

BOSTON AVENUE LINEAR PARK LABEL NUMBER DESCRIPTIONS

EXHIBIT B

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.

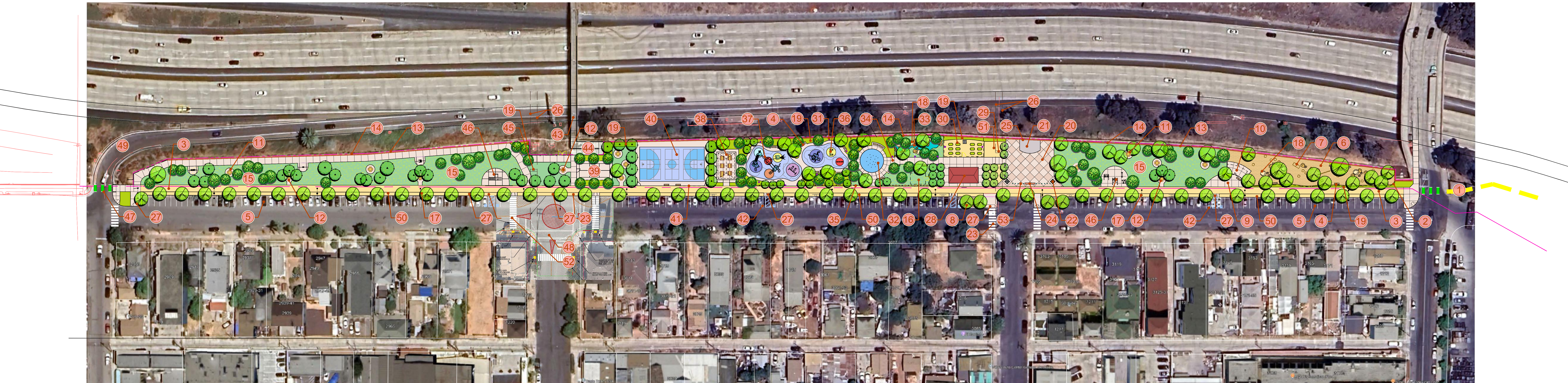
26. Existing overhead power lines.

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.

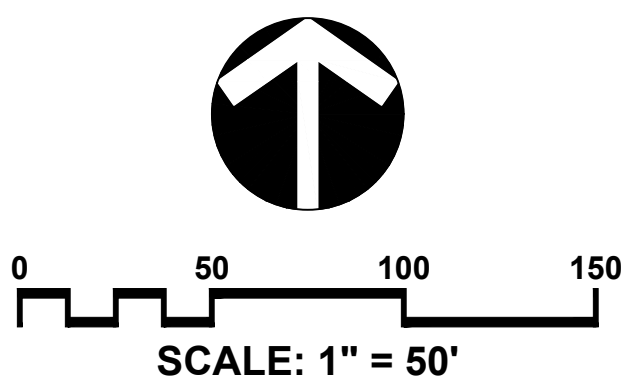
49. Interstate 5 southbound on-ramp to remain.

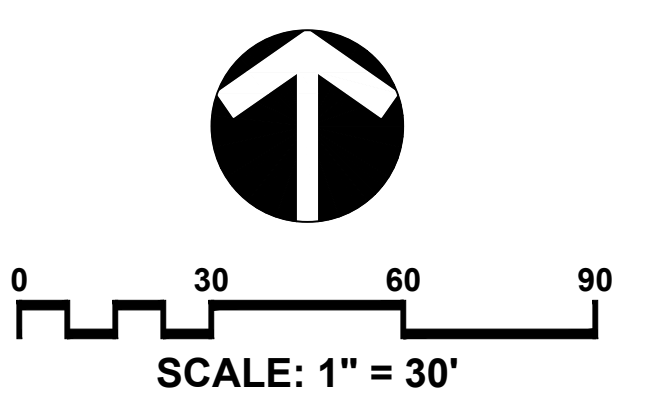
50. 5 ft wide parkway paved with decomposed granite.

51. Decomposed granite SDG&E easement.

52. Proposed street round-about improvements

53. Removable vehicular bollards







THE CITY OF SAN DIEGO

MEMORANDUM

DATE: May 20, 2025

TO: Elena Pascual, Senior Planner, City Planning Department

FROM: Andy Field, Director, Parks and Recreation Department

SUBJECT: Approval of the General Development Plan Amendment for Boston Avenue Linear Park.

The Parks and Recreation Board reviewed and recommended approval of the General Development Plan Amendment for the Gompers Neighborhood Park on May 15, 2025. As the Mayor appointed designee, I considered the recommendation of the Parks and Recreation Board and hereby approve the General Development Plan Amendment for Boston Avenue Linear Park.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andy Field".

Andy Field,
Director, Parks and Recreation Department

AF

cc:

Tom Tomlinson, Assistant Director, Administrative Services Division
Michelle Abella-Shon, Program Manager, Administrative Services Division
Brice Ciabatti, Landscape Architect, Administrative Services Division

Recreational Value Scoring - Boston Avenue Linear Park

Park Size Category	Points	Proposed Improvements/ expansion	Notes
Scoring : Based on overall park acreage (population-serving only)			
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	21	3 acres
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	
Does not apply to MHPA or MSCP lands			
AMENITIES/RECREATION OPPORTUNITIES			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	24	18,000 SF play area
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	7	31,500 SF
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field ⁶	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	35	basketball 1; pickleball 4
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0	
Splash Pad (water playground)	14; 14 pts. maximum	14	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	4	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	21	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0	

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Social Spaces Category		Proposed Improvements/ expansion	Notes
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	10.5	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	
Community Garden ³	7 pt for ea. 10 plots; 14 pts. maximum	7	12 plots
Interactive/Technology Element	7 pt. maximum	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) ⁸	21; 21 pts. maximum	21	
Site Amenities Category		Proposed Improvements/ expansion	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	21	0
Restroom building	21 pt. per building	21	0
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System ⁹	3.5 pt per system; 7 pts. maximum	7	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	3.5	0
Creation of wetlands area(s) or native planting restoration area(s) ⁷	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements/ expansion	Notes
Definition : Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset			
Scoring : 0 (no component present) or 7-21 (component present)			
	Points		
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	21	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	14	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	0	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	0	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	

Recreational Value Scoring - Boston Avenue Linear Park

ACTIVATION & ENGAGEMENT		Proposed Improvements/ expansion	Notes
Definition : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together			
Scoring : 0 (no component present) or 7-21 (component present)			
	Points		
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	0	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	7	
Inclusive Play Recreational Features ⁴	21; 21 pts maximum	15	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) ⁷	7 pt per 1/2 mile	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy ¹⁰	14; 14 pts maximum	0	
TOTAL VALUE POINTS PER PARK:		274	

Recreation Value Points Tabulation Summary:	
Total Proposed Facility Value Points	274
Total Recreation Value Points	274
Population Served	2740 Residents

* See PMP Appendix D for Notes
*RVP summary is subject to change pending final acceptance by the City after construction