

**SITE PLAN**  
SCALE 1"=30'-0"

COUNCIL DISTRICT:		COMMUNITY PLAN AREA:			
DATE	ACTION	REFERENCE DOCUMENTS		COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO.			ACRES:
	SITE DEDICATED	ORD. NO.			ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:		
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
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		CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF	MULTI-PURPOSE CT. LTS.	STDS.
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	SF	BACKSTOPS	EA.
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA.
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA.
		POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA.
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# MISSION BAY HIGH SCHOOL

TENNIS COURTS JOINT USE FACILITY SITE PLAN

PSD  
(PSD #)

LAMBERT COORDINATES: \_\_\_\_\_ THOMAS BROTHERS PAGE: \_\_\_\_\_



THE CITY OF SAN DIEGO  
M E M O R A N D U M

DATE: November 15, 2023  
TO: Rania Amen, Director, Engineering & Capital Projects Department  
FROM: Andy Field, Director, Parks and Recreation Department  
SUBJECT: General Development Plan Approvals for Multiple Parks

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The Parks and Recreation Board has reviewed and recommended approval of the new or amended General Development Plans for the following parks:

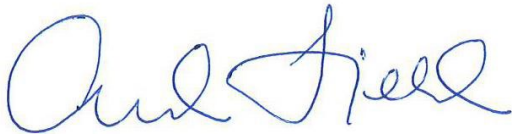
<u>Project Name:</u>	<u>Date Reviewed:</u>
3 Roots Community Park (Bruce Brown Community Park)	November 19, 2020
Allied Gardens Community Park (Dog Off-Leash Area)	April 20, 2023
Balboa Park Natural History Museum Gardens	October 21, 2021
Beyer Community Park	September 17, 2020
Boone Elementary School Joint Use Facility	February 17, 2022
Chollas Triangle Park	November 17, 2022
Eastbourne Neighborhood Park	February 16, 2023
Emerson Elementary School Joint Use Facility	May 19, 2022
Epoca Neighborhood Park	September 15, 2022
Eugene Brucker Education Center (Dog Off-Leash Area)	April 21, 2022
Hidden Trails Neighborhood Park	January 21, 2021
John Baca Neighborhood Park	June 17, 2021
Junipers Neighborhood Park	April 15, 2021
Linda Vista Community Park (Community Garden)	April 21, 2022
Marston Middle School Joint Use Facility	January 20, 2022
Martinez Neighborhood Park	September 15, 2022
Mission Bay High School Joint Use Facility	February 17, 2022
Mission Gorge Park	January 21, 2021
Normal Heights Elementary Joint Use Facility	March 17, 2022
North Park Community Park (Dog Off-Leash Area)	May 19, 2022
Shoal Creek Neighborhood Park	February 16, 2023
Southwest Neighborhood Park (Grove Neighborhood Park)	February 18, 2021

<u>Project Name:</u>	<u>Date Reviewed:</u>
Ward Canyon Neighborhood Park (Dog Off-Leash Area)	June 16, 2022
Whitman Elementary School Joint Use Facility	February 18, 2021
Wilson Middle School Joint Use Facility	January 20, 2022

Based on the recommendations from the Parks and Recreation Board, the Parks and Recreation Department hereby approves all the General Development Plans for the projects listed above.

If you have questions or would like additional information, please reach out to me at [afield@sandiego.gov](mailto:afield@sandiego.gov) or (619) 235-1110.

Thank you,



Andy Field, Director  
Parks and Recreation Department

AF/mg

Attachments: General Development Plans (for listed projects)

cc: Karen Dennison, Assistant Director, Parks and Recreation Department  
Tom Tomlinson, Assistant Director, Parks and Recreation Department  
Steve Palle, Deputy Director, Parks and Recreation Department  
Gina Dulay, Deputy Director, Parks and Recreation Department  
Heidi Vonblum, Planning Director, Planning Department  
Michelle Abella-Shon, Program Manager, Parks and Recreation Department  
Ryan Barbrick, Supervising Management Analyst, Parks and Recreation Department

**Recreational Value Scoring - Mission Bay High School Tennis Courts Joint Use Facility**

<b>Park Size Category</b>	<b>Points</b>	<b>Improvements</b>	<b>Notes</b>
<i>Scoring: Based on overall park acreage (population-serving only)</i>			
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	7	Proposed 1.37 acre facility
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	
<i>Does not apply to MHPA or MSCP lands</i>			
<b>AMENITIES/RECREATION OPPORTUNITIES</b>			
<b>Health/Fitness/Sports Category</b>	<b>Points</b>	<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
Play Area	7 pt. per 750 sf of play area <sup>1</sup>	0	
Nature Exploration Playground <sup>11</sup>	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	0	
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field <sup>6</sup>	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) <sup>6</sup>	42	
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum <sup>5</sup>	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court <sup>12</sup>	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field <sup>12</sup>	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. <sup>12</sup>	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) <sup>2</sup>	7 pt. each; 14 pts. maximum	0	

Recreational Value Scoring - Mission Bay High School Tennis Courts Joint Use Facility

Social Spaces Category		Proposed Improvements/ expansion	Notes
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	0	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	
Community Garden <sup>3</sup>	7 pt for ea. 10 plots; 14 pts. maximum	0	
Interactive/Technology Element	7 pt. maximum	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) <sup>8</sup>	21; 21 pts. maximum	0	
Site Amenities Category		Proposed Improvements/ expansion	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	0	
Restroom building	21 pt. per building	0	
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access <sup>8</sup>	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System <sup>9</sup>	3.5 pt per system; 7 pts. maximum	0	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	0	
Creation of wetlands area(s) or native planting restoration area(s) <sup>7</sup>	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements/ expansion	Notes
<i>Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset</i>			
<i>Scoring: 0 (no component present) or 7-21 (component present)</i>			
	<b>Points</b>		
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	14	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	0	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	7	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	

**Recreational Value Scoring - Mission Bay High School Tennis Courts Joint Use Facility**

<b>ACTIVATION &amp; ENGAGEMENT</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
<i>Definition : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together</i>			
<i>Scoring : 0 (no component present) or 7-21 (component present)</i>			
	<b>Points</b>		
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	0	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	14	
Recreational Features for the Disabled <sup>4</sup>	21; 21 pts maximum	0	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) <sup>7</sup>	7 pt per 1/2 mile	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy <sup>10</sup>	14; 14 pts maximum	0	
<b>TOTAL VALUE POINTS :</b>		<b>84</b>	

<b>Recreation Value Points Tabulation Summary:</b>	
Total Proposed Facility Value Points	84
<b>Population Served</b>	<b>770 residents</b>

\* See PMP Appendix D for Notes