

# **Otay Ranch Eastern Urban Center (EUC) Urban Parks, Recreation, Open Space, and Trails Plan**

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## **PREAMBLE:**

### **An urban park system as the key place-making feature of the public realm**

The Otay Ranch Eastern Urban Center (EUC) parks and open space system will reinforce its character and function as the premiere urban mixed-use center of South San Diego County, including linkages to the surrounding community via a trails system and enhanced streetscapes. These well-defined outdoor spaces, in the form of urban parks and plazas, are well integrated into the urban fabric and scale of the district to create the critical “place-making” features that foster community identity and interaction. Key urban design principles of this vision include:

#### **1. The Community Open Space Network**

- **EUC establishes an “urban heart” for the Otay Ranch community.** The district is a planned “urban center” intended for high density growth. It is envisioned as a vibrant and unique mixed-use environment where residents can live, work, shop, and play all in the same urban mixed-use center.
- **EUC incorporates an extensive and varied open space network with particular emphasis on the public realm.** A high-quality public realm is critical to the success of the EUC. Community trails and enhanced streetscapes build connections, while urban parks and plazas create identifiable nodes that encourage public gathering. Complemented by the planned 70-acre Otay Ranch Community Park located less than a mile west of the district, the EUC offers access to a full range of urban outdoor activities and experiences.
- **EUC reinforces community identity and promotes livability through strategically located urban parks.** Urban parks and plazas are the key component of the project’s comprehensive open space network. Especially appropriate to an urban center, they are centrally located in each district for convenient access, sized for the scale and character of urban parks, and with facilities directly responsive to the demographic that is primarily characterized by active adult residents, including singles, childless couples and empty nesters.

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## 2. The Role of Urban Parks

- **Urban parks highlight and enhance the public realm.** The public realm is the focus of social interaction in a vital urban center, demanding suitable open space types to promote an engaging public life. In conjunction with urban streetscapes, urban parks and plazas are the settings for community gathering in the mixed-use urban environment.
- **Urban parks are critical elements of “place-making.”** Given their centrality, urban parks and plazas serve as focal points for the community. Here is a valuable opportunity to reinforce local identity, reflect the unique qualities of place, complement the urban character, and support a vibrant public life. With appropriate location and design, urban parks and plazas will make the EUC a special place for residents and visitors alike.
- **Urban parks uniquely serve dense, urban populations.** The EUC features attached and urban residential products, with an expected demographic of predominantly active adults (i.e., single professionals, childless couples, and empty-nesters). The district will also be populated by office workers, shoppers, and visitors from the surrounding region looking to congregate in the heart of the community. Meeting the needs of the populace, the EUC features a Town Square as the primary gathering place, while distinctive Residential Parks become hubs for a series of neighborhood districts.

## 3. The Design of Urban Parks

- **Urban parks complement the surrounding urban fabric.** Urban parks and plazas are an appropriate design response to the mixed-use environment. They fit the EUC’s higher density and finer-grained development pattern in terms of scale and enclosure, allowing buildings to frame and activate public space. Integrated with their surroundings, these spaces become community focal points, offering visual contrast and physical relief from the surrounding built environment.
- **Urban parks are active spaces that support social interaction and contribute to a vital urban center.** The outdoor spaces of the EUC reflect the vitality and excitement of the community. In particular, urban parks and plazas promote social interaction, allowing activity to comfortably flow between buildings and public space. Moreover, a strong relationship between open space and adjacent land use encourages walking while minimizing driving, a key objective of this pedestrian-oriented district.
- **Urban parks offer a high level of amenity.** Urban parks and plazas require a level of investment commensurate with the anticipated intensity of use. *Quality is the preeminent characteristic, not size.* A higher degree of amenity includes special features and facilities (e.g., performance stage, civic art, ornamental garden, etc.) and special events programming in keeping with an active urban center (e.g., cultural events, outdoor concerts, street fairs, art shows, farmers markets, etc.). The high quality of these facilities is also expressed in the use of solid, durable materials that are installed with care and attention to detail. Moreover, these spaces will benefit from a flexible design that can accommodate event programming that will evolve with the community over time and instill a sense of community ownership.

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## **I. Introduction**

### **A. Purpose**

The purpose of urban parks and recreation facilities in the EUC is to provide residents, visitors, and employees with a variety of park and recreation experiences that reinforce the urban character intended for the EUC. This character is reflected by the EUC's relatively high residential density, a fine-grained and pedestrian-oriented urban fabric, and provision of commercial and civic amenities that are regional in scope and contribute to the strong civic identity in the EUC. A project like the EUC is unprecedented in Chula Vista, as it introduces an urban area within suburban residential development. Parks and recreation facilities in the EUC likewise will be different: rather than providing typical suburban parks, EUC parks will respond to an urban demographic and context through their size, distribution, programming, and high level of quality. The EUC, like other urban areas, will be characterized by the energy of its people and their actions and interactions in this new city. The vision for parks, recreation, and open space in the EUC is to reflect and direct this energy, using design to promote both active and passive uses by people in the public realm, both within park spaces and across the EUC.

This SPA Master Facility Plan identifies and describes park, recreation, open space, and trail facilities and implementation processes for Otay Ranch EUC. The parks requirements indicated by the City of Chula Vista are met in the EUC through park acreage, in-lieu fees, and an improvements equivalency program. This plan also addresses the Chula Vista General Plan, which contemplates the potential for a unique approach to parks in the EUC. In addition, this plan complies with the Otay Ranch Parks, Recreation, and Open Space goals, policies, and implementation measures identified in the Otay Ranch General Development Plan (GDP), to assure provision of adequate parks, recreation, and open space amenities in the development of the Otay Ranch community. The overall GDP goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities. Sectional Planning Area (SPA) level requirements are included in this plan. The SPA and Tentative Map (TM) identify the specific location of parks, recreation facilities, open space, and trails provisions associated with the development of the EUC.

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## **B. Regulatory Framework, Policies, and Requirements**

A distinctive urban parks and recreation program for the EUC is necessarily developed within a regulatory context, which is described in this section. The provision and implementation of parks and open space in the EUC is determined and regulated by the following: Chula Vista General Plan, Otay Ranch General Development Plan (GDP), EUC SPA Plan, Chula Vista Municipal Code, Chula Vista Parks and Recreation Master Plan dated Nov. 2002, and Chula Vista Landscape Manual. It is important to note that some policies incorporated in recent updates of the Chula Vista General Plan and Otay Ranch GDP address the EUC specifically. These policies acknowledge the unique nature of the EUC and the need to consider unconventional park programming and standards that are appropriate to the EUC; the updates of these plans thus provide guidance for EUC parks and recreation planning. By actively encouraging an urban-scaled and programmed system of parks, the City will help achieve its vision of the EUC as a higher density focal point of Otay Ranch. The framework, policies, and requirements are described as follows.

### Chula Vista General Plan

#### *Framework*

The General Plan is established by the City to guide decisions about its future. Among the decisions are those affecting land development and provision of public facilities such as parks. In accordance with State law, other regulatory documents that affect the EUC must be consistent with the goals and policies set forth in the Chula Vista General Plan. The General Plan was most recently amended in December 2005 and incorporates several new policies that affect park design and programming in the EUC.

#### *Policies and Requirements*

The City's General Plan includes two Public Facilities and Services policies developed specifically for the EUC, which affect the provision of parks and recreation opportunities in the EUC:

- *PFS 14.9: Consider a broad mix of public park types to meet public park requirements in the Eastern Urban Center (EUC), in response to the densities and development planned.*
- *PFS 14.10: Explore opportunities in the Eastern Urban Center (EUC) for development of a unique, shared, or clustered complex of public facilities, such as a recreation community center; library; cultural arts center; or museum.*



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Several other policies in the Land Use and Transportation Element of the Chula Vista General Plan also address the EUC, and include the following policies that directly affect park standards and the development of a parks and recreation master plan for the EUC:

- *LUT 94.1: Integrate civic uses; recreation activity; a system of parks; necessary schools; and other resident-serving uses and encourage joint use of public and private facilities.*
- *LUT 94.3: Provide sufficient acreage to accommodate cultural and community public facilities, open space, park(s), and schools within the urban center and encourage the development of a performing arts center.*
- *LUT 94.4: Develop the EUC as an intense urban form, with mid- and high-rise buildings typically located in the central core and near transit.*
- *LUT 94.6: As part of the approval of a SPA, provide pedestrian-oriented plazas, through-block paseos, and landscaped squares to add interest and provide contrast to the buildings, which should generally be built to the sidewalk's edge.*
- *LUT 94.7: As part of a framework strategy for the University Study Area, identify development regulations and design standards within City ordinances, policies, and other regulatory measures that may hinder achieving the intended urban vision for the EUC. Revise regulations and standards for both public and private uses and facilities where deemed necessary to create the urban character intended for the EUC.*
- *LUT 95.5: The requirements for park area, function, and design shall be provided for in a EUC Parks Master Plan prepared as part of any SPA Plan within the EUC. The EUC Parks Master Plan shall be guided by the needs and standards identified in the framework plan prepared for the University Study Area.*

The parks proposed for the EUC address these policies through facilities that serve a dense population in a system that integrates civic uses, shapes community identity, and contributes to the EUC's intense urban form. This comprehensive system comprises a variety of parks, squares, plazas, and paseos to satisfy a variety of active and passive recreational needs. Within the EUC SPA process exists the means for developing parks that achieve the vision of the EUC.

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## Otay Ranch General Development Plan (GDP) and EUC Sectional Planning Area (SPA) Plan

### *Framework*

The adopted Otay Ranch GDP requires specific identification of park, recreation, and open space provisions at the SPA Plan level. It should be noted that the Otay Ranch GDP was amended in December 2005 and includes revisions that address park standards and programming in the EUC. The SPA requirements are:

- Provide a Parks Master Plan
- Identify a household and village population size
- Identify specific sites
- Identify equipment needs
- Identify alternative financing methods
- Identify alternative maintenance entities and funding
- Identify phasing
- Identify plans for the use of reclaimed water, as appropriate
- Review the need for special purpose parks

In the Otay Ranch GDP, the description of the EUC contains a critical statement regarding the mix of land uses as they relate to EUC character. This statement has implications for park size, distribution, and programming, and indicates that land uses in the EUC, such as parks and recreation facilities, should enhance EUC character:

*The mix of uses is representative of the expectations and intended character for the Eastern Urban Center. The final land use mix and distribution of uses may be approved subject to the following findings:*

- *The intended character and purpose of the Eastern Urban Center is maintained;*
- *The distribution of uses is compatible with the adopted uses in adjacent villages;  
and*
- *The viability of the Eastern Urban Center is maintained or enhanced.*

### *Policies and Requirements Specific to the EUC*

The Otay Ranch GDP indicates the following parks character, programming, and open space policies with respect to the EUC:

- *The EUC will provide sufficient area for local parks/town squares and plazas, or other park facilities to meet its needs onsite, as required by a EUC Parks Master Plan prepared as part of the SPA Plan.*
- *The SPA-level Parks Master Plan shall consider the needs and standards identified in the framework strategy prepared for the “University Study Area,” which may include variations from conventional parkland standards.*

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- *Incorporate a pedestrian open space/trail corridor across the EUC which connects to Wolf Canyon and Salt Creek. This corridor will create a strong east/west open space system and reflect differing characteristics as it moves through Otay Ranch. This corridor has been defined by the overall Ranch Design Plan, but will be more specifically defined in the EUC SPA Design Plan. Within the EUC, this corridor shall serve as an identifiable pedestrian corridor and element that ties plazas, parks, and other urban features together to fulfill multiple functions including urban relief, recreation, and trail connectivity, while maintaining its primary role as a key segment of the City's Greenbelt and trail system.*
- *Provide a network of pedestrian spaces, plazas, malls, promenades, and squares to create a pedestrian oriented environment. The amount of credit towards satisfying park area requirements shall be determined in the EUC Parks Master Plan.*

#### *Policies and Requirements for the Otay Ranch GDP*

The Otay Ranch GDP parks and recreation goals, objectives, and policies provide for a variety of parks and recreation amenities, to which the EUC will contribute with its program of urban parks and open space. The Otay Ranch community will provide the opportunity for a full range of passive and active recreational opportunities both locally and on a regional basis. Otay Ranch GDP goals, objectives, and policies related to park and recreation facilities include:

*Goal: Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.*

*Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.*

*Policy: Provide local and regional trails which run through and/or connect open space areas in: Otay River Valley, Poggi Canyon, Wolf Creek Canyon, Salt Creek Canyon, Mt. Miguel, Jamul Mountain, Otay Mountain, Otay Lakes and BLM land*

*Policy: Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.*

*Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.*

*Policy: Commercial recreation opportunities may be permitted within town square, community and regional parks to generate revenue to defray park operational expenses.*

*Policy: Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.*

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*Policy: Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch parks and open space land.*

*Objective: Provide neighborhood and community parks and recreational facilities to serve the recreational needs of local residents.*

*Policy: Provide a minimum of three acres of neighborhood and community parkland (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.*

*Policy: Encourage the design of park sites adjacent to public schools and other public lands where collocation of facilities is feasible. Joint use agreements with school districts are encouraged.*

As part of the EUC SPA Plan, this Master Facility Plan provides area for its system of parks, including a pedestrian trail corridor, as part of a pedestrian-oriented network of open spaces. The park and recreation facilities will consist of four urban parks distributed among the EUC's Neighborhood Districts, a Town Square Park (privately owned and maintained) in the heart of the EUC and the Main Street District, and a Civic Park in the core of the Mixed Use Civic/Office Core District. In addition, a system of pedestrian facilities in the EUC, along with two quarter-acre office plazas in the Business District, will provide recreational amenities for office workers. In sum, the 3 acres of parkland per 1,000 residents will be met through the provision of 12.88 acres of public/private parks, onsite and offsite reinvestment program, and in-lieu fees. The EUC will be a dense urban environment complemented by highly amenitized open space in the form of plazas, squares, and well-distributed residential parks achieved through the equivalency program.

In addition to highly amenitized parkland, other improvements will contribute to the EUC's recreation resources. The six EUC parks will be interconnected by sidewalks, including a 20-foot Main Street Promenade with added landscaping and street trees, enhanced 20-foot sidewalks that comprise a circuit walk and provide measured distances for urban walkers and strollers, plus a central paseo connecting Town Square Park with South Central Park. The Chula Vista Regional Trail runs through the heart of the EUC, connecting with communities to the east and west of the EUC. Finally, a jogging path in the western area of the EUC loops from Hunte Parkway to the south to Birch Road to the north, connecting the Southwestern Neighborhood District with the Business District and the Gateway Mixed Use Commercial District.

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## Chula Vista Municipal Code – Planned Community (P-C) Zoning

### *Framework*

Otay Ranch is zoned P-C, which requires adoption of a general development plan that describes the overall development program, and adoption of Sectional Planning Area (SPA) plans that detail the development in integrated sub-areas.

### *Policies and Requirements*

Section 19.48.090 of the Chula Vista Municipal Code establishes the required content for SPA plans. Subsection C.1.j requires the following information to be contained in a SPA site utilization plan:

Show land uses (including acreage for each), including:

- Parks
- Open Space

The EUC SPA Plan shows these land uses and their associated acreage.

## Chula Vista Municipal Code – Parklands and Public Facilities

### *Framework*

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities (Parkland Dedication Ordinance, or PDO) establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.

### *Policies and Requirements*

Chapter 17.10 of the Chula Vista Municipal Code establishes one method by which required park acreage is to be calculated, based on a fixed household population size that varies depending on the type of residential land use. According to the Otay Ranch GDP, the actual village and household populations are set at the SPA plan stage, based on an approved demographic study; park fees and acreage obligation are derived from this value.

This plan follows Chula Vista's approach in the Parkland Dedication Ordinance for determining its park acreage and in-lieu fee obligation. The City's standard multi-family household size of 2.61 persons per household (PPH) can be applied to the proposed number of dwelling units planned for the EUC (2,983), to arrive at an estimated build-out population of 7,786 persons—although a lower PPH demographic is generally seen in comparable urban settings and is expected to occur in the EUC.

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## Chula Vista Municipal Code – Public Facilities Development Impact Fee Program

### *Framework*

Chapter 3.50 of the Chula Vista Municipal Code describes the amount, purpose, and use of funds collected through the Public Facilities Development Impact Fee (PFDIF) program, which is a mechanism to pay for construction of certain public facilities required with new development. These include major recreation facilities associated with residential development, such as community centers, gymnasiums, swimming pools, and senior/teen centers.

### *Policies and Requirements*

The current Recreation component of this fee program does not identify or program any facilities specifically in the EUC. Two major facilities that will benefit Otay Ranch residents (including those in the EUC) are planned in the development of a 70-acre community park associated with Villages Two and Four of Otay Ranch; the park is within one mile of the EUC. The facilities will consist of a 20,000 square foot recreation center and a 63,710 square foot aquatic complex.

## EUC Public Facilities Financing Plan

### *Framework, Policies, and Requirements*

The Municipal Code establishes, as a condition of SPA approval, the preparation of a Public Facilities Financing Plan (PFFP). The PFFP must show how and when facilities and services necessary to accommodate the development will be installed and financed, including a phasing schedule to ensure that facilities are provided in a timely manner and that one area will not utilize more than the area's fair share of facility or service capacity.

## Chula Vista Parks and Recreation Master Plan dated Nov. 2002

### *Framework, Policies, and Requirements*

The City's comprehensive plan for parks and recreation outlines how to achieve an interrelated system of parks and recreation facilities intended to respond to the needs of Chula Vista residents. This plan is developed in the context of other city, state, and federal regulatory requirements, and is currently in the process of being updated. The existing Chula Vista Parks and Recreation Master Plan dated Nov. 2002 identifies conventional park and recreation facilities for the EUC. However, the existing Plan does not reflect the recent changes made in the updated Chula Vista General Plan and Otay Ranch GDP that address the EUC, which indicate that EUC parks and recreation facilities and programming reinforce the urban character of the EUC, rather than follow a more traditional suburban parks model. The Parks and Recreation Master Plan update, when completed and consistent with the Chula Vista General Plan, will contain policies and requirements that address the EUC. Among other things, the Chula Vista Parks and Recreation Master Plan dated Nov. 2002 does the following:

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- Defines different kinds of parks and recreation facilities
- Provides an inventory of current parks and recreation resources for citizens
- Estimates future parks and recreation needs based on periodic surveys of residents
- Describes strategies for implementation and financing
- Describes City criteria for accepting offer of parkland dedication

### Chula Vista Landscape Manual

#### *Framework*

The Chula Vista Landscape Manual outlines the park and open space development process and specific submittal requirements for permitting purposes. The manual describes preparation of submittals, subsequent to final map approval, for parks, public open space, and streetscapes.

#### *Policies and Requirements*

Part Three of the Landscape Manual addresses requirements and criteria for public projects, including parks, open space, and streetscapes. These include submittal requirements, graphics and standards, design standards and criteria, landscaping, irrigation, and trails. Subsequent plans for developing EUC parks and open space will comply with the Landscape Manual.

### Entitlement Documents

Park, recreation, and open space provisions are further defined as development entitlements are processed as follows:

- Tentative map requirements:
  - Identify location of local park sites
  - Identify funding for local parks and method of construction
  - Review City of Chula Vista Greenbelt Master Plan for existing or proposed trails on adjacent properties to ensure linkages
  - Review of proposed bicycle trails to ensures linkages as shown on the City of Chula Vista Bikeway Master Plan, dated September 2003
  - Condition the map with threshold timings for the provision and approval of individual master plans for each park
- Final map requirements:
  - Dedicate local park sites
  - Assure funding for local parks, as applicable

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## **II. EUC Urban Parks, Recreation, Open Space, & Trails Plan Development**

### **A. EUC Urban Framework & Open Space Relationship**

The EUC is “urban”—it is being planned to serve a different demographic and have a different character (densely populated cultural and commercial center of Otay Ranch) than the other Otay Ranch Villages, which are primarily suburban residential. The proposed structure of the EUC reflects this character. It comprises small blocks that flank a central core of more intense urban uses: civic, commercial, and residential. Additional residential uses predominate blocks to the northeast, east, and south of this area, while commercial and office uses extend to the west and northwest. The EUC, like other development in Otay Ranch, is intended to provide a pedestrian-friendly environment. This is accomplished by:

- Sustainable, mixed-use development, featuring a variety of land uses (commercial, cultural, residential), including an employment center, all integrated and in close proximity of one another
- Compact, walkable design, accomplished by providing smaller block sizes, which allows for a greater option of walking paths and also breaks up building masses
- Including through-block paseos and promenades for pedestrian use
- Accommodating the Regional Trail and Village Pathway, which provide pedestrian and bicycle connections throughout Otay Ranch and to the Chula Vista Greenbelt
- Providing for centrally integrated, regional transit in the EUC

Unlike other Otay Ranch development, however, the EUC will also be distinctive because of the people that are expected to live there. This demographic mix chooses urban environments because of their density and intensity. The EUC will offer residents convenient access to the cultural, commercial, and employment opportunities that are characteristic of these places. These people can live, work, and play in a focused urban setting, where they can contribute to and be energized by all that a city has to offer, including urban open space. Urban parks in the EUC will facilitate use of outdoor spaces for everyday activities as well as special events. Park design and programming will help activate these public spaces, thereby contributing to vitality and urban place-making in the EUC.

The EUC’s urban function and character, and its anticipated demographic profile, is reflected in its proposed park and recreation facilities. Three separate parks within the heart of the EUC reinforce the civic and commercial core of the EUC. This includes a major park and plaza in the Civic District, the centrally located Town Square Park, and an urban neighborhood park located south of the Town Square. These parks are connected with broad sidewalks and a central paseo.

Three other highly amenitized urban parks distributed throughout the neighborhood districts serve as focal elements that are compatible with the EUC’s fine grain and convenient to its residents. In addition, the Regional Trail extends through the EUC, providing trail users a variety of experiences as the trail passes through residential, commercial, and civic areas. This trail will fill a missing link in the City’s Greenbelt Master Plan and provide direct



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pedestrian and bicycle access to parks and open space in villages both east and west of the EUC, including the planned Community Park in Villages Two and Four. Complementing the Regional Trail will be the aforementioned Main Street Promenade, circuit walk and jogging paths, which connect all six EUC parks and the office plazas.

## **B. Park Programming Considerations**

### EUC Demographic Profile

After reviewing comparable projects and conducting demographic analyses for the EUC (considering its land use mix, community amenities, and higher-density housing products), it is expected that the resident profile will largely comprise professional singles and couples, young families, and move-down empty-nesters. These residents will be attracted in part by the opportunity to live the active urban lifestyle that the development will offer.

Based on the specific mix of housing types proposed, analyses indicate that the EUC is expected to have approximately 2.06 people per household, with the majority of households consisting of either one or two adults. The final average household size could be higher or lower, depending on the mix of housing types that actually gets built. For the purposes of facility planning, an average household size of 2.58 people is assumed, based on City of Chula Vista GDP requirements.

Additional analysis conducted by the City<sup>1</sup> indicates an aging population in the Otay Ranch as the baby boom generation matures. Growth of several age groups in this demographic (ages 45 to 65 and older) will increase between 100% and 197% by 2030, while the key group for organized sports participation (age 5-14 years) will only grow by 30%. This change will result in an Otay Ranch population skewed more towards older individuals; this may be more pronounced in the EUC because some of the proposed housing will likely be developed as age-restricted (i.e., senior or retirement) housing.

In addition to EUC residents, another key component of its population is the employee base. These people will be working in the Business District and Mixed Use Civic/Office Core District in the western portion of the EUC, the Gateway Mixed Use Commercial Districts in the northwest and east, and the central Main Street District. It is expected that EUC employees will use the Civic Plaza, Town Square Park, and Southwest Park for their lunch time and other recreation activities, to activate these areas and support Main Street commerce.

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<sup>1</sup> Chula Vista Draft Recreation Needs Assessment, March 2006

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### Anticipated Facility Needs Based on Resident and Employment Component Profiles

Several sources of information have been used to estimate park and recreation facility needs for the EUC. These include demographic analysis conducted for the EUC, visits to comparable higher density mixed-use projects, and survey results of downtown San Diego residents done for the City of Chula Vista’s Recreation Needs Assessment (this “exemplar” group is demographically similar to that expected in the EUC). Table 1 below summarizes the top recreation activities expressed by the surveyed exemplar group for the Chula Vista Recreation Needs Assessment:

**Table 1: Demographic Exemplar Group Recreation Activities**

Top recreation activities (annual per capita participation rates)			
Passive use of open green space	(49.8)	Adult/youth tennis	(3.5)
Dog park usage (probable, not actual)	(21.1)	Youth league soccer	(3.1)
Picnicking in public parks	(18.0)	Adult league soccer	(3.0)
Use of play equipment & tot lots	(16.9)	Indoor volleyball, badminton, soccer, table tennis	(2.7)
Swimming in public pools	(9.0)	Youth league baseball	(2.7)
Rollerblading/skateboarding	(7.0)	Youth league softball	(2.5)
Adult/youth league basketball	(5.6)	Youth league football	(1.3)
Adult league softball	(4.0)		

In addition to the activities and facilities noted in the table above, when asked what single recreation facility the exemplar group would like to see added, the top response was for bike/jogging paths. This indicates that trails for running, walking, and bicycling are also appreciated by this demographic group. The above data, combined with information from the EUC demographic analysis and visits to comparable projects, has led to the following listing of higher-priority park and recreation facilities for the anticipated EUC demographic:

- Especially key are small public parks (1-2 acres each) within easy walking distance of residents, which serve as neighborhood focal points. These parks can also provide amenities such as open lawn and other vegetation; children’s play areas or tot lots, places for sitting and picnicking, off-leash dog areas, and other means of active recreation. A comparable project including these small neighborhood parks is at Playa Vista (in Los Angeles), which has several residential parks throughout the development: a park is within a five-minute walk of any residential unit, and each park has a particular theme that provides local identity.
- Residents, employees, and visitors should have access to bicycle and pedestrian paths. These provide opportunities for recreation, link the EUC with other parts of Otay Ranch and Chula Vista, and promote alternative transportation modes. These paths are already being developed in Otay Ranch, and will include routing through the EUC.

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- All six EUC parks will be interconnected by sidewalks, including a 20-foot Main Street Promenade with added landscaping and street trees, a series of 20-foot walkways that comprise a circuit walk and provide measured distances for urban walkers and strollers, plus a central paseo connecting Town Square Park with South Central Park. In addition, a jogging path on the western side of the EUC will increase the recreational park experience for all. This will allow residents, employees, and visitors to enjoy all of the EUC parks and plazas through a series of interconnected promenades, walkways and trails.
- Access to specialized, single-use facilities (e.g., swimming pools, tennis courts, and ball fields) can be provided through private development within the EUC, and by nearby community and neighborhood parks that are within one mile of the EUC. Multipurpose open lawn for active use is provided in each of the EUC's residential parks. In addition, the Southwest Park will feature a regulation sized lawn area of approximately 255 feet by 330 feet suitable for sport practice and recreational activities including soccer, Frisbee, kite flying, and youth football and baseball.
- EUC employees and visitors should have options for eating, socializing, and relaxing outside, especially during lunch time. Urban parks in the Civic and Main Street Districts will be a significant amenity for these people and EUC residents alike, by accommodating these activities. Also located near employment areas, the EUC Southwest Park will feature tennis courts and a basketball court, as well as open lawn suitable for informal recreational activities. Coupled with the jogging path connecting the Southwest Park and the Business Park, a variety of recreational amenities are featured in close proximity to the EUC employment areas. Similar mixed-use projects employ active public space in a mixed-use main street setting. For example, California Plaza in Los Angeles is a comparable project that incorporates extensive recreational and cultural programming which activates the public space in a multi-use civic plaza setting. In addition, urban parks in major U.S. cities, including San Diego, allow year-round lunch time activities for all employees.

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### **C. EUC Parks Obligation**

To meet the standard of 3 acres of parkland per 1,000 residents as specified by the Chula Vista Parkland Dedication Ordinance, a total of 23.36 acres of land and equivalent improvements is needed for the EUC (based on a population of 7,786 derived from City's standard generation rate). As detailed in Table 2, a total of 12.88 acres of developed urban parks will help satisfy the acreage requirement, with the balance made up by investment in:

- Additional equivalency improvements to the EUC's six on-site urban parks.
- Development of the EUC's jogging paths, promenades, office plazas, trails, and paseos.
- Off-site in-lieu fees to be applied to an offsite park..

The total developed park and recreation facility acreage, additional on-site investment equivalency (described above), in-lieu fee contributions, and acreage credit application is shown in Table 2. The added equivalency value is what allows the parks to achieve a higher level of improvements and amenities that enhance the uniqueness and important place-making role of the parks within the EUC. In addition, acreage shall be credited in areas where utility easements pass through a park, provided that the easements are shown to not impair a park's programming or function. In areas where the Regional Trail or circuit walk passes through an urban park, that area is not subtracted from the park's acreage. Credit regarding utility easements and trails in EUC parks will be outlined in the Park Agreement that the Developer will enter into with the City.

The facilities provided through the equivalency program will be different than other parks in Chula Vista, by providing enhanced park amenities unique to urban areas, and by accommodating community-level programming that can be enjoyed by all who live in and visit the EUC. These additional features can include recreational and fitness equipment, elements and programming specific to individual park themes, ornamental gardens and water features. By supporting urban park programming and contributing to the EUC's identity, these enhanced parks will fulfill the EUC-specific policies outlined in the Chula Vista General Plan and Otay Ranch GDP.

As stated by the regulatory policies of Chula Vista and Otay Ranch, EUC parks and recreation facilities will comprise a broad mix of park types that will integrate civic and resident-serving uses, and contribute to and reinforce the pedestrian-oriented nature of the EUC and Otay Ranch. Moreover, this Plan will complement the urban character intended for the EUC through a suite of facilities and programming that will enhance the EUC's density and mix of uses, and ultimately its viability and ability to achieve the urban vision for the EUC described in the Chula Vista General Plan and Otay Ranch GDP. The park facilities will be described in more detail in Section III, "EUC Urban Parks, Recreation, Open Space, and Trails Plan."

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**Table 2: EUC Park Summary**

<b>Park</b>	<b>Acres</b>	<b>Equivalency/In Lieu Fee</b>
Northeast Park	1.97	
Southeast Park	1.51	
South Central Park	1.90	
Southwest Park	3.60	
Civic Park	1.62	
Town Square Park	2.28	
<b>Subtotal</b>	<b>12.88</b>	
Office Plazas, Jogging Path	2.75	
In lieu fees reinvested on-site	5.88	Equivalency <sup>1</sup>
Off-site field enhancements	1.85	In Lieu Fee <sup>2</sup>
<b>Total</b>	<b>23.36</b>	

<sup>1</sup> Fees to be reinvested into the parks on site per the EUC Park Agreement.

<sup>2</sup> Off-site Facility in-lieu fees as detailed in the EUC Park Agreement

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### **III. EUC Urban Parks, Recreation, Open Space, and Trails Plan**

This chapter describes the urban park, recreation, open space, and trails facilities provided within the Eastern Urban Center of Otay Ranch. This EUC Master Plan strives for consistency with the Chula Vista General Plan and Otay Ranch GDP, and identifies the types, quantities, and locations of the facilities provided at each EUC park site. In addition to identifying specific facility needs and requirements, the goal of this Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying recreation needs of the expected resident profile. The plan proposes a unique approach to the EUC parks, consistent with the policy language which appears in the Chula Vista General Plan and Otay Ranch General Development Plan. The variety of recreational elements proposed and the recreational opportunities envisioned is discussed below.

#### **A. Recreation**

The EUC concept is to serve as the focal point and symbolic center of the Otay Ranch and Eastern Territories, as described in the Otay Ranch General Development Plan. It is intended to be a mixed-use area with some medium- to high-rise buildings and an urban character, providing social, civic, and other activity areas. The EUC SPA Plan provides a variety of recreational opportunities to support the EUC concept. The plan is based on the following principles:

- Urban parks and recreation facilities shall be designed to support the EUC's focus on urbanism, mixed use, and pedestrian-oriented planning.
- Recreation standards shall be guided by EUC-specific requirements and policies indicated in the Chula Vista General Plan and Otay Ranch General Development Plan.
- Progressive parks and recreation concepts shall be employed with programs tailored to people rather than people to programs.
- Parks shall be conveniently located to serve all residents.
- Major parks and recreation facilities shall be linked by a trail system for pedestrians and bicycles.

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## Parks and Recreation Activity Categories and Accommodations throughout Otay Ranch

A variety of recreation opportunities enhance the quality of life of residents of the Otay Ranch community, including those who will live in the EUC. The following is a list of recreational activity categories that will be provided through recreational programming in the greater Otay Ranch parks and recreation system:

- Informal social activities (conversation areas, informal seating arrangements)
- Relaxation (hobby-oriented such as reading, gardening, and picnicking)
- Informal play (open space play areas)
- Creative play (adventure playgrounds, specially equipped parks)
- Big muscle (playground equipment, fields, aquatic facilities, tennis, wheeled sports)
- Rhythm and music (indoor and outdoor facilities for live music and dancing/classes)
- Drama (performance facilities/classes)
- Quiet games (shuffleboard, croquet, horseshoes, archery)
- Nature learning (hiking, bird watching, environmental education)
- Hand-intellect (art/crafts and scientific activities, vocational/special interest classes)
- Social activities (neighborhood group, social dance, club meeting facilities)
- Service (volunteer program, club, committee meeting facilities)

Accommodations for recreational activity for Otay Ranch residents will be provided by the following types of parks and recreational facilities throughout Otay Ranch; some of these facility types will be within the EUC:

### *Special Recreation Facilities*

Special recreation facility areas provide for recreational needs not fulfilled by conventional public park facilities. Examples include interpretive centers, botanical gardens, skating facilities, bicycle parks, and privately operated amusement parks. Such facilities are privately owned and operated through commercial enterprise, community association, or maintenance district. The EUC may contain these facilities.

### *Regional Park*

Regional parks may include recreational activities such as riding and hiking trails, picnic areas, golf course, active and informal play areas, and natural open areas. A regional park is located in the Otay River Valley, just south of Otay Ranch.

### *Community Park*

Recreational facilities in community parks include lighted ball fields and courts, recreation complexes (buildings and swimming pools), and areas for children's play, informal play, and picnicking. A 70+ acre community park is planned for Villages Two and Four, west of the EUC. This park will be less than one mile from the EUC via the Regional Trail system and city street system.

### *Neighborhood Parks*

Recreational facilities may include ball fields, sports courts, children's play equipment or tot lots, and informal play and picnic areas. The existing and planned Villages in Otay Ranch all will have neighborhood parks.

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#### *Urban Parks*

Urban parks provide neighborhood access to green space in a fine-grained urban environment. They can be the site of informal social and recreational activities, as well as programmed neighborhood events. The EUC will have urban parks in its Neighborhood Districts.

#### *Private Recreation Facilities*

Private recreation facilities emphasize informal social and recreational activities. Facilities may include informal play areas, tot lots, seating areas, swimming pools or spas, and fitness centers. The EUC will contain these facilities within multi-family residential projects.

#### *Pedestrian Plazas, Promenades, and Gathering Areas*

Plazas and promenades can be the focal points of urban cores and create a social center and gathering place in the area. Facilities may include open areas for events, seating areas, and play areas. The EUC will provide a grand plaza in the Main Street District (Town Square Park), office plazas, and a large urban park in the Civic District (Civic Park).

#### *Town Squares*

Town squares are the focal points of some Otay Ranch Villages, and provide the opportunity to create a social center in the village core areas. These parks are private and will be owned and maintained by a central business district (or similar private entity). Facilities may include plazas or open areas for village events and performances, seating areas, tot lots, and passive play areas. The EUC will provide a town square in the Main Street District.

#### *Public Schools*

Public school buildings and outdoor play areas provide an opportunity for recreational activities within a village. The location of schools adjacent to parks enhances both uses and may allow for shared use of facilities. An elementary school may be provided in the EUC.

#### *Commercial Centers*

Commercial areas can provide recreational and place-making opportunities in the form of outdoor seating and eating areas. In addition, businesses such as health clubs, cafes, bookstores, and bike shops promote leisure and recreational activities. These uses would be permitted in the EUC.

#### *Community Purpose Facilities*

Recreational activities that serve an area may be provided by a community purpose facility such as a church, Boys and Girls Club, YMCA, or similar non-profit entity. Facilities may include swimming pools, senior or teen centers, and meeting rooms. The EUC will contain community purpose facilities.

#### *Regional Trail, Village Pathway, Paseos, and Trails*

Special pedestrian and bicycle routes provide an opportunity for expanded recreation and act as convenient linkages to parks or other recreational sites within and beyond Otay Ranch. The EUC will provide segments of the Regional Trail and Otay Ranch Village Pathway systems, as well as paseos, jogging trails, and promenades. Enhanced, wide sidewalks will also be located for pedestrian use throughout the EUC.



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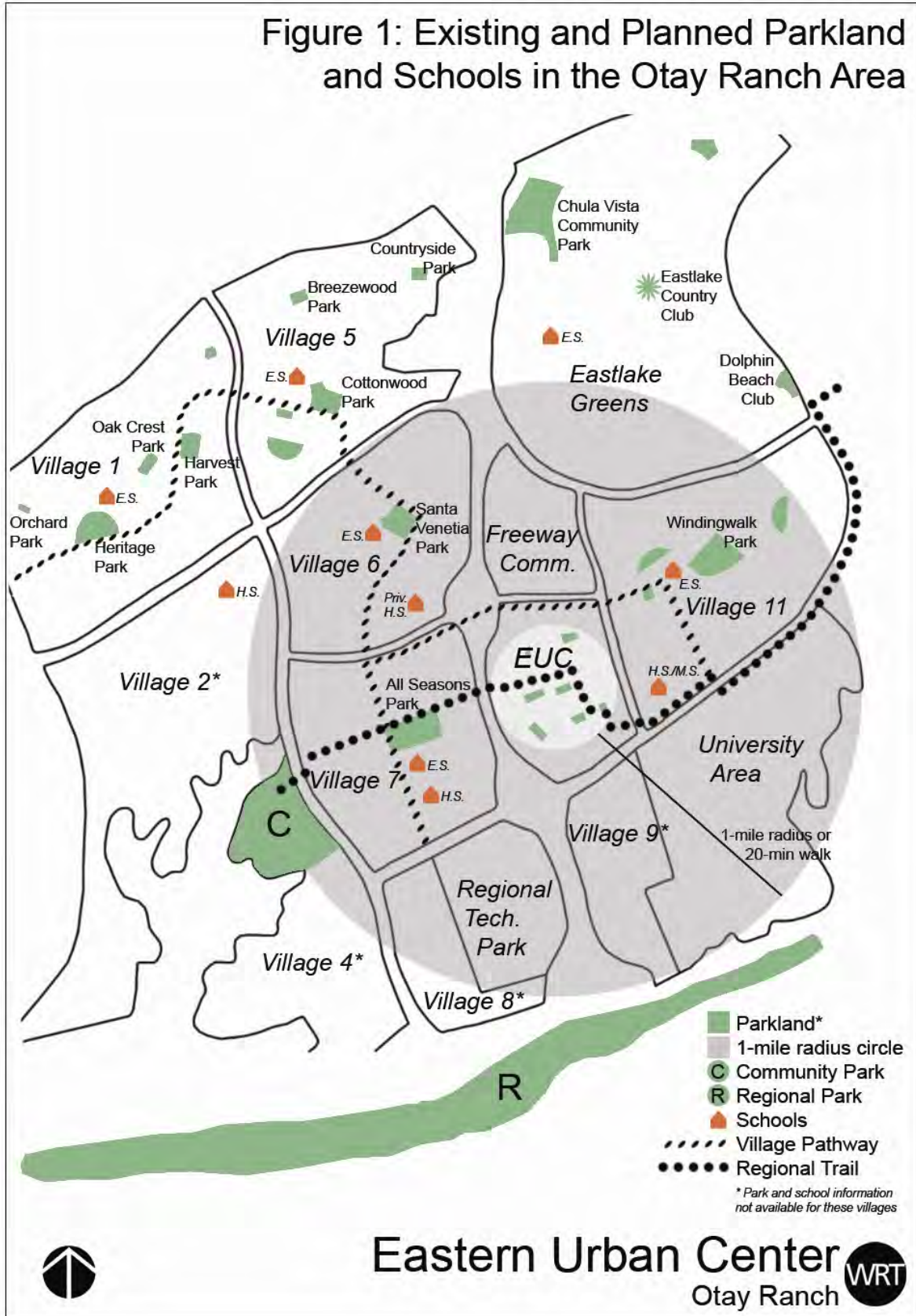
In developing this Master Facility Plan for the EUC, it is important to consider the types and locations of other existing and proposed parks and recreation facilities in nearby Villages in Otay Ranch. Careful coordination of these resources across Otay Ranch will help achieve the goal of providing residents with comprehensive park and recreational opportunities, in a way that maximizes efficiency and promotes the character of each village. The Chula Vista Parks and Recreation Master Plan dated Nov. 2002 comprehensively addresses city-wide recreational needs and as such identifies recreation facilities to be sited in each future park. Parks and recreation master plans already have been adopted for several Villages in Otay Ranch, to help meet recreational needs for residents of those areas. Figure 1 on the following page presents a diagram of known existing and proposed parks and schools in the Otay Ranch area. School facilities also help satisfy recreation needs, through their provision of sports fields and other recreation facilities that are available for occasional public use, as well as use by students. Many of the neighborhood and community parks also provide facilities for active sports recreation within a short distance of the EUC, and are accessible by the Regional Trail and Village Pathway systems. Table 3 below indicates some of the active recreation facilities found in these parks.

**Table 3: Active Recreation Facilities in Selected Otay Ranch Area Parks**

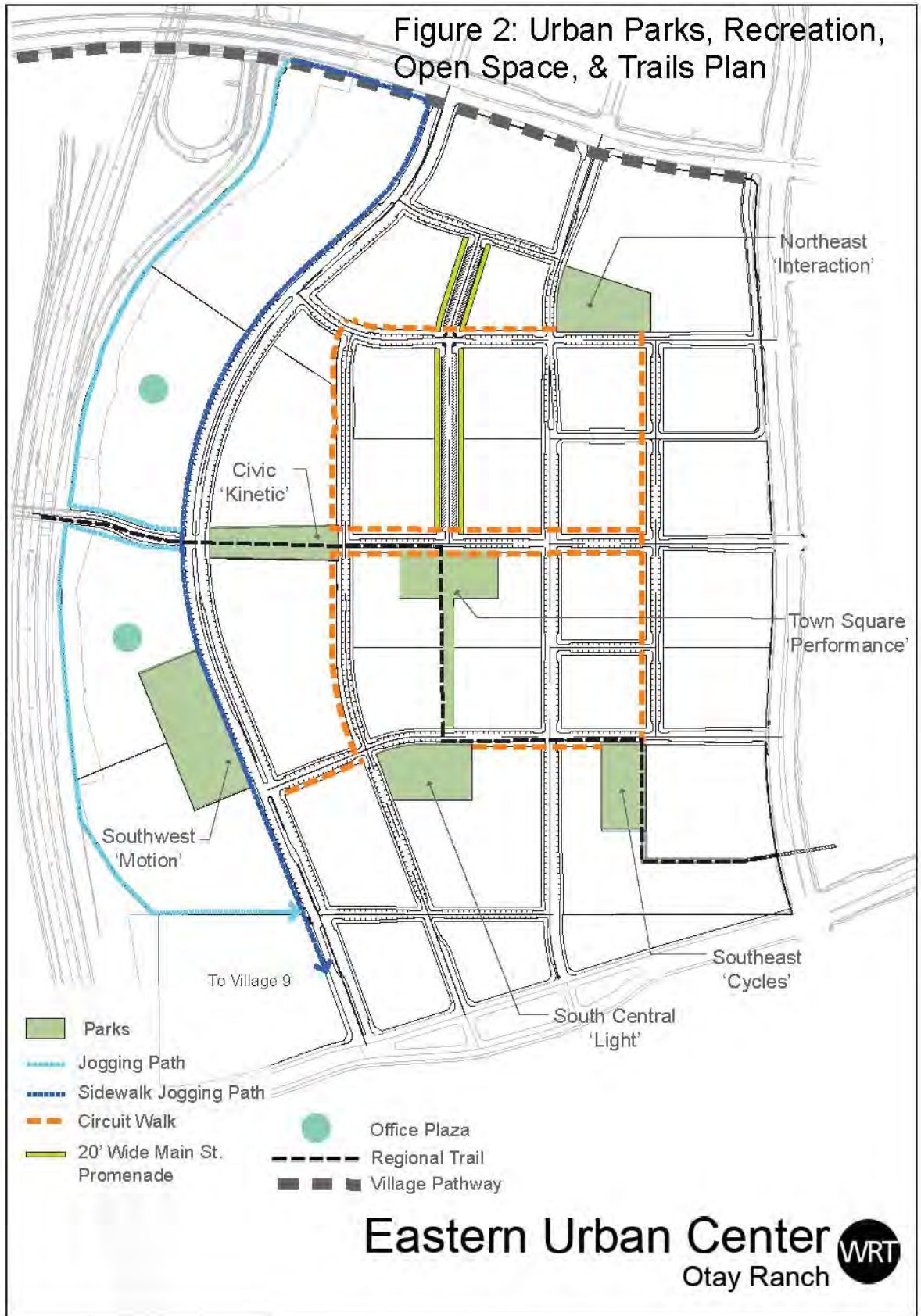
Park	Basketball	Recr. Center	Sports field	Softball field	Skate park	Tennis courts
All Seasons Park	✓		✓			
Chula Vista Comm. Park			✓	✓		✓
Cottonwood Park	✓		✓	✓		
Harvest Park			✓			
Heritage Park	✓	✓			✓	
Santa Venetia Park			✓	✓		
Windingwalk Park	✓		✓	✓	✓	✓

Like other communities in the Otay Ranch, the EUC shall also provide for the recreational demand created by the resident population, through park acreage, facilities, and in-lieu fees. This information, combined with understanding that EUC parks should foster urban place-making while also meeting recreational needs of its residents and visitors, has led to a range of parks and recreational facilities being proposed for the EUC. These include four urban parks in the Neighborhood Districts, a major park in the Civic District (Civic Park), a significant pedestrian plaza and park in the Main Street district (Town Square Park), office plazas, a circuit walk, paseos, jogging paths, and the Regional Trail. Proposed locations of these facilities are depicted in Figure 2.

Figure 1: Existing and Planned Parkland and Schools in the Otay Ranch Area



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The proposed EUC Parks include the following parks:

- A. Northeast Park 1.97 acres
- B. Southeast Park 1.51 acres
- C. South Central Park 1.90 acres
- D. Southwest Park 3.60 acres
- E. Civic Park 1.62 acres
- F. Town Square Park 2.28 acres

In addition to the above parks, which total 12.88 acres, the EUC will provide an additional 7.42 acres of recreational amenities in the form of office plazas, jogging paths, a circuit walk, and a Main Street Promenade, for which the project will receive a flat 2.75-acre credit.

All six parks will offer a variety of passive and active recreational uses and include a higher level of amenities, materials, and finishes. All parks will include moveable tables and chairs, benches and other site furnishings. The use of unit pavers in the parks will allow for integration of floor-mounted light ribbons and uplights consistent with the energy theme of the EUC parks. The flexibility of unit pavers will also allow the ability to add more paving and/or landscape in certain areas. To further reinforce the energy theme and activate public spaces, Wi-Fi access could be provided with the parks or encouraged with structures and concessions adjacent to parks.

Parks will promote sustainable design methods and reinforce the sustainable design theme. Water quality treatment measures and recycled materials will be encouraged, low-water use plants will predominate, and the design concepts will integrate sustainable principles into design decisions.

All the parks will have a strong orientation to at least two streets and are situated at key EUC intersections. In addition, the six EUC parks will be interconnected through a 20-foot circuit walk and Main Street Promenade with added landscaping and street trees. These streets and enhanced walkways are strategically located to connect with the office plazas as well. The circuit walk will provide measured distances for urban walkers and strollers. The Chula Vista Regional Trail runs through the heart of the EUC and connects the communities to the east and west of the EUC.

All parks will be designed utilizing a theme and style that complements the specific neighborhood in which each is located. This could include architectural styles, colors, materials, fencing, paving details, signage and lighting. Banners and graphics will also support the visual and physical connection between park and neighborhood. Although the SPA sets the character and programming of the parks, the final park designs and features are subject to approval of the City of Chula Vista.

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## **B. Residential Parks**

### Park Development Standards

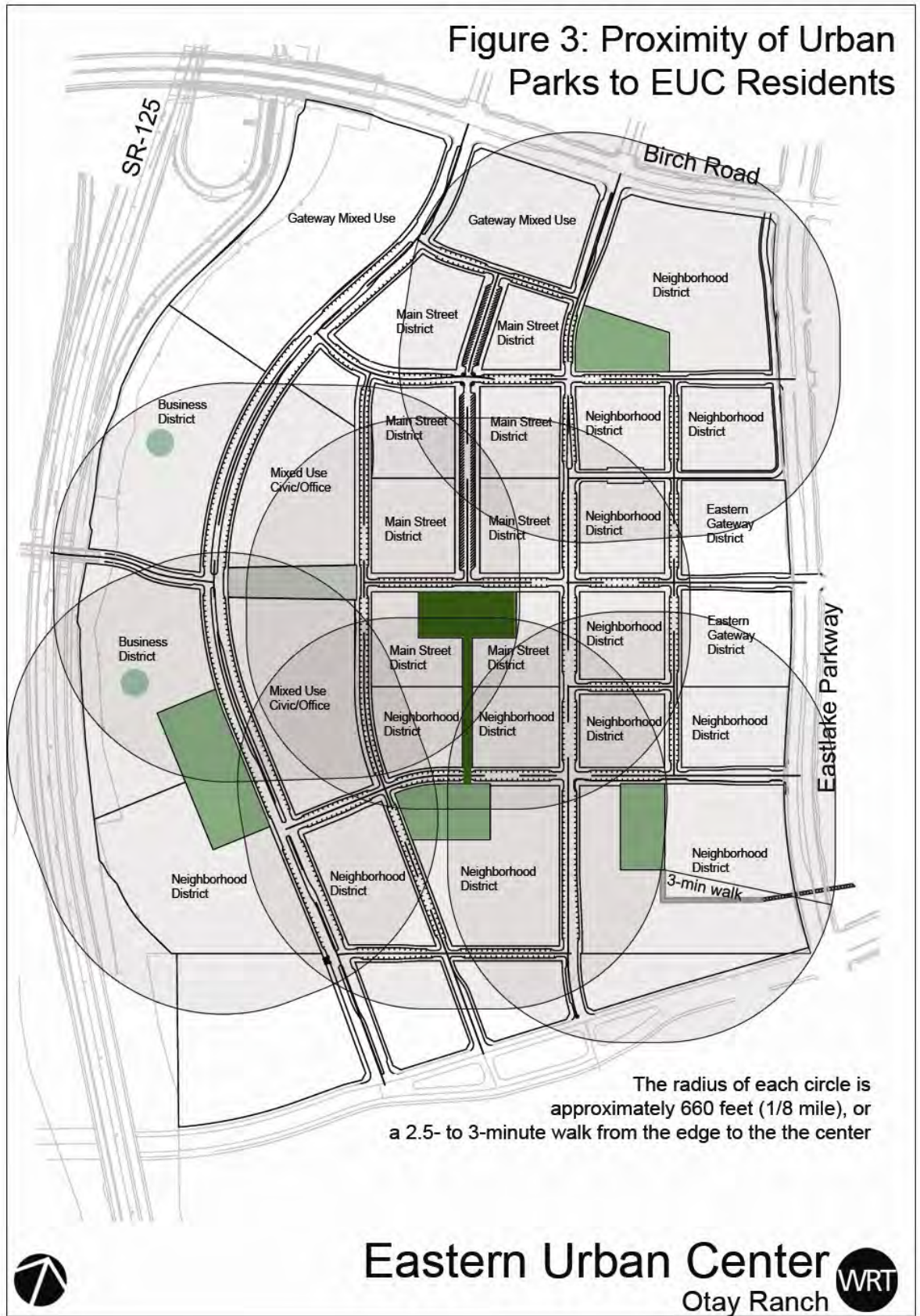
Proximity of EUC residents to parks is an important consideration for meeting the anticipated needs of this demographic profile and establishing the distribution of pedestrian-oriented urban parks. This master plan indicates that a park or recreation facility should ideally be within a 3-minute walk (approximately 1/8 mile) of any residential dwelling. The proximity of proposed EUC park facilities to its residential areas is shown in Figure 3 on the following page.

Future design and development of EUC parks, open space, and trails will follow the standards and requirements established by the City of Chula Vista, while also being consistent with the EUC SPA Plan. As noted in the Chula Vista Landscape Manual, project-specific standards and guidelines (i.e., as specified in the SPA Plan) shall take precedence if conflicts occur. General standards include the following for determining net usable park acreage:

- Areas for ball fields or built facilities (tennis and basketball courts, etc.) shall be graded to a 1%-1.5% slope to provide for proper drainage, when on natural grade
- Slopes steeper than 4:1 may not be considered for lawn areas
- Perimeter and interior slopes steeper than 4:1 are not credited towards park acreage
- All park areas shall be accessible per the Americans with Disabilities Act (ADA) requirements



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### Residential Parks Descriptions

Among its parks and recreation facilities, the EUC will include four urban parks located in the Neighborhood Districts, as previously shown in Figure 2. Descriptions of each of the residential parks are on the following pages. For all of these residential parks, their size and amenities reinforce the urban character of the EUC, and they are located for convenient and quick pedestrian access by residents in the surrounding district. Moreover, park design and programming will be sensitive to needs of the anticipated resident profile, including households with young children, by accommodating everyday active and passive recreation needs of adults and children. Because the residential parks are expected to be accessed primarily by pedestrians, vehicle parking is limited to adjacent street frontages.

The parks' conceptual designs stem from the idea that the EUC is a place of energy. Each park will explore notions of kinetic energy (active use) and potential energy (passive use), with the park designs presenting variations on a theme of energy types, characteristics, or utilization. As a result, each park will have a distinctive character to lend identity to the surrounding area, further enhancing the place-making attributes of urban parks in the EUC.

A potential source of park elements and programming stems from Chula Vista's recent commitment to developing a National Energy Center for Sustainable Communities (NECSC). This research institute will involve collaboration among the City of Chula Vista, the Gas Technology Institute (GTI), the U.S. Department of Energy, and the Center for Energy Studies of San Diego State University. The intent is to use Chula Vista—in particular, the EUC, Village Two, and Village Nine—as a “living laboratory” for studying and promoting energy-efficient communities and planning practices. Urban parks in the EUC can tap into the rich source of ideas emanating from the NECSC, by showcasing demonstration projects related to advanced energy technologies, and interpretive exhibits focused on renewable energy, energy efficiency, and sustainable design. In addition, the parks can incorporate renewable energy techniques to minimize operating costs. Because NECSC development is an ongoing effort, it is important to maintain flexibility in EUC park design and programming, so that parks are responsive to emerging NECSC programs. In these ways, parks in the EUC will help advance sustainable development in Chula Vista.

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**Northeast Park (1.97 acres) – Energy Theme: *Interaction***

*Role in the EUC Parks Program* - Located at the intersection of C and F Streets, this park is surrounded by residential uses and is adjacent to the main street retail core. This park has a strong presence in the Northeast residential area. It will primarily serve as the neighborhood park for Land Use Areas 2 and 3, Northeastern Neighborhood District and Eastern Gateway Neighborhood District respectively, as depicted on the Site Utilization Plan.

*Park Theme / Design Concept* - This park explores energy flows and exchanges among people who are directly engaged with each other in some sort of activity. Active (kinetic) uses could include participating in games and physically interacting with each other and with built elements.

These uses can be supported by places to play games that vary in physical activity levels, including lower-activity games using specially designed, oversized equipment such as chess and checker pieces. For children, interaction can be supported by a spray park with an interactive water feature, and by a play area for adventure or creative play (which allows the possibility of organized activities under the direction of play leaders).

The life-size chess and checker board allows interaction between both adults and children in a family setting. Chess and checker pieces can be stored in low garden cabinets that can also serve as seating benches. Cabinets can also store seating cushions and yoga mats allowing open lawn seating and yoga. Garden cabinets can be unlocked each morning by park maintenance staff. Game pieces, cushions and yoga mats would be returned nightly to the cabinets and locked by maintenance staff.

Open lawn areas can be used for informal play amongst adults and children. Rolling bermed lawn areas along the edges of the park can be used for tumbling activities as well as providing a sense of enclosure. Open lawn can be used for group gatherings for important neighborhood events such as art shows, concerts, weddings and birthday celebrations. Open lawn areas will also allow casual recreational activities such as soccer, t-ball, and Frisbee. A freestanding wall, strategically placed, can be used as a backdrop for intimate neighborhood group gatherings such as evening acoustic concerts and family movie nights during the summer. During the day, the wall can be a setting for instructor-led aerobic classes, puppet shows for children and outdoor classrooms.

A fenced dog park designed to blend gracefully with other park improvements will be included near the outer edges of the park, away from the residences and children's play areas. The Northeast Park can also provide a setting for welcoming gatherings for new residents of the Northeast neighborhood to meet new and current residents. Holiday events can be staged in the park, featuring lighting displays and celebrations.

Interactive artwork, such as sculptures, can be featured in a plaza, providing both recreation and a visual amenity. Passive (potential) uses would occur in a quiet garden area (with a gazebo structure) that overlooks the more active areas, to give users a calm place that can allow observation of other interactions. This garden can also be programmed for events such



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as wedding ceremonies and similar outdoor gatherings. Provision of porch-type benches also encourages quiet interaction in the park.

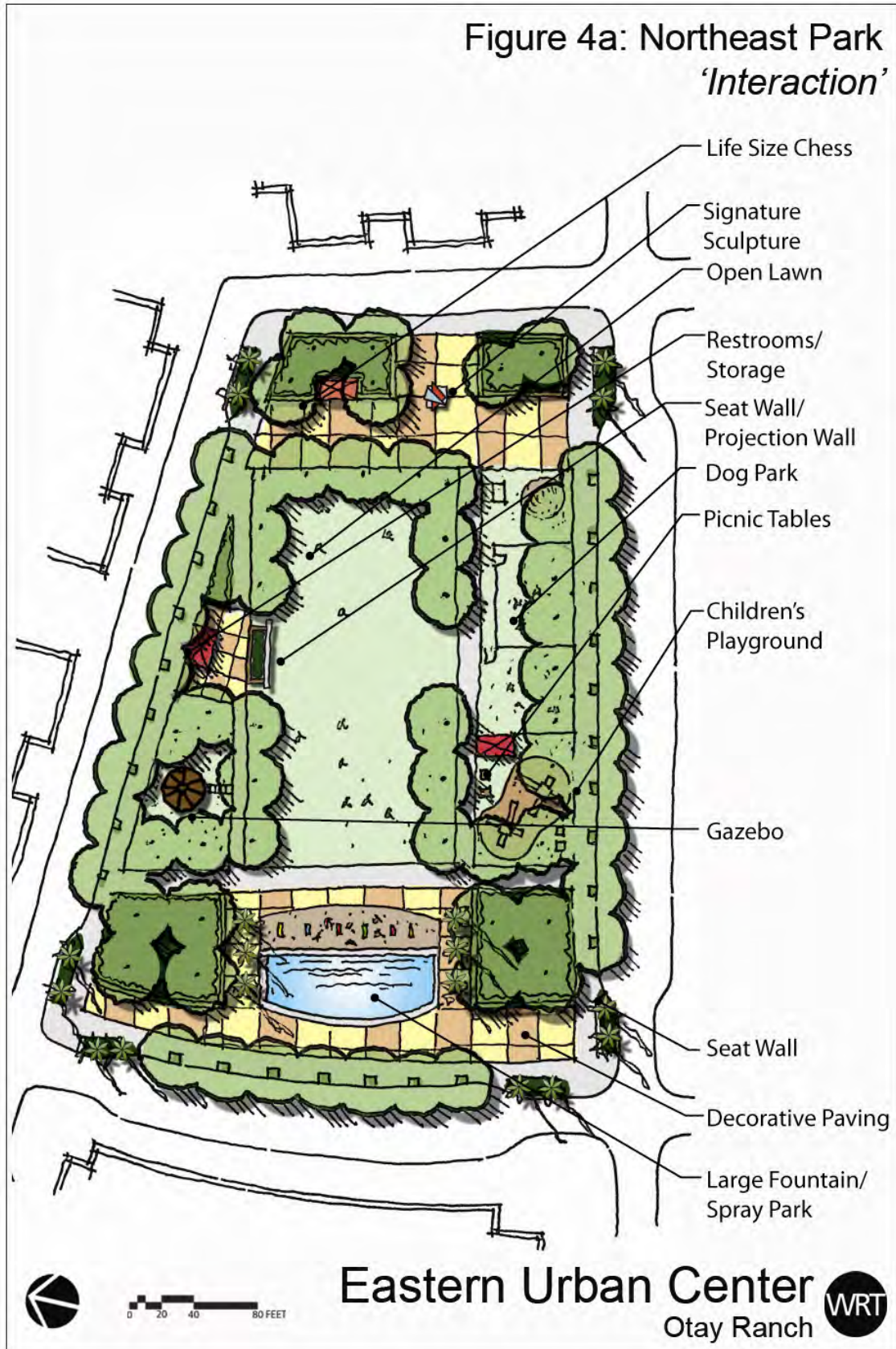
The Park's final design should consider the potential connections with surrounding land uses and promote easy access from surrounding residential developments. Likewise, areas that require buffering from surrounding uses should be sensitively screened or separated.

Figure 4a illustrates a conceptual design of the Northeast Park, which includes the following facilities:

1. Dog park
2. Large fountain
3. Projection wall for events such as summer movies
4. Signature sculpture/art element
5. Spray park
6. Children's playground
7. Large chess/checker play area
8. Gazebo
9. Decorative and unit pavers
10. Specimen shade and ornamental trees
11. Restrooms
12. Picnic tables
13. Upgraded lighting
14. Seat walls
15. Open lawn areas

Images depicting some of the concepts of this park are presented in Figure 4b. Listed program elements and the conceptual design shown in Figure 4a are subject to modification and refinement consistent with the EUC vision and intent as expressed in the EUC SPA Plan. All modifications and refinements will be subject to the review and approval of the City.

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Figure 4b: Imagery for Northeast  
*'Interaction'*



Eastern Urban Center  
Otay Ranch 



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### **Southeast Park (1.51 acres) – Energy Theme: *Cycles***

*Role in the EUC Parks Program* - Located at the intersection of D and K Streets, this park is surrounded by residential uses and is directly connected to the regional trail. Similar to the Northeast Park, the Southeast Park has a strong presence within the surrounding neighborhood, the Southeastern Neighborhood District (Area 10 on the Site Utilization Plan).

*Park Theme / Design Concept* – The cyclical and transformational aspects of energy underlie this park theme. Active recreation would occur in a children’s play area that incorporates natural materials (e.g., boulders, water, sand, wooden blocks). This park could also provide the site of a community use space, which allows for recreation that facilitates neighborhood ownership and helps build and maintain a sense of community. One possible use could be a community garden where residents may grow their own vegetables. Alternatively, if there is apparent need for additional court or other features that relate to the surrounding population, the community use space can be designed to support that interest.

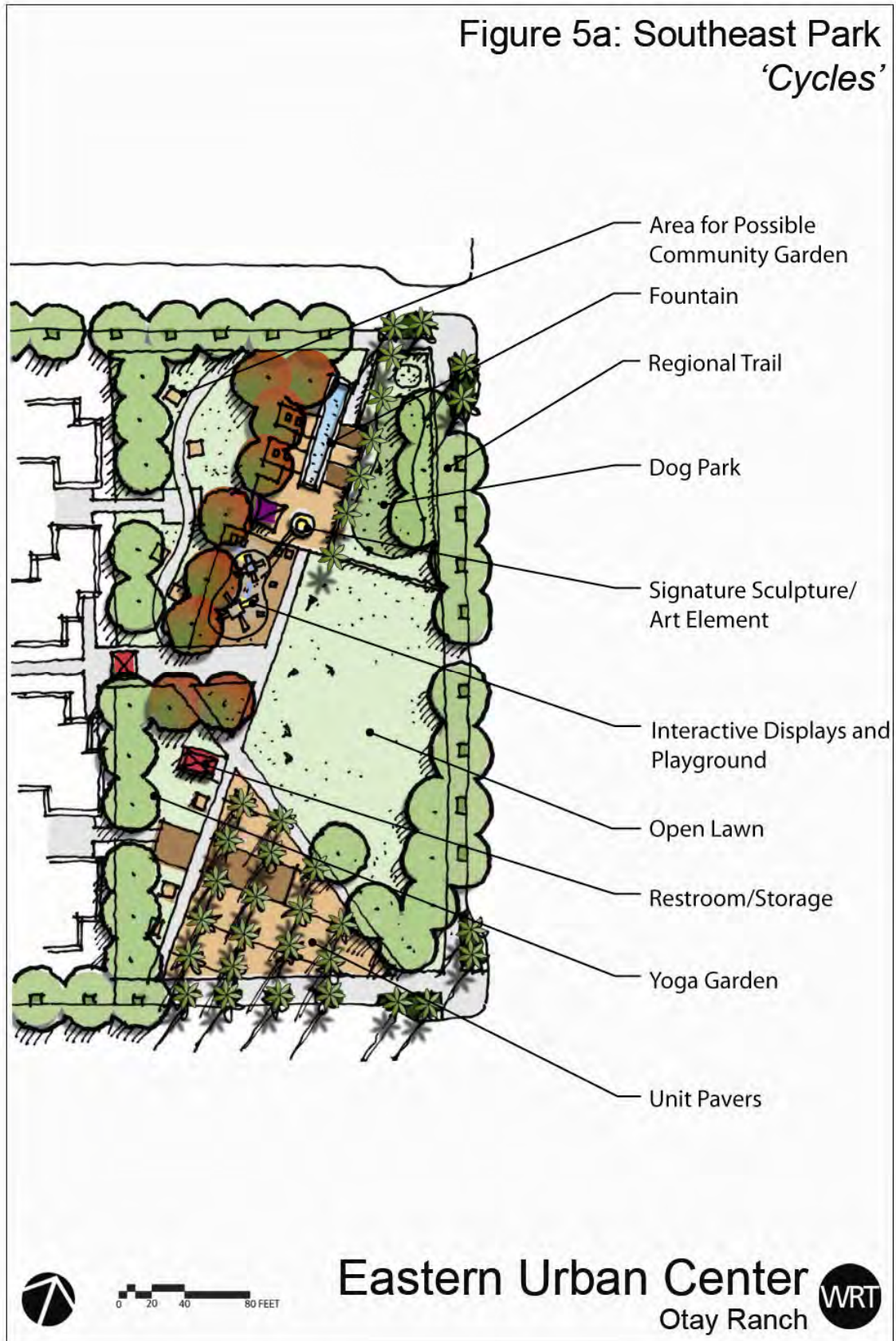
This park can also feature an ornamental garden that could possibly provide materials for other uses, such as herbs or cut flowers. The park’s garden areas would include a trellis and quiet seating areas. Open lawn areas will be designed to accommodate intimate outdoor events such as concerts, but will also support informal and passive play activities. A tranquil area of the park will be the setting for a yoga garden for individual practice as well as classes; these may be programmed by either the City or a private entity with approval of the City. Finally, this park can feature a display and demonstration area focusing on energy cycles and sustainable energy technology and innovations such as those being considered in the forthcoming National Energy Center for Sustainable Communities effort.

Figure 5a illustrates a conceptual design of the Southeast Park, which includes the following facilities:

1. Signature sculpture/art element
2. Interpretive displays for adults and children exploring energy themes
3. Children’s play area
4. Yoga garden
5. Fountain
6. Community garden area
7. Dog park
8. Decorative and unit pavers
9. Specimen shade and ornamental trees
10. Restrooms
11. Upgraded lighting
12. Seat walls
13. Open lawn area

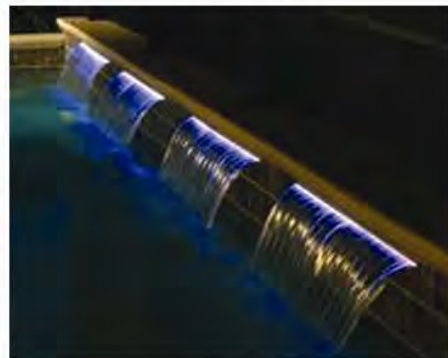
Images depicting some of the concepts of this park are presented in Figure 5b. Listed program elements and the conceptual design shown in Figure 5a are subject to modification and refinement consistent with the EUC vision and intent as expressed in the EUC SPA Plan. All modifications and refinements will be subject to the review and approval of the City.


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Figure 5b: Imagery for Southeast  
*'Cycles'*



Eastern Urban Center  
Otay Ranch 



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### **South Central Park (1.90 acres) – Energy Theme: *Light***

*Role in the EUC Parks Program* - Located at the intersection of Main and K Streets, the South Central Park is surrounded by residential uses, (Central Southern Neighborhood District). It is also situated at the visual terminus of Main Street and forms an important focal point to the Main Street District. Though it will primarily serve the residents of the Central Southern Neighborhood, the park will also support visitors and employees of the Main Street shops.

In addition to its primary function as a neighborhood focal element and recreational amenity for residents, the South Central Park could be designed as an enriching feature to the potential elementary school located along the south edge of the park. Improvements in the South Central Park may complement the elementary school, should the school be required in this location by the school district. These improvements could be inspired by elementary school children, and could provide learning opportunities related to sustainability. Because some of the land uses around South Central Park are yet to be finalized, it is important that this park's further planning allows flexibility in design and programming.

*Park Theme / Design Concept* – The theme of this park involves a more literal interpretation of the energy concept, in which aspects of light can be incorporated within park design and use. A major activity area is associated with a tensile shade structure that can be fitted with programmable fiber-optic lighting, and the floor could include illuminated tiles. This area can support fitness programs for adults and children alike, and can be the site of outdoor classrooms and organized neighborhood and community events. Open lawn areas can be designed to support outdoor classrooms for the elementary school as well as the neighborhood. Lawn areas will also support informal play. Similar to the northeast park, a fenced dog park will be integrated within the park, located away from children's activity areas and the residences.

Ornamental planting areas also follow the light theme, by demonstrating gardening ideas for high-light and low-light settings, and can provide places for more passive park uses. Finally, photovoltaic panels can be integrated in park structures and art displays.

Connections to the surrounding school site as well as the surrounding neighborhood should be encouraged in the park. In addition, a signature art element should be designed and located to emphasize the South Central Park's physical connection, via the central paseo, to the Town Square.

Figure 6a illustrates a conceptual design of the South Central Park, which includes the following facilities:

1. Incorporation of art and science projects created by elementary school students
2. Signature sculpture/art element
3. Light columns
4. Tensile shade structure
5. Children's playground
6. Decorative and unit pavers

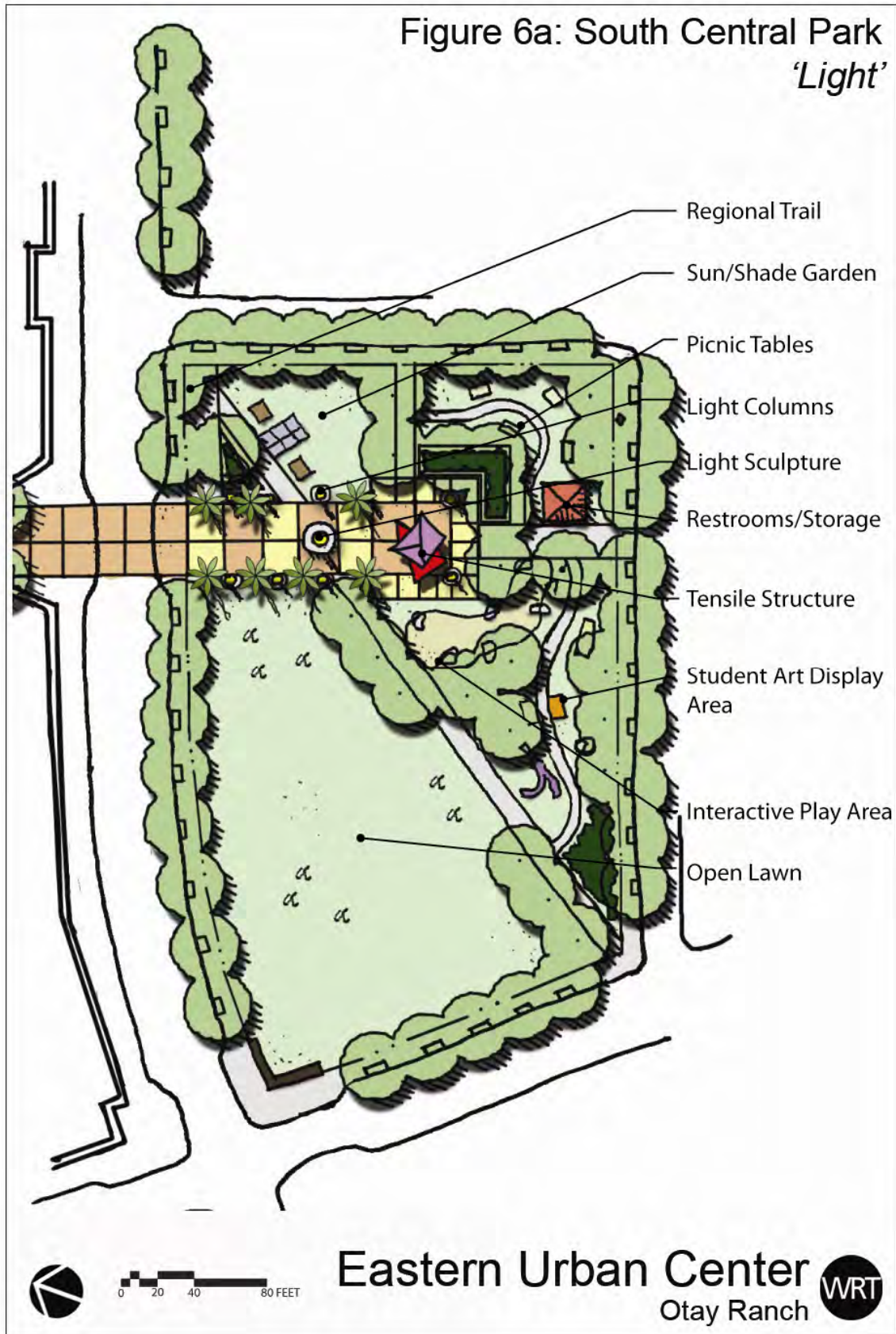
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7. Specimen shade and ornamental trees
8. Sun and shade garden
9. Restrooms and storage
10. Picnic tables
11. Upgraded lighting
12. Seat walls
13. Open lawn area

Images depicting some of the concepts of this park are presented in Figure 6b. Listed program elements and the conceptual design shown in Figure 6a are subject to modification and refinement consistent with the EUC vision and intent as expressed in the EUC SPA Plan. All modifications and refinements will be subject to the review and approval of the City.



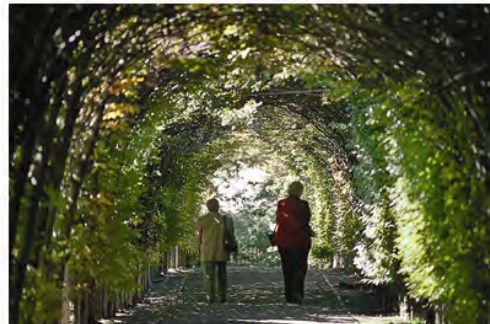
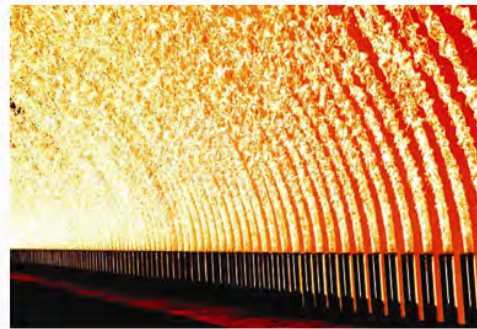
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Figure 6b: Imagery for South Central  
*'Light'*



Eastern Urban Center  
Otay Ranch 

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**Southwest Park (3.60 acres) – Energy Theme: *Motion***

*Role in the EUC Parks Program* – Located at the intersection of A and K Streets, the Southwest Park is the primary active park in the EUC for individual and group recreational activities. Complementing the activities in the other neighborhood parks, the Southwest Park will feature active recreational opportunities that express motion, such as tennis and basketball. Open lawn areas will be sized to support informal group activities such as soccer and softball.

The Southwest Park is strategically located on the boundary of the Southwestern Neighborhood District (Land Use Area 8) and the Business District (Land Use Area 4). It will offer activities and events for office workers during the workday, and will also feature activities that appeal to the residents of the Southwestern Neighborhood District and the entire EUC.

The park will be physically and visually connected to the Business District, allowing midday use of the basketball and tennis courts and lawn area for pick-up soccer games by employees of the office district. With a strong physical and visual connection to A Street, the park is an ideal opportunity for showcasing and advertising park activities. This orientation also supports observation of park activities at night from A Street for security and safety.

*Park Theme / Design Concept* – Energy associated with motion is the theme of this park. Human motion occurs through active recreation in tennis and basketball courts, as well as a large playing field. In addition, an oversized “tree house” allows vertical and horizontal exploration of the area; this structure can incorporate a climbing wall and slides for both slow/up and fast/down motion. This structure can even be part of an obstacle course throughout the EUC parks for active recreation, to encourage motion among adults and children either informally or in a more programmed fitness setting.

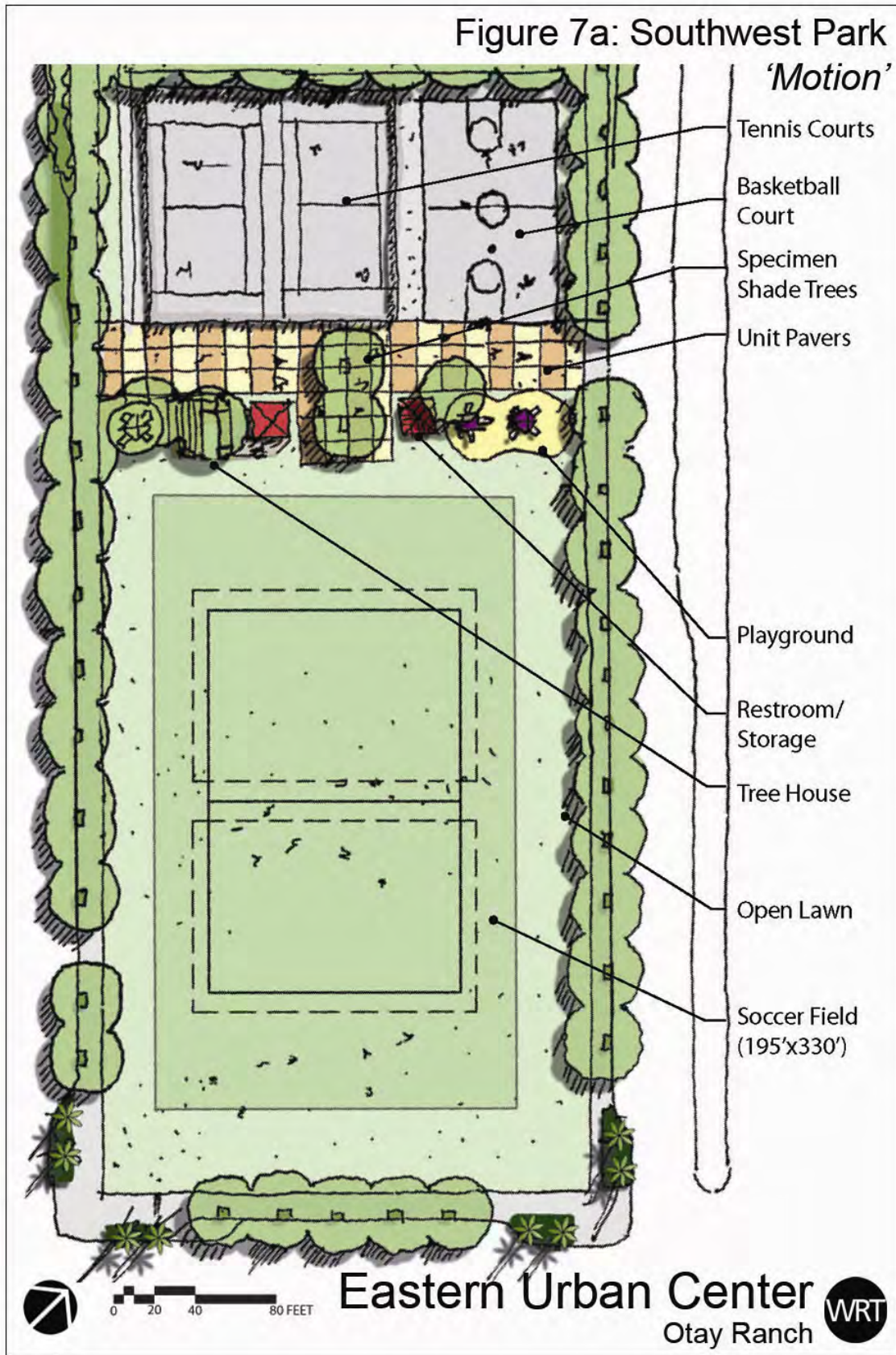
Figure 7a illustrates a conceptual design of the Southwest Park, which includes the following facilities:

1. Tennis courts
2. Basketball court
3. Tree house
4. Children’s playground
5. Restrooms
6. Decorative and unit pavers
7. Specimen shade and ornamental trees
8. Upgraded lighting
9. Seat walls
10. Open lawn area, sized to accommodate a regulation high school soccer field

Images depicting some of the concepts of this park are presented in Figure 7b. Listed program elements and the conceptual design shown in Figure 7a are subject to modification and refinement consistent with the EUC vision and intent as expressed in the EUC SPA Plan. All modifications and refinements will be subject to the review and approval of the City.



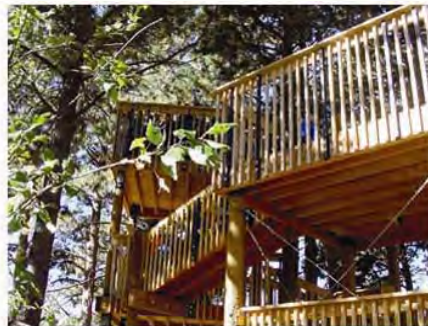
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(August 1, 2009)

Figure 7b: Imagery for Southwest  
*'Motion'*



Eastern Urban Center   
Otay Ranch

(August 1, 2009)

### **C. Plazas, Towns Squares, Promenades, and Streets**

Vibrant streets and gathering places are critical components of successful urban areas. To support urban place-making in the EUC, this master plan proposes a Civic Park in the Mixed Use Office/Civic Core District, a Town Square in the Main Street District, and a system of pedestrian-oriented streets, as described below. Combined, the Civic Park and Main Street Town Square serve as the energetic core of the EUC, providing a place for people to gather and enjoy the urban setting.

#### Civic Park (1.62 acres) - Energy Theme: *Kinetic*

*Role in the EUC Parks Program* – Located between A and B Streets, at the terminus of H Street, the Civic Park is surrounded by a variety of uses within the Mixed Use Civic/Office Core District (Land Use Area 5), including the Community Center to the south, the EUC library on the north side, and office buildings on the west side.

The Civic Park will serve as a vital link between the Business District on the west (Land Use Area 4) and Main Street District to the east (Land Use Area 6). Views from Bob Pletcher Way and H Street terminate on the west and east ends respectively of Civic Park. This offers opportunities for punctuating views with strong vertical elements such as fountains, flagpoles, banners, obelisks and signature trees.

The design and uses within the Civic Park will be integrated with the civic buildings on the north and east sides, including a small stage area, viewing gardens from adjacent buildings, and intimate plazas. The park's paved areas also can accommodate vendor kiosks. Due to the variety and proximity of land uses, this park will be a mix of paved plazas and landscaped areas. The edge between the park and the adjacent buildings will be a permeable condition that supports the notion of seamless indoor-outdoor relationships between buildings and landscape.

While it is expected that the library building will border the civic plaza to the north, this park should also reflect the character of the land uses that ultimately will be located along its southern edge. Given that those land uses are undefined, consideration should be given to an interim design that leaves a portion of the Civic Park either un-programmed or undeveloped. This will allow a phased construction of the Civic Park so that the final design and its implementation reflect the character of the surrounding land use.

*Park Theme / Design Concept* – The Civic Park is a park that integrates indoor and outdoor functions with great flexibility. The energy theme of 'kinetics' is suggested for this park, reflecting the many ways the park can be used. Following this theme, the park will be designed to allow easy adaptation for a variety of events. This could include the extensive use of moveable tables, benches and chairs, moveable planters, and moveable sunscreens or umbrellas. In addition, the public library planned for the northeast corner of Civic Park on B Street offers opportunities for fully integrating indoor and outdoor functions within the park. The park's grassy areas and plaza spaces can be used for an extension of library activities,

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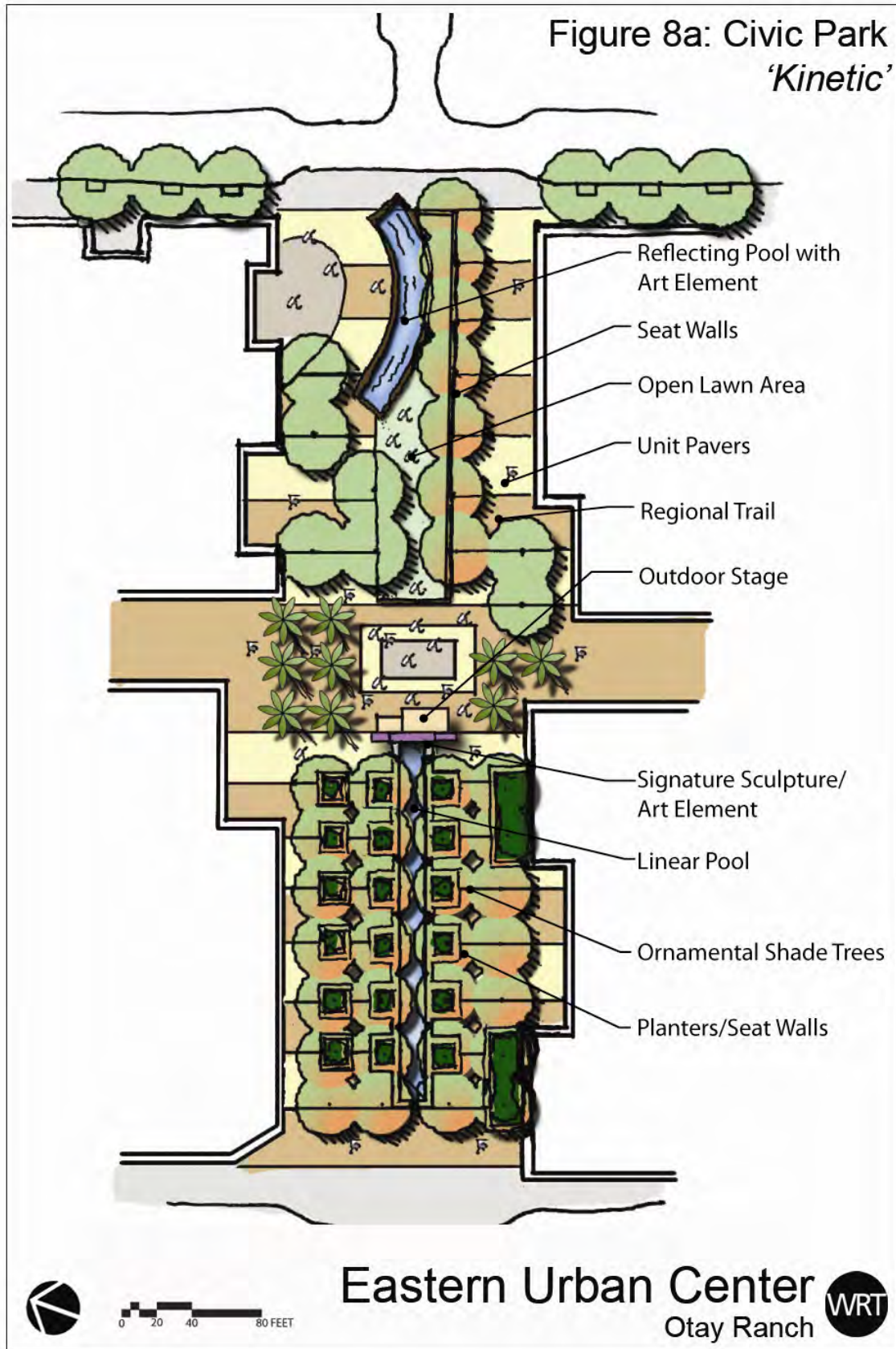
outdoor reading or informal class gatherings. Movement of elements can also allow for exposure to or protection from the sun, given the park's predominant east-west orientation and varied solar exposure.

Figure 8a includes a conceptual design for the Civic Park, which incorporates the following facilities:

1. Reflecting pool with associated art element
2. Linear pool
3. Signature sculpture/art element
4. Small outdoor stage area
5. Decorative and unit pavers
6. Specimen shade and ornamental trees
7. Upgraded lighting
8. Seat walls
9. Open lawn area

Images depicting some of the characteristics of the Civic Park are presented in Figure 8b, along with imagery for the Main Street Town Square. Listed program elements and the conceptual design shown in Figure 8a are subject to modification and refinement consistent with the EUC vision and intent as expressed in the EUC SPA Plan. All modifications and refinements will be subject to the review and approval of the City.

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Figure 8b: Imagery for Civic Park



Eastern Urban Center  
Otay Ranch 

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Town Square Park (2.28 acres) – Energy Theme: *Performance*

*Role in the EUC Parks Program* – Located at the intersection of Main and H Streets and forming the southerly terminus of the Main Street District (Land Use Area 6), the Town Square Park will be the primary EUC park for civic celebrations, festivals, and other community events. It is imbedded into the Main Street retail core and is framed by retail on its edges. It is also immediately adjacent to residential land uses. The Town Square Park is linked with a central paseo to K Street and connects directly into the South Central Park.

The Town Square Park will include mainly hardscape to allow for flexibility in uses, and it is expected that the adjacent retail uses will flow into the park in the form of outdoor cafes, sidewalk sales and other activities. The park will allow for civic celebrations attracting up to 3,000 people. This park will be privately owned and maintained.

*Park Theme / Design Concept* - This park incorporates the visual, sound, and human energy associated with performance. It could include stepped plazas that also function as seating areas and stages for concerts, theater, and film showings. Various areas of paved plazas allow for people-watching. Smaller, more intimate, areas can be provided along the edges for quieter performance and interaction.

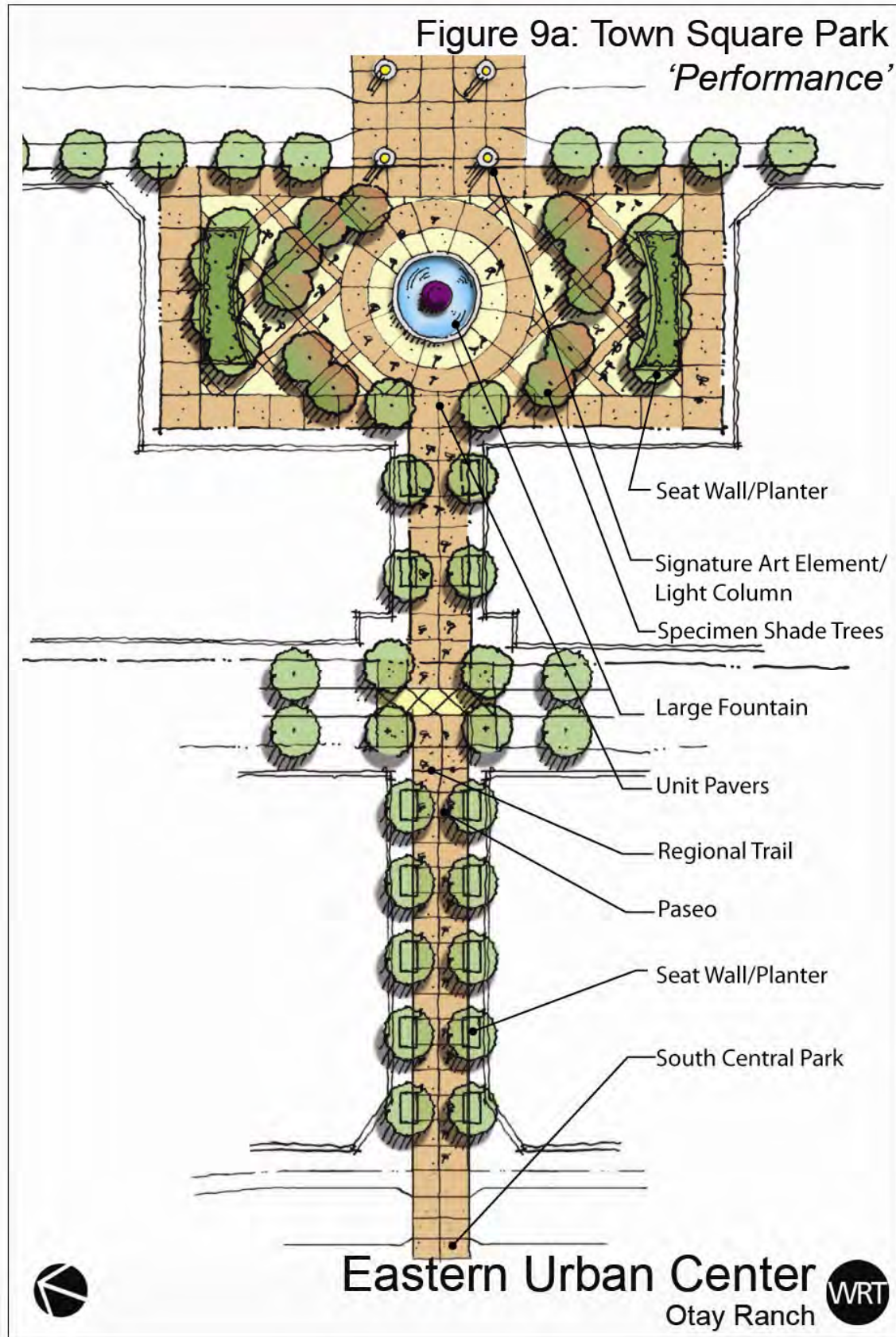
Power and hook-ups for video cameras and large display monitors can also be incorporated in this park, to broadcast performance activities within the Town Square (e.g., concerts) or from outside the park (e.g., football games, major athletic events such as the Super Bowl and World Cup). The Paseo is activated with similar uses as the perimeter and extends the energy into a linear park.

Figure 9a includes a conceptual design for the Main Street Town Square, which incorporates the following:

1. Large fountain
2. Significant sculpture/art element or light column
3. Large paved area with decorative and unit pavers
4. Upgraded lighting
5. Specimen shade and ornamental trees
6. Seat walls with planters

Images depicting some possible characteristics are presented in Figure 9b. Listed program elements and the conceptual design shown in Figure 9a are subject to modification and refinement consistent with the EUC vision and intent as expressed in the EUC SPA Plan. All modifications and refinements will be subject to the review and approval of the City.

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Figure 9b: Imagery for Town Square Park



Eastern Urban Center  
Otay Ranch 

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## Office Plazas

Within the business districts, there will be two 0.25-acre (10,890 sf) plazas designed in concert with the office buildings to serve passive recreational needs of office park workers or visitors to the area. One will be north of Bob Pletcher Parkway, and one will be south (see Figure 2).

*Role in the EUC Parks Program* – Both these office plazas supplement the EUC public parks program and will provide additional passive areas for rest and relaxation, focused on the office park user.

*Plaza Design Concept* – The Office Plazas are to take their cues in form and shape from the final arrangement of the office campuses. However, regardless of their final shape and alignment, each plaza will offer the following features:

- Pedestrian links to the internal EUC pedestrian system, including links to the trails and park circuit walk/sidewalk systems.
- Signature element, be it an art element, fountain, signature tree or other focal point.
- Seating areas that offer seating opportunities in both sun and shade.
- Paved areas for gathering.
- Planted areas that allow a restful pause for district workers.
- Lighting that reflects the plaza's character.
- Specimen shade and ornamental trees for summer shade and winter sun.

In addition to the above required elements, other elements may or may not be appropriate, given the eventual mix of surrounding uses and the final configuration of the plaza.

- Plazas could allow emergency or auto access on a limited basis.
- Connections to internal pedestrian system.

Images depicting possible characteristics are shown below.



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## Streets

In addition to accommodating vehicle travel, streets in the EUC are important facilities that promote pedestrian and bicycle activity, as well as access to commercial and cultural facilities in the development. The core streets in particular are significant for pedestrian use, and include pedestrian-friendly design features such as generous sidewalk widths, street furniture, and street trees. Parking is provided along the sides of streets. Bicycle travel can occur in the roadway and dedicated transit lanes, without specially designated bike lanes, due to low speed limits and widened lanes on key streets. As designed, the EUC is consistent with Chula Vista's Bikeway Master Plan. More detailed descriptions and illustrations of streets in the EUC are presented in the EUC Form Based Code.

### **D. Trails and Pedestrian Connections**

Effective linkages within and beyond the EUC are key aspects of the pedestrian-oriented philosophy that underlies Otay Ranch. Within the EUC, parks are accessed by the network of sidewalks, including a circuit walk and Main Street Promenade, along the fine-grained street grid, and by through-block paseos. The Civic Park, Town Square Park and the South Central Park are also directly connected by their proximity and a 40-foot wide paseo between Town Square Park and the South Central Park. Connections of the EUC with other Otay Ranch villages and parks are established by the Village Pathway and Regional Trail.

#### Circuit Walk, Main Street Promenade, and Jogging Path

##### *Description and Facilities*

The circuit walk and Main Street Promenade are 20-foot wide sidewalks with added landscaping and street trees, effectively extending the park experience to the sidewalks and serving as an effective visual and physical link between the parks. The circuit walk, in the heart of the EUC, provides measured walking distances and further linking the recreational amenities of the parks. A jogging path on the western side of the EUC links the office plazas with the Southwest Park and creates an effective recreational amenity for the office workers, other EUC employees, and residents.

#### Paseos

##### *Description and Facilities*

Paseos are through-block pedestrian connections, and will comprise a paved pathway along a landscaped corridor (see the EUC Form Based Code for illustrations). A 40-foot wide paseo directly links the Town Square Park and the South Central Park. The location and alignment of other paseos will be proposed when adjacent development areas are planned in greater detail.

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Paseos offer pedestrians an alternative means of accessing parks from certain locations, by allowing movement in an area that is generally free of motor vehicles (although paseos may also function as access to off-street parking areas, subject to appropriate design). Where dual-use paseos are needed, these should provide separation of pedestrian areas and vehicle lanes through the use of physical barriers such as bollards, landscaping, raised curbs, and/or other techniques. The design and detailing of each paseo can take on the theme and character of its associated park, to enhance residential district identity. The paseos will include features such as lighting, trees and other vegetation, seating, and decorative elements. Because these paseos pass through development areas, it is likely that final design and implementation will occur as development approvals and construction of the adjacent projects occur. Additional paseos may be provided to link with arterial streets or between development areas, and the locations of these paseos will be determined when specific development plans are proposed.

## Regional Trail

### *Description*

One component of the trail system identified in the Otay Ranch Overall Design Plan, and the City's Greenbelt Master Plan, occurs within the EUC. It is the Regional Trail, which provides pedestrian and bicycle access through the Otay Ranch Villages and EUC. The Otay Ranch GDP provides for the Regional Trail to pass through the EUC, connecting west to Village Seven and east to Village Eleven, subject to the description and character as defined in the recently adopted General Development Plan. This segment of the Trail through the EUC fills a critical gap by providing direct access from the EUC and points east, westward through Village Seven, to the planned Community Park in Villages Two and Four. The Trail enters the EUC in the west from Village Seven along Bob Pletcher Way, passes through the Civic Plaza and Main Street Promenade to Town Square Park, and then proceeds south along the Paseo to connect to the South Central Park. It continues along to the east, connecting with the Southeast Park and then turns south until it connects to the pedestrian bridge in Village Eleven in the southeastern portion of the EUC (see Figure 2 for route).

### *Programming and facilities*

The segment of Regional Trail in the EUC will take the form of a 15-foot wide/10-foot clear corridor (see Exhibits VI-21 through VI-23 of the *EUC Form Based Code* for illustrations). The Trail enters the EUC from the east via a pedestrian bridge over Eastlake Parkway, connecting the EUC with Village Eleven. Because the Trail is routed through the Civic Park and Town Square Park in the EUC, those using it will have access to the commercial and cultural amenities associated with these facilities, plus access to public transit planned for the EUC. The Regional Trail will take on the character of the surrounding district, providing a series of different "experiences" as it winds its way through the EUC. Design features will include way-finding elements, banners or signage, and distinctive pavement treatments.

The Regional Trail also directly connects to the Southeast Park, South Central Park, Town Square Park, and Civic Park, and thereby links to the other EUC parks and amenities through the circuit walk and jogging path. This will allow Regional Trail users to easily access all of the EUC parks, thereby expanding the recreational opportunities for trail users.

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### Village Pathway

#### *Location*

Village Pathways are inter-village cart and pedestrian paths that link the villages in Otay Ranch and also provide access to the planned regional transit stations in Otay Ranch. The Village Pathway follows Birch Road along the northern edge of the EUC, and connects to Village Seven to the west, and Village Eleven to the east (see Figure 2 for route).

#### *Programming and Facilities*

The Village Pathway along Birch Road features a 15-foot wide paved surface for pedestrian, bicycle, and cart use. Along the EUC frontage, the pathway will assume a more urban feel. Access to the EUC occurs where the Pathway intersects streets “A” and “C.” Other direct connections will be encouraged where developments front the Pathway to facilitate use of the Pathway and improve pedestrian circulation.

### Surrounding Pathways and Pedestrian Connections

#### *Location and Facilities*

In addition to the Village Pathway along Birch Road, community-serving paths are located along both Eastlake Parkway and Hunte Parkway. These paths are contained within 15-foot wide corridors which will have a more urban form along the EUC frontage, reflecting the character of the EUC development. EUC residents can access the paths from major north-south and east-west streets in the EUC, and direct access points into fronting development sites will be encouraged. Hunte Parkway is an off-site designated scenic roadway composed of the road, its right-of-way, and the scenic corridor. The scenic corridor is the visible area outside the highway’s right-of-way generally described as the view from the road. The treatment of this roadway is an important design and aesthetic consideration because, as part of the City’s arterial roadway system, it helps establish the identity for Otay Ranch.



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## **E. Other Recreation Facilities**

### Private Recreation Facilities

One of the attributes that distinguishes the EUC from the villages that have been developed in Otay Ranch to date is that *each* residential project in the EUC is expected to provide its own on-site open space and recreation facilities for its residents. These facilities can include pools, spas, gyms, ball courts, theaters, game rooms, gardens, and other landscaped space. Funding is provided by residential contributions to HOAs (homeowner's associations), and HOAs also maintain these facilities. Although these private facilities are not counted by the City towards satisfying the requirement for public parkland, they do provide a substantial recreation benefit, particularly to the anticipated resident profile in the EUC.

### Community Gardens

The Otay Ranch GDP requires that policies and guidelines be developed at the SPA level for community gardens. Community garden guidelines regarding size, location, facilities, and operations were prepared and adopted in conjunction with the Otay Ranch SPA One project. A community garden may be possible in the Southeast Park.

## **F. Open Space**

Open space in the EUC comprises common open space, including private facilities within individual projects, some limited manufactured slopes, and EUC streets. It is not counted in the EUC park acreage. This space provides pedestrian connections within and beyond the EUC, passive recreational opportunities, and view opportunities. Open space land will be established and maintained through the dedication of open space easements and/or lots to the City, CFD, HOA, or other appropriate entity.

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## **IV. EUC Contribution to the Otay Ranch Community**

### **A. Community Parks and Trails**

The development of the EUC will generate a total demand for approximately 23.36 acres of neighborhood and community parkland. This demand is to be met through the provision of the 12.88 acres of urban parks within the EUC, an in-lieu fee payment, and implementation of an equivalency program for the remaining acreage. The EUC Urban Parks, Recreation, Open Space, and Trails Plan will contribute to trails that serve the Otay Ranch community: the Village Pathway will follow the northern edge of the project site, and the Regional Trail will pass through the EUC.

### **B. EUC as a Community Amenity**

The EUC's land uses, densities, and location will help it become the "downtown center" for all of the Otay Ranch area. Because it will become the hub of commercial, civic, and social activity for the region, people from outside the EUC will take advantage of what it has to offer—including the distinctive urban parks and recreation facilities that are planned. These facilities are intended to serve EUC visitors and non-resident employees, in addition to those who live there. It is important to recognize not only that the EUC's parks and recreation sites will serve the Otay Ranch community, but that the presence of people enjoying these facilities in fact contributes to place-making in the EUC.

Urban parks in the EUC will reinforce the character of the development, making the EUC even more of a destination for the community. Because the urban parks will provide amenities and programming not available in the Otay Ranch villages, the parks' unique contributions can fulfill unmet recreational needs in the community. Parks in the EUC will be designed to underscore the vitality of great downtown places, by incorporating elements that people associate with excellent urban parks—these include ornamental gardens, a variety of water features and landscape structures, performance venues, high-quality materials and details, public art displays, and places where children *and* adults can play and relax.

The experience afforded people by the EUC will derive in part from park facilities and programming that will help make the EUC a singular urban place in the Otay Ranch community. Urban places are social places. Parks and recreation programming for the EUC will tap into this notion, through programming that encourages people to enjoy outdoor public spaces. This includes:

- varied facilities and programming among parks to encourage people to use different parks at different times
- design to allow either spontaneous or structured recreation activity in residential parks
- park themes to support neighborhood identity and ownership of park spaces
- providing an inviting setting to help people do everyday things outside, such as eating, reading, exercising, and visiting with friends
- staging special events that allow people in the community to gather and celebrate

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## **V. Implementation**

### **A. Urban Parks Design and Construction Delivery**

The urban parks will be funded, designed, and constructed by the Developer and dedicated by the landowner/developer to the City of Chula Vista. Provision of parks as turn-key facilities provides the following benefits:

- Ensures optimal integration of park design, amenities, and programming with adjacent development.
- In the event of housing product or land use changes in the adjacent area that substantially alter the demographic profile of EUC residents or character of adjacent development, a turn-key program will allow park design to more quickly respond to these changes and the anticipated needs of residents.
- A turn-key program will allow more efficient integration with adjacent development. Construction management by the master builder will facilitate efficient coordination with adjacent development (both existing and under construction), and will reduce delays associated with construction-related conflicts.
- Management of the evolving programming of the parks will be more efficiently handled by the master developer with City concurrence; the master developer has direct and ongoing involvement with, and oversight of, the Homeowner's and other associations who have interest in park programming and operation.

It is expected that the Developer and City will enter into a specific Park Agreement which will detail the process by which parks are funded, designed, constructed and maintained. As previously indicated, this Plan proposes that a portion of park design and programming will actively involve EUC residents in the future, to enhance the perception of parks as relevant focal elements and to build a sense of community and neighborhood ownership. Placing a bond for this will ensure the availability of resources for design and construction of resident-programmed park and recreation facilities.

### **B. Phasing**

Timing for implementation of each park is dependent on how the EUC is phased. Development of parks and recreation facilities will address concurrency issues related to timely provision of facilities for nearby development. Specific phasing may be driven by the timing of adjacent development to avoid the circumstance where adjacent construction either results in damage to an existing improvement or requires closures of completed recreational amenities. While the EUC Public Facilities and Finance Plan (PFFP) will include a description of the financing and phasing of the public parks in the EUC, it is anticipated that the specific phasing for the parks will be detailed in a separate and specific Park Agreement that the Developer will enter into with the City that addresses, among other issues, the timing of park delivery.

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**C. Private Facilities**

Private parks and recreation facilities will be implemented in conjunction with adjacent or concurrent development.

**D. Ownership and Maintenance Options**

Once dedicated by the landowner/developer to the City of Chula Vista, public urban parks and recreation facilities in the EUC will be owned by the City of Chula Vista. The following are options for maintenance of park, open space, and trail facilities in the EUC. A summary of ownership and maintenance options is provided in Table 4 below.

Maintenance District and Community Facilities District

Facilities not maintained by private property owners or a public agency will be maintained through Community Facilities Districts (CFD), Homeowners Associations (HOA), or similar mechanism. Such areas will include common areas, common slope areas, common open space, private parks, town squares, entry landscaping, walls facing the public right-of-way, trails, and paseos. Certain public facility areas may also be included, as determined by the Director of Public Works, such as enhanced right-of-way median and parkway landscaping in the public right-of-way.

Chula Vista Public Works Department

Public streets, walks, parkways, and trails which are located on public land and drainage structures other than those designed as swales or brow ditches will be the maintenance responsibility of the Public Works Department (unless maintained by a homeowners association or a community facilities district). Funding sources may include Community Facilities Districts, Master HOA, Landscaping and Lighting Districts, or other benefit assessment districts or methods.

**Table 4: Ownership and Maintenance Options**

Land Use or Condition	Ownership		General Fund	Maintenance			
	Public	Private		CFD	Other Public	HOA	Private
Parkways in public R.O.W.	✓			✓		✓	✓
Slopes within open space lot	✓			✓		✓	
Public park	✓		✓				
Town square		✓				✓	✓
Private recreation		✓				✓	
Common usable OS (private)		✓				✓	
Utilities	✓		✓		✓		