

III. RECREATION AND OPEN SPACE ELEMENT

For *Mission City*, recreation and open space opportunities will occur in many forms. A minimum useable 3.5-acre private recreation area, the *Mission City Private Recreation Complex*, is planned in the northern part of *Mission City* to serve active and passive recreational needs of residents in *Mission City*. Approximately 14.5 additional acres north of the private recreation complex would be placed in an open space easement, functioning as a continuation of the off-site open space area provided within the Serra Mesa community. Development of the Multiple Use area in *Mission City South* (Planning Area 6) will include additional areas for public spaces, which will include an arrival feature at the LRT station, the *Mission City Paseo/Trail* and associated pedestrian links, as well as variety of walkways and plazas constructed to serve the mix of uses in Planning Area 6. The pedestrian trail system and private streets planned throughout *Mission City* will provide a means for pedestrians and bicyclists to pass through the various planning areas in a pleasant environment, as well as opportunities for jogging and a linkage for the various land uses by way of a green belt tying together off-site open space slopes to the north with the San Diego River corridor on the south. Within *Mission City*, open space will occur as areas of natural habitat and as manufactured slopes. The Specific Plan preserves as open space the San Diego River floodway and its associated biological communities. Other bands of open space would occur as manufactured slopes within the Specific Plan area and as revegetated mined slope faces.

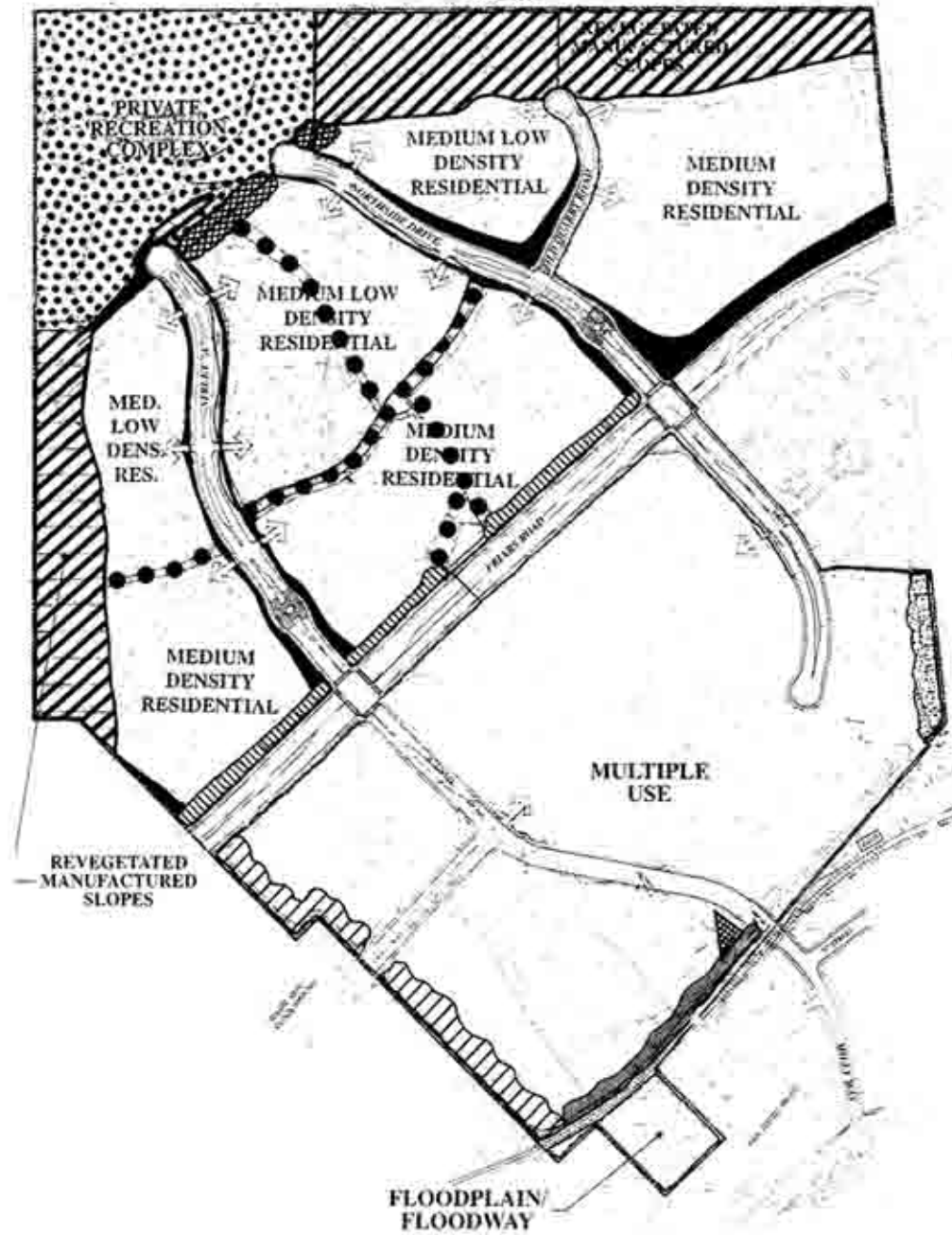
The various components of the *Mission City Recreation and Open Space Element* are illustrated in Figure III-1, *Recreation and Open Space Plan*. Area devoted to each of the major open space elements is identified in Table III-1, *Recreation and Open Space - Land Use Summary*. Area devoted to the *Mission City Trail*, revegetated mined slopes and landscaped manufactured slopes is included within planning area acreages described in Chapter II, LAND USE ELEMENT.

A. RECREATION AMENITIES

1. Mission City Private Recreation Complex

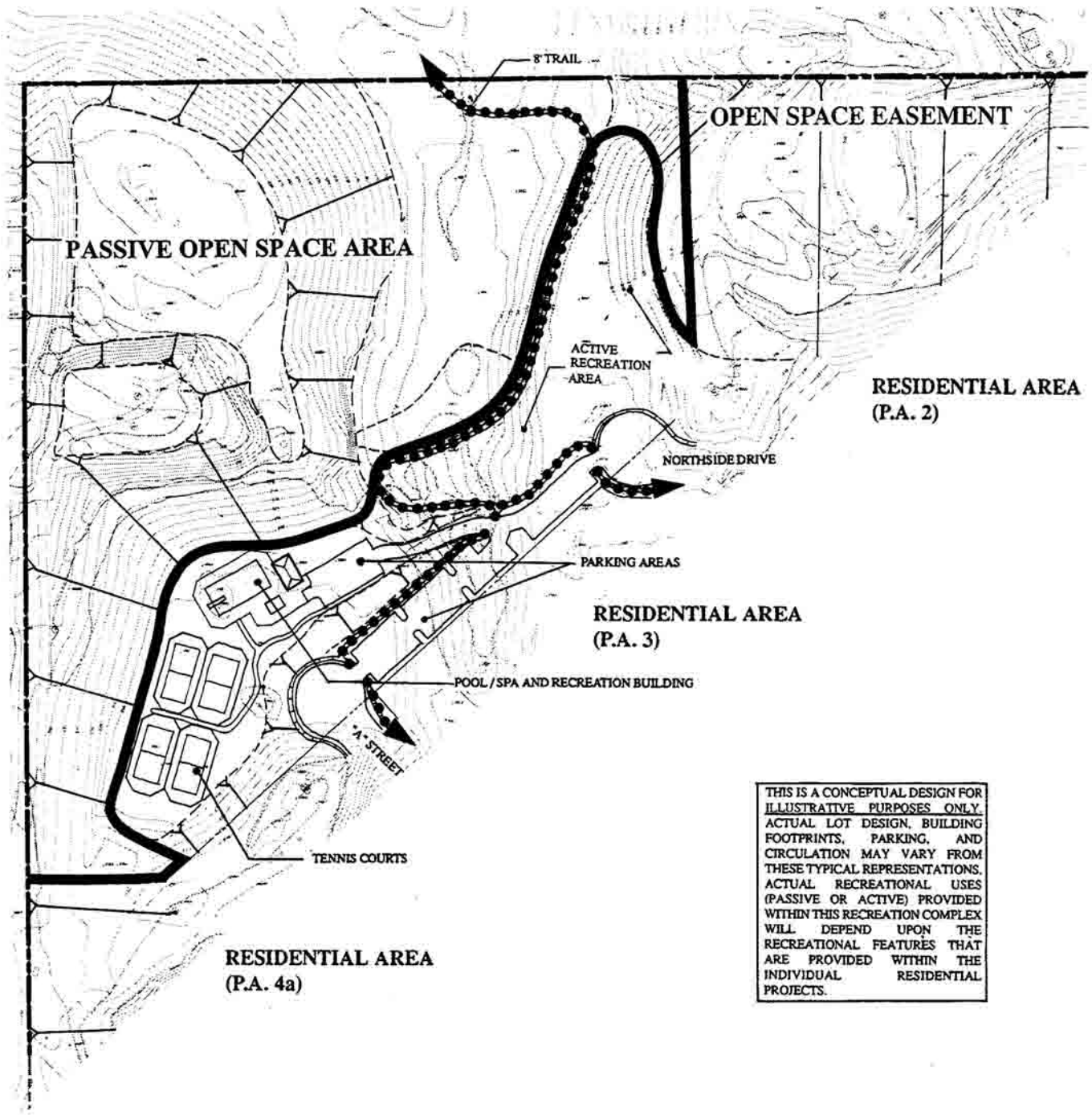
As part of development in *Mission City North*, the *Mission City Private Recreation Complex* planned for Planning Area 7 provides active and passive recreational opportunities for residents in *Mission City*. As shown in Figure III-2, *Private Recreation Complex Conceptual Development Plan*, approximately 3.5 of useable recreation area and 16 acres of passive open space will be provided in this area. Active uses, in this area could potentially include basketball courts, tennis courts, a swimming pool, a spa, a recreation building, and parking. The *Mission City Trail* will originate at the Private Recreation Complex and will provide a pedestrian connection through the open space easement preserved as part of *Mission City* into the Serra Mesa Community Plan open space area off-site to the north. From the Private Recreation Complex, the *Mission City Trail* will also continue in a southerly direction through *Mission City*, linking with the Mission Valley West LRT to the south. (The *Mission City Trail System* is described in greater detail below, in Section B of this Chapter.)

Vehicular access to the Private Recreation Complex would be available at the northern terminus of "A" Street and Northside Drive. The *Mission City Private Recreation Complex* will be a private facility to serve residents of *Mission City* and will not be open to the public.



LEGEND

- SLOPES**
-  FRIARS RD. SLOPE WEST OF NORTHSIDE DR.
 -  PLANNING AREA PERIMETER SLOPES
 -  PLANNING AREAS 3, 4, & 5 INTERNAL SLOPES
 -  REVEGETATED MINED SLOPES
- LAND USE TRANSITIONS**
-  RESIDENTIAL/PRIVATE RECREATION COMPLEX INTERFACE
 -  OFF-SITE RESIDENTIAL/MULTIPLE USE AND RESIDENTIAL INTERFACE
 -  STADIUM PARKING LOT INTERFACE
 -  SAN DIEGO RIVER / LRT INTERFACE
- RECREATION**
-  PRIVATE RECREATION COMPLEX * INCLUDES NON-RESIDENTIAL USE AREA
 -  MISSION CITY TRAIL ARRIVAL AT LRT



**PRIVATE RECREATION COMPLEX (P.A. 7)
CONCEPTUAL DEVELOPMENT PLAN**

FIGURE III-2

MISSION CITY

**TABLE III-1
RECREATION AND OPEN SPACE - LAND USE SUMMARY**

LAND USE	AREA
Mission City Private Recreation Complex, including useable recreation areas and passive open space areas	3.5 acres
Mission City North Passive Open Space	16.0 acres
Revegetated Mined Slopes	23.70 acres
Landscaped Slopes	17.60 acres
Trails and Access Node North of Friars	1.73 acres
LRT arrival	0.40 acres
Landscape Setbacks, Parkways and Medians	4.10 acres
San Diego River Floodway	2.50 acres
Development Area Recreation Facilities	To be determined in conjunction with development applications
Usable Open Space for Residential Units	To be determined in conjunction with development applications
Other Public Areas Provided in <i>Mission City</i> South	To be determined in conjunction with development applications for Planning Area 6
TOTAL	69.53 ACRES + PUBLIC AREAS+ DEVELOPMENT AREA RECREATION FACILITIES AND USABLE OPEN SPACE FOR RESIDENTIAL UNITS

2. Development Area Recreation Facilities

The *Mission City* Private Recreation Complex is intended to satisfy some recreational requirements for residential developments in *Mission City*. However, builders may also choose to provide recreation facilities within individual development areas to serve residents of that specific development. Therefore, in addition to the recreation opportunities within the *Mission City* Private Recreation Complex, as an option to builders in *Mission City*, residential developments planned for Planning Areas 1 through 5 in *Mission City* North, as well as Medium Density Residential development which can occur in Planning Area 6 of *Mission City* South as part of the multiple uses planned for that planning area, may contain private recreation centers or complexes for use by residents of projects in which they occur. The location of these optional recreation facilities should be identified as part of project proposals for individual development areas. A typical development area private recreation facility may contain such uses as a pool, spa, restrooms and showers, lounging and barbeque areas, and a concrete patio. Development area private recreation facilities should be placed as focal points on private project entry drives, externally located along the edges of residential project areas to take advantage of views, or placed as an interior element where residential units are centered around this feature. Pools within private recreation complexes should be surrounded by a five-foot high security enclosure.

B. OTHER PUBLIC AREAS

Development in Planning Area 6, the Multiple Use area in *Mission City South*, will provide opportunities to create additional public spaces. Public uses may include paseos, plazas, green belts provided for passive recreational enjoyment, community halls and civic uses (such as libraries and day-care centers). The planned system of expanded pedestrian trails and sidewalks will function as a cohesive element, linking other public spaces and land uses.

C. TRAILS AND LINKAGES

A unique feature of *Mission City* will be the ability for pedestrians and bicyclists to traverse the entire Specific Plan area, from north to south, via an identified trail system. The *Mission City Trail* which will connect the variety of uses planned in *Mission City* and provide a continuous pedestrian/bicycle connection to the LRT.

1. Mission City North Trail

The *Mission City Trail* begins at two locations within the *Mission City Private Recreation Complex*. An eight-foot wide sidewalk within a 20-foot wide landscaped parkway will occur along the east of the northern part of "A" Street. A similar trail will also occur along the west side of the northern part of Northside Drive. At roughly the midpoint of these two roadways, the trails will traverse the central portion of *Mission City North* in a 30 to 50-foot wide benched slope along the interface of Planning Areas 3 and 5. Converging in the center of the benched slope, the two trail linkages will become one and continue south. As the trail approaches the Friars Road undercrossing, it will broaden into a landscaped access node, created as an arrival point on the north side of the undercrossing. A gated entrance to the trail at this location will restrict unauthorized access.

2. Mission City South Paseo and Trails

Similar to the access node on the north side of the Friars Road under crossing, an arrival point will also occur on the south side of the Friars Road undercrossing in the form of a formal plaza (the *Mission City Paseo*). As the trail enters *Mission City South*, it will continue through the plaza as a paseo of trees and hardscape features framing development within Planning Area 6. The Paseo may occur as sidewalks alongside internal streets and may also connect through parking lots, provided access is clearly identified and defined in a manner which promotes pedestrian safety and minimizes conflicts with automobiles. "A" Street will accommodate a primary link of *Mission City Trail* within *Mission City South* and will be designed as a pedestrian sidewalk separated from the vehicle travelway by a landscaped parkway. In this manner, a continuous pedestrian and bicycle linkage is provided from the residential planning areas of *Mission City North*, through *Mission City South*, to the LRT and the San Diego River corridor. Two other trail linkages will be provided in *Mission City South*. One will connect the paseo to "A" Street and the other will connect the Northside Drive cul-de-sac to "A" Street. Additional connections are encouraged and should be considered in conjunction with development proposals for public land uses planned in Planning Area 6.

3. River Run Linkage

A connection also will be made to the adjacent River Run development. A 12-foot wide easement will allow construction of a trail extension at the southeast corner of River Run, parallel to the north side of the LRT, and ending at the LRT arrival station provided as part of development plans for Planning Area 6. The extension of Rio San Diego Drive to connect with "A" Street, will provide an additional trail connection as sidewalks along this roadway extension.

D. OPEN SPACE

1. San Diego River Floodway

Planning Area 8 is located in the southern portion of the *Mission City* Specific Plan area and is designated as an open space preserve for the protection of wetland and riparian habitats associated with San Diego River floodway which occur within this portion of the Specific Plan area. The Mission Valley West LRT traverses the northern border of this planning area, functioning as a physical demarcation between urban land uses planned for *Mission City* and the San Diego River.

2. Mission City Open Space

Passive open space areas in Planning Area 7, would be placed in open space. No development would occur in this area with the exception of the *Mission City* Trail through Planning Area 7 to the off-site open space area in the Serra Mesa community. The *Mission City* North Open Space Easement would expand open space preservation in this area of the City. The extension of *Mission City* Trail through this area would provide hiking and nature viewing opportunities, expanding the passive open space experience for area residents.

3. Manufactured Slopes

Manufactured slopes occur throughout *Mission City* and, once landscaped, will appear as greenbelts connecting land uses and tying together the built environment with natural features to the north and south of the site. Three types of manufactured slopes will occur and include the following:

- **Perimeter Planning Area Slopes** add definition to planning areas. Landscaping of these slope areas will soften the appearance of the built environment.
- **Internal Slopes** promote elevational changes, particularly in Planning Areas 3, 4 and 5, and allow for enhanced view opportunities for residential developments. These slopes assist in conveying a stepping down of the landform from steeply sloping areas on the north to the broad, relatively flat floodplain of the San Diego River.
- **Mined Slopes** reaching heights of 180 feet remain in *Mission City* North as a result of extraction operations. These slopes will continue to be a dominant feature of site development. Revegetation in accordance with the Reclamation Plan will soften their appearance, providing a pleasant backdrop for residential neighborhoods planned for *Mission City* North.

4. Land Use Transition Areas

Several Special Treatment Areas occur throughout the Specific Plan area to provide a transition between adjacent land uses. The location of these Land Use Transition Areas include:

- Along the northern perimeter of Planning Areas 2, 3, and 4 where residential land uses interface with the *Mission City* Private Recreation Complex.
- The western edge of development in Planning Area 6 where residential and/or commercial land uses planned for *Mission City* South interface with existing off-site residential development (i.e., the River Run development).

- Along the eastern edge of Planning Area 6, where office/business park land uses interface with the off-site Qualcomm Stadium.

No development shall occur in Land Use Transition areas. Special landscape treatment required for these areas add to the band of green space which weaves through the site as perimeter and internal slopes.