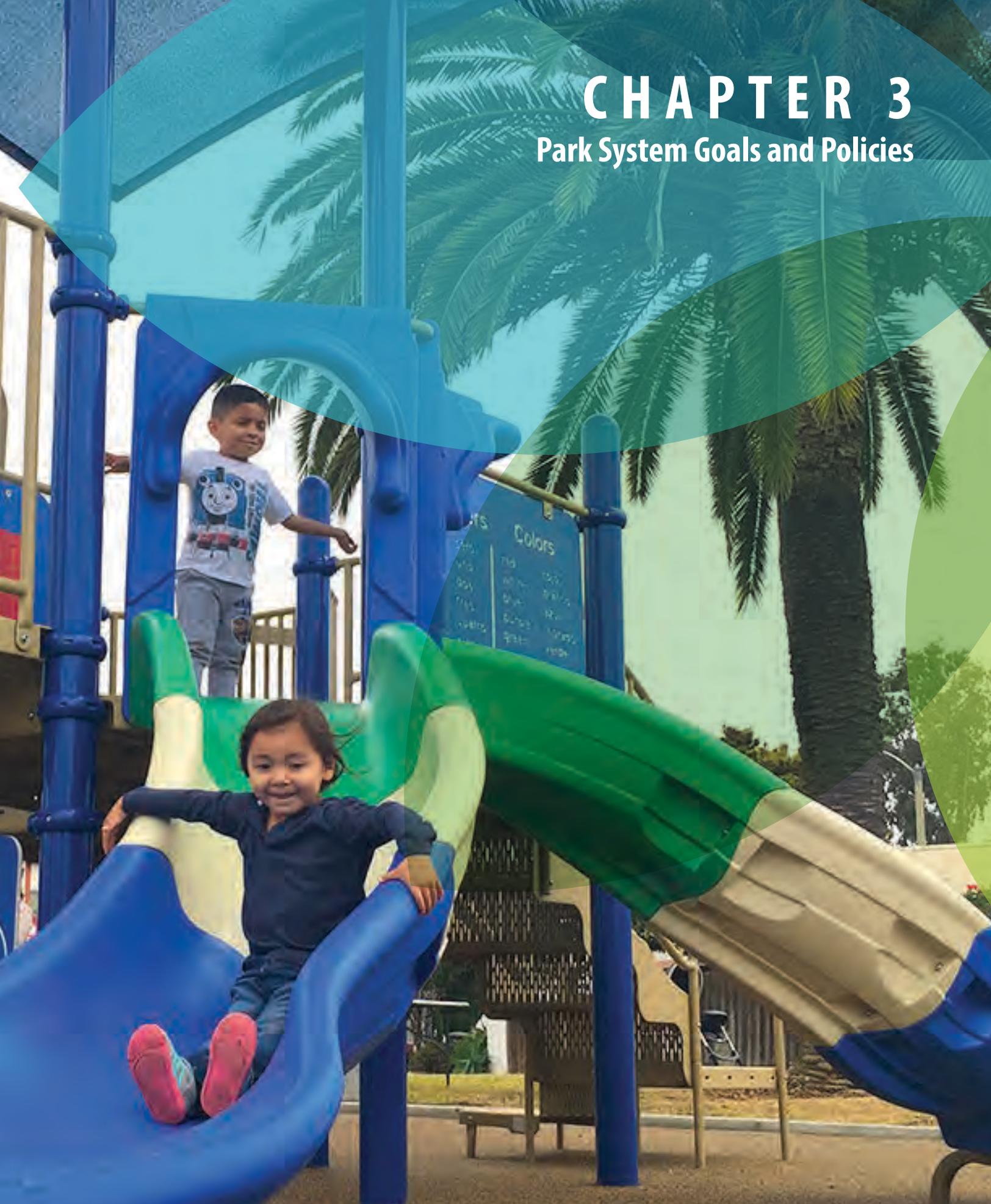


CHAPTER 3

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.

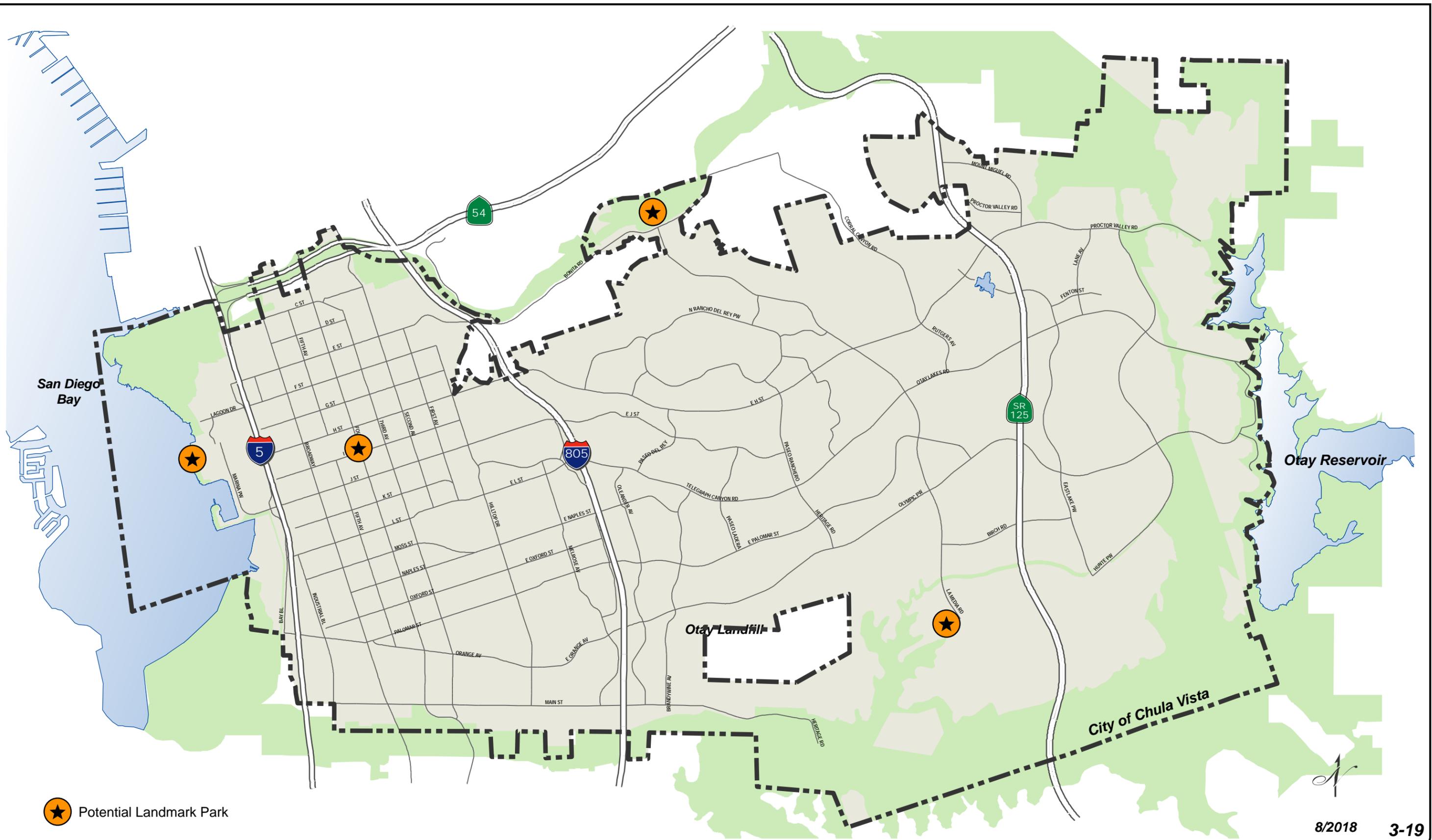
Action Item: Pursue opportunities within the public right-of-way to develop trails, paths, and bikeways especially in underserved areas.





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.*