

# **Freeway Commercial South Portion Otay Ranch Town Center Parks Master Plan**

*Project Sponsor/Applicant:*

**Brookfield Properties**

Contact: Tony Pauker

733 Eighth Avenue

San Diego, CA 92101

(858) 794-6157

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## I. Purpose

A. This Sectional Planning Area (SPA) Parks, Recreation, Open Space and Trails Master Plan (“SPA Park Master Plan”) identifies and describes park, recreation, open space and trail facilities and implementation for Otay Ranch Villages. This Plan meets the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies, and implementation measures identified in the Otay Ranch General Development Plan to provide parks, recreation, and open space amenities. The primary goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities. This Plan also meets the goals, policies, and requirements of the City of Chula Vista Parks Master Plan (July 7, 2018) through the provision of parks and plaza areas for residents and visitors. This Plan incorporates both SPA and Tentative Map level requirements for planning parks, recreation facilities, open space, and trails provisions associated with the development of the SPA Plan area.

B. Regulatory Framework: The provision and implementation of parks and open space in the SPA Plan area is regulated by the following:

1. Chula Vista Municipal Code – SPA Plans:

Section 19.48.090 (P-C-Planned Community Zone) of the Chula Vista Municipal Code establishes SPA Plans, Requirements and Content. Subsection C.1. requires the following information to be contained in a SPA site utilization plan:

- Land Uses
- Parks
- Open Space

2. Chula Vista Municipal Code – Park Lands and Public Facilities

Chapter 17.10 (Park Lands and Public Facilities) of the Chula Vista Municipal Codes 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.

3. Otay Ranch General Development Plan (Otay Ranch GDP)

The Otay Ranch GDP requires specific identification of park, recreation, and open space provisions at the SPA Plan level. (Note that the proposed contemporaneous Otay Ranch GDP Amendment renames the southern portion of the Freeway Commercial SPA [FC 1] to Otay Ranch Town Center.) The SPA requirements are:

- Provide a Parks Master Plan
- Identify and reserve 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 needs for special purpose parks.

#### 4. Chula Vista Landscape Manual

As provided in the Chula Vista Landscape Manual, the following is an overview of the park and open space development process and specific submittal requirements. The Park design process is to be approved by the Director of General Services.

#### 5. Parks

The Landscape Manual requires the preparation of a Park Concept Plan, Master Plan, Design Development and Construction Documents as described below:

- Concept Plan:

The Concept Plan is the initial phase in the park design process. Work product relative to this phase includes, but is not limited to, meeting with staff to discuss the project and the desired uses, site analysis, program development of site features and components; development of various schematic alternatives to evaluate site planning options; determination by staff of the preferred alternatives; and preparation and submittal of the refined concept plan.”

- Master Plan:

The Master Plan phase is the refinement of the Concept Plan to bring the park design to a detail and graphic level acceptable for presentation to the Parks & Recreation Commission and City Council. The plan(s) are to be colored renderings with accompanying graphics to clearly illustrate the design intent and a conceptual planting and irrigation plan. The plans shall be provided as hard-copy and digital formats to the Development Services Department and shall be available for presentations and archived, per the Department’s requirements. All Master Plans will be retained by the Parks & Recreation Department for presentation purposes and archival data.

- Design Development:

This phase focuses on the refinement of the Master Plan, to a level of detail sufficient to move into the Construction Document phase. The determination of materials, finishes, colors, plants, quantities, etc., are to be analyzed and determined.

- Construction Documents:

The Construction Document phase consists of the preparation, review, and approval of all plans necessary for utilization by the contractor for the installation of the project. Typical sheets may include Planting, Irrigation, Construction, Grading, Drainage, Layout, and related Construction Details such as architectural, mechanical, electrical, and plumbing plans.

## 6. Public Open Space

Public open space for the SPA Plan area meets the requirements of the Otay Ranch Resource Management Plan (RMP) through compliance with the Otay Ranch Conveyance requirements prior to construction of the existing Freeway Commercial SPA. The Chula Vista Landscape Manual requires the preparation of an Open Space Concept and Analysis Plan, Master Plan and Construction Documents as described below:

- Open Space Concept and Analysis Plan:

The Concept Plan for an Open Space project shall serve as a comprehensive plan identifying the following aspects: analysis of the existing conditions, and the mitigation of any impacts generated by the proposed project; existing features on site and any sensitive plant, habitat or wildlife existing on-site that might be impacted; identification of the various Open Space lots being proposed for turnover to the City by letter designation; the level of modifications or improvements to be installed relative to the “Code” system utilized by the City; gross area of each lot and the total area of all Open Space lots, proposed or existing adjacent land uses; and other proposed improvements such as trails, kiosks, signage, walls, etc.”

- Master Plan:

The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens. The plan shall be at an appropriate scale to allow for accurate analysis. This plan shall be a rendered plan with accompanying graphics to clearly illustrate the design intent and a conceptual planting and irrigation plan. The plans shall be provided as hard-copy and digital formats to the Development Services Department and shall be available for presentations and archived. Per the Department’s requirements.

- Construction Documents:

The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include Planting, Irrigation, Construction, Grading and Drainage, Layout, Architectural, Mechanical, Electrical, Plumbing, and related Construction Details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four (4) sets of plans will typically be required for routing to other City Departments.

## 7. Streetscape (Medians and Parkways)

The Chula Vista Landscape Manual requires the preparation of a Master Plan and Construction Documents for Streetscapes (Medians and Parkways) as described below:

- Streetscape Master Plan:

The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens.

- Construction Documents:

The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include Planting, Irrigation, Construction, Grading, Layout, and related Construction Details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four (4) sets of plans and a digital copy will typically be required for routing to other City Departments.”

## 8. SPA Plan Public Facilities Finance Plan

The Municipal Code establishes, as a condition of SPA approval, the preparation of a Public Facilities Finance 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.

## 9. Entitlement Documents

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

- a. Tentative Map requirements:

- i. Include local park sites on the Tentative Map and described in Conditions of Approval and in the Development Agreement;
- ii. Identify funding for local parks and determine a schedule for the payment of Park Acquisition and Development (PAD) fees; and
- iii. Review existing or proposed trails on adjacent properties to ensure linkages.

- b. Subdivision Landscape Master Plan requirements:
  - i. Include all principal landscape design concepts (same size/scale as Tentative Map);
  - ii. Include all park, recreation, open space, and trails; and
  - iii. Identify ownership and maintenance responsibilities.
- c. Final Map requirements:
  - i. Identify ownership and maintenance responsibilities
  - ii. Dedicate local park sites;
  - iii. Assure funding for local parks; and
  - iv. Implement design guidelines.
- d. Building Permit Requirements: Pay impact fee (if established).

## II. Otay Ranch Goals and Policies

The Otay Ranch parks and recreation goals, objectives and policies provide for a variety of parks and recreation amenities. Otay Ranch provides 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 the following:

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: 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.

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

Objective: Provide neighborhood and Community Park and recreational facilities to serve the recreational needs of local residents.

Policy: Provide a minimum of 3-acres of neighborhood and Community Park land (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 co-location of facilities is feasible. Joint-use agreements with school districts is encouraged.

### III. Park Requirements

#### A. Chula Vista Municipal Code

All new development in the City of Chula Vista is subject to the requirements contained in the City’s Parkland Dedication Ordinance CVMC Chapter 17.10. The ordinance establishes fees for park land acquisition and development, sets standards for dedication and establishes criteria for acceptance of parks and open space by the City of Chula Vista. Fees vary depending upon the type of dwelling unit that is proposed. There are three types of housing: Single-Family dwelling units (defined as all types of single-family detached housing and condominiums), Multi-Family dwelling units (defined as all types of attached housing including townhouses, attached condominiums, duplexes, triplexes and apartments) and Mobile Homes. Single-Family Housing is defined as a freestanding structure with one residential unit. Multi-Family Housing is defined as any freestanding structure that contains two or more residential units. Parkland dedication requirements are shown below on Table 1.

**Table 1**  
**Estimated Required Park Land Dedication**

| <b>UNIT TYPE</b> | <b>TARGET NUMBER OF UNITS</b> | <b>PARK AREA/DU</b> | <b>TOTAL ACRES</b> |
|------------------|-------------------------------|---------------------|--------------------|
| Single-Family    | 0                             | 460 square-feet     | 0.0-ac.            |
| Multiple Family  | 840                           | 341 square-feet     | 6.57-ac.           |
| <b>TOTAL</b>     | <b>840</b>                    |                     | <b>6.57-ac.</b>    |

The GDP requires that the SPA-level planning include definition of the location, acreage and boundaries of neighborhood and Community Parks and open space. A component of the SPA Plan includes a PFFP which further analyzes and determines park requirements and phasing.

The actual park acreage requirements will be based on the actual number of residential units (and projected population) approved on the subsequent Development Agreement and Final Map(s) for FC 1. The Development Agreement shall identify how park requirements will be satisfied.

## IV. Park and Recreation Program

The Park and Recreation Program includes the following:

1. Public Parks
2. Private Recreation
3. Ownership and Maintenance
4. Connections

1. Public Parks/Plaza

The purpose and intent of the Plaza and Park areas is to provide a variety of spaces within the Town Center to accommodate passive and active uses and to avoid duplicative features and designs. The plaza is intended to be a more urban space with hardscape areas that can be used for seating, strolling, temporary vendors/attractions, and potential live entertainment, such as performers. Additionally, the space can include enhanced landscaping while accommodating emergency access through the area.

The park areas are envisioned as passive and active spaces. The uses for each will be determined during the Design Review process, but uses are expected to potentially include paths, seating, landscaping youth and adult oriented play areas, lighting, dog park, and community garden; however, this list is not intended to be exhaustive or all inclusive. The uses and design of each space shall be considered separately during the Design Review process. Below is a list of concepts per space; however, the list is not intended to be limit the creativity of the designer nor shall it be used as a specific checklist, rather as a guide for planning the spaces.

**Plaza – Urban amenity to accommodate various park related uses, such as the following and related uses:**

Pavers, include concrete, Grass-crete, similar materials

Emergency Access path

Limited landscape planters (on-grade and raised)

Potential Vendor space to accommodate Stands/Kiosks – temporary and potentially permanent

Benches and related Street Furniture

**Passive Park Areas (applicable to area with underground storage, area adjacent to Macy's building, and existing dog park):**

Underground Storage parcel is limited planting & above-ground uses:

Youth play equipment (young children) – without footings over basin ie: Mounding with rubber coating to break up flat areas

DG paths

Low impact adult game areas such as Bocce Ball Court or similar non-footing/low weight courts

Landscape with shallow, non-invasive roots and lightweight benches/seating and park equipment

Ground-level lights

Perimeter plantings – trees and shrubs



Grass over Underground storage  
 Perimeter footings for equipment, provided they are not located on top of or close to basins  
 Potential inclusion of a Dog park – fencing outside of basin  
 Potential Community Garden

**Active Park Areas - uses such as the following (park areas adjacent to Macy’s building and the existing dog park):**

Hard Courts  
 DG paths  
 Bocce Ball Court or similar  
 Appropriate benches, lighting landscape, play equipment, and related picnic features, include trash receptacles  
 Ground-level lights  
 Plantings – trees and shrubs  
 Potential Dog park  
 Potential Tot-lot

The project is responsible for both the park development component and the acquisition component PAD Fees, as outlined in the Development Agreement. The project parkland demand is approximately 6.57-acres based on CVMC 17.10 (Table H.3).

**Table 2**  
**FC 1 Multi-Family Acquisition and Development Fee**  
**(Preliminary Calculation)**

| <b>MF Units</b>  | <b>MF Unit Acquisition Fee \$9,408</b> | <b>City-wide Development Fee \$6,940</b> | <b>Park Benefit Fee \$16,348</b> | <b>Total</b>        |
|--|--|--|----------------------------------|---------------------|
| <b>560</b>   | \$1,985,088*                           | \$1,464,340*                             | -                                | \$3,449,428*        |
| <b>280</b>   | -                                      | -  | \$4,577,440                      | \$4,577,440         |
| <b>Total:</b>  |  |  |                                  | <b>\$8,026,868*</b> |
| * Figures in this table are preliminary estimates and shall be recalculated at the time when the obligations are due as determined by the Development Agreement. This table reflects a credit for the 2.56-acres of parkland acquisition as described in the Development Agreement. Lots E and F identified as park lots will not received parkland development credit, as described in the Development Agreement. |  |  |                                  |                     |



Park and Plaza Locations

2. Private Recreation

Private recreation facilities, common open space, and walkways will be provided as an integral component of the residential site plan during the Design Review process and prior to issuance of the Building Permit.

3. Ownership and Maintenance:

The ownership, maintenance, and ownership requirements for the Public Park shall be as established in the Development Agreement. The ownership and maintenance of the private recreation facilities, common open spaces, and off-street walkways shall be by the private homeowner's association for the residential areas.

4. Connections:

Both the public parks/plaza and private recreation areas are connected internally by a system of walkways..



Passive Concept Test Fit

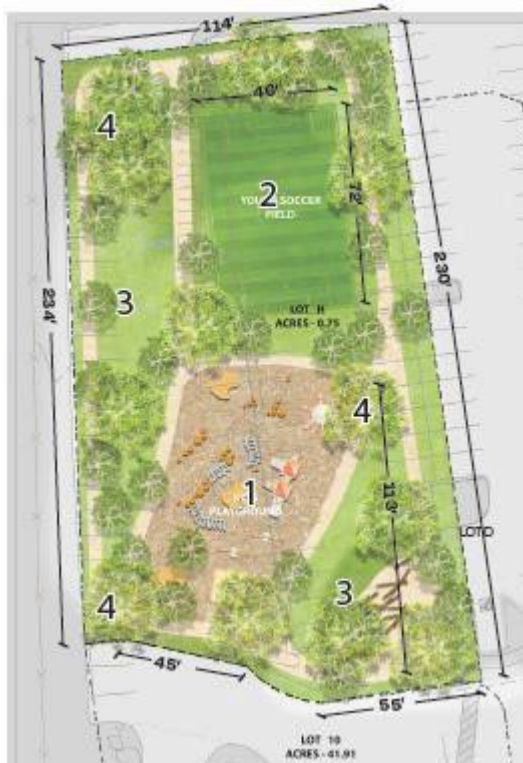


**Legend:**

- 1 Dog Park - (98 x 130') approx.
- 2 Picnic Area - (90' X 96' ) approx.
- 3 Sports Fields - (126' X 111') approx.
- 4 Shade Trees

Active Concept Test Fit

**Conceptual Test Fit Park Designs, Lots F and G**



Active Concept Test Fit



Passive Concept Test Fit

**Legend:**

- 1 Kids Playground - (54' x 104') approx.
- 2 Youth Soccer Field - (60' x 100') approx.
- 3 Passive Lawns
- 4 Shade Trees

**Conceptual Test Fit Park Designs, Lot H**