



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: May 1, 2025

REPORT NO.: 102

ATTENTION: Parks and Recreation Board
Agenda of May 15, 2025

SUBJECT: Boston Avenue Linear Park General Development Plan

SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the proposed General Development Plan (GDP) for the implementation of Boston Avenue Linear Park, on relinquished CALTRANS land? Exhibit A

Department Recommendation – Recommend approval of the proposed General Development Plan to implement the neighborhood park.

Other Recommendations –

The proposed project has been reviewed and considered by the Environmental Health Coalition and the Barrio Logan Community Planning Group. Their input and feedback are detailed in the Discussion section of this report.

Fiscal Impact –

The total estimated cost for construction is \$9.1 million. Current funding includes a TCC Grant of \$3,899,835.43, which covers design, permitting, and implementation of Phase I. (Exhibit B) Staff is pursuing additional funding sources for Phase II, including Capital Improvement Program funds (CIP) and Development Impact Fees (DIF). The Engineering and Capital Projects Department is preparing to release an RFP for the hiring of a design consultant.

Water and Energy Conservation Status –

The project aligns with Council Policy 200-14 for energy conservation. The GDP includes a low water-use plant palette featuring turf areas, trees, and native shrubs to minimize water and energy impacts.

Climate Action Plan (CAP) Impact –

Although all existing trees were previously removed during site grading, the new park design will plant approximately 216 new trees—50 street trees and 166 park trees—contributing to urban greening and environmental health.

ENVIRONMENTAL:

The approval of the proposed GDP for the Boston Avenue Linear Park has been reviewed for consistency with and is adequately addressed in the Final Addendum to Program Environmental Impact Report (PEIR) No. 240982 for the Barrio Logan Community Plan Update (SCH No. 2009091021) which was adopted by the City of San Diego City Council on December 17, 2021 (Resolution R-313812). This activity is a subsequent discretionary action and is not considered to be a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

BACKGROUND

The Environmental Health Coalition initiated the project as part of a broader community-driven effort to enhance green infrastructure and public amenities in Barrio Logan. The Boston Avenue Linear Park is identified as a key priority in the adopted Barrio Logan Community Plan.

DISCUSSION

The proposed General Development Plan (GDP) outlines a dynamic and inclusive vision for the Boston Avenue Linear Park, transforming a narrow stretch of land adjacent to I-5 into an engaging public space designed to support recreation, connectivity, and community gathering.

Key features of the park include:

- A large open lawn and native, drought-tolerant landscaping.
- A decomposed granite walking trail and a wide concrete promenade.
- A fenced dog park with play equipment.
- A multi-use basketball court that can be adapted for pickleball.
- Age-specific children's play areas with interactive water features and rubberized safety surfaces.
- Raised herb gardens, accent boulders, and designated areas for public art.
- Shaded seating areas and picnic shelters.

The park design prioritizes accessibility and community engagement through:

- A central plaza equipped with a stage and information kiosks to support events and cultural activities.

- Enhanced crosswalks, pedestrian ramps, and ADA-compliant amenities.
- Sustainable infrastructure elements such as bioswales, preservation of existing utility poles, and integration with freeway access.
- Improved lighting, fencing around sports courts, and removable bollards for traffic control.

Future connectivity to regional bikeways is also planned to promote active transportation and further integrate the park into the city's mobility network.

The project has been shaped by robust community involvement, led by EHC and supported by the Parks and Recreation Department. Five public workshops were held to gather input and refine design concepts:

1. **May 26, 2021** – Initial virtual meeting (due to COVID-19)
2. **October 23, 2021** – On-site community engagement session
3. **November 5, 2021** – Public design review at Chicano Park
4. **December 11, 2021** – Design option review at Logan and National Avenue Courtyard
5. **April 16, 2025** – Draft GDP presentation at the Barrio Logan Historic Museum (informational item to the Barrio Logan Planning Group)

Next Steps:

Approval of the proposed GDP will enable staff to collaborate further with the Community Review Group (CRG), Community Planning Group (CPG), and the Environmental Health Coalition on finalizing and implementing park amenities. Given the strong support demonstrated throughout the community engagement process, the Parks and Recreation Department recommends approval of the proposed GDP.

ALTERNATIVES

1. Recommend approval of the proposed GDP amendment with conditions;
2. Do not recommend approval of the proposed GDP.

Respectfully submitted,



Andy Fields
Department Director



Prepared by: Brice Ciabatti
Landscape Architect

Page 4
Boston Avenue Linear Park GDP
May 1st, 2025

BC/KB
Attachment(s):

Exhibit A. Barrio Logan Community Plan Update

Exhibit B. Parks and Recreation Board Power Point Presentation

Exhibit C. Boston Avenue Linear Park General Development Plan

cc: Council District 8 Office



EXHIBIT A

CHAPTER SEVEN

recreation element

IN THIS CHAPTER

Goals

Parks and Recreation Facilities

Preservation, Protection and Enhancement

Accessibility

Open Space Lands

The Barrio Logan Community Plan Recreation Element includes specific policies and recommendations addressing the following topic areas: Parks and Recreation Facilities, Preservation, Accessibility and Open Space Lands. These policies and recommendations, along with the broader goals and policies of the General Plan, provide a comprehensive parks strategy intended to accommodate the community throughout the next thirty years. Because of the scarcity of park amenities in Barrio Logan, the Recreation Element includes intensification strategies to expand facilities and programming within existing public spaces.

RE-1

GOALS

- A sustainable park and recreation system that meets the needs of a variety of users such as children, the elderly, and persons with disabilities and communities of concern.
- Protect and enhance the quality and recreational value of existing parks, open space, and recreational programs in the Barrio Logan Community.
- Protect and preserve natural, cultural, and historic resources that serve as recreational facilities in Barrio Logan.
- Comprehensive pedestrian, bikeway, and public transportation connections between parks and open space lands within the Barrio Logan Community and the entire City.
- An open space system for the preservation and management of Chollas Creek and the San Diego Bay.

7.1 PARKS AND RECREATION FACILITIES

POPULATION-BASED PARK AND RECREATION FACILITIES

The General Plan park standard is a 100 points of recreational value per 1,000 residents, to deliver safe and enjoyable activities, amenities, and experiences in parks and open spaces desired by the community. See the Parks Master Plan, Appendix C and D for a discussion on recreational value and park facility typologies.

Population-based park requirements for the community are calculated based on community build out population for the year 2050. The projected population for Barrio Logan at full community development is approximately 12,130 residents.

Currently, the park system in Barrio Logan is comprised of a Regional Park and a San Diego

Unified Port District park as shown in Figure 7-1. Regional Park, Chicano Park is a City-owned and operated regional park serving the Barrio Logan Community (See Table 7-1). Chicano Park is constructed within the Caltrans Right-of-Way under the I-5 and San Diego- Coronado Bay Bridge. The park includes two handball courts, two basketball courts, comfort station, barbeque grills, lawn areas, concrete plazas, skate park, and a children's play area.

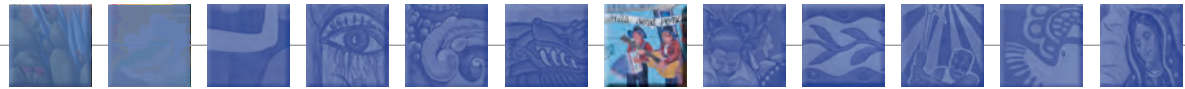
Used heavily by residents as the “central park” within the neighborhood, the park serves as a community gathering space, a place for active and passive recreation, and a symbol of the hardships shouldered by the neighborhood and achievements over many decades. Art murals painted on the freeway structural supports add vibrancy and cultural identity to the park and the community.



Chicano Park dance stage



The Gateway Family Apartments play area



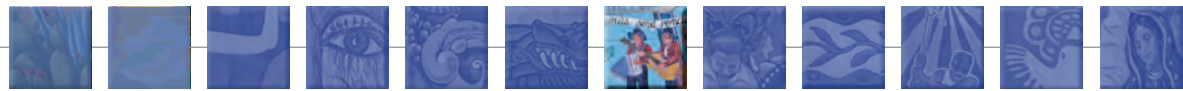


TABLE 7-1 PLANNED POPULATION-BASED PARKS AND RECREATION FACILITIES

PARKS AND RECREATION FACILITIES	EXISTING RECREATIONAL VALUE	PLANNED RECREATIONAL VALUE***	EXISTING USABLE AREA	PLANNED USABLE AREA	PARKS AND RECREATION FACILITIES DESCRIPTION	PARKS AND RECREATION FACILITIES RECOMMENDATIONS
NEIGHBORHOOD PARKS						
Boston Ave Linear Park	0.00 Points	245.00 points	0.00 Acres	3.00 Acres	Proposed linear park within Caltrans Right-of-Way to accommodate passive and active recreational uses.	Design and construct park amenities to support passive and active recreation, such as children's play area, landscaping, shaded seating, walkways, bike paths, basketball courts, skatepark, handball courts, security lighting, a restroom, and interpretive signs. The width of the street will be decreased and restriped to provide an enhance pedestrian sidewalk with a double row of trees. Additional traffic calming measures may be required to ensure the safety of park users. Explore parking restrictions along Boston Ave to ensure safe parking is available for local residents and park users.
Bryant Street Neighborhood Park	0.00 points	231.00 Points	0.00	2.00 Acres	Proposed neighborhood park within Caltrans Right-of-Way to accommodate passive and active recreation.	Coordinate with Caltrans to develop the right-of-way west of the 5 freeway along Chollas Creek for recreational use. Design and construct park amenities to support passive and active recreation such as a children's play area with universal play/access, lit basketball court, multi-purpose turf, active recreation field, restrooms, wetland restoration, access to Chollas Creek, security lighting, wayfinding signage, and shade trees.
Logan Avenue Neighborhood Park (Freeway Lid)	0.00 Points	1,270.00 points	0.00 Acres	11.00 Acres	Proposed neighborhood park built on a freeway lid spanning Interstate 5 to accommodate passive and active recreation.	Coordinate with Caltrans and the Federal Government to develop and construct a freeway lid spanning Interstate 5 between S Evans St and National Ave. Design and construct park amenities to support passive and active recreation such as a children's play area with universal play/access, lit basketball court, multi-purpose turf, active recreation fields, restrooms, security lighting, public art, staging area for community events with electrical connections, community WiFi network, cultural signage, wayfinding signage, and shade trees. Integrate the businesses and residential uses along the park into the park design to create an active public realm and promote connections between the Barrio Logan and Southeastern Communities.
Boston Avenue Neighborhood Park (Freeway Lid)	0.00 Points	1,049.00 points	0.00 Acres	9.00 Acres	Proposed neighborhood park built on a freeway lid spanning Interstate 5 to accommodate passive and active recreation.	Coordinate with Caltrans and and the Federal Government to develop and construct a freeway lid spanning Interstate 5 between 29th St and 32 St. Design and construct park amenities to support passive and active recreation such as a children's play area with universal play/access, lit basketball court, multi-purpose turf, active recreation fields, restrooms, security lighting, public art, staging area for community events with electrical connections, community WiFi network, cultural signage, wayfinding signage, and shade trees. Integrate the businesses and residential uses along the park into the park design to create an active public realm and promote connections between the Barrio Logan and Southeastern Communities.
JOINT USE FACILITIES						
Perkins Elementary	0.00 points	98.00 points	0.00 Acres	2.00 Acres	Proposed joint use with San Diego Unified School District	Design and construct facilities consisting of multi-purpose turf field, walking track, irrigation and landscaping pursuant to long-term joint use agreement.

RECREATION OPPORTUNITIES

Opportunities for additional parkland and recreation facilities within the Barrio Logan Community are anticipated to come through the redevelopment of private and public properties.

Some examples of future population-based park and recreation facilities to be considered as opportunities arise include: mini, trailhead, pocket or linear parks; plazas; expansion of the existing Chicano Park; utilization of existing brownfield and other under utilized sites; freeway decks over the I-5 connecting to the Southeastern San Diego Community Planning Area; a multi-purpose joint use facility at Perkins Elementary, utilization of Caltrans and City Right-of-Way along Boston Avenue, community gardens, and any other opportunities that increase recreational access and enjoyment to residents and visitors.

While it is a goal to obtain land for population-based parks, the City also strives to improve existing parks and further investing in City-owned sites to increase overall safe use and enjoyment. This can include improvements to existing facilities to expand their use and/or increase the recreational value. Additional opportunities to increase park lands, in a manner consistent with the community plan goals and policies, may arise through plan implementation.

In addition to the General Plan “Park Planning Policies,” the following are Barrio Logan-specific.

RECREATION OPPORTUNITIES POLICIES

Policy 7.1.1 Provide parkland that keeps pace with Barrio Logan’s population growth, through timely acquisition, investments in existing park and other public facilities, and development of available land and new facilities.

Policy 7.1.2 Pursue land acquisition for the creation of public parks through urban infill and redevelopment proposals, with a special effort to locate new parkland within the community that promotes connectivity, safety, public health and sustainability.

Policy 7.1.3 Pursue expanded recreation programs and extended hours of operation at public and private park and recreation facilities to intensify and increase usage by Barrio Logan residents.

Policy 7.1.4 Acquire and develop new park lands through street/alley rights-of-way vacations, where appropriate and legally defensible, to provide pocket, public plazas, or linear parks (such as the Caltrans and City Right-of-Way along Boston Avenue), focusing on land that provides connectivity to schools, residences, parks and other recreational areas within the community.

Policy 7.1.5 Promote safety by providing park designs that incorporate Crime Prevention through Environmental Design Measures (CPTED) measures. See General Plan UD-A-17 for further policy direction.



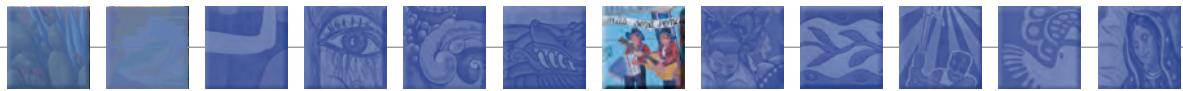
Los Vientos Apartments internal play area



Barrio Station swimming pool



Barrio Logan - Chicano Park



Policy 7.1.6 Pursue development of underutilized and reclaimed brownfield sites for future parks within the community where economically feasible, through acquisitions or other agreements.

Policy 7.1.7 Improve waterfront access, linkages and recreational opportunities via a system of public plazas, bike paths, and parks that increase connectivity and improve public access to existing parks and public facilities.

Policy 7.1.8 Improve access to the San Diego Unified Port District Cesar Chavez Park by providing a safe pedestrian crossing at the intersection of Harbor Drive and the railroad tracks.

Policy 7.1.9 Pursue funding sources, including grant opportunities, for the development and improvement of park and recreation facilities within the Barrio Logan Community.

Policy 7.1.10 If Fire Station # 7 or other public agency building is renovated or replaced, incorporate active, or passive, recreation into the structure, or the surrounding exterior, where space permits and safety can be assured.

Policy 7.1.11 Develop and maintain community partnerships with private organizations, or governmental agencies to create joint use and other partnership opportunities for increased recreational space and activities.



Cesar Chavez Park and San Diego Bay



Cesar Chavez Park Soccer fields



Barrio Station

EXHIBIT B

Parks and Recreation Department

Boston Avenue Linear Park Draft GDP

Parks and Recreation Department Board Presentation
May 15, 2025



Boston Avenue Linear Park Community Outreach

- 05.26.2021: Environmental Health Coalition (EHC) - Clean Air Bright Future Presentation (conducted via zoom).
- 10.23.2021: Estrada Land Planning & EHC Community Outreach and Park design workshop#1 (hosted on site).
- 11.05.2021: Estrada Land Planning & EHC Community Survey workshop #2 (hosted at the Chicano Park kiosk).
- 12.11.2021: Estrada Land Planning & EHC Community workshop #3 (Hosted at La Bodega Lot).

Boston Avenue Linear Park Community Outreach

- 08.21.2021: 11.01.2021: Environmental Health Coalition (EHC) – English and Spanish survey conducted to hear the community’s prioritized park features and amenities.
- 03.04.2023: Boston Avenue groundbreaking with CalTrans.
- 04.13.2023: Estrada Land Planning Presented draft GDP.
- 04.16.2025: Parks and Recreation Dept. presented revised draft GDP to the Barrio Logan Community Planning Group at the Chicano Park Museum and Cultural Center.

Site Analysis



Site Photo A



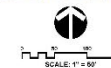
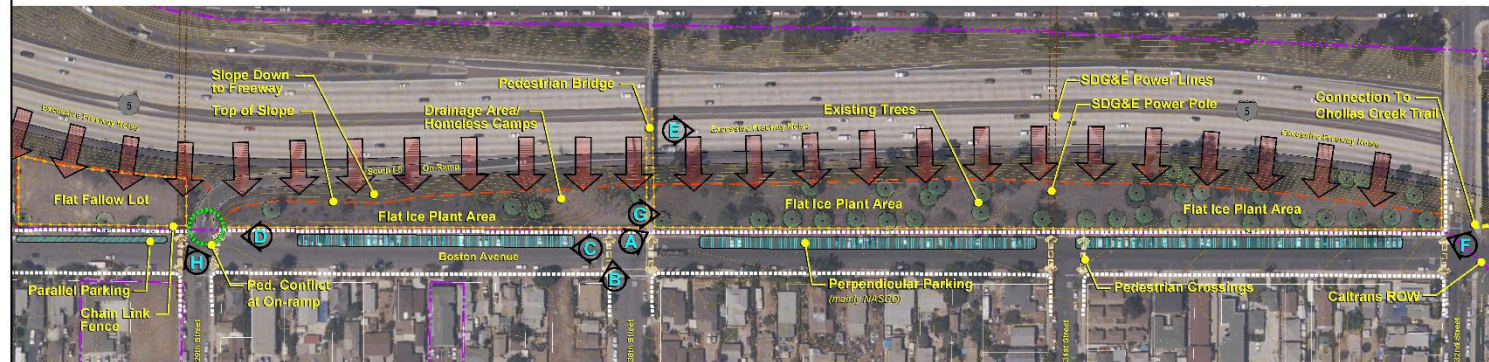
Site Photo B



Site Photo C



Site Photo D



Site Photo E



Site Photo F

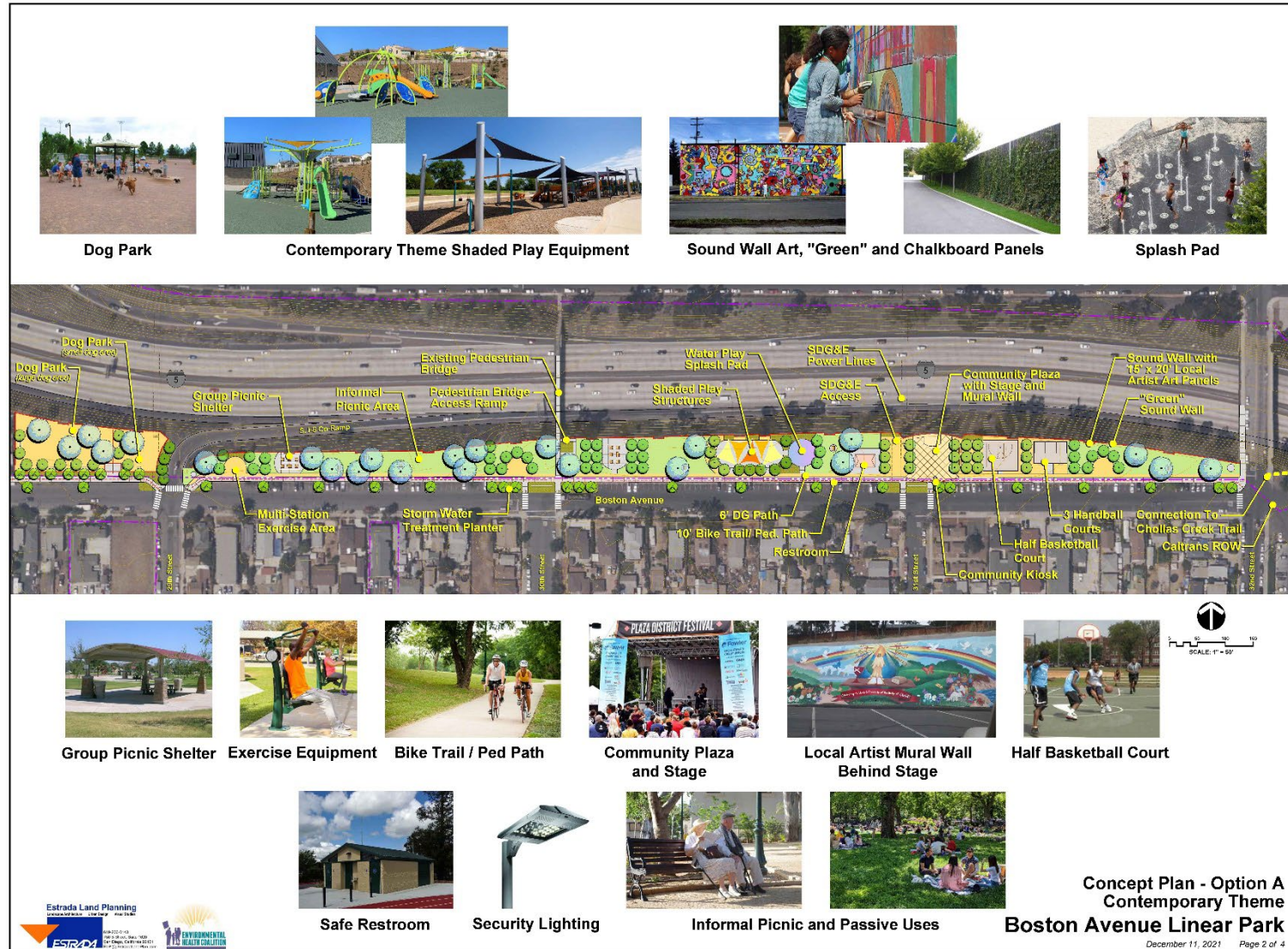


Site Photo G



Site Photo H

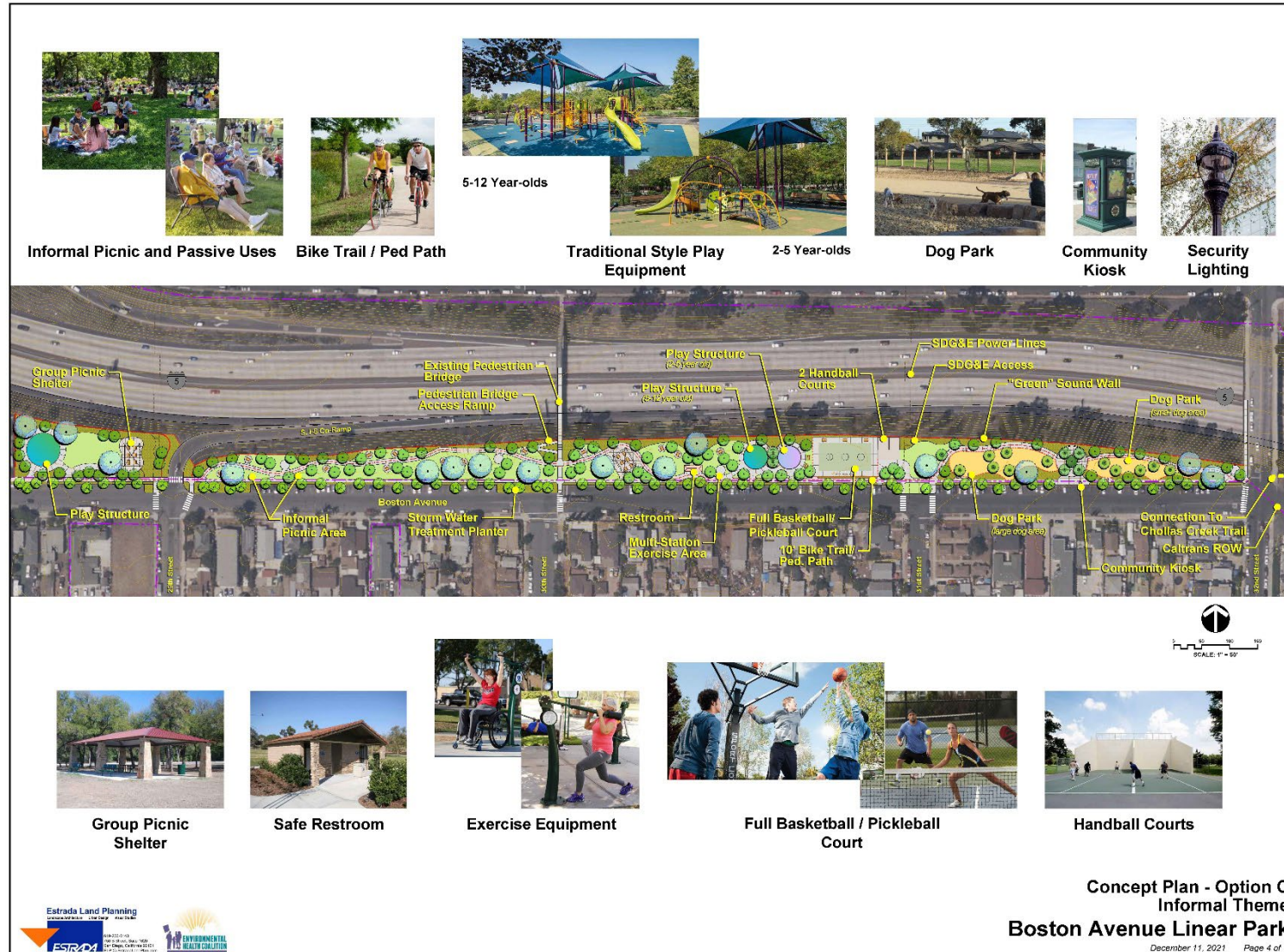
Option a



Option b



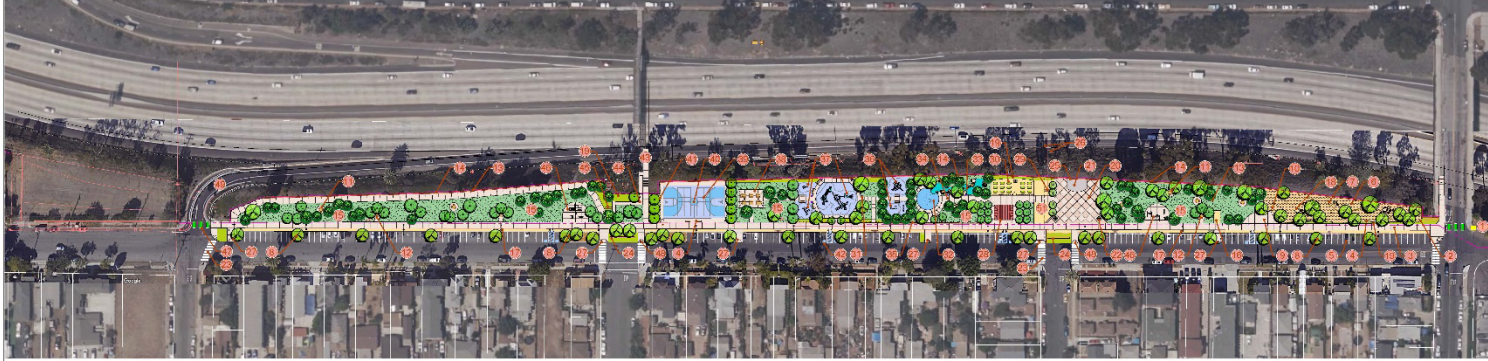
Option c



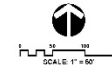
Draft GDP

BOSTON AVENUE LINEAR PARK LABEL NUMBER DESCRIPTIONS

- | | | |
|---|---|--|
| 1. Future trail connection to Chollas Creek bikeway. | 11. Concrete picnic table on concrete pad. | 21. Community stage flush with plaza. |
| 2. 5 ft high wrought iron fence with pilasters around dog park. | 12. Accessible concrete picnic tables on concrete pad. | 22. Community information kiosks (2). |
| 3. 10 ft wide enhanced concrete multi-use path. | 13. Exist. Caltrans 8 ft high masonry wall with vines. | 23. New crosswalks to be aligned with handicap ramps opposite. |
| 4. Concrete bench typical. | 14. Leave areas in wall to act as canvas for public art. | 24. Park monument signage. |
| 5. Reconfigured perpendicular parking. | 15. Open lawn area. | 25. Enhanced 8 ft high screen behind Community Stage. |
| 6. Decomposed granite off-leash dog park. | 16. DG service vehicle pad. | 26. Existing overhead power lines. |
| 7. Dog play equipment throughout dog park. | 17. Exist. Caltrans double cobra street lights @150' o.c. | 27. Concrete driveway for SDG&E and City maintenance access. |
| 8. New planting areas between parking spaces to function as BMPs. | 18. Accent boulders scattered throughout the park. | 28. All gender restroom building. |
| 9. Enhanced concrete entry for dog park and open lawn area. | 19. native/drought tolerant shrub and ground cover area. | 29. Existing power pole to remain. |
| 10. Two-gate trap entry for dog park. | 20. Scored and colored concrete Community Plaza. | 30. Herb garden with raised metal planters and tool shed. |



- | | |
|--|--|
| 31. Pedestrian scale light standards. | 41. 8 ft high black chain-link fence around a basketball court area. |
| 32. Splash pad water play area. | 42. Typical disabled parking stall. |
| 33. Concrete, sand and rock kids water play creek area. | 43. Existing pedestrian bridge to remain over I-5. Repair unsightly fence. |
| 34. 10 ft wide enhanced concrete promenade. | 44. New disabled ramp to access pedestrian bridge. |
| 35. 4 ft high wrought iron safety fence with concrete pilasters. | 45. Existing utility pole to be removed. |
| 36. 2 to 5-year-olds play equipment on rubberized safety surface. | 46. Adult and senior exercise equipment on concrete pad. |
| 37. 5 to 12-year-olds play equipment on rubberized safety surface. | 47. Multi-use path crossing at freeway on-ramp. |
| 38. Group picnic shelter with concrete tables. | 48. New pedestrian ramps and associated crosswalks. |
| 39. 2 pickleball courts overlaid on basketball court. | 49. Interstate 5 southbound on-ramp to remain. |
| 40. Full court basketball. | 50. 5 ft wide parkway paved with decomposed granite. |
| | 51. Decomposed granite SDG&E easement. |



April 2023

Draft General Development Plan

Parks & Rec GDP

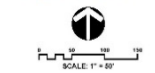
BOSTON AVENUE LINEAR PARK LABEL NUMBER DESCRIPTIONS

1. Future trail connection to Chollas Creek bikeway.
2. 5 ft high wrought iron fence with pilasters around dog park.
3. 10 ft wide enhanced decomposed granite multi-use path.
4. Concrete bench typical.
5. Reconfigured perpendicular parking.
6. Decomposed granite off-leash dog park.
7. Dog play equipment throughout dog park.
8. New planting areas between parking spaces to function as BMPs.
9. Enhanced concrete entry for dog park and open lawn area.
10. Two-gate trap entry for dog park.
11. Concrete picnic table on concrete pad.
12. Accessible concrete picnic tables on concrete pad.
13. Exist. Caltrans 8 ft high masonry wall with vines.
14. Leave areas in wall to act as canvas for public art.
15. Open lawn area.
16. Water play feature underground systems vault
17. Exist. Caltrans double cobra street lights @150' o.c.
18. Accent boulders scattered throughout the park.
19. native/drought tolerant shrub and ground cover area.
20. Scored and colored concrete Community Plaza.
21. Community stage flush with plaza.
22. Community information kiosks (2).
23. New crosswalks to be aligned with handicap ramps opposite.
24. Park monument signage.
25. Enhanced 8 ft high screen behind Community Stage.
26. Existing overhead power lines.
27. Concrete driveway for SDG&E and City maintenance access.
28. All gender restroom building.
29. Existing power pole to remain.
30. Herb garden with raised metal planters and tool shed.



31. Pedestrian scale light standards.
32. Interactive water play area.
33. Concrete, gravel and rock kids water play creek area.
34. 10 ft wide enhanced concrete promenade.
35. 4 ft high wrought iron safety fence with concrete pilasters.
36. 2 to 5-year-olds play equipment on rubberized safety surface.
37. 5 to 12-year-olds play equipment on rubberized safety surface.
38. Group picnic shelter with concrete tables.
39. Designated full pickle-ball court
40. Full court basketball with three (3) pickle-ball court stripping
41. 8 ft high black chain-link fence around a basketball court area.
42. Typical disabled parking stall.
43. Existing pedestrian bridge to remain over I-5. Repair unsightly fence.
44. Existing disabled ramp to access pedestrian bridge.
45. Existing utility pole to be removed.
46. Adult and senior exercise equipment on concrete pad.
47. Multi-use path crossing at freeway on-ramp.
48. New pedestrian ramps and associated crosswalks.
49. Interstate 5 southbound on-ramp to remain.
50. 5 ft wide parkway paved with decomposed granite.
51. Decomposed granite SDG&E easement.
52. Proposed street round-about improvements
53. Removable vehicular bollards





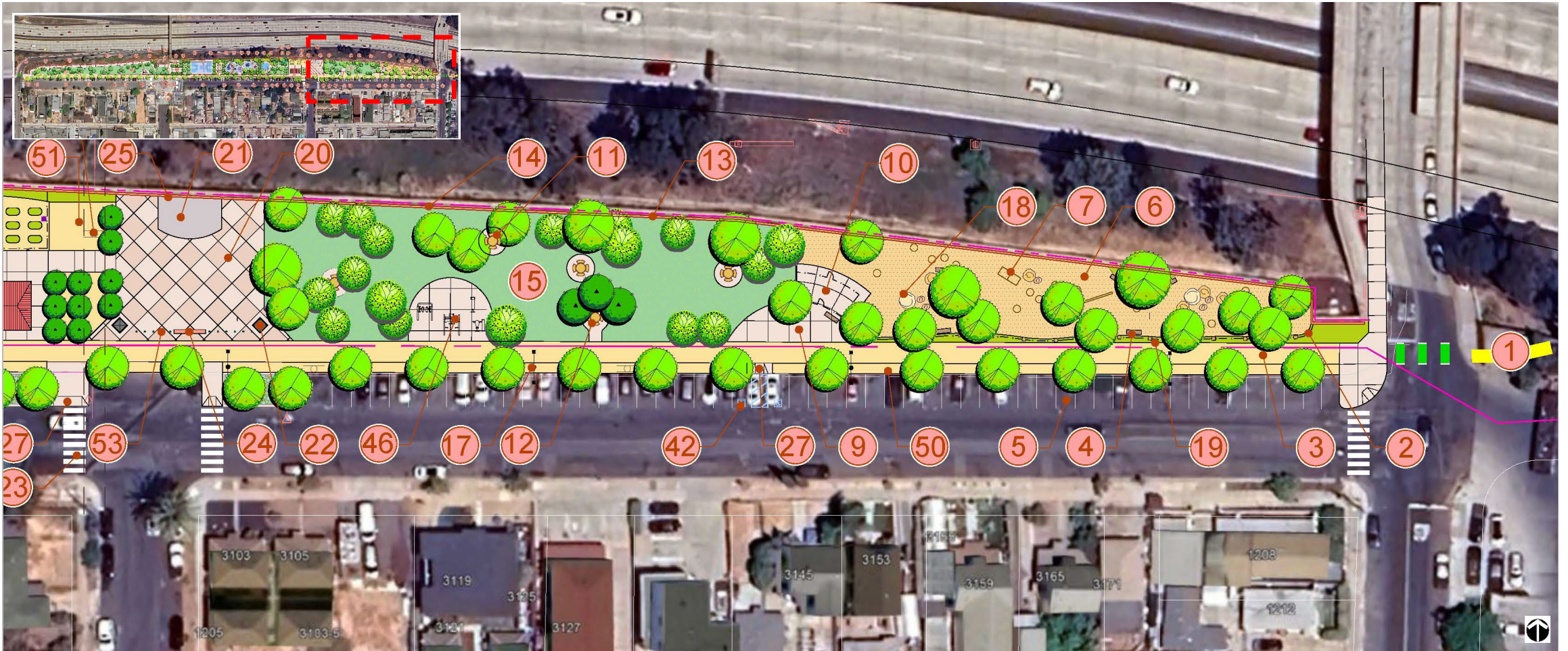
Section 1_West



Section 2_Center



Section 3_East



General Development Plan, Phase I



Parks and Recreation Department

Questions/Comments

BOSTON AVENUE LINEAR PARK LABEL NUMBER DESCRIPTIONS

EXHIBIT C

1. Future trail connection to Chollas Creek bikeway.

2. 5 ft high wrought iron fence with pilasters around dog park.

3. 10 ft wide enhanced decomposed granite multi-use path.

4. Concrete bench typical.

5. Reconfigured perpendicular parking.

6. Decomposed granite off-leash dog park.

7. Dog play equipment throughout dog park.

8. New planting areas between parking spaces to function as BMPs.

9. Enhanced concrete entry for dog park and open lawn area.

10. Two-gate trap entry for dog park.
11. Concrete picnic table on concrete pad.

12. Accessible concrete picnic tables on concrete pad.

13. Exist. Caltrans 8 ft high masonry wall with vines.

14. Leave areas in wall to act as canvas for public art.

15. Open lawn area.

16. Water play feature underground systems vault

17. Exist. Caltrans double cobra street lights @150' o.c.

18. Accent boulders scattered throughout the park.

19. native/drought tolerant shrub and ground cover area.

20. Scored and colored concrete Community Plaza.
21. Community stage flush with plaza.

22. Community information kiosks (2).

23. New crosswalks to be aligned with handicap ramps opposite.

24. Park monument signage.

25. Enhanced 8 ft high screen behind Community Stage.

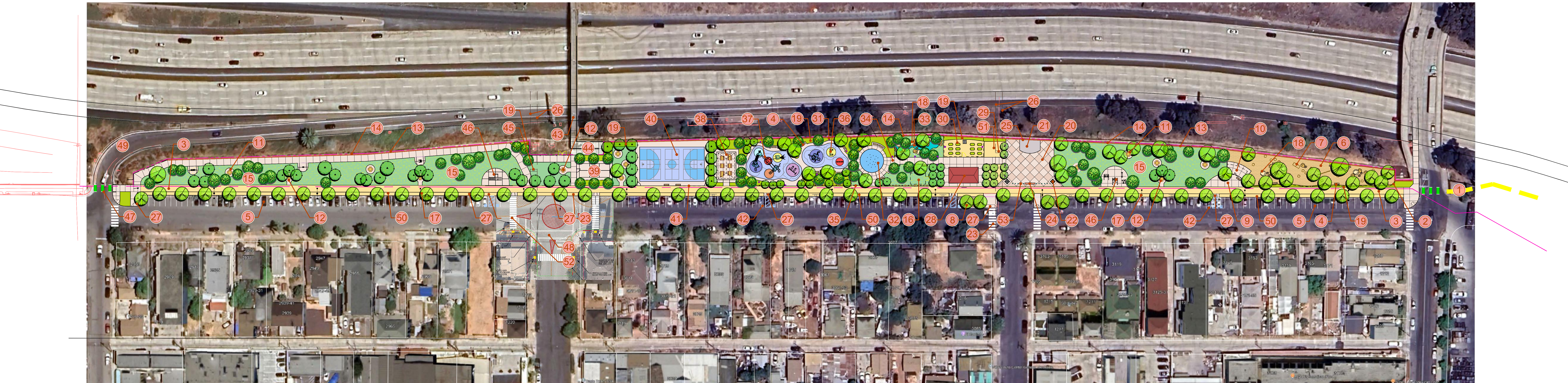
26. Existing overhead power lines.

27. Concrete driveway for SDG&E and City maintenance access.

28. All gender restroom building.

29. Existing power pole to remain.

30. Herb garden with raised metal planters and tool shed.



31. Pedestrian scale light standards.

32. Interactive water play area.

33. Concrete, gravel and rock kids water play creek area.

34. 10 ft wide enhanced concrete promenade.

35. 4 ft high wrought iron safety fence with concrete pilasters.

36. 2 to 5-year-olds play equipment on rubberized safety surface.

37. 5 to 12-year-olds play equipment on rubberized safety surface.

38. Group picnic shelter with concrete tables.

39. Designated full pickle-ball court

40. Full court basketball with three (3) pickle-ball court stripping

41. 8 ft high black chain-link fence around a basketball court area.
42. Typical disabled parking stall.

43. Existing pedestrian bridge to remain over I-5. Repair unsightly fence.

44. Existing disabled ramp to access pedestrian bridge.

45. Existing utility pole to be removed.

46. Adult and senior exercise equipment on concrete pad.

47. Multi-use path crossing at freeway on-ramp.

48. New pedestrian ramps and associated crosswalks.

49. Interstate 5 southbound on-ramp to remain.

50. 5 ft wide parkway paved with decomposed granite.

51. Decomposed granite SDG&E easement.

52. Proposed street round-about improvements

53. Removable vehicular bollards

