

Population-based Parks in Grantville Redevelopment Area



City Of San Diego General Plan

Population-based Parks

General Guidelines

- 2.8 acres per 1000 population standard.
- Known as Community, Neighborhood, Pocket Park, or
Special Activity Parks.
- Located in close proximity to residential development.
- Serves daily needs of the neighborhood and community.
- When possible, they adjoin schools in order to share facilities.
- Are either new facilities or expanded existing facility.

City Of San Diego General Plan

Population-based Parks

Useable Park Acreage is defined as:

- Does not exceed 2% rough grade for structured activities,
- Does not exceed 10% grade for unstructured activities,
- Is not constrained by environmental restrictions,
- Is free of existing structures, roads, utilities, and easements.



City Of San Diego General Plan

Population-based Parks

Community Park Standards

- Serves population of 25,000.
- 13 acres minimum.
- Provides parking.
- Provides passive and active recreation facilities.



City Of San Diego General Plan

Population-based Parks

Neighborhood Park Standards

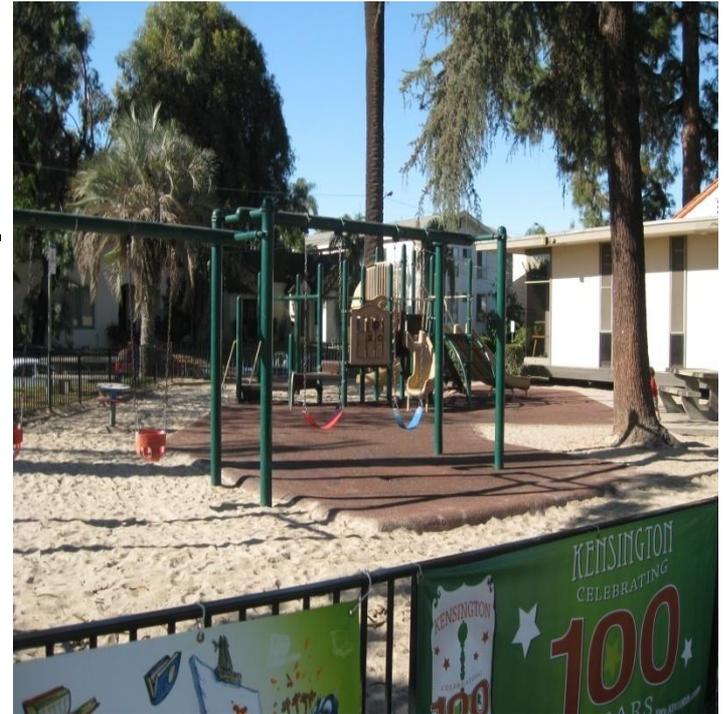
- Serves population of 5,000 within approximately one mile.
- Up to 13 acres.
- Accessible primarily by bicycling and walking.
- Minimal parking as required.
- Provides picnic areas, play areas, multi-purpose courts, turf areas, comfort stations, walkways and landscaping.

City Of San Diego General Plan

Population-based Parks

Pocket Park Standards

- Serves population within ¼ mile.
- Less than 1 acre.
- Accessible by bicycling and walking.
- Parking only for disabled access.
- May require funding for maintenance.
- Provides hardscape, picnic areas, play areas, multi-purpose courts, multi-purpose turf areas.



City Of San Diego General Plan

Population-based Parks

Special Activity Park Standards

- Serves one or multiple communities.
- Size varies by activity and population served.
- Determined case by case.
- Unique uses, i.e. skateboard park, off-leash dog park.



City Of San Diego General Plan

Population-based Parks

Park Equivalencies Standards

- Determined case by case by the Community Plan.
- Easily accessed by the public.
- Consistent with the General Plan.
- Includes typical population-based park components and facilities.



Population-based Parks

Types of Park Equivalencies

- Joint Use Facilities
- Trails
- Portion of Resource – based Parks
- Privately Owned/Publicly Accessible Park Sites
- Non-Traditional Park Sites
(Rooftops, indoor basketball or tennis courts)

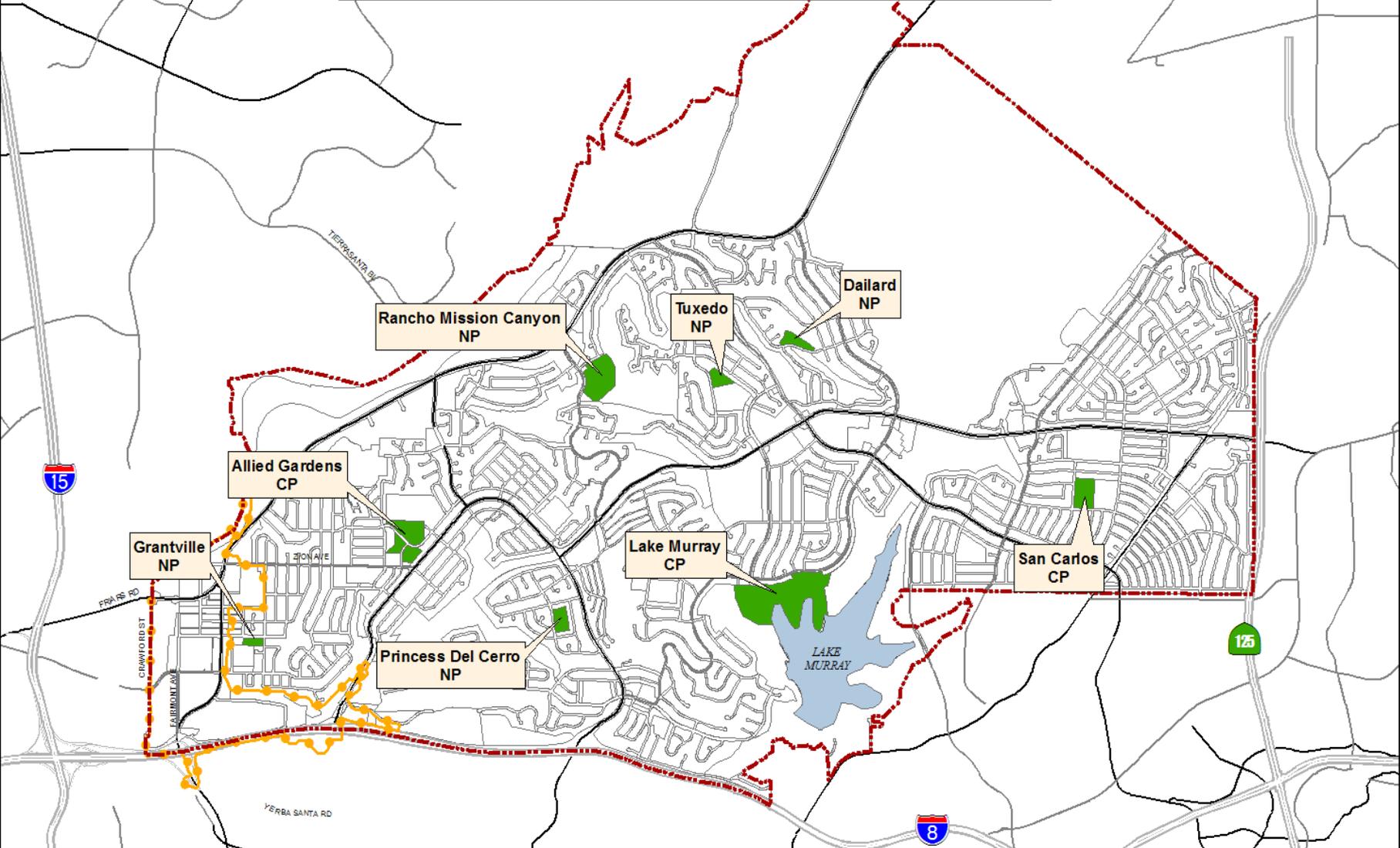
Navajo Community Plan

Existing Parks

Community Parks (Acres Useable)	
Allied Gardens	13.3 acres
Lake Murray	41.8 acres
San Carlos	9.2 acres
Total	64.3 acres
Neighborhood Parks (Acres Useable)	
Dailard	3.3 acres
Grantville	2.3 acres
Princess Del Cerro	4.3 acres
Rancho Mission	9.4 acres
Tuxedo	5.6 acres
San Carlos	1.0 acres
Total	25.9 acres



Navajo Community Existing Population-Based Parks

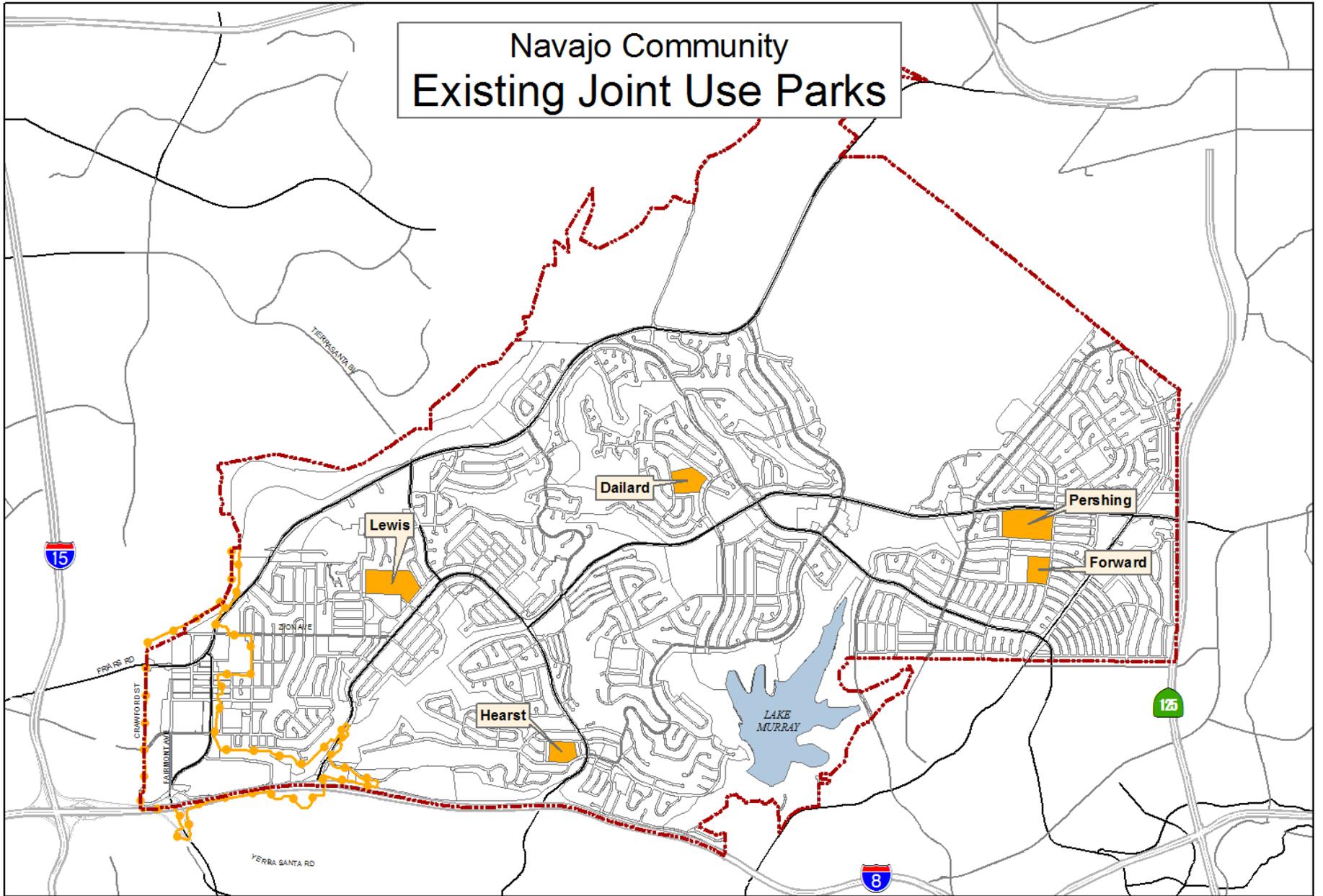


Navajo Community Plan

Existing Parks

Joint Use Parks (Acres Useable)	
Dailard Elementary	3.0 acres
Forward Elementary	4.5 acres
Hearst Elementary	1.5 acres
Lewis Middle School	8.8 acres
Pershing Junior High	10.0 acres
Total	27.8 acres

Navajo Community Existing Joint Use Parks



Navajo Community Plan

Existing Parks

Total Existing Parks (Acres useable)	
Community Parks	64.3 acres
Neighborhood Parks	25.9 acres
Joint Use Parks	27.8 acres
Total	118.0 acres

Navajo Community Plan

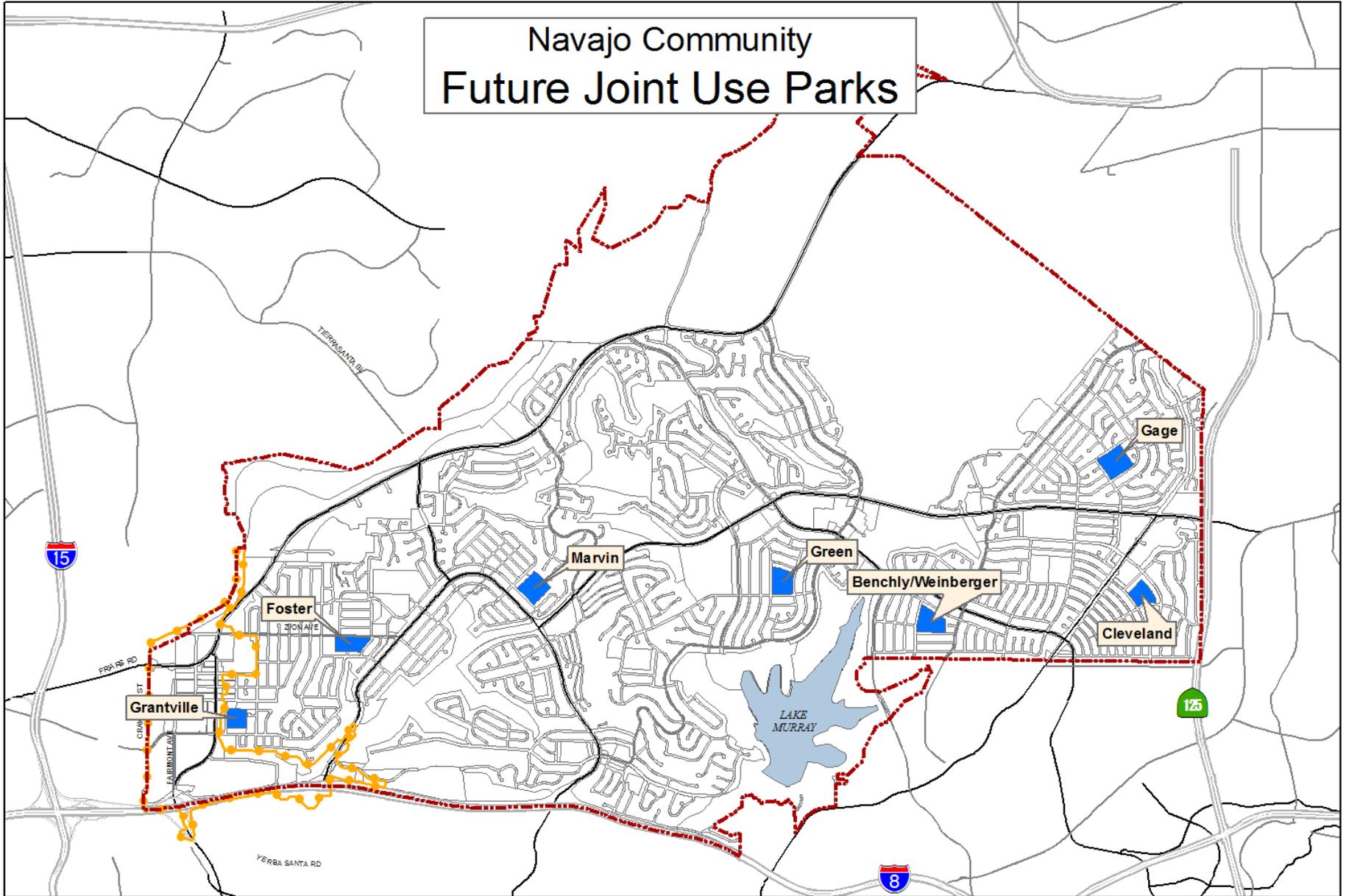
Existing Parks

Future Joint Use Park Sites Identified in the Navajo Community Plan

(Acres Useable)

Benchley/Weinberger Elementary	3.0 acres
Cleveland Elementary	4.3 acres
Foster Elementary	2.9 acres
Gage Elementary	4.7 acres
Grantville Elementary	2.2 acres
Green Elementary	3.0 acres
Marvin Elementary	3.2 acres
Total	23.3 acres

Navajo Community Future Joint Use Parks

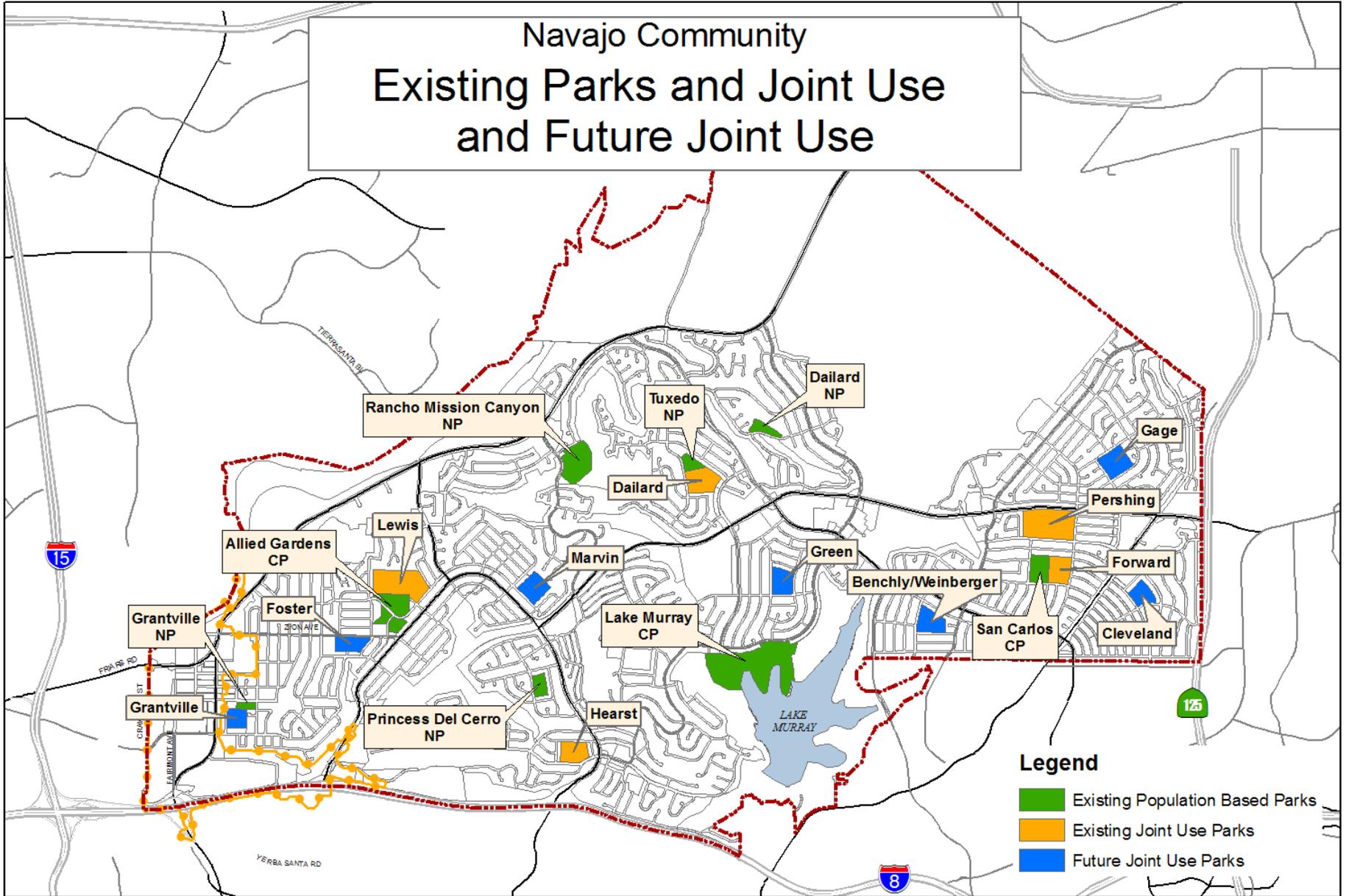


Navajo Community Plan

Population-Based Park Needs for the Current Navajo Community

SANDAG Population	Population (based on growing household size)	Required (in Acres)	Existing (in Acres)	Deficit (in Acres)	Future (in Acres)	Surplus/Deficit (in Acres)
2010 Population	49,835	139.5	118.0	21.5	23.3	+1.8 Acres surplus
2020 Population	50,968	142.7	118.0	24.7	23.3	-1.4 Acres deficit
2030 Population	53,340	149.3	118.0	31.3	23.3	-8.0 Acres deficit

Navajo Community Existing Parks and Joint Use and Future Joint Use



Grantville Redevelopment Subarea A

Residential Development Alternatives

Subarea A	Proposed Units	Additional Park Area Required (in usable acres)
Alternative D	8,000	43.0
Alternative G	6,300	33.8
Alternative EF	4,000	21.5
Park Acreage is calculated by number of units x 1.92 people per household x 2.8 acres divided by 1000.	People per household was determined by the average number of people per household in the surrounding four communities for multi-family housing.	

Grantville Redevelopment Subarea B

Residential Development Proposals

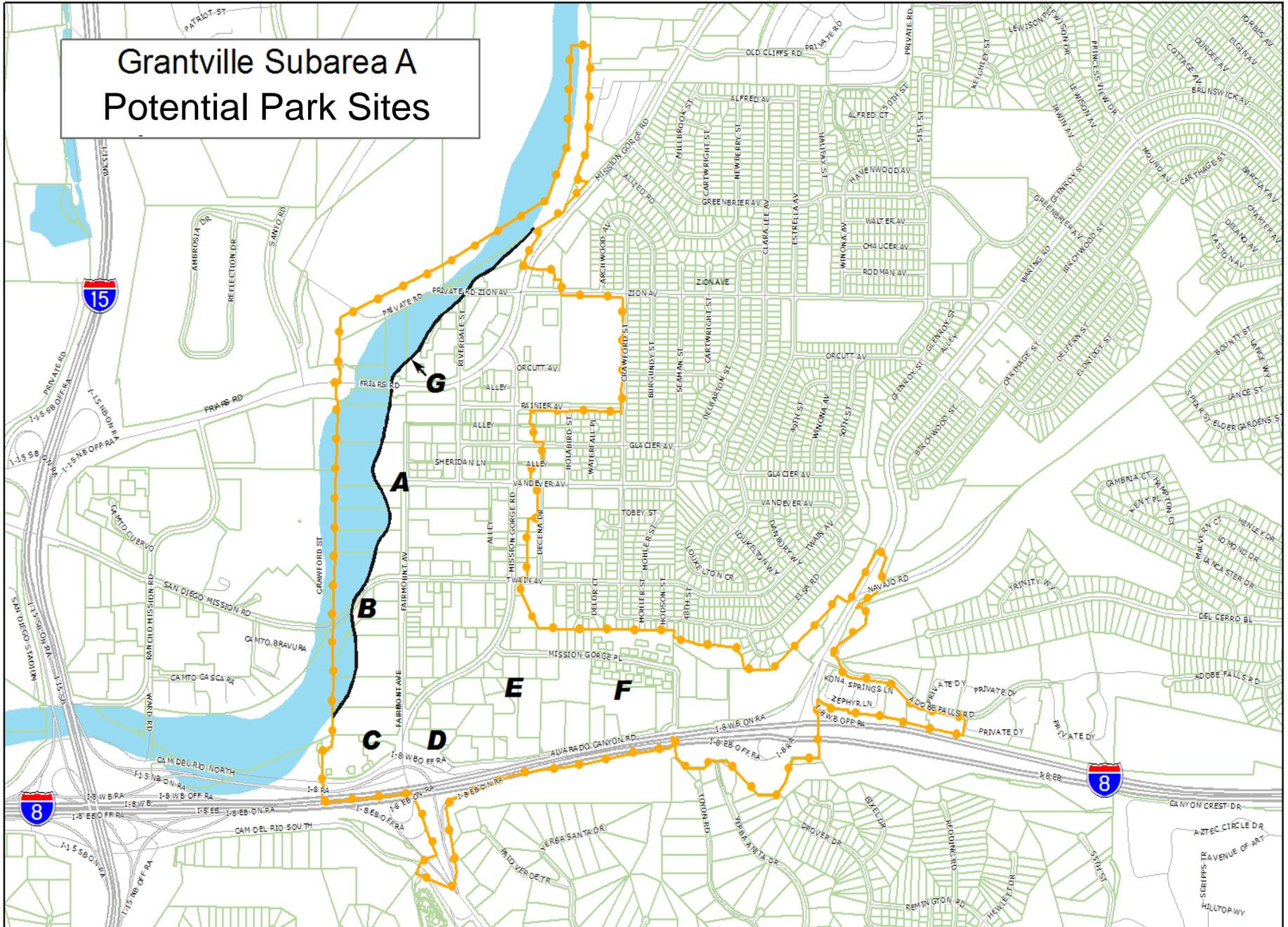
	Proposed Units	Additional Parks Area Required (in usable acres)	Proposed Park Area (in usable acres)	Park Deficit (In useable acres)
Superior Mine Site	2,156 units	12 acres	To be determined during project review	To be provided on site
Shawnee Site	1,023 units	5.5 acres	To be determined during project review	To be determined

Grantville Redevelopment Subarea A

Potential Park Sites Within Subarea A

Park A	West end of Vandever Avenue	1.0 – 2.0 acres
Park B	Southeast side of San Diego Mission Rd. and Fairmount Avenue	0.5 – 1.0 acres
Park C	Alvarado Creek Linear Park West of Fairmount Ave.	1.0 acres
Park D	Alvarado Creek Linear Park East of Fairmount Avenue	1.0 acres
Park E	Neighborhood Park North of Trolley Stop	4.0 – 6.0 acres
Park F	Alvarado Creek Linear Park East of Neighborhood Park	1.5 – 2.5 acres
Park G	San Diego River Pathway/Park (area outside the MHPA)	4.0 acres
	TOTAL	13.0 – 17.5 acres

Grantville Subarea A Potential Park Sites



Grantville Redevelopment Subarea A Residential Development Alternatives

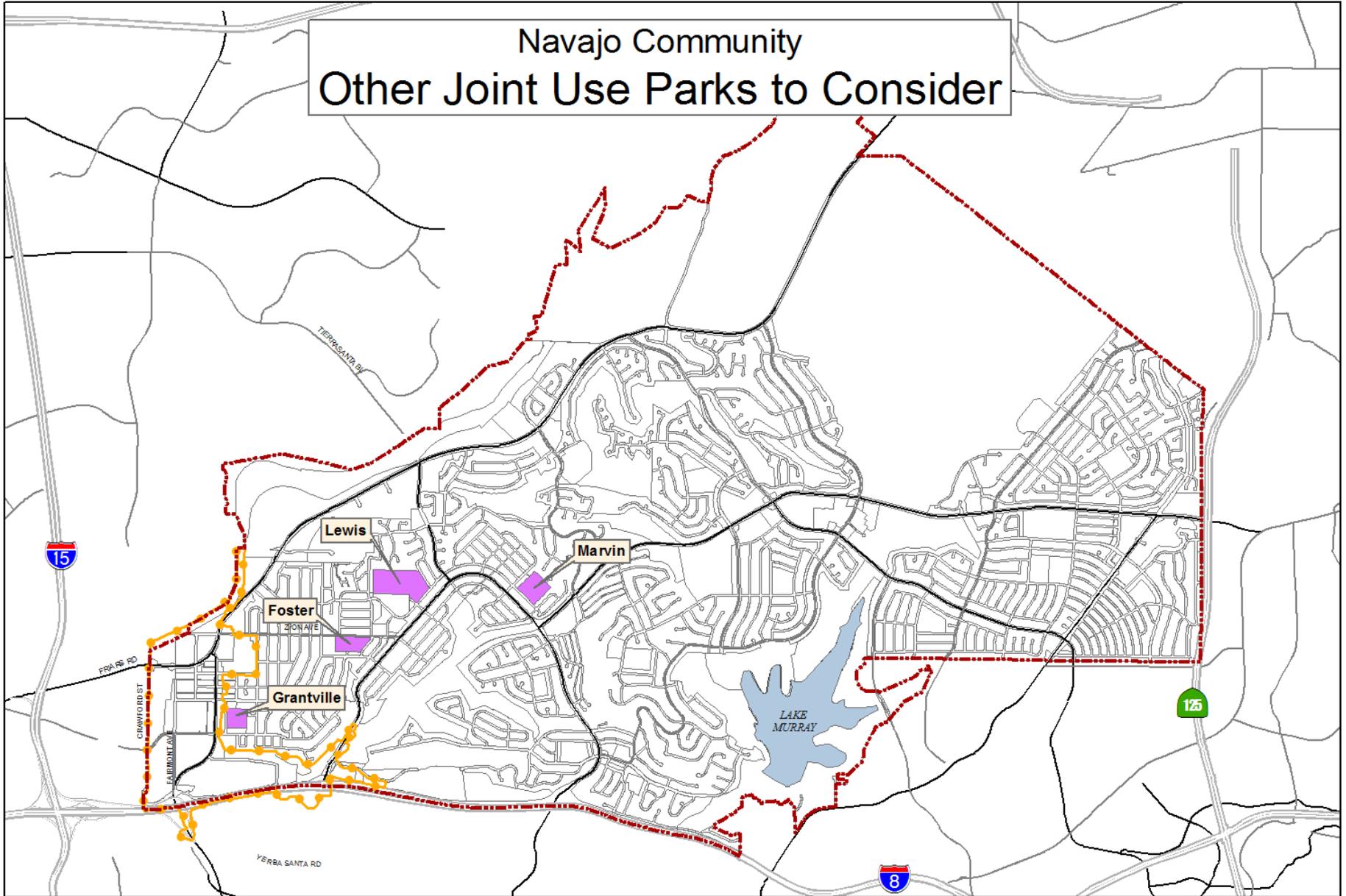
Subarea A	Proposed Units	Additional Park Area Required (in usable acres)	Potential Joint Use Areas (in usable acres)	Park Deficit (in usable acres)
Alternative D	8,000	43.0	13.0 – 17.5	30.0 -25.5
Alternative G	6,300	33.8	13.0 – 17.5	20.8 – 16.3
Alternative EF	4,000	21.5	13.0 – 17.5	8.5 – 4.0

Grantville Redevelopment Subarea A

Potential Joint Use Park Sites to be Considered

Joint Use Sites	Acres	Issues/Distance from Grantville
Foster Elementary School	2.9	Already counted towards the current Navajo Community Plan park deficiency. 1.7 miles (approximately)
Grantville Elementary School	2.2	Already counted towards the current Navajo Community Plan park deficiency. Adjacent to Grantville
Lewis Middle School	3.0	Verify with School District if additional land can be added to existing joint use. 2.0 miles (approximately)
Marvin Elementary School	3.2	Already counted towards the current Navajo Community Plan park deficiency. 5.5 miles (approximately)
TOTAL	11.3	

Navajo Community Other Joint Use Parks to Consider

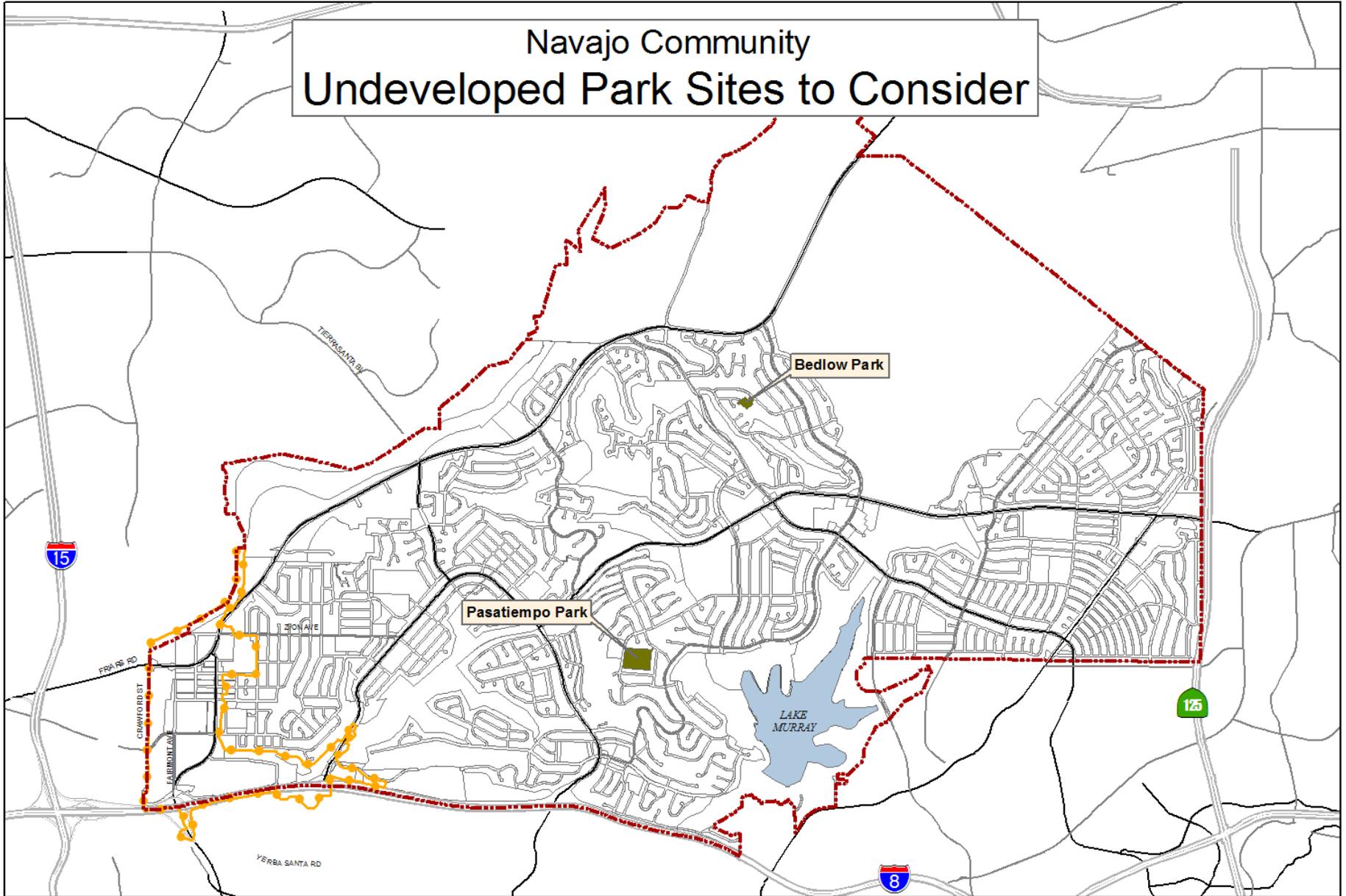


Grantville Redevelopment Subarea A

Potential Undeveloped Park Sites to be Considered

Undeveloped Park Sites	Ownership	Design and Environmental Issues	Distance from Grantville	Potential Acres (useable acres)
Pasatiempo Park	<p>Undeveloped land City Owned - READ department.</p> <p>To add to park inventory requires a council action.</p>	<p>This is a 10 acre site with existing vernal pools.</p> <p>Approximately 2 to 4 acres could be useable park land.</p>	5.5 miles (approximately)	2.0-4.0 acres
Bedlow Park	<p>Undeveloped land City Owned - READ department.</p> <p>To add to park inventory requires a council action.</p>	<p>This is a 3 acre site with some 2:1 slopes.</p> <p>Approximately 2.7 acres could be useable park land.</p>	6.0 miles (approximately)	2.7 acres
Total				4.7 – 6.7 acres

Navajo Community Undeveloped Park Sites to Consider



Grantville Redevelopment Subarea A

Summary of Potential Population-based Parks

Potential Parks within Subarea A	13.0 – 17.5 acres
Potential Joint Use Sites	11.3 acres
Potential Undeveloped Park Sites	4.7 – 6.7 acres
Total	29.0 – 35.5 acres

Grantville Redevelopment Subarea A

Summary of Park Deficiency/Surplus

	Proposed Units	Additional Parks Area Required (in usable acres)	Potential Park Area within Grantville (in usable acres)	Potential Joint Use Sites and other Park Areas (in usable acres)	Potential Undeveloped Park Areas (in usable acres)	Park Deficit/Surplus (in usable acres)
Alternative D	8,000	43.0	13.0 – 17.5	11.5	4.7–6.7	7.3 – 13.8 acre deficit
Alternative G	6,300	33.8	13.0 – 17.5	11.5	4.7–6.7	4.6 acre deficit- 1.9 acre surplus
Alternative EF	4,000	21.5	13.0 – 17.5	11.5	4.7–6.7	7.7 – 14.2 acre surplus

Grantville Redevelopment Subarea A

Acquisition Methods to Reduce the Grantville Park Deficit

- Dedication
- Purchase
- Negotiated through a Disposition and Development Agreement (DDA)
- Density Bonus
- Transfer of Development Rights
- Design and build trail connection.
- Payment to future Regional Sports Complex in Mission Valley.
- Payment for the expansion of existing park facilities.
- Provide privately owned, publicly accessible recreation amenities.

Grantville Redevelopment Subarea A
San Diego River?



Potential Park Land within the Multiple Species Conservation Program (MSCP) Subarea Plan

- MSCP Developed by the City in cooperation with the wildlife agencies.
- Streamline development and address resources on regional basis.
- Meets requirements of the California Natural Communities Conservation Planning Act of 1992.

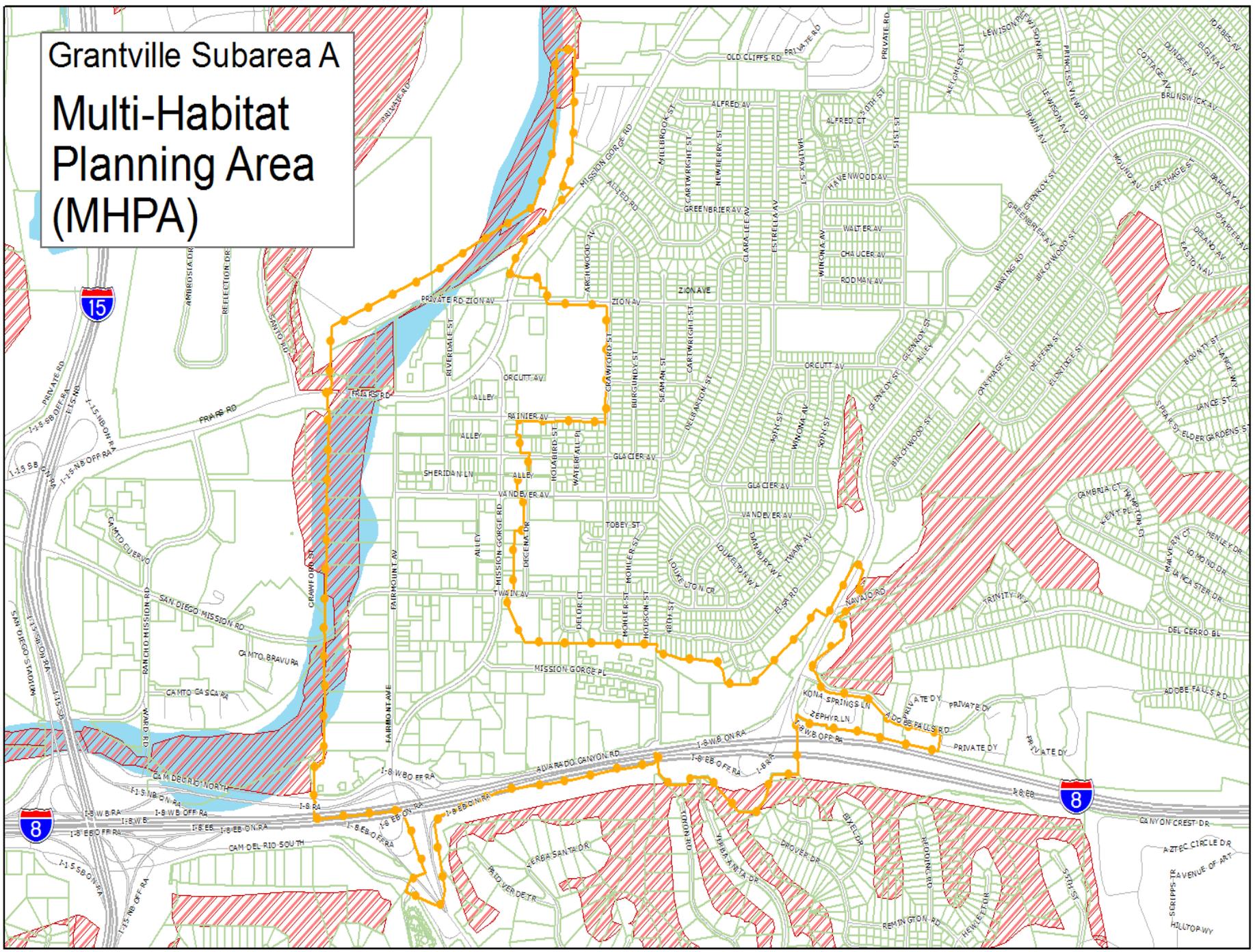


City of San Diego

Multiple Species Conservation Program (MSCP) Subarea Plan

- Implementing Agreement between the City and the wildlife agencies to ensure implementation of Plan.
- The MSCP delineates the Multi-habitat Planning Area (MHPA) core biological resource areas and corridors targeted for conservation – hard line preserve.
- Environmentally Sensitive Lands Regulations (Muni-Code 143.0101) address development within the MHPA and areas adjacent to the MHPA – development area, allowed uses, and mitigation requirements .

Grantville Subarea A Multi-Habitat Planning Area (MHPA)

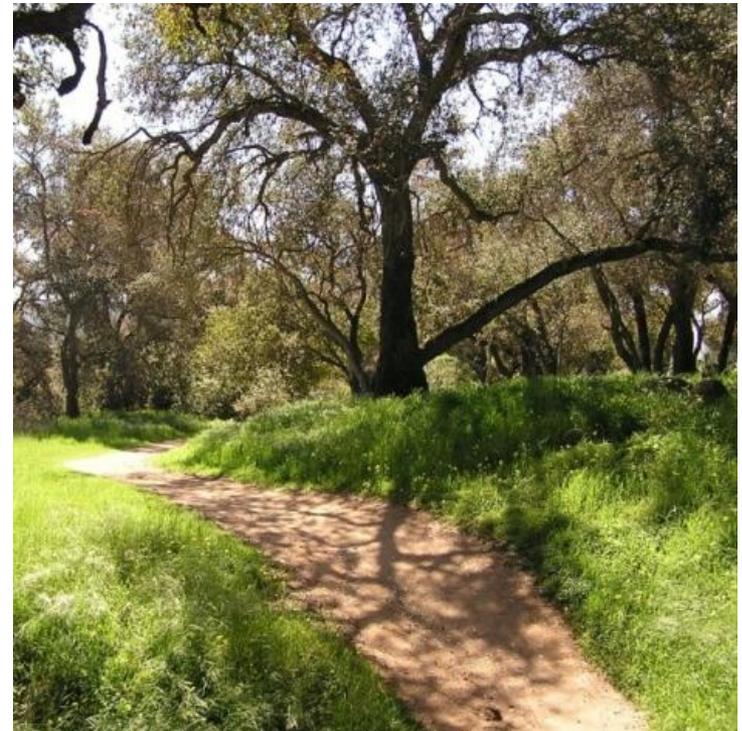


City of San Diego

Multiple Species Conservation Program (MSCP) Subarea Plan

Types of Recreation Allowed within the MHPA Boundary

- Passive uses such as bird watching, photography, and trail use.
- Picnic areas and trails to be located on the edges of the MHPA.
- 4' wide unpaved trails.
- Overlooks located in the least sensitive areas of the MHPA.

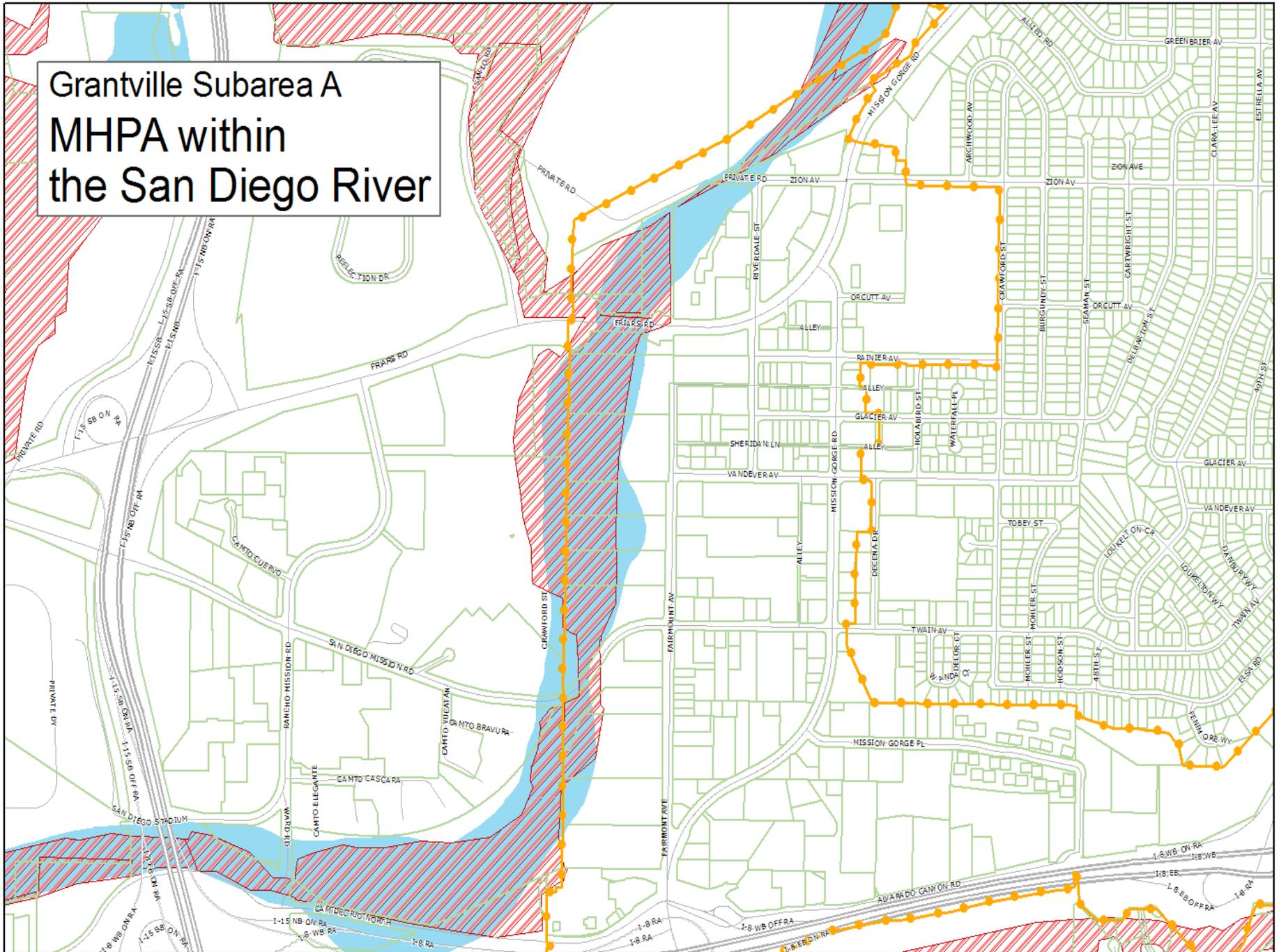


City of San Diego

Recreation Within the San Diego River Park is also regulated by:

- Muni-Code 43.0104 - Prohibits persons to swim, wade or bathe in the waters of the San Diego River.
- MHPA mapped portions of the San Diego River are considered part of the Preserve and subject to Land Use Compatibility, Adjacency Guidelines, and Management Directives.

Grantville Subarea A MHPA within the San Diego River



City of San Diego

Responsible Wildlife and Resource Agencies

Wildlife Agencies:

California Department of Fish and Game

United States Fish and Wildlife Service

Resource Agencies:

US Army Corps of Engineers

Regional Water Quality Control Board

City of San Diego

Wildlife Agencies' evaluation criteria for Recreation in the San Diego River Park

Recreation Activities would be evaluated for:

- Type of recreation and number of users proposed.
- Impacts to avian species during the breeding season.
- Introduction of invasive species.
- Impacts resulting from access to the water.
- Type of and where mitigation would be required.
- Seasonal use restrictions.

Issues for Consideration by the Community

- Should the three joint use parks, Foster, Grantville, and Marvin, already counted in the Navajo Community Plan be counted towards the Grantville deficit ?
- Should the undeveloped parks, Pasatiempo and Bedlow, that are outside of the Grantville area be counted toward the deficit?
- Should the San Diego River Park pathway be counted towards the Grantville deficit?
- Is there a need for larger park that includes ball fields or active recreation and where should it be located?
- Should private facilities that are publicly accessible, such as a YMCA, be considered?