

NORTH PARK COMMUNITY PLAN UPDATE



DISCUSSION DRAFT
SEPTEMBER 2013



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1.0 Introduction

North Park is a dynamic urban community located in the central core of the City of San Diego. Originally settled at the turn of the 20th century, North Park has evolved into thriving mixed-use area with a diversity of housing, strong commercial districts, and a growing arts community. The North Park Community Plan strives to reflect and protect North Park's uniqueness while planning for future growth in the community.

The North Park Community Plan is an update of the 1986 Greater North Park Community Plan which was in turn, was an update of the 1970 Park North-East Community Plan and the 1969 North Park Commercial Area Plan. A component of San Diego's General Plan, the North Park Community Plan is a guide for how the community will grow and develop over 15 to 20 years. The plan includes specific goals and recommendations regarding the use and development of land and addresses mobility, economic prosperity, public facilities, conservation, open space and recreation. The plan also envisions a sustainable community that preserves historic resources and North Park's unique aesthetic character.

Shared Planning Process and Vision

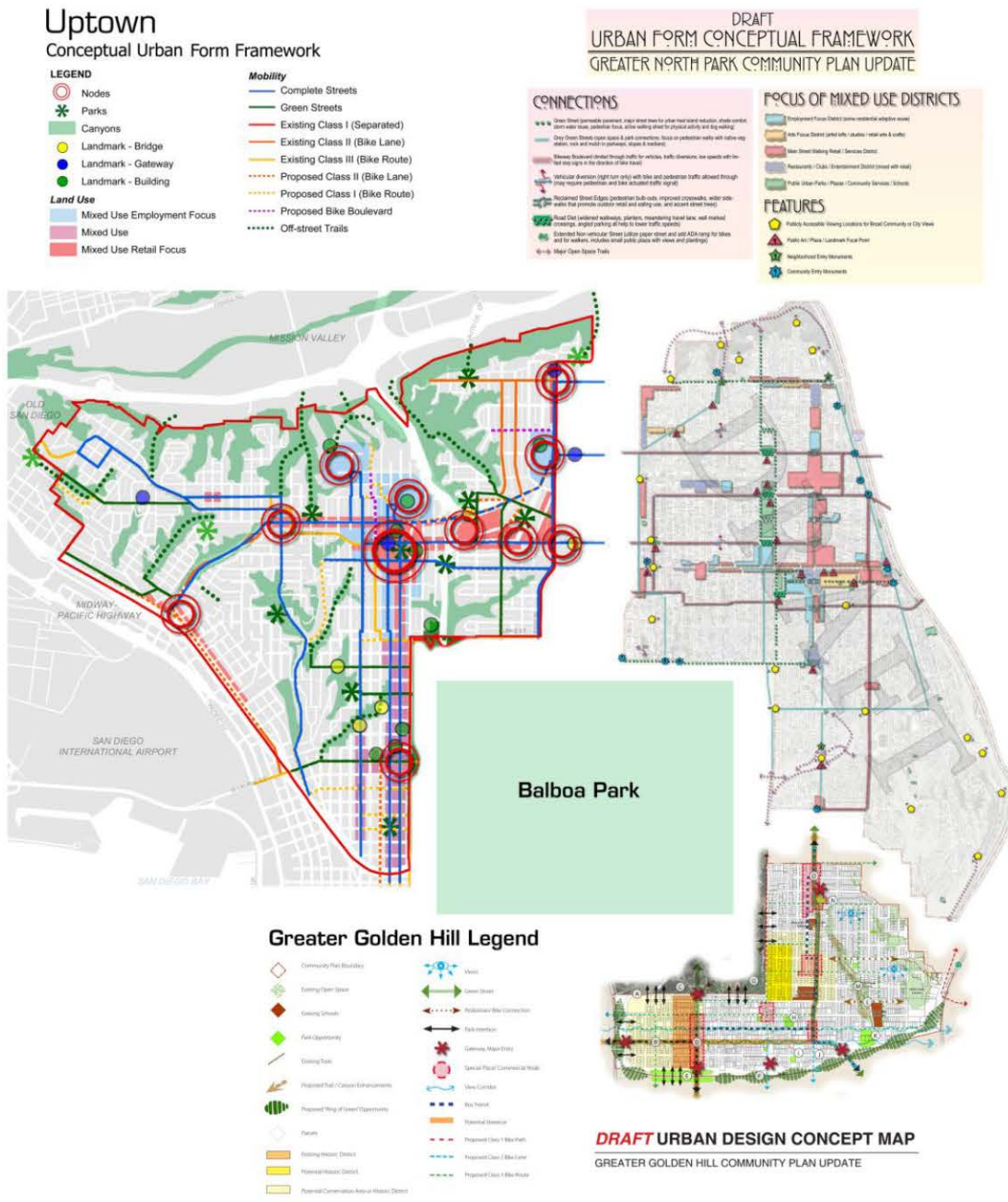
The North Park Community Plan provides a long range guide for the future physical development of the community and is being updated concurrently with the community plans for Uptown and Golden Hill. A goal of the concurrent updates is to address key issues and propose solutions as they relate to attributes shared by each of the three communities. The updates started in 2009 with an intensive public outreach effort centered around individual community meetings that included stakeholder committees, neighborhood associations, workshops on key topics, a multi-day charrette and meetings of the North Park Planning Committee, the City's recognized community planning group.

Various attributes related to urban design, historic, preservation, open space, and mobility are common to each of the three communities at both larger and smaller scales leading to the development of shared planning solutions with refinements appropriate to individual community and neighborhood contexts (*See Figure X*). Each community is situated within a landform that is part of a broad mesa interspersed with many natural or semi-developed canyons allowing a distinctive combination of outward views and interaction with open space along most community edge points. These characteristics also provide a sense of seclusion from the surrounding city not uncommon for San Diego's neighborhoods, and importantly, support the interconnectedness between the three communities. Adjacent freeways reinforce this relationship as they have usually followed canyons and other low points in San Diego.

The three communities surround regionally significant and historic Balboa Park. As development radiated out from Downtown San Diego along streetcar lines, later forming commercial districts along arterial streets and major crossings, a legacy remains of traditional storefronts uniquely suited to small and sole-proprietor businesses.

Figure X

Uptown-North Park-Greater Golden Hill Cluster - Urban Form Vision



A grid pattern of streets enhances connectivity and promotes walkability yet traffic congestion occurs at many 'pinch points' where street widths narrow or access is funneled due to canyon and freeway interfaces.

The three communities have also been part of one of the longest historical development periods in the region due to their central location and accommodative zoning which has left a range of building forms and architectural styles as well as historic resources in need of preservation. This has sometimes resulted in awkward scale transitions and juxtaposition of building styles as the rate of development has oftentimes been modest or uneven. The relatively intense concentrations of retail and employment uses nearby in Downtown and Mission Valley draw certain retail formats and employment away from these communities. As these communities developed prior to current citywide public facilities standards, locating and financing new facilities is difficult due to lack of available land as well as a limited rate of new development. Aging infrastructure often needs to be upgraded and/or replaced.

General Plan

The 2008 General Plan sets out a long-range vision and policy framework to guide future development, provide public services, and maintain the qualities that define San Diego and contain a set of overall guiding principles (see inset Section 2.1 below). The recent update to the General Plan shifts focus from how to develop vacant land to how to design infill development and reinvest in existing communities. A key component guiding these efforts is the City of Villages Strategy which proposes growth be directed into pedestrian-friendly mixed-use activity centers linked to an improved regional transit system.

Regional and local investments that promote transit and bicycle use support this strategy. By increasing transportation choices, a reduction in overall vehicle miles travelled can be achieved which is a key contributor to broader sustainable development initiatives. Better mobility options are also needed for those who cannot drive, do not own a motor vehicle, or prefer to reduce their dependence on the automobile. Benefits to individual as well as public health can be achieved with any reduction in air pollutants as well as a shift in favor of walking.

These villages or activity centers are to be formally identified through the community plan update process. The mixed-use commercial districts and higher density neighborhoods along transit lines are candidate village locations within each of the three communities. The policies of each plan can be used to focus needed investments in infrastructure, transit and other mobility improvements.

The North Park Community Plan is the City's policy statement for the continued development of North Park and the distribution of land uses. The plan is implemented by a variety of ordinances, activities and programs including the City's Land Development Code, the North Park Public Facilities Financing Plan, the City's Capital Improvement Program, and public and private development.

The Community Plan is not a static document and should be continually monitored to respond to unanticipated changes affecting the community. Any proposed amendments to this plan should be carefully reviewed for consistency with the vision, values and goals of the North Park Community Plan and City of San Diego General Plan.

1.1 Community Profile

Community Setting

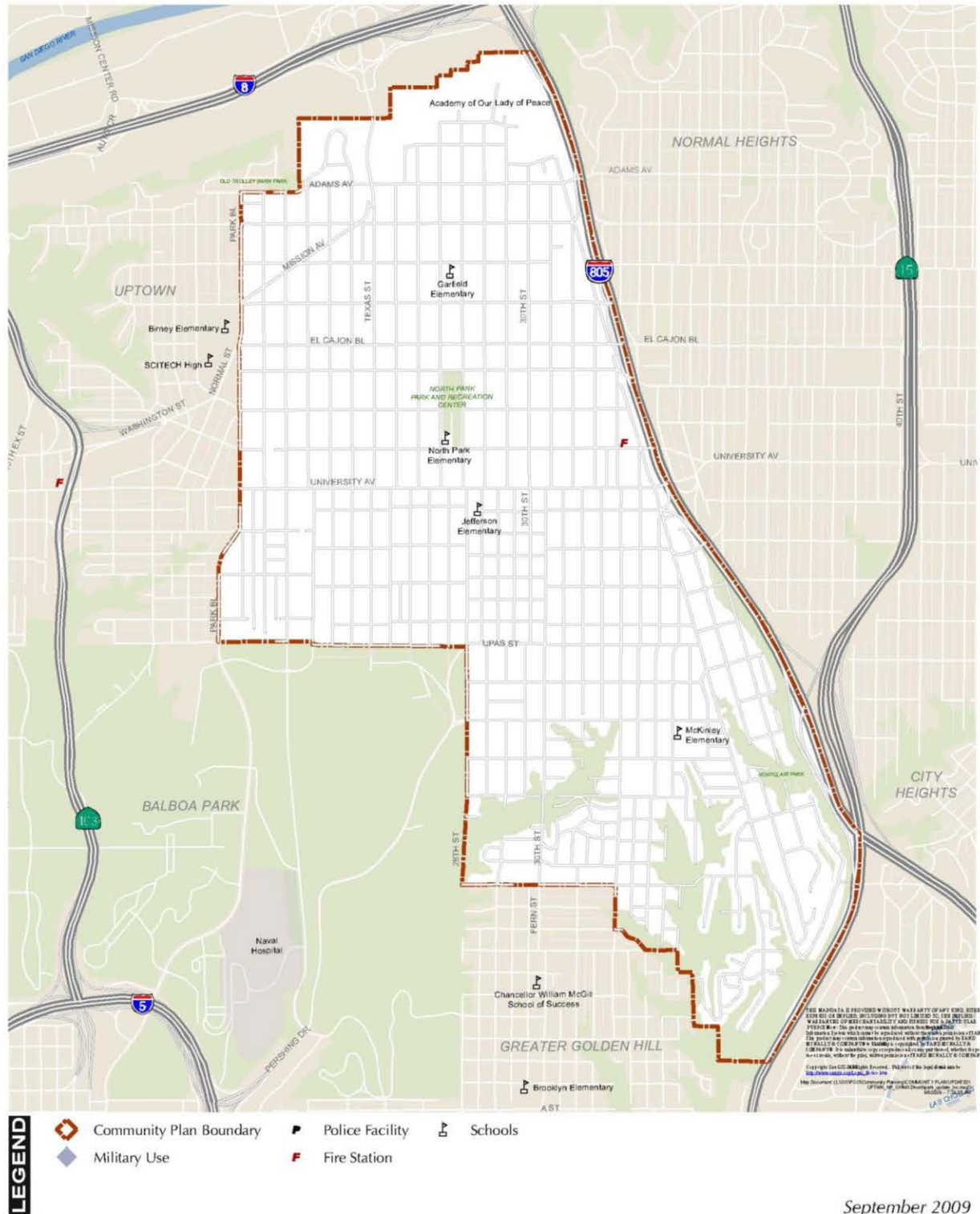
The community of North Park encompasses approximately 1,980 acres located in the central portion of the City of San Diego (*Figure X*). North Park is bordered by the communities of Uptown on the west, Mission Valley on the north, the Mid-City communities of Normal Heights and City Heights on the east, and Greater Golden Hill to the south. Balboa Park, the 1,400 acre 'Jewel of San Diego' abuts the community on the southwest.

North Park includes mesa tops with canyon and hillside areas. The majority of North Park is relatively flat or gently sloping with pronounced hillside areas located in the northern boundary of the community adjacent to Mission Valley, and the southeastern portion of the community adjacent to Greater Golden Hill.

North Park is one of the older urbanized communities in the City of San Diego with original subdivisions being recorded just after the turn of the 20th century. The community is traversed by two major east-west streets, University Avenue and El Cajon Boulevard with Adams Avenue, also an east-west street, serving the northern portion of the community. Park Boulevard, which serves as the communities western boundary, 30th Street, and Texas Street are north-south streets of significance within the community and are characterized by strip commercial dating as far back as the 1020's and 1930's.

North Park also enjoys an excellent transportation system with a strong grid street pattern that facilitates multi-modal circulation. The built environment of North Park includes vibrant commercial corridors surrounded by single- and multi-family residential development with lower density single-family neighborhoods concentrated in the northern and southern portions of the community.

GREATER NORTH PARK



Planning Area Location

**Table 1-1
North Park Fast Facts**

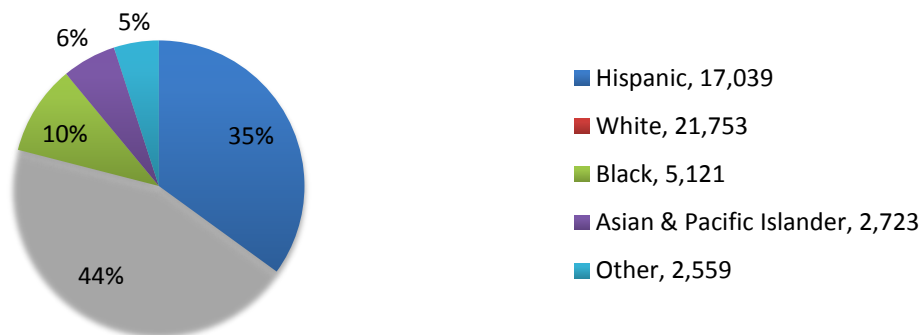
Physical Characteristics

Total Area: 1,980 acres or 3.09 square miles Highest Point: XXX feet above sea level
 Latitude: 32.75 degrees north Lowest Point: XXX feet above sea level
 Longitude: 117.13 degrees west

Population and Housing Trends

	<u>2000</u>	<u>2010</u>	<u>2020 (est.)</u>	<u>2030 (est.)</u>
Total Population	46,631	49,195	52,216	57,160
Housing Units	24,640	24,874	26,408	28,462
Persons per Household	1.95	2.12	2.07	2.08

2010 Population by Ethnic Category



Historic Context

North Park traces its development history to shortly after the turn of the 20th century when land in the vicinity of 30th Street and University Avenue was subdivided. The name “North Park” was derived from the fact that it was located to the north of “South Park” which was then centered around 30th and Beech Streets.

Residential development during the first half of the 20th century was made possible by a streetcar system which accommodated movement within and outside the community. The streetcar system also led to the development of active commercial districts along University Avenue and El Cajon Boulevard. Although the streetcar system was dismantled in the 1940’s, North Park continued to grow after World War II and became a suburban shopping district. However, with the development of freeways and shopping centers in Mission Valley in the

1960s, North Park evolved into a bedroom community with a population primarily dependent upon other areas of the City for jobs, services and goods. It was during this time that North Park entered a period of decline with failing business districts and deteriorating neighborhoods.

The 1990s brought the start of a renaissance to North Park. Residential areas stabilized with reinvestment and a renewed interest in the preservation of North Park's historic architecture. Commercial areas also saw a revival and an eclectic arts district began to emerge. The revitalization of North Park continues to enhance its diverse and vibrant character.

1.2 Guiding Principles

General Plan Principles

The City of San Diego General Plan sets out a long-range vision and policy framework for how the city should plan for growth, provide public services, and maintain the qualities that define San Diego. The plan includes the City of Villages smart growth strategy to focus growth into mixed-use, pedestrian-friendly villages that are linked to the transit system. The plan contains ten guiding principles that are based on core values and address the City's physical environment, economy, culture, and society. These principles relate to the natural environment, the character and walkability of San Diego's neighborhoods, employment centers, an integrated regional transportation network, quality public facilities, historic districts, sustainability, balanced communities, and a desire to beautify the City.

General Plan Guiding Principles

1. *An open space network formed by parks, canyons, river valleys, habitats, beaches and ocean;*
2. *Diverse residential communities formed by the open space network;*
3. *Compact and walkable mixed-use villages of different scales within communities;*
4. *Employment centers for a strong economy;*
5. *An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;*
6. *High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors;*
7. *Historic districts and sites that respect our heritage;*
8. *Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;*
9. *A clean and sustainable environment; and*
10. *A high aesthetic standard.*

Community Plan Guiding Principles

North Park's Guiding Principles form the 'heart' of the Community Plan. They have been developed through an extensive public involvement process and describe the broad direction and vision for North Park. They also form the basis for the goals and recommendations of the Plan.

The following principles represent the core values for North Park:

- *A diversity of housing types with varying levels of affordability.*
- *Businesses that contribute to the vitality and growth of the community in harmony with residential neighborhoods.*
- *A circulation system that offers safe, multi-modal access between jobs, shopping, recreation, businesses, schools, and residential neighborhoods.*
- *A community that is a center for creativity and enriched by public art.*
- *Employment and mixed-use centers that allow North Park residents to work where they live through the attraction of new businesses and higher paying jobs.*
- *A high level of public facilities that not only meet the needs of the community, but serve to enhance community identity.*
- *A community that fosters the expansion of recreational opportunities through traditional and innovative ways.*
- *Open space resources that are managed and maintained.*
- *Sustainable residential neighborhoods and business districts.*
- *Cultural and historic resources that are respected and preserved through historic designations and adaptive reuse.*

1.3 Legislative Framework

Community Plan Relationship to the General Plan

The North Park Community Plan is a component of the City of San Diego's General Plan. It is intended to further express the General Plan policies for the North Park community through the provision of more site-specific recommendations that implement goals and policies, and guide zoning and the Capital Improvement Plan. While the two documents are under separate cover, they work together to establish the framework for growth and development in the community. Some specific General Plan policies are referenced within the Community Plan to emphasize their significance for North Park, but all applicable General Plan policies may be cited in conjunction with the community plan, whether or not they are specifically referenced. Both the General Plan and the North Park Community Plan should be consulted for land use planning

matters in the community. While the Community Plan addresses specific community needs, its policies and recommendations remain in harmony with the General Plan, city-wide policies, and other community plans.

Land Development Code

The City's Land Development Code contains planning, zoning, subdivision and building regulations which implement the policies of the General Plan and community plans. Located in Chapters 10-15 of the Municipal Code, the Land Development Code includes regulations for areas throughout the City as well as planned district ordinances with specialized zoning for specific geographic areas of the City. Land in the North Park community is regulated by both citywide regulations as well as the Mid-City Planned District Ordinance (Section 1512). Regulations include standards for allowable land uses, densities, building heights, setbacks and other development issues.

Public Facilities Financing Plan

The North Park Public Facilities Financing Plan (PFFP) identifies public facilities needed to maintain existing levels of service within the community. The PFFP is based on the policies and build-out assumptions of the Community Plan. The PFFP authorizes the collection of Development Impact Fees (DIF) to mitigate the impact of new development through provisions of a portion of the financing needed for public facilities identified in the Public Facilities Financing Plan (PFFP). The DIF does not fund facilities to serve the existing population. Rather, it is a mechanism to mitigate the impact of new development on the community.

Airport Land Use Compatibility Plan

As of 2011, the San Diego Regional Airport Authority was in the process of updating the Airport Land Use Compatibility Plan (ALUCP) for the San Diego International Airport (SDIA). The Community of North Park is subject to the Airport Land Use Compatibility Overlay Zone and the overflight of aircraft arriving to and departing from SDIA. The community is located in Airport Influence Review Area 2 which requires residential property owners to disclose that the property is near an airport and may be affected by the overflight of aircraft when selling property. In addition, proposals for some structures may be required to provide notification to the Federal Aviation Administration.

Multiple Species Conservation Program

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation planning program that is designed to preserve native habitat for multiple species. This is accomplished by identifying areas for directed development and areas to be conserved in perpetuity, referred to as the Multi-Habitat Planning Area (MHPA), to achieve a workable

balance between smart growth and species conservation. A portion of the open space lands within North Park are within the MHPA. Open space lands within the MHPA are addressed in the Conservation and Recreation Elements of the Community Plan and are implemented by the City's MSCP Subarea Plan.

Environmental Review

A Programmatic Environmental Impact Report (EIR) was prepared in concert with the North Park Community Plan pursuant to the California Environmental Quality Act (CEQA) to address potential environmental impacts that would result from implementation of the Community Plan. Where impacts were identified, measures to reduce or avoid impacts were identified and incorporated into the community plan to the extent feasible.

As development is proposed in North Park, the City will prepare an Initial Study in accordance with CEQA to determine whether the potential impacts associated with a proposed project were anticipated by the community plan EIR. If additional environmental impacts are anticipated, additional environmental review may be required.

1.4 Related Plans and Studies

In addition to the General Plan and documents outlined above, a number of plans, "legacy" studies and other efforts have been prepared for North Park. These range from design guidelines to parking management plans and other studies. Although most of these studies are not officially-adopted City documents, they offer a wealth of analysis and public deliberation on planning issues and have been used as appropriate in the preparation of the North Park Community Plan. Appendix A contains a listing of some of the previous plans and studies prepared for the North Park community.

1.5 Planning Process

The North Park Community Plan is the result of extensive three-year community outreach process. A community plan update advisory committee was formed to guide the process, identify issues and review the draft plan. The North Park Community Plan Update Advisory Committee (CPUAC) was made up of members of the North Park Planning Committee and other interested community members, property owners and stakeholders. The Committee met regularly during the update and all meetings of the committee were open to the public. Public workshops and an intensive three-day charrette were also held to solicit community ideas and comments. The Community Plan represents a culmination hundreds of hours of thoughtful consideration and review by an engaged citizenry.

1.6 Elements of the Community Plan and Plan Organization

The North Park Community Plan is organized into nine elements, an implementation chapter and supporting appendices. The nine elements are patterned after the General Plan and include:

- Land Use
- Mobility
- Urban Design
- Economic Prosperity
- Public Facilities, Services & Safety
- Recreation
- Sustainability and Conservation
- Noise
- Historic Preservation
- Arts and Culture

Following an introduction, each element contains the overarching goals for that subject, written as end statements for what will occur when the vision has been achieved. Each of the goals relate to one or more of the Community Plan's Guiding Principles. Goals are followed by a context discussion, broken down by topic area. Finally, each element provides specific recommendations for North Park which provide a specific action or strategy to achieve a goal.

Following the ten elements, the Community Plan concludes with an Implementation Section. This chapter identifies the variety of tools available to implement community plan goals and recommendations. The section contains an action matrix containing specific actions needed to implement the plan. Appendices, though not adopted City policy, provide background materials used in the preparation of the Community Plan.

2.0 Land Use Element

Introduction

The Land Use Element contains community-specific policies for the future development of residential, commercial/mixed-use, institutional, and village designated areas within the North Park community. It also establishes the distribution and pattern of land uses throughout the community along with associated residential densities. In order to facilitate revitalization and address public space deficiencies in the community, this element also includes policies for focus areas within the community where development is encouraged, to what extent intensity of development is supported, and what incentives can be provided in partnership with the development industry in order to meet the community's vision of growth. North Park is a community with an established land use pattern that is expected to remain, and with some changes as a result of this plan, continue to evolve incrementally. The community has a unique level of complexity due to its long-standing and diverse development history, varied geography and proximity to prominent regional draws such as Balboa Park, Downtown, and Mission Valley.

The existing land use framework is a function of long-standing development patterns as well as previous planning efforts to redistribute density to protect the character of certain single-family and lower density neighborhoods as well as open space canyon areas. The multiple land use and density components established by the 1986 Community Plan (often with subtle variations) reflect the community's complexity. Generally, higher intensity development is located along main transit corridors providing opportunities for mixed-use commercial and employment districts. Lower residential densities are located within existing single-family neighborhoods near the system of canyons intended for open space preservation. This land use plan was considered innovative at the time the 1986 community plan was adopted and is still relevant today. The opportunity for the community to continue to grow within this existing planning framework is considered 'smart growth' by promoting compact development within walkable areas served by transit. The 1988 Community Plan proposed some of the highest development intensities in the city outside of downtown within commercial corridors that today still have many low-scale older buildings.

The adoption of the North Park Redevelopment Project Area in 1997 played a major factor in the community's urban renaissance largely through the completion of various catalyst redevelopment projects such as the North Park Theater, North Park Parking Structure and the La Boheme and Renaissance at North Park mixed-use projects. Despite the dissolution of redevelopment agencies statewide in 2012, North Park remains poised to take advantage of opportunities for continued growth and revitalization along its commercial corridors which

have existing and adequate capacity to accommodate new development as well as continued re-use of existing buildings.

Related Content in Other Elements

In this plan, cross references to other plan element policies are used to demonstrate the interrelationships between elements and how together they represent an integrated vision of for the community.

GOALS

- *A diversity of housing options through new construction and the preservation of existing quality housing stock*
- *High-quality development with medium to high residential densities, centrally located with the community to form an attractive and vital central area focused in between El Cajon Boulevard and University Avenue*
- *Appropriately located, attractive commercial and office facilities offering a wide variety of goods, services, and employment to benefit the entire community*
- *Continued revitalization of North Park's Business districts while respecting potential impacts to adjacent neighborhoods*
- *Diverse employment opportunities in North Park*
- *Villages with a lively, walkable, and unique atmosphere that builds upon existing neighborhoods and includes places to live and work*
- *Buffer areas that minimize impacts between commercial and residential uses*
- *Commercial/Residential Transition Areas that promote compatible development and reinvestment along the community's commercial districts*

2.1 Physical Environment

Existing Land Use

North Park is largely a built out, residential community, with very few if any remaining vacant parcels. Single-family land uses make up 592 acres or 30% of the total acres within the community and is the predominant land use within the North Park community. Multi-family use which occupies the central core of the community accounts for 422 acres or 21% of the total acreage in the community. Commercial uses including employment, retail, and services

cover approximately 81 acres or 4% of the total area within the community, mostly in the form of strip commercial development. Mixed-Use development currently occupies 12 acres or 1 % percent of the total acres within the community.

Figure X – North Park Existing Land Use

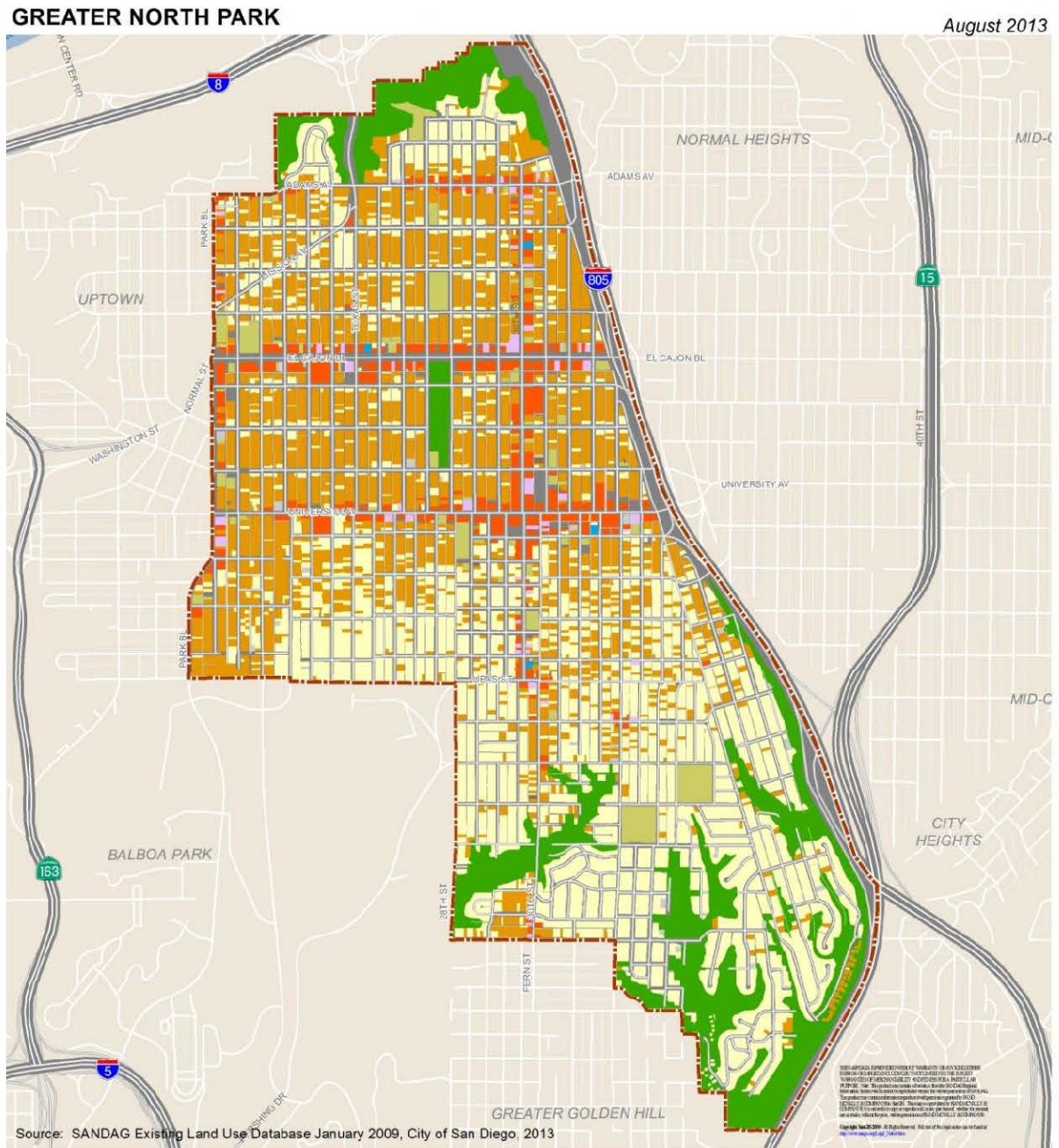
Existing Land Use	Acreage	% of Total Acreage
Single-Family Residential	591.7	30%
Multi-Family Residential	421.9	21%
Commercial Employment, Retail & Services	80.7	4%
Industrial Employment	1.4	0.07%
Institutional & Public and Semi-Public Facilities	44.2	2%
Group Quarters	0.5	0.03%
Mixed-Use	11.5	1%
Roads	664	33%
Park, Open Space & Recreation	166.7	8%
Vacant	13	1%
TOTAL	1996	100%

Land Use Distribution

With the exception of industrial designated land uses, North Park land uses include single-family, multi-family, open space, commercial/mixed-use, park, and institutional uses. The land use distribution of the North Park community remains largely the same as it was planned in the previous 1986 community plan with commercial/mixed use located along the major commercial-transit corridors of the community, multi-family residential uses occupying the center of the community and transitioning in intensity away from the main commercial corridors. Single-family land uses are primarily located in the northern and southern ends of the community along with the community's open spaces areas. Institutional uses within the community are primarily in the form of public private schools located throughout the community along with a fire station and library located in the eastern half of the community.

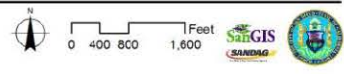
The concept of maintaining consistent land use designations on both sides of east-west running streets such as Meade, Madison, and Monroe Avenues was carried over from the 1986 plan and applied to the single-family residential neighborhoods located in the southern end of the community to encourage land use symmetry as well as lower scale development and pedestrian orientation along those streets.

FIGURE X – North Park Existing Land Use Map



General Land Use		Acreage	% of Total		Acreage	% of Total		Acreage	% of Total
Single Family Residential	610	27%	Group Quarters	0.5	0.2%	Park, Open Space, & Recreation	255	11%	
Multi-Family Residential	495	22%	Mixed Use	12	1%	Undeveloped	9	0.4%	
Commercial Employment, Retail, & Services	94	3.8%	Industrial Employment	1.4	0.06%	Roads / Freeways / Transportation	741	33%	
			Institutional & Public and Semi-Public Facilities	52	1.6%				

Existing Land Use Map



Land Use Intensity

Land Use intensity is related to the specific type of use as well as the manifestation of a particular use (or multiple uses) within a developed or built form. A generalized description of land use categories is provided in Table XX which also reflects the conversion of land use descriptions from the 1986 Greater North Park Community Plan to those recommended by the Land Use and Community Planning Element of the General Plan (LU-11). Each land use designation also contains quantifiable standards of building intensity. Zone designations are used where use and development standards correlate to the applied zoning program.

Population Density

Based on the application of planned land uses and development intensity, the community estimated to be _____.

TABLE X – North Park Community Plan Land Use Designations

General Plan land Use	Community Plan Designation	Specific Use Considerations	Description	Intensity	
				Residential Density (dwelling units/acre)	Development form
Park , Open Space & Recreation	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	0-4	N/A
	Population-based Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the community plan.	N/A	N/A

General Plan Land Use	Community Plan Designation	Specific Use Considerations	Description	Intensity	
				Residential Density (dwelling units/acre)	Development form
Residential	Residential - Low	None	Provides for single-family housing within a low residential density range and limited accessory uses.	0-9	0.60 FAR
	Residential – Low-Medium	None	Provides for both single-family and multifamily housing within a low-medium residential density range.	10-14	0.75 to 1.20 FAR
	Residential - Medium	None	Provides for both single-family and multifamily housing within a medium residential density range.	15-29	1.35 FAR
	Residential – Medium-High	None	Provides for multifamily housing within a medium-high residential density range.	30-44	1.50 to 1.80 FAR
	Residential - High	None	Provides for multi-family housing with a high density range.	45-55	2.25 FAR
Commercial Employment, Retail, & Services	Neighborhood Commercial	Residential Permitted	Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed up to a medium residential density within a mixed-use setting	0-29	1.0 FAR
			Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed up to a medium-high residential density within a mixed-use setting	0-44	1.0 FAR
	Community Commercial	Residential Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed up to a high residential density within a mixed-use setting	0-55	TBD
			Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed up to a very high residential density within a mixed-use setting	0-74	TBD

General Plan land Use	Community Plan Designation	Specific Use Considerations	Description	Intensity	
				Residential Density (dwelling units/acre)	Development form
Institutional, Public, & Semi-Public Facilities	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A	TBD would vary based on abutting zones

2.2 Land Use Framework

1986 Greater North Park Community Plan

As the successor land use policy document to the 1970 Park North-East Community Plan, the 1986 Greater North Park Community Plan provided key land use recommendations that were carried forward with this plan with added refinement and emphasis on current issues. Several of these recommendations include the preservation of single-family and low density areas, maintaining higher residential densities at the community core focused along and between El Cajon Boulevard and University Avenue, preservation of open space and canyon areas, encouraging mixed-use development and pedestrian orientation in commercial areas, and preserving the cultural and heritage resources of North Park.

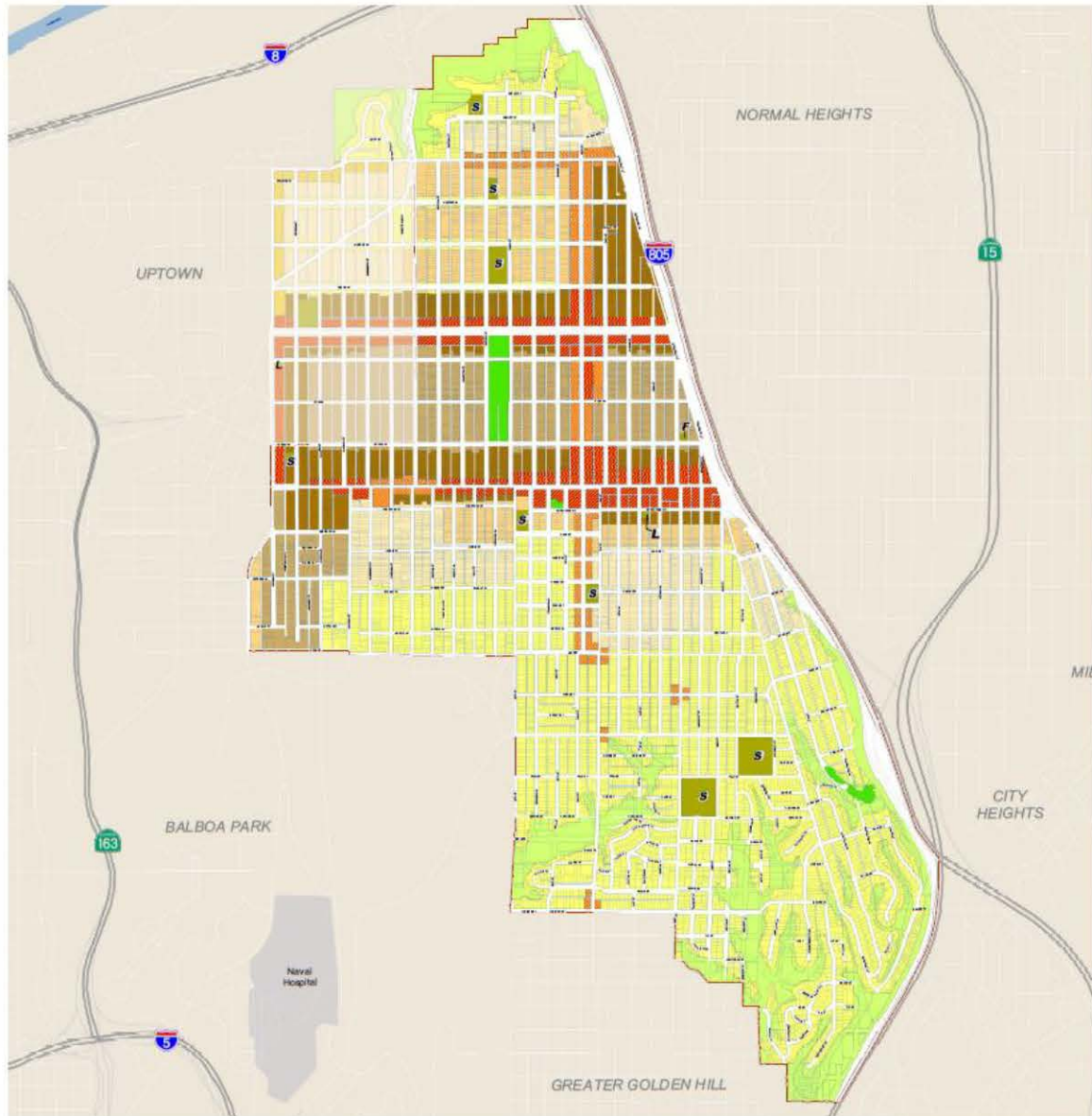
Residential

Residential land use forms the basis of the North Park community and is inherent in the desire of many residents to live unbothered by negative environmental quality of life conditions related to noise, air pollution, and visual blight that are often associated with other land uses.

Residential densities within the community vary throughout the community. High to Very High residential densities are designated along the community’s major east-west commercial/mixed-use corridors – El Cajon Boulevard and University Avenue. The 30th Street commercial/mixed-use corridor transitions from Medium High Residential density in the northern part of the community where it intersects with Adams Avenue, then transitions to Medium Residential

density at within the center of the community. Areas of High to Very High Residential density occur where 30th Street intersects with El Cajon Boulevard and University Avenue. The center of

FIGURE X – Community Plan Land Use Map



LEGEND	Residential Low (5-9 du/ac)	Institutional (F) Fire Station
	Residential Low Medium (10-14 du/ac)	Institutional (H) Hospital
	Residential Medium (15-29 du/ac)	Institutional (L) Library
	Residential Medium High (30-44 du/ac)	Institutional (S) School
	Residential High (45-55 du/ac)	Open Space
	Neighborhood Commercial (1) (Residential 0-29 du/ac)	Park (P)
	Neighborhood Commercial (2) (Residential 0-44 du/ac)	Community Plan Boundary
	Community Commercial (1) (Residential 0-55 du/ac)	Parcel Boundary
	Community Commercial (2) (Residential 0-74 du/ac)	

Proposed Planned Land Use Map

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the community between the two corridors contained a large proportion of Medium-High to High residential density designated properties. Multi-family residential densities transition from High to Very High Residential density to Low Residential density north of El Cajon Boulevard and south of El Cajon Boulevard. The Low Residential density areas of the community, include stable single-family neighborhoods are located generally at the Northern and southern ends of the community. These areas also contain the North Park's open space canyons. These areas are characterized by the canyons and hillsides bordering Mission Valley to the north and the various finger canyons shared by the Greater Golden Hill Community to the south.

POLICIES AND RECOMMENDATIONS

- 2.2-1 Maintain the low density character of predominantly single family areas, outside of the designated higher density areas primarily located along El Cajon Boulevard and University Avenue, and encourage rehabilitation and where appropriate.
- 2.2-2 Maintain consistent residential land use designations along east-west running streets within the northern and southern single-family neighborhoods of North Park such as Madison Avenue, Monroe Avenue, Meade Avenue, Wightman Street, Gunn Street, Landis Street, Dwight Street, Myrtle Avenue, and Upas Street in order to promote and maintain a walkable and pedestrian scale within these neighborhoods.
- 2.2-3 Allow stand-alone residential development or live-work units as an option along linear commercial corridors between major mixed-use nodes such as along Adams Avenue between 30th Street and Texas Street and along 30th Street between Adams Avenue and El Cajon Boulevard.

Commercial/Mixed-Use

Commercial land uses are located primarily along the community's transportation corridors: El Cajon Boulevard, University Avenue, Adams Avenue and 30th Street. Smaller "islands" of commercial-retail also exist within the single-family residential neighborhoods located in the southern part of the community at 30th Street and Redwood and Thorn and 32nd Street. Commercial uses at 30th Street and Juniper Street connect with the larger commercial business district in the South Park neighborhood of the Greater Golden Hill community. These commercial areas in addition to allowing stand-alone commercial uses also provide for mixed-use development. Despite mixed-use development being a widely accepted smart growth approach to in-fill development and re-investment in older urban communities, mixed-use development along portions of El Cajon Boulevard and University Avenue within North Park have resulted in a condition where commercial storefronts have become vacant over long

periods of time or where marginal, and often times less desirable commercial uses such as liquor stores and pay-day lending establishments have come to occupy highly visual street corners and intersections.

North Park has the benefit of having three commercial business district organizations overseeing the business development and revitalization along their major east-west community corridors: North Park Main Street which oversees a large portion of commercial areas along and surrounding University Avenue, The Boulevard Business Improvement Association which oversees El Cajon boulevard and The Adams Avenue Business Improvement Association whose responsibility covers Adams Avenue in the northern portion of the community.

The revitalization of El Cajon Boulevard in particular has been an ongoing effort within the community. Even though the land use designations along this corridor allow for very high residential densities and contain many underutilized properties with development potential, there have been very few development projects that have come forward.

North Park's growing hospitality industry and entertainment district focused along 30th Street has presented the challenge of encouraging this success while minimizing the negative impact to adjacent residential neighborhoods (*discuss further*).

POLICIES AND RECOMMENDATIONS

- 2.2-4 Support a diversity of compatible goods and specialty services, along commercial streets like 30th Street and Upas Street, so that that the needs of local residents can be met locally.
- 2.2-5 Along all Neighborhood and Community Commercial designated corridors in the community, encourage mixed-use development at major village centers, commercial nodes and intersections especially where 30th Street intersects with Adams Avenue, El Cajon Boulevard, University Avenue, and Upas Street and where Texas Street intersects with El Cajon Boulevard and University Avenue and allow mixed-use as an option between villages and commercial nodes.
- 2.2-6 Encourage mixed-use development to include retail, offices, and housing at medium to very high densities within commercial nodes.
- 2.2-7 Commercial spaces within future mixed-use developments should be designed for flexibility and reuse -> *Urban Design Element*

- 2.2-8 Enhance the level and quality of business activity in North Park by encouraging infill of retail and commercial uses and mixed-use development that emphasizes adaptive re-use.
- 2.2-9 Enforce and improve the appearance of commercial development through establishment of overall design standards that encourage adaptive re-use and preservation of historic structures.
- 2.2-10 Encourage and maintain historical convenience (“mom and pop”) stores, provided that their uses remain compatible with surrounding neighborhoods.
- 2.2-11 Promote the multi-use of underutilized strip commercial areas and surface parking lots for activities such farmers’ markets, art and cultural festivals, and other community events.
- 2.2-12 Continue the revitalization within business districts while preventing the potential impacts to adjacent residential neighborhoods
- 2.2-13 Apply the following Buffer and Commercial/Transitions policies where CPIOZ is utilized to address commercial-residential adjacency issues...*Develop further with community about location.*

Buffer/Commercial-Residential Adjacency and Transition

Staff is in the process of addressing the issue of the impact that North Park’s successful hospitality industry has on adjacent residential uses (noise, loitering, litter, etc). The proposal of creating a buffer of land uses that allow such uses as small office, retail, coffee shops, personal services, etc. has been proposed along with the application of the Community Plan Implementation Overlay Zone (CPIOZ) to consider special criteria for uses around the 30th Street corridor between North Park Way and Upas Street.

Another concept that is still being discussed as part of the North Park Community Plan Update is the idea of creating Commercial-Residential Transition areas that lend more flexibility to mixed use developments is being contemplated along El Cajon Boulevard and University Avenue to spur revitalization. CPIOZ has also been suggested to handle potential development in areas identified by the community and the local Business Improvement Districts where these Commercial-Residential Transitions Areas are being considered.

Incentive Zoning

Staff is in the process of developing this section further in order to re-establish the residential density bonus ranges that were achievable in the 1986 Greater North Park Community Plan through lot consolidation and adherence to design guidelines in the Urban Design Element, as part of an incentive zoning program to provide for onsite public space. This would be essential for the community's identified village areas and mixed-use areas as the General Plan's Urban Design Element encourages the provision of approximately ten percent of a project's net site area as public (LU-C1.d). Public space as indicated by the General Plan can be provided in the form of plazas, greens, gardens, pocket parks, amphitheaters, community meeting rooms, public facilities and services, and social services (see also UD-C.5 and UD-E.1).

Institutional

Institutional uses provide either public or private facilities that serve a public benefit. These uses may serve the community or a broader area. Typically, the larger or more significant public uses such as schools and fire stations are identified on the land use map. Major institutional land uses within the community consist mainly of Fire Station 14, the North Park Branch Library, and several public and private schools. The policies within this element also apply to institutional uses as a category, including religious facilities, charter schools and social service providers. Institutional uses often require a Conditional Use Permit or other type of discretionary permit per the San Diego Municipal Code. The expansion and associated upgrade of private schools within North Park has been an issue as these facilities are typically constrained by locations within built-out residential neighborhoods. Suitable development intensity for new or expanded institutional uses should be evaluated within the context of the surrounding neighborhood and consider all relevant factors including traffic impacts, parking demand, and neighborhood character impacts.

POLICIES AND RECOMMENDATIONS

- 2.2-14 When public properties cease to operate as institutional uses and are proposed for private development, the underlying land use should revert to the adjacent dominant land use within the surrounding area or should undergo a Community Plan Amendment to consider any increase in intensity.
- 2.2-15 Continue to maintain school sites for a public serving purpose such as a park, community/recreation center, when they are considered for reuse and no longer serve to function as educational centers.
- 2.2-16 Evaluate use permits and other discretionary actions for appropriate development intensity and effects on visual quality and neighborhood character. Additional impacts,

such as those related to mobility, noise and parking demand should also be evaluated as needed.

- 2.2-16 Strive to achieve early and meaningful participation for nearby residents related to future development and expansion plans for institutional uses within the community.

Parks and Open Space

Parks and open spaces fulfill a variety of important purposes in the community including active and passive recreation , conservation of resources and protection of views, and providing visual relief in a built out urban environment. According to the General Plan, open space is generally free from development or may be developed with limited, low-intensity uses in a manner that respects the natural environment and conserves sensitive environmental resources. The planned land use map identifies the more significant park opportunities and the open space system recommended for conservation. The description of the purpose and values for Open Space is shown on Table X, North Park Community Plan Land Use Designations. Protection of resources within lands designated as Open Space affects multiple property owners (Including the City of San Diego) and is accomplished primarily through application of various development regulations of the Municipal Code, particularly the Environmentally Sensitive Lands Regulations. Most parcels within Open Space were zoned RS-1-1 (Residential – Single Family) with the 1988 Community Plan and was the zone associated with portions of single-family lots that abutted steep hillsides and canyons within the community. This zone also requires a larger lot size and greater setbacks than conventional lot subdivisions in surrounding areas. The City has pursued acquisition of private parcels or acquisition of easement as a means of conserving open space resources and protecting environmentally sensitive areas from development.

The policies and recommendations listed below pertain to Open Space as a land use. Policies for protection and conservation of environmentally sensitive resources with open space land are also contained with the Conservation Element, and policies related to views and hillside development area contained in the Urban Design Element.

POLICIES AND RECOMMENDATIONS

- 2.2-17 Preserve the remaining undeveloped canyons and hillsides as important features of visual of open space, community definition and environmental quality.
- 2.2-18 Protect designated open space from development and secure public use where desirable by obtaining necessary property rights through public acquisition of parcels or easements.

- 2.2-19 For parcels within designated Open Space allow development of limited, low intensity uses in a manner that respects the natural environment and conserves environmentally sensitive lands and resources.
- 2.2-20 For private property within designated Open Spaces, obtain conservation or no-build easements for protection of environmentally sensitive resources through review and approval of discretionary development permits.
- 2.2-21 Utilize publicly-controlled open space for passive recreation where desirable and where feasible.

2.3 Village Areas

The City of Villages strategy as discussed in the City's General Plan, calls for the creation of mixed-use villages of different scales and sizes located throughout the City that are pedestrian friendly, centers of community activity, connected by transit and where future growth is focused. Prior to the adoption of the General Plan, North Park was already in a position to promote "village-like" development. Based on the policies of the 1986 community plan mixed-use development was advocated, high to very high densities were already focused along major commercial corridors, alternative modes of transportation were encouraged to connect the community locally and within the region, and policies for improving the pedestrian environment by enhancing pedestrian activity in business districts and neighborhoods were already in place.

The implementation of the City of Villages strategy is dependent on the close coordination of land use and transportation planning. North Park along with several of San Diego's older, developed urban communities is expected to see an improved level of walkability, bicycling, and transit through the implementation of transportation-related projects and improvements and efforts that are focused within a number of community village areas and linear commercial corridors in the community. Projects such as the University Avenue Mobility Plan (UAMP) which focuses on multi-modal improvements along University Avenue between Florida Street and Boundary Street and the Mid-City Rapid Bus which upon completion will run along North Park's stretch of El Cajon Boulevard will ultimately provide safety, walkability, improved level of service and faster travel times across the community's village and mixed-use areas. It is within these areas, where transportation and land use planning complement each other and have the potential of being highly effective in bringing residents closer to local and regional destinations in a manner that is safe, efficient, and healthy for residents and the environment.

Community Village

The Community Village in North Park covers most of the commercial properties along University Avenue between Idaho Street and Bancroft Street and centered around the University Avenue/30th Street intersection. As one of the five City Council-designated Pilot Village projects that would serve to demonstrate and implement the City of Villages Strategy, it includes an existing library, elementary school, theater, high-density residential development, various commercial services as well as a growing arts district, culture, and entertainment district.

Other Village Types and Mixed-Use Locations

Although the Community Village identified at University Avenue/30th Street is considered the main village center of the community, other areas like El Cajon Boulevard have continued to be major commercial corridors combining both auto and pedestrian oriented services. Other areas based on their village propensity characteristics have the potential to emerge as neighborhood villages and commercial/mixed-use nodes. These areas include:

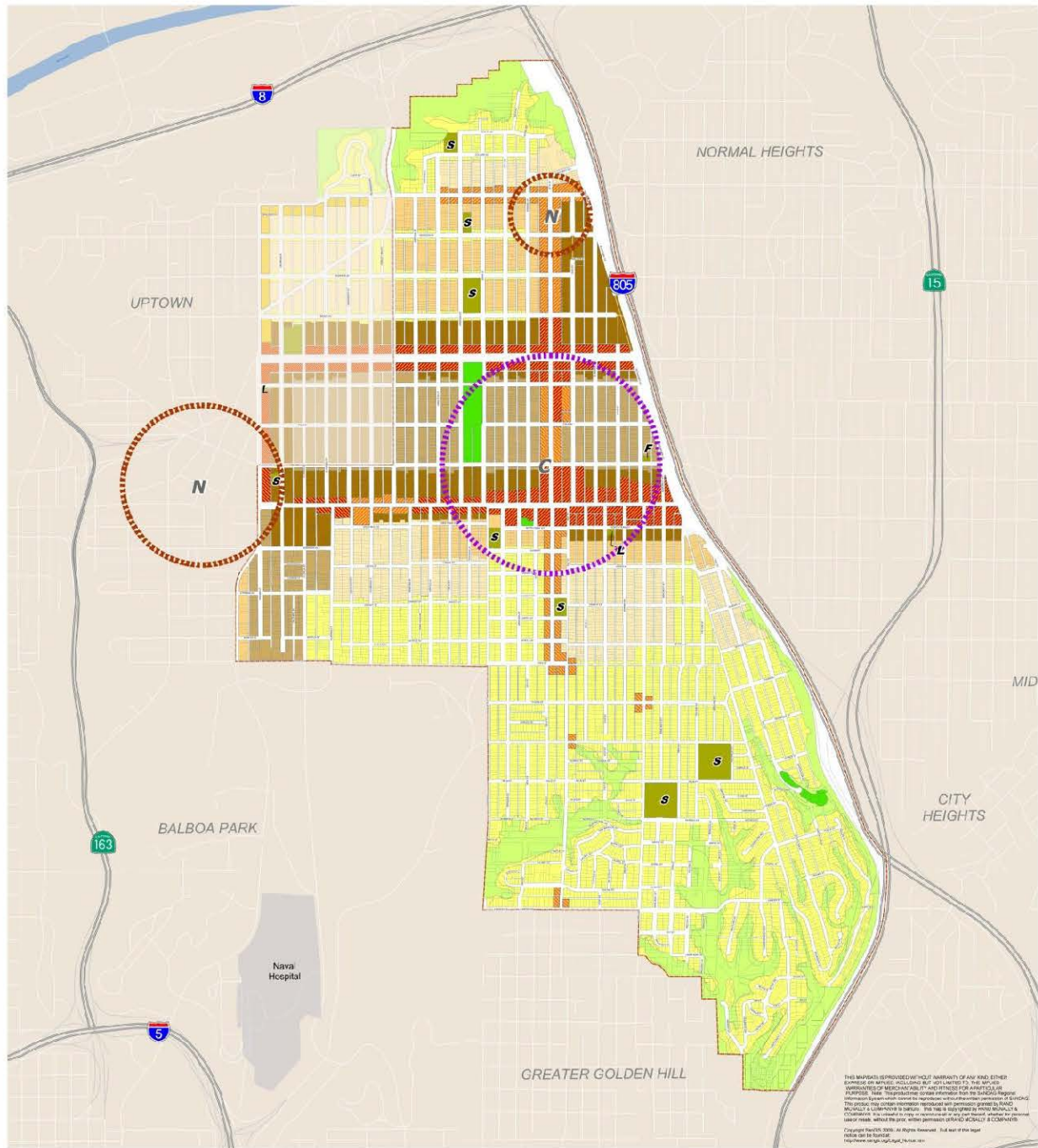
- 30th Street south between North Park Way and Upas Street
- El Cajon Boulevard
- Adams Avenue at 30th Street
- Texas Street at University Avenue and at El Cajon Boulevard

POLICIES AND RECOMMENDATIONS

- 2.3-1 Apply General Plan village policies particularly those found in the General Plan's Urban Design Element (LU-C.1 through LU-C.8) to future village development especially in the areas of use, pedestrian oriented design, the provision of public space, and streetscape.
- 2.3-2 Continue to promote North Park's Community Village as a premier destination for living, working, shopping, and entertainment.
- 2.3-3 Prioritize the implementation of future park sites and public space within village areas with input from the public.

GREATER NORTH PARK Draft Community Plan

June 26, 2013



- | | | | | |
|---------------|---------------------------------------|--|--------------------------------|-------------------------|
| LEGEND | Residential Low (5-9 du/ac) | Neighborhood Commercial (1) (Residential 0-29 du/ac) | Institutional (F) Fire Station | Community Plan Boundary |
| | Residential Low Medium (10-14 du/ac) | Neighborhood Commercial (2) (Residential 0-44 du/ac) | Institutional (H) Hospital | Parcel Boundary |
| | Residential Medium (15-29 du/ac) | Community Commercial (1) (Residential 0-55 du/ac) | Institutional (L) Library | Community Village |
| | Residential Medium High (30-44 du/ac) | Community Commercial (2) (Residential 0-74 du/ac) | Institutional (S) School | Neighborhood Village |
| | Residential High (45-55 du/ac) | | Open Space | |
| | | | Park (P) | |

Proposed Planned Land Use Map

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3.0 Mobility Element (DRAFT OUTLINE)

Introduction

GOALS

- Enhanced connectivity between all modes of transportation in a manner that enriches the quality of life in North Park
- Efficient connectivity by active transportation alternatives
- Frequent high quality and accessible public transportation system with appropriate density and mixed-use development along transit corridors
- Improved and safer transit stations, bus stops, and pedestrian improvements that enhance the transit experience
- Transit as a mode of choice for North Park
- Walkability that promotes physical activity while connecting people and places
- Support and promote the implementation of complete street improvements at Intersections and mid-block crossings
- Pedestrian-friendly facilities throughout the community
- A safe, comfortable, and direct bicycle network which serves all levels of riders with a rich connectivity to surrounding communities, the regional bicycle network, and transit
- Reduced reliance on fossil fuels in order to improve air quality, increased physical activity, and more efficient use of developable land
- Parking management that balances the needs of residents and businesses
- Efficient and intuitive improvements along street segments and intersections that enhance the user's experience throughout North Park
- Improvements that enhance fire safety, provide quick emergency vehicles routing, and allow for efficient evacuation plans

3.1 Street System

3.2 Pedestrian Movement

3.3 Bicycle Movement

3.4 Public Transit

3.5 Automobile Movement

3.6 Parking

3.7 Goods Movement



GREATER NORTH PARK

URBAN DESIGN ELEMENT

CHAPTER 4: URBAN DESIGN ELEMENT

Though a separate chapter, Urban Design is not an topic which can be easily discussed separately from the other elements of the plan. Urban Design addresses many factors and issues examined elsewhere in the Plan, but in this chapter is specifically concerned with the urban form of the community as defined by its architectural, site and landscape architectural features.

Within Greater North Park (GNP) there exists a dominance of older neighborhoods, each with diversity and character of their own. The community has excellent examples of single-family neighborhoods featuring classic California bungalows, craftsman and Spanish / Mediterranean architecture often intermixed with intense apartment construction that was generally lacking character and positive design features. This intrusion into neighborhoods of consistent character

was done in a time when the value of older neighborhoods were not generally cherished by much of the public and were not protected through the zoning and design review processes present during the 1960s to 1980s. Similar intrusions occurred in the “Main Street” business districts, changing the walkable human scaled storefront character of these areas into strip commercial auto-oriented developments. These were design mistakes made in the past, that need to be reversed or at least not repeated. The intent of these design guidelines is to protect, enhance and encourage quality design that takes into account the unique features of Greater North Park. Features that the community have clearly indicated are of value to them, with a high degree of consensus on what is best about their community and how it can be made even better.



4.1 GUIDELINE FRAMEWORK

The Greater North Park Community Plan represents the local community level of policies and objectives begun with the City of San Diego General Plan. The Urban Design Guidelines listed in this chapter are meant to stand on their own as guidance as well as to provide further interpretation of other planning documents in the implementation of the community plan vision. Other planning documents that are closely linked to the community plan include the City of San Diego General Plan, the City’s Land Development Code (LDC), the City’s Mid-City Communities Planned District (MCCPD) overlay, and the City’s Community Plan Implementation Overlay Zone (CPIOZ). If there are discrepancies between these guidelines and regulations found in a variety of implementing documents such as those previously listed, these guidelines will apply (given the particular location and zones that a project are found within). The General Plan and the Community Plan are visioning documents that establish the goals of the community for the next 20 years. These documents are used as the foundation for the standards and requirements developed as part of the LDC and the MCCPD. An update of the LDC and MCCPD zoning designations and regulations for North Park are scheduled to follow the recommendations of the North Park Community Plan. The CPIOZ is unique in that it is an LDC requirement ensuring conformance review of all applications within the zone to the policies listed in the respective community plan. North Park does not currently have a CPIOZ, although one will be established with the completion and approval of the North Park Community Plan.

4.1.1 GUIDELINE REVIEW PROCESS

Within the City of San Diego, there are two basic types of permitting review: ministerial and discretionary. Ministerial permits (also categorized as Process I) are issued when the submitted application meets all the requirements of the LDC for that land use zone and certain other site or building related conditions. The ministerial permit can be obtained with minimal staff review and no involvement by the public. Discretionary permits (categorized as Process II-V) may or may not meet all the requirements of the LDC and are obtained through varying levels of staff review and/or public input.

Currently, portions of North Park are governed solely by the general regulations of the LDC, while others have additional regulations as listed in the MCCPD. In the areas covered only by the LDC, ministerial permits may be issued provided existing zoning regulations are followed and certain conditions are met. In the MCCPD, regulations above and beyond the general regulations are required as well as mandatory staff review/discretionary review. In a CPIOZ, all planned actions must be evaluated for conformance with the respective community plan policies. Projects within a CPIOZ Type A zone and that conform to the community plan are still eligible for a ministerial permit. Projects in a CPIOZ Type A zone that do not conform to the community plan, or projects in a CPIOZ Type B zone, are required to undergo a discretionary review.

4.1.2 STUDY AREA

Although the whole of Greater North Park was discussed during the public process, the framework of these guidelines are based on the full study area minus two area types; historic districts and conservation areas. Historic districts and conservations areas will be guided by other documents, as indicated below.

AREA TYPE	GUIDELINES
Historic Districts	Secretary of Interior Standards and design guidelines for each historic district
Conservation Areas	Conservation Area Pilot Program (although potential conservation areas will be identified in this Element, the pilot program will identify design guidelines and future efforts will define these guidelines and the boundaries that they apply to)

4.1.3 PUBLIC PROCESS

The goals and objectives of the Urban Design element were generated with the input of the Community Plan Update Advisory Committee (CPUAC), which met regularly during the Community Plan update process to guide and inform the discussion of the various Community Plan elements. The public at large, also provided input through the CPUAC meetings and public workshops held throughout the Community Plan update process. During these workshops, the public provided crucial input in establishing both existing conditions and a future vision for North Park.

The public process included identification of design guidelines but also discussed core values and specific improvements the community would like to see in Greater North Park. The following Core Values have set the foundation for the subsequent Urban Form Framework Plan and the design guidelines.

4.2 URBAN FORM FOUNDATION

The following is an overall vision statement that will guide this chapter. The residents and business owners of North Park:

“Envision a community that accommodates future growth as well as protects historic neighborhoods and structures. Future growth and infill development should adhere to a high level of construction quality and design integrity. Historic neighborhoods should maintain the spirit and character of the past through retention or adaptive reuse of existing structures and conformance to themes and details already present in the neighborhood for new structures. Connecting North Park’s various land uses and landmarks should be a comprehensive, sustainable network of linkages that enhance both the access and appearance of the community”.



4.2.1 CORE VALUES



A HUMANE SCALE - Often coined as a “small town atmosphere”, communities like North Park are best known for providing a consistent scale of its built environment, both at the individual building level (lot sizes, heights and massing) and at the block level where buildings and site elements set the scale of neighborhoods. New projects must provide for a human scale by not exceeding perceived heights of more than two stories for one visible building face without providing transitions to the street. Also of importance is not being more than twice the scale of adjacent buildings without the use transitional techniques. Human scale also relates to detailing on buildings, including the size of panels where materials change, window fenestration, doorway design, offsetting planes, incorporation of art, and other details that emphasize that the building is in scale with a person. Especially in commercial areas, storefront design needs to include a variety of things to look at, all in scale with customers viewing the fronts of these establishments. This “good neighbor” policy will help to preserve North Park as a “Humanely Scaled” community.



A SENSE OF TIME - People choose to live in North Park partly because of its unique historical background and its diversity in building forms and styles. New projects should respect this legacy and express new interpretation of existing styles, without replicating history where it did not exist. All projects should pull from a palette of forms and details that are dominant in the immediate neighborhood to provide appropriate context without imitating.



A BALANCE OF UNIFORMITY AND DIVERSITY- Standing in any one location in North Park, one will see different styles, colors, forms and detailing. Though diversity is ever present, the North Park built environment appears harmonious at the same time. New forms, colors, materials and design detailing should strive to be different while at the same time become part of the fabric of the community by including elements found “next door” and not overpowering the character of the neighborhood. Design conformity must recognize the value of individual creativity.



A CELEBRATION OF CIVIC ART AND DESIGN- The “humane scale”, “sense of time “ and “diversity” of North Park are partly due to the expression of “art” found in the community. Art can be expressed in pure forms such as public art, private art viewed by the public and art installations. But art is also present in building facades, window display systems, signage, and other expressions of arts and crafts that are not produced by formal artists. New projects should express art both literally through the use of public art as well as artistic expressions in building and site elements. Quality materials and craftsmanship are a part of celebrating design, no matter how subtle.



A GREEN NORTH PARK- Many have expressed the concern and desire to have North Park be a model of sustainable practices. This model fits well with the historic character, diversity and civic art focus of the community. Sustainable practices cover community-wide initiatives as well as individual efforts at the parcel level. New projects must help show the rest of the community how architecture, landscape architecture and site planning can all increase sustainable practices and help to “Green North Park”.



A CONNECTION TO THE OUTDOORS - People need connections to nature. North Park has significant views and open space systems that are often not well connected or visually accessible. All projects need to relate to the adjacent environment, regardless of the presence of open space canyons or not. This connection includes buildings and lots next to public right of ways, public spaces, public parks, un-built natural open spaces and canyons.



A CONNECTION TO OTHERS. - People need connections to each other. All projects need to relate interior environments to outdoor spaces and the street. A good transition from private to semi-private to semi-public to full public space is essential in providing spaces where people can interact with their neighbors and the broader community.



A HEALTHY COMMUNITY - The pedestrian scale and layout of North Park provides a great opportunity to encourage active transportation (walking and biking) and access to healthy activities (parks, social activities and food). All projects should encourage and accommodate alternative means of access and support transit, walking and biking including on-site features as well as interface with the street environment. Though vehicular mobility will remain the dominant transportation option, it does not need to do so by dominating the built environment.



A SAFE AND COMFORTABLE COMMUNITY- Proper design can assure a safe environment and safe environments are essential for the other 8 core values listed above. New projects must take into account the real and perceived safety concerns of the broad range of community members and create safe environments that encourage eyes on the street by encouraging walking, socializing and passive activities that make up the foundation of a “Community”.

4.2.2 URBAN FORM FRAMEWORK

As part of several public workshop table top exercises, stakeholders identified community wide elements that help to set the structure of Greater North Park. Based on planning and cognitive structure principals, our built environment is organized into perceptual districts (areas of common use and form), edges (the space between districts that are either abrupt or transitional), landmarks (prominent physical elements that are visually dominant that help in orientation), paths (roadways, walkways, trails that connect areas), gateways (portals or areas where paths connect up districts), nodes (areas of concentrated activity with definable edges), and views (locations where distant areas can be seen from). In these exercises, stakeholders identified not only existing elements discussed above, but where future elements should be located in order to organize the structure of the community and make it more visually and perceptually legible.

DISTRICTS

The urban form framework plan includes recommendations for districts that encourage specific uses (See page 7). Each of these districts are considered to be mixed use districts that include a variety of land uses including residential, commercial and employment. However, each of the discussed districts are intended to have a focus beyond the mixed uses. The discussion on the districts and their location, were identified per the community’s desire to concentrate specific uses in certain areas. These districts include the following focuses:

EMPLOYMENT DISTRICT- Focus on incorporating business incubators that are generally small business offices (with limited customer visits) that can adaptively reuse historic structures that are generally single family structures in areas zoned for more intensive uses. These areas are often single family residential structures that are located next to entertainment and retail districts that are impacted by heavier customer visits and entertainment districts that create late evening and night time potential disturbances. The employment districts do not have large evening and night time parking requirements, so parking can be used by adjacent retail and entertainment users. Employment uses can often easily adapt older residential structures while keeping the character intact. Also, daytime employment can help support the adjacent commercial businesses.

ARTS DISTRICT - Focus on establishing artist lofts, studios, retail for arts and crafts. These areas should establish a very human scale, walkable street environment (including alley improvements that work as walking promenades where businesses can open up onto the alley, especially at alley corners) as well as the incorporation of public art and creative treatments throughout the districts, especially in public right of ways.

SHOPPING DISTRICT - Focus on enhancing pedestrian access to retail stores with customer comfort, security and access to gathering in public realm spaces a high priority. This type of retail should be primarily neighborhood based services so as not to require excessive parking and traffic generation. Access should encourage walkable and bikeable routes from nearby neighborhoods.

ENTERTAINMENT DISTRICT - Focus on vitalizing theatre, restaurants, clubs, mixed with some retail on the ground floor and possible office and residential on upper floors with an emphasis on noise attenuation in these buildings.

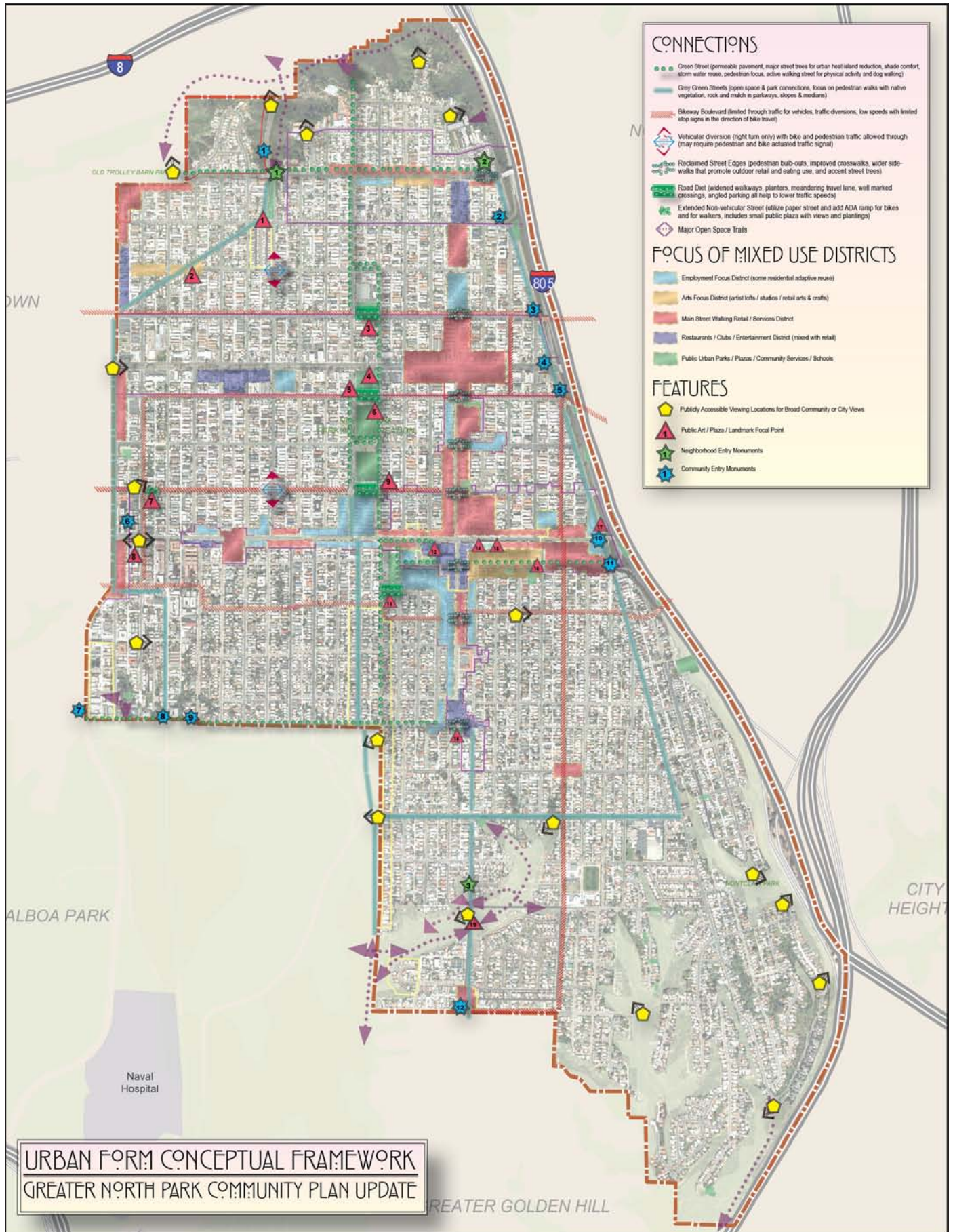
CIVIC DISTRICT - Focus on public buildings and institutions with significant public plazas available in front of these uses.

GATEWAYS

Greater North Park is currently lacking a comprehensive system of markers noting the boundaries of the community and its unique neighborhoods. Existing signage denotes the commercial core of North Park (30th and University), the entrance onto El Cajon Boulevard at Park Boulevard, and for the Adams Avenue/Antique Row between Texas Street and I-805. Additional gateway monuments/artwork should be created to improve the appearance of the boundaries of the community and solidify the community’s branding identity. Monuments/artwork should be established within the right of way to mark entry into North Park. Monuments should include both graphic and text elements as part of an overall branding theme for the Greater North Park community. Gateway monuments/artwork should be sized to match the scale of the roadway they accompany.

Sub-area monumentation for neighborhoods located within Greater North Park can be distinct from the Greater North Park motif, but should not compete in either scale or visibility with the Greater North Park monumentation. These neighborhood markers are useful in historic districts, special use areas or neighborhoods that are unique from adjacent areas.





PUBLIC VIEWS

Important views have been identified on the Urban Form map on Page 7. Many of the views are a result of naturally forming canyons or high points, allowing the viewer to see great distances. Though much of North Park is flat, topography does exist and should be highlighted since it does provide structure and uniqueness to areas of the community. However, if not handled properly, the public may not even realize that a particular view from a high point or a view into a canyon even exists. These are important public resources that need to be recognized. Structures should be designed to protect public views of Greater North Park's natural scenic amenities, especially Mission Valley, Balboa Park and the Switzer and 32 Street Canyons. Where existing streets serve as public access and public view corridors of Mission Valley, Balboa Park and the canyons, development on corner lots requires special design considerations. In order to maximize public views, new development should be set back from the corner or terraced away from the street.



CONNECTIONS

A major input from stakeholders was the identification and enhancement of connections between different parts of North Park. These connections are not intended to be just roadways with an emphasis on vehicular movement. The connections are physical and visual connections that allow the public to walk, run or bike between destinations. In some cases, the connections are intended to be major bike boulevards (streets with shared vehicle lanes and bike sharrows markings, with the ability to close off or divert through vehicular traffic) or roads with striped bike lanes. In other cases, the connections are through Green Streets or Native Green Streets that provide urban forestry and stormwater runoff improvements while improving on street parking and on sidewalk pedestrian environments. A variety of streetscape and traffic calming elements are shown on these streets. Some of the connections are hard surface trails for walking and bike riding or soft surface trails for hiking through open space.

4.3 GUIDELINES STRUCTURE

These urban design guidelines are intended to respect and reconnect to the historic development patterns of Greater North Park while allowing for new growth and development to occur that enhances the community. These design guidelines ensure that the principles of good neighborhood design are followed while allowing for freedom of architectural expression. As such, architectural style is not a focus of these guidelines. Instead, the guidelines pertain to the elements of high quality architecture and site design that affect the scale, character, pedestrian friendliness and other characteristics that affect the public realm. The intent is to encourage high quality design of buildings and public spaces that will create an inviting and visually interesting neighborhood. The guidelines address four distinct levels of scale; the entire community, the street, the block, and the individual buildings.

COMMUNITY WIDE CHARACTER: The edges of North Park have several unique features that contribute to the character of North Park as a whole, the way that North Park connects to other communities, the views that it provides, and the connections to existing open space. These elements can help retain North Park's distinct qualities.

STREET CHARACTER: The street or public realm, is impacted by the buildings that face, the vehicles, pedestrians, and bicyclists that use it, and the trees and furnishings that are in it. The relationship of these components give the street its character. New projects add to or detract from character of the street they front. Architecturally, they can fit in or stand out and thus have a greater impact than just its individual form.

BLOCK CHARACTER: New projects contribute to a neighborhood block. The architecture affects the visual perception of the block and can impact the quality of life of the buildings that border it as well as access to the block for multi-modal traffic. The relationship of a block's buildings to each other and its connections to the street are direct contributors to the neighborhood character.

BUILDING CHARACTER: A new project's architectural form is significant at the previous levels discussed. A building should be designed to reflect a particular visual character with good spatial relationships to adjacent buildings and spaces. In any architectural style, they most possess context sensitive massing, parking, style appropriate detailing, and high quality construction materials that yield long term durability and compatibility.

CHARACTER ELEMENT



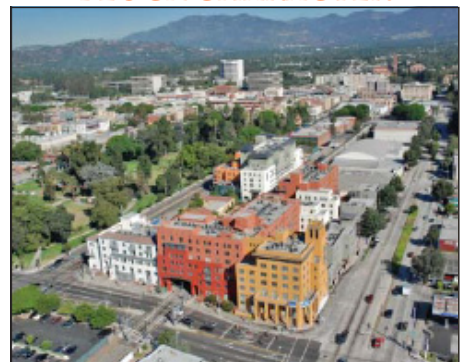
COMMUNITY WIDE CHARACTER



STREET CHARACTER



BLOCK CHARACTER



BUILDING CHARACTER



4.4 COMMUNITY WIDE GUIDELINES

Community wide guidelines provide direction for elements within GNP that are a part of the community as a whole. One example of this is how North Park interfaces with the canyon or balboa park. The topics discussed in community-wide guidelines address implementations strategies that apply to North Park broadly and are not directly related to a built or environmental element. It includes the discussion of districts, gateways, edge treatments, and public views.

4.4.1 COMMERCIAL CORRIDOR TO RESIDENTIAL EDGES

- Commercial structures should prevent light fixtures/signage from shining directly on adjacent residential properties.
- Where possible, commercial building entryways and/or patios should be located on a side of the building not facing/adjacent to residential structures. If there is a street between the commercial and residential properties, windows on the commercial structures are strongly encouraged facing residential structures to maintain visibility and visual interest.
- Trash enclosures should be located on a side of the building not facing/adjacent to residential structures, unless the two are separated by an alley.

4.4.2 MULTI-FAMILY RESIDENTIAL TO SINGLE FAMILY RESIDENTIAL EDGES

- Multi-story multi-family developments should be designed to minimize both physical and visual impacts on existing adjacent single-story structures. Impacts can be minimized through step-backs, property line setbacks, landscaping/screening, and building orientation.

4.4.3 LIGHT INDUSTRIAL TO OTHER NON-INDUSTRIAL EDGES

- Storage/work areas should be shielded on all sides by solid walls or screening. These walls/screens should be varied in setback, materials, and color to maintain visual interest. Landscaping on the exterior of the wall can also be used to add texture and form.
- In the case of automotive repair businesses, vehicle parking/storage areas should be screened from public view by a wall; low walls of at least three feet in height can be used in front yards, whereas high walls should be used on side and rear yards.

4.4.4 CANYON AND OPEN SPACE EDGES

- Development should held back from canyon edges, allowing public right of ways and public realm to gain access to the canyon overlooks and access to canyon trails. Using streets to buffer development is not only good public policy by providing public access to public resources, but is critical in providing buffers for wildfires.
- Where public right of ways end at canyon edges, care should be given to make sure that visual access is maintained, even if physical access is not possible. Planting at the terminus of urban canyon streets should consist of native plants that celebrate the native plant communities in the canyon. In no cases will invasive exotic species be allowed within the public area. Public views need to be preserved, and private views should be considered when determining tree selections. Where private land is located near open space or public parks and plazas, provide buffers (roadways, plantings, walls, fencing) in order to limit edge affects and disturbances. Public spaces should generally be buffered by roadways and walkways if possible. .
- Walkways should be compacted decomposed granite or other porous material to minimize storm water runoff adjacent to canyons. Trails should be consistent with the City of San Diego Trail Design Standards and Appendix K of the “City of San Diego Parks and Recreation Consultants Guide to Park Design and Development”.



4.5 STREET GUIDELINES

City right-of-ways comprise approximately a third of North Park's land area. Considered as a single unit, it represents the largest single public asset in North Park. The design of the public right of way has the potential to completely transform the image of a community, while also improving functionality and quality of life.

The streets of North Park exhibit a range of design and condition, from streets that are aesthetically pleasing, functional, and well maintained, to streets that are chaotic, underutilized, and in disrepair. In general, North Park has an abundance of right-of-way area, which accommodates ample travel lanes, on-street parking, parkways, and sidewalks throughout the community. In many cases, however, excessive roadway widths result in superfluous paved area and higher driving speeds.

The vision for North Park's streets and sidewalks includes transforming these auto-oriented thoroughfares into shared public spaces, retrofitted to perform sustainably and to accommodate not just motorized vehicles, but all users. This vision can be accomplished through a reduction in impervious surfaces, improvements in on-street parking systems, and expansion and enhancement of parkways, sidewalks, and other gathering spaces that all make up the public realm.

The types of streets present in North Park can generally be grouped into three categories: commercial streets, residential streets, and mixed-use streets. These categories are used to describe a specific set of elements that create a unique or distinct street environment. Some elements may be used on only one type of street, while other elements may be used in all types. The definitions and graphics below explain the characteristics of each type of street.

All streets should incorporate the street elements as prescribed on Table 1.1. Street amenities should be placed in the appropriate street and walkway zone, with all utility boxes going into the furnishing zone at the street edge along with lighting, street trees, receptacles and benches. All building or storefront related uses should be along the building edge zone, including planter areas and outside dining or public seating / gathering uses. The walkway zone needs to be kept clear of all obstructions and should be 8 feet wide in lighter commercial areas, 10'- 14' wide in heavy pedestrian areas, and 5-6 feet wide in residential areas.

All streets should focus on reducing roadway width in order to improve on-street parking, slow driving speeds, and increase the pedestrian realm. Specific recommendations are included on the urban framework map, see page 7.



Table 1.1

Street Elements	Commercial or Residential	
	Commercial	Residential
On-Street Parking	+	+
Wide Sidewalks	+	-
Street Trees	+	+
Planting Areas	-	+
Benches & Transit Shelters	+	-
Public Art	+	-
Commercial Terraces	+	-
Newsstands, Trash Receptacles	+	-
Bike Racks	+	-
Directional Signage	+	+
Lighting	+	+



4.5.1 SPECIAL STREET TYPES

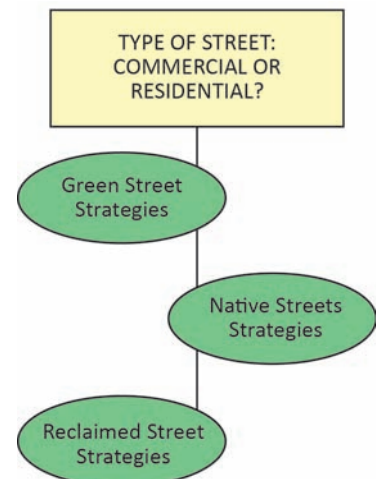
Not all streets need the same level of design treatments. Those streets that are heavily traveled, have a prominent location, are unique in the spaces they create or serve a particular vehicular or non-vehicular function, should be identified as special design streets. The map on Page 12 indicates special purpose streets that the following discussions relate to.

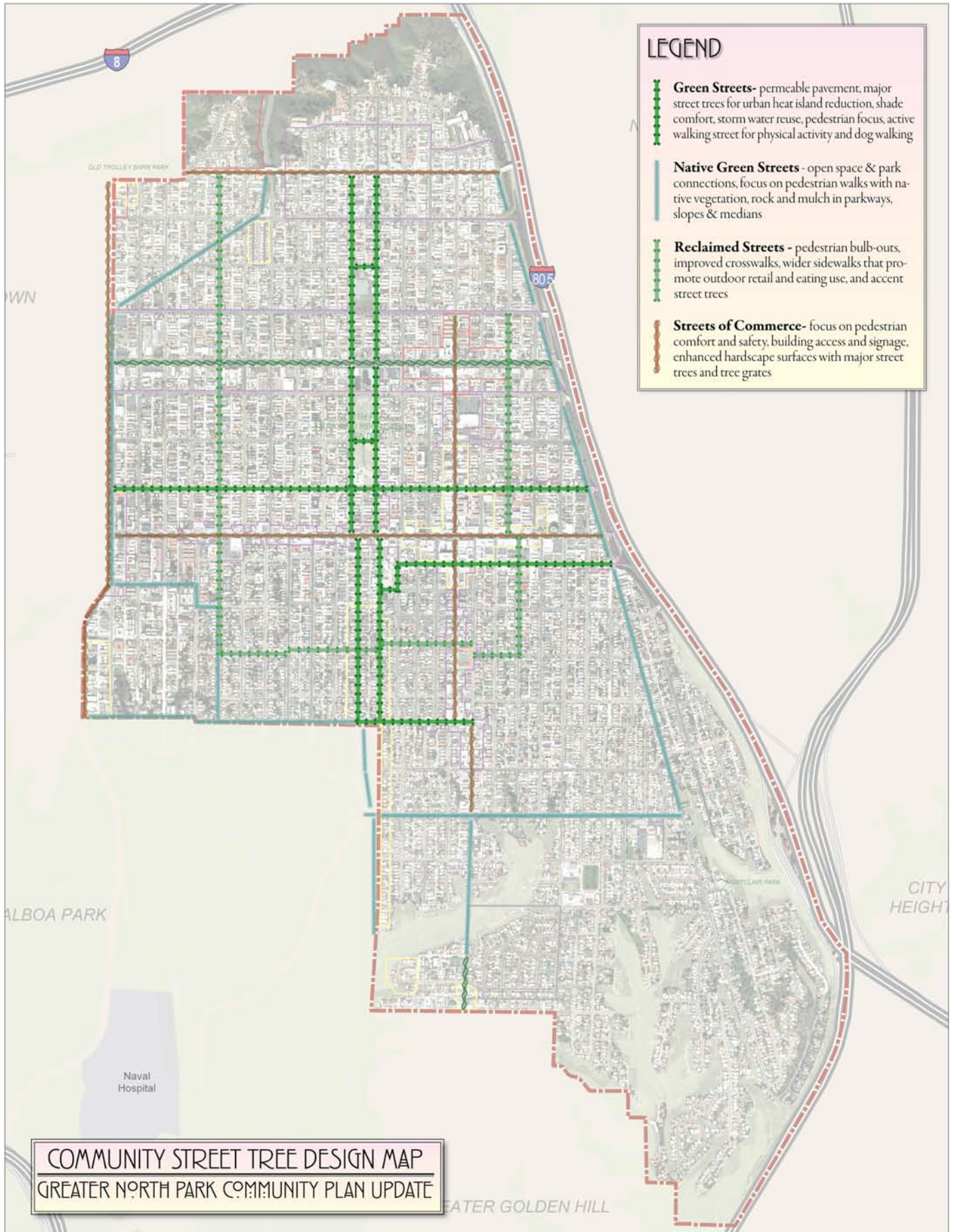
4.5.1 ON-STREET PARKING

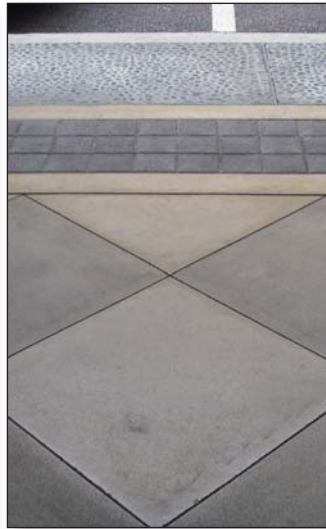
- Streets in North Park should provide either parallel or angled on street parking. New projects should take care to minimize curb cuts and use alley access for vehicles whenever possible.

4.5.2 SIDEWALKS

- All streets should provide sidewalks and sidewalks should provide a minimum of 60” for universal access. Obstructions should be kept clear of at least a 40” at all times.







4.5.3 PUBLIC ART

- Public art should be incorporated into streets through designs in concrete, tiles, pavers as well as murals and entry way markers.

4.5.4 DIRECTIONAL SIGNAGE

- Signage shall be provided as needed throughout North Park; however, signage should be of the same design, font, and size.

4.5.5 LIGHTING

- Lighting is encouraged on all streets. Lighting should be consistent throughout North Park.

4.5.6 BENCHES & TRANSIT SHELTERS

- Benches should be consistent along the length of the street and should be closely associated with a shading device (tree, transit shelter, etc.)
- Transit shelters will be placed along bus routes per MTS discretion. Any transit shelters in North Park should be consistent in design and should incorporate the benches that are existing along the street length.
- A minimum of two benches shall be provided per block.

4.5.7 COMMERCIAL TERRACES

- Spill out from retail space, commercial terrace, is encouraged but should be separated from the walking area by a divider.

4.5.8 NEWSSTANDS, TRASH RECEPTACLES

- Newsstands and trash receptacles should be consistent throughout North Park and should be placed on the ends of each block and should be placed carefully to not present a visual hazard for vehicles or impediment to pedestrians.

4.5.9 BIKE RACKS

- A minimum of two bike racks should be located on each block and should be consistent throughout North Park.

4.5.10 PARKING METERS

- If meter operated, parking meters should be placed in close proximity to associated parking spot. If pre-pay receipt system is utilized, parking meters should be placed on either end and the mid-block.



4.5.11 GENERAL STREET LANDSCAPE TREATMENT GUIDELINES

Street trees are encouraged throughout all areas of North Park. The following guidelines are to be used in conjunction with the maps showing these street locations along with the table of recommended street trees. All other areas should utilize the guidance from the City of San Diego Tree Selection matrices based on available planting widths but should try to add tree species that already exist in the area. Trees and landscape materials used within the public right of way are essential to setting and maintaining the character of North Park as well as minimizing maintenance and protect the public’s investment in urban forest infrastructure for their community.

- At key locations, trees can become community focal points if it is in good health. Such trees should be designated as community resources and protected. New development should be sited and designed to mitigate any harmful impacts to major trees or other significant resources.
- Plant material should be regionally appropriate and consist of native, drought tolerant or Mediterranean species unless necessary for the sake of storm water runoff treatment areas or for other justifiable function.
- Tree selection and landscaping should be used to establish a linkage between blocks and it can be used to tie the neighborhood together. Tree selection can vary if the intent is to change the feel of a neighborhood.
- Street trees should be spaced on center at an interval equal to the specie’s mature canopy. Gaps between the edges of tree canopies greater than 30’ should be avoided. Trunk to trunk spacing should not be less than 20 feet or greater than 50 feet.
- Street tree spacing should be consistent within a single block to provide rhythm and continuity unless a natural appearance is desired with groupings of mixed-use species.
- Driveway aprons that exceed 30’ should have at least one tree in a location appropriate to maintain the intended vehicular traffic flow (See graphic).
- At mature spread, tree canopy should not come within 10’ of any structure or structural appendage.
- Triangulation of street trees (offset double rows) is encouraged along sidewalks that exceed 15’ in width to improve the pedestrian experience and provide optimal shade.

The method of installation should be carefully evaluated to ensure the necessary area of non-compacted sub grade sufficient for root growth and drainage can be accommodated.

Trees should be provided with a minimum of 40 square feet of open planting area per tree. This can include covered areas that provide for water and air circulation such as tree grates, Silva cells, permeable surfaces and open planter areas.

Structural soils are preferred over compacted soils; open planters with shrubs and groundcovers are preferred over tree grates; deep tree well pits with corner subsurface drainage options are preferred over low permeable soil types typical of North Park.

Planting areas should be incorporated and provide space for native, drought tolerant species. Planting areas can exist in both residential and commercial streets

Planting areas should be provided and/or maintained on all streets to protect pedestrians.

Streets of Commerce

Road Name	Dominant Street Tree	Secondary Street Tree	Limits
30th St.	Chinese Flame	Queen Palm	Meade to Redwood/Laurel to Juniper
Adams Ave.	Sweet Gum	Queen Palm	All
El Cajon Blvd	Eucalyptus	Jacaranda	All
Park Ave.	Queen Palm	Sweet Gum	Robinson to Upas St/Robinson to Adams
University Ave.	Chinese Flame	Carrot Wood	Boundary St. to Ray
University Ave.	Queen Palm	Bradford Pear	Ray to Mississippi
University Ave.	Bradford Pear	Queen Palm	Mississippi to Park Blvd

Reclaimed Streets (Extra wide streets that can be narrowed)

Road Name	Dominant Street Tree	Secondary Street Tree	Limits
Dwight	Queen Palm	Carrot Wood	All
Illinois	Queen Palm	Magnolia St. Marys	All
Mississippi	Queen Palm	Purple Leaf Plum	All

Green Streets

Road Name	Dominant Street Tree	Secondary Street Tree	Limits
Idaho	Queen Palm	Fruit Tree	All
North Park Way	Bradford Pear	Chinese Flame	Boundary St. to Ray
North Park Way	Chinese Flame	Bradford Pear	Ray to Utah
Oregon	Queen Palm	Lemon Bottle Brush	All
Upas	Queen Palm	Mexican Fan Palm	All

Native Green Streets

Road Name	Dominant Street Tree	Secondary Street Tree	Limits
Mission Ave.	Torrey Pine	Sycamore	All
Park Blvd	Sycamore	Mountain Mahogany	Meade to Robinson Ave
Boundary St.	Pacific Madrone	Western Redbud	Redwood to University Ave
Boundary St.	Catalina Ironwood	Western Redbud	University to Adams
Pershing Ave.	Torrey Pine	Toyon	All
30th St.	Sycamore	Pacific Madrone	Redwood to Laurel
Redwood St.	Coast Live Oak	Western Redbud	Pershing to Boundary St.
Mississippi St.	Sycamore	Western Redbud	Dwight to Upas St.
Robinson	Sycamore	Western Redbud	Park Ave. to Alabama

4.5.12 RESIDENTIAL STREET GUIDELINES

Residential streets serve the primary purpose of connecting individual residences with all other areas of the community. The level of residential development can vary, but in general, these streets are smaller in scale than other street types and feature fewer amenities. As such, residential streets effectively serve as an extension of the private residential realm, but can still contribute a unifying theme throughout the neighborhood.

- Excessive use of concrete is prohibited and concrete pads in front yards should be eliminated.
- Bulb-outs with landscape areas, widened parkways, and solar street lighting should be incorporated on all streets when possible.
- Asphalt concrete roads should be repaired or sealed with a layer of white aggregate known as a chip seal. This reduces the asphalt reflectivity and minimizes the heat island effect.

4.5.13 STREETS OF COMMERCE GUIDELINES

There are several streets within North Park that need to be highlighted through design and that need special functional treatments in order for them to encourage social and economic activity for areas of commerce. These streets must take into account signage requirements and walkway surfaces that may not allow for larger parkway strips but may require tree grates and permeable pavers. Also, these streets need to have street furnishings and utilities accommodated away from the storefronts and in some cases, need to accommodate outdoor displays and seating areas, subject to other regulations.

- Narrow tall open trees or palms should be used in order to avoid signage blockage. Trees that can be laced instead of topped are necessary. Palms do not provide the same benefits as canopy trees, so they should be used sparingly. Protection from the elements and from out-of-control vehicles is important in commercial areas.
- Short raised planters against buildings or in the right of way can accommodate the use of plant material other than trees. Potted or containerized materials can be considered, however, maintenance, watering and public safety should be taken into account. In general, larger street trees, more street trees, tree grates and enhanced flat surfaces should be considered instead of extensive amounts of shrubs, flowers and ground covers.
- Where a landscape area is open, plant species must be dense and tall enough to reduce risk of a trip hazard.

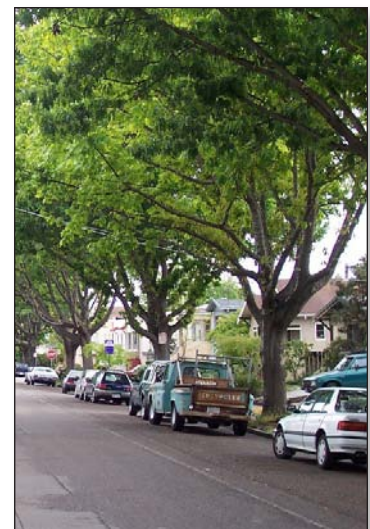


In addition to the existing types of streets found in North Park, the Community Plan proposes three performance-oriented implementation strategies for streets that aim to reduce the environmental impact of North Park’s roadways. These implementation strategies are green street strategies and native planting strategies.

4.5.14 GREEN STREET GUIDELINES

Green Streets improve the quality of life of the residents of the community and use resources more efficiently by providing additional shade, reducing the heat island effect and treating storm water runoff. The urban framework map identifies specific streets where green street strategies are strongly recommended.

- Streets should be evaluated for opportunities to eliminate impervious material. The hydrologic function of roads should be improved in ways that reduce and treat storm water runoff by filtering pollutants, slowing conveyance and increasing infiltration. Streets should incorporate permeable concrete, un-grouted pavers, and other ground treatments that allow for increased percolation and decreased runoff.
- Large canopy street trees should be used where appropriate to increase shade for pedestrians and reduce the heat island effect. See the Street Tree/Public Right of Way Planting Guidelines for suggested methods of installation.



- Pedestrian pop-outs, extensions, corner planters or bulb-outs should be used to reclaim excessively wide streets. They should be used in conjunction with pedestrian crossings to reduce pedestrian crossing length, enhance the pedestrian experience, improves safety and calms traffic. They should also be used on streets with angled parking or even parallel parking, in order to protect the ends of parking spaces that are exposed to the direction of travel. Pedestrian pop-outs should be integrated with storm water runoff treatment techniques such as bio-swales or bio-retention basins and percolation trenches.
- Permeable pavement or permeable pavers should be installed where feasible along gutters at the edge of roads and used for parking pavement along roadways. Permeable surfaces can also include un-grouted pavers, decomposed compacted granite or tree grates.
- Swales should be installed in parkways strips with curb cuts or piping that allow storm water runoff to enter and percolate or evaporate. Vegetated swales slow storm water conveyance, filter pollutants and reduce runoff. Bio-retention basins and parkway planters should be used to intercept and retain storm water, thereby increasing infiltration, recharging groundwater aquifers and filtering out pollutants. Urban runoff and walkway wash downs for cleaning are acceptable if they drain into one of these types of areas.



4.5.15 NATIVE GREEN STREET GUIDELINES

Native green streets are streets with parkways planted with regionally appropriate native vegetation in combination with a high percentage of bark mulch, rock, or other water efficient ground cover system. A native green street conserves water and celebrates native vegetation by requiring landscaped parkways, medians and strips to be designed with the use of natives. This strategy differs from the green street strategy in that it does not utilize larger canopy non-native trees and vegetation to absorb water and clarify runoff. Though there are some properties



of urban heat island reduction, water quality improvements, and pedestrian protection, they do not match the level of benefits afforded a green street strategy. This streetscape type should use regionally appropriate native vegetation with a high percentage of bark mulch, rock, and other water efficient ground cover systems.



4.5.16 RECLAIMED STREET GUIDELINES

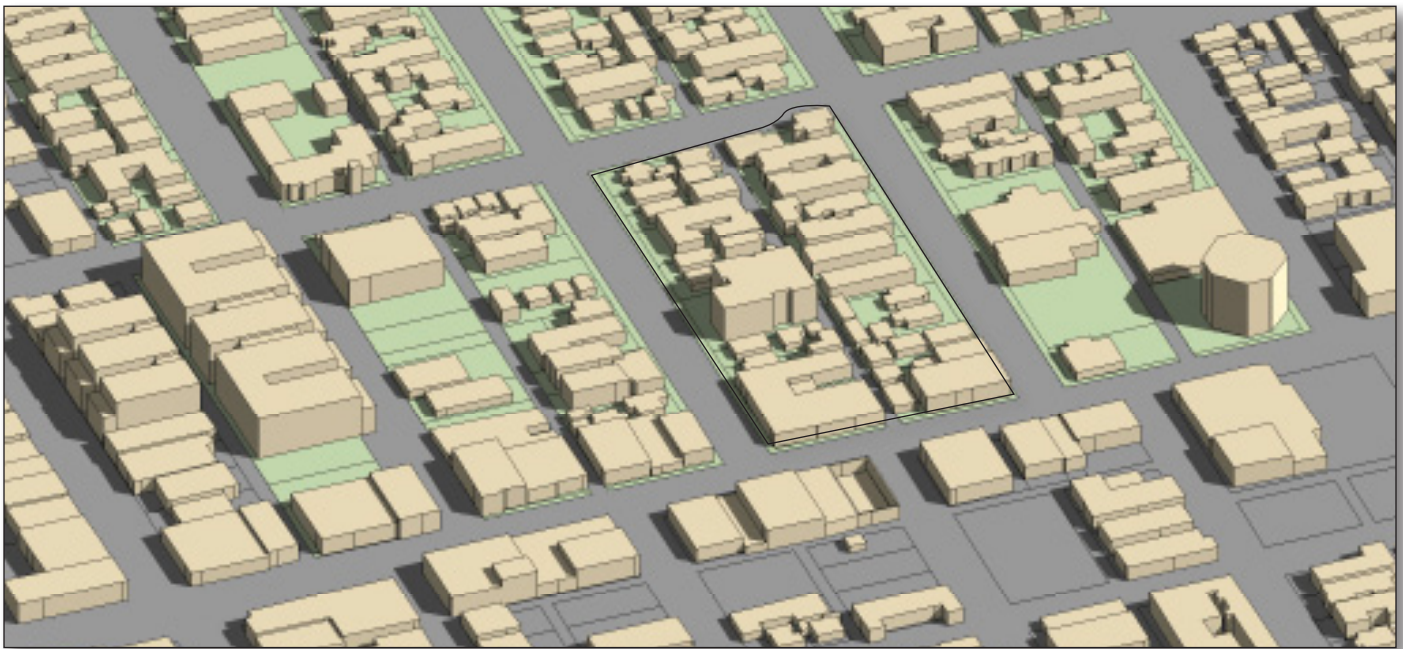
- Streets that are excessively wide should be analyzed to see if vehicular lanes can be reduced, bike lanes added, or mid-block or intersection pedestrian bulb-outs can be added.
- Angle parking does increase on-street parking resources but also provides for traffic calming and opportunities for tree well pop-outs, islands, medians and other street uses.

4.6 BLOCK GUIDELINES

While the street character addresses the interface of the street with buildings, the character of a block is determined by how buildings relate to each other and how pedestrians, vehicles, and cyclists circulate around and through the block in its entirety.

The character of a neighborhood is composed of blocks. Buildings and their associated open spaces over time have created a character that is unique to North Park. A new project can greatly impact the existing context and there are a number of factors that relate directly to its success. These elements include setbacks, height, massing, scale, open spaces, and landscaping as they occur between buildings.

The neighborhoods in North Park are connected together and it is because of these connections that each project needs to be evaluated in the context of the block and ultimately the neighborhood. New high-density projects need to respond to lower-density, existing buildings through careful massing and thoughtful detailing. New projects should assume that future development may not occur on the adjacent parcel and that the existing buildings should be considered in massing and transitions.



4.6.1 FITTING IN WITH EXISTING NEIGHBORHOODS

- New buildings should consider their surrounding context and respond with design in a way that positively influences the neighborhood character. If the surrounding context has a dominant architectural style, new projects should address some of these existing architectural styles.
- If the surrounding context is an area of transition, new projects should select either a contemporary or traditional style with minimal limitations on fitting in with adjacent architectural styles.
- Even if a dominant character does not exist, attention to the scale of the buildings and its relationship to the street, the sidewalk and the neighboring structures should always be kept in mind.
- Buildings should orient to the street to frame the street or any plazas or parks on the street by matching adjacent building setbacks. Corner buildings should address both streets they front.



4.6.2 RELATING TO CONTEXT BY MASSING & SCALE

- Buildings should consider the massing and scale of adjacent buildings. New projects should respond to context through design.
- Relate the height of new buildings to the height of existing development through the use of vertical and horizontal offsets and other architectural features (balconies, porches, bay windows). The offsets and features should break up building bulk.
- Transition between buildings is key. Multiple story buildings should incorporate set back upper stories. Upper floors above the second story should be set back or recede through design.
- New projects should provide as much side and rear set back as possible to preserve outdoor space. Using porches, balconies, arcades, etc. can preserve privacy and relate to the scale of existing buildings.
- Side and rear elevations of new buildings should be designed with as much quality as the front facade and incorporate windows while respecting the need for light, air and privacy of existing buildings.
- Buildings with a roof form or profile similar to surrounding buildings should be required to strengthen the visual identity of the structures and contribute to a block's continuity.
- Visual continuity along the street should remain unbroken particularly for new projects that have commercial uses.

4.6.3 ACCESS TO BUILDINGS

- Pedestrian Entrances into buildings or courtyards should be direct from the prominent street, through a lobby, or through a covered or uncovered passage way.
- Entrances should be clearly identifiable as point of access into buildings. Their form should dominate over all other openings.
- For mixed-use buildings, upper floor uses should be accessed directly from the street.
- Courtyards or any open space associated with a block should be entered through the street and should be visible from the street.
- To retain pedestrian interest, commercial buildings may temporarily block windows to accommodate interior-facing merchandise, but if interior facing displays are used, sidewalk-facing displays are strongly encouraged.
- Vehicular entrances should be designed and located to reinforce the pedestrian-friendly character of the blocks.
- Surface parking lots should be screened with landscaping and should incorporate permeable pavers and / or bio-swales.
- When an alley is present, parking should be accessed from the alley. If the alley is in conjunction with a parking garage, pedestrians should be able to exit to the street through the building.
- Parking garage entrances should be designed as a part of the building facade, should be scaled appropriately in comparison to the building facade, and should be gated and secured.
- Parking garage entrances should be diminished compared to pedestrian entrance ways.
- Parking garage entrances should not be located adjacent to existing parking entrances of other buildings. In addition, shared access to separate facilities is encouraged.
- Parking garage entrances should avoid street trees, infrastructure, streets with excessive traffic, and intersections.
- If part of a parking garage is exposed at the ground level, landscaping should be used to provide a visual screen. Exposure of the parking garage at the ground level is highly discouraged. Building surrounding a parking garage is always preferred.



4.6.4 LANDSCAPING

- Unique natural features such as canyon edges, topography, and mature trees should be respected and incorporated into the building design.
- If any portion of a wall is to be blank and faces the street, it must be designed to incorporate a mural or landscaping (green wall.)

4.7 BUILDING GUIDELINES

New projects have the challenge of fitting into the existing North Park neighborhoods. Much of the residential development in North Park is older, single-story, single-family bungalows, and one to two-story multifamily development including bungalow courts. Over recent years, higher-density development that is out of scale with the older homes has been introduced into the community causing impacts on continuity of neighborhood character. It is important that new projects be designed to blend into the scale and character of the surrounding neighborhood. It is critical that attention be focused on architectural design to ensure that new projects can blend into the existing neighborhood. It is important that any new project elaborates on traditional North Park architectural styles by elaborating on an existing style or exploring a new one, resolves detailing and construction issues, and ultimately contributes to the history of North Park.

- The design of a building must be designed to fit its context. Once a building's relationship to its adjacent buildings is set, then the various architectural needs can be resolved. The success of a new building relies on the relationship among building style, building massing and scale, architectural style elements, sustainable elements, open space, and landscape elements.
- Designing buildings is a process that must take the context into consideration. Once the relationship between adjacent buildings is established, building face must be integrated into the building body and architectural elements such as materials, windows, doors, colors, and finishes must relate to the architectural style.
- The architectural style of a building does not need to copy a historic architectural style. However, the architecture of a building should draw inspiration and relate to the adjacent buildings on its block. It is important that the buildings be compatible but not necessarily copy an existing or historic style. A new style can be successfully introduced and add to the distinctive and eclectic block character of Greater North Park if the proportions and detailing of the building is well thought out and designed.
- Some new elements that can and should be considered are the use of passive and active sustainable energy systems. The building standard set by CALGREEN requires set standards for commercial and residential building design per the State of California. Simply considering things such as solar orientation can improve the occupant's life and the building energy consumption.
- The choices of landscape and hardscape patterns also contribute to sustainable activities. These exterior choices must compliment the building architecture. It should consider the nature of San Diego's climate and water conditions. Incorporation of drought tolerant plantings are highly encouraged with incorporation of permeable pavers and other zero-run-off products.
- There are three types of open space as it relates to a building, front yards, shared open space, and private yards. The front yard, although held in private ownership, is a part of the public realm and its design greatly impacts the street character and is discussed in the street character.



- A shared open space is a courtyard in a condominium but is typically any common space used by more than one resident. These spaces are often accessible from the street and should be considered to be apart of the public realm and offer usable living space to residents and the neighborhood.
- Private yards are backyards, sideyards, side patios, private patios within courtyards. These spaces are typically designed as extensions of the interior living space and are outside the public realm as they are generally inaccessible to the public.
- These criteria assist buildings to be constructed more efficiently and generate greater long-term value. It is therefore important that new development complement existing development to avoid abrupt and negative changes to the established development character. In some instances, land use designations will permit higher density than exists currently. It is intended that new development, where the community plan designates higher development intensities, should not ignore existing scale and should provide good design relationships with adjacent development.

4.7.2 BUILDING STYLE

- Architectural style should relate to the surrounding block and neighborhood character.
- For blocks that have an established, desirable character, infill projects should take their cue from the materials, detailing and ornamentation of buildings that represent the predominant style of the block.
- The style of a new building should be clear, traditional or contemporary. Hybrid projects are discouraged.
- A building front face, meaning the front door and associated porch, awning, or other entry elements should present to the most prominent street.
- Commercial buildings should present open facades to the street with large windows to add visual interest.
- All buildings within a project site including storage or parking related buildings should be designed to be consistent with the primary building.



4.7.3 BUILDING SCALE & MASSING

- New development should be consistent with the scale of the existing block and surrounding neighborhood.
- Building masses should be simple, well-organized, well-scaled volumes, and should have a clear hierarchy of massing.
- Building facades should be design with simple proportions. All architectural elements should relate stylistically and proportionally to one another.
- Excessive roof breaks and over complicated roof forms should be avoided.
- Building surfaces should be articulated and textures with different materials and colors to reduce their apparent size and to break up the building facade.
- Refer to following documents for additional guidance on commercial streets: Main Street Design Guidelines, 2001; Main Street Streetscape Guidelines, 2005.
- Ground floor uses should be at the same grade as the sidewalks.

4.7.4 ARCHITECTURAL STYLE ELEMENTS

MATERIALS

- Architectural Elements such as Materials, Detailing, and Openings should act in harmony in one singular style.
- Materials should have a long life and be durable over time. Materials should be carefully selected to weather intentionally and naturally and not cause a visual nuisance to neighboring buildings.

DETAILING

- Detailing of a building should adhere to a traditional style or a contemporary style. Hybrids are discouraged.
- Flat roof surfaces should be considered for use as terraces and occupiable green roof terraces when possible.
- Visually distracting utility elements such as stairway towers or ventilation equipment should be screened from public view.

OPENINGS

- Doors and windows should be designed to positively contribute to the pedestrian environment and image of new buildings.
- Window and door materials (muntin, mullion, finishes, colors, frame materials) should be consistent with the project's selected architectural style.
- If a commercial or mixed-use building, the lower two levels of buildings, where they face the street, should be made highly transparent, through the use of windows or fixed glass panels.
- Glazing should be clear glass and should not be reflective.
- Windows along a commercial street should have windows that are not more than 2'-6" above the ground plane.
- Blank walls with no windows or openings are discouraged and should be avoided.

SUSTAINABLE ELEMENTS

- New building should incorporate sound design with respect to active and passive energy saving strategies.
- Building orientation should be considered when possible to reduce heat gain. Additionally overhangs, shutters, canopies, and shade trees should be used to minimize solar heat gain.
- Buildings and its respective floor plans should be designed to take advantage of San Diego's climate through patios, porches, balconies, arcades. These outdoor spaces should be designed to be inviting, useful, and have minimized mechanical space.

- Buildings should incorporate water conservation and recycling techniques such as rainwater collection and grey water systems.

SHARED OPEN SPACE

- Shared open spaces are encouraged and should be configured for common use.
- Shared open spaces should provide seating areas, water features, or outdoor fireplaces to encourage gathering.
- These spaces should encourage activity and maybe paved, landscaped, but at a minimum should be a surface that can be walked on and does not generate dust.
- Open spaces should be visible to people passing on the street but does not need to be accessible to passersby.



PRIVATE OPEN SPACE

- Private open spaces, whether on the ground or in the air as a balcony, should be large, occupiable spaces.
- Private open spaces should be designed to maximize privacy.

LANDSCAPING

- Landscape and hardscape should enhance the character of the new project and should address sustainable water use and native plantings.
- Selected planting should be drought tolerant and native when possible. This reduces the need for irrigation and reduces water consumption.
- Wherever possible, storm water management strategies should be implemented on site. The use of permeable pavers, rainwater collection, and bio-swales should be incorporated as much as possible.
- Plantings can be used to form “green” walls, roofs, and screens. Landscape can be used to absorb water and to provide a visual shelter between buildings and adjacent properties.
- Fences or walls that are visible from the public realm should be consistent with the style of the new project and should be of good quality and design.
- All mechanical equipment, trash cans and dumpsters, and utility meters, transformers must be screened from public view with the use of fence, wall, or green screen technique.



4.8 ARCHITECTURAL STYLES

4.8.1 CRAFTSMAN

The Craftsman Style was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s and can be seen throughout North Park. Popularized by Green and Green architects, the style originated in southern California and is a blend of east coast residential styles with elements of Japanese joinery and use of regional, native materials, such as redwood and river rock. Large porches with a practical floor plan are seen in the early Craftsman era, with its popularity evolving to even simpler, and affordable kit style version becoming available to the market. Nearly all Craftsman homes rest upon raised concrete foundations

The terms “Craftsman” and “bungalow” are often used interchangeably, but in reality the “Craftsman bungalow”, which is what we see most of in North Park, is a subset of both styles. The Craftsman style is primarily distinguished by its details and workmanship. It also uses landscape planting and design to make a transition from building to nature—you will often see site walls around the gardens that use the same type of river rock used on the building.

STYLE ELEMENTS

1. Low pitched roofs
2. Wide, Unenclosed Eave Overhang
3. Decorative knee braces (reminiscent of Japanese joinery)
4. 1-1/2 stories
5. Built in Cabinetry
6. Large fireplace
7. Large covered porches
8. Double hung windows
9. Wood Shingle Siding and/ or Wood Horizontal Siding Wide Window and Door Casings
10. Tapered Porch Supports
11. Low Porch Pedestals usually Supporting Columns
12. Exposed Rafters
13. Shed, Gabled or Eyebrow Dormers
14. Hardwood flooring
15. Site walls



4.8.2 THE BUNGALOW

During the early 20th century, bungalows were built as a response to the industrial revolution and the era of elaborate Victorian architecture. The Arts & Crafts Movement started in England and was the driving force behind the California bungalow. As such, California with its newer towns, smaller extended families, and growing communities became the showcase for what we now refer to as the California bungalow or small Craftsman house.

The typical bungalow is a one-story house. The roofs are hipped, providing large attics for storage and for venting the heat in the summer. Windows are grouped for greater sunlight and for greater ventilation. Bungalows have broad overhanging eaves, again to hold off the heat, as well as big porches to sit on in the evening. In larger bungalows the gable is steeper, with interesting cross gables or dormers. Rafters, ridge beams and purlins extend beyond the wall and roof. Chimneys are of rubble, cobblestone or rough-faced brick. Porch pedestals are often battered. Wood shingles and/or horizontal wood boards are the favorite exterior finish although many also use stucco or brick. Exposed structural members and trim work usually are painted but the shingles are left in a natural state or treated with earth-tone stains

Bungalows built between 1900 and 1930 do share many external design similarities. Some of these are features that contribute to the popularity of the modern Craftsman bungalow. They will often note the attractive wood siding, large picture windows, and generous front porches that have become the trademark of these homes.

TYPES & STYLES

There are three main types of California bungalow in North Park:

- Craftsman Bungalow: Big porches, low-pitched roofs, often double gabled, wood siding
- Spanish Revival Bungalow: Often clay tile roof, some flat roofs, arched window, stucco
- Bungalow Cottages: Higher pitched roofs. Resemble homes from children’s storybooks

STYLE ELEMENTS

1. One-Story Building with Gently Pitched Broad Gables
2. Wood Shingles Siding
3. Horizontal Wood Siding
4. Low Stone Pedestals with Columns Above
5. Partial –Width Front Porch
6. Multiple Roof Levels
7. Cross-Gabled Roof or hipped roof.
8. Exposed Rafters
9. Transom Window
10. Trellised Porch
11. Wide Window Casings
12. Fixed Window with Large Glass Panes and multi light Transom Window Above
13. Raised foundation
14. Interior built-in shelves.



4.8.3 ART DECO/MODERNE, INTERNATIONAL STYLE, EXAGGERATED MODERN

The modern movement in architecture started in Europe and migrated to the US around the 1920's. Its credo was that historical styles were passé and that 20th century society had practical needs and aesthetic sensibilities that demanded a new way of designing. This movement drew inspiration from advances in building and transportation technology. It also reflected changes in world politics—specifically the diminished importance of European aristocracy following WWI and the corresponding rise of democratic governments.

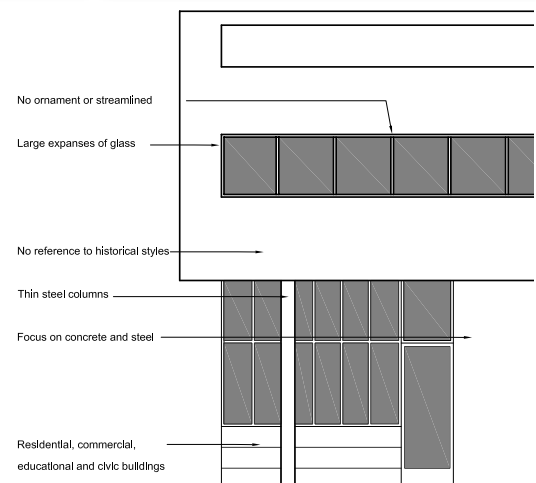
Art Deco and Moderne styles were inspired by industrial design and by the curvilinear lines of airplanes, trains, ships and automobiles. The aesthetic is streamlined, transforming architecture into a machine-like object.

The International Style took the machine aesthetic a step further and stripped away ornament, reducing buildings to the functional components. Advances in structural steel and concrete allowed greater design freedom and this freedom was celebrated with features such as large open spaces, thin structural steel elements and long “ribbon” windows.

Exaggerated Modern (sometimes called “googie”) architecture drew inspiration from the post WWII explosion of better living through machines and in the nascent exploration of space. It is characterized by things like swooping roofs, large expanses of window and circular/irregular floor plans. Exaggerated Modern is more akin to Art Deco than International Style in that function is expressed through ornament, rather than pure structure. What all three styles have in common is that they threw out the old playbook on design and sought to recreate the idea of how buildings should look as a reflection of modern life. Equally significant is that they removed architecture from its context. As air travel brought the world closer together and as old political systems crumbled away, there was a sense that the Western world was becoming unified in a common international society.

STYLE ELEMENTS

1. No ornament or streamlined, curvilinear ornament
2. Large expanses of glass
3. Thin steel columns
4. No reference to historical or regional styles
5. Variety of materials with focus on concrete and steel
6. Seen in residential, commercial, educational and civic buildings



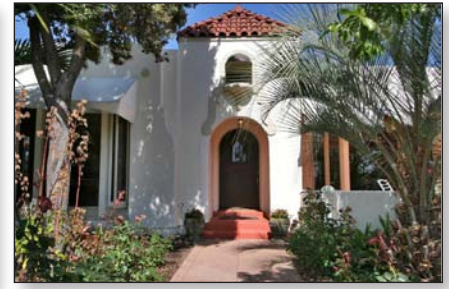
4.8.4 MISSION REVIVAL, SPANISH COLONIAL REVIVAL, COLONIAL REVIVAL

These revival styles all take their inspiration from an earlier time in American history, when European colonists settled the new world. The original colonial styles blended European design aesthetic with local adaptations for native/available materials and climatic differences.

Mission and Spanish Colonial Revival styles draw from the Spanish colonization of the southwest. The revival styles were most popular from 1890-1915 and are found in many commercial, residential and educational structures. Where Mission Revival has simple design characteristics reminiscent of the original Spanish missions, such as arched openings, roof parapets, bell towers, and stucco walls, the Spanish Colonial revival is more ornate and often includes decorative, tile work, ironwork and plaster or terracotta ornament. In both these styles a central courtyard or garden is often a dominant feature.

STYLE ELEMENTS

1. Massive walls limited fenestration
2. Low-pitched clay tile roofs
3. Long arcaded corridors
4. Curved parapets
5. Exposed rafters
6. One or two stories
7. Rectangular floor plan, often organized around central courtyard
8. Smooth plaster wall and chimney finishes
9. Terracotta or plaster ornaments
10. Small porches or balconies
11. Roman or semi-circular arcades and fenestration
12. Wood casement or tall, double-hung windows
13. Canvas awnings
14. Decorative iron trim



4.8.5 COLONIAL REVIVAL

The Colonial Revival style first appeared in the US Centennial Exposition of 1876 and is primarily seen in residential buildings. Drawing inspiration from early English colonial architecture, its symmetry and simplicity offered an antidote to the more ornate Victorian and Queen Anne houses that were popular at the time. Colonial Revival may have started on the East Coast, but it spread throughout the country and remains an icon for the American home.

ARCHITECTURAL ELEMENTS

1. Symmetrical façade
2. 2 to 3 stories
3. Brick and/or wood siding
4. Simple, classical detailing
5. Gable roof with dormers
6. Multi-pane, double-hung windows with shutters
7. Temple-like entrance: porticos topped by pediment
8. Paneled doors with sidelights and topped with rectangular transoms or fanlights
9. Rectangular floor plan with central entry-hall
10. Living areas on the first floor and bedrooms on the upper floors
11. Fireplaces



4.8.6 MINIMAL TRADITIONAL, CALIFORNIA RANCH, VERNACULAR

The Minimal Traditional is an influence of the Colonial and Tudor architectural elements; however the ornamentation is simplistic, influenced by modern architecture. This style is associated with the post WWII housing boom. While “post war” houses are often associated with cheap construction, many Minimal Traditional houses continued to have well-detailed cabinetry and other built-ins.

STYLE ELEMENTS

1. Asymmetrical
2. Shallow to medium pitched, gabled or hipped roof usually with no eaves
3. Small entry porch with simple pillars or columns
4. Simple floor plan, rectangular or “L” shaped.
5. Garages may be either detached or part of the main house



4.8.7 MINIMAL ORNAMENTATION

The California Ranch was made popular by Cliff May in conjunction with Sunset Magazine and is a modern take on Spanish colonial styles. Ranch houses are typically long and low, with all the living space located in a single story. Roofs can be gabled or hipped, but typically have a low pitch with deep overhangs. Materials can vary greatly. The first ranch houses had stucco exterior but as the style spread throughout the country different materials appeared to suit location.

STYLE ELEMENTS

6. Asymmetrical
7. Shallow pitched gabled or hipped roof usually with deep eaves
8. One story, sometimes with rambling floor plan
9. Vaulted ceilings in main living areas
10. Intended to suit casual, modern lifestyles.



4.8.9 VERNACULAR ARCHITECTURE

Vernacular architecture is a populist expression and refers to local ways of building. It was a reaction first to Beaux Arts and later the International Style, which sought to impose a universal “high” style of building. Vernacular buildings draw on local traditions, materials and design elements to create a sense of “place.” Vernacular architecture can assume a wide variety of shapes and size and is occasionally kitschy. As such it does not have a distinct typology. In recent times “vernacular” is often used to describe post-modern tract homes that draw upon local historic styles for decorative elements.



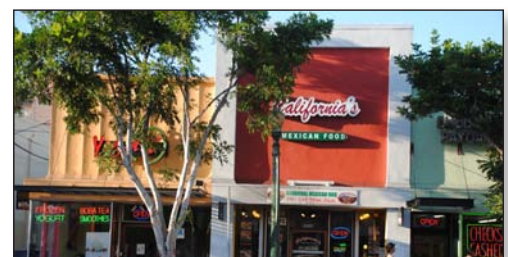
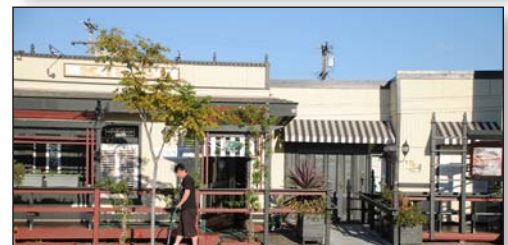
4.8.10 MAIN STREET COMMERCIAL: NORTH PARK CHARACTER

The Main Street Commercial character of North Park is consistent with buildings found in many American main streets. North Park’s intent is to establish a high level of design quality, yet maintain a building scale that is consistent with the North Park’s pedestrian-oriented, human scale image.

The commercial businesses integrate the adaptation of corporate and franchise designs to the unique character of North Park which reinforce the special qualities of the Main Street’s visual character. This is supported by visual continuity along street frontages, encouraging signs which are in scale and harmony with the architecture and the character of the walkable North Park Main Street.

STYLE ELEMENTS

1. High quality materials and craftsmanship
2. Careful attention to architectural details similar to the North Parks residential structures
3. Variety and diversity of architectural character that support the current interesting mixture of styles
4. Small scale buildings with a strong pedestrian orientation
5. Continuous street wall with building storefronts directly adjacent to sidewalk.
6. Parking is on the street, in individual lots off alleyways or in congregated, off-site parking lots/garages.
7. The sensitive interface of commercial development with adjacent residential neighborhoods
8. Strong encouragement of a unique North park scale and character
9. Interesting storefronts with high quality materials and detail
10. Avoidance of architecturally trendy buildings in favor of more timeless qualities
11. A strong commitment to landscaping
12. Maintenance of a sense of place
13. Enhance architectural fabric with interesting details
14. Designs adapted to a human and pedestrian scale rather than to an automobile scale
15. Scale and character appropriate to the setting
16. Buildings over two stories are discouraged in areas covered by these guidelines.
17. Mixed use buildings are encouraged wherever appropriate to the surrounding neighborhood
18. Thoughtful architectural design - not boxes with cosmetic attachments
19. Awning heights at pedestrian scale



5.0 Economic Prosperity Element

Introduction

North Park, as a community, is known for businesses where people produce what they sell, whether it's food, arts and culture, entertainment, or services. In 2008, commercial businesses, combined with traditional businesses in retail and government services employed nearly 4,300 people within North Park, 88 percent of which were employed in the private sector.¹ It was also estimated there were nearly 1,700 self-employed persons working in North Park in 2008.²

By 2030, North Park's total employment is expected to grow by 16 percent adding nearly 1,000 new jobs. The industry sectors which are expected to experience growth are Professional and Business Services, Leisure and Hospitality, Health Services, Retail Trade, Leisure and Hospitality, Finance & Real Estate, and Government. Industry sector that are estimated to experience contraction or show growth of no more than a few jobs are, Manufacturing, Wholesale Trade, Information Services, and Other Services.^{3, 4}

Despite being an older community, North Park's population may grow to over 40,200 by 2040, increasing its population by 10,000 persons and adding over 3,500 housing units.^{5,6} This growth can be assumed to be generated by new transit lines being developed and regional land use policies steering future growth towards transit-served areas rather than continue auto-oriented sprawl.

GOALS

- *Social equity and social justice to be included in economic development and community revitalization policies.*
- *New development and redevelopment for purposes of increasing employment opportunities within the community.*
- *Unique, pedestrian-oriented commercial districts reflective of their history.*
- *Regional reputation as an affordable location for creative business and green economy.*
- *Vibrant neighborhood commercial districts where the residents purchase a significant share of their basic needs and services from within the community.*
- *Increase the community's aggregate buying power.*
- *Successful, home-grown arts and culture and entertainment district which appeals to both residents and tourists.*

5.1 Commercial Business Districts

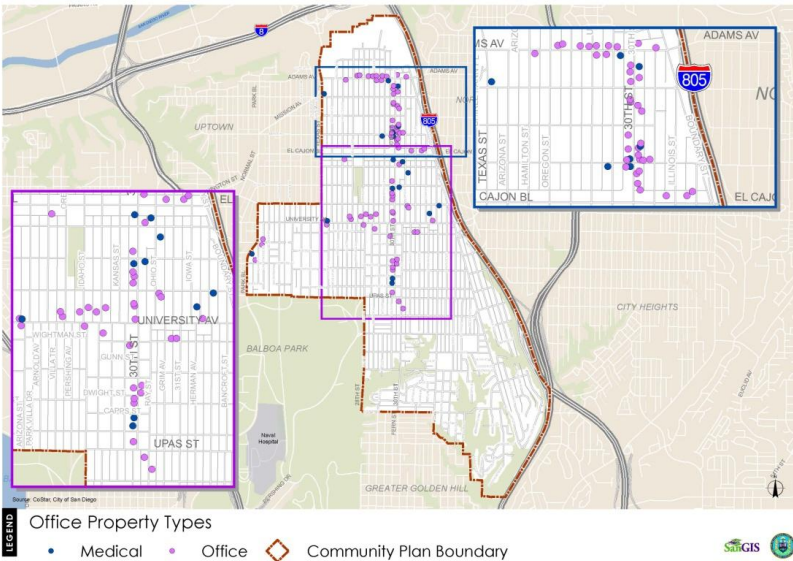
Most of North Park's commercial districts are distinct compared to conventional shopping centers because of their unique offerings and pedestrian-orientation. El Cajon Boulevard's context is distinct from North Park's other districts. While El Cajon Boulevard can be as pedestrian-oriented as other grand commercial boulevards, it also has a tradition of auto-orientation due to its historical role, traffic volume capacity, and larger lots. Some of the City's better examples of Mid-Century architecture are also found on El Cajon Boulevard. The Boulevard, from Florida to Texas, has emerged as a concentration of ethnic restaurants and the Lafayette Hotel is undergoing renovation to restore its reputation as a visitor and regional event destination.

Commercial activity in North Park tends to be greatest at key nodes or intersections, such as Park Boulevard and Adams Avenue; major intersections along 30th Street, at Adams Avenue, El Cajon Boulevard, University Avenue, and Upas Street; and at El Cajon Boulevard at Park and Texas. Commercial activity dominates corridors between these nodes, especially on El Cajon Boulevard, University Avenue, 30th Street, and to a lesser extent Adams Avenue and Park Boulevard.

Given North Park's emerging business orientation towards smaller independent boutique service businesses and retail, and given continued regional competition, the amount of commercial land along these corridors may exceed demand, especially further away from activity nodes and specific corridor blocks.

Smaller professional service firms are attracted to North Park because of its emergence as a community for creativity and its amenities, diversity, affordable rent, and centrality in the region. North Park's affordable monthly office lease rates are significantly less at half the City's average lease rates, which is one reason for North Park's low vacancy rates. The North Park office inventory is a small share of the regional market but provides some limited foundation for business and professional services. Nearly 500,000 square feet of office space exists in North Park.⁷ Figure 1 below shows the location of office space in North Park along the commercial corridors. Medical office space is shown by blue dots all other office space is shown by big dots.

Figure 1: North Park Office



While conventional retail outlets have struggled, North Park’s diverse population has generated demand for unique food and retail outlets that serve their tastes. The reduction in North Park’s sales has been mostly in food stores, packaged liquor, autos, apparel, and other conventional retail outlets.

North Park has over 1.7 million square feet of retail space.⁸ Research completed during this update process indicates that despite the great amount of retail space in North Park residents are currently doing much of their shopping outside the community. An opportunity exists to recapture some of the retail trade in North Park. The buying power will rise as North Park grows the local market. With this growth will come support for general neighborhood retail services, such as grocers, which should return in the future, despite the contraction in sales during the last two decades.

From 1990 to 2012 taxable retail sales in North Park fell approximately 5 percent without the University Heights area included, compared to a citywide increased of 18% percent during this period. The one retail sales category that did grow in North Park during the last two decades was restaurants/bars. These entertainment venues were 36 percent of all 2012 sales in North Park, compared to 17 percent of all City sales generated by bar and restaurant sales category during this year.⁹

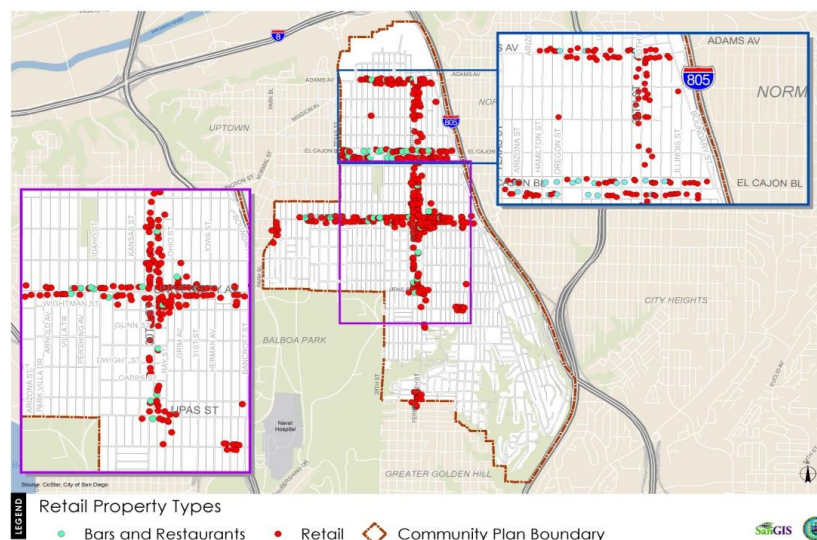
Retail analysis prepared for this community plan update estimates that North Park’s retail and restaurant/bar jobs could support under 1.3 million square feet of retail space in 2008,

assuming a 5 percent vacancy rate, compared to the current supply of 1.7 million square feet of commercial retail space in 2008.¹⁰ This supply of retail inventory has remained constant from 2008 through 2012.

Given the abundant amount of land in North Park along the commercial corridors, some properties in marginal locations along these corridors could be put to uses other than retail. Other uses such as housing and office would help support the concentrated commercial districts and existing retail, providing an increase in consumers and buying power nearby. In these marginal commercial areas, retail can be an optional use, particularly along portions of the corridors that are not near the higher-activity commercial nodes or intersections.

Additional buying power in the existing commercial districts and corridors can also be enhanced with mixed-use development within the strong commercial activity areas. However, not every development needs to be mixed use residential development with ground floor commercial uses. It is more important to have a mixture of uses within a defined walkable area than to require every building to be mixed. Figure 2, on the next page, shows the location of retail space in North Park, for the most part this is along the commercial corridors mentioned in this document. The restaurant and bar spaces are highlight by green dots, while all other retail types are shown by red dots.

Figure 2: North Park Retail



POLICIES AND RECOMMENDATIONS

- 5.1.1 Concentrate commercial activity in the vicinity of commercial corridor intersections, with pedestrian orientation to distinguish the nodes and Adams Avenue and 30th Street, University Avenue and 30th Street, and University Avenue and Upas Street.
- 5.1.2 Improve the pedestrian, bicycle, and transit infrastructure in North Park's commercial districts to position it as one of the most sustainable districts in San Diego, and promote this attribute to compete regionally.
- 5.1.3 Study for policy consideration the reducing mixed-use parking ratios for new commercial development that are within specific identified areas.
- 5.1.4 Activate alleys in the commercial mixed-use village areas to improve aesthetics and safety by improving urban design and allowing commercial shop and service activities.
- 5.1.5 Position and promote El Cajon Boulevard as one of San Diego's finest examples of a Mid-20th Century commercial corridor, in contrast with the pre-WWII street car commercial environments in North Park's University Avenue district.
- 5.1.6 Position and promote North Park for smaller, independent professional service firms associated with creative and sustainable industries.
- 5.1.7 Encourage the adoption of sustainable business practices.
- 5.1.8 Recapture a greater share of local North Park residents' expenditures with improved basic retail and personal services, as well as promotional efforts.
- 5.1.9 Upgrade commercial districts appearance and infrastructure.
- 5.1.10 Introduce more diversified housing choices and mixture of incomes to enhance the buying power within North Park, particularly between University Avenue and El Cajon Boulevard.



Photo Credit – CoStar Group

5.2 Industrial

North Park does not include land identified as 'Prime Industrial Land' or 'Other Industrial Land', which support base sectors and export oriented businesses. North Park has very limited light industrial space, at approximately 63,941 square feet space in 2012. The businesses in North Park located on industrial land are service sector businesses, such as construction services, warehousing, and self-storage and auto repair businesses. There is no vacant developable land that would support employment growth for industrial uses.

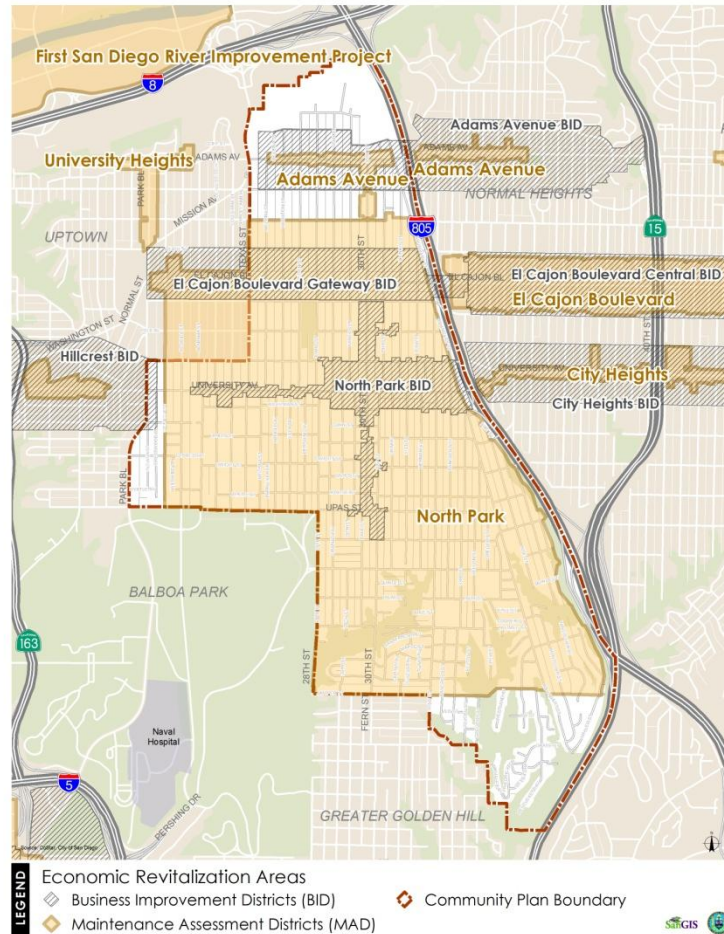
5.3 Community Revitalization

North Park is in the process of repositioning itself in the regional market and capturing a dedicated share of the local market. Private and public investment in historic landmarks, such as the North Park Theater on University Avenue and the Lafayette Hotel on El Cajon Boulevard, are recreating anchors of performing arts and leisure and hospitality businesses. North Park is gaining a reputation as an Arts, Culture, and Entertainment District, organically evolving from Ray Street, in no small part due to the efforts of local community organizations. North Park may even be able to capture some of San Diego's visitor trade in Downtown and Balboa Park, due to its proximity, if transportation links are enhanced.

Community dedication to quality of life in North Park is demonstrated by the different self-assessments residents and/or business owners have approved for their community. The Business Improvement Districts and Maintenance Assessment Districts continue to invest in their community to revitalize the area and increase economic prosperity. These districts provided dedicated monies or services to the area and planned events related to North Park's community character.

The City's Economic Development Division will continue to work with the residents, community and business organization in North Park for continued successful redevelopment in North Park. The City will support further adoption of community approved Micro Assessment Districts. Figure 3, below, shows the existing self-assessment district within North Park.

Figure 3: North Park Self Assessment Districts



POLICIES AND RECOMENDATIONS

- 5.3.1 Improve the gateway to North Park on University Avenue from Park Boulevard and Interstate 805 with streetscape improvements and concentrated redevelopment.

- 5.3.2 Explore the creation of a “National Main Street” on University Avenue to draw both ends of the neighborhood together to incorporate the streets public art efforts, historic resources and architectural elements.

-
- 5.3.3 Market the Downtown and Balboa Park visitor trade and improve convenient transportation linkages from those destinations to North Park, including a potential street car linkage.
- 5.3.4 Position and expand North Park's arts district on Ray Street to attract regional patrons with continued events and promotions, including the development of the North Park Theater to accommodate special events.
- 5.3.5 Consider a Micro Assessment District for 30th Street businesses located in North Park and Golden Hill to support, dining, the arts, and entertainment along this commercial corridor.
- 5.3.6 Develop a comprehensive community based North Park Economic Development Strategy incorporating public outreach from local and regional stakeholders.
- 5.3.7 Strengthen the connections between the northern and southern commercial districts' in North Park.
- 5.3.8 Pursue new funding sources to support local economic development efforts in North Park.
- 5.3.9 Expedite the implementation of the University Mobility Plan to lessen traffic congestion, encourage use of public transit, improve parking conditions and provide pedestrian friendly streetscape.
- 5.3.10 Within the pedestrian-oriented commercial and mixed use nodes, to enhance and create competitive commercial destinations, maintain the following efforts and existing revitalization tools:
- Clean & Safe
 - Urban Forestry
 - Main Street Programs
 - Uptown Parking District
 - Historic Districts
 - Public Art
 - Event Programs
 - Facade Improvement
 - Small Business Assistance
 - Capital Improvement
 - Business Improvement Districts
 - Micro Assessment Districts
 - Maintenance Assessment Districts

Endnotes North Park Economic Prosperity Element

¹ The San Diego Association of Governments' (SANDAG) Regional Transportation's Series 12 Technical Update was 2008, which was at the height of the Great Recession. North Park may see more job growth in the industries identified to grow when SANDAG's Series 13's estimates area released. The new base year for Series 13 will be a year from the recovery period, after the end of the Great Recession.

² Ibid

³ Ibid

⁴ Ibid

⁵ SANDAG's Series 12 population estimates for 2008 used 2000 as a base year and projected forward. These Series 12 estimates were found to high for the overall City and the Region when the 2010 Census was completed; however, in North Park, these Series 12 estimates resulted in under estimating the population and households. Therefore, SANDAG's estimate for population or household, which use the 2010 Census as a base show North Park's population and housing at higher counts then the Series 12 information.

⁶ SANDAG Series 12 Technical Update and SANDAG 2010 Census information.

⁷ CoStar Group a real estate information service.

⁸ Ibid

⁹ MuniService, LLC.

¹⁰ CoStar Group a real estate information service.

6.0 Public Facilities, Services & Safety Element

Introduction

The emphasis of the Public Facilities, Services and Safety Element is to identify existing facilities and services and address the capacity and needs for future services. The community plan addresses priorities for public facility improvements, and identifies potential sites and desired characteristics for future facilities. In addition to public facilities financing and prioritization, policies related to fire-rescue, police, stormwater, water and sewer infrastructure, waste management, libraries, schools, parks (See Recreation Element), public utilities, and health and safety are contained in this Element.

GOALS

- *A high level of sustainable public facilities and services to meet the diverse needs of the community*
- *Public uses and facilities that are located near one another to improve access and to take advantage of interconnecting public uses*
- *Incentives to provide privately funded facilities for public use*
- *Public facilities sized proportionately to the density of the community*

Related Content in Other Elements

PF-A.2; PF-B.3; PF-C.1; PF-C.3; PF-H.3.c; PF-J.3; PF-J.5; PF-K.6; PF-K.9

6.1 Public Facilities & Services

Public Facility Needs & Prioritization

As an urbanized community, North Park, is faced with aging infrastructure and substandard facilities that do not meet current standards. Figure 6.1 illustrates where current facilities exist and identifies sites for future facilities. The City's two main funding sources for providing and improving facilities include Developer Impact Fees (DIF) and the General Fund. DIF collects a proportional fair share of capital improvements needed to offset the impact of development. The General Fund is relied on for facility improvement and upgrades and operational and maintenance costs.

The community's DIF and General Fund have helped to alleviate growing facilities needs but a deficit remains with regards to most public facilities leaving the City and community with the challenge to find alternative means of funding improvements.

There is limited funding for annual capital improvements and the City has instituted a prioritization and ranking strategy that integrates community input. This effort allows the City to strategize funding and be more responsive to the community's facility and infrastructure priorities. Although the City is making incremental changes in how CIP projects are funded to provide more timely improvements, the unfortunate reality is there remains an existing facilities and infrastructure deficit in Greater North Park. There are a number of obstacles in alleviating the infrastructure deficit, including, the increased costs in acquisition and construction, lack of available land, and funding constraints and competing needs. It is up to the City and the community of North Park to work together, to find creative solutions for meeting facility and infrastructure needs, and ultimately improve the quality of life. Solutions such as clustering facilities, land value recapture, providing broader community serving facilities, offering equivalences, seeking city wide or regional initiatives for new sources of revenue, and exploring public-private opportunities are just some ways that may make it possible to accommodate new facilities for the next generation.

Police

The North Park community is served by the Mid City Neighborhood Divisions of the Police Department. The Mid City area station is at 4310 Landis Street in the City Heights community east of Interstate 806.

Fire

Fire protection for the community is provided primarily by four fire stations. Station 14 is located within Greater North Park at 32nd Street and Lincoln Avenue and provides fire protection for the majority of the community. Station 18 in Normal Heights services the northern end of the community. Station 11 in Golden Hill serves the southern end of the community and Station 5 in Hillcrest serves the western portion of the community.

Maintaining a successful fire service system is a challenge due the City's topography, fiscal constraints, and an ever growing population. The City has recognized the value of fire prevention measures to reduce pressure on the overall response system in the long term; such measures include adopting strenuous safety codes and an aggressive brush management program. City wide fire service goals, policies and standards are located in the Public Facilities, Services, and Safety Element of the General Plan and the Fire-Rescue Services Department's Fire Service Standards of Response Coverage Deployment Study (aka Citygate 2011). Although no new fire stations are planned within the community boundaries of North Park, a new station is proposed on Home Avenue and 805/Fairmount in City Heights which would serve portions North Park and Golden Hill.

Library

The existing North Park Branch Library is currently 8,000-square-foot located at 3795 31st St. and originally built in 1959. There are plans to build a new library and depending on the site selected, an approximately 25,000 square feet new facility will replace the existing library. The University Heights library located on Park Boulevard at Howard Avenue also services the North Park Community. See General Plan policies PF-J.3 and PF-J.5 support larger service areas for library facilities.

Schools

One of the most important public services is the provision of schools and the offering of quality education to the residents of the community. The North Park community is served by three public elementary schools, Garfield, Jefferson and McKinley; Roosevelt Junior High, and two high schools San Diego High School and Hoover High School. In addition, there are charter schools, private schools, and neighboring community schools which help to serve the community. In 2012, voters approved funding of two bond measures, Propositions S and Z, to fund repairs, renovate and revitalize schools within the San Diego Unified School District. Bond projects build off improvements that were started with Prop MM funding and include classroom technology, safety and security upgrades, Americans with Disabilities Act (ADA) upgrades, new/renovated facilities, temporary classrooms replaced by permanent classrooms, air conditioning, upgrades to ADA improvements to athletic facilities, turf fields, and other capital improvements at traditional and charter schools throughout the district.

Schools in North Park are centrally located near other facilities and services and walking distance to transit. School sites are also often used as joint use facilities providing additional recreational opportunities. If opportunities arise to acquire school district property or that of private schools within the community the city should make every effort to reserve the property for public use.

Undergrounding Utilities

Gas and electricity are provided by the San Diego Gas & Electric Company and several gas and electric lines traverse the area. San Diego Gas and Electric Company has a number of programs related to conservation, including commercial and residential energy audits, low interest loan programs for energy conservation, retrofit installations and rebates for solar water heaters. In addition, the City is actively involved in undergrounding of existing overhead power lines.

Water, Sewer and Stormwater Infrastructure

On average, San Diego must import nearly 90 percent of its water from other areas, specifically northern California and the Colorado River. Potential water supply offsets such as conservation and water reclamation have only recently entered the water supply picture, but even the most optimistic projections credit those offsets with no more than 20 to 25 percent of total demand. San Diego will therefore continue to rely heavily upon imported water for its water supply needs far into the foreseeable future.

Beginning in 2007, the City increased water and sewer rates to replace and improve both the water and sewer systems infrastructure. Some pipelines have been in operation for a hundred years and need to be replaced. The City of San Diego Water Department's Capital Improvement Program Guidelines and Standards provides the framework for the design and construction of new water facilities and address water efficiency, conservation, recycled and reclaimed water, cost effectiveness and timely construction.

In a continuing main replacement program, concrete sewer mains and cast iron water mains are being replaced and the City schedules many of these water and sewer main replacement projects for the same time and location to minimize the impact on the community. Replacement is currently scheduled based on breaks or blockages in the mains. As incidents mount, main replacement is scheduled for accomplishment through the annual Capital Improvements Program.

POLICIES AND RECOMMENDATIONS*General Facilities and Services*

- 6.1-1 Provide educational facilities, law enforcement, fire protection, libraries and public utilities in accordance with City standards.
- a. Consider locating and clustering public facilities such as a library, post office, TOD-like amenities together to create an active center and take advantage of shared uses like parking and open space areas.
 - b. Consider creating a campus that serves the broader and surrounding communities, such as at the Educational Center on Normal Street in the Uptown Community.
 - c. Incorporate art in public facilities.
- 6.1-2 Provide facilities that accommodate a full range of City programs to serve residents and cultivate civic involvement.

- a. Encourage public education facilities to participate in this community process.
- b. Use joint-use agreements to increase recreational opportunities and activate school sites with residents after hours.
- c. Establish a Community Relations Office in the hub of the community near 30th Street and University Avenue.

Library

6.1-3 Invest in a new library that serves the North Park community and meets current standards.

- a. Consider a new library as the center piece with a civic mall.

Schools

6.1-4 Improve public education facilities and the image of schools in North Park so families stay and send their children to neighborhood schools and maximize the use of the facilities.

- a. Encourage full-time use of school facilities, including community use during non-school hours for educational, recreational and cultural needs.
- b. Coordinate CIP projects with school facility upgrades to improve the interface between the public realm and the facility.
- c. Consider strategic street closures as a method of adding needed land area for additional parks space next to schools and to help activate areas within the community. Potential street closures include, but are not limited to: *(Identify potential street closures, confirm those that have been closed since the 1986 plan.)*
- d. Explore the possibility of joint use buildings for commercial and educational uses.
- e. Acquire excess school district property or that of private schools within the North Park community to reserve the property for public use.

Water, Sewer and Stormwater Infrastructure

6.1-5 Implement water improvements programs so there are systematic improvements and gradual replacement of water and sewer facilities throughout the community. Also see General Plan PF-F.6 PF-G.2, PF-H.3, and PF-I.1.

- a. Collaborate with the North Park community and other entities when funding and siting improvements to coordinate timing and replacement of infrastructure.
- b. Consider non-invasive means when replacing sewers in the urban canyons.
- c. Provide purple pipe opportunities throughout the community.

Undergrounding Utilities

6.1-6 Program the undergrounding of telephone and electric power lines to underground all utilities and boxes. See General Plan policy section PF-M.

- a. Revisit prioritization of undergrounding with the North Park community.

6.2 Health & Safety

Geological and Seismic Hazards

The General Plan provides policy support for disaster preparedness and Seismic Safety in the Public Facilities, Services & Safety Element sections PF-P and PF-Q. Design considerations with regards to safety are located in the Urban Design Element.

7.0 Recreation Element

Community Vision: *“To be an urban community with a variety of recreational opportunities provided through a well-implemented system of accessible, convenient, and resilient options that improve recreation for local residents, businesses and organizations.”*

Introduction

The North Park Community Plan Recreation Element includes specific policies and recommendations addressing the following topic areas: Parks and Recreation Facilities, Preservation, Accessibility and Open Space Lands. These policies and recommendations, along with the broader goals and policies of the General Plan and the Balboa Park East Mesa Precise Plan, provide a comprehensive parks strategy intended to accommodate the community throughout the next twenty years. Because of the scarcity of park amenities in the North Park Community, the Recreation Element includes park equivalencies and intensification strategies to expand facilities and programming within existing public spaces (e.g., Balboa Park East Mesa and North Park Community Park).

GOALS

- *To create a sustainable park and recreation system that meets the needs of North Park residents and visitors which serves a variety of users, such as children, persons with disabilities, and the underserved teenage and senior populations.*
- *To provide parks and recreation facilities that keep pace with the North Park Community population growth through timely acquisition of available land and development of new facilities.*
- *To increase the quantity and quality of recreation facilities in North Park through the promotion of alternative methods, such as park equivalencies, where development of typical facilities and infrastructure may be limited by land constraints.*
- *To protect and enhance the integrity and quality of existing parks, open space, and recreational programs in North Park.*
- *To protect, preserve and manage natural, cultural, and historic resources that serve as recreational facilities in North Park.*

10.1 Parks and Recreation Facilities

Population-Based Parks and Recreation Facilities Standards

The City General Plan Recreation Element describes three categories of parks within the city of San Diego: Open Space Lands, Resource-based Parks, and Population-based Parks. (See Section

X.4 Open Space Lands and Resource-Based Parks for descriptions.) Population-based parks and recreation facilities are typically located within close proximity to residents and are intended to serve the daily recreational and leisure needs of the neighborhoods and communities at a recommended rate of a minimum 2.8 useable acres per 1,000 residents.

Population-based parks consist of six categories of park types: 1) major park; 2) community park; 3) neighborhood park; 4) mini park; 5) pocket park or plaza; and 6) special activity park. Descriptions for each of these park types can be found in the General Plan Recreation Element, Table RE-2, Parks Guidelines. The size of each park type within a community is based on the amount of useable acreage, as defined in the General Plan. Typically, community parks are a minimum of 13 useable acres and serve a population of 25,000 and provide active and passive recreation. Neighborhood parks are 3 to 13 useable acres and serve a population of 5,000 within approximately one mile radius, and are accessible primarily by foot or bicycle. Mini parks are 1 to 3 useable acres within a half mile radius; Pocket parks and plazas are typically less than 1 useable acre within a quarter mile radius from residents to be served. The size of special activity parks vary depending upon the activity and population to be served.

The General Plan also establishes minimum guidelines for recreation centers and aquatic complexes based on population. A recreation center, typically 17,000 square feet in size, should be provided for every 25,000 residents, and an aquatic complex should be provided for every 50,000 residents.

Existing Population – Based Parks and Recreation Facilities

Population-based park requirements are calculated based on the land use recommendations in this community plan update at full community development, and the park acreage and recreation facilities recommendations in the General Plan.

For the North Park Community, the projected population at full community development is (#TBD), including any military population. Therefore, according to General Plan Guidelines for population-based parks, the community should be served by a minimum of [REDACTED] useable acres of park land at full community development.¹ Of the [REDACTED] useable acres, there should be [REDACTED] useable acres of community parks and [REDACTED] useable acres of neighborhood parks or park equivalencies as defined in this community plan update, or as opportunities arise. Additionally, at full community development, the projected population warrants approximately two recreation centers equivalent to 17,000 square feet each in size², and approximately one aquatic complex³.

The park system which serves the North Park Community is currently comprised of the North Park Community Park, Montclair Neighborhood Park, several mini and pocket parks, several joint use facilities, and specific sites within nearby Balboa Park (a resource-based park) which provide typical population-based park and recreation amenities and facilities that satisfy some of the population-based park needs for the North Park residents including: 1) Morley Field and its environs; and 2) Bird Park, both of which are located within the Neighborhood Edge as identified in the Balboa Park East Mesa Precise Plan, and as described below. However, historically these specific sites within Balboa Park have not been considered in the calculation of the community's existing population-based parks and facilities. (See Figure RE-1, Existing/Proposed Open Space, Parks and Park Equivalencies, and Table RE-1, Population-Based Parks and Park Equivalencies Inventory.)

¹ General Plan Guideline - Parks: (#TBD) people divided by 1,000 = _____ x 2.8 acres = _____ acres of population-based parks

² General Plan Guideline - Recreation Center (17,000 square feet) serves population of 25,000: (#TBD) people divided by 25,000 people = _____ % of a 17,000 square foot Recreation Center = _____ square feet

³ General Plan Guideline - Aquatics Complex serves population of 50,000: (#TBD) people divided by 50,000 people = _____ % of an Aquatic Complex

Recreation Opportunities and Park Equivalencies

In addition to soliciting public input through various stakeholder meetings and the community plan update advisory committees, in August of 2011, the City commissioned a Park and Recreation Needs Assessment for the Golden Hill, North Park and Uptown Communities.⁴ The assessment was conducted by an independent research consultant to determine how and where the communities currently recreate, their priorities and preferences for future recreational uses and facilities within their communities, as well as, consideration of Balboa Park as a recreational resource. The assessment consisted of an objective, statistically-valid, random telephone survey. The survey results, which were representative of the broad and demographically-diverse communities' recreational use patterns and opinions, were contained in a report presented to each community, and have been incorporated into this plan update where appropriate.

⁴ **Park and Recreation Needs Assessment for the Greater Golden Hill, North Park and Uptown Communities**, BW Research Partnership, August 2011

In summary, six key findings of the survey which pertain to the North Park Community include the following:

- Individual activities (walking with or without a dog, jogging/ running, and relaxing) were the most frequently reported activities in neighborhood parks and Balboa Park by residents in all three communities;
- North Park residents placed a high level of overall importance on expanding and improving the trails, paths, and walkways in and around their community (73%) and improving and enhancing existing park and recreation facilities (72%). An overwhelming majority of residents reported walking for exercise as the top use of neighborhood trails and walkways (72%);
- The renovation and improvement of existing neighborhood parks was reported as the highest investment priority for future parks and recreation facilities (63%);
- More than half of North Park residents preferred smaller neighborhood parks closer to home (58%) compared to larger community parks with more resources (31%);
- The improvement of school grounds so they can be better used by residents for recreational activities was reported as the highest alternative parks and recreation facilities investment priority in North Park (63%);
- An overwhelming majority of residents supported the use of Balboa Park for local parks and recreation (82%), such as: walking, running, jogging, or exercising, quiet times of reflection, bicycling or skating, children’s play areas, picnicking, pick-up ball games and other related informal sports.

The survey evaluated community priorities in both traditional parks and recreation facilities, such as existing parks and city pools, as well as alternative parks and recreation facilities (a.k.a. park equivalencies) including roof-top parks, school grounds, and trails that provide recreational opportunities, revealing the following four priorities of highest importance:

- **Improving and enhancing existing park and recreational facilities.** Throughout the survey, residents seemed to indicate a preference for improving and developing what is already there rather than creating something new.
- **Expanding and enhancing existing trails, paths, and walkways in and around existing communities.** Given the high usage of parks and trails for walking, running, and exercising, any investment in developing trails, paths, and walkways is likely to show a high return on investment for residents in terms of usage and impact on satisfaction.
- **Improving school grounds so they can be better used by residents for recreational activities.** Overall, residents consistently supported the idea of building upon the

resources and facilities that are already in place rather than building or developing completely new infrastructure.

- **Small parks or trails that connect to existing parks including Balboa Park.** This priority is consistent with residents' overall view that Balboa Park should not only be a regional attraction, but also provide local residents park and recreational amenities.

The survey identified the community's top six uses of neighborhood parks and outdoor recreational areas as:

- walking (without a dog)
- running or outdoor exercises
- picnicking, sunbathing, reading, or relaxing outdoors
- walking a dog(s)
- quiet times of reflection
- playgrounds for children

Investing in existing parks and recreational resources was reported as a high priority, most especially in the following nine potential investment areas:

- Renovate and improve existing neighborhood parks to increase use;
- Increase the amount of land for parks;
- Develop new sports fields, such as soccer, football, or baseball;
- Develop new off-leash dog parks;
- Develop areas in parks that accommodate birthday parties or large picnic gatherings;
- Increase the number of city-owned gyms for indoor sports, such as basketball or indoor volleyball;
- Develop new recreational facilities, such as a community recreation center;
- Build new skateboard parks;
- Build new swimming pools.

Investment priorities for alternative parks and recreation facilities (park equivalencies) included eight areas of potential investment:

- Improving school grounds so they can be better used by residents for recreational activities;
- Small parks or trails that connect to existing parks including Balboa Park;
- Public facilities that have multiple uses including children's play area, as well as multi-purpose fields and courts;
- Parks developed on unused streets that no longer have vehicles on them;

- Plazas and gathering areas;
- Roof-top parks;
- Narrowing wide streets to provide linear parks along the streets;
- Parks in private developments with some public access.

Lastly, the survey revealed that the top locations where the community recreates indoors were at private and non-profit recreation facilities (e.g., YMCA), which is understandable in view of the lack of public, City-operated, facilities within the community to serve their needs.

Opportunities for additional park land and recreation facilities within the North Park Community are anticipated to come primarily through redevelopment of private and public properties and through the application of park equivalencies. While the City's primary goal is to obtain land for population-based parks, where vacant land is limited, unavailable or is cost-prohibitive, the City's General Plan allows for the application of park equivalencies to be determined by the community and City staff through a set of guidelines. Facilities that may be considered as population-based park equivalencies include: 1) joint use facilities; 2) trails through dedicated open space; 3) portions of resource-based parks; 4), privately-owned publically-used parks; 5) non-traditional parks, such as roof top or indoor recreation facilities; and 6) facility or building expansion or upgrades. The North Park Community is an urbanized community where park equivalencies are appropriate for satisfying some of the community's population-based park needs.

Through the community plan update process, the community and City staff identified and evaluated population-based park and recreation opportunities, as well as potential park equivalency sites for their recreational value, uses and functions, public accessibility, consistency with General Plan policies and guidelines, and other land use policy documents (e.g., Balboa Park Master Plan and Balboa Park East Mesa Precise Plan). It was determined that a variety of sites and facilities within and adjacent to the North Park Community do, or could, serve as population-based parks or park equivalencies, as described below and in Table RE-1, Population- Based Parks and Park Equivalencies Inventory.

Community Park

The proposed expansion of the North Park Community Park (Site #3B) appears to be a viable option, however further traffic analyses would be required for the vacation of Howard Street between Idaho and Oregon Streets. This street vacation would provide an additional 0.42 acre to the community park.

Community Recreation Center

Currently, the 11,232 square foot North Park Recreation Center and the 1,706 square feet North Park Adult Center, both located in North Park Community Park, serves some of the community's indoor recreation needs. The North Park Recreation Center contains an indoor gymnasium, teen center and multi-purpose/arts & crafts rooms housed in three separate buildings, but are outdated and in need of upgrades to fully serve the community. The North Park Adult Center located within North Park Community Park provides meeting rooms, and fitness and social programs for the community's senior population; however it is slated to be razed in the future due to foundation problems that cannot be remedied in a cost effective manner. A 3,000 square foot community room within the private Renaissance at North Park mixed-use development located at University Avenue and 30th Street, is proposed to accommodate the programs to be displaced at the Adult Center. The combined square footage of these three recreation facilities totals [REDACTED] square feet, which is [REDACTED] square feet shy of the General Plan Standard.

Mini-Parks

McKinley Mini Park (Site #16B) is located at the northeast corner of Palm and Felton Streets. The site is technically part of McKinley Elementary School, however it lies outside of the fenced school perimeter and is not used for school purposes. The area is currently used by North Park residents for passive recreation, during school hours. Permanent use of the site for park and recreation purposes would require a lease agreement with the San Diego Unified School District or outright purchase by the City.

Pocket Parks

Five potential pocket parks (Sites #1, 25, 27, 28 and 29) totaling approximately 2.47 acres were identified within the community as described in Table RE-2, below. two sites are privately-owned and the remaining three sites are within City street rights-of-way which may require street vacations. One site currently has an official trailhead access into the Juniper Canyon Open Space system, and another site has the same potential. All sites could be developed for passive recreational uses.

Joint Use Facilities

Since the City's General Plan was updated in 2008, joint use facilities have been considered to be park equivalencies. Currently, there are four joint use school facilities within the North Park Community: 1) Garfield Elementary (0.70 acre); 2) Jefferson Elementary (Site #8) (1.0 acre); and 3) North Park Elementary (0.24 acre), and McKinley Elementary (Site #16A).75 acres) which is in

the design phase of development. A fifth joint use facility at Birney Elementary (Site #36) (1.0 acre) is shared between the North Park and Uptown Communities.

Five potential joint use equivalency sites (Sites #1, 25, 27, 28 and 29) totaling approximately 0.80 acre were identified within City and/or Caltrans rights-of-way, as described in Table RE-1, below. All sites would require a lease agreement and possible street vacation to achieve useable park space. Environmental issues, such as noise from adjacent city streets and freeways, and air pollution could affect the types of uses that would be acceptable.

Trails

Switzer Canyon trails and Juniper/34th Streets Canyons trails offer opportunities for experiencing the natural environment within City Open Space. Acreage credit would be determined by the degree of accessibility and amenities provided along the trails to serve users consistent with the equivalencies criteria contained in the Park and Recreation Department's Consultant's Guide to Park Design and Development. (See Section X.4 Open Space Lands and Resource-Based Parks for trail descriptions and recommendations.)

Portion of Resource-Based Parks

The Neighborhood Edge is defined in the Balboa Park East Mesa Precise Plan as the narrow band of land that forms the perimeter of the East Mesa of Balboa Park; it is approximately 200'-0" wide along Upas Street and 260'-0" wide along 28th Street, including the Morley Field Area and Bird Park.

Morley Field is a recreation complex within Balboa Park which sits on approximately 69.00 acres of fairly flat to gently sloping land that provides for various active and passive recreation activities which serve the North Park residents, such as organized sports (baseball and softball), tennis, swimming, senior center, bocce ball, children's play area, disc golf, dog off-leash area, and archery, as well as picnicking, playing catch, and throwing a Frisbee. Morley Field also serves a vital social function for individuals, families and athletic organizations who gather around sports areas and passive recreation areas to exchange views and socialize. The facilities receive major usage by the community and are in need of varying degrees of improvement and expansion to meet growing community needs, and to be in compliance with state and federal accessibility codes and guidelines.

Bird Park comprises approximately 4.86 acres of parkland located in the northeast corner of Balboa Park which provides passive recreational uses, such as a children's play area, open lawn area, seating and public art.

Another potential equivalency site within the Neighborhood Edge of Balboa Park is identified as **East Mesa Mini Park (Site #5)** consisting of approximately 4.67 acres of undeveloped parkland. The site is sloped between Florida Canyon Dr., Upas St., Alabama St. and Morley Field Dr., and has the potential to provide approximately 2.33 useable acres for terraced passive recreation areas.

Bud Kearns Community Swimming Pool located in the Morley Field area of Balboa Park serves some of the North Park residents' aquatic needs; however the pool and support facilities are undersized and outdated, not accessible to disabled residents, and operational costs are excessive due to water leakage through cracks in the pool. Therefore, the pool is in need of replacement to fully serve the community's aquatic needs in the 21st Century.

Additionally, since the adjacent Golden Hill Community does not have a public swimming pool within their community, it's residents have historically utilized the Bud Kearns Pool due to its close proximity; however, in its current state of disrepair, this pool and support facilities cannot easily absorb the uses from an adjacent community. Therefore, the pool could serve the Golden Hill Community's aquatic needs if it were replaced with a state-of-the-art aquatic complex sized to accommodate the increased usage.

Pershing Recreation Complex (Site #14) is a proposed active recreation/sports complex for multiple uses, including soccer fields and the relocated velodrome currently sited in the Mesa Rim Area of Balboa Park. The proposed recreation/sports complex is in close proximity to residents of North Park and would be available to supplement community recreation needs, as well as those of the Golden Hill and Uptown Communities. (See Figure RE-1, Existing/ Proposed Open Space, Parks and Park Equivalencies). Therefore, the pool could serve the Golden Hill Community's aquatic needs if it were replaced with a state-of-the-art, aquatic complex sized to accommodate the increased usage.

Non-traditional Park Sites, adjacent to the North Park Community Park, is a City-owned water reservoir building located on the southeast corner of El Cajon Blvd. and Oregon Street. The facility rooftop is leased to a private recreation provider for citywide soccer

use. The roof area is 92,500 sq. ft. and improved with “indoor” soccer arenas. Although the soccer organization has citywide participation, the programs are open to North Park residents. The water reservoir premises are maintained by the City Water Department.

POLICIES AND RECOMMENDATIONS

- RE-7.1.1 Continue to pursue land acquisition for the creation of new public parks through urban infill and redevelopment proposals with a special effort to locate new park land in the northern area of the community. Locate new parks with other public facilities, where possible.
- RE-7.1.2 Pursue park equivalencies as opportunities arise, and as identified in Table RE-1, below.
- RE-7.1.3 In areas of the community where there are land constraints, encourage new private development proposals to include recreational facilities within their land holdings to serve existing, as well as new residents. Provision of non-traditional park and recreation amenities should be considered on rooftops of buildings and parking structures, and/or on the ground level or within new buildings.
- RE-7.1.4 As public agency land or buildings are redeveloped, incorporate active or passive recreation into buildings, or the surrounding exterior, where space allows.
- RE-7.1.5 Increase recreational opportunities by acquiring and developing land through street/alley rights-of-way vacations (paper streets), where appropriate, to provide park and recreation uses.
- RE-7.1.6 Promote safety of North Park parks to the public by providing park designs that incorporate the City’s ‘Crime Prevention Through Environmental Design’ (CPTED) measures (see General Plan Policy UD-A.17).
- RE-7.1.7 Expand the North Park Recreation Center to between 17,000 and square feet by consolidating all or some of the separate structures and/or adding a second floor to accommodate the recreation needs of existing and future residents at full community development.
- RE-7.1.8 Implement recommendations contained in the Balboa Park East Mesa Precise Plan for the Mesa Rim and Neighborhood Edge which specifically serve the neighborhood and community park needs of the North Park Community, as follows:
- Construct park improvements in northeast corner along 28th Street to Redwood Street, including children’s play area, gateway and entry garden.

- Enhance main entry to Morley Field area at Texas Street.
- Renovate open lawn areas for multipurpose recreational uses.
- Construct paved pedestrian/bicycle paths, including bridges where necessary along eastern edge of park, to connect neighborhood entry points at Pershing Drive and Upas Street (in the north) with Grape Street Park and the 25th Street area (in the south).
- Provide a sidewalk 8'-0" wide, set 10'-0" from the curb with a planted parkway strip along 28th Street and Upas Street. Provide parallel parking adjacent to the curb.
- Provide additional security lighting along the park edge.
- Maintain irrigated lawn throughout the neighborhood edge for informal play; irrigate with reclaimed water when available.
- Plant large canopy trees throughout the neighborhood edge, using care to maintain clear visibility across the area for security surveillance. Use tree species recommended in the Precise Plan, Page IV-63.
- Locate an underground storage tank and pumping facility for reclaimed water at the corner of Redwood and 28th Streets for park irrigation purposes when distribution mainlines are available for Balboa Park connections. Bury the facilities a minimum of 2'-0" and cover with topsoil to meet grade of 28th Street. Install turf and irrigation to support recreation activities, such as horseshoe or shuffleboard courts, and provide a belvedere (or overlook). (See Precise Plan recommendations and illustration, Page IV-63 and 64).
- Construct a children's play area in the Eucalyptus grove across from Morley Field Tennis Club (Site#5 East Mesa Mini Park).
- Provide enhanced pedestrian crossings at all intersections which enter into Balboa Park; engage community input for these designs.

RE-7.1.9 Implement recommendations contained in the Balboa Park East Mesa Precise Plan for the Morley Field area which specifically serve the neighborhood and community park needs of the North Park Community, as follows:

- Renovate existing pool house to create new 17,000 square foot recreation center.
- Replace the Bud Kearns Community Swimming Pool with aquatic complex, including new pool house, to accommodate multiple users types, which is solar heated or heated by methane gas from Arizona Landfill collection system.

- Renovate existing senior center to expand and upgrade facilities to accommodate senior programs.
- Construct four rearranged lighted, ballfields and common gathering area (sky plaza) for organized sports leagues, including support facilities, such as concession/restroom building, spectator stands and enhanced pathways/promenades.
- Construct one multipurpose lighted sportsfield east of ballfield complex.
- Reconfigure parking to concentrate vehicles for safer and more convenient use.
- Construct group picnic area at south end of Morley Field.
- Construct group picnic area and two children’s play areas between the ballfields and the pool/recreation center area.
- Relocate two tennis courts north of competition court to the east end of block of courts to accommodate expanded clubhouse and gathering area. Light all courts for nighttime use.

RE-7.1.10 Encourage development of pocket parks and plazas within commercial districts, and clustered with other public facilities.

RE-7.1.11 Establish a minimum 20,000 sq.ft. skate park within the community at a location to be determined.

Insert FIGURE RE-1, EXISTING/PROPOSED OPEN SPACE, PARKS AND PARK EQUIVALENCIES (for North Park)

The following Table RE-1, Population-based Parks and Park Equivalencies Inventory, summarizes the existing and specific potential parks and equivalencies that have been selected by the North Park Community to supplement their existing population-based park inventory. The table also includes recommendations contained in the Balboa Park East Mesa Precise Plan for the Neighborhood Edge, including the Morley Field Area, where appropriate, as well as recommendations generated by the community and City staff for facilities outside of Balboa Park. (Also see [Figure RE-1, Existing/Proposed Open Space, Parks and Park Equivalencies](#), above.)

**Table RE 7-1 POPULATION-BASED PARKS
AND PARK EQUIVALENCIES INVENTORY**

PARKS	EXISTING USEABLE	FUTURE USEABLE	RECREATION COMPONENTS AND AMENITIES RECOMMENDATIONS
Major Parks			
None			
Community Parks			
North Park Community Park	7.90		Existing facilities consisting of a recreation center, a teen center, an adult center and police storefront??? , comfort station, lighted ballfield, multipurpose turf area, children’s play area, walkways, seating and picnic tables; 2.63 acres of parkland included in joint use agreement for ALBA School.
(Site #3B)¹ – North Park Community Park Expansion		0.42	Vacate Howard St. between Idaho and Oregon Sts. to expand the community park; Provide passive recreation amenities, such as seating, walkways, landscaping, etc. (street right-of-way)
North Park Community Park - Adult Center	N/A	N/A	Relocate senior programs which currently occur at the North Park Adult Center to the existing, unoccupied community room at Renaissance at North Park. Raze existing structure and convert area to useable park land.
North Park Community Park Recreation Center	N/A	N/A	Expand recreation center to increase square footage; provide improvements and ADA upgrades throughout to expand the hours and uses. See recommendation RE-7.1.7. In the interim, redesign current foyer to serve as lobby area for Recreation center; install additional outdoor security lighting, and extend security system into multi-purpose/arts & crafts room.
Neighborhood Parks			
Montclair Park	4.97		Existing facilities consisting of passive recreation amenities, such as multi-purpose turf area, children’s play area, seating, picnicking, walkways, landscaping, etc. Provide new comfort station.
Mini Parks			
Site #16B – McKinley Mini Park		0.72	Provide passive recreation amenities, such as children’s play area, seating, picnicking, walkways, landscaping, etc. on school district property pursuant to long-term lease agreement.

Pocket Parks/Plazas			
Cedar Ridge Mini Park	0.27		Existing facilities consisting of passive recreation amenities, such as multi-purpose turf area, children’s play area, seating, walkways, landscaping, etc.
Redwood Mini Park	0.14		Site currently undeveloped; Provide amenities to support passive recreation, such as children’s play area, seating, walkways, landscaping, etc.
Site #2A – North Park Mini Park	0.50		Proposed passive recreation amenities, such as multi-purpose plaza, children’s play area, performance stage, seating, walkways, landscaping, etc.
Site #6 – Park Blvd. Pocket Park		0.48	Provide passive recreation amenities, such as children’s play area, seating, picnicking, walkways, landscaping, etc. (private property)
Site #7 – Georgia St./ Lincoln Avenue Pocket Park		0.08	Provide accessibility ramping and passive recreation facilities and improvements, such as walkways, security lighting, site furniture, signage, public art, landscaping, etc. (private property)
Site #32 – Teresita/Maple Streets Pocket Park		0.17	Provide passive recreation amenities, such as children’s play area, seating, picnicking, walkways, landscaping, trailhead into Juniper Canyon Open Space, etc. (street right-of-way)
Site #11 – University Avenue Pocket Parks		1.59	Provide passive recreation facilities and improvements, such as walkways, security lighting, site furniture, signage, public art and landscaping, etc. (street right-of-way)
Site # 34 – 34 th Street Pocket Park		0.15	Site is an official signed and gated trailhead to Juniper Canyon Open Space. Provide passive recreation amenities, seating, picnicking, walkways, landscaping, trail system staging area, etc. (street right-of-way)
Special Activity Parks			
None			
PARK EQUIVALENCY	EXISTING USEABLE	FUTURE USEABLE	RECREATION COMPONENTS AND AMENITIES RECOMMENDATIONS
Joint Use Facilities			
Garfield Elementary School	0.70		Existing facilities consisting of turf multi-purpose playfield, multi-purpose courts, and hardscape for games.

Site #8 – Jefferson Elementary School	1.00		Existing facilities consisting of synthetic turf multi-purpose playfield, multi-purpose courts, and hardscape for games.
ALBA Charter School (formerly North Park Elementary School)	0.24		Existing facilities consisting of kindergarten play area, amphitheatre, and outdoor lunch area.
Site #16A – McKinley Elementary School	1.75		Provide joint use of playfields on school district property (currently in design phase) pursuant to long-term agreement.
Site #36 – Birney Elementary School	1.00 ²		Existing facilities consisting of turf multi-purpose playfield, multi-purpose courts, and hardscape for games.
Site #1 – Nile and Landis Streets		0.17	Site requires agreement from Caltrans; Provide passive recreation amenities, such as community gardens, seating, walkways, landscaping, etc.
Site #25 – Madison Avenue and Illinois & Boundary Streets Pocket Park		0.11	Site requires agreement from Caltrans; Provide passive recreation amenities, such as community gardens, seating, walkways, landscaping, etc.
Site #27 – Orange Avenue and 32 nd Street Pocket Park		0.11	Site requires agreement from Caltrans; Provide passive recreation amenities, such as community gardens, seating, walkways, landscaping, etc.
Site #28 – Boundary Street Linear Park (at Polk Avenue)		0.11	Site requires agreement from Caltrans; Provide passive recreation amenities, such as community gardens, seating, walkways, landscaping, etc.
Site #29 – Boundary Street Pocket Parks (at SE & NE intersections of University Avenue)		0.30	Site requires agreement from Caltrans; Provide passive recreation amenities, such as community gardens, seating, walkways, landscaping, etc.
Trails			
Switzer Canyon Open Space Trails	1.23	0.23	Provide trail improvements, such as benches, interpretive signs, protective fencing, native landscaping, trash and recycling containers, overlooks, etc., where needed and appropriate for the trail type as determined by City.
Juniper/34 th Streets Canyon Open Space Trails	1.51	0.24	Provide trail improvements, such as benches, interpretive signs, protective fencing, native landscaping, trash and recycling containers, overlooks, etc., where needed and appropriate for the trail type as determined by City.
Portion of Resource-Based Parks			

Morley Field Recreation Area (within Balboa Park)	69.00		Provide additional active and passive recreational and support facilities and upgrades, such as parking lots for expanded uses and special community events, multi-purpose fields, ballfields, children’s play areas, sky plaza/promenade, concession building/comfort station, landscaping, group picnicking, security lighting, path of travel and ADA upgrades, etc.
Morley Field Recreation Center (within Balboa Park)	N/A		Renovate existing 5,400 sq.ft. pool house to provide a sq. ft. center for community meetings, recreation and fitness programs, restrooms, etc.
Morley Field Senior Center (within Balboa Park)	N/A		Refurbish existing 1,548 sq.ft. senior center to expand and enhance recreational programs and services.
Bud Kearns Community Swimming Pool and Pool House (within Morley Field of Balboa Park)	N/A		Replace existing community pool with expanded aquatic complex to meet current codes and guidelines, and sized to accommodate both North Park and Golden Hill Communities. Provide new pool house and water amenities, such as universal access, children’s wading pool with water play element, therapeutic pool facilities, and water heating facilities from solar, or methane gas from Arizona Landfill collection system.
Bird Park (within Balboa Park)	4.86		Existing facilities consisting of children’s play area, multi-purpose turf area, walkways, landscaping, public art, etc. Provide security fencing behind hedge along Pershing Ave.
Parson’s Gate and Historic Entry Garden (within Balboa Park)	N/A	N/A	Does the community still want this at corner of Bird Park?
Site #5 – East Mesa Mini Park (within Balboa Park)		2.33	Currently undeveloped site located between Florida Canyon Dr., Upas St., Alabama St. and Morley Field Dr.; Provide children’s play area and passive recreation amenities, such as seating/picnicking, security lighting, walkways, landscaping, community gardens, etc.
Site #14 – Pershing Recreation Complex (within Balboa Park & shared with Golden Hill and Uptown)		5.00 ³	Site currently encroached upon by City Central Operations Station facilities; Provide active recreation facilities consistent with recommendations in the Balboa Park East Mesa Precise Plan, subsequent to

			relocation of non-park, City facilities. See recommendation RE-7.1.9)
Privately-Owned Park Sites			
None			
Non-Traditional Park Sites			
City Water Reservoir Building located on one full block between El Cajon Blvd., Howard Avenue, Idaho and Oregon Streets	2.12		Existing City-owned water reservoir facility with private leasehold of rooftop for recreational purposes. (Lessee: San Diego Indoor Soccer; formerly leased by Folsom Tennis Center). Provide prominent signage to identify this facility as a recreational resource available to the community, including days and hours of operation and contact information for participation. <i>Any other improvements needed?</i>
Facility or Building Expansion or Upgrade⁴			
North Park Community Park			Replace turfed sports field with synthetic turf and upgraded sports lighting to increase hours and days of use.
Total Park Acreage and Equivalencies Credits			
<p>¹ Site #s refer to potential park sites recommended by the community and evaluated by City Staff</p> <p>² North Park's pro rata portion of total joint use acreage of 1.82 acres; facility shared with Uptown Community</p> <p>³ North Park's pro rata portion of total acreage (15.00 acres); facility shared with Uptown and Golden Hill Communities</p> <p>⁴ Useable acres credit derived from conversion of building expansion cost estimate into acreage, based on the following methodology: (amount of additional square footage x current building expansion cost estimate per square footage, by City) ÷ (value of 1.0 acre developed parkland: land acquisition, design and construction, by City) = acreage credit</p>			

Table RE 7-2 PROPOSED POPULATION-BASED PARK INVENTORY SUMMARY

PARK SPACE	UESABLE ACRES
Existing & Future Population-based Parks	0.00 acres
Park Equivalency Credits	0.00 acres
Population-based parks at full community development	0.00 acres
Population-based park deficit at full community development	0.00 acres

In summary, the population-based parks needed to serve the North Park Community at full community development will be [REDACTED] acres, of which [REDACTED] acres currently exist. Through this community plan update process, [REDACTED] useable acres of new parks and park equivalencies sites and facilities have been identified within and adjacent to the North Park Community to serve new residents, resulting in a [REDACTED] acre deficit at full community development. The deficit will need to be fulfilled in the future by land acquisitions/donations or future park equivalencies identified by the City or the community.

7.2 Preservation, Protection and Enhancement

GOALS

- *To preserve, protect and enhance the integrity and quality of existing parks, open space, and recreation programs in the North Park Community.*
- *To create a sustainable park and recreation system that meets the needs of North Park residents by using “green” technology and sustainable practices in all new and retrofitted projects.*
- *To preserve, protect and enrich the natural, cultural, and historic resources that serve as recreation facilities in the North Park Community Plan Area.*

The demand for park and recreation opportunities will continue to grow as the population of the North Park Community continues to grow. Undeveloped land for parks has already become difficult to find in the North Park Community making preservation of the existing open space and resource-based parks essential to providing recreation opportunities in this community. Preservation can include improvements to existing facilities to increase their life span, or expand their uses and sustainability. The Morley Field Area of Balboa Park will continue to serve as the main recreation venue for the community, but with increased demand and usage, the facilities will need to be reconstructed, upgraded and expanded with sustainable and green technology features, to optimize the space to be fully utilized and to provide new recreation amenities that are needed by the existing and future community residents.

Preservation can also include the enhancement of resource-based parks and open space that provides a balance between protecting the natural resources and allowing for a certain level of public recreation use. For the North Park Community, this would mean concentrating active recreational use improvements towards larger resource-based parks, such as at Morley Field, and focusing passive use improvements at smaller open space areas, such as Switzer Canyon.

In addition, to protect the natural resources and still add recreation value, interpretive signs could be featured at parks to educate the public on the unique natural habitat or the history of the place. See the Conservation Element for additional information on preservation of natural resources.

POLICIES AND RECOMMENDATIONS

- RE-7.2.1 Expand/Upgrade the recreation facilities at Morley Field consistent with the Balboa Park East Mesa Precise Plan to meet existing and future demand. Use sustainable methods and materials (such as native and low-water using plants), and “green” technology that also respects any historical significance of the area.
- RE-7.2.2 Preserve, expand and enhance existing park and recreation facilities to increase their life span, or expand their uses and sustainability.
- RE-7.2.3 Provide sufficient human and economic resources to preserve and enhance the existing parks and open space areas serving the North Park Community.
- RE-7.2.4 Preserve and protect Switzer Canyon and Juniper/34th Street Canyons Open Space areas by limiting public use to designated trails and providing interpretive signs on the biologic and scenic value of the open space systems.
- RE-7.2.5 Preserve, protect and restore canyons and hillsides as important visual features of community definition.
- RE-7.2.6 Provide pocket parks with ecologically-sensitive recreational uses as enhanced gateways to open space systems.
- RE-7.2.7 Protect and preserve native species and the unique habitats they depend upon within the open space systems consistent with the Multiple Species Conservation Program (MSCP).

7.3 Accessibility

GOALS

- Enhance recreation facilities in North Park by optimizing access by foot, bicycle, public transit, automobile, and alternative modes of travel.
- Design all new recreation facilities for an inter-connected park and open space system that is integrated into and accessible to North Park Community residents.
- Retrofit all existing park and recreational facilities to meet the 1990 American with Disabilities Act (ADA) to accommodate persons with all disabilities as funding becomes available.

- Provide a balance of recreational facilities in the North Park Community that are available for programmed and non-programmed uses.
- Create comprehensive pedestrian and bicycle connections between parks and open space lands within and adjacent to the North Park Community, as well as to surrounding communities.
- Accessibility within the North Park Community has three main components: 1) all facilities should be located within walking distance of neighborhoods and employment centers; 2) facilities should be accessible to the broadest population possible, and 3) facilities should be open for use by the general public with a balance between programmed and non-programmed activities.

All new and existing parks and recreation facilities within the North Park Community are required to meet ADA guidelines when they are constructed or retrofitted for improvements or upgrades. This could include adding accessible pedestrian ramps, providing paved pathways at acceptable gradients that lead from a public street sidewalk or parking area to a children's play area or other park destination (referred to as the "path of travel"), remodeling of restrooms and building interiors, and providing interpretive signage along a nature trail. However, due to the nature of open space parks, trails can be in compliance with ADA guidelines and not be accessible to all people.

Accessibility also means the availability of active and passive recreation to all community residents. The North Park Community Park is programmed to allow organized sport leagues use of the facilities at specific times while making the facilities available at other times for unstructured play and impromptu users. The schedule is adjusted each year to make sure a balance is provided for community residents. Future park and recreation areas should be designed to accommodate a variety of uses as determined by community desires consistent with General Plan Guidelines. When special uses are designed into parks, such as off-leash dog areas or community gardens, these areas should also include amenities, such as pathways, benches, exercise stations, or picnic tables on the perimeter that could accommodate more than one type of user and enhance the recreational and leisure experience. Special uses, such as off-leash dog areas and community gardens, would be required to undergo a City approval process.

POLICIES AND RECOMMENDATIONS

RE- X.3.1 Upgrade the North Park Recreation Center to meet local, state and federal accessibility guidelines.

- RE-7.3.2 Provide widened sidewalks, with planted parkways and security lighting, within Balboa Park along 28th and Upas Streets in conformance with the Balboa Park East Mesa Precise Plan recommendations.
- RE-7.3.3 Construct paved pedestrian/bicycle bridges to connect neighborhood entry points at Pershing Drive and Upas Street with the circulation system within the Neighborhood Edge of Balboa Park.
- RE-7.3.4 Provide pedestrian and bicycle paths along the eastern edge of Balboa Park to connect the Neighborhood Edge with the surrounding community in conformance with the Balboa Park East Mesa Precise Plan recommendations.
- RE-7.3.5 Provide an information kiosk and map at the gateways to the community that identifies all parks that serve North Park and how to get to each by walking, biking or public transit.
- RE-7.3.6 Develop and increase access to senior and youth services, activities and facilities wherever possible within the community's public park and recreation system.
- RE-7.3.7 Provide opportunities for physically-challenged users to experience Switzer Canyon and Juniper/34th Street Canyon open space systems through provision of accessible trails, benches and overlook(s) wherever feasible.

7.4 Open Space Lands and Resource-Based Parks

GOALS

- Provide an open space and resource-based park system in the North Park Community that provides for the preservation and management of significant natural and man-made resources and enhancement of outdoor recreation opportunities.
- Protect the natural terrain and drainage systems of North Park's open space lands and resource-based parks to preserve the natural habitat and cultural resources.
- Provide a system of pedestrian paths and bikeways linking population-based parks with resource-based parks and open space lands within the North Park Community.

Open space lands are City-owned property located within canyons, mesas and other natural land forms. Open space is intended to preserve and protect native habitats of flora and fauna while providing responsible, public access through hiking, biking and equestrian trails. Open space lands are typically free from development and kept in their natural state to protect their biological resources and habitat value.

In North Park, Switzer Canyon (20.51 acres) and Juniper/34th Street Canyons (51.44 acres, of which 32.06 acres are within the North Park Community and 19.38 acres are within the Golden Hill Community) are dedicated open space systems which provide low intensity recreational uses, such as hiking and bird watching. (See Figure RE-3, Open Space Lands-Switzer Canyon, and Figure RE-4, Open Space Lands-Juniper/34th Street Canyons, below). Any proposed improvements to the trail systems shall be in compliance with Natural Resource Management Plans, if any, or requirements for easement or other governing documents.

Resource-based parks are located at sites of distinctive natural or man-made features and serve the citywide population and visitors alike. Balboa Park is an approximately 1,200-acre regional facility contiguous to the northeastern edge of the North Park Community, as well as to the Uptown and Golden Hill Communities, which contains specialty gardens and horticultural interests, and houses numerous arts, educational, recreational, social and sports organizations, primarily on the Central Mesa. The adopted Balboa Park Master Plan generally defers to the preparation of a precise plan for improvements within the Morley Field area and the Arizona Landfill; the adopted Balboa Park East Mesa Precise Plan addresses existing and future needs in the areas contiguous to the North Park Community by expanding and enhancing park and recreation diverse uses and experiences, as well as preserving sensitive habitat.

POLICIES AND RECOMMENDATIONS

- RE-7.4.1 Protect and enhance the natural resources of open space lands by re-vegetating with native drought tolerant plants and utilizing open wood fences adjacent to very sensitive areas to provide additional protection while still allowing views into the area.
- RE-7.4.2 Require all storm water and urban run-off drainage into resource-based parks or open space lands to be filtered or treated before entering the area.
- RE-7.4.3 Provide recognizable entrances (trailheads) to the Juniper/34th Street Canyon Trail system as shown on Figure RE-4. The trailheads should include a kiosk that includes a map of how the canyon interfaces with the North Park Community.

- RE-7.4.4 Construct approximately 2,045 linear feet of new trails, as shown on Figure RE-3, to connect with existing trails within Switzer Canyon and Juniper/34th Street Canyon trail systems. (Actual new trail locations may vary due to environmental constraints.) Co-locate trails and utility access roads on publicly-owned open space, wherever possible.
- RE-7.4.5 Pursue public use easements for approximately 351 linear feet of existing trails located on privately-owned open space, as shown on Figure RE-4, where appropriate within the Juniper/34th Street Canyon Open Space systems to maintain connectivity between trail segments.
- RE-7.4.6 Provide a recognizable entrance (trailhead) to the Switzer Canyon Trail system at Redwood and 31st Streets. The trailhead should include a kiosk that includes a wayfinding map that shows how the canyon interfaces with the North Park Community.
- RE-7.4.7 Provide interpretive signs at major trailheads to Switzer Canyon and Juniper/34th Street Canyon Open Space trail systems to educate users on the sensitive natural and cultural habitats and unique biologic and scenic qualities of these areas.

Recommended improvements within Balboa Park East Mesa to serve the North Park Community are included in Section RE-7.1, PARKS AND RECREATION FACILITIES, Recreation Opportunities and Park Equivalencies Recommendations.

Insert Figures RE-3 & 4, Open Space Lands-Switzer Canyon and Juniper/34th Street Canyons

For IMPLEMENTATION Section *To Be Revised when population is known.*

In summary, the existing population warrants 150 acres of population-based parks of which there are currently 50 acres, resulting in a 100-acre deficit. By the year of full community development, 50 additional acres of population-based parks will be needed to serve the new residents. Through this community plan update process, the community and City staff have identified new parks and park equivalencies sites and facilities within and adjacent to the North Park Community to serve new residents, totaling 25 acres. Therefore, all new parks and park equivalencies, identified in this community plan update, as well as the remaining 25-acre unsatisfied need of new residents, will be included in the Community's Public Facilities

Financing Plan and be eligible to receive Development Impact Fee funding to pay for all or a portion of park acquisition and development. The existing 100-acre population-based park deficit will also be included in the Public Facilities Financing Plan, however, funding sources other than DIF, such as grants, donations, voter-approved bonds, etc. will be required for acquisition and development. When park projects are fully funded, the actual design of each project, and product/material selections, will be determined by the community in compliance with the City Council Policy 600-33, "Community Notification and Input for City-Wide Park Development Projects," and the most current edition of the Park and Recreation Department's "Consultant's Guide to Park Design and Development."

8.0 Sustainability and Conservation Element

Purpose

To establish the North Park community as a leader in the creative design and implementation of urban community strategies and practices which emphasize environmental and cultural stewardship, sustainable green economies, and social equity, and which actively engage and connect local residents, businesses, and organizations.

Introduction

Conservation is the planned management, preservation, and wise utilization of natural resources and landscapes.

Sustainable development is development which respects the balance and relationship between the economy, ecology and equity.

The principles of conservation stress humankind's relationship to the natural environment and understand the benefits conferred socially as well as environmentally. Socially, these benefits can accrue to all people as well as future generations so there can be a sense of equity in the appropriate practice of conservation and the implementation of sustainable development.

Many elements of conservation and sustainability have much broader geographic and political relationships and may be more suited to implement on a citywide or even regional basis. However, there is much that can be done at the local community level and individual communities can also be at the forefront of the policy discussion. The purpose of the City's General Plan Conservation Element is for the City to become an international model of sustainable development, and to provide for the long-term conservation and sustainable management of the City's natural resources, recognizing they define the City's identity, contribute to its economy, and improve its quality of life. Specific element policies relate to sustainable development, open space and landform preservation, water resource management, urban runoff management, air quality, biological diversity, wetlands, energy independence, urban forestry, and environmental education.

The North Park community recognizes the importance of natural resources and the need for conservation. Many residents are proud of the community's environmental tradition, and actively participate in maintaining clean and healthy natural surroundings. The Sustainability

and Conservation Element of the North Park Community Plan is intended to further express the General Plan's Conservation Element policies through the provision of community-specific recommendations, many of which derive from the Sustainable North Park Main Street Guidelines and the establishment of the North Park Eco District.

The Sustainable North Park Main Street Guidelines were developed to act as a catalyst for sustainable development of the North Park community and to serve as a model for other urban communities. The North Park Eco District is a community-based initiative committed to cultivating and celebrating North Park as a livable, mindful and inspiring neighborhood with a thriving green economy.

Through development project review, infrastructure investment, and individual action, the Sustainability and Conservation Element strives to conserve resources, minimize individual ecological footprints, reduce greenhouse gas emissions, reduce vehicle miles travelled, and promote health, well-being, a green economy, community identity and equity.

Goals

- ◆ Foster a community that is supportive of regional and local initiatives to improve air quality in San Diego County.
- ◆ Establish an environment that encourages a healthy lifestyle for its residents.
- ◆ Implement strategies that improve public health in a way that draws residents, visitors, and businesses to invest in sustainability unique to North Park.
- ◆ Integrate economic, ecologic, and social equity considerations into North Park's land development policies and process.
- ◆ Foster North Park's image as a recognized leader in green lifestyles.
- ◆ Create a rich social setting that connects people, promotes local culture, and supports the local economy.
- ◆ Establish North Park as an economically vibrant center for green businesses and jobs.
- ◆ An educated community that is less reliant on outside public sources for water and energy.
- ◆ Community branding and promotion as a sustainable community.
- ◆ Long-term programs that establish a more sustainable urban forest with tree species that meet aesthetic, city, and environmental standards.
- ◆ Sustainable landscapes that are responsive to the environment, are re-generative, increase energy efficiency, and actively contribute to the development of a healthy North Park community.
- ◆ Community Gardens that preserve green space in the neighborhood, build a sense of community and social connection, restore unused property, and provide a catalyst for neighborhood and community development.

- ◆ Restoration of previously disturbed canyons.
- ◆ Protection of natural canyon habitat from building encroachment and incompatible uses while enhancing its ecological diversity.
- ◆ Preservation and protection of natural open space networks to create corridors for wildlife habitation and passive recreation opportunities.
- ◆ A community engaged in social, civic, and cultural activities that strengthen community bonds, enhance community pride, and foster a sense of investment in the future.
- ◆ Partnerships and strategies to continue to make North Park a more sustainable community.

8.1 CLIMATE CHANGE

Goal

- ◆ *Embrace statewide greenhouse gas emission goals and implement them in a manner that enhances the quality of life, supports the local economy, and further expresses the unique character of North Park.*

Discussion *(to be added)*

POLICIES AND RECOMMENDATIONS

- 8.1-1 Ensure that new development is consistent with the General Plan and Community Plan sustainability policies and the City's Climate Action Plan.
- 8.1-2 Preserve and enhance North Park's attributes as a walkable community to provide residents with attractive alternatives to driving.
- 8.1-3 Preserve, protect, and enhance, as appropriate, the community's carbon sequestration resources, also referred to as "carbon sinks" to improve air quality and reduce net carbon emissions.
- 8.1-4 Support community organizations in their efforts to produce an inventory of North Park's natural resources, including a list of existing opportunities for carbon sequestration resources.

8.2 AIR QUALITY & PUBLIC HEALTH

Goals

- ◆ *Foster a community that is supportive of regional and local initiatives to improve air quality in San Diego County*
- ◆ *Establish an environment that encourages a healthy lifestyle for its residents
Implement strategies that improve public health in a way that draws residents, visitors, and businesses to invest in sustainability unique to North Park.*

Discussion

Suitable air quality is important in fostering a healthy living environment. Poor air quality creates health problems for groups with sensitivities such as children, the elderly, and persons with respiratory problems. Local air quality is affected most significantly by motor vehicles and other fossil-fuel burning vehicles, accounting for approximately 80 percent of air pollution emissions in the San Diego region. Freeways are also a primary source of concentrated adverse health effects resulting from air (and noise) pollution. These associations are diminished with distance from the pollution source. The City of San Diego 2008 General Plan Conservation Element addresses air quality in the San Diego Air Basin and includes policies designed to improve air quality on a citywide level. Location-specific conditions can lead to community-based recommendations for improvement.

POLICIES AND RECOMMENDATIONS

- 8.2-1 Encourage the relocation of incompatible uses that contribute to poor air quality.
- 8.2-2 Designate and enforce appropriate trucking routes in order to limit impacts of trucks on residential areas within the North Park community.
- 8.2-3 Support community organizations in their efforts to educate residents and businesses on the benefits of alternative modes of transportation.
- 8.2-4 Encourage street tree and private tree planting programs throughout the community to increase absorption of carbon dioxide and pollutants.
- 8.2-5 Encourage businesses and residents to implement and participate in healthy living programs.

8.3 SUSTAINABLE DEVELOPMENT AND LOCAL GREEN INITIATIVES

Goals

- ◆ *Integrate economic, ecologic, and social equity considerations into North Park's land development policies and process.*
- ◆ *Foster North Park's image as a recognized leader in green lifestyles.*
- ◆ *Create a rich social setting that connects people, promotes local culture, and supports the local economy.*
- ◆ *Establish North Park as an economically vibrant center for green businesses and jobs.*

Discussion (to be added)

POLICIES AND RECOMMENDATIONS

- 8.3-1 Ensure that North Park development comprehensively reflects all sustainability considerations – environmental, financial, and cultural.
- 8.3-2 Support community stakeholders in their efforts to promote North Park's emerging green clusters and facilitate green business growth through data collection and incentive programs.
- 8.3-3 Support community organizations in establishing a Sustainability Resource Center to provide information and resources to residents, businesses, schools, nonprofits, developers, and design and construction professionals.
- 8.3-4 Promote community walkability through such features as: mid-block pedestrian crossings; "pop-outs"; "North Park" branded tree grates; pedestrian-oriented landscaping; and energy efficient pedestrian-scale lighting that enhances pedestrian safety and reflects the historic character of North Park.
- 8.3-4 Promote community use of bicycles through the installation of bike corrals, bike lanes, bike share stations, and bicycle parking for new multi-family and commercial development.
- 8.3-5 Support the timely implementation of the University Avenue Mobility Plan (UAMP).

- 8.3-6 Encourage new commercial and residential development to provide electric vehicle charging stations.
- 8.3-7 Encourage businesses to offer carpool/car share and transit incentives to customers and employees.
- 8.3-8 Promote community stewardship of locally-sourced and environmentally friendly goods and services.
- 8.3.9 Support North Park businesses in establishing a composting cooperative to facilitate waste recovery and contribute compost to community gardens.
- 8.3-10 Provide networks of urban public open spaces, pocket parks, parklets, plazas, and outdoor gathering spaces connected by creative wayfinding elements.
- 8.3-11 Encourage local artist-generated wall murals and other public art to enhance public spaces and help brand North Park as an inviting art and culture district for pedestrians and bicycles.
- 8.3-12 Provide pedestrian-scale amenities such as kiosks, lamppost banners, street planters, and solar-powered electrical outlets in tree wells.
- 8.3-13 Support sustainable infill and adaptive reuse which preserves North Park's historic buildings and leverages energy efficient construction.
- 8.3-14 Encourage eco-friendly North Park community-oriented special events, including parades, music and art festivals, bicycle rides, restaurant crawls, craft fairs, etc.
- 8.3-15 Encourage the establishment of a sustainable community resource center to provide technical, financial, marketing and other assistance to the North Park business community.

8.4 RESOURCE MANAGEMENT

Goals

- ◆ *Water and energy resource management conservation, generation, and re-use that supports a local economy.*
- ◆ *An educated community that is less reliant on outside public sources for water and energy.*
- ◆ *Community branding and promotion as a sustainable community.*

Discussion (to be added)

POLICIES AND RECOMMENDATIONS

8.4-1 Encourage the implementation of energy efficient measures that exceed California Code, such as:

- energy-efficient machinery for laundry operations;
- energy-efficient kitchens in restaurants and residential uses storefront shading;
- solar tubes & skylights to reduce daytime energy consumption for lighting;
- passive or no-energy strategies in new building design.

8.4-2 Support local entities efforts to brand and market North Park as a sustainable community and leader in water and energy resource management.

8.5 URBAN FORESTRY, URBAN AGRICULTURE, AND SUSTAINABLE LANDSCAPE DESIGN

Goals

- ◆ *A built environment that integrates urban forestry, community gardens, and sustainable landscape in ways that support the goals of the Sustainability and Conservation Element*
- ◆ *Long-term programs that establish a more sustainable urban forest with tree species that meet aesthetic, city, and environmental standards*
- ◆ *Sustainable landscapes that are responsive to the environment, are re-generative, increase energy efficiency, and actively contribute to the development of a healthy North Park community.*
- ◆ *Community Gardens that preserve green space in the neighborhood, build a sense of community and social connection, restore unused property, and provide a catalyst for neighborhood and community development.*

Discussion *(to be added)*

POLICIES AND RECOMMENDATIONS

- 8.5-1 Increase the overall tree canopy cover throughout North Park.
- 8.5-2 Encourage new development to retain existing significant and mature trees.
- 8.5-3 Establish pilot programs and projects that demonstrate the benefits of drought-tolerant and native landscaping through collaboration with external agencies and organizations, such as local watershed organizations and utility districts.
- 8.5-4 Encourage local nurseries to promote the use of drought-tolerant and native vegetation.
- 8.5-5 Work with local organizations to develop a North Park Community Forest Master Plan, to include such elements as: tree preservation, tree placement, shade considerations, tree diversity, preferred tree list and planting specifications.
- 8.5-6 Encourage the planting of native and/or drought –tolerant landscaping in medians, parkway strips, at public facilities, and as a replacement of private lawns.
- 8.5-7 Locate community gardens in North Park where there is sufficient demand, appropriate land, and will not generate adverse impacts on adjacent uses.
- 8.5-8 Encourage the marketing and sales of local agricultural products to local residents, vendors, and restaurants through farmers markets and other direct farm-to-table sales.
- 8.5-9 Ensure that local development regulations allow for small-scale, compatible agricultural use of property, including edible landscaping, community gardens, and roadside food stands in appropriate areas of North Park

8.6 OPEN SPACE, HABITAT PROTECTION & BIOLOGICAL DIVERSITY

Goals

- ◆ *Preservation of an open space canyon network which is a defining feature of North Park.*
- ◆ *Restoration of previously disturbed canyons.*
- ◆ *Protection of natural canyon habitat from building encroachment and incompatible uses while enhancing its ecological richness.*
- ◆ *Preservation and protection of natural open space networks to create corridors for wildlife habitation and passive recreation opportunities.*

Discussion

As North Park is largely developed, open space within the community consists of park land and natural hillsides and canyons. Natural open space includes the south slopes of Mission Valley, Switzer Canyon, and the 34th Street Canyon (*see Figure xx when available*). Natural open space may contain largely undevelopable slopes that are part of subdivided residential lots. These slopes are typically owned by individual private property owners. Larger parcels with subdivision potential also occur, although many of these are publicly owned as open space. These natural canyons are a notable part of San Diego's beauty and heritage and every effort must be made to preserve and protect their integrity. They are also among the few remaining wildlife habitats within the urbanized area of the City. Access for study and passive recreation may be allowed. The purpose of this section is to ensure that conservation policies for the natural open space areas are well coordinated with adjacent land uses and potential development.

The natural habitat areas in the community include the remaining locations of indigenous plant communities, restored native plant communities, and naturalized landscapes mainly found in the canyons and adjacent hillsides. Biological diversity refers to the degree of variation of life forms within an ecosystem. The open space areas include coastal sage scrub, chaparral, grasslands, riparian/wetlands, and native and non-native woodlands (*Figure XX when available*). These habitats support a variety of migrant and year-round fauna, including California gnatcatcher and Cooper's Hawk, by providing shelter, foraging opportunities, and connectivity to other local and regional habitats. Due to the urban context of the community's habitat areas, protecting the biodiversity will require effective protection, management, and restoration of these resources.

Land uses adjacent to open space areas are predominantly single-family and multi-family. Schools and parks are also located near existing natural open space. Open space adds value to

the community by protecting biological resources and unique land forms as well as providing visual relief and public viewing opportunities. Canyon trails provide recreational and environmental education opportunities in addition to contributing to community-wide bicycle and pedestrian mobility linkages. See the Land Use and Recreational Elements of this plan for further discussion.

Environmentally Sensitive Lands (ESL) Regulations

The Environmentally Sensitive Lands Regulations (ESL) are intended to protect, preserve, and, where damaged, restore the environmentally sensitive lands of San Diego. These lands include the steep hillsides, sensitive biological resources, lands within the City's Multi-Habitat Planning Area (MHPA), and flood hazard areas found in the community and coastal resources found elsewhere. ESL prohibits disturbance of natural resources *wherever they are located* within private as well as public property, and contains development regulations that allow development within sites containing environmentally sensitive lands subject to certain restrictions. Developments in the Community Plan area will comply with ESL regulations and guidelines, General Plan guidelines, and the community-specific policies and recommendations listed below.

Any impacts to habitats as the result of development would be mitigated in accordance with the provisions of ESL and the City of San Diego's Biology Guidelines. Long-term conservation of open space or lands within the MHPA would occur as part of the development process and would require preservation through either a Covenant of Easement or dedication in fee title to City of San Diego.

The City of San Diego 2008 General Plan Conservation Element includes policies to protect, maintain, and enhance the function and connectivity of natural habitats. Policies address planning, management, restoration, acquisition, and education to protect rare plants and animals. As a key component to ecosystem function, wetland policies are also broadly addressed, calling for a "no net loss" approach to wetlands in accordance with all City, State, and Federal regulations.

Open Space, Landforms, and Steep Hillsides

Canyons are a major defining characteristic of the community and its neighborhoods. Through long-standing policies in the City's past and current general plans and community plans, private development has been largely kept to the mesas. Development has also been minimized along the canyon slopes while still allowing access to the canyons through urban trails.

State law recognizes that open space land is a limited and valuable resource that should be conserved wherever possible. The Conservation Element discusses open space in terms of the

preservation of natural resources including protection of community open spaces, landforms, scenic resources & public views. Open Space also has value for managing urban runoff, as a component of sustainable development, a buffer from climate change, enhancing urban forestry, sustaining water resources, and understanding geology (CE-B.1, CE-B.5). Open Space is also discussed in the Recreation Element as a resource with park and recreation functions such as trails, visual relief from urban development and nature awareness and contemplation.

While the community plan, zoning, MSCP, and other regulations provide the legal framework for open space protection, the residents of the community also play an important role in determining the ultimate success of preservation and restoration programs. The boundaries of many residential neighborhoods surround the canyon areas providing an opportunity not only for visual enjoyment of these unique areas but also involvement in protection education and restoration efforts.

Scenic Resources & Public Views

The community's topography varies from xx feet in canyon bottoms up to xx feet on flatter mesa tops. Figure XX (*add when available*) shows the public views that have been identified within the community, including:

- Viewshed: generally unobstructed panoramic view from a public vantage point
- Scenic Overlook: view over private property from a public right-of-way
- View Corridor: view along public rights-of-way framed by permitted development

Paper streets are found at the access points to canyons and open space slopes where the pavement ends. Some of the viewsheds identified are located at open space entries and canyon trailheads providing views into, or from, canyons or open space. These factors contribute to providing opportunities for public views & vistas from public right-of-ways, open space entries and canyon trailheads throughout the community. Canyons can provide recreational opportunities as discussed in the Recreation Element.

The General Plan addresses public views in the Conservation Element, primarily in Section C., Coastal Resources. The recommendations are based on public access, including visual access, as mandated by the California Coastal Act. While communities like North Park are not located within the coastal zone, they also include areas of open space with varied topography and have similar visual access and preservation opportunities. Therefore, these recommendations can also be relevant within this community.

Multiple Species Conservation Program (MSCP) and Biological Diversity

The Multiple Species Conservation Program (MSCP) is a long-term habitat conservation planning program for southwestern San Diego County. The City's MSCP Subarea Plan was adopted in 1997. The Multi-Habitat Planning Area (MHPA) is the planned habitat preserve area. The MHPA was designed to be a managed, connected network of habitat and open space to ensure long-term biological diversity. The MSCP was adopted in 1997 and provide policies, management and acquisition requirements, and Land Use Adjacency Guidelines for development within or adjacent to the MHPA. The MHPA, as shown in Figure XX, covers several of the canyon systems within the Community Plan area.

Within urban areas, these canyons provide habitat for native species to continue to reproduce and find new territories, and provide necessary shelter and foraging opportunities for migrating species (primarily avian species). They also contribute to the public's experience of nature and the local native environment. The General Plan policies and recommendations, Conservation Element Sections CE-G.1-G, and MSCP Subarea Plan are aimed at carrying out the goal and objectives of the MSCP and include measures to protect sensitive species, limit access into the canyons, and to provide restoration. These measures include incorporating the MHPA Land Use Adjacency Guidelines which address grading, noise, lighting, invasive species, brush management, runoff, and access into the preserve.

Natural Resource Mapping

As part of the community plan update process, the areas designated as open space in the 1986 Community Plan were reviewed using detailed maps available with Geographic Information Systems (GIS) software. The mapping effort reviewed the following GIS data layers:

- Existing MHPA and Community Plan Open Space boundaries
- 1992 and 2012 aerial maps
- Public ownership
- City dedicated and designated open space lands
- SANDAG conserved lands database
- Topography
- Vegetation types – 1997 and 2012

As a result, it was determined that many areas designated Open Space included significant portions of existing development (e.g. houses, streets). The MHPA boundary was particularly affected and did not correlate well to either the community plan Open Space boundary nor the location of sensitive biological resources intended for conservation (Appendix 8, Figure XX).

Therefore, a comprehensive, systemic approach was developed in order evaluate areas of existing development that should be removed as well as areas where biological and urban amenities should be added. The evaluation process is described in Appendix 8.0.

This evaluation resulted in reconfiguring the Open Space boundary in the 1986 Community Plan to exclude most developed areas from Open Space given the long-established land use pattern in the community. While the framework for open space conservation in the 1986 Community Plan allowed limited development within open space, especially along canyon edges, the current framework established by the General Plan and MSCP intend mapped open space distinctly for conservation of sensitive resources (refer to LUE Policy XX). The aesthetics of canyon rim development is still important. However, this is addressed with design guidelines in the Urban Design Elements (*reference policies when available*).

This evaluation also resulted in a MHPA boundary line correction which removed XX acres of developed/Urban lands, including XXX houses and the added of XX acres of land containing sensitive biological resources and steep slopes (*add data when available*). Conservation of these lands would be consistent with ESL regulations, City's Biology Guidelines, and the MSCP Subarea Plan.

Canyon Sewer Program

During the early 1900's, as the City of San Diego developed, sewer lines were added in the canyons to utilize gravity flow to transport sewage to the west for treatment. Of the 2,894 miles of sewer lines in the city, 253 miles are currently situated in canyons and other environmentally sensitive areas.

Within North Park, there are XX feet of sewer pipelines located within the canyons (Figure XX). These pipelines and manholes have historically had limited cleaning because the original maintenance paths to these facilities were not adequately maintained. As a result, a number of sewer spills have occurred within urban canyons or other inaccessible areas over the years. In 2001, in order to address this problem, the City initiated the Long-Term Canyon Sewer Maintenance Program. The focus of the program was to evaluate each of the City's sewer lines in canyons and environmentally sensitive areas for long-term maintenance access needs. In January of 2002, the City Council adopted two council policies related to this purpose.

Council Policy 400-13 identifies the need to provide maintenance access to all sewers in order to reduce the potential for spills. The policy requires that environmental impacts from access paths in environmentally sensitive areas should be minimized to the maximum extent possible through the use of sensitive access path design, canyon-proficient maintenance vehicles, and preparation of plans that dictate routine maintenance and emergency access procedures.

Council Policy 400-14 outlines a program to evaluate the potential to redirect sewage flow out of canyons and environmentally sensitive areas and into streets or other accessible locations. The policy includes an evaluation procedure that requires both a physical evaluation and a cost-benefit analysis. Based on the analysis, if redirection of flow outside the canyon is found to be infeasible, a Long-Term Maintenance and Emergency Access Plan is required. The plan would be specific to the canyon evaluated, and would prescribe, long term access locations for routine maintenance and emergency repairs along with standard operating procedures identifying cleaning methods and inspection frequency.

POLICIES AND RECOMMENDATIONS

- 8.6.1 Implement applicable General Plan Biological and MSCP goals and policies as discussed in the Conservation Element Sections CE-G.1-G.5. and CE-H.1-H.9 to reduce the impacts on biological resources, open space, land form, or other environmentally sensitive areas.
- Minimize or avoid impacts to canyons and other environmentally sensitive lands by relocating sewer infrastructure out of these areas where possible, minimizing construction of new sewer access roads into these areas, and redirecting of sewage discharge away from canyons and other environmentally sensitive lands if feasible. Also see the General Plan Conservation Element Policy CE-B.1.d.
- 8.6.2 Implement the requirements of the City of San Diego’s ESL regulations, MSCP Subarea Plan, and Biology Guidelines for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.
- 8.6.3 Require that hillside development complement the natural character of the community including minimizing disturbance to topography and biological resources.
- 8.6.4 Plan development to minimize grading related to the topography and natural features of the community.
- 8.6.5 Open space areas should be preserved through covenant of easements, open space designation, or dedication to the City of San Diego.
- 8.6.6 Graded areas and areas of invasive vegetation should be revegetated with native plant species to restore biological diversity and minimize erosion and soil instability.

- 8.6.7 Implement the Environmentally Sensitive Lands regulations for biological resources and steep slopes and the MSCP policies and guidelines through the development review process.
- 8.6.8 Foster local stewardship and develop positive neighborhood awareness of the open space preserve areas with environmental education programs through local schools, Homeowner's Associations (HOAs), community groups, and other public forums that address the local ecosystem and habitat preservation. Incorporate hands-on learning via neighborhood hikes, or other initiatives that present information in a manner that will increase interest in the natural environment.

Scenic Resources & Public Views

- 8.6.9 Public views from identified vantage points, to and from community landmarks and scenic vistas shall be retained and enhanced for public use (*reference view corridor map when available*).
- 8.6.10 Select new street trees for their ability to provide a canopy & framing of public views. (See also Urban Design Element Street Tree discussion & recommendations).
- 8.6.11 Ensure unobstructed access to open space & canyon trailheads that provide public vantage points (i.e., views and vistas).
- 8.6.12 Evaluate the need for modified or increased setbacks when adjacent to public view angles and reject setback reductions that obscure established public vantage points unless alternative or improved public views are proposed.

Canyon Sewer Program

- 8.6.13 Evaluate impacts of sewer cleaning and maintenance actives located in the community consistent with Council Policies 400-13 and 400-14 to assure an effective, efficient and environmentally sensitive means to accomplish the sewer cleaning activities.
- 8.6.14 Continue communication between the community and the City to report sewer spills or other potential problems as quickly as possible to minimize environmental damage and scope of repair.

8.7 ENHANCED URBAN RUNOFF MANAGEMENT

Goal

- ◆ *Increase use of sustainable storm water techniques to support the urban landscape and reduce impacts on surrounding canyons*

Discussion *(to be added)*

POLICIES AND RECOMMENDATIONS

- 8.7-1 Encourage property owners to design or retrofit landscaped or impervious areas to better capture storm water runoff
- 8.7-2 Incorporate Low Impact Development (LID) design practices, including such features as bioswales, rain gardens, permeable paving materials, green roofs and rainwater cisterns into projects throughout the community

8.8 ENVIRONMENTAL JUSTICE

Goals

- ◆ A community engaged in social, civic, and cultural activities that strengthen community bonds, enhance community pride, and foster a sense of investment in the future
- ◆ Provision of community services to secure a promising future for all North Park residents
- ◆ Partnerships and strategies to continue to make North Park a more sustainable community

Discussion *(to be added)*

POLICIES AND RECOMMENDATIONS

- 8.8-1 Promote equitable distribution of public investment throughout the community.
- 8.8-2 Provide a diverse mix of housing opportunities, including senior and housing for the disabled, within close proximity to transit and services.
- 8.8-3 Promote community projects, programs, and services that foster awareness of cultural diversity and heritage.

- 8.8-4 Connect North Park residents with educational opportunities and job training and placement programs to meet North Park workforce and employer needs.
- 8.8-5 Support the creation of an ad-hoc North Park Sustainable Community Task Force (NPSC) to assess North Park's strengths and weaknesses related to community sustainability partnerships, initiatives, outreach, funding and other resources.
- 8.8-6 Promote partnerships and strategies, such as Sustainable North Park Main Street's Sustainability Demonstration Project, to make North Park a more sustainable community for all residents and businesses.
- 8.8.7 Promote energy conservation as a means to lower the cost of energy bills for individual residents and businesses.
- 8.8.8 Promote car and bicycle sharing programs as cost-effective alternatives to car ownership for residents and employees.

9.0 Noise Element

Introduction

The Noise Element provides specific policies to guide compatible land uses and provides for the incorporation of possible attenuation measures for new uses in order to ensure the protection of people living and working in the community from excessive noise. These policies work in conjunction with the General Plan which already provides sufficient policy direction for noise-related issues and City noise-related ordinances which already limit noise levels and operational hours associated with commercial uses.

Community Noise Equivalent Level or CNEL is the noise rating scale used for land use compatibility. The CNEL rating represents the average of equivalent noise levels, measured in decibels (dB), at a location for a 24-hour period, with upward adjustments added to account for increased noise sensitivity in the evening and night periods. The General Plan specifies that noise levels at or below 70 dB are conditionally compatible for multi-family residential uses and 65 dB for single family, children's schools and other sensitive receptors uses if sound attenuation measures are included to reduce the interior noise levels to 45 dB. Typical attenuation measures are addressed in the General Plan.

Since no industrial, train, or airport facilities are located within close to North Park, most of the noise generation within the community results from roadway activity. Traffic volumes on all existing freeways, prime arterials, major streets, and many of the community's collector streets typically generate on average noise levels of 65 dB and greater on adjacent properties. Another growing concern among residents with the community is noise generated from commercial development. With North Park's popular night scene and growing hospitality industry both residents and business owners have been faced with the issue of dealing with noise issues resulting from the success of commercial and entertainment areas and their effect on adjacent residential areas.

GOALS

- *Creation of buffer zones that serve to attenuate noise impacts between land uses*
- *Minimal exposure of residential and other noise sensitive land uses to excessive vehicle noise and night time commercial activities*

9.1 Noise and Land Use Compatibility

The General Plan recommends separating excessive noise-generating uses from residential and other noise-sensitive land uses with a sufficient spatial buffer of less sensitive uses. Within the North Park community, these buffer areas can assist in addressing noise issues associated with night time entertainment, commercial uses and adjacent residential land uses that directly abut each other.

POLICIES AND RECOMMENDATIONS

- 9.1-1 Encourage low-intensity commercial uses or less noise-sensitive adjacent to the commercial zoned properties along 30th Street between North Park Way and Upas Street such as small offices, personal services, retail, and café's and coffee shops so that over time these uses provide a buffer between commercial uses along the main street and the adjacent residential neighborhood (*Note: Could likely require rezoning of these properties assuming this idea is supported – could be seen as further encroachment of commercial uses. Will need to specifically identify low-intensity commercial uses. No alcohol.*)
- 9.1-2 Consider the application of the Community Plan Implementation Overlay Zone (CPIOZ) along with specific criteria as a means to address noise-related, land use compatibility issues that arise within the community in the future.

9.2 Motor Vehicle Noise

The City's General Plan identifies motor vehicle noise as a major contributor of noise within the City emanating from arterial roads, interstate freeways, state highways. Within North Park significant motor vehicle noise is generated primarily from the community's commercial corridors of University Avenue and El Cajon Boulevard as well as the Interstate 805 Freeway. Collector streets such as 30th Street, Adams Avenue, and Upas Street which provide traffic connections between commercial areas and single family neighborhoods located at the northern and southern ends of the community have also raised a growing concern and need for attenuating motor vehicle traffic noise.

POLICIES AND RECOMMENDATIONS

- 9.2-1 Raise awareness to changes in vehicle speed on major thoroughfares especially in low density residential areas through the incorporation of neighborhood identity-specific traffic calming measures such as thematic landscaping, community identity signs, and

public art along streets such as 30th Street, Upas Street, Texas Street, Florida Drive, and Park Boulevard.

9.2-2 Establish wayfinding signs within the community to facilitate efficient and more immediate vehicle access to community destinations such as parks, schools, business areas, the theater, and the North Park Parking structure for motorists.

9.2-3 Actively pursue funding and grant opportunities for passive parks that could serve as landscape buffer areas along freeway corridors.

9.2-3.a Include a dense planting of trees and shrubs to prevent gaps in landscape buffers.

9.2-3.b Use evergreen trees within landscape buffer areas to provide year-long noise attenuation.

9.3 Mass Transit

The implementation of Mid-City Rapid Bus service and the strong desire to reintroduce the streetcar in North Park, could have the potential of introducing additional noise into the community. Although the Mid-City Rapid bus will operate along Park Boulevard and El Cajon Boulevard, future streetcar service routes could include operating on or within close proximity to residential streets.

POLICIES AND RECOMMENDATIONS

9.3-1 Work with SANDAG and Caltrans to install and evaluate noise mitigation systems to minimize impacts to existing businesses and residences adjacent to new rapid bus and future streetcar mass transit systems.

9.3-2 Reduce noise associated with public transit announcements

9.4 Commercial and Mixed-Use Activity

With the growing success of North Park's hospitality industry, the community has been challenged with minimizing noise impacts to adjacent residences while supporting the popularity of its local restaurants, clubs, and bars. Additionally, the trend for eating and drinking establishments to incorporate roll-up style windows and open patios that take

advantage of San Diego's favorable climate and promote street activity has exposed surrounding neighborhoods to more urban noise.

POLICIES AND RECOMMENDATIONS

- 9.4-1 Implement operational measures in areas where commercial-residential adjacency issues exist that could:
 - 9.4-1.a Institute open/close window hours for eating and drinking establishments that incorporate roll-up style windows;
 - 9.4-1.b Encourage the use of evening security staff to control loitering after hours and crowds;
 - 9.4-1.c Limit alcohol service on patios.
 - 9.4-1.d Allow bars to remain open to serve food after alcohol has stopped being served.
- 9.4-2 Include acoustical studies to evaluate potential noise impacts as a condition of permit approval and/or during a review for a change in the type of business related to eating and drinking establishments.
- 9.4-3 Continue the promotion of "quiet-in-residential neighborhoods" signs to bring awareness to evening commercial patrons who walk through residential neighborhoods.
- 9.4-4 Locate a portion of the residential component of a commercial-residential mixed-use project next to existing residential development, where mixed-use development projects involve the consolidation of adjacent multi-family zoned properties.
- 9.4-5 Incorporate sound attenuation measures such as sound walls, dense landscaping, and visual-only confirmation order screens where commercial fast food drive thru's are permitted especially adjacent to residential areas.

10.0 Historic Preservation Element

(DRAFT OUTLINE)

Introduction

- Reference General Plan Historic Element goals and policies
- Reference Historic Context and Survey and community involvement in support of the plan update

GOALS

- Identification and preservation of significant historical resources in Greater North Park
- Educational opportunities and incentives related to historical resources in Greater North Park

10.1 Historic Context

Prehistory

- General prehistory of area
- Results of archaeology study specific for Greater North Park
- Results of Native American consultation

History

- General history of planning area with focus on historic themes developed as part of the Historic Context and Survey

10.2 Identification and Preservation of Historical Resources

- Potential for archaeological and Native American cultural sites and resources
 - Significant themes in Greater North Park history with summary of property types associated with each theme
 - Summary of adopted historical designation criteria and guidelines for applying the criteria
- A. *Designated Historical Resources*
- Summary of designated historic districts and individual resources
 - Significance of these resources; how they reflect important historic themes
 - Summary of existing policies, regulations and guidelines that protect and preserve these designated historical resources

B. Potentially Significant Historical Resources

- Results of historic survey: potential historic districts; significant courtyard apartments/bungalow courtyards; individually significant sites
- Results of community input: additional potential historic district(s); additional significant courtyard apartments/bungalow courtyards; additional individually significant sites
- Significance of these resources; how they reflect important historic themes
- Summary of existing policies, regulations and guidelines that are used to further identify and designate these potential historical resources

POLICIES AND RECOMMENDATIONS

1. Work with community members to complete research and nomination requirements to establish potential historic districts
2. Prepare a Historic Context and Multiple Property Listing addressing courtyard apartments/bungalow courtyards for review and designation by the Historical Resources Board
3. Explore development of interim protections through implementation of the current historical resources policies and regulations and community-wide design guidelines of the community plan update to preserve the integrity of potential historic districts

10.3 Educational Opportunities and Incentives Related To Historical Resources

- Summarize benefits of revitalization and adaptive reuse of historic buildings
- Summarize need for widespread community support for historic preservation through better education and distribution of educational information
- Summarize available incentives that support historic preservation and need for development of additional incentives

POLICIES AND RECOMMENDATIONS

1. Provide opportunities for education and interpretation of Greater North Park's diverse history through the distribution of printed brochures and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks.
2. Partner with local community and historic organizations to better inform and educate the public on the merits of historic preservation by providing information on the resources themselves, as well as the purpose and objectives of the preservation program.

3. Work with local businesses and organizations to create and promote new heritage tourism programs.
4. Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.

11.0 Arts & Culture Element

Introduction

“Culturally diverse North Park is home to Craftsman cottages, cafes and diners, coffee shops, several microbreweries, boutiques, and the North Park Farmers Market. The North Park Theater and the Ray Street Arts District are also bastions of creativity in the area.”

-Forbes.com, 2012, “America’s Best Hipster Neighborhoods”

Vision: A vibrant community that includes artists and provides them with an opportunity to thrive by providing art that reflects the diversity of North Park’s economics and culture

GOALS

- North Park as a premier destination for showcasing local art and culture
- A community engaged in year-round outdoor activities, festivals, and events

11.1 Projects, Artists, and Collaborations

Discussion (to be included)

POLICIES AND RECOMMENDATIONS

11.1.1 - Integrate public art and cultural programs into projects.

- 11.1.1.a Encourage the integration of public art & cultural programming into all development projects, including but not limited to existing infrastructure, public facilities, transit corridors, bike paths, street amenities, façade improvements, public right-of-way, and signage.

11.1.2 - Promote qualified artists.

- 11.2.2.a Include qualified artists on all design teams for new planning documents & initiatives, and integrate into existing planning documents.

11.1.3 - Promote collaboration between artists and organizations.

- 11.2.3.a Collaborate with visual arts department at local universities and community colleges

11.2 Incentives, Mechanisms, and Program for the Arts

Discussion (to be included)

POLICIES AND RECOMMENDATIONS

11.2.1 - Create incentive programs for artists, arts organizations and educational institutions.

11.2.1.a Create incentives in order to include art in public and private development such as rebates for façade improvements, offset costs by reducing parking, landscape or other requirements (*research further as part of acceptable incentives or deviations re: public benefit*).

11.2.1.b Create Incentives for artists, arts organizations and educational institutions to stay and recruit within the Greater North Park area by subsidizing rents, offering cultural performance spaces and considering artist residencies in public facilities and shared facilities (after hours).

11.2.1.c Create Incentives for artists, arts organizations and educational institutions to stay and recruit within the Greater North Park area by hiring local artists in existing North Park businesses.

11.2.2 - Support the creation of a funding mechanism for maintenance in the public right-of-way.

11.2.2.a Create a funding mechanism for the proper maintenance of public art in public spaces.

11.2.3 - Provide solutions for art-related issues in the public right-of-way.

11.2.3.a Encourage creative solutions for traffic calming, graffiti abatement, safety concerns.

11.2.3.b Encourage creative solutions by incorporating art that provides improvements to businesses (including sustainable improvements) that include but are not limited to wayfinding and community identification signs.

11.2.3.c Encourage creative solutions that mitigate blighted buildings and improve streetscapes.

11.2.3.e Encourage creative solutions that improve underutilized spaces in order to increase recreation in public spaces.

11.3 Arts & Culture Plans and Implementations

Discussion (to be included)

POLICIES AND RECOMMENDATIONS

11.3.1 - Create, adopt, and implement plans related to the arts.

11.3.1.a Create a Greater North Park Arts & Culture Master Plan.

11.3.1.b Implement previously adopted plans including, but not limited to community identity markers, educational & recreational green corridor, and Sustainable North Park Main Street.

11.3.2 - Promote implementation of public art in the public right-of-way.

11.3.2.a Place Public art at main intersections of North Park that support the community's design and characteristics, such as the Georgia Street Bridge, 30th St. and El Cajon Blvd., 30th St. and University Ave., Texas St. and El Cajon Blvd., I-805 and University Ave.

11.3.3.b Promote implementation of art in private businesses.

11.3.3.c Encourage businesses including bars, restaurants, and boutiques to display art.

11.4 Selection and Placement

Discussion (to be included)

POLICIES AND RECOMMENDATIONS

11.4.1 - Redefine the Arts District that is North Park through a thoughtful selection and placement of art.

11.4.1.a Encourage thoughtfulness in the placement of art, in order to avoid the mixing incompatible styles.

11.4.1.b Encourage the placement of art by thinking of the neighborhood as a gallery selected by qualified curators.

11.4.1.c Encourage placement of art that acknowledges a connection to a bi-national region.

- 11.4.1.d Encourage an element of surprise through public art or art in unexpected places, with an understanding that the element of surprise is related to the pedestrian scale of projects.
 - 11.4.1.e Create and place art that inspires people to photograph and photograph themselves in front of.
- 11.4.2 - Enhance public spaces and connect neighborhoods.
- 11.4.2.a Utilize public art to connect neighborhoods and corridors.
 - 11.4.2.b Implement crosswalk design as a form of public art.
 - 11.4.2.c Expand public spaces around art installations.
 - 11.4.2.d Incorporate bicycle art to showcase the local culture of bicycling.

11.5 Festivals and Events

Discussion (to be included)

POLICIES AND RECOMMENDATIONS

11.5.1 - Encourage outdoor activity and live events.

- 11.5.1.a Make the North Park Festival of Arts more reflective of the local culture of North Park and the Arts
- 11.5.1.b Encourage the creation of outdoor performance areas as public forums.
- 11.5.1.c Support showcases for live music and entertainment in North Park by adding cabaret licenses, music venues, and outdoor events

(Pending review from Arts & Culture Commission staff)