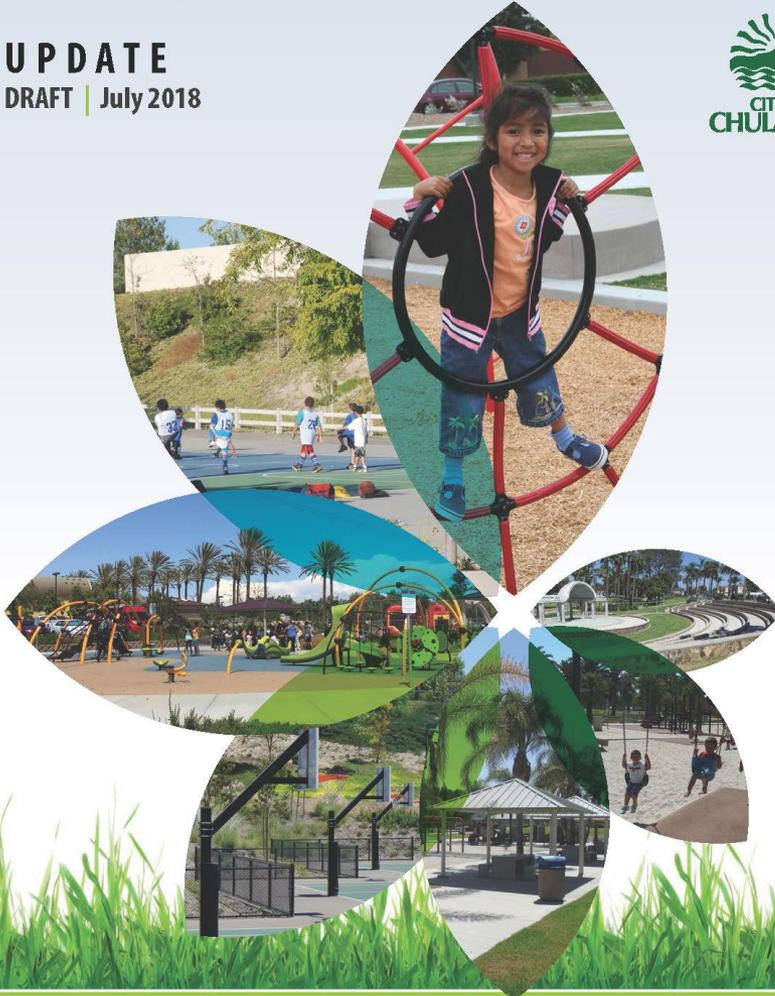




Development Services Department

Parks & Recreation Master Plan

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Parks & Recreation Master Plan Update

City Council

August 7, 2018

Mark Caro, ASLA

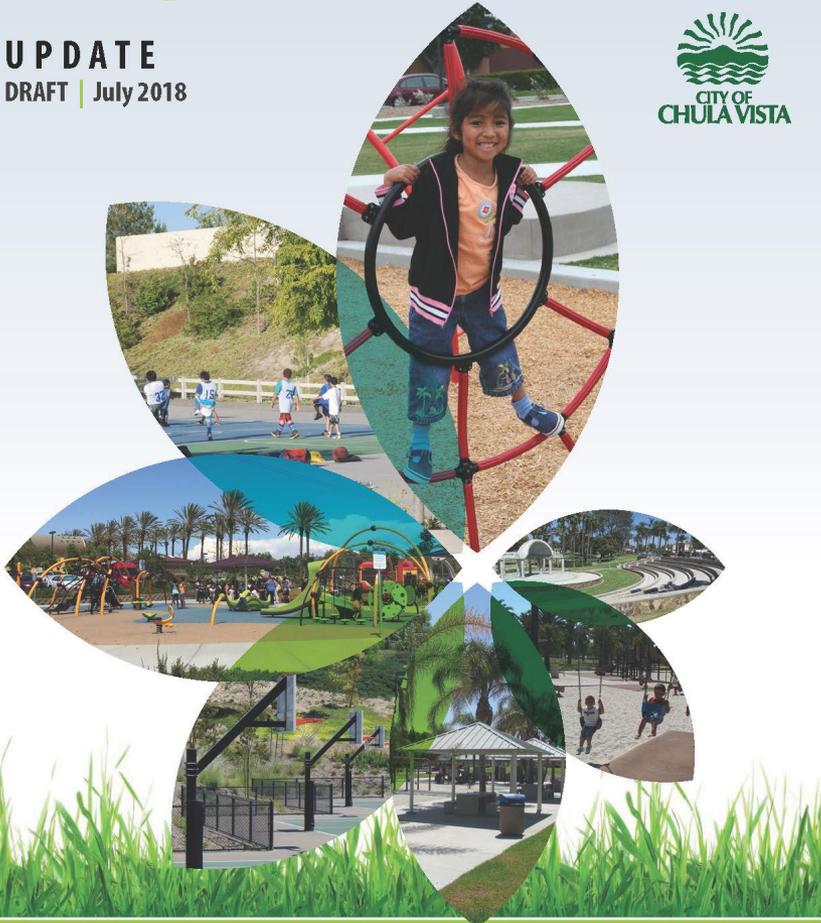
Landscape Architect / Project Manager
mcaro@chulavistaca.gov / (619) 476-2385



Parks & Recreation Master Plan Update

Parks & Recreation Master Plan

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Background

What the Master Plan is...

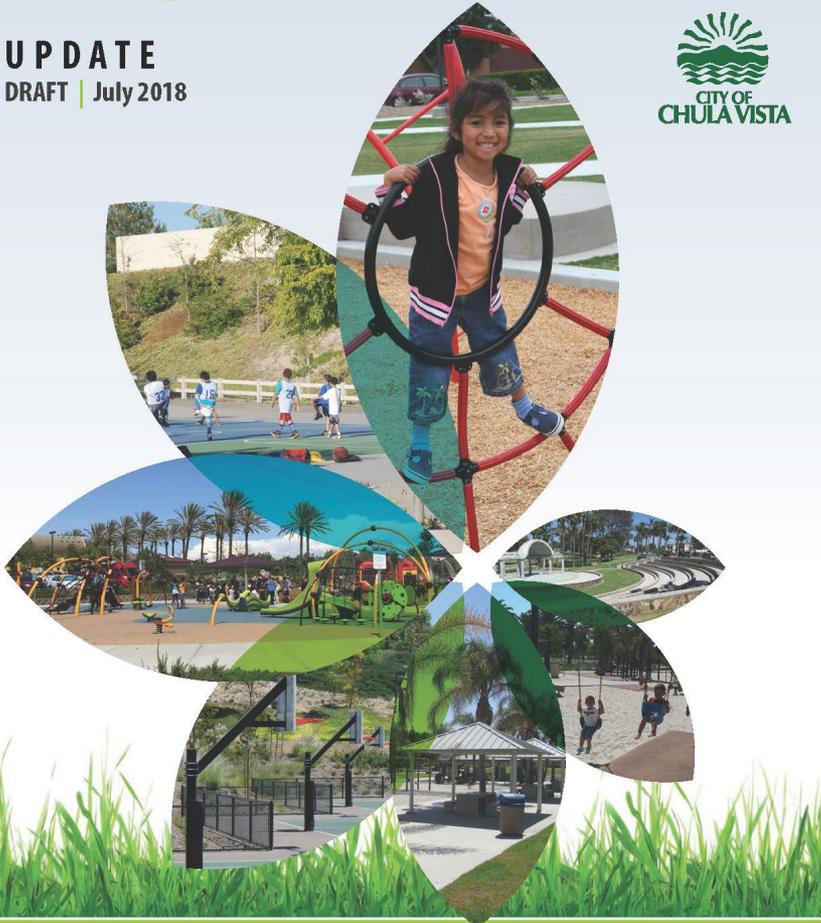
- Planning document
- Blueprint for the City's parks and recreation system
- Defines service demands of facilities
- Establishes goals and policies for the delivery of parks and recreation resources
- Collaborative Effort
 - Development Services Department
 - Community Services Department
 - Public Works Department
 - Chula Vista residents and stakeholders



Parks & Recreation Master Plan Update

Parks & Recreation Master Plan

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Background

What it is not...

- Specific design for every park
- Details of building materials and construction methods
 - Bench types
 - Irrigation sprinkler models
 - Restroom fixtures
- Final program or final list of proposed amenities



Parks & Recreation Master Plan Update

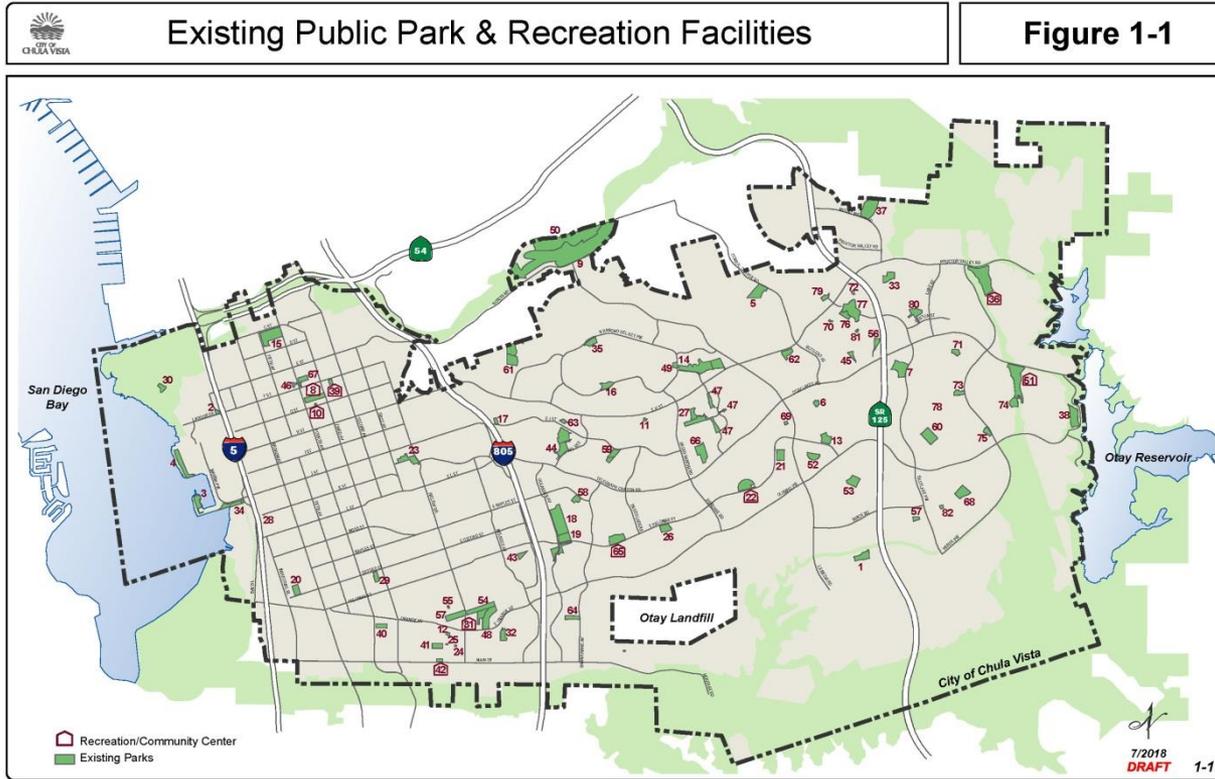
Chapter 1 – Parks and Recreation Resources

Developed – 718 acres (82 parks and community centers)

- **693 acres** – Community, neighborhood, mini, urban and special purpose parks, recreation/community center sites
- **25 acres** – Privately-maintained parks open to the public

Undeveloped – 157 acres

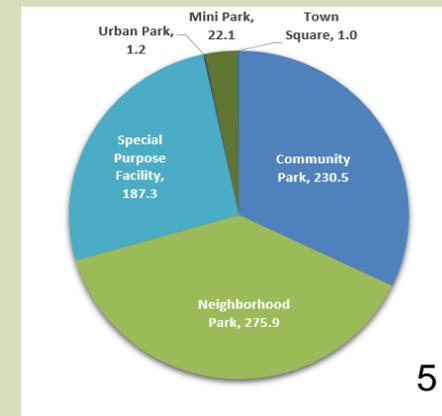
- Offered for dedication or owned by the City
- To be developed in future



Developed = 718 acres
 Undeveloped = 157 acres
Total = 875 acres

Trails = 60+ miles

- City maintained multi-purpose trails and paths
- Not included in park inventory





Parks & Recreation Master Plan Update

Chapter 1 – Parks and Recreation Resources – Park Types

- **Regional Park**– Large open space and recreational facilities attracting users outside of the community (i.e., Otay Valley Regional Park)
- **Community Park** – Serving more than one neighborhood, providing a wide variety of facilities (i.e. swimming pools, playing fields, community centers, etc.)
- **Neighborhood Park** – Serve local residents in immediate neighborhood; 5-15 acres; open play, fields, play equipment, etc. typically do not include community centers
- **Mini-park** – Both public and private facilities; less than 4 acres; serve small number of homes; limited facilities
- **Urban Park** – Generally located in urban downtown areas, ½ acre - 2 acres; limited facilities
- **Special Purpose Park** – Vary largely in size; contain specialize facilities or themes; serve the entire city (i.e. Living Coast Discovery Center, CVMGC, etc.)
- **Town Square** – Otay Ranch GDP; private park feature serves as a focal point, centrally located in Otay Ranch Villages (open to public, but privately maintained)





Parks & Recreation Master Plan Update

Chapter 1 – Parks and Recreation Resources

- **Eucalyptus Park** in 1927 - First park built in the City of Chula Vista
- **Orange Park** (2016) and **Stylus Park** (2017) most recent; **Montecito Park Ph 1** (April '18)
- Since the 2002 Master Plan
 - **18** park sites totaling over **171 acres** added to inventory





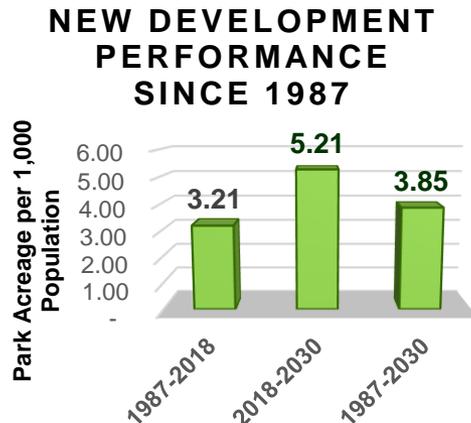
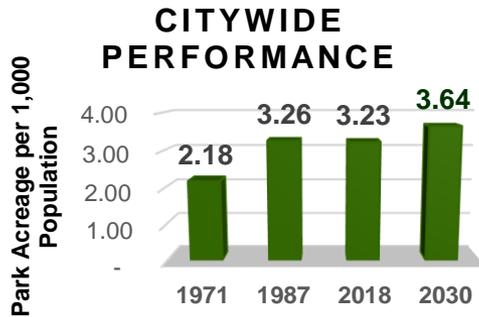
Parks & Recreation Master Plan Update

Park Acreage – Population Based

Quimby Act – State legislation outlining park dedication requirements for new development

- **CVMC 17.10** – City law establishing park ratio
- 3.00 acres / 1,000 residents – Park standard since 1987
- **3.23 acres / 1,000 residents in 2018**
 - 875 acres (718 developed + 157 undeveloped)
 - 270,596 population
- **3.64 acres / 1,000 residents @ 2030 buildout forecast**
 - 1,237 acres
 - 340,215 population

**Figure ES-2
Park Ratio Performances**



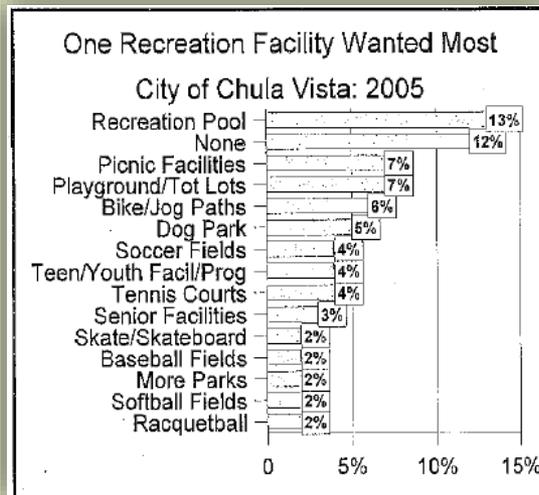
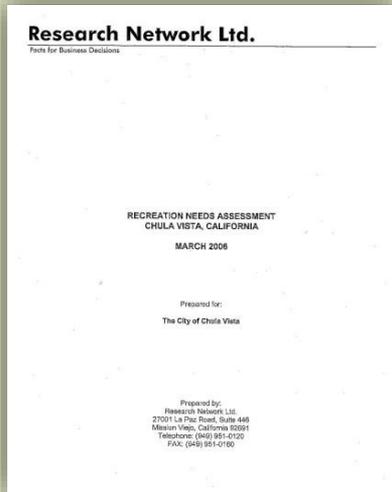
**Table ES-1
Population Park Ratio Data Table**

	Population Park Ratio Data Table				New Development Performance Since 1987		
	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



Parks & Recreation Master Plan Update

Chapter 2 – Parks and Recreation Facility Needs



Recreation Needs Assessments

- 2006 – Citywide parks and recreation needs assessment (“Needs Assessment”)
 - Identified recreational service demands
 - Forecasts recreational service demands at 2030 (Buildout)
 - Top demands
 - Recreational Pool / Swimming
 - Playgrounds/Tot Lots
 - Bike/Jogging Paths
- 2016 – Survey validated the highest priority demand of the 2006 Needs Assessment



Table 9 - Most needed activities or programs (Question 15)

Activity	Number of Responses
Learn to Swim	241
Soccer (Youth)	219
Health and Fitness	212
Swim Lessons	211

- Swimming facilities
- Soccer
- Health and Fitness



Parks & Recreation Master Plan Update

**Table A-2
Percent Demand Met By Activity – 2018**

Facility	2018 Facility Demand	2018 Facility Inventory Public Park	Percentage Of Demand Met Through Public Parks	2018 Facility Inventory Quasi Public	Percentage Of Demand Met Through Quasi Public (a)	Percentage Of Demand Not Met
Softball Fields						
Organized Youth	13	21	162%	14	108%	-
Organized Adult	11	21	191%	7	64%	-
Practice/Informal Play	35	21	60%	28	80%	-
Baseball Fields						
Organized Youth	30	15	50%	13	43%	3%
Practice/Informal Play	60	26	43%	13	22%	35%
Football Fields	4	29	725%	7	175%	-
Soccer Fields						
Organized Youth	42	29	69%	14	33%	-
Organized Adult	20	11	55%	8	40%	5%
Practice/Informal Play	76	40	53%	32	42%	5%
Picnic Tables	712	606	85%	0	0%	15%
Playgrounds\Tot Lots	146	100	68%	39	27%	30%
Tennis Courts	100	25	25%	44	44%	22%
Basketball Courts						
Indoor Game	8	6	75%	3.5	44%	-
Indoor Practice	20	14	70%	5	25%	5%
Outdoors	27	35	130%	73	270%	-
Skate Boarding	5	7	140%	0	0%	-
Dog Parks	11	10	91%	1	9%	-
Open Green Space (Acres)	263	165	63%	89	34%	3%
Interior Assembly Space	282,178	166,600	59%	80,025	28%	13%
Swimming Pools Recreational	19	2	11%	2.5	13%	76%

(a) Quasi-Public term defined on Page 1-11

Meeting the Recreational Facilities Demand

Today's Demand – January 2018

- Met through utilization of both public parkland and quasi-public sources (i.e. schools, YMCA, Boys & Girls Club, etc.)
- A portion of existing demands not currently met (Table A-2)
 - Baseball fields
 - Soccer fields
 - Picnicking areas / Open Green Space
 - Tot lots/playgrounds
 - Tennis courts
 - Swimming pools
 - Indoor assembly space
- Approximately 80 acres necessary to accommodate unmet facilities (Table A-3)
 - City has 157 acres undeveloped



Parks & Recreation Master Plan Update

**Table A-4
Recreation Facility Demand (2030)***

Activity	Facility Demand Ratio (a)	Facility Needs 2030	Facility Inventory 2018	2030 Facilities Needs (less existing supply)	Minimum Area Required Per Facility (Acres)	2030 Minimum Acreage Need (b)	2018 Quasi-Public Supply (half actual) (c)	2030 Facility Needs (less existing & quasi-public supply)	2030 Acreage Need (Non-Multiplier)	2030 Acreage Need (Multiplier) (d)
Softball:										
Organized Youth	1/21,800	16	21	-5	2.00	0	13	0	0	0
Organized Adult	1/27,800	12	21	-9	2.00	0	6	0	0	0
Practice/Informal	1/8,000	43	21	22	2.00	0	28	0	0	0
Baseball:										
Organized Youth	1/9,800	35	15	20	1.20	7.2	14	6	7.2	10.8
Practice/Informal	1/4,800	71	26	45	1.20	37.2 (f)	14	31	37.2	55.8
Organized Youth Football	1/66,650	5	29	-24	1.50	0	7	0	0	0
Soccer										
Organized Youth	1/6,800	50	29	21	2.10	14.7	43	7	14.7	22.1
Organized Adult	1/13,200	26	11	15	2.10	14.7	19	7	14.7	22.1
Practice/Informal	1/3,800	90	40	50	2.10	14.7 (f)	74	16	33.6	50.4
Picnicking	1/370	920	606	314	0.02	6.28	0	314	6.3	9.4
Playgrounds/ Tot Lots	1/1,950	174	100	74	0.15	5.4	38	36	5.4	8.1
Tennis	1/2,800	122	25	97	0.20	10.7	43.5	21	10.7	16
Basketball										
Indoor Game	1/32,800	10	6	4	0.20	0	5.5	0	0	0
Indoor Practice	1/13,100	26	14	12	0.20	0.2	11	1	0.2	0.8
Outdoor Informal	1/10,350	33	35	-2	0.20	0	73.5	0	0	0
Skateboarding	1/62,500	5	7	-2	0.20	0	1	0	0	0
Open Green Space (Acres)	1/1,100	309	165	144	1.00	54.3 (f)	89.4	54	54.3	54.3
Dog parks	1/27,500	12	10	2	0.5	0.5	1	1	0.5	0.75
Interior Assembly Space (e)	n/a	354,776	166,600	188,176	N/A	2.48	80,025	108,151	2.5	9.93
Swimming (Public Pools) Recreation (f)	1/13,350	25	2	23	0.11	2.25	2.5	15	2.3	9
Total						518.23			189.5	269.5

*Needs Assessment under separate cover. Negative values represent overages.

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

(b) Minimum acreage need refers to the amount of land required to accommodate the dimensions of the facility.

(c) Quasi Public (Schools) provide access on a limited basis therefore only half of inventory is recognized.

(d) With exception of open green space (turf) additional land area may be necessary to accommodate required support facilities such as walkways, buffer zones, parking, and restrooms. Additional land area may require approximately one and one-half times more than the minimum acreage stated, however, indoor basketball, pools and interior assembly space require four times more than the minimum stated.

(e) Interior assembly space includes buildings such as community centers, annexes, gymnasiums, weight rooms, etc.

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

Meeting the Recreational Facilities Demand

Future Forecast - Buildout (2030)

- Future inventory of parkland anticipated to meet City facility needs
- Met through the utilization of both public parkland and quasi-public sources.
- Approximately 270 acres necessary to accommodate future facilities (Table A-4)
 - 157 acres undeveloped land (2018)
 - 363 acres projected beyond 2018
 - **520 acres approx. total add'l**
 - 1,237 acres total @ buildout
 - 718 existing developed + 520 future



Parks & Recreation Master Plan Update

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Chapter 3 – Parks and Recreation System Goals and Policies

Establishes 3 Goals:

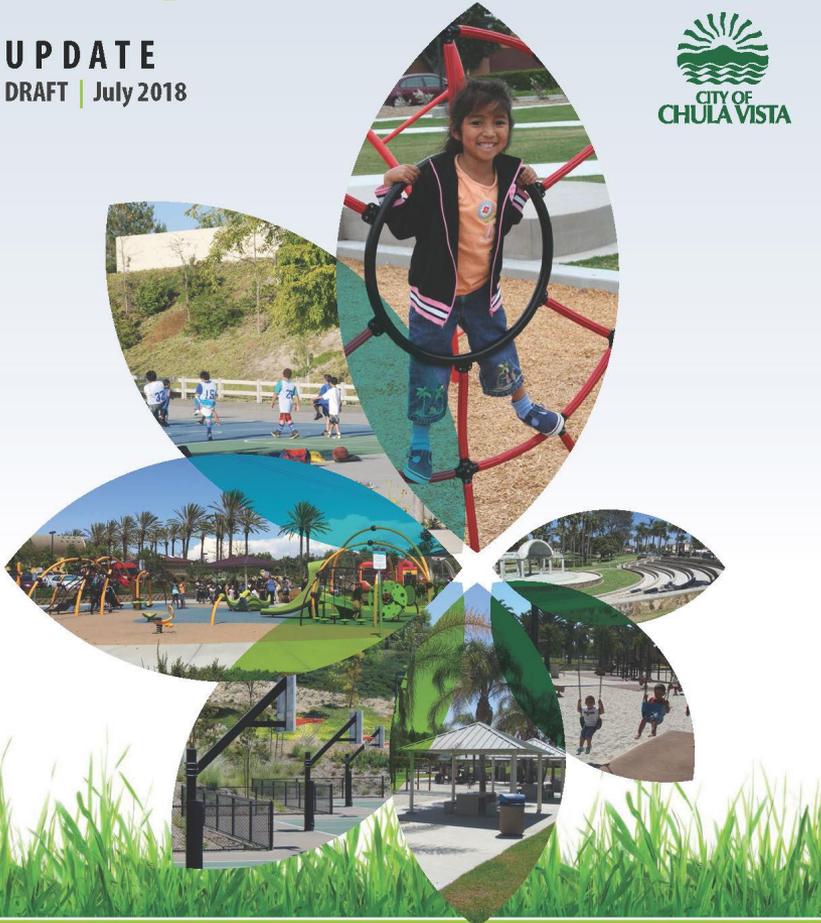
- Create a **comprehensive parks and recreation system**
- **Allocate resources** to balance public priorities and demand
- **Provide a program for implementation** of the Goals and Policies



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Chapter 3 – Parks and Recreation System Goals and Policies

Key Policies:

- Maintaining **service levels of 3 acres of parkland per 1,000 residents** for new development
- Identification of **standards** for development of the types of city parks
- Introduction of **Urban Parks**
- Discussion of **Landmark Parks**
- Provide **fair and equitable access** to fields and programs for all residents
- Encourage development of **bike skills** facilities
- Support of the **Healthy Chula Vista Initiative**



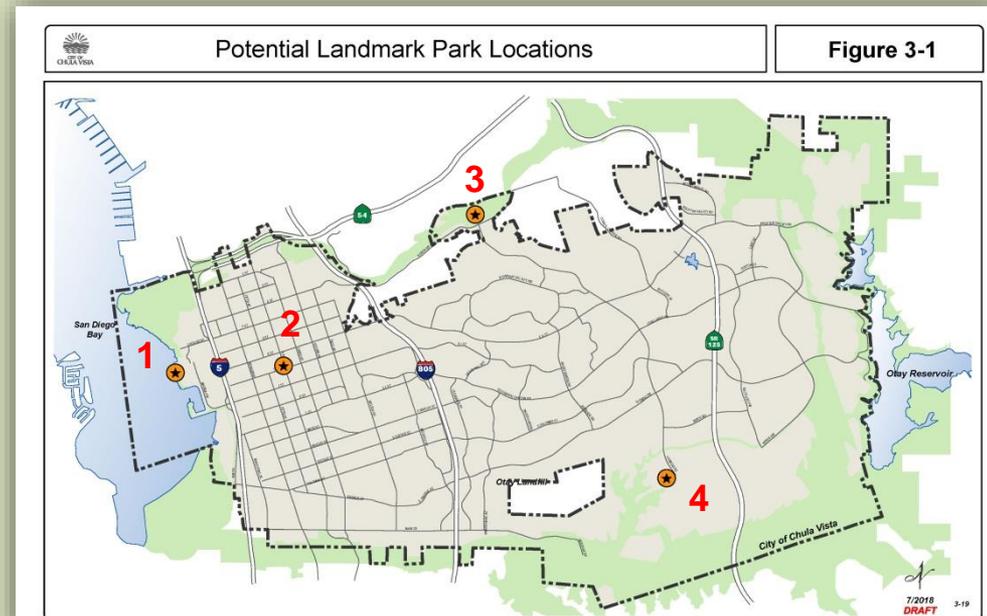
Parks & Recreation Master Plan Update

Policy 1.24 - Landmark Park(s)

- Envisioned in the City's General Plan as **"iconic City places of unique design,"** possibly including
 - Museums
 - Cultural arts center
 - Specialized gardens
 - Significant gathering spaces
 - Performance areas
 - Traditional recreational features.
- **Honor City's historic presence** in region
- Integrate **public art**
- Model of **sustainable design and operation**
- **Four potential landmark park sites:**
 1. Bayfront
 2. Central west Chula Vista
 3. Rohr Park
 4. Otay Ranch

Rohr Park

- Provides certain amenities and opportunities conducive to developing into a landmark park
 - Close to major roads
 - Could be combined with adjacent CVMGC
 - Existing ballfields, playgrounds, shelters, equestrian, cultural facilities (Rohr Manor, Bonita Library), etc.
- Requires more detailed and comprehensive analysis of all identified sites



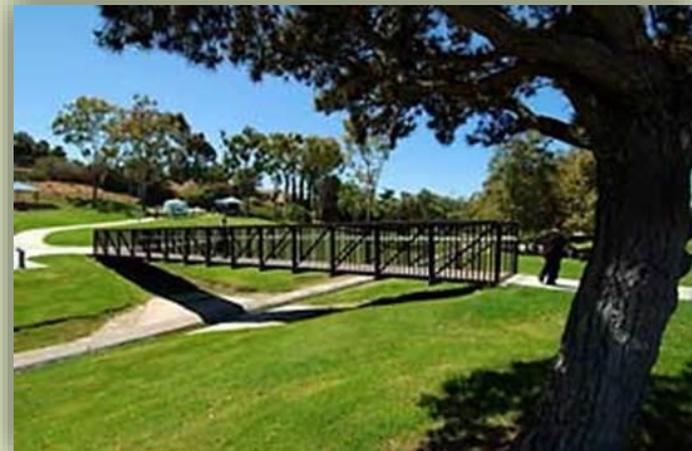


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Chapter 4 – Parks and Recreation Facility Distribution

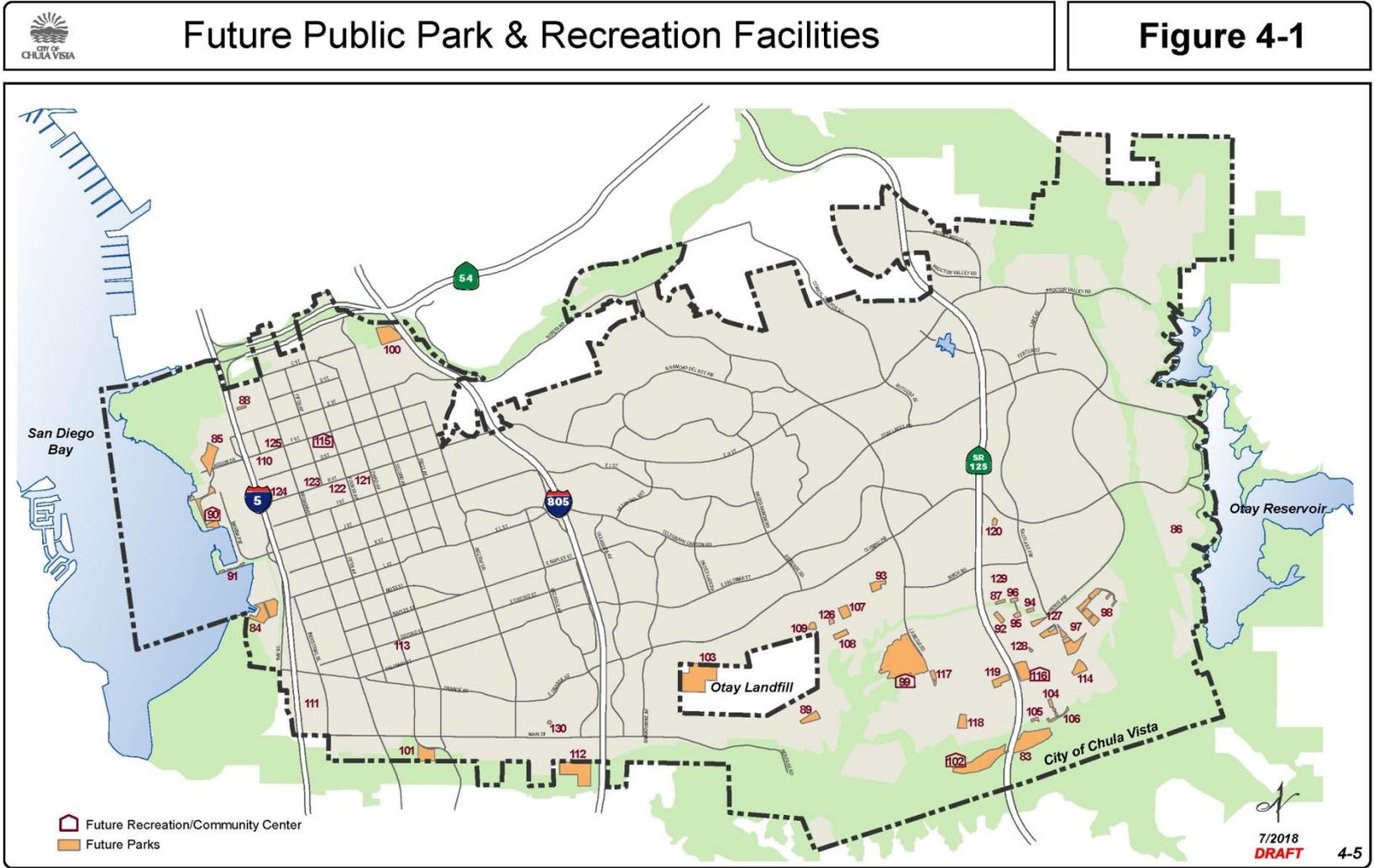
Looking into the Future - Buildout (2030)

- Projected **1,237 acres (130 parks)** to meet the expressed service demands of the community:
 - **14 – Community parks**
 - **58 – Neighborhood parks**
 - **23 – Mini-parks**
 - **8 – Urban parks**
 - **22 – Special Purpose parks**
 - **5 – Town Squares**
- Network of **trails** and **bicycle ways** connecting parks and open spaces
- **8 Parks currently in progress**
 - Millenia – Orion, Strata, Millenia
 - Montecito (OR V2) – P-2, & P-5
 - Escaya (OR V3) – P-1
 - Centerpark (FC-2) – P-1
 - D Street Park



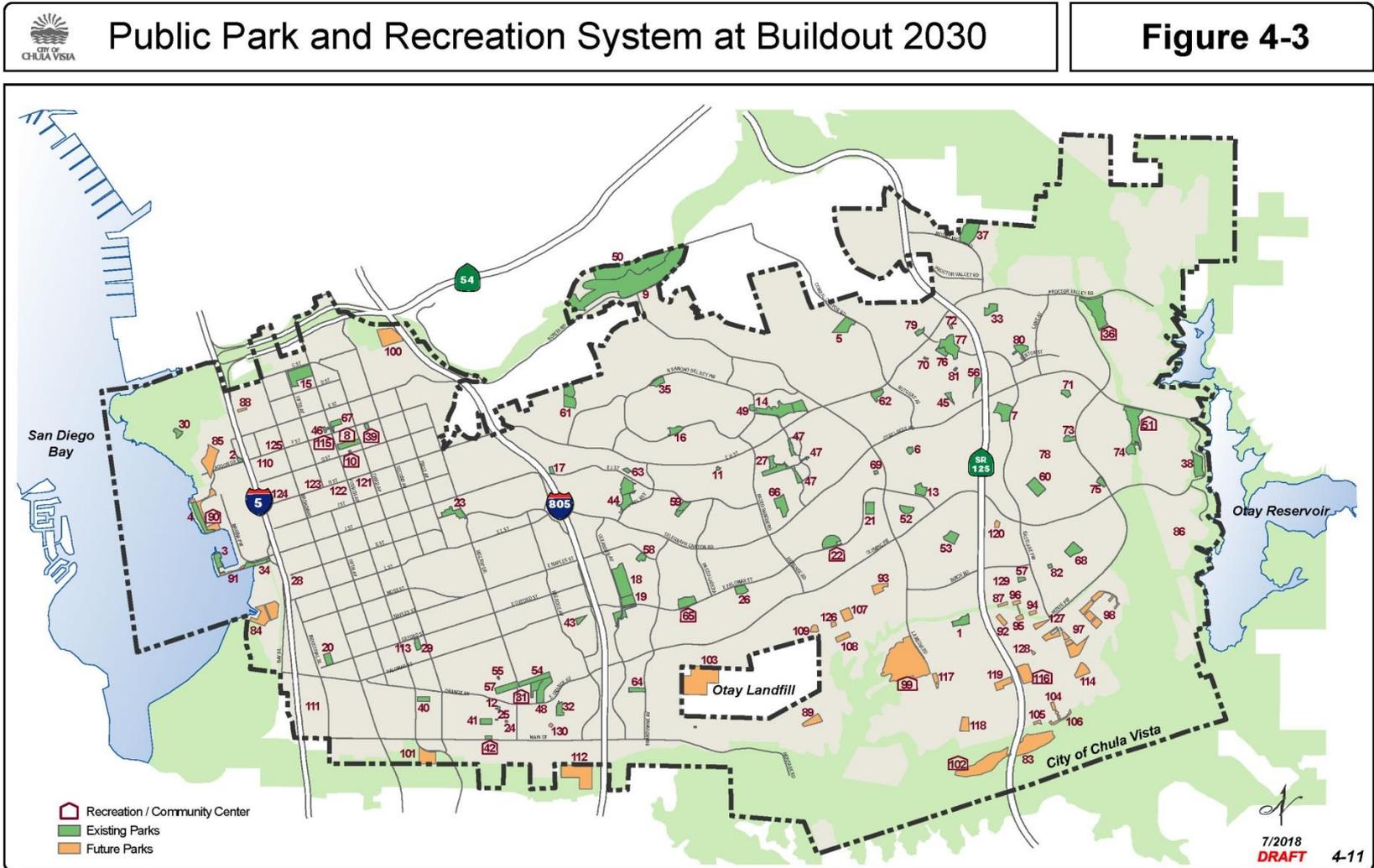


Parks & Recreation Master Plan Update



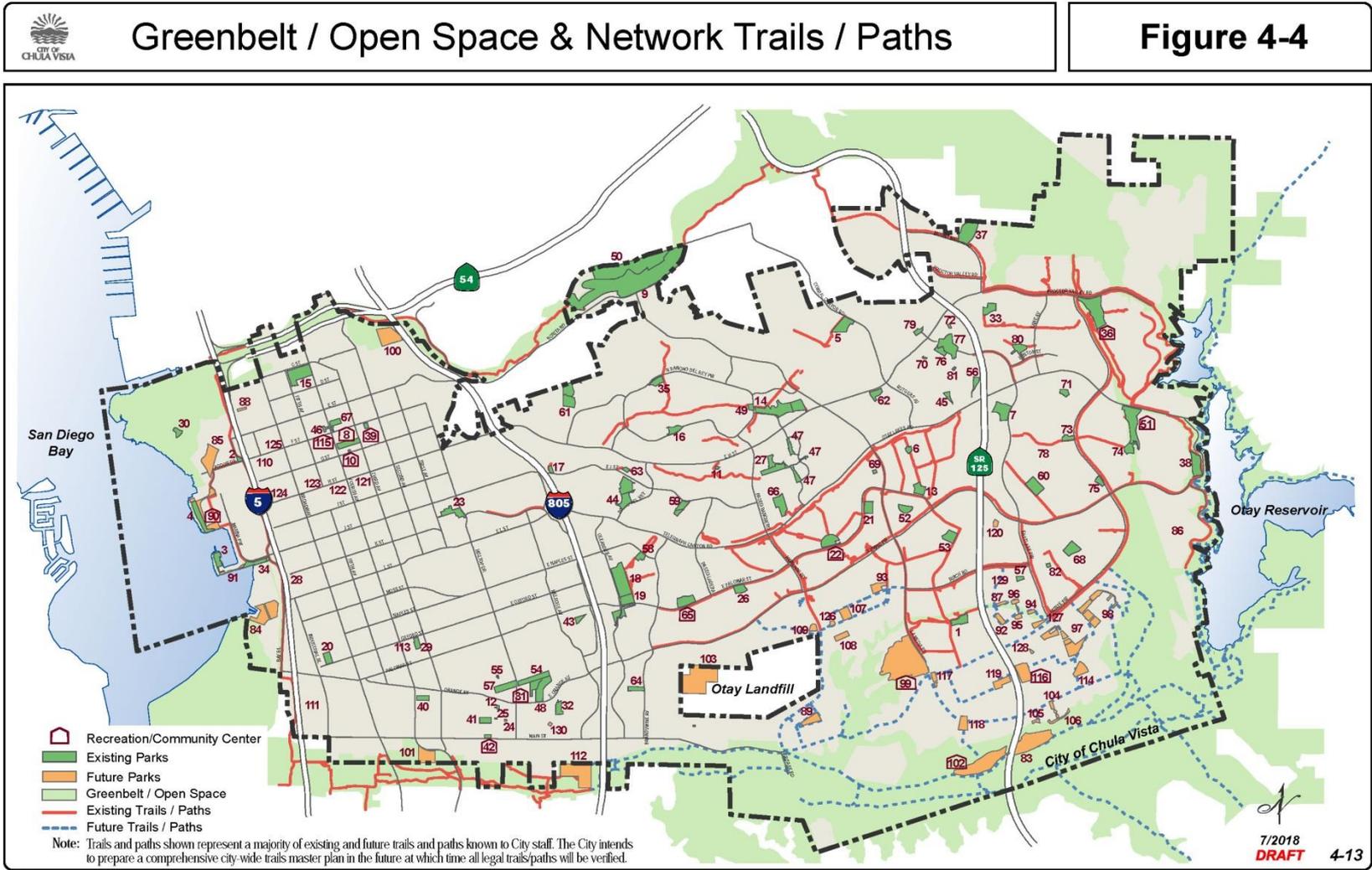


Parks & Recreation Master Plan Update





Parks & Recreation Master Plan Update





Parks & Recreation Master Plan Update

Chapter 5 – Western Chula Vista Park Delivery

Background

- Western Chula Vista mostly **developed prior to 1987**
 - 1971 – 1987 2 ac/1,000 park standard
 - 1986 Montgomery Annexation (0.2 ac/1,000)
- **Progress to Date**
 - Policies supporting the pursuit of expanding park acreage inventories
 - **Recent successes**
 - Harborside Park (2006)
 - Plaza de Nacion Urban Park (2007)
 - Orange Park (2016)
 - **Lower Sweetwater** - 20 acres undeveloped land acquired (east of KOA campground)
 - **D Street Park** (Urban Park, 0.67 ac)





Parks & Recreation Master Plan Update

Chapter 5 – Western Chula Vista Park Delivery

Park Delivery Framework

- New Development Park Obligation
- Public Agency Lands (Table 5-1)
- Underutilized and Vacant Lands (Table 5-2)
- Underutilized Public Rights-of-Way
- Urban Parks (Table 5-3)

Potential acres = 158 acres



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

*Planned Bayfront park acreage not related to Bayfront park development obligation.
(Source: CV Bayfront Master Plan FEIR)

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.

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

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



Parks & Recreation Master Plan Update

Chapter 6 – Funding New Park and Recreation Facilities

Two Current Funding Programs to Pay for Parks:

- **Parkland Acquisition and Development (PAD) Fee**
 - Fees applied towards purchase of parkland and/or parkland improvements or a combination thereof
- **Public Facilities Development Impact Fee (PFDIF)**
 - Major recreation facilities in community parks (i.e., community centers, aquatic facilities)

PAD FEE SCHEDULE

Effective October 1, 2017

WEST Chula Vista Projects
(Defined by all areas west of I-805)

Fee Type	Single Family	Multi-Family	Mobile Home
Parkland Acquisition ¹	\$4,994	\$3,707	\$2,337
Parkland Development ²	\$5,768	\$4,281	\$2,700
GRAND TOTAL (per unit)	\$10,762	\$7,988	\$5,037

EAST Chula Vista Projects
(Defined by all areas east of I-805)

Fee Type	95 units/acre		128 units/acre	
	Single Family	Multi-Family	Mobile Home	
Parkland Acquisition ⁽¹⁾	\$12,676	\$9,408	\$5,932	
Parkland Development ⁽²⁾	\$5,768	\$4,281	\$2,700	
GRAND TOTAL (per unit)	\$18,444	\$13,689	\$8,632	
GRAND TOTAL (per acre)	\$1,752,180	\$1,752,192	N/A	

Notes:

- (1) Parkland Acquisition calculations are based on City Council Resolution 2005-348 adopted on October 11, 2005.
- (2) Parkland Development fees are automatically updated every October 1st to reflect the industry's current Construction Cost Index increase.
- (3) Amounts are subject to change if there is a higher rate in effect prior to the time of either recordation of the final map or final inspection (Ordinance No. 3324), whichever applies to the project.
- (4) These fees are required to be paid in full when payment is required.

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	56,748	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	48,100	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	Existing SF (2018)	Future SF	Shortfall
	Estimated Population	SF Needed			
2018	270,596	357,187	211,147	-	146,040
Buildout	340,215	449,084	211,147	237,930	7



Parks & Recreation Master Plan Update

Chapter 7 – Operations and Maintenance

Overview

- City **staff currently maintains approx. 498 acres** of the overall 718 acres
 - 65 Parks
 - Includes grounds, buildings and other park amenities
- FY16/17 budget = **\$14,050/acre**

Programming

- Recreation classes and activities are programmed in **9 Recreation facilities** and **2 Aquatics facilities**
 - 3,000+ programs and over 29,000 participants enrolled annually

Staffing and Resource Needs

- Challenges facing staff's ability to maintain park resources
 - High use of the parks
 - Rising costs of utilities
 - Increased park acreage
 - Fixed funding
 - Increased demand for higher quality service
- Further expansion of the park system will require a balance between:
 - Acceptable service levels and park amenities
 - Additional resources





Parks & Recreation Master Plan Update

Chapter 7 – Operations and Maintenance

- Projected **1,237 acres** total citywide at buildout
- Approximately **972 acres** publicly maintained (**100 parks**)
 - \$14,050/acre x 972 = **\$13.7 million** (2018 dollars) per year

Funding

- **General Fund** – Primary funding source
- **Park Agreements** – Community Facilities District (CFD)
 - Millenia parks' funding sources are **50% CFD** and **50% General Fund**
 - Centerpark (FC-2) park maintenance will be **100% CFD funded**.
- **Park User Fees to Maintain Recreational Programs**
- Constant Evaluation of Budgets and Staffing Levels
 - To ensure park system facilities, programs and services meet demand.





Parks & Recreation Master Plan Update

Parks & Recreation Master Plan

UPDATE

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Public Outreach

- **PRMP update released in December 2017**
 - Posted on the City's website
 - Advertised in Star News and Community Connection
 - Hard copies provided at:
 - Civic Center and South Chula Vista libraries
 - City Clerk's Office
 - Recreation/Community Centers
 - Parkway, Veterans, and Salt Creek.
- **Community Meetings**
 - January 17, 2018 – Monteville Community Park Recreation Center
 - January 25, 2018 – City Council Chambers
- **Stakeholder Meetings**
 - Youth Sports Council
 - OVRP – PC/CAC
 - Healthy CV Advisory Commission
 - DSD Citizen Oversight Committee
 - Growth Management Oversight Commission
 - Southwest CV Civic Association



Parks & Recreation Master Plan Update

25

Public Outreach Summary

- Attendees appreciated information provided in the update
- Comments included:
 - Desire for **mountain bike and bike park facilities** and trails
 - Tournament facilities for soccer** and baseball/softball,
 - Trails and paths for walking and running**, and
 - Provisions for **community gardens**.
- Recommendations addressed as policies in Chapter 3.
- Comprehensive response provided as Attachment 2



Attachment 2 – Parks & Recreation Master Plan Update Stakeholder Feedback Summary

Notes: 1. Similar comments received from multiple stakeholders have been consolidated into one response as noted below.
2. Specific comments/emails are available upon request.

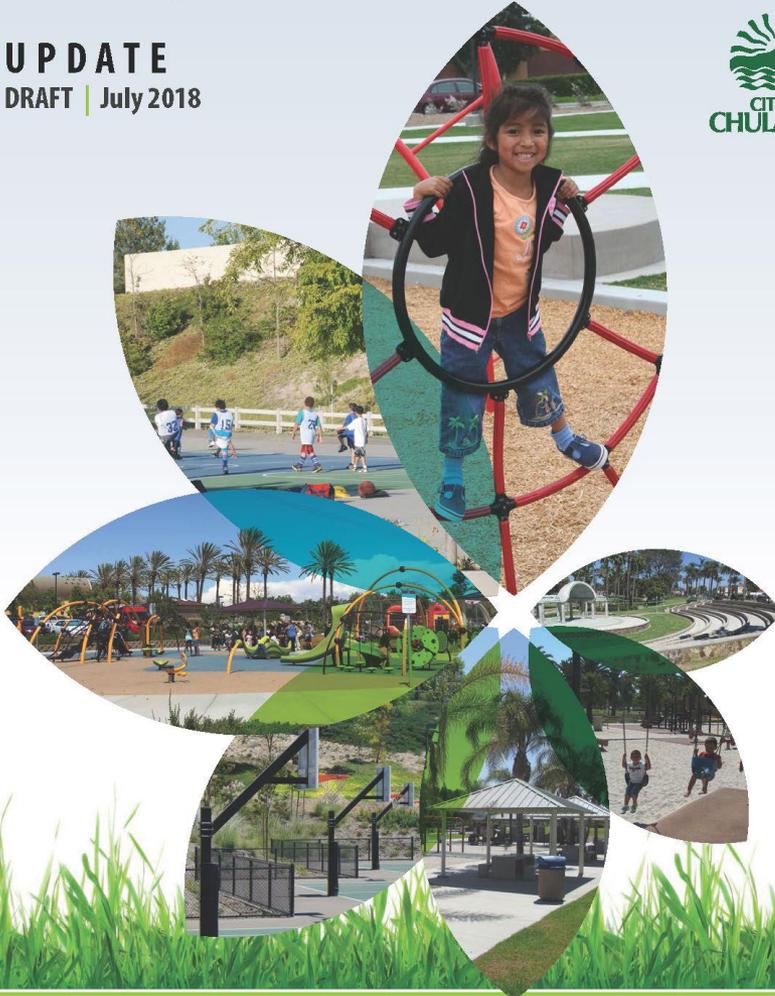
Comment #	Comment	Stakeholder	Staff Response
1	Consider including mountain biking facilities (i.e. bike skills parks and single track trails) in the Parks and Recreation Master Plan update	San Diego Mountain Biking Association (via email and attendance at various public outreach meetings)	Policy 1.17 - Mountain Biking added to list of "other facilities;" Policy 1.29 added to explore the development of bike skills facilities to accommodate the growing popularity of mountain biking; Policy 2.5 addresses the opportunity for special purpose facilities when it can be demonstrated that a specialized facility (e.g. a bike skills park) is more prudent due to a site's limited size or use restrictions; Bike skills parks are noted as "Misc. Facilities" in future unnamed community park in Otay Ranch Village 8E (OVRP Area 11) and future unnamed neighborhood park OVRP Area 6 (Rios Ave)
2	It would be great to see fruit trees and edible landscaping	Community Member	Policy 1.26 supports the Healthy Chula Vista Initiative, including the implementation of park sites and programs that support healthy lifestyles. A supporting action item includes the evaluation of the City's Community Garden Policy No. 2010-043 to allow community garden uses in city parks.
3	Would like to see more trails in Chula Vista, such as the	Community Member	There are many miles of trails and paths in the City today and as the City



Development Services Department

Parks & Recreation Master Plan

UPDATE
DRAFT | July 2018



Questions or Comments?

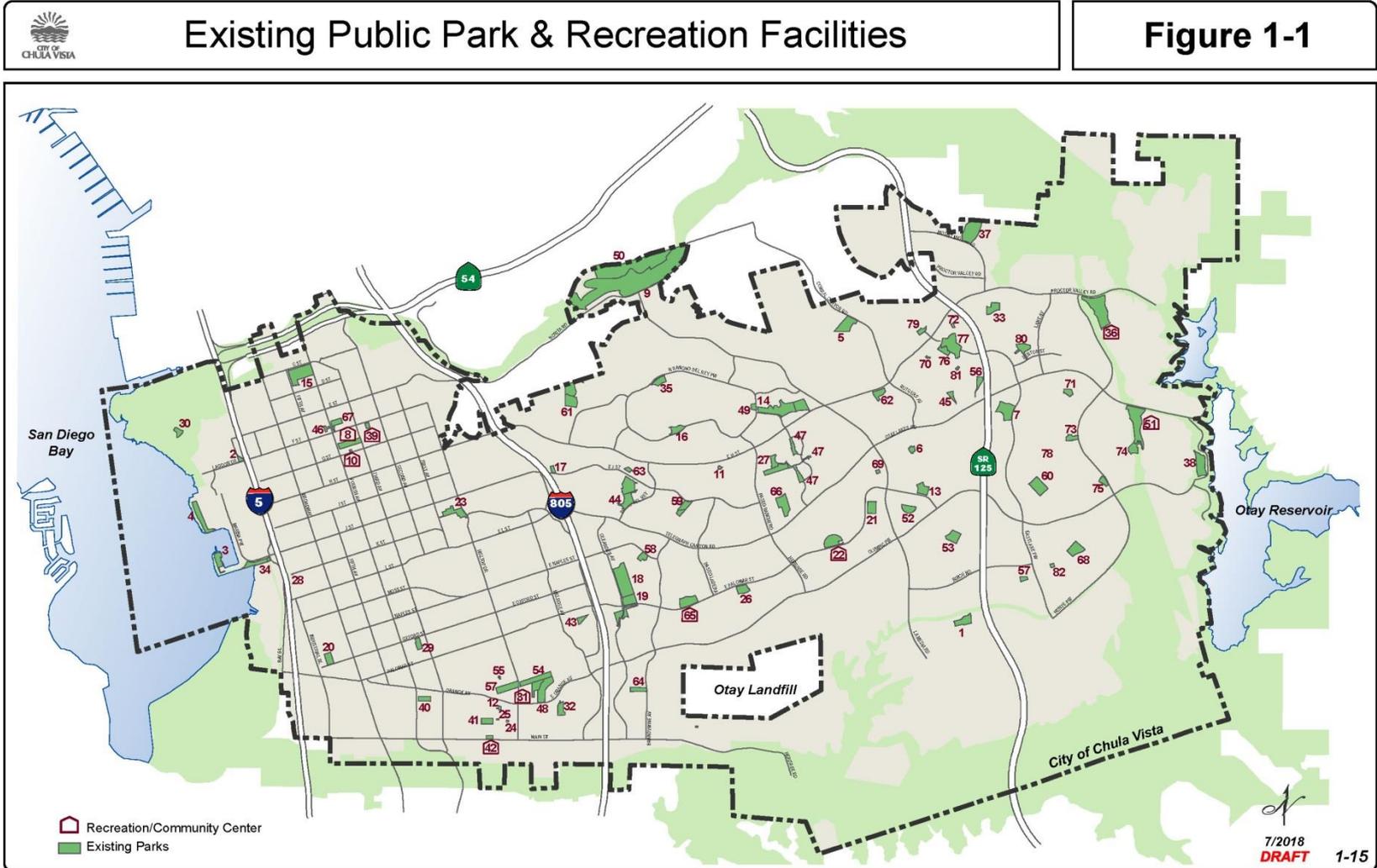


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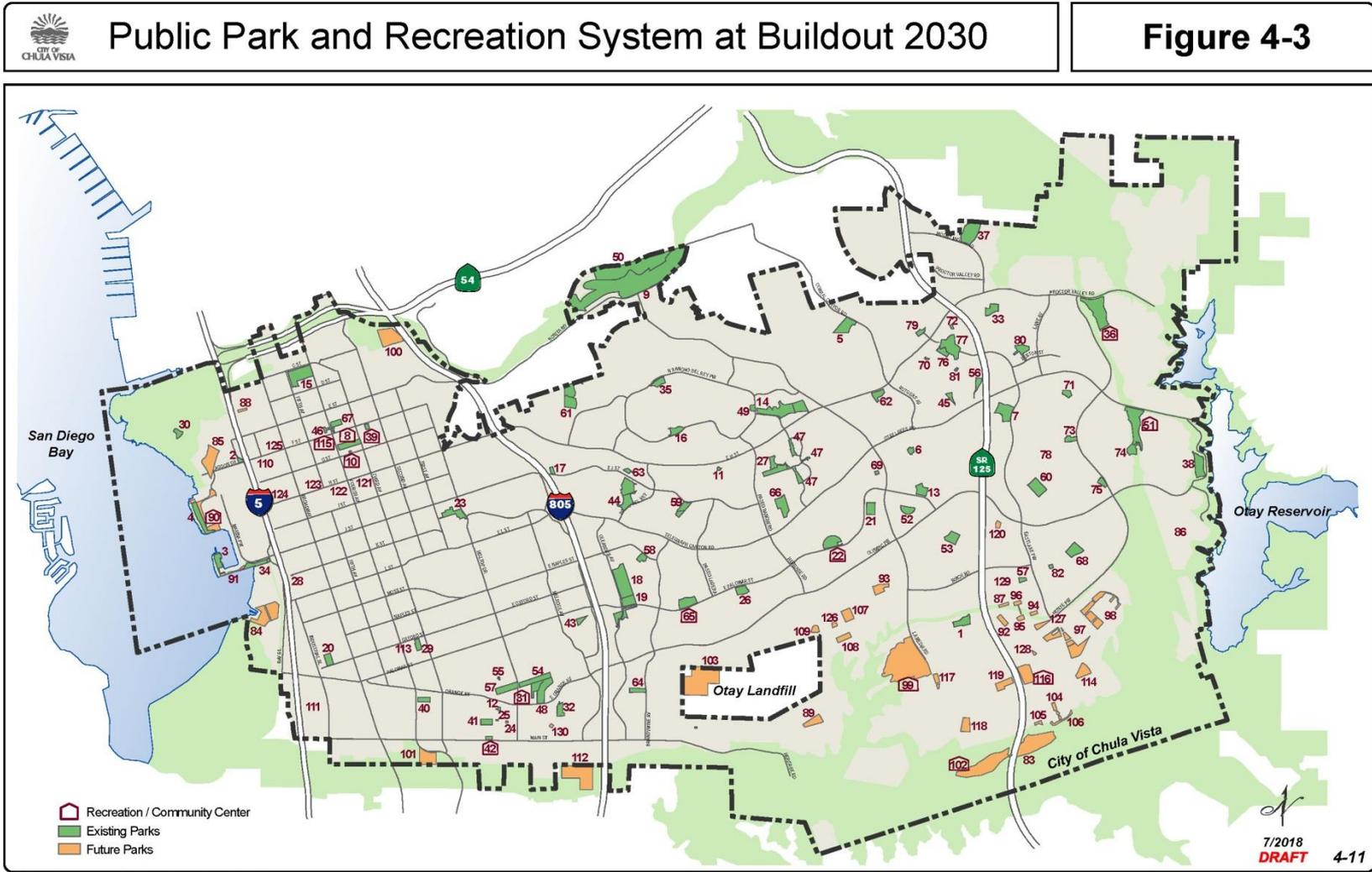


Parks & Recreation Master Plan Update



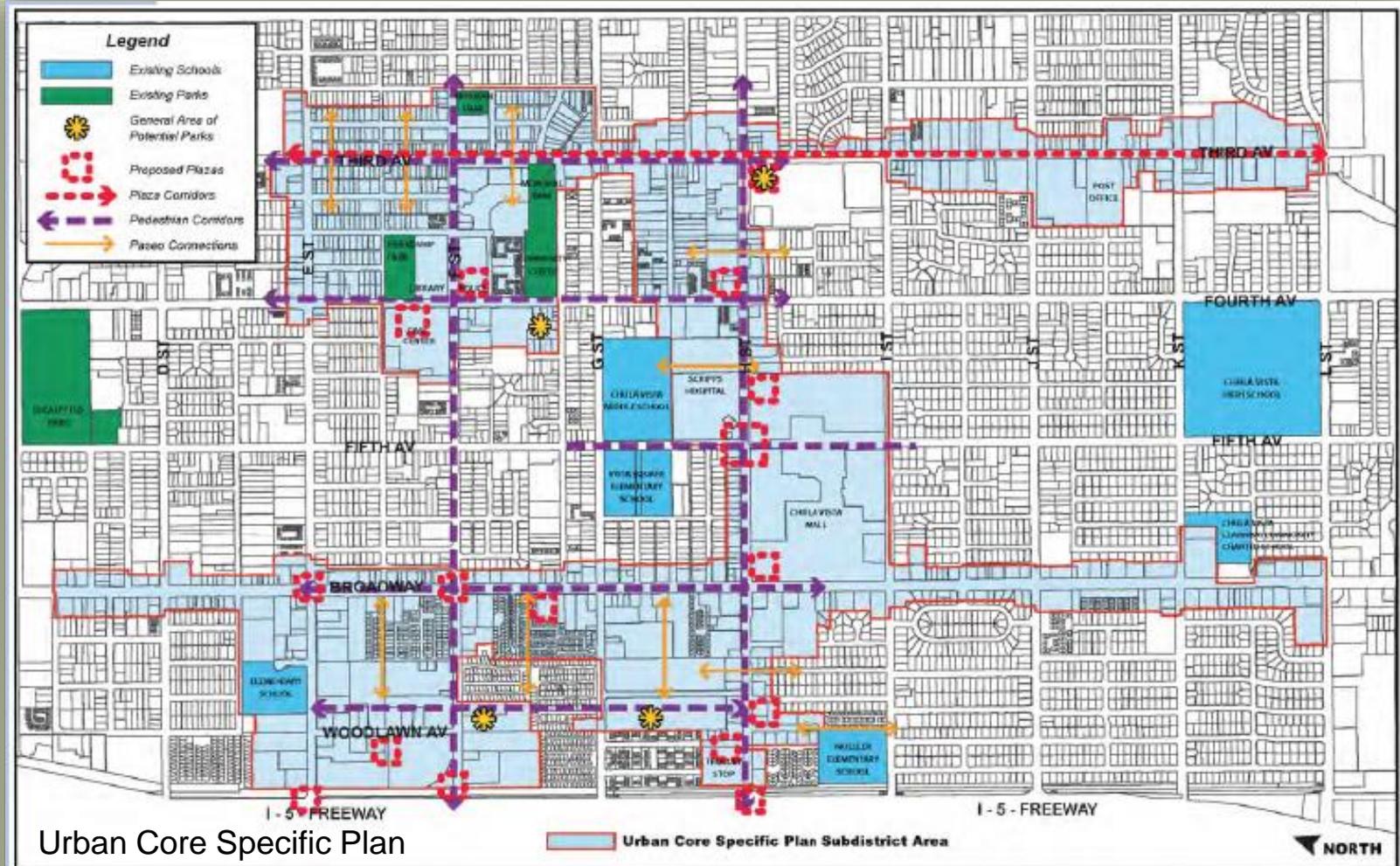


Parks & Recreation Master Plan Update



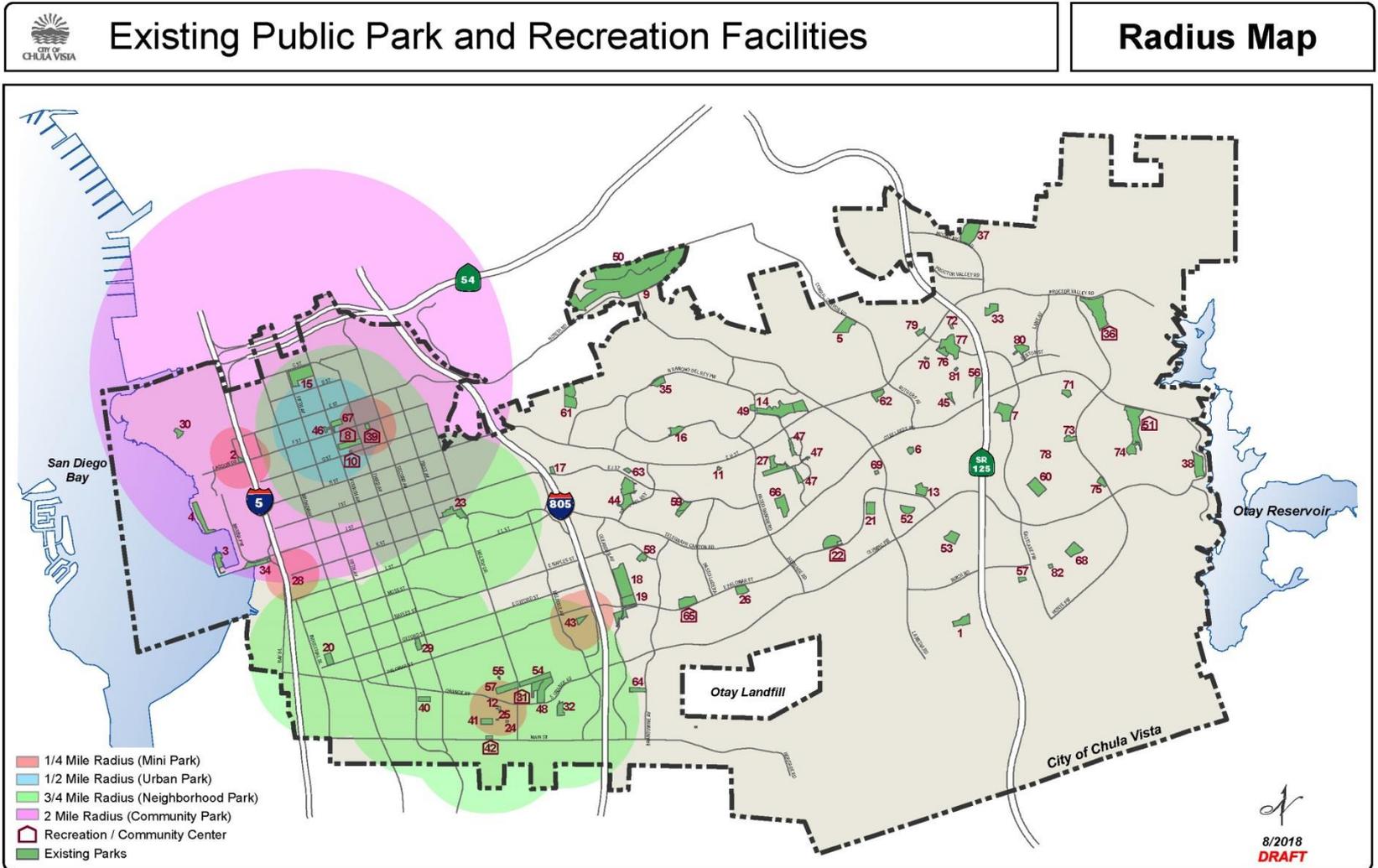


Parks & Recreation Master Plan Update



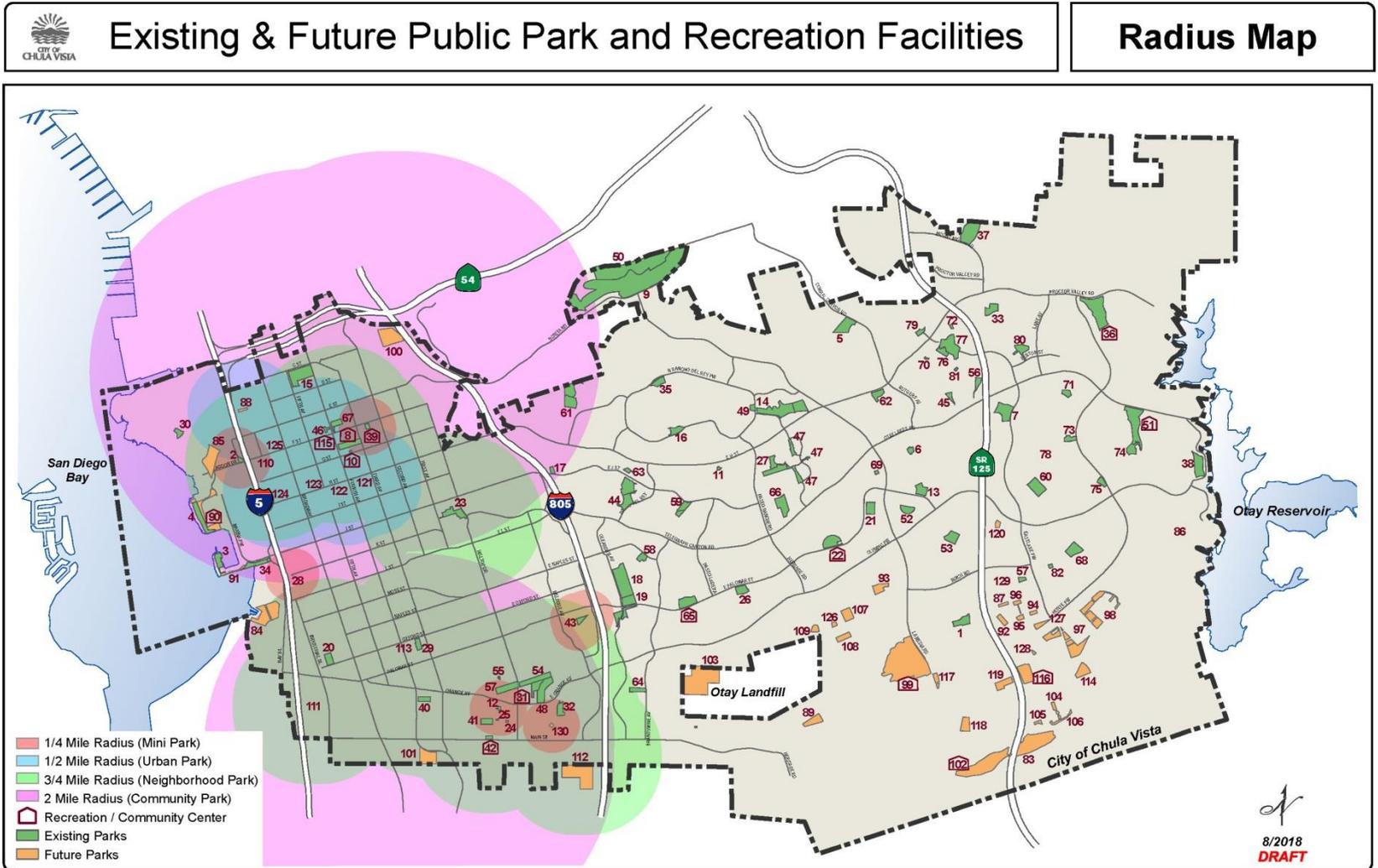


Parks & Recreation Master Plan Update



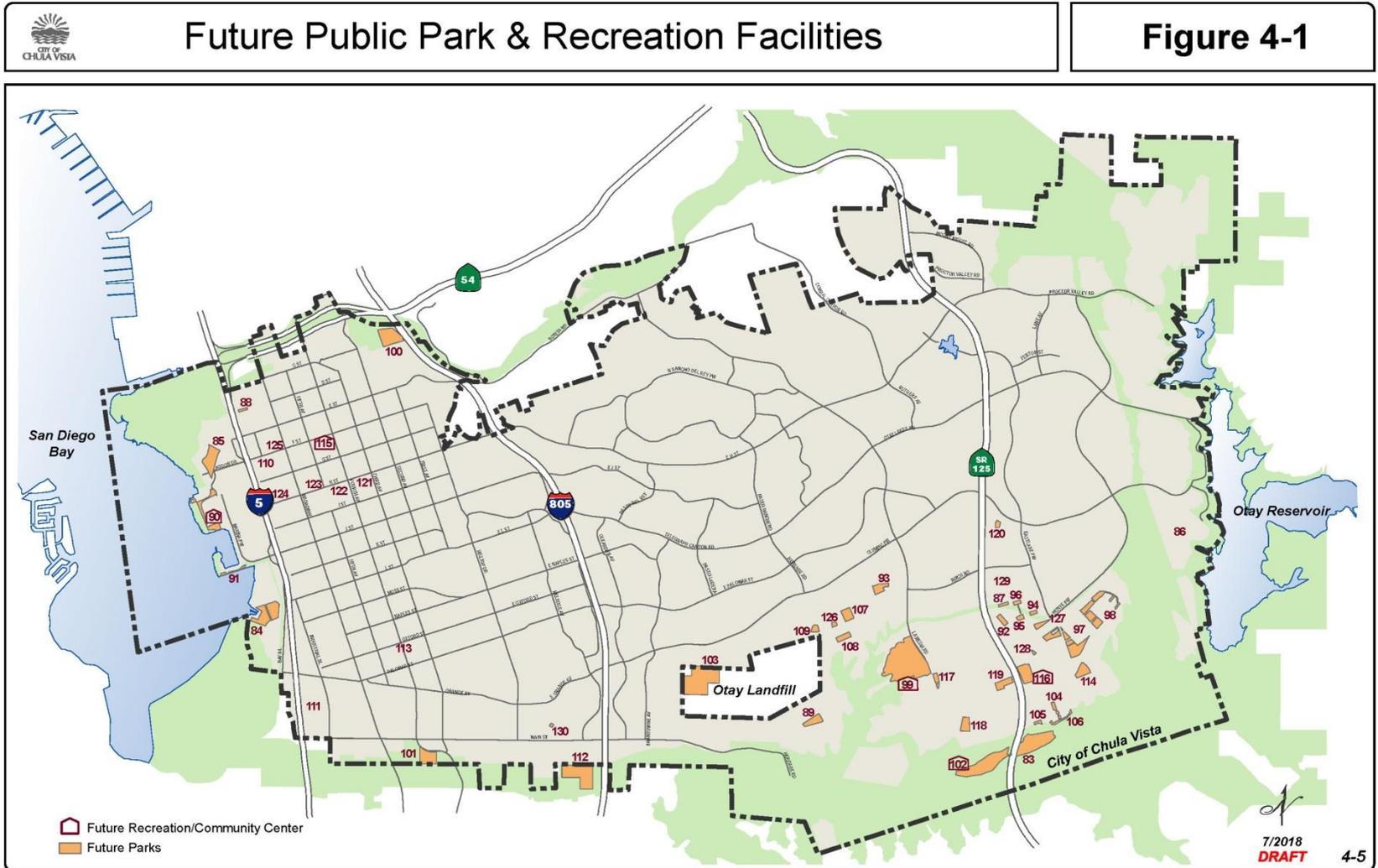


Parks & Recreation Master Plan Update





Parks & Recreation Master Plan Update





Parks & Recreation Master Plan Update

 **Greenbelt / Open Space & Network Trails / Paths** **Figure 4-4**

