

Open Space and Recreation

OPEN SPACE AND RECREATION ELEMENT

*"A man who wants to live on a
flat lot should not live on a hill."*

-Bernard Maybeck, California Architect (Circa 1900)

OVERVIEW

Recreational and open space resources in the Uptown community are rich and varied. Recommendations and controls in this Open Space and Recreation Element, designed to enhance and preserve these resources, are summarized as follows:

Regional/Resource-based Parks;

Uptown is bordered by Balboa and Presidio Parks which have strong historical and cultural significance to the City as well as recreational value. Adjacent development should be reviewed to ensure that the project's density and design enhances the special character of these parks.

Population-based Parks;

Uptown is deficient in neighborhood and community parks. Mission Hills/Pioneer Memorial is the sole neighborhood park in Uptown, although Balboa and Presidio Parks partially serve a dual function as neighborhood parks. The community must rely heavily on school playgrounds to meet recreational needs. Six new park sites are recommended for acquisition. Existing facilities should be upgraded to provide a wider range of recreational services to all age groups.

Urban Parks;

Uptown needs more pedestrian-oriented amenities in high density areas. Urban plazas should be required to be integrated with larger scale developments. Streetscape should be enhanced through special design guidelines.

Natural Open Spaces;

Uptown open space, concentrated primarily in canyons and hillsides, is being threatened with increasing development pressures. Density and design of new development should be carefully controlled in accord with specified criteria to ensure the preservation of the natural character of these hillsides.

ENVIRONMENTAL SETTING

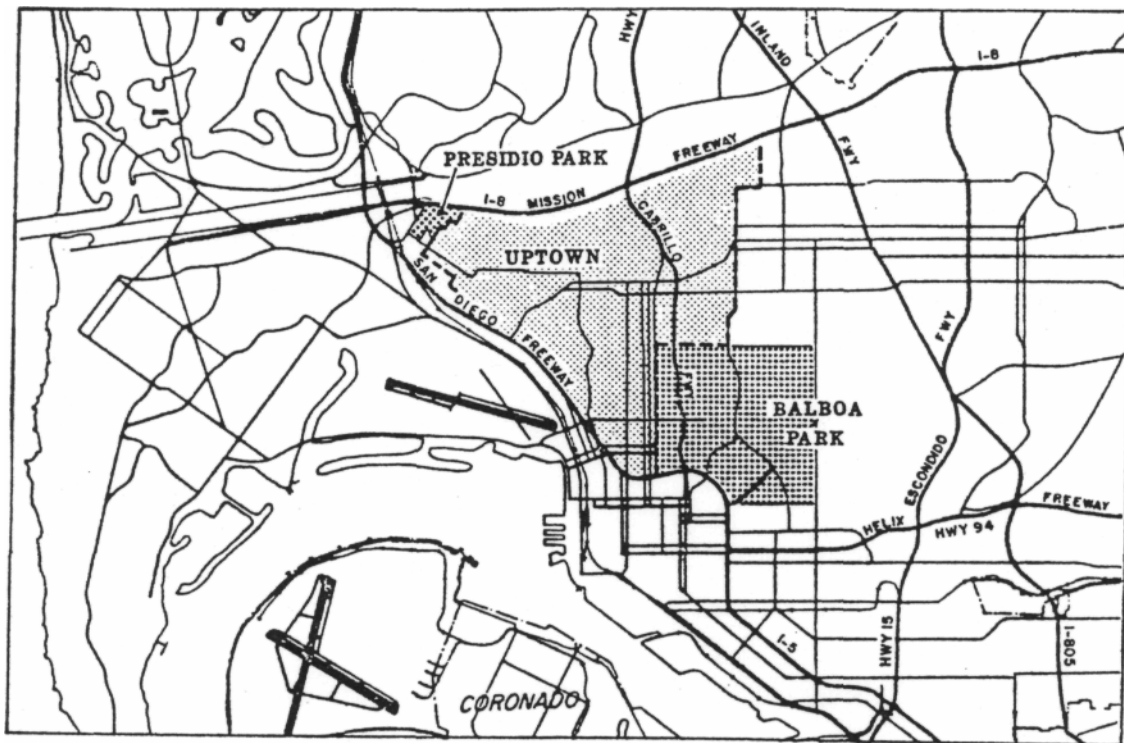
The Uptown community consists of a mesa area overlooking San Diego Bay and Mission Valley (Figure 38). The land slopes gently to the south and west, and steeply into Mission Valley on the north. Major canyons sharply cutting this mesa define the community's neighborhoods.

Regional and Resource-Based Parks

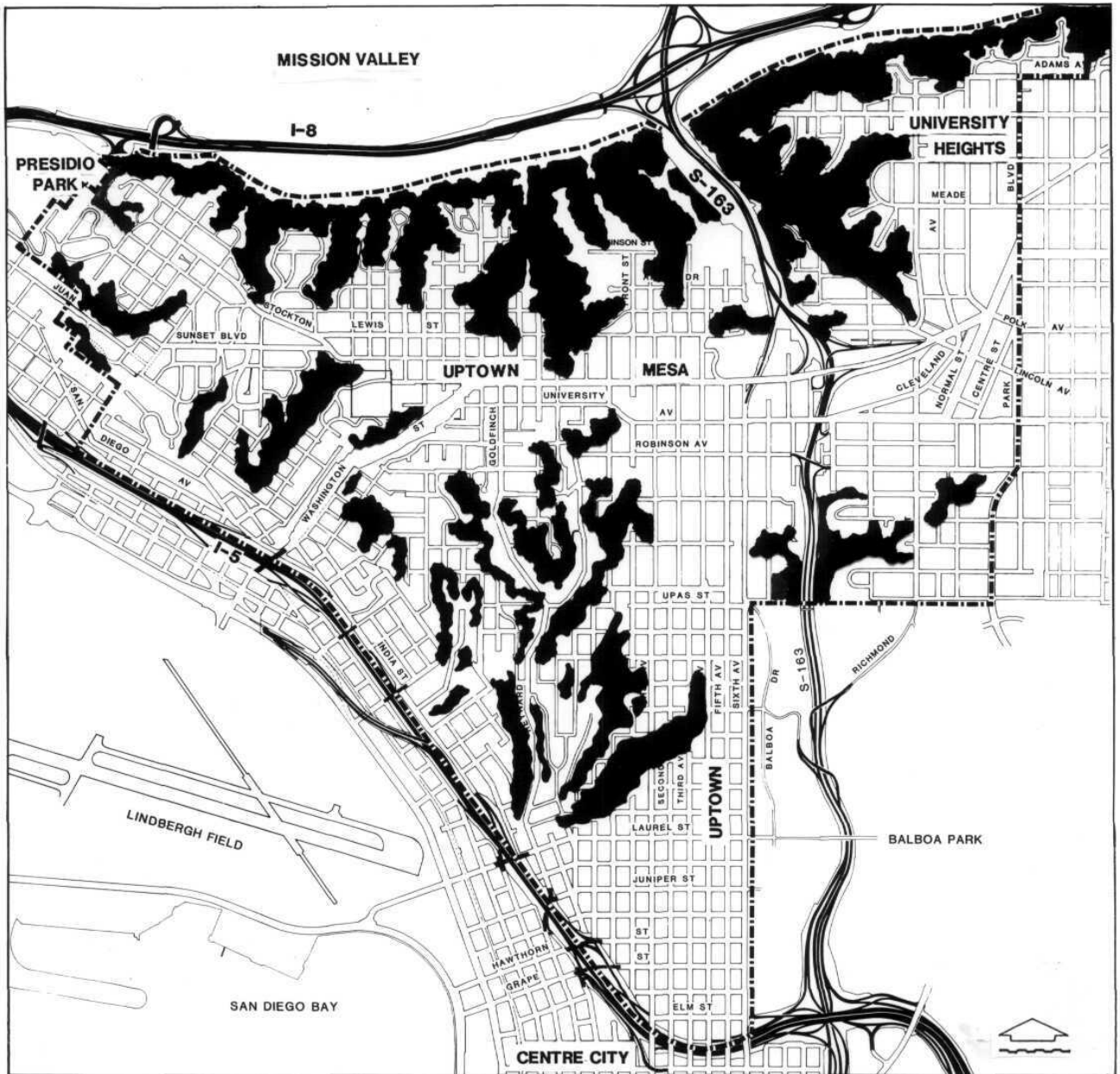
Uptown is bordered by two citywide, resource-based parks: Presidio Park on the west and Balboa Park on the east.

Resource-based parks are located at sites of distinctive scenic, natural or cultural features and are designed for citywide use.

Although intended for citywide use, these parks are used as population-based parks by Uptown residents.



REGIONAL AND RESOURCE BASED PARKS



ENVIRONMENTAL SETTING
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

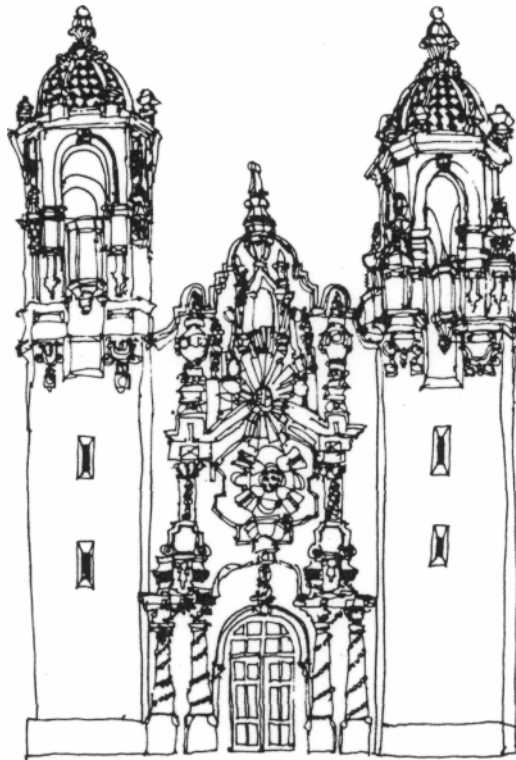
FIGURE
38

- Balboa Park. (1,100 acres) borders Uptown to the southeast. The north-south division of the park by the Cabrillo, Florida and Switzer Canyons has shaped the development of the park. The western part has been extensively landscaped and is devoted primarily to picnicking and various forms of passive recreation including facilities for older persons. The center of the park contains the major developed areas: the Prado area along Laurel Street is mostly a museum use, the Palisades area south of the Prado contains buildings used in both the 1915 and 1935 Expositions and the Balboa Park Bowl is primarily an indoor recreational use. The San Diego Zoo, the Veterans Building, the San Diego High School, the Roosevelt Junior High School, and Boy and Girl Scout Camp area and the Naval Hospital are also found in the center of the park. The schools and hospital land have been legally removed from the park.



Balboa Park

The eastern part of Balboa Park contains a nine-hole golf course, the Golden Hill picnic area and a community recreation center. North of Switzer Canyon is an 18-hole golf course. In the extreme northeast portion of the park is Morley Field area, a partially developed active recreation area.



Casa del Prado

- Presidio Park, a 50-acre park characterized by steep hillsides, is located south of Interstate 8 and is adjacent to the northwesterly portion of Uptown community.

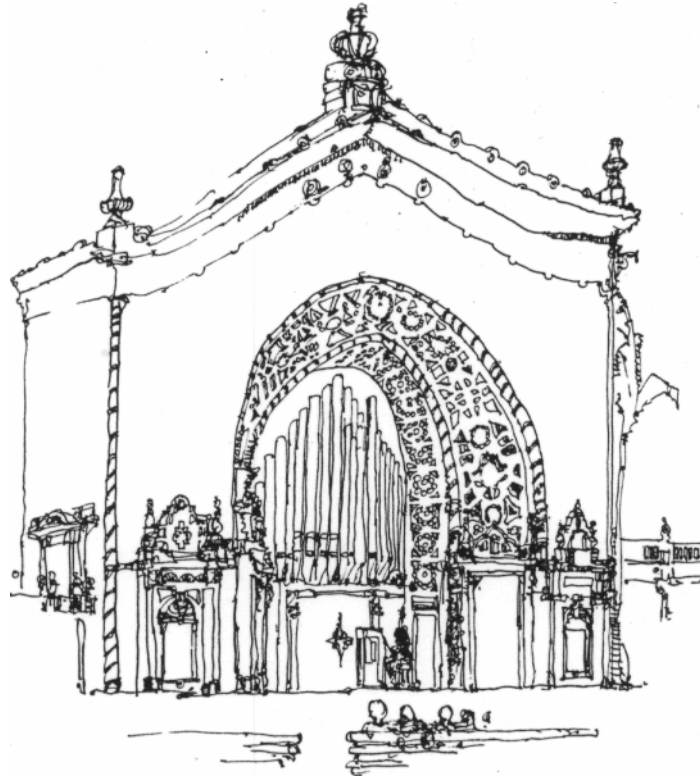
Presidio Park has historical significance for the San Diego area. The Serra Museum's exhibits concentrate on the pre-American era of San Diego's history. Adjacent is the site of the Royal Presidio of San Diego, a natural historic landmark. Up from the Serra Museum is Fort Stockton, the second fortification built on Presidio Hill.

Recommendations

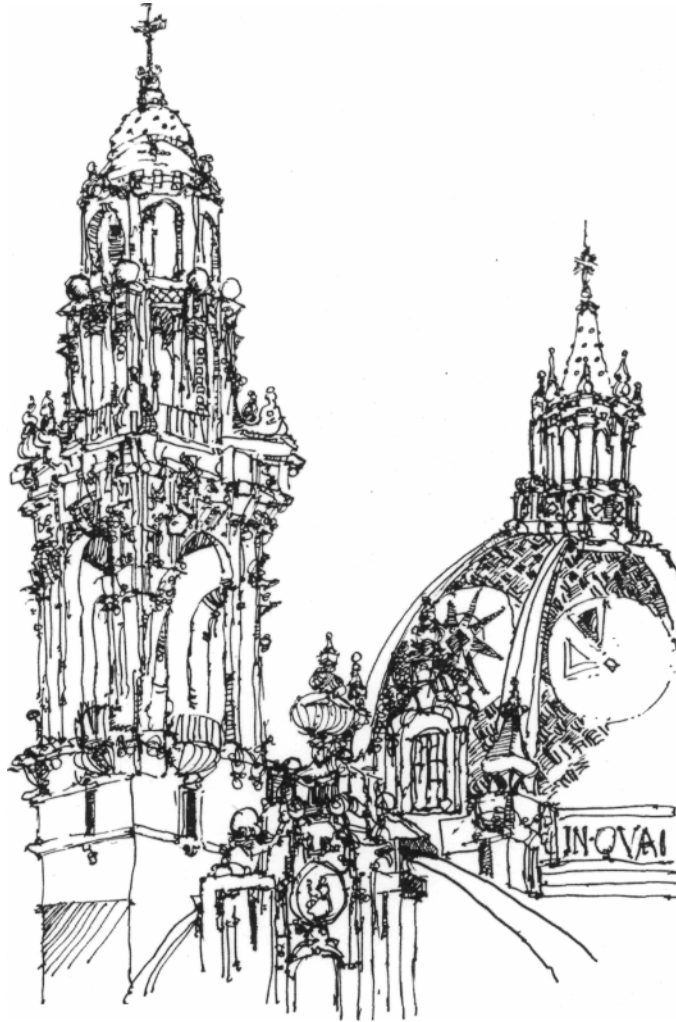
Balboa and Presidio Park have special characters that should be preserved and enhanced by surrounding development. For this reason, all development surrounding Presidio and Balboa Parks should be subject to development permit review, until a permanent zoning ordinance is adopted which will:

1. INTEGRATE AND COORDINATE THE DESIGN OF ALL DEVELOPMENT ADJACENT TO PRESIDIO AND BALBOA PARK WITH THE PARK'S URBAN DESIGN CHARACTER TO ENSURE THAT:

2. Public vistas to the parks are maintained and enhanced;
3. Landscaping and motifs and materials consistent with the parks are incorporated into the project;



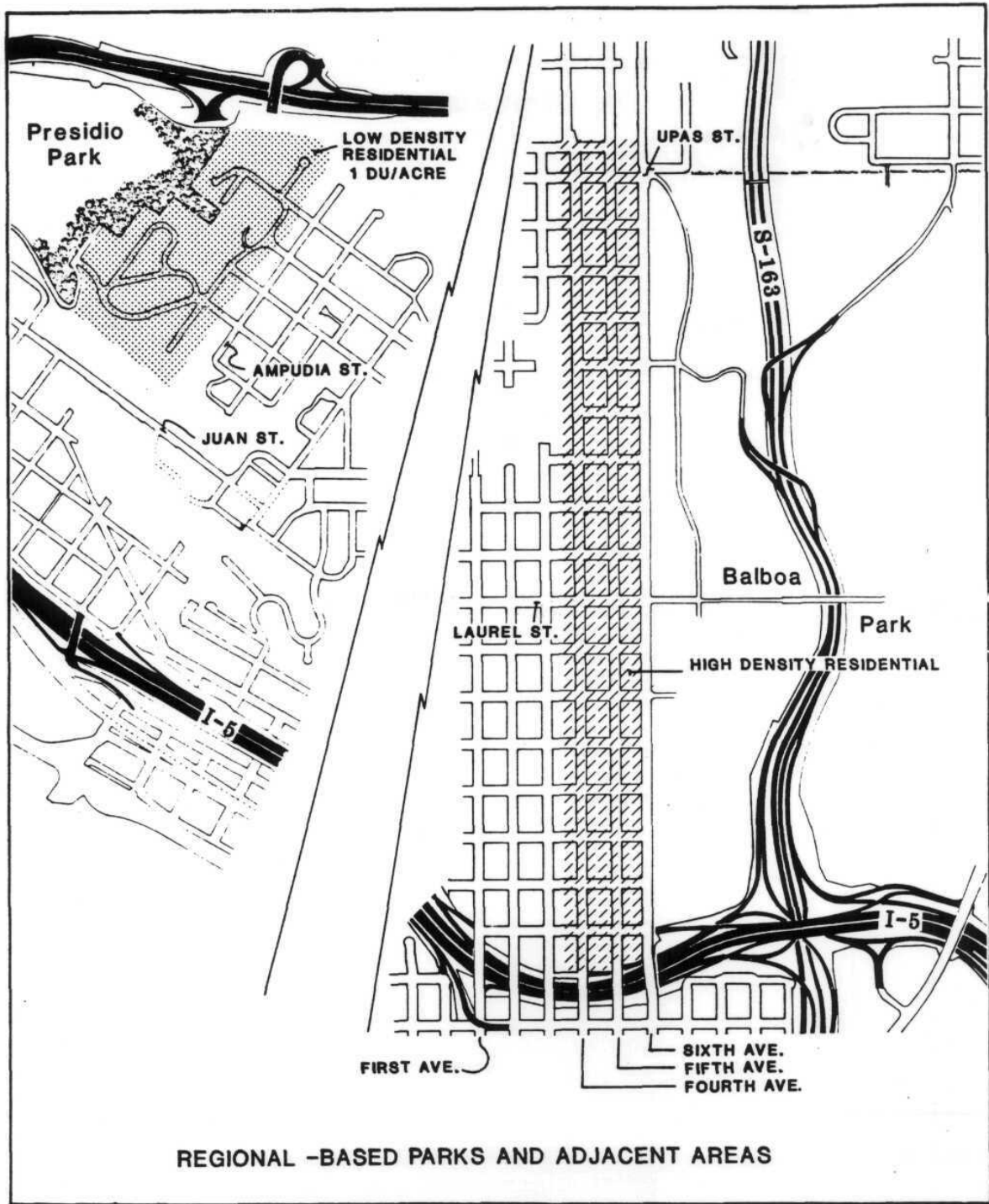
Spreckels Organ Pavilion



California Tower — Balboa Park

4. Development densities are compatible with and preserve the park's topography; and,
5. The traditional character at the park's perimeter is maintained and enhanced.
6. **DEVELOPMENT SURROUNDING PRESIDIO PARK SHOULD BE LOW- DENSITY AND RESIDENTIAL IN CHARACTER (FIGURE 39).**

Development should be very low-density, one dwelling unit per acre and residential in character around Presidio Park. Development should have large landscaped front yards, street trees, and Spanish-Mediterranean architectural design vocabulary.



REGIONAL BASED PARKS & ADJACENT AREAS
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
39

7. DEVELOPMENT IN THE SIXTH/FIFTH AVENUE CORRIDOR, ADJACENT TO BALBOA PARK, SHOULD BE PREDOMINANTLY HIGH DENSITY, RESIDENTIAL USES (FIGURE 39).

A. Land Use/Development Intensity:

1. Encourage mixed-use development including high density residential, retail, and offices.

B. Retail development:

1. Located at ground level and all levels with direct street access (Page 149).

C. Locate retail services for residential and office development along Fifth Avenue.



Serra Museum - Presidio Park

D. Design Elements:

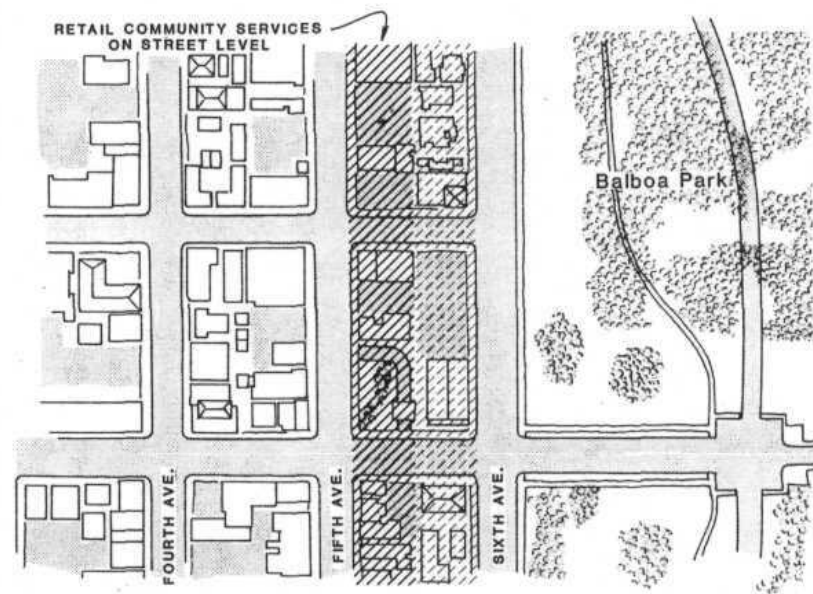
1. Create a pedestrian boulevard atmosphere along the west side of Sixth Avenue by incorporating facade articulation through the use of balconies, terraces, and/or landscaped setbacks on high rise buildings.
2. Create pedestrian/auto views from Fifth Avenue to the park by articulating building facades, street level surface and roof scape.

E. Streetscape:

1. Establish a 10-foot landscaped setback from the property line along the west side of Sixth Avenue with palm trees planted adjacent to sidewalks.

- F. Establish a 10-foot landscaped setback from property line on both sides of Quince, Laurel, Juniper, Grape, Hamilton, and Elm to create visual entranceways to the park.

- G. Preserve and/or replace existing street tree species and treatment.



8. DEVELOPMENT ADJACENT TO THE NORTH SIDE OF BALBOA PARK SHOULD BE LOW DENSITY, RESIDENTIAL USES.

A. Land Use/Development Intensity:

1. Maintain very low-density residential character large lot single-family development (one to one quarter acre lots) with front yard landscaped areas, street trees and with designs similar to existing architectural styles.