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City of San Diego
CITYWIDE PARK DEVELOPMENT IMPACT FEE NEXUS STUDY

Prepared for

The City *of* SAN DIEGO

Prepared by

EFS ENGINEERING, INC.

In association with

wsp

Intersecting Metrics

MAY 2021

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Introduction

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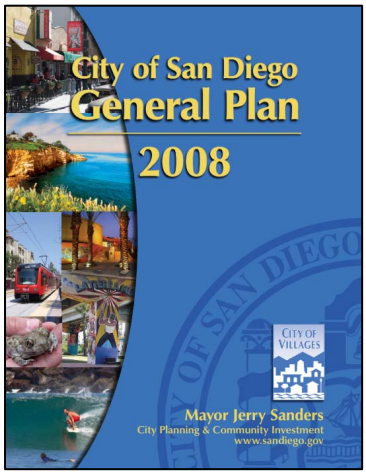
Purpose

The purpose of this Nexus Study is to document and summarize information supporting the development and implementation of an impact fee program to fund future park facilities needed to accommodate growth in the City of San Diego (City). The proposed "Citywide Park Development Impact Fee" (Park Impact Fee) will be used to fund a variety of park improvements to accommodate future growth, in a manner consistent with park standards set forth in the City's proposed *Parks Master Plan* (dated May 2021), incorporated herein by reference.

Background

The following section provides a brief summary of local actions, plans, initiatives and policies relevant to the development of the proposed Park Impact Fee.

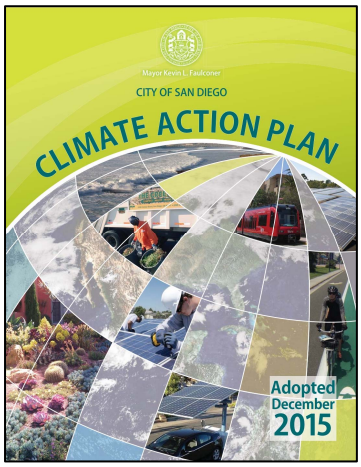
City of San Diego General Plan



The *City of San Diego General Plan* (General Plan) was adopted on March 10, 2008 by City Council Resolution R-303473. Portions of the General Plan have been updated over the years. The General Plan's *Recreation Element* (updated June 29, 2015) established standards for the development of population based-parks and recreation facilities, including recreation centers and aquatic complexes. Among the many goals and objectives contained in the *Recreation Element*, the City set forth a population-based park standard of at least 2.8 acres per 1,000 people. As the City has developed, this standard has caused both physical and practical challenges, including:

- Limits comprehensive planning for an interconnected Citywide parks system
- Urbanized areas lack available land
- Funding and staffing limits
- Can create further inequities in the distribution of parks throughout the City

City of San Diego Climate Action Plan

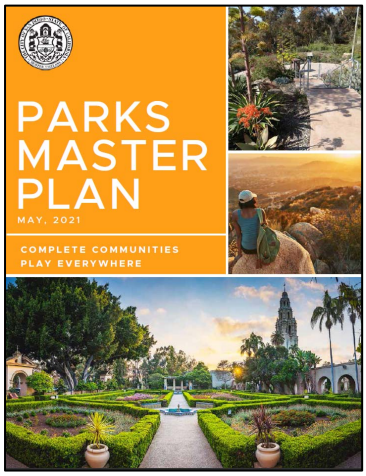


In December 2015, the City adopted a *Climate Action Plan* (CAP). Fundamentally, the CAP serves four primary purposes: (1) provides a roadmap to achieve GHG reductions, (2) conforms to California laws and regulations, (3) implements the City's General Plan, and (4) provides CEQA tiering (coverage) for new development's GHG emissions.

The CAP identified five specific and measurable strategies to reduce GHG emissions to achieve 2020 and 2035 targets:

- Energy & Water Efficient Buildings
- Clean & Renewable Energy
- Bicycling, Walking, Transit & Land Use
- Zero Waste (Gas & Waste Management)
- Climate Resiliency

Proposed Parks Master Plan



The General Plan identifies the need for a new Parks Master Plan. The proposed *Parks Master Plan* (PMP) sets forth a long-range vision for the future of parks, recreation facilities, and programs across the City. The PMP, the central planning document for implementation of the *Parks for All of Us* initiative, sets forth new park standards along with policies that are aligned with the City's vision for an interconnected Citywide park system with more options for play, exercise, and social interactions.

The PMP proposes:

- A Citywide **interconnected park system** that fosters social interactions and play, and provides urban respite, enjoyable transportation options and an increased urban tree canopy cover.
- An **equitable parks system** that prioritizes investments in areas of need.
- **A plan that serves as a guide** for continued improvements and expansion resulting in a high quality, citywide system of parks, recreation facilities/programs, trails and open space that will meet the needs of San Diego citizens now and in the future.
- **A sustainable parks system** that addresses habitat protection and climate change related vulnerabilities.

The PMP, and associated revisions to the General Plan's *Recreation Element*, will align park planning with the City's vision to achieve Citywide goals of sustainability, resilience, equity, livability, and connectivity. In that regard, the PMP will also help implement the CAP by providing a framework for thriving public spaces to be enjoyed by residents and visitors throughout the City.

Statutory Framework

Local agencies may charge development impact fees pursuant to the *Mitigation Fee Act* (California Government Code §66000 et seq.) to finance the cost of public facilities or services needed to serve (or mitigate the effects of) future development. A development impact fee is a monetary exaction, not a property-related tax or special assessment within the meaning of *Proposition 218* (California Constitution, Article XIII). Impact fees are a commonly-used and well-accepted means of mitigating the impacts (or facility needs) created by future growth. Public agencies regularly levy impact fees on new development to fund a variety of public facilities, including roads, sewer and water facilities, libraries, parks, and schools.

The proposed Park Impact Fee has been developed and will be implemented in accordance with the *Mitigation Fee Act*. Prior to establishing, increasing, or imposing an impact fee, the *Mitigation Fee Act* requires the local agency to make the following findings:

- Identify the purpose of the fee (Government Code §66001(a)(1)).
- Identify the use for the fee and the facilities to be built (Government Code §66001(a)(2)).
- Determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (Government Code §66001(a)(3)).
- Determine a reasonable relationship between the need for the public facility and the type of development project (Government Code §66001(a)(4)).
- Determine a reasonable relationship between the amount of the fee and the cost of the facility attributable to development (Government Code §66001(b)).

For purposes of the subject fee program, a statement of requisite findings is presented in the "Program Implementation" section of this report.

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Fee Development Process

In preparation for the approval and implementation of the PMP, the City is developing a Park Impact Fee to provide a means by which future development can pay a fair share of its impacts on the overall park system based on defined Citywide park standards. The Park Impact Fee will fund a variety of park improvements to address the increased need for recreational resources created by population growth associated with future development.

The remainder of this report summarizes the process by which the Park Impact Fee was developed, as presented in the following sections:

- Impacts of Future Development
- Improvements to Reduce Impacts
- Fee Rate Calculation
- Program Implementation

Impacts of Future Development

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Future Park Needs

Future development (and corresponding population growth) within the City will cause increased demand for park facilities. Without a corresponding investment in park facilities, this increased demand will result in sub-standard service levels, inadequate park coverage, and other recreational inequities. The proposed Park Impact Fee will be used to fund a variety of park improvements to accommodate future growth, in a manner consistent with City park standards set forth in the PMP.

Park Standards

"The Recreational Value-Based Park (Value Standard) standard establishes a point value to represent recreational opportunities within traditional population-based parks. Recreation value emphasizes the activities and experiences that residents can enjoy, rather than the amount of parkland in a given area. It measures the inherent benefits of park spaces – their ability 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."
– Parks Master Plan

The PMP concludes that an acreage-based standard for population-based parks will become increasingly difficult to satisfy given limited available land and rising acquisition costs. The PMP includes a recreational value-based park standard (Value Standard) for traditional park facilities, with a focus on recreational amenities and features, as opposed to quantity of land. The Value Standard set forth in the PMP establishes a recreation value of 100 points per 1,000 people. As illustrated in **Figure 1** (on the following page), this value was derived from an analysis of existing parks in communities with parkland acreage that meet the former standard of 2.8 acres per 1,000 residents. The 100 points reflect scoring based on recreation amenities, space for programmed activity, connectivity to transit, and other factors. These recreational opportunities and amenities, and corresponding point values, are summarized in Appendix D of the PMP. The PMP's scoring guide is shown in **Figure 2**.

The Value Standard excludes recreation centers and aquatic complexes, which will continue to be based on the following population-based standards:

- Recreation Centers (17,000 square feet per 25,000 people)
- Aquatic Complexes (1 aquatic complex per 50,000 people)

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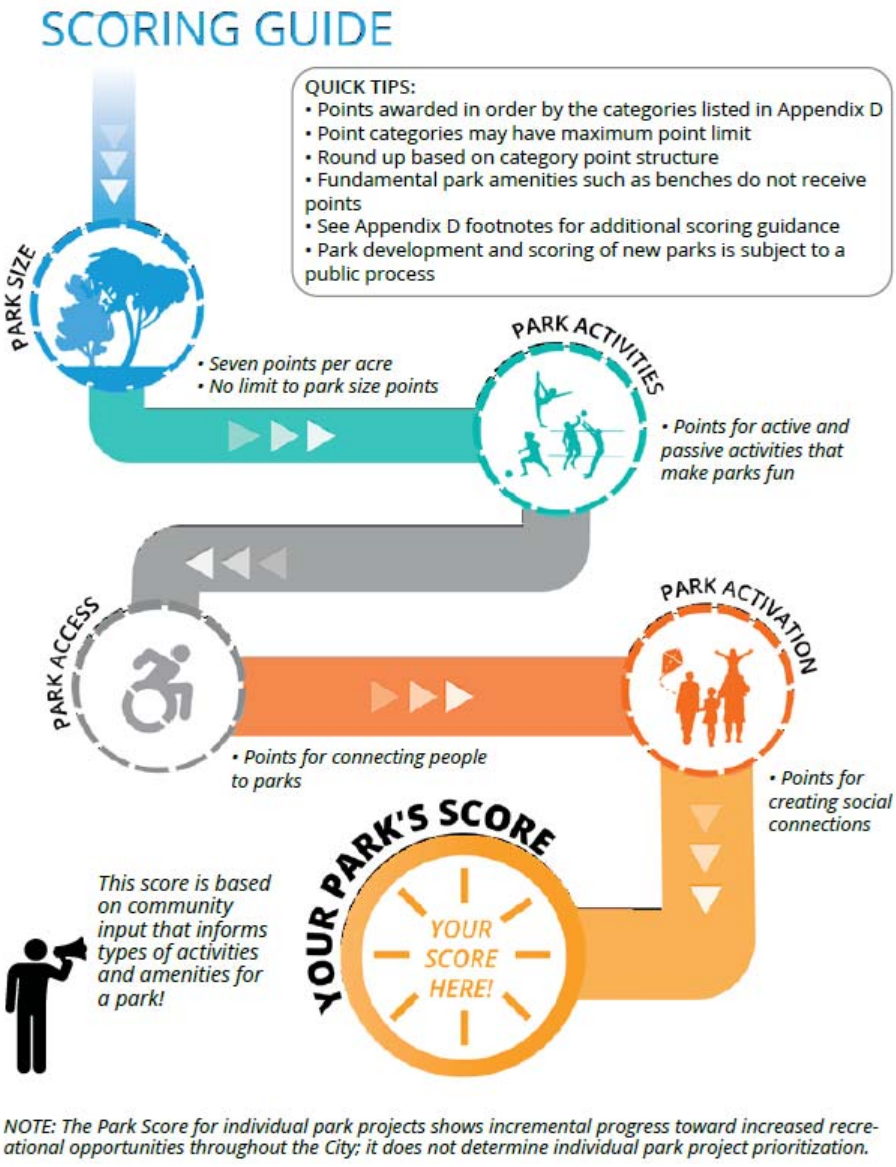
FIGURE 1: Development of Value Standard

SOURCE: Parks Master Plan

FIGURE 2: Value Standard Scoring Guide



NOTE: The Park Score for individual park projects shows incremental progress toward increased recreational opportunities throughout the City; it does not determine individual park project prioritization.

SOURCE: Parks Master Plan

Improvements to Reduce Impacts

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Standards-Based Program

In general, impact fee programs can be divided into one of two methodological categories, namely: (1) *Plan-based* programs, and (2) *Standards-based* programs. *Plan-based* programs are driven by a defined set of projects, whereas *standards-based* programs are focused on achieving a defined standard or level of service. Although both methodologies are equally valid, one may have certain advantages (or disadvantages) as compared to the other depending on the unique circumstances involved (e.g., type of improvements, state of current infrastructure, projected growth remaining, etc.).

The proposed Park Impact Fee has been developed under a *standards-based* methodology, using the standards set forth in the PMP. The benefits of using a *standards-based* methodology include:

- Greater flexibility to adapt to change
- Validity not tied to a static list of projects
- Citywide standard objectively measureable

Recreational Improvements

The PMP sets forth a series of factors and criteria for assigning points to various recreational opportunities and amenities, with the goal of achieving of 100 points per 1,000 people under the Value Standard. As previously noted, the 100 points reflect scoring based on recreation amenities, space for programmed activity, connectivity to transit, and other factors. These recreational opportunities and amenities, and corresponding point values, are summarized in Appendix D of the PMP.

The Value Standard, combined with the population-based standard (for recreation centers and aquatic complexes), will serve as the basis for calculating a unit cost for the Park Impact Fee.

Fee Rate Calculation

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Unit Cost Analyses

An analysis of 26 recently constructed (or soon to be constructed) "sample" parks in the City was completed. These parks range in both size and location throughout the City, with each providing a diverse set of amenities. Each of the identified parks was analyzed in conformity with the Value Standard set forth in the PMP to determine total number of points assigned to the park. **Table 1** below summarizes the results of this analysis.

TABLE 1: Sample Parks & Recreational Values

Sample Park	Community Planning Area	Park Size (Acres)	Recreational Value (Points)
Beyer Park	San Ysidro	8.0	297.5
Canon Street Pocket Park	Peninsula	0.7	35.8
Central Avenue Mini Park	Mid-City/City Heights	0.6	39.3
Coast View Park	Torrey Hills	0.9	40.3
Cesar Solis Community Park	Otay Mesa	20.4	413.0
City Heights Square Mini Park	Mid-City/City Heights	0.3	22.8
Elizabeth Rabbitt Neighborhood Park	Del Mar Mesa	3.7	80.5
Del Mar Mesa Southern Multi-Use Trail	Del Mar Mesa	3.0	66.5
Del Sur Neighborhood Park	Black Mountain Ranch	4.0	133.0
Fairbrook Neighborhood Park	Scripps Ranch	3.4	98.0
Franklin Ridge Pocket Park	Mission Valley	0.2	7.8
Hawk Pocket Park	Encanto	0.6	101.5
La Paz Mini Park	Encanto	0.6	66.5
Linda Vista Skate Park	Linda Vista	1.1	63.0
North Park Mini Park	Greater North Park	0.5	45.5
Ocean Beach Gateway Mini Park	Ocean Beach	0.2	25.3
Olive Grove Community Park	Clairemont Mesa	9.2	168.0
Olive St Park	Uptown	0.4	46.3
Pacific Highlands Ranch Community Park	Pacific Highlands Ranch	12.5	276.5
Park de la Cruz Skate Park	Mid-City/City Heights	7.3	220.5
Riviera Del Sol Neighborhood Park	Otay Mesa	4.7	262.5
Southwest Neighborhood Park	Otay Mesa Nestor	11.6	388.5
Torrey Meadows Neighborhood Park	Torrey Highlands	5.0	171.5
Trail for All People	Black Mountain Ranch	0.0	63.0
Waldo D. Waterman Mini Park	Uptown	0.2	14.8
Wightman Street Neighborhood Park	Mid-City/City Heights	1.0	90.0

SOURCE: See **Tables 1 & 2** contained in *Parks Master Plan: Development Impact Fee Program – Unit Cost Analysis* (Intersecting Metrics; May 12, 2021), included as **Appendix A**.

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Cost estimates were compiled for each of the sample parks to facilitate calculation of a cost per point of Recreational Value, and corresponding cost per capita (based on the PMP's defined Value Standard of 100 points per 1,000 people). The following four components used to develop the sample park cost estimates: construction cost, construction contingency, right-of-way cost, and administration cost. **Table 2** below summarizes the estimated costs for each sample park and the resultant unit costs.

TABLE 2: Sample Park Costs & Resultant Unit Costs

Sample Park	Recreational Value (Points)	Estimated Cost ($)	Unit Costs ($ / point)	Unit Costs ($ / capita) [1]
Beyer Park	297.5	$19,056,007	$64,054	$6,405
Canon Street Pocket Park	35.8	$3,292,439	$92,096	$9,210
Central Avenue Mini Park	39.3	$2,046,478	$52,140	$5,214
Coast View Park	40.3	$4,513,599	$112,139	$11,214
Cesar Solis Community Park	413.0	$29,760,452	$72,059	$7,206
City Heights Square Mini Park	22.8	$1,205,389	$52,984	$5,298
Elizabeth Rabbitt Neighborhood Park	80.5	$4,305,512	$53,485	$5,348
Del Mar Mesa Southern Multi-Use Trail	66.5	$4,194,324	$63,073	$6,307
Del Sur Neighborhood Park	133.0	$7,876,057	$59,218	$5,922
Fairbrook Neighborhood Park	98.0	$7,830,609	$79,904	$7,990
Franklin Ridge Pocket Park	7.8	$506,378	$65,339	$6,534
Hawk Pocket Park	101.5	$3,156,123	$31,095	$3,109
La Paz Mini Park	66.5	$2,547,536	$38,309	$3,831
Linda Vista Skate Park	63.0	$5,469,438	$86,816	$8,682
North Park Mini Park	45.5	$2,258,941	$49,647	$4,965
Ocean Beach Gateway Mini Park	25.3	$2,773,698	$109,849	$10,985
Olive Grove Community Park	168.0	$14,792,735	$88,052	$8,805
Olive St Park	46.3	$4,320,041	$93,406	$9,341
Pacific Highlands Ranch Community Park	276.5	$26,814,527	$96,978	$9,698
Park de la Cruz Skate Park	220.5	$23,920,273	$108,482	$10,848
Riviera Del Sol Neighborhood Park	262.5	$11,936,126	$45,471	$4,547
Southwest Neighborhood Park	388.5	$18,933,019	$48,734	$4,873
Torrey Meadows Neighborhood Park	171.5	$11,870,454	$69,215	$6,922
Trail for All People	63.0	$1,576,143	$25,018	$2,502
Waldo D. Waterman Mini Park	14.8	$1,820,709	$123,438	$12,344
Wightman Street Neighborhood Park	90.0	$3,981,118	$44,235	$4,423
Average			$70,201	$7,020

[1] Based on Value Standard of 100 points per 1,000 people.

SOURCE: See **Tables 3 & 4** contained in *Parks Master Plan: Development Impact Fee Program – Unit Cost Analysis* (Intersecting Metrics; May 12, 2021), included as **Appendix A**.

As previously noted, the Value Standard does not include recreation centers and aquatic complexes. As the City has only built one recreation center in recent years, and has not built an aquatic complex in the last 20 years, there are not enough relevant sample projects to complete a cost analysis on City projects. Instead, the cost to construct and implement a recreational center and an aquatic complex was derived from the City's Parks Cost Estimation Tool and further validated based on the development of similar projects throughout the state. **Table 3** below summarizes the estimated costs for recreational centers and aquatic complexes and the resultant unit costs.

TABLE 3: Unit Costs for Recreation Centers & Aquatic Complexes

Facility	Estimated Cost ($)	Population Served	Unit Cost ($ / capita)
Recreation Center	$17,299,848	25,000	$692
Aquatic Complex	$16,773,628	50,000	$335

SOURCE: See **Tables 5 & 6** contained in *Parks Master Plan: Development Impact Fee Program – Unit Cost Analysis* (Intersecting Metrics; May 12, 2021), included as **Appendix A**.

Based on the unit costs derived for Recreational Value, Recreation Centers, and Aquatic Complexes, a total combined programmatic unit cost (per capita) was calculated as presented in **Table 4** below.

TABLE 4: Total Combined Unit Cost (for All Park Facilities)

Facility	Unit Cost ($ / capita)
Park Recreational Value	$7,020
Recreation Center	$692
Aquatic Complex	$335
Total	$8,047

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Maximum Allowable Fee Rates

This Nexus Study and accompanying technical analyses support a maximum allowable fee rate of $8,047 per capita. This amount assumes that programmatic improvements will be implemented Citywide in a manner consistent with the goals, objectives and criteria set forth in the PMP. This assumption is both fair and reasonable, and is consistent with achieving overall program objectives in a fiscally prudent and cost-effective manner.

The fee applicable to a given project will depend on the incremental population growth reasonably attributable to the project. Nationally, the average household size is approximately 2.52 persons (*United States Census Bureau*, "Table HH-6," November 2019). Locally, the City's average household size is estimated at 2.66 persons (*San Diego Association of Governments* "Series 13 Regional Growth Forecast"). Based on this estimated average household size in the City, the corresponding maximum allowable fee would be $21,405 per single-family residential unit (in aggregate).

The fees applicable to residential and non-residential land uses should be calculated and implemented in a manner reflective of the corresponding per capita values reasonably assigned to such land uses.

Annual Cost-Indexing

The unit costs contained in this report are based on a "Los Angeles Construction Cost Index" (LACCI) of 12,995.29 (*Engineering News Record*; May 2021). It is recommended that the fee rates be indexed annually in order to keep up with future increases in the cost of construction.

Program Implementation

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Statement of Findings

The following information is provided to assist the City with satisfaction of the requisite statutory findings contained in §66001 of the *Mitigation Fee Act* with regard to implementation of the proposed Park Impact Fee:

Purpose of the Fee. The purpose of the fee is to fund park and recreational improvements needed to serve additional residential populations that result from new development in the City.

Use of the Fee. The fee will be used to fund park and recreation improvements throughout the City in a manner consistent with standards-based planning criteria set forth in the Parks Master Plan.

Reasonable Use (Benefit). Future development will require additional investments in park and recreational facilities to maintain defined Citywide park standards. As set forth in the Parks Master Plan, access to a wide variety of recreational resources throughout the City is key to a successful Citywide parks system. The fees would be used solely for this purpose.

Reasonable Need (Burden). Future development will require additional investments in park and recreational facilities to maintain defined Citywide park standards. As set forth in the Parks Master Plan, access to a wide variety of recreational resources throughout the City is key to a successful Citywide parks system. As new development will necessitate the need for park and recreation investments, the burdens posed are reasonably related to the use of the fee.

Reasonable Apportionment. The reasonable relationship between the fee for a specific project and the cost of improvements attributable to the project is described in this Nexus Study and is consistent with the standards-based planning criteria set forth in the Parks Master Plan.

Periodic Reporting

Provisions set forth in §66001(c) and §66006(b)(1)) of the *Mitigation Fee Act* require that each agency imposing an impact fee make specific information available to the public annually within 180 days of the last day of the fiscal year. This information includes the following:

- A brief description of the type of fee in each account or fund;
- The amount of the fee;
- The beginning and ending balance of the account or fund.
- The amount of the fees collected and the interest earned;
- An identification of each public improvement on which fees were expended and the amount of each expenditure;
- An identification of the approximate date in which the construction of the public improvement will commence;
- A description of any inter-fund transfer or loan and the public improvement on which the transferred funds will be expended; and
- The amount of the funds made and any allocations of unexpended fees that are not refunded.

In addition, the provisions set forth in §66001(d) of the *Mitigation Fee Act* require that each agency imposing an impact fee make specific findings every five years following receipt of monies, to the extent that such monies are deposited and remain unspent.

Other Considerations

Future Project Economics/Viability

The proposed fee will have an effect on future development. To the extent that the fee provides a mechanism by which development can mitigate, in whole or in part, the development's impacts, projects could benefit by reduced processing times, project costs and overall project certainty. Some projects could be

adversely impacted by the proposed fee due to project type, size or other factors. While this Nexus Study identifies the maximum allowable fees that could be charged, policy considerations, as well as other likely funding sources (discussed below), are relevant factors in considering what the actual adopted fee could be.

Supplemental Funding

The fee rate presented in this Nexus Study represents the maximum fee rate supported by the underlying costs analyses. This Nexus Study in no way precludes the use of other funding to augment, defray or otherwise reduce program costs reasonably attributable to future growth.

Sources of additional revenue may include, but are not limited to:

- General fund
- State and federal grant monies
- General and special taxes (including property taxes, other sales/use taxes)

The existence and availability of additional funding sources may help the City leverage their other infrastructure dollars. For example, grant programs often require a high level of difficult-to-find matching funds. Having a Park Impact Fee demonstrates a committed plan of action for facility improvements and the revenues can provide a ready source for matching funds. Both of these factors can provide a competitive edge when vying for grants or other similar allocations.

APPENDICES

APPENDIX A

Parks Master Plan: Development Impact Fee Program – Unit Cost Analysis

MEMORANDUM

To:	Heidi Vonblum, City of San Diego
From:	Stephen Cook, PE, Intersecting Metrics
Date:	May 12, 2021
Regarding:	Parks Master Plan: Development Impact Fee Program – Unit Cost Analysis

1.0 Introduction

The purpose of this memorandum is to establish the cost for new development within the City of San Diego to pay their fair-share to maintain the level or service currently provided by the City's Park System, as the region grows and population expands. The fair-share cost was derived based on the standards and criteria outlined in the City of San Diego's Parks Master Plan, which establishes a recreational value based on a point system. The fair-share cost to develop or enhance park space was then normalized on a per resident basis to establish an overall unit cost per new resident. The unit cost will be imposed on new development through the Parks component of the City's Development Impact Fee (DIF) Program. Park DIFs will be imposed based on the projected population in which new residential development projects will house. Therefore, the payment of the Park DIF will allow developments to meet their recreational requirements, outlined by the City's General Plan, without providing on-site recreational amenities.

1.1 Project Background

The City of San Diego is currently undergoing a process to completely update their DIF Program. The biggest overall change to the Updated DIF Program is that the fee and associated nexus studies, will now be calculated, collected, and allocated based on asset class instead of by community. Deriving and implementing the DIF program based on asset class allows the City to collect and allocate fees on a citywide basis to help fund and implement citywide assets that are shared by multiple communities. Collecting at a citywide level will also allow for funds to accrue faster, since they will be collected from multiple communities instead of just one. This will allow for needed infrastructure to be funded and implemented sooner.

Implementation of a Parks Fee Program will be the first asset class to be put into place under the Updated DIF Program. The Parks Fee Program will be implemented with the fourth coming adoption of the City's Parks Master Plan Update and associated General Plan Recreation Element Amendment, projected for July 2021. The updated parks component of the City's DIF program will be based on the new recreational standards outlined within the Parks Master Plan Update and General Plan Amendment. The parks facilities included within the City's previous DIF Program will be removed with the adoption of this program.

1.2 Purpose

San Diego Municipal Code §142.0640 provides for the imposition and administration of development impact fees. Development impact fee programs are generally established and utilized to provide new or expanded public capital infrastructure that is needed to serve future development. The fees are established based on a methodology and calculation derived from the cost of the public facilities needed and the nature and size of the proposed development, also known as establishing a nexus. A

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"rational nexus" must be established between the fee and the needs created by future development and the benefits incurred by the development. The nexus identifies a fair-share cost (or unit cost) of the needed capital infrastructure that can be allocated to individual developments based on a standard metric (e.g., project square footage, generated vehicle miles traveled (VMT), population and/or projected employment). The fees collected through a DIF program cannot be used to improve or mitigate current needs or deficiencies, only those associated with future growth.

2.0 Methodology

This section documents the standards and methods that were utilized to determine the fair-share value that new development will need to contribute to maintain the current level of service for parks within the City of San Diego.

2.1 Standards

The City has historically used a standard of 2.8 acres per 1,000 residents for community parks, neighborhood parks, miniparks, and joint use facilities. As the City continues to grow through infill development limited open land and rising acquisition costs make it increasingly difficult to meet this acreage-based standard. Reliance on development impact fees to meet the acreage-based standard limits resources to invest in existing parks and expand recreational opportunities in neighborhoods with fewer parks.

However, with the implementation of the City's new Park Master Plan, a Recreational Value-Based Park Standard (Value Standard) supplants the previous acreage standard. The Value Standard establishes a point value to represent recreational opportunities within parks. Recreational value emphasizes the activities and experiences that residents can enjoy, rather than the parkland in a given area. The Value Standard is based on four communities that in 2020 met the previous acreage standard of 2.8 acres per 1,000 residents. These communities were scored on their recreational amenities, yielding a recreation value of 100 points per 1,000 people that is now applied Citywide. The points reflect the ability of parks to meet the needs of diverse users; promote physical activity; create a safe, active environment; and connect to the citywide transportation and recreation network. A recreational value of 100 points per 1,000 people represents a range of recreation experiences comparable to the opportunities available to residents in communities that previously achieved the acreage-based standard. Attachment A provides a description of how the recreational value scoring was developed and will be applied.

2.2 Fair-Share Cost and Unit Cost

With the implementation of the City's Parks Master Plan, new development will be required to provide 100 Recreational Value points per 1,000 residents that are projected to be housed within their project site. To understand what fair-share cost new development would need to pay to achieve this standard, a unit cost analysis was conducted to determine what the average cost would be to implement one Recreational Value point within the City, and then normalizing that cost based on the number of residents it would need to serve. To determine this unit cost, several sample parks that have either recently been developed or are in the development process were analyzed. The Recreational Value Score was calculated for each sample park (further described in Section 2.3), then the cost to construct and implement the sample park (further described in Section 2.4) was divided by the park's Recreational Value Score to determine the overall cost per point for the park. Finally, the per resident unit costs for each of the sample parks were derived and averaged together to determine a citywide unit cost.

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2.3 Recreational Value Scoring

As noted previously, the Value Standard establishes a point value to represent the recreational opportunities within local parks. Recreation value emphasizes the activities and experiences that residents can enjoy, rather than the amount of parkland in a given area. It measures the inherent benefits of park spaces – their ability 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.

Since the Value Standard stresses the amenities and features within a space, rather than its size alone, the standard recognizes the value of parks appropriate for diverse communities, from a large field park for active recreation to trails within a regional park or a small, lively public urban gathering space. A focus on value also recognizes opportunities to upgrade existing parks by adding amenities and introducing new recreational activities. The Recreational Value scoring criteria, established by the City's Parks Master Plan, is provided in Attachment B.

2.4 Cost

Four components were accounted for when developing the sample park cost estimates: construction cost, construction contingency, right-of-way cost, and administration cost. Each cost component and the sources in which the costs were derived from are further explained below.

Construction Cost

The construction cost for each sample project was derived one of three ways. For completed parks the actual cost to construct the park was utilized. For parks that are under construction or in the bid process, the construction cost estimate or bid estimate was used, both of these are provided in Attachment C. For sample parks where construction cost data could not be provided, a planning level cost estimate was derived based on the City of San Diego Park Cost Estimation Tool, which is provided in Attachment D.

Contingency

A contingency of 20% of the park construction cost was assumed for each sample park. The 20% contingency is based on City's best practices as well as engineering judgment, and is a common number assumed for the construction of public facilities.

Right-of-Way Cost

Right-of-way costs for each sample park were derived based on the average land value (based on acres) for the Community Planning Area in which the sample park is located. The land values were derived based on the City's Park Costing Tool, which is provided in Attachment D. The cost per acre for the respective community was then applied to the total acreage of the sample park to determine the overall right-of-way costs for the park. However, since a portion of the fees collected will go towards improving existing parks (by increasing their existing Recreational Value) and some parks will be developed on land in which the City already owns, only 40% of the total right-of-way costs were assumed for each sample park.

Administration Cost

The administrative cost is the cost for City staff to process, permit, and oversee the construction of the sample park. Administrative costs for each sample park were calculated based on the cost of City staff hours for each specific project and were derived from City of San Diego records. The administrative cost for each project is also provided in Attachment C.

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3.0 Unit Cost Analysis

This section outlines the analyses and calculations utilized to develop the Recreational Value point unit cost within the City, as well as the associated fair-share unit cost per resident.

3.1 Sample Parks

To ensure that the unit costs were derived from realistic and implementable parks, a series of recently constructed or soon to be constructed parks (26 total) were identified by the City of San Diego as "Sample Parks." The sample parks range in both size and location throughout the City, with each providing a diverse set of amenities. Table 1 displays the sample parks that were utilized to develop the unit cost. The table also provides the current phase of implementation the project is in (as of the date of this memo), the date in which the project was completed or is anticipated to be completed, and the community planning area in which the sample park is located. The site design plan for each sample park is provide in Attachment E.

Table 1: Sample Parks

Park Name	Estimated/Actual Completion Date	Phase of Implementation	Community Planning Area
Beyer Park	January, 2025	Design	San Ysidro
Canon Street Pocket Park	October, 2022	Design	Peninsula
Central Avenue Mini Park	July 1, 2016	Completed	Mid-City/City Heights
Coast View Park	May 3, 2016	Completed	Torrey Hills
Cesar Solis Community Park	September 19, 2018	Completed	Otay Mesa
City Heights Square Mini Park	June 30, 2016	Completed	City Heights/Mid-City
Elizabeth Rabbitt Neighborhood Park	May 11, 2018	Completed	Del Mar Mesa
Del Mar Mesa Southern Multi-Use Trail	TBD	Planning	Del Mar Mesa
Del Sur Neighborhood Park	August 25, 2018	Completed	Black Mountain Ranch
Fairbrook Neighborhood Park	September, 2021	Construction	Scripps Ranch
Franklin Ridge Pocket Park	October, 2022	Design	Mission Valley
Hawk Pocket Park	July 25, 2018	Completed	Encanto
La Paz Mini Park	February, 2022	Construction	Encanto
Linda Vista Skate Park	January 16, 2018	Completed	Linda Vista
North Park Mini Park	May, 2021	Construction	Greater North Park
Ocean Beach Gateway Mini Park	December 27, 2016	Completed	Ocean Beach
Olive Grove Community Park	May, 2022	Bid & Award	Clairemont Mesa
Olive St Park	April, 2022	Bid & Award	Uptown
Pacific Highlands Ranch Community Park	April 10, 2019	Completed	Pacific Highlands Ranch
Park de la Cruz Skate Park	January 17, 2018	Completed	Mid-City/City Heights
Riviera Del Sol Neighborhood Park	August, 2022	Design	Otay Mesa
Southwest Neighborhood Park	TBD	Planning	Otay Mesa Nestor
Torrey Meadows Neighborhood Park	December 14, 2017	Completed	Torrey Highlands
Trail for All People	September 7, 2016	Completed	Black Mountain Ranch
Waldo D. Waterman Mini Park	October 25, 2017	Completed	Uptown
Wightman Street Neighborhood Park	August 29, 2017	Completed	Mid-City/City Heights

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3.2 Park Recreational Value Score

Table 2 displays the size and Recreational Value score for each sample park. The Recreational Value scores were derived using the Recreational Value scoring system outlined in the City's Parks Master Plan Update (provided in Attachment A) and review of the sample park site plans (provided in Attachment E). Individual scoring sheets for each sample project are provided in Attachment F. As shown in the table, there is little to no correlation between park size and its Recreational Value score. Some parks, such as Beyer Park are 8 acres in size and have a Recreational Value Score of 297.5, while other similar sized parks, such as Olive Grove Community Park (9.2 Acres) have a recreational value score of 168.0. This confirms the intent of the Recreational Value system and shows the diversity in which recreation each park can provide.

Table 2: Sample Park Recreational Value Scores

Sample Park	Park Size (Acres)	Recreational Value Score
Beyer Park	8.0	297.5
Canon Street Pocket Park	0.7	35.8
Central Avenue Mini Park	0.6	39.3
Coast View Park	0.9	40.3
Cesar Solis Community Park	20.4	413.0
City Heights Square Mini Park	0.3	22.8
Elizabeth Rabbitt Neighborhood Park	3.7	80.5
Del Mar Mesa Southern Multi-Use Trail	3.0	66.5
Del Sur Neighborhood Park	4.0	133.0
Fairbrook Neighborhood Park	3.4	98.0
Franklin Ridge Pocket Park	0.2	7.8
Hawk Pocket Park	0.6	101.5
La Paz Mini Park	0.6	66.5
Linda Vista Skate Park	1.1	63.0
North Park Mini Park	0.5	45.5
Ocean Beach Gateway Mini Park	0.2	25.3
Olive Grove Community Park	9.2	168.0
Olive St Park	0.4	46.3
Pacific Highlands Ranch Community Park	12.5	276.5
Park de la Cruz Skate Park	7.3	220.5
Riviera Del Sol Neighborhood Park	4.7	262.5
Southwest Neighborhood Park	11.6	388.5
Torrey Meadows Neighborhood Park	5.0	171.5
Trail for All People	0.0	63.0
Waldo D. Waterman Mini Park	0.2	14.8
Wightman Street Neighborhood Park	1.0	90.0

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3.3 Cost

As noted previously in Section 2.4, four factors went into establishing the cost to implement a park: construction cost, administrative cost, contingency, and right of-way. The individual costs of these components are displayed in Table 3 for each sample park. Attachment C provides the costing information in which City staff could identify for the sample parks. If actual costing information for a Sample Park could not be found, then a planning level cost estimate was derived using the City's Park Costing Tool. Planning level cost worksheets are provided in Attachment F, along with the Recreational Value Score calculation.

Table 3: Sample Park Cost to Implement

Sample Park	Construction	Administration	Contingency	Right-of-Way	Implementation Cost
Beyer Park	$9,388,020	$415,915	$1,877,604	$7,374,467	$19,056,007
Canon Street Pocket Park	$1,096,217	$208,374	$219,243	$1,768,605	$3,292,439
Central Avenue Mini Park	$677,157	$459,320	$135,431	$774,570	$2,046,478
Coast View Park	$1,952,748	$781,099	$390,550	$1,389,202	$4,513,599
Cesar Solis Community Park	$13,942,405	$842,721	$2,788,481	$12,186,846	$29,760,452
City Heights Square Mini Park	$437,549	$293,045	$87,510	$387,285	$1,205,389
Elizabeth Rabbitt Neighborhood Park	$2,053,175	$448,997	$410,635	$1,392,706	$4,305,512
Del Mar Mesa Southern Multi-Use Trail	$2,531,120	$34,556	$506,224	$1,122,423	$4,194,324
Del Sur Neighborhood Park	$3,101,704	$1,240,682	$620,341	$2,913,330	$7,876,057
Fairbrook Neighborhood Park	$4,372,594	$249,677	$874,519	$2,333,818	$7,830,609
Franklin Ridge Pocket Park	$126,566	$50,626	$25,313	$303,872	$506,378
Hawk Pocket Park	$2,008,096	$432,426	$401,619	$313,982	$3,156,123
La Paz Mini Park	$1,705,158	$187,365	$341,032	$313,982	$2,547,536
Linda Vista Skate Park	$3,319,726	$490,202	$663,945	$995,565	$5,469,438
North Park Mini Park	$360,993	$475,501	$72,199	$1,350,247	$2,258,941
Ocean Beach Gateway Mini Park	$1,167,855	$467,142	$233,571	$905,130	$2,773,698
Olive Grove Community Park	$6,183,647	$186,297	$1,236,729	$7,186,061	$14,792,735
Olive St Park	$1,192,507	$331,023	$238,501	$2,558,009	$4,320,041
Pacific Highlands Ranch Community Park	$9,142,789	$2,730	$1,828,558	$15,840,450	$26,814,527
Park de la Cruz Skate Park	$11,678,413	$1,119,652	$2,335,683	$8,786,525	$23,920,273
Riviera Del Sol Neighborhood Park	$7,398,643	$226,104	$1,479,729	$2,831,649	$11,936,126
Southwest Neighborhood Park	$3,960,304	$117,373	$792,061	$14,063,282	$18,933,019
Torrey Meadows Neighborhood Park	$3,407,136	$404,089	$681,427	$7,377,802	$11,870,454
Trail for All People	$256,897	$208,730	$51,379	$1,059,137	$1,576,143
Waldo D. Waterman Mini Park	$475,002	$490,218	$95,000	$760,489	$1,820,709
Wightman Street Neighborhood Park	$2,007,806	$421,998	$401,561	$1,149,752	$3,981,118

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3.4 Cost Per Point

The cost per point was derived for each sample park by dividing the total implementation cost, shown in Table 3, by the parks' Recreational Value score, shown in Table 2. Table 4 displays the associated cost per point for each sample park. Additionally, since the revised City Park Standard is to develop 100 Recreational Value points of park space for every 1,000 people, a cost per resident served (i.e. the unit cost) was also derived using the following formula: (Cost Per Point X 100 Points) / 1,000 residents. This information is displayed in the last column of Table 4.

Table 4: Cost Per Recreational Value point for Sample Parks

Sample Park	Recreational Value Score	Implementation Cost	Cost Per Recreational Value point	Cost Per Resident
Beyer Park	297.5	$19,056,007	$64,054	$6,405
Canon Street Pocket Park	35.8	$3,292,439	$92,096	$9,210
Central Avenue Mini Park	39.3	$2,046,478	$52,140	$5,214
Coast View Park	40.3	$4,513,599	$112,139	$11,214
Cesar Solis Community Park	413.0	$29,760,452	$72,059	$7,206
City Heights Square Mini Park	22.8	$1,205,389	$52,984	$5,298
Elizabeth Rabbitt Neighborhood Park	80.5	$4,305,512	$53,485	$5,348
Del Mar Mesa Southern Multi-Use Trail	66.5	$4,194,324	$63,073	$6,307
Del Sur Neighborhood Park	133.0	$7,876,057	$59,218	$5,922
Fairbrook Neighborhood Park	98.0	$7,830,609	$79,904	$7,990
Franklin Ridge Pocket Park	7.8	$506,378	$65,339	$6,534
Hawk Pocket Park	101.5	$3,156,123	$31,095	$3,109
La Paz Mini Park	66.5	$2,547,536	$38,309	$3,831
Linda Vista Skate Park	63.0	$5,469,438	$86,816	$8,682
North Park Mini Park	45.5	$2,258,941	$49,647	$4,965
Ocean Beach Gateway Mini Park	25.3	$2,773,698	$109,849	$10,985
Olive Grove Community Park	168.0	$14,792,735	$88,052	$8,805
Olive St Park	46.3	$4,320,041	$93,406	$9,341
Pacific Highlands Ranch Community Park	276.5	$26,814,527	$96,978	$9,698
Park de la Cruz Skate Park	220.5	$23,920,273	$108,482	$10,848
Riviera Del Sol Neighborhood Park	262.5	$11,936,126	$45,471	$4,547
Southwest Neighborhood Park	388.5	$18,933,019	$48,734	$4,873
Torrey Meadows Neighborhood Park	171.5	$11,870,454	$69,215	$6,922
Trail for All People	63.0	$1,576,143	$25,018	$2,502
Waldo D. Waterman Mini Park	14.8	$1,820,709	$123,438	$12,344
Wightman Street Neighborhood Park	90.0	$3,981,118	$44,235	$4,423
		Average	$70,201	$7,020

As shown in Table 4, the average cost to implement one Recreational Value point of park space within the City of San Diego is $70,201 which equates to a unit cost of $7,020 per resident served. Therefore,

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the Parks component of the City's DIF Program should assess new developments within the City of San Diego a fee of $7,020 per resident in which it can house.

4.0 Recreation and Aquatic Complex

As noted in the City's Parks Master Plan Update (provided in Attachment A) recreation and aquatic complex are not included within the Recreational Value point system because they have their own standards outlined within the City's General Plan. As noted in Table RE-3 of the City of San Diego General Plan Recreation Element, a recreation center (minimum 17,000 SF) serves a population of 25,000 people. An aquatic complex (minimum 25-meter by 25-yard pool) serves a population of 50,000 people. Similar to parks, new developments with the City are also required to meet this standard, either by building a facility or paying into the City's DIF Program. Therefore, the parks component of the Updated DIF Program, and associated unit cost, should account for these standards as well.

4.1 Sample Cost

The City of San Diego has only built one recreation center in recent years (Pacific Highlands Ranch) and has not build an aquatic complex in the last 20 years. Therefore, the use of sample projects for costing purposes is very limited. Instead, the cost to construct and implement a recreational center and aquatic center was derived from the City's Parks Cost Estimation Tool and was then validated based on the development of similar projects throughout the state. Costing information is provided in Attachment F. Table 5 displays the assumed cost to construct and implement both a recreation center and aquatic center within the City of San Diego.

Table 5: Cost to Construct Recreation and Aquatic Complex

Facility	Construction	Administration[1]	Contingency	Right-of-Way[2]	Implementation Cost
Recreation Center	$7,905,000	$3,162,000	$1,581,000	$4,651,848[3]	$17,299,848
Aquatic Complex	$4,668,707	$1,867,482	$933,7412	$9,303,697[4]	$16,773,628

Notes:
[1]An administrative cost of 40% of the Construction Cost was assumed based on City input.
[2]It is assumed that 2 acres of land would be required for both a Recreation Center or an Aquatic Center. Land values were derived based on the average cost of an acre of land in the City of San Diego (2020 dollars).
[3]It is assumed that 50% of recreational centers will require new or non-city owned right-of-way.
[4]It is assumed that all new aquatic centers would need to purchase new right of way.

4.2 Cost Per Resident

Similar to the way unit cost per resident was developed for parks, the total cost to develop either a recreation or aquatic center was divided by the population in which it is intended to serve. Table 6 displays the total cost to implement both facility types, the total population they are intended to serve, and the unit cost per resident to implement them.

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Table 6: Cost Per Resident for Recreation and Aquatic Centers

Facility	Total Implementation Cost	Residents Served	Cost Per Resident
Recreation Center	$17,299,848	25,000	$692
Aquatic -Complex	$16,773,628	50,000	$335

5.0 Unit Cost

As noted initially, the purpose of this memorandum is to establish the cost for new developments within the City of San Diego to pay their fair-share to maintain the level or service currently provided by the City's Parks and Recreation System, based on the City's General Plan requirements. The previous sections of this memorandum broke down the cost to develop and maintain the park system based per these requirements on a per resident basis. Table 7 summarizes the findings of these sections and outlines the total cost per resident to maintain these standards. In-turn, this cost can be used as the unit cost in which new development would need to pay into the parks component of the DIF Program, if the development cannot, or declines to provide equivalent amenities on-site.

Table 7: Park Fee Unit Cost

Component	Cost Per Resident
Recreational Value	$7,020
Recreation Center	$692
Aquatic Complex	$335
Total	$8,047

6.0 Program Implementation

Developments which have a residential component would be assessed the Park DIF (based on the unit cost derived in Section 5) in-lieu of providing their required amenities on-site. Therefore, the payment of the Park DIF will allow developments to meet their recreational requirements, outlined by the City's General Plan, without providing on-site recreational amenities. Developments will be allowed to get credit for recreational amenities which are provided on site, consistent with the City's Park Master Plan Recreational Value system to either reduce or nullify their fee payment. However, a development will not be awarded more credit than what it is required to provide.

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Attachment A – Recreational Value System Explanation

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4.0 How We Get There

The path forward to transform our parks system requires action across many areas – from the way we measure the success of our system to the ways we plan. The path forward also involves equitable investments, innovative design, and appropriately funded parks and recreation facilities. These actions will require strong partnerships with other public agencies, advocates, and stakeholders to build broad commitment for a Citywide network of recreation for everyone.

4.1 Park Standard

A critical first step in transforming our parks system is to understand how to meet everyone's recreational needs and to prepare for growth and change in the years ahead. Park standards are important tools that guide planning, influence investment priorities, set goals for parkland acquisition, and establish the policy basis for financing sources, such as impact fees and credits. As policy, standards embody the aspirations of the Parks Master Plan, but are not strict measurements. If standards are to be meaningful, they should be reasonably achievable over time, and the standards should be transparent and affordable to taxpayers. The standards should also be sufficiently flexible to accommodate diverse and evolving community needs.

Diverse Community Needs

The City encompasses 372 square miles and has many distinctive backdrops for its parks – urban, suburban, open space and rural. Redevelopment and infill development continue to reshape communities, with urbanization accelerating as the City promotes sustainable growth patterns near transit and job centers in accordance with its General Plan and Climate Action Plan.

Providing parks in these varied contexts requires flexibility. At the turn of the 20th century and through the 1960s, the City had open land on which to build new parks. Today, little open land remains. As they evolve, other urbanizing cities have looked to strategies beyond land acquisition to increase recreational opportunities. They have acquired land from the private sector for parks; have built smaller, linear, and pocket parks on public lands; or have activated existing parks to add value to the parks system. Cities have found creative recreational uses for unused land or corridors originally intended for other purposes. Parks systems, including the City of San Diego, have formed partnerships with other public agencies, such as school districts, to expand access through joint use parks.

Changes in patterns of development require growing cities to confront the limitations of traditional park standards. One of the most commonly used service standards in municipal parks systems is the number of public park acres per 1,000 residents. While an acreage-based standard easily tracks the supply of parkland in an area, it does not consider factors that affect recreational experiences like accessibility, quality, or community context.

The City has used a standard of 2.8 acres per 1,000 residents for parks, including community parks, neighborhood parks, mini-parks, and joint use facilities. While some communities run a deficit of these parks, the City overall remains rich in large resource-based spaces and has one of the largest inventories of land per capita among major cities in the United States. When counting all types of developed parkland, including regional parks, the City's park acres per capita is about 6 acres per 1,000 population. As the City's population continues to grow, given limited open land and rising land acquisition costs, an acreage-only based standard for population-based parks will become increasingly difficult to satisfy and will limit opportunities for innovation and the delivery of unique and cherished parks spaces desired by residents . Reliance on development impact fees (DIF) to meet a land-based standard also limits the City's ability to address systemic park inequities and deficiencies and expand recreational opportunities in many growing and changing neighborhoods. In addition, these fees are often insufficient to fund the cost of acquiring land and constructing new parks due to the high cost of urban real estate.

Inadequate financial resources for maintenance, operations, and programming can result in inconsistent park conditions and recreational experiences across communities. Creating the system of tomorrow requires an equitable balanced, flexible, and sustainable funding approach that can support a full network of quality recreational experiences for all San Diegans.

Facility Standards

Facility-based metrics measure how many facilities are available relative to a city's population. This standard defines the number of people ideally served by a given facility, such as a recreation center or aquatic complex. Facility-based standards are especially useful in assessing the adequacy of recreational amenities that meet multiple communities' needs.

Recreational Value-Based Park Standard

A practical and meaningful standard reflects the variety of recreational experiences within a large, diverse city and promotes positive recreational outcomes, such as safe, accessible, active parks. The Recreational Value-Based Park (Value Standard) standard establishes a point value to represent recreational opportunities within traditional population-based parks.

Population-Based Facility Standards

17,000 Square feet of Recreation Center space per **25,000** people

1 Aquatic Complex per **50,000** people

Rancho Bernardo Park

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HOW DID WE DEVELOP THE PARK STANDARD?

CURRENT CITY PARK STANDARD

2.8

ACRES PER 1,000 PEOPLE

Calculate the recreational value of community planning areas that meet 2.8 acres standard

Linda Vista CPA = 75 points per 1,000 people
Carmel Valley CPA = 69 points per 1,000 people
Mission Beach CPA = 190 points per 1,000 people
Navajo CPA = 72 points per 1,000 people

NEW CITY PARK STANDARD

100

POINTS PER 1,000 PEOPLE

Recreation value emphasizes the activities and experiences that residents can enjoy, rather than the amount of parkland in a given area. It measures the inherent benefits of park spaces – their ability 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 Value Standard is intended to be applied to population-based parks and portions of regional parks which serve nearby communities. The Value Standard is not intended to be applied to portions of regional parks which serve the region, including trails, shorelines, open space, or MSCP lands. Regional assets are intended to be evaluated during future community plan updates or asset specific master plans; the score assigned to these resources is not intended to represent their total inherent Citywide value, but instead recognizes that these assets provide additional unique recreational value to local residents.

Each park type provides different opportunities and obligations, and the Master Plan will ensure effective planning and management for their primary values, benefits and opportunities. For example, regional resource and open space parks will continue to be managed to conserve biological diversity, protect watersheds, and provide ecological services – including to help moderate climate change effects - with active uses limited to those compatible with their primary purposes.

The Value Standard acknowledges the amenities and features within a space., The standard recognizes the value of parks appropriate for diverse communities, from a large field park for active recreation to a small, lively urban public gathering space. A focus on value also recognizes opportunities to upgrade existing parks by adding recreation-based amenities and introducing new recreational activities that will serve and increased population.

The Value Standard establishes a recreation value of 100 points per 1,000 people. This value is based on a scoring of existing parks in communities with parkland acreage that meet the former standard of 2.8 acres per 1,000 residents. The 100 points reflect scoring based on recreation amenities, space for programmed activity, connectivity to transit, and other factors. A recreation value of 100 points per 1,000 residents represents a level of recreation experiences comparable to the opportunities available to residents in communities that achieve the former acreage- based standard, which provides for opportunities for more park investments for everyone. See Appendix D for the Recreation Value Score Methodology.

The score also accounts for the ability of larger regional parks, natural areas, and trails to meet some of the local recreational needs of nearby communities without being overly reliant on these assets. These assets, which will not impact MSCP and other environmentally sensitive lands, are known as locally-serving portions of regional parks.

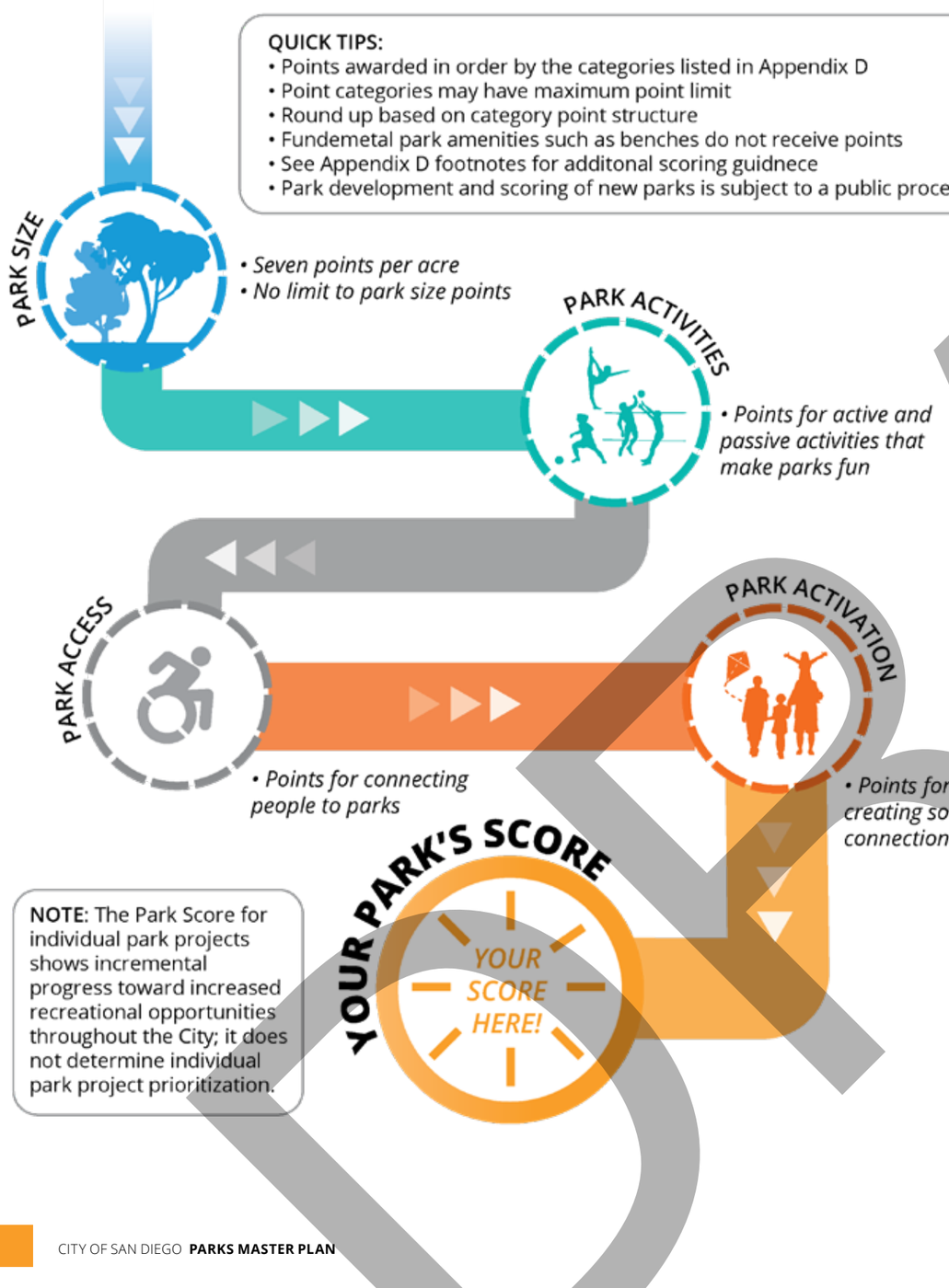
Recreational Value Case Studies

The case studies of Children's Park, Piazza della Famiglia, and a representative neighborhood park (see page 61 through 72) demonstrate how the value-based scoring system awards points for amenities. These studies also illustrate opportunities to introduce compatible new recreational amenities that enhance the value of existing spaces and expand recreational activities available to residents.

RECREATIONAL VALUE-BASED STANDARD

SCORING GUIDE

QUICK TIPS:
- Points awarded in order by the categories listed in Appendix D
- Point categories may have maximum point limit
- Round up based on category point structure
- Fundemetal park amenities such as benches do not receive points
- See Appendix D footnotes for additonal scoring guidnece
- Park development and scoring of new parks is subject to a public process



NOTE: The Park Score for individual park projects shows incremental progress toward increased recreational opportunities throughout the City; it does not determine individual park project prioritization.

Gershwin Neighborhood Park

CASE STUDY 1 | Children's Park

Children's Park is a 1.7-acre downtown space with a forest of pine trees and a small pond. Given the limited range of available amenities, the mini-park has suffered from years of underuse and ongoing public safety challenges.

A planned revitalization will activate the park with new activities to attract regular use by families, nearby workers, and downtown residents. While the park's basic elements are planned to be preserved, the proposed design would add public art work, a children's play and picnic area, open space turf, an elevated walkway, a vendor and restroom building, an off-leash dog park, and an adult fitness area. To enhance safety and visibility, the park will feature improved lighting and a redesigned forest area that promotes a sense of openness.

Under the Value Standard, current amenities in Children's Park offer 63 points of recreational value. The planned amenities will significantly increase the site's point total to 217 - a value that provides recreational experiences serving 2,170 people. Under the Value Standard, this small but richly designed space will support recreational experiences for many more downtown residents and visitors. Children's Park illustrates opportunities to maximize the recreational use of compact urban spaces by co-locating compatible activities and offering amenities that appeal to a wide range of users.

Existing Recreation Point Value

Key	Amenities	Points
	Park Size	14
A	Public Art/Placemaking Elements	7
B	Linkages: CI 1 Bike or Cycle Track	21
C	Integrated With Transit (500 ft)	14
D	Connection to Public/Civic Use	7
Total		**63**
Population Served		**630**

SEE EXISTING PLAN VIEW

Proposed Recreation Point Value

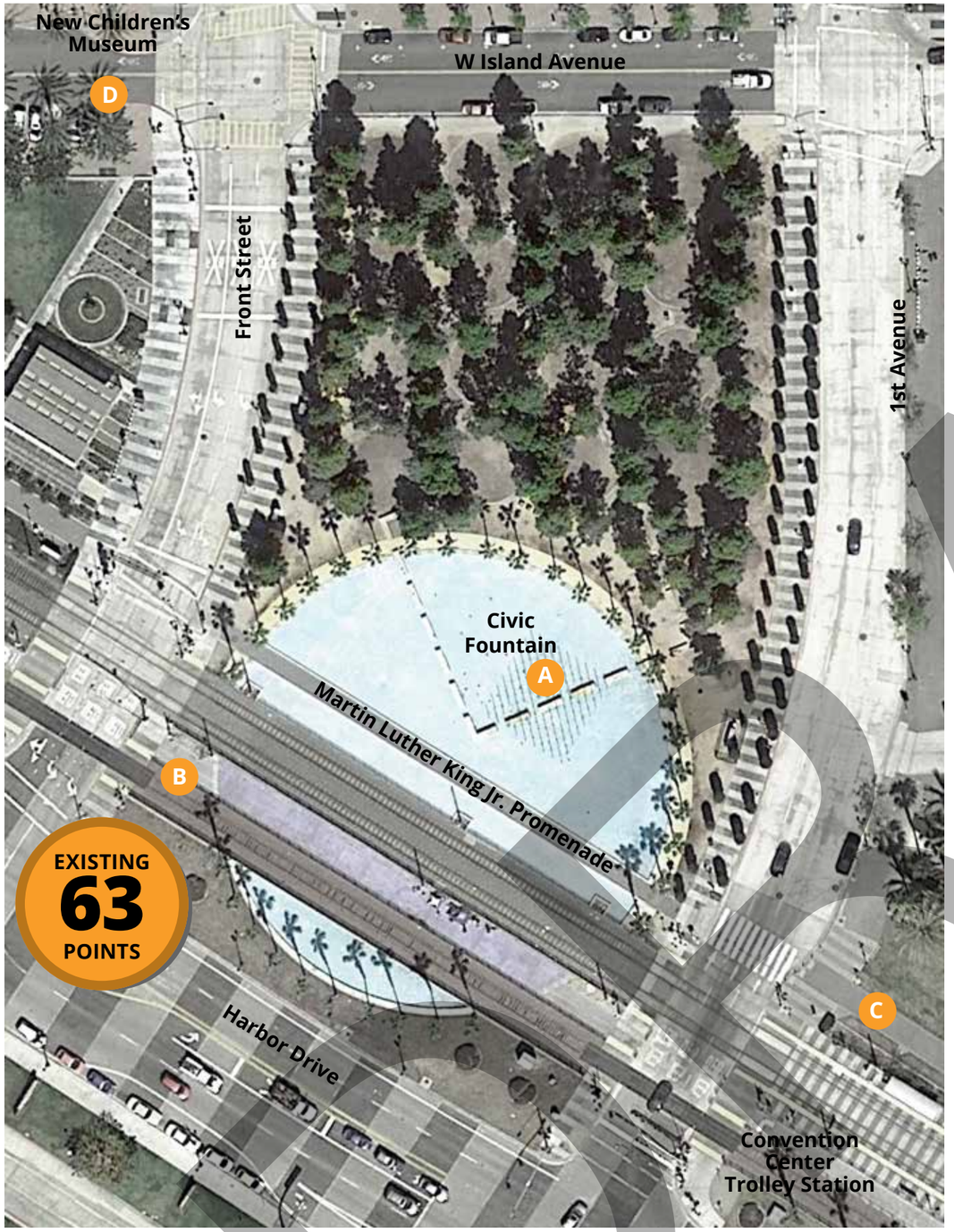
Key	Amenities	Points
	Mini Park	14
A	Public Art/Placemaking Elements	7
B	Linkages: CI 1 Bike or Cycle Track	21
C	Integrated With Transit (500 ft)	14
D	Connection to Public/Civic Use	7
E	Food Area/Concessions	7
F	All-weather shade with tables/seating	14
G	Restroom	21
H	Play Area	70
I	Fitness Circuit	14
J	Specialty recreation (soft-surface)	7
K	Off-Leash Dog Area	21
Total		**217**
Population Served		**2,170**

SEE PROPOSED PLAN VIEW

CASE STUDY 1 | Before Scene

CASE STUDY 1 | After Scene

CASE STUDY 1 | Existing Plan View



CASE STUDY 1 | Proposed Plan View

CASE STUDY 2 | Piazza della Famiglia

Piazza della Famiglia is a .38-acre pocket park in Little Italy in downtown San Diego. Construction of the plaza closed off a one-block stretch of the existing street network to vehicular traffic, establishing a pedestrian-only area. This central gathering place now hosts farmers' markets, concerts, cultural events, and casual social activity throughout the day and evening. Apartments, restaurants, and shops anchor the plaza, creating a vibrant blend of public and private space that draws residents, visitors, and customers. The fountain and design elements within the park celebrate the Italian heritage of the neighborhood.

Prior to construction of the piazza, the street and adjoining spaces supported no recreational activity. Under the Value Standard, the food and concession areas, public art, and event space on the site offer 71.75 points of recreation value, serving 720 people. The Piazza della Famiglia demonstrates opportunities to bring appealing, energy-filled spaces to the City's quickly growing, more compact, urban neighborhoods. The piazza also illustrates the creative repurposing of existing street right-of-way to claim new recreational space that meets everyone's needs.

Existing Recreation Point Value	
Amenities	**Points**
—	0
Total	**0**
Population Served	**0**

SEE EXISTING PLAN VIEW

Proposed Recreation Point Value		
Key	**Amenities**	**Points**
	Park Size	1.75
A	Food/Concession Area	7
B	Performance/Event Space	21
C	Public Art/Placemaking Elements	7
D	Connection to Transit (500 ft)	14
E	Connection to Public Realm	7
F	Space for Programmed Activites	14
Total		**71.75**
Population Served		**720**

SEE PROPOSED PLAN VIEW

CASE STUDY 2 | Before Scene

CASE STUDY 2 | After Scene

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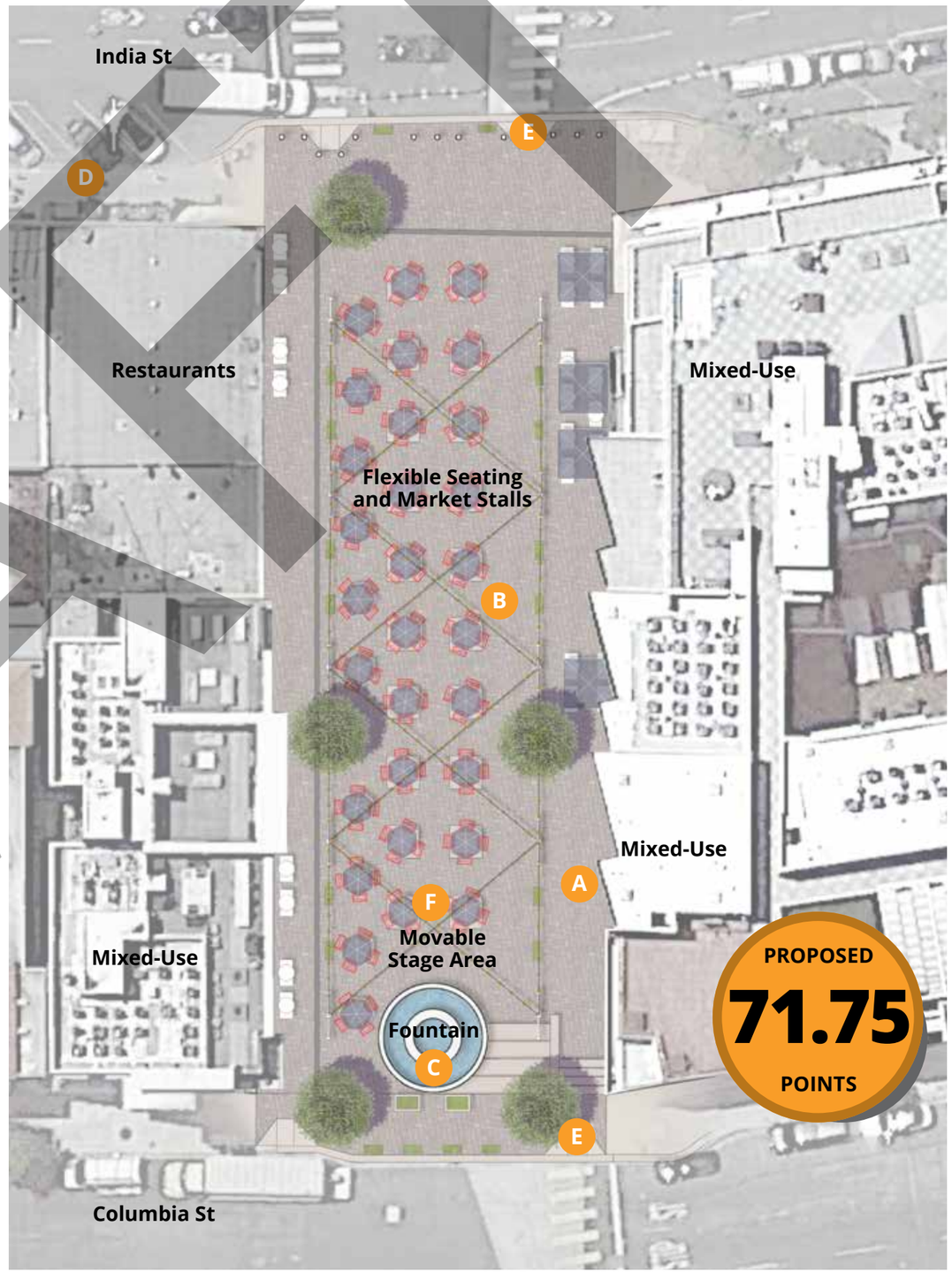
CASE STUDY 2 | Existing Plan View

CASE STUDY 2 | Proposed Plan View



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CASE STUDY 3 | Sample Mini Park

Many of the City's older parks contain few recreational amenities relative to their overall size. This case study illustrates a representative two-acre mini park with a design that offers 105 points of current recreation value.
A possible redesign of the space would effectively double its recreational value to 182 points through the incorporation of new placemaking elements and recreational facilities.

The addition of amenities would create a space that serves 1,820 people under the Value Standard, and it would served a wider range of age groups. The case study illustrates opportunities to use existing parkland more efficiently, expanding recreational experiences for park-goers.

Existing Recreation Point Value		
Key	**Amenities**	**Points**
	Park Size	14
A	Play Area	42
B	Multi-Purpose Turf Area	28
C	Specialty Recreation (soft-surface)	7
D	Integration with Transit (500 ft)	14
Total		**105**
Population Served		**1,050**

SEE EXISTING PLAN VIEW

Proposed Recreation Point Value		
Key	**Amenities**	**Points**
	Mini Park	14
A	Play Area	42
B	Multi-Purpose Turf Area	14
C	Specialty Recreation	7
D	Integration With Transit	14
E	Skate Plaza	7
F	Half-Court Basketball	3.5
G	Off-Leash Dog Area	10.5
H	Food Area/Concessions	7
I	Community Garden	7
J	All-Weather Shade Cover	14
K	Amphitheater	14
L	Wayfinding/Signage	7
M	Public Art	7
N	Interpretive Elements	7
O	Fitness Circuit	14
P	Connection to Public/Civic Use	7
Total		**182**
Population Served		**1,820**

SEE PROPOSED PLAN VIEW

CASE STUDY 3 | Before Scene

CASE STUDY 3 | After Scene

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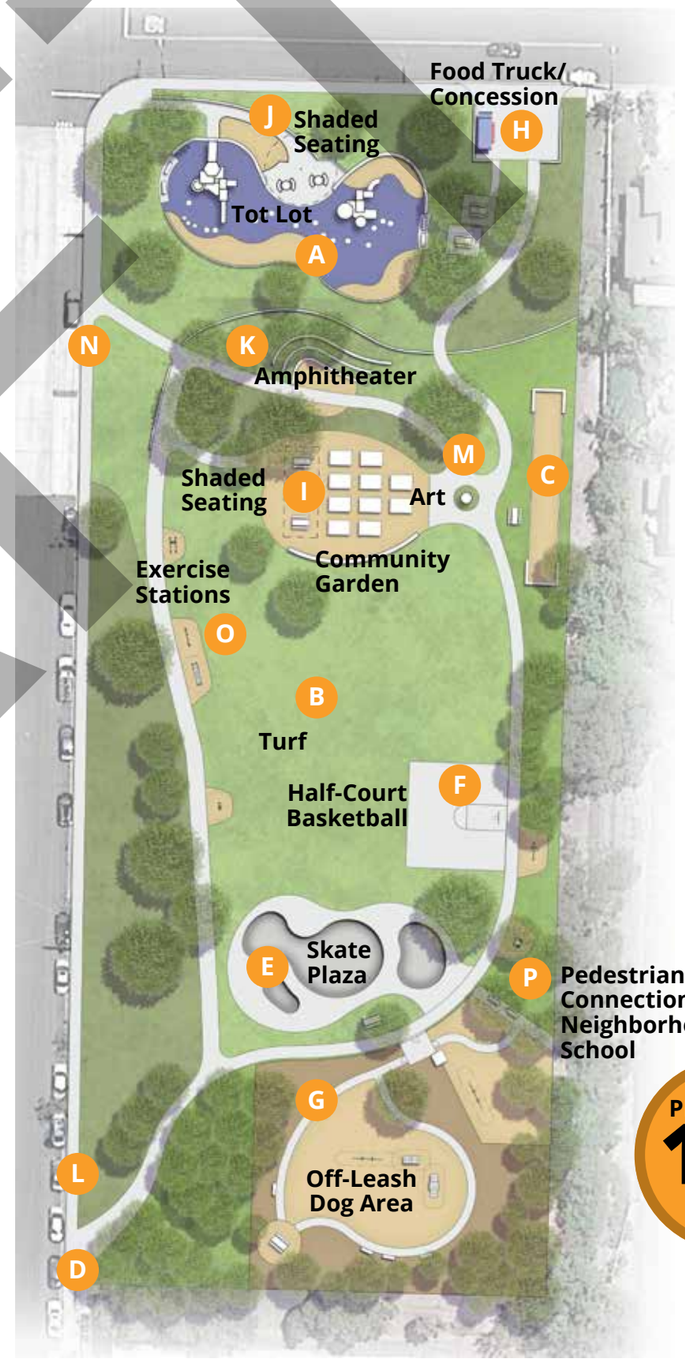
CASE STUDY 3 | Sample Existing Plan View

EXISTING
105
POINTS

CASE STUDY 3 | Sample Proposed Plan View



PROPOSED
182
POINTS

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4.2 Continual Park Acquisition Goal

In addition to the City's Recreational Value-Based Standard, which is intended to be applied throughout the City's planning efforts, as well as to new development projects, one thing remains certain. The acquisition of additional park space into the City's park system is vital toward a thriving and successful parks system that meets the needs of the City's residents and visitors. The City will continue to pursue land acquisition whenever feasible, with a special focus on acquiring land where the needs are the greatest, and where the future park spaces would be used by the most people. According to census data, the City's population grew 233,000 between 2010 and 2020, yet during this time, the City acquired 56 acres of parkland. As a goal, the City should exceed this amount of parkland acquisition, ideally by acquiring at least 100 acres over the next 10 years.

4.3 Prioritization Framework

Complex, long-standing factors, such as patterns of development and investment, have resulted in an uneven and inequitable distribution of recreational amenities across a city. A prioritization framework guides future capital investments to improve recreational experiences in areas with shortfalls, bringing more communities in line with desired standards for parks and recreation services. Prioritization assessments can draw from multiple perspectives to identify areas with the greatest recreation needs (see Table 4). Communities and parks that score the highest on selected metrics would then rise in priority to receive funding that expands facilities and programming that deliver recreation to everyone. A prioritized approach to future investments is a critical tool in promoting a balanced and equitable network of recreational experiences for everyone. Investments should be prioritized in the areas with the greatest needs, aligned with the City's equity, housing, climate, and conservation goals.

Table 3: Investment Prioritization Metrics

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

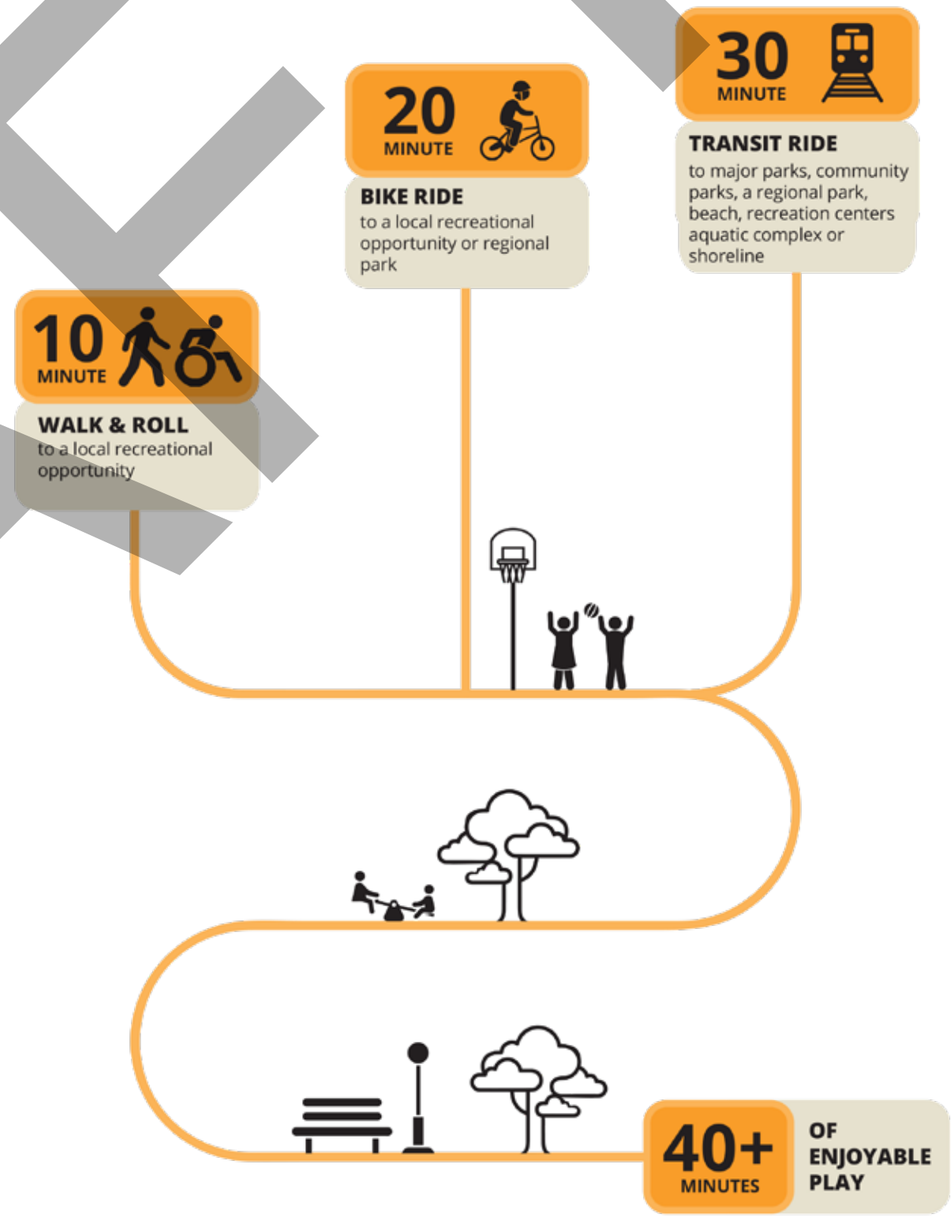
4.4 10-20-30-40 Access Goals

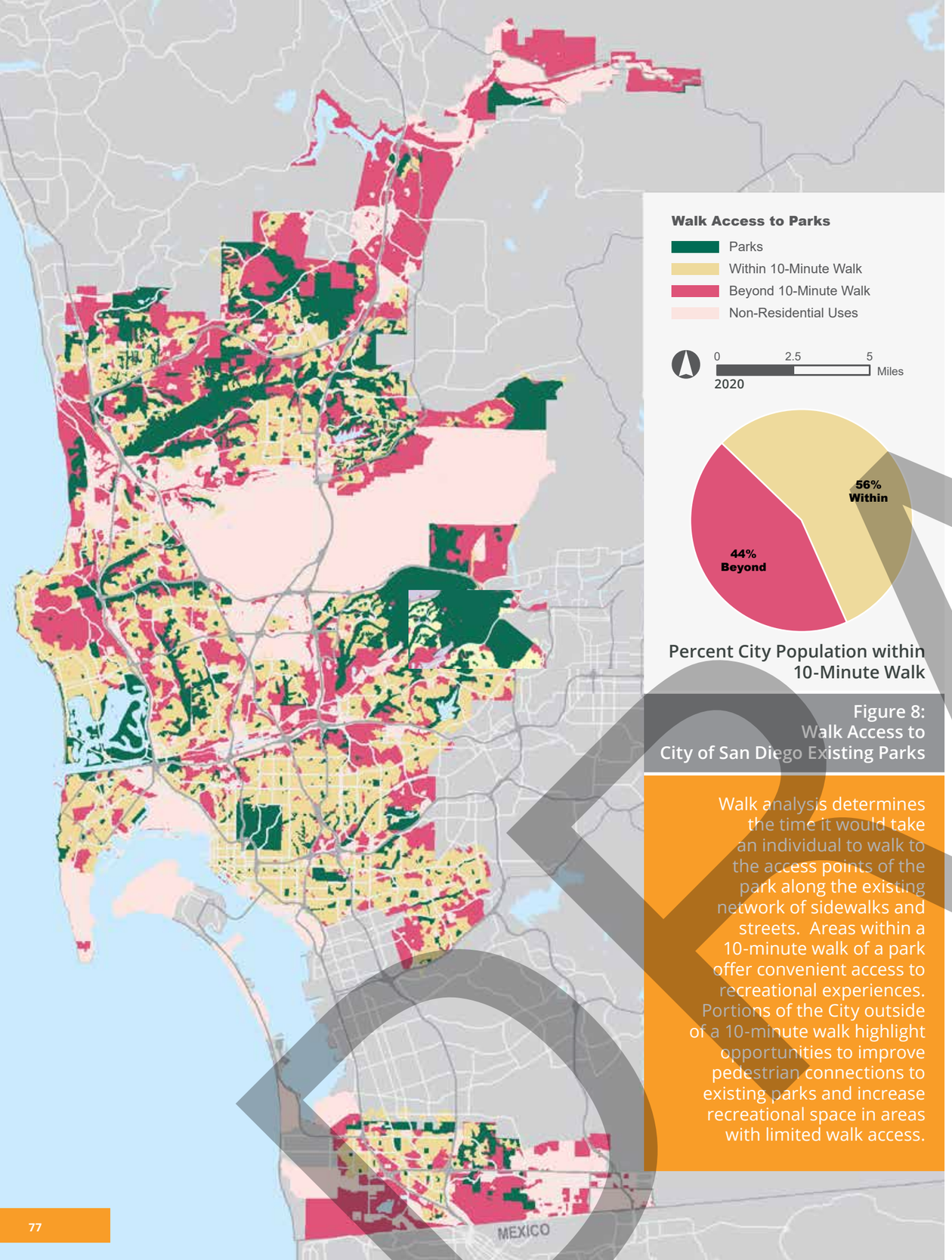
An access targets examine how easily people can travel to a park or recreation facility. Access relates to the guiding principle that everyone should be able to get to a recreational experience along a safe, enjoyable, and active route. People should be able to enjoy the outdoors not just inside of parks, but for the entirety of their journey to and from parks. The City has set a 10-20-30-40-minute access and activation goal: a 10-minute walk and roll, 20-minute bike ride, and 30-minute transit ride to a park or recreation facility in which they can enjoy at least 40 minutes of activity. In addition

Chollas Creek

10-20-30-40 MINUTE ACCESS

A system for everyone offers convenient access to parks and meaningful recreational activities.





Walk Access to Parks

- Parks
- Within 10-Minute Walk
- Beyond 10-Minute Walk
- Non-Residential Uses

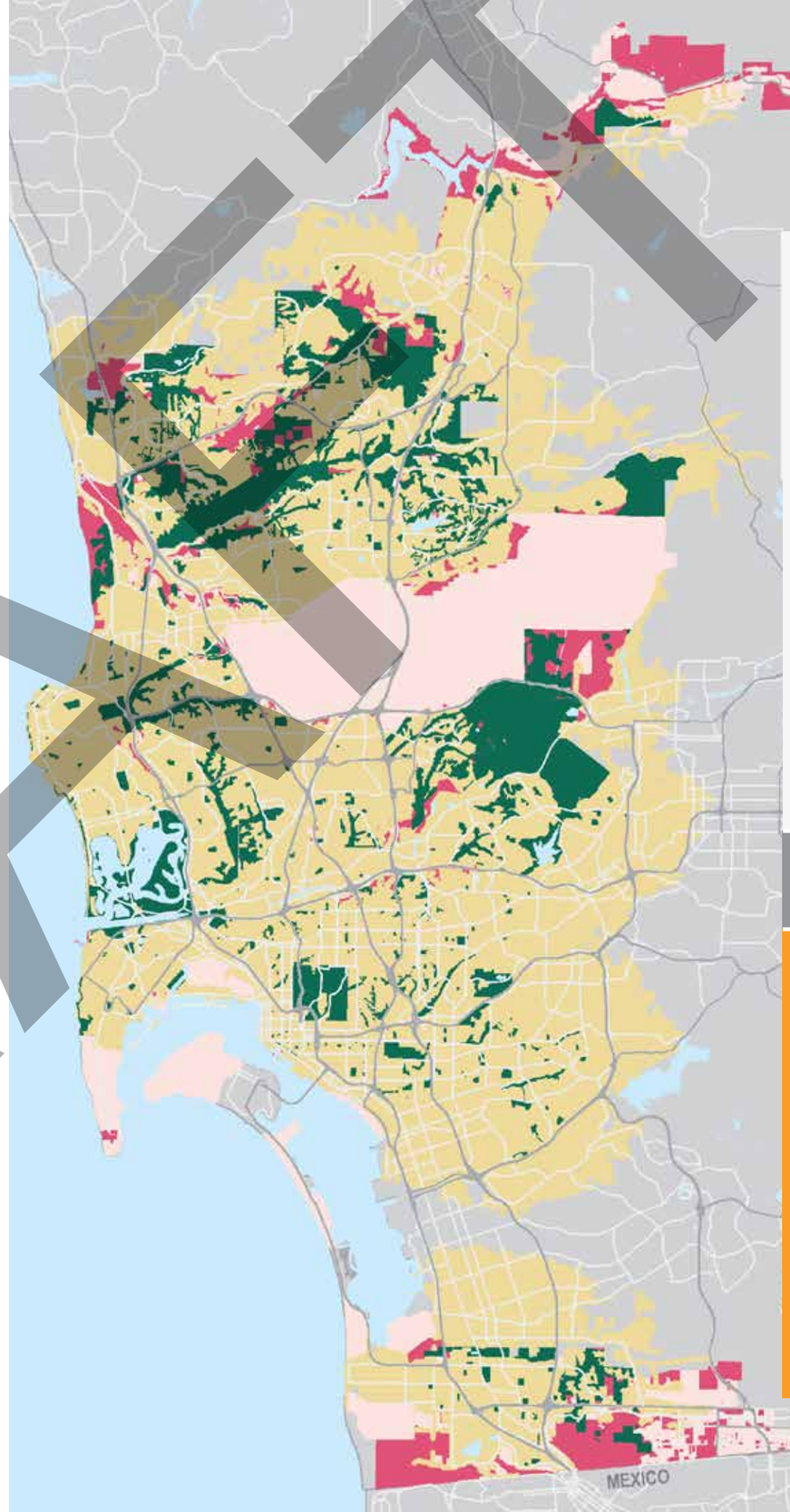
0 2.5 5 Miles

2020

Percent City Population within 10-Minute Walk

Figure 8:
Walk Access to City of San Diego Existing Parks

Walk analysis determines the time it would take an individual to walk to the access points of the park along the existing network of sidewalks and streets. Areas within a 10-minute walk of a park offer convenient access to recreational experiences. Portions of the City outside of a 10-minute walk highlight opportunities to improve pedestrian connections to existing parks and increase recreational space in areas with limited walk access.

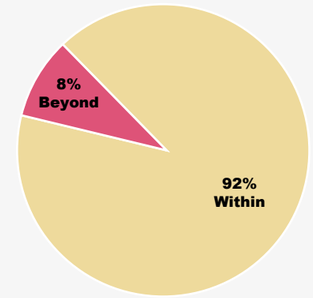


Bike Access to Parks

- Parks
- Within 20-Minute Bike Ride
- Beyond 20-Minute Bike Ride
- Non-Residential Uses

0 2.5 5 Miles

2020



Percent City Population within 20-Minute Bike Ride

Figure 9:
Bike Access to City of San Diego Existing Parks

Bike analysis evaluates the time it would take an individual to bike to the access local and regional parks along the existing network of streets. Areas within a 20-minute bike ride offer convenient access to such recreational experiences. Portions of the City outside of a 20-minute bike trip highlight opportunities to improve bike connections to existing parks and increase recreational space in areas with limited bike access.

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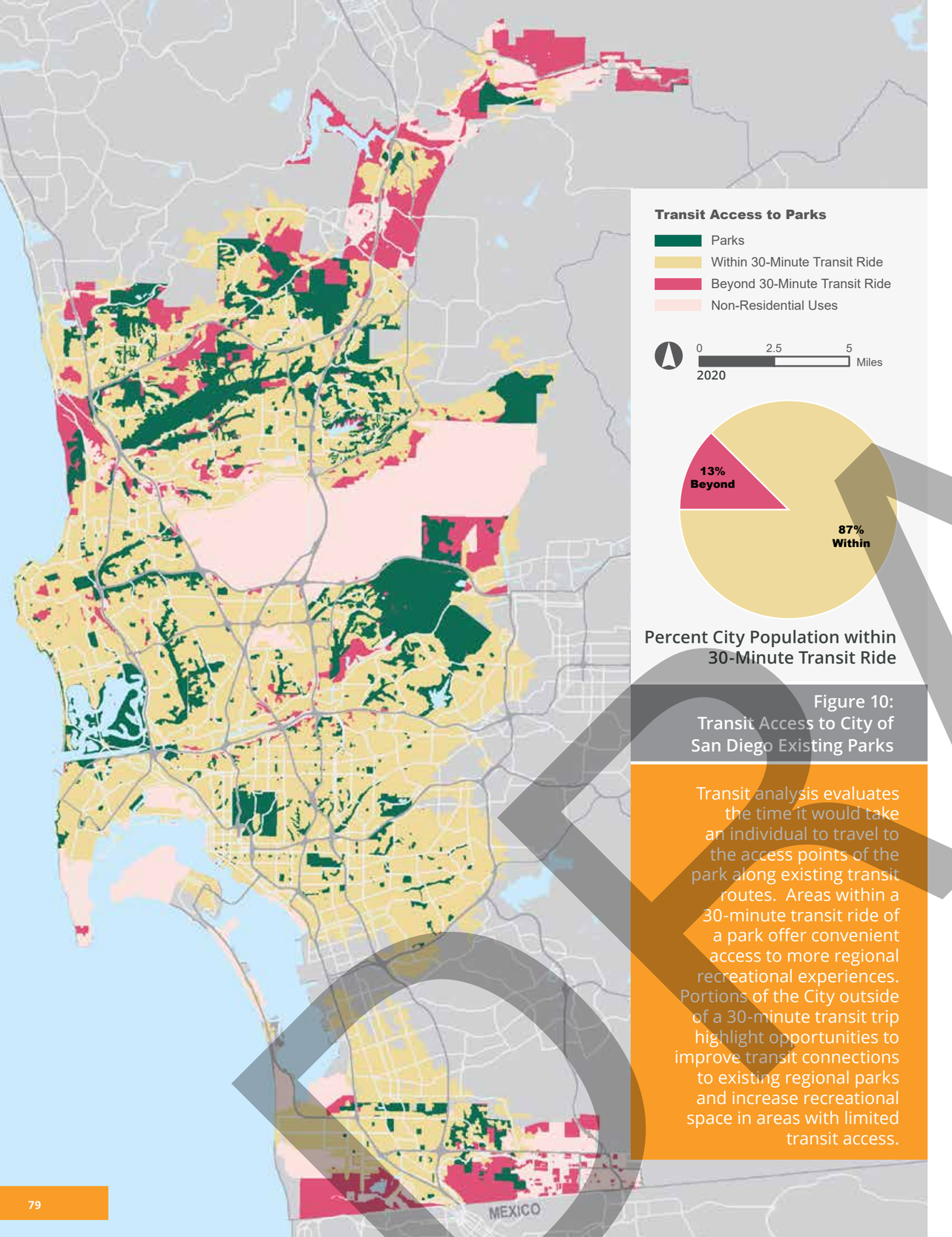

Figure 10:
Transit Access to City of San Diego Existing Parks

Transit analysis evaluates the time it would take an individual to travel to the access points of the park along existing transit routes. Areas within a 30-minute transit ride of a park offer convenient access to more regional recreational experiences. Portions of the City outside of a 30-minute transit trip highlight opportunities to improve transit connections to existing regional parks and increase recreational space in areas with limited transit access.

Lake Hodges

Attachment B – Recreational Value System Methodology

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LOCAL RECREATIONAL VALUE SCORING METHODOLOGY SECTION	
Scoring : Parks accrue points across four categories based on following criteria.	
Notes : Footnotes that specify minimum standards/sizes to ensure that amenities receiving points are functional, safe, attractive and durable; elaborate on what or how to count or measure components can be found at the bottom of this chart.	
PARK SIZE	
Definition : Measures the size of a park	
Scoring : Based on overall park acreage (population-serving only).	
If private land is deeded to the City, multiply points by 1.5*	
	Points
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre
Parks under an acre will receive 1.75 points for each 1/4 acre.	
Does not apply to MHPA or MSCP lands	

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AMENITIES/RECREATION OPPORTUNITIES	
Definition : Measures richness of recreational opportunities and uses supported by a park's functional components.	
Scoring is based on the scale, size or quantity listed. If there is a point maximum it is indicated in the points column.	
Note: To ensure a mix of amenities, parks and plazas less than 3 acres must achieve a minimum of 14 points each in 2 categories to qualify for any points and parks over 3 acres must achieve a minimum of 14 points each in all 3 categories to qualify for any points.	
	Points
Health/Fitness/Sports Category	
Play Area	7 pt. per 750 sf of play area*
Nature Exploration Playground*	7 pt. per 1/2-acre
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre
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*
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court)*
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum*
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court*
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field*
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts.*
Splash Pad (water playground)	14; 14 pts. Maximum
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each
Specialty Recreation (soft-surface) bocce court or similar	7 pt. each; 14 pts. Maximum
Specialty Recreation: disc golf or similar (min. 1/2 acre)*	7 pt. each; 14 pts. maximum

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Social Spaces Category	
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum
Community Garden*	7 pt for ea. 10 plots; 14 pts. maximum
Interactive/Technology Element	7 pt. maximum
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound)*	21; 21 pts. maximum
Site Amenities Category	
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)
Restroom building	21 pt. per building
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf
Amphitheater: with hardscape seating and universal access*	7 pt. per 40-person capacity; 14 pts. maximum
Wayfinding Signage System*	3.5 pt per system; 7 pts. maximum
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum
Creation of wetlands area(s) or native planting restoration area(s)*	10.5 pt per acre

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ACCESS/CONNECTIVITY	
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 Cl 1 Bike or Cycle Track	21; 21 pts maximum
Linkages: connection to a trail system in open space	14; 14 pts maximum
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum
Maximum Points in Access/Connectivity Category	**77**

ACTIVATION & ENGAGEMENT	
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
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
Recreational Features for the Disabled*	21; 21 pts maximum
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pt per 1/2 mile
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum
Maximum Points in Category	**42**

*Notes:
1. Play area points are not limited in quantity. Scoring is cumulative for each 750 sf of use zone (safety surfacing); no fractions of a point will be scored. To obtain more than 21 points, facility must have separate play areas for kids ages 2-5 and 5-12.
2. Specialty Recreation features include innovative play features, subject to approval of Parks and Recreation staff. Alternative compliance points determination will be awarded by Parks and Recreation Director for unconventional ideas.
3. Community Garden feature includes inclusion of water meter and ample water for plots. Minimum plot size shall be 100 sf. of soil area per plot.
4. Recreational Features for people with disabilities: facility has special focus areas for users with disabilities, beyond minimum ADA standards.

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5. Small Hardcourt Areas: 1,500 square feet area minimum size per 3.5 points. Examples includes handball or half-court tennis with ball-wall or a group of 4-square courts and hopscotch.
6. To be eligible for points, court or field size shall be the minimum dimensions specified in the City of San Diego Park and Recreation Department's Consultant's Guide to Park Design.
7. Wetlands/native restoration areas: To qualify, restored native plantings and wetlands must be contiguous to park trails/pathways along a majority of the restoration areas and have views of the restoration areas. Trails along wetlands/native plant restoration areas: To qualify, the trails along wetlands/native plant restoration areas shall have seating and educational signage, and trails in this category cannot duplicate the points achieved in Health/Fitness/Sports category and Regional Park scoring section. Points for wetlands/native restoration areas must be in conjunction with Wayfinding/Signage Systems AND at least one Interpretive/Education/Cultural Element.
8. Points cannot be taken both in the event space and amphitheater categories (double-dipping) for the same park feature.
9. Wayfinding Signage system: Each system must include an information sign at the feature itself with educational value, and the system must include at least one wayfinding sign to help users navigate to the feature, with the sign placed at one or more key street intersections.
10. Urban Forestry: To illustrate compliance with this requirement, prepare site plan and calculations on the park GDP and subsequent construction plan submittals as one would for US Green Building Council LEED® (Leadership in Energy and Environmental Design) Sustainable Sites Credit to provide shade from the existing tree canopy or within 5 years of landscape installation. Landscaping (trees) must be in place at the time of occupancy.
11. Nature Exploration Playground: Set adjacent to or within a natural open space area, the play area shall be half-acre minimum in size and have logs, boulders, tree "cookies" and other natural elements for kids to explore, build and play. To apply, Nature Exploration Playground is subject to approval of Parks and Recreation staff.
13. Recreational Features for the Disabled: Beyond merely selecting accessible playground equipment; to qualify, the features shall be subject to approval of Parks and Recreation staff.
14. Pocket Parks and plazas on private property: Shall have 24/7 public access easement agreement with City. Pocket parks and plaza spaces must have fixed and/or moveable seating, enhanced paving, public space signage, one (1) 36" box size tree installed for each 1,250 square feet or may have fixed architectural shade element(s) for up to 50% of the shading requirement.
15. If the required recreational value points are provided onsite, the applicant provides private maintenance for the onsite park for at least 30 years to the satisfaction of the Parks and Recreation Director, and a recreation easement is provided in perpetuity then after, the applicant's recreational value score may be reduced by 25%. Recreational value points provided onsite must follow Council Policy 600-33.

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Attachment C – Park Implementation Costs – City of San Diego

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Parks Master Plan Sample Projects
Last Update: 03/04/2020

The City of SAN DIEGO Parks and Recreation Department

#	Park Name	REF NAME	Estimated/Actual Completion Date	Phase of Work	Community Planning Area	Council District	Constructing Entity	Staff	CIP No	Construction Cost (Including Change Orders)	Staff Charges Only	GDP Recieved
1	Coast View Park	Coast View	May 3, 2016	Completed	Torrey Hills	1	Developer Turnkey					
2	Horton Plaza Park		May 4, 2016	Completed	Downtown	3	Civic San Diego					
3	City Heights Square Mini Park	City Heights Mini	June 30, 2016	Completed	City Heights/Mid-City	9	AEP - Public Works		S01070	$ 437,548.94	$ 293,045.30	Yes
4	Central Avenue Mini Park Development	Central Ave Mini Development	July 1, 2016	Completed	Mid-City/City Heights	9	AEP - Public Works		S00992	$ 677,157.40	$ 459,319.78	Yes
5	Trail For All People	Trail for All	September 7, 2016	Completed	Black Mountain Ranch	5	AEP - Public Works		S13001	$ 256,896.82	$ 208,730.44	
6	Ocean Beach Gateway Mini Park	Ocean Beach Gateway Mini	December 27, 2016	Completed	Ocean Beach	2	AEP - Public Works					Yes
7	Civita Central Park (Phases I and IV)		April 29, 2017	Completed	Mission Valley	7	Developer Turnkey					Yes
8	Wightman Street Neighborhood Park	Wightman Street	August 29, 2017	Completed	Mid-City/City Heights	9	AEP - Public Works		S00767	$ 2,007,806.45	$ 421,998.04	Yes
9	Waldo D. Waterman Mini Park	Waldo Waterman Mini	October 25, 2017	Completed	Uptown	3	AEP - Public Works		S00760	$ 475,001.84	$ 490,218.22	Yes
10	Old San Ysidro Fire Station Mini Park		November 30, 2017	Completed	San Ysidro	8	Park and Recreation					
11	Torrey Meadows Neighborhood Park	Torrey Meadows	December 14, 2017	Completed	Torrey Highlands	5	AEP - Public Works		S00651	$ 3,407,135.52	$ 404,089.20	Yes
12	Linda Vista Skate Park	Linda Vista Skate	January 16, 2018	Completed	Linda Vista	7	AEP - Public Works		S15008	$ 3,319,725.85	$ 490,202.29	Yes
13	Park de la Cruz Skate Park	Park De La Cruz	January 17, 2018	Completed	Mid-City/City Heights	9	AEP - Public Works		S15003/S16059	$ 11,678,413.20	$ 1,119,652.09	Yes
14	Southcrest Trails Neighborhood Park		February 16, 2018	Completed	Southeastern San Diego	8	Civic San Diego		S01071	$ 1,285,883.00	$ 201,595.98	
15	Piazza Famiglia		March 10, 2018	Completed	Downtown	3	Developer Turnkey		RD16000	$ -	$ -	
16	Elizabeth Rabbitt (Del Mar Mesa) Neighborhood Park	Del Mar Mesa	May 11, 2018	Completed	Del Mar Mesa	1	AEP - Public Works		S13023	$ 2,053,174.55	$ 448,996.98	
17	Hawk Pocket Park	Hawk Pocket	July 25, 2018	Completed	Encanto	4	AEP - Public Works		S16045	$ 2,008,096.00	$ 432,425.69	Yes
18	Del Sur Neighborhood Park	Del Sur	August 25, 2018	Completed	Black Mountain Ranch	5	Developer Turnkey		RD19003	$ -	$ -	Yes
19	Cesar Solis Community Park	Cesar Solis	September 19, 2018	Completed	Otay Mesa	8	AEP - Public Works		S00649	$ 13,942,405.06	$ 842,720.65	Yes
20	Pacific Highlands Ranch Community Park		April 10, 2019	Completed	Pacific Highlands Ranch	1	Developer Turnkey		S10079	"C	$ -	Yes
21	Creekside Park	Creekside	September 2020	Construction	Mission Valley	7	Developer Turnkey					Yes
22	East Village Green		November 2020	Design	Downtown	3	Civic San Diego	Brad Ricter	S16012	$ -	$ 5,244.06	
23	Childrens Park		December 2020	Design	Downtown	3	Civic San Diego					
24	Civita Central Park (Phases II and III)		December 2020	Construction	Mission Valley	7	Developer Turnkey					Yes
25	Beyer Park Development	Beyer Community	September, 2022	Design	San Ysidro	8	AEP - Public Works	Samir Mahmalji	S00752	$ -	$ 415,915.31	Yes
26	Canon Street Pocket Park	Canon Street Pocket	February, 2021	Design	Peninsula	2	AEP - Public Works	Kevin Oliver	S16047	$ -	$ 208,373.50	Yes
27	Chollas Triangle Park			Pre-planning	Mid-City Eastern Area	9	Parks and Recreation	Ryan Barbrick	P20005	$ -	$ 24,392.03	
28	Del Mar Mesa N Hiking/Equestrian Trail			Planning	Del Mar Mesa	1	AEP - Public Works	Alaine James	B20035	$ -	$ 13,221.61	Yes
29	Del Mar Mesa Southern Multi-Use Trail	Del Mar Trails		Planning	Del Mar Mesa	1	AEP - Public Works	Alaine James	B19182	$ -	$ 34,556.31	Yes
30	Dennery Ranch Neighborhood Park	Dennery Ranch	July, 2021	Bid and Award	Otay Mesa	8	AEP - Public Works	Samir Mahmalji	S00636	$ -	$ 928.81	
31	Fairbrook Neighborhood Park Development	Fairbrook	November, 2021	Design	Scripps Ranch	5	AEP - Public Works	Kevin Oliver	S01083	$ -	$ 249,676.97	Yes
32	Franklin Ridge Pocket Park	Franklin Ridge	February, 2020	Construction	Mission Valley	7	Developer Turnkey	Samir Mahmalji	240033323			
33	Hendrix Pond/Aviary Park Development		September, 2021	Planning	Scripps Ranch	5	AEP - Public Works	Kevin Oliver	P18003	$ -	$ 117,128.29	
34	Hidden Trails Neighborhood Park		June, 2022	Design	Otay Mesa	8	AEP - Public Works	Samir Mahmalji	S00995	$ -	$ 158,374.32	
35	La Paz Mini Park	La Paz	June, 2021	Design	Encanto	4	AEP - Public Works	Samir Mahmalji	S11103	$ -	$ 187,365.05	Yes
36	North Park Mini Park	North Park Mini	August, 2020	Bid and Award	Greater North Park	3	AEP - Public Works	Kevin Oliver	S10050	$ -	$ 475,501.37	Yes
37	Olive Grove Community Park	Olive Grove	April, 2024	Design	Clairemont Mesa	6	AEP - Public Works	Kevin Oliver	S15028	$ -	$ 186,297.09	Yes
38	Olive St Park Acquisition and Development	Olive St	March, 2023	Design	Uptown	3	AEP - Public Works	Kevin Oliver	S10051	$ -	$ 331,023.34	
39	Pacific Highlands Ranch Community Park	Pacific Highlands Ranch	March, 2020	Construction	Pacific Highlands Ranch	1	AEP - Public Works	Kevin Oliver	RD16002	$ -	$ 2,730.36	
40	Riviera Del Sol Neighborhood Park	Riviera Del Sol	August, 2021	Design	Otay Mesa	8	AEP - Public Works	Samir Mahmalji	S00999	$ -	$ 226,104.13	Yes
41	Salk Neighborhood Park & Joint Use Devel		April, 2021	Design	Mira Mesa	5	AEP - Public Works	Kevin Oliver	S14007	$ -	$ 398,072.44	
42	Southwest Neighborhood Park	Southwest Neighborhood		Planning	Otay Mesa Nestor	8	AEP - Public Works	Samir Mahmalji	P18010	$ -	$ 117,372.62	

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Attachment D – Sample Park Costs

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Beyer Community
San Ysidro

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	8.00	acre(s)	56.0	$407,616	$3,260,928
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 17808.00	sf	21.0	$209 $255	$0 $4,540,203
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	1.00	each	56.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	2.00	each	56.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	1.00	full size field	0.0	$240,857	$240,857
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	1.25	miles	14.0	$82,198	$102,748
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	1.00	each	7.0	$140,510	$140,510
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	1.00	buildings	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	1.00	system	3.5	$2,359	$2,359
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	1.00	1 yes 0 no	21.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**297.5**		**$ 9,388,020.11**

DRAFT

Canon Street Pocket
Peninsula

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.71	acre(s)	4.3	$407,616	$290,880
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 2600.00	sf	21.0	$209 $255	$0 $662,878
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.10	acre(s)	0.0	$96,213	$9,785
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	1.00	each	3.5	$100,000	$100,000
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	1	every 10 sf of display	7.0	$32,674	$32,674
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**35.8**		#########

DRAFT

Coast View
Torrey Hills

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.87	acre(s)	5.3	$407,616	$355,588
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 4800.00	sf	21.0	$209 $255	$0 $1,223,774
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.28	acre(s)	0.0	$96,213	$26,792
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	3.00	pieces	7.0	$52,500	$157,500
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**40.3**		**$ 1,952,748.09**

DRAFT

City Heights Mini
Mid-City -- City Heights

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.32	acre(s)	1.8	$407,616	$130,437
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	2740.00 0.00	sf	21.0	$209 $255	$572,474 $0
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.17	acre(s)	0.0	$96,213	$16,367
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**22.8**		**$ 719,277.88**

DRAFT

Del Mar Trails
Del Mar Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	2.99	acre(s)	14.0	$407,616	$1,218,772
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 4160.00	sf	21.0	$209 $255	$0 $1,060,604
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	1.50	acre(s)	21.0	$96,213	$144,320
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	1.00	each	3.5	$107,425	$107,425
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				66.5		$ 2,531,120.24

DRAFT

Del Sur
Black Mountain Ranch

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	4.01	acre(s)	28.0	$407,616	$1,635,105
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 2000.00	sf	14.0	$209 $255	$0 $509,906
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	2.62	acre(s)	35.0	$96,213	$252,460
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	2.00	each	14.0	$141,420	$282,839
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**133.0**		**$ 3,101,703.90**

DRAFT

Dennery Ranch
Otay Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	9.00	acre(s)	63.0	$407,616	$3,668,544
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	3447.00 2968.00	sf	56.0	$209 $255	$720,189 $756,700
Nature Exploration Area	7 pts. per 1/2-acre	0.08	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	3.06	acre(s)	42.0	$96,213	$294,412
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	2.00	each	7.0	$107,425	$214,849
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	1.00	miles	14.0	$82,198	$82,198
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	14.00	pieces	28.0	$52,500	$735,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	2.00	each	14.0	$232,300	$464,600
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.47	acre(s)	10.5	$262,519	$123,384
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	2.00	each	14.0	$189,094	$378,188
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**290.5**		**$ 7,975,666.08**

DRAFT

Franklin Ridge
Mission Valley

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.20	acre(s)	0.8	$407,616	$81,523
Health/Fitness/Sports						
Play Area (age 2-5)	per 750 sf of Play Area	0.00	sf	0.0	$209	$0
Play Area (age 5-12)		0.00			$255	$0
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.13	acre(s)	0.0	$96,213	$12,369
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	1	every 10 sf of display	7.0	$32,674	$32,674
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**7.8**		**$ 126,566.10**

DRAFT

Fairbrook
Scripps Miramar Ranch

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	3.40	acre(s)	21.0	$407,616	$1,385,894
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 6290.00	sf	21.0	$209 $255	$0 $1,603,654
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.57	acre(s)	7.0	$96,213	$54,777
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	1.00	each	3.5	$107,425	$107,425
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	1.00	courts	3.5	$120,429	$120,429
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**98.0**		**$ 4,372,594.25**

DRAFT

La Paz
Encanto

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.61	acre(s)	3.5	$407,616	$248,646
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	1030.00 2850.00	sf	35.0	$209 $255	$215,200 $726,616
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.11	acre(s)	0.0	$96,213	$10,602
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	6.00	pieces	14.0	$52,500	$315,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**66.5**		**$ 1,705,157.60**

DRAFT

North Park Mini
North Park

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.51	acre(s)	3.5	$407,616	$207,884
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 150.00	sf	0.0	$209 $255	$0 $38,243
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.13	acre(s)	0.0	$96,213	$12,508
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	1.00	system	3.5	$2,359	$2,359
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	1.00	each	3.5	$100,000	$100,000
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	20000	sf	14.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**45.5**		**$ 360,993.47**

DRAFT

Ocean Beach Gateway Mini
Ocean Beach

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.22	acre(s)	0.8	$407,616	$87,637
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 0.00	sf	0.0	$209 $255	$0 $0
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	1.00	each	3.5	$100,000	$100,000
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	30	every 10 sf of display	7.0	$32,674	$980,218
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**25.3**		**$ 1,167,855.03**

DRAFT

Olive Grove
Clairemont Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	9.20	acre(s)	63.0	$407,616	$3,750,067
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 6940.00	sf	21.0	$209 $255	$0 $1,769,374
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	1.00	each	56.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	2.00	each	14.0	$141,420	$282,839
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	1.00	full size field	0.0	$240,857	$240,857
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	1.00	each	7.0	$140,510	$140,510
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**168.0**		**$ 6,183,647.17**

DRAFT

Olive St
Uptown

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.74	acre(s)	4.3	$407,616	$301,636
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 3215.00	sf	21.0	$209 $255	$0 $819,674
Nature Exploration Area	7 pts. per 1/2-acre	0.03	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.74	acre(s)	7.0	$96,213	$71,198
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	1.00	each	7.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**46.3**		**$ 1,192,507.32**

DRAFT

Pacific Highlands Ranch
Pacific Highlands Ranch

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	12.50	acre(s)	84.0	$407,616	$5,095,200
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	300.00 2100.00	sf	21.0	$209 $255	$62,680 $535,401
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	5.20	acre(s)	70.0	$96,213	$500,308
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	2.00	each	14.0	$141,420	$282,839
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	3.00	full size field	0.0	$240,857	$722,572
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	4.00	pieces	7.0	$52,500	$210,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.60	acre(s)	10.5	$262,519	$157,511
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	1.00	each	7.0	$50,000	$50,000
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	4.00	each	28.0	$189,094	$756,375
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**276.5**		#########

Cost
$9,142,789

DRAFT

Riviera Del Sol
Otay Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	4.74	acre(s)	28.0	$407,616	$1,932,100
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	6970.00 9659.00	sf	154.0	$209 $255	$1,456,257 $2,462,591
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	1.50	acre(s)	21.0	$96,213	$144,320
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.44	miles	0.0	$82,198	$36,167
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	4.00	pieces	7.0	$52,500	$210,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	2.00	each	14.0	$189,094	$378,188
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	1.00	each	3.5	$100,000	$100,000
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**262.5**		**$ 7,398,643.44**

DRAFT

Southwest Neighborhood
Mid-City -- City Heights

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	11.62	acre(s)	77.0	$407,616	$4,736,498
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	3616.00 10850.00	sf	133.0	$209 $255	$755,498 $2,766,240
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	3.33	acre(s)	42.0	$96,213	$320,389
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	2.00	each	7.0	$107,425	$214,849
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	1.00	full size field	0.0	$240,857	$240,857
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.69	miles	7.0	$82,198	$56,717
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	18.00	pieces	42.0	$52,500	$945,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.78	acre(s)	10.5	$262,519	$204,765
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	5.00	each	35.0	$189,094	$945,469
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**388.5**		**$ 11,865,304.18**

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Attachment E – Sample Park Development Plan

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LEGEND

ALL PARK FEATURES AND AMENITIES WILL BE DESIGNED TO MEET THE DESIGN STANDARDS OF THE CITY OF SAN DIEGO.

PRIMARY PARK ACTIVITY AREAS
- LIGHTED BASKETBALL COURT (70' X 104')
- URBAN STYLE SKATE PARK (17,300 SF)
- LIGHTED MULTI-USER FIELDS (200' OUTFIELD FENCE AND 318' X 168' SOCCER)
- PLAYGROUND 2-5 AND 5-12 YEARS OLD
- RESTROOM / CONCESSION / STORAGE (1,400 SF)
- PICNIC AREA
- OCEAN VIEW NATURE HIKING

PEDESTRIAN CIRCULATION AND AMENITIES
- OCEAN VIEW TERRACE
- TRAIL HEAD
- VISTA POINT
- PLANNED 5' SIDEWALK
- NEW 5' SIDEWALK
- 50F" FOOTED TRAIL
- CLASS I TRAIL (OFF STREET)
- PLANNED CLASS II BIKE TRAIL (STRIPED ON STREET)
- BICYCLE RACK
- COVERED PICNIC AREA
- PICNIC TABLE
- ACCESSIBLE PICNIC TABLE
- BBQ
- PARK BENCH
- ACCESSIBLE PARK BENCH
- WASTE / RECYCLING CONTAINERS
- INTERPRETIVE SIGNAGE
- DRINKING FOUNTAIN

VEHICLE PARKING AND CIRCULATION
- PARK ACCESS ROAD (24' CURB TO CURB)
- SKATE PARK DROP OFF
- TRAFFIC CALMING AND TURNAROUND
- 65 PERPENDICULAR PARKING (9' X 20')
- 30 PARALLEL PARKING (8' X 20')
- 13 ACCESSIBLE PARKING (14' X 20')
- ACCESS CONTROL GATE

LANDSCAPE FEATURES
- ACCENT TREE
- DECIDUOUS SHADE TREE
- EVERGREEN SHADE TREE
- DROUGHT TOLERANT - SLOPE EROSION CONTROL SHRUBS AND GROUND COVERS NATIVE PLANT RESTORATION
- IRRIGATED TURF GRASS

OTHER FEATURES
- MONUMENT SIGN
- 10' HIGH CHAIN LINK FENCE
- 6' HIGH CHAIN LINK FENCE
- WASTE ENCLOSURE (10' X20')
- WATER QUALITY FACILITY

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION ■ LANDSCAPE ARCHITECTURE ■
14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
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SAFDIE RABINES ARCHITECTS

H:\PDATA\10104805\CADD\LARCH\EXHIBITS\CONCEPT\4805-_S-CONCEPT-03.DWG AMC 9/18/07 11:08 am

City of San Diego

Draft - Beyer Park General Development Plan

Preferred Alternative

VICINITY MAP
NO SCALE

PLANTING LEGEND:

SPECIMEN TREE:
60" BOX - SPECIAL ACCENT TREE

QUERCUS SUBER	CORK OAK

SHADE / SCREEN TREES:
33% 24" BOX / 66% 15 GALLON

ARBUTUS UNEDO	STRAWBERRY TREE
BRACHYCHITON POPULNEUS	BOTTLE TREE
CERCIDIUM SPP.	PALO VERDE
CERCIS OCCIDENTALIS	WESTERN REDBUD
CINNAMOMUM CAMPHORA	CAMPHOR TREE
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE
OLEA EUROPAEA	OLIVE
PISTACIA CHINENSIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA	LONDON PLANE TREE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA	COAST LIVE OAK
RHUS LANCEA	AFRICAN SUMAC
ULMUS PARVIFOLIA	CHINESE ELM
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL

SHRUBS / GROUNDCOVER
33% 5 GALLON / 66% 1 GALLON

TURF FIELD:
SOD

IMPROVEMENTS LEGEND:

1	ENTRY PLAZA	
2	COURTYARD W/ PICNIC TABLES	
3	PLAYGROUND W/ SHADE SAILS	
4	9' WIDE CONCRETE PATH	
5	DECOMPOSED GRANITE SEATING AREA	
6	PARK MONUMENT SIGN	
7	HISTORY WALL	
8	SEATING AREA W/ TRELLIS	
9	LOW CONCRETE SEATING WALL	
10	REMOVABLE BOLLARDS	
11	SITE LIGHTING	
12	PERIMETER FENCE	
13	BIKE RACKS	
14	DRINKING FOUNTAIN	DF
15	TRASH / RECYCLING RECEPTACLE	TR
16	DOG BAG DISPENSER	
17	PUBLIC ART (APPROX. LOCATION)	NO SYMBOL

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com
PLA 2342 | 2386 | 2500 | 3734

NORTH
0 10 20 40 60
SCALE: 1"=20'

COUNCIL DISTRICT: 2

COMMUNITY PLAN AREA: POINT LOMA'S PENINSULA DISTRICT

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO.	COST $:	ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	WBS NO. S-16047	J.O. NO.	DRWG. NO.
		WBS NO. S-16047	J.O. NO.	DRWG. NO.
		WBS NO. S-16047	J.O. NO.	DRWG. NO.
		WBS NO. S-16047	J.O. NO.	DRWG. NO.
		WBS NO. S-16047	J.O. NO.	DRWG. NO.
		WBS NO. S-16047	J.O. NO.	DRWG. NO.
		WBS NO. S-16047	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	31,085 SF	TOT LOT	2,500 SF	PAVED WALKWAYS	7,600 SF	SECURITY LTS.	12
IMPROVED AREA	28,950 SF	MULTI-PURPOSE CT.	NA	PARK ROADS	NA	BALLFIELD LTS.	NA
TURF	4,430 SF	TENNIS CTS.	NA	PARKING LOT	NA	TENNIS COURT LTS.	NA
SHRUB BED	11,100 SF	RESTROOM	NA	PARKING STALLS-STD.	NA	MULTI-PURPOSE CT. LTS.	NA
NATURAL	-	REC. BLDG.	NA	PARKING STALLS-DISABLED	NA	BACKSTOPS	NA
D.G. PAVING	175 SF	POOL BLDG.	NA	COURT GAME AREA	NA	BENCHES	4
DIRT INFIELDS	NA	POOL DECK	NA	LAWN EDGING	450 LF	PICNIC TABLES	3
		POOL WATER	NA	BLEACHERS	NA	TRASH RECEPTACLES	3
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

CAÑON STREET POCKET PARK

NEIGHBORHOOD PARK

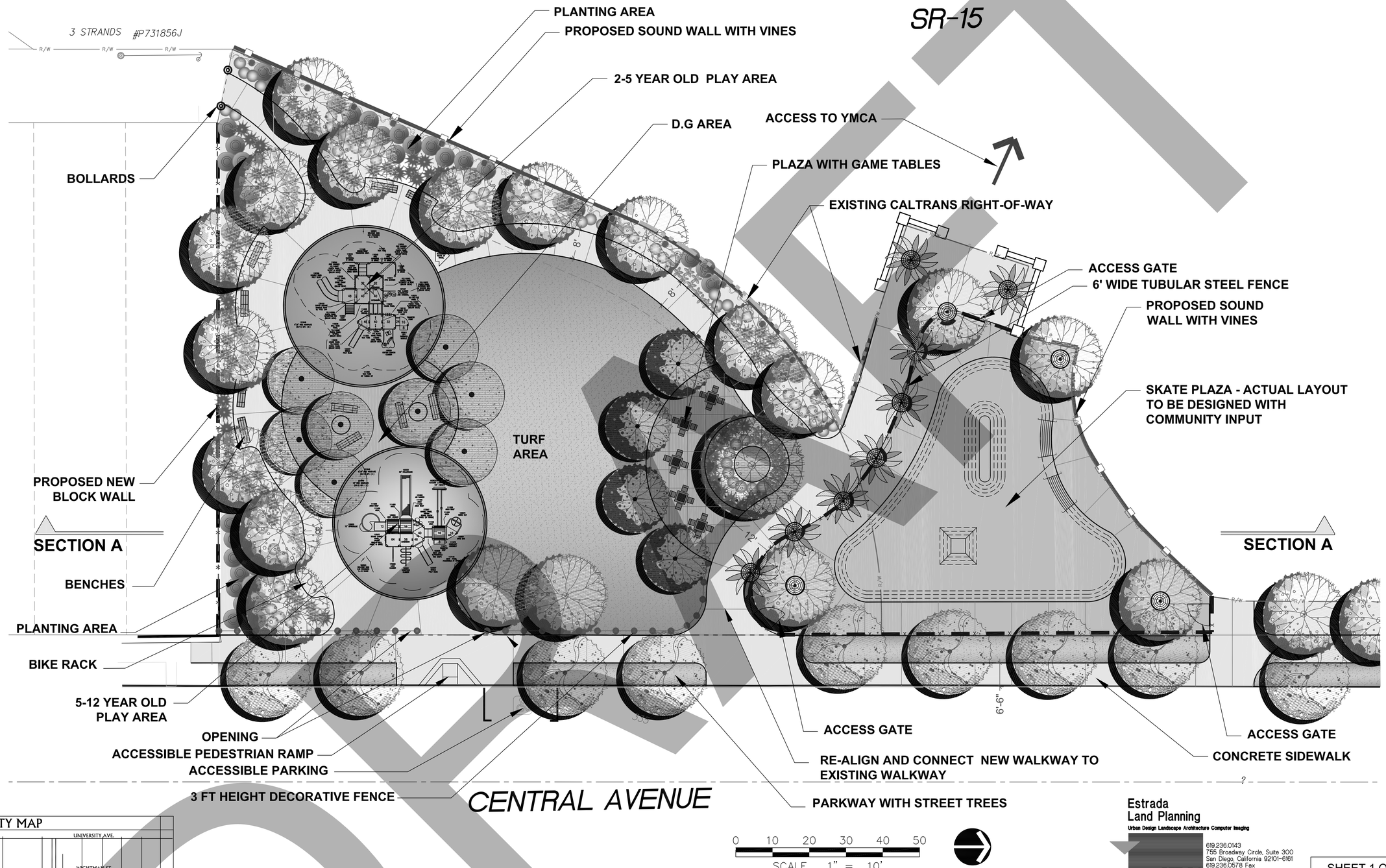
PSD

LAMBERT COORDINATES:

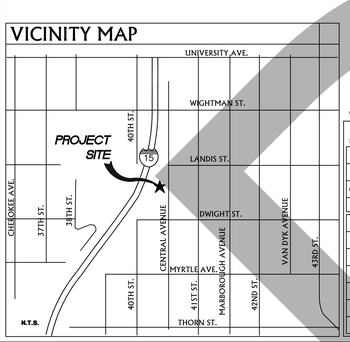
THOMAS BROTHERS PAGE:

(PSD #)

L-001



VICINITY MAP



0 10 20 30 40 50

SCALE 1" = 10'

COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: CITY HEIGHTS

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO. R-	COST $:	ACRES: 0.64
	SITE DEDICATED	ORD. NO.		ACRES:
6/28/2011	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	0.64 AC.	TOT LOT	2,772 SF	PAVED WALKWAYS	15,277 SF	SECURITY LTS.	STDS.
IMPROVED AREA	0.64 AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.
TURF	0.14 AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
SHRUB BED	0.10 AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS.
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	1	BACKSTOPS	EA.
D.G. PAVING	0.025 AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	10 EA.
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	5 EA.
		POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	6 EA.
						REVISION	

Estrada
Land Planning
Urban Design Landscape Architecture Computer Imaging
619.236.0143
755 Broadway Circle, Suite 300
San Diego, California 92101-6161
619.236.0578 Fax
ELP@EstradaLandPlan.com

SHEET 1 OF 5

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

CENTRAL AVENUE MINI PARK

NEIGHBORHOOD PARK

PSD

LAMBERT COORDINATES: 210-1731 THOMAS BROTHERS PAGE: 1269 G-6 (PSD #)

DRAFT

PARK DESIGN CONCEPT

Cesar Solis community park is a twenty acre joint-use park located adjacent to the proposed San Ysidro School District's K-8 elementary school in the new community of Ocean View Hills.

Proposed Phase I amenities within the park and the joint-use area include parking, two softball fields with soccer field overlay, open lawn areas, four tennis courts, skatepark, picnic and overlook areas with two shade structures, and playgrounds for all ages. The playgrounds will include equipment for the traditional 2-12 year old users including a climbing rock.

Proposed Phase II amenities of the park include a future gym/recreation center.

Proposed Phase III amenities for the park includes a future community aquatics center.

All recreational facilities will be equipped with sports field lighting for extended evening play.

The design concept/layout for the park was derived from the radiating pattern of the entry drive surrounding the central core of the adjoining school. A tree lined seatwall arc sweeps along the park site providing a unifying element that connects all areas of the park. This arc is strengthened by liquidamber trees and emphasizes the link between the passive areas of the park and the more active areas of the park.

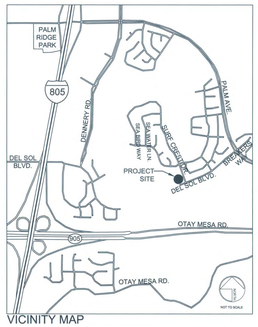
The tree lined seatwall provides a sense of scale and purpose as it helps to link the educational and recreational components of the park. Quotes from various acacemic and sports venues will be etched into tile lining the seatwall arc to inspire the park users to think about the link between the educational and recreational aspects of the park.

Parking will be accommodated on the park site:

Requirements	Park Site	School Site
space per 200ft Gym/Rec.building @ 17,000 ft	86	-
1 space per 175 ft pool surface @ 10,500ft for lap and children's pool	60	-
30 spaces per backstop	30	30
Total	176	30

Provided	Park Site	School Site
Phase 1 Total	176	53

Project Grand Total **229**



VICINITY MAP

PRELIMINARY PLANTING LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	COMMENTS
TREES			
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	EVERGREEN
	AGONIS FLEXUOSA	PEPPERMINT TREE	EVERGREEN
	LIQUIDAMBAR STYRACIFLUA 'FESTIVAL'	AMERICAN SWEET GUM	DECIDUOUS
	JACARANDA MIMOSIFOLIA	NCN	DECIDUOUS
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	EVERGREEN
	PLATANUS RACEMOSA	WESTERN SYCAMORE	DECIDUOUS
	QUERCUS AGRIFOLIA	COAST LIVE OAK	EVERGREEN
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	EVERGREEN

GRASS SWALE	SCIENTIFIC NAME	COMMON NAME
	ARTEMESIA CALIFORNICA 'CANYON GREY'	PROSTRATE CALIFORNIA SAGEBRUSH
	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT DWARF COYOTE BUSH
	CAREX BARBARAE	SEDGE
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
	IVA HAYESIANA	NCN
	JUNCUS PATENS	RUSH
	JUNCUS EFFUSUS BRUNNEUS	COMMON RUSH
	MUHLENBERGIA RIGENS	DEER GRASS
	PENSTEMON CENTRANTHIFOLIUS	SCARLET BUGLER
	PENSTEMON SPECTABILIS	SHOWY PENSTEMON
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS
	SISYRINCHIUM CALIFORNICUM	GOLDEN-EYED GRASS
	SOLIDAGO CALIFORNICA	CALIFORNICA GOLDENROD

SHRUB AREA PLANT PALETTE

SCIENTIFIC NAME	COMMON NAME
ARCTOSTAPHYLOS OTAYENSIS	OTAY MANZANITA
MALOSMA LAURINA	LAUREL SUMAC
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBUSH
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA
BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT DWARF COYOTE BUSH
CEANOTHUS TOMENTOTUS OLVACEUS	RAMONA LILAC
CEANOTHUS 'JOYCE COULTER'	WILD LILAC
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
HETEROMELES ARBUTIFOLIA	TOYON
IVA HAYESIANA	NCN
MALOSMA LAURINA	LAUREL SUMAC
MIMULUS AURANTIACUS	MONKEYFLOWER
PENSTEMON CENTRANTHIFOLIUS	SCARLET BUGLER
PENSTEMON SPECTABILIS	SHOWY PENSTEMON
RHUS INTEGRIFOLIA	LEMONADE BERRY
SALVIA CLEVELANDII	PITCHER SAGE
SALVIA MELLIFERA 'TIERA SECA'	BLACK SAGE
SALVIA SPATHACEA	PITCHER SAGE
SOLIDAGO CALIFORNICA	CALIFORNICA GOLDENROD
STIPA TENUISSIMA	MEXICAN FEATHER GRASS
DISTICTIS BUCCINATORIA	SCARLET TRUMPET VINE

LAWN

10% BERMUDA SHORTS, 70% PERENNIAL RYE, 20% COMMON BERMUDA

CONSTRUCTION LEGEND

1. ASPHALT PAVING
2. PEDESTRIAN AND VEHICULAR PAVING - NATURAL GREY
3. ENHANCED PEDESTRIAN AND VEHICULAR PAVING DAVIS INTEGRAL CONCRETE COLOR: MESA BUFF
3a. ENHANCED PEDESTRIAN AND VEHICULAR PAVING DAVIS INTEGRAL CONCRETE COLOR: SILVER SMOKE
4. NOT USED
5. NOT USED
6. STABILIZED DECOMPOSED GRANITE - CALIFORNIA GOLD
7. RED INFIELD MIX
8. RECREATION CENTER DROP-OFF
9. PLAY AREA RESILIENT SURFACING CHECKERBOARD PATTERN GREEN AND BROWN
10. PLAY AREA SAND
11. PROPOSED SCHOOL CITY PROPERTY LINE
12. PEDESTRIAN PARK ENTRY
13. ENTRY SIGN
14. TRASH ENCLOSURE
15. FUTURE TENNIS COURTS
16. NOT USED
17. NOT USED
18. TOTAL PARKING 169 STANDARD SPACES, TYP. SIZE: 9'X18' 7 DISABLED SPACES, VAN ACCESSIBLE, TYP. SIZE: 9'X18'
19. PASSIVE TURF AREA
20. SEATWALL WITH TILE INLAY
21. (NOT USED)
22. SOFTBALL (300' OUTFIELD) WITH SOCCER OVERLAY 195'x 330'
23. POLIGON 36' HEX. PICNIC SHELTER. METAL ROOF COLOR: PATINA GREEN FRAME POWDER COAT COLOR: ALMOND. WRAP POSTS WITH 12X12 CONCRETE BLOCK
24. SKATEPARK
25. TUBULAR STEEL FENCING
26. COMFORT STATION WITH STORAGE
27. PLAZA ARBOR
28. 2-5 YEAR PLAYGROUND
29. 5-12 YEAR PLAYGROUND
30. BIKE RACK FOR 6 BIKES. DUMOR MULTILOOP MODEL #125-20, POWDERCOAT COLOR: MINERAL BRONZE
31. FIVE ROW ALUMINUM BLEACHER, 27' LENGTH, WITH TWO FIRST ROW WHEEL CHAIR CUTOUTS ON EITHER END BY ALUMINUM SEATING
32. PLAYERS BENCH, 20' LENGTH, BY ALUMINUM SEATING
33. BLACK VINYL CHAIN LINK FENCE-10'
33a. BLACK VINYL CHAIN LINK FENCE-42"
33b. EXISTING SCHOOL FENCE-8'
34. CHAIN LINK BACKSTOP PER CITY STANDARDS DETAIL C-1 THROUGH C-7
35. 8' EL MONTE BENCH WITH BACK BY QUICKRETE. MODEL:Q1EM84B COLOR: SOUTHERN PEACH, LIGHT SANDBLAST
36. ADA HIGH/ LOW DRINKING FOUNTAIN. HAWS MODEL #3150 WITH EXI AGGREGATE FINISH, SOUTHERN PEACH COLORED CONCRETE.
37. ACCESSIBLE, 8' LONG, CONCRETE PICNIC TABLE BY QUICKCRETE. MODEL: Q-LBT-72PT. COLOR: SOUTHERN PEACH, LIGHT SANDBLAST
38. ACCESSIBLE, 8.5' LONG, PICNIC TABLE WITH WHEELCHAIR CUTOUT BY QUICKCRETE MODEL: Q-LBT-102PT-ADA. COLOR: SOUTHERN PEACH, LIGHT SANDBLAST
39. TRASH RECEPTACLE BY QUICKCRETE. MODEL: QR-CAL2533WH25, WITH BROWN FIBERGLASS LID H-25 AND QRPL27B PLASTIC LINER. COLOR: SOUTHERN PEACH. FINISH: LIGHT SANDBLAST
40. HOT COAL RECEPTACLE BY QUICKCRETE MODEL # Q-PSHA-2842 COLOR: SOUTHERN PEACH, LIGHT SANDBLAST.
41. BBQ GRILL: DUMOR MODEL # 21-00, POWDERCOAT COLOR: MINERAL BRONZE
42. MOW CURB
43. TREE GRATE
44. PROPOSED STORM DRAIN SYSTEM
45. PROPOSED DRAIN INLET
46. GATE(S)
47. JOINT USE PARKING ON SCHOOL SITE
48. DIRECTION OF FLOW
49. SITE LIGHTING, SEE LIGHTING PLAN

0 20 40 80

SCALE : 1" = 40'-0"

COUNCIL DISTRICT: 8

COMMUNITY PLAN AREA: OTAY MESA

DATE	ACTION	REFERENCE DOCUMENTS			
6-22-2009	SITE ACQUIRED	RESO. NO. R-304884	COST $: 1,546,246.00	ACRES: 15.427	
NA	SITE DEDICATED	ORD. NO.		ACRES: 5.00 JOINT USE AREA	
	GDP CONSULTANT HIRED	RESO. NO.	NAME: SCHMIDT DESIGN GROUP, INC.		
11-16-2016	P&R BOARD APPROVAL	PF&R APPROVAL	DATE: 9-21-2006		
6-22-2009	INITIAL DEVELOPMENT	CIP NO. 29-541.0	J.O. NO.	DRWG. NO.	
10-10-2018	GDP AMENDMENT	CIP NO. 5-00649	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	

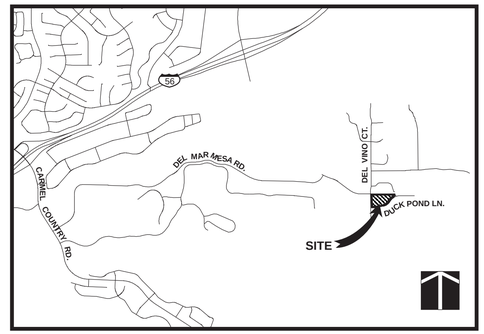
IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	20.4 AC	CONCRETE	100,000 SF	PERMEABLE ASPHALT	14,000 SF	SECURITY LIGHT FIXTURES	98 STDS.
IMPROVED AREA	20.4 AC	PERMEABLE PAVERS	4,400 SF	PARKING LOT ASPHALT	32,500 SF	BALLFIELD LIGHT FIXTURES	13 STDS.
TURF	12.3 AC.	TOT LOT	9,300 SF	ROAD ASPHALT	16,250 SF	BENCHES	14 EA.
SHRUB BED	2.2 AC.	SKATE PARK	15,000 SF	ONSITE PARKING STALLS-STD.	154 EA.	GAME TABLES	9 EA.
RESTROOM	1,700 SF	D.G. PAVING	17,000 SF	ONSITE PARKING STALLS-ADA	10 EA.	PICNIC TABLES-STD.	21 EA.
STORAGE BLDG.	580 SF	INFIELDS	21,000 SF	ONSITE MOTORCYCLE STALLS	10 EA.	PICNIC TABLES-ADA	12 EA.
		STORM WATER FACILITIES	33,732 SF	BLEACHERS	4 EA.	TRASH RECEPTACLES	27 EA.
				PICNIC SHELTERS	2 EA.	RECYCLING RECEPTACLES	27 EA.
				BACKSTOPS	2 EA.	DRINKING FOUNTAINS	5 EA.
						BARBEQUES	4 EA.

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

CESAR SOLIS COMMUNITY PARK



VICINITY MAP

COUNCIL DISTRICT: 1 COMMUNITY PLAN AREA: DEL MAR MESA A.P.N. 308-220-17 LOT 17 OF DUCK POND RANCH MAP 14570

DATE	ACTION	REFERENCE DOCUMENTS		
X-XX-XX	SITE ACQUIRED	RESO. NO. XXXXX	COST $	ACRES: 3.71
X-XX-XX	SITE DEDICATED	ORD. NO. X-XXXXX		ACRES:
	GDP CONSULTANT HIRED	RESO. NO. XXXXX	NAME: Neri Landscape Architecture	
X-XX-XX	P&R BOARD APPROVAL	PF&R APPROVAL	DATE: X-XX-XX	
X-XX-XX	INITIAL DEVELOPMENT	CIP NO. 29-533.0	J.O. NO. XXXXXX	DRWG. NO. XXXXX-D
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY		ITEM	QUANTITY		ITEM	QUANTITY		ITEM	QUANTITY
TOTAL SITE	3.71	AC.	TOT LOT		SF	PAVED WALKS		SF	SECURITY LTS.	STDS.
IMPROVED AREA		AC.	MULTI PURPOSE CT.		SF	PARK ROADS		SF	BALLFIELD LTS.	STDS.
TURF		AC.	TENNIS CTS.		SF	PARKING LOT		SF	TENNIS COURT LTS.	STDS.
SHRUB BED		AC.	RESTROOM		SF	PARKING STALLS STANDARD			MULTI-PURPOSE CT.	STDS.
NATURAL		AC.	REC. BLDG.		SF	PARKING STALLS DISABLED			BACKSTOPS	EA.
D.G. PAVING		AC.	POOL BLDG.		SF	COURT GAME AREA		SF	BENCHES	EA.
DIRT INFIELDS		AC.	POOL DECK		SF	LAWN EDGING		LF	PICNIC TABLES	EA.
			POOL WATER		SF				TRASH RECEPTACLES	EA.
									REVISION 7/27/06 T.R.	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

DEL MAR MESA

NEIGHBORHOOD PARK

PSD

LAMBERT COORDINATES: **282-1713** THOMAS BROTHERS PAGE: **1188, G-7**

150

PASSIVE PLAY AREA
- 3+ ACRES OPEN PLAY
- TURF - GN-1 HYBRID BERMUDA, OVER SEED WITH TURF STAR RYE @ 5LBS/1000SF

FITNESS STATIONS
- 14 STATIONS
- TREE LINED BACKDROP
- VIEWS TO OTAY VALLEY REGIONAL PARK
- 3' FENCE
- ADA ACCESSIBLE

DROUGHT TOLERANT LANDSCAPED SEATING AREAS, TYP.
- DROUGHT TOLERANT PLANTINGS
- EARTH MOUNDS/ BOULDERS
- DG PATHWAYS
- PICNIC TABLES/ BENCHES

DRINKING FOUNTAIN

PICNIC SHELTER AREA - EAST
- PREFABRICATED SHELTER
- PICNIC TABLES
- BBQ AREA
- TABLE SEATING
- DRINKING FOUNTAIN

MINI STAGE
- CONCRETE STAGE FOR POTENTIAL OUTDOOR EXERCISE CLASSES

ACTIVE USE TOT LOT
- 2-5 AGES
- 5-12 AGES
- SHADE SAILS
- RUBBER PLAY SURFACE / ADA ACCESSIBLE
- 3' LOW PERIMETER FENCE

LEGEND
- DRINKING FOUNTAIN
- DOG DRINKING FOUNTAIN
- DOG WASTE STATION
- SECURITY LIGHTING
- CONCRETE TRASH CANS WITH RECYCLING CANS MATCHED WITH EACH
- BBQ
- HOT COAL RECEPTACLE
- BIKE RACK
- TRAIL SIGNAGE
- BENCH
- PARK TABLE
- PICNIC TABLE
- SHELTER
- RESTROOMS
- METAL PICKET FENCE 3' OR 5'
- 2 RAIL FENCE
- TURF GRASS
- DROUGHT TOLERANT PLANTING
- DECOMPOSED GRANITE
- WALKWAYS

RESTROOMS
- 1 ALL GENDER STALL
- 2 ALL GENDER ADA STALL
- LAVATORY EACH
- POTENTIAL MAINTENANCE RM.

PUBLIC FENCE
- 5' BLACK TUBULAR STEEL FENCE

PARK ENTRY
- 4' OPENING IN 5' TALL BLACK TUBULAR STEEL FENCE

TREE GROVE
- NATURAL URBAN FOREST BUFFER
- CHILDREN EXPLORATION & DISCOVERY
- TRAIL

EARTHMOUND
- BUFFER TO TOT LOT & PICNIC AREA

DRINKING FOUNTAIN

NATURE THEME TOT LOT
- NATURE THEME PLAY EQUIPMENT
- WOOD BARK PLAY SURFACE

PICNIC SHELTER AREA - WEST
- SHADE STRUCTURE
- 4 PICNIC TABLES
- BBQ
- TRASH CAN
- HOT COAL RECEPTACLE
- DRINKING FOUNTAIN

PARK ENTRY
- 4' OPENING IN 5' TALL BLACK TUBULAR STEEL FENCE

VIEWING RETREAT
- LARGE SHADE TREE
- LOW SEAT WALL PLANTER

LAWN MOUNDS
- 30" TALL
- PASSIVE VIEWING
- SHADY GROVE

BICYCLE PLAYGROUND
- OUTER RING - BICYCLE AGILITY COURSE ON CONCRETE TRAIL
- INNER RING - CONCRETE PUMP TRACK
- DROUGHT TOLERANT PLANTING ON PERIMETER

TRAIL HEAD TO OVRP
- STAGING AREA
- TRAIL INFORMATION SIGNAGE
- BIKE RACK

DROUGHT TOLERANT PLANTING

DOG PARK
- SMALL AND LARGE DOG RUNS
- BENCHES
- BLACK VINYL COATED CHAIN LINK FENCE
- DOG WATER FOUNTAINS
- PET WASTE BAG DISPENSERS
- DECOMPOSED GRANITE - TAN COLOR

RETAINING WALL
- 0'-5' HT.

BASKETBALL
- (2) 1/2 COURTS
- CHAIN LINK SEPARATION FENCE FROM PARKING LOT

ABOVE GROUND UTILITY

SKATE PARK
- PRE-FAB CONCRETE SKATE RAMPS
- GRINDING RAIL

CURRENT SIGNAL TO BE CONVERTED TO 4 WAY SIGNALED INTERSECTION

ENTRY PLAZA
- ZERO CURB DROP OFF WITH BOLLARDS
- ADA ACCESSIBLE DROP OFF
- PARK SIGNAGE
- SHADE GROVE
- BENCHES

PARKING LOT
- 75 STALLS
- ENHANCED STRIPING AT PEDESTRIAN CROSSINGS

DENNERY ROAD

BLACK CORAL WAY

2-5 AGE

5-12 AGE

GRAPHICAL SCALE
SCALE: 1" = 40'

DRAFT

COUNCIL DISTRICT: 8

COMMUNITY PLAN AREA: OTAY MESA COMMUNITY PLAN

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO. R-	COST $:	ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME: PROJECT DESIGN CONSULTANTS	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	9.00 AC.	TOT LOT	2,772 SF	WALKWAYS	58,883 SF	SECURITY LTS.	40 STDS.
IMPROVED AREA	9.00 AC.	ACTIVE SPORT CT.	18,671SF	PARK ROADS	9,351 SF	BENCHES	20 EA.
TURF	3.65 AC.	LAWN EDGING	3,204 LF	PARKING LOT	21,275 SF	PICNIC TABLES	20 EA.
ORNAMENTAL PLANTING	1.58 AC.	DG EDGING	703 LF	PARKING STALLS-STD.	73	FOOD COURT TABLES	12 EA.
NATURAL PLANTING	.68 AC.			PARKING STALLS-DISABLED	2	DOG DRINKING FOUNTAINS	2 EA.
D.G. PAVING	0.31 AC.					DRINKING FOUNTAINS	2 EA.
DOG PARK DG	.50 AC					BIKE RACKS	2 EA.
RESTROOM	1					TRASH RECEPTACLES	8 EA.
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

DENNERY RANCH

NEIGHBORHOOD PARK

PSD

LAMBERT COORDINATES:

THOMAS BROTHERS PAGE: 1330 H-6

(PSD #)

LEGEND:

1. PICNIC AREA WITH SHADE STRUCTURE
2. OPEN TURF
3. CHILDREN'S PLAY AREA
4. PROPOSED STAIR ACCESS FROM FAIRBROOK ROAD
5. SPORT COURT PLAZA WITH HALF COURT BASKETBALL, PICKLEBALL AND HI-LOW DRINKING FOUNTAIN
6. RESTROOM (2 UNISEX STALLS) & DRINKING FOUNTAIN
7. BENCHES
8. FAUX BRIDGE
9. BASIN
10. DECOMPOSED GRANITE PATHWAY
11. SEWER MAINTENANCE ACCESS POINT
12. UTILITY EASEMENT (+/- 40' WIDE)
13. NEW ADA STREET PARKING
14. MONUMENT SIGN
15. BOLLARD
16. PARK LIGHTING - PEDESTRIAN LED DOWN LIGHT, 12' HEIGHT
17. CONCRETE SEATWALLS
18. DOG BAG DISPENSER
19. HI-LOW DRINKING FOUNTAIN WITH DOG BOWL
20. BIKE RACKS
21. EXISTING SLOPE PLANTING
22. NEST SEATING NODE OR SIMILAR ACCENT SEATING FEATURE
23. MEANDERING TRAIL
24. LARGER SHRUBS TO BE SELECTED IN THESE AREAS FOR SCREENING IN FRONT OF WALLS

PARKING:

RUE FONTENAY:

ACCESSIBLE STALL	1
STANDARD STALL	8

FAIRBROOK ROAD:

STANDARD STALL	17
TOTAL SPACES	26

2.4 ACRES OF USABLE PARKLAND
5 SPACES/UNPROGRAMMED AC = 12 SPACES REQUIRED

CONSULTANT:

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
1111 Sixth Avenue, Suite 500, San Diego, CA 92101
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com
Lic. CA 2138, NV 219, AZ 34139

DATE	08/21/2017
PROJECT #:	16-406
DRAWN BY:	LD, JM

0 10 20 40
SCALE : 1" = 20'-0"
NORTH

COUNCIL DISTRICT NO.: 5 COMMUNITY PLAN AREA: SCRIPPS MIRAMAR RANCH

DATE	ACTION	REFERENCE DOCUMENTS		
MAR. 2015	SITE ACQUIRED	RESO. NO.	COST $:	ACRES:
N/A	SITE DEDICATED	ORD. NO.		ACRES:
SEPT. 2016	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM GDP DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.40 AC.	TOT LOT	4,320 SF				
IMPROVED AREA	3.40 AC.	MULTI-PURPOSE CT.	5,800 SF				
TURF	0.46 AC.	RESTROOM AND STORAGE	350 SF				
SHRUB BED	2.0 AC.	SHADE STRUCTURE	1				
D.G. PAVING	0.41 AC.	PEDESTRIAN POLE LIGHTS	12				
CONCRETE PAVING	0.43 AC.	BENCHES	11				
		PICNIC TABLES	11				
		TRASH RECEPTACLES	6				
		DRINKING FOUNTAINS	2				
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

FAIRBROOK PARK

NEIGHBORHOOD PARK

WBS No. S-01083

LAMBERT COORDINATES: 268-1747 THOMAS BROTHERS PAGE:

DRAFT

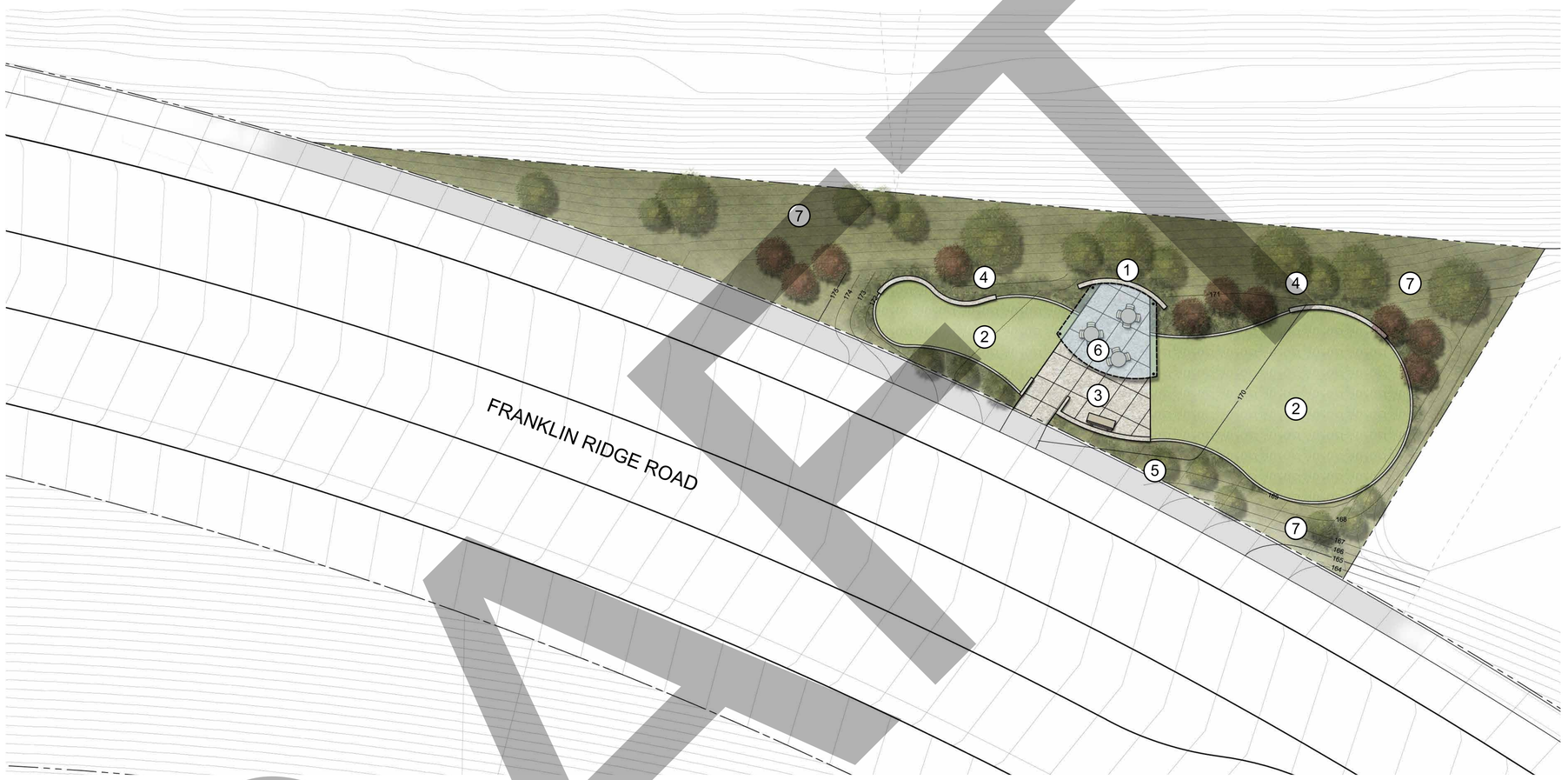
PARK DESIGN CONCEPT

Franklin Ridge Park is a .20 acre park site proposed along Franklin Ridge Road. The triangular park provides passive use activities and spectacular views of Mission Valley from its picnic and turf spaces. A large interpretive wall anchors the picnic area and tells the story of the site's mining and geologic history. The plant pallete includes both low water use and native plant species. Decorative security lighting will be provided in the park's primary gathering space.

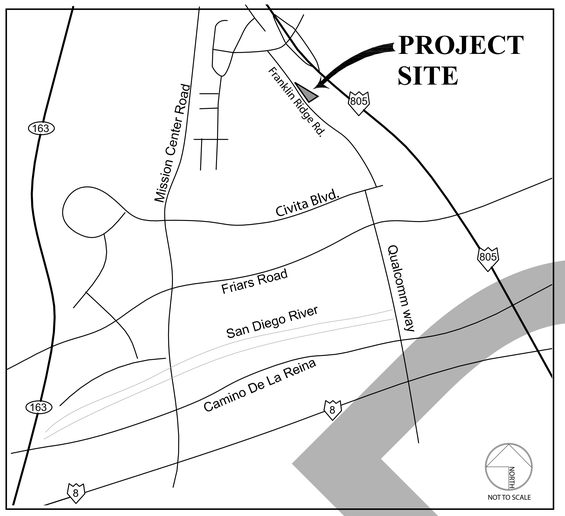
LEGEND

1. INTERPRETIVE GEOLOGY WALL
2. PASSIVE TURF
3. PICNIC AREA WITH BARBECUE
4. LOW SEAT / RETAINING WALL
5. CONCRETE STAIRS
6. SHADE STRUCTURE
7. PLANTING AREA

ILLUSTRATIVE PLAN

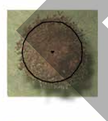


SITE MAP

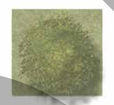


PLANT PALETTE

TREES



FLOWERING ACCENT TREE



SHADE TREE

Shade Trees, Including:

Pinus torreyana
Torrey Pine

Quercus engelmannii
Engelmann Oak

Tipuana tipu
Tipu Tree

Flowering Accent Trees, Including:

Cercis occidentalis
Western Redbud

Erythrina caffra
Coral Tree

Pyrus calleryana
Callery Pear

SHRUBS

Arctostaphylos edmundsii 'Danville'
Danville Manzanita

Buxus japonica 'Winter Gem'
Japanese Boxwood

Ceanothus 'Joyce Coulter'
Joyce Coulter Ceanothus

Escallonia sp. 'Newport Dwarf'
Escallonia

Eriogonum fasciculatum 'Dana Point'
Dana Point Buckwheat

Fremontodendron 'El Dorado Gold'
El Dorado Gold Flannel Bush

Galvezia speciosa
'Firecracker' Island Snapdragon

Phormium sp.
New Zealand Flax

Rhus integrifolia
Lemonadeberry

Rosa, sp.
Rose

Romneya coulteri
Matilija Poppy

Rosa sp. 'Coral Carpet'
Coral Carpet Rose

Tagetes lemmonii
Bush Marigold

Westringia fruticosa 'Morning Light'
Coast Rosemary

PERENNIALS & GROUND COVERS

Baccharis pilularis 'Pigeon Point'
San Diego Mugwort

Encelia californica
Coast Sunflower

Epilobium canum
California Fuchsia

Eriodictyon crassifolium
Thick-leaved Yerba Santa

Gaillardia grandiflora
Blanket Flower

Lavandula 'Regal Splendor'
Spanish Lavender

Lantana montevidensis
Purple Trailing Lantana

Lilium pardalinum
Leopard Lily

Lobelia cardinalis
Cardinal Flower

Lupinus arboreus
Bush Lupine

Penstemon spectabilis
Showy Penstemon

Salvia mellifera
Black Sage

Salvia spathacea
Pitcher Sage

Sisyrinchium bellum
Blue-eyed Grass

Sisyrinchium californicum
Yellow-eyed Grass

DRAFT

FRANKLIN RIDGE PARK

SAN DIEGO, CALIFORNIA

SCALE: 1" = 10'
0' 5' 10' 20'

NORTH

GENERAL DEVELOPMENT PLAN

SDG PROJECT #: 12-410
July 10, 2013

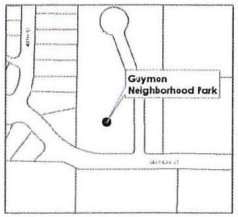
SCHMIDT DESIGN GROUP, INC.
WWW.SCHMIDTDESIGN.COM
Sudberry Development
SAN DIEGO PARK & RECREATION DEPARTMENT
AMERICA'S FINEST

SITE PLAN KEYNOTES

1	CONCRETE PAVING
2	DECOMPOSED GRANITE
3	SYNTHETIC TURF
4	RUBBERIZED SURFACING
5	ROCK MULCH
6	SHADE STRUCTURE
7	FITNESS EQUIPMENT
8	BENCH
9	PICNIC TABLE
10	PRE-FAB RESTROOM
11	BARBEQUE GRILL
12	HOT COAL RECEPTACLE
13	PARK SIGN
14	BIKE RACK
15	DRINKING FOUNTAIN
16	PERVIOUS CONCRETE PAVERS
17	COBBLE SEAT WALL
18	POLE LIGHT
19	4' HIGH VINYL COATED CHAINLINK
20	EXISTING FENCE
21	EXISTING WELL
22	REMOVABLE BOLLARDS AT 5' O.C.
	SHADE TREE
	ACCENT SHRUBS

N

0 5 10 20 Feet



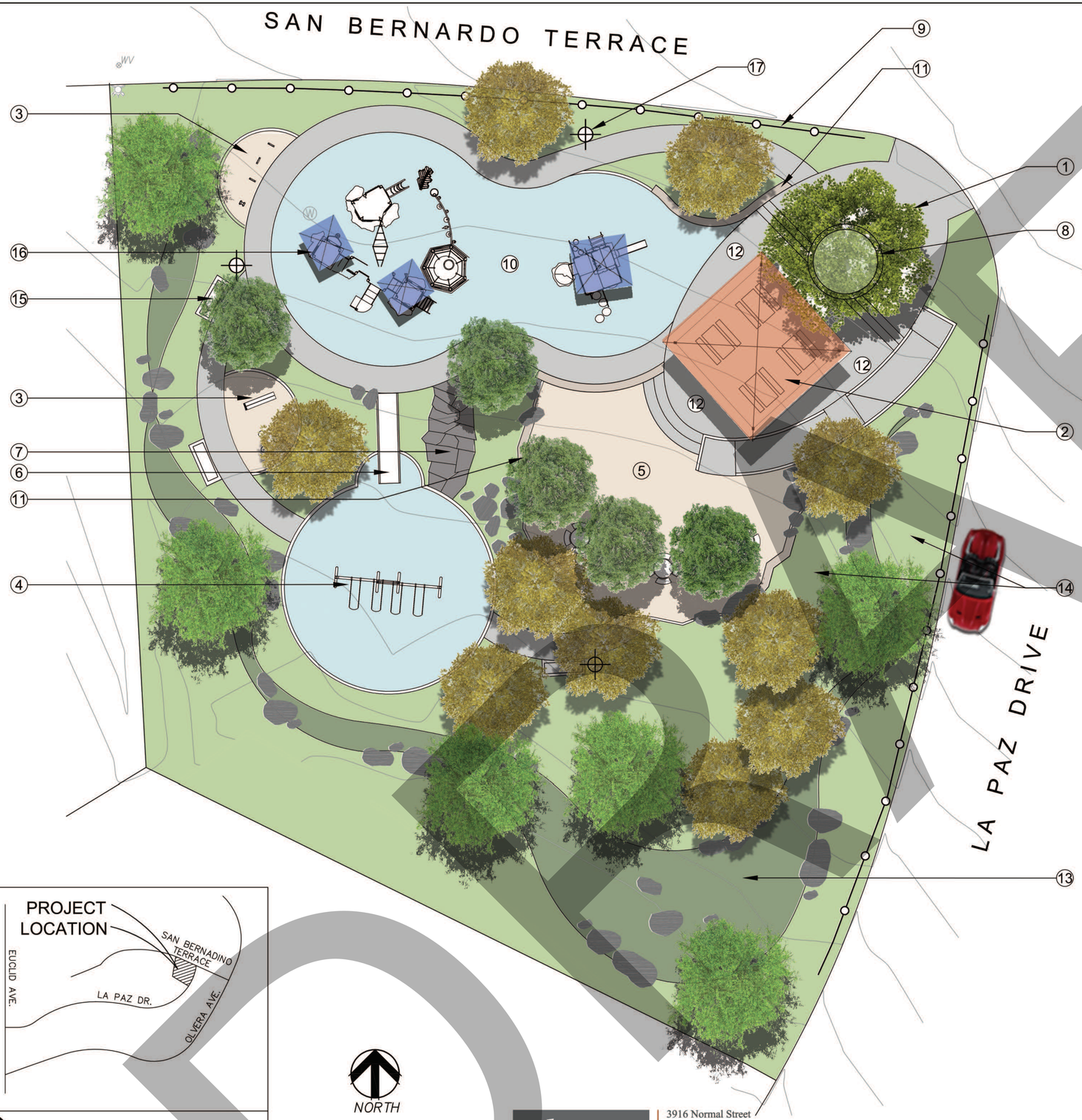
DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO NO	COST $	ACRES
	SITE DEDICATED	ORD NO		ACRES
	GDP CONSULTANT HIRED	RESO NO	NAME	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE	
	INITIAL DEVELOPMENT	CIP NO	JO NO	DRWG NO
		CIP NO	JO NO	DRWG NO
		CIP NO	JO NO	DRWG NO
		CIP NO	JO NO	DRWG NO
		CIP NO	JO NO	DRWG NO
		CIP NO	JO NO	DRWG NO
		CIP NO	JO NO	DRWG NO

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY

THE GENERAL DEVELOPMENT PARK

GUYMON NEIGHBORHOOD PARK

LAMBERT COORDINATES: THOMAS BROTHERS PAGE SHEET #3



IMPROVEMENTS LEGEND

1. CONCRETE ENTRY PLAZA
2. SHADE STRUCTURE WITH PICNIC TABLES
3. EXERCISE STATIONS (TYP. OF 2)
4. INDEPENDENT SWING SET
5. STABILIZED DECOMPOSED GRANITE PLAZA
6. SLIDE
7. ROCK FEATURE ON SLOPE
8. RAISED PLANTER SEATWALL W/ PARK MONUMENT SIGNAGE
9. FENCE
10. PLAYGROUND
11. SEATWALLS
12. CONCRETE PLAZA
13. DRY CREEK BED
14. SHRUBS
15. BENCHES
16. RUBBER SURFACING
17. SECURITY LIGHTS

TREE LEGEND

SPECIMEN TREE, 36" BOX SUCH AS:

QUERCUS AGRIFOLIA
COAST LIVE OAK

PERIMETER ACCENT TREE, 24" BOX SUCH AS:

KOELREUTERIA BIPINNATA
CHINESE FLAME TREE

TIPUANA TIPU
TIPU TREE

JACARANDA MIMOSIFOLIA
JACARANDA

FLOWERING ACCENT TREE, 24" BOX SUCH AS:

LAGERSTROEMIA INDICA
CRAPE MYRTLE

ARBUTUS UNEDO
STRAWBERRY TREE

CERCIS CANADENSIS 'FOREST PANSY'
EASTERN REDBUD

ACCENT SHADE TREE, 24" BOX SUCH AS:

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

ROBINIA PSEUDOCACIA 'PURPLE ROBE'
BLACK LOCUST

UMBELLULARIA CALIFORNICA
CALIFORNIA LAUREL

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO.	COST $:	ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME: KTU+A	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM GDP DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	0.5 AC.	PAVED WALKWAYS	2,646 SF.	BENCHES	3 EA.	SECURITY LTS.	3 STDS.
IMPROVED AREA	0.5 AC.	SEAT WALLS	78 LF.	PICNIC TABLES	8 EA.		
SHRUB BED	0.2 AC.	EXERCISE STATIONS	2 EA.	TRASH RECEPTACLES	3 EA.		
RESILIENT SURFACING	0.1 AC.	2-5 YR. OLD PLAY STRUCTURE	1 EA.	RECYCLING RECEPTACLES	3 EA.		
INFILTRATION BASIN	0.06 AC.	5-12 YR. OLD PLAY STRUCTURE	1 EA.	FABRIC SHADE STRUCTURE	1 EA.		
D.G. PAVING	0.06 AC.	SWING SET	2 EA.	PARK MONUMENT SIGN	1 EA.		
		ROLLER SLIDE	1 EA.	PARK FENCE	254 LF.		
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

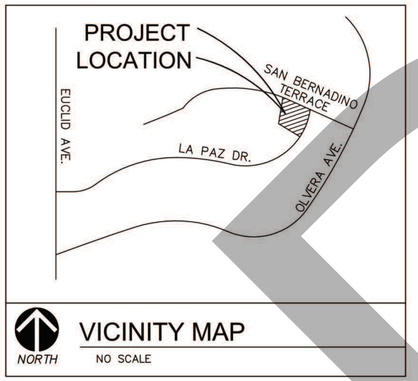
THE GENERAL DEVELOPMENT PLAN

LA PAZ MINI PARK

COUNCIL DISTRICT: 4

COMMUNITY PLAN AREA: ENCANTO NEIGHBORHOODS

LAMBERT COORDINATES: 194-1743



VICINITY MAP
NO SCALE

NORTH

NORTH

0 5 10 20 30
SCALE: 1"= 10'

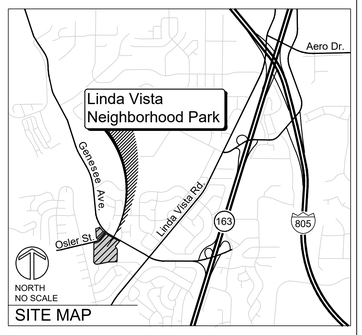
ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477
www.ktua.com

Planting

- King Palm - *Archontophoenix cunninghamiana* — Skatepark Accent Palm Trees
- Sugar Gum - *Eucalyptus cladocalyx* — Existing and New Trees
- Tipuana - *Tipuana tipu* — Shade and Feature Trees
- Yew Pine - *Podocarpus macrophyllus* — Shade and Feature Trees
- Shurb Planting
- Turf Grass / Turf Repair
- Bio-Filtration Basin - *Cobble and Planting*

0 15' 30' 60'
Scale: 1"= 30'-0"
NORTH

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
1111 Sixth Avenue, Suite 500, San Diego, CA 92101
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtdesign.com
Lic. CA 2138, NV 219, AZ 34139



SITE MAP

COUNCIL DISTRICT: 5 COMMUNITY PLAN AREA: LINDA VISTA - 12

DATE	ACTION	REFERENCE DOCUMENTS			
	SITE ACQUIRED	RESO. NO.	COST $:	ACRES:	15.50
	SITE DEDICATED	ORD. NO. 0-15698		ACRES:	15.50
	GDP CONSULTANT HIRED	RESO. NO.	NAME:		
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO. 21295	DRWG. NO.	2820-D
	REC. BLDG. ADD.	CIP NO.	J.O. NO. 21974	DRWG. NO.	9755-D
	KITCHEN ADD.	CIP NO.	J.O. NO. 21295	DRWG. NO.	12700-L
	IMPROVEMENTS	CIP NO.	J.O. NO. 17204	DRWG. NO.	10507-D
	IRRIGATION	CIP NO.	J.O. NO. 17251	DRWG. NO.	10508-D
	LIGHTING	CIP NO.	J.O. NO. 17570	DRWG. NO.	12292-D
	IMPROVEMENTS	CIP NO.	J.O. NO. 17687	DRWG. NO.	12292-D
	IMPROVEMENTS	CIP NO.	J.O. NO. 17746	DRWG. NO.	12706-D
	TENNIS CT. LTG.	CIP NO. 29-811.0	J.O. NO. 112501	DRWG. NO.	13054-D
	PARKING LOT	CIP NO. 29-812.0	J.O. NO. 112515	DRWG. NO.	27383-D
	SKATEBOARD PARK	CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	15.50 AC.	TOT LOT	10,160 SF.	PAVED WALKWAYS	41,282 SF.	SECURITY LTS.	9 STDS.
IMPROVED AREA	13.09 AC.	MULTI-PURPOSE CT.	8,188 SF.	PARK ROADS	7,200 SF.	BALLFIELD LTS.	8 STDS.
TURF	7.31 AC.	TENNIS CTS.	27,104 SF.	PARKING LOT	30,157 SF.	TENNIS COURT LTS.	10 STDS.
SHRUB BED	0.66 AC.	RESTROOM	900 SF.	PARKING STALLS-STD.	132 EA.	MULTI-PURPOSE CT. LTS.	3 STDS.
NATURAL	2.41 AC.	REC. BLDG.	6,812 SF.	PARKING STALLS-DISABLED	3 EA.	BACKSTOPS	2 EA.
D.G. PAVING	0.01 AC.	POOL BLDG.	0 SF.	COURT GAME AREA	8,120 SF.	BLEACHERS	6 EA.
DIRT INFIELDS	1.08 AC.	POOL DECK	0 SF.	LAWN EDGING	8,830 LF.	PICNIC TABLES	22 EA.
BIO RETENTION BASIN	4,274 SF.	POOL WATER	0 SF.	HANDBALL COURTS	3,062 SF	TRASH RECEPTACLES	4 EA.
				SKATEBOARD PARK	34,440 SF.	TENNIS CTS	4 EA.
						REVISION	SDG 05/22/18

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

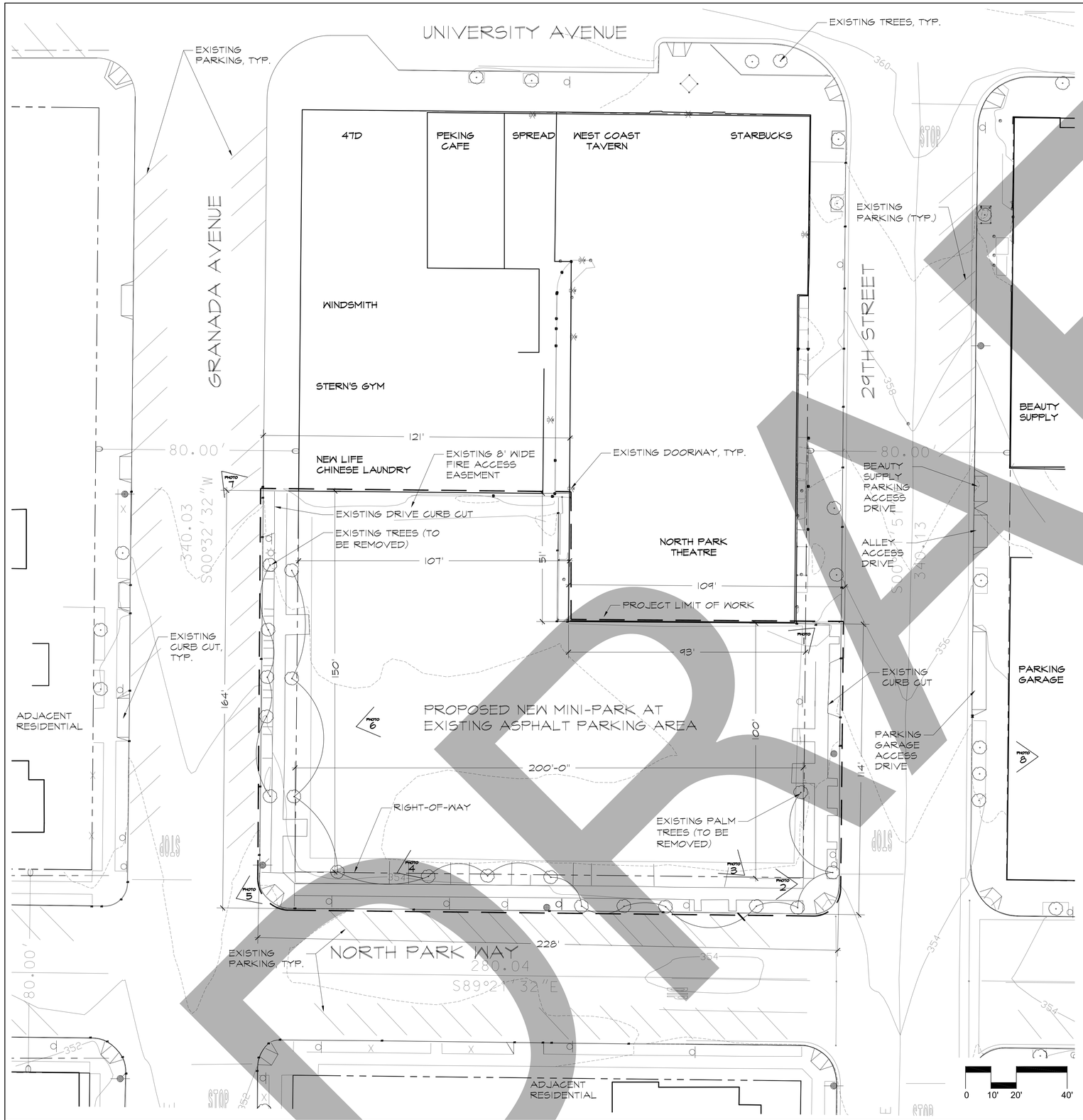
THE GENERAL DEVELOPMENT PLAN AMENDMENT FOR:

LINDA VISTA

COMMUNITY PARK

COUNCIL DIST. NO. 5 COMM. PLAN AREA LINDA VISTA - 12 7064 LEVANT ST. PSD

LAMBERT COORDINATES: 229-1717 THOMAS BROTHERS PAGE: PG. 1228, J-6 4



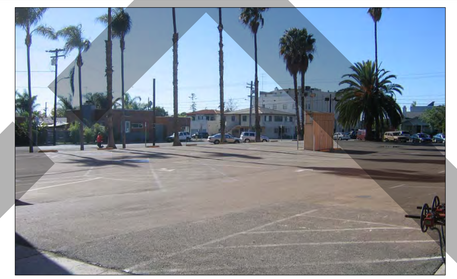


PHOTO 1: LOOKING SOUTH-WEST INTO MINI-PARK LOCATION FROM 29TH STREET

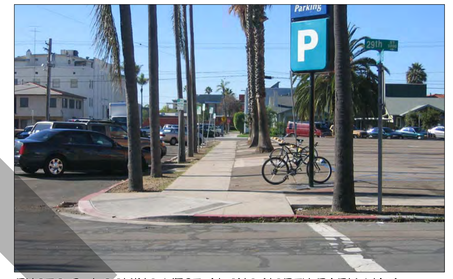


PHOTO 2: LOOKING WEST ALONG NORTH PARK WAY SIDEWALK - SOUTH EDGE OF THE MINI-PARK SITE

PHOTO 3: LOOKING NORTH-WEST INTO THE MINI-PARK SITE

PHOTO 4: LOOKING EAST ALONG NORTH PARK WAY TOWARDS PARKING STRUCTURE

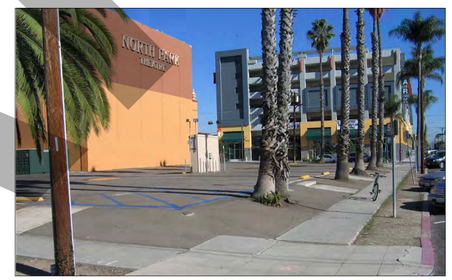


PHOTO 5: LOOKING NORTH-EAST INTO THE MINI-PARK

PHOTO 6: LOOKING EAST FROM GRANADA AVE INTO THE MINI-PARK

PHOTO 7: LOOKING SOUTH-EAST INTO THE MINI-PARK AND TO RESIDENTIAL NEIGHBORS ACROSS NORTH PARK WAY

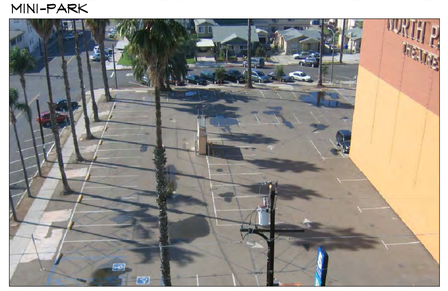


PHOTO 8: LOOKING INTO MINI-PARK AND RESIDENCES ACROSS GRANADA AVE FROM PARKING STRUCTURE

LI EXISTING CONTEXT PLAN

MIG
800 HEARST AVENUE
BERKELEY, CA 94710
TEL 5109465748
FAX 5109464750
www.migcom.com

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

NORTH PARK MINI-PARK

NEIGHBORHOOD PARK

PSD

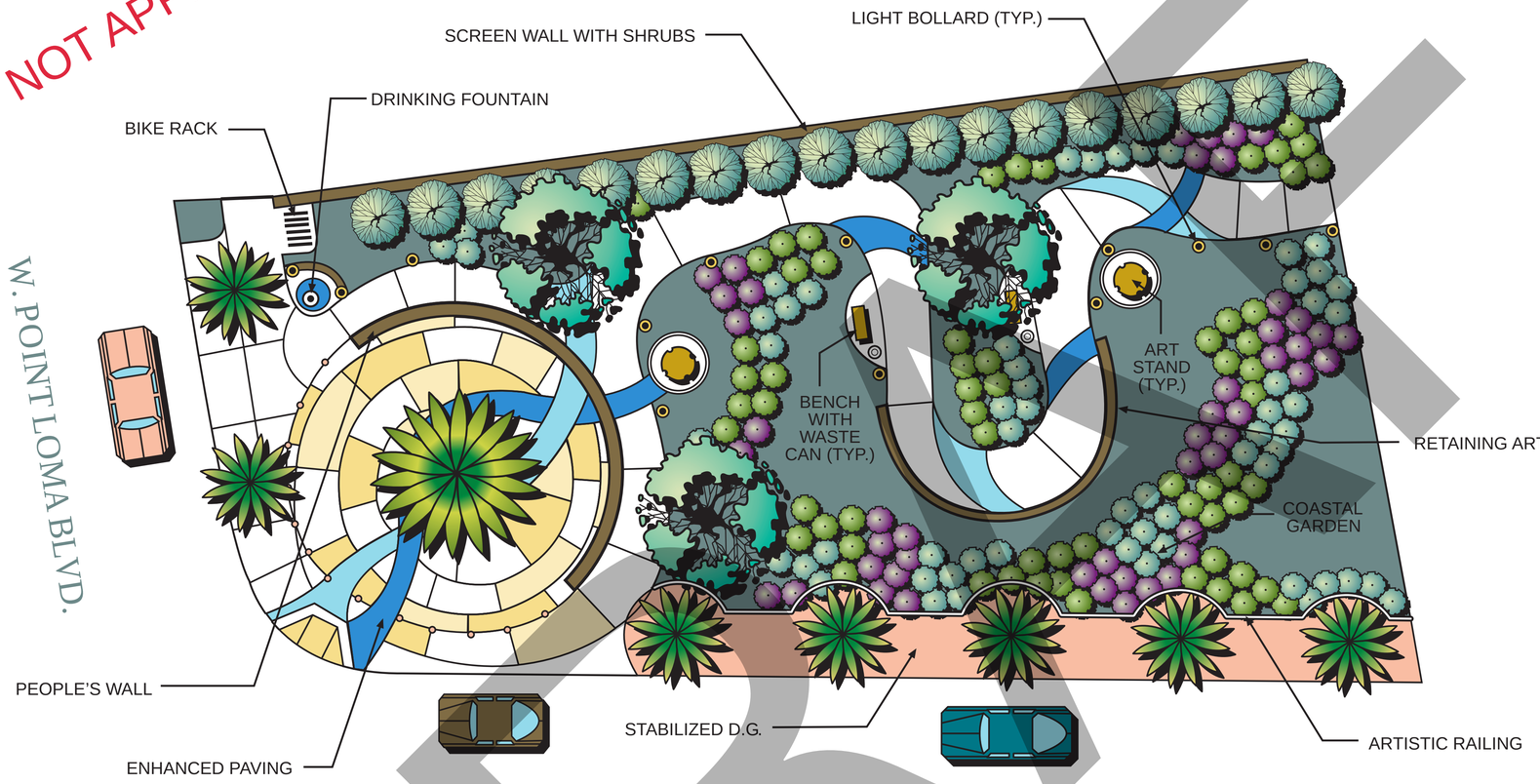
LAMBERT COORDINATES:

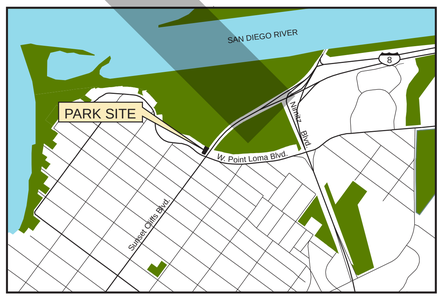
THOMAS BROTHERS PAGE:

(PSD #)

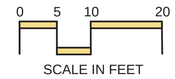
DRAFT

NOT APPROVED





LOCATION MAP



SCALE IN FEET

COUNCIL DISTRICT: 2 COMMUNITY PLAN AREA: OCEAN BEACH APN #'s 448-230-22, 448-230-23

DATE	ACTION	REFERENCE DOCUMENTS		
9-4-02	SITE ACQUIRED	RESO. NO. 296934	COST $ 444,781	ACRES: .215
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME: Kawasaki, Theilacker, Ueno & Associates	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	.215 AC.	TOT LOT	SF	PAVED WALKS	SF	SECURITY LTS.	STDS.
IMPROVED AREA	AC.	MULTI PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS STANDARD		MULTI-PURPOSE CT.	STDS.
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS DISABLED		BACKSTOPS	EA.
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA.
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA.
		POOL WATER	SF			TRASH RECEPTACLES	EA.
						REVISION 2/05/09 T.R.	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

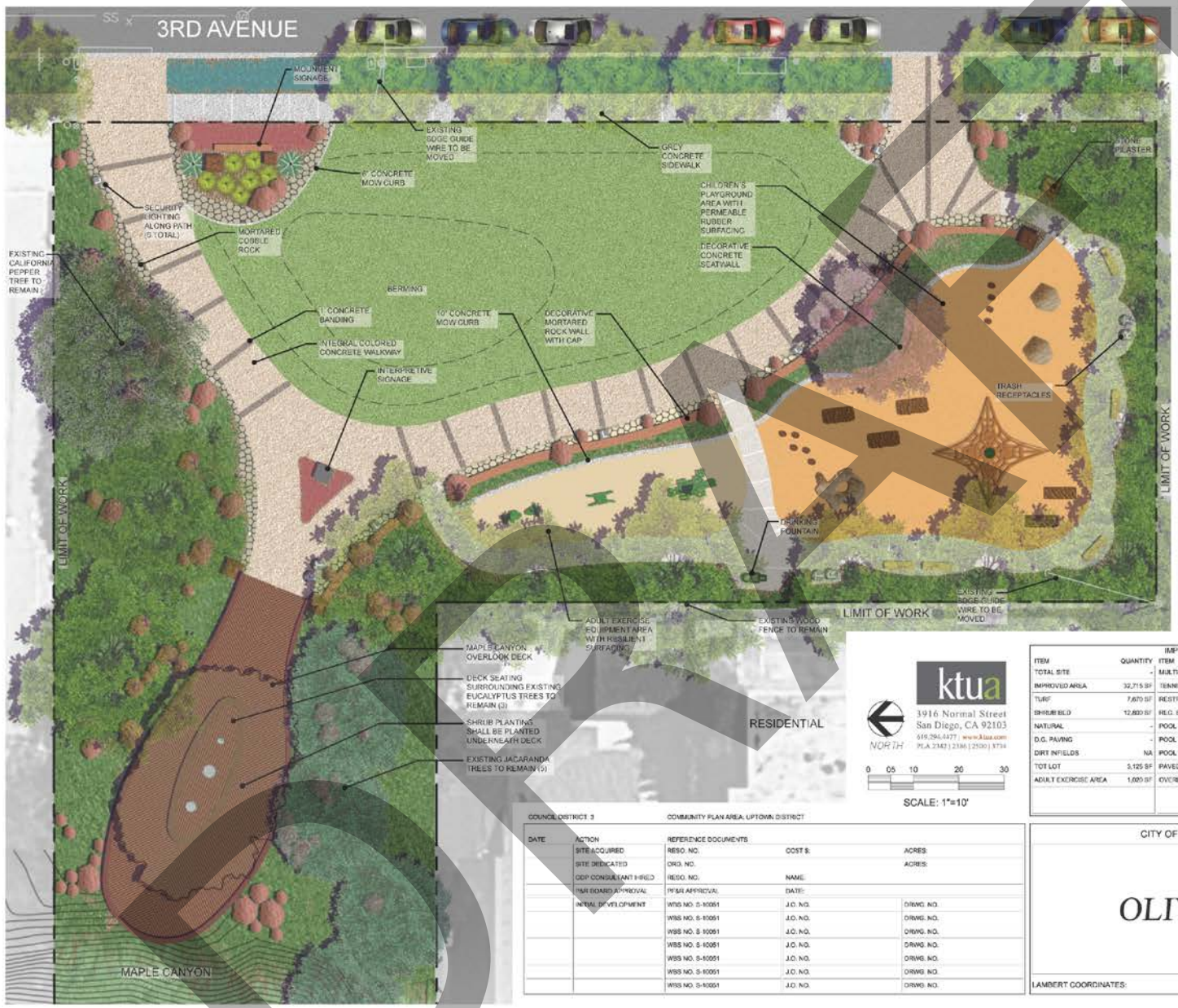
Ocean Beach Gateway

MINI - PARK

PSD

LAMBERT COORDINATES: 214-1695 THOMAS BROTHERS PAGE: 1268, A-5

540



PLANTING LEGEND:

TREES SUCH AS:

50%-24" BOX., 30%-48" BOX, 10%-60" BOX

ARBUTUS 'MARINA'	ARBUTUS TREE
LOPHOSTEMON CONFERTUS	BRISBANE BOX
QUERCUS ILEX	HOLLY OAK
TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE

EXISTING TREES TO REMAIN

EUCALYPTUS SPECIES	EUCALYPTUS
JACARANDA MIMOSIFOLIA	JACARANDA
SCHINUS MOLLE	CALIFORNIA PEPPER TREE

SHRUBS / GROUNDCOVER SUCH AS:

SHRUBS SUCH AS:

50%-1 GAL., 30%-5 GAL., 20%-15 GAL.

ANIGOZANTHOS X 'GOLD VELVET'	GOLD VELVET KANGAROO PAW
DIANELLA TASMANICA	FLAX LILY
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA BREEZE GRASS
MUHLENBERGIA RIGENS	DEER GRASS
RIBES SPECIOSUM	FLOWERING GOOSEBERRY
ROSA CALIFORNICA 'ELSIE'	CALIFORNIA WILD ROSE
SALVIA APIANA	WHITE SAGE
SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE
SALVIA SPATHACEA	HUMMINGBIRD SAGE
ZAUSCHNERIA CALIFORNICA 'BERT'S BLUFF'	CALIFORNIA FUCHSIA

GROUNDCOVERS SUCH AS:

50%-1 GAL., 20%-5 GAL.

ACHILLEA MILLEFOLIUM	COMMON YARROW
ALOE X 'ALWAYS RED'	ALOE
ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BEARD TONGUE
VERBENA CANADENSIS 'HOMESTEAD PURPLE'	PURPLE SPREADER GARDEN VERBENA
WESTRINGIA FRUTICOSA 'MUNDI'	LOW COAST ROSEMARY

TURF FIELD:

TURF SOD HYBRID BERMUDA GRASS

ktua
3916 Normal Street
San Diego, CA 92103
619.294.4477 | www.ktua.com
PLA 2342 | 2386 | 2930 | 3734

NORTH

0 05 10 20 30

SCALE: 1"=10'

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	-	MULTI-PURPOSE CT.	NA	PARK ROADS	NA	SECURITY LTS.	TBD
IMPROVED AREA	32,715 SF	TENNIS CTS.	NA	PARKING LOT	NA	BALLFIELD LTS.	NA
TURF	7,670 SF	RESTROOM	NA	PARKING STALLS-STD.	NA	TENNIS COURT LTS.	NA
SHRUB BED	12,800 SF	REC. BLDG.	NA	PARKING STALLS-DISABLED	NA	MULTI-PURPOSE CT. LTS.	NA
NATURAL	-	POOL BLDG.	NA	COURT GAME AREA	NA	BACKSTOPS	NA
D.G. PAVING	-	POOL DECK	NA	LAWN EDGING	50 LF	BENCHES	7
DIRT INFIELDS	NA	POOL WATER	NA	BLEACHERS	NA	PICNIC TABLES	0
TOT LOT	5,125 SF	PAVED WALKWAYS	6,300 SF	ROCK WALL	145 LF	TRASH RECEPTACLES	3
ADULT EXERCISE AREA	1,920 SF	OVERLOOK DECK	1,800 SF	PILASTERS	10		
				SEATWALL	25 LF		
						REVISION	

COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: UPTOWN DISTRICT

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO.	COST $:	ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	PARK BOARD APPROVAL	PARK APPROVAL	DATE:	
	INITIAL DEVELOPMENT	WBS NO. S-10051	J.O. NO.	DRWG. NO.
		WBS NO. S-10051	J.O. NO.	DRWG. NO.
		WBS NO. S-10051	J.O. NO.	DRWG. NO.
		WBS NO. S-10051	J.O. NO.	DRWG. NO.
		WBS NO. S-10051	J.O. NO.	DRWG. NO.
		WBS NO. S-10051	J.O. NO.	DRWG. NO.
		WBS NO. S-10051	J.O. NO.	DRWG. NO.

CITY OF SAN DIEGO PARKS AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

OLIVE STREET PARK

NEIGHBORHOOD PARK

PSD

LAMBERT COORDINATES: THOMAS BROTHERS PAGE: (PSD #)

GDP 05-16-2019

DRAFT

LEGEND

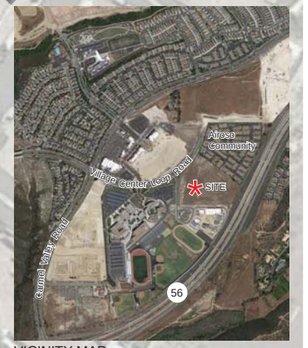
1. CONCRETE PAVING
2. ASPHALT PAVING
3. STABILIZED DECOMPOSED GRANITE
4. SHADE STRUCTURE, TYP.
5. OVERLOOK WITH GAZEBO
6. STAGE WITH SHADE STRUCTURE
7. CONCRETE STAIRS
8. CONCRETE RAMP
9. PICNIC NODE WITH TRASH AND RECYCLING RECEPTACLES, TYP.
10. LIGHTED FULL COURT BASKETBALL, STRIPED FOR PICKLEBALL
11. BIORETENTION BASIN
12. CHILDREN'S PLAYGROUND
13. SPORTS FIELD LIGHT
14. BIKE RACK
15. DRINKING FOUNTAIN
16. DOG BAG DISPENSER
17. RAINWATER FEATURE
18. PLAY GARDEN
19. SOFTBALL FIELD WITH 300' FOUL LINE
20. FITNESS NODE, TYP.
21. ENTRY PLAZA
22. PARK MONUMENT SIGN
23. CHAINLINK FENCE, 5 FT
24. INTEGRAL COLOR CONCRETE WALL & MOUND

PLANTING LEGEND

- ENTRY AND ACCENT PLANTING
- LOW WATER USE/ PERIMETER PLANTING
- BASIN PLANTING
- TURF
- EXISTING TREE TO REMAIN
- LANDSCAPE SHADE TREES
- PROMENADE TREES
- BASIN TREES

DESIGN STATEMENT

The park is designed to facilitate community gathering, encourage social interaction, and offer the community a diverse and unique blend of recreational amenities. The central promenade functions as an extension of the Village Center and draws visitors into the park. An entry garden, discovery play garden, parkour area, children's play areas, and informal turf picnic area are located in the heart of the park and offer a wide variety of recreational opportunities.
A 17,000 S.F. recreation building is located on the southwestern edge of the central promenade offering opportunities for athletic and community-based functions in the central gymnasium, separate multi-purpose building, and large flexible outdoor courtyard. The promenade opens to a 5 acre multi-purpose turf field which is anchored on the north by a signature shade structure and stage, and a full size softball field on the south. A 1/2 mile loop pathway connects the amenities around the field and provides access to the dog park and pump track on the southern edge of the park. The park embraces the walkable nature of the community and utilizes joint-use parking at the adjacent school sites to minimize the need for on-site parking.



VICINITY MAP

FUTURE LIBRARY
THE VILLAGE AT PACIFIC HIGHLANDS RANCH
VILLAGE CENTER LOOP ROAD
FUTURE BUS DROP OFF
AIROSO COMMUNITY
MULTI PURPOSE TURF FIELD
MULTI-PURPOSE BUILDING
COURTYARD
REC CENTER
FAMILY STYLE RESTROOMS
2-5
5-12
PARKOUR
TURF
BIKE PUMP TRACK
EXISTING FENCE TO REMAIN
EXISTING CROSS WALK
COMMUNITY PARK POINTE
DROP OFF
SKATE PLAZA
STAFF PARKING 6 SPACES
ACCESSIBLE PARKING 4 SPACES
LARGE DOG PARK
SMALL DOG PARK
EXISTING CROSS WALK
CANYON CREST ACADEMY
EXISTING FENCE TO REMAIN
EXISTING CROSS WALK
EXISTING GATE
PACIFIC TRAILS MIDDLE SCHOOL
56

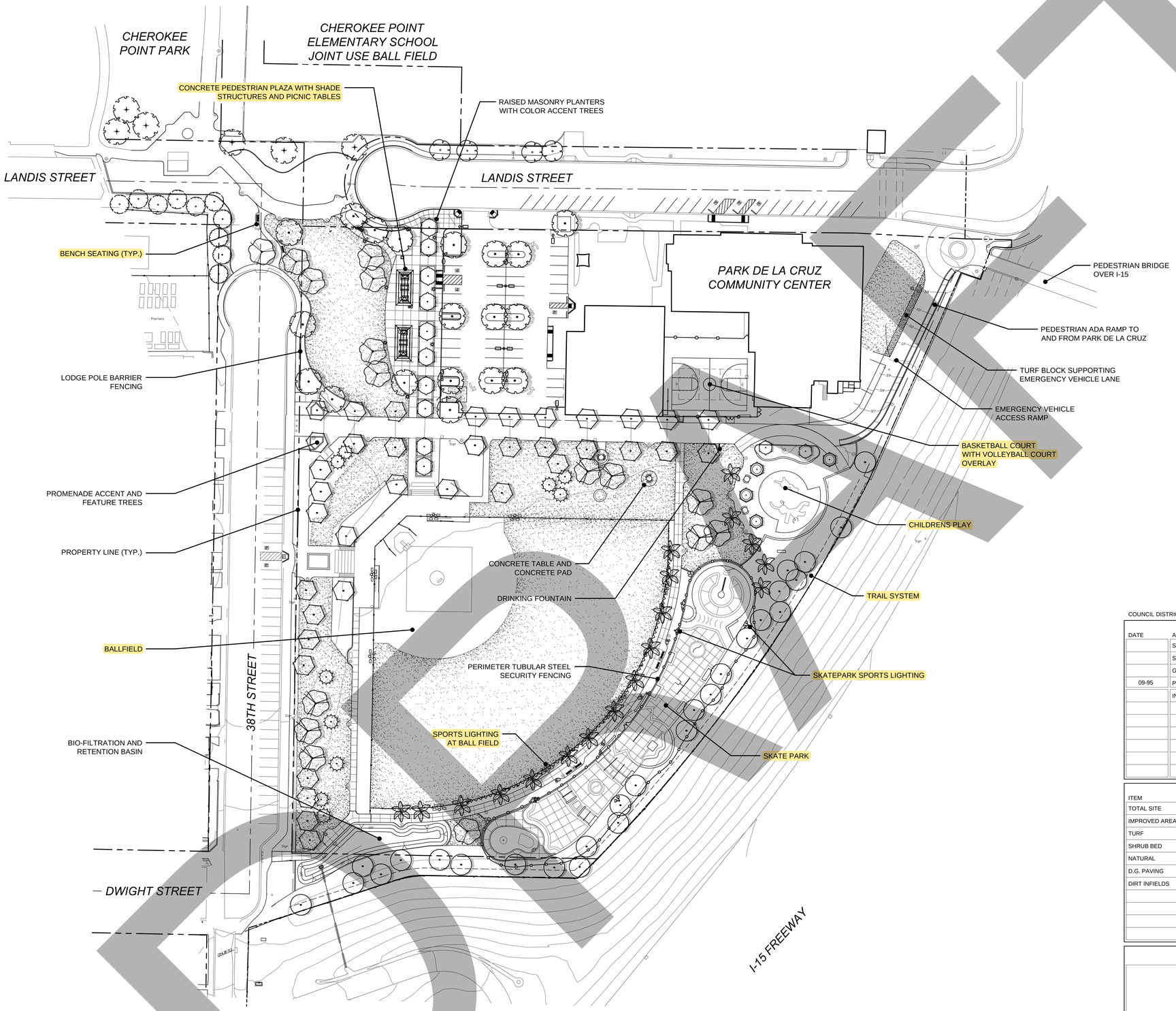
GENERAL DEVELOPMENT PLAN

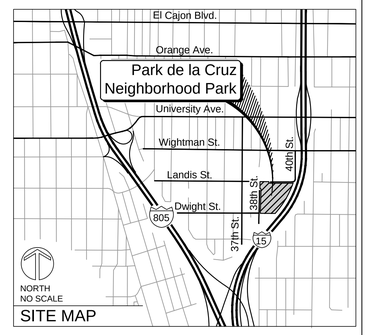
PACIFIC HIGHLANDS RANCH COMMUNITY PARK

SCHMIDT DESIGN GROUP, INC. | hgw ARCHITECTS hanna gabriel wells | PardeeHomes

SCALE: 1" = 40'-0"
0 20 40 60
N

2016.03.17
SHEET NO: 2 OF 9





SITE MAP

COUNCIL DISTRICT: 9

COMMUNITY PLAN AREA: MID-CITY

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO.	COST $:	ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
09-95	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO. 119404	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (REVISED)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	7.26 AC.	TOT LOT	7,617 SF	PAVED WALKWAYS	6,204 SF	SECURITY LTS.	38 EA.
IMPROVED AREA	3.44 AC.	MULTI-PURPOSE CT.	4,920 SF	PARK ROADS	SF	BALLFIELD LTS.	8 EA.
TURF	1.50 AC.	VOLLEYBALL OVERLAY	4,000 SF	PARKING LOT	18,486 SF	TENNIS COURT LTS.	4 EA.
SHRUB BED	.64 AC.	RESTROOM	724 SF	PARKING STALLS-STD.	106 EA.	MULTI-PURPOSE CT. LTS.	3 EA.
NATURAL	AC.	REC. BLDG.	21,595 SF	PARKING STALLS-DISABLED	8 EA.		
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BACKSTOPS	1 EA.
DIRT INFIELDS	.34 AC.	POOL DECK	SF	SKATE PARK	17,796 SF		
		POOL WATER	SF	LAWN EDGING	EA.		
						REVISION	SDG 5/18/2015

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN AMENDMENT FOR:

PARK DE LA CRUZ

NEIGHBORHOOD PARK

COUNCIL DIST. NO. 9 | COMM. PLAN AREA MID-CITY | 3901 LANDIS ST.

LAMBERT COORDINATES: 211-1735 | THOMAS BROTHERS PAGE: PG. 1269, G-6

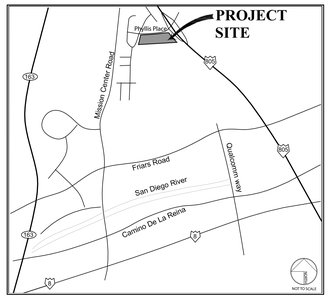
DRAFT

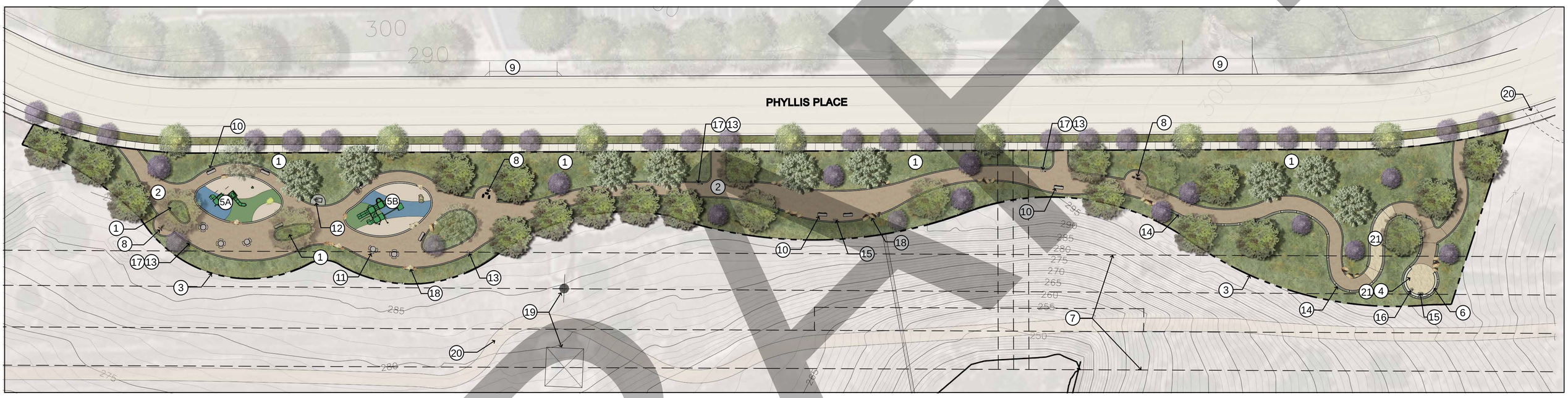
PARK DESIGN CONCEPT

Phyllis Place Park is a 1.33 acre park site proposed for a disturbed and underdeveloped area of land that is aligned along the road, Phyllis Place. The linear park is for passive use activities; including walking and enjoying spectacular views of Mission Valley along meandering walkways. A series of overlooks are provided with benches, tables and interpretive panels. Special features include a 'Historical Overlook' seating area, children's play areas that will include natural play components, and islands of planters along the primary walkway. The planting pallete will include low water use California natives.

An alternative park plan is included pending notification that a roadway connection may be developed.

SITE MAP





LEGEND

1. INTERPRETIVE GARDENS FEATURING CALIFORNIA NATIVES
2. DECOMPOSED GRANITE PATH
3. PROPERTY LINE
4. OVERLOOK NODE
5A. 2-5 YEAR OLD CHILDREN'S PLAY AREA
5B. 5-12 YEAR OLD CHILDREN'S PLAY AREA
6. SEAT WALL
7. UTILITY EASEMENT
8. FITNESS NODE
9. EXISTING DRIVEWAY
10. BENCH, TYPICAL
11. PICNIC TABLES, TYPICAL
12. DRINKING FOUNTAIN
13. TRASH & RECYCLE RECEPTACLE
14. GUARDRAIL
15. INTERPRETIVE SIGNAGE
16. VIEWFINDER TELESCOPE
17. DOG STATION
18. BOULDERS
19. TRANSMISSION TOWERS
20. SDG&E EASEMENT ROAD
21. ENHANCED CONCRETE

NATIVE PLANTING PALETTE

SHRUBS

Agave shawii
Shaw's Agave

Arctostaphylos densiflora
Howard McMinn'Manzanita

Arctostaphylos edmundsii 'Danville'
Danville Manzanita

Arctostaphylos 'Emerald Carpet'
Emerald Carpet Manzanita

Artemisia californica 'Montara'
Prostrate California Sagebrush

Baccharis pilularis 'Pigeon Point'
San Diego Mugwort

Calliandra californica
Red Fairyduster

Ceanothus concha
Concha Wild Lilac

Ceanothus griseus v. horizontalis
Carmel Creeper

Eriogonum fasciculatum 'Dana Point'
Dana Point Buckwheat

Fremontodendron 'El Dorado Gold'
El Dorado Gold Flannel Bush

Galvezia speciosa 'Firecracker'
Firecracker Island Snapdragon

Heteromeles arbutifolia
Toyon

Muhlenbergia rigens
Deergrass

Rhamnus californica 'Eve Case'
Eve Case Coffeeberry

Rhus integrifolia
Lemonadeberry

Rhus ovata
Sugar Bush

Ribes viburnifolium
Catalina Perfume Currant

PERENNIALS

Encelia californica
Coast Sunflower

Epilobium canum
California Fuchsia

Eriodictyon crassifolium
Thick-leaved Yerba Santa

Lilium pardalinum
Leapord Lily

Lobelia cardinalis
Cardinal Flower

Lupinus arboreus
Bush Lupine

Mimulus cardinalis
Scarlet Monkey Flower

Penstemon centranthifolius
Scarlet Bugler

Penstemon spectabilis
Showy Penstemon

Salvia mellifera
Black Sage

Salvia spathacea
Pitcher Sage

Sisyrinchium bellum
Blue-eyed Grass

Sisyrinchium californicum
Yellow-eyed Grass

Zauschneria californica 'Ghostly
Red' Red CA Fuchsia

Zauschneria cana
Red California Fuchsia

TREES

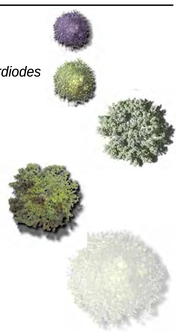
Cercis occidentalis
Western Redbud

Cupaniopsis anacardiodes
Carrotwood

Pinus torreyana
Torrey Pine

Quercus agrifolia
Coast Live Oak

Existing Trees



DRAFT

PHYLLIS PLACE PARK

SAN DIEGO, CALIFORNIA

SCALE: 1" = 20'
0' 10' 20' 40'

NORTH

GENERAL DEVELOPMENT PLAN

Board 2 of 9

SDG PROJECT #: 12-411
July 10, 2013

SCHMIDT DESIGN GROUP, INC.
WWW.SCHMIDTDESIGN.COM

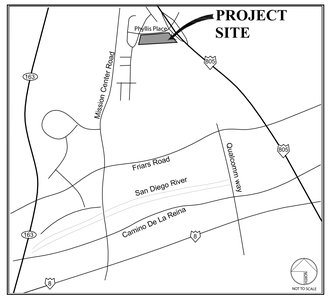
Sudberry Development

SAN DIEGO PARK & RECREATION DEPARTMENT
AMERICA'S FINEST

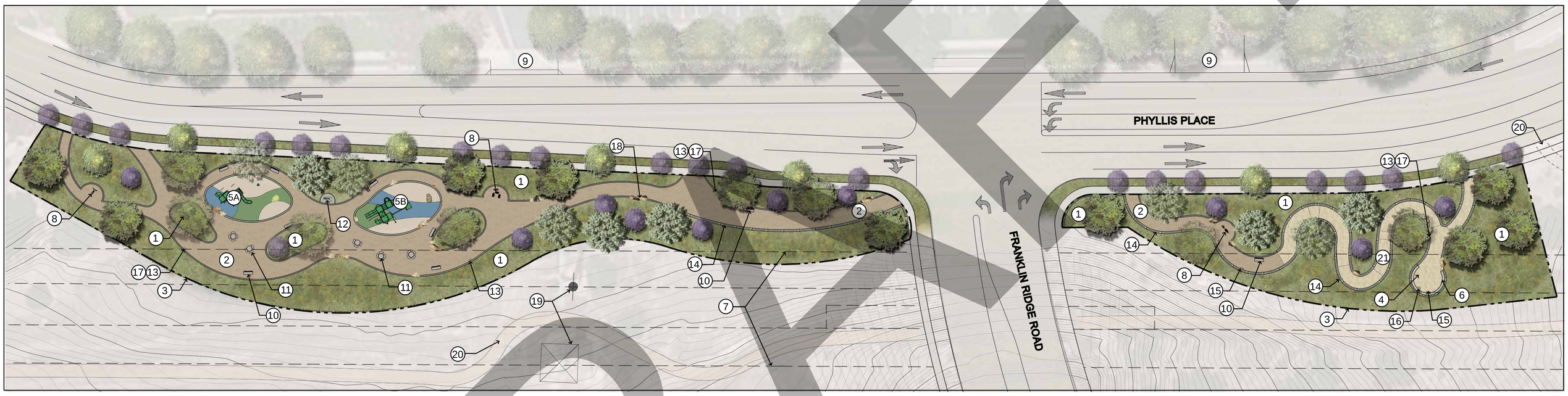
PARK DESIGN CONCEPT

Phyllis Place Park is a 1.33 acre park site proposed for a disturbed and underdeveloped area of land that is aligned along the road, Phyllis Place. The linear park is for passive use activities; including walking and enjoying spectacular views of Mission Valley along meandering walkways. A series of overlooks are provided with benches, tables and interpretive panels. Special features include a 'Historical Overlook' seating area, children's play areas that will include natural play components, and islands of planters along the primary walkway. The planting pallete will include low water use California natives.

SITE MAP



Alternative Showing Road Connection



LEGEND

1. INTERPRETIVE GARDENS FEATURING CALIFORNIA NATIVES
2. DECOMPOSED GRANITE PATH
3. PROPERTY LINE
4. OVERLOOK NODE
5A. 2-5 YEAR OLD CHILDREN'S PLAY AREA
5B. 5-12 YEAR OLD CHILDREN'S PLAY AREA
6. SEAT WALL
7. UTILITY EASEMENT
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12. DRINKING FOUNTAIN
13. TRASH & RECYCLE RECEPTACLE
14. GUARDRAIL
15. INTERPRETIVE SIGNAGE
16. VIEWFINDER TELESCOPE
17. DOG STATION
18. BOULDERS
19. TRANSMISSION TOWERS
20. SDGE EASEMENT ROAD
21. ENHANCED CONCRETE

NATIVE PLANTING PALETTE

SHRUBS

Agave shawii
Shaw's Agave

Arctostaphylos densiflora
Howard McMinn'Manzanita

Arctostaphylos edmundsii 'Danville'
Danville Manzanita

Arctostaphylos 'Emerald Carpet'
Emerald Carpet Manzanita

Artemisia californica 'Montara'
Prostrate California Sagebrush

Baccharis pilularis 'Pigeon Point'
San Diego Mugwort

Calliandra californica
Red Fairyduster

Ceanothus concha
Concha Wild Lilac

Ceanothus griseus v. horizontalis
Carmel Creeper

Eriogonum fasciculatum 'Dana Point'
Dana Point Buckwheat

Fremontodendron 'El Dorado Gold'
El Dorado Gold Flannel Bush

Galvezia speciosa 'Firecracker'
Firecracker Island Snapdragon

Heteromeles arbutifolia
Toyon

Muhlenbergia rigens
Deergrass

Rhamnus californica 'Eve Case'
Eve Case Coffeeberry

Rhus integrifolia
Lemonadeberry

Rhus ovata
Sugar Bush

Ribes viburnifolium
Catalina Perfume Currant

PERENNIALS

Encelia californica
Coast Sunflower

Epilobium canum
California Fuchsia

Eriodictyon crassifolium
Thick-leaved Yerba Santa

Lilium pardalinum
Leapord Lily

Lobelia cardinalis
Cardinal Flower

Lupinus arboreus
Bush Lupine

Mimulus cardinalis
Scarlet Monkey Flower

Penstemon centranthifolius
Scarlet Bugler

Penstemon spectabilis
Showy Penstemon

Salvia mellifera
Black Sage

Salvia spathacea
Pitcher Sage

Sisyrinchium bellum
Blue-eyed Grass

Sisyrinchium californicum
Yellow-eyed Grass

Zauschneria californica 'Ghostly
Red' Red CA Fuchsia

Zauschneria cana
Red California Fuchsia

TREES

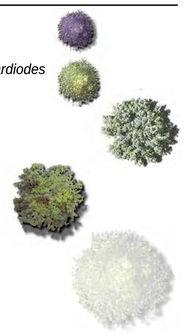
Cercis occidentalis
Western Redbud

Cupaniopsis anacardiodes
Carrotwood

Pinus torreyana
Torrey Pine

Quercus agrifolia
Coast Live Oak

Existing Trees



PHYLLIS PLACE PARK

SAN DIEGO, CALIFORNIA

SCALE: 1" = 20'
0' 10' 20' 40'

NORTH

GENERAL DEVELOPMENT PLAN

Board 3 of 9

SDG PROJECT #: 12-411
July 10, 2013

SCHMIDT DESIGN GROUP, INC.
WWW.SCHMIDTDESIGN.COM

Sudberry Development

SAN DIEGO PARK & RECREATION DEPARTMENT
AMERICA'S FINEST

DRAFT

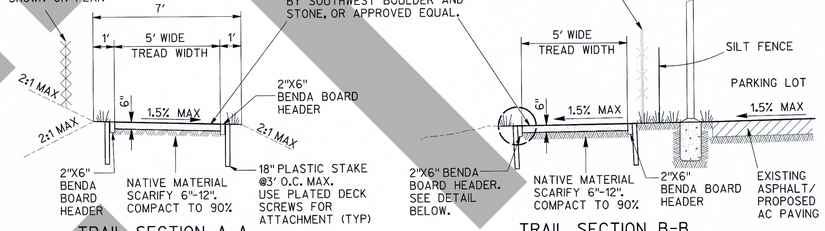
TRAIL FOR ALL PEOPLE

TEMPORARY ORANGE FENCING TO BE INSTALLED WHERE SHOWN ON PLAN

6" DEPTH, IMPORTED STABILIZED DECOMPOSED GRANITE (DG)• "SOUTHWEST BROWN FINES" BY SOUTHWEST BOULDER AND STONE, OR APPROVED EQUAL.

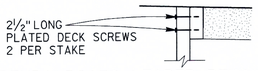
PROPOSED ACCESSIBLE PARKING SIGN PER SDM-117 WHERE SHOWN ON PLAN.

EXISTING PEELER POLE FENCE



TRAIL SECTION A-A
NOT TO SCALE

TRAIL SECTION B-B
NOT TO SCALE



BENDA BOARD HEADER DETAIL
NOT TO SCALE

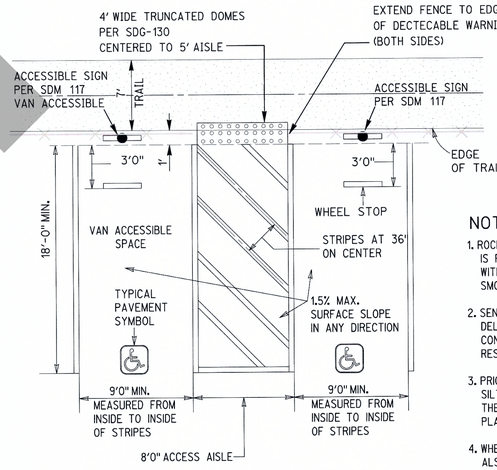
INSTALLATION NOTES:
1. STAKES TO BE SPACED A MINIMUM OF 4' OR AS NECESSARY TO MAINTAIN A SMOOTH EDGING.
2. BENDA BOARD TO BE INSTALLED AFTER SUBGRADE IS MADE AND BEFORE INSTALLATION AND COMPACTION OF DG MATERIAL.

•NOTES:
1. CONTRACTOR TO PROVIDE DG AND STABILIZER PRODUCT SAMPLES TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

2. INSTALL PLASTIC HEADER BOARD STAKE AND STABILIZED D.G. PER PROJECT SPECIFICATIONS.

4' WIDE TRUNCATED DOMES PER SDG-130 CENTERED TO 5' AISLE

EXTEND FENCE TO EDGE OF DECTECABLE WARNINGS (BOTH SIDES)



DETAIL: ACCESSIBLE PARKING STALL SIGNAGE AND STRIPING PER SDM-117
NOT TO SCALE

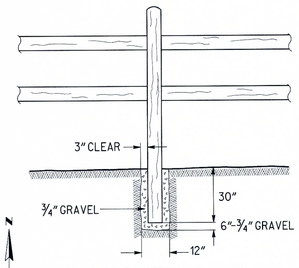
NOTES:
1. ROCK IS PRESENT ON SITE. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ROCK WITHIN TRAIL FOOTPRINT TO ENSURE A SMOOTH FINISHED SURFACE.

2. SENSITIVE GRASSLAND BOUNDARIES SHALL BE DELINEATED WITH ESA ORANGE FENCING DURING CONSTRUCTION AND APPROVED BY THE RESIDENT ENGINEER.

3. PRIOR TO THE INSTALLATION OF ORANGE AND SILT FENCING THE CONTRACTOR SHALL WALK THE SITE WITH THE RESIDENT ENGINEER TO DISCUSS PLACEMENT OF EACH TYPE OF FENCE.

4. WHERE BMP'S ARE REQUIRED, SILT FENCE CAN ALSO INDICATE THE LIMITS OF WORK AND THE SENSITIVE AREAS. WHERE BMP'S ARE NOT REQUIRED ORANGE FENCING SHALL BE USED. FENCING SHALL REMAIN UNTIL THE 120 DAY ESTABLISHMENT PERIOD IS COMPLETED.

5. CROSS SLOPE SHALL BE A MAXIMUM OF 1.5% PERPENDICULAR TO THE PATH OF TRAVEL.



NOTE: PEELER POLE MATERIAL TO MATCH EXISTING ON SITE. SUBMITTALS SHALL BE MADE TO RESIDENT ENGINEER PRIOR TO PURCHASING MATERIALS.

DETAIL: PEELER POLE FOOTING
NOT TO SCALE

TOPOGRAPHY/PANORAMA SIGN. ACTUAL LOCATION TO BE DETERMINED IN THE FIELD. SEE SHEET 5. (PLACE 1' FROM OUTSIDE OF TRAIL)

DAYLIGHT CUT. 2% MAX

STA 13+25 SEMI CIRCLE POPOUT PER SHEET 2, WITH VIENNA SHADE STRUCTURE PER SHEET 6.

STA 14+50 RECTANGULAR POPOUT PER SHEET 2, WITH MARANA SHADE STRUCTURE PER SHEET 6.

STA 15+53 SEMI CIRCLE POPOUT PER SHEET 2, WITH VIENNA SHADE STRUCTURE PER SHEET 6.

STA 12+50 RECTANGULAR POPOUT PER SHEET 2, WITH MARANA SHADE STRUCTURE PER SHEET 6.

TEMPORARY STRAW WATTLE

TEMPORARY SILT FENCE (TYP)

2:1 CUT SLOPE

2:1 FILL SLOPE

DAYLIGHT FILL GRADED AT 1% MAX

ANIMAL SIGN. ACTUAL LOCATION TO BE DETERMINED IN THE FIELD. SEE SHEET 5. (PLACE 1' FROM OUTSIDE OF TRAIL)

PEELER POLE FENCE SEE DETAIL ON THIS SHEET

TEMPORARY ORANGE ESA FENCING

ENVIRONMENTAL SENSITIVE AREA. DO NOT DISTURB. (SEE NOTE *2, THIS SHT)

TRAIL HEAD SIGN 3' POPOUT FOR SIGN VIEWING

EXISTING PEELER POLE FENCE TO REMAIN

TRAIL ENTRANCE #1 - 4' SECTION OF EXISTING PEELER POLE FENCE TO BE REMOVED

EXISTING ROCK TO BE REMAIN

TRAIL ENTRANCE #2 4' SECTION OF EXISTING PEELER POLE FENCE TO BE REMOVED

AREA OF ASPHALT TO BE REMOVED ~ 473 SF

EXISTING PARKING LOT TO REMAIN

1.5% MAX. CROSS SLOPE IN ALL DIRECTIONS

NEW AC PAVING• ~ 494 SF

AREA OF ASPHALT TO GRIND AND TAPER TO MATCH EXISTING. * ~ 1,320 SF

PAD AREA 1.5%

TRAIL/ROAD TO REMAIN

SMOOTH GRADES TO EXISTING BENCHES, ENSURE ADA ACCESS IS PROVIDED. AREA NOT TO BE REVEGETATED BUT WEEDED & LEFT AS DIRT.

*NOTE - NEW AC PAVEMENT SECTIONS TO MATCH EXISTING

GRAPHIC SCALE 1" = 20'

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

REGISTERED PROFESSIONAL ENGINEER MICHAEL S. WHILE No.49865 CIVIL STATE OF CALIFORNIA

MICHAEL S. WHILE R.C.E. 49865

06-16-2015 DATE

J- 16842C

© 2014 Rick Engineering Company

PLANS FOR THE CONSTRUCTION OF

TRAIL FOR ALL PEOPLE

(BLACK MOUNTAIN OPEN SPACE PARK)

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS DEPARTMENT
SHEET 3 OF 7 SHEETS

WBS: S-13001

APPROVED: 7/20/15
FOR CITY ENGINEER DATE
ALI DARVISHI
PRINT NAME

ALI DARVISHI
SECTION HEAD

COSELYN GOODRICH
PROJECT MANAGER

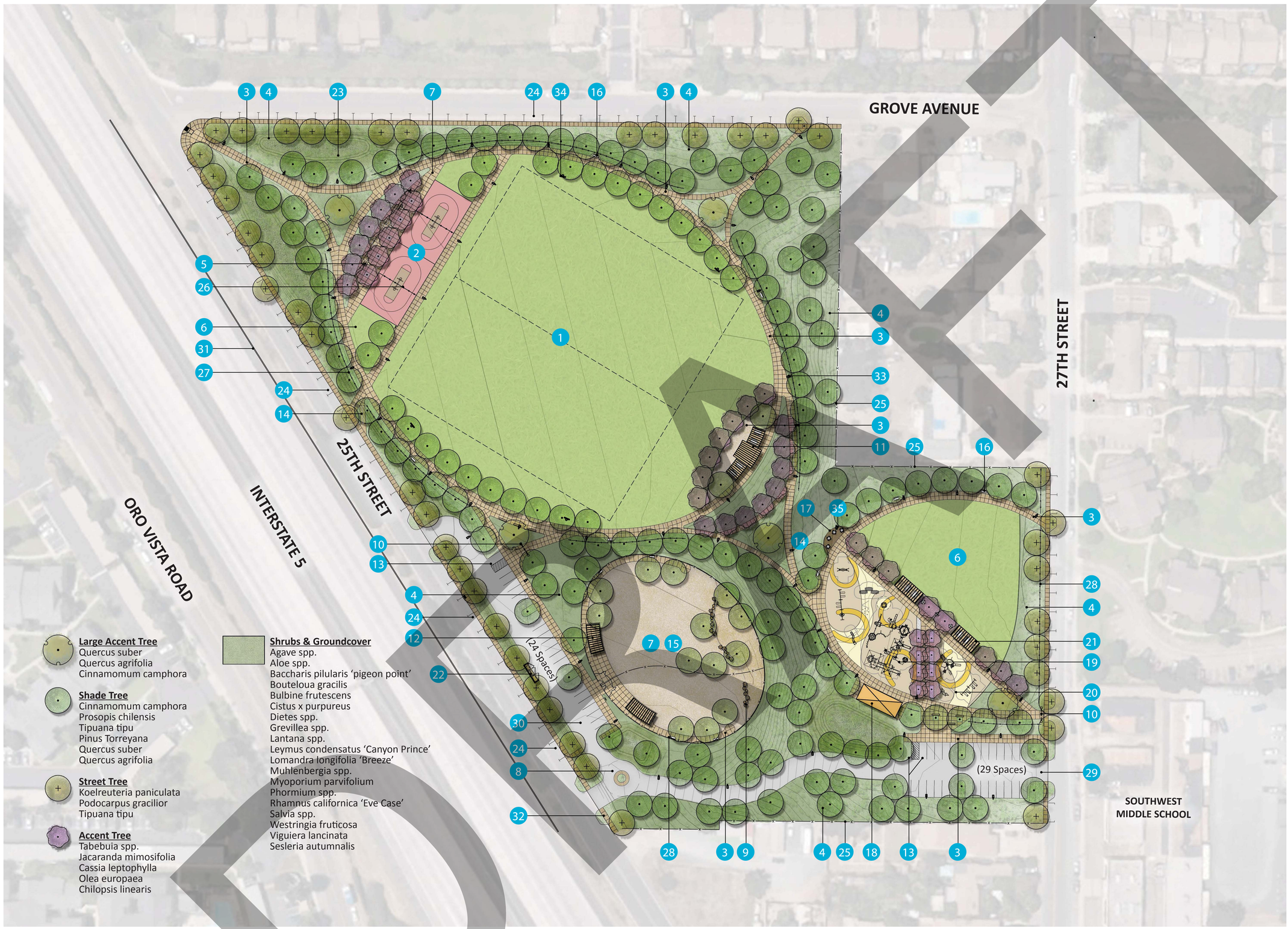
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			
AS-BUILTS				

302-1735
CCS27 COORDINATES

6296102-1942100
CCS83 COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

37860 - 3 -D



Park Legend:

1. Multi-Use Turf Field
2. Basketball Courts (1 Full, 2 Half)
3. Concrete Paving
4. Planting Area
5. Fitness Area
6. Flexible Turf Area
7. Decomposed Granite Paving
8. Roundabout
9. Landscape Boulders
10. Park Entry Gateway
11. Shade Trellis
12. Shade Structure
13. Accessible Parking Stall
14. Accessible Ramp
15. Dog Park (Large and Small)
16. Bemch Seating, TYP.
17. Overlook
18. Comfort Station with Drinking Fountain
19. 5-12 Year Old Playground
20. 2-5 Year Old Playground
21. Picnic Area with Shade Structure
22. Trash Enclosure
23. Biofiltration Basin
24. Parallel Parking at Street (74 Total)
25. 6 ft. Tubular Steel Fence
26. 10 ft. Vinyl Coated Chain Link
27. Post and Rail Fence
28. 48” Tube Steel Fence
29. Upper Parking Lot (29 Spaces)
30. Lower Parking Lot (24 Spaces)
31. 10 ft. Sound Wall
32. Sidewalk
33. Pedestrian Lighting
34. Sport Lighting
35. Interpretative Signage

Large Accent Tree
Quercus suber
Quercus agrifolia
Cinnamomum camphora

Shade Tree
Cinnamomum camphora
Prosopis chilensis
Tipuana tipu
Pinus Torreyana
Quercus suber
Quercus agrifolia

Street Tree
Koelreuteria paniculata
Podocarpus gracilior
Tipuana tipu

Accent Tree
Tabebuia spp.
Jacaranda mimosifolia
Cassia leptophylla
Olea europaea
Chilopsis linearis

Shrubs & Groundcover
Agave spp.
Aloe spp.
Baccharis pilularis ‘pigeon point’
Bouteloua gracilis
Bulbine frutescens
Cistus x purpureus
Dietes spp.
Grevillea spp.
Lantana spp.
Leymus condensatus ‘Canyon Prince’
Lomandra longifolia ‘Breeze’
Muhlenbergia spp.
Myoporium parvifolium
Phormium spp.
Rhamnus californica ‘Eve Case’
Salvia spp.
Westringia fruticosa
Viguiera lancinata
Sesleria autumnalis

Southwest Neighborhood Park

Draft General Development Plan

October 1, 2019

Scale: 1” = 50’-0”

0 25 50 75

N

The City of SAN DIEGO

SCHMIDT DESIGN GROUP

Planting Legend

Trees

Geijerea parviflora	Australian Willow	24" Box
Lagerstroemia indica	Crape Myrtle	24" Box
Lophostemon confertus	Brisbane Box	24" Box
Ulmus parvifolia	Chinese Elm	24" Box

Shrubs

Agave shawii	Shaw's Agave	5 Gal
Artemesia californica	Coastal Sage Brush	1 Gal
Ceanothus 'Wheeler Canyon'	Wild Lilac	1 Gal
Eriogonum fasciculatum	California Buckwheat	1 Gal
Eriophyllum confertifolium	Long Stem Golden Yarrow	1 Gal
Heteromeles arbutifolia	Toyon	1 Gal
Isocoma menziesii 'Menzeisii'	Spreading Goldenbush	1 Gal
Lotus scoparius	Deer Weed	1 Gal
Malosma laurina	Laurel Sumac	1 Gal
Muhlenbergia rigens	Deer Grass	1 Gal
Mimulus Aurantiacus	Sticky Monkeyflower	1 Gal
Nasella pulchra	Purple Needle Grass	1 Gal
Rhus integrifolia	Lemonade Berry	1 Gal
Salvia mellifera	Black Sage	1 Gal
Yucca schidigera	Yucca	5 Gal

Groundcover

Iva hayesiana	Sump Weed	Flats
Baccharis pilularis 'Twin Peaks'	Prostrate Coyote Brush	Flats
Eriogonum fasciculatum	Common Buckwheat	Flats

Bioswale Plants

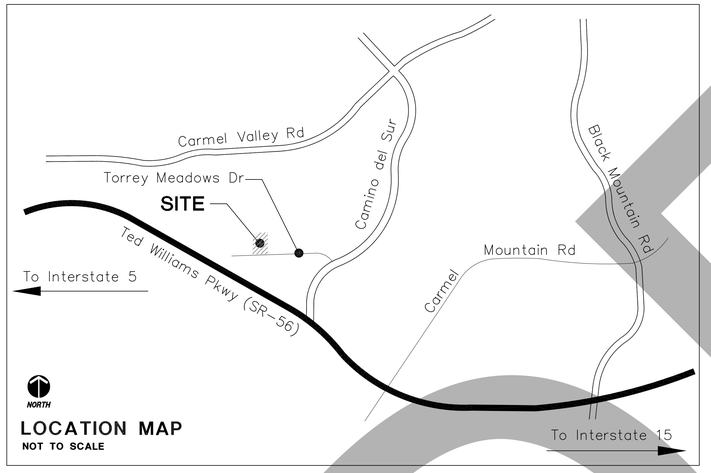
Carex Divulsa	Berkeley Sedge	1 Gal
Leymus Condensatus	Canyon Prince Rye	1 Gal
Muhlenbergia rigens	Deer Grass	1 Gal

Lawn

Turf	California Fescue	Seed

Legend

- Picnic Table
- Concrete Benches
- Barbeque
- Hot Coal Disposal Receptacle
- Litter Receptacle
- Post Light 25' High
- Dog Bag Station
- ADA Accessible Drinking Fountain with Dog Drinking Basin
- ADA Route of Travel



LOCATION MAP
NOT TO SCALE

COUNCIL DISTRICT: 5 COMMUNITY PLAN AREA: TORREY HIGHLANDS

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO. R-292980	COST $:	ACRES: 5.0
	SITE DEDICATED	ORD. NO.		ACRES:
11/29/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	5.0 AC.	TOT LOT	1,992 SF	PAVED WALKWAYS	35,490 SF	SECURITY LTS.	30
IMPROVED AREA	5.0 AC.	MULTI-PURPOSE CT.	2,145 SF	PARK ROADS	SF	BALLFIELD LTS.	0
TURF	2.1 AC.	TENNIS CTS.	SF	PARKING LOT	15,250 SF	TENNIS COURT LTS.	0
SHRUB BED	1.33 AC.	RESTROOM	460 SF	PARKING STALLS-STD.	39 EA.	MULTI-PURPOSE CT. LTS.	0
NATURAL	0 AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	2 EA.	BACKSTOPS	0
D.G. PAVING	0.05 AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	25
DIRT INFIELDS	0 AC.	POOL DECK	SF	LAWN EDGING	0 LF	PICNIC TABLES	27
		POOL WATER	SF	BLEACHERS	0 EA.	TRASH/RECYCLED RECEPTACLES	24
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

TORREY MEADOWS NEIGHBORHOOD PARK

PSD

LAMBERT COORDINATES: THOMAS BROTHERS PAGE: (PSD #)

GENERAL DEVELOPMENT PLAN
WEST MAPLE CANYON MINI PARK
SAN DIEGO, CALIFORNIA

SAN DIEGO PARK & RECREATION DEPARTMENT
AMERICA'S FINEST

DEC. 2010

MW PELTZ + ASSOCIATES
LANDSCAPE ARCHITECTURE
SOLANA BEACH, CALIFORNIA
858.481.0888 / RLA 2010

Attachment F – Sample Park Scoring Worksheets

DRAFT

Beyer Community
San Ysidro

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	8.00	acre(s)	56.0	$407,616	$3,260,928
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 17808.00	sf	21.0	$209 $255	$0 $4,540,203
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	1.00	each	56.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	2.00	each	56.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	1.00	full size field	0.0	$240,857	$240,857
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	1.25	miles	14.0	$82,198	$102,748
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	1.00	each	7.0	$140,510	$140,510
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	1.00	buildings	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	1.00	system	3.5	$2,359	$2,359
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	1.00	1 yes 0 no	21.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**297.5**		**$ 9,388,020.11**

DRAFT

Canon Street Pocket
Peninsula

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.71	acre(s)	4.3	$407,616	$290,880
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 2600.00	sf	21.0	$209 $255	$0 $662,878
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.10	acre(s)	0.0	$96,213	$9,785
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	1.00	each	3.5	$100,000	$100,000
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	1	every 10 sf of display	7.0	$32,674	$32,674
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**35.8**		#########

DRAFT

Central Ave Mini Development
Mid-City -- City Heights

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.64	acre(s)	4.3	$407,616	$260,874
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	1355.00 1475.00	sf	21.0	$209 $255	$283,103 $376,056
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.12	acre(s)	0.0	$96,213	$11,485
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	1.00	each	7.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**39.3**		#########

DRAFT

Coast View
Torrey Hills

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.87	acre(s)	5.3	$407,616	$355,588
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 4800.00	sf	21.0	$209 $255	$0 $1,223,774
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.28	acre(s)	0.0	$96,213	$26,792
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	3.00	pieces	7.0	$52,500	$157,500
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**40.3**		**$ 1,952,748.09**

DRAFT

Cesar Solis
Otay Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	20.40	acre(s)	140.0	$407,616	$8,315,366
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	4440.00 4875.00	sf	84.0	$209 $255	$927,659 $1,242,896
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	9.89	acre(s)	133.0	$96,213	$951,547
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	2.00	full size field	0.0	$240,857	$481,715
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	2.00	each	14.0	$189,094	$378,188
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**413.0**		**$ 13,208,691.37**

DRAFT

City Heights Mini
Mid-City -- City Heights

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.32	acre(s)	1.8	$407,616	$130,437
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	2740.00 0.00	sf	21.0	$209 $255	$572,474 $0
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.17	acre(s)	0.0	$96,213	$16,367
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**22.8**		**$ 719,277.88**

DRAFT

Del Mar Mesa
Del Mar Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	3.71	acre(s)	21.0	$407,616	$1,512,255
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 7193.00	sf	21.0	$209 $255	$0 $1,833,877
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	1.00	acre(s)	14.0	$96,213	$96,213
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	1.00	each	3.5	$107,425	$107,425
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**80.5**		**$ 4,087,371.79**

DRAFT

Del Mar Trails
Del Mar Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	2.99	acre(s)	14.0	$407,616	$1,218,772
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 4160.00	sf	21.0	$209 $255	$0 $1,060,604
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	1.50	acre(s)	21.0	$96,213	$144,320
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	1.00	each	3.5	$107,425	$107,425
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				66.5		$ 2,531,120.24

DRAFT

Del Sur
Black Mountain Ranch

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	4.01	acre(s)	28.0	$407,616	$1,635,105
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 2000.00	sf	14.0	$209 $255	$0 $509,906
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	2.62	acre(s)	35.0	$96,213	$252,460
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	2.00	each	14.0	$141,420	$282,839
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**133.0**		**$ 3,101,703.90**

DRAFT

Dennery Ranch
Otay Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	9.00	acre(s)	63.0	$407,616	$3,668,544
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	3447.00 2968.00	sf	56.0	$209 $255	$720,189 $756,700
Nature Exploration Area	7 pts. per 1/2-acre	0.08	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	3.06	acre(s)	42.0	$96,213	$294,412
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	2.00	each	7.0	$107,425	$214,849
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	1.00	miles	14.0	$82,198	$82,198
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	14.00	pieces	28.0	$52,500	$735,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	2.00	each	14.0	$232,300	$464,600
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.47	acre(s)	10.5	$262,519	$123,384
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	2.00	each	14.0	$189,094	$378,188
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**290.5**		**$ 7,975,666.08**

DRAFT

Franklin Ridge
Mission Valley

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.20	acre(s)	0.8	$407,616	$81,523
Health/Fitness/Sports						
Play Area (age 2-5)	per 750 sf of Play Area	0.00	sf	0.0	$209	$0
Play Area (age 5-12)		0.00			$255	$0
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.13	acre(s)	0.0	$96,213	$12,369
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	1	every 10 sf of display	7.0	$32,674	$32,674
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**7.8**		**$ 126,566.10**

DRAFT

Fairbrook
Scripps Miramar Ranch

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	3.40	acre(s)	21.0	$407,616	$1,385,894
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 6290.00	sf	21.0	$209 $255	$0 $1,603,654
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.57	acre(s)	7.0	$96,213	$54,777
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	1.00	each	3.5	$107,425	$107,425
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	1.00	courts	3.5	$120,429	$120,429
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**98.0**		**$ 4,372,594.25**

DRAFT

Hawk Pocket
Encanto

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.61	acre(s)	3.5	$407,616	$248,646
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	1900.00 2320.00	sf	35.0	$209 $255	$396,971 $591,491
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.11	acre(s)	0.0	$96,213	$10,602
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	8.00	pieces	14.0	$52,500	$420,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	2.00	each	14.0	$189,094	$378,188
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**101.5**		**$ 2,583,499.41**

DRAFT

La Paz
Encanto

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.61	acre(s)	3.5	$407,616	$248,646
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	1030.00 2850.00	sf	35.0	$209 $255	$215,200 $726,616
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.11	acre(s)	0.0	$96,213	$10,602
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	6.00	pieces	14.0	$52,500	$315,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**66.5**		**$ 1,705,157.60**

DRAFT

Linda Vista Skate
Linda Vista

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	1.10	acre(s)	7.0	$407,616	$448,378
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 0.00	sf	0.0	$209 $255	$0 $0
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	1.00	full size field	0.0	$240,857	$240,857
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	6.00	each	42.0	$232,300	$1,393,800
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**63.0**		**$ 2,083,035.05**

DRAFT

North Park Mini
North Park

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.51	acre(s)	3.5	$407,616	$207,884
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 150.00	sf	0.0	$209 $255	$0 $38,243
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.13	acre(s)	0.0	$96,213	$12,508
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	1.00	system	3.5	$2,359	$2,359
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	1.00	each	3.5	$100,000	$100,000
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	20000	sf	14.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**45.5**		**$ 360,993.47**

DRAFT

Ocean Beach Gateway Mini
Ocean Beach

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.22	acre(s)	0.8	$407,616	$87,637
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 0.00	sf	0.0	$209 $255	$0 $0
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	1.00	each	3.5	$100,000	$100,000
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	30	every 10 sf of display	7.0	$32,674	$980,218
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**25.3**		**$ 1,167,855.03**

DRAFT

Olive Grove
Clairemont Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	9.20	acre(s)	63.0	$407,616	$3,750,067
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 6940.00	sf	21.0	$209 $255	$0 $1,769,374
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	1.00	each	56.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	2.00	each	14.0	$141,420	$282,839
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	1.00	full size field	0.0	$240,857	$240,857
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	1.00	each	7.0	$140,510	$140,510
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**168.0**		**$ 6,183,647.17**

DRAFT

Olive St
Uptown

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.74	acre(s)	4.3	$407,616	$301,636
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	0.00 3215.00	sf	21.0	$209 $255	$0 $819,674
Nature Exploration Area	7 pts. per 1/2-acre	0.03	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.74	acre(s)	7.0	$96,213	$71,198
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	1.00	each	7.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**46.3**		**$ 1,192,507.32**

DRAFT

Pacific Highlands Ranch
Pacific Highlands Ranch

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	12.50	acre(s)	84.0	$407,616	$5,095,200
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	300.00 2100.00	sf	21.0	$209 $255	$62,680 $535,401
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	5.20	acre(s)	70.0	$96,213	$500,308
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	2.00	each	14.0	$141,420	$282,839
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	3.00	full size field	0.0	$240,857	$722,572
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	4.00	pieces	7.0	$52,500	$210,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	1.00	each	7.0	$232,300	$232,300
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.60	acre(s)	10.5	$262,519	$157,511
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	1.00	each	7.0	$50,000	$50,000
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	4.00	each	28.0	$189,094	$756,375
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**276.5**		#########

Cost
$9,142,789

DRAFT

Park De La Cruz
Mid-City -- City Heights

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	7.26	acre(s)	49.0	$407,616	$2,959,292
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	3800.00 3800.00	sf	70.0	$209 $255	$793,942 $968,821
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	1.00	each	28.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	1.00	full size field	0.0	$240,857	$240,857
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	1.00	courts	3.5	$120,429	$120,429
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	3.00	each	21.0	$232,300	$696,900
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	2.00	each	14.0	$189,094	$378,188
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**220.5**		#########

DRAFT

Riviera Del Sol
Otay Mesa

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	4.74	acre(s)	28.0	$407,616	$1,932,100
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	6970.00 9659.00	sf	154.0	$209 $255	$1,456,257 $2,462,591
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	1.50	acre(s)	21.0	$96,213	$144,320
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.44	miles	0.0	$82,198	$36,167
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	4.00	pieces	7.0	$52,500	$210,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	2.00	each	14.0	$189,094	$378,188
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	1.00	each	3.5	$100,000	$100,000
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**262.5**		**$ 7,398,643.44**

DRAFT

Southwest Neighborhood
Mid-City -- City Heights

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	11.62	acre(s)	77.0	$407,616	$4,736,498
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	3616.00 10850.00	sf	133.0	$209 $255	$755,498 $2,766,240
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	3.33	acre(s)	42.0	$96,213	$320,389
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	1.00	each	7.0	$141,420	$141,420
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	2.00	each	7.0	$107,425	$214,849
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	1.00	full size field	0.0	$240,857	$240,857
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.69	miles	7.0	$82,198	$56,717
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	18.00	pieces	42.0	$52,500	$945,000
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.78	acre(s)	10.5	$262,519	$204,765
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	5.00	each	35.0	$189,094	$945,469
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**388.5**		**$ 11,865,304.18**

DRAFT

Torrey Meadows
Torrey Highlands

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	5.04	acre(s)	35.0	$407,616	$2,054,384
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	2513.00 4716.00	sf	63.0	$209 $255	$525,046 $1,202,358
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	2.12	acre(s)	28.0	$96,213	$203,972
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	1.00	each	3.5	$107,425	$107,425
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	1.00	each	7.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	2.00	each	14.0	$189,094	$378,188
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0

DRAFT

Trail for All
Black Mountain Ranch

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	1.46	acre(s)	7.0	$407,616	$594,440
Health/Fitness/Sports						
Play Area (age 2-5)	per 750 sf of Play Area	0.00	sf	0.0	$209	$0
Play Area (age 5-12)		0.00			$255	$0
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.21	miles	0.0	$82,198	$17,125
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	4.00	each	28.0	$189,094	$756,375
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	1.00	1 yes 0 no	14.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	3	every 10 sf of display	7.0	$32,674	$98,022
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**63.0**		**$ 1,465,961.56**

DRAFT

Waldo Waterman Mini
Uptown

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.22	acre(s)	0.8	$407,616	$89,676
Health/Fitness/Sports						
Play Area (age 2-5)	per 750 sf of Play Area	0.00	sf	0.0	$209	$0
Play Area (age 5-12)		0.00			$255	$0
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.00	acre(s)	0.0	$96,213	$0
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	0.00	each	0.0	$107,425	$0
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	0.00	courts	0.0	$120,429	$0
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0.00	pieces	0.0	$52,500	$0
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts. 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	0.00	each	0.0	$189,094	$0
Comfort Station	21 pts. per building	0.00	each	0.0	$537,602	$0
Ranger Station Facilities: with public educational/interpretive display area	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	0	every 10 sf of display	0.0	$32,674	$0
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**14.8**		**$ 89,675.51**

DRAFT

Wightman Street
Mid-City -- City Heights

Use	Scoring	Units	Unit Type	Points	Unit Cost	Raw Cost
Park Acres	7 pts. per acre	0.95	acre(s)	6.0	$407,616	$387,235
Health/Fitness/Sports						
Play Area (age 2-5) Play Area (age 5-12)	per 750 sf of Play Area	1738.00 1738.00	sf	28.0	$209 $255	$363,124 $443,108
Nature Exploration Area	7 pts. per 1/2-acre	0.00	acre(s)	0.0	TBD	$0
Multi-Purpose Turf Area	7 pts. per 1/2 acre	0.27	acre(s)	0.0	$96,213	$25,511
Active Recreation Field Module (1 soccer field and 2 ball diamonds)	56 pts. for an active recreation field module (1 soccer field and 2 softball fields)	0.00	each	0.0	Included in Park Acre cost	$0
Single ball diamond or soccer field	28 pts. for a single softball or soccer field	0.00	each	0.0	Included in Park Acre cost	$0
Sports Court Area (Full)	7 pts. per each full court	0.00	each	0.0	$141,420	$0
Sports Court Area (small) - Four small hardcourt areas	3.5 pts. per half court	2.00	each	7.0	$107,425	$214,849
Sports Lighting Element (Large) - Full basketball/tennis/pickleball court/ball diamond/soccer/sand volleyball	7 pts. for ea. full size field	0.00	full size field	0.0	$240,857	$0
Sports Lighting Element (Small) - Handball court, half-court basketball or equivalent size court	3.5 pts. per court	2.00	courts	7.0	$120,429	$240,857
Splash Pad	14; 14 pts. Maximum	0.00	each	0.0	$154,018	$0
Paths/Trail	7 pts. per 1/2 mile	0.00	miles	0.0	$82,198	$0
Fitness Circuit	7 pts. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	1.00	pieces	0.0	$52,500	$52,500
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pts. per 5,000 sf each	0.00	each	0.0	$232,300	$0
Specialty Recreation (soft-surface) bocce court or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Specialty Recreation: disc golf or similar	7 pts. each; 14 pts. Maximum	0.00	each	0.0	Included in Park Acre cost	$0
Social Spaces						$0
Off-Leash Dog Area	10.5 pts. for ea. area less than 3 acres 21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0.00	acre(s)	0.0	$262,519	$0
Food Area/Concessions	7 pts, 7 pts. maximum	0.00	each	0.0	$140,510	$0
Community Garden	7 ps.t for ea. 10 plots; 14 pts. maximum	0.00	each	0.0	$50,000	$0
Interactive/Technology/Gaming Element	7 pts. maximum	0.00	each	0.0	TBD	$0
Formal Performance/Event Space	21; 21 pts. Maximum	0.00	each	0.0	$625,000	$0
Site Amenities						$0
All-weather shade cover/pavilion with tables/seating	7 pts. for ea. 400 sq. ft roof area (min. size)	1.00	each	7.0	$189,094	$189,094
Comfort Station	21 pts. per building	1.00	each	21.0	$537,602	$537,602
Ranger Station Facilities: with public educational/interpretive display area:	7 pts. per 1,000 sf	0.00	1,000 sf	0.0		$0
Amphitheater: with hardscape seating,	7 pts. per 40-person capacity; 14 pts. Maximum	0.00	capacity (people)	0.0	$190,000	$0
Wayfinding/Signage System	3.5 pts per system; 7 pts. maximum	0.00	system	0.0	$2,359	$0
Public Art/Placemaking Element	3.5 pts. for each element; 7 pts. maximum	0.00	each	0.0	$100,000	$0
Creation of wetlands area(s) or native planting restoration area(s)	10.5 pts. per acre	0.00	Acre	0.0	TBD	$0
Access / Conectivity						
Linkages: connection to a Cl 1 Bike or Cycle Track	21; 21 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Linkages: connection to a trail system in open space	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0.00	1 yes 0 no	0.0	$0	$0
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pts. maximum	1.00	1 yes 0 no	7.0	$0	$0
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Connection to Natural Area/Scenic Corridor (must have physical structure to connect or provide view access)	7; 7 pts. maximum	0.00	1 yes 0 no	0.0	$0	$0
Activiation / Engagement						
Interpretive/Education Element	7; 7 pts. Maximum	1	every 10 sf of display	7.0	$32,674	$32,674
Space dedicated to programmed activity	14; 14 pts maximum	0	sf	0.0	TBD	$0
Recreational Features for the Disabled	21; 21 pts maximum	0	1 yes 0 no	0.0	TBD	$0
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s)*	7 pts. per 1/2 mile	0	miles	0.0	TBD	$0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy*	14; 14 pts maximum	0	each	0.0	TBD	$0
Total				**90.0**		**$ 2,486,554.86**

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