
PARK AND RECREATION ELEMENT

PRIMARY PARK AND RECREATION GOAL

Provide a system of fully developed parks and recreational facilities to meet the recreational needs of the community.

EXISTING CONDITIONS

The planning area is served by three community parks and six neighborhood parks as shown on Figure 16. These parks are population-based parks which are intended to serve the daily recreational needs of the surrounding community.

According to the General Plan, community parks should serve a population of 18,000 to 25,000 within an approximate 1-1/2 mile radius. Ideally, they should have a minimum usable area of 13 acres when located adjacent to a junior high school or 20 acres when not so located.

Neighborhood park facilities should serve a population of 3,500 to 5,000 within an approximate one-half mile radius. Ideally, they should have a minimum usable area of five acres when located adjacent to an elementary school or ten acres if not so located.

Table 5 shows how the existing park facilities compare with General Plan park standards based on population. According to General Plan standards, the existing population should be served by approximately three community parks and 14 neighborhood parks. The planning area is currently deficient in park acreage and in number of neighborhood parks based on General Plan standards, and will have a shortfall of approximately 11 neighborhood parks and 1.3 community parks when the community is built out.

General Plan standards are difficult to achieve in the urbanized areas of the City and should be considered guidelines only. As in other urbanized areas, new development in Skyline-Paradise Hills will not generate sufficient park fees to provide financing for acquisition and development of additional facilities to meet General Plan standards. If existing park deficiencies are to be mitigated, assessment districts must be considered, however, these must be initiated by the community.

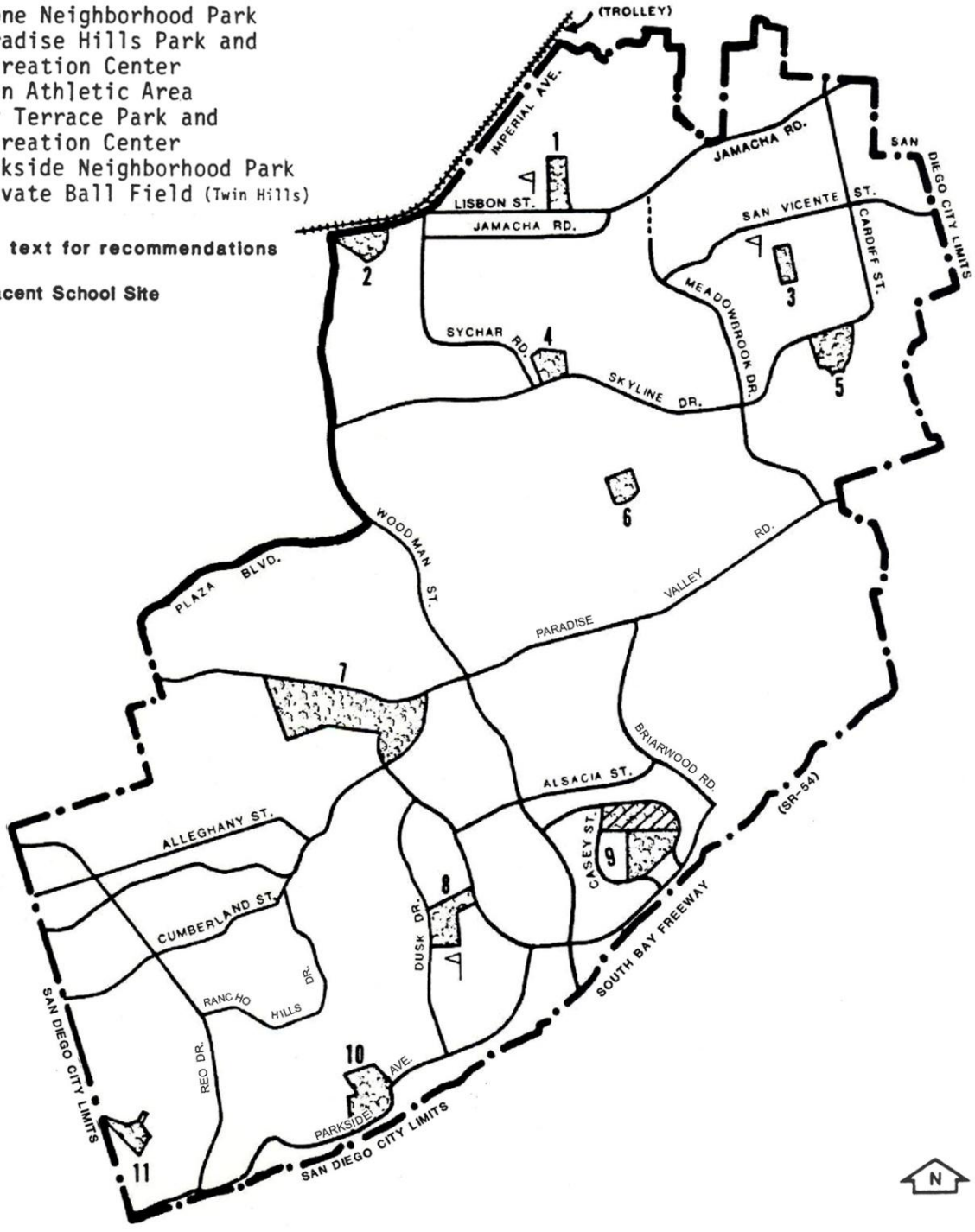
The General Plan addresses the problem of acquiring additional park land in urbanized areas:

“In older, already developed parts of the City, where recreation space is difficult to acquire, efforts should be directed toward providing staff and facilities which compensate for deficiencies in acreage. Land, equipment and supervision in varying proportions can still add up to recreational opportunity and service to the residents. If acreage is reduced, facility investment and leadership should be correspondingly increased.”

1. Keiller Neighborhood Park
2. Encanto Neighborhood Park
3. Lomita Neighborhood Park
4. Skyview Neighborhood Park
5. Skyline Park and Recreation Center
6. Boone Neighborhood Park
7. Paradise Hills Park and Recreation Center
- *8. Penn Athletic Area
- *9. Bay Terrace Park and Recreation Center
10. Parkside Neighborhood Park
- *11. Private Ball Field (Twin Hills)

* See text for recommendations

△ Adjacent School Site



Parks **16**
Skyline-Paradise Hills Community Plan **FIGURE**

**Table 5
COMMUNITY, NEIGHBORHOOD PARKS and JOINT-USE**

Park Facility	Population-based Size Requirement (Gross Acres)	Actual Area (Usable Acres)	Development Status
Community Parks			
Skyline P&R Center	10.51	8.41	developed
Paradise Hills P&R Center	40.84	14.29	developed
Bay Terrace P&R Center	12.09	9.67	developed
Neighborhood Parks			
Keiller*	5.77	4.04	developed
Marie Widman	3.80	2.77	developed
Lomita	4.15	2.91	developed
Skyview	4.88	4.88	developed
Boone Parkside Area	4.69	3.75	developed
Joint-Use Facility			
School of Creative and Performing Arts (Penn Athletic Area)	10.54	10.54	developed
Penn Elementary	2.34	2.34	developed
Zamorano Elementary	2.00	2.00	developed

* Park site is adjacent to school joint-use field.

The facilities available at the community and neighborhood parks are shown on Tables 6 and 7 respectively.

In addition to population-based parks within Skyline-Paradise Hills, Martin Luther King Community Park, which is located just outside the community on Skyline Drive, increases park availability to residents of the community. There is also a privately-owned little league ball field (Twin Hills Youth Park) in the southwestern portion of the community.

School sites in the community have the potential to serve as additional recreational facilities. The athletic field, courts, playgrounds, auditoriums and other meeting facilities could be used by the community after the normal school session has ended. Any use of school facilities must be coordinated through the school district, and limitations may be placed on the use of these facilities.

Two open space systems within the community also have the potential to increase recreational opportunities for residents. Paradise Canyon and the Jamacha open space system can be used for passive recreational purposes, such as hiking or bicycling, as recommended in the Open Space Element of this Plan.

**TABLE 6
COMMUNITY PARKS AND FACILITIES**

Name & Neighborhood Location	Total Acres	Facilities								Parking Spaces
		Rec. Bldg.	Play Field	Picnic Table	Tot Lot	Indoor Court	Outdoor Court	Trails	Pool	
Skyline P&R* Center (Skyline Neighborhood)	10.10		•	•				•	•	74
Paradise Hills P&R* Center ¹ (Paradise Hills Neighborhood)	40.43	•	•	•						26
Bay Terrace P&R Center (South Bay Terraces Neighborhood)	12.09		•	•	•				•	47
Martin Luther King ² (Southeast San Diego Community)	34.53		•				•	•	•	169

* Park and Recreation Center

1. 27 acres of this 40-acre park are currently undeveloped and serve as a transition area to the federally-owned, open space system located to the west of the park.
2. Facilities are planned and funded but not completed.

**TABLE 7
NEIGHBORHOOD PARKS AND FACILITIES**

Name & Neighborhood Location	Gross Acres	Facilities							Parking Spaces	Useable Acres
		Play Field	Tot Lot	Picnic Area	Rec. Bldg.	Tennis Court	Club- house	Bsktball Court		
Boone (North Bay Terraces)	4.69									3.75
Widman (Encanto)*	3.80	●			●	●	●		8	2.77
Keiller (Jamacha)	5.77								0	4.04
Lomita	4.15	●	●	●				●	0	2.91
Parkside (Paradise Hills)	5.48									4.38
Skyview (Skyline)	4.88					●		●		4.88

*25 percent is developed and a parcel under private ownership separates undeveloped from developed portions.

OBJECTIVES

1. Provide a park system consistent with General Plan standards to the extent feasible given existing constraints.
2. Coordinate the use of school recreational facilities for after normal hour usage.
3. Require the provision of private recreational facilities and usable open space in new larger residential developments.
4. Provide a safe environment in all parks to allow their use by the entire community.

RECOMMENDATIONS

1. The 10.54 acres, which are occupied by the School of Creative and Performing Arts (SCPA), formerly known as the Penn Athletic Area, are leased to the City of San Diego by the San Diego Unified School District. This lease has been renewed and is scheduled to expire in 2032. If no longer used as a school, this site should be considered for purchase by the City for the establishment of a neighborhood park.
2. Undeveloped neighborhood parks should be improved with playing fields, all-purpose courts and picnic areas as funds become available.
3. An increase in park fees for new development is recommended.
4. The sale of City-owned properties in the community which are not needed or are not suitable for public use should be explored as a method of obtaining funds for acquiring additional park acreage and/or additional staff and facilities to compensate for existing park deficiencies.
5. Because of the limited opportunities for acquisition of additional park sites, retention of the Twin Hills Youth Park as a neighborhood serving recreation facility is recommended. The park is encouraged to remain a privately-owned ball field; however, if the present owners decide to discontinue this use, the City of San Diego should consider purchasing the site.
6. All new multifamily residential developments should be required to provide private recreational facilities and/or usable open space areas within the development.
7. The Police Department and Neighborhood Watch organizations should provide regular patrols and surveillance over parks to ensure that they remain safe and free from vandalism.
8. In cases where parks are adjacent to school recreational facilities, coordination with the school district should be sought to allow the use of these facilities after normal school hours

9. In the event that any school sites are declared surplus, first priority should be given to acquisition or lease of the sites for park use.
10. Project First Class landscaping improvements should be targeted toward the approaches to the community parks (Skyline, Bay Terraces and Paradise Hills) to emphasize these parks as centers of community activity.
11. All City-owned park sites should be rezoned to an open space (OS) zone.