REPORT

THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: May 11, 2016 REPORT NO. 102

ATTENTION: Park and Recreation Board
Agenda of May 19, 2016

SUBJECT: GOLDEN HILL COMMUNITY PLAN UPDATE – RECREATION ELEMENT

SUMMARY

Issue – Should the Park and Recreation Board recommend approval to adopt the Recreation Element of the draft Golden Hill Community Plan Update?

Director's Recommendation – Recommend approval to adopt the Recreation Element of the draft Golden Hill Community Plan Update.

Other Recommendations – The following groups have reviewed and considered the proposed item:

1. December 9, 2015 – The Greater Golden Hill Planning Committee (GGHPC) voted 10-0-0 to recommend approval of the July 2015 Draft Golden Hill Community Plan Update, subject to incorporation of the GGHPC's input into future draft plans. This input included 10 items, two of which were related to the Recreation Element: 1) Preserve, protect, and enhance canyons and open space; and 2) Provide additional recreation opportunities. Both items have been addressed with recommendations and policy language incorporated into the current draft Recreation Element.
2. May 5, 2016 – The Balboa Park Committee voted 5-3-0 to recommend adoption of the Balboa Park equivalency sites proposed in the draft Recreation Elements of the Golden Hill, North Park, and Uptown Community Plan updates.

Fiscal Impact – Not applicable.

Water and Energy Conservation Status – Not applicable.

Environmental – Golden Hill Community Plan Update: A Program Environmental Impact Report (Project No. 380611/SCH No. 2013121076) is currently being prepared for the Golden Hill Community Plan Update and the North Park Community Plan Update. (Expected public review date of May 16, 2016; public review of 45 days).

BACKGROUND

As part of the City's work program to update community plans, the City embarked on concurrent updates to the Golden Hill, North Park, and Uptown community plans. The updates started in 2009, with an intensive public outreach effort centered on individual community meetings that included stakeholder committees, neighborhood associations, workshops on key topics, multi-day charrettes, and meetings with the respective community planning groups. In addition to soliciting public input through various stakeholder meetings, the City commissioned a Park and Recreation Needs Assessment for the Golden Hill, North Park and Uptown Communities (Needs Assessment) in August of 2011. The survey results, which were representative of the demographically-diverse communities' recreational use patterns and opinions, and were contained in a report presented to each community, were used to help guide the draft Recreation Element.

Needs Assessment priorities for park and recreational facilities:

- Balboa Park should not only be a regional attraction, but also provide local residents park and recreation amenities.
- Improvement and expansion of local trails, walkways and trail connections to existing parks and Balboa Park.
- Improvement, renovation and enhancement of existing parks and recreation facilities.

The Balboa Park East Mesa Precise Plan (BPEMPP), adopted in 1993, also provides recommendations for park land adjacent to Golden Hill. These recommendations have been incorporated into the draft Recreation Element, with community support. Key recommendations from the BPEMPP include:

- Redevelopment of Morley Field with typical community park facilities including renovation and expansion of the Bud Kearns Aquatic Complex, a new recreation center, expansion of sports fields and parking areas, and provision of children's play areas, group picnic facilities, and community gathering spaces.
- Redevelopment of the Golden Hill Park area, including its historic landscapes and park features, renovation and expansion of the Golden Hill Recreation Center, and provision of bicycle and waking trails,
- Redevelopment of the Central Operations Station as the Pershing Recreation Complex, which would provide active recreation facilities including sports fields, access to Inspiration Point, and parking.

Population-based park land and Equivalencies

While the City's primary goal is to obtain land for population-based parks, in some communities where vacant land is not available or is cost-prohibitive, the General Plan allows for the use of park equivalencies to be determined by the community and City staff through a set of guidelines. Golden Hill is an urban community where park equivalencies would be appropriate for satisfying some population-based park needs. The draft Recreation Element recommends a number of park equivalency proposals including sites in Balboa Park located adjacent to the boundary of the Golden Hill community.

Also studied in the update process are the park equivalency categories for non-traditional park sites, and trails within city-owned open space. The F Street Linear Park is a proposed

non-traditional park site created through the conversion of City street right-of-way to park land. Trail equivalencies provide the community with hiking/running trails, interpretive panels, trail kiosks, and scenic overlooks. Golden Hill has two distinct open space canyons that can provide trails and trail amenities. These trails will meet the Needs Assessment priority of expanding and enhancing existing trails in and around existing communities.

The draft Recreation Element includes specific goals and policy recommendations for addressing population-based park and recreation facilities, preservation of these facilities, accessibility to the facilities, and open space lands. Future park and equivalency sites, and the recreation facilities that will best serve Golden Hill, have been identified. These recommendations, along with the goals and policies of the General Plan and the BPEMPP, provide a comprehensive parks strategy intended to serve Golden Hill's recreational needs over the life of the plan.

DISCUSSION

Community Profile: Golden Hill is an urbanized community consisting of approximately 745 acres and is located to the south and east of North Park and Balboa Park, and bordered by Interstate 5 to the west, Interstate 15 to the east, and State Highway 94 to the south. It is a community with a long-standing history located adjacent to Balboa Park and in close proximity to Downtown, North Park, Southeastern San Diego, and City Heights. Golden Hill is predominantly a residential community with commercial and institutional uses interspersed throughout the community.

General Plan Standards: The projected population for the Golden Hill community at full community development is anticipated to be 24,010 persons. Therefore, according to General Plan guidelines for population-based parks, the community should be served by approximately 67 useable acres of park land, one recreation center, and one-half of an aquatic complex.

Existing and Proposed Parks: Currently there are no existing population-based parks in the Golden Hill community. Through the community plan update process, staff and community members have identified future park sites that include the following:

- One neighborhood park: 32nd Street Neighborhood Park is on privately-owned property and will require acquisition by purchase.
- Three pocket parks: E and 28th Streets Pocket Park is on privately-owned property and will require acquisition by purchase. The Broadway and Glendale Avenue, and Elm and Bancroft Streets Pocket Parks are on public street rights-of-way, and will require acquisition from the adjacent property owners.
- Eight park sites within Balboa Park (equivalencies): 28th Street Park, Golden Hill Community Garden, Golden Hill Community Park, Golden Hill Park, Golden Hill Pocket Park, and Grape Street Park will serve the Golden Hill community; the Skate Park/Bike Skills Park will be shared by the Golden Hill and North Park communities; and the Pershing Sports Complex will be shared by the Golden Hill, Downtown, North Park, and Uptown communities.
- One non-traditional park site (equivalency): The F Street Linear Park, on street right-of-way, will extend from 22nd Street to 25th Street.
- Two open space trails (equivalencies): The 32nd Street Canyon and 34th Street Canyon open space systems are on City-owned property and are proposed to be improved with trail extensions and amenities.

Existing and Proposed Recreation Center and Aquatic Complex: The existing Golden Hill Recreation Center located within Balboa Park is approximately 10,035 square feet in size. It includes a gymnasium, meeting room, kitchen, and community clubhouse. To meet the community needs in the future, the recreation center will be expanded to be approximately 16,320 square feet and could provide community meetings rooms.

The Bud Kerns Aquatic Complex has been identified as the aquatic complex for the community and will be shared with the North Park community. The existing historic facility is proposed to be restored and renovated. Adjacent to the historic facility, a new facility will include a state-of-the-art aquatic complex, including a pool house with lockers, and additional swimming facilities such as children's and therapeutic pools.

Park and Recreation Facilities Summary: Through this community plan update, City staff and community members have identified approximately 49 acres of new park land and park equivalency sites to meet the approximately 67 acres of population-based park needs. The approximately 19 acres of population-based park deficit will need to be fulfilled in the future by land acquisitions/donations or park equivalencies. The draft Recreation Element identifies existing recreation facilities and proposed projects that will provide for the community's recreation center and aquatic complex needs at full community development. These proposals represent significant achievements towards implementing the General Plan standards and the community's goals and needs. Staff will continue to work with community members to seek future opportunities for provision of parks and recreation facilities through potential land acquisitions, donations, grants, and other funding sources for project implementation.

For a full description of all the existing and proposed parks and recreation facilities see Table 7.1 within the draft Golden Hill Recreation Element.

CONCLUSION

The adoption hearing process for these draft documents is beginning with this consideration by the Park and Recreation Board. The 45-day public review period for the Draft Program Environmental Impact Report is anticipated to begin in mid-May 2016. The public review period may be extended an additional 14 calendar days, by written request from the Greater Golden Hill Planning Committee or the North Park Planning Committee, subject to approval of the Planning Director, per City Municipal Code §128.0307. The draft documents will go to the Planning Commission for a recommendation, and to the City Council for adoption in Fall of 2016.

ALTERNATIVES

1. Recommend approval of the Draft Golden Hill Community Plan Recreation Element Update as presented; or
2. Recommend approval of the Draft Golden Hill Community Plan Recreation Element Update with modifications; or
3. Do not recommend approval of the Draft Golden Hill Community Plan Recreation Element Update.

Respectfully submitted,

Alyssa Muto, Deputy Director
Environmental and Policy Analysis Division

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HG/hg

Attachment: March 2016 Draft Golden Hill Community Plan, Recreation Element

The March 2016 Draft Golden Hill Community Plan Update Recreation Element can also be accessed at the following website:
https://www.sandiego.gov/sites/default/files/gh-7.0_recreation_revised_feb-2016.pdf

The individual March 2016 Draft Golden Hill Community Plan Update elements and sections can be accessed at the following website:
https://www.sandiego.gov/planning/community/profiles/greatergoldenhill

The Balboa Park East Mesa Precise Plan can be accessed at the following website:
http://www.sandiego.gov/park-and-recreation/pdf/parkdesign/bpempp.pdf

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