



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 8, 2018

REPORT NO. 101

ATTENTION: Park and Recreation Board
Agenda of January 18, 2018

SUBJECT: OLD TOWN SAN DIEGO COMMUNITY PLAN UPDATE – RECREATION
ELEMENT

SUMMARY

Issue – Should the Park and Recreation Board recommend approval to adopt the Recreation Element of the draft Old Town San Diego Community Plan (Community Plan)?

Director's Recommendation – Recommend approval to adopt the Recreation Element of the draft Old Town San Diego Community Plan.

Other Recommendations – The following group has reviewed and considered the proposed item:

1. November 15, 2017 – Presidio Park Council voted 7-0-2 to recommend approval of the draft Community Plan Recreation Element.

Fiscal Impact – Not applicable.

Water and Energy Conservation Status – Not applicable.

Environmental – Community Plan: A Program Environmental Impact Report for the Community Plan Update will be released for public review in January 2018 (public review period of 45 days).

BACKGROUND

A comprehensive Community Plan Update for the Old Town San Diego community began in October 2010, to reflect current community conditions, address urban design and architectural design to enhance and complement Old Town's historical character and visitor attractions; identify opportunities for mixed-use and residential development in proximity to transit; improve multi-modal mobility and connections between parks and visitor attractions; and address open space and recreation issues. The November 2017 draft

Community Plan incorporates and clarifies architectural requirements for new development and public improvements to support Old Town’s character and sense of place and identifies opportunities for additional residential uses to help create a balance of commercial and residential uses in the community. The draft community plan also identifies new and enhanced bicycle and pedestrian facilities to improve connectivity and active transportation, enhanced gateways and major street corridors, and population-based parks and recreation facilities to serve the community’s anticipated future population. The plan update effort will include an update to the Old Town San Diego Planned District Ordinance to implement the draft Community Plan.

Population-Based Parks and Park Equivalencies

The draft Recreation Element includes specific goals and policy recommendations for addressing population-based park and recreation facilities, preservation of these facilities, accessibility to the facilities, and Resource-Based Parks. Future park and park equivalency sites, and the type of park amenities that will best serve Old Town San Diego, have been identified through the Community Plan Update process. These recommendations, along with the goals and policies of the General Plan, provide a comprehensive parks strategy intended to serve Old Town San Diego’s recreational needs over the life of the plan.

While the City’s primary goal is to obtain land for traditional population-based parks, in some communities where vacant land is not available or is cost-prohibitive the General Plan allows for the use of park equivalencies to be determined by the community and City staff through a set of guidelines. Old Town San Diego is unique in that it encompasses a significant amount of park space, of which a relatively small acreage consists of population-based park space. Thus, Planning Department staff believes that park equivalencies would be appropriate for satisfying some population-based park needs. The draft Recreation Element recommends enhancements to two existing traditional park sites and one park equivalency site within Presidio Regional Park in Old Town San Diego.

Community Participation

The Old Town San Diego Community Planning Group, the recognized community planning group for the Old Town San Diego community, functions as the Community Plan Update Stakeholder Advisory Committee for the plan update effort. The Old Town San Diego Community Planning Group (OTSDCPG) consists of diverse representation from residents, property owners, business interests, and local community organizations within the community plan area. City staff has met with the OTSDCPG regularly to gather community input on existing conditions, goals, land use, zoning, and technical studies. OTSDCPG meetings, a charrette, a public workshop, a walk audit, an open house, and an online survey were held to discuss community identity and needs, and develop goals for the Community Plan Update, and address issue-specific needs and opportunities including parks and recreation needs and opportunities.

DISCUSSION

Community Profile: Old Town San Diego is an urban community located just south of Interstate 8 and just east of Interstate 5, and is composed of visitor-oriented commercial, general commercial, institutional, residential, and park uses. The community has developed through several eras and as a result has a wide variety of building ages, types, and conditions.

Parks in Old Town San Diego play an important role for heritage tourism and San Diego history commemoration and education, in addition to their recreation function. There are two existing population-based parks (El Campo Santo Pocket Park and Presidio Community Park); one existing Resource-Based Park (Presidio Regional Park); and one existing recreation facility (Presidio Community Park Recreation Center) within the community. While not a part of the City's parks system, Old Town San Diego State Historic Park and Heritage County Park are important cultural and historical designations and provide additional recreational opportunities for the residents of Old Town and the City of San Diego as a whole..

Draft Community Plan Proposed Land Uses: The draft Old Town San Diego Community Plan land use map would encourage additional mixed-use and residential development within the community, focused within a half-mile radius from the Old Town Transit Center. Park uses and visitor-oriented commercial uses would remain significant components of the community.

General Plan Parks and Recreation Standards: The estimated population for Old Town San Diego at full community development is anticipated to be 2,430 people. Therefore, according to General Plan guidelines for population-based parks and recreational facilities, the community should be served by approximately 6.80 useable acres of park land, 1,652 square feet of recreation center space, and 5 percent of an aquatic complex.

Existing and Proposed Parks: As mentioned above, there are two existing population-based parks in Old Town San Diego (El Campo Santo Pocket Park and Presidio Community Park), which have a total combined acreage of 3.43 acres. Through the Community Plan Update process, staff and community members have identified as a proposed park equivalency the existing trails within Presidio Regional Park. The existing trails would be enhanced to provide recreational amenities such as improved trail surface, interpretive panels, drinking fountains and benches where appropriate. The proposed trail improvements within this Resource-Based Park would provide a total park equivalency acreage of 3.37 acres. Together, the existing population-based parks and proposed park equivalency would provide a total of 6.80 usable park acres and fully meet the community's future population-based park needs.

Existing and Proposed Recreation Centers and Aquatic Complexes: There is one existing recreation center in Old Town San Diego, the Presidio Community Park Recreation Center, which is approximately 5,302 square feet in size. The General Plan standard requires approximately 1,652 square feet of recreation center space at projected community development. Therefore, the existing recreation center will serve the future recreation center needs at full community development. The Community Planning Group would like to see the recreation center expanded to provide space for community needs such as multi-purpose rooms, office space, equipment storage, and other recreational activities. The expansion of the recreation center is included as a recommended improvement in the draft Community Plan, but will not be included as a Development Impact Fee-funded improvement in the draft Impact Fee Study for the Community Plan Update.

There is no existing aquatic complex in Old Town San Diego. The General Plan standard requires 5 percent of an aquatic complex at projected community development. Shared aquatic complexes at NTC/Liberty Station in the Peninsula community and a second site within the Peninsula or Midway-Pacific Highway communities will meet Old Town San Diego's future aquatic complex needs.

Park and Recreation Facilities Summary: Through this Community Plan Update, City staff and community members have identified approximately 6.80 acres of existing park land and new park equivalency sites to meet the 6.80 acres of population-based park needs. The draft Recreation Element identifies an existing recreation center and proposed aquatic complexes that will provide for the community's recreation facilities needs at full community development. These proposals will fully satisfy the General Plan standards and the community's goals and needs.

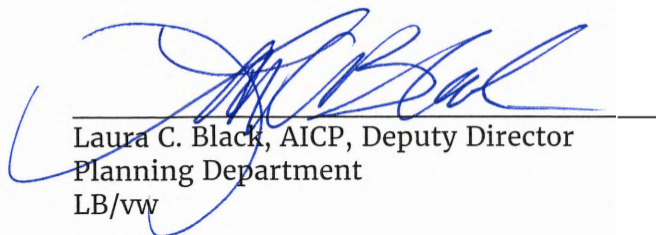
CONCLUSION

The adoption hearing process for the draft Old Town San Diego Community Plan Update is beginning with this consideration by the Park and Recreation Board. Draft documents will be recommended for approval by the Old Town San Diego Community Planning Group subsequent to the public review period for the Draft Program Environmental Impact Report for the Community Plan Update. The 45-day public review period for the Draft Program Environmental Impact Report will begin in January 2018. It is anticipated that the proposed Community Plan Update will go to the Planning Commission for a recommendation in May 2018; Smart Growth and Land Use Committee in June 2018 and City Council for adoption in July 2018.

ALTERNATIVES

1. Recommend approval of the Recreation Element of the draft Old Town San Diego Community Plan as presented; or
2. Recommend approval of the Recreation Element of the draft Old Town San Diego Community Plan with modifications; or
3. Do not recommend approval of the Recreation Element of the Old Town San Diego Community Plan.

Respectfully submitted,



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LB/vw



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Attachment: Draft Old Town San Diego Community Plan Recreation Element

The complete December 2017 Draft Old Town San Diego Community Plan Update can be accessed at the following website:

<https://www.sandiego.gov/planning/community/cpu/oldtownmidway/oldtownupdate>

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