



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: September 19, 2025

REPORT NO.: 105

ATTENTION: Parks and Recreation Board
Agenda of September 25, 2025

SUBJECT: College Area Community Plan Update Recreation Component

SUMMARY

Issue – Should the Parks and Recreation Board recommend to the City Council adoption of the recreation component of the College Area Community Plan Update, consisting of the Recreation Element and the Community Enhancement Overlay Zone regulations related to public spaces?

Department Recommendation – Recommend to the City Council adoption of the Recreation Element of the College Area Community Plan Update and the Community Enhancement Overlay Zone regulations related to public spaces.

Other Recommendations – None

Fiscal Impact – Not Applicable

Water and Energy Conservation Status – The proposed College Area Community Plan Update's Recreation Element and the Community Enhancement Overlay Zone regulations related to public spaces comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Climate Action Plan (CAP) Impact – The proposed College Area Community Plan Update's Recreation Element and the Community Enhancement Overlay Zone regulations related to public spaces implement Strategy 5: Resilient Infrastructure and Healthy Ecosystems by furthering the City's target of achieving 35% urban tree coverage by 2035.

Strategic/Tactical Equity Plan Impact – The proposed College Area Community Plan Update's Recreation Element and the Community Enhancement Overlay Zone regulations related to public spaces support the Strategic Plan's *Protect and Enrich Every Neighborhood*, *Advance Mobility and Infrastructure*, and *Champion Sustainability* priority areas by protecting canyons and open space as sensitive habitat; identifying opportunities for public spaces, pocket parks, trails, and joint-use facilities; improving mobility infrastructure to enhance connectivity for people walking, rolling, biking, and using transit; and promoting urban greening and street trees to address stormwater runoff and climate change.

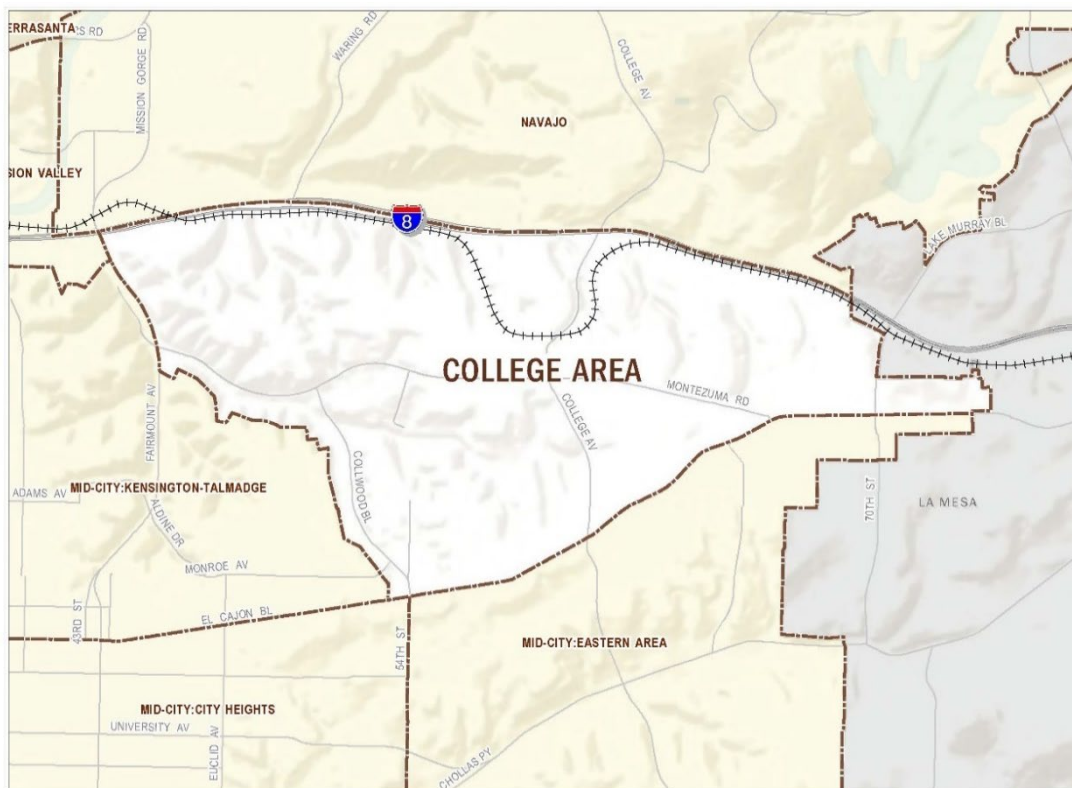
Environmental – In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164, the City of San Diego, as the Lead Agency under CEQA, has prepared an Addendum to the General Plan [Final Program Environmental Impact Report \(PEIR\) SCH No. 2021070359](#) and an amended Mitigation, Monitoring and Reporting Program covering this activity. The determination that an Addendum to the PEIR is the appropriate action is documented in a [City Planning Department memo](#).

BACKGROUND

The College Area is a dynamic community with an area of approximately 1,970 acres in central San Diego. The community is bounded on the north by Interstate 8, east by the City of La Mesa and west by the Kensington-Talmadge Community and south by the Eastern Area Community. San Diego State University (SDSU) is in the center of the community, with a transit center served by an underground Trolley station. College Avenue is the primary north-to-south gateway connecting El Cajon Boulevard to SDSU and I-8. The community's neighborhoods are bisected by corridors that include El Cajon Boulevard, Collwood Boulevard, College Avenue, Montezuma Road, Reservoir Drive and 70th Street.

Alvarado Road also includes the East Campus Medical Center at UC San Diego Health, adjacent to a Trolley station. El Cajon Boulevard and Montezuma Road are the community's primary east-west corridors, connecting the College Area to Mid-City, Mission Valley and the City of La Mesa. Alvarado Road is also an east-west connector with direct access to the UC San Diego Health East Campus Medical Center and the adjacent trolley station. A comprehensive overview of existing conditions in the College Area Community is provided in the [College Area Community Atlas](#).

Figure 1. College Area Community Boundary



The College Area has been updated four times since the first long-range plan was adopted in 1965 to address the evolving needs of the community. The 1965 community plan focused on high-density housing near the University to resolve parking and circulation issues. The 1974 community plan emphasized community character, with added provisions for fraternity and sorority houses in a 1983 plan amendment. The 1986 Mid-City community plan introduced urban design guidelines specifically to address development along El Cajon Boulevard. The

1989 College Area Community Plan expanded the community boundaries to include the north side of El Cajon Boulevard and neighborhoods east of Reservoir Drive. Since then, the College Area community has evolved and grown to an estimated population of 19,688.

The City has experienced a growing housing crisis and a changing climate, requiring additional planning to increase housing opportunities and enhance access and use of transit to help meet City housing and climate goals. The College Area Community Plan update is a part of a citywide program to update community plans in locations served by high-frequency transit consistent with the City of Villages strategy. With the adoption of the City of Villages strategy as part of the comprehensive update of the General Plan in 2008, the City has already updated and amended 17 community plans to address climate change and a housing shortage by planning for additional homes to be built near high-frequency public transit.

For additional background information, see the College Area Community Plan Update webpage, www.plancollegearea.org

DISCUSSION

In 2020, the City Planning Department began the comprehensive update to the College Area Community Plan (College Area CPU). The College Area Community Plan Update Subcommittee helped to develop a vision for the College Area to become a college town with vibrant mixed-use corridors, villages and nodes that connect to neighborhoods and San Diego State University and enhance the community.

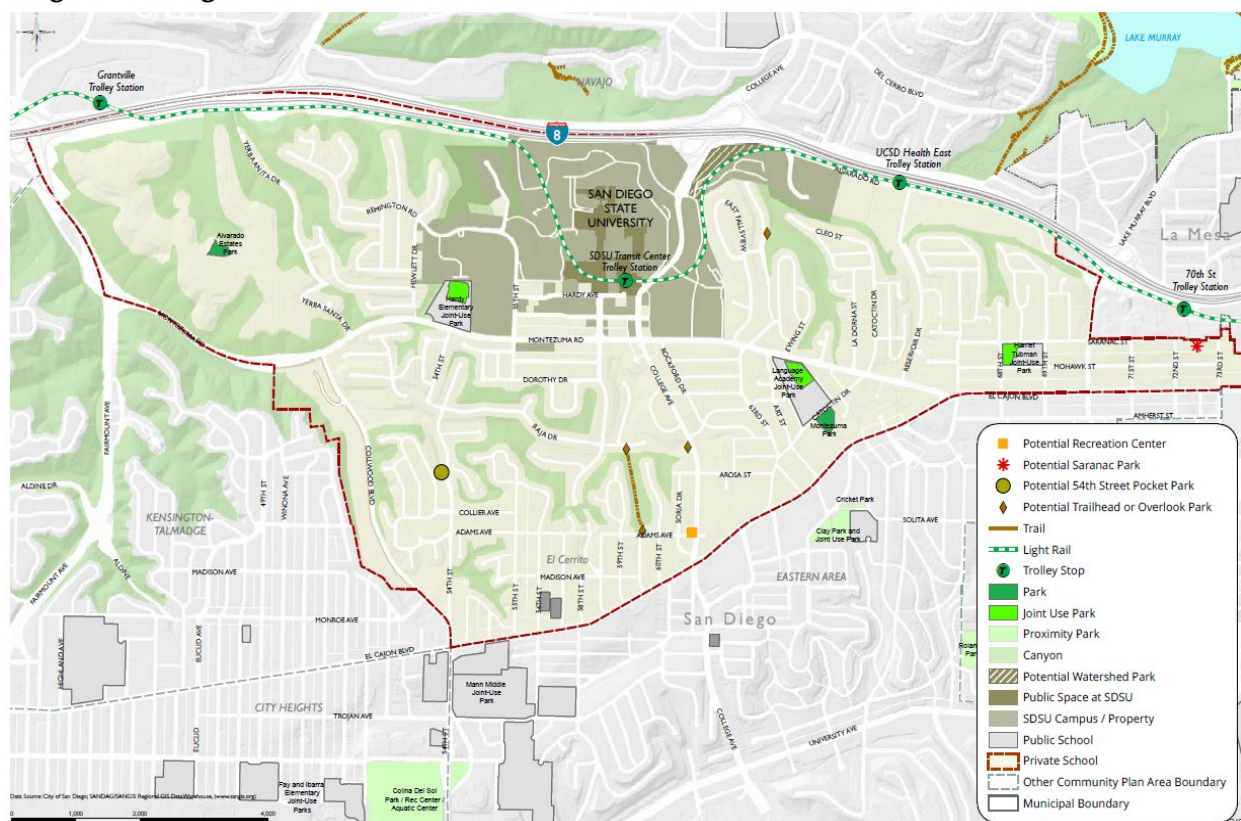
In 2024, the General Plan was comprehensively amended through Blueprint SD to align the City of Villages land use strategy with the Climate Action Plan and the SANDAG Regional Plan. As part of that General Plan update, the General Plan's Village Climate Goal Propensity Map identifies where additional homes and jobs could have the best opportunities to increase the number of trips taken by transit, bicycling or walking. It shows that the College Area has higher propensities for mixed-use residential development in village areas and along transit corridors. The College Area Community Plan is being updated to better align with the General Plan and the Climate Action Plan by planning for additional homes near the San Diego State University and UC San Diego Health East trolley stations and along bus rapid transit corridors and cycle tracks on El Cajon Boulevard, College Avenue, and Montezuma Road. Planning for additional homes within walking distance of frequent transit and low-stress bikeways is a key strategy to furthering the City's housing and climate goals consistent the City of Villages strategy and the Climate Action Plan.

The College CPU provides an opportunity for an additional 17,450 homes beyond the adopted Community Plan primarily along corridors, near San Diego State University and the Green Line Trolley and bus rapid stations. Presently, College Area has approximately 8,100 homes and the Community Plan update would allow for approximately 34,150 additional homes to be built over the Community Plan's horizon. The Community Plan Update accommodates a variety of housing types that meet the needs of a diverse range of people. Acknowledging the demand for housing allows for a comprehensive plan for orderly development to meet the needs of College Area and the City. It is also important to note that the Community Plan does not require any new development to happen. New development will only happen when the demand materializes, and economic conditions allow.

Recreation Element

The College Area Community Plan Update identifies opportunities for new parks, recreation spaces, trails, recreation amenities to the College Area's existing park and creating park spaces integrated within new development. A component of the College Area Community Plan Update is the provision of new parks and quality public spaces that offer people places to walk/roll, bike and play. The Montezuma Road would be transformed into a four-block public space area that supports a high-quality pedestrian experience from College Avenue to El Cajon Boulevard.

Figure 2. College Area Parks and Recreation Facilities



The Community Plan envisions future parks could vary in programming and design, from community gardens to exercise stations, to meet the diverse needs of the College Area. The Community Plan Update encourages continued joint-use agreements with schools and the potential for work with San Diego State University to increase access to recreational spaces, explores the possibility of new recreation on land that the City owns, encourages excess right-of-way to be utilized for green space and supports land acquisition and the development of new parks.

Recreation Value Point Analysis

Consistent with the Parks Master Plan, future park needs are addressed using the Recreation Value Points system. Recreation value emphasizes the activities and experiences that

residents can enjoy, rather than solely the acreage of parkland. It measures the inherent benefits of park spaces – the ability for park facilities to support active recreation and exercise; encourage socializing; link people to transit, bike facilities, trails, and active public areas; and invite activity throughout the day. The proposed parks, trails and recreation spaces shown in Figure 2 above are planned to maximize the recreation opportunities that will serve the increasing number of community residents.

Table 1 below lists existing and proposed CPU Recreation Value Points in relation to the current and forecasted population of the College Area community. The Parks Master Plan standard of 100 Recreation Value-Based points per 1,000 community members results in the need for approximately 7,417 Recreational Value Points based on a projected population of 74,170 people at the Community Plan horizon. The Community Plan identifies approximately 917 existing and planned Recreation Value Points. The Community Plan Update calls for adding additional recreation amenities to existing neighborhood parks and creating recreation spaces integrated within new development, such as new parks, greenways, parkways, paseos, trails and plazas. Potential parks with new development and future park opportunities could yield an additional 6,500 Recreational Value Points.

Table 1. College Area Community Recreation Summary

College Area Community Recreation Summary	
Statistics - 2020 population	
Total Population, 2020:	19,690
Recreation Value Points Goal, 100 points per thousand:	1,969
Current Recreation Value Points:	157.5*
2050 Population, Projected Build-Out	
Projected 2050 population:	74,170
Recreation Value Points Goal, 100 points per thousand:	7,417
Current Recreation Value Points:	157.5*
Planned Additional Recreation Value Points:	759.5
Current + Planned Recreation Value Points Subtotal:	917
Potential Parks with New Development + future park opportunities Recreational Value Points	6,500
Current + Planned + Potential Recreational Value Points Total	7,389
*Current existing value has been adjusted since the second draft due to school modernization at Hardy Elementary	

While new parks and recreation investments are not all specifically identified in the Community Plan, it allows for and facilitates the continual process of identifying additional future opportunities that may become available as the community grows. As more homes are built, based on the development activity, location, and needs of the residents that new facilities would serve, the City will continually work to identify, plan, and deliver more park and recreation facilities. Potential park opportunities include:

- *College Avenue Recreation Center*: A potential recreation center on City owned property could involve retrofitting the existing building as a community serving recreation center and include outdoor public space.
- *Adams-Baja Trail and Trailhead Pocket Park*: The 1/4-mile Adams-Baja Trail is along a public easement. A potential trailhead pocket parks at each end of the trail on Baja Drive and Adams Avenue could provide passive recreational opportunities for seating and gathering.
- *Brockbank Place Overlook Pocket Park*: A potential overlook park along Brockbank Place could include an overlook to the adjacent canyon with passive recreational opportunities for seating, a shade structure, picnic or play areas, habitat educational elements and fitness stations.
- *62nd Street Mini Park*: A potential park at 62nd Street Park would require collaboration and an agreement with the College Avenue Baptist Church to develop a portion of the surface parking area between Rose Street and El Cajon Boulevard, which could include both active and passive recreational opportunities.
- *Alvarado Creek Neighborhood Park*: A potential park at Alvarado Creek would need an agreement with Caltrans and San Diego State University to transform the area into a play area space, multi-use paths and trails, shade structures and habitat educational components.
- *Saranac Alley Pocket Park*: A potential pocket park on City-owned property located along Saranac Street could provide recreational opportunities for seating and gathering and fitness stations.
- *54th Street Pocket Park*: A small pocket park on the west side of 54th Street could be sited along the street and used by pedestrians and cyclists. Notable grade changes would influence the design, potentially with a bicycle repair station, walking paths and places to sit.

Development on larger sites within Community Villages have the potential to provide publicly accessible mini parks, pocket parks or plazas such as the potential 62nd Street Mini Park. These spaces may remain as privately-owned park spaces with public access or be dedicated as park land. Dedicated public park space can include park amenities shaped by public feedback according through the park development process. Parks offering public access and recreational opportunities that meet the criteria of the Parks Master Plan can be eligible for park credits.

Policy 6.2 of the Community Plan update draft emphasizes acquiring land for parks to address both the community's current needs and the needs of future community members. Other strategies to increase park and recreation opportunities include the creation of new parks on City-owned land, repurposing excess rights-of-way, collaborating with private landowners interested in providing park and recreation opportunities on their land, developing linear parks along major streets, and continuing to expand joint-use agreements with schools to increase recreational access.

Another strategy to create a more livable College Area is to incentivize the inclusion of publicly accessible urban design features as part of new development in key growth areas. The draft Community Enhancement Overlay Zone provides ministerial permitting incentives for projects that comply with the Community Enhancement Overlay Zone regulations, addressing the challenge that the community has limited public land available for recreation planning. In addition, the Community Enhancement Overlay Zone requires parkway improvements along Montezuma Road to implement the community's vision for a linear park on both sides of the corridor.

Community Enhancement Overlay Zone for Public Spaces

The City proposes to amend the San Diego Municipal Code to include the Community Enhancement Overlay Zone as a new Overlay Zone to provide supplemental development regulations for specific areas within the community. Rather than providing the regulations in the community plan and using the Community Plan Implementation Overlay Zone to reference the regulations in the community plan, the regulations would be within the Municipal Code with the other applicable development regulations. This approach would improve the implementation of the regulations by providing more clarity. The amendment would also remove the College Area from the Community Plan Implementation Overlay Zone.

Increasing public space and pedestrian activity is a significant component of the design approach for Community Plans. The Community Enhancement Overlay Zone Supplemental Development Regulations which require public space that is privately owned, publicly accessible spaces to be integrated into different development contexts. The following sets out specific requirements that are proposed as part of the Community Enhancement Overlay Zone Supplemental Development Regulations for College Area:

a. Applicability

Public spaces provide space for social interaction and recreation through urban greens, podiums, plazas, and greenways or paseos that enhance connectivity and have one or more amenities on them. These spaces must be accessible from a street and apply to:

- A property that is equal to or greater than 10,000 square feet and that proposes a total gross floor area of new development equal to or greater than a floor area ratio of 0.5; or
- A property less than 10,000 square feet, the applicant shall receive a floor area ratio bonus of 1.0 if an applicant elects to provide public space; or
- A property equal to or greater than 10,000 square feet and that proposes a subdivision, the public space requirements shall apply to development on all lots.
- Exemptions apply to developments that meet park requirements through on-site park improvements per Municipal Code Section 142.0640 and Council Policy 600-33.

b. Size Requirements

- A minimum of 5 percent of the property shall be provided as a public space. The size of the required area of a public space cannot be greater than 75,000 square feet of the premises.
- Developments exceeding the minimum requirement may receive an FAR bonus of 0.2 for each additional 1,000 square feet of public space, up to 5,000 square feet (maximum bonus of 1.0 FAR).
- The required size may be reduced to avoid archaeological, cultural, historical, or environmental resources with approval of a Process Two Neighborhood Development Permit. Reductions are also allowed when needed to accommodate stormwater, utility, or transit facilities.

Applicants may purchase up to a 25 percent reduction in required public space at \$170 per square foot, with payment deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

c. Type of Public Space Required

An applicant can choose to satisfy its public space requirements through the provision of one or more of the following:

- A plaza, urban green, or podium shall meet the following requirements:
 - A minimum area of 1,200 square feet; and
 - A minimum dimension of 20 feet in any direction.
- A Greenway with minimum of 8 feet in width, measured from the parkway to the street wall. In the College Area, greenways are required along the north side of El Cajon Boulevard, both sides of College Avenue, and both sides of Montezuma Road.
- A paseo, which shall have a minimum width of 8 feet.

d. Amenity Requirements within Public Space

- Each public space must include amenities based on the size of the premises, ranging from 1 to 6. Examples include play areas, fitness equipment, sports courts, game tables, gathering areas, splash pads, useable lawn areas, off-leash dog areas, or community gardens. Amenities shall be provided in accordance with Tables 1 and 2 in Attachment 2.
- For developments larger than 200,000 square feet, applicants may purchase up to 30 percent of required amenity points (minimum 1) at \$480,835 per point, indexed annually under Section 142.0640(c). Payments are deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

Within the College Area, the Community Enhancement Overlay Zone would apply along corridors and within village areas where the community plan has increased the capacity for additional homes. Regulations in the Overlay Zone will supplement underlying base zone regulations to ensure that new development in the mixed-use corridors and villages would be supported by community enhancements including pedestrian access, public spaces and connectivity improvements. In addition to public space requirements set out above, community specific regulations are also required along Montezuma Road for the provision of a minimum parkway width of 14ft, which supports a high-quality pedestrian experience.

The complete draft Community Enhancement Overlay Zone regulations related to public spaces and the locations in which the regulations will be applied within College Area is provided in Attachment 2.

Community Engagement

The College Area CPU process started with the formation of the Community Plan Update Subcommittee in 2020, which was responsible for conducting the public discussion on the CPU process. Since then, staff has attended over 20 public committee meetings (in-person and virtual) to discuss existing conditions and issues, overall goals and policies and concepts for land use, mobility and urban design, and more. Planning Commission workshops were held in June 2021 (existing conditions), November 2022 (potential growth locations, recreation opportunities, mobility ideas), and March 2025 (review of the first draft plan). Outreach and coordination included San Diego State University, the College Area Business District, residents, businesses, and online surveys/technical sessions. Staff received additional input via online surveys, in-person office hours in the community, an open house, and virtual question and answer sessions.

Park Planning staff [presented the first draft](#) to the Parks & Recreation Board at the meeting of April 17, 2025. Since the presentation to the Board, figures have been updated to include potential park opportunities, number related to projected population and recreation value points have been adjusted, and minor clarifying changes have been made.

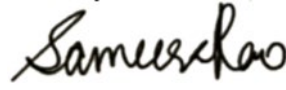
Conclusion and Next Steps

The College Area Community Plan Update provides a forward-looking framework that balances growth and sustainability with community priorities. It identifies where new housing and jobs can best support transit, how parks and open space can be expanded, and how mobility can evolve to reduce reliance on personal vehicles. It reflects years of engagement, incorporates the 7-Visions Report, and aligns with citywide and regional goals to support a resilient and livable College Area for decades ahead. The recreation component of the College Area CPU, consisting of the Recreation Element and the public spaces regulations of the Community Enhancement Overlay Zone, implement the Parks Master Plan, identify opportunities for new parks, recreation spaces, trails, and recreation amenities within the community, and provide for the creation of park spaces integrated within new development. It is therefore recommended that the Parks & Recreation Board recommend to the City Council adoption of the Recreation Element of the College Area Community Plan Update and the Community Enhancement Overlay Zone regulations related to public spaces. Following review by the Parks and Recreation Board, the College Area CPU will be reviewed by the Planning Commission in October, followed by the Land Use & Housing Committee and the City Council in November and December of this year.

Documents relating to the College Area Community Plan Update process are available on the following website: plancollegearea.org.



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- Attachments:
1. Draft Recreation Element of the College Area Community Plan Update
 2. Draft Community Enhancement Overlay Zone regulations related to public spaces (also referred to as Implementation Regulations)

6 Recreation



GOALS

- Equitable parks and recreational facilities that meet the needs of a broad range of users of all ages and abilities.
- Easy, safe, and enjoyable access to multiple types of park and recreation opportunities.
- A connected system of parks and recreational facilities.

Introduction

The Community Plan aims to enhance the recreational value of parks and public spaces by expanding and reimagining them to maximize their value to the community. It seeks to identify new park and public space opportunities on City-owned land and encourages partnerships and joint-use agreements with other public entities and private landowners to create opportunities for public spaces and recreation on non-City properties. The Community Plan, along with the citywide Parks Master Plan, guides the development of parks and public spaces with new development, as well as new canyon overlooks, trails and trailhead parks to promote a connected system of parks and public spaces.

The Community Plan envisions a network of parks and recreational facilities connected by a variety of pathways, bikeways, and transit. The Community Plan envisions a well-connected system of parks, recreational facilities, and open space that provide opportunities for passive and active recreation, social interaction, community gatherings, the enhancement of public spaces and streets. The Community Plan also envisions connections between the San Diego State University campus and the community to improve recreational opportunities for the community.

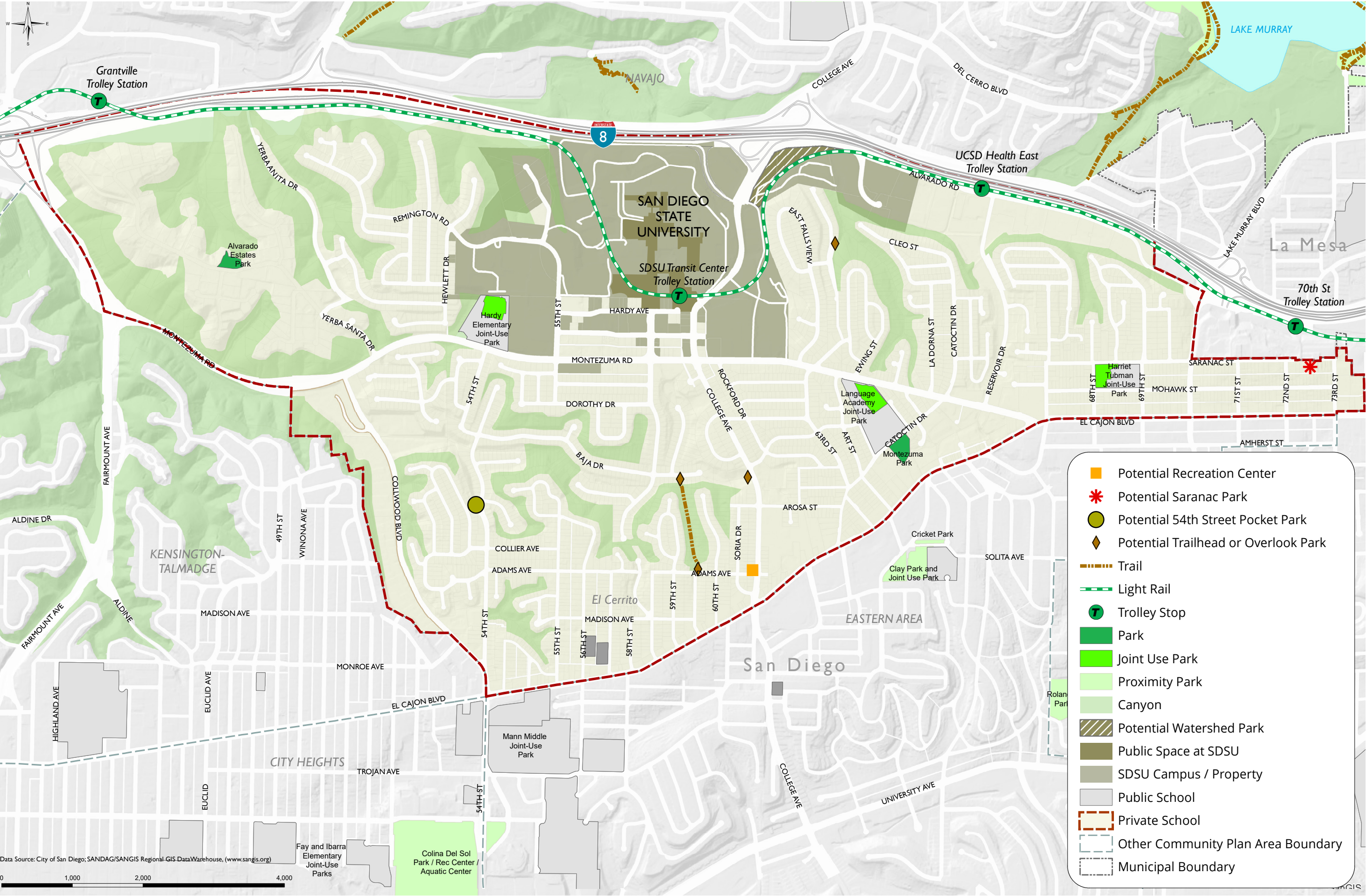
New and improved recreation facilities can help to provide opportunities for exercise, social interaction, community events and safe walking/rolling and bicycling. Recreation needs can be met with a variety of spaces that provide opportunities for active and passive recreation.

Population-Based Parks and Recreation Facilities

Population-based parks serve the needs of the College Area which could attain a projected population of 74,170 people. Existing and planned parks, recreational centers, and aquatic complexes to help meet the recreational needs of the population are shown in Table 11-7 and Figure 6-1.



Figure 6-1: Parks



Parks

Parks Master Plan standard of 100 Recreation Value-Based points per 1,000 community members results in the need for approximately 7,417 Recreational Value Points based on the projected population of 74,170 people. The Community Plan identifies park opportunities over the planning horizon. The Community Plan identifies approximately 945 existing and planned Recreation Value Points. Refer to Appendix B Table 11-7. As development comes forward, an additional 6,472 points could be provided with new residential development to ensure public benefit is provided as the College Area grows.

Recreation Center

To meet the Parks Master Plan standard of 17,000 square feet per 25,000 residents, the College Area's projected population results in a need for approximately 50,400 square feet of recreation center building space. The need is the equivalent of 3 recreation centers sized at 17,000 square feet each. Adjacent recreation centers also provide services as shown in Figure 6-10.

Aquatic Complex

An aquatic complex serves a population of 50,000. To meet the Parks Master Plan standard an aquatic complex per 50,000 residents, results in a need for approximately 1.5 aquatic complexes. See Figure 6-11 for a diagram showing adjacent aquatics facilities near the College community.

Parks and Recreational Facilities

Neighborhood Parks

Neighborhood parks can serve a population within a half-mile radius, typically accessible by car, bicycle, public transit, and walking and can offer picnic areas, play areas, multi-purpose courts and turf areas, pathways, and smaller facilities like restrooms.

Mini Parks

Mini parks (approximately 1 acre – 3 acres in size) are parks that provide readily accessible recreational opportunities for nearby residential areas and can offer picnic areas, play areas, turf, walkways, and

landscaping that support both passive and active recreation.

Pocket Parks & Plazas

Pocket parks and plazas (typically less than one acre in size) bring recreational opportunity to sites that are otherwise too small or irregularly shaped for larger, traditional park layouts. They can fit into diverse community settings, creating convenient places for play and relaxation. Pocket parks also activate their surroundings by encouraging social interaction. The Parks Master Plan defines plazas as similar to pocket parks, but primarily composed of hardscape such as concrete or other durable surfaces with fixed and/or moveable seating, enhanced paving, public space signage, and at least one tree installed for each 1,250 square feet. Plazas may also include fixed architectural shade elements to satisfy up to 50 percent of the required shading.

Parks in Community Villages

Development on larger sites within Community Villages have the potential to provide publicly accessible mini parks, pocket parks or plazas. These spaces may remain as privately-owned park spaces with public access or be dedicated as park land. Dedicated public park space can include park amenities shaped by public feedback according through the park development process. Parks offering public access and recreational opportunities that meet the criteria of the Parks Master Plan can be eligible for park credits.

Linear Parks

Linear parks along streets can provide an inviting pedestrian environment with passive or active recreation spaces adjacent to a street way or a linear feature and can be continuous or multiple recreational spaces linked by a pedestrian and/or multi-use path.

Trails, Overlooks, and Trailhead Pocket Parks

Trails, overlooks and trailhead parks allow people to enjoy views and learn about natural resources. Interpretive and wayfinding signs at overlooks and along trails and at trailhead pocket parks can educate people on the unique natural history and value of open spaces. Refer to the Open Space and Conservation Element.

This can provide more parkland and additional recreational opportunities where there is limited available land for new parks. Each joint-use site is unique and has different constraints and opportunities and can include turf multi-purpose fields, walking track, paved hardcourts, exercise equipment, group seating, playground equipment, creative and cultural facilities, and off-street parking.

Planned Parks and Recreational Facilities

The Community Plan identifies enhancements to increase their recreational value and the potential for new park opportunities through the acquisition of land, the reuse of City-owned land or with new developments as shown in Figure 6-1.

Montezuma Mini Park

Montezuma Mini Park contains a multi-purpose lawn, mature trees and picnic tables. Planned Improvements in the General Development Plan include children's play areas, shade pavilions with picnic seating, updated pathways, restroom, fenced off-leash dog areas for small and large dogs as shown in Figure 6-2.

Figure 6-2: Montezuma Park Improvement Concept



Figure 6-3: Montezuma Promenade Concept



Figure 6-4: Recreation Center Concept



Figure 6-5: Adams-Baja Trail and Trailhead Pocket Park Concept



Montezuma Road Linear Park
The proposed linear park along Montezuma Road could provide exercise and fitness stations, placemaking, seating and gathering opportunities for recreation as shown in Figure 6-3.

College Avenue Recreation Center
The College Avenue Recreation Center on City-owned property could involve retrofitting the existing building as a community serving recreation center and include outdoor public space if feasible as shown on Figure 6-4

Adams-Baja Trail and Trailhead Pocket Park
The 1/4-mile Adams-Baja Trail is along a public easement. A potential trailhead pocket parks at each end of the trail on Baja Drive and Adams Avenue could provide passive recreational opportunities for seating and gathering as shown in Figure 6-5.

Brockbank Place Overlook Pocket Park
A overlook park along Brockbank Place could include an overlook to the adjacent canyon with passive recreational opportunities for seating, a shade structure, picnic or play areas, habitat educational elements and fitness stations as shown in Figure 6-6.

Figure 6-6: Brockbank Place Overlook Park



62nd Street Mini Park
A park at 62nd Street Park would require collaboration and an agreement with the College Avenue Baptist Church to develop a portion of the surface parking area between Rose Street and El Cajon Boulevard, which could include both active and passive recreational opportunities as shown on Figure 6-7.

Alvarado Creek Neighborhood Park
A 3.9-acre park at Alvarado Creek would require an agreement with Caltrans and San Diego State University to transform the area into a play area space, multi-use paths and trails, shade structures and habitat educational components as shown in Figure 6-8.



Figure 6-7: 62nd Street Mini Park Concept



Saranac Alley Pocket Park
A potential 0.41-acre pocket park on City-owned property located along Saranac Street could provide recreational opportunities for seating and gathering and fitness stations.

Pocket Park at 54th Street
A small pocket park on the west side of 54th Street could be sited along the street and used for respite by pedestrians and cyclists. Notable grade changes would influence the design, potentially with a bicycle repair station, walking paths and places to sit.

Nearby Parks & Recreation Facilities
Nearby parks and recreation facilities provide services and resources for College Area community members which include Lake Murray within the Mission Trails Regional Park and the Colina Del Sol Community Park, Recreation Center and Aquatic Complex as shown in Figure 6-9.

Nearby Recreation Centers
The service area of a recreation center can expand past a community’s boundary and often can service two or more communities. Figure 6-10 shows the service area of the recreation centers closest to the College Area and the service gaps. The two closest

Figure 6-8: Alvarado Creek Neighborhood Park Concept



recreation centers are to the north and south of the community. They are located in the Navajo community (Allied Gardens Recreation Center) and in the Mid-City community (Colina Del Sol Recreation Center), respectively as shown in Figure 6-10.

Nearby Aquatic Centers
The service area of an aquatic complex can expand past a community’s boundary and often can service two or more communities. Figure 6-11 shows the service area of the aquatic complexes closest to the College Area and the service gaps. The two closest aquatic complexes are to the north and south of the community. They are located in the Navajo community (Allied Gardens Pool) and in the Mid-City community (Colina Del Sol Pool), respectively as shown in Figure 6-11.

San Diego State University
The San Diego State University campus provides recreation facilities that include gymnasiums, tennis courts, outdoor pools, basketball courts,

climbing wall, playing fields and other facilities that are available to all students on, as well as the off-campus community.

Access to Parks and Recreation Facilities

One of the primary goals of the Parks Master Plan is to guide future park development in areas with limited access to parks and recreational opportunities. The Parks Master Plan introduced a 10-20-30-40-minute access and activation goal to ensure all community members have access to a safe and enjoyable park or recreation facility within a 10-minute walk or roll, 20-minute bike ride, or 30-minute transit ride where they can engage in at least 40 minutes of activity. Areas within a 10-minute walk of a park provide convenient access to recreation, while areas outside this range highlight opportunities to improve pedestrian connections and expand park space. Figure 6-12 shows the areas of the College Community that have access to a park or recreation facility within a 10-minute walk or roll.

Figure 6-9: Nearby Parks & Recreational Facilities

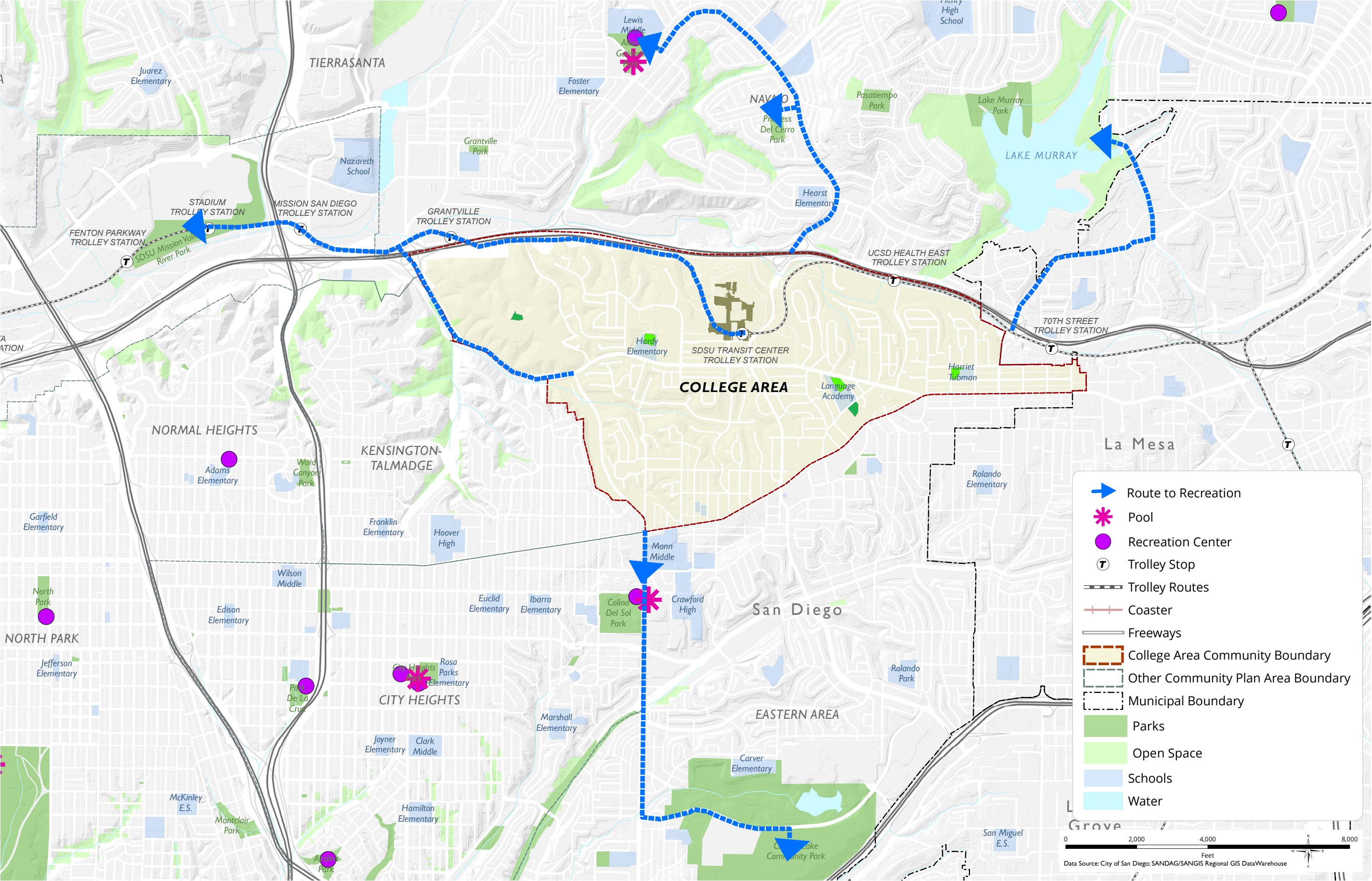
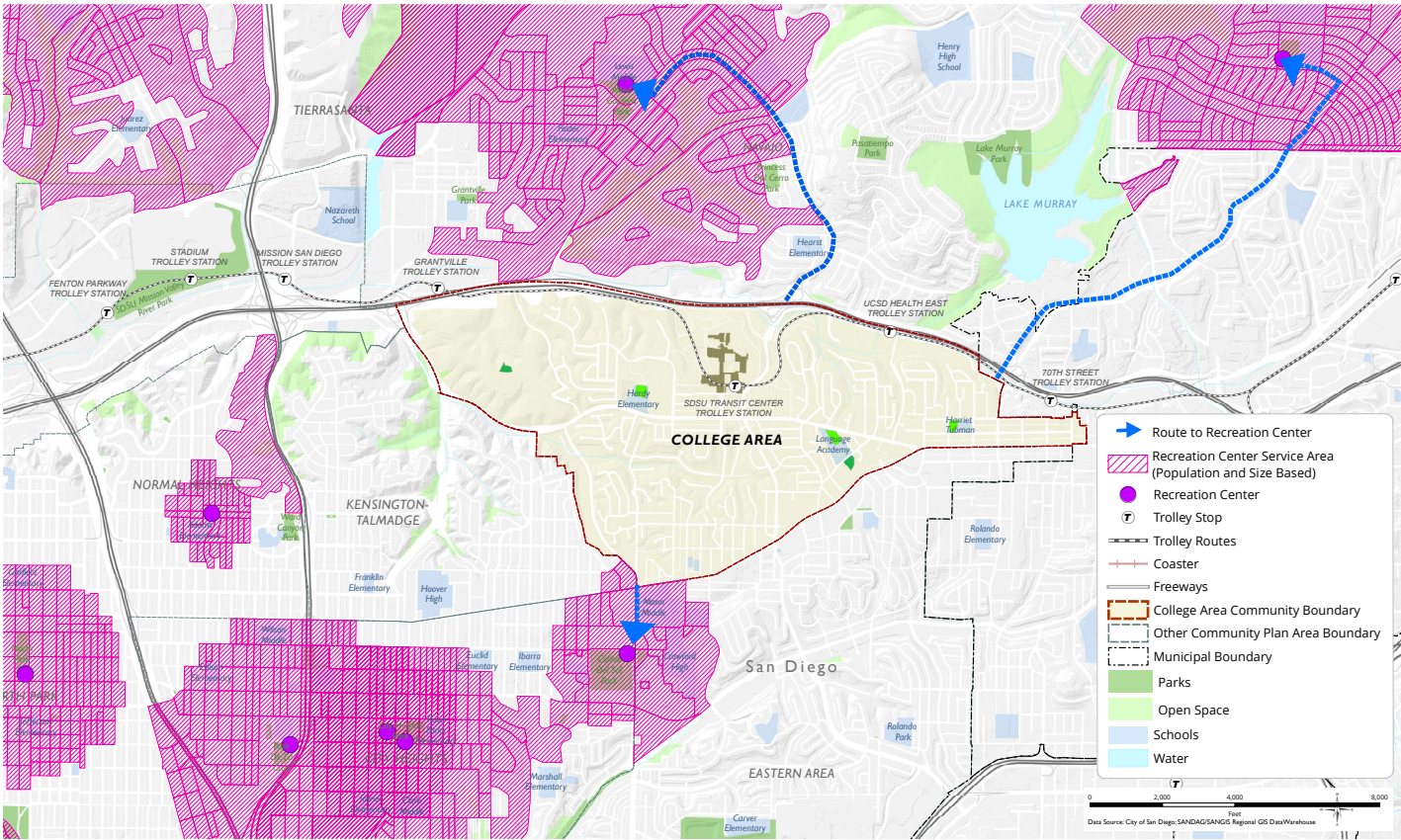


Figure 6-10: Existing Recreation Centers Adjacency

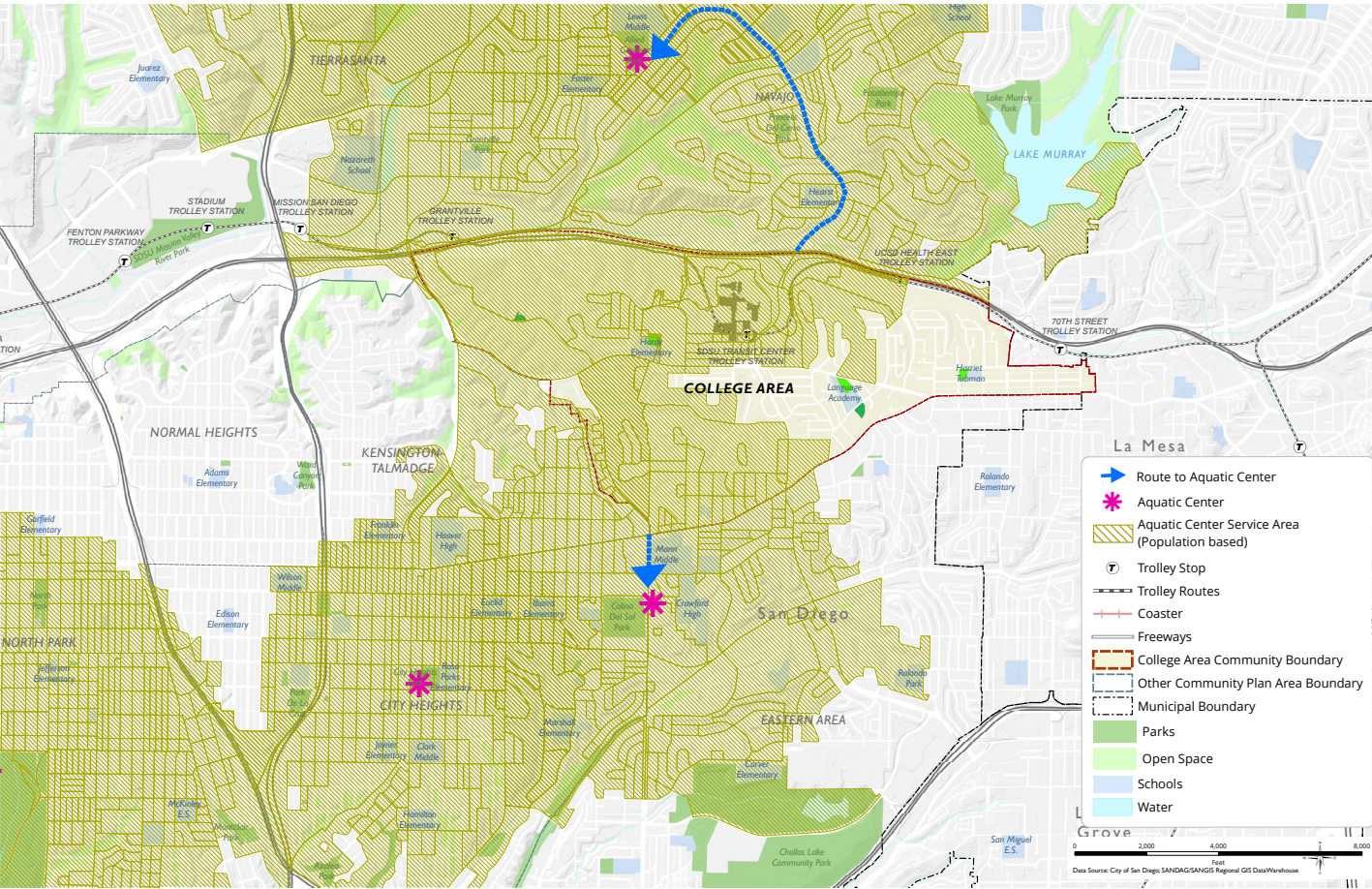


Policies

Park Development

- 6.1 Pursue the implementation of the planned park sites and improvements to existing parks.
- 6.2 Pursue land acquisition for the creation of new public parks, recreation facilities and creative spaces, cultural facilities and other public spaces as opportunities arise.
- 6.3 Pursue the implementation of recreation centers and aquatic centers to serve the community.
- 6.4 Pursue opportunities to develop mini or pocket parks, plazas, and recreation facilities as part of future developments with visual and physical access from one or more street frontages wherever feasible.
- 6.5 Provide a variety in recreational programming and design to serve the community such as off-leash dog parks, community gardens, and other innovative recreational spaces
- 6.6 Pursue opportunities for new parks and recreation facilities through partnerships and joint-use agreements.
- 6.7 Pursue lease agreements with private property owners and public agencies to incorporate active or passive recreation into existing buildings or surrounding grounds, where space is available and appropriate for public use.

Figure 6-11: Aquatic Complex Adjacency



- 6.8 Support development of the Montezuma Road promenades with public space and recreational features within the promenades.

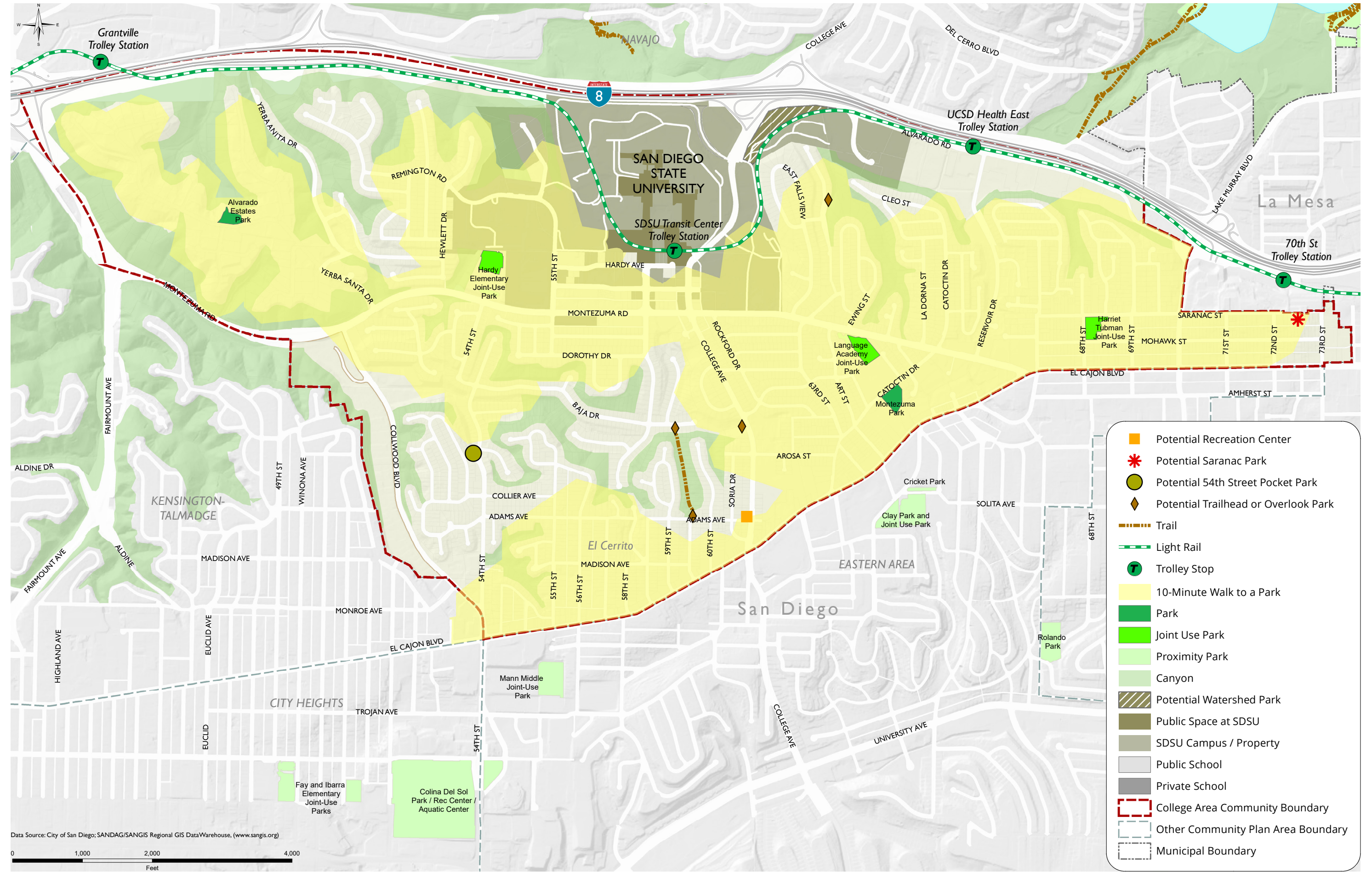
Access and Activation

- 6.9 Increase recreational opportunities to provide for park and recreation uses by reconfiguring streets, where feasible.
- 6.10 Consider special activity parks on a case-by-case basis, including but not limited to, trailhead pocket parks, skateboard parks, off-leash dog parks, and other uses.

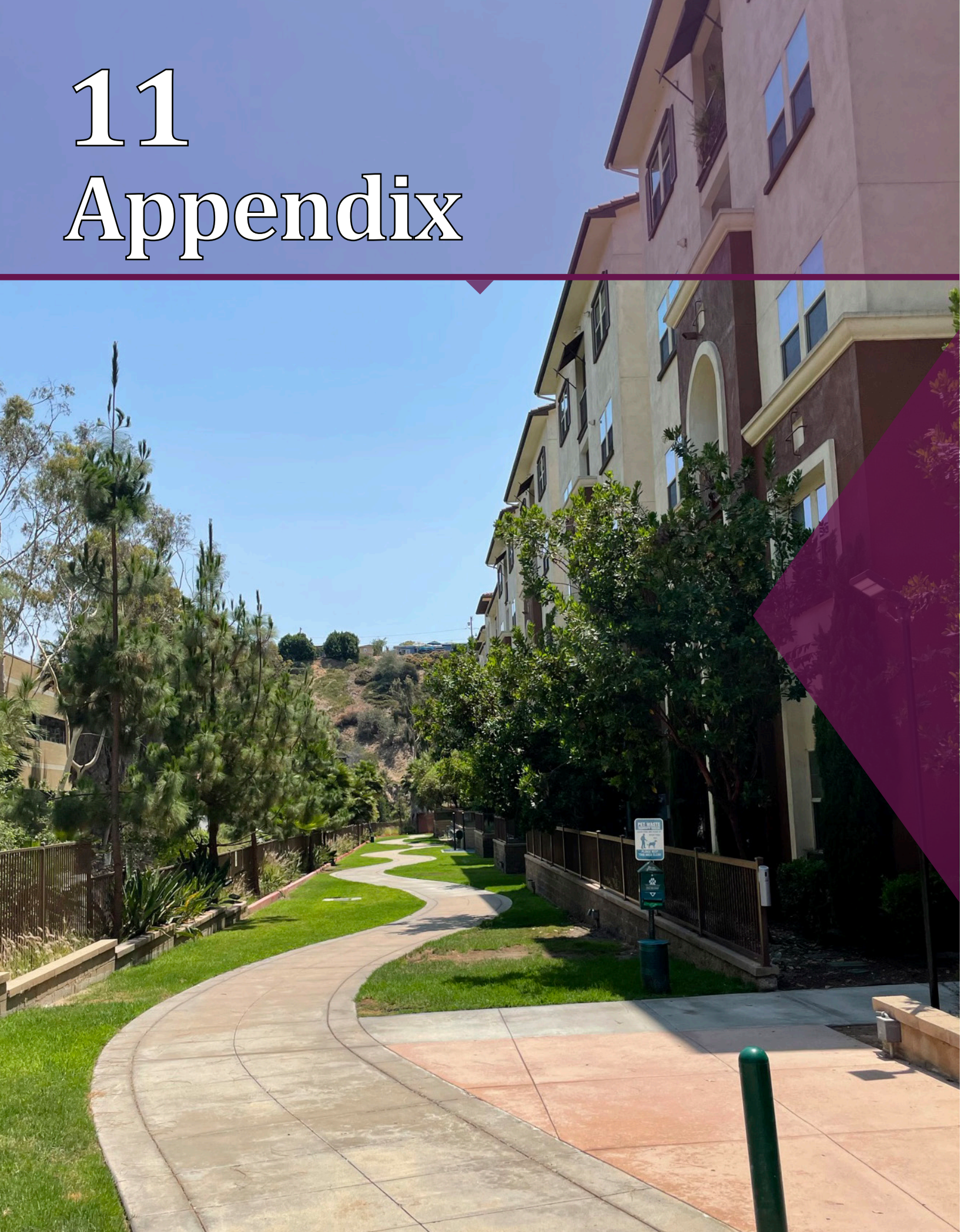
Trails and Open Space Interface

- 6.11 Providing trails, overlooks, kiosks and interpretive and wayfinding signs to educate users on the sensitive natural habitats and unique biologic, cultural, and scenic qualities of open space areas.
- 6.12 Design trails within the Multi-Habitat Planning Area and Open Space that comply with the Environmentally Sensitive Lands Regulations and Multiple Species Conservation Program Subarea Plan.

Figure 6-12: Park Access Diagram



11 Appendix



B. Parks and Recreation Inventory

Table 11-7: Parks and Recreation Inventory

Site #	Project Title	Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size (acres)	Planned Size (acres)
Mini Parks & Neighborhood Parks							
1	Montezuma Neighborhood/ Mini Park	Features include multipurpose turf field, off leash dog area and walking-paths.	Approved GDP to add children's play area, dog park, restroom, and multiple shade pavilions with picnic seating, and retained turf area. Updated multi-use pathways and dirt path.	21	161	1.56	1.56
2	62nd Street Mini Park-College Avenue Baptist Church Site	Potential joint-use/parkland acquisition site, currently under the ownership of the College Avenue Baptist Church.	Develop a park along eastern overflow parking lot that visually connects 62nd St. and El Cajon Blvd. with play areas, multi-use pathways, landscaping, interactive elements, art installations and important public access linkages.	0	192.5	-	1.87
3	Alvarado Creek Neighborhood Park	Potential park space along the trolley / Interstate 8 / College Avenue transportation corridor	Develop a park that revitalizes the landscape surrounding Alvarado Creek with small network of multi-use pathways, dirt trails, play area, nature playground, fitness circuits, and interpretive / educational elements.	0	98	-	3.89
Pocket Parks, Trailhead Pocket Parks, and Plazas (<1 acre)							
4	Brockbank Place Overlook Pocket Park	Proposed Overlook Park within College East neighborhood	Create new overlook park highlighting canyon feature with a walking path and small amenities such as seating and interpretive / educational signage.	0	7	-	0.4
5	Saranac Alley Pocket Park	Proposed pocket park currently owned by Public Utilities Department	Create pocket park with amenities like small dog park and fitness circuit and walking path and signage / wayfinding.	0	49	-	0.4
6	Adams Baja Trailhead Pocket Park	Informal Trailhead	Trailhead sign, seating, and nature information and native/pollinator plants.	0	24.5	-	0.1
7	Pocket Park at 54th Street	Small gathering area	Create pocket park with amenities like bicycle station, seating, shade cover/ trellis, fitness circuit and walking path and signage / wayfinding.	0	21		0.3
Joint Use Parks							
8	Hardy Elementary School	Existing joint-use agreement with School District.	Existing joint-use agreement with School District; propose to expand joint-use to include blacktop space/hardcourts.	63	0	2.57	2.57
9	Harriet Tubman Charter School	Existing joint-use agreement with School District.	Existing joint-use agreement with School District.	49	0	1.59	1.59
10	Language Academy	Existing joint-use agreement with School District.	Existing joint-use agreement with School District; propose to expand joint-use to include blacktop space/hardcourts.	52.5	0	2.41	2.41

Trails and Urban Greens

Citywide Trails Master Plan will comprehensively plan trail and open space park planning that complies with MSCP consistency findings, Environmentally Sensitive Land regulations, and Natural Resource Management Plans before being formally proposed for City evaluation and funding (see Parks Master Plan policies PP10, CSR25 and RP5).

11	Adams Baja Trail	Unofficial trail on utility easement	Potential amenities include seating, nature exploration elements, directional / interpretive / educational signage, and native fire-resistive / pollinator plantings.	0	10.5	0.26 mi	0.26 mi
12	Language Academy	Proposed programmed urban greenway along Montezuma Road with passive and active outdoor park space, an updated streetscape with landscaping, shade-trees and other pedestrian features.	Potential programming and amenities for the urban green are children's play areas, exercise / fitness stations, wayfinding and placemaking elements, interactive and art elements, seating / gathering opportunities, and flexible use spaces.	0	196	-	5.5 acres (0.75 miles)
Potential Parks with New Development *subject to new development							
13	Parks and Public Spaces with New Development	New infill developments that meet certain size thresholds required to provide 5%-15% of the site for publicly accessible parks/public spaces. New infill development that does not meet size thresholds incentivized to provide new publicly accessible parks and public spaces.	Potential programming and amenities for new parks and public spaces include All-Weather Shade Covers / Pavilions with Tables and Seating, Community Gardens, Interactive / Technology Elements, Multi-Purpose Turf Areas, Off-Leash Dog Areas, Placemaking Elements, Childrens Play Areas, Fitness Circuits, Plazas or Performance / Event Spaces, Splash Pads, and Sports Courts with Lighting.	0	Potential for 6,472		18.6 to 55.9 acres
Recreation and Aquatic Centers							
14	College Avenue Recreation Center	Future Recreation Center, location to be determined	As current leases on city-owned land expire and as the sites become available, a site, preferably on in the village area on College Avenue will be considered for a future recreational center.				17,000 SF
15	Language Academy	Future Park Opportunities on City owned land	As current leases on city-owned land expire and as the sites become available, the sites will be considered for future recreational centers to create spaces of enjoyment for people of all age groups and abilities.				~43,000 SF ~2.5 Recreation Centers
16	Language Academy	Future Park Opportunities on land TBD	As funds become available, locations will be identified for future aquatic centers to create spaces of enjoyment for people of all age groups and abilities.				~2 Aquatic Complexes
Total Recreation Value Points Community-wide							
				185.5	759.5 to 7,231.5	8.13	39 to 77

Draft College Area Community Plan Implementation Regulations Summary

The Community Plan establishes a framework to guide future development within the College Area Community, ensuring alignment with the plan’s vision, goals, and policies. To support its implementation, the Community Enhancement Overlay Zone (Formerly known as the Community Plan Implementation Overlay Zone) will be introduced through the Municipal Code. Community specific regulations within the Municipal Code will apply to specific sites within College Area Community Planning Area (Figure 1). These areas increase opportunities for homes and jobs, and will help the City meet its Climate Action Plan goals. These regulations will supplement underlying base zone regulations to ensure that new development in these growth opportunity areas will be supported by community enhancements including pedestrian access, *public spaces*, and connectivity improvements. Regulations applying to the College Area are identified below.

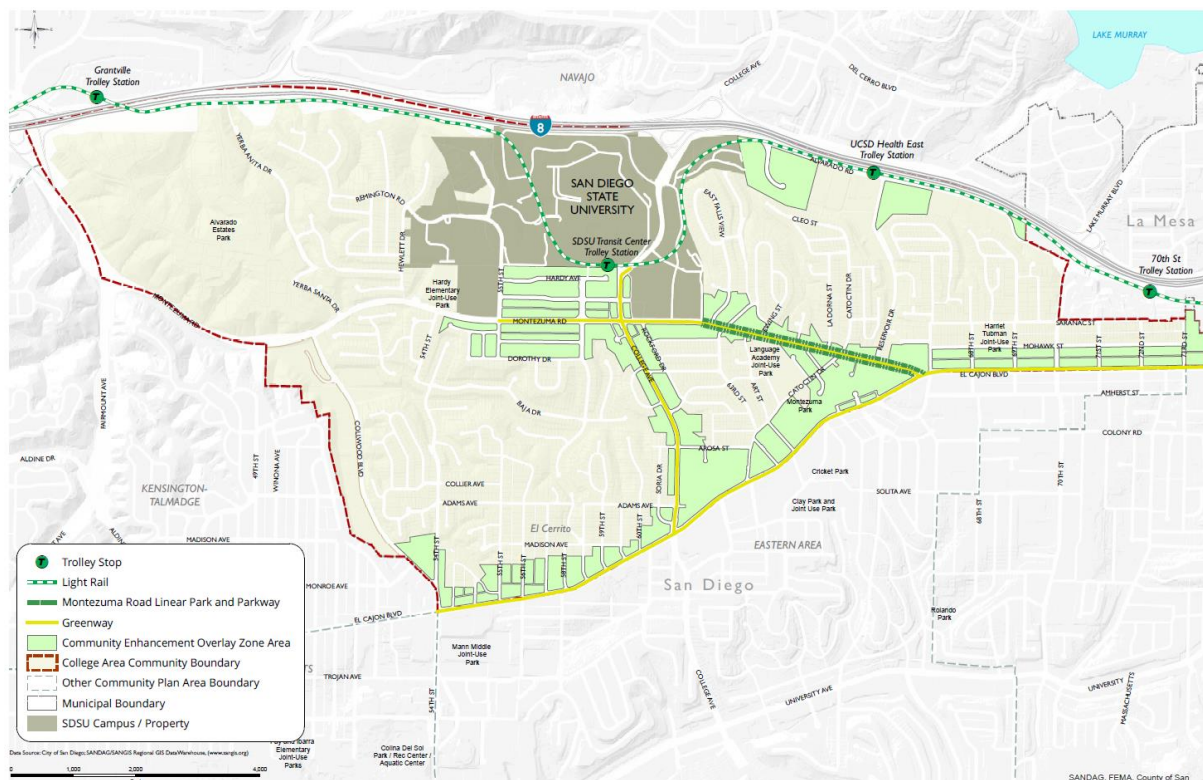


Figure 1 – Community Enhancement Overlay Zone Area

Public Spaces

Public spaces provide space for social interaction and recreation. These spaces may include (but are not limited to) play areas, fitness and circuit equipment, sports courts, game tables, performance or gathering areas, splash pads or water features, useable lawn areas, off-leash dog areas, community gardens, *urban greens*, *podiums*, *plazas*, and *greenways* or *paseos* that enhance connectivity.

Applicability

These spaces are accessible from a street and apply to:

- A property that is equal to or greater than 10,000 square feet and that proposes a total *gross floor area* of new *development* equal to or greater than a *floor area ratio* of 0.5; or
- A property less than 10,000 square feet, the applicant shall receive a *floor area ratio* bonus of 1.0 if an applicant elects to provide *public space*; or
- A property equal to or greater than 10,000 square feet and that proposes a subdivision, the *public space* requirements shall apply to *development* on all lots.

The requirement to provide *public spaces* is not applicable to a *development* that qualifies for an exemption from the Citywide Park Development Impact Fees by constructing on-site park improvements in accordance with San Diego Municipal Code Section 142.0640 and City Council Policy 600-33.

Size

Public spaces must adhere to the Public space Design Requirements as follows:

- A minimum of 5 percent of the property shall be provided as a *public space*. The size of the required area of a public space cannot be greater than 75,000 square feet of the premises.
- For development that exceeds the minimum required area of a public space for a premises, the development may receive a floor area ratio bonus of 0.2 for every 1,000 square feet of the provided public space up to a maximum of 5,000 square feet. The floor area ratio bonus for public space shall not exceed 1.0

- If archaeological, tribal cultural, historical, or environmental resources limit the ability to meet the required area of a *public space*, the area may be reduced to avoid the resource subject to approval of a Process Two Neighborhood Development Permit.
- If required stormwater, public utility, or transit infrastructure or facilities limit the ability to meet the required area for the public space, the required area may be reduced to locate the required infrastructure or facilities to the satisfaction of the City Engineer.
- The applicant may purchase a reduction in the required size of the public space at a rate of \$170 per square foot of reduction, up to a maximum of 25 percent of the total required public space amenity size. Payment shall be deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

Type

- Type. An applicant can choose to satisfy its public space requirements through the provision of one or more of the following:
- A plaza, urban green, or podium shall meet the following requirements:
 - A minimum area of 1,200 square feet; and
 - A minimum dimension of 20 feet in any direction.
- A greenway shall have a minimum width of 8 feet measured perpendicular from the parkway to the street wall or in accordance with Table 132-16E.
- A paseo shall have a minimum width of 8 feet

Amenities

- A *public space* shall include amenities in accordance with the *public space* Amenity Type table (Table 1 and 2 below)..
- All amenities shall be open and available to the public per the public access requirements.
- A development shall not utilize the following amenity more than once: Interactive/Technology Element; Placemaking Elements; Performance/Event/Cultural Space; Splash Pad; or Sports Court with Lighting
- Amenities in category 2 shall satisfy two single amenities requirements.

- Development shall not utilize this specific amenity more than once.
- An alternative compliance determination will be made by the City Manager for amenities not listed in the public space Amenity Table.
- The applicant may purchase amenity points, up to a maximum of 25 percent of the total required amenities based on the premise size of the development (with a minimum of 1 amenity point) at a rate of \$480,835 per amenity point and will rise. Payment shall be deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

Landscaping

- A minimum of 20 percent of a *public space* area shall be comprised of landscaping in addition to the landscape regulations in Chapter 14: General Regulations, Article 2: General Development Regulations, Division 4: Landscape Regulations.
- At least 30 percent of all paving within the *public space* shall be shaded by tree canopy form, standard trunk, evergreen species, at a minimum 24-inch box size. A minimum of one, 24-inch box canopy street tree is required for each 30 feet of public space on a ground level abutting a street frontage. The tree shall be selected in accordance with the Landscape Standards of the Land Development Manual and the City's Street Tree Selection Guide.

Trash and Recycling Containers

- At least 1 one trash and recycling container shall be provided with a minimum of one for every 1,000 square feet of *public space*.

Seating and Tables

- A minimum of one linear foot of seating shall be provided for every 100 square feet of *public space*. All or a portion of the required seating can be moveable. Tables and seating operated by on-site commercial tenants or the record owner may be included within the *public space* if they are accessible to the public and are limited to no more than 20 percent of the *public space* area.

Lighting

- A *public space* shall have lighting provided on either poles or bollards at the entrance, pedestrian pathways and edges. The lighting design within the *public space* shall be coordinated with the architectural lighting of the abutting building. A minimum of 50 percent of a public space at a ground level shall be free of physical barriers or obstructions to ensure universal access.

Access and Visibility

- A *public space* on a ground level shall be designed to be visible from the abutting building and parkway. The *public space* at a ground level shall use different paving material from the *public right-of-way* to delineate the area maintained by the record owner.

Hours of Public Access

- A *public space* and amenities shall be publicly accessible from 7:00 a.m. to 8:00 p.m. seven days a week or during record owner's general hours of operation.
- A minimum of 1 wayfinding *sign* shall be provided per 100 feet of street frontage. The *sign(s)* shall be at least 2 square feet in size, located along and legible from the public right-of-way, advise the public of the hours of public access, and direct the public to any *public spaces* not located adjacent to a *public right-of-way*.

Maintenance

- A *public space* shall be maintained by the property owner.

Building Façade

- A minimum of one building façade shall face the *public space*. The abutting *public space* shall be accessible from the adjacent building entrances including each commercial tenant space or residential dwelling unit or a common area for building with retail tenant space or residential units.

- An upper story of a building with a finish floor elevation of more than 25 feet above a *public space* at a ground level may have balconies, building elements or habitable space that projects over the *public space*.

Common Open Space

- A *public space* may be counted towards common open space requirements of the base zone.

Garage Entrance or Driveway

- A garage entrance or driveway is only allowed within a *public space* or if the property does not have access to another *public right-of-way*, subject to the satisfaction of the City Engineer.

Parking, Loading and Utilities

- Automobile parking spaces, loading berths/zones, trash storage facilities, utility boxes, as well as the access or service for these facilities are not permitted within the *public space*.

Stormwater

- Best management practices for stormwater may be constructed within the landscaped area of a *public space* at ground level in accordance with Chapter 4: Health and Sanitation, Article 3: Environmental Health Quality Controls, Division 3: Stormwater Management and Discharge Control SDMC Section 43.0301, so long as pedestrian access to and within a *public space* is not hindered by the best management practices.

Mixed-Use Base Zones

- Development on a property with a mixed-use base zone with a property greater than five acres shall be exempted from the *public space plaza* requirements of the base zone if the development provides *public spaces* in accordance with the Community Enhancement Overlay Zone.

Site Specific Public Space Requirements

In addition to the Community Enhancement Overlay Zone *public space* requirements, the College Area Community Plan identifies additional site-specific requirements for both *Greenways* and *Parkways*.

Greenways

Greenways are linear *public spaces* along streets. The location and minimum widths of *greenways* required by the College Community Plan are as follows:

Greenways	
Location	Minimum Public space – Greenway Width
North side of El Cajon Boulevard between 54th Street and Keeny Street.	8 Feet
Both sides of College Avenue between El Cajon Boulevard and Cantina Way.	8 Feet
Both side of Montezuma Road between 55th Street and El Cajon Boulevard.	8 Feet

- *Greenways* may also count toward fulfilling the project's *public space* requirements.

Parkways

Parkways are the *public spaces* between the curb and property line that enhance streetscapes by incorporating *throughway zones*, *furnishing zones*, and *frontage zones*. All new development is required to make *parkway* improvements according to the City of San Diego Street Design Manual.

The location and minimum widths of *parkways* required by the College Community Plan are as follows:

Parkways	
Location	Minimum Parkway Width

Both side of Montezuma Road between College Avenue and El Cajon Boulevard.	14 Feet
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- *Improvements* within the parkway shall be designed and constructed in accordance with the requirements of Chapter 14, Article 2, Division 6 and the Street Design Manual of the Land Development Manual

Definitions

The following definitions are applicable to the College Area Community Enhancement Overlay Zone regulations. Where not otherwise specified, the definitions found in Chapter 11, Article 3, Division 1 of the Land Development Code shall apply.

Parkway means the area within the public right-of-way between the curb of a street and the *public right-of-way* line. The *parkway* includes the following zones:

- *Frontage zone* means the section of the *public right-of-way* between the *throughway zone* and the *public right-of-way* line that may be a building façade, landscaping or fence.
- *Furnishings zone* means the section of the *public right-of-way* between the curb and the *throughway zone* in which street trees, lights and street furniture are provided. Street furniture which may include but not limited to trash and recycle receptacles and bicycle parking.
- *Throughway zone* means the section of the public right-of-way between the furnishings zone and the frontage zone or the building fronting the street with a sidewalk for pedestrian travel only and clear of obstacles, including, but not limited to driveway aprons.

Public space means a publicly accessible outdoor area that is adjacent to or accessible from a *public right-of-way* or transit station that provides opportunities for public use and recreational activities. A *public space* shall have signs visible from the adjacent public right-of-way or transit station stating that the public space is open to the public. *Public space* can include seating, shade structures and landscaping. *Public spaces* includes the following types:

- *Greenway* means a *public space* parallel to the *public right-of-way* with a pedestrian pathway to enhance the *throughway zone*.

- *Paseo* means a pedestrian access way that provides a connection to *streets, alleys, public parks*, and other types of *public spaces* abutting or within a premises.
- *Plaza* means a *public space* primarily composed of hardscape at ground level with a building fronting at least one side in the front or side yard.
- *Podium* means a *public space* on an upper story of building or parking *structure* with public access to the ground level and at least one building entrance. A pedestrian connection can be provided to an adjacent elevated transit station or *development*.
- *Urban green* means a *public space* primarily composed of multi-purpose turf or other active usable ground cover at ground level with a building fronting at least one side in the front or side yard.

Table 1 – Public Space, Number of Required Amenities

<u>Premise Size</u>	<u>Required Amenities</u>
Equal to or greater than 10,000 square feet but less than 100,000 square feet.	1 amenity
Equal to or greater than 100,000 square feet but less than 200,000 square feet.	2 amenities
Equal to or greater than 200,000 square feet but less than 400,000 square feet.	3 amenities
Equal to or greater than 400,000 square feet.	6 amenities

Table 2 - Public Space Amenity Table

<u>Amenity Type</u>	<u>Required Amenity Features</u>	<u>Category</u>
All-Weather Shade Cover/Pavilion with Tables and Seating	Minimum of 400 square feet and a minimum of two sets of fixed or movable tables and chairs. Shade covers shall not replace appropriate tree	1

	plantings or count toward tree canopy coverage.	
Community Garden	Minimum of 1,500 square feet, containing at least 10 plots with a minimum of 100 square feet of soil area per plot or native demonstration, and a dedicated water meter.	1
Fitness Circuit	Minimum of 3 pieces of fitness equipment, clear signage and a connecting path.	1
Interactive/ Technology Element	Provides features which can include but are not limited to: publicly accessible Wi-Fi, solar panel furniture/feature, touchable information board and smart kiosks. The element shall be accessible to the public during operating hours.	1
Multi-Purpose Natural Turf Area	Minimum of 10,000 square feet of continuous natural turf with a slope of 5 percent or less to support universal access. Multi-purpose turf area to be used for athletic competition shall provide a slope 2 percent or less.	1
Off-Leash Dog Area	Minimum of 2,000 square feet of fenced-in area.	1
<i>Placemaking</i> Elements	Minimum of 2 elements which can include but are not limited to: decorative lighting, artwork, interactive playscape, climbing <i>structures</i> , elements of historical or cultural relevance, community activation elements/games, gathering areas and multifunctional centerpiece furniture.	1
Play Area	Minimum of 750 square feet with children's play equipment and safety surfacing. Separate play areas should be provided for children ages	1

	2 to 5 and 5 to 12. A minimum of three play pieces shall be provided per play area.	
Performance/Event/Cultural Space	Minimum of 2,500 square feet of paved area with seating for a minimum of 40 people, lighting and utilities (power, data and sound).	2
Splash Pad	A Splash Pad (otherwise considered a “water playground”) measuring a minimum of 750 square feet.	2
Sports Court with Lighting	Minimum of one full court or two half-courts for sports which can include but are not limited to: basketball, tennis, pickleball and sand volleyball. Lighting appropriate to the sport shall be provided and shall be sited and directed to minimize impacts to nearby residential uses.	2