



7 RECREATION

The Community Vision adopted as part of the Plan includes the following: “Enhance existing parks with improvements to landscaping, lighting, signage, walkways and play facilities, promote joint use schools, and provide new parks and gathering places.”

Parks and open spaces provide opportunities for recreation, relaxation, walking, and community gathering in Southeastern San Diego. The Plan provides goals and policies and identifies opportunities to create a comprehensive parks strategy to accommodate the community through build-out.

GOALS

1. 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 entire teenage population.
2. A comprehensive plan for pedestrian and bikeway connections between parks and open space lands within the Southeastern San Diego community, as well as to surrounding communities.
3. A comprehensive plan for preservation and management of Chollas Creek open space system and area canyons.
4. Accessible bicycle and pedestrian trail corridors along Chollas Creek.
5. A program to incentivize the provision of publicly accessible but privately maintained open space as part of new development.
6. A program to incentivize the provision of publicly accessible but privately maintained parks and open space as part of new development.
7. Improve and stimulate investments in this area.

The Recreation Element includes specific policies and opportunities addressing the following topic areas: Parks and Recreation Facilities, Preservation, Accessibility and Open Space Lands. These policies, 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.

Recreation topics overlap with other Plan elements, as shown in Table 7-1. Joint-use facilities at schools are relevant in the Public Facilities, Services, and Safety Element; open space also has value for the Conservation and Sustainability Element; and the parks system helps to produce the community's identity, a concern discussed in the Urban Design Element.

TABLE 7-1: RECREATION TOPICS ALSO COVERED IN OTHER PLAN ELEMENTS

RECREATION TOPIC AREAS	LAND USE	URBAN DESIGN	PUBLIC FACILITIES, SERVICES, AND SAFETY	CONSERVATION AND SUSTAINABILITY
Park and open space land designations	x			
Recognizable open space network		x		
Joint-use facilities at schools, community facilities			x	
Open space, including Chollas Creek corridor				x
Open space, including Chollas Creek open space system	x			

7.1 Parks and Recreation Facilities

Population-Based Parks and Recreation Facilities Standards

The General Plan Recreation Element describes three categories of parks: Open Space Lands, Resource-based Parks, and Population-based Parks. This section covers Population-based Parks. Population-based parks and recreation facilities are typically located within close proximity to residents and are intended to serve the daily recreational and leisure needs of the neighborhoods and communities at a General Plan standard of 2.8 usable acres per 1,000 residents.

Population-based parks consist of six facility types: 1) major park; 2) community park; 3) neighborhood park; 4) mini park; 5) pocket park or plaza; and 6) special activity park. Typically, major parks are a minimum 20 acres and serve single or multiple communities and provide specialized facilities that serve large populations. Community parks are a minimum of 13 usable acres, serve a population of 25,000, and provide active and passive recreation. Neighborhood parks are 3 to 13 usable acres, serve a population of 5,000 within approximately one mile radius, and are accessible primarily by foot or bicycle. Mini parks are 1 to 3 usable acres within a half mile radius; Pocket parks and plazas are typically less than 1 usable acre within a quarter mile radius from residents to be served. The size of special activity parks varies depending upon the activity and the population to be served. Usable park land, by General Plan standards, must have a slope of less than two percent grade in active use areas, or a slope of less than ten percent for unstructured recreational or passive use areas.

The General Plan also establishes minimum standards for recreation centers and aquatic complexes based on population. A recreation center, typically 17,000 square feet in size, should be provided for every 25,000 residents, and an aquatic complex should be provided for every 50,000 residents.

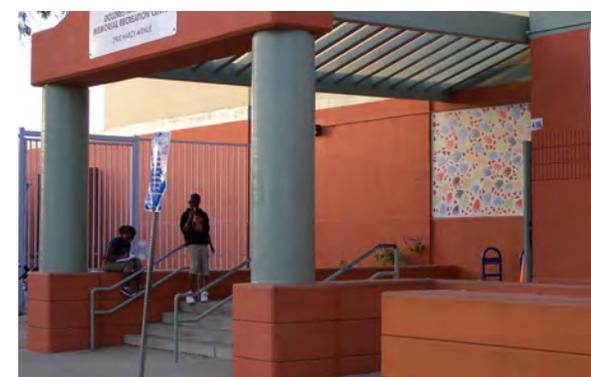
Meeting City General Plan Standards for Population-based Parks and Recreation Facilities

Population-based park requirements are calculated on residential density based on the land use recommendations of the community plan, multiplied by CALTRANS projected persons per household at full community build-out, and park acreage and recreation facilities standards in the General Plan.

For Southeastern San Diego, the projected population at full community build out under the community plan is projected to be 60,992. Therefore, according to General Plan standard of 2.8 usable acres of population-based parks for 1,000 residents, the community should be served by a minimum of 171 usable acres of park land. Additionally, Southeastern San Diego should have 2.4 recreation centers for a total of 41,475 square feet, and a little more than one aquatic complex (1.2).

Existing Population-Based Parks and Recreation Facilities in Southeastern San Diego

The park system that serves Southeastern San Diego is shown on Figure 7-1. It includes two community parks: Memorial Park in the west and Southcrest Park in the east. Both parks include a recreation center and a combination of ball fields and areas for passive rec-



Dorothy Petway Park (top). Dolores Magdaleno Memorial Recreation Center (bottom).

WORKING DRAFT: May 2014



The park system that serves Southeastern San Diego includes community parks, neighborhood parks, and joint use school fields and playgrounds.

recreation. Memorial Park also includes an aquatic complex. Willie Henderson Sports Complex at the eastern edge of the Planning Area features nearly 17 acres of sports fields and multi-purpose courts. In addition to the recreation centers at Memorial and Southcrest, recreation centers exist at Mountain View Neighborhood Park and adjacent to King/Chavez Primary Academy (Stockton Recreation Center).

The community includes four neighborhood parks: Grant Hill Park, Dennis V. Allen Park, Mountain View Park, and Dorothy Petway Park. While providing typical neighborhood park amenities, Grant Hill Park, located at a high point, helps to define the surrounding historic neighborhood and Mountain View Park has a recreation center.

Southcrest Trails Park is a proposed park with an approved General Development Plan, and will provide both recreational facilities and restored natural open space as part of the Chollas Creek open space system.

There are six pocket parks considerably less than one acre in size. These pocket parks are the only public parks within walking distance for many residents. Two additional parks are proposed on City-owned park land that are currently undeveloped. In total, there are currently 72 acres of usable park land in Southeastern San Diego. Four recreation centers are located in Southeastern San Diego that serve the community's indoor recreational needs. The community is currently in excess of recreation centers per General Plan standards.

Existing Park Equivalencies

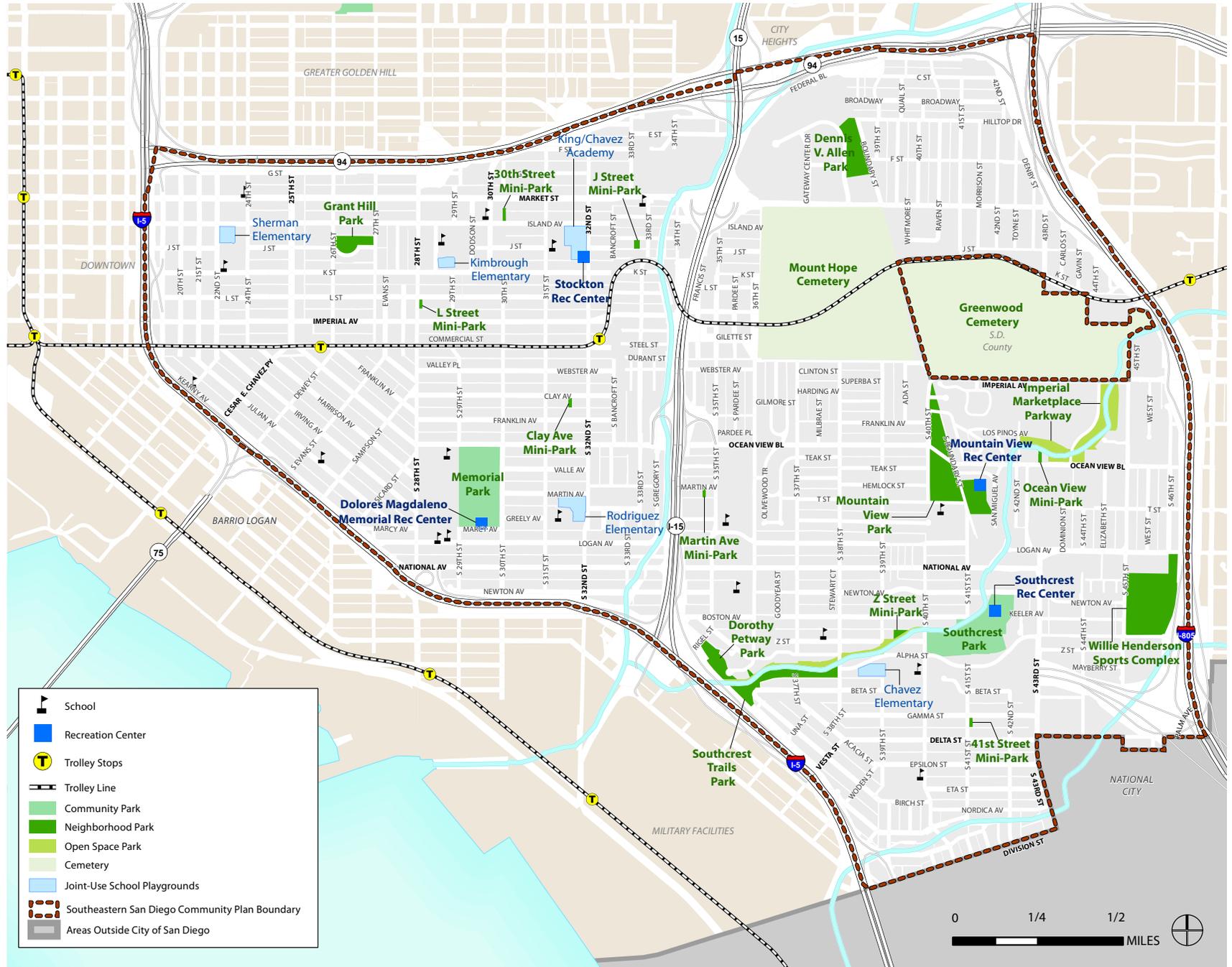
Five Joint Use facilities, Chavez, Kimbrough, Rodriguez, Sherman Heights Elementary Schools and King/Chavez Primary Academy provide turf multi-purposed playfields as a park equivalency for a total of 10.00 usable acres.

Recreation Opportunities and Parks Equivalencies

Opportunities for additional park land and recreation facilities within Southeastern San Diego are anticipated to come primarily through property acquisition, redevelopment of private and public properties and through the application of park equivalencies.

Where undeveloped land is limited, unavailable or cost-prohibitive, the City's General Plan allows for the application of park equivalencies to be determined by the community and City staff through a community plan update or amendment. Park equivalencies categories include: 1) joint use facilities; 2) trails; 3) privately-owned publicly accessible parks; 4) non-traditional parks, such as rooftop or indoor recreation facilities; 5) portions of resource-based parks; and 6) park facility expansion or upgrades. Southeastern San Diego is an urbanized community where park equivalencies are appropriate for satisfying some of the community's population-based park needs.

FIGURE 7-1: Existing Parks and Recreation Facilities





Trails (top) and privately-owned, publicly-accessible open space (bottom) are potential park equivalencies. Examples are from San Jose and West Hollywood.

Population-based park and recreation opportunities, as well as potential park equivalency sites, have been identified and evaluated for their recreational value, uses, functions, and public accessibility. They were also evaluated for consistency with General Plan policies and guidelines, and other land use policy documents, including the Commercial/Imperial Corridor Master Plan and the Chollas Creek Enhancement Plan,. It was determined that a variety of sites and facilities within the community do, or could, serve as population-based parks or park equivalencies.

The Commercial/Imperial Corridor Master Plan recommends development of public space consisting of both public gathering spaces and population-based parks for residents of the corridor and the surrounding neighborhoods. One mini-park and two pocket park locations are identified. In addition, urban plazas, paseos, curb extensions and other public spaces provided as part of new developments that do not directly provide for park deficits, would further add to the availability of open space.

The Chollas Creek open space system as identified in the Chollas Creek Enhancement Plan, as a whole is not considered a population-based park. However, proposed population-based parks along the creek open space system will provide needed recreation space and create connections between communities. Trails that connect these parks that feature such amenities as benches, picnic tables, exercise stations or areas for passive enjoyment could be considered as a park-equivalency once under City ownership by parcel or easement acquisition. See Section 7-4: Open Space Lands for more discussion of open space along Chollas Creek.

Table 7-2 identifies potential park or park equivalency sites in Southeastern San Diego.

Existing and proposed parks and park equivalencies are shown in Figure 7-2 and summarized in Table 7-2. **Identification of private property as a potential park site does not preclude permitted development per the underlying land use, or zone.**

FIGURE 7-2: Existing and Proposed Parks and Park Equivalencies

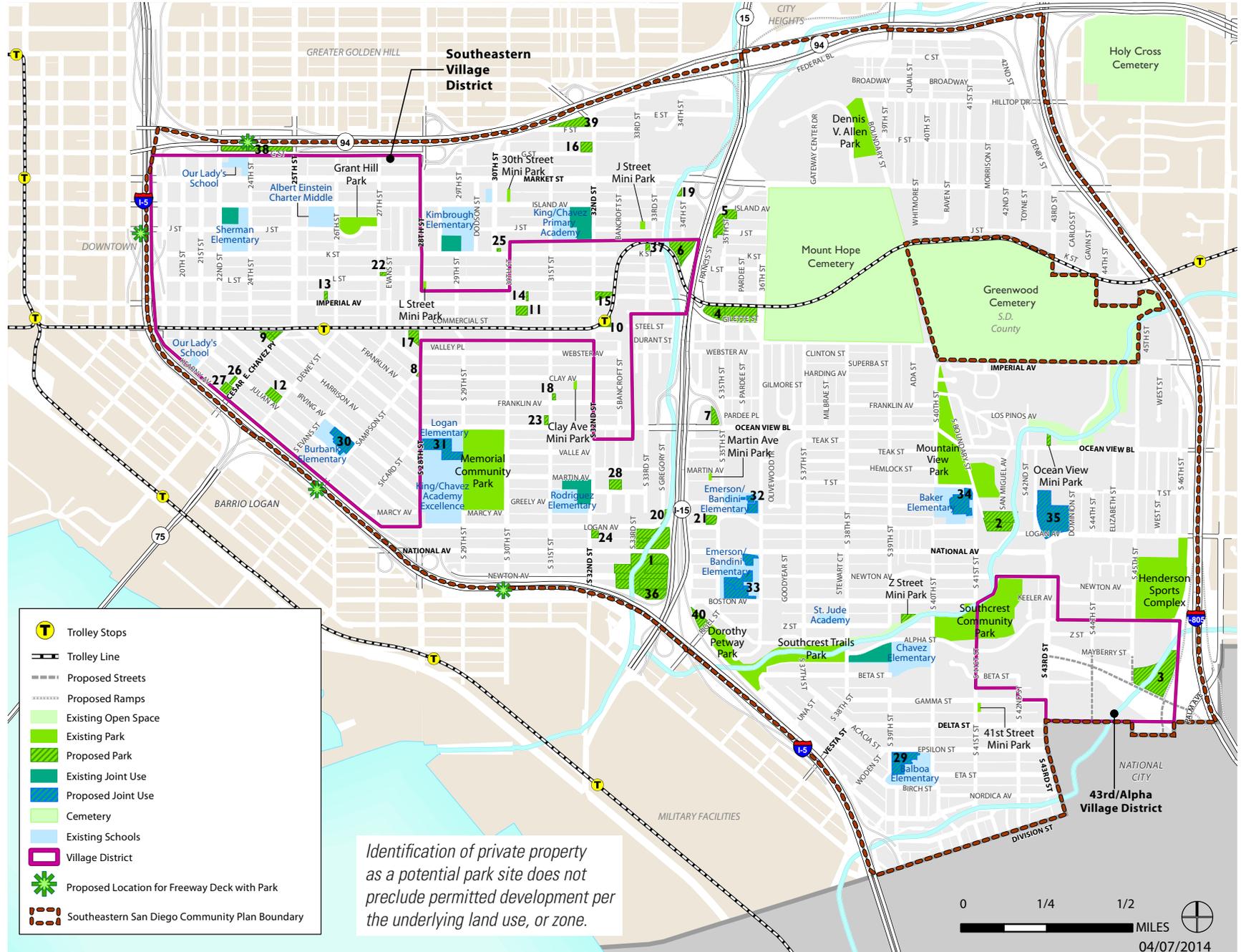


TABLE 7-2: EXISTING AND PROPOSED POPULATION-BASED PARKS AND PARK EQUIVALENCIES INVENTORY					
PARK OR PARK EQUIVALENCY	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	ACQUISITION REQUIRED	EXISTING CONDITIONS / AMENITIES	PROPOSED ACTIONS AND RECOMMENDED RECREATION AMENITIES
Parks					
<i>Major Parks</i>					
None					
<i>Community Parks</i>					
Memorial	18.0	0.0		Existing facility consisting of both active and passive recreation that includes a recreation center, aquatic complex, Boys Club, skate park, lighted multi-sports fields, children’s play area, walkways, seating and picnic tables.	<ul style="list-style-type: none"> • Pursue a General Development Plan amendment for the vacant Girls Club building for either a retrofit for park purposes, or demolition to provide intensification of recreational use. • Provide additional security lighting throughout the park. • Expand the existing parking lot. • Convert the existing shuffleboard courts at the Senior Center to a picnic area with tables, benches, grills and prep area for intensification of use. • Install lighting at multipurpose courts. • Upgrade northerly children’s playground to meet State and Federal accessibility guidelines. • Upgrade multi-purpose ballfield lighting to increase the use of the fields.
Southcrest	13.9	0.0		Existing facility consisting of both passive and active recreation that includes a recreation center, a senior center with shuffleboard courts, comfort station lighted ball fields, multi-use courts, children’s play area, walkways, seating and picnic tables.	<ul style="list-style-type: none"> • Design and construct two picnic shelters. • Provide security lighting. • Design and construct racquetball courts.
(1) ¹ Northwest of I-5/ SR 15 interchange		8.8	X	32 parcels both privately and publically owned containing a radio tower, parking/storage, business facilities and Chollas Creek.	Acquire, design and construct an active park with neighborhood park amenities along Chollas Creek. Potential 2.67 acres of site with radio antenna as a joint use with radio station.
<i>Neighborhood Parks</i>					
Dorothy Petway	2.4			Existing facility consisting of passive recreation that includes a comfort station, shade structure, children’s play area, walkways, seating and picnic tables.	

TABLE 7-2: EXISTING AND PROPOSED POPULATION-BASED PARKS AND PARK EQUIVALENCIES INVENTORY

PARK OR PARK EQUIVALENCY	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	ACQUISITION REQUIRED	EXISTING CONDITIONS / AMENITIES	PROPOSED ACTIONS AND RECOMMENDED RECREATION AMENITIES
Dennis V. Allen	5.1			Existing facility consisting of both active and passive recreation that includes a multi-purpose court, children's play area, walkways, seating and picnic tables.	<ul style="list-style-type: none"> • Build two gazebos with picnic tables in the picnic area. • Upgrade comfort station to meet State and Federal accessibility guidelines. • Upgrade children's playground to meet State and Federal accessibility guidelines.
Grant Hill	2.0			Existing facility consisting of both active and passive recreation that includes multi-purpose court, children's play area, walkways, seating and picnic tables.	Construct a 30 feet high retaining wall, 100 feet long to prevent further erosion and expand usable park acreage along "J" Street and 26th Street.
Willie Henderson Sport Complex	15.8			Existing facility consisting of both active and passive recreation that includes, multi-sports fields, multi-purpose courts, field house/comfort station, children's play area, walkways, seating and picnic tables.	<ul style="list-style-type: none"> • Expand the fieldhouse and construct a new soccer arena. • Design and construct a picnic shelter. • Design and construct an additional parking lot on 45th Street. • Upgrade westerly children's playground to meet State and Federal accessibility guidelines. • Add additional ballfield lights on both fields. • Construct an exercise trail with mile markers.
Mountain View	13.5			Existing facility consisting of both active and passive recreation that includes a ball field, multi-purpose courts, tennis courts, field house/comfort station, children's play area, walkways, shade structure, seating and picnic tables.	<ul style="list-style-type: none"> • Construct ballfield lighting. • Vacate South Boundary Street between Mountain View Park and Mountain View Community Center between Hemlock and "I" Street. Landscape and irrigate closed street.
(2) South end of San Miguel Ave		2.5	X	City fee-owned property. Adjacent to Chollas Creek and a portion of adjacent undeveloped private property to the south	Acquire, design and construct a park with typical neighborhood park amenities.
(3) Future Alpha & 45th St		9.9		Caltrans right of way. Ramps to be removed as a part of the redevelopment of I-805.	<ul style="list-style-type: none"> • Pursue lease agreement with Caltrans. • Acquire, design and construct a park with typical neighborhood park amenities.
(4) Gillette St between Francis & 36th St		3.9	X	12 parcels adjacent to trolley tracks, currently used for storage. Includes Gillette St and 35th Street.	<ul style="list-style-type: none"> • Vacate street rights of way. • Acquire, design and construct a park with typical neighborhood park amenities and a gateway element along Imperial Ave.

TABLE 7-2: EXISTING AND PROPOSED POPULATION-BASED PARKS AND PARK EQUIVALENCIES INVENTORY					
PARK OR PARK EQUIVALENCY	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	ACQUISITION REQUIRED	EXISTING CONDITIONS / AMENITIES	PROPOSED ACTIONS AND RECOMMENDED RECREATION AMENITIES
<i>Mini-Parks</i>					
Southcrest Trails		2.6		A General Development Plan has been approved for a proposed facility to consist of both active and passive recreation including basketball half courts, amphitheater, skate plaza, children’s play area, shade structures, walkways, seating, picnic tables and Chollas Creek revegetation.	Construct a mini-park per the approved General Development Plan.
(5) 35th St between “J” St & Island		1.6		4 undeveloped parcels, including 35th St right of way to the alley.	<ul style="list-style-type: none"> • Vacate street right of way. • Acquire, design and develop a park with typical mini-park amenities.
(6) Main Branch Chollas Creek north of Imperial		1.0		Undeveloped City fee-owned parcel and Caltrans right of way	<ul style="list-style-type: none"> • Pursue lease agreement with Caltrans. • Design and construct a park with typical mini-park amenities with interpretation of Chollas Creek. open space system.
<i>Pocket Parks/Plazas</i>					
“J” Street	0.2			Existing facility with passive recreation that includes children’s play area, turf area and benches.	
“L” Street	0.2			Existing facility with both active and passive recreation that includes multi-purpose court, turf area and picnic table.	
“Z” Street	0.0	0.4		Parcel is adjacent to Chollas Creek and undeveloped City fee-owned park land acquired for population-based park development.	<ul style="list-style-type: none"> • Design and construct a basketball court. • Design and construct a picnic area.
30th Street	0.2			Existing facility with passive recreation that includes children’s play area, turf area and benches	Upgrade children’s playground to meet State and Federal accessibility guidelines.
41st Street	0.2			Existing facility with passive recreation that includes children’s play area, turf area, picnic table and benches.	
Clay Avenue	0.2			Existing facility with passive recreation that includes children’s play area, and turf area.	Upgrade children’s playground to meet State and Federal accessibility guidelines.
Martin Avenue		0.1		Parcel is undeveloped City fee-owned park land acquired for population-based park development.	Design and construct a park with typical pocket park amenities.
Sherman	0.1			Existing facility includes a parking lot, landscaping and a basketball hoop.	

TABLE 7-2: EXISTING AND PROPOSED POPULATION-BASED PARKS AND PARK EQUIVALENCIES INVENTORY

PARK OR PARK EQUIVALENCY	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	ACQUISITION REQUIRED	EXISTING CONDITIONS / AMENITIES	PROPOSED ACTIONS AND RECOMMENDED RECREATION AMENITIES
(7) Ocean View Blvd & 35th St		0.5		Portion of City fee-owned parcel with adjacent fire station.	Design and construct a park with typical pocket park amenities.
(8) 28th St/Clay Ave/Sampson St triangle		0.1	X	Underutilized street right of way.	Vacate street right of way. Acquire, design and construct a park with typical pocket park amenities.
(9) Commercial St & Cesar Chavez Pkwy		0.3		One developed parcel.	Design and construct a plaza as identified in the Commercial/Imperial Corridor Master Plan (CICMP), as part of future development.
(10) Commercial & 32nd St. NE corner		1.3	X	One undeveloped parcel used for storage. Adjacent to 32nd St Trolley station. Site identified for a plaza as part of CICMP process.	Design and construct a plaza as part of future development, identified in the CICMP.
(11) Imperial Ave between 30th St & 31st St, south side		0.6	X	2 undeveloped parcels used for parking and functions of adjacent business. Site identified for a park as part of CICMP process.	Acquire, design and construct a park with typical pocket park amenities as identified in the CICMP.
(12) Julian Ave & Dewey St, northwest corner		0.7	X	Three parcels. Two undeveloped parcels are used for parking and the third has a single family residence.	Acquire, design and construct a park with typical pocket park amenities.
(13) Imperial Ave west of 26th St		0.2		One undeveloped parcel. Site identified for a park as part of CICMP process.	Design and construct a park with typical pocket park amenities as identified in the Commercial/Imperial Corridor Master Plan (CICMP), as part of future development.
(14) Imperial Ave between 30th St and 31 St, north side		0.1	X	One undeveloped parcel. Site identified for a park as part of CICMP process.	Acquire, design and construct a park with typical pocket park amenities as identified in the CICMP.
(15) Imperial Ave & 32nd St, northeast corner		0.3		Three undeveloped parcels. Two are privately owned the third is City fee-owned. Near 32nd St trolley station.	Acquire, design and construct a plaza/pocket park.
(16) "G" St & 32nd St, northwest corner		0.6		Four undeveloped parcels. Potential park site only if the on-ramp as part of SR-94 is not constructed as a park.	Acquire, design and construct a park with typical pocket park amenities.
(17) 28th St & Commercial St, southwest corner		0.6	X	Four developed and one undeveloped parcel.	Acquire, design and construct a park with typical pocket park amenities.
(18) 31st St & Franklin Ave		0.1	X	One undeveloped parcel.	Acquire, design and construct a park with typical pocket park amenities.

TABLE 7-2: EXISTING AND PROPOSED POPULATION-BASED PARKS AND PARK EQUIVALENCIES INVENTORY					
PARK OR PARK EQUIVALENCY	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	ACQUISITION REQUIRED	EXISTING CONDITIONS / AMENITIES	PROPOSED ACTIONS AND RECOMMENDED RECREATION AMENITIES
(19) 34th St & Island Ave, northwest corner		0.2	X	One undeveloped parcel and paper streets.	<ul style="list-style-type: none"> • Vacate street rights of way. • Acquire, design and construct a park with typical pocket park amenities along Chollas Creek open space system.
(20) Gregory St north of Logan Ave		0.3	X	One undeveloped parcel.	Acquire, design and construct a park with typical pocket park amenities along Chollas Creek open space system.
(21) 35th St & Logan Ave		0.5	X	One undeveloped parcel.	Acquire, design and construct a park with typical pocket park amenities.
(22) 27th & "L" St, northeast corner		0.1	X	One undeveloped parcel.	Acquire, design and construct a park with typical pocket park amenities.
(23) 31st St & Ocean View Blvd		0.2	X	One undeveloped parcel.	Acquire, design and construct a park with typical pocket park amenities.
(24) 32nd St & Logan Ave, southeast corner		0.3	X	Two undeveloped parcels.	Acquire, design and construct a park with typical pocket park amenities.
(25) 30th St & "K" St		0.1	X	Two undeveloped parcels.	Acquire, design and construct a park with typical pocket park amenities.
(26) Cesar Chavez Pkwy & Julian Ave, southeast corner		0.5	X	One undeveloped parcel used for parking.	Acquire, design and construct a park with typical pocket park amenities.
(27) Cesar Chavez Pkwy & Kearny Ave, northwest corner		0.5	X	One undeveloped parcel.	Acquire, design and construct a park with typical pocket park amenities with a potential gateway element.
(28) Greely Ave west of Payne Ave		0.6	X	Four undeveloped parcels.	Acquire, design and construct a park with typical pocket park amenities.
<i>Special Activity Parks</i>					
None					
<i>Recreation Centers</i>					
Dolores Magdaleno (Memorial)					
Mountain View Community Center					
Southcrest					
Stockton					

TABLE 7-2: EXISTING AND PROPOSED POPULATION-BASED PARKS AND PARK EQUIVALENCIES INVENTORY

PARK OR PARK EQUIVALENCY	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	ACQUISITION REQUIRED	EXISTING CONDITIONS / AMENITIES	PROPOSED ACTIONS AND RECOMMENDED RECREATION AMENITIES
<i>Aquatic Complexes</i>					
Memorial					
Subtotal Population-based Parks	69.1	39.5			
<i>Park Equivalencies</i>					
<i>Joint Use Facilities</i>					
Cesar Chavez Elementary School	1.8			Existing facility consisting of turf multi-purpose playfield, multi-purpose courts, hardscape for games, and children's play area.	
Kimbrough Elementary School	1.0			Existing facility consisting of turf multi-purpose playfield.	
King/Chavez Primary Academy	3.3			Existing facility consisting of turf multi-purpose playfield, multi-purpose courts, and children's play area. Stockton Recreation Center is within this joint use.	<ul style="list-style-type: none"> • Expand the existing kitchen facility at Stockton Recreation Center. • Add lighting to the outdoor basketball courts and children's playground area.
Memorial Academy	0.3			Ground lease for swimming pool and recreation center.	
Rodriguez Elementary	2.5			Existing facility consisting of turf multi-purpose playfield, multi-purpose courts, hardscape for games, and children's play area.	
Sherman Elementary	1.4			Existing facility consisting of turf multi-purpose playfield, with skinned infield.	
(29) Balboa Elementary		2.2		Decomposed granite playing fields with asphalt play area.	Pursue joint use agreement for the design and construction of a turf multi-purpose playfield, multi-purpose courts, hardscape for games, and children's play area.
(30) Burbank Elementary		1.7		Asphalt play area.	Pursue joint use agreement for the design and construction of a turf multi-purpose playfield, multi-purpose courts, hardscape for games, and children's play area.
(31) Logan Elementary		2.7		Decomposed granite playing fields with asphalt play area.	Pursue joint use agreement for the design and construction of a turf multi-purpose playfield, multi-purpose courts, hardscape for games, and children's play area.

TABLE 7-2: EXISTING AND PROPOSED POPULATION-BASED PARKS AND PARK EQUIVALENCIES INVENTORY					
PARK OR PARK EQUIVALENCY	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	ACQUISITION REQUIRED	EXISTING CONDITIONS / AMENITIES	PROPOSED ACTIONS AND RECOMMENDED RECREATION AMENITIES
(32) Emerson/Bandini Elementary/Bandini site		0.9		Asphalt play area.	Pursue joint use agreement for the design and construction of a turf multi-purpose playfield, multi-purpose courts, hardscape for games, and children’s play area.
(33) Emerson/Bandini Elementary/Emerson site		3.7		Decomposed granite playing fields with asphalt play area.	Pursue joint use agreement for the design and construction of a turf multi-purpose playfield, multi-purpose courts, hardscape for games, and children’s play area.
(34) Baker Elementary		2.3		Decomposed granite playing fields with asphalt play area.	Pursue joint use agreement for the design and construction of a turf multi-purpose playfield, multi-purpose courts, hardscape for games, and children’s play area.
(36) National Ave/33rd St		2.7		One parcel with radio tower.	Acquire, design and construct a neighborhood park. (Part of #1)
<i>Trails²</i>					
Imperial Market Place	.9			Existing trail system through City-owned open space; Current improvements include benches, protective fencing, and native landscaping, trash containers.	
<i>Privately-Owned Park Sites</i>					
None					
<i>Non-Traditional Park Sites</i>					
(37) 33rd St north of “J” St		0.1		Vacant street right of way with pedestrian tunnel at trolley tracks. No street vacation necessary.	Design and construct a park with typical pocket park amenities and preserve public right of way pedestrian access.
(38) “G” St between 22nd St and 25th St		1.3		Caltrans right of way and street right of way.	<ul style="list-style-type: none"> • Vacate portion of street. • Pursue lease agreement with Caltrans. • Design and construct a linear park with typical mini-park amenities.
(39) 32nd St & “F” St, NW corner		1.2		Caltrans right of way on-ramp to be closed as part of SR-94 improvements and portion of adjacent street right of way.	Pursue lease agreement with Caltrans. Design and construct a terraced park with typical mini-park amenities.
(40) Rigel St & Franklin Ave		0.9		Caltrans Right of Way	Pursue lease agreement with Caltrans. Design and construct a special activity park as an extension of Dorothy Petway Park.

TABLE 7-2: EXISTING AND PROPOSED POPULATION-BASED PARKS AND PARK EQUIVALENCIES INVENTORY					
PARK OR PARK EQUIVALENCY	EXISTING USABLE ACREAGE	PROPOSED USABLE ACREAGE	ACQUISITION REQUIRED	EXISTING CONDITIONS / AMENITIES	PROPOSED ACTIONS AND RECOMMENDED RECREATION AMENITIES
<i>Facility or Building Expansion or Upgrade</i>					
Southcrest Community Park		2.1			Replace turfed sports field with synthetic turf and upgraded sports lighting to increase hours and days of use.
Subtotal Park Equivalencies	10.3	19.6			
TOTAL PARK ACREAGE AND EQUIVALENCIES CREDITS	80.3	61.2			

1 Site numbers refer to potential park sites evaluated by City Staff and shown on Figure 7-2. Many sites were recommended by the community.

2 The methodology used to determine the amount of acreage credit for trails is as follows $X \div Y = Z$

X = lineal footage of trail

Y = (24 feet) 4 feet of trail tread plus 10 feet of vegetative buffer on either side

43,560 = one acre

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

X = cost of improvements plus one replacement

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

Z = equivalency credit in acres

Source: City of San Diego, 2014.



Industrial land along Chollas Creek at National Avenue could be converted to public park space (top). Possible amenities include sports fields and courts, picnic and play areas, community garden, and access to Chollas Creek trail (bottom).

TABLE 7-3: EXISTING AND PROPOSED POPULATION-BASED PARK INVENTORY AND RECREATION FACILITY SUMMARY	
POPULATION-BASED PARKS	USABLE ACRES
Existing Population-based Parks & Equivalencies	80.3
Proposed Population-based Parks & Equivalencies	59.1
Population-based Park Requirements at Community Build-out ¹	171
Existing and Proposed Population-based Parks & Equivalencies	141
POPULATION-BASED PARK DEFICIT AT COMMUNITY BUILD-OUT	29.4
<i>Recreation Center(s)</i>	
	<i>Square Footage</i>
Existing Recreation Centers	45,200
Recreation Center Requirement at Community Build-out ²	41,5005
RECREATION CENTER SURPLUS AT COMMUNITY BUILD-OUT	3,700
<i>Aquatic Complex</i>	
Existing Aquatic Complex (Memorial)	1
Aquatic Complex Requirement at Community Build-out ³	1.2
Aquatic Complex Deficit at Community Build-out	0.2

1 General Plan standard: A community build-out population of 60,992 divided by 1,000 = 60,992 x 2.8 usable acres = 170.78 usable acres of population based parks.

2 General Plan standard: 17,000 square feet recreation center serves a population of 25,000. A community build-out population of 60,992 divided by 25,000 = 41,475 square feet

3 General Plan standard: Aquatic Complex serves a population of 50,000. A community build-out population of 60,992 divided by 50,000 = 1.22 aquatic complex(s)

Sources: City of San Diego, 2014, Dyett & Bhatia, 2014.

In summary, an estimated 171 total acres of population-based parks will be needed to serve Southeastern San Diego by community build-out. With 80.3 acres of existing population-based parks and equivalencies combined with the 61.2 acres of park land and equivalencies that have been identified, a 29.4-acre deficit will result. The deficit will need to be fulfilled in the future by land acquisitions/donations or future park equivalencies identified by the City or the community.

Policies

P-RE-1: Continue to pursue land acquisition for the creation of new public parks from willing sellers, and through urban infill and redevelopment proposals, as identified in Table 7-2: Population-based Parks and Park Equivalencies Inventory.

P-RE-2: Pursue park equivalencies as opportunities arise, and as identified in Table 7-2: Population-based Parks and Park Equivalencies Inventory.

- P-RE-3:** Encourage private development proposals to include recreational facilities within their land holdings to serve existing and new residents in areas of the community where there are land constraints. Consider provision of non-traditional park and recreation amenities on rooftops of buildings and parking structures, and/or on the ground level, or within new buildings.
- P-RE-4:** Pursue lease agreements with public agencies (i.e. San Diego Unified School District, Caltrans), to incorporate active or passive recreation into existing buildings, or surrounding grounds, where non-programmed space is available and appropriate for public use.
- P-RE-5:** Acquire and develop land through street/alley rights-of-way vacations (paper streets), where appropriate, to provide park and recreation uses.
- P-RE-6:** Retain and promote safety in parks by incorporating the City's Crime Prevention through Environmental Design (CPTED) measures (see General Plan Policy UD-A.17) in existing parks and future park design.
- P-RE-7:** Implement recommendations contained in the Commercial/Imperial Corridor Master Plan and Chollas Creek Enhancement Plan that serve the park needs of the community.
- P-RE-8:** Encourage development of pocket parks and plazas within commercial districts.

7.2 Preservation

The demand for park and recreation facilities will continue to grow as the population grows. Undeveloped land for parks has already become difficult to find in the community making preservation of the existing parks and open space essential to providing recreation opportunities. Preservation can include improvements to existing facilities in a sustainable manner to increase their life span. -

Preservation can also include the enhancement of open space that provides a balance between protecting natural resources and allowing for a certain level of public recreation use. This would mean focusing passive use improvements on the edge of open space areas, such as at the "Z" Street mini-park. To protect natural resources and add recreation value, interpretive signs could be featured at parks and open space to educate the public on the unique natural habitat or the history of the place. See the Conservation and Sustainability Element for additional discussion of natural resource preservation.

Preservation of existing parks in Southeastern San Diego can include, but is not limited to, upgrading security and ballfield lighting; upgrading irrigation systems; repairing sidewalks; and improving parking lots.

Policies

- P-RE-9:** Preserve and enhance existing park and recreation facilities to increase their life span and ensure sustainability.
- P-RE-10:** Preserve, protect, and restore canyons and hillsides as important visual amenities and limit public use to designated trails.



Funding has been allocated to develop the planned Southcrest Trails park (top) which will relate to existing open space north of Chollas Creek (bottom).

P-RE-11: Provide signs at strategic open space overlooks and trail entryway locations that interpret the biological and scenic value of the open space systems.

P-RE-12: Provide sufficient human and economic resources to preserve and enhance the existing parks and open space areas serving Southeastern San Diego.

7.3 Accessibility

Accessibility within Southeastern San Diego has three main components: 1) all facilities should be located within walking distance of neighborhoods and employment centers; 2) facilities should be accessible to the broadest population possible, and 3) facilities should be open for use by the general public with a balance between programmed and non-programmed activities.



Access to parks is one of the criteria used to consider future sites. Park sites that would add usable recreational space within a quarter-mile walk of residents not currently served by parks should generally be prioritized.

Accessibility also means the availability of active and passive recreation to all residents. The sports leagues that use Memorial and Southcrest community parks are programmed use of the facilities at specific times while making the facilities available at other times for unstructured play and impromptu users. The schedule is adjusted each year to make sure a balance is provided.

Future park and recreation areas should be designed to accommodate a variety of uses as determined by community desires consistent with General Plan Guidelines. When special uses are designed into parks, such as off-leash dog areas or community gardens, the areas should also include amenities such as pathways, benches, exercise stations, or picnic tables on the perimeter that could accommodate more than



A public agency non-programmed space available and appropriate for public use at Washington Elementary School .Walkability between parks and neighborhoods should be enhanced.

one type of user and enhance the recreational and leisure experience.

Chollas Creek open space system has the potential of providing a major pedestrian and bicycle link connecting Southeastern San Diego and to surrounding communities.

The American with Disabilities Act (ADA) requires that newly constructed and/or altered local government facilities are to be readily accessible and usable by individuals with physical disabilities. Therefore, all new and existing parks and recreation facilities in Southeastern San Diego are required to meet ADA guidelines when they are constructed or retrofitted for improvements. This could include adding accessible pedestrian ramps, providing paved pathways at acceptable gradients that lead from a public street sidewalk or parking area to a children's play area or other park destination, remodeling of restrooms and building interiors, and providing disabled interpretable signage along a nature trail.

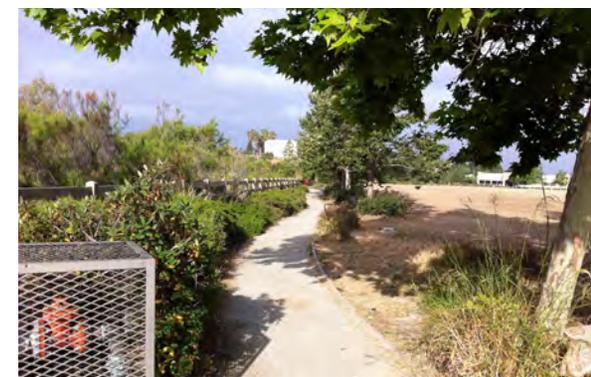
Policies

- P-RE-13:** Ensure all parks meet local, state and federal accessibility guidelines.
- P-RE-14:** Provide bus stops or accessible parking to community and neighborhood park and recreation facilities in Southeastern San Diego so persons with disabilities have access.
- P-RE-15:** Provide an information kiosk and map at the gateways to the community that identifies all parks that serve Southeastern San Diego and how to get to each by walking, biking or public transit.

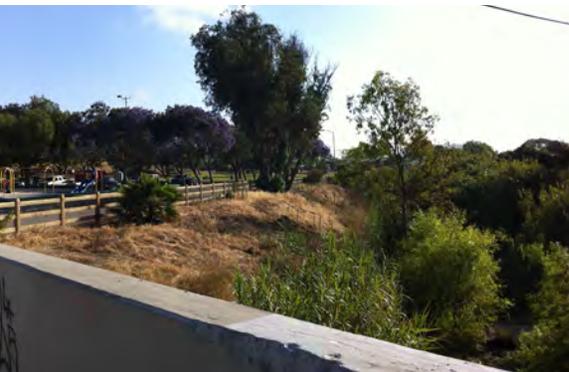
P-RE-16: Develop and increase access to senior and youth services, activities and facilities wherever possible within the community's public park and recreation system.

P-RE-17: Design all new recreation facilities for an inter-connected park and open space system that is integrated into and accessible to Southeastern San Diego residents.

P-RE-18: Pursue the attainment of public use easements for trails on private properties within the Chollas Creek Open Space system.



Engaging signs inform residents of the community's natural environment (top). Open space lands preserve habitat while providing opportunities for recreation (middle and bottom).



Creek conditions vary, with sections of concrete-lined channel (top, north of Ocean View Boulevard); concrete on one bank only (middle, north of Imperial Avenue); and earthen channel (bottom, at Southcrest Park).

7.4 Open Space Land

City-owned open space lands are located within canyons, mesas and other natural land forms. These open space lands are typically free from development and kept in their natural state to protect their biological resources and habitat value while providing responsible, public access through hiking, biking and equestrian trails.

Southeastern San Diego includes 12 acres of dedicated open space, which supports low intensity recreational uses. Open space lands are shown on Figure 7-3.

Chollas Creek Enhancement Program and South Branch Implementation

The Chollas Creek Enhancement Program extends over 25 miles from Mid-City and Lemon Grove through the Encanto Neighborhoods and Southeastern San Diego to San Diego Bay and is predominately private property. The South Branch of Chollas Creek flows across the Mountain View and Southcrest neighborhoods, while the Main Branch runs adjacent to State Route 15. Creek conditions vary, with sections of concrete-lined channel, concrete on one bank only, and earthen channel. Certain reaches have intermittent flow, while other sections have water throughout the year. Both branches of Chollas Creek present additional open space opportunities, while providing for urban runoff management in the Planning Area.

The Chollas Creek Enhancement Program identifies the need for restoring disturbed areas; avoiding future channelization; developing a system of linear trails, access points, and enhanced sidewalks where routes must follow streets;

and ensuring that development preserves connections and addresses the open space system. The program includes a 20-year phasing schedule, and identifies the South Branch as the first phase, due to its potential for restoration and its exposure to a wide swath of neighborhoods and commercial areas. The City adopted a more detailed program for the South Branch and has implemented several pilot projects along the creek. As part of the Imperial Marketplace development, creek enhancements were made following Program guidance, including bank stabilization, revegetation, landscaping and trails. Enhancement or restoration actions planned or underway for other segments include:

- Widening and revegetating the channel in the vicinity of the YMCA, north of Imperial Avenue, and creating trails along the channel banks;
- Making streetscape and public art improvements along San Pasqual Street;
- Trail improvements along the creek through Southcrest Park and parallel to Alpha Street; and
- Complete development of Southcrest Trails Park and comprehensive restoration of the creekbed.

Additional Chollas Creek Improvement Opportunities

Figure 7-3 shows existing City-owned and potential future public and private open space along Chollas Creek, and shows a recommended route for developing a pedestrian and bicycle trail system along the South and Main branches. The diagram shows locations where trails are feasible or feasible with minimal adjustment, and where trials would require land acquisition, agreements, or right-of-way adjustments. Where providing a trial directly along the creek would be

difficult, an alternate route is identified. The diagram shows where critical crossings of major streets and freeways could be done with minor improvements, and where they would be challenging. Trailheads are identified, pointing to the importance of visibility and access, in a system that has been historically hidden from view.

Urban development along the creek has led to land ownership obstacles for creek restoration. Restoring access and environmental quality along Chollas Creek will require action both by the City and future private development adjacent to the creek. These actions can include acquisition of land or easements from willing sellers for restoration and/or public access at key locations.

In other places, steep topography, major roadways and freeways complicate completing a trail connection. Major street crossings will require signalization improvements and bike/pedestrian bridges. Freeway undercrossings may require substantial infrastructure modification. Caltrans must also account for pedestrian/bicycle movement over freeways in proposing new projects. Temporary alternative routes are recommended as interim steps to bypass or circumvent significant obstacles.

Following Figure 7-3 are five enlarged plans with detailed improvements and conditions for different areas of Chollas Creek in Figures 7-4 to Figure 7-8 .

Cemeteries

Like other open space, cemeteries provide valuable visual relief in the urban environment. The 118-acre Mount Hope Cemetery is a distinctive and well-landscaped feature. It is City owned and operated,

and is dedicated park land, though it does not provide recreational opportunities for the community. Its open space character is effectively doubled by the adjacent privately owned and operated Greenwood Cemetery.

Policies

- P-RE-19:** Protect and enhance the natural resources of open space lands by re-vegetating with native plants and using open wood fences adjacent to very sensitive areas for additional protection while still allowing viewing opportunities.
- P-RE-20:** Provide recognizable trailheads (entrances) to the trail system as shown on Figure 7-3: Open Space and Trail System. Place a kiosk at trailheads that has a map of how the canyon interfaces with Southeastern San Diego, and interpretive signs on the biological and scenic value of the open space systems.
- P-RE-21:** Construct new trails within Southeastern San Diego's public open space as shown on Figure 7-3 Open Space and Trail System.
- P-RE-22:** Provide trails with benches and overlook(s) where appropriate, so residents of the community with disabilities can enjoy open spaces.
- P-RE-23:** Prepare a comprehensive study to analyze the Chollas Creek open space system's distinctive natural, cultural, and historic resources of a regional nature for consideration of its designation as a Regional Park.



A maintenance road can be used for a new trail along the South Branch (top), while a pedestrian tunnel provides a passage under the Trolley (middle). Passage under I-5 to the Bay is an important goal (bottom).

WORKING DRAFT: May 2014



Restoring access and environmental quality along Chollas Creek will require action by the City and private development. At top, housing and a neighborhood park in Encinitas. At bottom, Guadalupe River Park in San Jose.

FIGURE 7-3: Open Space and Trail System

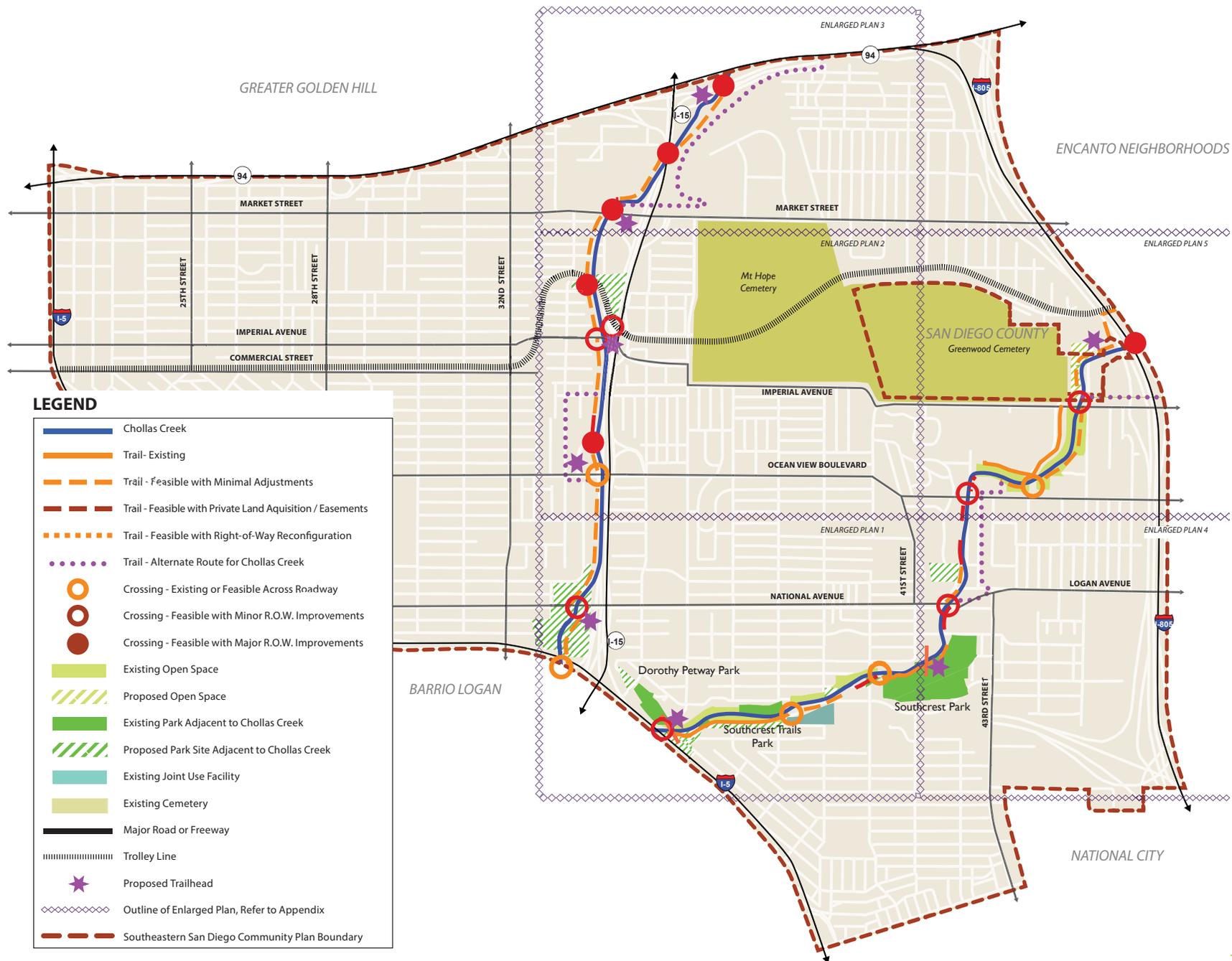


FIGURE 7-4: Chollas Creek Detail 1



FIGURE 7-5: Chollas Creek Detail 2

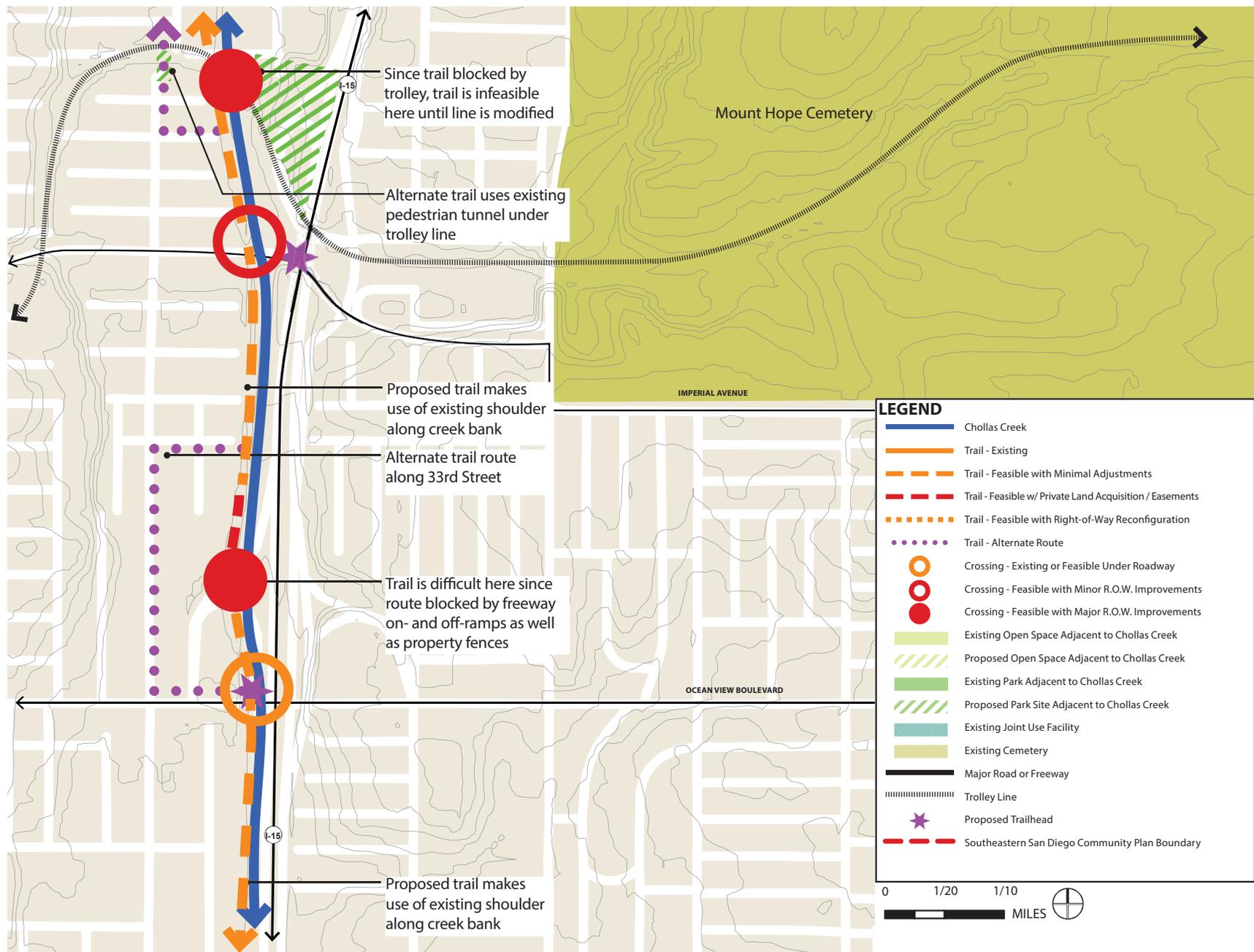


FIGURE 7-6: Chollas Creek Detail 3

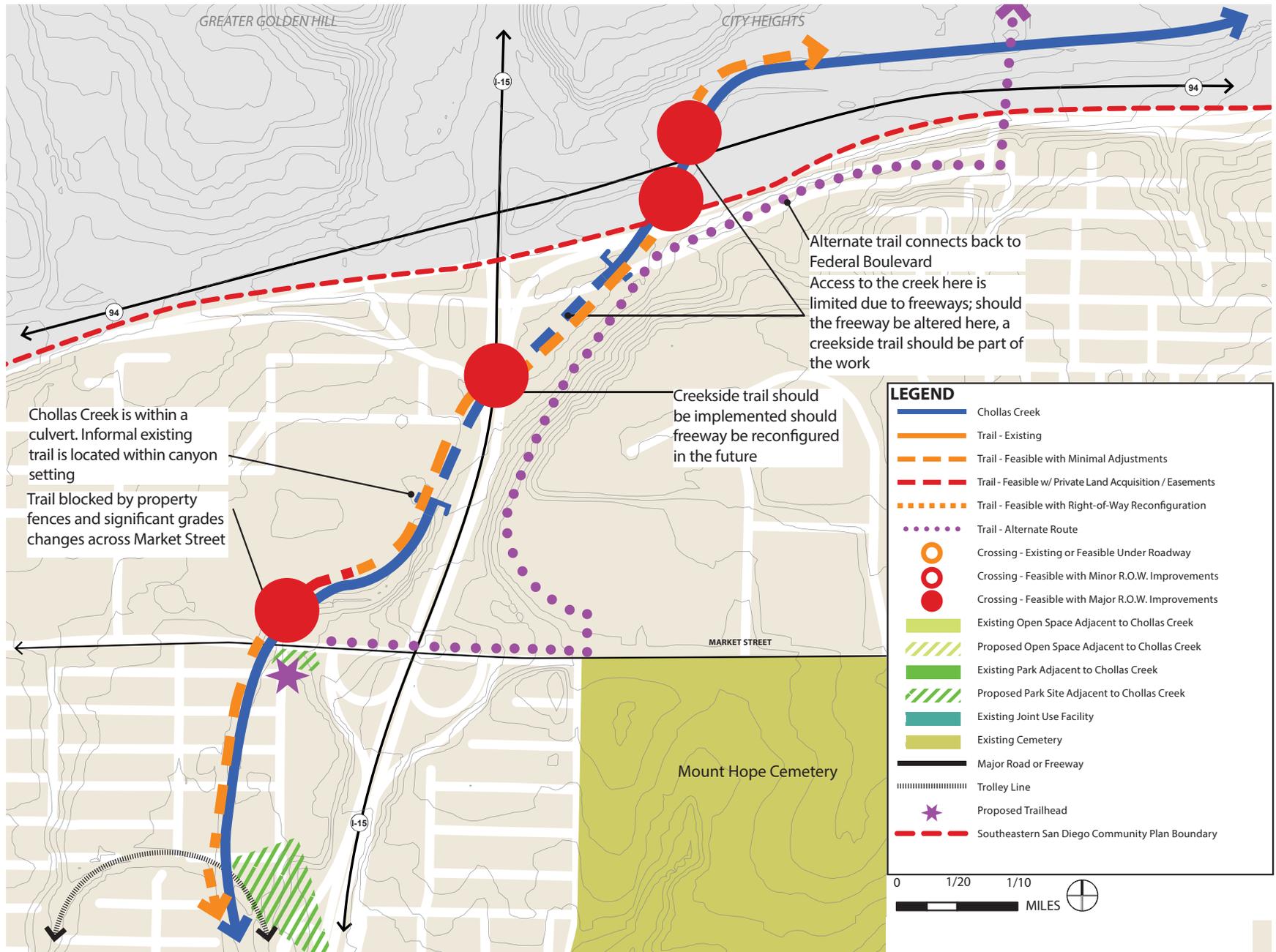


FIGURE 7-7: Chollas Creek Detail 4

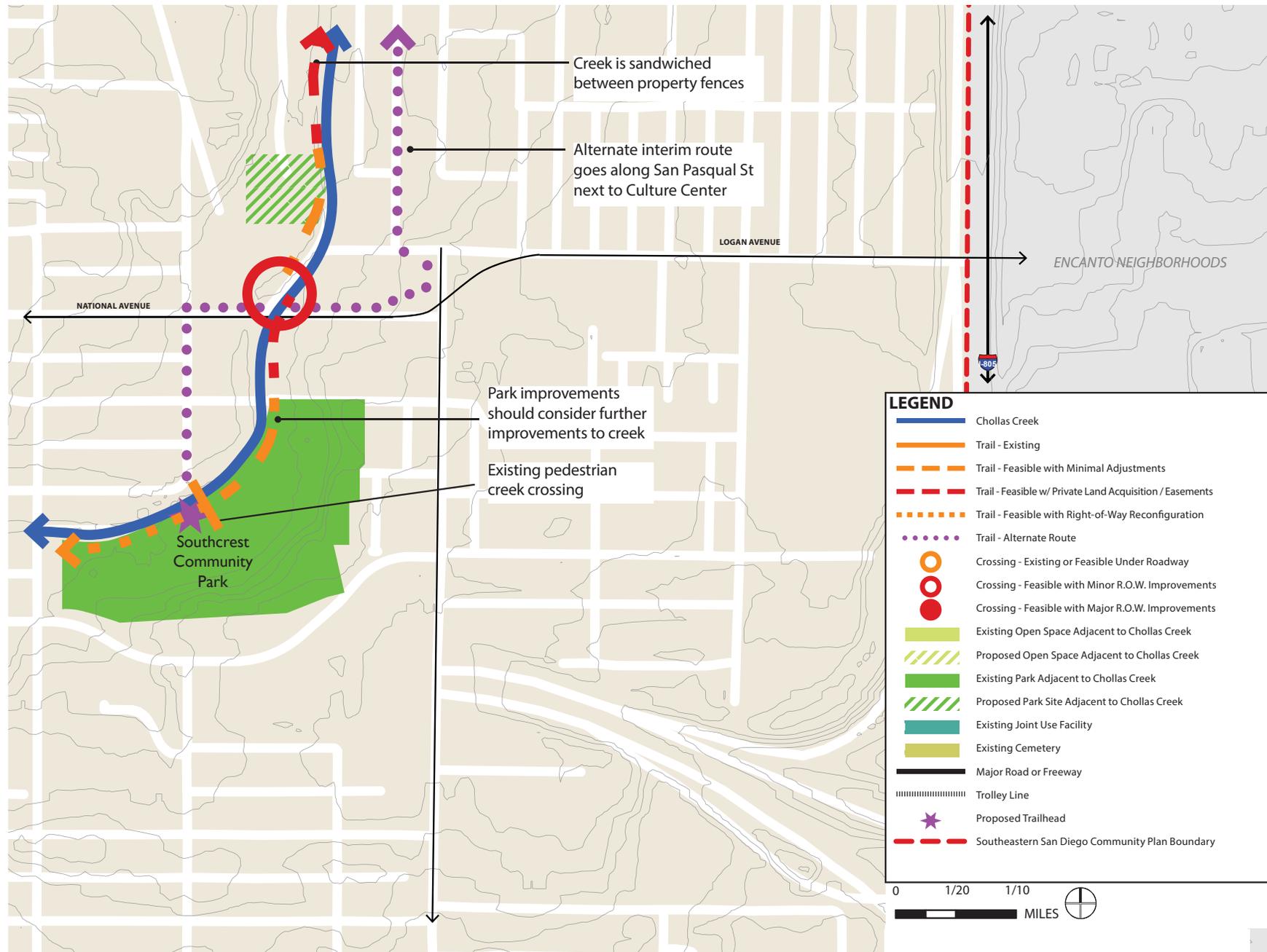


FIGURE 7-8: Chollas Creek Detail 5

