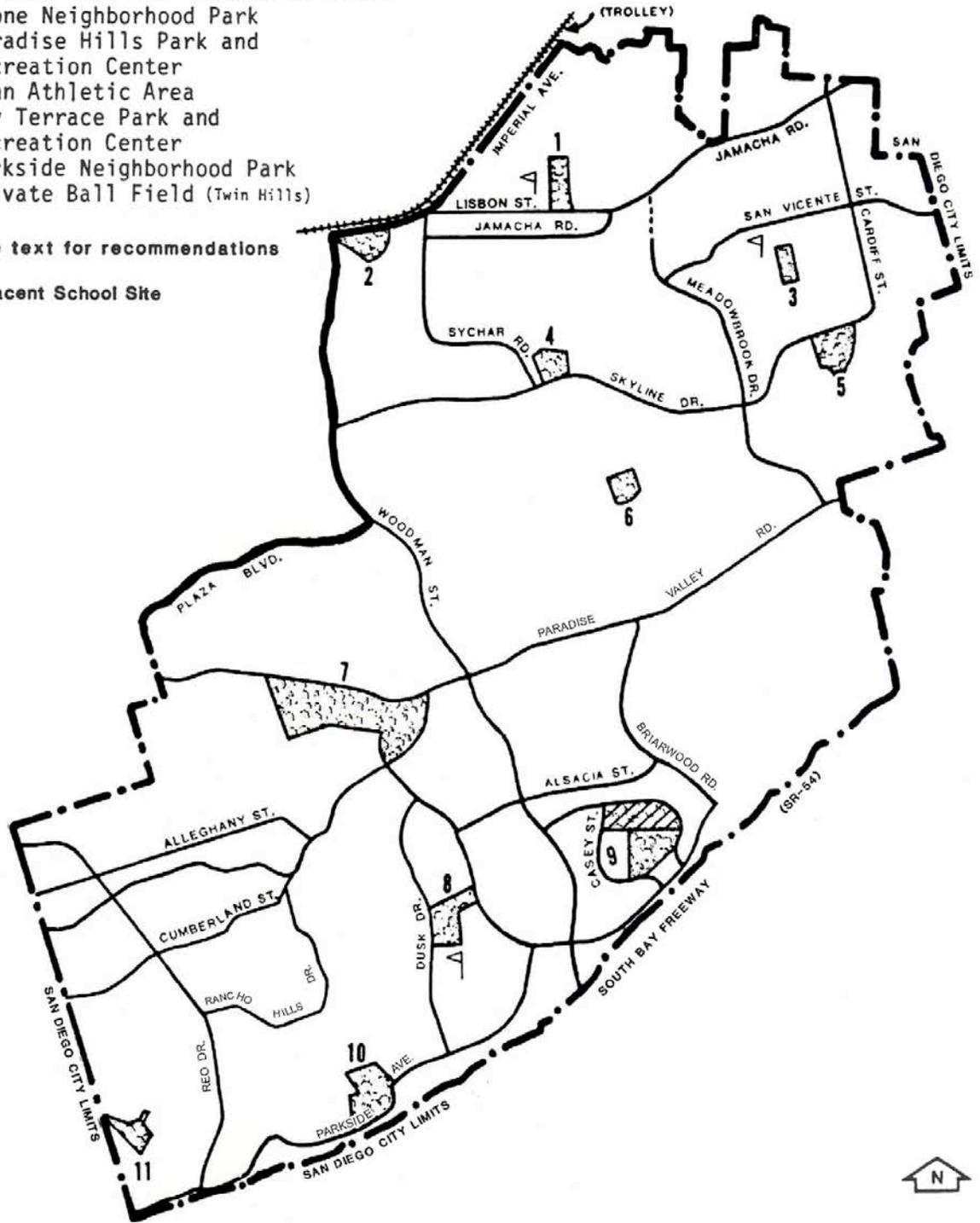


1. Keiller Neighborhood Park
2. Encanto Neighborhood Park
3. Lomita Neighborhood Park
4. Skyview Neighborhood Park
5. Skyline Park and Recreation Center
6. Boone Neighborhood Park
7. Paradise Hills Park and Recreation Center
- \*8. Penn Athletic Area
- \*9. Bay Terrace Park and Recreation Center
10. Parkside Neighborhood Park
- \*11. Private Ball Field (Twin Hills)

\* See text for recommendations

△ Adjacent School Site



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## **PARK AND RECREATION ELEMENT**

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### **PRIMARY PARK AND RECREATION GOAL**

Provide a system of fully developed parks and recreational facilities to meet the recreational needs of the community.

### **EXISTING CONDITIONS**

The planning area is served by three community parks and six neighborhood parks as shown on **Figure 16**. These parks are population-based parks which are intended to serve the daily recreational needs of the surrounding community.

According to the General Plan, community parks should serve a population of 18,000 to 25,000 within an approximate 1-1/2 mile radius. Ideally, they should have a minimum usable area of 13 acres when located adjacent to a junior high school or 20 acres when not so located.

Neighborhood park facilities should serve a population of 3,500 to 5,000 within an approximate one-half mile radius. Ideally, they should have a minimum usable area of five acres when located adjacent to an elementary school or ten acres if not so located.

**Table 5** shows how the existing park facilities compare with General Plan park standards based on population. According to General Plan standards, the existing population should be served by two community parks and nine neighborhood parks. The planning area is currently deficient in park acreage and in number of neighborhood parks based on General Plan standards, and will have a shortfall of six neighborhood parks when the community is built out.

General Plan standards are difficult to achieve in the urbanized areas of the City and should be considered guidelines only. As in other urbanized areas, new development in Skyline-Paradise Hills will not generate sufficient park fees to provide financing for acquisition and development of additional facilities to meet General Plan standards. If existing park deficiencies are to be mitigated, assessment districts must be considered, however, these must be initiated by the community.

The General Plan addresses the problem of acquiring additional park land in urbanized areas:

“In older, already developed parts of the City, where recreation space is difficult to acquire, efforts should be directed toward providing staff and facilities which compensate for deficiencies in acreage. Land, equipment and supervision in varying proportions can still add up to recreational opportunity and service to the residents. If acreage is reduced, facility investment and leadership should be correspondingly increased.”

**TABLE 5  
COMMUNITY AND NEIGHBORHOOD PARKS**

<b>Park Facility</b>	<b>Population-based Size Requirement (Usable Acres)</b>	<b>Actual Area (Usable Acres)</b>	<b>Development Status</b>
<b>Community Parks</b>			
Skyline P&R Center	20	8.8	developed
Paradise Hills P&R Center	20	12.8	developed
Bay Terrace P&R Center	20	11.0	developed
<b>Neighborhood Parks</b>			
Keiller Park*	5	4.0	undeveloped
Encanto Park	10	4.1	partially developed
Lomita Park*	5	2.3	developed
Skyview Park	10	3.0	undeveloped
Boone Park	10	3.0	undeveloped
Parkside Park*	5	5.0	undeveloped

\* Park site is adjacent to school field.

The facilities available at the community and neighborhood parks are shown on **Tables 6 and 7** respectively.

In addition to population-based parks within Skyline-Paradise Hills, Martin Luther King Community Park, which is located just outside the community on Skyline Drive, and the Penn Athletic Area increase park availability to residents of the community. Penn Athletic Area is a multipurpose sports field developed on a 13-acre site leased from the San Diego Unified School District. There is also a privately-owned little league ball field (Twin Hills Youth Park) in the southwestern portion of the community.

School sites in the community have the potential to serve as additional recreational facilities. The athletic field, courts, playgrounds, auditoriums and other meeting facilities could be used by the community after the normal school session has ended. Any use of school facilities must be coordinated through the school district, and limitations may be placed on the use of these facilities.

Two open space systems within the community also have the potential to increase recreational opportunities for residents. Paradise Canyon and the Jamacha open space system can be used for passive recreational purposes, such as hiking or bicycling, as recommended in the **Open Space Element** of this Plan.

**TABLE 6  
COMMUNITY PARKS AND FACILITIES**

Name & Neighborhood Location	Total Acres	Facilities							Parking Spaces
		Rec. Bldg.	Play Field	Picnic Table	Tot Lot	Indoor Court	Outdoor Court	Trails	
Skyline P&R* Center (Skyline Neighborhood)	10.10		•	•			•	•	74
Paradise Hills P&R* Center <sup>1</sup> (Paradise Hills Neighborhood)	40.43	•	•	•					26
Bay Terrace P&R Center (South Bay Terraces Neighborhood)	12.09		•	•	•			•	47
Martin Luther King <sup>2</sup> (Southeast San Diego Community)	34.53		•			•	•	•	169

\* Park and Recreation Center

1. 27 acres of this 40-acre park are currently undeveloped and serve as a transition area to the federally-owned, open space system located to the west of the park.
2. Facilities are planned and funded but not completed.

**TABLE 7  
NEIGHBORHOOD PARKS AND FACILITIES**

Name & Neighborhood Location	Total Acres	Facilities		Picnic Area	Rec. Bldg.	Tennis Court	Club-house	Bsktball Court	Parking Spaces	Undev. Acres
		Play Field	Tot Lot							
Boone <sup>1</sup> (North Bay Terraces Neighborhood)	5.00									
Encanto <sup>2</sup> (Skyline Neighborhood)	3.51	•			•	•	•		8	0
Keiller <sup>1</sup> (Jamacha Neighborhood)	5.77								0	5.77
Lomita (Lomita Neighborhood)	4.14	•	•	•				•	0	0
Parkside <sup>3</sup> (Paradise Hills Neighborhood)	5.50									5.50
Skyview <sup>3</sup> (Skyline Neighborhood)	4.12					•		•		4.12

1. Plans for park facilities improvements have not been made.
2. 25 percent is developed and a parcel under private ownership separates undeveloped from developed portions.
3. Facilities are planned and funded but not constructed.

## **OBJECTIVES**

1. Provide a park system consistent with General Plan standards to the extent feasible given existing constraints.
2. Coordinate the use of school recreational facilities for after normal hour usage.
3. Require the provision of private recreational facilities and usable open space in new larger residential developments.
4. Provide a safe environment in all parks to allow their use by the entire community.

## **RECOMMENDATIONS**

1. Two areas totaling 13.10 acres, which are occupied by the Penn Athletic Area, are leased to the City of San Diego by the San Diego Unified School District. These two leases are scheduled to expire in 2002 and 2005. This site should be considered for purchase by the City or the establishment of a neighborhood park.
2. An 18.05-acre vacant site is adjacent to the Bay Terrace Community Park. The Department of the Navy has expressed an interest in purchasing this site for naval housing. Part of this parcel should be considered for purchase by the City to expand Bay Terrace Park to the park acreage standards of the General Plan. The location and amount of additional land necessary to increase the usable acreage of the park should be determined by the Park and Recreation department. The remainder of the site should be developed with residential units at a density of 10-15 units per net acre to be compatible with adjacent development.
3. Undeveloped neighborhood parks should be improved with playing fields, all-purpose courts and picnic areas as funds becomes available. These parks include Parkside, Boone, Skyview and Keiller neighborhood parks.
4. An increase in park fees for new development is recommended. A special park fee was adopted for the South Bay Terraces community plan area in 1984. This park fee should be reevaluated and applied throughout the Skyline-Paradise Hills community.
5. The sale of City-owned properties in the community which are not needed or are not suitable for public use should be explored as a method of obtaining funds for acquiring additional park acreage and/or additional staff and facilities to compensate for existing park deficiencies.
6. Because of the limited opportunities for acquisition of additional park sites, retention of the Twin Hills Youth Park as a neighborhood serving recreation facility is recommended. The park is encouraged to remain a privately-owned ballfield; however, if the present owners decide to discontinue this use, the City of San Diego should consider purchasing the site.

7. All new multifamily residential developments should be required to provide private recreational facilities and/or usable open space areas within the development.
8. The Police Department and Neighborhood Watch organizations should provide regular patrols and surveillance over parks to ensure that they remain safe and free from vandalism.
9. In cases where parks are adjacent to school recreational facilities, coordination with the school district should be sought to allow the use of these facilities after normal school hours.
10. In the event that any school sites are declared surplus, first priority should be given to acquisition or lease of the sites for park use.
11. Project First Class landscaping improvements should be targeted toward the approaches to the community parks (Skyline, Bay Terraces and Paradise Hills) to emphasize these parks as centers of community activity.
12. All City-owned park sites should be rezoned to an open space (OS) zone.