



# RECREATION

7

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- 7.2 Strategy
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Recreation Facilities
- 7.4 Park Equivalencies



## INTRODUCTION

The Recreation Element supports the implementation of the General Plan and provides a parks strategy to meet the community's park needs with goals and policies to guide the development of parks and recreational facilities.

### 7.1 VISION

The Community Plan envisions a system of parks and recreational facilities that provides opportunities for social interaction and spaces for passive and active recreation for residents and employees, and enhances the community character. The vision for the parks and recreational facilities system is to connect them to the regional recreational, open space, and cultural destinations by utilizing linear gateways and green streets. Linear parks along these connections can provide recreation facilities and serve as gateways providing a sense of arrival into the community.

The Recreation Element policies complement the Urban Design and Mobility Elements in that they seek to enhance the public realm by incorporating linear parks along key community corridors, emphasizing walking and bicycling, providing recreation facilities, and developing linkages within the community and to adjacent communities.

The Community Plan aims to capitalize on the unique advantages afforded by the community's location by supporting outdoor-focused gathering places that enhance livability and pedestrian activity. The envisioned urban parks and recreation facilities will become focal points within the villages and districts and serve as building blocks for future mixed- and multiple-use developments and support pedestrian-oriented land use pattern.

### RECREATION ELEMENT GOALS

- A sustainable parks and recreation system that meets the needs of the diverse variety of users in the community, of all ages and abilities.
- Provision of parks and recreation facilities that keeps pace with the population growth through timely acquisition and development.
- A network of parks and recreational facilities that are accessible by multiple modes of transportation and connect to regional recreation and open space areas.



*A system of parks and recreational facilities, including linear parks along key corridors, will meet the community's park needs and enhance its livability.*

## 7.2 STRATEGY

The parks and recreation strategy focuses on the following types of population-based parks: neighborhood parks, mini parks, pocket parks, and special activity parks and plazas. These types of parks, along with park equivalencies, will provide population-based park acres to serve the future community population.

The strategy is to provide a mix of recreational uses and facilities that meet the needs of residents and employees. Neighborhood parks, mini-parks and plazas can serve as focal points within village areas. Infill development outside of village areas provides the opportunity to include mini parks, special activity parks and pocket parks to meet the population-based park standards and enhance the livability of the districts.

As Midway - Pacific Highway is a developed community, strategic park placement and development is essential to maximize accessibility and use of limited land resources. Figure 7-1 shows the potential location and size of future parks within the community, which have been placed and sized based on opportunity for future development and residential capacity. The park locations, configurations, and sizes may change as a result of future private and public project development and the residential population associated with future development.

The Urban Design Element provides policies that guide new development near parks to incorporate active ground floors and outdoor uses adjacent to the proposed parks and plazas. Active ground floors and outdoor uses provide natural surveillance of the parks and plazas which can enhance safety. Pedestrian activity will attract more users to the recreational facilities and to the uses that surround it that can result in economic benefits to businesses. Parks may also incorporate storm water retention and/or infiltration infrastructure. See the Conservation Element for storm water management policies.



*A mix of recreational facilities including neighborhood parks, mini parks, pocket parks, and special activity parks will serve the population of Midway - Pacific Highway.*



*Parks may be constructed through future public and private development projects. This park is integrated into a residential area and benefits from natural surveillance from the residences facing the park.*



### BOX 7-1: GENERAL PLAN PARK AND RECREATION FACILITIES NEEDS

The General Plan Park and Recreation Facilities Guidelines require the following acreage for population-based parks, recreation centers and aquatic complexes based on the total residential population of the community (based on the planning horizon), including the Gateway Village military population.

#### **Population-Based Parks**

- A minimum of 2.8 usable acres per 1,000 residents.
- A total household population of 27,070 results in a need for 75.80 acres of population-based parks to meet General Plan standards for Community and Neighborhood Parks.

#### **Recreation Center**

- A minimum of 17,000 square feet per recreation center to serve a population of 25,000.
- A total household population of 27,070 results in the need of a 18,400 square foot recreation center to meet General Plan standards.

#### **Aquatic Complex**

- An aquatic complex serves a population of 50,000.
- A total household population of 27,070 results in the need for 54 percent of an aquatic complex to meet General Plan standards.

## 7.3 POPULATION-BASED PARKS AND RECREATION FACILITIES

The community is anticipated to have a household population of 27,070 people by the plan horizon year. Box 7-1 describes the parks and recreational facilities needs for the community based on the General Plan standards for population-based parks and recreation facilities. To meet these needs, population-based parks, park equivalencies, and recreation facilities that are accessible to the public are proposed.

### POPULATION-BASED PARKS

Neighborhood parks, mini parks, pocket parks, special activity parks, and plazas will benefit new residential development, commercial, employment, and mixed-use developments and help these developments become vibrant activity centers.

### RECREATION CENTER

A recreation center will be provided within the community on City-owned property within the Camino del Rio District. The recreation center could provide a gymnasium, indoor courts, multi-purpose rooms, kitchen and other community-serving facilities. Also, a portion of the community's recreation center needs will be met with a shared recreation center to be located at the NTC Park at Liberty Station.

### AQUATIC COMPLEX

An aquatic complex to be located at the NTC Park at Liberty Station and shared with Old Town, Ocean Beach, and Peninsula will meet a portion of the community's aquatic recreation needs, and a second aquatic complex (location to be determined) will meet the remainder. The Aquatic Complexes will provide a 25 to 50 meter pool and supporting facilities that include a pool building with a reception area, restrooms, showers, meeting rooms, lockers and storage.



## 7.4 PARK EQUIVALENCIES

Midway – Pacific Highway is an urbanized community where park equivalencies are appropriate for satisfying some of the community's population-based park needs. The community and City identified and evaluated population-based park and recreation opportunities, as well as potential park equivalency sites, for their recreational value, possible uses and functions, public accessibility, consistency with General Plan policies and guidelines, and other land use policy documents. The proposed park equivalencies for the community are outlined in Table 7-1. Table 7-2 summarizes the acreage of the proposed population-based parks and park equivalencies.

### JOINT-USE FACILITIES

Recreational facilities can be jointly shared between the City and other public agencies, such as the San Diego Unified School District, and not-for-profit private entities. Joint-use facilities require a City Council-approved long-term joint use agreement with the other agency or entity.

### PORTIONS OF RESOURCE-BASED PARKS

Community-oriented parks can be located in a portion of a resource-based park typically contiguous to the community, if consistent with the applicable resource-based park master plan.

### NON-TRADITIONAL PARKS

Non-traditional park sites, such as linear parks and privately-owned parks, make efficient use of land by providing opportunities for recreational facilities with other compatible private and public developments.

**Linear Parks** are typically longer than they are wide, and can be adjacent to tree-lined green streets that provide people with a place for relaxation and social interaction. Recreation amenities can include public art, water features, fitness stations, enhanced paving, seating walls, site furniture, jogging trails and bike paths separated from the primary pedestrian sidewalk. These parks could be developed on city owned property or through the acquisition of additional right-of-way adjacent to streets.

**Privately-Owned Parks** provide outdoor and/or indoor recreational facilities that allow for public use through agreements, public use easements, and/or other applicable legal instruments that remain in effect in perpetuity. Park amenities would be similar to neighborhood parks. Indoor facilities can include exercise rooms or fitness facilities, multi-purpose courts, and/or meeting rooms. Recreational uses can be incorporated on the rooftops of buildings or the top of parking structures, and can include multi-purpose courts or landscaped seating areas with site furniture for social interaction or passive recreation. Privately-owned parks can enhance the community character by providing public spaces for social interaction. Private open space required of development, such as balconies, setbacks, courtyards, are not a park equivalency.



**TABLE 7-1: POPULATION-BASED PARKS AND RECREATION FACILITIES INVENTORY AND RECOMMENDATIONS**

| SITE<br>(FIGURE 7-1)   | PARKS/<br>RECREATION<br>FACILITIES        | EXISTING<br>USABLE<br>ACREAGE | FUTURE<br>USABLE<br>ACREAGE | PARKS AND RECREATION<br>FACILITIES LOCATIONS AND<br>DESCRIPTIONS  | PARKS AND RECREATION FACILITIES<br>RECOMMENDATIONS  |
|--|---|-------------------------------|-----------------------------|---|---|
| <b>POPULATION-BASED PARKS:</b>                                 |   |                               |                             |   |   |
| <b><i>Neighborhood Parks, Mini Parks, and Pocket Parks</i></b> |   |                               |                             |   |   |
| C  | Sports Arena Green<br>(Neighborhood Park) |                               | 3.30                        | Proposed park site located within the Sports Arena Community Village.   | Design and construction of plazas, children's play area, multi-purpose courts, multi-purpose turf areas, site furniture, picnic areas, comfort station, walkways, and landscaping.  |
| D  | Sports Arena Square<br>(Mini Park)        |                               | 2.80                        | Proposed park site located within the Sports Arena Community Village.   | Design and construction of plazas, multi-purpose turf areas, picnic areas, paths and landscaping for cultural and community events.   |
| G  | Dutch Flats Green<br>(Neighborhood Park)  |                               | 3.70                        | Proposed park site located within the Dutch Flats Urban Village.  | Acquisition, design and construction of multi-purpose turf areas, picnic area, children's play area, comfort station, small multi-purpose courts, walkways, and landscaping.  |
| <b>PARK EQUIVALENCIES:</b>                                     |   |                               |                             |   |   |
| <b><i>Non-Traditional Park Sites</i></b>                       |   |                               |                             |   |   |
| E  | Sports Arena Linear<br>Park               |                               | 7.30                        | Proposed linear park, approximately 30 feet wide, along Sports Arena boulevard located on city owned property.  | Design and construction of a group picnic area, shade structure, plaza or amphitheater, a jogging trail or bike path separated from the primary pedestrian sidewalk, comfort station, multi-purpose hardcourt, children's play area or a skateboard area, site furniture, fitness stations, game tables, art elements, drinking fountain, interpretive signage, and landscaping. Private property (4.16 acres) would need to be acquired. |
| H  | Dutch Flats Linear<br>Park                |                               | 4.16                        | Proposed linear park, approximately 30 feet wide, on private property along Sports Arena Boulevard, and along the proposed Dutch Flats Parkway, Barnett Avenue and Charles Lindbergh Parkway. |   |

**TABLE 7-1: POPULATION-BASED PARKS AND RECREATION FACILITIES INVENTORY AND RECOMMENDATIONS (CONTINUED)**

| SITE<br>(FIGURE 7-1)                    | PARKS/<br>RECREATION<br>FACILITIES                   | EXISTING<br>USABLE<br>ACREAGE | FUTURE<br>USABLE<br>ACREAGE | PARKS AND RECREATION<br>FACILITIES LOCATIONS AND<br>DESCRIPTIONS   | PARKS AND RECREATION FACILITIES<br>RECOMMENDATIONS  |
|---|--|-------------------------------|-----------------------------|--|---|
| I                                       | Kurtz Street Pocket Park                             |                               | 0.25                        | Proposed park site on MTS owned property, located in the 2100 Block of Hancock Street.   | Design and construction of a children's play area, multi-purpose turf area, multi-purpose courts, site furniture, picnic areas, walkways and landscaping. Project may require a lease agreement from Metropolitan Transit System. |
| B                                       | San Diego River Mini Park                            |                               | 1.80                        | Proposed park site on Caltrans right-of-way, located on the north side of I-8 east of the West Mission Bay Drive/ Sports Arena Boulevard off-ramp. | Design and construct children's play area, picnic areas, seating and exercise equipment along the San Diego River Pathway consistent with the San Diego River Park Master Plan.   |
| <b>Joint Use Facility</b>               |  |                               |                             |  |   |
| F                                       | Dewey Elementary Joint Use Facility                  |                               | 1.50                        | Proposed joint use facility at Dewey Elementary School.  | Design and construct multi-purpose fields, hardcourts, children's play area, and walking track. Project will require a joint use agreement with San Diego Unified School District.  |
| <b>Portions of Resource-Based Parks</b> |  |                               |                             |  |   |
| A                                       | San Diego River Park Pathway within Mission Bay Park |                               | 3.30                        | Proposed pathway improvements along the San Diego River within Mission Bay Park and Caltrans right-of-way.   | Design and construct interpretive signs, picnic areas, seating, and exercise equipment along the San Diego River Pathway consistent with the San Diego River Park Master Plan.  |

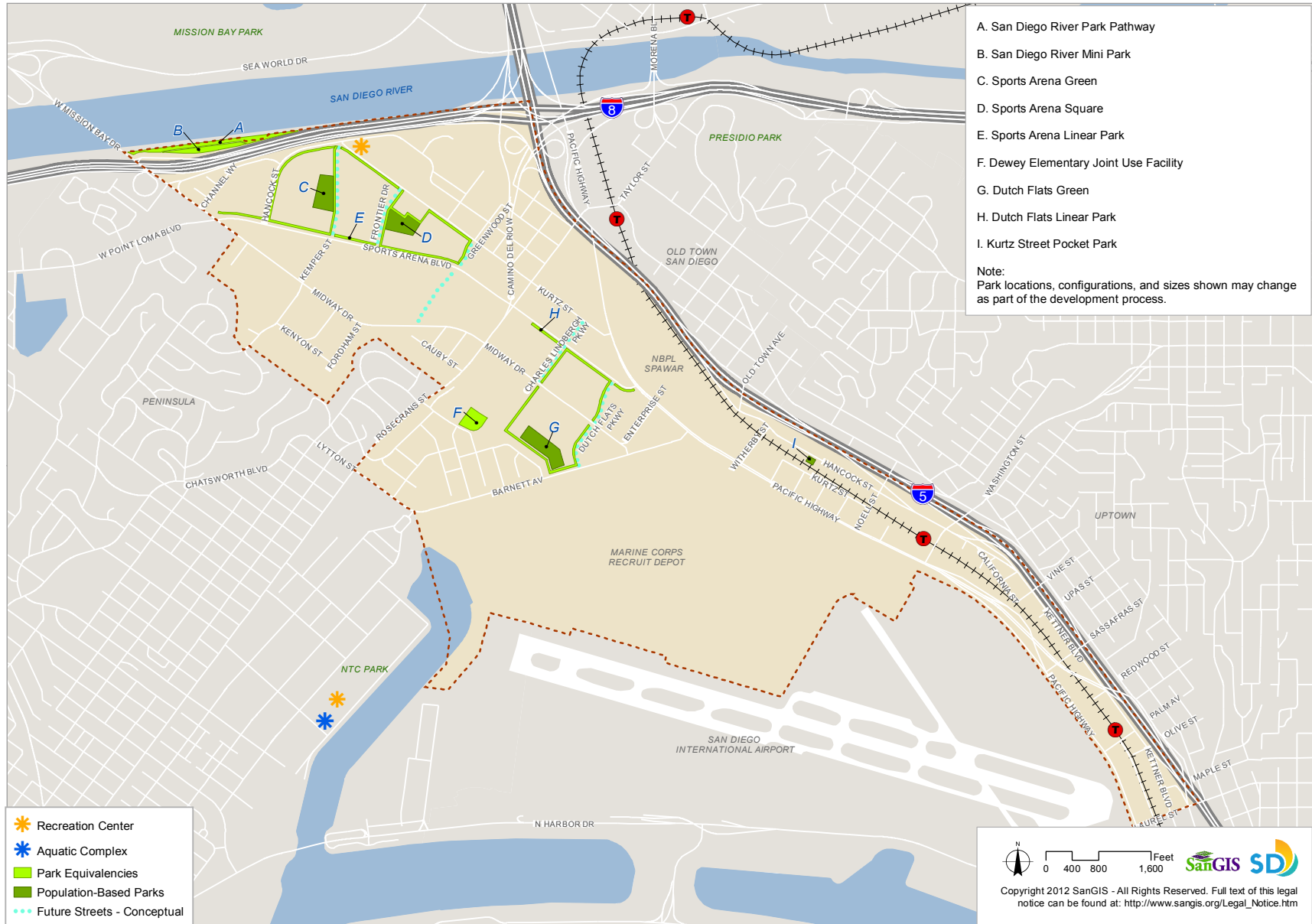


**TABLE 7-1: POPULATION-BASED PARKS AND RECREATION FACILITIES INVENTORY AND RECOMMENDATIONS (CONTINUED)**

| SITE<br>(FIGURE 7-1) | PARKS/<br>RECREATION<br>FACILITIES               | EXISTING<br>USABLE<br>ACREAGE | FUTURE<br>USABLE<br>ACREAGE | PARKS AND RECREATION<br>FACILITIES LOCATIONS AND<br>DESCRIPTIONS  | PARKS AND RECREATION FACILITIES<br>RECOMMENDATIONS  |
|----------------------|--|-------------------------------|-----------------------------|---|---|
| Recreation Center    |  |                               |                             |   |   |
| Orange<br>Asterisk   | Midway - Pacific<br>Highway Recreation<br>Center |                               | 1.75                        | Proposed recreation facility to be<br>located on City-owned property<br>within the Camino del Rio District or<br>another location identified within the<br>community. | Design and construct approximately<br>17,000 sq. ft. recreation center which could<br>include a gymnasium, community meeting<br>and multi-purpose rooms, arts and crafts,<br>and fitness rooms.   |
| Orange<br>Asterisk   | NTC Recreation<br>Center                         |                               | N/A                         | Proposed recreation center located at<br>NTC/Liberty Station.   |   |
| Aquatic Complex      |  |                               |                             |   |   |
| Blue<br>Asterisk     | NTC/Liberty Station<br>Aquatic Complex           |                               | N/A                         | Proposed aquatic complex located at<br>NTC/Liberty Station.   | Design and construct an aquatic complex<br>which could include a swimming pool,<br>universal access and water amenities such<br>as a children's pool and a therapeutic<br>pool, and a pool house including locker<br>rooms, staff offices, and equipment storage<br>facilities. |
| TBD                  | Aquatic Complex                                  |                               | N/A                         | Proposed aquatic complex located<br>within the Peninsula or Midway -<br>Pacific Highway communities, at a site<br>to be identified.                                   |   |



FIGURE 7-1: PARKS AND RECREATION FACILITIES





**TABLE 7-2: SUMMARY OF PROPOSED POPULATION-BASED PARKS AND RECREATION FACILITIES**

| POPULATION-BASED PARKS  | USABLE ACREAGE |
|---|----------------|
| Proposed Population-Based Parks and Park Equivalencies  | 29.86          |
| Population-Based Parks Requirements at Full Community Development   | 75.80          |
| Population-Based Park Deficit at Full Community Development   | 45.94          |
| RECREATION CENTER   | SQUARE FEET    |
| NTC Recreation Center   | 3,570*         |
| Midway - Pacific Highway Recreation Center  | 14,830         |
| Total Proposed Recreation Centers   | 18,400         |
| Recreation Center Required at Full Community Development  | 18,400         |
| Recreation Center Deficit at Full Community Development   | 0              |
| AQUATIC COMPLEXES   | PERCENTAGE     |
| Proposed NTC/Liberty Station Aquatic Complex  | 17% **         |
| Proposed Aquatic Complex  | 37% ***        |
| Total Proposed Aquatic Complexes  | 54%            |
| Aquatic Complexes Required at Full Community Development  | 54%            |
| Aquatic Complexes Deficit at Full Community Development   | 0%             |
| <p>* NTC/Liberty Station Recreation Center will be shared as follows: Peninsula 79% and Midway - Pacific Highway 21%.</p> <p>** NTC/Liberty Station Aquatic Complex will be shared as follows: Peninsula 60%, Ocean Beach 22%, Midway - Pacific Highway 17%, and Old Town 1%.</p> <p>*** Aquatic Complex will be shared as follows: Midway - Pacific Highway 37%, Peninsula 17%, Ocean Beach 8%, Old Town 4%.</p> |                |

## POLICIES

- RE-4.1** Pursue land acquisition for the creation of public parks, with an effort to locate parkland on sites within villages or districts that promote connectivity, accessibility, safety, public health, and sustainability.
- RE-4.2** Encourage new infill developments throughout the community to satisfy population-based park requirements by incorporating parks or park equivalencies on site (either privately or publicly owned).
- A.** Establish the size of population-based parks based on the proposed number of residential units through the development review process.
  - B.** Provide flexibility in the placement of population-based parks while ensuring their public accessibility and visibility from the public right-of-way.
- RE-4.3** Pursue the creation of linear parks as a component of the community's park and recreational system.
- RE-4.4** Consider special activity parks on a case-by-case basis including, but not limited to, skateboard parks, off-leash dog parks, and other unique uses.
- RE-4.5** Increase recreational opportunities by acquiring and developing land through street vacations, where appropriate, to provide public parks.
- RE-4.6** Consider opportunities to increase population-based parks and park equivalencies in a manner consistent with the Community Plan goals and policies that may arise through the development process.
- RE-4.7** Coordinate with the San Diego Unified School District to explore opportunities to provide joint-use recreational space at the Dewey Elementary School.
- RE-4.8** Coordinate with the Federal Government to explore opportunities to create a pathway from Barnett Avenue to the Dewey Elementary Joint-Use Facility.

- RE-4.9** Coordinate with MTS or a future property owner to explore opportunities to create Kurtz Street Pocket Park generally in alignment with Bandini Street.
- RE-4.10** Provide park equivalencies along the San Diego River Pathway that are consistent with the San Diego River Park Master Plan.
- RE-4.11** Coordinate with Caltrans to explore opportunities to develop a mini-park adjacent to the San Diego River Pathway near Sports Arena Boulevard and I-8.
- RE-4.12** Coordinate with the Federal Government or a future property owner to explore opportunities to create park space to serve uses on the NBPL - SPAWAR complex and/or Regional Plant Equipment Office sites.
- RE-4.13** Coordinate with the San Diego Unified Port District to explore opportunities to provide a public park on Port District property along Pacific Highway for the use of Midway - Pacific Highway residents and Port visitors.
- RE-4.14** Collaborate with the community and interest groups to explore opportunities to relocate the private skateboard park at Washington Street to a new location within the community should the Pacific Highway bridge at Washington Street be reconfigured to an at-grade intersection.
- RE-4.15** Encourage commercial, office, and residential development to incorporate active ground floors and outdoor seating and cafes around or adjacent to proposed parks and recreational facilities to create pedestrian-oriented activity centers.
- RE-4.16** Design parks to incorporate the City's "Crime Prevention Through Environmental Design" (CPTED) measures.
- RE-4.17** Incorporate wayfinding signage that provides information on the parks and recreation facilities in and adjacent to Midway - Pacific Highway.

- RE-4.18** Recommend that property owners consider the formation of Community Facilities Districts, guided by the Mello-Roos Community Facilities Act, to maintain future linear parks, squares, pocket parks, and plazas.



*New parks can be designed to incorporate active and/or passive recreation areas, and will serve as neighborhood focal points.*



*Public plazas and mini parks will help meet recreational needs, complement active commercial uses, and foster pedestrian-oriented activity centers.*



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