

Parks & Recreation Master Plan

UPDATE

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EXECUTIVE SUMMARY

A. Background:

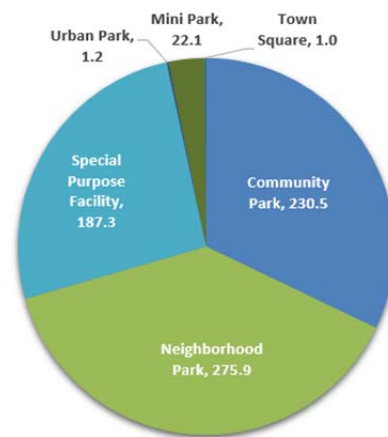
The Parks and Recreation Master Plan (“Master Plan”) is the blueprint for the City’s parks and recreation system. It defines service demands and establishes goals and policies for the delivery of parks and recreation resources. This Master Plan update reflects the expanded 2030 development forecast identified in the General Plan Update adopted by the City Council on December 13, 2005 and amended October 13, 2015.

The Master Plan update has been created by utilizing the 2002 Master Plan as a template, and by incorporating the General Plan Update, Otay Ranch Development Plan Amendments, the Otay Valley Regional Park (OVRP) Concept Plan, Urban Core Specific Plan, and the Bayfront Master Plan parks and recreation related policies. In 2006, a citywide parks and recreation needs assessment (“Needs Assessment”) was prepared to identify residents’ recreational service demands, as well as, develop a forecast of recreational service demands in response to the 2030 development forecast. In Spring 2016, a survey was conducted that validated the highest priority needs of the 2006 Needs Assessment.

B. Overview:

The commitment for a quality parks and recreation system in Chula Vista is not a new commitment; in fact park planning has continuously been pursued in the context of land use planning efforts within the City since incorporation in 1911. In the early years parks were developed for residents as land opportunities became available. The first park built in the City of Chula Vista following incorporation was Eucalyptus Park in 1927. As the City continued to grow, additional parklands were acquired and developed and community recreation centers were also added. Since the 2002 Master Plan, the City has enjoyed one of the most active park development periods in the City’s entire history with the addition of 18 park sites totaling over 171 acres. Parks and recreation facilities will continue to grow to meet the needs of the City’s increasing population.

Figure ES-1
2018 Park Acres by Type



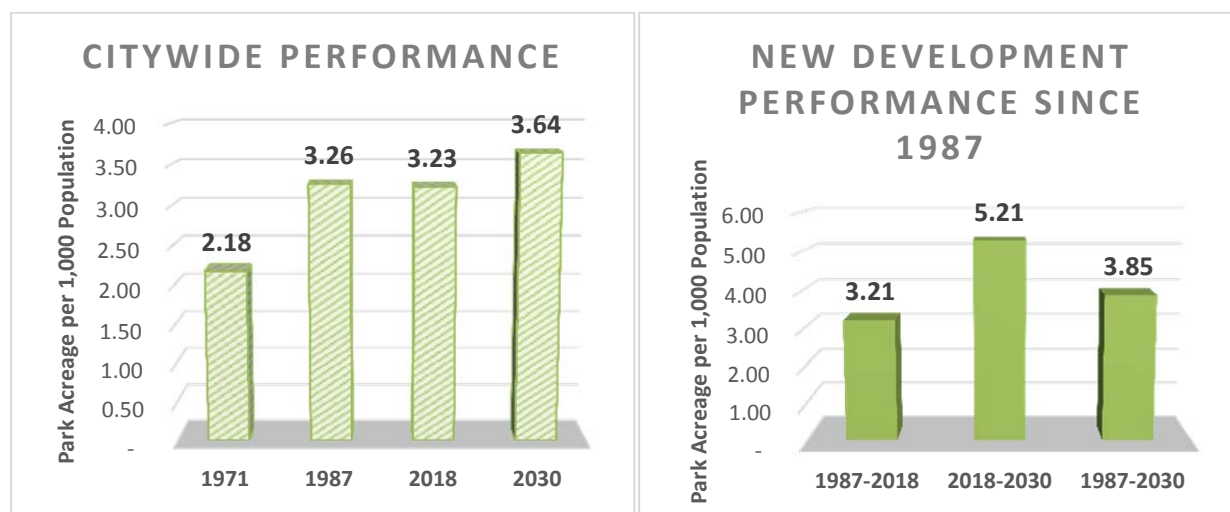
C. Citywide Parks and Recreation System

Park Acreage:

The citywide parks and recreation system currently contains approximately 693 acres of publicly-owned and developed community, neighborhood, mini, urban and special purpose parks, recreation facilities, and community center sites with an additional 157 acres dedicated to or owned by the City and will be developed at a future date. Additionally, there are 25 acres of privately-maintained parks that are generally open to the public for a total of 718 acres of developed parkland.

Historic park development in the City has been impacted by several factors: pre-existing park development standards that differ from current standards, the Quimby Act (state legislation that outlines park dedication requirements for new development), annexations of properties into the City without adequate parkland, and Proposition 13 (state legislation limiting property tax revenues). On January 1, 2018, with a population of 270,596, the City had an overall ratio of 3.23 acres of parkland (developed and dedicated, undeveloped parkland) per 1,000 residents.

**Figure ES-2
Park Ratio Performances**



Pursuant to the Quimby Act and as adopted by the City in 1987 and identified in the General Plan Update, the current city standard for park acreage is three acres of parkland per 1,000 population of new residential development. Based on the General Plan 2030 buildout forecast adjusted for the anticipated pace of development, the citywide park system will ultimately contain approximately 1,237 acres of developed parkland. With a 2030 forecast population of 340,215, the City will realize an overall parkland ratio of 3.64 acres of parkland per 1,000 residents. New development in the City from 1987 to 2018 created 3.21 acres of dedicated parkland per 1,000 additional residents. The average ratio for new development from 1987 to expected buildout in 2030 is 3.85 acres per 1,000 residents.

The majority of new parkland is concentrated on the more recently developed eastern half of the City. However, with the planned development of the Bayfront District and planned development of parkland in the Otay River Valley area, the ratio in the western territories is anticipated to improve significantly (refer to Chapter 5 for park delivery strategies for the western territories).

**Table ES-1
Population Park Ratio Data Table**

	1971	1987	2018	2030	1987-2018	2018-2030	1987-2030
Population	83,028	124,253	270,596	340,215	+146,343	+69,619	+215,962
Pop. (1,000s)	83.03	124.25	270.60	340.22	+146.34	+69.62	+215.96
Acres	181	405.25	874.49	1,237.41	+469.24	+362.92	+832.16
Ratio acres/1,000)	2.18	3.26	3.23	3.64	3.21	5.21	3.85

Park Sites:

As of January 1, 2018, the citywide park system contains nine community parks, 38 neighborhood parks, 19 mini parks (including seven privately-maintained), 14 special purpose parks (including three Port of San Diego and seven privately-maintained), one urban park, one town square, and nine community centers. Based on the 2030 forecast, the citywide park system is projected to contain approximately 14 community parks, 58 neighborhood parks, 23 mini parks, 22 special purpose parks, eight urban parks, five town squares, and 14 community centers.

Park and Recreation Facilities:

Based on the conclusions and findings contained in the Needs Assessment, a majority of the January 2018 park and recreation facility needs are met through the utilization of both public parkland and quasi-public sources. A portion of existing demand for baseball fields, soccer fields, picnicking areas, tot lots/playgrounds, tennis courts, swimming pools, and indoor assembly space are currently unmet.

Under the General Plan forecast assumptions for 2030, the need for additional park and recreation facilities will continue. Future anticipated inventory of parkland (along with quasi-public sites) resulting from new residential development is anticipated to meet City facility needs.

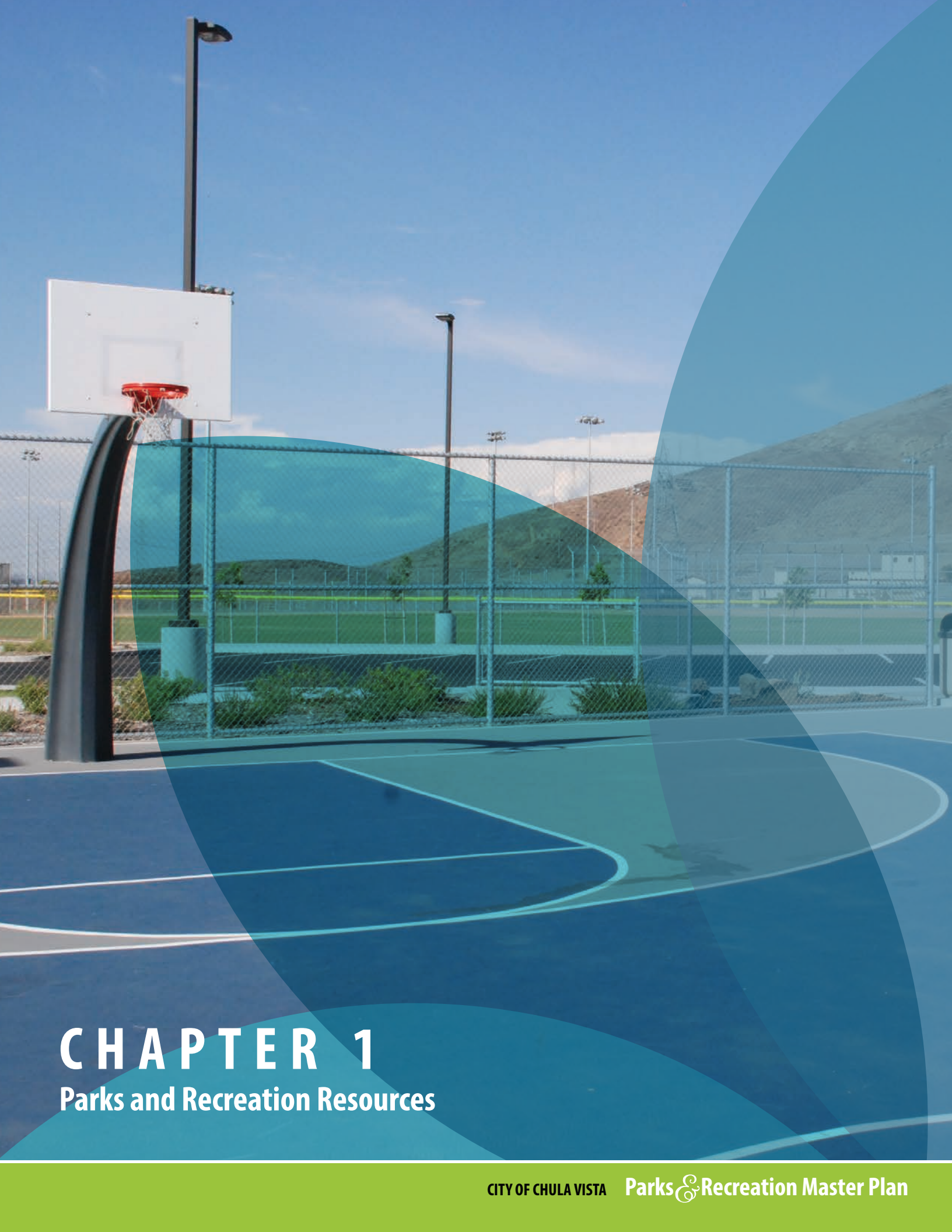
In addition to the traditional categories of parks such as community, neighborhood, mini, and special purpose, the Master Plan now includes the “urban park” category. Urban parks represent a strategy for delivery of future parks in western Chula Vista (consistent with both the General Plan and Urban Core Specific Plan defined concept of urban parks, which can be found in Chapter 5). This approach is commensurate with the strategy of developing parks of varying sizes that demonstrably meet recreational service demand. Specialized and unique urban developments within green-field areas warrant consideration for urban parks as meeting a portion of recreation demand as well.

D. Conclusion:

Looking to the future (2030), Chula Vista’s parks and recreation system will provide recreation services and programs that meet the expressed service demands of the community. The parks and recreation system will be composed of approximately 14 community parks, which will serve the whole City by providing recreation complexes, community centers, gymnasiums, sports fields and courts, aquatic facilities, bike skills and skateboard facilities as well as gathering areas, tot lot play equipment, picnic facilities and restrooms.

Closer to home, approximately 58 neighborhood parks will provide areas for tot lot play equipment, sports facilities, and programmed and non-programmed activities allowing residents recreational activities within walking distance of their homes. Mini-parks, and urban parks will also provide recreational facilities that complement resources provided at adjacent parks. Parks will be further enhanced and connected to the community through a network of trails and bicycle ways. A greenbelt open space system will surround Chula Vista, making a unique setting within San Diego County focused on the recreational values of the City’s populace (Figure 4-4). Ultimately the City’s parks and recreation system is envisioned as an integrated system of recreation facilities, programs and services. Additionally, the OVRP provides a regional park experience with many amenities for the greater community.

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CHAPTER 1

Parks and Recreation Resources

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CHAPTER 1

PARKS AND RECREATION RESOURCES

A. Introduction to the Parks and Recreation Master Plan

Providing for well-planned leisure opportunities for socio-economically and culturally changing populations is one of the greatest challenges in the 21st century according to the National Recreation and Park Association and the American Academy for Parks and Recreation Administration. The challenge for public agencies is to commit to park planning practices that provide responsive, equitable, and high-quality parks and recreation services. This Master Plan represents the City's commitment to comprehensively respond to the park and recreation facility demands of current and future residents. It is the guiding document for the City's parks and recreation system; acknowledges past park planning efforts through the identification of existing park and recreation facilities; serves as the blueprint for future park development; and identifies the locations of future park sites as well as the locations of specific types of recreational facilities.



This Master Plan represents a thorough park planning effort that recognizes the fact that a park system is more than simply a collection of individual recreational elements. It represents a comprehensive and interrelated package of Regional, Community, Neighborhood, Mini, Special Purpose, and Urban Parks that give residents the opportunity to have a complete recreational experience and provide a desirable addition to the environment and health of the community. Each park must be viewed within the context of the whole parks and recreation system to ensure that it functions properly in providing a balance of recreational opportunities.

A systematic approach has been utilized in this update of the Master Plan. This update was created using the 2002 Parks and Recreation Master Plan as a template and incorporates the General Plan Update, the Otay Ranch Development Plan Amendments, the Otay Valley Regional Park (OVRP) Concept Plan the Urban Core Specific Plan, and the Bayfront Master Plan documents' park and recreation policies. An updated citywide parks and recreation needs assessment, which was prepared in response to the 2030 development forecast identified in the General Plan Update, is also incorporated into this Parks and Recreation Master Plan Update.

This chapter provides a factual context for the overall Parks and Recreation Master Plan:

- A description of the overall goals of the Parks and Recreation Master Plan document.
- A brief history of Chula Vista including the identification of historic park planning milestones.
- A brief description of the existing regulatory programs that have influenced and will continue to influence park-planning activities in Chula Vista.
- Definitions and terms that apply to parks and recreation planning and development activities.

- An inventory of existing parks and recreation resources by planning area, accompanied by a detailed map.

B. Goals of the Document

The overall goals of the document are to:

- Prepare a comprehensive, detailed document to assist in the development of parks and recreation resources in the City.
- Describe the assessment of the community's desires for recreation services, the translation of these desires into physical and spatial parks and recreation facilities, and their application to locations within the comprehensive parks and recreation system.
- Outline a process that is planning-driven, that relies on sound data and information generated through community needs assessments.
- Create a rational planning guideline that will provide a procedure for addressing the City's concerns regarding the development of the City's parks and recreation resources.
- Outline the preferred vision, character, and direction of the comprehensive parks and recreation system for the City.
- Create parameters and guidelines that will allow for the incremental and orderly development of parks and recreation resources within the context of a comprehensive system.
- Assess the needs of the community (identify and involve the customer in the planning process).
- Establish goals and policies for the delivery of parks and recreation resources and periodic review of park and recreation needs.

C. Methodology

The following represents a description of the methodology employed to create this Master Plan. Although the process of developing this Master Plan has at times been very complex, the methodology is described simply below:

Step One: Prepare an inventory of current park sites, recreation facilities, and related regulatory programs and policies.

Step Two: Prepare an update to the 2002 Parks and Recreation Needs Assessment.

Step Three: Identify current and future park and recreation needs based on the conclusions and findings identified from Step Two.

Step Four: Review and edit as necessary goals, policies, and action items to address the current and future park and recreation needs.

Step Five: Develop an inventory of park sites and recreation facilities within each park site utilizing the directives identified in Step Four.

D. Historical Context

The commitment to deliver a quality parks and recreation system in Chula Vista is not a new commitment; in fact, park planning has continuously been pursued in the context of land use planning efforts within the City since incorporation in 1911. In the early years, as land opportunities became available, parks were developed for residents. The first park built in the

City of Chula Vista following incorporation was Eucalyptus Park, in 1927. As the City continued to grow, additional parklands were acquired and developed.

Prompted by rapid increases in population in the late 1960's, the City Council accepted the recommendation of the Parks and Recreation Commission to commence a Parks and Recreation Master Plan. The development of this Master Plan occurred on the heels of California's State Legislature enactment of the Quimby Act in 1965. The Quimby Act essentially responded to the rapid increase in urbanization and the need to preserve open space in California's growing communities by allowing local communities to establish ordinances requiring the dedication and improvement of parkland, or payment of in-lieu fees, in conjunction with the creation of new residential subdivisions.

The City Council adopted a Parks and Recreation Master Plan on July 20, 1971. This was followed on October 24, 1971 by the adoption of an ordinance requiring subdividers to provide park and recreation facilities that would directly benefit the residents of the subdivision.



The 1971 Master Plan included the identification of a twenty-year plan for addressing future City parks and recreation needs based on anticipated population forecasts. Between 1971 and 1986 the park acreage requirement was two acres of parkland per 1,000 residents.

In 1974, utilizing the 1971 Master Plan as a basis, the Parks and Recreation element of the General Plan was prepared and incorporated the recommendations of this Master Plan pertaining to the locations of future parks within the context of developing areas in the City. The 1974 Parks and Recreation Element identified the need to periodically review the Master Plan to keep the plan up-to-date with current needs.

The Parklands and Public Facilities Ordinance, Chapter 17.10 of the Chula Vista Municipal Code (CVMC 17.10), was updated in 1987, requiring new subdivisions to provide three acres of developed parkland for every 1,000 residents. The standard of three acres of parkland per 1,000 residents is the adopted standard for the entire City and is consistent with the NRPA standard.

In the early and mid-90's, the Parks and Recreation Department and Planning and Building Department began drafting the Master Plan scope of work and soon afterwards began preparation of the Master Plan. With the assistance of park planning consultants, staff embarked on one of the initial tasks associated with the preparing the document, namely the preparing the East and West Chula Vista Recreation Needs Assessment. In November 2002, the City Council approved the Chula Vista Parks and Recreation Master Plan.

The adoption of the City's comprehensive General Plan Update document in December 2005 necessitated corresponding updates to the Master Plan. Policy changes reflected in the General Plan Update, pertaining to an expanded development vision for both the eastern and western portions of the city, have resulted in the need to introduce additional park and recreational facilities within the planning area to meet future demand.

In anticipation of the adoption of the General Plan Update, the City enlisted the help of a consultant to prepare an update to the needs assessment work previously prepared to create the 2002 Master Plan. The 2006 Needs Assessment is based on a citywide telephone survey conducted in early summer 2005. A subsequent survey was completed in February 2016 that confirmed the 2006 Needs Assessment. The findings and conclusions of the needs assessment and subsequent survey serve as the basis for the 2030 forecast of needs. Chapter 2 describes the conclusions and findings contained in the assessment report.

The City completed a draft Master Plan Update in December 2011 with a workshop presentation to the City Council. Direction received from the City Council necessitated further revisions to the draft document, particularly regarding the University Villages re-planning efforts within a portion of Otay Ranch. With City Council approval of land entitlements within Otay Ranch in 2013 and 2014, the future park sites are now known, thus permitting this update of the Master Plan to be completed.

E. Regulatory and Policy Plan Context

The existing regulatory programs and policy plans that were considered in the development of this Master Plan are summarized below, including their significant characteristics.

1. The Chula Vista General Plan identifies and describes goals for the future physical, social, and economic development of the City, as well as, public policies to attain those goals. The General Plan provides the framework for planning and development of the City's park system. Four of the six General Plan elements pertain to issues and policies impacting parks and recreation issues in the City. The Land Use and Transportation Element contains a broad issues, goals, and objectives statement with respect to open space and recreation, whereas the Environmental Element identifies existing and future park sites. The Public Facilities and Services Element provides policy direction for the continued maintenance and updating of the Parks and Recreation Master Plan. The Growth Management Element provides minimum "quality of life" threshold standards that must be adhered to by new residential development projects. This Master Plan is part of the General Plan and provides guidelines pertaining to the City's parks and recreation system as set forth in the General Plan policies.

Consistent with the vision identified in the General Plan, this Master Plan includes narrative policies and action items in Chapter 3 that have been developed to address the evaluation, design, and development of (a) "landmark park(s)" within the citywide park system. Many communities across the country have developed iconic public gathering spaces that rise to the level of being show places, truly unique in character. Chula Vista landmark parks would be designed to provide a strong sense of place where people could meet and greet and where they would feel a strong attachment to the community. As conceptually imagined, the landmark parks would be iconic City places of unique design and may possibly include museums, a cultural arts center, gardens, significant gathering spaces and performance areas along with traditional recreational features.

2. The California Legislature established the Quimby Act, California Government Code Section 66477, in 1965 in response to California's increased rate of urbanization and the need to preserve open space and provide parks for California's growing communities. SB 1785, Chapter 1467, and Statutes of 1982 substantially amended the act, allowing local agencies to establish ordinances requiring residential subdivision developers to

provide land or in-lieu fees for park and recreation purposes and specifying acceptable uses or restrictions on the expenditure of such funds. In October 2013, Governor Jerry Brown signed Assembly Bill 1359 (AB 1359) into law, allowing cities and counties to use developer-paid Quimby Act fees to provide parks in neighborhoods other than the one in which the developer's subdivision is located, if certain conditions are met. Previously, a city or county could only use these fees to provide neighborhood or community parks that served the developer's proposed subdivision. Overall, AB 1359 provides cities and counties with opportunities to improve parks and create new parks in areas outside of the neighborhood for which subdivision fees are paid, if the statutorily-mandated criteria are met.

3. Parklands and Public Facilities Ordinance (CVMC 17.10) – This ordinance provides for the dedication of developed parkland and establishes the number of recreation facilities that a residential development will be required to provide. The CVMC 17.10 also identifies the standard for the amount of parkland (three acres per 1,000 residents) to be dedicated for new residential development. The Quimby Act is the enabling legislation for the establishment of this standard. The referenced standard, as described in CVMC 17.10, includes the concept of the City permitting acceptance of a combination of dedication of parkland and the payment of in lieu fees when the City Council can make a determination that such a combination would better serve the public and the park and recreation needs of future residents of the project.
4. Growth Management Program (GMP) – The GMP provides minimum “quality of life” threshold standards for new residential development projects. These threshold standards include the provision of a minimum level of developed park acres within new developments (three acres of parkland per 1,000 residents). The City Council appoints a Growth Management Oversight Commission (GMOC) to monitor the City's compliance with the threshold standards on an annual basis.
5. Capital Improvement Program (CIP) – Through the City's CIP process, on a five-year plan, a series of continuing and planned improvements to parks and recreation facilities are identified. Funding sources for these improvements are typically a part of the CIP, and are reviewed and adopted annually by the City Council.
6. Multiple Species Conservation Program (MSCP) – The MSCP is a comprehensive habitat conservation program for the preservation of more than 85 sensitive plant and animal species. This program includes lands from the City of Del Mar south to the Mexico border. Of the total 172,000 acres of planned preserve, over 10,000 acres of land and wetlands are contained in Chula Vista. Lands set aside as part of the MSCP will include both local and regional trail linkages. The *City of Chula Vista MSCP Subarea Plan* identifies the development of 246 acres for active recreation uses within the Chula Vista MSCP Subarea portion of Otay Valley Regional Park.
7. Greenbelt Master Plan – The Greenbelt Master Plan defines a 28-mile open space trails system that encircles the City, linking many of the City's park sites. This system will allow easy access to all the parks and recreation programs provided by the City. The Greenbelt Master Plan was adopted in September 2003 and includes standards for future trails, as well as general trail and open space delineation. The Greenbelt Master Plan incorporates the Otay Valley Regional Park along its southern boundary.

8. Chula Vista Landscape Manual – The City’s Landscape Manual provides standards for site development, landscaping, and irrigation for both private development and public projects. The Landscape Manual includes development standards for parks, open space, and landscape areas within public rights-of-way and a description of the park planning process. The manual serves an important role in the physical planning of park sites and functions as an implementation tool for the Parks and Recreation Master Plan.
9. Americans with Disabilities Act (ADA) – The ADA adopted in 1990 and subsequent ADA Amendments, including the 2010 standards, require that reasonable access to public facilities be provided.
10. Gender Equity Legislation – The California Legislature declared the need to expand athletic opportunities for female youths in the context of community parks and recreation through passage of Assembly Bill (AB) 2404 in August, 2004. AB 2404 supports equal female participation in youth athletics programs to provide female youth sports programs equal access to facilities administered by cities, special districts, and counties. The Governor approved AB 2404 in September 2004.
11. Joint Use Agreements / Memoranda of Understanding – In the past, the City had utilized Joint Use Agreements pertaining to recreational activities with school districts, non-profit organizations, and public and quasi-public agencies, to help achieve the City’s goals in meeting the community’s needs. Currently, there are no active Joint Use Agreements in place however, Memoranda of Understanding have been established or are in discussion with individual schools to serve the same purpose.
12. Redevelopment Project Areas – Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26; therefore, the City’s former redevelopment areas that include the merged Bayfront/Town Centre I and the merged Town Centre II/ Otay Valley Road/Southwest Project areas no longer exist.
13. Bikeway Master Plan – The Chula Vista Bikeway Master Plan, originally adopted in 1996 with updates in 2005 and 2011, identifies existing and proposed bikeway facilities throughout the City. Bicycle systems adjacent to the City are also identified to evaluate opportunities for connections to the regional network. The plan supports the integration of land use planning with transportation planning to consider future land use and population projections and to provide bicycle facilities to help decrease auto dependence. The plan also supports integrated planning efforts to promote opportunities for exercise and recreation, highlighting the interconnection of bikeways with area parks.
14. Urban Core Specific Plan – The Urban Core Specific Plan (UCSP) follows the direction provided in the City’s General Plan and establishes a vision, guidelines, and regulations for the future development in the traditional downtown area. The UCSP area is generally located east of I-5, west of Del Mar Avenue, north of L Street, and south of C Street and encompasses approximately 690 gross acres. The UCSP creates a framework that will attract investment and be a catalyst for revitalization. The overall goal is to create pedestrian-friendly environments, gathering places, parks, and public amenities through community development and reinvestment. This Master Plan honors the UCSP’s concept of urban park amenities, particularly within infill development areas.

15. Chula Vista Bayfront Master Plan (CVBMP) - The approved Bayfront Master Plan refers to the area generally located west of Interstate 5, south of the Sweetwater Marsh National Wildlife Refuge, and north of Palomar Street. The planning area encompasses approximately 550 acres, including approximately 490 acres of land area and 60 acres of water area. The San Diego Unified Port District controls the majority of the area. The Port and the City entered into a partnership to jointly plan Chula Vista's waterfront and, with significant input from the community, created a master plan with the goal of creating a world-class waterfront. The master plan includes over 200 acres of parks and open space. The CVBMP includes an environmental analysis in accordance with the California Environmental Quality Act.
16. Otay Ranch General Development Plan (GDP) – The Otay Ranch GDP (adopted in 1993) is the planning-based document that identifies the land use, facility, environmental, economic and social goals, objectives and policies for the development of the Otay Ranch area of Chula Vista. It sets forth guiding principles for development of a series of villages in the context of the region at large while addressing open space and environmental protection, public facility needs, and the conservation of resources. Chapter 4 of the GDP pertains to Parks, Recreation, and Open Space in Otay Ranch. The document provides measures to address a variety of parks and recreation and open space amenities, allowing for a full range of passive and active recreational opportunities.
17. Chula Vista Pedestrian Master Plan – The Chula Vista Pedestrian Master Plan was approved by City Council June 22, 2010. The Pedestrian Master Plan includes an assessment of pedestrian generators, attractions, and barriers along existing and proposed pedestrian networks within the City. Existing and future parks and recreation facilities are considered pedestrian attractions. The Pedestrian Master Plan documents an inventory of pedestrian-related infrastructure types (sidewalks, crosswalks, curb ramps, signage and traffic calming features). The Pedestrian Master Plan supports safe, convenient, and attractive pedestrian pathways, which in turn provides connectivity of the City's system of parks. The final Chula Vista Pedestrian Master Plan and the Chula Vista Parks and Recreation Master Plan, although separate documents, are complementary master plans.
18. Recreation Department Program Summary – The Recreation Department's Program Summary is designed to focus on the priorities and current services of the department on a yearly basis. Four key functions in the Recreation Department that provide a management assessment of the current levels of service are Recreation Programs and Services, Operations, Customer Service, and Resource Management. These key functions establish what constitutes a quality experience; operational and cost recovery goals; and marketing and communications standards for users to access programs and services. The Recreation Department Program Summary is aligned with the City of Chula Vista Strategic Plan that collectively constitutes the Quality of Life in Chula Vista.
19. Chula Vista Climate Adaptation Strategies – Since 2000, Chula Vista has been implementing a "Climate Action Plan" to address the threat of climate change impacts to the local community. The most recent plan is the 2017 Climate Action Plan (CAP) which was adopted by City Council on September 26, 2017. It includes ambitious new goals and policies to strengthen the City's climate action efforts. Implementing the CAP facilitates achieving numerous community co-benefits such as utility savings, better air

quality, reduced traffic congestion, local economic development, and improved quality of life. It brings together past City of Chula Vista climate plan efforts including the original Carbon Dioxide Reduction Plan (2000), the mitigation plan (2008) and the adaptation plan (2011). The City regularly conducts greenhouse gas (GHG) emission inventories to help guiding the execution of the Climate Action Plan as well as to monitor and evaluate the progress.

20. Asset Management Program – The City of Chula Vista has developed an Asset Management Program that will provide the foundation for developing a fiscally sustainable infrastructure system/management strategy. Through community engagement, the City educated stakeholders regarding needs and built broad consensus around priorities. An Asset Management Program Advisory Committee was created; a public opinion survey was conducted; and, an engineering, architecture and environmental consulting firm hired to conduct an inventory and assessment of the City's infrastructure assets. The Asset Management Program includes an assessment of the current quality of vital infrastructure systems. A number of asset management reports related to parks and recreation were developed and include Parks, Buildings, Courts, Fields, and Urban Forestry. These reports provide the budgetary needs to safely sustain operations of the facilities.
21. The Mitigation Fee Act – The State of California's enabling legislation for development impact fees is referred to as the Mitigation Fee Act. The authority for jurisdictions to establish and collect development impact fees for residential and non-residential development projects is found in the Mitigation Fee Act, also known as AB 1600, as codified in the California Government Code beginning with Section 66000. The Mitigation Fee Act permits local agencies to establish and collect a fee as a condition of approval of a development project to defray the cost of public facilities. Public facilities are defined in the statute as public improvements, public services and community amenities. The fee may include costs attributable to increased demand for public facilities by future development. The public facilities must be identified in a capital improvement plan, the General Plan, an applicable specific plan or other public documents.
22. City of Chula Vista Strategic Plan – A comprehensive framework that ensures priorities set by the City Council are clear to all employees, goals are laid out that respond to priorities, objectives are achieved that meet the goals, and that city government is accountable to meeting community needs. The Strategic Plan centers on five core goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods, and Connected Community. The goals are broad statements of what the City is striving for in delivering services to the community; they are both quantitative and qualitative in nature. The Plan identifies strategies and initiatives to support the core goals. Implementation of these strategies and initiatives is how the City achieves its shared vision of a vibrant and sustainable quality of life for Chula Vista residents and businesses.
23. Otay Valley Regional Park (OVRP) Concept Plan – The OVRP Concept Plan a multi-jurisdictional park planning document for a regional park located within the Otay River Valley. The City of Chula Vista, City of San Diego, and County of San Diego forms the Joint Exercise Powers Agreement (JEPA) to coordinate planning, acquisition, and design for the OVRP, a 13 mile linear park that extends west to east from the South Bay

Wildlife Refuge to the Otay Lakes Reservoir and includes approximately 6,500 acres of public ownership. The Concept Plan provides trail and design policies and guidelines for future park land acquisition and trail and park facilities development within and adjacent to the OVRP.

F. Parks and Recreation General Plan Definitions

The Public Facilities and Services Element of the City of Chula Vista General Plan, approved in December 2005, describes park and recreation resources as follows:

1. Regional Parks - Regional parks are large open space and recreational facilities, and include uses such as public golf courses, beaches, lakes, trails, campgrounds and wildlife refuges. The OVRP crosses three agency jurisdictions including the City of Chula Vista, City of San Diego and County of San Diego. Located along the southern city boundary, the OVRP provides significant open space and recreational opportunities for the region. Portions of regional parks developed with active recreation components consistent with community park standards may be eligible for public park credit.
2. Community Parks - Community parks are designed to serve more than one neighborhood, are ideally 30 or more acres, and provide a wide variety of facilities, including swimming pools, playing fields, recreation centers, cultural centers, and picnic areas. These parks, when developed in accordance with city standards, are eligible for public park credit.
3. Neighborhood Parks - Neighborhood parks are intended to serve local residents, range in size from 5 to 15 acres and include open play space, playing fields, play equipment and picnic areas. Neighborhood parks typically do not include community centers. These parks, when developed in accordance with city standards, are eligible for public park credit.
4. Mini-parks – Mini-parks consist of both public and private facilities, are typically less than four acres in size, serve a smaller number of homes, and contain very limited facilities such as a tot lot or play structure and some grass play area. Public mini-parks are typically located in the western portion of the city, but could be located in master planned communities in the east if listed within the development’s parks agreement. Some mini-parks in the Eastlake community were given partial park credit and therefore are considered “public” but are privately owned and maintained. There are approximately seven acres of “public” mini-parks counted towards the City’s park inventory. Private mini-parks (including common useable open space areas) unlike public mini-parks, are usually not considered for public park credit but may be provided to meet private open space and/or community purpose facility requirements. Private mini-parks are typically located east of Interstate 805, in master planned communities.
5. Urban Parks – Urban parks are generally located in urban downtown areas, are typically 20,000 square feet to two acres in size, and may contain facilities such as public plazas, tot lots, play structures, public art features, sports courts (such as basketball or tennis), walking/jogging trails, dog walk areas, picnic or seating areas, some grass play area, trees, and other plant materials. Demands for parks within urban areas are different in



that the urban environment contains more residential density. Urban parks will occur west of Interstate 805 where infill and redevelopment activity is anticipated and where available and affordable land is scarce. Urban park locations are generally listed as shown in the UCSP. These parks may be considered for public park credit as a necessary component of an overall park service solution or, as with mini-parks, urban parks may meet private open space or CPF obligations. Similar to mini parks, urban parks generally may serve a smaller number of homes than neighborhood parks, depending on the ultimate housing density within their service areas.

6. Special Purpose Parks – Special purpose parks may vary largely in size from just a few acres to over 100, contain specialized facilities or themes, and serve the entire city. The 3.3-acre Living Coast Discovery Center, and the 133.5-acre Chula Vista Municipal Golf Course are examples of special purpose parks. A portion of the 150-acre Chula Vista Elite Athlete Training Center has the potential of becoming a special purpose park, pending an identification of uses available to Chula Vista residents.

G. Definitions Pertinent to the City’s Parks and Recreation System

The following list of definitions will assist the reader to recognize the terms when they are used throughout the Master Plan. As set forth below, action items call for amendment to City plans and ordinances to conform all definitions.

1. Active Recreation – Moderate to high intensity-level activities usually including the use of playgrounds, ball fields, sport courts, and recreation centers. Activities may be programmed when involving cooperative or team activity such as sports leagues.
2. Community Centers – Multi-purpose facilities measuring not less than 16,000 square feet. These centers serve as the heart of the community and offer a wide range of recreation programs, learning opportunities, health and fitness classes, meeting rooms, recreation staff office space, and annex.
3. Greenbelt – Connected open space ringing the city that includes the Sweetwater Valley and Otay Valley, connected by the Otay Lakes on the east and the San Diego Bay on the west. A primary trail system within the Greenbelt will consist of multi-use, rural and formal paths (depending upon the location) that, when connected will total approximately 28-miles in circumference surrounding the city. The Greenbelt Master Plan implements the open space and trails concept introduced in the City’s adopted General Plan.
4. Major Recreation Facility – Refers to recreation facilities such as buildings and pools/aquatics complex that are typically funded through the City’s Public Facilities Development Impact Fee (PFDIF) Program.
5. Landmark Park – Iconic city places of unique design and may possibly include museums, a cultural arts center, gardens, significant gathering spaces and performance areas along with traditional recreational features. Landmark parks would be designed to provide a strong sense of place where people could meet and greet and where they would feel a strong sense of attachment to the community.
6. Park – For the purpose of calculating the ratio of park acreage to population, a “park” includes: a) Public recreation lands owned and operated by the City and open to the public free of charge or with a fee (e.g., municipal golf course); b) Public recreation

areas owned and operated by a public agency other than the City, but within city jurisdiction (e.g. Port District operated parks); c) Some privately owned and operated recreation areas that have been given park “credit” because they are accessible to the public (e.g. Eastlake Community Lake).

7. Parkland Standard or Parkland Threshold – Refers to the City’s parkland standard of three park acres per 1,000 population as defined by the Parkland and Public Facilities Ordinance (CVMC 17.10). The standard includes the park acreage necessary for siting associated recreational facilities.
8. Passive Recreation – Activities that are low-intensity and tranquil in nature such as picnicking, strolling along trails, observing nature; located in less formal and non-programmed sections of a park. Passive recreation emphasizes the open space aspect of a park whereby there is a lower level of development than active recreation areas.
9. Pedestrian Parks – Refers to the Otay Ranch General Development Plan (updated May 2015) definition of a type of park that is necessary due to the small lot nature of the single-family neighborhoods. Since these parks do not meet public park size standards, they typically don’t receive park dedication credit unless it is specified as such in a particular development’s park agreement. However, pedestrian parks satisfy a recreation need in the neighborhoods and therefore are eligible for Community Purpose Facility (CPF) credit. If the development’s park agreement allows park credit for a pedestrian park, the park shall not also receive CPF credit.
10. Private Recreation Resource – A facility owned and operated by a private concern and is accessible to the public only through memberships and/or pay per visit opportunities. Examples of private resources are: some homeowner’s association parks, water parks, roller rinks, and outdoor theaters. There are a number of private parks in the eastern part of the City that provide recreational services. These are used and maintained by members of the homeowners’ associations, some have restricted access, while others are relatively open to the public. Those private resources that have been given public park credit and are open to the public are counted in the overall citywide parks inventory. Private resources have a variety of amenities, including: pool and spa facilities; tennis, volleyball, and basketball courts; play areas and picnic tables; open lawn areas and some may have restroom facilities. Private Recreation Resources with restricted access are not counted towards the public park inventory, nor are they given public park credit.
11. Public Recreation Resource – A facility occupied, operated and maintained by the City and that accommodates recreational activities or programs that are accessible by the general public. A public recreation resource is generally located on City, County, or State owned land. The Chula Vista Woman’s Club building is an example of a public recreation resource.
12. Quasi-Public Resources – A facility that accommodates recreational activities or programs that are generally accessible by the general public through an agreement with the City or through membership and may be operated by an agency or entity other than the City. A quasi-public recreation resource may be located on City, public utility right-of-way (i.e. SDG+E), school district, or non-profit agency-owned land. Examples of quasi-public facilities are schools, non-profit agencies such as the Boys and Girls Club Centers and the YMCA.

13. Recreation Complexes – Multi-purpose facility that incorporates more than one recreation component such as a community center, swimming pool and aquatics facility, gymnasium, and annex. An example of this is Chula Vista Memorial Park since it includes a swimming pool and a gymnasium.
14. Recreation Facility – Refers to both – Building and Non-Building Recreation Facility.
15. Recreation Facility – Building - Refers to major structures built for recreational purposes such as community centers, gymnasiums, aquatics facilities, senior and teen centers, interior assembly space (conference center), and cultural centers.
16. Recreation Facility – Non-Building – These support various park-related recreational activities and include multi-purpose fields; roller blade and skateboard areas; play areas (tot lots, horseshoe pits, etc); courts (tennis, basketball, volleyball, etc); fitness courses; supporting amenities (picnic shelters, concessions, etc.) as well as restrooms and maintenance structures.
17. Recreational Demands - Refers to Park Facility, Recreation Facility and recreational service and program demands derived from the Needs Assessment Report.
18. Recreational Services and Programs – The City provides recreational opportunities to the public as either programmed or non-programmed activities.



Programmed recreation activities represent those recreation activities and programs that involve the formal reservation (by City staff) of a specific area of a public park or building for a specific activity. Examples of programmed recreation activities and programs include organized softball league games, group picnic shelter rental, learn to swim, and room rental within a community building.

Non-programmed recreation activities do not require scheduling or reserving the use of the facility. Examples of non-programmed recreation activities include tot lot play, an informal pick-up game of soccer, or a drop-in visit to a center.

In addition to City-sponsored recreation programs, non-profit organizations, commercial vendors, school districts, faith-based organizations, and/or volunteer groups also offer additional programs and services. Many of these programs are offered in cooperation with the City. There are a number of agencies and non-profit organizations that provide valuable recreation programming to the community and neighborhood areas.

19. School Resources - Joint use agreements or Memorandums of Understanding (MOU) with schools for the purpose of sharing their recreation facilities. Examples of this arrangement would be satellite recreation programs (e.g., ballet, art, martial arts, outreach classes, etc.) at schools that the City could facilitate. In the past, elementary schools have allowed joint use at the discretion of the individual schools' principals, but presently none allow direct allocation of facilities by the City. High schools and middle

schools allow limited direct allocation of available recreation facilities such as athletic fields, courts, classrooms, restrooms, and performing arts facilities by the City.

- 20. Support Facility – Refers to park components such as comfort stations, walkways, parking lots, and buffer zones that occur within park sites to support recreation facilities.
- 21. Town Square – Refers to the Otay Ranch General Development Plan (updated May 2015) definition of a type of private park feature that serves as a focal point and is typically located centrally within some of the Otay Ranch Villages. These features are typically one acre in size. Town Square facilities may include tot lots, playground equipment, turf areas, picnic areas and similar active and passive recreation areas and improvements. While these sites are privately owned and maintained they remain publicly accessible. The Otay Ranch General Development Plan permits park dedication credit for town squares and as such the inventory of town squares contributes to the overall existing and future park inventories.
- 22. Trails - The parks and recreation system is linked by a Citywide system of open space, trails and bikeways accessible to the public. Trails are often used for walking, running, hiking and cycling and provide another opportunity for recreational activity. The Public Works Department currently maintains approximately 69 miles of trails. The General Plan supports a parks system linked by a trail system.

H. Parks and Recreation Resources Locations

The City of Chula Vista’s existing public park and recreational facility locations are depicted in Figure 1-1. Table 1-1 summarizes the number and size of park and recreation resources while Table 1-2 lists parks alphabetically and provides the acreage and type. The figure and table represent park and recreation sites as of January 2018.

**Table 1-1
Summary of Existing (January 2018) Citywide Public Parks
and Major Recreation Facilities**

Park Type	Public Parks		Recreation Facility Type	Major Recreation Facilities	
	Quantity	Acres		Quantity	Square Feet
Community	9	230.5	Community Centers	10	71,652
Neighborhood	38	275.9	Gymnasiums	5	62,943
Mini	19	22.1	Aquatic Centers	2	58,748
Special Purpose	14	187.3	Senior Center	1	17,804
Urban	1	1.2			
Town Square	1	1.0			
Total	82	717.9	Total		211,147

Table 1-2
Existing Recreation Facilities & Public Parks

No.	Park Name	Park Type	Acres	No.	Park Name	Park Type	Acres
Public Parks - Publicly Maintained				Public Parks - Publicly Maintained			
1	All Seasons Park	NP	7.6	44	Paseo Del Rey Park	NP	8.88
2	Bay Boulevard Park	MP	1.4	45	Pedestrian Park	NP	2.45
3	Bayfront Park	SP	6.18	46	Plaza de Nacion	UP	1.20
4	Bayside Park	SP	11.06	47	Rancho Del Rey Park	NP	9.93
5	Bonita Long Canyon Park	NP	11.95	48	Reinstra Ball Fields	NP	13.26
6	Breezewood Park	MP	2.12	49	Rice Canyon Equestrian Staging Area	SP	1.96
7	Chula Vista Community Park	CP	13.99	50	Rohr Park	CP	59.90
8	Chula Vista Memorial Park	NP	8.02	51	Salt Creek Park	CP	23.24
9	Chula Vista Municipal Golf Course	SP	133.54	52	Santa Cora Park	NP	5.63
10	Chula Vista Woman's Club	SP	0.34	53	Santa Venetia Park	NP	7.67
11	Circle Park	MP	0.69	54	SDG&E Park (East & West)	NP	19.81
12	Connoley Park	MP	0.66	55	Sherwood Park	MP	0.30
13	Cottonwood Park	NP	6.71	56	St. Germain Tennis Courts	MP	3.50
14	Discovery Park	CP	28.92	57	Stylus Park Park -	NP	2.62
15	Eucalyptus Park	CP	19.69	58	Sunbow Park	NP	3.71
16	Explorer Park	NP	5.55	59	Sunridge Park	NP	6.58
17	Gayle L. MacCandliss Park	MP	1.58	60	Sunset View Park	NP	11.77
18	Greg Rogers Park	CP	27.21	61	Terra Nova Park	NP	8.28
19	Greg Rogers Skate Park	SP	7.60	62	Tiffany Park	NP	5.18
20	Harborside Park	NP	5.11	63	Arroyo Place Open Space	NP	1.47
21	Harvest Park	NP	6.71	64	Valle Lindo Park	NP	4.35
22	Heritage Park	NP	10.73	65	Veterans Park	CP	10.03
23	Hilltop Park	NP	9.30	66	Voyager Park	NP	11.25
24	Holiday Estates I	MP	0.25	67	Will T. Hyde Friendship Park	NP	4.38
25	Holiday Estates II	MP	0.21	68	Windingwalk Park	NP	9.47
26	Horizon Park	NP	5.63		Total		692.57
27	Independence Park	NP	12.83	Public Parks - Privately Maintained *			
28	Lancerlot Park	MP	0.16	69	Alcala Park	MP	0.43
29	Lauderbach Park	NP	3.79	70	Ashbrook Park	MP	0.25
30	Living Coast Discovery Center	SP	3.33	71	Augusta Park	MP	1.60
31	Loma Verde Park	NP	6.28	72	Cobblestone park	MP	0.25
32	Los Ninos Park	NP	5.01	73	Country Club Park	MP	1.90
33	MacKenzie Creek Park	NP	6.82	74	Creekside Clubhouse	SP	2.90
34	Marina View Park	SP	5.92	75	Dolphin Beach Club	SP	1.50
35	Marisol Park	NP	5.01	76	Eastlake Beach Club	SP	1.95
36	Montevalle Park	CP	27.44	77	Eastlake Community Lake	SP	8.75
37	Mount San Miguel Park	CP	20.04	78	Eastlake Golf Course Public Trails	SP	1.10
38	Mountain Hawk Park	NP	12.86	79	Eastlake Hills Swim & Tennis Club*	SP	1.20
39	Norman Park	MP	1.41	80	Scobee Park	MP	2.28
40	Orange Park	NP	3.72	81	Shorebird Park	MP	0.25
41	Otay Park	NP	4.25	82	Windingwalk Town Square	TS	1.00
42	Otay Gym & Recreation Center	NP	1.32		Total		25.36
43	Palomar Park	MP	2.81				

Park Type
CP = Community Park
NP = Neighborhood Park
SP = Special Purpose Park
UP = Urban Park
MP = Mini Park
TS = Town Square

Misc Amenities
Bayfront Park: (1) Boat Dock and Ramp, (1) Fishing Pier
Eucalyptus Park: (6) Horseshoe Courts
Norman Park: (3) Horseshoe Courts
Rohr Park: (1) Rohr Manor, (1) Park Ranger Offices, (1) Mini-Railroad, (1) Equestrian Ring and Buildings, (1) Adobe Building
Stylus Park: (2) Bocce Ball Courts
Sunset View Park: (1) Roller Hockey Court

NOTES: Acres were determined by using actual GIS aerial parcel boundaries.

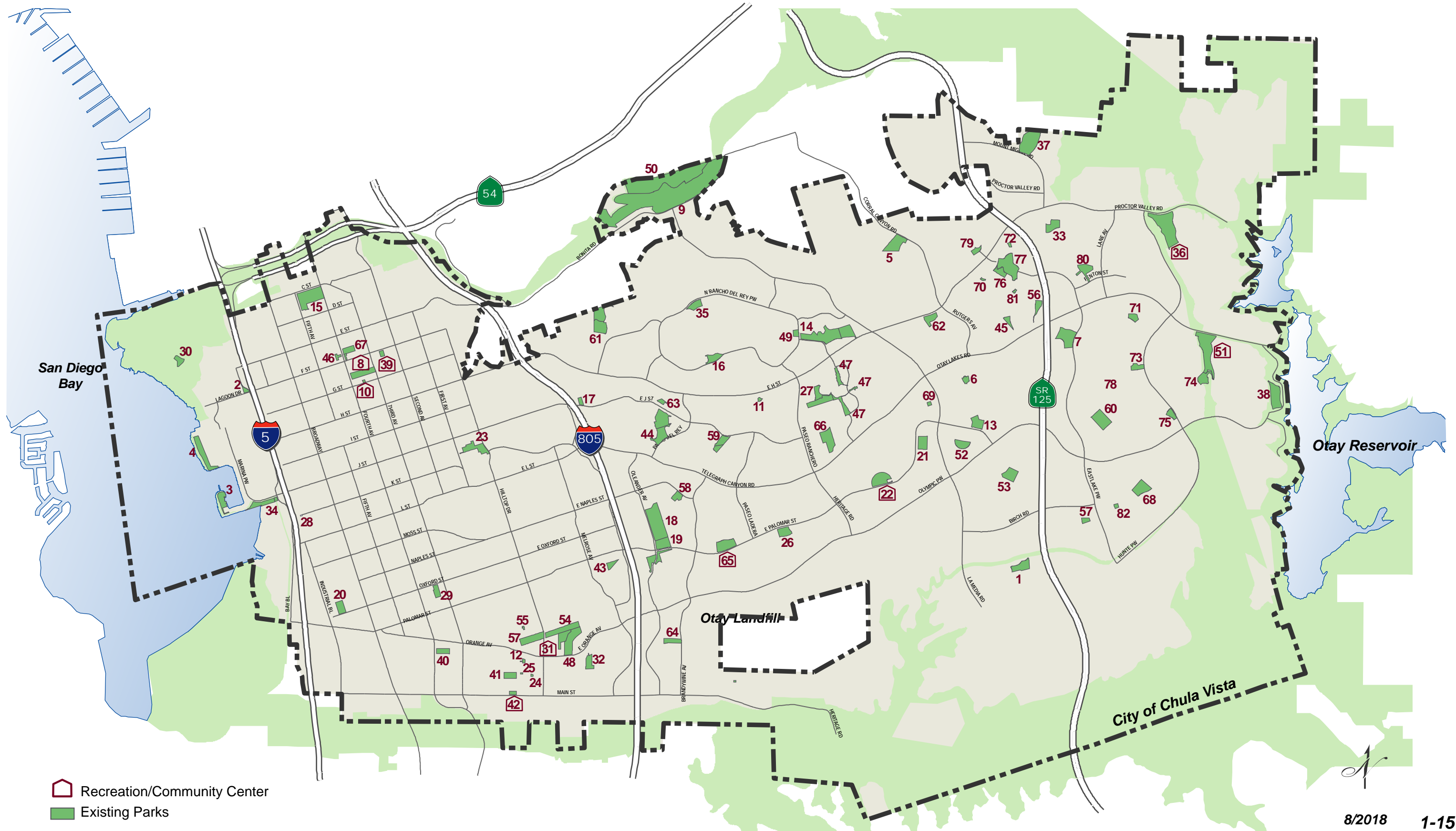
~ Agreement allowed for parkland acreage credit to be given for additional investment in park amenities in the subdivision's dedicated park land. The value of said investment is equivalent to the amount of in-lieu fees that would be paid to the City.

* Public Parks that are privately maintained and received all or a portion of public park credit. The acres listed are the acres that received public park credit.



Existing Public Park & Recreation Facilities

Figure 1-1



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I. Summary

The City of Chula Vista has long provided for the varied recreational interests of the community, and in a continuing effort to do so, the Master Plan will be reviewed periodically and updated as warranted, by staff and the Parks and Recreation Commission.

In order to provide for the changing recreation requirements and needs of the community the City has evaluated and analyzed these needs that are identified in the next chapter.

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CHAPTER 2

Parks and Recreation Facility Needs

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CHAPTER 2

PARKS AND RECREATION FACILITY NEEDS

Chapter 2 identifies the type and number of recreation facilities as well as the amount of land required to meet the recreation needs of Chula Vista residents. Two benchmarks are established, related to the estimated population for January 1, 2018 and for 2030. This chapter also compares the amount of land required to meet recreation needs to the amount of parkland that the City is legally able to exact under the law.

The information contained in this chapter represents a summary of quantitative and qualitative findings and conclusions. These conclusions have been derived from the consultant-prepared “Recreational Needs Assessment Report” (quantitative), and surveys with key recreational stakeholders (qualitative). Key surveys included sport groups and community service providers. Appendix A contains tables that document the qualitative and quantitative findings presented in this chapter.

Summary of Findings of the Needs Analysis

Year 2018 Chula Vista

Chula Vista January 2018 population is estimated to be 270,596 (City of Chula Vista, Development Services Department). The citywide park system currently contains 693 acres of developed, publicly owned community, neighborhood, mini, urban, town square and special purpose parks as well as nine recreation facility and community center sites and two aquatic facilities. Additionally, there are 25 acres of privately maintained parks, open to the public (Table 1-2). The total developed park acreage available to the public is 718 acres.

Analysis shows that a majority of the current (year 2018) demand for parks and recreation resources is being met through the utilization of both public parkland and quasi-public land. Parks and recreation resources include park acreage and various types of recreational facilities.

Table 2-1 identifies the type and number of recreational facilities required to meet citywide recreation needs as of January 1, 2018. The need has been determined based on household and key stakeholder surveys, more fully described in Appendix A. A portion of existing demand for tot lots/playgrounds, tennis courts, soccer, baseball practice/informal fields and swimming pools are currently unmet within public park and quasi-public sites. To fulfill this demand, approximately 80 additional acres of parks would need to be developed. If recreation facilities contained on existing public school lands are not included as part of the inventory calculation, approximately 337 acres of additional public parkland is required to accommodate existing (year 2018) overall service demand (Appendix A -Table A-3).



In February of 2016, a Recreation Needs Assessment was completed by CityPlace Planning, Inc. on behalf of the Recreation Department and funded by the REACH grant program with Community Health Improvement Partners (CHIP). The 2016 Recreation Needs Assessment findings were consistent with the 2006 report by Research Network Ltd. and confirmed the earlier report's results.

Table 2-1
Recreation Facilities Demands (2018)^a

Activity	Type ^b	City Demand at 2018 (rounded) ^d	City Public Supply 2018	Quasi-Public Supply (half-actual) ^c	Public & Quasi Public Supply	City Facility Need (Demand-Supply)
Softball	Organized Youth	13	21	13	34.0	0
	Organized Adult	11	21	6	27.0	0
	Practice/Informal	35	21	28	49.0	0
Baseball	Organized Youth	30	15	14	29.0	1
	Practice/Informal	60	26	14	40.0	20
Football (Informal)		4	29	7	36.0	0
Soccer	Organized Youth	42	29	14	43.0	0
	Organized Adult	20	11	8	19.0	1
	Practice/Informal	76	40	34	74.0	2
Picnicking	Tables	712	606	0	606.0	106
Tot Lots/Playground		146	100	38	138.0	8
Swimming (Public Pool) ^f	Recreation	19	2	2.5	4.5	15
Tennis		100	25	43.5	68.5	32
Basketball	Indoor	8	6	5.5	11.5	0
	Indoor	20	14	11	25.0	0
	Outdoor	27	35	73.5	108.0	0
Skateboarding		5	7	1	8.0	0
Open Green Space (ac)		263	165	89.4	254.7	8
Dog Parks		11	10	1	11.0	0
Indoor Assembly Space (s.f.) ^e		282,178	166,600	80,025	246,625	36,553

(a) 2018 Population: 270,596

(b) Game fields count both as game and practice/informal inventories.

(c) Quasi-public inventory includes public schools, YMCA, and Eastlake Little League fields. Quasi-public (schools) provides access on a limited basis therefore only half of inventory is recognized.

(d) Based on Chula Vista Recreation Needs Assessment, March 2006.

(e) Interior Assembly Space includes gymnasiums, recreation centers, classrooms, etc.

(f) One pool equals 25 meters x 20 yards (0.11 Acre)

Year 2030 Chula Vista

Pursuant to the Quimby Act and as identified in the General Plan 2005 the current city standard for park acreage is three acres of parkland per 1,000 population for new residential development. Applied to the General Plan 2030 buildout forecast, this ratio equates to a target citywide park system of approximately 1,237 acres (existing parkland inventory plus future parkland inventory) of developed parkland.

With a 2030 forecast population of 340,215 and 1,237 acres of parkland, the City will realize an overall parkland ratio of 3.64 acres of parkland per 1,000 residents

Future increases (beyond year 2018) in population resulting from new development will result in demand for new facilities. New development projects containing residential dwelling units will contribute parkland and facilities to serve the population resulting from new development. Consistent with the application of the city standard of three acres of parkland per 1,000 persons



for new residential development, future growth through the year 2030 is anticipated to result in the addition of approximately 363 acres of parkland (Table 3-2). Incorporating quasi-public facilities, the park and recreation facility acreage required to accommodate the list of recreation facilities listed in column six of Table 2-2 (based on Chula Vista Recreation Needs Assessment, March 2006) is projected to be approximately 270 acres (Appendix A-Table A-4).

When comparing the two figures, it is important to recognize the distinction between the “infinite” demand for park acreage (related to the residential survey driven needs assessment) and the “finite” park acreage related to the amount of parkland the City can exact. Recreational facility needs unable to be accommodated at future public park sites will need to be sited at future quasi-public sites or remain unmet.

Table 2-2
Recreation Facilities Demands (2030)^a

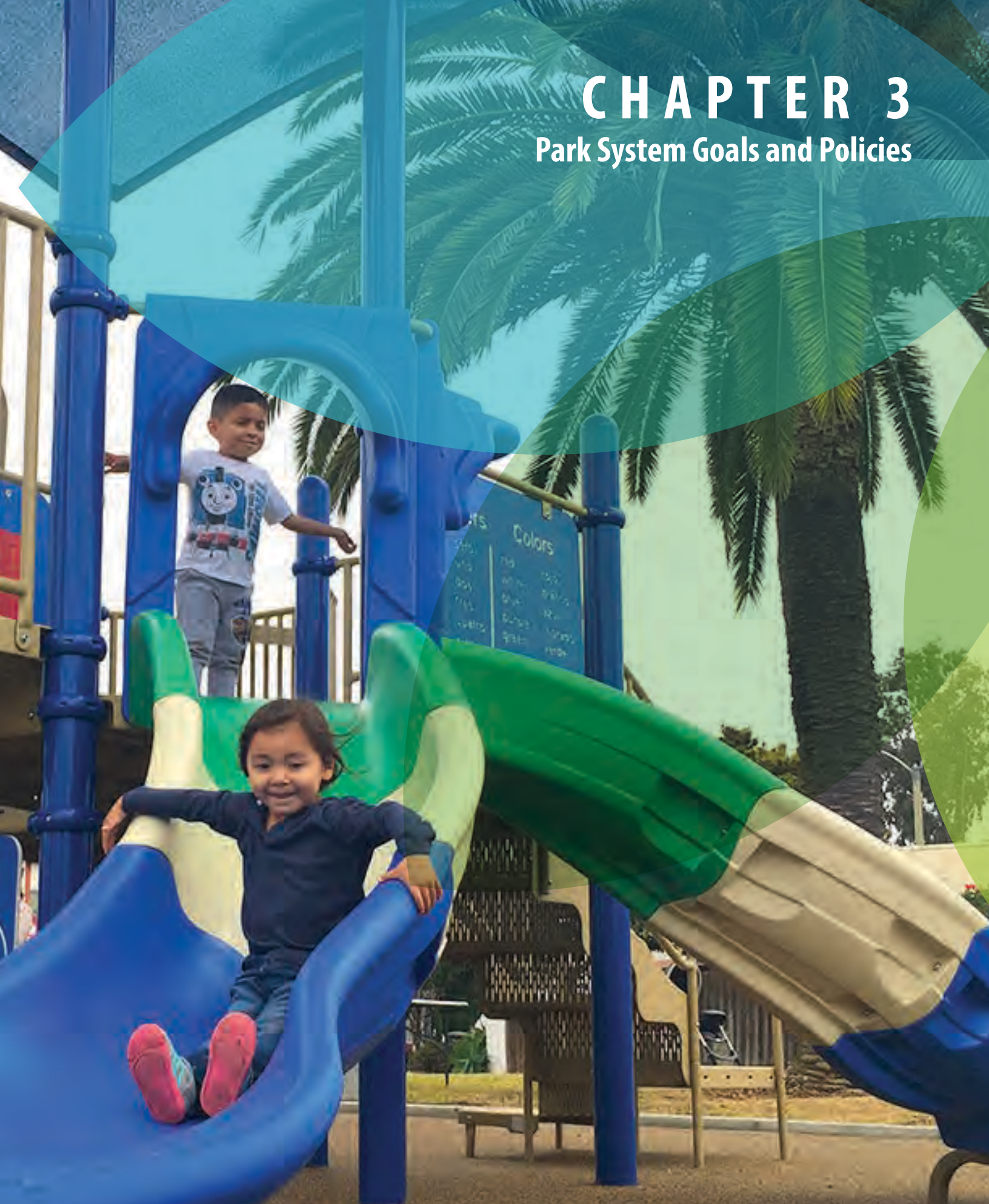
Activity	Type ^b	City Demand at 2030 (rounded) ^c	City Public Supply 2018	Quasi-Public Supply (half-actual)	Public & Quasi Public Supply	City Facility Need (Demand-Supply)	
Softball	Organized Youth	16	21	13	34.0	0.0	
	Organized Adult	12	21	6	27.0	0.0	
	Practice/Informal	43	21	28	49.0	0.0	
Baseball	Organized Youth	35	15	14	29.0	6.0	
	Practice/Informal	71	26	14	40.0	31.0	
Football (Informal)		5	29	7	36.0	0.0	
Soccer	Organized Youth	50	29	14	43.0	7.0	
	Organized Adult	26	11	8	19.0	7.0	
	Practice/Informal	90	40	34	74.0	16.0	
Picnicking	Tables	920	606	0	606.0	314.0	
Tot Lots/Playground		174	100	38	138.0	36.0	
Swimming (Public Pool) ^d	Recreation	25	2	2.5	4.5	20.5	
Tennis		122	25	43.5	68.5	53.5	
Basketball	Indoor	Org Game A/Y	10	6	5.5	11.5	0.0
	Indoor		26	14	11	25.0	1.0
	Outdoor	Practice/Informal	33	35	73.5	108.0	0.0
Skateboarding		5	7	1	8.0	0.0	
Open Green Space (ac)		309	165	89.4	254.7	54.3	
Dog Parks		12	10	1	11.0	1.0	
Indoor Assembly Space (s.f.) ^e		354,776	166,600	80,025	246,625	108,151	

(a) 2030 Population: 340,215
 (b) Organized ballfields count towards both organized and practice/informal inventories.
 (c) Based on Chula Vista Recreation Needs Assessment, March 2006.
 (d) One pool equals 25 meters x 20 yards (0.11 Acre).
 (e) Interior Assembly Space includes gymnasiums, recreation centers, classrooms, etc.

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CHAPTER 3

Park System Goals and Policies



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CHAPTER 3

PARKS AND RECREATION SYSTEM GOALS AND POLICIES

INTRODUCTION

This chapter articulates the City's parks and recreation's aspirations through the identification of Goals and Policies which represents a synthesis of the preceding chapter's discussion pertaining to the history of the City, its current parks and recreation resources, and the demand and needs analysis.

The Goals and Policies serve as the blueprint for creating a quality parks and recreation system.

The Goals are:

- Create a comprehensive parks and recreation system that meets the needs of the general public of Chula Vista by effectively distributing park types and their associated recreation facilities and programs through the use of public and quasi-public resources.
- Establish priorities for allocation of existing and future public parkland resources that balance public priorities and needs with quality of parks and facilities.
- Provide a program for implementation of the City's Goals and Policies contained herein to ensure the continued development of a comprehensive parks and recreation system providing citywide resources for recreation services and programs that meet the needs of its citizens.



Under each of the three goals is a set of specific policies. These policies are the operating principles by which the goals will be met. Rationales are provided where appropriate and are intended to be objective. Action plans are established where appropriate.

GOAL #1 – Fulfilling the Comprehensive Park System Need

Create a comprehensive parks and recreation system that meets the needs of the general public of Chula Vista by effectively distributing park types and their associated recreation facilities and programs and by utilizing public and quasi-public resources.

Policy 1.1 Continue to require new development to comply with the Parklands and Public Facilities Ordinances, Chapter 17.10 of the Chula Vista Municipal Code (CVMC17.10), requiring a level of service standard of a minimum ratio of three acres of public parkland per 1,000 population so that new development will meet the demands created by these projects.

Rationale: The City presently maintains a parkland ratio of 3.23 AC/1,000 population. The master planned development projects in eastern Chula Vista will be required to meet parkland obligation through a combination of the dedication of land and/or payment of in lieu fees and/or credits for construction of facilities consistent with CVMC 17.10.

Strategies for future western Chula Vista parkland development include developing parks on public agency controlled lands; developing parks on underutilized and vacant lands and excess public rights-of-way suitable for parks; and developing parks of varying sizes that demonstrably meet defined recreational needs. Future recreational needs in western Chula Vista can be addressed by individually and or collectively applying these strategies. Land suitable for park development that is currently under the control of public agencies affords an opportunity to expand future parkland inventories to support existing residents and future residential growth.

Action Item: Staff will periodically review and update, if necessary, CVMC 17.10 to ensure that the amount and location of future parkland and park facilities, credits for construction of park facilities, and/or payment of in lieu fees, or combination thereof, provide for recreational needs of Chula Vista.

Action Item: Staff will periodically review and update, if necessary, the City's Public Facilities DIF, Recreation Component, and Chapter 3.50 of the Municipal Code, to ensure that Public Facility Fees are adequate to meet the demand created by new development for major recreation facilities.

Action Item: Staff will periodically review, and update, if necessary, the Parks & Recreation Master Plan document to ensure programs and services are being developed that meet the community's needs as new resources become available.

Action Item: Staff will provide the Growth Management Oversight Commission with sufficient data to periodically evaluate park threshold compliance in accordance with the City's Growth Management Program and in conjunction with CVMC 17.10.

Policy 1.2 Pursue opportunities to develop new parks and recreation facilities, in previously developed portions of the City that were not subject to the requirements of new subdivision development.

Action Item: City staff will analyze the opportunities to develop vacant land sites already in City ownership and use its best efforts to develop strategies to fund and implement park development of these sites such as State or Federal grant. City staff will further look at recreational alternatives such as walking or jogging trails in City right-of-way during the review of future development as a means to provide equitable access to physical activity opportunities.

Action Item: City staff will pursue opportunities to acquire land suitable for parks and recreation facilities in the western part of the City that are not currently in City ownership, particularly in underserved areas. City staff activities shall include the scheduled periodic review of for sale real estate property listings and review of parcels, right-of-ways, and lots adjacent to proposed development sites during early project proposal review to evaluate potential candidate park sites or opportunities for

enhancement of public spaces by project applicants that provide equivalent outdoor uses in lieu of park sites.

Policy 1.3 The City will only allow the developer to receive credit towards their public parkland obligation for new development when the parkland they provide to the City meets the criteria established in the Master Plan for Community, Neighborhood, Mini, Urban, and Town Square parks.

Rationale: The City's General Plan description for several types of parks is an overall concept when used to apply standards for parkland credit. More precise criteria would benefit the ability to apply standards consistently and equitably. Experience has shown that the size, unrestricted access, the ability to control the recreational use, and low maintenance expense (or an identifiable maintenance budget source other than the City's general fund) are all critical components to the definition of successful parkland that meets the demands of its residents. Therefore, the components contained in the policies referenced in the preceding paragraph have become the criteria for which parkland qualifies for developer's credit.

Action item: Utilize criteria identified in this Master Plan when evaluating public park designs.

Policy 1.4 Pursue the recreational opportunities associated with public agency-owned lands and utility rights-of-way.

Action Item: Continue to meet with public agencies (including the Port District), utility companies, and other agencies to identify, develop, and to establish potential recreational opportunities.

Action Item: The City will work with SDG&E in good faith to develop parks in utility rights-of-way in Chula Vista, per franchise agreements.

Action Item: The City will meet with the City of San Diego to review the potential opportunities that would result from relocating City of San Diego waterline and associated rights-of-ways within planned future parks.

Policy 1.5 Encourage the development of quasi-public recreational facilities.

Action Item: Implement provisions in the City Zoning Code that allow for a variety of quasi-public recreational facilities.

Policy 1.6 Encourage organized youth leagues to seek land opportunities in addition to public park sites to accommodate their recreational needs.

Rationale: Organized youth leagues represent a significant portion of recreation facility users. The league activities require significant land acreage to meet each sport facility's requirements. As explained in Chapter 2, the amount of parkland the City will be able to

exact through future residential development will be unlikely to accommodate the demand for some specific sports facilities (see Table 2-2).

Action Item: Through the organized youth leagues, encourage school districts to provide space on school property for joint use by the schools and youth leagues.

Action Item: Support the development of community purpose facility (CPF) sites as sport specific venues consistent with the CPF regulations contained in the Municipal Code.

Policy 1.7 Use periodic recreational needs assessments to identify and update the recreational service demand of the citizens of Chula Vista.

Rationale: Conducting periodic recreational needs assessments enables staff to monitor current recreational trends and changing demands and informs the need to adjust programming of park facilities.

Action Item: Staff will evaluate existing recreational programs through the use of customer surveys and will assess customer requests for new programs and services.

Policy 1.8 Strive to maintain and hire professional recreational staff.

Rationale: Adequate staffing levels are imperative to developing and maintaining quality recreational programs and facilities. Employing personnel who are dedicated to their work improves the likelihood of successful programs.

Action Item: Maintain a measuring and monitoring system that evaluates customer satisfaction and interest levels for recreational programs that support the needs of the public.

Action Item: Maintain a staffing strategy that supports staffing levels commensurate with recreation program demands and adequate supervision of facilities.

Action Item: Staff will implement a performance measurement program, for evaluating recreation programs and services.

Action Item: Enhance recreational staff training and development.

Policy 1.9 The City will maintain public recreation facilities and grounds to the highest degree possible.

Rationale: City park facilities represent an investment in the quality of life for Chula Vista residents. Proper care and maintenance of city parks protects that investment. Resources available include the City's general fund as well as the generosity and dedication of volunteers offering their labor toward the goal of keeping city parks clean and fit for play. Numerous organized community and sports groups make significant contributions of time.

Design of city facilities includes careful selection of construction materials (to promote longevity and hardiness of facilities) and implementation of physical designs that support efficiencies in on-going maintenance practices and protocols. Implementing these strategies can result in cost savings as well.

Action Item: Utilize park maintenance practices and procedures that maximize the life of the facility and maintain all required ADA compliance and safety standards.

Action Item: Maintain a list of construction materials, methods, and standards suitable for use in the design of public parks that are durable, economical to install and maintain, ecologically responsible, and does not limit design quality or integrity.

Action Item: Strive to maintain a staffing strategy that supports staffing levels commensurate with parkland maintenance needs.

Action Item: All community and neighborhood public parks, seven acres or more, shall be designed to include an on-site maintenance and storage building capable of accommodating equipment, supplies, and other support materials for use by park maintenance personnel and recreation personnel, where appropriate.

Action Item: Evaluate playground safety requirements and make necessary adjustments

Action Item: Periodically review user fees in comparison to the need to offset the cost of maintaining park and recreation facilities.

Action Item: Ensure that recreation facilities are designed with adequate program, office, and storage space and include appropriate construction materials, consideration for safety and maintenance, and provisions for natural light sources, ventilation, and vandal resistant features.

Action Item: Ensure that Park staff storage and maintenance needs are assessed to meet any additional staff equipment and personnel needs demographically.

Policy 1.10 Strive to ensure that public parks and recreation facilities complement one another and are distributed appropriately throughout the City.

Rationale: An even distribution of recreation facilities provides equitable access for all residents and minimizes the concentration of any one facility type in a certain region of the city.

Action Item: Utilize the list of facilities identified for each respective park type for individual park designs to provide a complementary distribution of facilities in the City's future parks.

Action Item: Develop options for utilizing park acquisition and parkland development in-lieu fees for the development of parks outside the service radius for new development.

Action Item: Because the oldest area of the city, between I-5 and I-805, is virtually fully developed and has significantly fewer acres of parkland per capita than other, newer areas, the city will look for innovative and site specific ways to increase the quantity/quality of parks in the area between I-5 and I-805.

Policy 1.11 Strive to ensure new Community Parks, Neighborhood Parks, Mini-parks, Urban Parks, Town Squares, and Special Purpose Parks are distributed and sized in general accordance with Table 3-1 to maintain a balanced system of public parks.

Rationale: Future community park, neighborhood park, mini-park, urban park, town square, and special purpose park site locations evaluated include those sites that are not identified on an approved tentative map. Table 3-1 (Policy 1.11) has been developed utilizing existing General Development Plan, Specific Plan Area (SPA), OVRP Concept Plan, and Urban Core Specific Plan documents that address proposed park types and general locations and sizes, and by applying policies pertaining to park site facilities and design. Park acreage obligation requirements, as specified in CVMC 17.10 have been utilized to calculate Bayfront Master Plan area parkland obligation, 53.4 acres (as identified in the Final Environmental Impact Report (State Clearinghouse No. 2005081077)). The obligation represents only a portion of the overall approximately 368 acres identified in Table 3-2 (bottom of table).

Action Item: Evaluate proposed public parks for their conformance with Policy 1.11, Table 3-1.

Table 3-1 (Policy 1.11)
Dedicated Parkland to be Developed

Dedicated Public Park Acreage to be Developed	Acres
PA-12/Freeway Commercial North	4.69
Unnamed Freeway Commercial Neighborhood Park	2.00
Neighborhood Park Equivalency ^a	2.69
Millenia (Eastern Urban Center)	17.31
Civic Park (P-2) Neighborhood Park	1.62
Millenia P-2 Amenity Equivalency ^a	0.54
Town Square Park (P-3) Neighborhood Park	2.29
Millenia P-3 Amenity Equivalency ^a	0.74
Orion Park (P-4) Neighborhood Park	1.51
Millenia P-4 Amenity Equivalency ^a	0.5
Strata Park (P-5) Neighborhood Park	1.93
Millenia P-5 Amenity Equivalency ^a	0.64
Millenia Park (P-6) Neighborhood Park	3.60
Millenia P-6 Amenity Equivalency ^a	1.19
Trails & Plazas	2.75
Village 2	64.6
Unnamed Town Square Park (P-1)	1.4
Unnamed Neighborhood Park (P-2)	7.1
Montecito Park Phase 1 (P-3) Neighborhood Park	3.9
Montecito Park Phase 2 (P-3) Neighborhood Park	3.7
Unnamed Community Park (P-4) ^b	40.4
Unnamed Neighborhood Park (P-5)	5.1
Unnamed Neighborhood Park (P-6)	2.7
Neighborhood Park (P-6) Expansion Space	0.3
Village 3	14.10
Escaya Park (P-1) Neighborhood Park	7.50
Unnamed Community Park P-2 ["Unnamed Community Park in Village 4"] ^b	6.60
Unnamed Lower Sweetwater Community Park	20.0
OVRP Active Recreation Area 11 (East of SR-125)	22.6
PAD Parkland Acquisition Funds^c	13.3
TOTAL Acres Dedicated (January 2018)	156.55

OVRP = Otay Valley Regional Park

NOTES

- a. Equivalency acreage was determined by a subdivision's Development Agreement. The agreement allowed for parkland acreage credit to be given for additional investment in park amenities in the subdivision's dedicated park land. The value of said investment is equivalent to the amount of in-lieu fees that would be paid to the City.
- b. The "Village 4 Park" is an aggregation of P-4 in Village 2, the 6.6 acres dedicated for P-2 in Village 3, a remaining 11.2 acres for P-2 in Village 3, and 16.6 acres in Village 8 West that have not been dedicated.
- c. Approximate park acreage that could be acquired at current costs with PAD Acquisition funds that the City currently holds.

Table 3-2 (Policy 1.11)
Planned Public and Special Purpose Park Acreage

Planned Potential Public Park Acreage	Est. Acres ^c
Village 4 Subdivision In-Lieu Payment	2.94
Village 3 Community Park P-2 (undedicated "Unnamed Community Park in Village 4")^b	11.20
Village 8 West	27.1
Unnamed Community Park ["Unnamed Community Park in Village 4"] ^b	16.6
Unnamed Neighborhood Park [Lot T]	7.5
Unnamed Town Square Park [Lot G]	3.0
Village 8 West	44.8
Unnamed Neighborhood Park P-1	6.8
Unnamed Community Park P-2 (OVRP Area 11)	38.0
Village 9	23.0
Unnamed Neighborhood Park	13.4
Unnamed Town Square Parks	3.4
Unnamed Mini Parks	6.2
Village 10	6.6
Unnamed Neighborhood Park P-1	6.6
Unnamed Community Park (West Landfill Site)	44.7
University Innovation District	30.2
Common Open Space O-2	14.5
Pedestrian Walks O-3	35.0
Bayfront District^a	57.2
Bayfront - Signature Park	18.2
Marina View Park Expansion	2.2
Harbor Park Expansion	12.9
Bayfront - Otay Park	23.9
Western Territories	85.37
D St. Park [Woodlawn & D]	0.67
Unnamed Plaza 3 - Courthouse [3rd & H]	1.7
Unnamed Plaza 5 [5th & H]	0.5
Unnamed Plaza 4 [Chula Vista Center]	0.5
Unnamed Plaza 7 [Woodlawn & H]	0.5
Unnamed Urban Plaza B [Broadway & F]	0.5
Woodlawn Park [Spruce Rd & Orange Dr]	0.7
Unnamed Community Park [OVRP Area 4/Beyer Wy]	13.9
Unnamed Neighborhood Park [Palomar Gateway]	5.0
Unnamed Neighborhood Park [Civic Center Vicinity]	5.0
Unnamed Neighborhood Park [Harbor View]	10.0
Unnamed Neighborhood Park [OVRP Area 6/Rios Ave]	36.4
Unnamed Neighborhood Park [Oxford Town]	5.0
TOTAL Planned Public Park Acreage	332.92
Planned Special Purpose Park Acreage	
Chula Vista Elite Athlete Training Center	30.0
TOTAL Planned Special Purpose Park Acreage	30.00
TOTAL Planned Public and Special Purpose Park Acreage	362.92

OVRP = Otay Valley Regional Park

NOTES

- a. Acreage represents the net additional acreage provided in the Bayfront Master Plan. Some parks include reconfiguration of Bayfront, Marina View, and Bay Blvd Parks.
- b. The "Village 4 Park" is an aggregation of P-4 in Village 2, the 6.6 acres dedicated for P-2 in Village 3, a remaining 11.2 acres for P-2 in Village 3, and 16.6 acres in Village 8 West that have not been dedicated.
- c. Park areas shown are gross acreage per the Specific Plans and are subject to change. Land has not yet been dedicated.

Policy 1.12 The following criteria apply to the City's evaluation, selection and acceptance of land and expansion of parkland for future Community Parks.

- A net-useable area of 30 acres or more, which is designed to serve more than one neighborhood. The minimum acreage for future community parks, that already have an approved GDP/SPA or are in the western part of the City, may be waived if the City determines that existing land use constraints prevent development of a 30-acre park.
- The field areas provided shall be designed so they can be scheduled for competition games and practice games but also for non-programmed use. In addition, community parks include facilities that are also found in neighborhood parks, such as picnic facilities, informal fields, and children's play areas.
- Community park sites shall provide rough graded useable area, to a maximum gradient of two percent, and configured to accommodate the facility requirements of the specific park site as approved by the City.
- Average slope of the site will not exceed five percent.
- Slopes greater than 4:1 (25%) are ineligible for park credit.
- Soils, soil stability, drainage, and location of land in the subdivision will be suitable for the development of a park site.
- Community Park sites are to include a pad area for a community center/gymnasium, pool, or related recreational facility.
- Community Park sites are to be located within a 1-2 mile radius of the neighborhoods they are intended to serve and adjacent to a major collector street with access to public transportation.
- Community Park sites are to have a direct connection to the Citywide trail, open space, and greenbelt network.
- Areas with easements, encumbrances, deed restrictions, or other restrictions to park facility development are ineligible for park credit and shall be removed prior to providing the City with an irrevocable offer of dedication for the park site.
- Greenbelts, adjoining school land, streets, permanent storm drain or utility easements that impede park function or design, non-park site related monument signage or other non-park related improvements, required of the development project within the confines of the park, are excluded from receiving park credit.
- Water features may be appropriate when long-term maintenance provisions and water conservation measures have been considered and addressed.
- Other criteria may be considered on a case-by-case basis.



Rationale: The criteria listed above clarify the land attributes that are considered eligible and ineligible for developers to receive park credit by the City. The objective of this clarification is to maximize the useable acreage of park space efficiently so that the recreation needs of the City are met.

Historically, the presence of easements, underground utilities and the like impacted park sites. Impacts include the need to adjust the locations of park facilities and features

during the development of the park's site - specific master plan, which can result in increased design cost and place more limits on superior functional park design. Once developed, a park that contains easements, encumbrances, and underground utilities often experiences ongoing service interruptions due to periodic or scheduled maintenance of underground utilities. Heavy vehicles and associated equipment use in the maintenance of underground utilities can result in premature wear and tear of park facilities resulting in increased cost to park maintenance. Although rare, aging underground facilities that require replacement due to failure or extreme wear have the potential to cause long-term service interruptions to park sites and result in unanticipated capital cost in the event park facilities are damaged due to underground utility failures.

Action Item: Evaluate proposed community public parks' conformance to Policy 1.12.

Policy 1.13 Primary facilities and support facilities to be located in future Community Parks include those listed below. Support Features are recommended elements to be incorporated in future Community Parks.

Primary Facilities:

- Athletic field(s) w/ lighting
- Hard Court(s) w/ lighting
- Picnic Shelters
- Picnic Tables
- Play Area with play equipment
- Restrooms
- Maintenance and Recreation Storage Area Building
- Community Center Building with multi-purpose rooms, craft rooms, game rooms, dance rooms and at least two recreation components from the following: Gymnasium, Aquatic facility, Rental Annex, or Fitness Center.
- Open Lawn Areas

Support Facilities:

- Paved Walkways w/lighting
- Parking Areas (minimum of 50 spaces) w/ lighting
- Decomposed Granite (DG) walkways/jogging paths
- Fitness equipment/stations
- Trailheads, signage and other trail supporting facilities
- Interpretive/educational signage

Support Features:

- Public Art
- Seating Walls
- Decorative Paving

Action Item: Evaluate proposed community public parks' conformance to Policy 1.13.

Policy 1.14 The following criteria apply to the City's evaluation, selection and acceptance of land and expansion of parkland for future Neighborhood Parks.

- A five-acre (net-useable area) to fifteen acre (net-useable area) sized park that primarily provides for the daily recreation needs of residents within walking distance (approximately 1/2 to 3/4 mile) of the park.
- Neighborhood park sites shall provide rough-graded useable area to a maximum gradient of two percent, and configured to accommodate the facility requirements of the specific park site as approved by the City.
- Average slope of the site shall not exceed five percent.
- Slope areas, within park boundaries, greater than 4:1 (25%) are ineligible for park credit.
- Soils, soil stability, drainage, and location of land in the subdivision shall be suitable for the development of a park site.
- Neighborhood Park sites are to be connected to the pedestrian circulation routes (including trails when feasible) and open spaces within their community and adjacent communities, to ensure accessibility to the residents of the neighborhoods they serve.
- The field areas provided shall be designed so they can be scheduled for informal use, and practice games. Where possible a neighborhood park site should adjoin an elementary school.
- Areas with easements, encumbrances, deed restrictions, or other restrictions to park facility development are ineligible for park credit.
- Greenbelts, adjoining school land, streets, permanent storm drain or utility easements that impede park function or design, non-park site related monument signage or other non-park related improvements, required of the development project within the confines of the park, are excluded from receiving park credit.
- Water features may be appropriate when long-term maintenance provisions and water conservation measures have been considered and addressed.
- Site location will allow for lighting of sports facilities, other than fields, with no adverse effect on surrounding neighborhoods.
- Other criteria may be considered on a case-by-case basis.

Rationale: The criteria listed above clarify in more detail the land attributes that are considered when determining whether developer is eligible for park credit by the City. The criteria expand on the existing criteria for acceptance of parkland already included in the CVMC 17.10. The objective of this clarification is to maximize the useable acreage for park facilities and to use the City's allocation of park space efficiently.

Action Item: Evaluate proposed neighborhood public parks' conformance to Policy 1.14.

Policy 1.15 Primary facilities and support facilities to be in future Neighborhood Parks are listed below. Support Features are recommended elements to be incorporated in future Neighborhood Parks.

Primary Facilities:

- Athletic field(s)
- Picnic Shelters
- Hard Court(s)
- Picnic Tables
- Play Area w/play equipment

Restrooms
Open Lawn Areas

Support Facilities:

Paved Walkways w/ lighting
Maintenance and Storage Building
DG walkways/jogging paths
Parking Lot (minimum 25 spaces) w/ lighting
Fitness equipment/stations
Trailheads, signage and other trail supporting facilities
Interpretive/educational signage

Support Features:

Public Art
Seating Walls
Decorative Paving

Action Item: Evaluate proposed neighborhood public parks' conformance to Policy 1.15.

Policy 1.16 Neighborhood Parks may be sited adjacent to elementary schools where feasible.

Action Item: Evaluate proposed neighborhood public parks' conformance to Policy 1.16.

Policy 1.17 The City will consider, as determined by the individual park design process for community and neighborhood parks and facility priorities, the incorporation of as many other recreation facilities as realistically possible. Some examples include:

Other Facilities:

Amphitheater/Performance Space
Bike Tracks/Parks
Rock Climbing
Climbing Wall
Speed Soccer
Skate Elements
Parking Areas for Neighborhood Parks
Multi-use Pathways
Dog Parks
Water Playground
Public Art

Action Item: Evaluate proposed community and neighborhood public parks' conformance to Policy 1.17.

Policy 1.18 The following criteria apply to the City's evaluation, selection and acceptance of land and expansion of parkland for future Mini-parks. Mini-parks eligible

for public park credit shall be consistent with the design criteria contained herein and be included in a new planned community's park agreement. If given public park credit, Mini-parks shall not also receive community purpose facility (CPF) credit and vice versa.

- A net one-acre to four-acre sized park that primarily provides for the daily recreation needs of a small number of homes within walking distance (approximately 1/4 mile) of the park. Any open turf areas provided shall be of a flexible design so they can be utilized for informal and formal use.
- Shall provide rough-graded useable area to a maximum gradient of two percent, and configured to accommodate the facility requirements of the specific park site as approved by the City.
- Average slope of the site shall not exceed five percent.
- Slope areas, within park boundaries, greater than 4:1 (25%) are ineligible for park credit.
- Soils, soil stability, drainage, and location of land shall be suitable for the development of a park site.
- Shall be connected to the pedestrian circulation routes and open spaces within their community and adjacent communities to ensure accessibility to the residents of the neighborhoods they serve.
- Areas with easements, encumbrances, deed restrictions, or other restrictions to park facility development are ineligible for park credit.
- Greenbelts, adjoining school land, streets, permanent storm drain or utility easements that impede park function or design, non-park site related monument signage or other non-park related improvements, required of the development project within the confines of the park, are excluded from receiving park credit.
- Water features may be appropriate when long-term maintenance provisions and water conservation measures have been considered and addressed.
- Site location will allow for lighting with no adverse effect on surrounding neighborhoods.
- Other criteria may be considered on a case-by-case basis.

Action Item: Evaluate proposed public urban parks' conformance to Policy 1.18.

Policy 1.19 Primary facilities and support facilities to be located in future Mini-parks are listed below. Support Features are recommended elements to be incorporated in future Urban Parks.

Primary Facilities

Tot Lot / Play Area
Hard Court(s)
Picnic Facilities
Open Lawn Area

Support Facilities

Paved Walkways w/ lighting
Off-leash Dog Area
Seating Area

Rationale: Mini-parks provide an opportunity to deliver needs assessment-defined park facilities in proximity to new infill housing within existing development areas, such as western Chula Vista, where parkland opportunities are limited as well as in new planned communities in eastern Chula Vista where large variations in existing gradient or landforms warrant smaller park sizes and where General Plan and/or Otay Ranch General Development Plan policies support this park type for a project area.

Action Item: Evaluate proposed public Mini-parks' conformance to Policy 1.19.

Policy 1.20 The following criteria apply to the City's evaluation, selection and acceptance of land and expansion of parkland for future Urban Parks.

- Net-useable area from 20,000 square-foot to four-acre sized park. Urban Park primarily provides for the daily recreation needs of residents within walking distance (approximately 1/4 to 1/2 mile) of the park. Any open turf areas provided shall be of a flexible design so they can be utilized for informal and formal use.
- Urban park sites shall provide rough-graded useable area to a maximum gradient of two percent, and configured to accommodate the facility requirements of the specific park site as approved by the City.
- Average slope of the site shall not exceed five percent.
- Slope areas, within park boundaries, greater than 4:1 (25%) are ineligible for park credit.
- Soils, soil stability, drainage, and location of land shall be suitable for the development of a park site.
- Urban Park sites are to be connected to the pedestrian circulation routes and open spaces within their community and adjacent communities to ensure accessibility to the residents of the neighborhoods they serve.
- Areas with easements, encumbrances, deed restrictions, or other restrictions to park facility development are ineligible for park credit.
- Greenbelts, adjoining school land, streets, permanent storm drain or utility easements that impede park function or design, non-park site related monument signage or other non-park related improvements, required of the development project within the confines of the park, are excluded from receiving park credit.
- Water features may be appropriate when long-term maintenance provisions and water conservation measures have been considered and addressed.
- Site location will allow for lighting with no adverse effect on surrounding neighborhoods.
- Other criteria may be considered on a case-by-case basis.

Action Item: Evaluate proposed public urban parks' conformance to Policy 1.20.

Policy 1.21 Primary facilities and support facilities to be located in future Urban Parks are listed below. Support Features are recommended elements to be incorporated in future Urban Parks.

Urban Parks shall contain at least the following "minimum components" based on a minimum site size of 20,000 square feet. "Minimum components" includes two of the following primary facilities (which may include two of the same), at least two of the

following support facilities (not including two of the same), and at least one of the following support features. A “Primary Facility” may be substituted for a required “Support Facility”. Urban parks larger than 20,000 square feet shall contain more than the minimum components with final selection of components being subject to the approval of the City.

Primary Facilities:

Hard Court (basketball, volleyball, tennis, skateboard, bike and other)
Play Area w/play equipment
Open Lawn Area (Minimum of 6,000 Square Feet)

Support Facilities:

Open Lawn Area (Minimum of 4,000 Square Feet)
Off-leash Dog Area
Seating Area
Picnic Tables
Picnic Shelter
Band Shell
Pergola
Community Garden

Support Feature:

Public Art
Water Feature (when long-term maintenance provisions have been considered and addressed)
Kiosk
Community Garden
Seating Walls
Decorative Paving

Rationale: Urban parks provide an opportunity to deliver needs assessment-defined park facilities in proximity to new infill housing within existing development areas, such as northwest and southwest Chula Vista, where parkland opportunities are limited. Challenges in land availability within existing development areas not experienced in green-field development areas such as east Chula Vista warrant the use of urban parks in west Chula Vista. In east Chula Vista, urban parks may be appropriate when General Plan and/or Otay Ranch General Development Plan policies support an urban character for a project area. The requirement to provide specific types of primary and support facilities, and support features in urban parks, will ensure that definable park and recreation needs are being met in urban parks sites.

Action Item: Evaluate proposed public urban parks’ conformance to Policy 1.21.

Policy 1.22 Promote and facilitate the integration of public art in Chula Vista parks consistent with City policy.

Action Item: Identify locations for public art within public park sites during the preparation of individual park master plans.

Action Item: Establish guidelines for the integration of public art in public spaces

Action Item: Develop long-term guidelines for each artwork to establish maintenance practices that do not require artist approval.

Policy 1.23 Park design shall support the principles of Crime Prevention Through Environmental Design (CPTED)

Action Item: City to evaluate future park design proposals with consideration of CPTED principles.

Policy 1.24 Develop (a) Landmark Park(s) in Chula Vista that considers the following general criteria:

- Incorporate design features that acknowledge and honor the City's historic presence in the region;
- Consider and enhance views into and from the park;
- Integrate public art and cultural features and elements in the park's design that are emblematic of Chula Vista's accomplishments and leadership in ingenuity, industry, innovation and instruction; and
- Create (a) park(s) that will serve as a model for environmental sustainable design and operation.

Rationale/Background: Consistent with the vision identified in the General Plan, Policy 1.24 has been included in the Master Plan to provide for the evaluation, design and development of (a) landmark park(s) in the City. Many communities across the country have developed iconic multi-event public gathering spaces that rise to the level of being show places of unique and memorable character. Sometimes a park may be of landmark caliber due to its geographic or chronological place in a city's history. For instance, a special event had occurred on a site in the past, or the site was developed at a notable time in a city's history. An example of this would be San Diego's historic Balboa Park. In another example, a park may be of a landmark caliber due its prominent size, unique function, location, and/or design. Examples of this would be Chicago's Millennium Park, and Orange County's Great Park. These park examples represent newer creations that pay homage to a city's history, yet in an updated "great placemaking" context.

Chula Vista landmark parks would be designed to provide a strong sense of place where people could meet and greet and where they would feel a strong sense of attachment to the community. As conceptually imagined in the City's General Plan, landmark parks in Chula Vista would be iconic City places of unique design and may possibly include museums, a cultural arts center, gardens, significant gathering spaces and performance areas along with traditional recreational features.



The General Plan identifies four potential landmark park sites, namely the Bayfront, central west Chula Vista, Rohr Park, and Otay Ranch. Staff will seek opportunities to

incorporate Landmark Park elements and design quality into planned parks in one or more future parks in these four geographic sites.

60-acre Rohr Park has the potential to meet the characteristics of a Landmark Park as it is located off major collector roads and is immediately adjacent to another 133.5 acres of City-owned parkland, the Chula Vista Municipal Golf Course. Considering golf is a sport that seems to be declining in popularity nation-wide, and the City is barely breaking even with its operation, these parks could be combined to form a total of almost 200 acres of public land that could accommodate the vision described in the General Plan.

A preliminary review finds that Rohr Park already contains some ball fields, playgrounds, picnic shelters, an equestrian riding area, some cultural facilities (Bonita library, community room and museum), and a historic resource (Rohr Manor). An expanded Rohr Park to improve on these facilities by including some or all of the golf course could develop the site into a Landmark Park.

While the attributes of a combined Rohr Park with the golf course is appealing as a Landmark Park, a further detailed analysis is necessary for this site as well as the other three potential sites identified in the General Plan (Bayfront, West Chula Vista, and Otay Ranch) (Figure 3-1) to determine the ultimate location of (a) Landmark Park(s). Realization of a project like this would require that a bond (or some other) measure be passed by the voters at some time in the future. Formation of a conservancy to assist in funding of ongoing maintenance of the Landmark Park would probably also be necessary.

Action Item: Facilitate acquisition and funding for (a) Landmark Park(s) in Chula Vista.

Action Item: Prepare a feasibility study of the various potential sites to determine the most suitable location of (a) Landmark Park(s).

Policy 1.25 Continue to support the development of Special Purpose Parks as a part of the overall citywide park system.

Action Item: Evaluate proposed special purpose parks' conformance to its definition in CVMC 17.10.

Policy 1.26 In support of the Healthy Chula Vista Initiative, the City will continue to develop, maintain and implement public park sites and recreation programs that support healthy lifestyles.

Action Item: Develop and implement recreation programs that support healthy life styles.

Action Item: Continue to develop and maintain public park sites that provide opportunities for regular physical activity as a means for maintaining healthy body and enhancing psychological well-being.

Action Item: Collaborate with recreational service providers in providing a diverse range of recreational programming opportunities for the community to support

healthy lifestyles, to the extent possible, in a manner that benefits all segments of the community.

Action Item: Evaluate updates to the Community Garden Policy No. 2010-043 to allow community garden uses in city parks.

Policy 1.27 Continue to support opportunities for the integration of universally accessible designed playgrounds into the City's park system in compliance with Titles II and III of the ADA.

Action Item: Evaluate proposed parks' playground/tot lot features for conformance to Policy 1.16 and ASTM F1487, F1292, F1951 and the U.S. CPSC Public Playground Safety Handbook, as may be amended.

Policy 1.28 Encourage opportunities for the temporary closures of streets to automobile traffic for the benefit of creating temporary public spaces for pedestrian use expanding the public realm.

Action Item: Support community events that call for the temporary closure of streets to automobile traffic, allowing pedestrian uses such as, but not limited to, farmers markets, art shows, dancing, bicycling, playing and socializing.

Policy 1.29 Explore the development of bike skills facilities including single track trails and bike skills parks to accommodate the growing popularity of mountain biking.

Action Item: Form a working group and meet with members of the mountain bike community to learn more about their desires/needs.

Action Item: Identify potential locations for bike skills parks and trails distributed around the city.

Action Item: Provide connections from the city's neighborhoods to these facilities and regional facilities to enhance access by way of bike routes and trails.

Policy 1.30 Enhance access to the parks and recreation system by continuing to grow the citywide network of open space, trails, paths, and bikeways linking park and recreation facility locations.

Action Item: Develop a comprehensive trails master plan that identifies existing & planned facilities citywide.

Action Item: Encourage the development of trails, paths, and bikeways within master-planned communities that not only link the community's parks and recreation facilities but also provide connections to parks and recreation facilities in adjacent communities, including the OVRP.

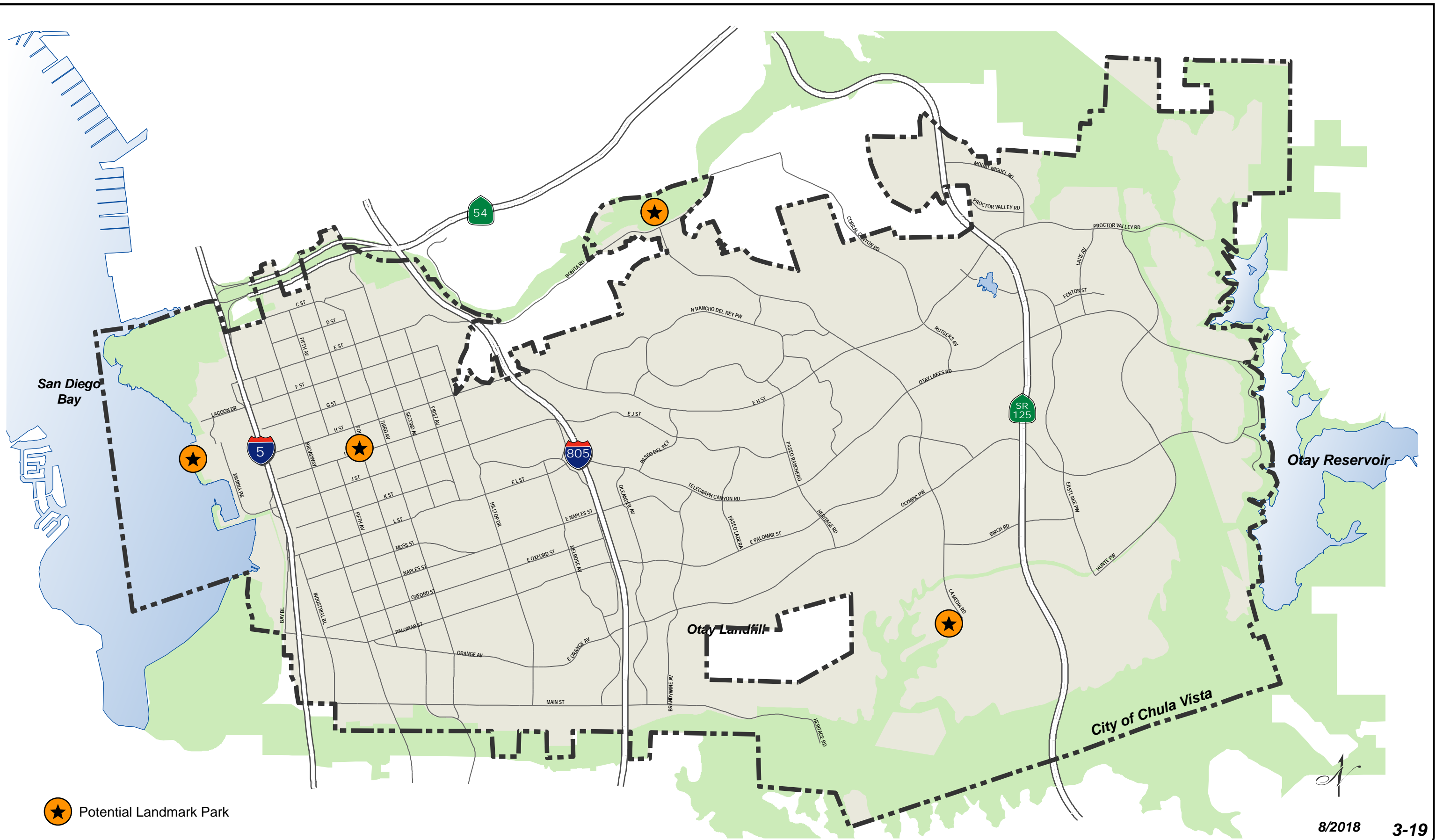
Action Item: Pursue opportunities within the public right-of-way to develop trails, paths, and bikeways especially in underserved areas.





Potential Landmark Park Locations

Figure 3-1



Potential Landmark Park

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GOAL #2 – Priorities for Allocation of Resources

Establish priorities for allocation of existing and future public parkland resources that balance public priorities and needs with quality of parks and facilities.

Policy 2.1 Provide for the maximum sustainable number of planned recreational activities, within available public parkland, without diminishing the quality of the overall park experience.

Action Item: Maintain an inventory of existing, planned, and needed park acreage and recreational facilities to meet citywide parks and recreational facility inventory goals.

Action Item: Analyze constrained parkland for innovative and new programming strategies.

Action Item: Consider non-traditional ways to meet park and recreation facility demand for new development as appropriate such as siting facilities above subterranean parking, conducting programs and recreational activities in a variety of locations, and expansion of parkland to park adjacent properties and right-of-ways.

Policy 2.2 Utilize Table 4-3, “Recreation Facilities in Public Parks” as the goal for the distribution of recreational facilities in public parks.

Action Item: Evaluate proposed parks’ conformance to Policy 2.2.

Policy 2.3 Design parks with field space to provide ample room for each programmed facility as described in the Master Plan without the need for sharing said field space with multiple sport activities.

Action Item: Evaluate proposed parks’ conformance to Policy 2.3.

Policy 2.4 Provide fair and equitable access to recreation fields and programs for all residents.

Rationale: The City’s recreational programs ensure program availability at sport fields, gymnasiums and other recreational facilities for both youth and adult leagues and other recreational programs throughout the City’s park system. The goal is to ensure that all Chula Vista residents have fair and equitable access, including gender equity, to all citywide facilities and programs. In the provision of fair and equitable access to City facilities it is the City’s desire to provide non-programmed access to the public, particularly for fields.



Action Item: Periodically evaluate access to both youth and adult programs at City recreational facilities. Ensure that City operated programs have priority access to all City recreation facilities.

Policy 2.5 Evaluate opportunities for special purpose facilities on a case-by-case basis. The City may grant park credit to special purpose facilities when it can be demonstrated that it meets a new development need.

Rationale: Lands could become available for use for a specialized facility versus a variety of recreational facilities due to its limited size or use restrictions (i.e. a bike skills or skate park, nature park, model airplane facility, etc.)

Action Item: Evaluate proposed parks' conformance to Policy 2.5 as consideration for a special purpose facility.

GOAL #3 – Implementation Program

Provide a program for implementation of the City's Goals and Policies contained herein to ensure the continued development of a comprehensive parks and recreation system providing citywide resources for recreation services and programs that meet the needs of its citizens.

Policy 3.2 Require that all public parks be developed in accordance with the goals and policies contained in the Master Plan.

Action Item: City staff will continue to evaluate public park proposals based on the Master Plan, CVMC 17.10, and other related City policy and standards documents.

Policy 3.3 Pursue joint use agreements with other agencies and organizations that will improve and expand the City's ability to provide recreational facilities and programs for the community (e.g., school districts, the Chula Vista Elite Athlete Training Center, Southwestern College, Joint Exercise of Powers Agreement for OVRP, etc).

Action Item: Consult with public agencies, utility companies, and City staff to identify potential recreational opportunities, establish agreement criteria, and develop agreements for public use. Recommendations would be provided to the Parks and Recreation Commission outlining results of collaboration.



Policy 3.4 Plan recreation facilities to enhance revenue generation through creative programming as a way to offset general fund facility maintenance and operating costs. The City will continue to include no-fee services as part of the total recreation offerings at all public park sites.

Action Item: Continue to evaluate the City's recreation programs to ensure there is a mix of fee based and no-fee programs.

Action Item: Continue to review scholarship program opportunities for fee-based programs to ensure accessibility for all.

Policy 3.5 Conduct public forums to encourage citizen involvement in the development of recreational services.

Action Item: Request, periodically, that the Parks & Recreation Commission solicits opinions from the community.

Action Item: Maintain the non-profit, Friends of Chula Vista Parks & Recreation as a means of emphasizing community awareness of parks while promoting recreational projects and programs.

Policy 3.6 Develop a process for modification of existing parks when recommended by a member(s) of the community or Staff.

Action Item: Staff will review proposed improvements to existing parks for conformance with the park's master plan, however, if said park master plan is 15 years old or older, the master plan could be revisited to consider additional facilities not previously contemplated.

Policy 3.7 Consistent with the City practice of implementing environmental sustainability initiatives, practices, and policies; park and recreational facility development shall continue to implement environmental sustainability protocols in the realm of park design, construction, maintenance and operations.

Rationale: Implementation of Green Building Practices and other environmental sustainability protocols in the design, construction, maintenance and operation of park and recreation facilities can help to reduce the consumption of resources, create a more comfortable and livable environment and provide significant savings in maintenance costs.

A number of implementation strategies can be employed to make a park more environmentally sustainable.

Action Item: Continue to implement City policy and code requirements pertaining to environmental sustainability practices and protocols including, but not limited to landscape water conservation, green building, shade tree policies,

cool paving, cool roof, storm water management, water quality, resource conservation, and recycling.

SUMMARY

When these goals and policies are translated into actions, the Chula Vista Parks and Recreation system will meet its intended mission: *To enrich our community through recreational opportunities and services.*



CHAPTER 4

Parks and Recreation Facility Distribution

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CHAPTER 4

PARKS AND RECREATION

FACILITY DISTRIBUTION

INTRODUCTION

The Parks and Recreation Facility Distribution section identifies in both tabular and graphic form the distribution of recreation facilities through the year 2030 (buildout). The distribution of recreation facilities needed to meet current demand is identified in Table 4-1 – Recreation Facility Demand (2018). Figure 4 – Public Park and Recreation System 2030 (Page 4-11), projects what the Chula Vista Parks System could look like at buildout, if all proposed facilities are realized. A full list of parks is provided along with park acreage and primary and support facilities at the end of this chapter.

Facilities needed to meet current (2018) and future (2030) demand have been distributed using the number and type of recreation facilities identified in Chapter 2 as a total distribution goal. Factors influencing facility distribution include park type (community, neighborhood, mini-, urban, or town square), park size (total acreage available), park site configuration, park location (proximity to neighborhood served and adjacency to other parks), and in the case of existing sites, consideration has been given for existing park facilities. Facility assignment also takes into account the established goals and policies contained in Chapter 3.



If needed, additional parkland resources capable of accommodating additional demanded recreation facilities include: existing park sites with space to accommodate additional facilities; new parkland acquired through developer obligations or expense of Parkland Acquisition funds; use of public utility agency lands; and existing quasi-public school sites. Future school sites are considered in the context of future demand.

However, it is anticipated that with the passage of time, demand for recreation facilities will evolve slightly due to anticipated demographic shifts. For instance, the demand ratio for youth soccer is anticipated to decrease slightly as 2030 nears. Conversely, the demand for dog parks is expected to increase slightly between 2018 and 2030. The evaluation of the 2018 park inventory and current and future facility demand ratios represents snapshots in time with the intent to guide planning and management of existing and future parks.

A. Parks and Recreation Facility Distribution – Current Demand (2018)

Based on an estimated January 2018 population of 270,596 persons,¹ 812 acres of parkland would be required to meet the three acres per 1,000 persons threshold standard. Current inventory of parkland is 875 acres. This includes developed publicly owned and maintained

¹ City of Chula Vista

parcs and recreation facilities, developed privately owned and maintained parks (having received park credit), and undeveloped dedicated parkland (Refer to Table ES-2 and Table 3-1).

As identified in Appendix A, Table A-3, and summarized in Table 4-1 Recreation Facility Demand (2018) below, while the majority of current demand is being met using both public parkland and quasi-public land (primarily schools), up to 79.6 acres of additional parkland would be required to accommodate remaining recreation facility demand. Accounting for the 156.6 acres of existing undeveloped parkland that has been dedicated to the City (Refer to Table 3-1), the City holds sufficient parkland to accommodate the additional acreage needed to meet current demands with an excess of 77 acres, and would meet the demand once such parkland is developed. Facility demands currently not being met include practice baseball fields, tot lots, swimming pools, picnic areas, tennis courts, and dog parks. Where feasible, these facilities will be prioritized when designing future parks.

**Table 4-1
Recreation Facility Demand (2018)**

Activity	City Facility Need (Need - QP)	Minimum Acreage Required Per Facility	Acreage Multiplier	Total City Acreage Needed
Baseball	Organized Youth	1	1.2	1.8
	Practice/Informal	20	1.2	36.0
Soccer	Organized Adult	1	2.1	3.2
	Practice/Informal	2	2.1	6.3
Tot Lots/Playground	8	0.15	1.5	1.8
Swimming (Public Pool) Recreation	15	0.11	4	6.4
Tennis	32	0.2	1.5	9.5
Open Green Space	8	1	1	8.3
Indoor Assembly Space	0.82	1	4	3.26

B. Parks and Recreation Facility Distribution – Future Demand (2030)

Based on a projected January 2030 population of 340,215 persons,² 1,020.65 acres of parkland would be required to meet the three acres per 1,000 persons threshold standard. Adding 362.9 planned public park acres to the current inventory of 875 acres results in a total buildout park acreage of 1,237 acres (Refer to Table ES-2, Table 3-1, and Table 3-2), not accounting for planned future Special Purpose Facilities.

Table 4-3 Recreation Facilities in Public Parks is intended to assist the planning of future park sites by establishing the palette of facilities to be located in each future development obligated park. The table identifies future park sites and the most desired recreation facilities scheme to be placed in a park site. Ultimate field type and quantity in a park may vary due to

² City of Chula Vista

transfer/exchange of fields between other park sites. Each future park listed in the table represents either a site with *defined* configuration and topography or *undefined* configuration and topography. Park sites that have been identified on a tentative map or on a final map represent *defined* park sites. *Defined* park sites that are characterized by odd shaped lots or severe topographic constraints can present facility assignment challenges and may preclude the siting of certain types of recreation facilities. When the palette of recreation facilities can be identified prior to establishing site configuration and topography a more efficient use of parkland can generally be achieved. *Undefined* sites can generally be configured to accommodate the proposed palette of facilities.

Based on the conclusions contained in Chapter 2, the land area required to accommodate the complete list of needed facilities is less than the total amount of parkland obligation associated with planned future development. Approximately 269.5 acres (Table A-4) are required to accommodate all the future needed recreation facilities (inclusive of the current shortfall of 79.6 acres in 2018). The planned acreage of 362.9 acres plus the undeveloped 156.6 acres dedicated to the City allows for an excess of 206.2 acres beyond the needed acreage needed to accommodate demanded facilities. Additional acreage may also be required to support additional facilities due to insufficient park parcel size, parcel configuration, facility distribution throughout the City, or other compatibility issues. For example, the ability to provide large venues for tournament play can be challenging, although the planned community park in Otay Ranch Village 4 and/or potential development of the Heritage Road active recreation site (OVRP Active Recreation Area 10), a privately-owned 96.7 acre parcel south of the Otay River within the OVRP, could be candidates for tournament venues as part of their development. Further analysis is recommended.

If needed, recreation accommodating land, other than developer obligated public parks, may be available and includes land acquired by the City for public park purposes, future school sites (see Figure 3), community purpose facility sites, and potentially, utility and water agency owned lands. Since the City has limited control of recreation facilities located on quasi-public parkland sites, the palette of facilities is undefined. Furthermore, existing and future inventories of quasi-public recreational facilities are calculated at a 50 percent reduction to address reduced availability. Assignment of facilities to non-public park sites includes consideration of the existing practice of quasi-public sites meeting demand. As discussed in Chapter 2, Parks and Recreation Facility Needs, quasi-public sites are currently providing for a percentage of the demand associated with sport field practice and informal play.



To maintain a balance, an equitable approach has been taken in the assigning of facilities, in terms of the numeric goal for each type of recreation facility. For instance, 100 percent of the defined “organized youth” and “organized adult” demand has been met for softball. Future demand for baseball may need to be met on quasi-public park sites and / or multi-purpose ballfields in public parks. Tot lots/playgrounds are another example of existing patterns of use influencing future facility assignment. Currently, and in the future, public park sites and quasi-public sites will contribute to meeting the demand for tot lots/playgrounds.

**Table 4-2
Future Recreation Facilities & Public Parks**

No.	Park Name	Park Type	Acres
Public Parks - Publicly Maintained			
83	Active Recreation Area 11	SP	22.60
84	Bayfront - Otay Park	SP	23.89
85	Bayfront - Signature Park	SP	18.16
86	Chula Vista Elite Athlete Training Center	SP	30.00
87	Civic Park ~	NP	2.16
88	D St. Park	UP	0.81
89	Escaya Park	NP	7.50
90	Harbor Park Expansion	SP	12.94
91	Marina View Park Expansion	SP	2.22
92	Millenia Park ~	NP	4.79
93	Montecito Park	NP	7.55
94	Orion Park ~	NP	2.01
95	Strata Park ~	NP	2.57
96	Town Square Park ~	NP	3.03
97	University Common Open Space O-2	SP	30.20
98	University Pedestrian Walks O-3	SP	14.50
99	Unnamed Community Park in Village 4	CP	74.80
100	Unnamed Community Park - Lower Sweetwater	CP	20.00
101	Unnamed Community Park - OVRP Area 4/Beyer Way	CP	13.90
102	Unnamed Community Park - OVRP8 East/OVRP Area 11	CP	38.00
103	Unnamed Community Park - West Landfill Site	CP	35.00
104	Unnamed Mini Park (GG) - OR Village 9	MP	1.60
105	Unnamed Mini Park (HH) - OR Village 9	MP	1.30
106	Unnamed Mini Park (II) - OR Village 9	MP	3.30
107	Unnamed Neighborhood Park - OR Village 2, P-2	NP	7.10
108	Unnamed Neighborhood Park - OR Village 2, P-5	NP	5.10
109	Unnamed Neighborhood Park - OR Village 2, P-6	NP	3.00
110	Unnamed Neighborhood Park - Harbor View	NP	10.00
111	Unnamed Neighborhood Park - Palomar Gateway	NP	5.00
112	Unnamed Neighborhood Park - OVRP Area 6/Rios Avenue	NP	36.40
113	Unnamed Neighborhood Park - Oxford Town	NP	5.00
114	Unnamed Neighborhood Park - OR Village 10	NP	6.60
115	Unnamed Neighborhood Park (Civic Center Vicinity)	NP	5.00
116	Unnamed Neighborhood Park (L) - OR Village 9	NP	13.40
117	Unnamed Neighborhood Park (Lot G) - OR Village 8 West	TS	3.00
118	Unnamed Neighborhood Park (Lot T) - OR Village 8 West	NP	7.50
119	Unnamed Neighborhood Park (P-1) - OR Village 8 East	NP	6.80
120	Unnamed Neighborhood Park ~ - PA12/FC-2	NP	4.69
121	Unnamed Plaza 3 - Courthouse, H & Third Avenue	UP	1.70
122	Unnamed Plaza 4 - H Street, South of Scripps Hospital	UP	0.50
123	Unnamed Plaza 5 - H Street & 5th Avenue	UP	0.50
124	Unnamed Plaza 7 - H Street & Woodlawn	UP	0.50
125	Unnamed Plaza 8 - Broadway & F Street	UP	0.50
126	Unnamed Town Square Park - OR Village 2, P-1	TS	1.40
127	Unnamed Town Square Park - OR Village 9, (C)	TS	2.80
128	Unnamed Town Square Park - OR Village 9, (I)	TS	0.60
129	Unnamed Urban Plazas - Millenia	UP	2.75
130	Woodlawn Park - 194 Orange Drive & Spruce Road	MP	0.70
	PAD Parkland Acquisition Funds		16.24
		Total	519.47

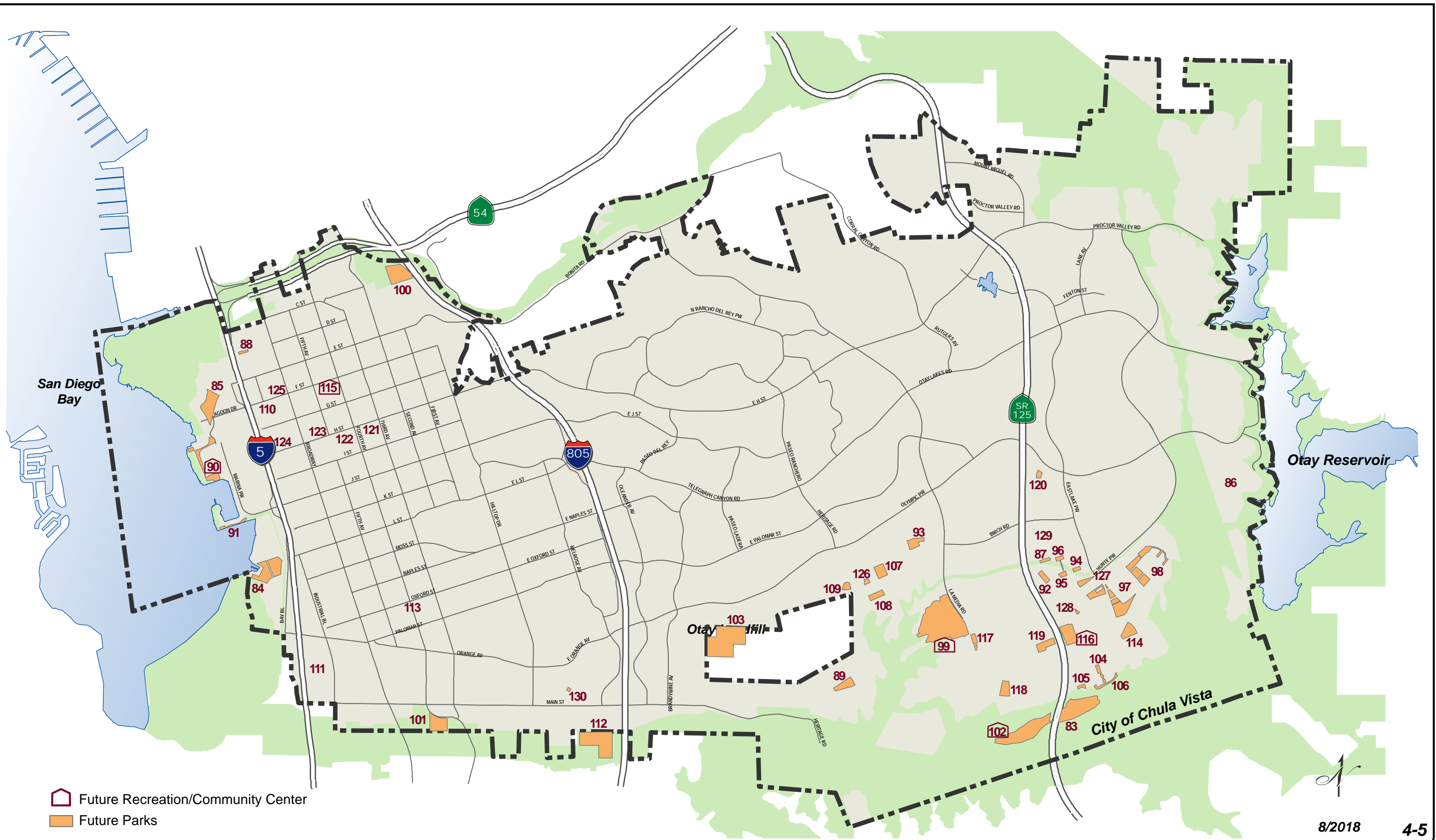
Park Type
CP = Community Park
NP = Neighborhood Park
SP = Special Purpose Park
UP = Urban Park
MP = Mini Park
TS = Town Square

NOTES: Acres were determined by land dedication requirements for parkland based upon anticipate population growth residential construction
 ~ Agreement allowed for parkland acreage credit to be given for additional investment in park amenities in the subdivision's dedicated park land.
 The value of said investment is equivalent to the amount of in-lieu fees that would be paid to the City.

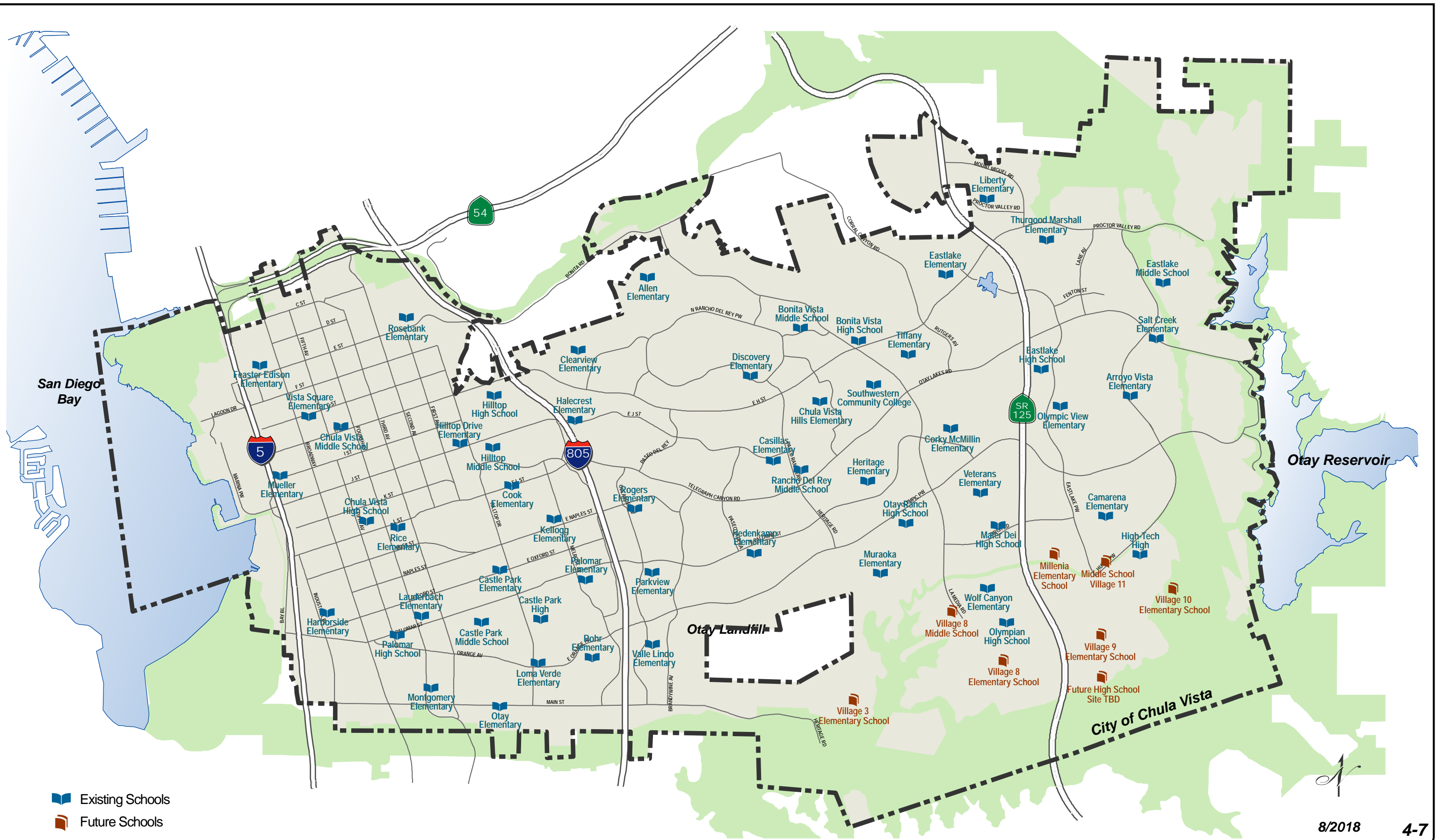


Future Public Park & Recreation Facilities

Figure 4-1



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C. Park Phasing Future Demand

Phasing of parks occurs at three basic levels. The first level of phasing is in the context of the entire inventory of future public parks, irrespective of which development entity is responsible for development of the park. The second level of phasing is in the context of all parks required of a particular development. The third level of phasing pertains to the phasing of recreation facilities within a particular park site.

Phasing of parks, first level, refers to the sequence of all sites to be developed. Residential development creates the need for parks and therefore it is the pace and sequence of new development that dictates the phasing of parks at the first level. Market forces are a primary factor that affects the pace and sequence of development.

The second level of park phasing comes into effect when a project containing residential development is submitted to the City. In accordance with the City's Growth Management Element of the General Plan and its related Growth Management Program, the efficient and timely provision of public facilities such, as parks, concurrent with need, assures compliance with threshold standards (level of service). Therefore the second level of phasing is to be considered during project review to ensure that compliance to the three acres of parkland per 1,000 population, with appropriate facilities, will be provided for. Adherence to the City's park processing procedure will ensure that applicable park development milestones are achieved and that park sites will be available to meet the needs of residents in a timely manner.

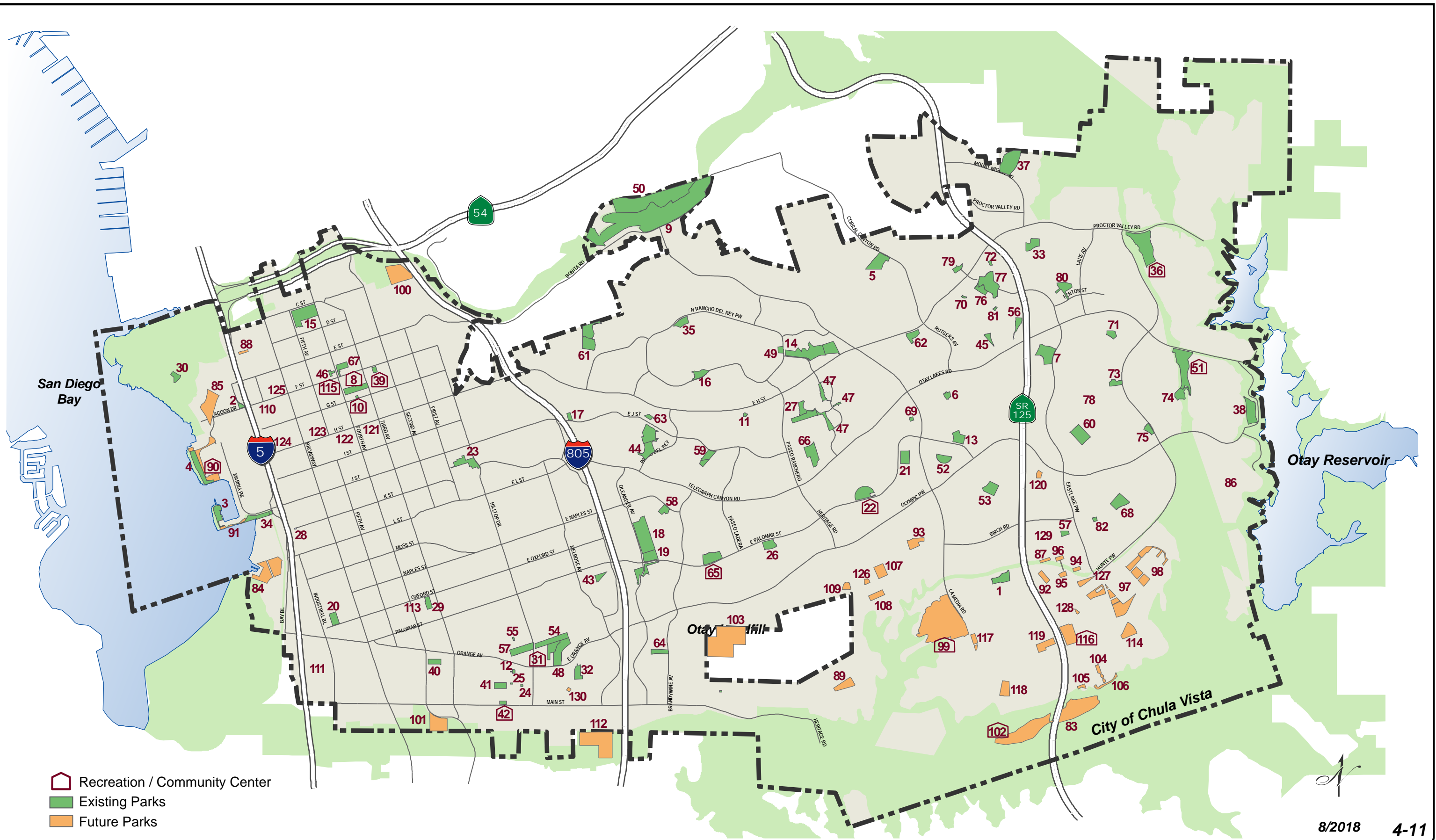
The third level of phasing pertains to the phasing of individual recreation facilities within a specific park. To ensure that needed facilities are available and to minimize the occurrence of active construction zones locating within portions of parks open to the public, it is desirable to develop the entire park site at the same time. In some instances special recreation facilities such as recreation center buildings, may not be constructed concurrently with other park site facilities due to financing challenges. Limited budgets for operations and maintenance may require the phasing in of planned facilities to ensure those functions are sustainable. Under those circumstances alternative phasing within an individual park site when improvement and maintenance funding is unavailable will be considered.

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Public Park and Recreation System at Buildout 2030

Figure 4-3

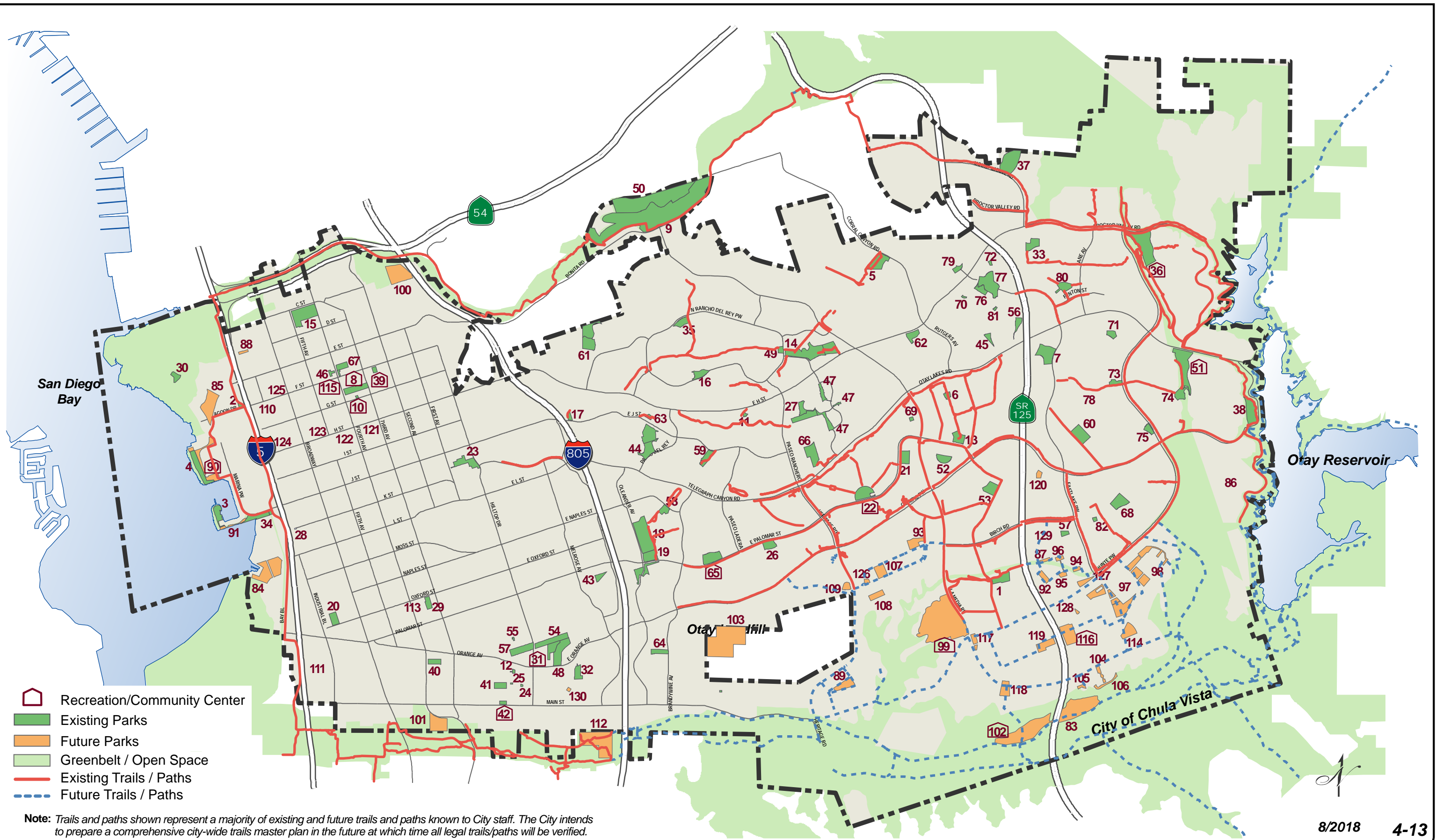


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Greenbelt / Open Space & Network Trails / Paths

Figure 4-4



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D. PARK FACILITIES 2030

Overview

Looking into the future (2030) with the implementation of the goals and policies discussed in Chapter 3, the City will have 1,237 acres of parkland available for recreational use (see Figure 4-3). The parks and recreation system will provide citywide resources for recreation services and programs that meet the expressed needs of the community.

The Public Facilities and Services Element (Chapter 8) of the City of Chula Vista General Plan identifies and defines six park types that comprise the city's parks and recreation system. They are:

1. Regional Parks;
2. Community Parks;
3. Neighborhood Parks;
4. Mini-parks;
5. Urban Parks; and
6. Special Purpose Parks.

The 2030 parks and recreation system will be composed of approximately 14 community parks, which will serve the City as a whole by providing recreation complexes, community centers, gymnasiums, aquatic facilities, and skateboard facilities as well as gathering areas, picnic facilities and restrooms. Closer to home, approximately 58 neighborhood parks will provide areas for tot lot play equipment, sports facilities, and programmed and non-programmed activities allowing residents recreational activities within walking distance of their homes. Neighborhood parks will also provide recreational facilities that complement resources provided at adjacent community parks. Today's regional parks will be further enhanced and connected to the community through a system of trails and bicycle ways. A greenbelt open space system with trails will surround Chula Vista, making a unique setting within San Diego County focused on the recreational values of the City's populace, (See Figure 5). Ultimately the City's parks and recreation system is envisioned as an integrated system of recreation programs and services interwoven throughout its parklands and recreation facilities.

The following is a comprehensive list of the City's goals for existing and future parks and recreation facilities. The name of the park or facility is followed by the type of park or facility, in parenthesis. The distribution of parks and recreation facilities is based on conclusions from the demands and opinion of needs analysis, and the City's goals, policies and implementation strategies. The listed facilities for existing park sites may not be currently located at the park site since the list represents the ultimate build-out condition with implementation being phase over time (between 2018 and 2030).



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CHAPTER 5

Western Chula Vista Park Delivery

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CHAPTER 5 WESTERN CHULA VISTA PARK DELIVERY

A. Background

As identified in the General Plan, historic park development in western Chula Vista has been impacted by several factors: pre-existing park development standards that differ from current City standards; the Montgomery annexation, the Quimby Act (State legislation that applies only to new development); and Proposition 13 (state legislation limiting property tax revenues). The current citywide standard for new park development adopted in 1987 (based on the Quimby Act) provides for the dedication and development of three acres of parkland for every 1,000 residents, or the payment of in-lieu fees.

Pre-existing Park Development Standards:

In contrast to today's current park standard (three acres of parkland per 1,000 persons), early Chula Vista park development occurred without benefit of an identified park acreage standard. Park development was somewhat happenstance in nature. The idea of a formalized park acreage standard was described in what is believed to be the City's first Parks and Recreation Master Plan document (July 1971). The 1971 master plan described a general goal of two acres of parkland per 1,000 persons. At that point in history, the City's overall park acreage ratio was approximately 2.18 acres per 1,000 persons.



Between 1971 and 1987 the Chula Vista Municipal Code referenced the requirement for the dedication of two acres of parkland per 1,000 persons. In 1987, the City's overall park acreage ratio was approximately 3.46 acres per 1,000 persons.

In December 1987, the City Council adopted a new ordinance (No. 2243) that established the requirement for three acres of parkland per 1,000 persons (CVMC 17.10). That standard is still in place today. Development occurring prior to establishment of the three acres per 1,000 persons standard complied, albeit at a lower standard, when compared to today.

Montgomery Annexation:

The 1986 annexation of the Montgomery area resulted in an immediate and dramatic increase in the City's population (approximately 23,000 persons) without a corresponding proportionate increase in park acreage inventory. The annexation resulted in a reduction in the City's park acres to persons ratio. The reduction continues to impact western Chula Vista today. The City Council position paper dated September 24, 1985 (Council Resolution No. 12177) identified a Montgomery area park ratio of 0.2 acres per 1,000 Montgomery residents.

Progress to Date:

Progress toward increasing park acreage inventory in western Chula Vista, not directly related to new residential development, has been and will continue to be an ongoing process. Policy statements contained in both the 2002 and 2018 Parks and Recreation Master Plan support the pursuit of expanding park acreage inventories, particularly in west Chula Vista. Successes to date include the addition of Harborside Neighborhood Park (2006), Plaza de Nacion Urban Park (2007), and Orange Park (2016) adjacent to the South Chula Vista library. Although these additional resources were not specifically identified in the 2002 Parks and Recreation Master Plan, their acquisition and development is supported by Chapter 3, Policy 1.4 (*Pursue the recreational opportunities associated with public agency owned lands and utility rights-of-way*).



It should be noted that Harborside Park is a challenge to law enforcement in part because it is surrounded by institutional and big box commercial land uses. To assure safety and security in this park, thereby making the park more attractive to families, the city should consider redevelopment of the area surrounding this park in ways that enable “eyes” on the park.

Additionally, the City has acquired 20 acres of undeveloped land (Lower Sweetwater) east of the KOA campground, south of SR-54 and west of I-805 for the development of a future community park. Suitable access to the site will need to be studied. A key challenge to developing this park, however, is acquiring funding for its development.

Future Growth:

While future residential growth will result in the demand for additional parklands and recreational facilities, there will be increased challenges in securing appropriate park and recreation sites in western Chula Vista, where land is primarily built out. Unlike east Chula Vista, the lack of vacant and under-utilized parcels of land and/or competing demands and uses for land in the west represent obstacles to expanding park and recreation facility inventory.

The current design and development of D Street Park takes advantage of one opportunity to expand the public realm by transforming the west end of D Street at Woodlawn Avenue into a mini-park, providing a play structure, picnic table and shelter, and open lawn area for nearby residents to enjoy.

Developing creative strategies for delivering park and recreation facilities is essential to implementing the citywide standard for new park development. The future expansion of park acreage inventories in west Chula Vista will be the result of both new parks related to new residential growth (the Quimby Act State legislation that applies only to new development) and new parks related to continued success in finding park development opportunities similar to those discussed in the above paragraph titled “Progress to Date.”

B. Park Delivery Framework

Citywide parkland inventory will need to expand in order to support new residential development. Increasing park inventory necessitates the acquisition of land suitable to support park development. New parkland development within the eastern territories (areas east of I-805) will continue to be acquired primarily through developer dedication of parkland. In the western portions of the City, new parkland development will be achieved through a combination of parkland dedication and the payment of parkland in-lieu fees. The collection of in-lieu fees will facilitate the purchase and development of parkland by the City. Concern exists regarding the challenge of acquiring new parkland and the cost associated with acquiring parkland in developed areas of the City, particularly western Chula Vista.

Future recreational needs in western Chula Vista can be addressed by identifying and utilizing suitable land for park development and other innovative strategies outlined below.

Public Agency Lands:

Future park sites in western Chula Vista, as identified in the General Plan Update 2005, include the introduction of park sites on vacant or underutilized lands currently under public agency control (Policy 1.4). Public agencies control lands include parcels in the Lower Sweetwater, Rios Avenue (Recreation Area 6 in the OVRP Concept Plan), and Unified Port of San Diego Bayfront areas. Land suitable for park development that is currently under the control of public agencies affords an opportunity to utilize them as future parkland inventories. Table 5-1 summarizes the anticipated contribution of publicly controlled lands towards new residential growth in western Chula Vista.

**Table 5-1
Existing Public Agency Lands / Future Park Sites**

Public Agency	Location	Acres
City	Lower Sweetwater Site	20.0
City	Rios Site	36.4
Port District	Bayfront	57.2*
Total		113.6
<i>*Planned Bayfront park acreage not related to Bayfront park development obligation. (Source: CV Bayfront Master Plan FEIR)</i>		

Note: Refer to Table 5-3 for future urban park sites that are also public agency land, specifically, "Civic Center Library" and "Court House" sites.

Public agencies have the ability to utilize the publicly controlled land inventories as an inducement for redevelopment. This is a potential strategy to reduce overall parkland acquisition costs within western Chula Vista where challenges of parkland acquisition exist. Public agency lands suitable for future park development account for approximately half of the future parkland inventory envisioned in the General Plan Update 2005 plus Bayfront Master Plan, thereby affording an opportunity to the City to deliver parkland at a cost basis that supports redevelopment efforts.

Underutilized and Vacant Lands:

The update to the General Plan (2005) focused primarily on the revitalization and redevelopment within the older, developed areas in the western portion of the City. Future redevelopment efforts will include reconstruction on underutilized parcels of land as well as infill development of vacant parcels. Future development of residential dwelling units will necessitate delivery of additional park and recreation facilities to serve residents. While some of the future parkland obligation will be met in the context of public agency lands (as discussed above) a portion of future park sites will represent parkland offered for dedication by developers of residential development. Additionally, residential projects of a smaller scale (typically less than 50 dwelling units), as permitted by ordinance, may meet parkland obligation through the payment of in-lieu fees. When aggregated together, the in-lieu fees provide the City with the opportunity to acquire land suitable for park purposes. Table 5-2 summarizes the anticipated contribution of future parkland resulting from the introduction of new residential units in western Chula Vista not related to public agency lands. Park acreages indicated represent goals; actual park sizes implemented are expected to vary. The sites contained in the table are also identified in the General Plan Update 2005.

**Table 5-2
Existing Underutilized and Vacant Parcels / Future Park Sites**

Site	Park Category	Acres (Estimate)
Beyer Way*	Neighborhood	13.9
Harbor View	Neighborhood	10.0
Civic Center Vicinity	Neighborhood	5.0
Oxford Town	Neighborhood	5.0
Palomar Gateway	Neighborhood	5.0
Total		38.9

*Beyer Way is Recreation Area 4 in the OVRP

Underutilized Public Rights of Way:

Developing linear parks, small plazas or neighborhood trails by utilizing excess public rights of way will improve the public realm and provide safe pedestrian connections to parks and open space throughout the City.

Urban Parks:

Another strategy for delivery of future parks in western Chula Vista includes the implementation of the General Plan and Urban Core Specific Plan defined concept of urban parks. This approach is consistent with the strategy of developing parks of varying sizes that demonstrably meet defined recreational needs.

As described in Chapter 3 of this document, smaller than traditional parks, urban parks provide an opportunity to deliver park facilities in proximity to new infill housing within existing development areas such as northwest and southwest Chula Vista where parkland opportunities are limited. Urban infill development typically results in recreational needs that differ from more

traditional suburban development based recreational demands. While similar recreational activities are desired by both suburban and urban infill project dwellers, the incidence of participation differs. For instance, based on the *2006 Parks and Recreation Needs Assessment* survey, 90 percent of urban dwellers are users of open green turf areas as opposed to 80 percent of suburban dwellers. Conversely, fewer urban dwellers (30 percent) utilize tot lots as compared to suburban dwellers (41 percent). These differing needs can translate into differing park site sizes and characteristics. Challenges in land availability within existing development areas, not experienced in green-field development areas such as east Chula Vista, warrant the use of urban parks in west Chula Vista. In east Chula Vista, mini-parks and town squares may be appropriate when General Plan and/or Otay Ranch General Development Plan policies support an urban character for a project area.

Table 5-3 summarizes the anticipated contribution of urban parks toward future parkland inventory resulting from the introduction of new residential units in western Chula Vista. Park acreages indicated represent goals; actual park sizes implemented are expected to vary. The sites contained in the table are also identified in the Urban Core Specific Plan. As development progresses in the west, additional urban park sites are anticipated.

**Table 5-3
Future Urban Park Sites Western Chula Vista**

Site	Park Category	Acres (Estimate)
Civic Center Library	Urban	0.6
Court House	Urban	1.7
D St. / Woodlawn	Urban	0.7
H St. / 5 th St.	Urban	0.5
H St. / Woodlawn	Urban	0.5
Broadway/F St.	Urban	0.5
H St. / CV Mall	Urban	0.5
Total		5.0

C. Implementation of Western Chula Vista Strategies

Combining these three key strategies (use of public agency land inventories, directing future park development to underutilized and vacant lands, and developing a portion of future parks as urban parks) will result in approximately 157.5 acres of additional developed parkland in western Chula Vista. Additional opportunities exist for further park expansion within utility corridors, such as the Orange Park within the SDG&E right-of-way. Potential future parkland inventories within utility right-of-ways are estimated at up to 80 acres. When added all together, implementing the three key strategies along with utility right-of-way use, park acreage inventories could increase by as much as 242 acres within west Chula Vista. This amount of acreage is suitable to accommodate future residential growth anticipated under the General Plan and Bayfront Master Plan. Actual total future parkland acreage, however, is dependent on total future number of residential dwelling units realized.

In addition to the three strategies outlined above designed to increase the amount of park space and the level of park amenities between I-5 and I-805, more innovative strategies may also be employed. Each infill project in this area will be analyzed on a case-by-case basis to see if there are any ways to improve recreational opportunities within the immediate environs or the immediate neighborhood of the project. Working directly with each individual developer in these cases, staff will have flexibility to use PAD fees generated by the project for enhancing recreational opportunities for residents of the immediate environs. An alternative, where an infill development is within walking distance of an existing park, PAD fees from that development could be used to amenitize the existing park (adding picnic tables or a jogging trail, for example). This level of flexibility will add more opportunities to create more and enhanced recreational spaces in western Chula Vista, at the same time enhancing older neighborhoods in general.

D. Urban Park Models

The graphics and photographic images contained on the following pages provide conceptual examples of urban park designs. Urban parks, when designed and amenitized to address identified recreation needs, can meet a portion of the overall park and recreation need.

While the Urban Park sites described in Table 5-3 and the conceptual examples on the following pages are less than two acres in size, an urban park, could be larger if the opportunity arises for the development of a greater area of land. Due to the challenges of acquiring land in western Chula Vista as well as possible future amendments to the General Plan there may be a need for additional urban parks in western Chula Vista beyond those identified in this Plan. Specialized and unique urban development within green-field areas may warrant consideration for urban parks as meeting a portion of recreation demand. The Otay Ranch General Development Plan identifies town squares, a type of public urban park space, for many of its villages. Given the possibility of a variety of urban park sizes, the urban park models contained on the following pages range in size from one half acre to two acres.

Urban Park Example A - (0.5 Acres)



Primary Facilities (Minimum of two)

- Hard Court (Tennis, Basketball, Skate)
- Play Area w/Play Equipment
- Open Lawn Area (6,000 SF Minimum) (2X)

Support Facilities (Minimum of two)

- Open Lawn Area (4,000 SF Minimum)
- Off-leash Dog Area
- Seating Area
- Picnic Tables
- Picnic Shelter
- Band Shell
- Pergola
- Community Garden

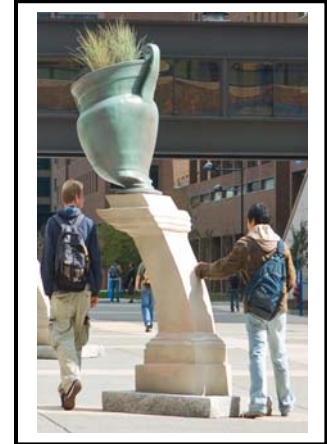
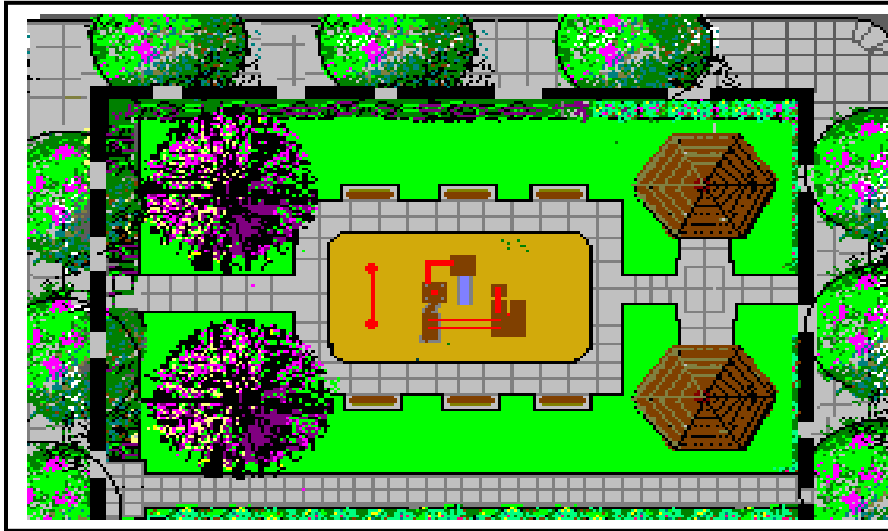
Support Feature (Minimum of one)

- Public Art
- Water Feature
- Kiosk
- Community Garden
- Seating Wall



Note: Highlighted text denotes features contained in example park.

Urban Park Example B - (1.0 Acre)



Primary Facilities (Minimum of two)

- Hard Court (Tennis, Basketball, Skate)
- Play Area w/Play Equipment
- Open Lawn Area (6,000 SF Minimum)

Support Facilities (Minimum of two)

- Open Lawn Area (4,000 SF Minimum)
- Off-leash Dog Area
- Seating Area
- Picnic Tables
- Picnic Shelter
- Band Shell
- Pergola
- Community Garden

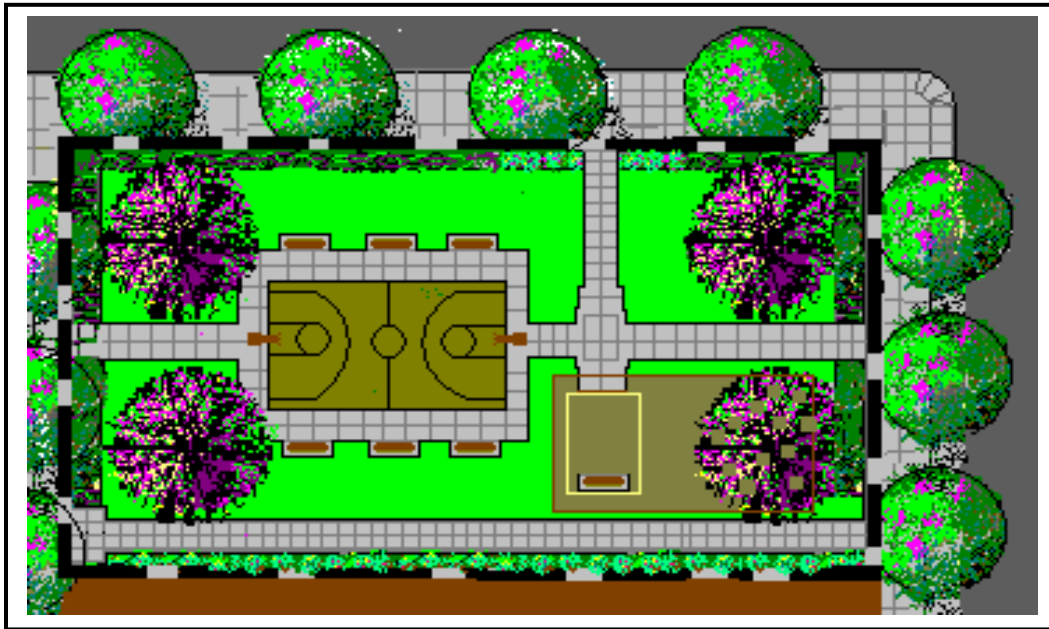
Support Feature (Minimum of one)

- Public Art
- Water Feature
- Kiosk
- Community Garden
- Seating Walls
- Decorative Paving



Note: Highlighted text denotes features contained in example park.

Urban Park Example C - (1.5 Acres)



Primary Facilities (Minimum of two)

- **Hard Court** (Tennis, Basketball, Skate)
- Play Area w/Play Equipment
- **Open Lawn Area (6,000 SF Minimum)**

Support Facilities (Minimum of two)

- Open Lawn Area (4,000 SF Minimum)
- **Off-leash Dog Area**
- **Seating Area**
- Picnic Tables
- Picnic Shelter
- Band Shell
- Pergola
- Community Garden

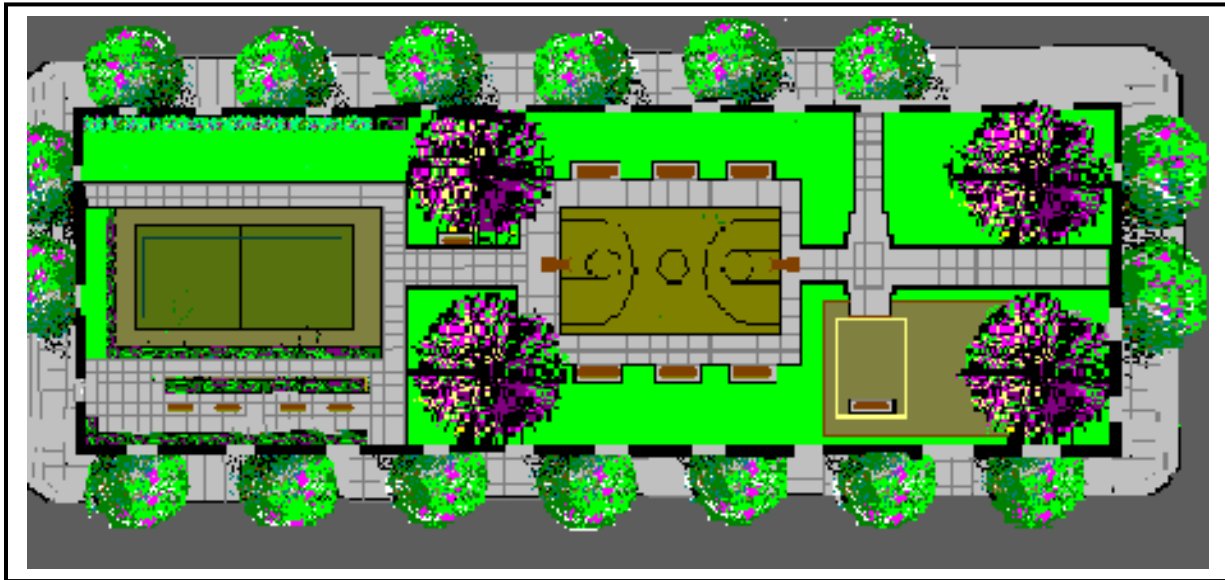
Support Feature (Minimum of one)

- Public Art
- Water Feature
- **Kiosk**
- Community Garden
- Seating Walls



Note: **Highlighted** text denotes features contained in example park.

Urban Park Example D - (2.0 Acres)



Primary Facilities (Minimum of two)

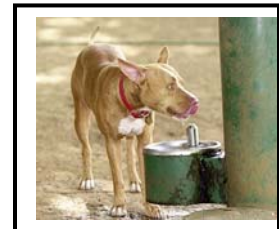
- Hard Court (Tennis, Basketball, Skate)
- Play Area w/Play Equipment
- Open Lawn Area (6,000 SF Minimum)

Support Facilities (Minimum of two)

- Open Lawn Area (4,000 SF Minimum)
- Off-leash Dog Area
- Seating Area
- Picnic Tables
- Picnic Shelter
- Band Shell
- Pergola
- Community Garden

Support Feature (Minimum of one)

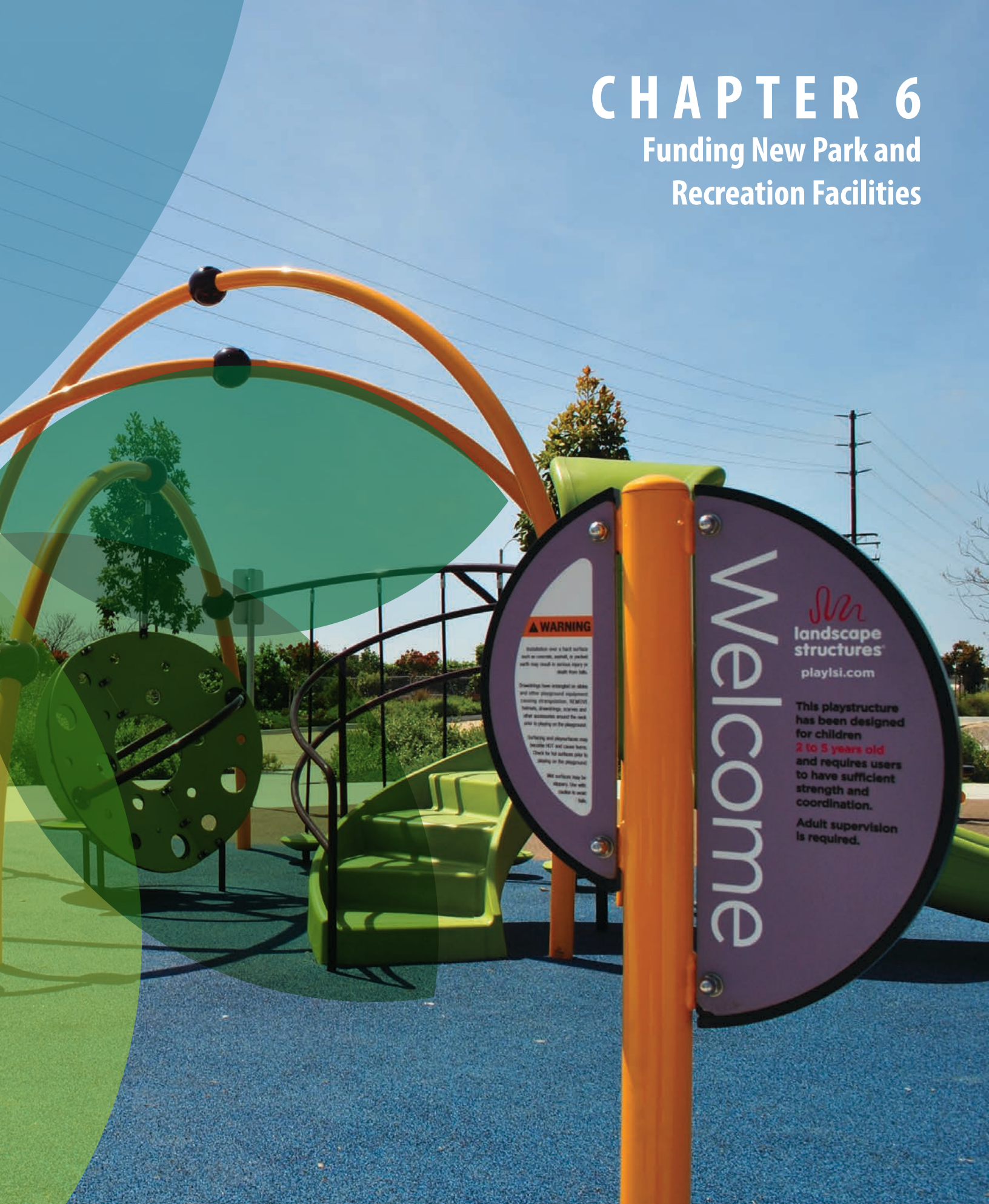
- Public Art
- Water Feature
- Kiosk
- Community Garden
- Seating Wall
- Decorative Paving



Note: Highlighted text denotes features contained in example park.

CHAPTER 6

Funding New Park and Recreation Facilities



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CHAPTER 6

FUNDING NEW PARK AND RECREATION FACILITIES

Currently, new park and recreation facilities required to serve new development are funded through two development impact fee based programs, the recreation component of the Public Facilities Development Impact Fee program and the Parkland Acquisition and Development (PAD) Fee program. Implementation of the two fee programs has resulted in a successful park system that adds to the quality of life of Chula Vista residents. The narrative below provides a description of the two programs.

With the recent mandate to include prevailing wage bid prices for park construction, staff is comparing recent park bids to the current park development fees with the aim of quantifying cost increases attributed to prevailing wage requirements and proposing a Park Development Impact Fee for City Council to approve (see Part “C” of this chapter).

Furthermore, while the traditional means by which funding for park development as described below has enabled the City to provide recreational opportunities for its residents, the City should be flexible so that it can take advantage of new funding opportunities as they become available or as circumstances change in the future. Any strategy to fund capital projects will depend on economic conditions at that time. Grants, philanthropic donations and public-private partnerships are some strategies that could be pursued as alternate funding sources.

A. Public Facilities Development Impact Fee (PFDIF) - Recreation Component

In 1987, CVMC 17.10 was revised to include major recreation facilities in community parks. Historically, however, park development fees have not been sufficient to construct these additional, large capital improvements.



As part of the 2002 Parks & Recreation Master Plan study, the City determined that the PFDIF should be a mechanism to collect funds needed to build major recreation facilities. These facilities include community centers, gymnasiums, special population centers and swimming pools.

To facilitate the construction of facilities in a timely manner and to keep developer fees within reasonable levels, a recreation component was added to the City’s PFDIF program.

As detailed in the *Public Facilities DIF, November 2002 Amendment*, a new baseline recreation standard for the City was established with the introduction of the recreation component of the PFDIF.

A baseline recreation service standard (1.32 square feet per person) was established based on methodologies described in the 2002 PFDIF Amendment. Based on the established service standard, the 2002 PFDIF Amendment stated, "...pending an 'extraordinary' increase in dwelling unit (DU) totals, the total square footage required from developers will not exceed 140,595 SF." An "extraordinary" DU increase is defined as an increase in excess of 2,000 residential dwelling units above and beyond what was anticipated in the previously forecasted growth projections under the General Plan in effect in 2002. The General Plan Update adopted in December 2005 and subsequent General Plan Amendments collectively represent an "extraordinary" dwelling unit increase. The increase in dwelling units represents square footage of major recreation facilities in addition to the 140,595 square feet identified in the 2002 PFDIF Amendment.

The 2002 recreation service standard of 1.32 square feet per capita will continue to be applied. A preliminary application of this standard to the projected buildout population results in the need to construct approximately 83,720 additional square feet of major recreation facilities. A subsequent PFDIF Amendment will update and revise this calculation using current population and dwelling unit projections, as appropriate. Note that population and dwelling unit projections are approximated based on the anticipated pace of development in the City and are subject to change.

In addition to future park sites, a portion of the recreation facilities may be accommodated within private and quasi-public facilities venues.

Table 6-1
Existing and Future Recreational Facilities

Facility Name/Park Location	Facility Area (Square Feet)				Total
	Community Center	Gymnasium	Aquatic Center	Senior Center	
EXISTING^a					
Chula Vista Woman's Club	3,900	-	-	-	3,900
Heritage Community Center	5,900	-	-	-	5,900
Lauderbach Center	8,300	-	-	-	8,300
Loma Verde Complex	10,348	-	37,886	-	48,234
Monteville Recreation Center	9,700	11,300	-	-	21,000
Norman Senior Center	-	-	-	17,804	17,804
Otay Gym & Recreation Center	5,684	9,280	-	-	14,964
Parkway Center/Memorial Park ^b	5,248	20,263	20,862	-	46,373
Rohr Manor	4,972	-	-	-	4,972
Salt Creek Recreation Center	7,600	12,400	-	-	20,000
Veterans Recreation Center	10,000	9,700	-	-	19,700
Subtotal Existing	71,652	62,943	58,748	17,104	211,147
FUTURE^c					
Unnamed Bayfront - Harbor District	5,500	-	-	-	5,500
Unnamed Memorial Park Annex	3,000	-	-	-	3,000
Unnamed Village 4 Recreation Center	15,200	24,800	63,710	-	103,710
Unnamed Village 8E Recreation Center	9,700	11,300	-	-	21,000
Unnamed Village 9 Recreation Center	9,700	11,300	-	-	21,000
Unnamed Recreation Center East of I-805	TBD	TBD	TBD	-	83,720
Subtotal Future	43,100	47,400	63,710	-	237,930
Total	114,752	110,343	122,458	17,804	449,007

Recreation Area Standard	1.32	SF per Capita			
	Estimated Population	SF Needed	Existing SF (2018)	Future SF	Shortfall
2018	270,596	357,187	211,147	-	146,040
Buildout	340,215	449,084	211,147	237,930	7

NOTES

- a. Existing facility areas for Chula Vista Woman's Club, Lauderbach Center, Loma Verde Complex, Norman Senior Center, Otay Gym & Recreation Center, Parkway Center, and Rohr Manor were obtained from the Public Facilities Development Impact Fee Report. The areas of the remaining facilities were estimated from aerial imagery.
- b. Parkway Center is a combination of the Parkway Community Center consisting of a 5,684 SF Community Center, a 4,752 SF Gymnasium, and a 15,511 SF Gymnasium in addition to the Aquatic Center.
- c. Area split between Community Center and Gymnasium square footage where shown is estimated and subject to change.

B. Park Acquisition and Development Fees

The primary funding mechanism of new parks related to new development is established in CVMC 17.10. The code requires developers of residential subdivisions and residential developments not requiring a subdivision of land, to dedicate, improve, or make payment of fees in lieu thereof or a combination thereof, of parkland as required by the City. Developer dedication of parkland to the City, when deemed suitable for park purposes by the City, results in a credit toward the parkland obligation related to new residential development.

The cost of delivering park facilities changes over the years based on market conditions, sound engineering, financing, and planning information related to land cost and construction costs. CVMC 17.10 identifies how the parkland development and parkland acquisition fees are periodically reviewed and amended to reflect the true cost of parkland delivery. The City of Chula Vista Master Fee Schedule outlines PAD Fee requirements for each residential unit type.

It is important to emphasize that park development costs do not include costs for construction of major recreation facilities, as these are included in the PFDIF program.

The development portion of the fee is subject to adjustment on each October 1, based on the one-year change (from July to July) in the 20-City Construction Cost Index, as published monthly in the Engineering News Record. These fees provide the funds necessary to construct the planned parks in the City. Neighborhood parks and smaller, within a particular development will typically be constructed by the community's developer by way of a "turnkey" method or as specified in the community's park agreement. Community parks, however, are anticipated to be constructed by the City as part of the design-build development process unless otherwise noted in a park agreement.

C. Recommended Parks Development Impact Fee (DIF)

AB 1191, also known as the Quimby Act, forms the legal basis for the City's existing PAD fee program, which defined the three acres per 1,000 residents ratio that was adopted by the PAD fee. The Quimby Act mandates that the funds collected can only be spent in the subdivision in which they were collected. As such, restrictions on PAD funds may limit the amount of park development that can occur in a specific subdivision. This constraint may also limit the acquisition and development of parks that can provide services to the broader community outside the subdivision.

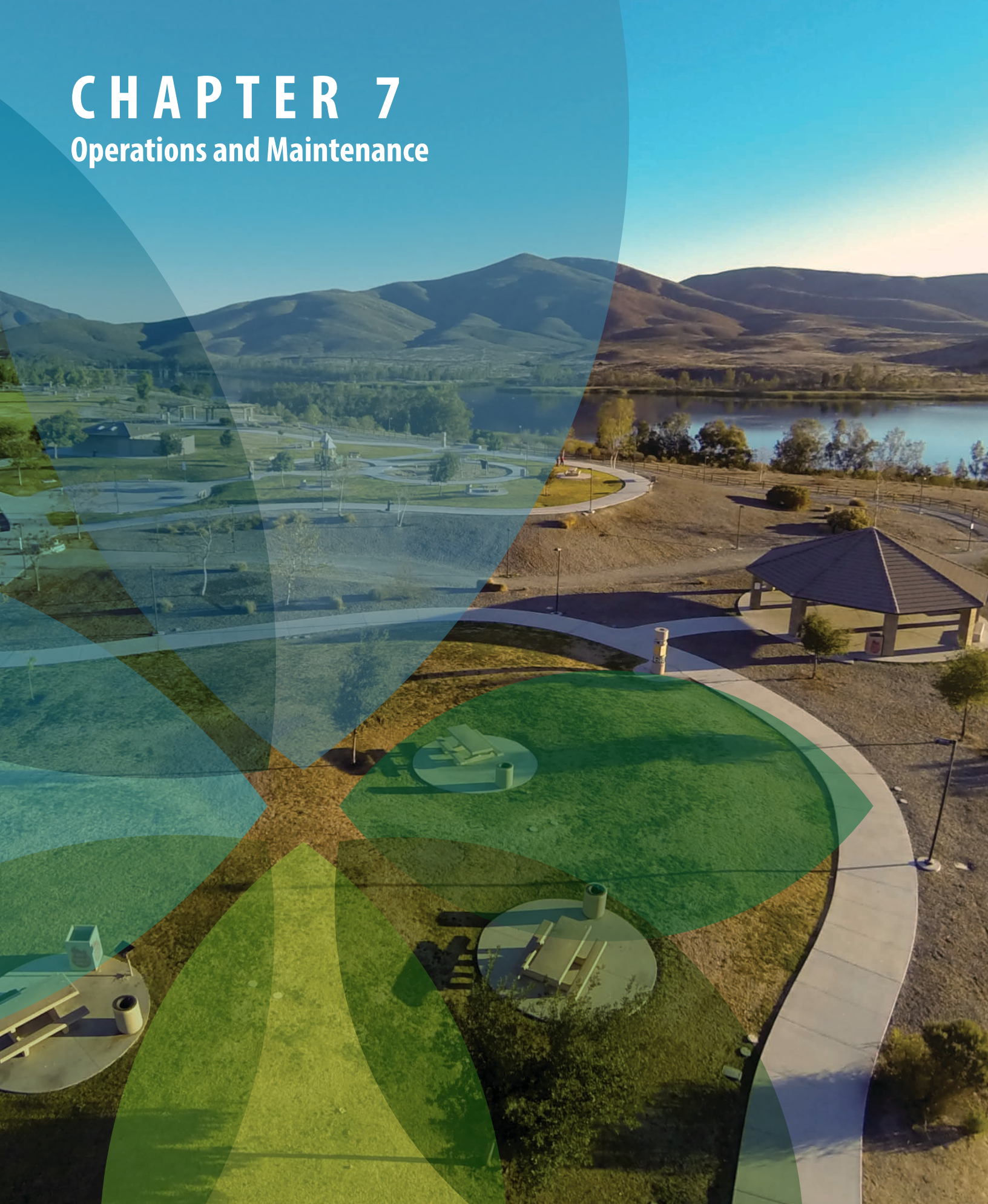
In contrast, the Mitigation Fee Act (GC 66000), allows for a system-wide management of the funding and construction of public facilities. A Parks DIF program would identify anticipated parkland Citywide and include their estimated costs when calculating the Parks DIF rate. The Parks DIF fee would be assessed on new dwelling units Citywide, applying only to residential development as the PAD fee does.

Therefore, replacing the PAD fee program with a Parks DIF would allow for more flexible management of funding the expansion of the City's Parks system and provide for a clearer, more defined plan for spending DIF/PAD funds than currently exists. Any unexpended funds from the closed PAD fee program would remain with their originating subdivision and would supplement the Parks DIF for funding new parks in that subdivision.



CHAPTER 7

Operations and Maintenance



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CHAPTER 7

OPERATIONS AND MAINTENANCE

A. Overview

Of the overall 718 developed acres within the City of Chula Vista parks and recreation system, City staff operates and maintains 498 acres which is currently comprised of 65 parks and open spaces and 9 recreation facilities. The Parks & Recreation division of the Community Services Department manages programs offered to the community within the Recreation Centers and the park grounds. Parks and Recreation maintain the grounds while the Public Works Department maintains the buildings and other park-related structures, such as picnic shelters.

The FY16/17 budget for Parks maintenance and administration for 498 acres was approximately \$14,050 per acre. The cost per acre has been incrementally rising each year since a major staff downsizing occurred in 2008.

B. Staffing Needs

The “Great Recession” of the late 2000’s reduced staff levels by approximately 25 percent, drastically affecting level of service in the parks. Restrooms are cleaned and stocked once a day rather than twice daily, trash and weed abatement have been reduced in priority. Although, these aesthetic items do not affect the long-term service life of the parks, the overall quality of the park users’ experience is degraded. Preventative maintenance such as painting bleachers, gazebos, tables, and benches has also been impacted. Routine maintenance such as tree trimming, parking lot surfacing and striping, and signage, all have been deferred.



High use of the parks, coupled with rising costs of utilities, increased park acreage, and fixed funding, challenges the staff's ability to maintain the park resources at current levels, while seeing an increased demand for higher quality. As further development and expansion of the park system is anticipated, acceptable service levels will need to be developed and park amenities balanced against available resources.

C. Programming

Recreation classes and activities are programmed in nine Recreation facilities and 2 Aquatic facilities. Over 3,000 programs are provided by these facilities, serving over 29,000 participants annually.

D. Funding

The build out of the citywide park system, as envisioned in the Master Plan would result in approximately 1,237 acres of parkland, 972 acres of which are estimated to be publicly maintained. At an average cost of \$14,050 per acre per year to maintain and operate parkland, the estimated annual cost to maintain the city park acreage inventory (at build out, in 2018 dollars) is \$13.7 million. The operation and maintenance of park and recreation facilities in the City is primarily funded through general fund revenues. This estimated amount does not include costs for facilitating recreational programs. Recreational programs are funded through a combination of user fees, grants, and general fund revenues. The cost to implement, operate and maintain the system contemplated in the Master Plan will be dependent upon future budget capacity.

General fund expenses are presented annually as a part of Parks and Recreation's division of the Community Services departmental budget for consideration by Council. User fees are collected for various park amenities, but only cover a portion of the overall Park Maintenance costs. However, in recent years, certain development projects have established park agreements whereby funding is provided either partially or in whole by a Community Facilities District (CFD). The parks within the Millenia development are examples where funding operations and maintenance funding is provided by 50 percent General Fund and 50 percent CFD. The future Freeway Commercial North (FC-2) park, Centerpark, will be 100 percent funded by the CFD established for that neighborhood.

As park acreage, tied to new development, is constructed and added to the system, commensurate increases in maintenance resources should be considered. These new parks may initially need fewer amenities to ensure they are sustainable. Alternative funding sources may be necessary to support park maintenance resources until general fund revenues catch up to demand and are sustainable.

E. Cost Recovery, Resource Allocation and Revenue Enhancement Study

The Recreation Department has been working with consultants preparing a study with recommendations on this topic. Community meetings were held on the pricing philosophy for programs and their cost recovery percentage. Those recommendations were then presented at the Parks and Recreation Commission on May 21, 2015. The Commission approved the recommendations. The consultant has been working with the Recreation Department and Public Works Department/Park Operations regarding facility use fees (community centers and picnic shelters). The Cost Recovery, Resource Allocation and Revenue Enhancement Study was approved by the Parks and Recreation



Commission on September 5, 2017. Community meetings will be held prior to forwarding the recommendations and Master Fee Schedule update to the City Council for approval. The Cost Recovery, Resource Allocation and Revenue Enhancement Study with PROS Consulting, Inc. will include fee recommendations for facility use, as well as a pricing philosophy for programs with associated tools to evaluate true cost of programs and their cost recovery percentage.

F. Turnover of Parks

City staff typically begins operating and maintaining parks one year from a date established during the final walkthrough meeting. A lesser time period could be negotiated but would need to be stipulated within each park's development agreement. The planting of sod turf versus seed is one method by which turnover of parks could be reduced to less than one year. This approach would shift the focus to outcomes in determining acceptability, rather than timelines. In either case, the contractor would have to demonstrate plant materials are well established (healthy, in a favorable growing environment and roots have anchored into the surrounding soil).

G. Conclusion

At buildout, it is projected that the City could have approximately 1,237 acres and 130 parks and recreation facilities in its inventory. To successfully operate and maintain such an expanded system of community, neighborhood, mini, and urban parks, the Community Services and Public Works departments will depend upon adequate budgets and personnel if they are to keep pace with the recreational demand of Chula Vista residents. As the City continues to grow, those budgets and staffing levels will need to be periodically evaluated and adjusted to ensure the parks and recreation system of facilities, programs, and services are able to meet the recreational demand of Chula Vista's residents.



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A P P E N D I C E S

Appendices can be viewed on the following link:

<https://www.chulavistaca.gov/departments/development-services/planning/parks-recreation-master-plan-update>

Or, by contacting :

City of Chula Vista
Development Services Department
Planning Division
(619) 691-5101