Draft

Otay Mesa Community Plan Update

Recreation Element

ATTACHMENT 1

7.0 Introduction

Otay Mesa's topography and temperate climate is conducive to year-round outdoor recreational activity. The community's park and open space systems are intended to serve the residential, village, and employment areas of Otay Mesa. The City of San Diego General Plan Recreation Element provides guidance to preserve, protect, acquire, develop, operate, maintain, and enhance public recreation opportunities and facilities throughout the City of San Diego for all users. The Otay Mesa Recreation Element includes specific policies addressing park and recreation guidelines, preservation, accessibility, joint use and cooperative agreements, open space lands and resource based parks. These policies along with the General Plan policies provide a comprehensive parks strategy for Otay Mesa.

GOALS

- An efficient, accessible, and comprehensive park system for Otay Mesa that serves the broad resident and workforce population
- Village areas that are enhanced by frequent and well located public spaces and parks
- A Grand Park that serves the residential, commercial, and industrial users of Otay Mesa
- Open space areas that balance the recreational needs of the community with habitat protection

7.1 Park and Recreation Guidelines

DISCUSSION

As of 2011, the park system in Otay Mesa is made up of population-based community and neighborhood parks, and one joint-use area. Consistent with the General Plan guidelines, community parks may be provided in the form of major parks or community parks; and neighborhood parks may be provided in the form of neighborhood parks, mini parks, pocket parks or plazas. Multiple neighborhood parks and a joint-use area are planned within the residential and village areas of Otay Mesa, with Pacific Breezes Community Park, Beyer Community Park and the Grand Park sited to equitably serve the community.

The Grand Park, an approximately 36-acre community park, is planned in the center of the community along Airway Road. The Grand Park is envisioned as a link between villages and the surrounding employment centers and educational institutions, and enhances the connectivity of the Airway Road transit corridor. The Grand Park serves as a major park and recreation destination that could be used for recreational and organized sports, including activities for the large workforce while also providing residents with typical community park facilities.

Beyer Community Park is located in the San Ysidro Community Planning Area just west of Otay Mesa along Beyer Boulevard and the I-805 freeway. Beyer Community Park jointly serves the needs of the Otay Mesa and San Ysidro communities, and is jointly funded by the two communities. The Grand Park and the Beyer Community Park acreage are required to meet the population-based needs for Otay Mesa.

Pacific Breezes Community Park is adjacent to a five-acre joint use facility located at the Ocean View Hills K-8 elementary school. The park will include children's play areas, tennis courts, picnic facilities, athletic fields, a 17,000 square foot recreation building, a comfort station, skate park, and an Swimming Complex.

Population-Based Parks And Recreation Facilities

The General Plan establishes a minimum standard provision of 2.8 useable acres of population-based park land for every 1,000 residents. All new development in Otay Mesa will be required to comply with the General Plan standard. At full community build out, this plan projects approximately 39,100 residents for the Southwest and Central Districts.

As of 2011, the Northwest District provides approximately 51 acres of park land, or 1.8 acres per 1,000 residents, as stipulated in the previously approved precise plans that govern development in these areas. The total required park acreage for

Otay Mesa is approximately 161 acres, which combines the 51 acres in the Northwest District with approximately 110 acres, or 2.8 acres per 1,000 residents, for the other Neighborhood Districts in the community. Of these 110 acres, a minimum of approximately 21 acres (13 acres per 25,000 residents) of community parks should be provided; the remaining acreage should be in the form of neighborhood parks. Some neighborhood park acreage has been allocated to the Grand Park (discussed in the Central District, below). The General Plan also establishes population-based minimum guidelines for recreation centers (1 per 25,000 residents) and aquatic complexes (1 per 50,000 residents).

Table 7-1

Otay Mesa Park Acreage Summary Table			
	Total Units	Total Population	Park Acres
Northwest Area	7,648	27,908	51*
Southwest Village	5,880	21,028	59
Central Village	5,246	18,099	51
TOTAL	**18,774**	**67,035**	**161**

*Park standards governed by previously adopted Precise Plans

Table 7-2

Otay Mesa Park Facilities Table		
	Recreation Centers	Swimming Facilities
Northwest Area	Pacific Breezes	Pacific Breezes
Southwest Village	Beyer Community Park	
Central Village	Grand Park	Grand Park

The General Plan establishes "equivalencies" as a mechanism for provision of population-based park acreage in urbanized communities where land is constrained. Since Otay Mesa is not constrained and the planning process allows for incorporation of all required park acreage, the use of equivalencies, including joint use partnerships, is not available as a method to provide population-based park acreage, except for the Ocean View Hills Middle School Joint Use Area (described below).

The population-based park acreage and recreation facilities provided in this community plan and summarized on Table 7-1 are calculated based on

community plan densities and General Plan standards. A complete inventory of existing and planned Otay Mesa park and recreation facilities is provided in Table 7-3.

A description of park lands in each District is provided below. Additional descriptions of each District and Village area is found in the community plan Land Use and Urban Design Elements.

Northwest District

Approximately 51-acres of park land are reserved to meet population-based park needs within the Northwest District. This acreage includes one community park and five neighborhood parks. In addition, the five-acre Ocean View Hills Middle School Joint Use Area contributes to the population-based park requirements.

Southwest District

The Southwest District, including the Southwest Village, will contain approximately 53.5 acres of population-based park land in the form of one shared community park and multiple neighborhood parks. This District will benefit from the Beyer Community Park located in, and shared with, the San Ysidro Community Planning Area. The location of the parks will be determined with specific plans; however, it is anticipated that several of the parks will be located adjacent to Spring Canyon to enhance public views and provide staging areas for canyon trails. It is also desirable to locate parks adjacent to future school sites. To meet additional community park needs, resources will be allocated to the Grand Park located in the Central Corridor District.

Ocean View Hills Park

Central District

The Central District is the location of the Central Village, which is planned for mixed-use residential development adjacent to open space, developed parks, schools, and business park lands. The Central Corridor District also contains Otay Mesa's Grand Park for the Village residents and business employees.

The Central Village is anticipated to contain multiple neighborhood parks, some adjacent to schools. A portion of Beyer Community Park's required acreage and some of the required neighborhood

park acreage within the Central Neighborhood District are allocated to the Grand Park. The consolidation of park acreage into the Grand Park provides a central venue that is served by transit and appropriately designed to address the traffic, noise and lighting impacts that are likely to occur from large scale facilities and events. Planning and design of the urban form and scale of villages may then concentrate on incorporating smaller neighborhood, mini and pocket parks that can be accessed by pedestrians and bicyclists.

The principal function of the Grand Park is to provide a major community recreation destination for residents, as well as the workforce, which may include baseball, softball and soccer fields, multi-purpose fields, fitness tracks, children's' play areas, a recreation center, and an aquatics center. The Grand Park provides opportunities for events such as sports tournaments, running/walking races, youth events and cultural festivals.

Recreational Opportunities & Joint Use/Cooperative Partnerships

The Ocean View Hills Middle School (K-8) site contains a five-acre joint use recreation facility which includes turfed, multipurpose sports fields. This facility is available for community use pursuant to a 25-year Joint Use Agreement, which expires in 2030, with the San Ysidro Unified School District.

Accessibility

A multi-modal approach to connect park and recreation sites to each other and residential and commercial uses increases the value of parks and promotes parks as community destinations. Pedestrian and bike access to parks should be safe, direct, and accommodate the elderly and disabled. Access to parks is part of a larger comprehensive approach to improving and enhancing pedestrian connectivity throughout Otay Mesa (see Mobility Element Section 3.1 for additional information).

It is essential to provide safe routes to parks and recreation facilities and Otay Mesa provides a couple of unique challenges. Access to the Grand Park requires special pedestrian considerations for Cactus Road and Airway Road. Creating safe and easy access for pedestrians and bicyclists across Cactus Road from the Central Village is crucial for the success of the Grand Park. Airway Road is a designated Transit Corridor and efforts should be made to locate transit stops near the Grand Park and provide pleasant sidewalks or paths along the road.

Accessibility is discussed in further detail in the Mobility Element and illustrated in the Pedestrian Systems and Recommended Linkages Map. Streetscape beautification is also addressed in the

Mobility Element as well as the Urban Design Element.

POLICIES AND RECOMMENDATIONS

Park Needs Assessment

7.1-1 Use specific plans to determine the specific quantity, locations and acreages of population-based parks, based on General Plan standards, and to provide recommendations about specific park uses and design intent.

7.1-2 Coordinate and phase the development of parks with the future mixed-use and residential development process.

7.1-3 Provide useable acreage park land required to meet General Plan population-based park standards, without the use of park equivalencies, and for the sole use as parks, independent of any shared joint use at Ocean View Hills Elementary School.

Location of Parks

7.1-4 Locate a Grand Park along Airway Road to accommodate community park needs of village, employment and residential areas, in accordance with GP Table RE-2 guidelines for a Major Park.

7.1-5 Provide a diverse mix of neighborhood parks, mini parks, pocket parks and plazas.

7.1-6 Locate neighborhood parks adjacent to schools and open space areas when possible. Consider additional joint use agreements to expand recreational opportunities beyond those planned to meet General Plan population-based park acreage requirements.

7.1-7 When siting and locating new parks consider the following:

a. Determine the exact location of a new park early in the specific plan or subdivision process.
b. Orient new parks in a central location to the area it will serve.
c. Plan development around new parks and do not treat parks as an afterthought.
d. Link new parks to the pedestrian and bike way systems, and to transit where possible.
e. Orient and design new parks adjacent to canyon/open space edges, when feasible, to enhance public views and create a buffer between natural open space areas and other built land uses.
f. Separate parks from one another to maximize the distribution of parks within the community.

7.1-8 Locate new park and recreation areas so that they are readily accessible and can be

reached through safe and convenient approaches.

7.1-9 Provide special design treatments to address pedestrian and bicycle crossing of Cactus and Airway Roads.

7.1-10 Encourage multi-modal access to the Grand Park, including transit and multi-use trails.

7.1-11 Provide improved public access from recreation facilities, canyons, open space, and community villages using sidewalks, pathways, and trails. (See Policy 6.1-1 and General Plan Urban Design Element Policies)

Grand Park

7.1-12 Site the Grand Park at the southwestern corner of Cactus and Airway Roads.

a. Site the Grand Park beyond any buffer areas for industrial to the east and south.
b. Establish pedestrian linkages to the village areas to the west and north.

7.1-13 Design the Grand Park with the resources and facilities that accompany community parks and serve the Otay Mesa community as a whole.

7.1-14 Design the Grand Park to include the integration of arts and cultural facilities and functions within or adjacent to the park.

7.1-15 Include both a Recreation Center and Aquatic Center in the Grand Park to equitably serve the Otay Mesa Community.

Grand Park Example

7.2 Open Space Lands and Resource Based Parks

DISCUSSION

Approximately 2,200 acres of undeveloped land has been reserved for open space as a part of the region's Multi-Habitat Planning Area (MHPA) (see also the Conservation Element). There are two open space networks, Spring Canyon and Otay Valley Regional Park within or adjacent to Otay Mesa. Spring Canyon, south of SR-905, is a series of long

finger canyons that provide dramatic views and steep descents to the canyon floor.

The northern boundary of Otay Mesa is adjacent to the Otay Valley Regional Park and contains steep canyon walls and spectacular views of the valley. Dennery Canyon is within the Otay Valley Regional Park system and wraps around the Northwest Neighborhoods. The open space networks within Otay Mesa offer potential recreation opportunities with trails and scenic overlook sites. These networks also provide visual relief to the development on the mesa tops, and serve as wildlife and biological preserves, and natural drainage areas.

POLICIES AND RECOMMENDATIONS

Location of Parks

7.2-1 Balance goals to preserve MHPA and open space areas with opportunities for providing recreation.

- c. Maintain Spring Canyon and portions of the Otay Valley Regional Park in their natural state. Future uses should be compatible with the open space concept, and may include hiking, bicycling, and sightseeing.
- d. Create a close relationship between the natural environment of Spring Canyon and developed areas through an extensive parks, recreation, and open space system by connecting parks to open space trails, bike routes, and sidewalks.

7.2-2 Minimize activities that require alterations to the natural open space.

7.2-3 Require the sensitive placement of structures such as benches, picnic tables in open space areas.

7.2-4 Locate scenic overlooks, and parks adjacent to Spring Canyon and Otay River Valley trail entrances.

- a. Design scenic overlooks and trail entrances using natural materials and native plant species to reflect the natural surroundings.
- b. Include benches, picnic tables or other types of seating at trail entrances.
- c. Include information boards and trail maps at trail entrances.

7.2-5 Support efforts to designate trails and create a comprehensive trails system within Spring Canyon and the Otay Valley Regional Park's Dennery Canyon open space areas as shown in Figure 7-1.

7.2-6 Seek to obtain public access easements across private property for bike/hike trails areas.

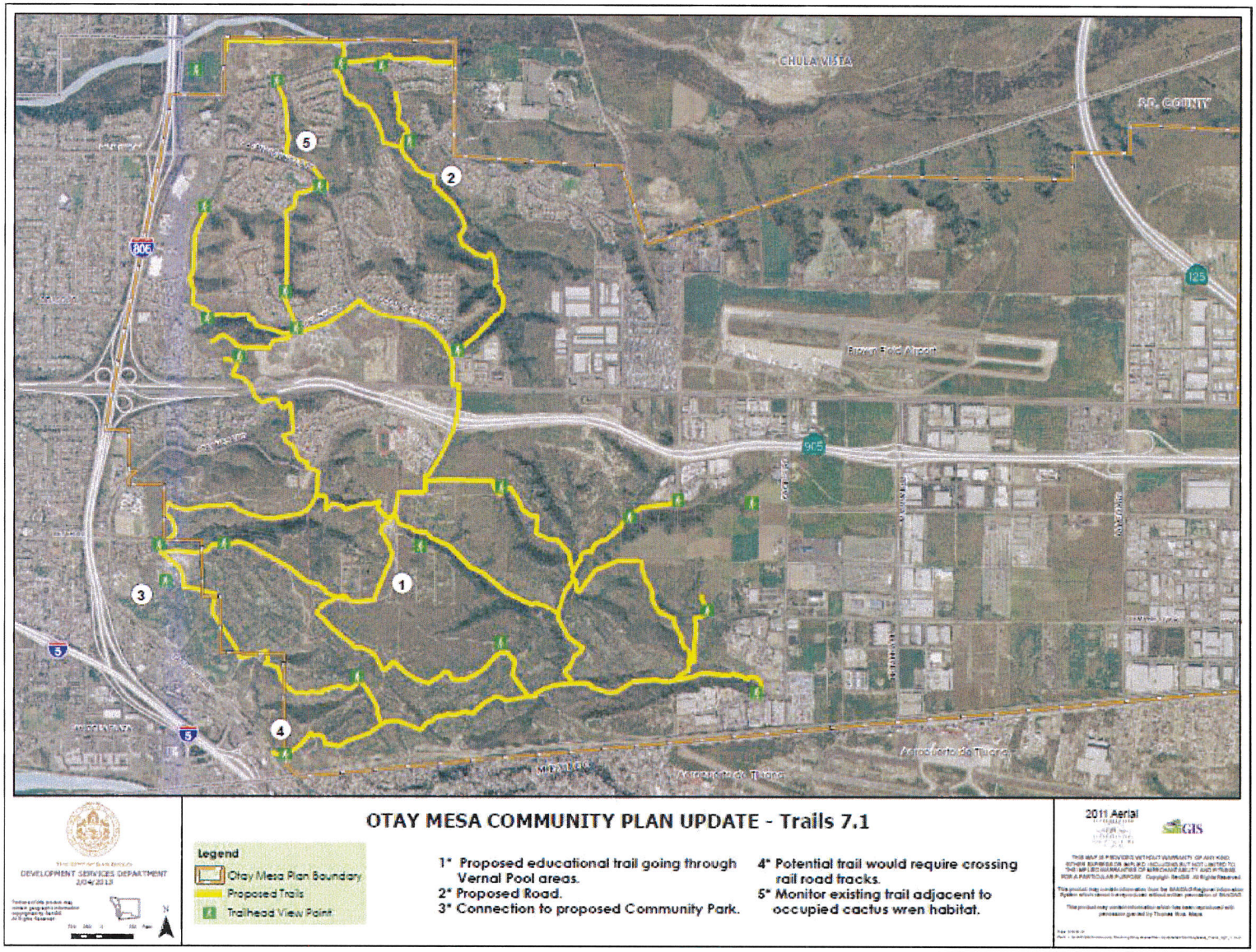
CHULA VISTA
S.D. COUNTY
Brown Field Airport
Aeropuerto de Tijuana
OTAY MESA COMMUNITY PLAN UPDATE - Trails 7.1
Legend
Otay Mesa Plan Boundary
Proposed Trails
Trailhead View Point
1* Proposed educational trail going through Vernal Pool areas.
2* Proposed Road.
3* Connection to proposed Community Park.
4* Potential trail would require crossing rail road tracks.
5* Monitor existing trail adjacent to occupied cactus wren habitat.
2011 Aerial

Table 7-3 Population Based Parks and Joint-Use Areas				
Name	Location	Size (useable acres)	Description	Expected Completion Date
Ocean View Hills Neighborhood Park	Ocean View Hills Parkway	5.1	This neighborhood park provides children's play areas, picnic facilities, parking, passive lawn areas and landscaping.	Completed
Ocean View Hills Joint-Use Area	Ocean View Hills K-8 School	5.0	This 5.0 acre joint-use area is adjacent to Ocean View Hills K-8 School located on Del Sol Boulevard. The 25-year joint-use agreement with the San Ysidro School District commenced in 2005 and expires in 2030. Turfed fields have been installed, and future improvements may include a baseball backstop, a skinned infield, and sports field lighting.	Completed
Vista Pacifica Neighborhood Park	Avenida De Las Vistas	6	This neighborhood park provides children's play areas, picnic facilities, parking, passive lawn areas and landscaping.	Completed
Beyer Community Park	Southwest District	7.5	This community park may include a comfort station with a concession and storage area, basketball courts, multi-use turf fields with sports lighting, picnic areas, parking and children play areas.	Dates to be provided by Facilities Financing
Hidden Trails Neighborhood Park	Northwest District	3.7	This neighborhood park may provide play areas, parking, picnic areas, a comfort station and passive turf areas.	
Dennery Ranch Neighborhood Park	Northwest District	11.1	This neighborhood park may provide passive turf areas, play areas, parking, picnic areas and a small staging area for park users to gain access to the Otay Valley Regional Park.	

Pacific Breezes Community Park	Northwest District	15	This community park will be adjacent to a five acre joint use facility located at a K-8 elementary school. The park will include children's play areas, tennis courts, picnic facilities, athletic fields, a 17,000 square foot recreation building, a comfort station, skate park, and a Swimming Complex.	
Riviera Del Sol Neighborhood Park	Northwest District	4.9	This neighborhood park may provide play areas, parking, picnic areas, a comfort station and passive turf areas.	