



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: May 6, 2019

REPORT NO: 103

ATTENTION: Park and Recreation Board
Agenda of May 16, 2019

SUBJECT: MISSION VALLEY COMMUNITY PLAN UPDATE – PARKS AND OPEN
SPACE CHAPTER

SUMMARY

Issue – Should the Park and Recreation Board recommend adoption of the Parks and Open Space Chapter of the draft Mission Valley Community Plan?

Director's Recommendation – Recommend adoption of the Parks and Open Space Chapter of the draft Mission Valley Community Plan (MVCP).

Other Recommendations – The following advisory bodies are currently scheduled to review and consider the MVCP item:

1. The Mission Valley Community Planning Group is anticipated to consider the Mission Valley Community Plan on June 5, 2019.
2. The Planning Commission is anticipated to consider the MVCP on June 20, 2019 .

Fiscal Impact – The MVCP identifies future park and open space opportunities within the Mission Valley community. Future implementation of planned and potential park and open space opportunities will require funding that has not yet been fully identified.

Water and Energy Conservation Status – Not applicable.

Environmental – Mission Valley Community Plan Update: A draft Program Environmental Impact Report (Project No. 518009/SCH No. 2017071066) was prepared for the Mission Valley Community Plan Update. The Draft PEIR was released for public comment on February 6, 2019, followed by a 45-day public review period that ended on March 23, 2019. A Final EIR will be prepared prior to City Council consideration of the MVCP.

BACKGROUND

In 2015, the City of San Diego in coordination with local community members began the multi-year process of updating the MVCP as part of the Planning Department Work Program. The project was implemented in phases over the following three years:

- Document existing conditions (Spring 2015 – Fall 2015)
- Visioning (Winter 2015 – Winter 2016)
- Develop alternatives (Spring 2016 – Winter 2017)
- Community review (Spring 2017 – Winter 2018)

After gathering the input from the Mission Valley Community Plan Update Subcommittee, community members, and stakeholders on parks and analyzing future conditions, the second Working Draft of the Mission Valley Community Plan was released on February 6, 2019, for public review. The resulting Parks and Open Space Chapter of the plan is included as Attachment 1.

The Working Draft of the Mission Valley Community Plan – February 2019 is available at: <https://www.sandiego.gov/planning/community/cpu/missionvalley>

Related and Contributing Plans/Resources:

The San Diego River Master Plan (SDRMP) – The SDRMP guides development along the 17.5 miles of the San Diego River and provides recommendations for a continuous multi-use San Diego River Pathway in the Valley (Section 4 of the SDRMP).

The Mission Bay Master Plan – The South Shores area of this resource-based park is an unimproved section that is already connected to the San Diego River Pathway. South Shores presents a unique opportunity to provide a recreational amenity that could be developed to serve the Mission Valley community as well as the citywide population.

In 2017, an online outreach survey obtained stakeholder input on trails, open spaces, recreation facilities and green connections. The results of that survey showed that:

- The top three types of park facilities desired include major parks (24%), community parks (14%), and neighborhood parks (17%).
- Approximately 53% think there is potential for additional parks on other private or public sites.
- Approximately 76 percent would be interested in additional opportunities to connect Mission Valley to surrounding communities via hiking trails.

Population-Based Park Land and Equivalencies:

The Parks and Open Space Chapter includes specific goals and policy recommendations for addressing population-based parks and recreation facilities, preservation of these facilities, expansion/refurbishing of existing facilities, accessibility of facilities, and expansion of trails and multi-use paths along the San Diego River. Future park and equivalency sites and the recreation facilities that will best serve Mission Valley are identified. These recommendations, along with the goals and policies of the General Plan, provide a comprehensive parks strategy intended to serve Mission Valley's recreational needs through buildout.

The General Plan allows for the use of park equivalencies to be determined by the community and City staff in communities where vacant land is not available or is cost-prohibitive. Mission Valley is an urban community where park equivalencies would be appropriate for satisfying some population-based park needs. The Parks and Open Space Chapter recommends a number of park equivalencies including sites in resource-based parks, privately-owned parks sites with public recreation easements, and non-traditional parks sites.

DISCUSSION

Community Profile:

The Mission Valley community planning area follows the valley of the San Diego River, east of Interstate 5 and west of the Navajo Community. It is bounded on the north by the mesa communities of Linda Vista, Serra Mesa, Kearny Mesa, and Tierransta –and on the south by the steep hillsides of Uptown, Greater North Park, Normal Heights and Kensington-Talmadge. Using SANDAG sources, the 2016 population of Mission Valley was approximately 25,018 people, or 1.8 percent of the City’s total population. The area consists of single-family and multi-family residential uses, office uses, and regional-serving commercial facilities (including Fashion Valley Mall, Mission Valley Mall, Hazard Center, and Fenton Marketplace). Mission Valley is currently served by nine local bus routes, and the regional Green Line Trolley allows access to different recreational opportunities along the numerous light rail stations. The future San Diego Trolley Purple Line, which will roughly parallel Interstate 15, will provide further future access to Mission Valley’s recreational opportunities.

General Plan Standards: The projected population for the Mission Valley community at 2050 is anticipated to be 72,440 persons. Therefore, according to General Plan guidelines for population-based parks, the community should be served by approximately 203 useable acres of park land, 49,300 square feet of recreation center space, and one and one-half aquatic complexes.

Existing and Proposed Parks: There are approximately 24.45 acres of existing population-based parks within Mission Valley including Civita Central Park (11.03 acres), Sefton Field (8.05 acres), and the currently constructed portions of the San Diego River Pathway (5.37 acres).

Park and Recreation Facilities Summary: Through this community plan update, City staff and community members have identified future parks and open space opportunity sites totaling approximately 118 acres as follows:

- Two major parks: Stadium Park and Riverwalk Park.
- One neighborhood park: Post Office Site Neighborhood Park
- One mini Park: Creekside Park
- Two pocket parks/plazas: Franklin Ridge Pocket Park and Hazard Center Pocket Park
- One special activity parks: Public Utilities Site Special Activity park
- Four privately-owned park sites with public recreation easements: Union Tribune Pocket Park, Town and Country Park, Phyllis Place Park and a portion of Civita Central Park.
- One open space trail (equivalency): Mission Valley Preserve Canyon Open Space Trail, including Cottonwood Grove Pocket Park, Mission Valley Preserve Pocket Park and the San Diego River Pocket Park
- Two park sites within resource-based parks (equivalency): the south Shores Area in Mission Bay Park and the San Diego River pathway.

Park and Recreation Facilities Summary: During staff’s 2019 search of vacant and underutilized lands in Mission Valley, 57.14 acres were identified that could be potentially be acquired and developed for parks in the future. After all existing parks, proposed parks, and acquired lands are totaled, an approximately 16.72 acres of population-based park deficit

would remain, which could be satisfied through future opportunities such as land acquisitions, donations, or park equivalencies. The Parks and Open Space Chapter identifies a combined aquatic complex and recreation center at the Stadium site and a recreation center at or near the Riverwalk development. Taken as a whole, these proposals represent significant progress towards implementing the General Plan standards and the community's goals and needs. Staff will continue to work with the community to seek future opportunities for provision of parks and recreation facilities through potential land acquisitions, donations, grants, and other funding sources for project implementation.

A full description of the existing and proposed parks and recreation facilities is set forth in Table 5 within the draft Mission Valley Community Plan Update Parks and Open Space Chapter (Attachment 1).

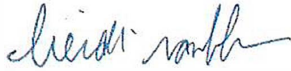
CONCLUSION

The Department recommends that the Park and Recreation Board recommend adoption of the Parks and Open Space Chapter of the MVCP.

ALTERNATIVES

1. Recommend approval of the Draft Mission Valley Community Plan Parks and Open Space Chapter with modifications; or
2. Do not recommend approval of the Draft Mission Valley Community Plan Parks and Open Space Chapter.

Respectfully submitted,



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BM/ss

Attachments:

1. April 2019 Draft Mission Valley Community Plan Parks and Open Space Chapter

cc: Honorable Scott Sherman
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Andy Field, Assistant Director, Parks and Recreation Department
Jim Winter, Project Officer II, Parks and Recreation Department
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