
I. BACKGROUND

As the resident population grows and the city becomes increasingly urbanized, the provision of recreation opportunities becomes more challenging as park needs increasingly compete with the space requirements of housing and other land uses. This is particularly critical in older communities, many of which already have a deficit of park space, and where available land is either non-existent or cost prohibitive.

While the City's primary goal is to obtain land for park and recreation facilities, alternative methods of providing recreation facilities need to be available to achieve citywide equity. Where constraints may make meeting *population-based park* guidelines infeasible or when satisfying community specific needs and demands, the flexibility of *population-based park* equivalencies is beneficial.

The City of San Diego General Plan 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.

II. PURPOSE AND INTENT

The purpose and intent of the Park Equivalency Criteria is to provide interim standards, until a parks master plan is prepared, for the general criteria, specific criteria and implementation of *population-based park* equivalencies in accordance with the City of San Diego's General Plan Recreation Element.

This Criteria expands upon the General Plan Policy RE-A.9 that states '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 a community plan update/amendment process'. The Park Equivalency Criteria also uses the General Plan Table RE-4, Eligible Population-based Park Equivalencies, as the outline for the type of facilities to be considered for equivalencies. It is anticipated that this Criteria will ultimately be incorporated into an adopted Parks Master Plan. Future park equivalency categories and innovative solutions to obtain population-based park land are being explored by staff. Options could include population-based park credit for the value of the land improvements in proportion to the acreage of land and calculating the acreage similar to the Facility Expansion methodology, see page 12.

III. DEFINITIONS

The purpose of this section is to provide clear and concise definitions of words and phrases that have meanings specifically related to this Park Equivalency Criteria. Each word or phrase that is defined herein is derived from the City General Plan Glossary, other official City documents, or have meanings which need explanation, and appears in the text of the Park Equivalency Criteria in italicized letters.

Accessibility Guidelines means the Americans with Disabilities Act Accessibility Guidelines (ADAAG), Title 24 CBC 1132b and the Access Board Accessibility Guidelines for Outdoor Developed Areas.

Consultant's Guide means the most current edition of the Consultant's Guide to Park Design and Development, prepared by the Park and Recreation Department of the City of San Diego.

Design and construction costs means the City's most current public facilities cost estimates for park and recreation projects.

GDP stands for "general development plan", and is the development plan that has been approved by the park and recreation board for a park.

Governing advisory body means the park's governing body in terms of permitting uses, approving park projects, advising the Park and Recreation Board on issues occurring within, or outside, the park boundaries which impact park uses (e.g., Balboa Park Committee, Mission Bay Park Committee, etc.).

Land acquisition costs means the most current 'Median Value Allocations for Community Plan Areas' prepared by Real Estate Assets Department (READ) or an independent real estate appraisal for fair market value of one acre of land in that community dated within six months of the proposed equivalency and approved by READ.

Low impact development (LID) means design and implementation of post-construction storm water hydrology that mimics pre-development patterns. LID management practices seek to reduce both peak flow rates and runoff volume by slowing flows and increasing infiltration thereby decreasing pollutant loads from entering water bodies.

MHPA means the Multi-Habitat Planning Area as identified by the City of San Diego MSCP Subarea Plan. The MHPA includes areas to be preserved, as well as those areas where development will be allowed.

MSCP means the City of San Diego's Multiple Species Conservation Program Subarea Plan implementing the Multiple Species Conservation Program.

Permanent means an estimated useful life equivalent to that of similar installations in City-owned and developed parks.

Population-based Park means park infrastructure required by City General Plan standards at 2.8 useable acres per 1,000 residents.

Resource-based Park means parks located at, or centered on, notable natural or man-made features (beaches, canyons, habitat systems, lakes, historic sites, and cultural facilities) and intended to serve the citywide population, as well as visitors. Resource-based parks include both regional parks and shoreline parks and beaches.

Staging area means a small parking lot for automobiles used to access open space, parks and trails.

Useable park acreage means a graded pad not exceeding two percent (2%) rough grade, as required to provide for structured public recreation programs of an active nature common to parks in the city of San Diego (such as ball games or court games), or gently sloping land not exceeding ten percent (10%) grade, for unstructured public recreational activities, such as children's play areas, appreciation of open spaces, or a combination thereof, unconstrained by environmental restrictions that would prevent its use as a park and recreation facility, free of structures, roads or utilities, unencumbered by easements of any kind. (The allowable amount of useable acres exceeding two percent (2%) grade at any given park site shall be determined on a case-by-case basis by the Park Planning Section of the City Development Services Department.)

IV. CRITERIA

The following general and specific criteria shall be applied for the creation of all *population-based park* equivalencies:

A. GENERAL CRITERIA FOR ALL EQUIVALENCIES:

1. Equivalencies should be considered only after the ability to provide typical *population-based park* acreage and facilities (as defined in Tables RE-2 and RE-3 of the General Plan) have been determined to be infeasible.
2. Evaluation of the appropriateness of and the amount of credit applied to proposed equivalencies should be determined case-by-case, based on these criteria. The percentage of the required *population-based park* acreage within a community that can be satisfied by equivalencies should be determined based on a recommendation by each community. This recommendation would be obtained through the discretionary review (community plan amendment) or community plan update process.

3. *Population-based park* location guidelines (service radii identified in the General Plan, Tables RE-2 and RE-3) should be met in order to receive equivalency credit.
4. Equivalencies shall be credited towards satisfying *population-based park* acreage requirements at a maximum of once per site or improvement and cannot be counted twice for two different communities (e.g., no double-counting).
5. Equivalency sites must meet the definition of *useable park acreage* and provide the greatest use possible for the greatest number of residents.
6. Equivalency sites shall provide access from a public right-of-way on at least one side, and be accessible to persons with disabilities.
7. Equivalencies should implement the City's General Plan policies, individual park master plans, applicable community plans and other applicable land use plans, and the applicable GDP. If the proposed equivalency does not implement the City's General Plan policies or is inconsistent with master plans, community/land use plans or GDP, then an amendment to the master plan, land use plans and/or GDP will be required, as determined by City staff.
8. The design and standard of construction for all elements of an equivalency shall be in substantial conformance with the most current editions of:
 - *Consultant's Guide*
 - City of San Diego Standard Drawings
 - Regional Standard Drawings
 - City Standard Specifications (Whitebook)
 - Standard Specifications for Public Works Construction "Greenbook"
 - California Building Code and all applicable federal, state and local regulations
9. General Development Plans for park equivalency facilities shall be prepared with community input in accordance with Council Policy 600-33 "COMMUNITY NOTIFICATION AND INPUT FOR CITY-WIDE PARK DEVELOPMENT PROJECTS" unless noted otherwise in the Implementation Section of this Park Equivalency Criteria.
10. All park equivalency sites shall be clearly identified through appropriate signage, at a size and location as determined by the City, that the facility is a public park or recreation facility and open to the public.
11. No restrictions may be placed on land providing an equivalency which would limit it's availability for use by the general public, other than those typically applied to neighborhood and community parks.
12. All facilities, structures or buildings provided in conjunction with an equivalency must be *Permanent*.
13. Land on which the equivalency is located shall be: 1) deeded to the City in fee title and dedicated for park and recreation purposes by ordinance; 2) secured by

a joint use agreement; or, 3) secured by a restricted easement for Public Park and recreational purposes.

14. Upon termination of a deed restriction, joint use agreement, or other legal instrument resulting in the loss of public use of the equivalency site, the site shall no longer receive equivalency credit, and appropriate recourse may be taken by the City to ensure *population-based park* requirements are satisfied for equivalencies established through discretionary action by the City Council.
15. Public use fees charged for activities, services or facilities at equivalency sites, including, but not limited to, joint use and private recreation facilities, should be commensurate with fees charged at other similar public facilities.
16. Additional recreational improvements and/or upgrades must be capital in nature ("bricks and mortar"), and shall not include the costs to satisfy existing park deficiencies or maintenance, but may include the costs attributable to the increased demand for public facilities due to the increase in population.
17. Where an equivalency site meets multiple park equivalency categories, credit shall be limited to one category (e.g., no double-counting).
18. All park equivalencies are subject to the *MSCP* land use considerations requirements, if located within *MHPA* lands.
19. Equivalencies created through discretionary action shall be given credit only for new public facilities approved and constructed after adoption of the City General Plan, March 2008. Credit will not be granted for existing public facilities constructed prior to adoption of General Plan.

B. SPECIFIC EQUIVALENCY CATEGORIES:

The following equivalency categories are based on the General Plan Table RE-4 "Eligible Population-based Park Equivalencies". Each category includes a description, qualifying criteria and amount of credit.

- Joint Use facility
- Trails
- Portion of Resource-Based Park
- Privately-owned Park Site
- Non-Traditional Park Sites
 - Rooftop parks
 - Linear parks
 - Storm water facilities
- Facility or Building Expansion or Upgrade

1. JOINT USE FACILITY

a. Description

Joint use facilities can occur on non-City-owned property or City-owned property whose main purpose is not parkland. The city and its partners mutually benefit from the use of the land or facility for shared recreational purposes. Examples of

joint use partners include school districts, other public agencies, both profit-oriented and not-for-profit private entities, etc. Public access to joint use facilities is usually limited to fewer days, hours, and or time periods than are available at typical public parks, during which time the partner agency/entity has exclusive use of the facility. Public access is regulated and negotiated through a joint use agreement.

- b. Qualifying Criteria as an Equivalency
 - i. For joint use facilities to be a population-based equivalency, they must include any land area or physical structures that provide *population-based park amenities* and are shared by the City and one or more joint use partners.
 - ii. Joint use facilities require an executed long-term joint-use agreement or other legal instruments (memoranda of understanding, easements, lease agreements, etc.) between the joint use partners, which stipulate boundaries, responsibility for design, improvements and maintenance, financial obligations, user fees (if any) and hours of use.
 - iii. Facilities provided by joint use partners must be designed or upgraded to meet City standards if they are to be maintained by the City.
 - iv. When contiguous with adjacent public parks or recreational facilities, joint use sites should be at the same grade as the park sites or recreational facilities for efficient and optimum recreational use, direct access and minimal impediments to providing disabled accessibility between the sites.
- c. Equivalency Credit

All joint use park equivalencies shall receive 100% credit when all general criteria for all equivalencies and qualifying criteria, identified above, have been met.

2. TRAILS

a. Description

Trails are defined as a path of travel for pedestrians, bicyclists and/or equestrians outside the improved public street rights-of-way and *population-based parks*. Trails may link developed parks and open space.

- i. Loop trail: a trail that provides a loop. This type of trail will usually have scenic or other characteristics, but may also be a short exercise trail.
 - ii. Destination trail: a trail designed to go to a specific destination. This destination may be a point of interest for scenic, educational, or activity-based purposes. The trail destination will usually include interpretive signage or other information.
 - iii. Connector trail: a trail that connects or links to another trail or trail system. This type of trail could also be part of a larger "destination, journey, or loop trail", or may be the start or end of an alternate transportation route.
 - iv. Journey trail: a trail that provides a route to pass through and enjoy natural areas without having a specific destination other than the trail itself.
- b. Qualifying Criteria as an Equivalency

-
- i. For trails to be considered a population-based park equivalency, they must provide recreation amenities along the trail, as appropriate for the trail type, as described in section 2.b.iv, below, and approved by the City.
 - ii. Access: trails shall comply with *accessibility guidelines* and be open to the general public during typical park hours and be accessed from a public park, or street right-of-way. Trails on or through privately-owned land must allow for public access via appropriate easement.
 - iii. Trail design: trails shall be designed to be a loop, destination, connector or journey type as described in this document and meet the design standards in the *Consultant's Guide*.
 - iv. Recreation amenities: trails shall provide recreation amenities contiguous to the trail as described below:
 - a) Major amenities include: fitness/exercise stations (minimum of three stations), group picnic area (minimum of three picnic tables together), drinking fountain, scenic overlooks that feature seating and interpretive signs, shade structure, an interpretive signage program (minimum of three), *staging area* (minimum of three parking spaces with kiosk), and comfort station.
 - b) Minor amenities include: trail kiosk with trail map, one picnic table, one bench, one interpretive sign, distance markers (minimum of three).
 - v. Trail buffers: a landscape buffer of appropriate size for trail type (maximum 10' wide) shall be provided on each side of the trail and counted towards the equivalency credit acreage. The landscape buffer shall be planted with plant materials that are non-invasive and compatible with the surrounding trail habitat. All recreational amenities shall be located within the landscape buffer.
 - vi. MHPA lands: trails within *MHPA*-designated open space will be reviewed on a case-by-case basis for degree of acceptable recreation amenities and buffer widths.
- c. Equivalency Credit
- i. Trails shall receive 100% credit for total square footage of trail and landscape buffer when all general criteria for all equivalencies, and the following criteria, are met:
 - a) Trail area is in compliance with qualifying criteria as described in section 2.b, above;
 - b) Trail area provides a minimum of one major amenity and one minor amenity within each mile of the trail, as approved by the City. For example: a 3.7 mile trail would provide a minimum of four major amenities and four minor amenities, rounded up to nearest one half mile; a trail less than one-half mile would have a minimum of one minor amenity.

3. PORTION OF RESOURCE-BASED PARK

- a. Description
 - i. Development of regional parks for recreational purposes is typically controlled by a master plan.
 - ii. Shoreline parks and beaches are located directly adjacent to or near the Pacific Ocean, San Diego Bay or Mission Bay. Development for recreational purposes is typically not controlled by a master plan.
- b. Qualifying Criteria as an Equivalency
 - i. For a portion of a *resource-based park* to be an equivalency, these sites must provide recreation amenities, or be able to accommodate recreation activities, typically found in *population-based parks* (e.g., community and neighborhood parks, etc.) consistent with any applicable *resource-based park* master plans, governing land use policy documents, and/or current community plans (e.g. Balboa Park Master Plan, Balboa Park East Mesa Precise Plan, Mission Bay Park Master Plan Update, etc.).
 - ii. Within, directly contiguous, adjacent, or in close proximity to the community served.
 - iii. Adds improvements and upgrades that increase recreational opportunities, including those needed to meet accessibility guidelines.
 - iv. Acreage to be used for an equivalency, as determined by the community, shall not detract or negatively impact the distinctive features of the *resource-based park*.
- c. Equivalency Credit

All *resource-based park* equivalencies shall receive 100% credit when all general criteria for all equivalencies and qualifying criteria, identified above, have been met.

4. PRIVATELY-OWNED PARK SITE

- a. Description

Private property used for Public Park and recreational purposes. Sites are typically within residential, commercial/industrial, or mixed-use developments. Requires agreements, public use easements, and/or other applicable legal instruments that remain in effect in perpetuity. Should a plaza be considered for a park site through the discretionary process, design and construction must be consistent with the *Consultant's Guide*.
- b. Qualifying Criteria as an Equivalency
 - i. For privately-owned park sites to be a population-based equivalency, they must provide population-based park amenities and be open to the public. Yards, court areas, setbacks, decorative landscape or other open areas required to be provided for and maintained as recreation space by private development in accordance with the San Diego Land Development Code, shall not receive credit as an equivalency.

-
- ii. Private maintenance of the privately-owned park equivalency shall be provided in accordance with recorded written agreement, covenants or restrictions subject to the review and approval of the City Attorney.
 - iii. Design and construction of improvements associated with the park equivalency must be implemented in accordance with City Council-approved permit conditions for the residential units that are generating the need for population-based park and recreation facilities.
 - iv. Privately-owned park equivalency sites shall be identified as “active private recreation” on tentative and final maps, deeds and other property documents. These sites shall be restricted for public recreational use by deed restriction, easement or other instrument which runs with the land in favor of the City and cannot be defeated or eliminated without the consent of the City or its successor.
 - v. Hours of public access and use shall be consistent with typical or similar publically-operated parks and facilities.
 - vi. Privately-owned equivalency sites shall not be eligible for reimbursement for land value; however, design and construction may be an allowable reimbursement pursuant to a park development or reimbursement agreement.
 - c. Equivalency Credit
 - i. All privately-owned park equivalency areas shall receive 100% credit when all general criteria for all equivalencies and qualifying criteria, identified above, have been met.

5. NON-TRADITIONAL PARK SITES/ ROOFTOP PARKS:

- a. Description
 - Parks located on top of a built structure(s), such as parking garages, private or public buildings, decking highways, covering reservoirs, or subterranean structures, such as water storage facilities.
- b. Qualifying Criteria as an Equivalency
 - i. For rooftops to be a population-based equivalency, they must provide population-based park amenities, be open and accessible to the public and be identifiable to the public at the street level.
 - ii. Design of the rooftop equivalency site shall be primarily for the recreational use of the general public, and not specifically designed to accommodate users in the building where the park is located. For example, a small area designed for outdoor breaks and/or lunch for office workers would typically not be considered as an equivalency.
 - iii. Planting shall make up 20% minimum of the total useable square footage of the rooftop park, and can consist of shrubs, trees, turf, or other live groundcovers planted in the surface or in raised planters. Where recreation facilities on top of built structures consist of court games or arena activities,

- required planting areas may be reduced to accommodate the facilities with City approval
- iv. Provides shade in the form of plant materials or built structures over 30% of the passive rooftop park, or over spectator seating areas for court and arena facilities.
 - v. Rooftop park equivalency sites shall provide recreation amenities as described below. The number of amenities required is listed in the equivalency credit section:
 - a) Major amenities include: fitness/exercise par course (minimum of three different stations), a group picnic area (two picnic tables or more in close vicinity), a shade structure, community gathering space such as an amphitheater for performances, team-sport arena, a full basketball (multi-purpose) court, a large, multi-use turf area (natural or synthetic), a children's play area, or a skateboard area.
 - b) Minor amenities include: a picnic table, a bench, a game table, a single piece of children's play equipment, a small, multi-use turf area (natural), a drinking fountain, or a half-court multi-use court.
 - c. Equivalency Credit
 - i. All rooftop park equivalencies shall receive 100% credit when the following criteria are provided:
 - a) Meets all qualifying criteria;
 - b) Provides two (2) major recreational amenities; and
 - c) Provides three (3) minor recreational amenities.

NON-TRADITIONAL PARK SITES/LINEAR PARKS:

- a. Description

A type of park whereby the length of the park is typically considerably longer than the width of the park. For the purposes of equivalencies, a linear park could exist within street rights-of-way, along rivers, below electrical lines, adjacent to highways and shorelines. Linear parks should link public facilities such as schools, libraries, and other parks to each other and to surrounding residential neighborhoods, through non-motorized means of travel.
- b. Qualifying Criteria as an Equivalency
 - i. Provides typical *population-based park* amenities and components as identified in Table RE-2, parks guidelines in the General Plan.
 - ii. Provides recreational amenities as described below and appropriate for the linear park type:
 - a) Major amenities include, but are not limited to: fitness/exercise par course (minimum of three different stations), a group picnic area (two picnic tables or more in close vicinity), a shade structure, a plaza (square) or an amphitheatre for performances, a jogging trail or bike path

-
- separated from the primary pedestrian sidewalk, a significant public art element, a comfort station, a full or half-court basketball (multi-purpose) court, a children's play area, or a skateboard area.
- b) Minor amenities include, but are not limited to: a picnic table, a bench, a single interpretive sign, a game table, a scenic overlook, a barbeque grill with hot ash bin, a bike rack, a single piece of children's play equipment, a drinking fountain, a minor public art element, or an interpretive signage program (minimum of three signs).
 - iii. When located within excess existing street rights-of-way, the equivalency area must be located outside the minimum right-of-way width required for the street classification as outlined in the City of San Diego Street Design Manual. The *useable* equivalency acreage shall be no less than a minimum average width of 30'-0" unless situated along publicly-owned park land, which allows for expanded acreage for recreational uses and shall include a public sidewalk the length of the linear park.
 - iv. The following amenities must be provided, but do not count as recreational amenities: trash receptacles, security lighting, and street trees (if a portion of the linear park is within a street right-of-way).
 - c. Equivalency Credit
 - i. All linear park equivalency areas shall receive 100% credit when the following criteria are met:
 - a) Provides one (1) major recreational amenity for every two hundred feet (200') of linear park. The major recreational amenity may exist outside the right-of-way provided it is located on publicly-owned land contiguous with the right-of-way; and
 - b) Provides two (2) minor recreational amenities for every two hundred feet (200') of linear park.

NON-TRADITIONAL PARK SITES/STORM WATER FACILITIES:

- a. Description

Storm water facilities are permanent, engineered structures that manage storm water at a site through sedimentation settling, filtration, plant uptake, absorption, and bacterial decomposition.
- b. Qualifying Criteria as an Equivalency
 - i. Storm water facilities shall be designed as *low impact development*, in accordance with the City of San Diego's land development manual 'storm water standards' and the Park and Recreation Department's "*Consultant's Guide to Park Design and Development*" and demonstrate a clear public benefit as determined by City staff.
 - ii. The storm water equivalency shall not compromise, or impair, the intended park and recreation uses for the type of park the storm water facility is

located in as described in the City General Plan, Recreation Element Table RE-2, and meets the definition of *useable park acreage*.

- iii. Storm water facilities shall be designed to integrate into the park, provide park amenities and be indistinguishable from other recreation amenities typically found in population-based parks.
- iv. Maintenance responsibilities for any storm water facilities required to treat off-site storm water shall be identified and approved prior to its acceptance as a park equivalency, and shall be the responsibility of the developer in perpetuity in accordance with a maintenance agreement and/or endowment.
- c. Equivalency Credit
Storm water facility park equivalencies shall receive 100% credit when all general criteria for all equivalencies and qualifying criteria, identified above, have been met.

6. FACILITY OR BUILDING EXPANSION OR UPGRADE

- a. Description
Physical improvements that expand square footage and/or hours of recreation use, or increase the intensity and/or range of uses available at an existing park or recreation facility, as shown on the *GDP*. This category of equivalencies does not add or increase physical park acreage. Examples of these improvements include, but are not limited to, the following:
 - i. Additions or expansions to recreation facilities, aquatic complexes or children's play areas, which may increase square footage, and/or provide additional hours of use;
 - ii. Installation of sports lighting to sports fields or courts; and
 - iii. Installation of synthetic turf to sports fields.
- b. Qualifying Criteria as an Equivalency
 - i. Additions or expansions to recreational facilities that exceed the approved *GDP* or building construction plans for the recreation facility.
 - ii. Addition of synthetic turf to existing sports fields requires an endowment for a one time replacement.
 - iii. Recreation facility addition or expansion equivalency must have an estimated life span of 25 years.
- c. Equivalency Credit
Equivalency credit is derived by the monetary value/park acre equivalent formula, which is based on the actual cost of the improvements, and the estimated cost of *land acquisition, design and construction* of one (1) acre of typical park land in the particular community. The equivalency credit does not necessarily equal the amount of acreage being improved, and would be added to the actual acreage the improvements physically cover. (See Example 2

below.) The formula to calculate equivalency credit and two examples are provided below:

$$X \div Y = Z$$

X = cost of equivalency improvement

Y = cost of land acquisition and improvements of one (1) acre of park land (community specific)

Z = equivalency credit, in acres

Example 1 – Recreation Center Addition

X = \$2,500,000: cost of adding 5,000 additional square footage to existing recreation center.

Y = \$3,350,000: cost of land acquisition and improvements of one (1) acre of park land in community a.

$$Z = (\$2,500,000 \div \$3,350,000) = 0.75 \text{ acre equivalency credit}$$

(0.75 acre equivalency credit would be reflected in the community park inventory)

Example 2 – Recreation Facility Expansion

X = \$4,981,500: cost of installing 4.5 acres of synthetic turf and endowment for one-time replacement.

Y = \$1,665,000: cost of land acquisition and improvements of one (1) acre of park land in community b.

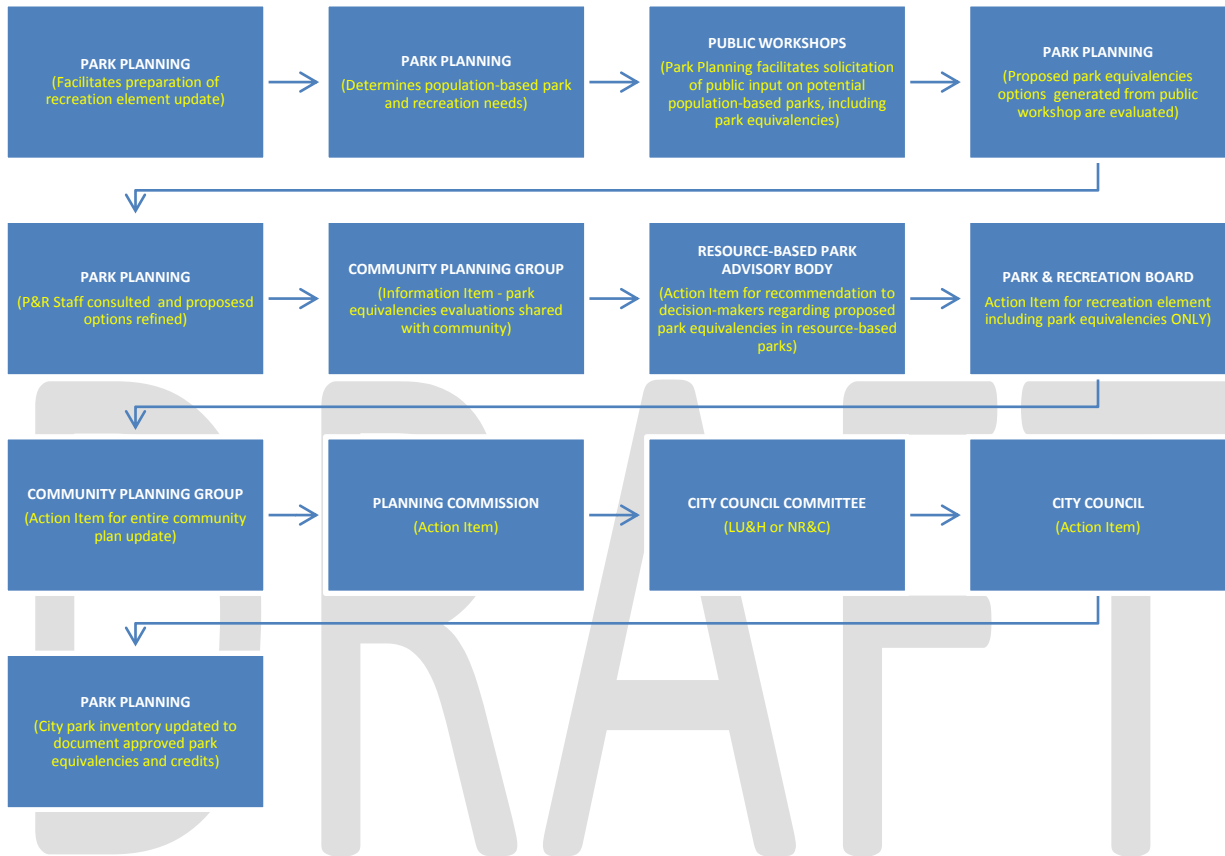
$$Z = (\$4,981,500 \div \$1,665,000) = 3.0 \text{ acres equivalency credit}$$

(3.0 acres equivalency credit would be reflected in the community park inventory)

C. IMPLEMENTATION:

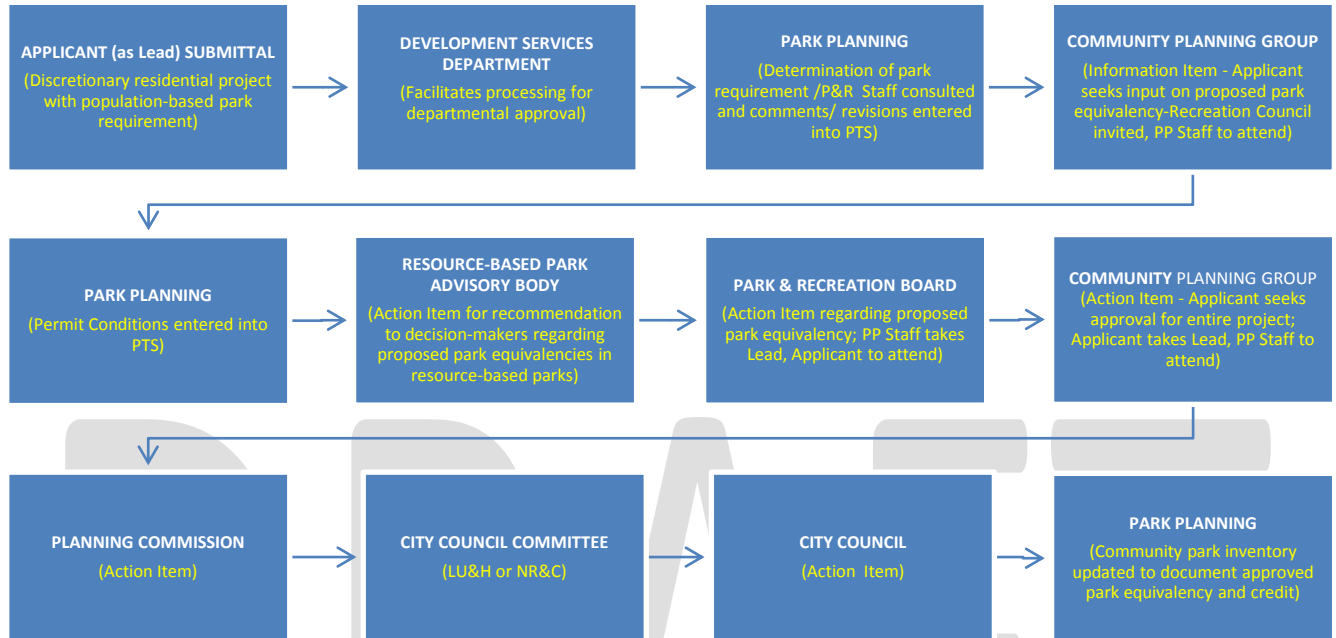
To ensure appropriate implementation of the Park Equivalency Criteria, the following processes should be used to determine park equivalencies and obtain approval from the community and decision-makers.

**1. COMMUNITY PLAN UPDATE PROCESS
 Publicly-Initiated Projects**



1. Community Plan Update Process:
 - a. Community plan updates are managed and processed by City staff through a community input process. It is during this process that the recreation element of the community plan is updated and potential park equivalencies are identified and evaluated by the community and City staff.
 - b. Where proposed park equivalencies are located within *resource-based parks*, the *governing advisory bodies* shall make a recommendation for approval or denial to the decision-makers.
 - c. All new park equivalencies shall be documented in the park inventory table of the recreation element as part of the community plan update process. (See flow chart #1 above for community plan update process.)

2. COMMUNITY PLAN AMENDMENT PROCESS
Privately-Initiated Discretionary Projects



2. Community Plan Amendment Process:

- a. Community plan amendments that are processed by the City are processed in the same manner as community plan updates, as shown above.
- b. Community plan amendments that are processed by a private developer through a discretionary permit, are processed by the private applicant through a discretionary approval process. (See Flow chart #2 above for community plan amendment process.)
- c. Where proposed park equivalencies are located within *resource-based parks*, the *governing advisory bodies* shall make a recommendation for approval or denial to the decision makers.
- d. Park equivalency design process: When the design of park equivalencies are integral to the overall private development design (e.g., privately-owned plaza with public use easement), the developer shall not be subject to Council Policy 600-33, “Community Notification and Input for City-wide Park Development Projects” prior to seeking approval of the discretionary project; however community input shall be sought during the meetings with the community planning group and the recreation council for the park design prior to Park and Recreation Board recommendation (See flow chart #2 above for community plan amendment process).