



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 8, 2018

REPORT NO. 102

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

SUBJECT: MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE –
RECREATION ELEMENT

SUMMARY

Issue – Should the Park and Recreation Board recommend approval to adopt the Recreation Element of the draft Midway-Pacific Highway Community Plan (Community Plan)?

Director's Recommendation – Recommend approval to adopt the Recreation Element of the draft Midway-Pacific Highway Community Plan.

Other Recommendations – The following groups have reviewed and considered the proposed item:

1. February 8, 2017 – Mission Bay Park Committee voted 8-0-0 to recommend approval of the draft Community Plan Recreation Element park equivalency in Mission Bay Park, carried to continue the matter until the Committee receives input from the recognized Community Planning Group.
2. March 15, 2017 – Midway Community Planning Group voted 8-0-1 to support proposed San Diego River Park Pathway and San Diego River Mini Park park equivalencies in the draft Community Plan Recreation Element.
3. April 4, 2017 – Mission Bay Park Committee voted 8-0-1 to recommend approval of the draft Community Plan Recreation Element park equivalency in Mission Bay Park.

Fiscal Impact – Not applicable.

Water and Energy Conservation Status – Not applicable.

Environmental – Community Plan: A Program Environmental Impact Report (Project No. 561546/SCH No. 2015111013) for the Community Plan Update was released for public review on December 20, 2017 (public review period of 60 days).

BACKGROUND

A comprehensive Community Plan Update for the Midway-Pacific Highway community began in October 2010, to reflect current community conditions, identify opportunities for mixed-use transit oriented development, improve multi-modal mobility, and address urban design and open space and recreation issues. Previously, in April 2004 an amendment to the Midway/Pacific Highway Corridor Community Plan had been initiated to remove the Bay-to-Bay Canal concept from the Community Plan and to insert into the plan an alternative strategy for open space and parks in which several parks would be developed in the community, to be linked by pedestrian/bike routes. The December 2017 draft Community Plan identifies village areas and promotes infill development by increasing residential and commercial opportunities through mixed use zones and higher intensities along the community's major corridors. The draft Community Plan also identifies new road connections and bicycle and pedestrian facilities to improve connectivity and active transportation, enhanced gateways and major street corridors, and a parks and recreation strategy. The plan update effort will include a rezoning package of citywide zones as well as the application of the Community Plan Implementation Overlay Zone to implement aspects of the parks and recreation strategy.

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 open space lands. Future park and park equivalency sites, and the type of park amenities that will best serve Midway-Pacific Highway, have been identified. These recommendations, along with the goals and policies of the General Plan, provide a comprehensive parks strategy intended to serve Midway-Pacific Highway'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. Midway-Pacific Highway is an urban community where park equivalencies would be appropriate for satisfying some population-based park needs. The draft Recreation Element recommends three traditional park sites and six park equivalency sites in Midway-Pacific Highway. The six park equivalency sites include two non-traditional linear parks; one pocket park; one mini-park; one Joint Use Facility at Dewey Elementary School; and park improvements along the San Diego River Park Pathway within Mission Bay Park.

Community Participation

The Midway Community Planning Group, the recognized community planning group for the Midway-Pacific Highway community, functions as the Community Plan Update Stakeholder Advisory Committee for the Community Plan Update effort. The Midway Community Planning Group (MCPG) 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 MCPG regularly to gather community input on existing conditions, goals, land use, zoning, and technical studies. MCPG meetings, public workshops, a walk audit, 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: Midway-Pacific Highway is located just south of the San Diego River and just west of Interstate 5, and is largely composed of commercial, industrial, and military uses with some residential uses. The residential uses are generally concentrated near Kemper and Kenyon Streets south of Midway Drive; in the Gateway Village military housing complex north of Barnett Avenue; and along Hancock Street west of Washington Street. There are no existing parks or recreation facilities within the community. Because of how Midway-Pacific Highway has developed over time, there is a wide diversity of building types and property conditions. Also, the entire community is within the City's Coastal Height Limit Overlay Zone, which limits new buildings to a maximum height of 30 feet.

Draft Community Plan Proposed Land Uses: The draft Midway-Pacific Highway Community Plan land use map would encourage additional mixed-use and residential development within the community, focused in villages and along transit corridors. Military and commercial uses would remain significant components of the community, while industrial uses would be reduced and focused in the Pacific Highway corridor east of Washington Street.

General Plan Parks and Recreation Standards: The estimated population for Midway-Pacific Highway at full community development is anticipated to be 27,070 people. Therefore, according to General Plan guidelines for population-based parks and recreational facilities, the community should be served by approximately 75.80 useable acres of park land, 18,400 square feet of recreation center space, and 54 percent of an aquatic complex.

Existing and Proposed Parks: As mentioned above, there are no existing parks within Midway-Pacific Highway. Through the Community Plan Update process, staff and community members have identified future park sites that include:

- **Two neighborhood parks:** One on City-owned land at the Sports Arena site; and one on privately-owned property at the former Midway Post Office site. The latter will require acquisition.
- **Two mini parks:** One on City-owned land at the Sports Arena site; and one on Caltrans property north of Interstate 8 (non-traditional site) near the West Mission Bay Drive/Sports Arena Boulevard off-ramp.
- **One pocket park:** A non-traditional site on Metropolitan Transit System-owned property along Hancock Street.
- **One park equivalency within a Resource-Based Park:** San Diego River Pathway improvements within Mission Bay Park.
- **Two non-traditional linear parks:** The Sports Arena Linear Park, on City-owned land, and the Dutch Flats Linear Park, on private property which would need to be acquired.
- **One joint use facility:** Located at Dewey Elementary School.

Existing and Proposed Recreation Centers and Aquatic Complexes: There are no existing recreation centers or aquatic complexes in Midway-Pacific Highway. The General Plan standard requires approximately 18,400 square feet of recreation center space at full community development (equivalent to 1.08 recreation centers based on a standard recreation center size of 17,000 square feet). The draft Community Plan proposes one new

recreation center of approximately 17,000 square feet on City-owned property at Hancock and Kurtz Streets. A portion of the planned NTC/Liberty Station Recreation Center is proposed to address the community's remaining recreation center needs.

Regarding aquatic complexes, the General Plan standard requires 54 percent of an aquatic complex at full community development. Shared aquatic complexes at NTC/Liberty Station in the Peninsula community and a second site (to be determined) within the Midway-Pacific Highway community will meet the community's aquatic center needs.

Park and Recreation Facilities Summary: Through this Community Plan Update, City staff and community members have identified approximately 29.86 acres of new park land and park equivalency sites to meet the 75.80 acres of population-based park needs. The approximately 45.94 acres of population-based park deficit will need to be fulfilled in the future by land acquisitions, donations, and/or park equivalencies. The draft Recreation Element identifies proposed recreation center and aquatic complex projects that will provide for the community's needs at full community development. These proposals represent significant achievements towards implementing the General Plan standards and the community's goals and needs. Staff will continue to work with community members to seek future opportunities for provision of parks and recreation facilities through potential land acquisitions, donations, grants, and other funding sources for project implementation.

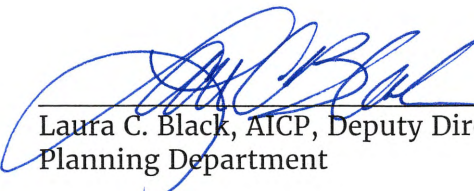
CONCLUSION

The adoption hearing process for the draft Midway-Pacific Highway Community Plan Update is beginning with this consideration by the Park and Recreation Board. Draft documents will be recommended for approval by the Midway 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 began on December 20, 2017. The public review period has been extended an additional 14 calendar days, per City Municipal Code §128.0307, by written request from the Midway Community Planning Group and will end on February 20, 2018. It is anticipated that the proposed Community Plan Update will go to the Planning Commission for a recommendation in May 2018; Smart Growth & Land Use Committee in late May or early June 2018 and City Council for adoption in late June 2018.

ALTERNATIVES

1. Recommend approval of the Recreation Element of the draft Midway-Pacific Highway Community Plan as presented; or
2. Recommend approval of the Recreation Element of the draft Midway-Pacific Highway Community Plan with modifications; or
3. Do not recommend approval of the Recreation Element of the Midway-Pacific Highway Community Plan.

Respectfully submitted,



Laura C. Black, AICP, Deputy Director
Planning Department



Prepared by: Vickie White, Sr. Planner
Planning Department

Page 5

Midway-Pacific Highway Community Plan Update – Recreation Element
January 8, 2018

LB/vw

Attachment: Draft Midway-Pacific Highway Community Plan Recreation Element

The complete December 2017 Draft Midway-Pacific Highway Community Plan Update can be accessed at the following website:

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

cc: Council District 2

Herman Parker, Director, Park and Recreation Department

Andy Field, Assistant Director, Park and Recreation Department

Jeff Murphy, Director, Planning Department

Laura C. Black, AICP, Deputy Director, Planning Department

Alyssa Muto, Deputy Director, Planning Department

Robin Shifflet, Development Project Manager III, Planning Department

Tait Galloway, Program Manager, Planning Department

Vickie White, Senior Planner, Planning Department

Myra Herrmann, Senior Planner, Planning Department

Susan Morrison, Associate Planner, Planning Department