

UPTOWN COMMUNITY PLAN UPDATE

Recreation Element Discussion and Mapping Exercises

(Based on information discussed at the May 26, 2010 Meeting of the CPUAC & Various Cluster Meetings)

Evaluation of Community-Proposed Park Sites – April 2, 2013

Revised 3/28/13

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY LOCATIONS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
1	Reynard Way (3532 Reynard Way)	Reynard Way between W. Brookes Ave. and Falcon St.	4.72 acres	Private	Five (5) Parcels	Yes	The varied topography and potentially historically significant existing building (to be determined) present some development challenges, but this relatively large site could be terraced, and provide many recreational opportunities. Possible adaptive reuse of the building? The parcels have one owner, which would simplify the acquisition process.
Priority: High							
2	W. Robinson & 1st (108 West Robinson Avenue)	Northwest corner of the intersection of W. Robinson Ave. and 1 st Ave.	0.28 acres	Private	Parcel	Yes	This flat, vacant lot (former residence), bordered by multi-family residences, could serve as a pocket park. An opportunistic purchase could be considered.
Priority: High							

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY LOCATIONS

#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
3	Pernicano's (3818, 3828 and 3840 6 th Avenue)	West side of 6 th Ave. between University Ave. and W. Robinson Ave.	0.45 acres	Private	Three (3) Parcels	Yes	The site consists of public parking and the unused Pernicano's restaurant. The three parcels are owned by a single owner. The site could serve as a pocket park. An opportunistic purchase could be considered.
	Priority: Moderate						
4	West Lewis Street Pocket Park	Northwest corner of West Lewis Street and Falcon Street	0.35 acres	City	City ROW / Open Space	Yes	This is an existing pocket park. It provides seating, interpretive signage, and views.
	Priority: N/A						
5	West Maple Canyon Pocket Park	Intersection of Albatross Street and West Maple Street, just north of West Maple Street	0.25 acres	City	City ROW / Open Space	Yes	This future pocket park site has an approved General Development Plan (GDP, 8/21/10). Construction documents are in process, there is sufficient funding, and construction is anticipated to begin in June 2014. The park will provide views, seating, historical signage and ornamental planting.
	Priority: High						

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6	AT&T Building Courtyard	Southeast corner of University Avenue and 6 th Avenue	0.25 acres	Private – AT&T	Portion of a Private Parcel	Yes	The site is a private courtyard for AT&T building occupants. The courtyard is below street grade and blocked from view by walls. This site would require an agreement with the property owner, replacement of walls with fences and gates, and provision of an accessible public access route (ramp/elevator?) from the street. Other upgrades or improvements may be required.
	Priority: Low						
7	Freeway caps (lids) over the SR-163	Locations between Pennsylvania Avenue and Washington Street	Unknown	Caltrans (Agreement Required)	Caltrans ROW	Yes/No	<p>This could be an opportunity to create additional park land, or a park shared with other land uses.</p> <p>This section of SR-163 may be included in the Cabrillo Freeway Historic District, which has several historic resource designations from various agencies; and may also be designated as an official CA Scenic Highway. These designations drastically reduce the feasibility of creating freeway lids. An Agreement with Caltrans would be required. Potential freeway noise issues and other undetermined environmental issues would need to be addressed. High development costs could make project development prohibitive.</p>
	Priority: Low-N/A						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
8	Balboa Park Park & Upas	Southeast corner of Park Boulevard & Upas Street, near the existing picnic areas	0.25 to - .50 acres	City	Balboa Park	Yes.	This site is located near the existing picnic area. It is gently sloped, turfed, and contains existing, large shade trees (Ficus and Eucalyptus). A children's play area was suggested for this site; a variety of recreation uses could be considered. Any proposed park development would require amendments to the Balboa Park Master Plan and the East Mesa Precise Plan, if the proposed uses differ significantly from these documents.
	Priority*: High						
9	3 rd St. and Olive St. Pocket Park	Southwest corner of 3 rd Avenue and Olive Street	0.34 acres	City and Private	Three (3) Parcels	Yes	This site is identified on the City's park inventory for future development as a pocket park. The major portion of the site is City-owned; use of the proposed remainder of the site, which is currently being used for access to the adjacent doctors' offices, is yet to be determined. Design will proceed when the ultimate site configuration is determined.
	Priority: High						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
10	535 Quince Street	Southwest corner of 6 th Avenue and Quince Street	0.16 acres	Private	Parcel	Yes	This flat, vacant lot could serve as a future pocket park for the community. The value of acquiring and improving a site located directly across the street from Balboa Park, which could potentially be improved to also provide population-based park amenities, should be considered.
	Priority: Moderate						
11	San Diego Indoor Sports Club (3030 Front Street)	North of Palm Avenue at the end of Front Street	12,000 s.f. building space. 2.96 acres total site.	Private	Two (2) Parcels	Yes	This site is the privately owned and operated San Diego Indoor Sports Club; a member-only social club for people with physical disabilities. It is large, has extensive paved road and parking areas, and existing buildings. It's located in a "secluded" cul de sac adjacent to single-family residences, and offers excellent views across the canyon to San Diego Bay, North Island and Point Loma. There is potential for improving the existing buildings for re-use as public recreational facilities (recreation center), or demolishing the buildings and creating additional park space. An agreement with the current property owner for use of the site could be pursued, or an opportunistic purchase could be considered.
	Priority: Moderate						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
12	Florence Elementary School (and future library site on W. Washington Street)	Northwest corner of University and 1 st Avenues	Unknown	San Diego Unified School District (SDUSD)	Parcel	Yes	Community recommendations included coordination with the future library site to provide joint use recreational facilities. This is a small, constrained site, with a significant elevation change between the school and library sites. The school site opportunity areas are developed with hardscape/hardcourt uses. This potential joint use area would require agreement(s) with the SDUSD and the Library Department.
	Priority: Moderate						
13	“Mystic Park”	Areas in and around the intersection of Washington Street and SR 163 (north of Washington St., and between Maryland St. & SR 163.	Unknown	Caltrans (Agreement Required)	Caltrans ROW	Yes	A large portion of the original community proposal includes Caltrans ROW (approx. from the SR-163 east to the Vermont Street bridge) known as the Cabrillo Freeway Historic District, which has several historic resource designations from various agencies; the area is also designated as an official CA Scenic Highway. These designations drastically reduce the feasibility of redesigning the entire area for park use. There is park potential for the reduced remaining areas, including Pascoe Street (“linear park/green alley”). Challenges include traffic circulation, safety and accessibility issues. An Agreement with Caltrans would be required.
	Priority: Moderate-Low						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
14	A: DMV (Dept. of Motor Vehicles)	A: DMV – South of Lincoln Ave. between Cleveland Ave. & Normal St.	Unknown	State of California (DMV) & City ROW	Private Parcel & City ROW	Yes	A: There is potential to incorporate a pocket park or linear park elements into the design when this site redevelops.
	B: Normal Street Medians	B: Normal Street Medians (University to Polk Aves.)					B: This Normal Street medians offer potential linear park opportunities.
<p>Park planning for both sites should be coordinated and planned comprehensively. Agreements with the State and Caltrans would be required.</p> <p>Priority: 14A (DMV site): High 14B (Normal Street Medians): High</p>							
15	Birney Elementary School Joint Use Improvements (4345 Campus Avenue)	Located at the southwest corner of Meade Avenue and Park Boulevard	1.82 acres	SDUSD	Parcel	Yes	This existing joint use facility is shared between the Greater North Park and Uptown Communities; it is included in both communities' park inventories.
	Priority: N/A (Existing Facility; shared with Uptown)						
16	526 Grape Street	The north side of Grape Street between 5 th and 6 th Avenues	0.57 acres	Private	Parcel	Yes	This site is currently used as a Sharp – Rees-Stealy Medical Group physician’s parking lot. It is paved and relatively flat, and could serve as a future pocket park for the community. The value of acquiring and improving a site located directly across the street from Balboa Park, which could potentially be improved to also provide population-based park amenities, should be considered.
	Priority: Moderate						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
17	Laurel Street Pocket Park	Northeast corner of W. Laurel and Columbia Streets	0.50 acres	City	City ROW	Yes	This is an existing, City-owned, future pocket park site. It is vacant, gently sloped, and in the “shadow” of the I-5 retaining wall. Funding for design and construction needs to be identified. This site could be shared between Uptown and the Centre City/Downtown Communities; it is currently included in Uptown’s park inventory.
	Priority: Moderate						
18	Albertsons	422 West Washington Street between Brant Street and Dove Street	Unknown	Private	Parcels	Yes	This is the Albertsons supermarket site. There is no indication that the site will redevelop or be sold in the near future. An opportunistic purchase could be considered.
	Priority: Low - N/A						
19	3 rd Avenue Parking Lot (3739 3 rd Avenue)	East side of 3 rd Avenue between Washington Street and University Avenue	0.16 acres	Private	Parcel	Yes	This privately owned parking lot is currently used by patients and staff of the adjacent Eye Care of San Diego offices. The small, flat lot could provide pocket park amenities. An opportunistic purchase could be considered.
	Priority: Moderate						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
20	AT&T Parking Lots (635 Robinson Avenue)	Southwest corner of Robinson and 7 th Avenues	1.00 acre	Private	Parcel	Yes	This privately owned parking lot is currently used by AT&T employees. The flat lot could provide mini park amenities. An opportunistic purchase could be considered.
	Priority: Moderate						
21	U.S. Post Office, Hillcrest Station – Parking Lot (3911 Cleveland Avenue)	Cleveland Avenue between Richmond Avenue and Blaine Street	1.00 acre	Private	Parcel	Yes	The lot serves post office customers; additional parking is provided in the adjacent parking structure. The site is flat, has 2 specimen Ficus trees, and is a minor community focal point/crossroads. It could provide mini park amenities. A lease agreement or an opportunistic purchase could be considered.
	Priority: Moderate						
22	4298 Maryland Street	West side of Maryland Street, south of Van Buren Avenue	0.80 acres	Private	Parcel	Yes	This site contains a small, 2-story apartment building at the north end of the lot. The remainder of the lot adjacent to Maryland St. is undeveloped, and provides great views across the steeply sloped Buchannan Canyon. There are no visible trails leading into the canyon. The site could provide a pocket park, and trailhead (if appropriate). An opportunistic purchase could be considered.
	Priority: Moderate						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
23	1538 Golden Gate Drive	Northwest corner of Golden Gate Drive and Campus Avenue	0.13 acres	Private	Parcel	No	This site contains an existing residence in good condition, and borders steeply sloped open space. It provides views to Mission Valley. If the lot were vacant, it could potentially be a pocket park. However, given the existing residence, and steep slopes, Site #24 is preferred and offers better opportunities.
	Priority: N/A						
24	Golden Gate Drive Open Space	North side of Golden Gate Drive between Rhode Island & Delaware Streets	0.25 - 0.50 acres	City Open Space	Parcel	Yes	The City-owned University Heights Open Space area directly adjacent to Golden Gate Drive is flat above steep slopes, and consists of informal trails, tree groves and some mature ornamental specimen trees (including Ficus benjamina and Palm varieties); it is well maintained and offers spectacular views to Mission Valley. These areas could be developed further with improved trails and pocket park amenities, to increase recreational opportunities while maintaining the natural character of the site. The largest area is closest to Rhode Island Street. The smaller area near Delaware Street could be developed as a quieter, more intimate pocket park. The area adjacent to New York Street is the "pinch point" linking the other two areas.
	Priority: High						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
25	Roosevelt Middle School Joint Use Area (3366 Park Blvd.)	The campus is located in Balboa Park at the southwest corner of Park Boulevard and Upas Street. The joint use field is located near the intersection of Upas and Richmond Streets.	2.20 acres	City and San Diego Unified School District	Parcels	Yes	The joint use site is under construction. This project is located in Balboa Park, adjacent to the Uptown Community Planning Area, and adjacent to the Park Blvd. border which separates Uptown from the Greater North Park Community Planning Area. Currently, it is included in the Uptown park inventory, but not in the Greater North Park park inventory. Sharing of this joint use area could be considered, and would require coordination and agreement by both communities through the ongoing, concurrent community plan update processes.
	Priority: N/A (under construction)						
26	SR-163 at Robinson Avenue	South side of Robinson Avenue on both sides of SR-163	Unknown	Caltrans	Caltrans ROW	Yes	The Caltrans ROW areas adjacent to the highway on- and off-ramps were recommended as potential community garden sites. This could be an appropriate use for these sloped sites. Traffic, safety, and access issues would need to be considered. An Agreement with Caltrans would be required.
	Priority: Moderate						

*Note: Sites in Balboa Park were evaluated for their physical suitability for conversion to population-based, community-serving park uses. The priority recommendations are preliminary and have been provided to facilitate community evaluation of the sites and park use conversion concepts. Any future conversion of uses within Balboa Park would require multi-department review and policy decisions; this would include the Park and Recreation Department, Development Services Department, and other departments as appropriate. Amendments to the Balboa Park East Mesa Precise Plan may be required.