



Recreation Element

Policies

Park Planning

- RE-A.1. Develop a citywide Parks Master Plan through a public process.
- a. Develop implementation strategies to meet urban park and recreational needs and ensure equitable access to recreational resources.
 - b. Include policies that further refine the intent of the Recreation Element.
 - c. Identify community-specific recreation needs and preferences through a comprehensive conditions/needs assessment.
 - d. Identify neighborhood and community preferences for equivalencies through a public input process.
 - e. Develop criteria for the use of "equivalencies" (see also RE-A.9).
 - f. Identify opportunities for recreation equivalencies in communities where compliance with Park and Recreation Guidelines are not feasible or where specific community needs are not satisfied.
 - g. Develop criteria to evaluate the acceptability of private recreation facilities in satisfying population-based park guidelines and amount of credit to be given (see also RE-A.10).
 - h. Include measurements of recreation performance based on Table RE-1, Existing Park and Open Space Acres Within the City of San Diego.
 - i. Promote the preservation and management of the City's canyons as a part of the Parks Master Plan. Acknowledge the many environmental and recreational benefits they provide.
 - j. Incorporate by reference adopted resource-based and open space parks master plans and precise plans into the Parks Master Plan, such as Mission Bay Park and Balboa Park Master Plans, Central Mesa Precise Plan, Mission Trails Regional Park Master Plan, and river park master plans.
- RE-A.2. Use community plan updates to further refine citywide park and recreation land use policies consistent with the Parks Master Plan.
- a. In the absence of a Parks Master Plan, utilize community plans to guide park and recreation facilities acquisition and development citywide.
 - b. Coordinate public facilities financing plans with community plan and the Parks Master Plan recommendations to properly fund needed park and recreation facilities throughout the City.



- c. Identify the location of population-based parks when updating community plans so they are accessible and centrally located to most users, unless a community benefit can be derived by taking advantage of unique opportunities, such as adjacency to open space, park linkages, desirable views, etc.
- RE-A.3. Take advantage of recreational opportunities presented by the natural environment, in particular beach/ocean access and open space.
- RE-A.4. Consider existing, long-term recreation facilities provided by not-for-profit organizations when establishing priorities for new facilities.
- RE-A.5. Improve distribution of the most specialized recreation facilities, such as water play areas, swimming pools, off-leash dog areas, and skate parks.
- RE-A.6. Pursue opportunities to develop population-based parks.
 - a. Identify underutilized City lands with potential for use as mini-parks, pocket parks, plazas and community gardens.
 - b. Encourage community participation in development and maintenance of City-owned mini-parks, pocket parks, plazas, and community gardens.
 - c. Pursue acquisition of lands, as they become available, that may be developed as mini-parks, pocket parks or plazas.
- RE-A.7. Establish a policy for park design and development which encourages the use of sustainable methods and techniques to address water and energy conservation, green buildings, low maintenance plantings and local environmental conditions, such as soil and climate (see also Conservation Element, Section A).

Park Standards

- RE-A.8. Provide population-based parks at a minimum ratio of 2.8 useable acres per 1,000 residents (see also Table RE-2, Parks Guidelines).
 - a. All park types within the Population-based Park Category could satisfy population-based park requirements (see also Table RE-2, Parks Guidelines).
 - b. The allowable amount of useable acres exceeding two percent grade at any given park site would be determined on a case-by-case basis by the City.
 - c. Include military family housing populations when calculating population-based park requirements.
- RE-A.9. Where development of population-based park acreage for recreational purposes is infeasible due to land constraints, consider the use of park and recreation "equivalencies" that have been identified through a Parks Master Plan, or community plan update/amendment process.



Recreation Element

- a. Use the proposed Parks Master Plan to develop the criteria and details of how the credits/calculations for "equivalencies" would be implemented and tracked on a project and community basis (see also RE-A.1).
 - i. Continue the ongoing practice of developing joint use facilities utilizing a public input process; joint use facilities may be developed prior to the adoption of the Parks Master Plan.
- b. Clearly demonstrate and document the acceptability of any proposed "equivalencies" through findings made and approved by the City, which state how required park acreage, recreation facilities and/or infrastructure standards are being met; and that the equivalency is consistent with the applicable community plan and park master plans.
- c. Document the use of equivalencies acreage and amenities which meet population-based park needs in the population-based park inventory database to ensure accurate accounting among communities.
- d. Through the community plan, public facilities financing plan update/amendment or Parks Master Plan processes, evaluate whether specific portions of resource-based parks and open space satisfy population-based park acreage requirements. If sites are identified that provide, or could provide typical population-based park amenities, then identify the associated costs and financing mechanisms for the proposed amenities and include them in the appropriate public facilities financing plans, and amend park master plans accordingly.
- e. Use the 2006 Downtown Community Plan, and a specific City Council-approved Downtown parks master plan, or subsequent community plan update or amendment, to determine appropriate downtown population-based park and recreation facility equivalencies that consider, but are not limited to the following: partnerships with publicly accessible private recreation facilities, nonprofit and educational entities; rooftop recreation facilities; green streets and linear street parks; use of portions of resource-based parks (e.g., Balboa Park); and other similar creative ways to meet the City's goals, policies and standards. This would constitute the compliance mechanism for the application of park equivalencies in the Downtown Community Planning Area.

RE-A.10. Encourage private development to include recreation facilities, such as children's play areas, rooftop parks and courts, useable public plazas, and mini-parks to supplement population-based parks. (see also Urban Design Policies, UD-B.8 and UD-C.5)

- a. Consider partial credit for the provision of private recreation facilities when it is clearly identified that the facilities and programs provide a public benefit and are intended to help implement the population-based park guidelines and are bound by easements and agreements that remain in effect in perpetuity according to adopted policies (see also RE-A.1.g).

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>The following guidelines apply to all categories:</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 • 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)