



REPORT

THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: June 9, 2011

REPORT NO. 301

ATTENTION: Park & Recreation Board
Agenda of June 16, 2011

SUBJECT: Barrio Logan Community Plan Recreation Element

SUMMARY

THIS IS A WORKSHOP ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE BOARD.

BACKGROUND

In April of 2008, the City of San Diego commenced the update to the 1978 Barrio Logan/Harbor 101 Community Plan and Local Coastal Program. As part of the plan update effort, the 33-member Barrio Logan Plan Update Stakeholder Committee (BLSC) was created to provide guidance and community input. The BLSC, broader community, City staff and consultants have met on a regular basis to create the land use scenarios and infrastructure proposals that were used to develop the draft Barrio Logan Community Plan and Local Coastal Program (Community Plan) and draft zoning program.

Out of the community meetings, two land use alternatives have emerged that are being studied at equal levels as part of the Environmental Impact Report (EIR) and are the basis of the draft Community Plan. The proposed Land Use Element provides a distribution of land uses to achieve Community Plan goals. The proposed plan significantly reduces the issues associated with collocation of industrial and sensitive receptor uses that currently exist within much of the Barrio Logan Community. It further refines the residential density ranges and commercial intensities, designates a Community Village center, provides direction for the designation of Prime Industrial Lands, and identifies specific policies for the development of commercial, industrial, and institutional uses.

The areas where the two proposed land use alternatives differ include the area designated as the "Transition Zone" along Main Street, south of Evans Street. In Alternative 1, the area is proposed for Community Commercial uses. In Alternative 2, the area is proposed for Light Industrial uses. The site at the southeast corner of 32nd Street and Main Street is proposed as Heavy Commercial under Alternative 1 and Heavy Industrial under Alternative 2. Once the

environmental technical reports are completed, including air quality, noise and hazardous materials studies, City staff will work with the community to understand the potential impacts and work collaboratively toward developing a single preferred land use scenario and associated infrastructure for consideration by the decision-making bodies.

The proposed Recreation Element of the Community Plan includes specific goals and policy recommendations for addressing population-based park and recreation facilities, preservation, protection and enhancement of those facilities, accessibility to the facilities, and open space lands. These recommendations, along with goals and policies of the General Plan, provide a comprehensive parks strategy intended to serve the recreational needs of the community through the next twenty years. Due to the scarcity of park amenities in Barrio Logan, the Recreation Element includes park equivalencies, such as expanded facilities and intensified uses within existing public spaces, joint use, and development of under-utilized public land as shown in Table R-2, Park Equivalency Credits, in the draft Community Plan (Attachment 1).

DISCUSSION

While the City's primary goal is to obtain land for population-based parks, in some communities where vacant land is not available or is cost-prohibitive, the General Plan allows for the use of park equivalencies to be determined by the community and City staff through a set of guidelines. The Barrio Logan Community is an urban community where park equivalencies would be appropriate for satisfying some population-based park needs.

The proposed Recreation Element contains goals and policy recommendations that are intended to result in increased and enhanced public recreation opportunities and facilities throughout Barrio Logan for all users. As such, opportunities for additional parkland and recreation facilities within the Barrio Logan Community are anticipated to come primarily through the redevelopment of private and public properties, and through the application of park equivalencies.

The draft Community Plan provides the potential for approximately 27 acres of park facilities (including park equivalencies), of which approximately 12 acres already exist as parks and open space within the community or within the San Diego Unified Port District's jurisdiction. Strict application of the General Plan standard of 2.8 usable acres per 1,000 residents would result in potential 2030 demand for 38.1 acres for Alternative 1 or 32.3 acres for Alternative 2, resulting in a potential 2030 deficit of 11.3 acres for Alternative 1 and 5.4 acres for Alternative 2 if future development exercised their full zoning capacity under the Plan. It has been the City's experience that development, for a variety of reasons, often does not utilize 100% of the full zoning capacity, which would result in less demand for new park facilities.

These potential deficits would be difficult to rectify in Barrio Logan since it is an older community without many land opportunities for providing new facilities. The 27 acres, including the park equivalencies provided in the draft Community Plan already takes advantage of the opportunities that do exist. Therefore, the unmet demand would most likely have to be met by unidentified new park opportunities within or outside Barrio Logan that could serve

Barrio Logan residents, such as a larger community park in an adjacent community plan area that is within a reasonable service area that includes Barrio Logan, to which development impact fees collected in Barrio Logan could contribute proportionately.

Collection of fees based on the General Plan standard for potential opportunistic parkland acquisition and/or development during the next twenty years would be directly related to the projected park and recreation needs for the population densities generated by the two land use alternatives. It is important to note that the per unit DIF amount is determined based on the infrastructure needs of the entire community; however the DIF is collected only through future building permits to satisfy the infrastructure requirements for the new residents generated by the new development. Therefore, funding to implement the proposed parks and recreation facilities specified in the Community Plan and companion Barrio Logan Public Facilities Financing Plan (PFFP) -would need to be supplemented by different funding sources other than DIF, such as Redevelopment tax increment, CDBG, grants and donations, other jurisdictions, a future voter-approved bond measure, etc.

Given the expressed Community Plan policy goal to provide affordable workforce housing, it is critical to balance park and recreation with other infrastructure needs to keep development impact fees within a range that promotes this type of housing. In view of these competing needs, the Planning Commission was presented with policy issues for consideration and discussion at their workshop on May 19, 2011, and the five commissioners present provided the following feedback:

- Generally, commissioners supported trying to achieve the General Plan population-based park standards through the use of traditional and non-traditional means (e.g., park equivalencies). The need to “be real” when proposing park opportunity acquisitions was expressed.
- It was expressed that we need to take advantage of the Navy/Port resources and share, and to look at the whole picture when discussing park and recreation opportunities.
- Two policy questions were asked: 1) Could we get some type of payment for use of the piers from the Navy that could go toward paying for infrastructure, and 2) Could an impact fee be assessed on commercial and industrial businesses to contribute to the park and recreation facilities used by employees? (This policy would require a nexus study be conducted to justify an assessment. An example of this type of impact fee exists within the Downtown Community Plan area and is assessed on commercial businesses at a rate determined through a nexus study.)
- None of the commissioners supported establishing a cap on development impact fees.

NEXT STEPS

Over the next six months, staff will work with the BLSC on incorporating their comments, as well as Planning Commission and Park and Recreation Board comments, into the draft Community Plan and make refinements to a draft land use alternative and zoning program, and the Recreation Element. Staff and the BLSC will also work together on developing the PFFP and reviewing the EIR. The environmental consultant team is currently preparing the first screen check EIR and staff anticipates the draft EIR being released in Fall 2011 with the final draft of

the Community Plan, zoning program and PFFP. The proposed Community Plan Update will then return to the Park and Recreation Board for a recommendation regarding the Recreation Element policies, and will then be subject to review and recommendation by the Planning Commission and the City Council regarding all proposed Community Plan goals and policies. After the City Council receives the Planning Commission and Park and Recreation Board recommendations, the City Council will vote on the following items: 1) certification of the programmatic environmental impact report; 2) revised/updated community plan; 3) revised local coastal program; 4) removal of the existing planned district ordinance which mandates zoning regulations; 5) adoption of city-wide zoning; 6) revised redevelopment plan; and 7) revised public facilities financing plan which establishes the per-unit DIF. Once the City Council has acted upon the above-mentioned items, the Community Plan Update package will be sent to the California Coastal Commission for certification.

CONCLUSION

The Barrio Logan Community Plan Update is significant and precedent-setting in that it is the first community plan update to specifically recommend the inclusion of park equivalencies which will be counted towards meeting population-based park and recreation standards, and tracked in the community's park inventory in accordance with General Plan guidelines. Currently, there are 10 community plan updates underway which could also propose park equivalencies. In order to assist staff in addressing the outstanding policy issues associated with the draft Community Plan for Barrio Logan and associated PFFP, input from the Park and Recreation Board, and the public, is requested and welcomed. The Draft Recreation Element goals and policies will be presented to the Board members for discussion and feedback at the June 16 meeting.

Respectfully submitted,

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Attachments: 1. Draft Barrio Logan Community Plan, Recreation Element
2. General Plan Recreation Element, Table RE-2, Parks Guidelines
3. General Plan Recreation Element, Table RE-3 Recreation Facilities Guidelines
4. General Plan Recreation Element, Table RE-4, Eligible Population-based Park
Equivalencies

The full draft plan can be accessed at this website:

<http://www.sandiego.gov/planning//barriologanupdate/index.shtml>

cc: Council District # 8 Office
Stacey LoMedico, Park & Recreation Director



CHAPTER SEVEN recreation element

IN THIS CHAPTER

Goals

Parks and Recreation Facilities

Preservation, Protection and Enhancement

Accessibility

Open Space Lands

The Barrio Logan Community Plan Recreation Element includes specific policies and recommendations addressing the following topic areas: Parks and Recreation Facilities, Preservation, Accessibility and Open Space Lands. These policies and recommendations, along with the broader goals and policies of the General Plan, provide a comprehensive parks strategy intended to accommodate the community throughout the next twenty years. Because of the scarcity of park amenities in Barrio Logan, the Recreation Element includes intensification strategies to expand facilities and programming within existing public spaces.

GOALS

- Create a sustainable park and recreation system that meets the needs of a variety of users such as children, the elderly, persons with disabilities, and the underserved teenage population.
- Preserve, protect, and enhance the integrity and quality of existing parks, open space, and recreational programs in the Barrio Logan Community.
- Protect and preserve natural, cultural, and historic resources that serve as recreational facilities in Barrio Logan.
- Plan, create, and maintain comprehensive pedestrian and bikeway connections between parks and open space lands within the Barrio Logan Community, as well as to surrounding communities.
- Provide an open space system for the preservation and management of Las Chollas Creek and the San Diego Bay.

7.1 PARKS AND RECREATION FACILITIES

POPULATION-BASED PARK AND RECREATION FACILITIES

The General Plan park standard is to provide a minimum of 2.8 usable acres of population-based parks per 1,000 residents, or a combination of usable acreage and park equivalencies. See the General Plan, Table RE-2, “Park Guidelines,” for specific guidelines for parks, and Table RE-4 for guidance on equivalencies. Population-based park requirements for the community are calculated

based on community build-out population for the year 2030. The projected population for Barrio Logan at full community development is 13,613 residents under Alternative 1 and 11,531 residents under Alternative 2. According to General Plan Guidelines, Table 7-1 illustrates the parks and recreation needs of the Barrio Logan Community.

Currently, the park system in Barrio Logan is comprised of a neighborhood park and a San Diego Unified Port District-owned and operated park as shown in Figure 7-1.

Memorial Community Park and Southcrest Community Park are located 1½ to 2 miles

TABLE 7-1 EXISTING (2011) AND FUTURE (2030) POPULATION-BASED PARKS AND FACILITIES

EXISTING USABLE POPULATION-BASED PARK ACREAGE	YEAR 2030 USABLE ACREAGE REQUIREMENTS	YEAR 2030 USABLE ACREAGE DEFICIT
8.00 Acre Chicano Neighborhood Park	38.12 Acres, comprised of 10.89 acres of community parks and 27.23 acres of neighborhood parks.*	30.12 Acres
	32.29 Acres, comprised of 9.23 acres of community parks and 23.06 acres of neighborhood parks.**	24.29 Acres
EXISTING RECREATION CENTERS AND AQUATIC COMPLEXES	YEAR 2030 REQUIREMENT	YEAR 2030 DEFICIT
Recreation Centers – None	9,257 Square Feet Total	9,257 Square Feet
	7,841 Square Feet Total	7,841 Square Feet
Aquatic Complexes – None	11.5% of an Aquatic Complex	27.2% of an Aquatic Complex
	11.5% of an Aquatic Complex	23.1% of an Aquatic Complex

*Alternative #1. General Plan Guideline: 13,613 people divided by 1,000 = 13.613 x 2.8 acres = 38.12 acres.

**Alternative #2. General Plan Guideline: 11,531 people divided by 1,000 = 11.531 x 2.8 acres = 32.29 acres.



from Barrio Logan. These two community parks are located in the adjacent Southeastern San Diego Community Planning Area, and serve the population within that community. Territorial attitudes among some youth and teens create an unwelcome climate for park users who may come from outside the community, including Barrio Logan. Therefore, these two community parks do not adequately serve the community park needs of Barrio Logan residents.

There is currently one City-owned and operated neighborhood park, Chicano Park, serving the Barrio Logan Community (See Table 7-1) Chicano Park is constructed within the Caltrans Right-of-Way under the I-5 and San Diego-Coronado Bay Bridge. The park includes two handball courts, two basketball courts, comfort station, barbeque grills, lawn areas, concrete plazas and a children’s play area. Used heavily by residents as the “central park” within the neighborhood, the park serves as a community gathering space, a place for passive recreation, and a symbol of the neighborhood’s struggle and

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Chicano Park



Cesar Chavez Park Soccer fields



Barrio Station



The Gateway Family Apartments play area



Chicano Park Dance Stage



Cesar Chavez Park and San Diego Bay

achievements over many decades. Art murals painted on the freeway structural supports add vibrancy and cultural identity to the park and the community. Americans with Disabilities Act (ADA)/Title 24 accessibility upgrades and retrofits are required for the park, including the existing restrooms and children’s play areas.

There are community organizations and services in Barrio Logan that provide recreational, social, and activity opportunities for residents. The approximately 2,500 sq. ft. Park and Recreation Paradise Senior Center provides numerous activities for seniors. The senior center’s expansion of programs and hours of operation along with renovations could offset the need for population-based parkland by 1.33 acres through a park equivalency application.

Barrio Station is a not-for-profit organization that provides counseling services and a variety of recreation programs and facilities for youth and young adults in Barrio Logan. Private recreation



Barrio Station Swimming Pool

resources also add to the recreational opportunities in Barrio Logan. For instance, the Gateway Family Apartments on Logan Avenue has an indoor community meeting space and outdoor recreation facilities, including children’s play equipment open to the public.

The General Plan establishes minimum guidelines for recreation centers and aquatic complexes, per Table RE-3, “Recreation Facility Guidelines.” A full-size recreation center and an aquatic complex are not planned specifically for Barrio Logan because the projected population at full community development is below the requirements. However, the approximately 11,000 square foot City-owned Cesar Chavez Center, located adjacent to Chicano Park, could be renovated and utilized as a public recreation center by providing a full range of diverse recreation programs, and expanding hours of operation beyond typical hours, and the facility could effectively offset the need for 4.32 acres of population-based park land. In addition, the Barrio Station, provides a community pool, recreation center and gymnasium activities of an appropriate size for the community at anticipated full development.



RECREATION OPPORTUNITIES AND EQUIVALENCIES

TABLE 7-2 PARK EQUIVALENCY CREDITS

PARK EQUIVALENCY	NET USABLE ACREAGE CREDIT	RECREATION COMPONENTS AND AMENITIES
San Diego Unified Port District Cesar Chavez Park *	4.21 Acres	An open multi-purpose turf area, concrete plazas, a children's play area, various site amenities and a pier extending into San Diego Bay.
Future Cesar Chavez Center	4.32 Acres **	Diverse recreation programs.
Future Perkins Elementary Joint Use Improvements	2.00 Acres	Indoor and/or outdoor recreational amenities, such as soccer fields.
Paradise Senior Center	1.33 Acres **	Activities and services oriented toward Barrio Logan seniors.
Las Chollas Creek Park	2.0 Acres	Passive recreational pedestrian and bicycle trails and open space.
Total Equivalencies Credit	13.86 Acres	

*This park is considered an “equivalency” because it is owned and operated by another public agency.

**The methodology used to determine the amount of acreage credit for intensification and expansion of existing facilities is as follows: $X \div Y = Z$.

X = cost of improvements

Y = cost of acquisition, design and construction of 1.0 acre of parkland in Barrio Logan

Z = equivalency credit in acres

note: The equivalency credit does not necessarily equate to the amount of acreage improved.

TABLE 7-3 REVISED POPULATION-BASED PARK INVENTORY SUMMARY

PARK SPACE	ACRES
Existing Population-based Parks	8.00 Acres
Existing/Future Park Equivalencies Credit	13.86 Acres
Future Chicano Park Expansion	2.00 Acres
Future Boston Avenue Linear Park	3.00 Acres
Population-based parks requirements for year 2030	Alternative 1 = 38.12 Acres
	Alternative 2 = 32.29 Acres
Population-based parks deficit for year 2030	Alternative 1 = 11.26 Acres
	Alternative 2 = 5.43 Acres

Opportunities for additional parkland and recreation facilities within the Barrio Logan Community are anticipated to come through the redevelopment of private and public properties and through the application of park equivalencies. Some examples of future population-based park and recreation facilities to be considered as opportunities arise include: mini, pocket or linear parks; plazas; expansion of the existing Chicano Park; utilization of existing brownfield and other under utilized sites; freeway decks over the I-5 connecting to the Southeastern San Diego Community Planning Area; a multi-purpose joint use facility at Perkins Elementary, possible utilization of Caltrans and City Right-of-Way along Boston Avenue; and community gardens.

While the City’s primary goal is to obtain land for population-based parks, in some communities where vacant land is not available



Example of linear park and trail



Los Vientos Apartments internal play area



Widened right-of-way with seating and cultural artwork



Public plazas make great space for outdoor markets



Public community gathering space

or is cost-prohibitive, the General Plan allows for the use of park equivalencies to be determined by the community and City staff through a set of guidelines. See General Plan Table RE-4, “Eligible Population-Based Park Equivalencies” for further details. The Barrio Logan Community is an urban community where park equivalencies would be appropriate for satisfying some population-based park needs. Table 7-2, Park Equivalency Credits, summarizes the park equivalencies that have been selected by the Barrio Logan Community and City staff to supplement their existing population-based park inventory.

RECREATION OPPORTUNITIES AND EQUIVALENCIES POLICIES

In addition to the General Plan “Park Planning Policies” noted on Pages RE-16, RE-17, RE-18 and RE-19, the following policies are Barrio Logan-specific.



Proposed public plaza at the Mercado

Policy 7.1.1 Provide parkland that keeps pace with Barrio Logan’s population growth, through timely acquisition and development of available land and new facilities.

Policy 7.1.2 Pursue land acquisition for the creation of public parks through urban infill and redevelopment proposals, with a special effort to locate new parkland within the community that promotes connectivity, safety, public health and sustainability.

Policy 7.1.3 Pursue expanded recreation programs and extended hours of operation at public and private park and recreation facilities to intensify and increase usage by Barrio Logan residents.

Policy 7.1.4 Acquire and develop new park lands through street/alley rights-of-way vacations, where appropriate and legally defensible, to provide pocket or linear parks (such as the Caltrans and City Right-of-Way along Boston Avenue), focusing on land that provides connectivity to schools, residences, parks and other recreational areas within the community.

Policy 7.1.5 Retain and promote the safety of Barrio Logan parks by providing park designs that incorporate Crime Prevention through Environmental Design Measures (CPTED) measures. See General Plan UD-A-17 for further policy direction.

Policy 7.1.6 Pursue development of under utilized and reclaimed brownfield sites for future parks within the community where economically feasible, through acquisitions or other agreements.

Policy 7.1.7 Improve waterfront access, linkages and recreational opportunities via a system of public plazas, bike paths, and parks that increase



connectivity and improve public access to existing parks and public facilities, some of which may be eligible for park equivalency credit.

Policy 7.1.8 Develop a public plaza suitable for outdoor markets, community fairs, farmers markets, or other community gatherings at the Mercado along Cesar E. Chavez Parkway. The plaza should be in an area that is readily accessible, framed by buildings providing “eyes on the plaza”, and linked to village retail and commercial areas.

Policy 7.1.9 Pursue funding sources, including grant opportunities, for the development and improvement of park and recreation facilities within the Barrio Logan Community.

Policy 7.1.10 Incorporate active, or passive, recreation into the structure, or the surrounding exterior, of public agency buildings, such as the future Fire Station #7, where space permits and safety can be assured.

Policy 7.1.11 Develop and maintain community partnerships with private organizations, or governmental agencies (such as Caltrans, the San Diego Unified Port District, the San Diego Unified School District, the San Diego Community College District and Barrio Station), to create joint use and other park equivalency opportunities for increased recreational activities.

Policy 7.1.12 Establish joint use facilities between the City of San Diego and the San Diego Unified School District for community use of future school playfields and recreation facilities at, or adjacent to, Perkins Elementary School to increase recreational use for the community.

Policy 7.1.13 Expand Chicano Park by acquiring and developing adjacent parcels as they become

available or as feasible.

Policy 7.1.14 Develop group picnic areas within Cesar Chavez Park or any new parks added to the community. These park picnic areas should be located as near as possible to restrooms, parking areas and public transit.

Policy 7.1.15 When available, renovate and utilize Cesar Chavez Center near Chicano Park for future park and recreation center activities.

Policy 7.1.16 Establish and develop community gardens for recreation. Work with SDG&E to utilize their site at Newton Avenue and Sampson Street. (Also see Policy 8.2.33)

Policy 7.1.17 Reduce freeway noise exposure when planning new facilities through site design or noise barriers as feasible, or by locating the most noise sensitive uses, such as children’s play areas, in the quieter areas of the site.

Policy 7.1.18 Pursue opportunities to provide open and recreational spaces, on freeway decks covering I-5, or expanded bridges spanning I-5,

where feasible.

Policy 7.1.19 Renovate and expand buildings hours of operation and programs at Paradise Senior Center and Cesar Chavez Center to intensify recreational uses and off-set the population-based park acreage deficit.

7.2 PRESERVATION, PROTECTION AND ENHANCEMENT

The demand for park and recreation opportunities will continue to grow as the population of the Barrio Logan Community increases. Finding undeveloped land for parks in the Barrio Logan Community has already become difficult, making protection from degradation caused by overuse of existing parks and identification of park equivalencies essential for providing recreational opportunities to meet the needs in this community. Improvements to existing facilities that increase their life span, or that expand, intensify and diversify their uses are a



Community gardens can be developed on public or private vacant land



Passive linear park provides urban trails

form of protection and enhancement. Chicano Park will continue to serve as the main cultural core for the community, but with increased demand and usage, combined with the existence of homeless residents, there will be a growing need for upgrades. Enhancement of open space that provides a balance between protecting natural resources and allowing for a certain level of compatible public recreation uses will ensure its protection and preservation. This would include improving access to Las Chollas Creek. For further direction, see the General Plan Recreation Element Policies RE-C.1 through RE-C.9.

PRESERVATION, PROTECTION AND ENHANCEMENT POLICIES

Policy 7.2.1 Design parkland and facilities using sustainable materials and techniques.

Policy 7.2.2 Upgrade Chicano Park and Cesar Chavez Park by providing amenities in underused



Provide park and recreation space accessible to everyone

areas for recreational purposes.

Policy 7.2.3 Protect and enhance Las Chollas Creek’s resources while allowing for appropriate public recreational and educational use.

Policy 7.2.4 Protect public parkland in perpetuity by dedication of all City-owned land’s acquired for park and recreation purposes pursuant to City Charter Section 55.

7.3 ACCESSIBILITY

Accessibility within the Barrio Logan Community, as it relates to parks, has four main components: 1) Linkages between parks; 2) Accessibility for persons with disabilities within parks; 3) Access to the San Diego Bay, and 4) Equitable recreational opportunities and experiences for all community residents.

All parks within the Barrio Logan Community and the San Diego Bay are planned to be linked



Accessible design provides equal access for all

by a network of existing and proposed streets, complete streets and pedestrian paths. Complete streets are designed and operated to enable safe, attractive and comfortable access and travel for all users. Chicano Park, Cesar Chavez Park and San Diego Bay are linked to the community by public sidewalks and streets. Barrio Station is also linked to the community via sidewalks and streets. However, all of these recreational areas have limited access and visibility due to their location within the community, segmented by streets and rights-of-way that are not pedestrian-friendly.

The 1990 Americans with Disabilities Act (ADA) requires that newly constructed and/or altered local government facilities be readily accessible and usable by individuals with physical disabilities. Therefore, all new and existing parks and recreation facilities and linkages within the Barrio Logan Community are required to meet ADA Guidelines when constructed or retrofitted for improvements. Accessibility also means the availability of active and passive recreation to all community residents. Future park and recreation areas should be designed to accommodate a variety of uses as determined by community desires consistent with General Plan Policies RE-D.1 through RE-D.9.

ACCESSIBILITY POLICIES

Policy 7.3.1 Retrofit and upgrade all park and recreational facilities (including the existing restroom facilities and children’s play area at



Las Chollas Creek in need of restoration

**Figure 7-2
Chollas Creek
Open Space**

Chicano Park) to accommodate persons with disabilities, while respecting the community’s cultural significance and attributes.

Policy 7.3.2 Provide bus stops or accessible parking at all park and recreation facilities within the Barrio Logan Community.

Policy 7.3.3 Develop and increase access to senior and youth services, activities and facilities within the community’s public park and recreation system.

Policy 7.3.4 Provide barrier-free access to all parks and the San Diego Bay via pedestrian, bicycle, public transit, automobile, and alternative modes of travel.

Policy 7.3.5 Design all new recreation facilities to effectuate an inter-connected parks and open space system that is integrated into and accessible to Barrio Logan Community residents.

Policy 7.3.6 Provide a system of pedestrian paths and bikeways linking population-based parks with future open space lands, such as the Bayshore Bikeway.

7.4 OPEN SPACE LANDS

Open space lands are typically land or water that are free from development and kept natural, or developed with very low intensity uses. There is no formally dedicated public open space in Barrio Logan. Las Chollas Creek offers the most significant opportunity to provide natural open space that is accessible to Barrio Logan residents as

shown in Figure 7-2.

Las Chollas Creek is a 25-mile natural drainage system that originates in the City of Lemon Grove and contributes to improving water quality in the San Diego Bay through filtering. The main channel connects with the proposed future development of Las Chollas Creek Park (identified in the 2002 adopted Chollas Creek Enhancement Program) and flows southwest from communities in the northeast. The main and southern channels of Las Chollas Creek bisect Barrio Logan and connect with the bay in the 32nd Street Naval Station San Diego.

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The creek is threatened by intense urbanization, overgrown vegetation characterized by poor water circulation, and is continually used as a dumping ground for trash and toxic materials. The U.S. Environmental Protection Agency identified the creek as an impaired body of water with high concentrations of diazinon, coliform, and metals such as cadmium, copper, zinc and lead.

Efforts to clean up, restore, and protect Las Chollas Creek are being made by various community organizations and through policies contained in the City's Chollas Creek Enhancement Program. As Las Chollas Creek is restored and enhanced, areas improved for safe public use may be eligible for park equivalency credit if they include amenities that support passive recreational uses. See the Conservation Element for additional information on

preservation of Las Chollas Creek. For further direction, see the General Plan Recreation Element Policies RE-F.1 through RE-C.7.

OPEN SPACE LANDS POLICIES

Policy 7.4.1 Protect and enhance natural resources of open space lands in Las Chollas Creek by revegetating and restoring the open space lands with native, drought tolerant plants.

Policy 7.4.2 Preserve and protect Las Chollas Creek by allowing only low intensity public recreational use, such as; trails, overlooks, interpretive signage, seating and public art.

Policy 7.4.3 Provide safe public access to Las Chollas Creek from Main Street via pedestrian, bicycle, public transit, automobile, and alternative modes of travel from other recreational facilities.

Policy 7.4.4 Pursue grant opportunities for the restoration and improvement of Las Chollas Creek through Barrio Logan.

Policy 7.4.5 Protect natural terrain and drainage systems of Barrio Logan's open space lands along Las Chollas Creek in order to preserve natural habitats and cultural resources and improve water quality.



Restored Las Chollas Creek

Table RE-2 Parks Guidelines¹

Category	Park Type	Guidelines	Typical Components²
Open Space	Open Space and Resource-Based		
	Open Space	<ul style="list-style-type: none"> • City-owned land, canyons, mesas, and other natural landforms, exclusive of shorelines • Serves single or multiple community plan area(s) population(s) • Provides habitat protection 	<ul style="list-style-type: none"> • Trails, staging areas, outlooks, viewpoints, picnic areas
Resource-Based	Regional Parks	<ul style="list-style-type: none"> • Serves regional resident and/or visitor population • Developed amenities should not impair the distinctive features or resources • Provides habitat and resource protection • Development for recreation use is typically controlled by a master plan 	<ul style="list-style-type: none"> • Located at the site of distinctive scenic, natural, historical or cultural features • Resource-based Parks such as Balboa Park, Mission Bay Park, and Sunset Cliffs Natural park • Regional Parks such as Mission Bay and Otay Valley
	Shoreline Parks and Beaches	<ul style="list-style-type: none"> • Serves regional resident and/or visitor population • Developed amenities should not impair the distinctive features or resources • Provides habitat and resource protection • Development for recreation use is NOT typically controlled by a master plan 	<ul style="list-style-type: none"> • Could include facilities found in Community Parks • Comfort stations with shower or changing rooms • Lifeguard facilities
Population-Based Park	Community Parks – Qualify to meet 2.8 ac/1000 population minimum standard		
	Major Park	<ul style="list-style-type: none"> • 20 acres minimum; approximately 30 acres typical • Serves single or multiple community plan area(s) population(s) • Parking provided 	<ul style="list-style-type: none"> • Specialized facilities that serve larger populations • Passive and active recreation facilities • Facilities found in Community Parks • Could include facilities found in Special Activity Parks • Community cultural facilities • Also called “Great Parks” or “Grand Parks”
	Community Park	<ul style="list-style-type: none"> • 13 acre minimum (consistent with program and facilities on-site) • Serves population of 25,000 • Typically serves one community plan area but depending on location, may serve multiple community planning areas • Parking provided 	<ul style="list-style-type: none"> • Passive and active recreation facilities • Facilities found in Neighborhood Parks • Could include facilities found in Special Activity Parks • Community cultural facilities • Recreation centers • Aquatic complexes • Multi-purpose sports fields

Table RE-2 Parks Guidelines (continued)

Category	Park Type	Guidelines	Typical Components ²
Population-Based Park	Neighborhood Parks – Qualify to meet 2.8 ac/1000 population minimum standard		
	Neighborhood Park	<ul style="list-style-type: none"> • 3 acres – 13 acres • Serves population of 5,000 within approximately 1 mile • Accessible primarily by bicycling and walking • Minimal parking as necessary, only if 5 acres or more 	<ul style="list-style-type: none"> • Picnic areas, children’s play areas, multi-purpose courts, multi-purpose turf areas, comfort stations, walkways and landscaping • Also called “Greens” in urban settings
	Mini Park	<ul style="list-style-type: none"> • 1 acre – 3 acres • Serves population within ½ mile • Accessible by bicycling and walking • No on-site parking, except for disabled access • May require funding source for extraordinary maintenance 	<ul style="list-style-type: none"> • Picnic areas, children’s play areas, small multi-purpose courts, multi-purpose turf areas, walkways and landscaping • Also called “Squares” in urban settings
	Pocket Park or Plaza	<ul style="list-style-type: none"> • Less than 1 acre • Serves population within ¼ mile • Accessible by bicycling and walking • No on-site parking, except for disabled access • May require funding source for extraordinary maintenance 	<ul style="list-style-type: none"> • Primarily hardscape • Picnic areas, children’s play areas, walkways and landscaping • Multi-purpose courts • Multi-purpose turf areas
	Special Activity Parks		
Special Activity Park	<ul style="list-style-type: none"> • Serves one or multiple communities • Size varies by activity and population served • Need determined case by case 	<ul style="list-style-type: none"> • Skateboard park • Off-leash dog park • Other unique uses 	

¹ Guidelines to be refined and components to be analyzed for minimum requirements during Parks Master Plan preparation.

² Components listed are not all-inclusive in every park.

Table RE-3 Recreation Facilities Guidelines¹

Category	Facility Type	Guidelines	Typical Components ²
Population-Based Facility	Recreation Facilities		
	Recreation Center (Building)	<ul style="list-style-type: none"> Serves population of 25,000 or within ± 3 miles, whichever is less Minimum 17,000 square feet per recreation center or 25,000 population Serves one community plan area or a portion of one community plan area population Parking provided for population served 	<ul style="list-style-type: none"> May be a stand-alone facility or located within a community park Elements may include gymnasium, indoor courts, multi-purpose rooms, kitchen, and other community-serving facilities
	Aquatics Complex	<ul style="list-style-type: none"> Serves population of 50,000 or within ± 6 miles Serves single or multiple community plan areas(s) population(s) Minimum standard 25 meters by 25 yards swimming pool Parking provided for population served 	<ul style="list-style-type: none"> May be a stand-alone facility or located within a Community Park, Major Park, or Resource based Park Elements may include pools for specialized uses (children's pools, therapeutic pools) Aquatic support facilities (locker rooms and showers)
Activity Facilities	<ul style="list-style-type: none"> Population served and service radius varies by activity Serves single or multiple community plan area(s) population(s) Size varies by activity and population served 	<ul style="list-style-type: none"> Sports Complex Tennis Complex Skating Rink Soccer/roller hockey arena Senior, teen and pre-teen centers Often require operating agreements for certain services May be a stand-alone facility, located within a Community Park, or combined with a Recreation Center May include on-site parking 	

¹Guidelines to be refined and components to be analyzed for minimum requirements during Parks Master Plan preparation.

²Components listed are not all-inclusive in every park.

Table RE-4 Eligible Population-Based Park Equivalencies

Category	Facility Type	Guidelines for Equivalencies Credit	Typical Components and examples
Equivalencies	All (as shown below)	<p><u>The following guidelines apply to all categories:</u></p> <ul style="list-style-type: none"> • Determined case by case by evaluation of use and function • Easily accessed by the public • Consistent with the General Plan, Parks Master Plan, individual park master plans, applicable community plans and other applicable land use plans • Includes typical population-based park components and facilities as appropriate 	<ul style="list-style-type: none"> • Picnic areas • Children’s play areas • Multi-purpose turf areas • Multi-purpose courts • Sports fields • Comfort Station • Security Lighting • Walkways • Landscaping • Parking
	Joint Use Facility	<ul style="list-style-type: none"> • Requires an executed long-term joint-use agreement • Property owner could be City or partner agency/entity (school districts, other public agencies, not-for-profit private entities) 	<ul style="list-style-type: none"> • Children’s play areas • Multi-purpose turf areas • Multi-purpose courts • Sports Field • Parking
	Trail	<ul style="list-style-type: none"> • Could include portions of, and areas adjacent to, greenways or linear parks • Consistent with the Trails Master Plan or trail policies within the Parks Master Plan, community plans, and other applicable land use documents • Provides linkage between parks, or parks and open space 	<ul style="list-style-type: none"> • Scenic overlooks or viewpoints • Staging Areas
	Portion of Resource-Based Park	<ul style="list-style-type: none"> • Consistent with applicable Resource-Based park master plans (e.g. Balboa Park Master Plan, Mission Bay Park Master Plan) and community plans • Typically contiguous to the community it serves 	<ul style="list-style-type: none"> • Community and Neighborhood Park components (Table RE-2) • Recreation Facilities components (Table RE-3)
	Privately-owned Park Site	<ul style="list-style-type: none"> • Requires agreements, public use easements, and/or other applicable legal instruments that remain in effect in perpetuity 	<ul style="list-style-type: none"> • Sites within residential, commercial/industrial, or mixed-use developments
	Non-Traditional Park Sites	<ul style="list-style-type: none"> • Includes atypical sites such as rooftops, interior space of non-park buildings, and portions of other publicly-owned property 	<ul style="list-style-type: none"> • Rooftop or indoor basketball or tennis court • Green streets or linear street parks
	Facility or Building Expansion or Upgrade	<ul style="list-style-type: none"> • Includes physical improvements that expand or increase the intensity of use or range of users available at an existing City owned or controlled park or recreation facility 	<ul style="list-style-type: none"> • Expansion or upgrades to children’s play areas or multi-purpose courts • Building additions • Aquatics complex additions • Specialty-use room improvements (dance, weight/fitness, arts & crafts, commercial-grade kitchen)

