

5.0 Economic Prosperity Element

Introduction

Uptown is a lively and vital community, which encourages its residents to explore on foot and interact with street activities. Uptown contains a sizable amount of the City's employment and is an ideal location for village centers that encourage transit options, provide jobs near transit, and mixed use housing opportunities for a variety of income levels. Uptown's jobs-to-housing ratio in 2012 was 1.32, compared to the 1.41 citywide jobs-to-housing ratio during the same time period.

Many of Uptown's businesses serve more than the local residents and attract consumers and workers from throughout the San Diego region. In Uptown, private sector businesses were estimated to employ over 23,000 people in 2012. Local government jobs in Uptown were estimated to employ 7,500 people during this same time period. The University of California San Diego Medical Center-Hillcrest and the San Diego Unified School District were the largest government employers in Uptown in 2012.¹

Uptown's Private Industry Sectors which are expected to experience employment growth by 2030 and add the nearly 1,500 jobs.² Most substantial growth in jobs is expected to be Health Services, Professional and Business Services, and Personal Services. Retail Trade, Warehousing and Wholesale Trade/Distribution are also estimated to add some jobs through 2030, but at a much lower rate.

GOALS

- New development and redevelopment for purposes of increasing employment opportunities within the community.
- Unique, pedestrian-oriented commercial districts reflective of their history.
- Successful entertainment districts that appeal to local and regional residents as well as tourists.
- Vibrant neighborhood commercial districts where residents purchase a significant share of their basic needs and services from within the community.
- Parking and multi-modal transit options for the automobile-oriented commercial districts.
- Facilitate the expansion of medical related development and employment.
- A diverse mix of businesses that provide a variety of goods and services
- Continued

5.1 Commercial Districts and Corridors

The Uptown neighborhoods include Bankers Hill-Park West, Hillcrest, Medical Complex, Middletown, Mission Hills and University Heights. Currently, the Uptown area encompasses a

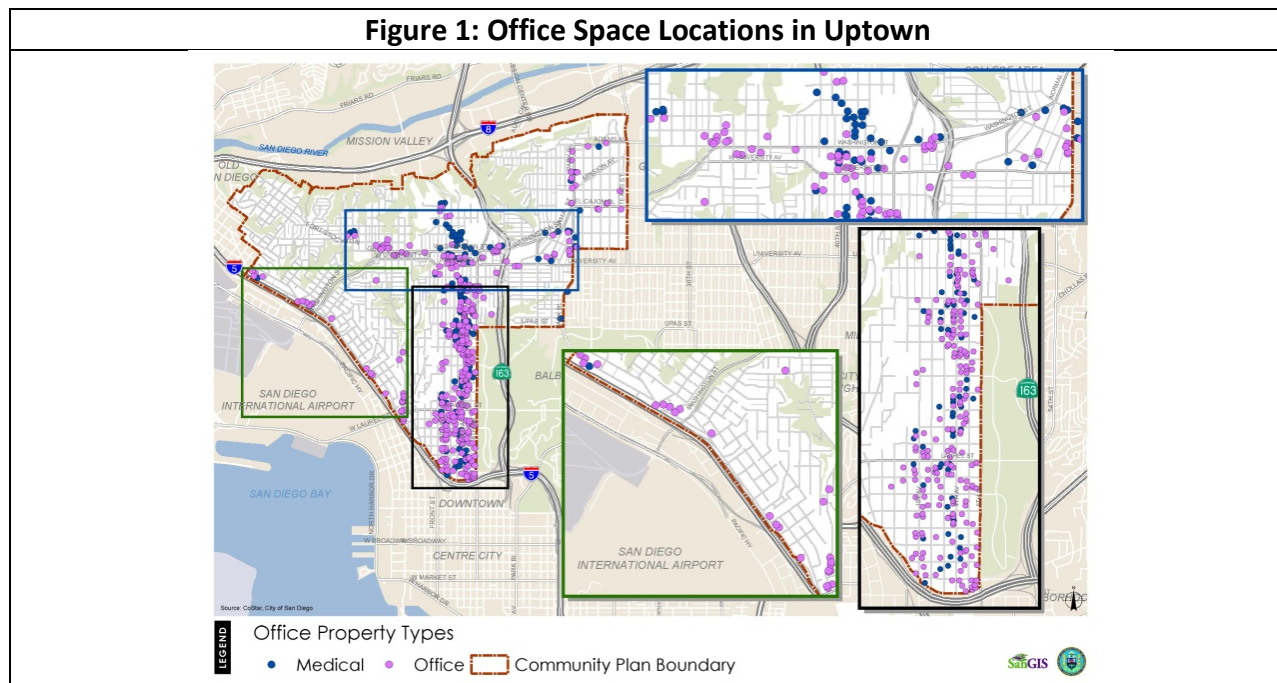
variety of commercial uses ranging from neighborhood and specialized commercial, community-shopping facilities, medical facilities, and commercial office.

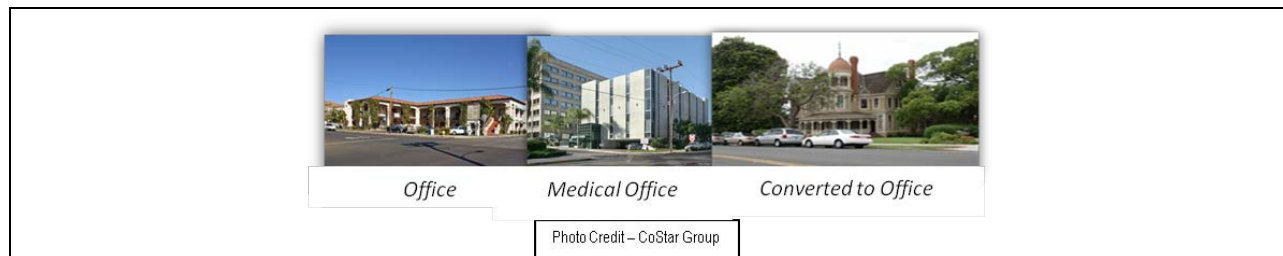
There are two major medical facilities located in uptown, north of Washington, and in the vicinity of the 4th and 5th Avenue corridors. These are the Scripps-Mercy Trauma Center and the UCSD Medical Center- Hillcrest. The Scripps-Mercy Trauma Center is located in the southeast quadrant of the medical complex area just north of Washington Street and just west of 6th Avenue. The UCSD Medical Center-Hillcrest is located in the northwest portion of the medical complex area at Dickson Street and Front Street.

There is a mix of high rise-, low rise-, strip commercial based- and, converted residential- office space in Uptown. As of 2012 there was nearly 3.6 million square feet of office space in Uptown, of which 40 percent was medical office space. Most office space in Uptown is older Class B and C; as such rents are traditionally lower than newly developed Class A office space.³ Figure 1 shows the location of office structures in Uptown. Medical office locations are called out by blue dots.

Due to current market uncertainties and the impacts of the Great Recession the short-term market demand for speculative office in Uptown through 2020 is classified as a low possibility. During this time period, development will be driven by owner and tenant build-to-suit projects. With the stabilization of the larger office submarkets in Downtown and those in the I-15 area, the Uptown West/Park West office submarket will likely show long-term demand for the development of speculative office space.

Figure 1: Office Space Locations in Uptown





There was nearly 2.6 million square feet of retail space in Uptown in 2012.⁴ This retail supply is much higher than a population of nearly 32,000 can support, which indicates that Uptown is attracting consumers from outside the community. Uptown’s population is estimated to grow to nearly 40,000 by 2040.⁵ Figure 2, on the following page, maps Uptown’s retail space. Bar & Restaurant locations are shown by green dots. All other retail locations shown are by red dots.

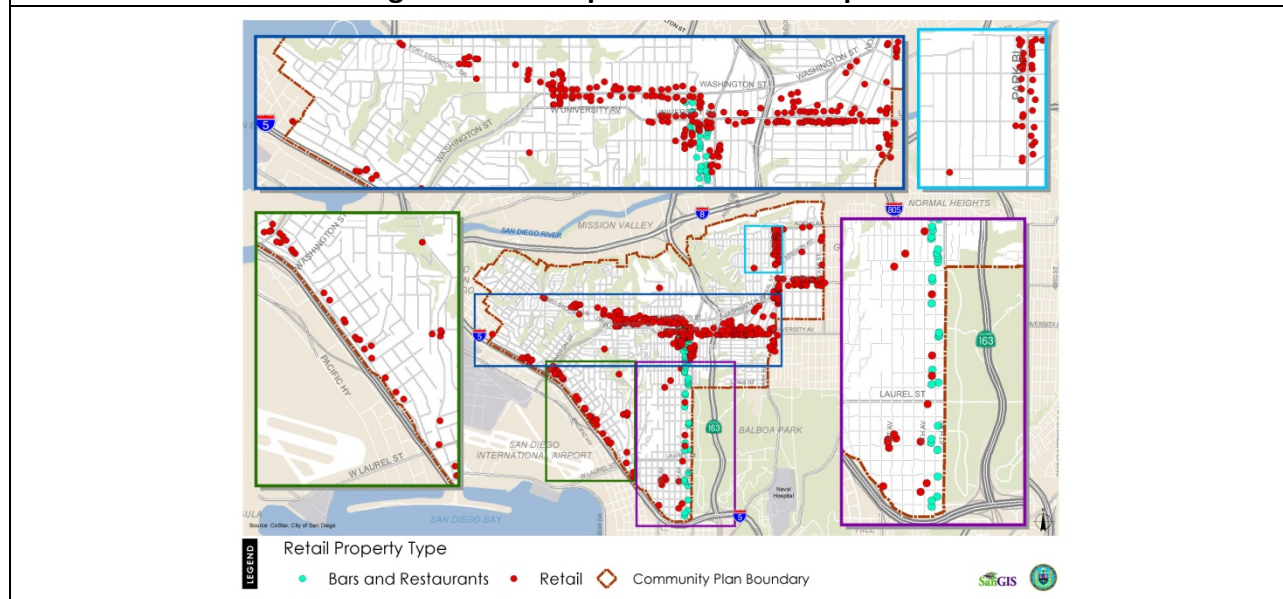
From 1990 to 2012, Uptown’s retail sales increased for restaurants/bars, drug stores and food stores. Uptown’s 2012 restaurants/bars sales accounted for over 37 percent of this area’s total taxable sales. Citywide restaurants/bars’ sales accounted for 17 percent of the City’s total taxable sales during 2012.⁶

The Uptown sales from 1990 through 2012, with University Heights sales included, declined by 5 percent during this period. From 1990 through 2012 the City sales increase 18 percent. Uptown’s traditional and general merchandise retail sales declined greatly from 1990 to 2012. Uptown’s current and historical per-capita sales indicate that residents are not doing the majority of their shopping in the Uptown area.⁷

Opportunities exist to recapture some additional retail sales in the community based on expected future residential growth. In addition, the increased aggregate buying power of the markets within and surrounding Uptown. The surrounding communities in North Park, Downtown, Golden Hill, Mid-City, and Mission Valley are also expected to continue to experience similar growth.

The success of Uptown’s entertainment districts and its restaurants/bars depends on continuing to attract consumers from the central communities and the region. Uptown may even be able to capture more of the San Diego’s visitor trade in Downtown and Balboa Park, due to its proximity, if transportation links are enhanced. Access to parking in the central Hillcrest area has the potential to limit sales growth despite the area’s market demand. Advancing community solutions, which include multi-model options in addition to increasing the parking supply, must be reviewed.



Figure 2: Retail Space Locations in Uptown

POLICIES AND RECOMMENDATIONS

- 5.1.1 Improve the pedestrian, bicycle and transit infrastructure in Uptown's commercial districts.
- 5.1.2 Revitalize Alleys in commercial mixed use Village areas to improve aesthetics and safety and allowing commercial shops and service activities.
- 5.1.3 Explore opportunities for boutique hotels in Hillcrest as the area is close to the freeway and Mission Valley.
- 5.1.4 Continue to work with the Uptown Parking District to consider locations for parking garage near central Hillcrest and other multi model transportation options for this area.
- 5.1.5 Promote growth of Uptown's Health Sector enhancing the areas reputation for quality care and to support the expected employment growth in this Sector.
- 5.1.6 Create incentives for new development of office in the east end of Hillcrest.
- 5.1.7 Continued promotion of Hillcrest's nightlife and entertainment industry as intrinsic part of Hillcrest's history, economy, and LGBT community.

5.2 Industrial

Businesses located in Uptown's industrial/flex space are engaged in warehousing, wholesale distribution, repair services, storage services and small specialized manufacturing operations. Uptown does not include land identified as Prime Industrial Land or Other Industrial Land, which supports base sector export oriented businesses.

There is a very limited amount of industrial space in Uptown. As of 2012, there is 145,000 feet of industrial/flex space in the community. In 2012, Uptown's lease rates for its older industrial/flex properties are nearly 25 percent lower than the City's average lease rates in the San Diego market.⁸



5.3 Community Revitalization

Uptown is not identified as a Sub Regional Employment Center; however, it is adjacent to Downtown, the City's only Regional Employment Center. With improved transit options and additional parking, Uptown could expand its business and employment opportunities by capitalizing on the existing Downtown residential density and employment intensities.

Many ongoing targeted economic revitalization efforts involve partnerships between the community and the City's Economic Development Division. The City will continue its partnership with residents and Uptown's businesses and community groups with the objective of improving the economic prosperity of Uptown. The City will support further adoption of community mandated Micro Assessment Districts.

Uptown's community dedication to quality of life is demonstrated by the different 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 services to the area and planned events related to Uptown's community character.

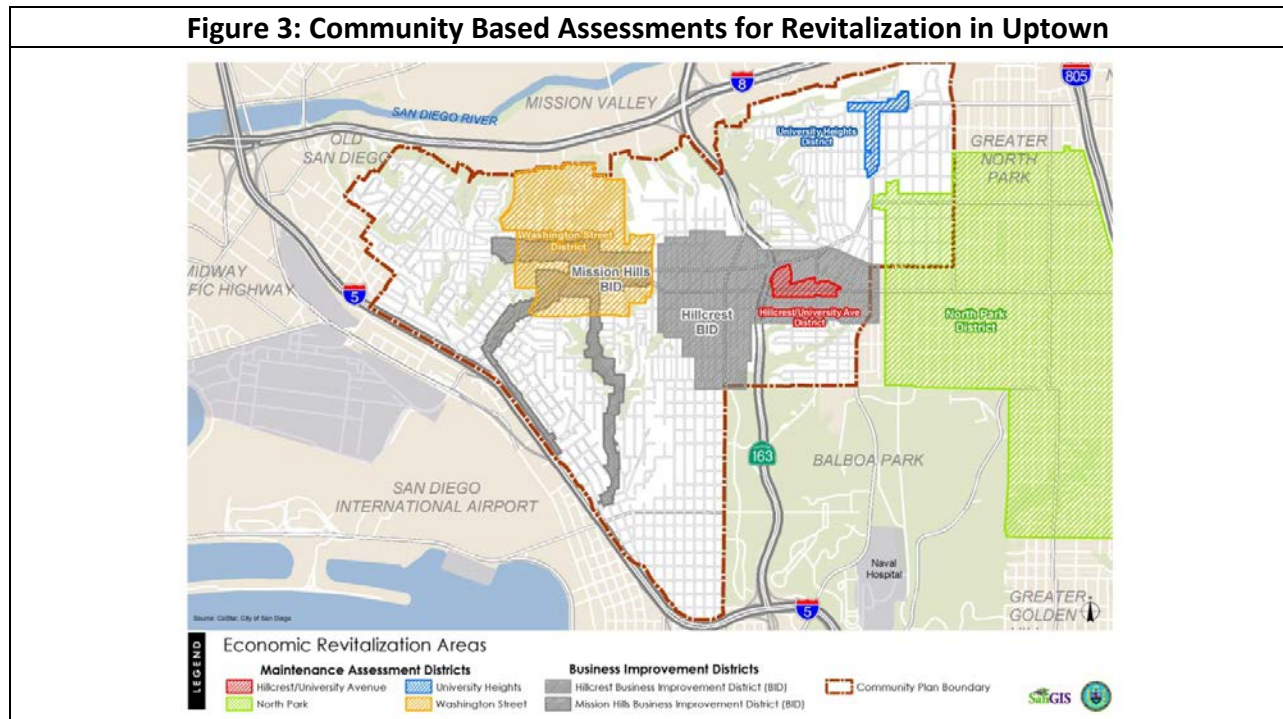
The map on page 6, details the boundaries of several assessment revitalization areas in Uptown. Community members and businesses assess themselves to provide revitalization services to these areas.

POLICIES AND RECOMMENDATIONS

- 5.3.1 Position and expand University and 5th Avenue entertainment districts to attract more regional patrons.
- 5.3.2 Market the Downtown and Balboa Park visitor trade and improve convenient transportation linkages from those destinations to Uptown, including a potential street car linkage.
- 5.3.1 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

Figure 3: Community Based Assessments for Revitalization in Uptown



Endnotes Uptown Economic Prosperity Element

¹The San Diego Association of Governments' (SANDAG) Series 12 Technical Update employment projections used base year data from 2008, which was at the height of the Great Recession. Uptown may see more job growth in the industries identified to grow when SANDAG's Series 13's Technical Update is released this year. The base year for Series 13 will be a year from the recovery period after the end of the Great Recession.

² Ibid

³ CoStar Group, August 2013 – a real estate information service

⁴ Ibid

⁵SANDAG's 2012 population estimate do not correlate or produce the same counts as the Series 12 Technical Update's population estimates cited. SANDAG's 2012 Technical Update estimates used Census year 2000 as its base year and estimated the population for 2008. This Series citywide and regionwide estimates overall were higher than the 2010 Census counts; however, population in Uptown was underestimated by Series 12. Based on the 2010 Census counts, population and housing units are higher for this community, than forecasted in Series 12.

⁶ MuniServices LLC

⁷ MuniServices LLC and City of San Diego

⁸ CoStar Group, August 2013 – a real estate information service and the City of San Diego

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, public utilities, and health and safety are contained in this Element.

GOALS

- A high level of community facilities and services that meet the needs of Uptown
- Systematic and efficient improvements to water and sewer lines, undergrounding of utilities and a
- Police and fire safety services that meet the needs of the community
- A community aware of emergency issues and well prepared for emergencies

Key General Plan Policies

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

As an urbanized community, Uptown, is faced with aging infrastructure and substandard facilities that do not meet current standards. Figure 5.1 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 Uptown. 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 Uptown 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, incentive zoning provisions, 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 Uptown community is served by the Central and Western Neighborhood Divisions of the Police Department. The Central area station is at 2501 Imperial Avenue in Centre City and the Western area station is at 1222 Gaines within the Mission Valley community planning area.

Fire

There are presently three fire stations serving Uptown. Station 8 located at Goldfinch and Washington Street, Station 5 located at Ninth and University Avenue, and Station 3 located at State and Kalmia Street. Maintaining a successful fire service system is a challenge due the City's topography, fiscal constraints, and an ever growing population. A particular fire threat in Uptown is the open space canyons, from which damaging fires have occurred in the past. The Fire-Rescue Department has an active program which promotes the clearing of canyon vegetation away from structures. 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).

Library

There are presently two libraries in the Uptown community: the Mission Hills and University Heights libraries. Depending on fundraising, a new 25,000-square-foot facility will replace the current 3,850-square-foot Mission Hills Branch Library located at 925 W. Washington St. and built in 1961. The new library facility, which the City has acquired, will be located at the southwest corner of Washington and Front streets. See General Plan policies PF-J.3 and PF-J.5 which support libraries which serve larger areas to maximize capital efficiencies.

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 Uptown community is served by three public elementary schools: Florence, Alice Birney and Grant; one Junior High: Roosevelt; one High School: San Diego High. In addition, there are a number of 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. If opportunities arise to acquire school district property or private school property within the community the city should make every effort to reserve the property for public use.

Public Utilities and Undergrounding of 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.

Maintenance Assessment District and Property and Business Improvement District

Maintenance Assessment District (MAD) is a tool property owners use to assess themselves to receive enhanced maintenance, landscaping, and lighting services. These services are above and beyond the City's baseline general services.

A Property and Business Improvement District (PBID) is a tool available to property and business owners to improve a commercial area and is a special benefit assessment district designed to raise funds within a specific geographic area. Funds may be raised through a special assessment on real property, businesses, or a combination of both, and are used to provide supplemental services beyond those provided by the city.

Water, Sewer and Stormwater Infrastructure

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. 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

Police

- 6.1-1 Reduce incidence of criminal activity within the Uptown neighborhoods. Also see General Plan section PF-E related to policy service and Urban Design section UD-A for crime prevention through design.
- a. Continue Neighborhood Watch Programs.
 - b. Neighborhood organizations should maintain a close relationship and have a continuing exchange of information with patrol officers.
 - c. Promote the development of Community Alert Programs where they do not presently exist.
 - d. Maintain a community relations program between police and residents.
 - e. When feasible, introduce foot patrols to districts of high crime.
 - f. Development projects should provide adequate lighting, visibility for surveillance, and gradations between public and private spatial territories.

Fire

- 6.1-2 Maintain the high level of fire protection throughout the Uptown community.
- a. Support efforts by the City to educate and inform the community regarding fire prevention techniques.
 - b. Support regular upgrading of Uptown fire stations as necessary to adequately respond to fires and emergencies.

Libraries

- 6.1-3 Support the funding and creation of a new Mission Hills library build to the library standard and extending existing resources.
- 6.1-4 Support the extension of hours, expansion of book and periodical collections, and hiring of additional staff as necessary to provide adequate access to a full range of published materials.

Schools

- 6.1-5 Transform school facilities in Uptown into neighborhood focal points with a strong image and identity.
- a. Encourage full community use of school facilities during non-school hours for educational, recreational and cultural purposes.
 - b. Pursue joint use agreements whereby school facilities are made available for community use.
 - c. Acquire excess school district property or that of private schools within the Uptown community to reserve the property for public use.

Public Utilities and Undergrounding of Utilities

- 6.1-6 Buffer the physical and visual impacts of energy facilities on adjacent uses through the

use of adequate landscaping and screening, as well as, maintain access to energy facilities for repair and maintenance.

- 6.1-7 Beautify the streetscape and encourage building façade improvements to utility facilities with prominent street frontage, such as the telecommunications building along University Avenue between 6th Avenue and 7th Avenue.

Maintenance Assessment District and Property and Business Improvement District

- 6.1-8 Support programs in Uptown where property owners assess themselves for the benefit of public enhancements beyond the general services provided by the City. These enhancements include but are not limited to: landscape, lighting, streetscape improvements and maintenance, security, signage and banners, street furniture.

Water, Sewer and Stormwater Infrastructure

- 6.1-9 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. Support capital improvements to the system where replacement lines are needed and encourage the systematic improvement of water and sewer lines in the community.
 - b. The City should continue the routine maintenance of the water and sewer facilities within the community.
 - c. Collaborate with the Uptown community and other entities when funding and siting improvements to coordinate timing and replacement of infrastructure.

6.2 Health & Safety

Geological and Seismic Hazards

Geological considerations relate to drainage systems and seismic safety (earthquake fault zones and steep areas of unstable soil). The geology complements open space areas since geological criteria is important in relating land use to seismic risk zones, with the protection of particularly sensitive geological areas from the safety hazards resulting from development encroachment.

The lateral canyons off Mission Valley and Interstate 163 contain the soil type of terrace escarpment (TEF). It is four inches to ten inches of loamy or gravelly soil over soft marine sandstone, shale or gravelly sediments typical of a watershed. There are severe problems with erodibility and drainage in this type of soil.

All other canyon systems in the Uptown community contain gaviota fine sandy loam (GAF) and (GAE) soil. This soil type is chiefly clay. It has a very slow infiltration rate when thoroughly wet. There are severe problems with drainage because the runoff on these soils is quite rapid, resulting in high erosion and ground collapse.

The two major fault lines are the Old Town Fault and the Mission Bay Fault. The Old Town Fault runs south of Presidio Park through the Mission Hills Canyon System and the Washington Street Canyon System. The Mission Bay Fault runs to the south of the Old Town Fault, and does not cross any canyon systems. There are three other minor faults which run through the Mission Hills Canyon System. 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

Introduction

The Uptown 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 Uptown 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).

GOALS

- To create a sustainable park and recreation system that meets the needs of Uptown residents and visitors which serves a variety of users, such as children, the elderly population, persons with disabilities, and the underserved teenage population.
- To provide parks and recreation facilities that keep pace with the Uptown Community population growth through timely acquisition of available land and development of new facilities.
- To increase the quantity and quality of recreation facilities in Uptown 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 integrity and quality of existing parks, open space, and recreational programs in Uptown.
- To protect, preserve and manage natural, cultural, and historic resources that serve as recreational facilities in Uptown.

7.1 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.⁶

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 Uptown 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. Additionally, at full community development, the projected population warrants approximately [redacted] recreation center equivalent to 15,000 square feet in size², and approximately [redacted] aquatic complex³.

The park system which serves the Uptown Community is currently comprised of two neighborhood parks (Old Trolley Barn and Mission Hills Parks), three pocket parks, three joint use facilities, and specific site(s) 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 Uptown residents, as described below. However, specific sites within Balboa Park are not currently 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 = [redacted] x 2.8 acres = [redacted] 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. 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 survey⁴. 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 pertaining to the Uptown Community included 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;
- Uptown residents placed a high level of overall importance on expanding and improving the trails, paths, and walkways in and around their community (68%) and improving and enhancing existing park and recreation facilities (68%). An overwhelming majority of residents reported walking for exercise as the top use of neighborhood trails and walkways (75%);
- The renovation and improvement of existing neighborhood parks was reported as the highest investment priority for future parks and recreation facilities (49% Uptown);
- More than half of Uptown residents preferred smaller neighborhood parks closer to home (53%) compared to larger community parks with more resources (37%);
- Investing in small parks or trails that connect to existing parks, including Balboa Park (60.8%), and improving school grounds (60.2%) received the highest priority for alternative parks and recreation facilities; and
- An overwhelming majority of residents supported the use of Balboa Park for local parks and recreation (69% Uptown), 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 including 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 recreated 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 Uptown 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 Uptown 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 and guidelines, and other land use policy documents (e.g., Balboa Park Master Plan). It was determined that a variety of sites and facilities within and adjacent to the Uptown 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.

Neighborhood Parks

One potential 4.72-acre neighborhood park site (Site #1) is a located on privately-owned, vacant property at 3532 Reynard Way. The varied topography and potentially historically significant existing building (to be determined) present some development challenges, but this relatively

large site could be terraced, and provide many recreational opportunities. Possible adaptive reuse of the building? The parcels have one owner, which would simplify the acquisition process

Mini Parks

A potential future mini park has been identified within the Normal School Site (San Diego Unified School District Campus) were the property to be redeveloped in the future. The size of the park should be the minimum required for the resident population generated by the development according to General Plan Guidelines, as well as any additional acreage as feasible to help satisfy the Uptown Community's population-based park needs.

Pocket Parks

Two potential pocket parks (Sites #17 and 24) totaling approximately 0.44 acres were identified by the community, and one potential pocket park site of approximate [redacted] acre, was identified by City staff as described in Table RE-1, below; all three properties are City-owned. The [redacted]-acre site is located at the southwest end of Maple Canyon Open Space and contains two buildings which could be converted to public recreation uses. All sites could be developed with passive recreation amenities to increase recreational opportunities with connections to adjacent open space trail systems.

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 two joint use school facility within the Uptown Community: 1) Roosevelt Middle School (Site #25) ([redacted] acres) constructed in [redacted]; and 2) Birney Elementary School (Site #15) (1.82 acres) is shared between the Uptown and North Park 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

Various urban canyons within the community 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 west side of Balboa Park, located between Sixth Avenue and Highway 163, and Upas Street and Interstate 5, is intended to remain primarily as free and open parkland according to the Balboa Park Master Plan. Any expansions or enhancements of recreation facilities should not

encroach on open parkland, landscaped areas or plazas. The following proposed projects would be designed to comply with the goals of the Balboa Park Master Plan and serve the local recreation needs of the Uptown Community, with the exception of the proposed Pershing Recreation Complex, which is consistent with the Balboa Park East Mesa Precise Plan.

Uptown Recreation Center is a proposed expansion or replacement of the existing, underutilized recreation building and its environs located on Sixth Avenue between Juniper and Ivy Streets with a the 17,000 square foot recreation center to serve the community, including a gymnasium, community meeting and multi-purpose rooms, arts & crafts rooms, fitness room, etc. as needed by the community. The current lessee, San Diego Chess Club, could be incorporated into the new facility.

Children's Play Area is a proposed facility which would be tailored for neighborhood users, to be located along Sixth Avenue in the Marston Point Area of Balboa Park, or in conjunction with the proposed recreation center between Juniper and Ivy Streets.

Pershing Recreation Complex is a proposed active recreation complex for multiple uses, including soccer fields and possibly the relocated velodrome currently sited in the northeastern area of Balboa Park. The proposed recreation complex is in relatively close proximity to residents of Uptown and would be available to supplement community recreation needs, as well as those of the North Park and Golden Hill Communities. This proposed facility is contingent upon the relocation of the Central Operation Station at 20th and B Streets which encroaches into Balboa Park.

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 **northwestern area** of the community.
- RE-7.1.2 Pursue park equivalencies as opportunities arise, and as identified in Table RE-2, 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 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, active or passive recreation should be incorporated into the 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, where appropriate and legally defensible, to provide pocket parks.
- RE-7.1.6 Promote safety of Uptown parks 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 Construct the proposed Pershing Recreation Complex as recommended by the Balboa Park East Mesa Precise Plan to serve the North Park, Golden Hill and Uptown Communities, when feasible to do so.
- RE-7.1.8 Construct a 17,000 square foot recreation center by expanding or replacing the existing, underutilized recreation building and its environs, located on Sixth Avenue between Juniper and Ivy Streets within Balboa Park.
- RE-7.1.9 Construct a children’s play area along Sixth Avenue in the Marston Point Area or in conjunction with the proposed recreation center between Juniper and Ivy Streets.

Insert FIGURE RE 7-1, EXISTING/PROPOSED OPEN SPACE, PARKS AND PARK EQUIVALENCIES (for Uptown)

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 Uptown Community to supplement their existing population-based park inventory. The table also includes recommendations contained in the Balboa Park Master Plan, including the Sixth Avenue Area, where appropriate, as well as recommendations generated by the community and City staff for facilities outside of Balboa Park. (Also see Figure RE 7-1, Existing/Proposed Open Space, Parks and Park Equivalencies, above.)

Table RE 7-1 POPULATION-BASED PARKS
And PARK EQUIVALENCIES INVENTORY

| PARKS | EXISTING USEABLE ACREAGE | FUTURE USEABLE ACREAGE | RECREATION COMPONENTS AND AMENITIES RECOMMENDATIONS |
|------------------------------|--------------------------|------------------------|---|
| Major Parks | | | |
| None | | | |
| Community Parks | | | |
| None | | | |
| Neighborhood Parks | | | |
| Old Trolley Barn Park | 2.92 | | Existing facilities consisting of passive recreation amenities, such as multi-purpose turf area, children’s play area, seating, picnicking, walkways, landscaping, etc. |
| Mission Hills Park (includes | 8.34 | | Existing facilities consisting of passive recreation amenities, such |

| | | | |
|--|------------------------|-------------------------|---|
| Pioneer Memorial) | | | as multi-purpose turf area, children’s play area, seating, picnicking, walkways, landscaping, etc. |
| Site #1 - Reynard Way (3532 Reynard Way) | | 4.72 | The varied topography and potentially historically significant existing building (to be determined) present some development challenges, but this relatively large site could be terraced, and provide many recreational opportunities. Possible adaptive reuse of the building? The parcels have one owner, which would simplify the acquisition process |
| Mini Parks | | | |
| Normal School (San Diego Unified School District Campus) | | | Provide a minimum 2.0 acre mini park within any redevelopment of this site. |
| Pocket Parks/Plazas | | | |
| Olive Street Park | 0.75 | | This is an existing City-owned park property which has been developed with non-park uses through a Revocable Encroachment Permit issued to the adjacent private property owner for a parking lot to serve a private medical facility. City Council revoked the permit on ____, 2013 so as to develop the site for park purposes. The revocation is being appealed and litigation is anticipated. Development of the park site will not be achievable until the permit revocation issue is resolved. |
| Site #4 - West Lewis Street Pocket Park | 0.35 | | This is an existing pocket park. It provides seating, interpretive signage, and views. |
| Site #24 - Golden Gate Drive Pocket Park | | 0.33 | The City-owned University Heights Open Space area directly adjacent to Golden Gate Drive is flat above steep slopes, and consists of informal trails, tree groves and some mature ornamental specimen trees (including Ficus benjamina and Palm varieties); it is well maintained and offers spectacular views to Mission Valley. These areas could be developed further with improved trails and pocket park amenities, to increase recreational opportunities while maintaining the natural character of the site. The largest area is closest to Rhode Island Street. The smaller area near Delaware Street could be developed as a quieter, more intimate pocket park. The area adjacent to New York Street is the “pinch point” linking the other two areas. |
| Site #5 - West Maple Canyon Pocket Park | 0.25 | | This future pocket park site has an approved General Development Plan (GDP, 8/21/10). Construction documents are in process, there is sufficient funding, and construction is anticipated to begin in June 2014. The park will provide views, seating, historical signage and ornamental planting. |
| Site #17 - Laurel Street Pocket Park | | 0.11 | This is an existing, City-owned, future pocket park site. It is vacant, gently sloped, and in the “shadow” of the I-5 retaining wall. |
| Laurel and Union Streets Pocket Park | | | This is an existing, vacant City-owned property suitable for a future pocket park with passive recreation amenities, such as trailhead . |
| Special Activity Parks | | | |
| None | | | |
| PARK EQUIVALENCY | EXISTING USE/AB | IF FUTURE USE/AB | RECREATION COMPONENTS AND AMENITIES RECOMMENDATIONS |
| Joint Use Facilities | | | |
| Site #15 - Birney Elementary School Joint Use Improvements | 0.82 ² | | This existing joint use facility is shared between the Greater North Park and Uptown Communities; it is included in both communities’ park inventories. |
| Site #25 - Roosevelt Middle School | 4.10 | | This project is located in Balboa Park, adjacent to the Uptown Community Planning Area, and adjacent to the Park Blvd. border which separates Uptown from the Greater North Park Community Planning Area. |
| Site #12 - Florence Elementary School | | | Community recommendations included coordination with the future library site to provide joint use recreational facilities. This is a |

| | | | |
|---|--|--|---|
| | | | small, constrained site, with a significant elevation change between the school and library sites. The school site opportunity areas are developed with hardscape/hardcourt uses. This potential joint use area would require agreement(s) with the SDUSD and the Library Department. |
| Site #13 – Mystic Park | | | <p>A large portion of the original community proposal includes Caltrans ROW (approx. from the SR-163 east to the Vermont Street bridge) known as the Cabrillo Freeway Historic District, which has several historic resource designations from various agencies; the area is also designated as an official CA Scenic Highway. These designations drastically reduce the feasibility of redesigning the entire area for park use.</p> <p>There is park potential for the reduced remaining areas, including Pascoe Street (“linear park/green alley”). Challenges include traffic circulation, safety and accessibility issues. An Agreement with Caltrans would be required.</p> |
| Site #14 - A: DMV (Dept. of Motor Vehicles) B: Normal Street Medians | | | <p>A: There is potential to incorporate a pocket park or linear park elements into the design when this site redevelops.</p> <p>B: This Normal Street medians offer potential linear park opportunities.</p> <p>Park planning for both sites should be coordinated and planned comprehensively. Agreements with the State and Caltrans would be required.</p> |
| Trails | | | |
| Mission Hills Open Space Trail | | | Existing trail system through City-owned open space; 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. |
| Maple Canyon Open Space Trail | | | Existing trail system through City-owned open space; 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. |
| Bankers Hill Open Space Trail | | | Existing trail system through City-owned open space; 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. |
| Curlew Open Space Trail | | | Existing trail system through City-owned open space; 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. |
| Hospice Point Open Space Trail | | | Existing trail system through City-owned open space; 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. |
| Buchanan Canyon Open Space Trail | | | Existing trail system through City-owned open space; 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. |
| Cypress Canyon/Marston Addition Trails | | | Existing trail system through City-owned open space; Trails are part of Balboa Park Master Plan. 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 | | | |
| Nate's Point Dog Off-leash Area (within Balboa Park) | | | Dog-off-leash area upgrades, such as fencing and drinking fountains; |
| Site # 8 - Balboa Park-Park Blvd. & Upas St. (within Balboa Park) | | 0.50 | This site is located near the existing picnic area. It is gently sloped, turf, and contains existing, large shade trees (Ficus and Eucalyptus). A children's play area was suggested for this site; a variety of recreation uses could be considered. Any proposed park development would require amendments to the Balboa Park Master Plan and the East Mesa Precise Plan, if the proposed uses differ significantly from these documents. |
| Uptown Recreation Center (within Balboa Park) | | | This proposed facility would expand or replace the existing underutilized building and its environs located on Sixth Ave. between Juniper and Ivy Streets with a 17,000 sq.ft. recreation center including a gymnasium, community meeting and multi-purpose rooms, arts & crafts rooms, fitness room, etc. as needed by the community. |
| Children's Play Area (within Balboa Park) | | | This proposed facility would provide a children's play area tailored for neighborhood users to be located along Sixth Ave. in the Marston Point Area or in conjunction with the new recreation center between Juniper and Ivy Sts. |
| Pershing Recreation Complex (within Balboa Park & shared with North Park and Golden Hill) | | 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. |
| Privately-Owned Park Sites | | | |
| None | | | |
| Non-Traditional Park Sites | | | |
| None | | | |
| Facility or Building Expansion or Upgrade⁴ | | | |
| None | | | |
| Total Park Acreage and Equivalencies Credits | | | |

¹ Site #s refer to potential park sites recommended by the community and evaluated by City Staff

² Uptown's pro rata portion of total joint use acreage of 1.82 acres; facility shared with North Park Community

³ Uptown's pro rata portion of total acreage (15.00 acres); facility shared with Uptown and North Park Communities

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

Table RE 7-3 Proposed Population-Based Park Inventory Summary

| PARK SPACE | UESABLE ACRES |
|---|---------------|
| Existing & Future Population-based Parks | 0.00 acres |
| Park Equivalency Credits | 21.92 acres |
| Population-based parks at full community development | 60.00 acres |
| Population-based park deficit at full community development | 26.66 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 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 Uptown Community.
- To create a sustainable park and recreation system that meets the needs of Uptown 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 Uptown Community Plan Area.

The demand for park and recreation opportunities will continue to grow as the population of the Uptown Community continues to grow. Undeveloped land for parks has already become difficult to find in the Uptown 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 western mesa 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 Uptown Community, this would mean concentrating active recreational use improvements towards larger resource-based parks, and focusing passive use improvements at smaller open space areas, such as Maple 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 on the western mesa of Balboa Park consistent with the Balboa Park Master 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 Uptown Community.
- RE-7.2.4 Preserve and protect open space canyons within the community 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 the Uptown Community 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 Uptown 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 Uptown 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 Uptown Community, as well as to surrounding communities.

Accessibility within the Uptown 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 Uptown 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. Future park and recreation areas should be designed to accommodate a variety of uses as determined by community desires consistent with General Plan Guidelines and other land use documents. 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-7.3.1 Provide pedestrian and bicycle paths along the western edge of Balboa Park to connect with the surrounding community.
- RE-7.3.2 Provide an information kiosk and map at the gateways to the community that identifies all parks that serve the Uptown Community and how to get to each by walking, biking or public transit.
- RE-7.3.3 Develop and increase access to senior and youth services, activities and facilities wherever possible within the community's public park and recreation system.
- RE-7.3.4 Provide opportunities for physically-challenged users to experience open space canyon 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 Uptown 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 Uptown'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 Uptown 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 Uptown, 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 southeastern edge of the Uptown Community, as well as to the North Park 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 governs the future development and enhancements within the western area of the park.

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 _____ 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 Uptown Community.
- RE-7.4.4 Construct approximately _____ linear feet of new trails, as shown on Figures RE-3 and RE-4, to connect with existing trails within _____ 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 Figures RE-3 and RE-4, where appropriate within the Switzer Canyon and Juniper/34th Street Canyon Open Space systems to maintain connectivity between trail segments.

-
- RE-7.4.6 Provide a recognizable entrance (trailhead) to the _____ Canyon Trail system at _____. The trailhead should include a kiosk that includes a wayfinding map that shows how the canyon interfaces with the Uptown Community.
- RE-7.4.7 Provide interpretive signs at major trailheads to _____ Canyon and _____ Canyon Open Space trail systems to educate users on the sensitive natural and cultural habitats and unique biologic and scenic qualities of these areas.
- RE-7.4.8 Recommended improvements within Balboa Park to serve the Uptown Community are included in Section RE-7.1, PARKS AND RECREATION FACILITIES, Recreation Opportunities and Park Equivalencies Recommendations.

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 Conservation Element

Introduction

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 Uptown 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. Preservation of natural features will depend on the enhancement, maintenance and the integration of sustainable development practices. The policy recommendations embodied herein will serve to guide future development in the community.

Related Content in Other Elements

- The Land Use Element identifies the open space system as a land use designation.
- The Urban Design Element contains design guidelines for canyon rim development and policies for the protection of visual resources.

GOALS

- Sustainable development and green building practices implemented to reduce dependence on non-renewable energy sources, lower energy costs, reduce emissions and water consumption.
- Preserved natural character of Uptown's open space for biological diversity as well as important relief from development.
- Protected natural open space networks to create corridors for wildlife habitation and passive recreation opportunities.

- A community-wide trail system including canyon trails and green streets to allow for greater public use and enjoyment of natural amenities.
- Protected natural canyon habitat from building encroachment and incompatible uses while enhancing its ecological richness.
- Existing visual access to the community's urban canyons maintained and enhanced.

8.1 Sustainable Development

The General Plan bases its goals and policies regarding climate change and natural resources on a number of basic principles that are intended to guide future development in ways that conserve natural non-renewable resources through sustainable development practices. This model of development considers a balance between natural resources and economic prosperity while protecting the public health, safety and welfare and reducing our environmental footprint.

The City's main responsibility when implementing State climate change laws and guidelines center around its authority to regulate land use. Through sensible land use regulation that reduces the number of vehicle miles travelled and promotes sustainable building and development practices, the City can achieve a meaningful reduction in carbon emissions. Actions that reduce dependence on the automobile by promoting walking, bicycling and transit use serve are key aspects of any strategy to reduce carbon emissions.

The General Plan discussion on this topic is multi-faceted. Strategies included in the Conservation Element address: development and use of sustainable energy types, including solar; reuse or recycling of building material; adaptively retrofitting and reusing existing buildings; constructing energy efficient buildings with healthy and energy-efficient interior environments; creating quality outdoor living spaces; improving materials recycling programs; and, sustainable local food practices. See applicable policies in Conservation Element Sections A, I, and L.

The Uptown community has the opportunity to utilize the General Plan policies as future development within the community will generally occur on previously-utilized lots where the surrounding built environment influences the pattern and form of new development. New structures sited adjacent to natural slopes or canyons would be able to utilize natural breezes for cooling.

Street trees and private tree planting programs are relatively low cost, low-technology methods for improving the visual landscape as well as air quality. Trees can provide shading and cooling for adjacent buildings as well as for pedestrians. Trees can reduce energy consumption resulting from reduction in size of the urban heat island, reduce storm water runoff through absorption of water by the trees, enhance or create visual corridors, and improve air quality by converting CO₂ into oxygen.

The City of San Diego 2008 General Plan Conservation Element contains the goal of protecting and expanding a sustainable urban forest. Policies speak to development of street tree master plans in community plans and implementing the plan through the development process. See the Urban Design element for this plan's master plan and development policies.

An 'Urban Ecosystem Analysis' was prepared for the communities of San Diego in 2003 by the American Forests Organization. The report concluded that San Diego has lost 'green infrastructure' as development occurred. This has created more heat islands while natural areas have been reduced including the removal of trees with large canopies which provide shade.

Add discussion and policy recommendations regarding:

- *Energy Efficiency*
- *Recycling*
- *Urban Forestry*

POLICIES AND RECOMMENDATIONS

- 8.1.1 Implement applicable General Plan sustainable development and resource management goals and policies as discussed in its Conservation Element Sections CE-A, I, and CE.L.3. See also Urban Design Element.
- 8.1.1 Existing buildings with important architectural or historic character are valued within the community. The most comprehensive energy reduction strategy is to promote the continued use or adaptive reuse of these buildings as well as any needed upgrades to their energy use efficiency.
 - Evaluate structures meeting the Historical Resources criteria for designation to be preserved and repositioned if necessary to maintain their economic viability.
- 8.1.2 Assure that required recycling facilities for buildings with alleys are accessed by the alleys but do not encourage the alley right-of-way to become the location for the recycling containers.
- 8.1.3 Each multi-family development should create a meaningful visually and functionally cohesive outdoor gathering space that considers protection from excess noise, shadow impacts, and maximizes the positive effects of prevailing breezes to reduce heat and provide natural ventilation to individual residences. (Refer to Urban Design Element policies when available).
- 8.1.4 Encourage the use of solar energy systems to supplement or replace traditional building energy systems.
- 8.1.5 Seek small City-owned sites not suitable for recreation use as opportunities for community gardens where individuals can supplement their food supply.

- 8.1.6 Identify commercially-designated lots that may be appropriate for commercial farms where a business person may create income by selling locally-produced agricultural products.
- 8.1.7 Implement applicable General Plan water resources management goals.
- 8.1.8 Evaluate 'Conservation Areas' within which existing structure' frontage presence and their landscape will be encouraged to remain as new development is incorporated into the existing environment.
- 8.1.9 Create a street tree master plan in the Urban Design Element of this plan to apply to private development and to utilize when pursuing greening grants or implementing community planting projects.
- 8.1.10 Increase the overall tree canopy cover throughout Uptown to the citywide generalized target goal of 20% in the urban residential areas and 10% in the business areas so that the natural landscape is sufficient in mass to provide significant benefits to the city in terms of air and water management.
- 8.1.11 Require new development retain significant and mature trees unless they are diseased and pose a threat to safety and welfare.
- 8.1.12 Work with the City's Urban Forester to resolve issues that may arise in individual development projects or in implementing the Uptown Park Street Tree Master Plan.
- 8.1.13 Replace street trees that are 'missing' or have been removed to restore a 'visual resource' or 'continuous canopy.'

8.2 Resource Management & Protection

Community Plan History

A comprehensive evaluation of the community's natural resources was conducted for the 1988 community plan update. This evaluation included review of the following environmental factors: Biology, Geology, Soils, Paleontology, Archaeology, Urban Form Considerations (i.e., community identity, scenic quality, recreation potential, and historical/cultural qualities), Geographic Features (i.e., part of hillside system or containing a unique feature) and Air and Water Quality based on the size of the open space system and vegetation quality/quantity. Based on these factors, a point system and matrix were developed which was used to create the community plan's open space priority and retention lists.

The result of this analysis was also compared to the open space boundaries for the 1975 plan and Hillside Review District boundaries as well as additional land that met the Hillside Review

District criteria. Canyons which have slopes between 13 and 25 percent are found in all of the subareas of Uptown but predominantly in the Middletown and Mission Hills subareas. Canyons with slopes exceeding 25 percent are primarily located on the northern slopes of Mission Valley, but also occur in portions of the many smaller canyons in Mission Hills and Middletown. Figure XX identifies the major canyon systems within the plan area. In 1975, the natural canyon systems identified as part of the community plan totaled 363 acres. With the 1988 plan, the Open Space/Hillside Review Overlay Zone area was expanded to encompass 440 acres. The current open space area covers XX acres and is shown on Figure XX.

Existing Conditions

The natural open space areas are concentrated in undeveloped canyon areas interspersed throughout the community. These natural open spaces range from the steep, southern hillsides of Mission Valley, which reach 200 feet in height, to the nearly flat mesa in Hillcrest. Many of the canyons are covered by a grid of dedicated street-right-of-ways which have not been improved because of the steep terrain. These dedicated street reservations are City-owned and provide opportunities for view retention, hiking trails, and connecting public open space unless they are vacated and sold or developed for access.

The natural habitat areas in Uptown 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). 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 with some limited commercial uses. Schools and parks are also located near the existing natural open space. The open space may be publicly or privately owned. 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 Uptown 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 Uptown 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

The canyons of Uptown 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 kept to the mesas. Development has been minimized along on 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 resource with park and recreation purposes 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 Uptown also play an important role in determining the ultimate success of the 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 (i.e., reporting vandalism to the appropriate authorities), education and restoration efforts.

Scenic Resources & Public Views

The topography of Uptown varies from XX feet in canyon bottoms to XX feet on mesa tops. Within the Middletown and Park West communities, the eastern side mesas are XX feet above the lower-lying westerly portions creating visual relief from the surrounding urban uses. Figure XX 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 Uptown 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 are recommendations would be relevant within the Uptown 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 Uptown community plan.

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 1988 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 1988 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 1988 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 address 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. 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 Uptown, 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 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.

Water Resource Management

Water is provided to the City of San Diego by the Metropolitan Water District in Los Angeles via the San Diego County Water Authority. Therefore, to meet the needs of the existing and future population, measures must be taken to protect and use our water allocation as efficiently as possible. In addition, state planning law requires water supply planning to be integrated into large-scale planning efforts, including community plans.

The City of San Diego 2008 General Plan Conservation Element discusses water resources management in policies CE-D.1 – D.5, and addresses a balanced water conservation strategy that includes measures such as, implementation of landscape regulations for efficient use of water, development of watershed management plans, and participation in regional efforts to maintain and increase reliable water supplies with minimal environmental effects. Education of water-users on wise water practices is an ongoing Citywide strategy.

Air Quality

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. 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.

Add discussion and policy recommendations based on future technical studies and/or information regarding:

- *Urban Runoff Management*
- *Climate Change*
- *Geology*
- *Water Supply Assessment*
- *Air Quality*
- *Public Health*

POLICIES AND RECOMMENDATIONS

- 7.2.1 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.
 - a. 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.
- 7.2.2 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.
- 7.2.3 Require that hillside development complement the natural character of Uptown including minimizing disturbance to topography and biological resources.
- 7.2.4 Plan development to minimize grading related to the topography and natural features for Uptown.
- 7.2.5 Open space areas should be preserved through covenant of easements, open space designation, or dedication to the City of San Diego.
- 7.2.6 Graded areas and areas of invasive vegetation should be revegetated with native vegetation to restore biological diversity and minimize erosion and soil instability.
- 7.2.7 Implement the Environmentally Sensitive Lands regulations for biological resources and steep slopes and the MSCP policies and guidelines through the project review process.

- 7.2.8 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

- 7.2.9 Select new street trees for their ability to provide a canopy & framing of public views. See Urban Design Element Street Tree discussion & recommendations.
- 7.2.10 Ensure unobstructed access to open space & canyon trailheads that provide public vantage points (i.e., views and vistas) and access.
- 7.2.11 Evaluate the need for modified or increased setbacks when adjacent to public view angles and reject or object to reduce setbacks that obscure established public vantage points unless alternative or improved public views are proposed.

Canyon Sewer Program

- 7.2.12 Evaluate impacts of sewer cleaning and maintenance activities located in Uptown consistent with Council Policies 400-13 and 400-14 to assure an effective, efficient and environmentally sensitive means to accomplish the sewer cleaning activities.
- 7.2.13 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.

Water Resource Management

- 7.2.14 Implement applicable General Plan water resources management goals and policies as discussed in the Conservation Element Sections CE-D.1-D.5 and Urban Design Element.
- 7.2.15 Encourage new development to incorporate as many water-wise practices as possible in their design and construction including:
- Encourage recycled and/or gray water (is this being allowed in the City?) irrigation systems;
 - Retrofit public spaces and public rights-of-way with low-water use vegetation and/or alternative permeable surface materials that meet adopted landscape regulations; and
 - Ensure that any 'community greening' projects utilize water-efficient landscape

Air Quality

- 7.2.16 Implement the General Plan air quality policies found in the Conservation Element Section F through land use organization and economic development policies, and landscape policies.

- 7.2.17 Promote retention of existing, or addition of new drought resistant trees to absorb pollutants.

Appendix 8.0

Natural Resource Mapping

As part of the community plan update process, the areas designated as open space and MHPA were reviewed. It was determined that some areas had been mapped incorrectly and included existing development (i.e., houses, streets) while other areas containing sensitive biological resources and urban amenities were not included (Figure XX). Therefore, a comprehensive, systemic approach was developed in order to evaluate areas of existing development/Urban land that should be removed as well as areas where biological and urban amenities should be added.

- Existing MHPA and Community Plan Open Space boundaries
- 1992 aerial mapping
- Public Ownership
- City Dedicated and Designated Open Space Lands
- SANGIS Conserved Lands database
- Topographical data
- SANGIS Vegetation layers – 1997 and 2012
- 2012 aerial mapping

City staff reviewed the first two layers to determine where, if any, potential errors existed. Subsequent layers were added to refine the boundary lines. The MHPA boundary line correction was considered in coordination with the Wildlife Agencies and is consistent with the goals of the MSCP to conserve biological resources and allow for existing and future development in appropriate areas. The evaluation process considered the following factors:

- MHPA correction criteria:
 1. The proposed area to be corrected out was legally permitted or
 2. No habitat, including wetlands, would be removed,
 3. No buffer area (e.g., wetland buffer, wildlife corridor) would be impacted, and
 4. Removing the area from the MHPA would not avert the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines.
- Remove all urban lots under Add lot size, unless remainder area contained significant biological resources (i.e., vernal pools, narrow endemic species). Basis for this determination: Allowance for the legally existing house, yard, and brush management zone 1, would result in a remainder area of approximately 10-15 feet which would provide limited, if any, biological value to the adjacent preserve. MHPA adjacency guidelines would be applied for any future development proposals within these parcels;


- For lots larger than Add lot size, MHPA boundary was corrected to 1) remove all existing legal structures (i.e., houses, pools, etc.) and required 35 foot brush management zone 1 and 2) to include the areas with biological value.
- Mapping was done at a general parcel level using aerial mapping. At the project-level, it is anticipated that the MHPA boundary line may be additional refinement based on the above criteria; and
- Additional lands (public and private) with biological value and adjacent to the existing MHPA were added.

This evaluation resulted in the removal of XX acres of developed/urban lands, including XX single family homes and the addition of XX acres of land containing sensitive biological resources and steep slopes. Conservation of these lands would be consistent with ESL regulations, City's Biology Guidelines, and the MSCP Subarea Plan.

9.0 Noise Element

Introduction

The General Plan provides goals and policies to guide compatible land uses and the incorporation of noise attenuation measures for new uses that will protect people living and working in the City from an excessive noise environment. The General Plan provides sufficient policy direction for noise-related issues. The policies in the Community Plan focus on specific noise land uses compatibility issues. Noise sensitive land uses include residential and schools for children. The Land Use Element provides policies and recommendations for future residential with commercial and business park uses. The Urban Design element addresses building and site design which can be used avoid and attenuate excessive noise levels. Uptown is an urban community with a mix of uses and major transportation facilities. The community has a higher ambient noise level from commercial, industrial, freeways, major streets, aircraft operations, and rail operations.

Figure  illustrates the future noise contours from freeways, major roads, and rail lines. The noise contours do not reflect changes in noise levels due to topography such as the freeway elevation above ground level or other physical barriers including vegetation, walls, or buildings. The Airport Land Use Compatibility Plan contains the noise contours for the San Diego International Airport. *(Insert figure)*

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 A-weighted decibels (dBA), 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 A-weighted filter places a greater emphasis on frequencies within the range of the human ear. The General Plan provides compatibility guidelines for evaluating land uses based on noise levels. The General Plan specifies that noise levels at or below 70 dBA are conditionally compatible for multi-family residential 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.

GOAL

- Consider existing and future exterior noise levels when planning and designing developments with noise sensitive uses to avoid or attenuate excessive noise levels.

9.1 Noise Compatibility

Commercial Activity

Where residential and other sensitive receptor uses are present or proposed, the potential for noise impacts from commercial activities are important to evaluate, such as deliveries during

late night and early morning hours, generate noise that can affect the nearby residential uses. Reducing the effect from commercial activity noise involves site planning and integrating noise attenuation measures in new buildings that will reduce interior sound levels. Refer to General Plan Policies NE-E-1 through NE-E6.

Motor Vehicle Traffic Noise

Vehicle traffic noise is directly related to the traffic volume, speed, and mix of vehicles. Major roadways that include State Route 163 and Interstate 5, are the primary sources of motor vehicle noise within the community. Noise from trucks driving within, or parked and idling along roads in the community can also be a source of annoyance for noise sensitive uses. Uptown is affected by truck traffic associated with commercial land uses. Trucks in general generate more noise than cars and light trucks. Refer to General Plan policies NE.B.1 through NE. B.8.

Rail Noise

Rail noise is a source of noise in the community. Freight trains, intercity rail (Amtrak), commuter rail (Coaster), and light rail transit (Trolley) can generate high, relatively brief, intermittent noise events within the vicinity of at grade rail crossings where horns and crossing bells are sounded. Federal regulations require trains to sound their horns at all roadway-rail grade crossings. Horns, whistles and bells on the moving trolley vehicles, and horns from freight trains, combined with stationary bells at grade crossings can generate excessive noise levels that can affect noise sensitive land uses. To minimize excess train horn noise, the federal government allows the establishment of train horn “quiet zones.” This requires the implementation of safety measures to compensate for the loss of the train horn usage. Additionally, the Mobility Element supports roadway-rail grade separation since this will eliminate the need for bells and horns at the existing grade crossing which will reduce the noise level. Refer to General Plan policies NE.C.1 through NE-C.4.

Aircraft Noise

Aircraft noise and overflight of aircraft from San Diego International Airport (SDIA) affects the Uptown community. Aircraft noise can affect people living and working in the community at varying degrees, depending on a person’s level of annoyance. The SDIA prohibits most late night takeoffs to help limit noise impacts and maintains the Quieter Home Program to retrofit existing homes in areas above the 65 dBA noise level contour to reduce interior noise levels to an acceptable level. The community is within the Airport Influence Area, which is the boundary for the Airport Land Use Compatibility Plan (ALUCP) for SDIA. The ALUCP is prepared by the Airport Land Use Commission (ALUC) for San Diego County. Aircraft noise is one of the factors that the state-required ALUCP addresses with established policies for land use compatibility, as discussed in the Land Use Element. The General Plan conditionally allows future multiple unit and mixed-use residential uses in the areas above the 65 dBA airport noise contour within the Airport Influence Area for SDIA to maintain and enhance the character and urban form. Refer to General Plan policies NE.D.1 through NE-D.6.

POLICIES AND RECOMMENDATIONS

- 9.1 Utilize the Community Plan and the Airport Land Use Compatibility Plan noise contours when making land use planning decisions.
- 9.2 Ensure that future residential use above the 60 dBA CNEL aircraft noise contour include noise attenuation measures to ensure an interior noise level of 45 dBA CNEL and provide an avigation easement to the airport operator for SDIA.
- 9.3 Establish a train horn “quiet zone” at the Old Town, Washington Street, Noell Street, Vine Street, and Sassafras Street at-grade rail crossings.

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 Uptown
- Educational opportunities and incentives related to historical resources in Uptown

10.1 Historic Context

Prehistory

- General prehistory of area
- Results of archaeology study specific for Uptown
- 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 Uptown 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

C. Policies and Recommendations

1. Provide opportunities for education and interpretation of Uptown'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.