



COLLEGE AREA COMMUNITY PLAN UPDATE

PARKS AND PUBLIC SPACES OPPORTUNITIES



Meeting Agenda - *Parks & Public Spaces*

- Introductions
- Schedule Overview
- Parks Master Plan Update
- Existing Parks and Public Spaces
- Community Vision
- Park and Public Space Opportunities + Concepts
- A Complete Network
- Discussion
- Key Takeaways

Tonight's Team

COLLEGE AREA CPU



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NEXT STEPS

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Meeting Topic

Park and Public Space
Opportunities



Meeting Topic

Land Use and Urban
Design Concepts



Meeting Topic

Land Use and Urban
Design Concepts 2

Committee Role

Feedback on Content

Committee Role

Feedback on Concepts

Committee Role

Feedback on Refined
Concepts

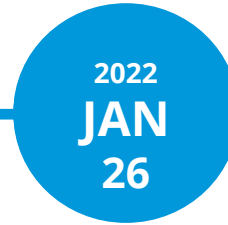
NEXT STEPS

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Meeting Topic
Mobility Concepts

Committee Role
Feedback on Concepts



Meeting Topic
Mobility , Urban
Design, & Land Use
Concepts

Committee Role
Feedback on Refined
Concepts



Meeting Topic
Draft Community Plan
Framework

Committee Role
Feedback on Framework

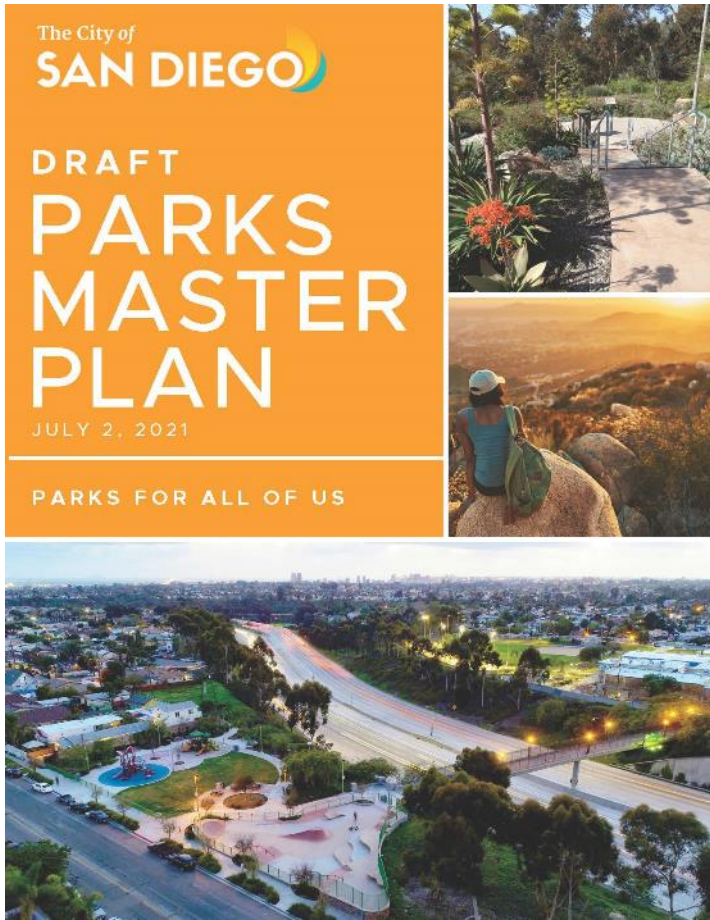
A map of South Park, San Francisco, showing various green spaces and parks. The map is overlaid with a grid of streets and highways. The text "01" is prominently displayed in the upper right quadrant, and "PARKS MASTER PLAN UPDATE" is written below it. The map shows a mix of green areas, some of which are shaded in different shades of green, indicating different types of parks or green spaces. The surrounding urban area is shown in light gray, and the water bodies are in light blue.

01

PARKS MASTER PLAN UPDATE

Parks Master Plan

Key features and take-aways

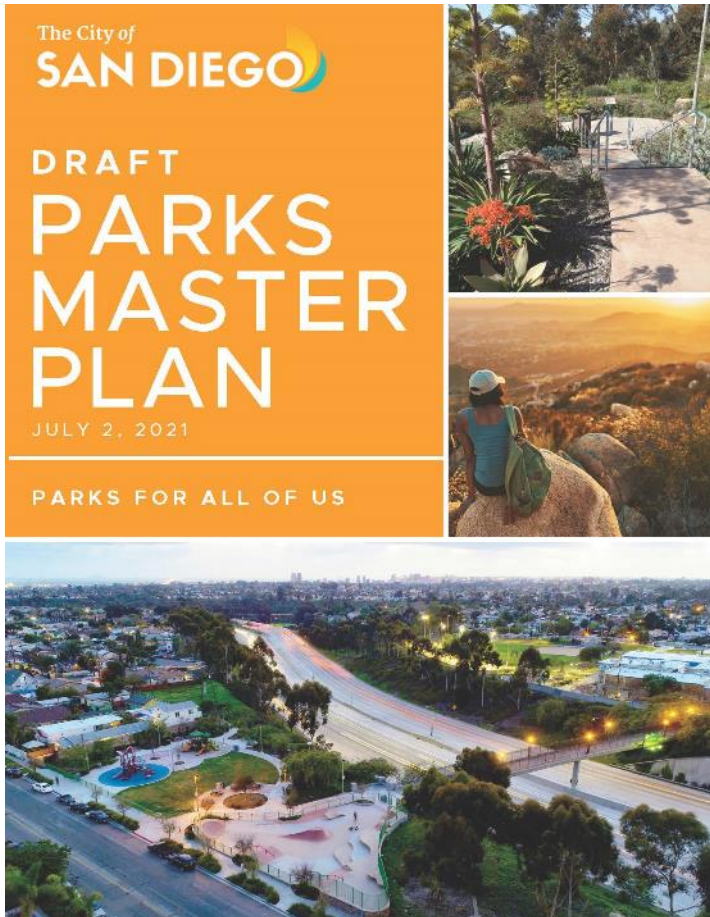


- Commitment to prioritizing investments in park deficient communities and Communities of Concern, with Development Impact Fee funding – 80% to park deficient communities, with at least 50% in Communities of Concern.
- Any park project that increases recreational value is eligible for DIF funding. (no need to wait for CPU)
- Developer Incentive to Build Parks Onsite:
 - ✓ Streamlined delivery of parks
 - ✓ Park standard reduced 10% when provided onsite; 25% when maintained on site
 - ✓ All parks subject to public process
 - ✓ 10% payment required to Citywide fund
- Goal of Continual Park Acquisition

Parks Master Plan

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Park Acquisition Goal – Investment Prioritization Metrics



Approach	Definition
Access	Amount of time a person must travel to get to a park or facility
Equity	Socio-economic characteristics of people living in an area as identified in the Sustainability Department's Climate Equity Index (CEI)
Park Demand	Total parks provided in a community compared to the Citywide average
Growth	Current and future population density within the Communities.
Social	Community factors such as safety, maintenance, programming, and facility deficiencies.

Parks Master Plan

Recreational Park Value Scoring

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- New Recreational Value Park Standard: park size [acreage], park activities, access, and activation.

	Existing 2.8 acre std	New 100 pnt std
New Development Project: 1,000 new people	<ul style="list-style-type: none">• Pay DIF, or• Provide 2.8 acre park• Park designed per CP 600-33	<ul style="list-style-type: none">• Pay DIF, or• Provide 100 point park• Park designed per CP 600-33

Future Implementation Actions

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- Park funding prioritization policy and forecast – to guide the prioritization of park funds based on the evaluation of park-related metrics, to ensure that park investments in the areas with the greatest needs are prioritized. 5-year park funding forecast to ensure taxpayer funds are being allocated in line with Citywide goals.
- Park Needs Index – systematic evaluation of park-related metrics to identify areas of the City which have the greatest need for parks, in terms of quantity, quality, safety, and enjoyability.
- Citywide recreational value assessment – evaluating all parks within the City using the new Recreational Value Scoring Methodology. > CPU's prioritized.
- Park Condition Index – Continue to evaluate the condition of all parks and determine the maintenance backlog.



02

EXISTING PARKS & PUBLIC SPACES

Park Typology

A full spectrum of parks and open spaces make a diverse park system in the College Area.



Public Neighborhood
Parks



Trailhead Pocket Park



Trails



Pocket/Mini Park



Rec. Center



Private Neighborhood
Parks



Pocket Parks



Joint-Use Facilities

Existing Parks & Public Spaces

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The College Area features...

- 8.8 acres of designated park land, including one small neighborhood park and 3 joint-use school sites
- One privately maintained park in Alvarado Estates
- 275.6 acres of designated open space
- SDSU campus
- Two trails (Adams and Heart Park)

Opportunities

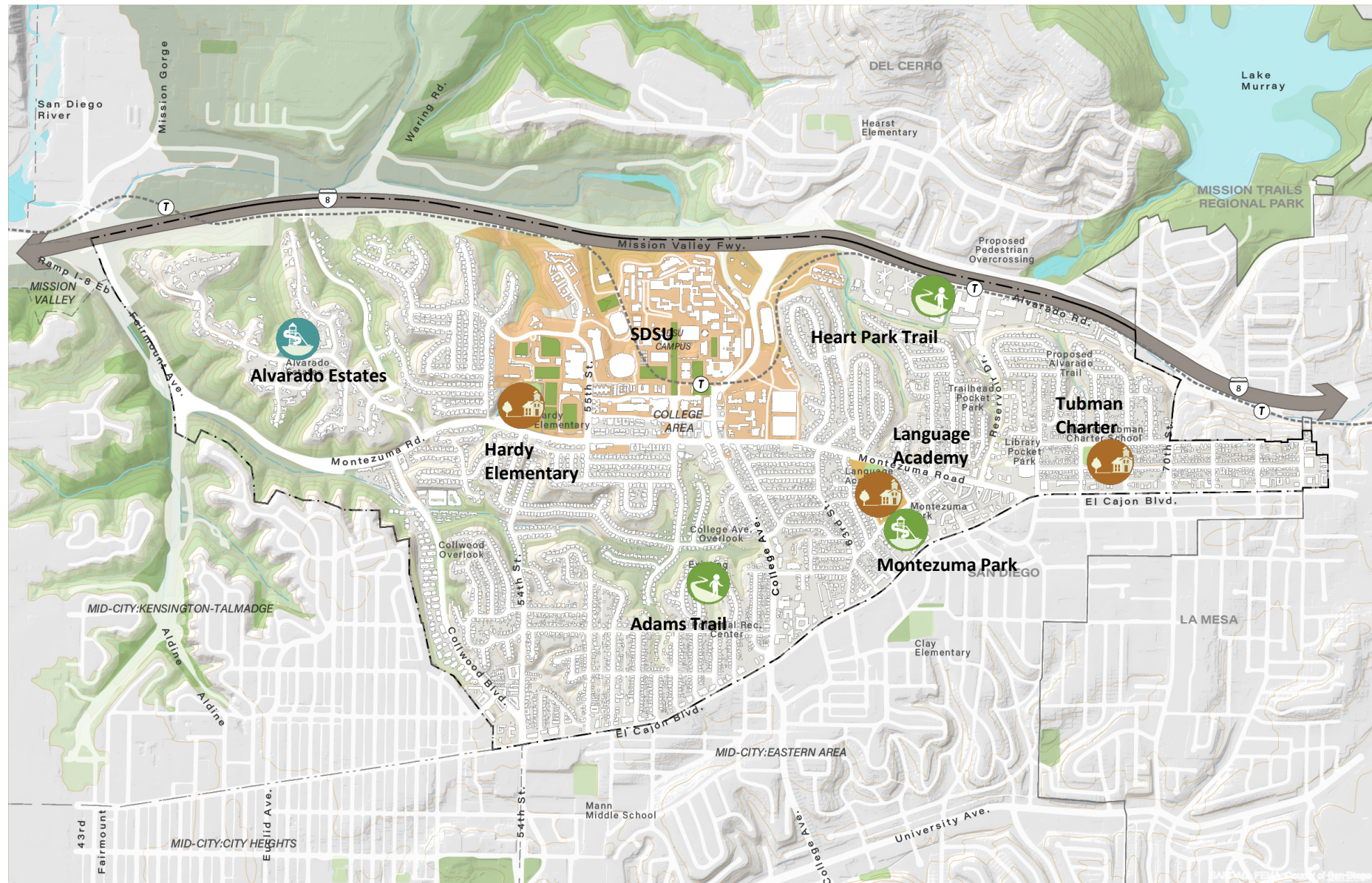
■ Joint-Use Schools with Parks

Parks/Open spaces

■ Existing Parks/Plazas

■ Trolley Station

■ SDSU Campus



Existing Parks

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Montezuma Park

- Public Neighborhood Park
- 1.2 acres

Amenities include:

- Walking loop
- Picnic tables
- Flexible lawn
- Shade trees



Joint Use Sites

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Hardy Elementary School

- Joint-Use Facility of the San Diego Unified School District and the City of San Diego
- Open to the public until 30 minutes before school starts and from 30 minutes after school ends until dusk



Joint Use Sites

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Harriet Tubman Charter School

- Joint-Use Facility of the San Diego Unified School District and the City of San Diego
- Open to the public until 30 minutes before school starts and from 30 minutes after school ends until dusk



Joint Use Sites

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The Language Academy

- Joint-Use Facility of the San Diego Unified School District and the City of San Diego
- Open to the public until 30 minutes before school starts and from 30 minutes after school ends until dusk



Private Neighborhood Parks

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Alvarado Estates

- Private Neighborhood Park
- Not part of the planning process, but a notable amenity for the gated community in that area
- 0.9 acres

Amenities include:

- Gazebo
- Flexible Lawn
- Putting Green



Community Trails

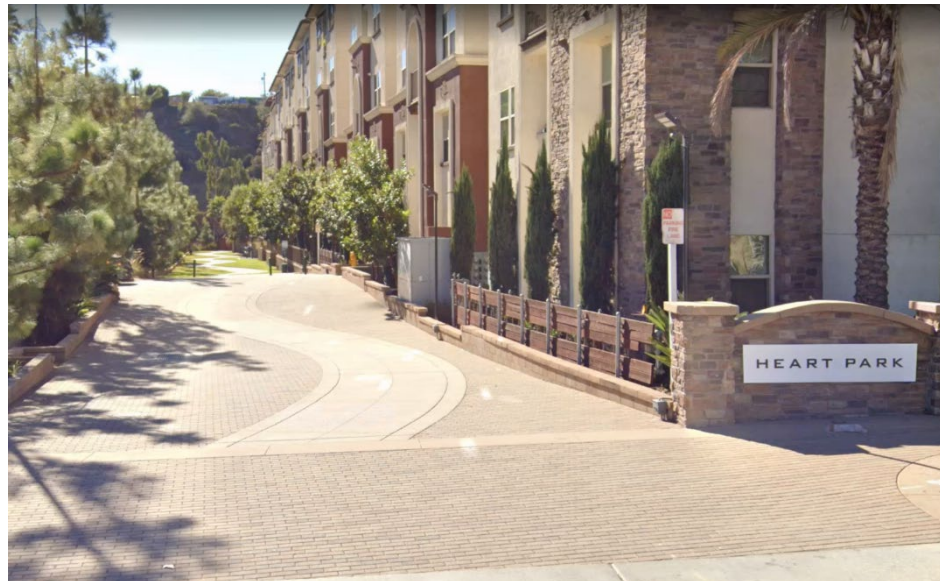
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Adams Trail

- Existing Off-street Community Trail
- On public easement

Heart Park

- Publicly-accessible trail at Iconic at Alvarado residential development



SDSU Campus

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SDSU Campus

- Publicly-accessible campus spaces
- Not counted as public park land





03

COMMUNITY VISION

South Park, San Francisco

Community Vision

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Vision Statement: The community plan envisions a college village with vibrant mixed-use corridors and nodes that connect to neighborhoods and the university, and that enhance the community.

Guiding Principles *summarized*

Building / public space design for sustainability / livability.

Housing near SDSU, transit and community amenities / jobs

Safe and convenient transit and active mobility

A vibrant and sustainable business district

SDSU as anchor community institution

Active mobility improvements for public health and business vitality

Preserve and expand parks and open space

Emissions-free transportation system

Public spaces that “support cultural exchange” with community agencies, local businesses, public schools, the university, and other local arts organizations

Community Vision

COLLEGE AREA CPU

College Area Community Council Report

Seven Visions

1. Meet the community's future housing needs by **adding residential and mixed-use density along the community's major corridors** and at the three main intersections.
2. Reduce traffic congestion and **improve local mobility**.
3. Encourage the development of a "**Campus Town**" on Montezuma Road on the southern edge of San Diego State University.
4. Convert Montezuma Road east of College Avenue into a **linear park** and an extension of the "Campus Town."
5. Create a **sense of identity** and place.
6. Establish **connections between the community and SDSU**.
7. Protect the **integrity of single-family neighborhoods**.

Community Vision

COLLEGE AREA CPU

College Area Community Council Report

Seven Visions

1. Meet the community's future housing needs by **adding residential and mixed-use density along the community's major corridors** and at the three main intersections.
 - ❖ The College Avenue/El Cajon Boulevard node should be family-centric, with new housing ... With careful design, the area could fit a **one-acre park with children's play areas**.
2. Reduce traffic congestion and **improve local mobility**.
3. Encourage the development of a "**Campus Town**" on Montezuma Road on the southern edge of San Diego State University.
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Community Vision

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4. Convert Montezuma Road east of College Avenue into a **linear park** and an extension of the “Campus Town.”
 - ❖ Design guidelines should be adopted to encourage **development of small open spaces** disbursed throughout the area with an abundance of trees, seating areas, and designated spaces for community art.
5. Create a **sense of identity** and place.
6. Establish **connections between the community and SDSU**.
7. Protect the **integrity of single-family neighborhoods**.

Community Vision

COLLEGE AREA CPU

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5. Create a **sense of identity** and place.
 - ❖ **Public spaces should be incorporated in new development** to encourage destination restaurants, entertainment centers, and specialty shops, adjacent to wide setbacks. These spaces should be activated through programming to encourage gatherings such as concerts, recitals by SDSU students, food trucks, a farmers' market, and community events.
6. Establish **connections between the community and SDSU**.
7. Protect the **integrity of single-family neighborhoods**.

Community Vision

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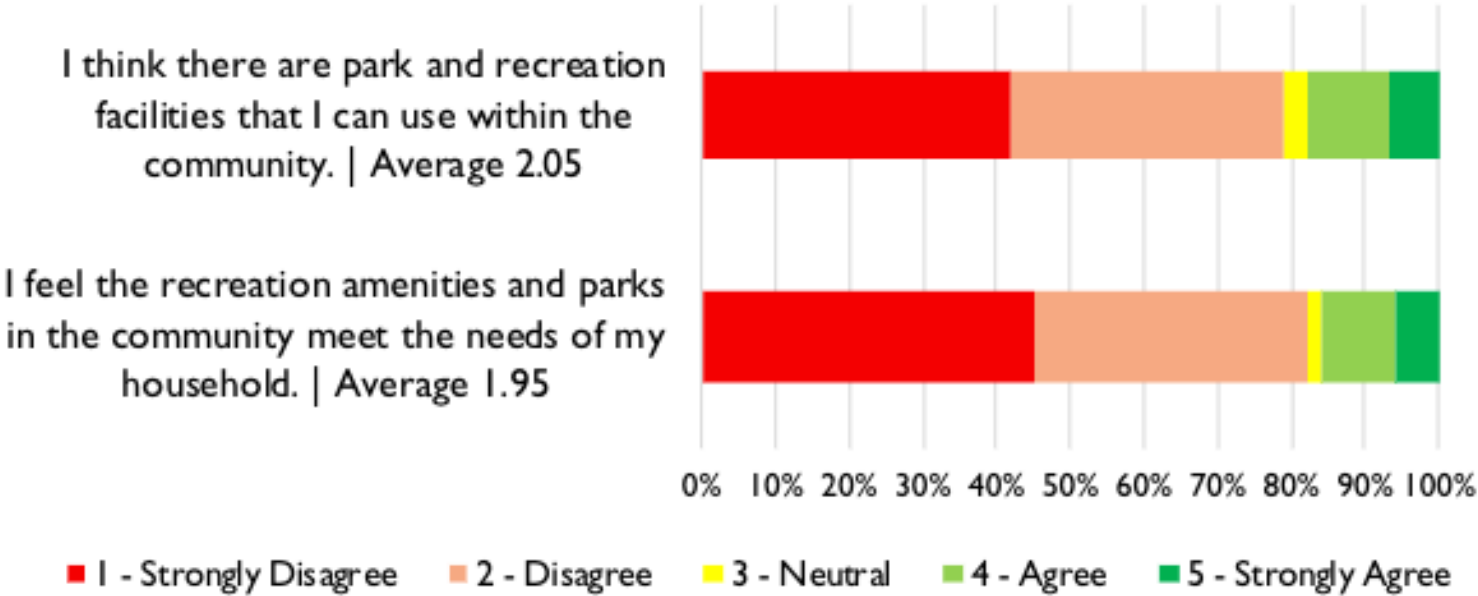
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5. Create a **sense of identity** and place.
6. Establish **connections between the community and SDSU**.
 - ❖ SDSU could consider leasing private spaces in various parts of the College Area to engage both residents and students in **public art**.
7. Protect the **integrity of single-family neighborhoods**.

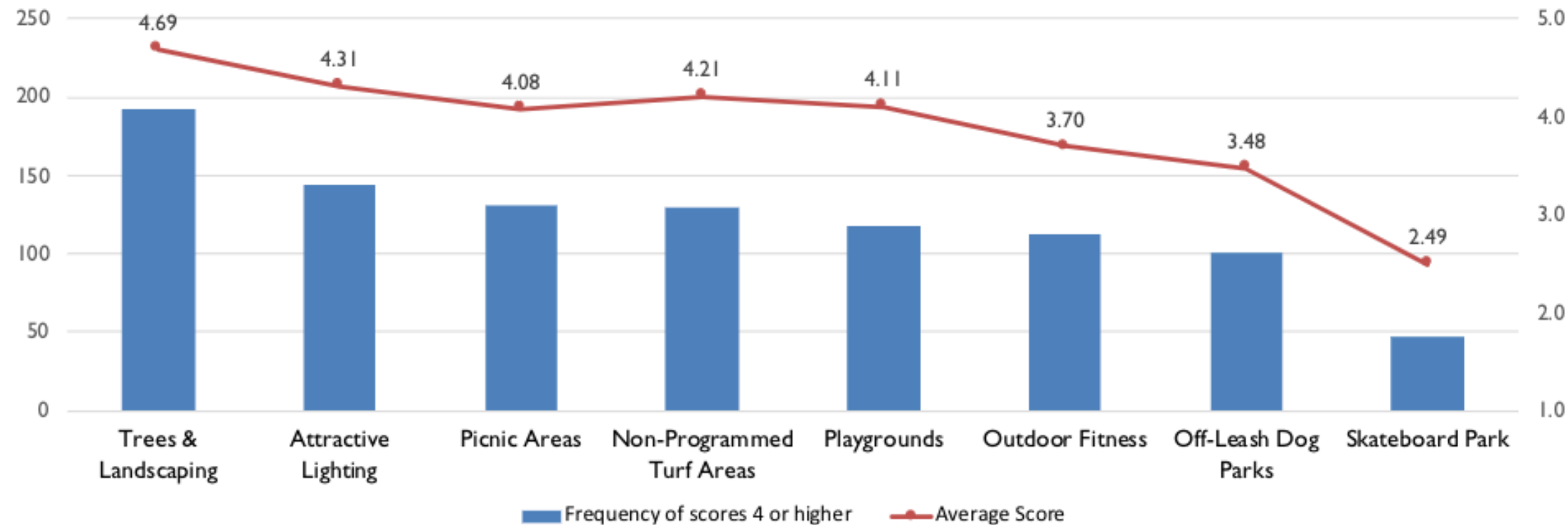
Community Survey

What do you think about existing parks in the College Area?



Community Survey

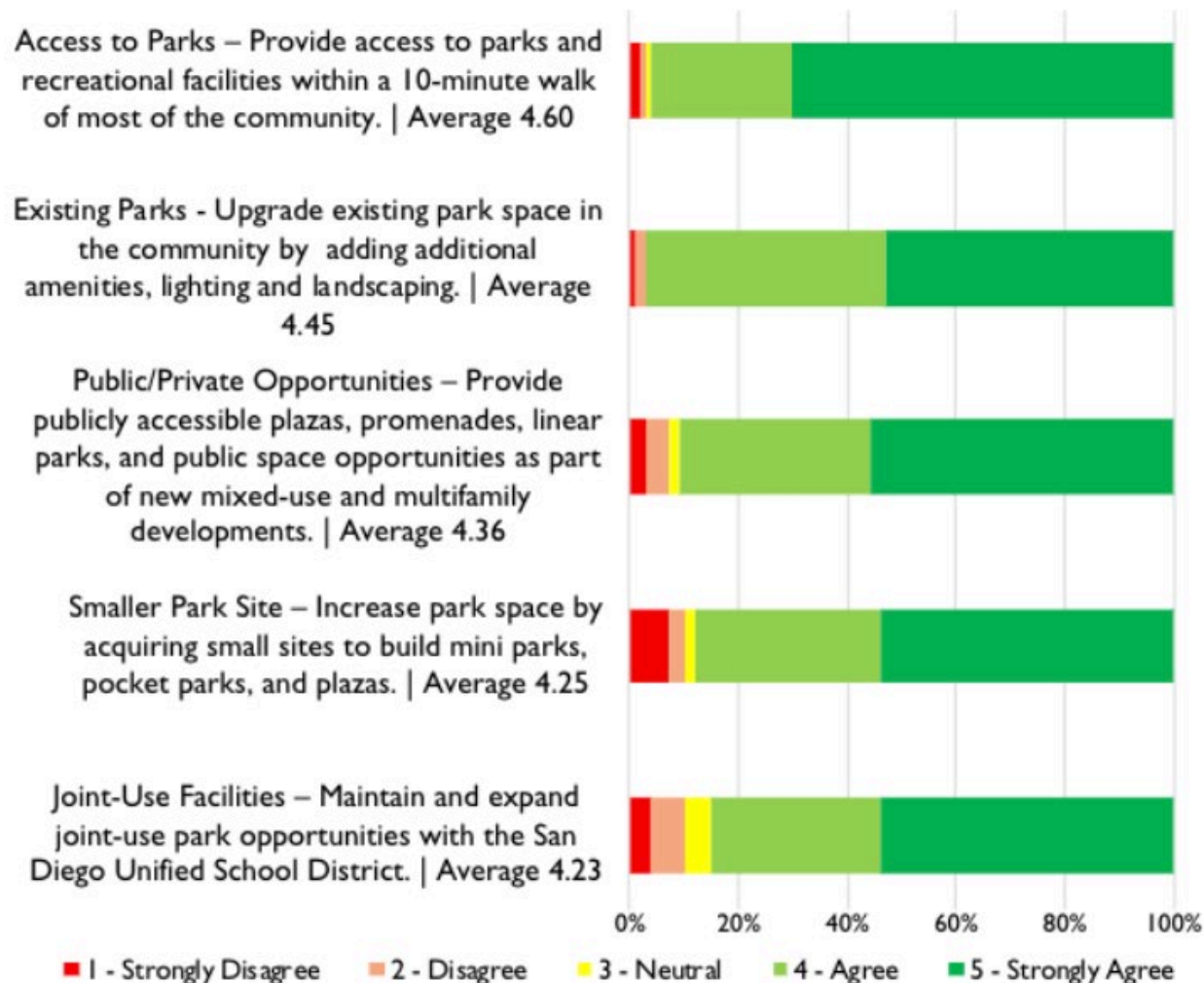
Please rate types of possible new amenities in existing parks on a scale from 1 (Least Desirable) to 5 (Most Desirable)



Community Survey

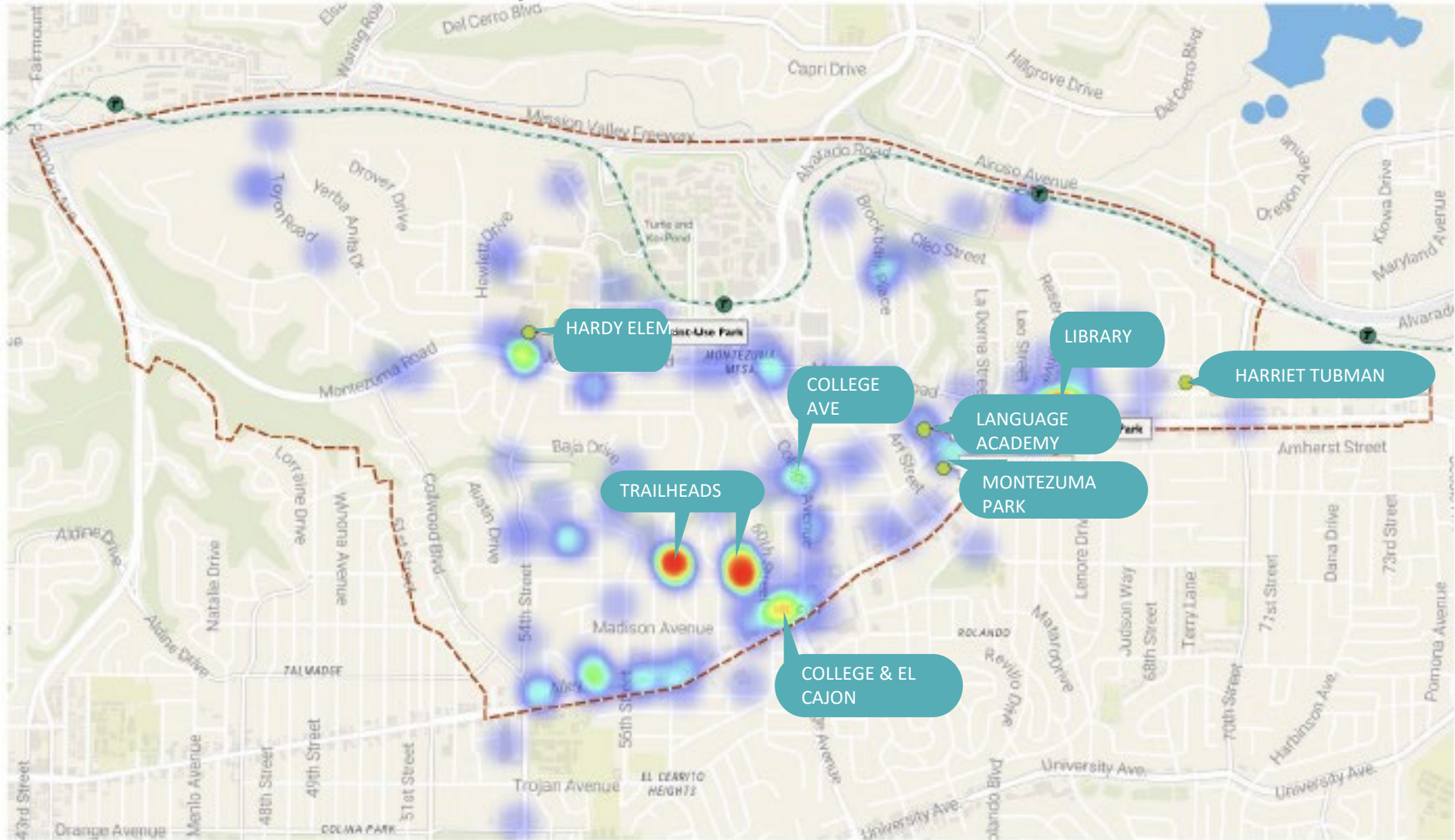
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Do you feel the following parks and recreation strategies should be included in the College Area Community Plan?



Community Survey

Where would you like to see new parks and public spaces?



A group of children are running across a large, green grassy field. In the foreground, a black manhole cover is visible, with a red sign that says "IMPACT" placed next to it. The sign also mentions "Wegeforth Elementary" and "Proudly Maintained by the City of San Diego". In the background, there is a baseball field with a fence and some trees. The sky is clear and blue.

04

PARK & PUBLIC SPACE OPPORTUNITIES

Park Typology and Key Opportunities

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A full spectrum of parks and open spaces make a diverse park system in the College Area.

Key Opportunities:

- Existing Park and Joint Use Site Improvements
- New Parks on City-Owned Land
- Public Park Opportunities with New Development
- Green Network Opportunities



Public Neighborhood Parks



Trailhead Pocket Park



Trails



Pocket/Mini Park



Rec. Center



Private Neighborhood Parks



Pocket Parks



Joint-Use Facilities

Existing Park and Joint Use Improvements

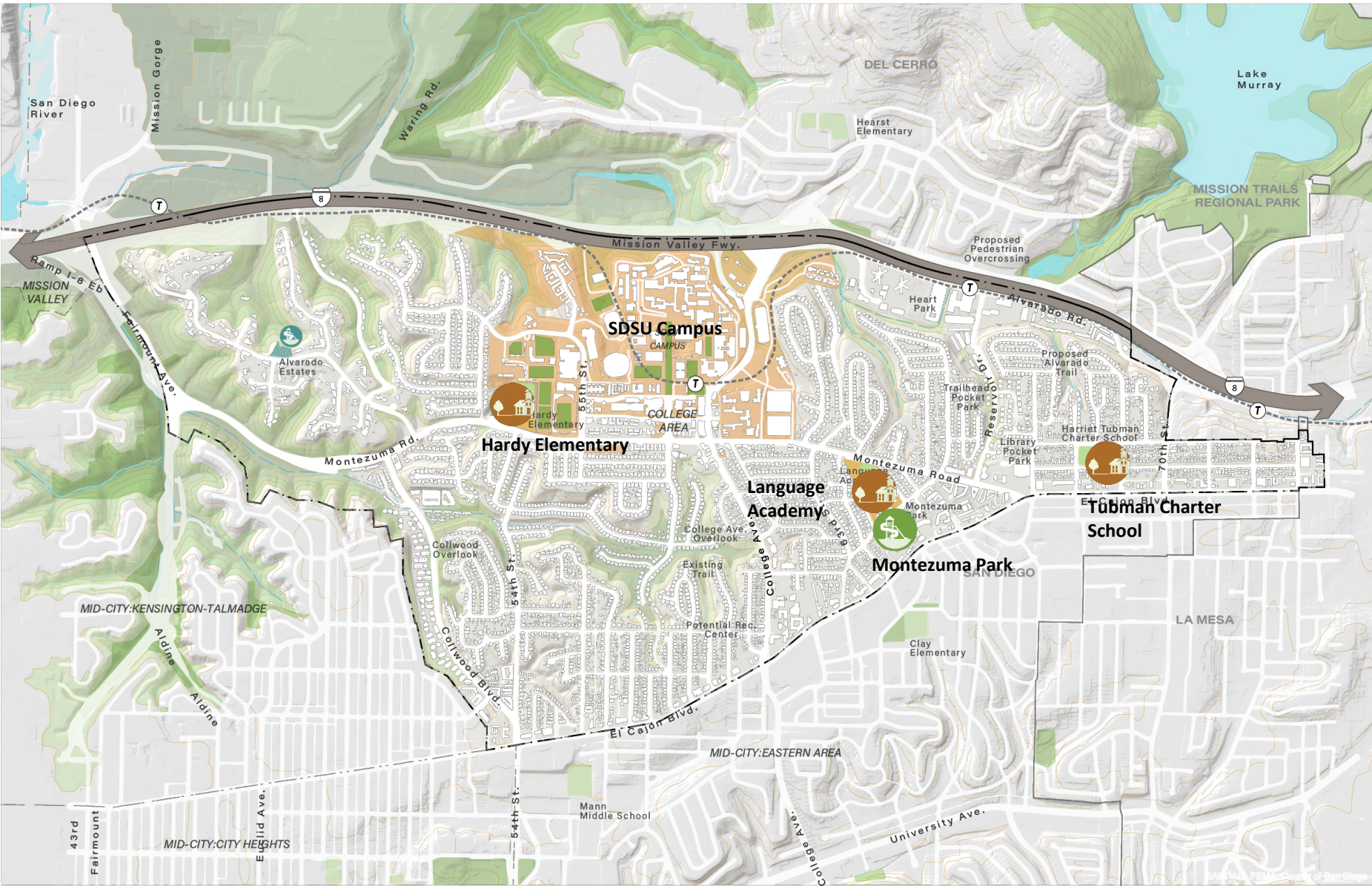
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Neighborhood Park:
Montezuma Park



Joint-Use Facilities:
Hardy Elementary
Language Academy
Tubman Charter School



Existing Park and Joint Use Improvements

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Neighborhood Park Amenities



Existing Park and Joint Use Improvements

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Montezuma Park Improvements

- Maintain central green open space and walking loop
- Add lighting, responding to community priority
- Activate edges with playgrounds, gathering spaces, and other community recreation priorities

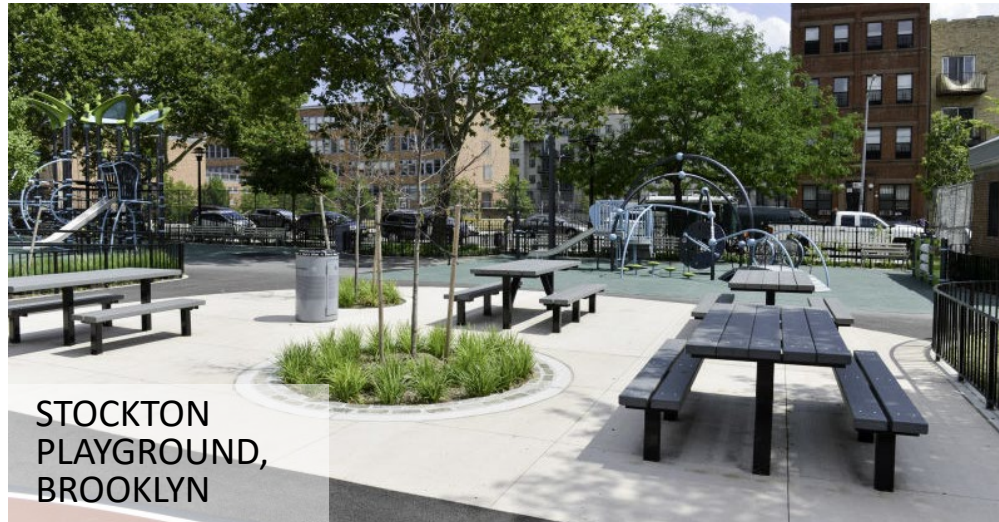


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Existing Park and Joint Use Improvements

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Enhanced Joint-Use Facilities



Existing Park and Joint Use Improvements

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Language Academy Joint Use Site Improvements

- Enhanced connections between Montezuma Road and Montezuma Park



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Existing Park and Joint Use Improvements

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Hardy Joint Use Site Improvements

- Include hardscape in future joint-use agreement



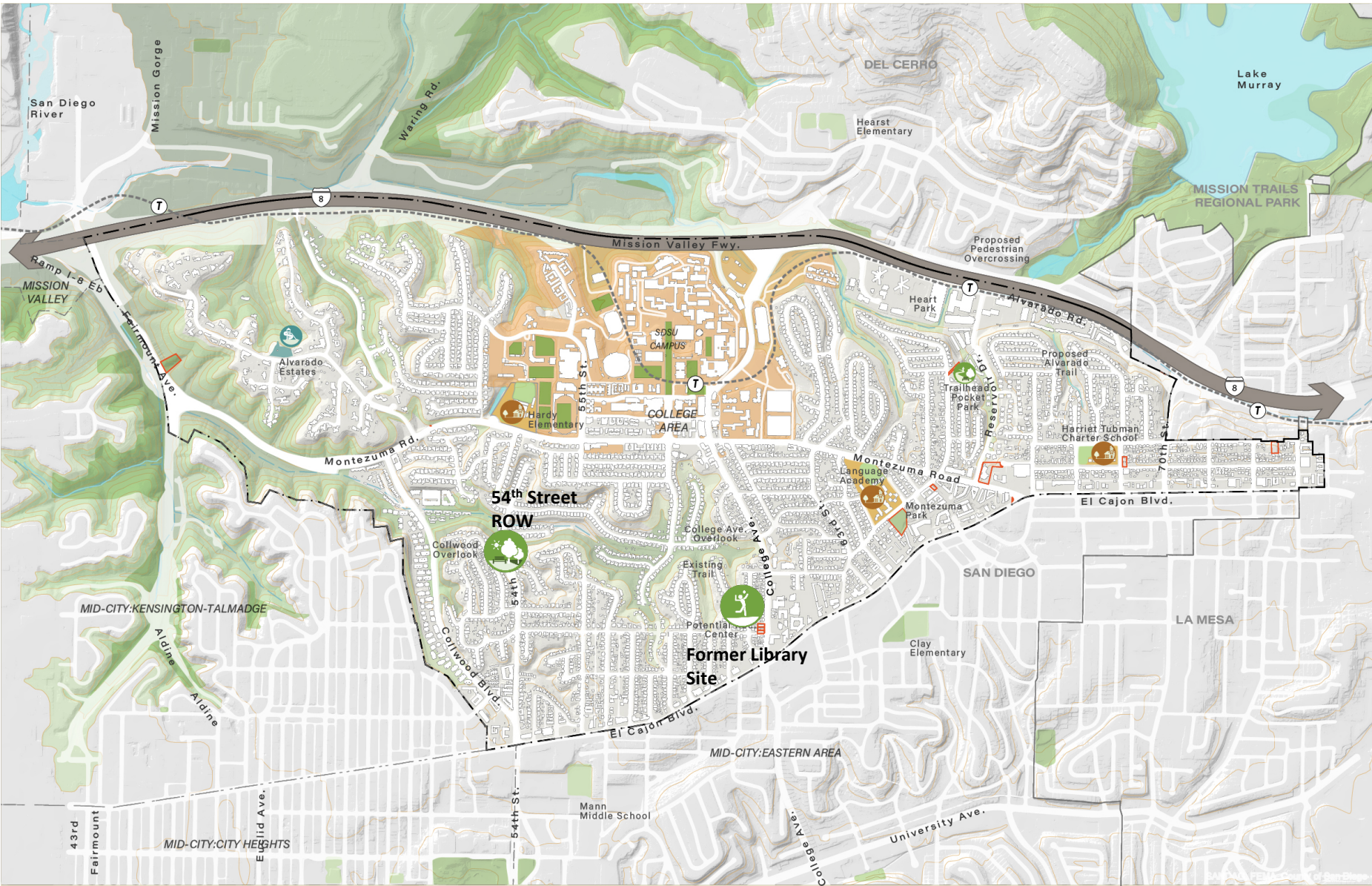
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Park Opportunities on City-Owned Land

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Rec Center or Mini Park:
Former Fire Station &
Library Site



- Opportunities**
- Joint-Use Schools with Parks
 - Green Streets
 - Off-Street Ped Connections
- Parks/Open spaces**
- Existing Parks/Plazas
- Transportation**
- Trolley Station
 - SDSU Campus
 - City-Owned Parcels

Park Opportunities on City-Owned Land

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Former Fire Station & Library

- Business Improvement District Office
Use in Mission Style Former Fire Station
- Existing San Diego Police Museum
- 7,200 Building Square Feet; 16,110 Lot
Square Feet (.37 Acres)
- Collaborate with both users to discuss
ways to integrate recreation



Park Opportunities on City-Owned Land

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Recreation Centers



Park Opportunities on City-Owned Land

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Pocket Parks



Park Opportunities on City-Owned Land

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Former Library Site: Concept 1

- Adapt San Diego Police Museum
- Allow for Community Recreation Uses
- Maintains Museum function while bringing a greater audience to the museum
- Streetscape and Pedestrian Improvements along College Ave.



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Park Opportunities on City-Owned Land

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Former Library Site: Concept 2

- Remove Existing Structure
- Renovate Mission Style Building to accommodate community recreation and become anchor of park site
- Create mini park
- Streetscape and Pedestrian Improvements along College Ave.



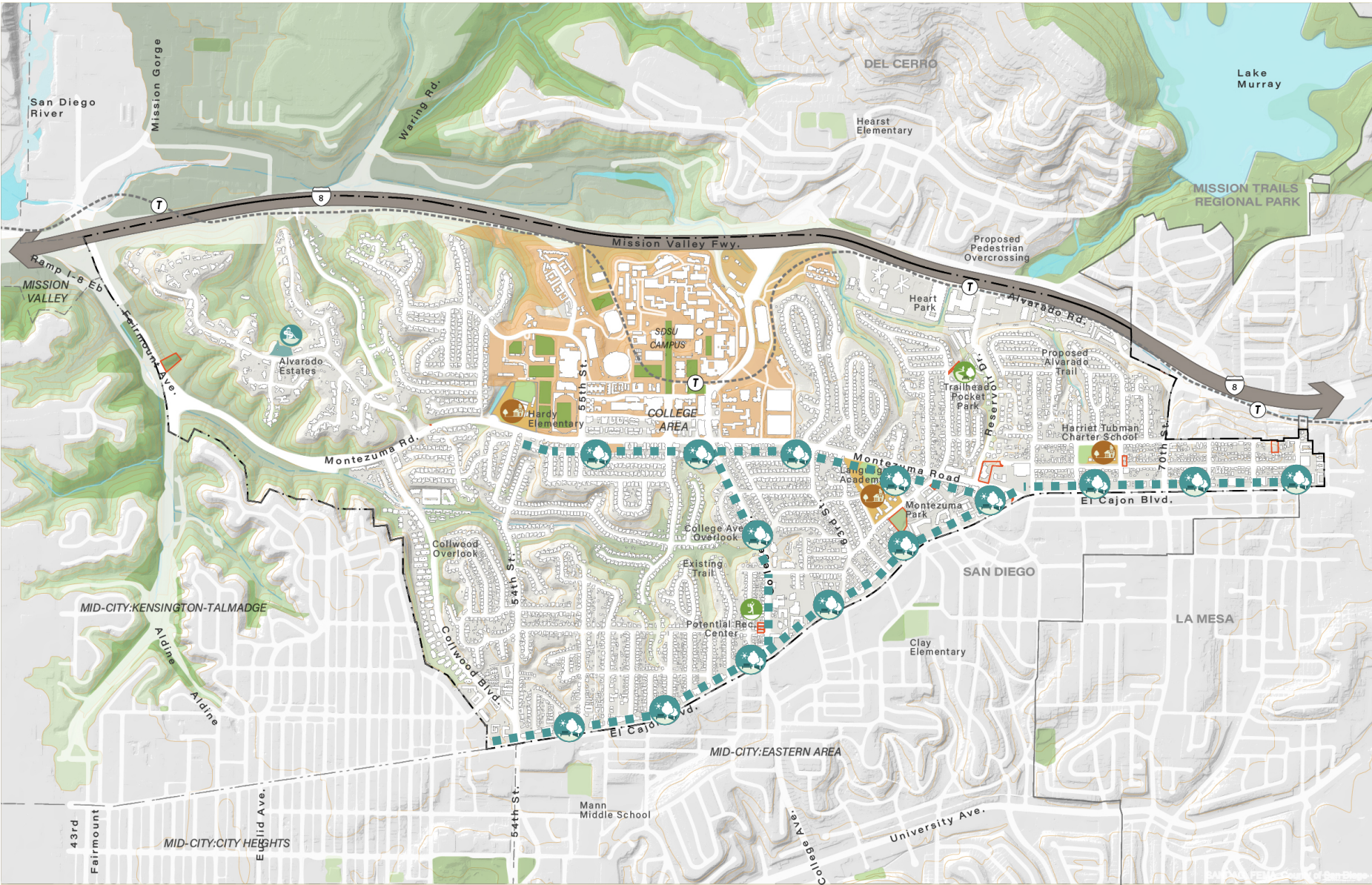
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Park Opportunities with New Development

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Pocket Parks in New Developments:
Public Plazas
Paseos
Linear Parks



Park Opportunities with New Development

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Pocket Parks: Plazas and Paseos



Park Opportunities with New Development

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New Public Spaces Created with Future Development


- Plaza at El Cajon Boulevard connecting to transit, enhanced pedestrian realm
- Paseo connecting new plaza with Montezuma Park
- Linear parkway with green infrastructure and trail




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Green Network Opportunities


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Off-street Trails:
"Adams Trail"
Alvarado Trail




Trailhead Pocket Parks:
Catoctin Trailhead




Natural Viewpoints:
College Ave Overlook
Collwood Canyon




Green Corridors



Neighborhood Greenways






Trails






Potential Crossings

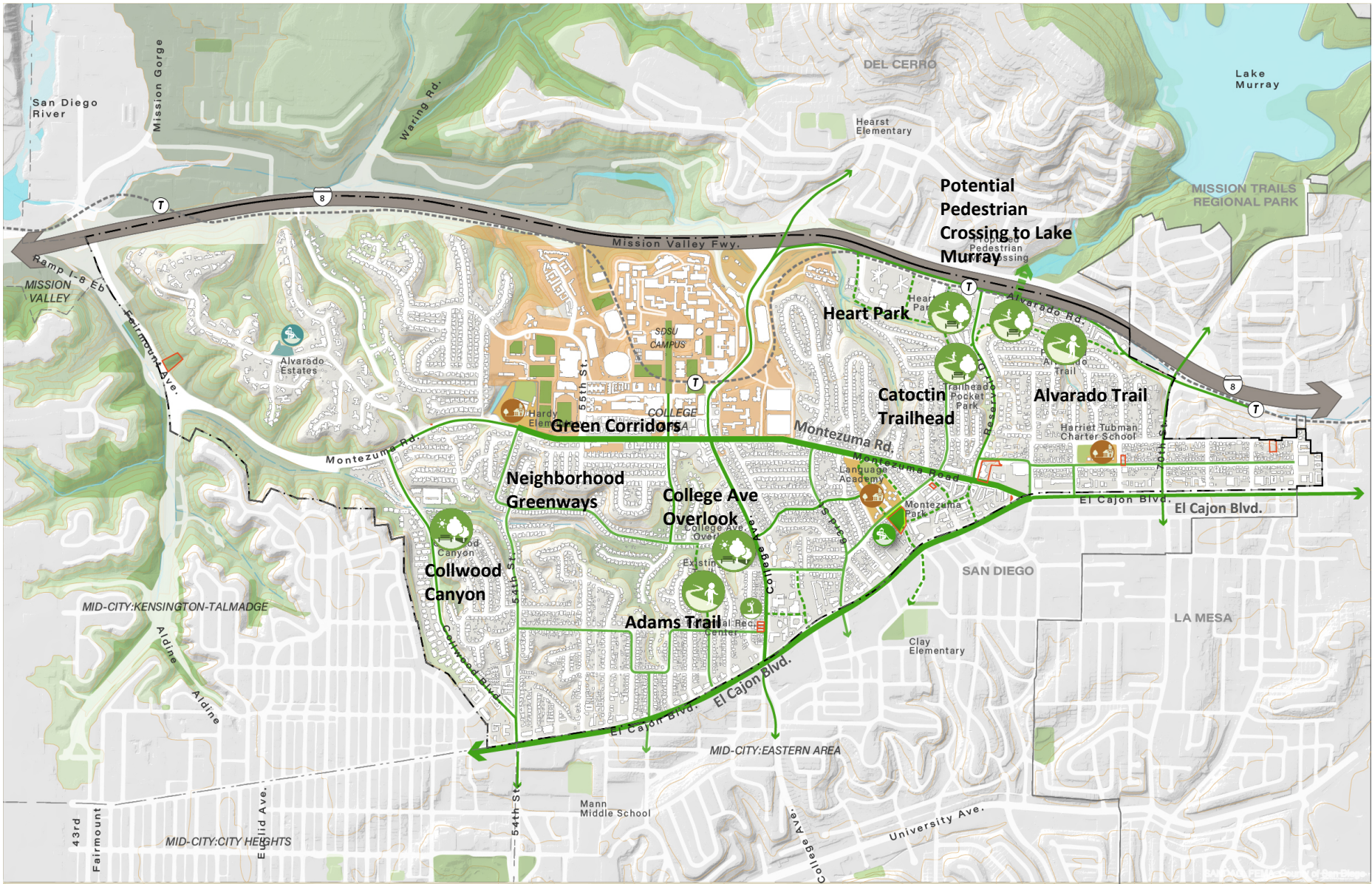
Opportunities

-  Joint-Use Schools with Parks
-  Green Streets
-  Off-Street Ped Connections

Parks/Open spaces

-  Existing Parks/Plazas

-  Trolley Station
-  SDSU Campus



Green Network Opportunities

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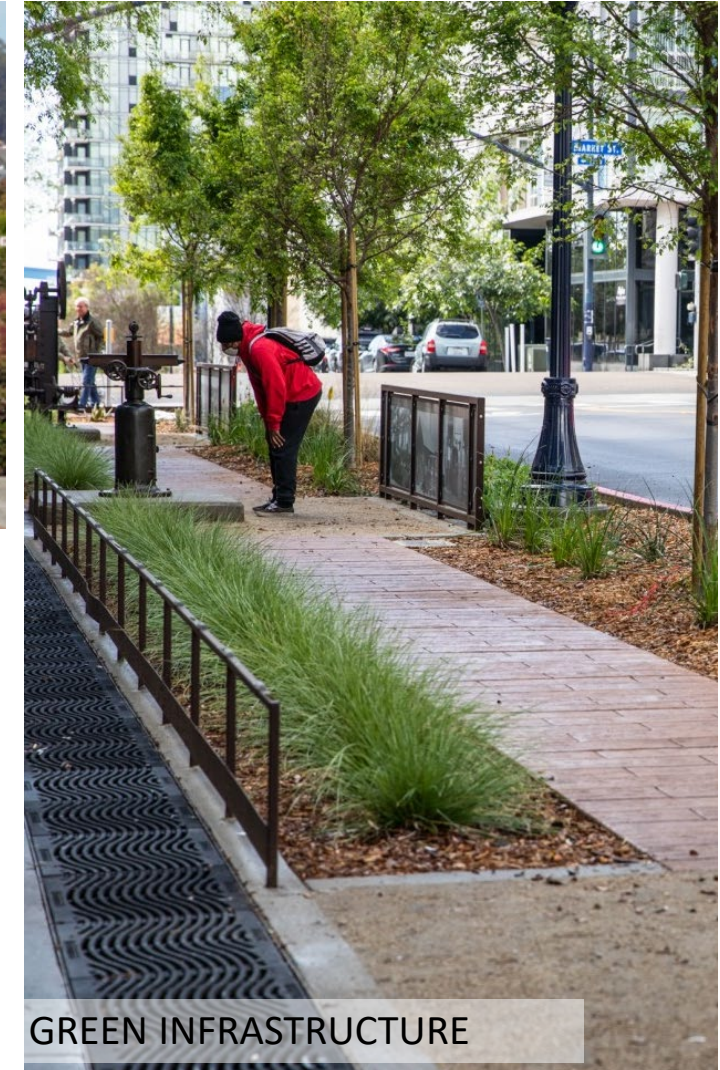
Trails, Trailheads and Pedestrian Connections



Green Network Opportunities

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Linear Parks, Green Corridors and Neighborhood Greenways

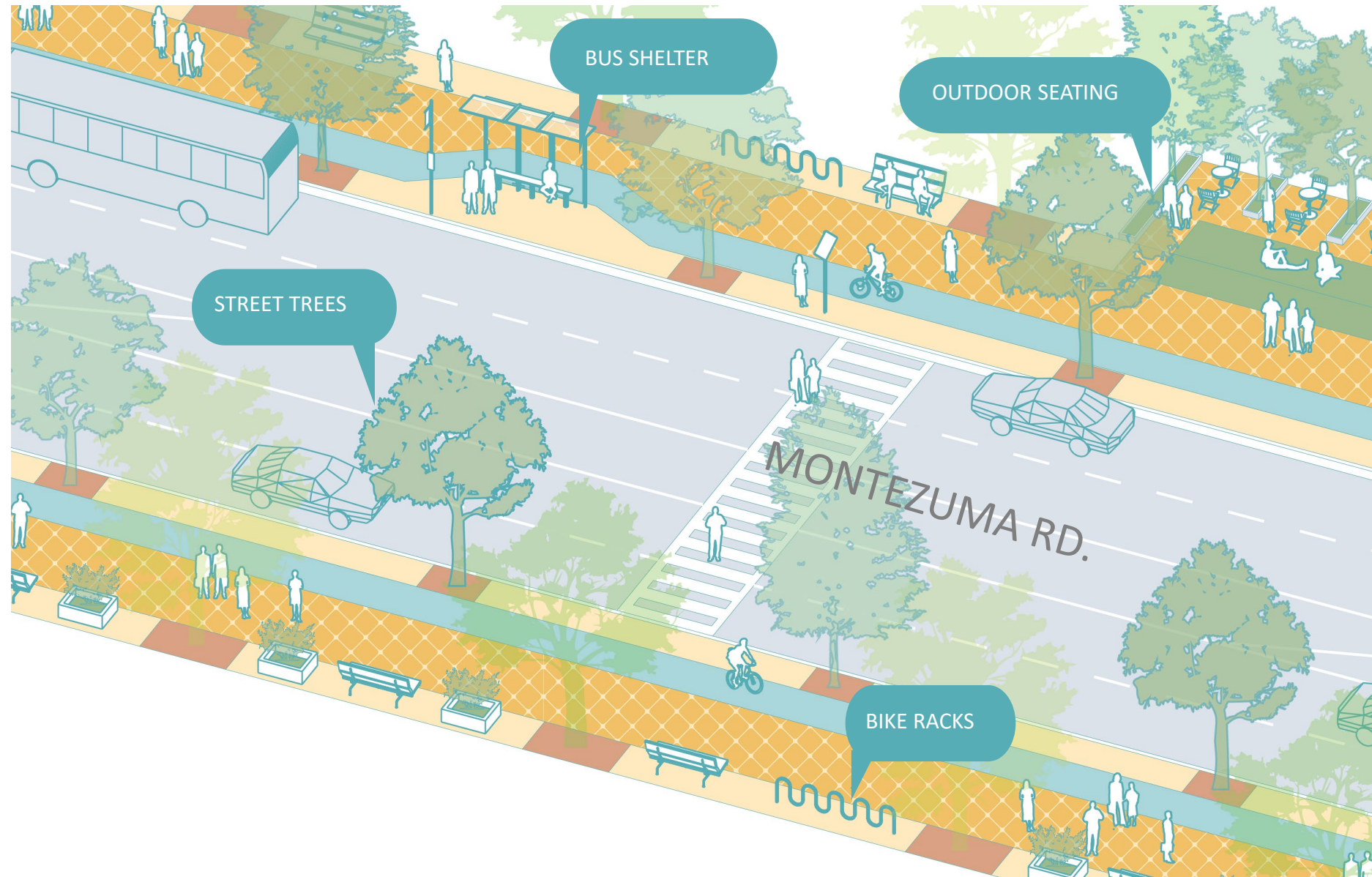


Green Network Opportunities

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Green Corridors

- Montezuma Road streetscape improvements



Green Network Opportunities

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Neighborhood Greenways

■ Catoctin Drive



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A man in a black t-shirt and shorts is running on a wide, paved sidewalk. To his right is a landscaped area with purple flowers and green shrubs. In the background, there's a street with traffic lights, trees, and buildings. A street sign for 'San Miguel Ave' is visible. The scene is bright and sunny.

05

A COMPLETE NETWORK

Putting Together a Park System

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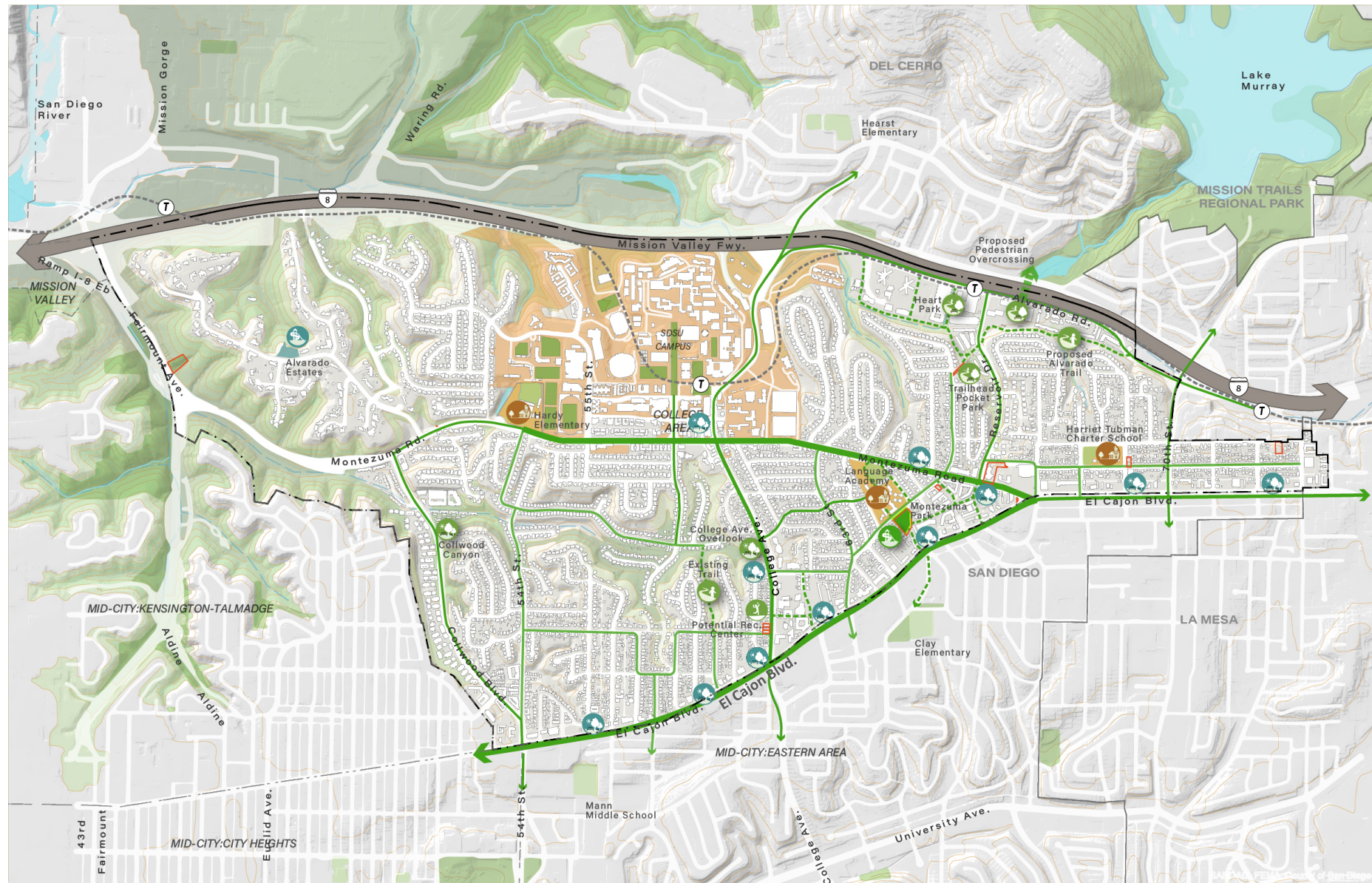
Parks & Public Spaces Network

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A full spectrum of parks and open spaces make a diverse park system.

Key Opportunities:

- Existing Park and Joint-Use Site Improvements
- Park Opportunities on City-Owned Land
- Park Opportunities with Future Development
- Green Network Opportunities



DISCUSSION

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COLLEGE AREA COMMUNITY PLAN UPDATE

PARKS AND OPEN SPACES OPPORTUNITIES

