

COUNCIL POLICY

SUBJECT: VEST POCKET PARK DEVELOPMENT
POLICY NO.: 700-34
EFFECTIVE DATE: April 2, 1990

BACKGROUND:

Under General Plan standards, the City of San Diego strives to meet the recreation needs of its citizens by providing each Community Plan Area with neighborhood parks. The desired neighborhood park under these standards traditionally serves a resident population of 3,500 to 5,000 persons and is five acres in size when located adjacent to an elementary school and ten acres when located separately. In certain high density areas of the City, available land for parks is extremely limited, and the standard neighborhood park cannot readily be provided. Neighborhood and community parks should have first priority in park development. However, in certain areas where it is not possible to provide such parks it may be possible to partially satisfy recreation needs by providing a less than standard size and type park, or series of less than standard size and type parks. These less than standard size parks are known as Vest Pocket Parks and are not intended to substitute for General Plan park standards.

GENERAL:

Since the purpose of developing Vest Pocket Parks is to supplement an already deficient area with a less than standard size and type of park, every effort should be made to insure citizens' awareness and meet community needs in development of the park. The park's design should be flexible and reflect the character, interests and nature of the neighborhood. Special consideration should be given to the special needs of the very young and very old. The park's design should provide for a variety of uses and should allow for modification at a later date to reflect changing community needs. The size of the Vest Pocket Park should be a minimum of 5,000 square feet.

Primary consideration should be given to developing a Vest Pocket Park adjacent to an existing school. Secondary consideration should be given to developing a Vest Pocket Park adjacent to a Fire Station, a Branch Library, a Police Station or other community facility. Tertiary consideration should be given to developing a Vest Pocket Park separately, but preferably at a corner.

PURPOSE:

To provide guidelines and selection criteria for determining the priority, location and development of Vest Pocket Parks in Community Plan Areas which do not substantially meet General Plan Standards.

POLICY:

It is the policy of the City Council to meet the recreation needs of the Citizens of San Diego. The primary effort of the City shall be development of neighborhood, community, and regional parks in accord with General Plan Standards. In those Community Plan Areas where a minimum General Plan Standard population exists but it is not feasible to strictly meet General Plan Park Standards and adjacent regional park resources do not adequately supplement the deficiency, Vest Pocket Parks may be developed in accord with the following guidelines and criteria:

COUNCIL POLICY**I. PRIORITY**

All Community Plan Areas shall be evaluated in terms of existing population, total developed park acres, proposed six-year C.I.P. development, availability of developable park land, and adequacy of services from adjacent regional parks. Those Community Plan Areas with a minimum General Plan Standard population, with less than General Plan standards of neighborhood park land, and with insufficient developable park land which are not adequately served by adjacent regional parks shall be given primary consideration for Vest Pocket Park development.

Priority of Vest Pocket Park development shall be based upon a total points ranking. Highest total points ranks first.

A. <u>DENSITY OF RESIDENTIAL POPULATION</u>	<u>MAXIMUM 10 POINTS</u>
<u>PER NET RESIDENTIAL ACRE</u>	
50+ persons	10 points
40 - 49 persons	5 points
30 - 39 persons	2 points
B. <u>INCOME OF POPULATION</u>	<u>MAXIMUM 10 POINTS</u>
50%+ below City median	10 points
40 - 50% below City median	6 points
C. <u>MOBILITY/AGE OF POPULATION</u>	<u>MAXIMUM 20 POINTS</u>
50%+ under 14 years or over 55 yrs	20 points
40 - 49% under 14 yrs. or over 55 yrs	10 points
30 - 39% under 14 yrs. or over 55 yrs	4 points
D. <u>ADEQUACY OF EXISTING FACILITIES</u>	<u>MAXIMUM 10 POINTS</u>
No existing	10 points
Less than 50% GPS met	5 points
More than 50% GPS met or Regional Facility within 1-1/2 miles of P.S.D. center	2 points

II. LOCATION

Vest Pocket Parks of 5,000 square feet or more in size within a deficient Community Plan Area shall be, whenever practicable, centrally located, away from major traffic arteries, and serve a resident population of 500 to 1,000 persons within an effective walking distance of 1/4 mile. Special consideration shall be given to preventing potential noise and disturbance problems which place an intolerable burden on abutting and adjacent property owners. Special consideration may be given to the interests of the very young and the very old in selecting passive sites. General site location shall be based upon the following preference list:

- A. Adjacent to a public school - First preference
- B. Adjacent to a Fire Station, Public Library, Police Station or other community facility.

- C. At a separate site preferably at a corner.

III. DEVELOPMENT

Design, development, and construction of Vest Pocket Parks shall be done in the most economical and efficient manner in keeping with the City Charter.

Since the design of any park is one of the crucial elements in its success or failure, the services of professional consultants shall be used to design Vest Pocket Parks when financially feasible. The consultant shall work closely with City staff in the preparation of development plans and standard drawings for the Vest Pocket Parks, wherever practicable. Depending upon the time and resources available, City staff shall accomplish necessary additional engineering and planning.

COUNCIL POLICY

Part of Council Policy 700-34

EXAMPLE
 VEST POCKET PARK PRIORITIZATION
 UNDER COUNCIL POLICY 700-34

PSD	DENSITY VALUE*	INCOME VALUE*	MOBILITY VALUE*	ADEQUACY VALUE*	TOTAL VALUE*	PRIORITY
505	0	0	10	5	15	6
510	5	6	4	2	17	5
581	5	10	10	2	27	3
583	10	10	4	2	26	4
601	2	10	10	10	32	2
611	0	10	20	10	40	1
613	0	0	0	10	10	7
MAXIMUM* POSSIBLE VALUES	10*	10*	20*	10*	50*	

HISTORY:

Adopted by Resolution R-218461 05/25/1977

Amended by Resolution R-275402 04/02/1990