

ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

BACKGROUND

The City of San Diego General Plan, 2008, recommends utilization of “equivalencies” as a flexible means of providing park land and facilities where development of *useable park acreage* is limited by land constraints. The use of equivalencies is intended to be part of a realistic strategy for the equitable provision of park and recreational facilities, with built-in safeguards through the implementation process designed to protect the public interest.

PURPOSE

The purpose of this toolbox is to provide interim standards, until a parks master plan is prepared, that includes general and specific criteria and implementation of *population-based park* equivalencies in accordance with the City of San Diego’s General Plan Recreation Element. This toolbox also uses the General Plan Table RE-4, Eligible Population-based Park Equivalencies, as the outline for the categories of facility type to be considered for equivalencies and the typical components that can be located in a public park. It is anticipated that this toolbox will ultimately be incorporated into an adopted Parks Master Plan.

ELIGIBLE PARK EQUIVALENCY CATEGORIES/GENERAL PLAN TABLE RE-4





- Joint Use Facility
- Trails
- Portion of Resource-based Park
- Privately-owned Park Site
- Non-Traditional Park Sites
 - Rooftop Parks/Interior Space of non-Park Buildings
 - Linear Parks
- Facility or Building Expansion or Upgrade

KEY GENERAL CRITERIA

- Determined on case-by- case evaluation of use and function
- Permanent facilities/buildings secured by deed, dedication or restricted easement
- Easily accessed by the public
- Consistent with the General Plan, Parks Master Plan, applicable park master plans, community plans and other land use plans
- Includes typical population-based park components and facilities as appropriate
- Designed with community input
- Acreage credit limited to one category of park equivalency



ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

Facility Type	Equivalencies Description	Typical Components and Illustrative Examples
Joint Use Facility	<ul style="list-style-type: none"> Requires an executed long-term agreement (lease, easement, MOU, etc.) 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 fields Gymnasiums Swimming Pools Parking
Hourglass Field/ Miramar Community College	Existing equivalency for Mira Mesa Community; approximately 31 acre Joint Use Facility on Community College land, provides lighted sports fields, field house, community swimming pool and parking lot.	 
Pacific Beach Elementary/San Diego Unified School District	Existing equivalency for Pacific Beach Community; approximately 1.20 acre Joint Use Facility on SDUSD land, provides lighted sports fields.	 

ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

Teralta Park/ Caltrans	Existing equivalency for Mid-City Community; approximately 4.41 acre neighborhood park sited atop a Caltrans-owned deck structure spanning I-15 in City Heights.	 
Facility Type	Equivalencies Description	Typical Components and Illustrative Examples
Trails	<ul style="list-style-type: none"> • Single- or Multi-Use Trails for pedestrian, bicycle and/or equestrian uses outside the public right-of-way • Trails to provide a high quality walking experience through unique environmental setting • Consistent with a future Trails Master Plan and/or trail policies within community plans and other land use documents • Provides linkage between parks, open space or other public facilities • Categories include loop trails, destination trails to scenic areas, connector trails or journey trails that provide a unique trail experience 	<ul style="list-style-type: none"> • Scenic overlooks or viewpoints with seating • Staging areas • Fitness Stations • Picnic areas • Interpretive Program • Shade structures • Drinking Fountains • Distance markers



ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

Otay Valley Regional Park	Potential equivalency for Otay Mesa- Nestor Community. Accessible multi-use trail includes picnic areas, interpretive program, trail markers, benches, and scenic overlooks. This trail links to secondary trails that lead to residential areas.	 
Famosa Slough	Proposed equivalency for Ocean Beach Community; approximately 0.55-acre multi-use accessible trail that includes an interpretive program, benches, scenic overlooks and native landscaping.	 
Mission Trails Regional Park	Potential equivalency for Navajo and Tierrasanta Communities. Multi-use trails that include picnic areas, interpretive program, trail markers, benches.	 

ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

San Diego River Park Pathway	Potential equivalency for Mission Valley, Navajo and East Elliott Communities. 17.5 mile multi-use trail that includes picnic areas, interpretive program, trail markers, benches and linkage to local parks.		
Facility Type	Equivalencies Description	Typical Components and Illustrative Examples	
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 Within, directly contiguous, adjacent to or in close proximity to the community served Site must be able to provide typical population-based park amenities. 	<ul style="list-style-type: none"> Provides Community and Neighborhood Park amenities (See General Plan - Table RE-2) 	
Bird Park in Balboa Park	Potential equivalency for North Park Community; approximately 4.86 acres; provides children's play area, seating, passive turf areas, walkways and picnic areas.		




ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

Dog Beach in Mission Bay Park	Proposed equivalency for Ocean Beach Community; approximately 5.0 acres within 52-acre designated off-leash area; provides accessible ramp, retaining wall to protect access from migrating sand, benches, interpretive program, landscaping , plaza with scenic overlook.	 
Community Gardens in Balboa Park	Potential equivalency for Golden Hill Community; approximately 5,000 square feet along Russ Boulevard within the Neighborhood Edge of Balboa Park; provides passive recreation for Golden Hill residents; operated and maintained by not-for-profit organization.	 
Golden Hill Community Park in Balboa Park	Potential equivalency for Golden Hill Community, approximately 5.0 acres; provides recreation center, multi-purpose sports field, multi-purpose courts, children's play area within the Neighborhood Edge of Balboa Park.	 



ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

<p>Saratoga Beach Park in Ocean Beach Park</p>	<p>Proposed equivalency for Ocean Beach Community; approximately 0.9 acre provides passive recreation with park amenities that include picnic shelters, children's play area, par course and an accessible pathway.</p>	
<p>West Lewis Street Mini Park</p>	<p>Although not an equivalency, this is a good example of the type of development that could occur on open space lands adjacent to canyon rims. Located in the Uptown Community, this overlook and pocket park provides, approximately 0.35 acres, with views into an urban canyon. Amenities include landscaping, small boulders, walkway, benches, and interpretive panel.</p>	
<p>North Mountain View Mini Park</p>	<p>Although not an equivalency, this is a good example of the type of development that could occur on open space lands adjacent to canyon rims. Located in the Mid-City Community of Normal Heights, this overlook and pocket park provides, approximately 0.21 useable acres, with views to Mission Valley. Amenities include landscaping, planters, small boulders for informal seating, and a trash receptacle.</p>	






ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

Facility Type	Equivalencies Description	Typical Components and Illustrative Examples
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 Yards, setbacks, open space required for the private development shall not be considered an equivalency Open and accessible to the public consistent with public parks 	<ul style="list-style-type: none"> Sites within residential, commercial/industrial, or mixed-use developments Provides Community and Neighborhood Park amenities (See General Plan - Table RE-2) Park sign provided to acknowledge that it is open to the public
Rio Vista Mini Park	Potential equivalency for Mission Valley Community; approximately 1.37 acre mini park within transit-oriented, mixed-use development provides passive recreation amenities.	 
Shawnee Park	Proposed equivalency for Navajo Community; approximately 5.5 acre neighborhood park which incorporates the San Diego River Park Pathway and provides picnic areas, small children's play area, passive lawn areas, benches, scenic overlooks and landscaping.	



ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

<p>Coast View Park (formerly known as Torrey Hills Mini Park)</p>	<p>Proposed equivalency in Torrey Hills Community; approximately 1.05 acre mini park will provide passive recreation amenities including children's play area, a scenic viewpoint and shade structure, fitness stations, and a multi-use turf area.</p>	
<p>Date Street Piazza in Little Italy</p>	<p>Potential equivalency for Downtown Community; one block long, urban plaza within to-be-vacated right-of-way; provides seating with umbrellas, water features, sculptural elements, and moveable planters to create a flexible space for many uses (farmers market, art shows, performance space, etc.)</p>	<div data-bbox="1100 618 1388 834"> <p>SCHEMATIC DESIGN</p>  </div> <div data-bbox="1419 618 1709 834"> <p>DATE STREET PIAZZA</p>  </div> <div data-bbox="1100 922 1388 1133"> <p>OPTION ONE PERSPECTIVE</p>  </div> <div data-bbox="1419 922 1709 1133"> <p>SCENE TWO</p>  </div>


ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

Facility Type	Equivalencies Description	Typical Components and Illustrative Examples
Non-Traditional Park Sites	<ul style="list-style-type: none"> Includes atypical sites such as rooftops, interior space of non-park buildings, linear parks, storm water facilities 	<ul style="list-style-type: none"> Provides Community and Neighborhood Park amenities (See General Plan - Table RE-2) Park sign provided to acknowledge that it is a public park
Rooftops/Interior space of non park buildings	<ul style="list-style-type: none"> Requires agreements, public use easements, and/or other applicable legal instruments that remain in effect in perpetuity if located on/in non-city owned buildings Open and accessible to the public consistent with public parks 	<ul style="list-style-type: none"> Park signage identifiable at the street level directing the public to the park facility Fitness Stations Group and individual Picnic Areas Amphitheater for performances Team sports arena Multi-purpose courts Passive garden areas Children's Play Areas Skateboard area Community gardens Dog off-leash area
Rooftop Sports Field in College Area	<p>Although not an equivalency, this is a good example of the type of development that could occur on a rooftop. This multi-purpose sports deck is located on the roof of a parking structure located on the SD State University campus.</p>	 

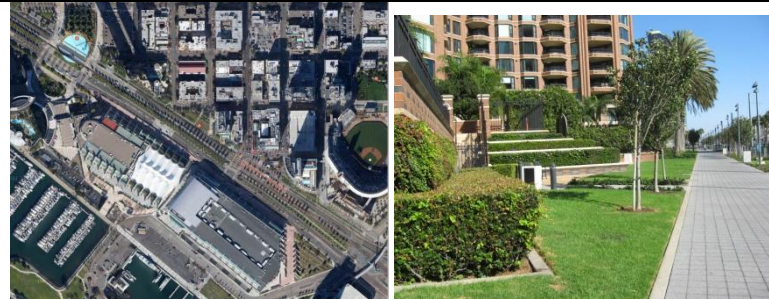
ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

<p>Rooftop Sports Deck in University</p>	<p>Although not an equivalency, this is a good example of the type of development that could occur on a rooftop. This multi-purpose sports deck is located on the roof of a parking structure located on the UCSD Medical Center campus.</p>	
<p>Linear Parks</p>	<ul style="list-style-type: none"> • Parks that are longer than their width, can exist adjacent to street rights-of-way, rivers, highways, shorelines, or within utility easements • Should link schools, libraries, other parks, public facilities and residential areas through non-motorized means of travel • When located in excess public right-of-way, linear park must be outside the area required for street classification to accommodate future road expansion 	<ul style="list-style-type: none"> • Fitness Stations • Scenic overlooks • Picnic Areas • Multi-purpose courts • Turf areas • Children's Play Areas • Seating areas for board games • Conversational seating areas • Shade structures • Dog off-leash park


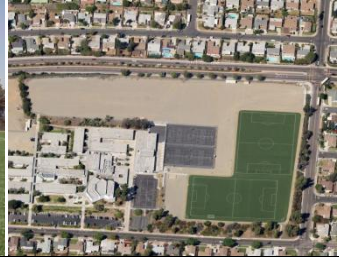
ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

<p>Normal Street Linear Park</p>	<p>Future equivalency for Uptown Community; approximately 1.60-acre portion of Normal Street from Harvey Milk Street to Polk Avenue would convert excess street right-of-way to accommodate a linear park, landscaping, plazas, staging space for the weekend Hillcrest Farmers Market, and bike lanes in conjunction with proposed DMV redevelopment.</p>	
<p>MLK Promenade</p>	<p>Potential equivalency in Downtown Community is a good example of the type of development that could occur within a linear park. This linear park links Petco Park to Seaport Village. Park amenities include benches, dog park, picnic areas, public art, scenic overlooks, accessible pathway and interpretive program.</p>	
<p>Spanish Landing Park along Harbor Drive on Port District Property</p>	<p>Potential equivalency, this is a good example of the type of development that could occur on a linear park. This linear park links Downtown to NTC Park at Liberty Station; provides picnic areas, benches, public art, children's play areas, comfort stations, scenic overlooks and an accessible pathway.</p>	

ATTACHMENT 2 - PARK EQUIVALENCIES TOOLBOX

DRAFT April 2014

Facility Type	Equivalencies Description	Typical Components and Illustrative Examples	
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 uses available at an existing City-owned or -controlled park or recreation facility This equivalency does not add or increase physical park acreage Cost of improvement converted into acreage for inventory purposes 	<ul style="list-style-type: none"> Building expansion to existing Recreation Centers Aquatics complex expansion of specialty-use pools Expansion of existing children's play areas Upgrade of Recreation Facility to include specialty-use room improvements (dance, weight/fitness, arts & crafts, commercial-grade kitchen) Addition of sports field lighting to expand hours of use Replacement with synthetic turf to expand use during the year 	
Pershing Middle School/ San Diego Unified School District	Existing equivalency for Navajo Community; approximately 10-acre joint use facility on SDUSD property provides synthetic turf sports fields and running track to expand the hours of use of the sports field throughout the year.		 
Rancho Bernardo Community Park	Potential equivalency for Rancho Bernardo Community; addition of sports field lighting to increase the hours of use of the sports field throughout the year.		