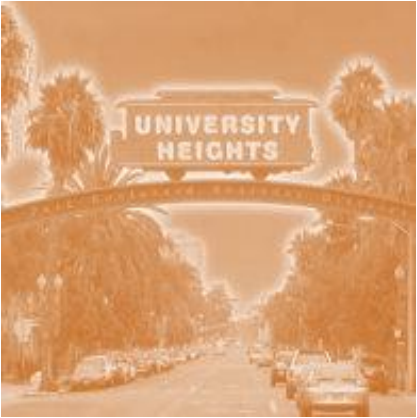


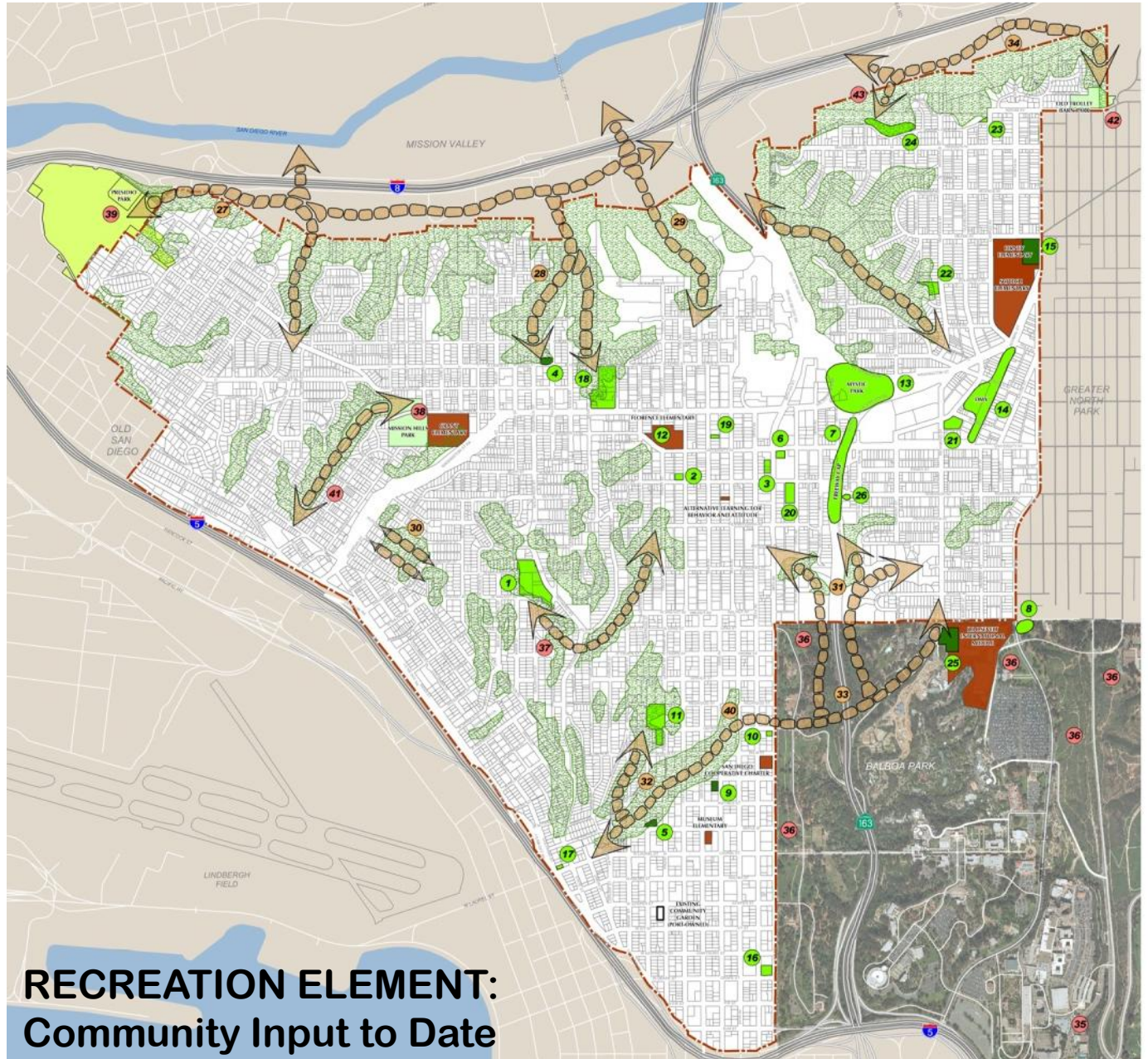


P
A
R
K
W
E
S
T

MIDDLETOWN



MEDICAL COMPLEX



RECREATION ELEMENT:
Community Input to Date

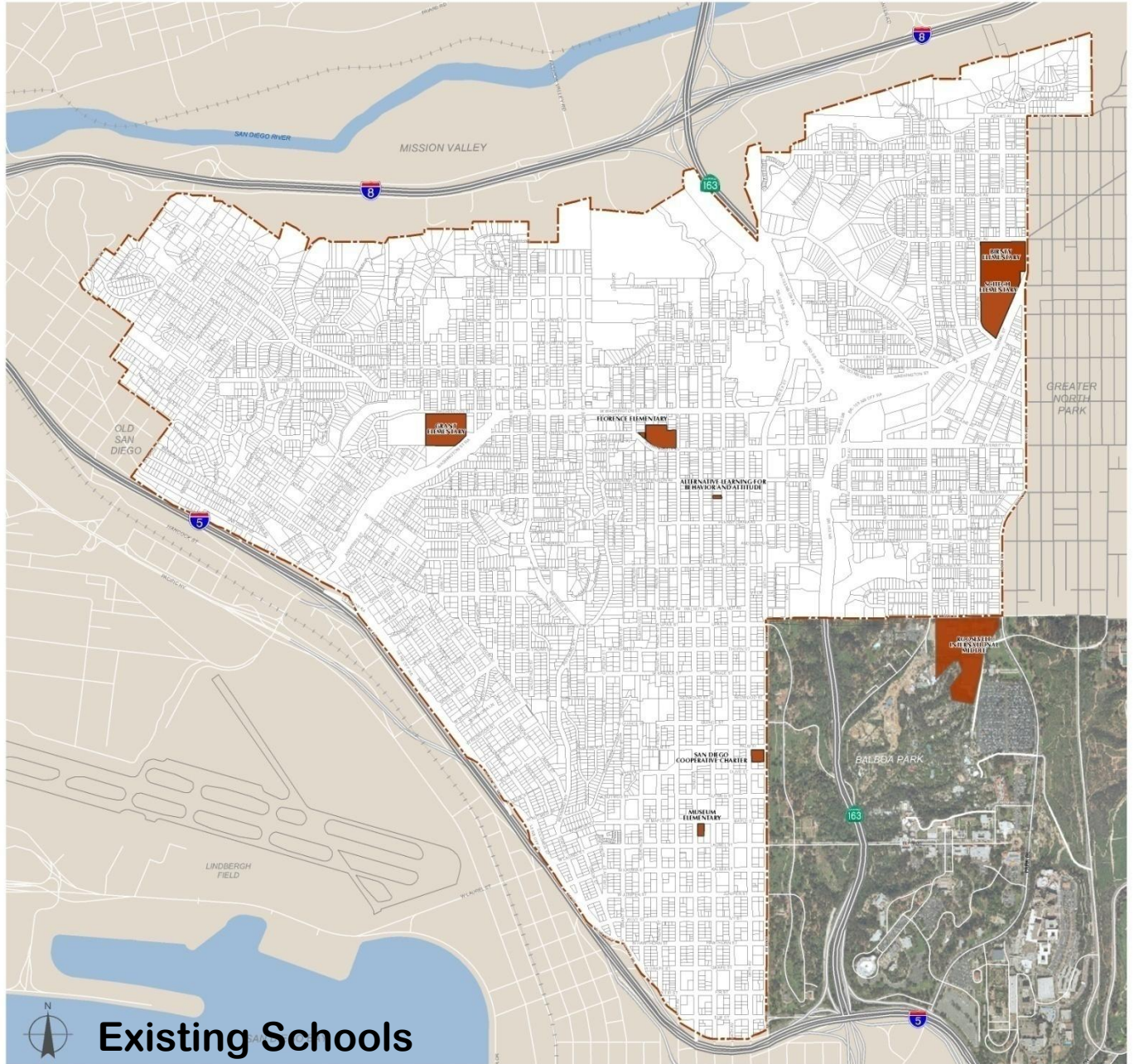


P
A
R
K
W
E
S
T

MIDDLETOWN



MEDICAL COMPLEX



Existing Schools

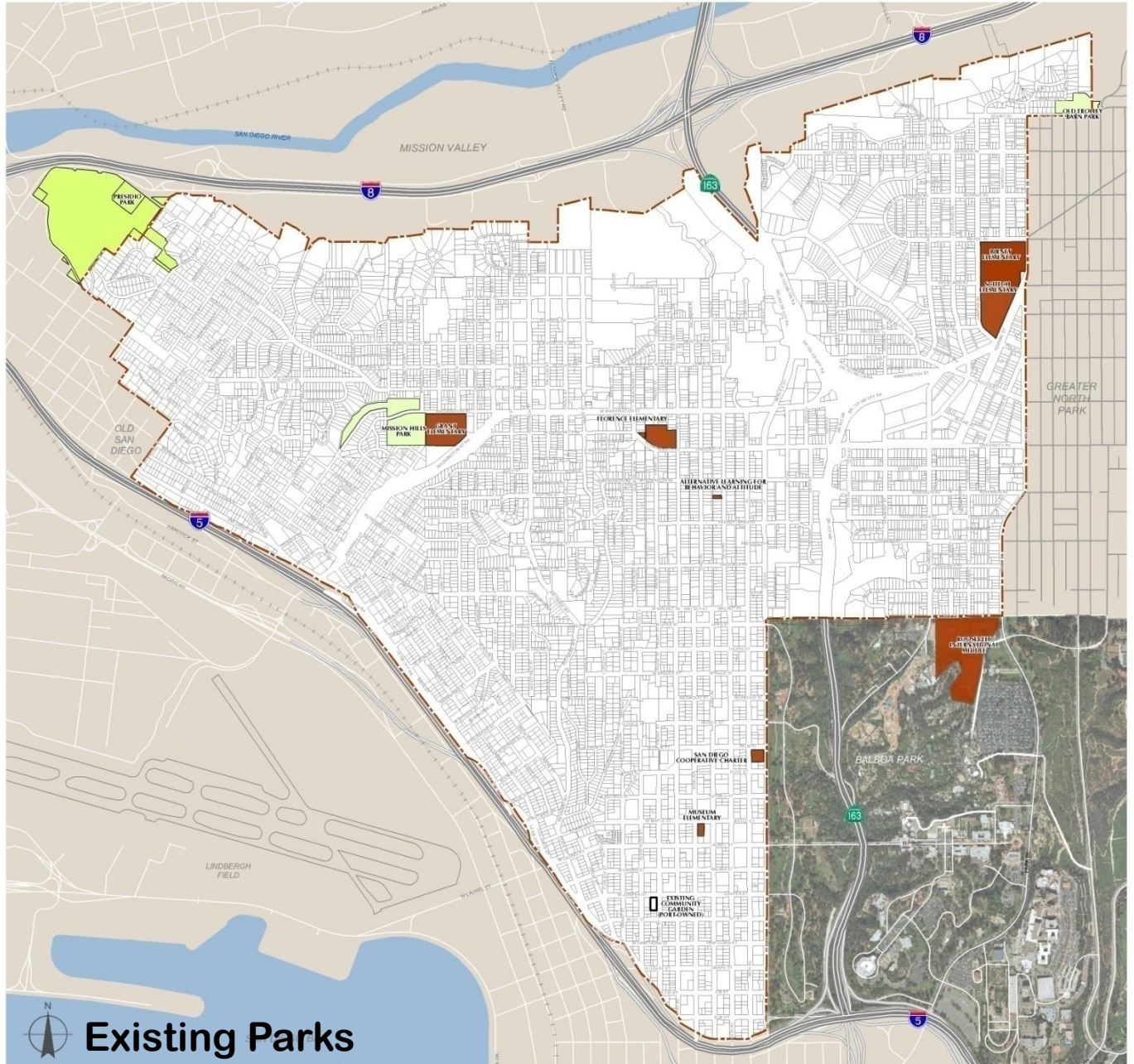


P
A
R
K
W
E
S
T

MIDDLETOWN



MEDICAL COMPLEX



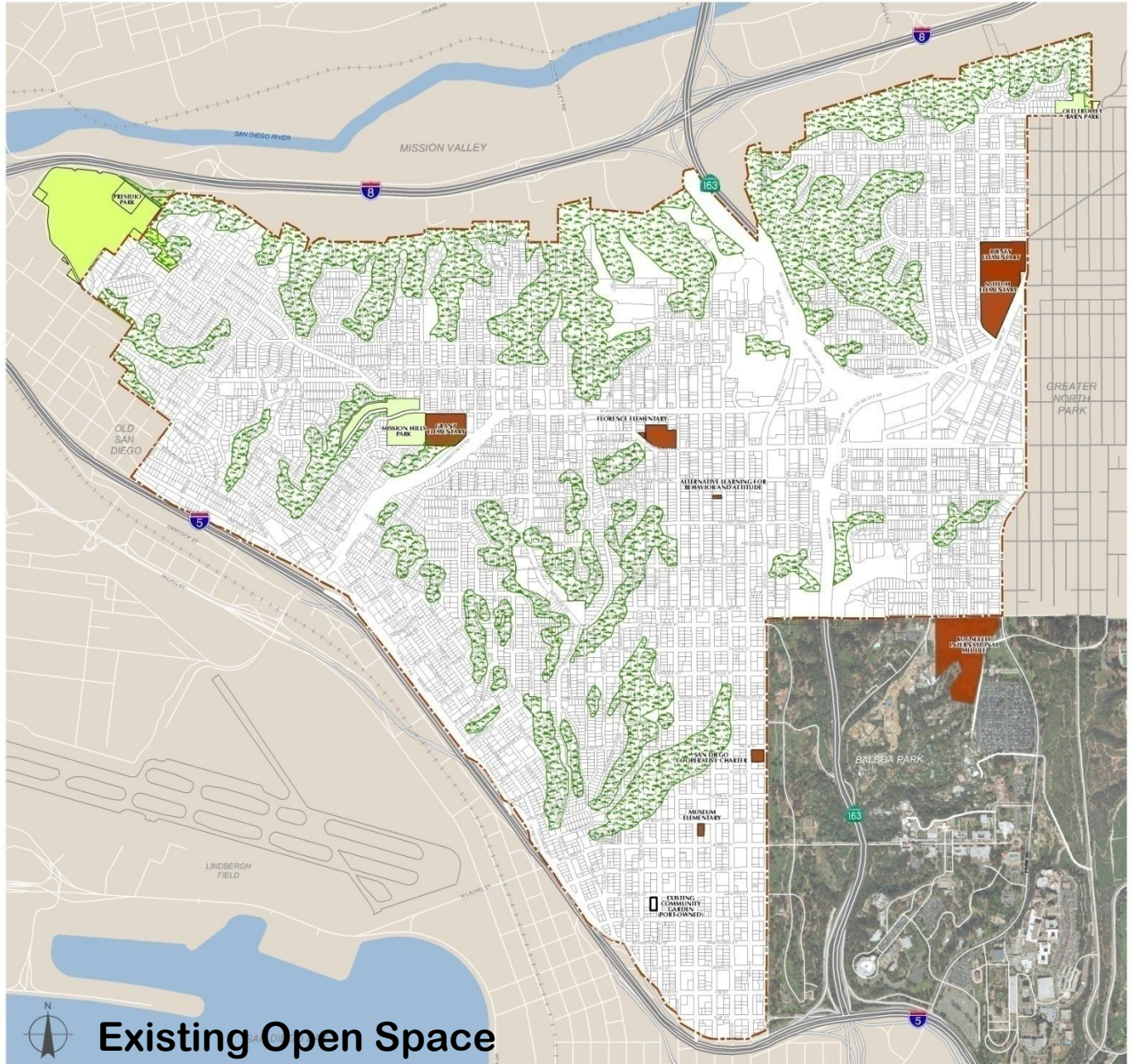


P
A
R
K
W
E
S
T

MIDDLETOWN



MEDICAL COMPLEX

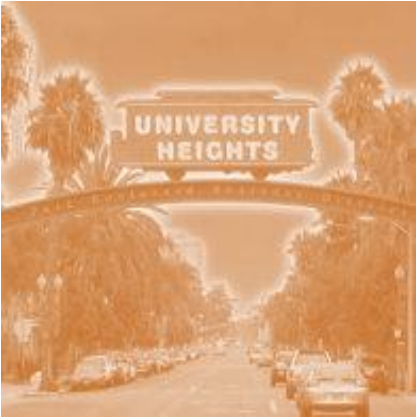


Existing Open Space

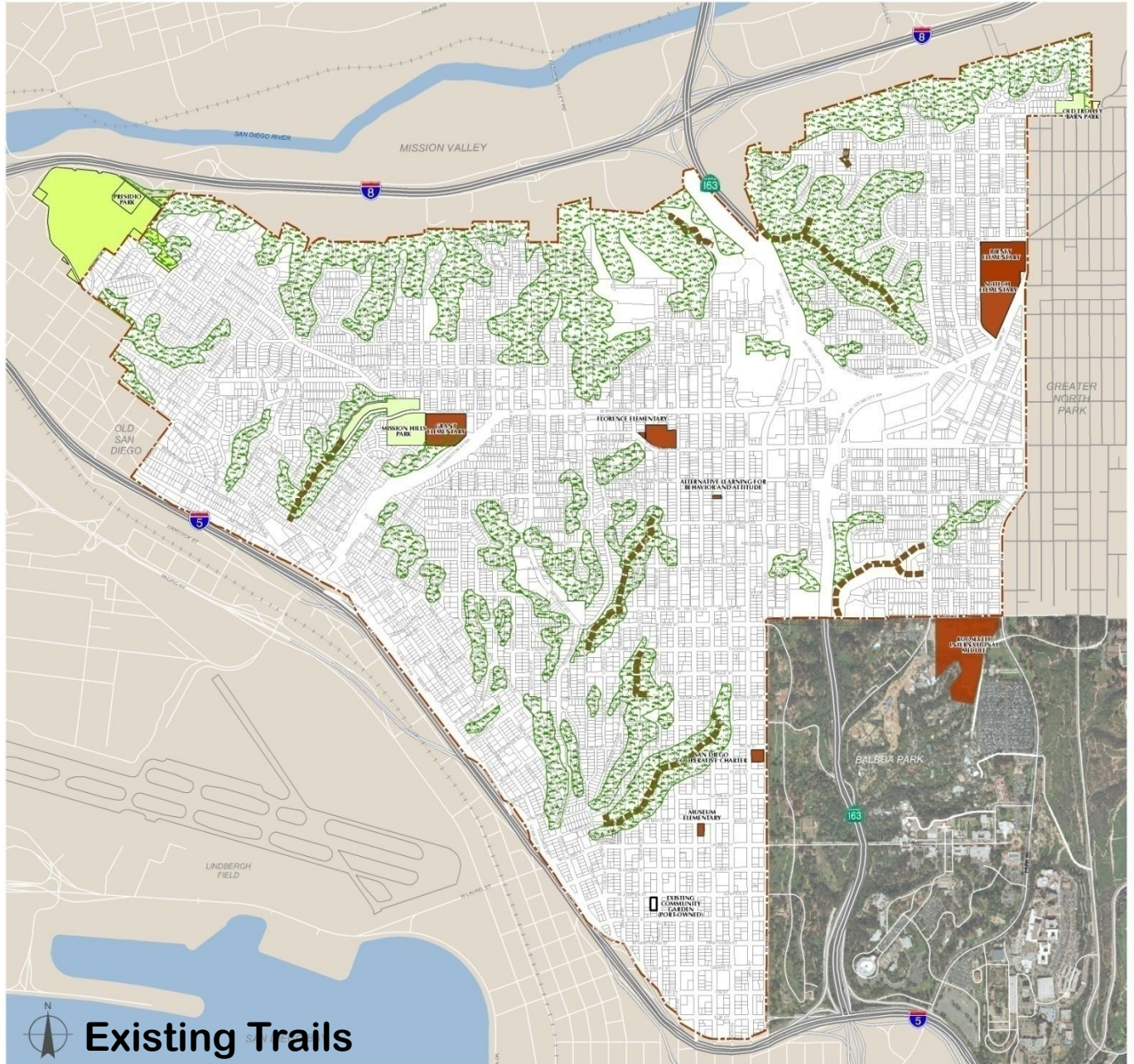


P
A
R
K
W
E
S
T

MIDDLETOWN



MEDICAL COMPLEX

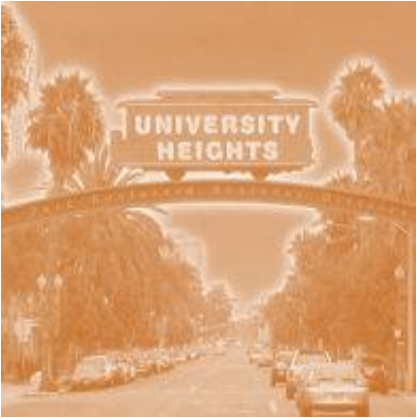


 Existing Trails

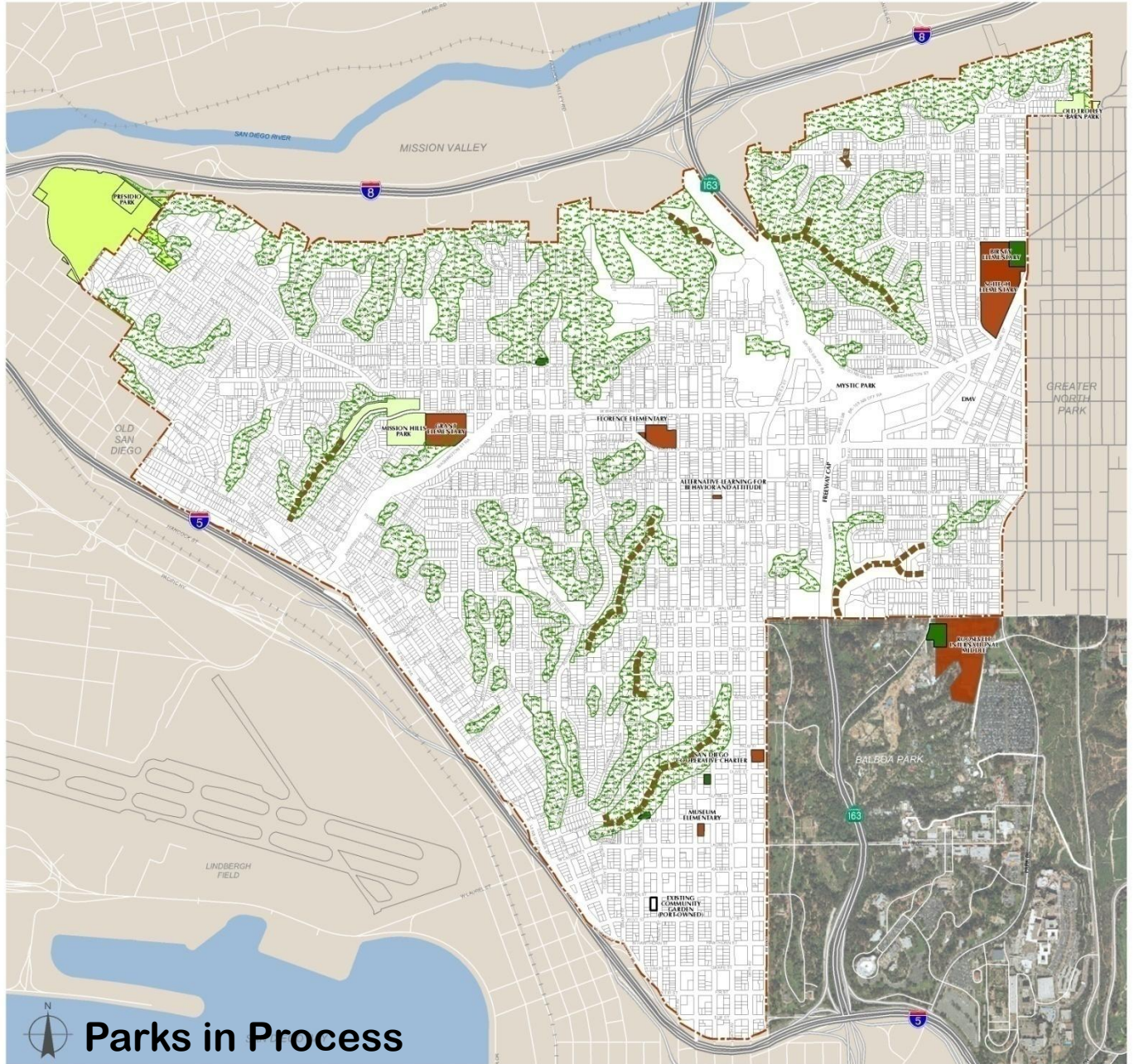


P
A
R
K
W
E
S
T

MIDDLETOWN



MEDICAL COMPLEX

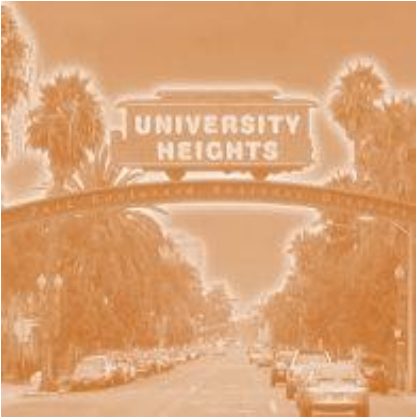


Parks in Process

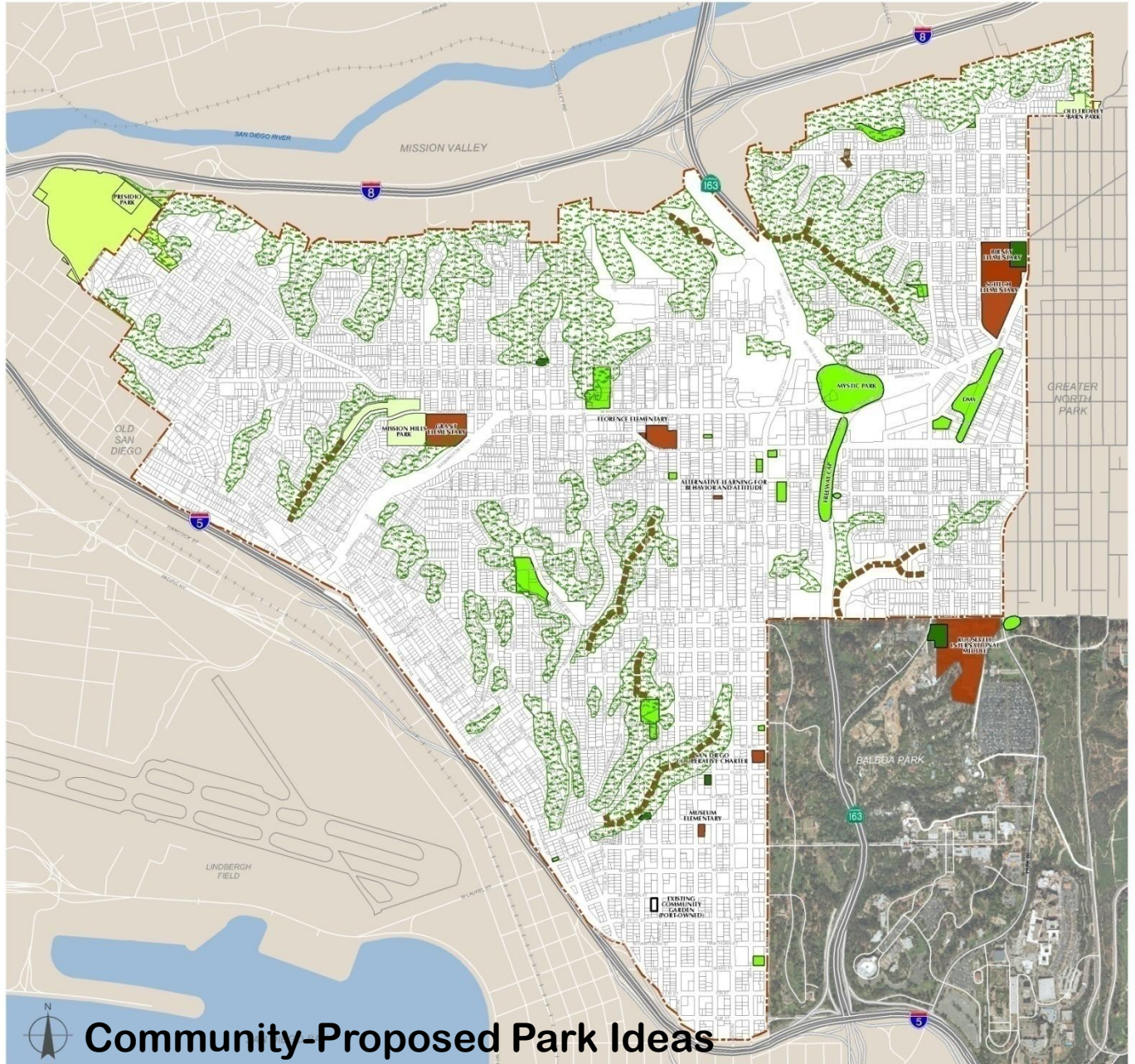


P
A
R
K
W
E
S
T

MIDDLETOWN



MEDICAL COMPLEX

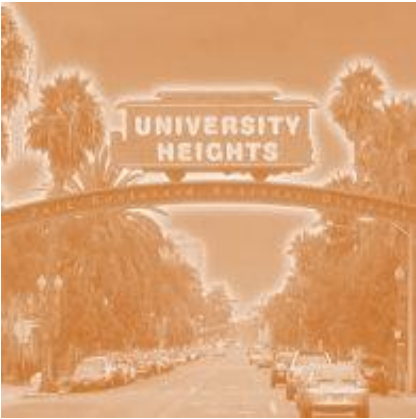


Community-Proposed Park Ideas

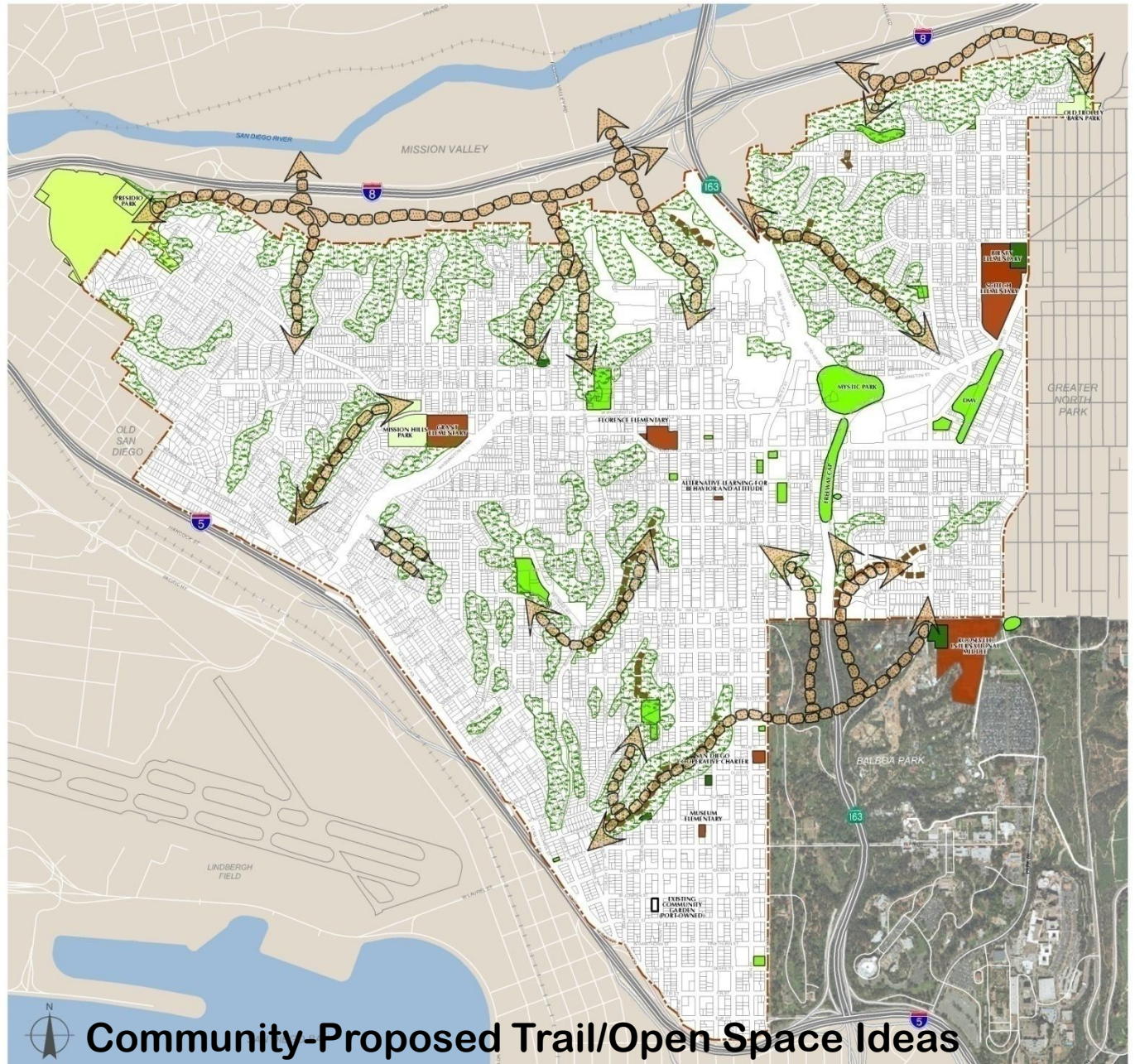


P
A
R
K
W
E
S
T

MIDDLETOWN



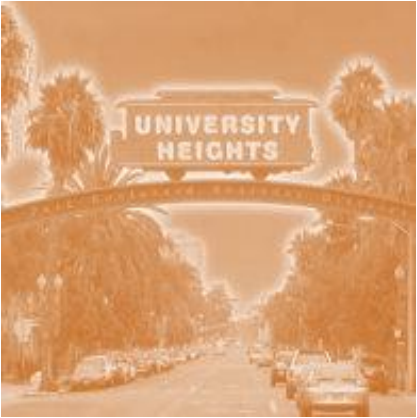
MEDICAL COMPLEX



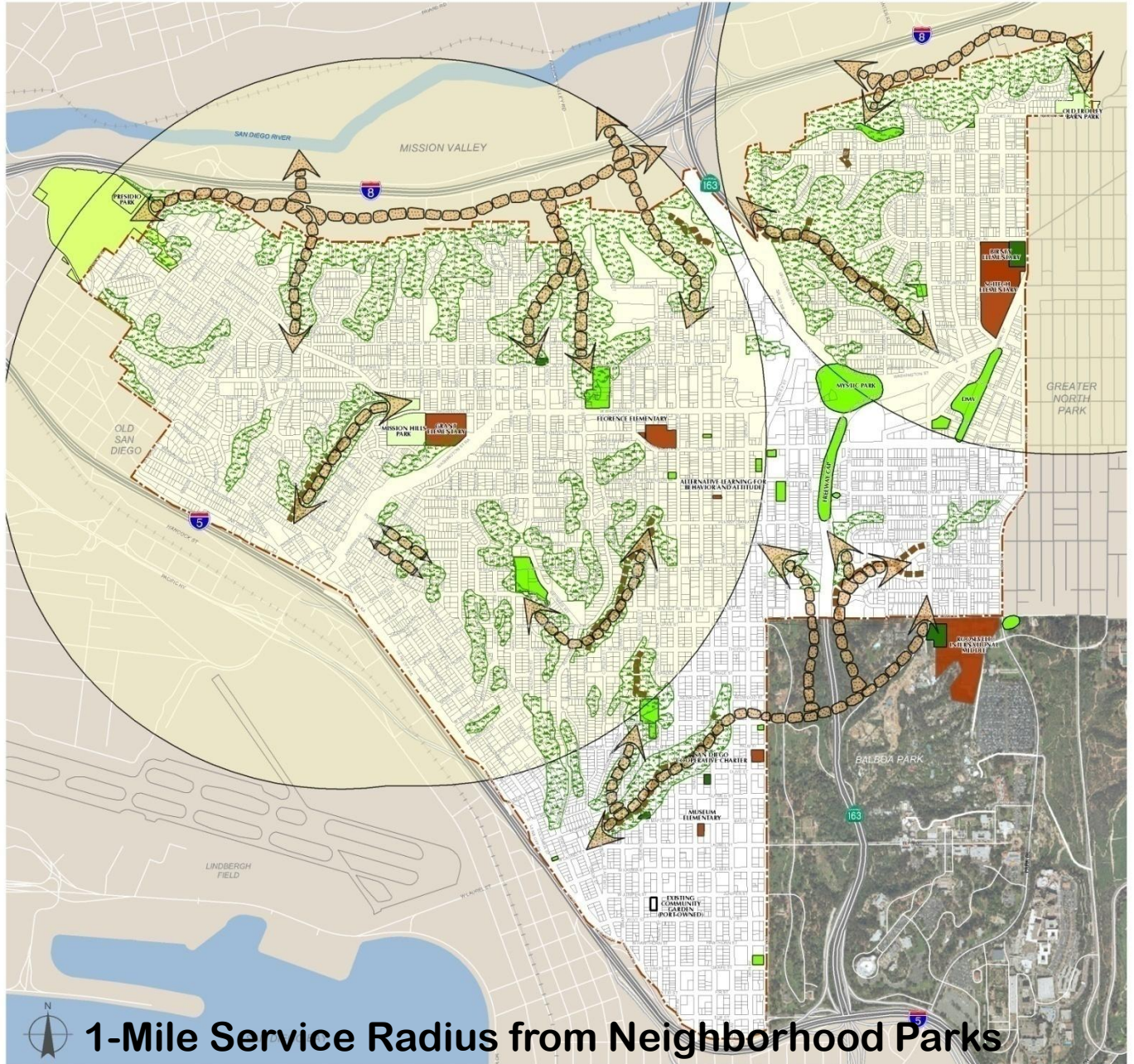


P
A
R
K
W
E
S
T

M
I
D
D
L
E
T
O
W
N



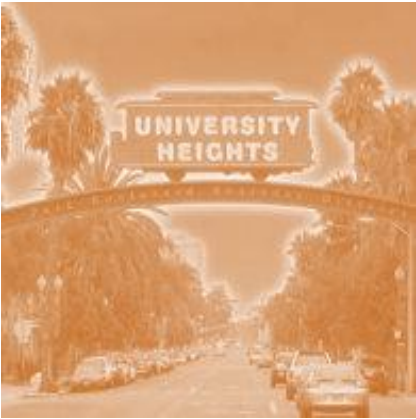
M
E
D
I
C
A
L
C
O
M
P
L
E
X



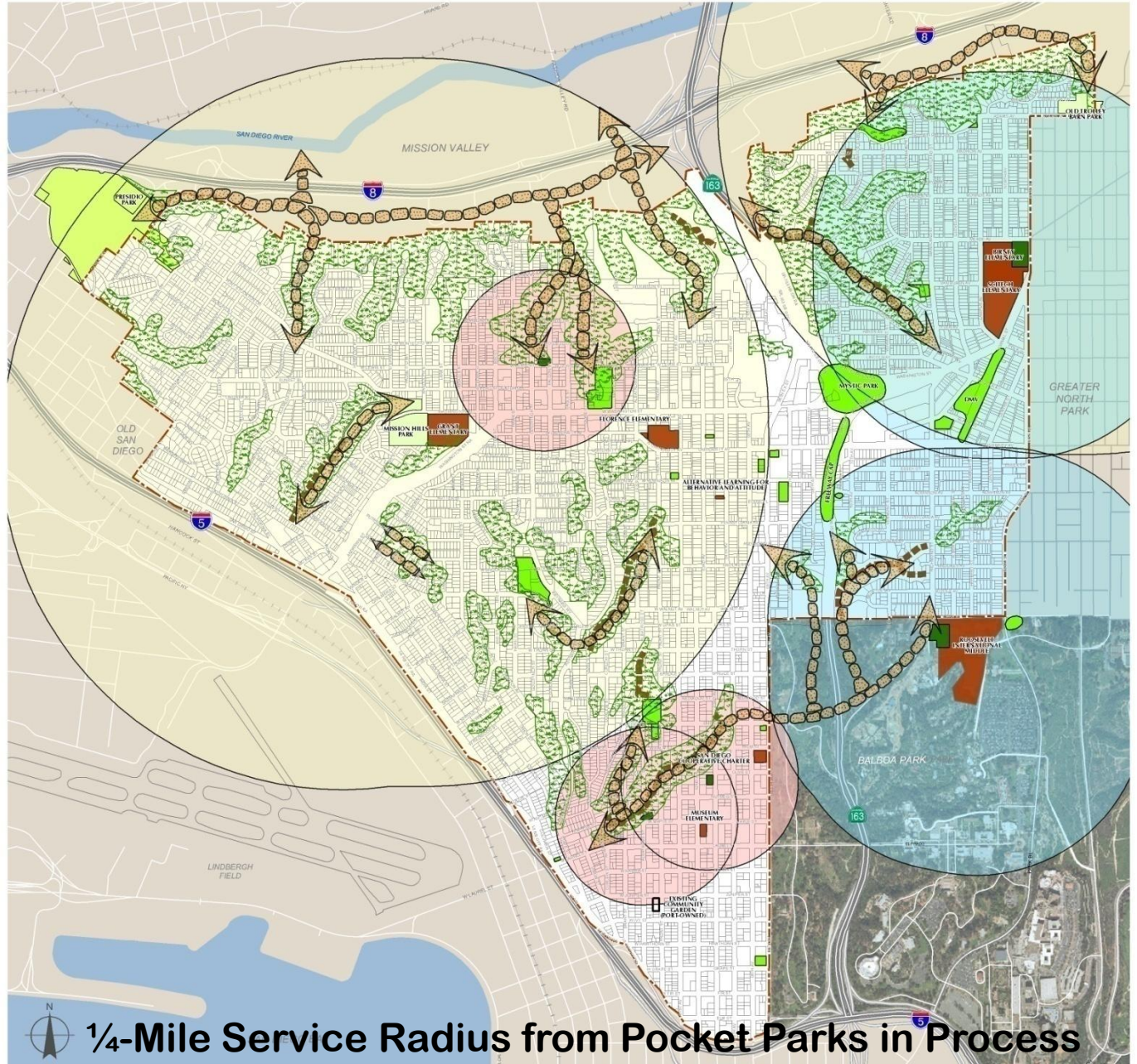


P
A
R
K
W
E
S
T

M
I
D
D
L
E
T
O
W
N



M
E
D
I
C
A
L
C
O
M
P
L
E
X



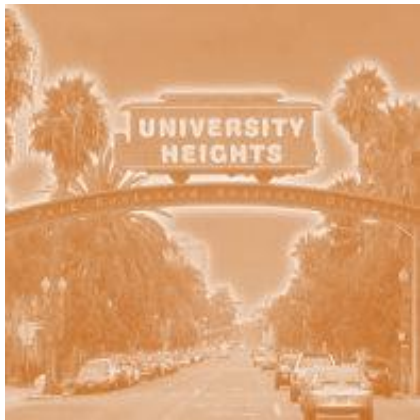
1/4-Mile Service Radius from Pocket Parks in Process

Emerging Recreation Themes From the Community



P W
A E
R S
K T

M I D D L E T O W N



M E D I C A L C O M P L E X

1. Create a system of parks, open space, public facilities and other community resources and amenities, linked by trails and urban design elements.
2. Acquire vacant and developed land where possible for additional parkland.
3. Develop partnerships with both public and private entities to increase recreational opportunities.
4. Connect the community to Mission Valley and Balboa Park via pedestrian trails and bike paths.
5. Acquire land for both pocket and mini-parks that is close to residences, as well as land for larger recreational complexes for activities such as soccer and softball.
6. Encourage long-range visions for future parks and recreational opportunities.
7. Support special use activities in parks where appropriate, such as dog parks, community gardens and skateboard parks.

UPTOWN COMMUNITY PLAN UPDATE
Recreation Element Discussion and Mapping Exercises
May 26, 2010 Meeting of the CPUAC & Various Cluster Meetings

Please Note: The Numbers on this Spreadsheet Correspond to the Numbers on the Mounted Map

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY LOCATIONS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Potential	City Response / Notes / Comments
1	3532 Reynard Way	Reynard Way between W. Brookes Ave. and Falcon St.	4.72 acres	Private	Five (5) Parcels	Yes	Known as Reynard Way, these five (5) parcels are owned by a single owner. All or a portion of these parcels would provide an ideal site for a future neighborhood park. An opportunistic purchase is possible if the land goes up for sale. Community-suggested uses for this site, if acquired, include trails and ball fields.
2	108 West Robinson Avenue	Northwest intersection of W. Robinson Ave. and 1 st Ave.	0.28 acres	Private	Parcel	Yes	This vacant lot could serve as a pocket park for the community. An opportunistic purchase is possible if the land goes up for sale.
3	3818, 3828 and 3840 6 th Avenue	West side of 6 th Ave. between University Ave. and W. Robinson Ave.	0.45 acres	Private	Three (3) Parcels	Yes	Site consists of parking (currently used by the public) and the unused Pernicano's restaurant. The three parcels are owned by a single owner. An opportunistic purchase is possible if the land goes up for sale. May also be appropriate for commercial or mixed use, as well as park land.
4	Northwest corner of West Lewis Street and Falcon Street	West Lewis St. and Falcon St.	0.35 acres	City	City ROW / Open Space	Yes	West Lewis and Falcon Streets Mini-Park. Currently a CIP project in Engineering and Capital Projects. Unfunded amount: \$180,000.

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY LOCATIONS

#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Potential	City Response / Notes / Comments
5	Intersection of Albatross Street and West Maple Street, just north of West Maple Street	Albatross Street and West Maple Street	0.25 acres	City	City ROW / Open Space	Yes	West Maple Street Mini-Park. Currently a CIP project in Engineering and Capital Projects. Unfunded amount: \$200,000.
6	AT&T Building Courtyard	Southeast corner of University Avenue and 6 th Avenue	0.25 acres	Private – AT&T	Portion of a Private Parcel	Yes	Site consists of a private courtyard for AT&T building occupants. The courtyard is blocked from the street by walls. The idea would be to remove the walls from the courtyard area and have this area be a small mini-park/plaza open to 6 th Avenue and University Avenue. This area may be eligible for population-based park equivalency credit. Would require an agreement with the property owner.
7	Freeway caps (lids) over the 163 to connect the community.	Locations between Pennsylvania Avenue and Washington Street	Unknown	Caltrans (Agreement Required)	Caltrans ROW	Yes	Long range future project. Language may be included in the community plan. May be appropriate for park, commercial and/or mixed-use projects.
8	Area in Balboa Park near Upas Street and Park Boulevard for a Children’s Play Area	Just east of Park Boulevard, south of Upas Street, near the existing picnic areas	0.25 to - .50 acres	City	Balboa Park	Yes. Already a park. Potential as an equivalency.	Suggested children’s play area in this location near the existing picnic areas. This is within Balboa Park, and could be considered a population-based park equivalency for Uptown, if so chosen by the community.

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY LOCATIONS

#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Potential	City Response / Notes / Comments
9	3 rd Street and Olive Street Mini-Park Acquisition and Development	Southwest corner of 3 rd Avenue and Olive Street	0.34 acres	Private now. City (after close of escrow)	Three (3) Parcels	Yes	Council Resolution R-305902 was approved by City Council on June 21, 2010 authorizing the purchase of 0.34 acres of parkland at 3 rd and Olive Streets in Uptown. Escrow is scheduled to close in Fall 2010. Project will then be turned over to Engineering & Capital Projects for design and implementation.
10	535 Quince Street	Southwest corner of Quince Street and 6 th Avenue	0.16 acres	Private	Parcel	Yes	This vacant lot could serve as a future pocket park for the community. An opportunistic purchase is possible if the land goes up for sale.
11	3030 Front Street	North of Palm Avenue at the end of Front Street	12,000 s.f. building space. 2.96 acres total site.	Private	Two (2) Parcels	Unknown	The San Diego Indoor Sports Club is a social Club for people with physical disabilities. The club activities are open to all members, friends, and family. It is privately owned and operated. Community-suggested Rec. Center with parking. Would require an agreement with current property owner.
12	Florence Elementary School located at the corner of University and 1 st Avenues	Northwest corner of University and 1 st Avenues	Unknown	San Diego Unified School District (SDUSD)	Parcel	Unknown	Coordinate with the expansion of the library and school site to accommodate additional recreational areas for the community, such as a multi-purpose joint use field. Would require an agreement with the SDUSD.

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY LOCATIONS

#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Potential	City Response / Notes / Comments
13	Mystic Park located in and around the intersection of Washington Street and the 163	Areas in and around the intersection of Washington Street and the 163, north of Washington Street between Maryland Street and the 163.	Unknown	Caltrans (Agreement Required)	Caltrans ROW	Unknown	The proposed park could include a fenced dog walking area, children's playground, and multi-grass area for community events.
14	Normal Street / DMV site located at the corner of Normal Street and Lincoln Avenue & the Normal Street medians running from University Avenue to Polk Avenue	Normal Street between University Avenue and Polk Avenue	Unknown	State of California (DMV) & City ROW	Private Parcel & City ROW	Unknown	The DMV may be redeveloping the site. This, in conjunction with the medians along Normal Street, offer potential park opportunities. Either a park can be proposed with the redevelopment of the DMV and/or the medians along Normal can be developed as a linear park.
15	Birney Elementary School Joint Use Improvements at 4345 Campus Avenue	Located at the southwest corner of Meade Avenue and Park Boulevard	1.82 acres	SDUSD	Parcel	Yes	The joint use agreement for this site has been approved by City Council. The joint use multi-purpose field is currently in construction through Engineering & Capital Projects.
16	526 Grape Street	Northeast corner of Grape Street and 5 th Avenue, running along Grape Street between 5 th and 6 th Avenues	0.57 acres	Private	Parcel	Yes	The vacant lot could serve as a mini-park for the community. An opportunistic purchase is possible if the land goes up for sale.

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY LOCATIONS

#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Potential	City Response / Notes / Comments
17	Northwest intersection of W. Laurel Street and Columbia Street	W. Laurel Street and Columbia Street	0.50 acres	City	City ROW	Yes	This site was previously identified for a small pocket park for the community and is owned by the City. (Laurel Street Mini-Park)
18	422 West Washington Street	West Washington Street between Brant Street and Dove Street	Unknown	Private	Parcels	Unknown	This is the site of Albertsons. Lot may have value as a park or other community uses, but is currently privately owned.
19	3739 3 rd Avenue	East side of 3 rd Avenue between Washington Street and University Avenue	0.16 acres	Private	Parcel	Yes	Privately owned parking lot. Lot could serve as a mini-park for the community. An opportunistic purchase is possible if the land goes up for sale.
20	635 Robinson Avenue	Southwest corner of Robinson Avenue and 7 th Avenue	1.00 acre	Private	Parcel	Yes	Privately owned parking lot (Pacific Bell). Lot could serve as a mini-park for the community. An opportunistic purchase is possible if the land goes up for sale.
21	U.S. Post Office – 3911 Cleveland Avenue	Cleveland Avenue between Richmond Avenue and Blain Street	1.00 acre	Private	Parcel	Yes	Privately owned parking lot and post office. Lot could serve as a mini-park for the community. An opportunistic purchase is possible if the land goes up for sale.
22	4298 Maryland Street	Southwest corner of Maryland Street and Van Buren Avenue	0.80 acres	Private	Parcel	Yes	Privately owned parcel with home. Lot could serve as a mini-park or as open space leading to Buchannan Canyon for the community. An opportunistic purchase is possible if the land goes up for sale.

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY LOCATIONS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Potential	City Response / Notes / Comments
23	1538 Golden Gate Drive	Northwest corner of Golden Gate Drive and Campus Avenue	0.13 acres	Private	Parcel	Yes	Privately owned parcel with home. Lot could serve as a mini-park or as open space. An opportunistic purchase is possible if land goes up for sale. Some code violations exist on property.
24	Golden Gate Drive between Rhode Island Street and Delaware Street	North of Golden Gate Drive	0.25 - 0.50 acres	City Open Space	Parcel	Yes	Currently City-owned open space. The area directly adjacent to Golden Gate Drive is flat and consists of informal trails. This area could be developed further to increase recreational opportunities in the area.
25	Roosevelt Junior High School joint use improvements, located at 3366 Park Boulevard	The junior high is located in Balboa Park at the southwest intersection of Park Boulevard and Upas Street. The joint use field is located near the intersection of Upas Street and and Richmond Street.	2.20 acres	City and San Diego Unified School District	Parcels	Yes	The joint use agreement for this site is being worked on. The joint use multi-purpose field is currently in the design phase through Engineering & Capital Projects. This project lies directly on the boundaries of the Greater North Park and Uptown Community Planning Areas, and will serve both communities. Project lies in Balboa Park.
26	Community Garden on Caltrans property near Robinson Avenue and the SR-163	Intersection of Robinson Avenue and SR-163	Unknown	Caltrans (Agreement Required)	Caltrans ROW	Unknown	Potential community garden on Caltrans ROW. Would require an agreement with Caltrans.

COMMUNITY COMMENTS ON TRAILS AND OPEN SPACE

#	Community Comments / Questions	City Response to Community Comment / Questions
27	The canyon that begins at Fort Stockton Drive, between Pine Street and Sierra Vista and that continues down to Mission Valley is utilized as a trail by the community. Residents report this area is a good birding area. The community has suggested that a safer walkway be put in along this trail, beginning at Fort Stockton Drive, and looping around to Presidio Park. Portions of the trail traverse through Mission Valley and other privately-owned parcels. Other portions of this trail could connect to the San Diego River across the I-8, or continue east along the I-8 and connect with other trails that traverse the hill to Uptown. Residents report this trail has been in use by the community for nearly 100 years, but that property owners will reject an 'official' trail here. Bikeway potential as well.	There is a paper street which follows the canyon (Allen Road) to Mission Valley from Fort Stockton Drive. However, the remainder of the trail to Presidio Park would be on private property. Much of the land which traverses east along the I-8 consists of privately-owned parcels.
28	Create a trail from the future West Lewis and Falcon Streets Mini-Park down to Mission Valley through the existing canyon. This trail could connect to the trail along the I-8, as proposed in #1 above.	There are various paper streets which follow this canyon area to Mission Valley from the future West Lewis and Falcon Streets Mini-park. Also, much of the surrounding property is City-owned open space. Language can be added to the community plan.
29	Create a trail along Bachman Place, from the UCSD Medical Center (4 th Avenue and Lewis Street) to Mission Valley. Trail could be a 'green' trail with picnic tables and other amenities. This trail could connect to the trail along the I-8, as proposed in #1 above.	Most of this land is owned by the Regents of the University of California.
30	Create a trail connecting Puterbaugh Street at Winder Street, across the canyon. Same concept for Guy Street. Possible space for community garden?	Most of this land is City ROW (paper street). Language can be added to the community plan.
31	Improve trail access to Hillcrest through Cypress Canyon and the 163 corridor. Cypress Canyon lies just to the north of Upas Street, both west and east of the 163.	Most of this area is Balboa Park. Trails could be enhanced utilizing DIF funds if population-based park equivalencies for trails were considered in this area. Language can be added to the community plan.
32	Connect trails in canyons to community resources and amenities. Connect trails to create a network within the community that connects to Balboa Park. Increase accessibility and make these connections / trails more inviting. Utilize paper streets where possible.	This can be part of the overall parks strategy for the community and added as a policy in the community plan.

COMMUNITY COMMENTS ON TRAILS AND OPEN SPACE

#	Community Comments / Questions	City Response to Community Comment / Questions
33	Improve/create pedestrian and bikeway connections from Richmond Street at Upas Street, through Balboa Park, to Quince Street, and on to other areas along 6 th Avenue.	Mobility and Recreation Element comment. This can be part of the overall parks strategy for the community and added as a policy in the community plan.
34	Connect the area near Golden Gate Drive between Rhode Island Street and Delaware Street by trails to Old Trolley Barn Park.	This can be part of the overall parks strategy for the community and added as a policy in the community plan.

COMMUNITY-IDENTIFIED RECREATIONAL AREAS	
#	Areas Where the Community Recreates
35	There is a pool and a gym for military and their dependents, located within the Naval Medical Center complex in Balboa Park.
36	General areas in Balboa Park utilized by the community: Nate's Point dog off-leash area; Florida Canyon trails; the golf course; the Marston House; Marston Canyon for walking and running; areas near the War Memorial Building for soccer (west of Park Boulevard near Morley Field Drive); trails for running; the 6 th Avenue children's play area near Park Boulevard and Spruce Street; and the areas along 6 th Avenue (the 6 th Avenue Strip).
37	Trails within Albatross Canyon just east of Curlew Street and Reynard Way are being utilized.
38	People are recreating in Mission Hills Park and the associated trails in Mission Hills open space, which connects the park to Titus Avenue.
39	Presidio Park in Old Town is being used by the Uptown community.
40	Trails through Maple Canyon are used, in conjunction with the Quince Street Bridge, which spans Maple Canyon between 3 rd and 4 th Avenues.
41	Trails through Bankers Hill open space (Kate Sessions Canyon) are used, in conjunction with the Spruce Street Bridge, which spans the canyon between Brant and Front Streets.
42	Trolley Barn Neighborhood Park is well-used by the community.
43	Informal trails are being used north of Golden Gate Drive between Rhode Island Street and Delaware Street.

INDIVIDUAL COMMUNITY COMMENTS - GENERAL		
	Community Comment	City Response to Community Comment
A	The population projections used in calculating the population-based park requirements for the community are different than what SANDAG shows as its current projection for 2030.	The City was using population projections for 2030, based on older SANDAG information. Therefore, the City will recalculate the required population-based park acreage using the new numbers from SANDAG.
B	It would be helpful during the next 6 months for Park Planning to show some new successes in obtaining land for parks in Uptown.	Council Resolution R-305902 was approved by City Council on June 21, 2010 authorizing the purchase of 0.34 acres of parkland at 3 rd and Olive Street in Uptown. Escrow is scheduled to close in Fall 2010. Project will then turned over to Engineering & Capital Projects for design and implementation.
C	The people in south Mission Hills have no parks. Create parks in these areas.	Some of the sites identified by the community as a future park in this area are the five (5) private parcels that compose the Reynard Way site. This potential 4.72 acre area is suited for neighborhood park purposes. An opportunistic purchase is possible if the land goes up for sale. Other areas can be identified during the community plan update process.
D	People in the area near Reynard Way and Curlew Street have no parks. Create parks in these areas.	Some of the sites identified by the community as a future park in this area are the five (5) private parcels that compose the Reynard Way site. This potential 4.72 acre area is suited for neighborhood park purposes. An opportunistic purchase is possible if the land goes up for sale. Other areas can be identified during the community plan update process.
E	Creating small parks close to homes is critical, such as mini-parks and pocket parks. Show specific areas for parks in the community plan.	Language can be added to the community plan to make this a policy. Other areas can be identified during the community plan update process.
F	The Presidio Golf Course property may offer opportunities for future recreation.	This site exists outside of Uptown, in Old Town. Changing the recreational use of this land would require updates/amendments to all current land use plans for this area of the Presidio Park.

INDIVIDUAL COMMUNITY COMMENTS - GENERAL

	Community Comment	City Response to Community Comment
G	No DIF Fees should be used in Balboa Park. Balboa Park is mainly for visitor use and does not serve community park needs of Uptown. Uptown should have its own parks.	This can continue to be worked on during the community plan update process. The community has noted a number of projects in Balboa Park that they would like to see occur. It is in these areas that equivalencies could be applied so that DIF Funding could be used in Balboa Park. However, the City will continue to work on this concept, relying on community input. Ultimately, the community may decide to accept no equivalencies within Balboa Park, or accept limited equivalencies based on projects identified during the community input process.
H	Condemnation was suggested as a way to obtain parkland within the community.	This is just one option for obtaining additional parkland within the community.
I	Lindbergh Field was suggested as a way to obtain parkland in the future.	This site exists outside of the Uptown community. However, if redeveloped, the site could offer future recreation opportunities that would serve the Uptown community.
J	Parks are needed near the U.C.S.D. Medical Center and Scripps. As these hospitals continue to improve their sites and work on projects to improve circulation, ideas for incorporating parks, open space and trails should be looked at.	Language can be added to the community plan.
K	Create pocket parks on vacant lots. Pay attention to parcels for sale, including large lots. Vacant lots will be cheaper to develop than lots that have homes or buildings on them.	Vacant lots can serve as pocket parks for the community, if appropriate. Opportunistic purchases of land are possible if land goes up for sale.
L	A question was raised whether it was worth sacrificing a half-block of developed land to create a YMCA-type park within the community.	This option would likely require condemnation and a large funding amount. However, it would allow the community to create recreation facilities that would only be available on larger sized parks, such as soccer or ball fields.
M	Community gardens should be encouraged in the community.	Community gardens can be looked at for population-based park once land is found. This language can be added to the community plan to make this a policy.
N	Dog parks should be considered in the community, such as on sloped areas where other uses are infeasible.	Park and Recreation is working on a comprehensive dog park policy now. This language can be added to the community plan to make this a policy.
O	Hillcrest needs more parks and has been overlooked when pursuing new population-based parks. There are no senior centers and no ball fields in the area.	The community has identified numerous sites within Hillcrest that may be potential future parks.

INDIVIDUAL COMMUNITY COMMENTS - GENERAL

	Community Comment	City Response to Community Comment
P	Each community within Uptown should identify parks that it needs.	Each community has identified potential future park areas. This can continue to be worked on throughout the community plan update process.
Q	The community is looking to the City for ideas on how to address the deficiencies in parkland within Uptown.	The City will work with the community on various alternatives to assist in the park deficiencies within Uptown.
R	Can the City effectively maintain new parks, given the fact that there are already City maintenance funds deficits and City-wide water shortages.	At this time, most park projects are only being allowed to move through the design phase. Construction will only occur once City maintenance funds have been identified. Also, water savings are going to be important considerations in all future park design and development. Water considerations for parks can be added as language in the community plan to make this a policy.
S	Consider looking at canyon areas differently. Review canyon areas for possible park use.	The City is already working on the West Lewis and Falcon Street Mini-Park and the West Maple Canyon Mini-Park. Both projects are turning the flat areas at the tops of canyons/open space into useable population-based parks. Other areas have also been identified by the community and City as possibilities, which will be reviewed as the community plan update process moves forward.
T	If the community identifies private land for parks, does that cause speculation on land?	This can be further discussed and reviewed through the community plan update process.
U	Are the numbers for population-based parks accurate, given that the community plan is being updated now?	Future population-based park deficits will be based on final build-out of the community, per the community plan update process. So, it is correct that the numbers presented will change. At this time, the City is using SANDAG 2030 population projects. However, these numbers will be updated after final community population projections are known.
V	Joint use sites and trails in canyons are supported, but they should not count as parks for the community. There were also comments that joint use with schools should be encouraged.	The City will continue to vet the idea of equivalencies through the community. Ultimately, the community may decide to accept no equivalencies, or accept limited equivalencies based on projects identified during the community input process. One of these ideas could be trails. For joint use, 100% credit is given as population-based parks, as these sites are available after school, during summers and on weekends for community use.
W	Since most people didn't pay fees in Uptown, how are the deficits in population-based parks going to be provided?	This is a question that needs to be discussed during the community plan update process.

INDIVIDUAL COMMUNITY COMMENTS - GENERAL		
	Community Comment	City Response to Community Comment
X	The community needs more parkland for things like tennis courts, etc. The focus should not just be on mini-parks. Existing parks are overburdened. There is a need for large parks.	Uptown is extremely park deficient, and does need larger neighborhood and community parks. However, availability of and costs of purchasing land remain challenges throughout the Uptown community.
Y	Look at opportunities for parks, such as plazas, that can offer population-based park acreage, but remain privately owned.	The City will continue to vet the idea of equivalencies through the community. Ultimately, the community may decide to accept no equivalencies, or accept limited equivalencies based on projects identified during the community input process.
Z	Set a goal for acquisition of land and development of parks, instead of focusing on open space.	This can be reviewed during the community plan update and potentially be made a policy in the document.

COMMUNITY COMMENTS PERTAINING TO OTHER ELEMENTS OF THE COMMUNITY PLAN / SHARED COMMENTS	
Community Comments / Questions	Element / City Comments
Create a roadway over the I-8, connecting Uptown to Mission Valley in the area near Bachman Place.	Mobility.
Create a bike path within Buchanan Canyon from near the corner of Maryland Avenue and Johnson Avenue, down to Mission Valley.	Mobility. Buchanan Street is a paper street which follows the canyon area to Mission Valley from an area near Maryland and Johnson Avenues. Some of the parcels which lead to Mission Valley are City-owned open space or ROW, and some parcels are privately owned.
Community members use the bridge across Washington Street, connecting University Heights to Hillcrest. Bridge is at Vermont Street and Washington Street.	Mobility.