

# NORTH PARK COMMUNITY PLAN UPDATE

A Discussion on Public Facilities | City Planning & Community Investment

## AGENDA

- ❖ Introduction
- ❖ Public Facilities, Services & Safety Element
- ❖ Facilities Serving North Park
- ❖ Development Impact Fees
- ❖ Financing Plan Update Process
- ❖ Questions & Feedback

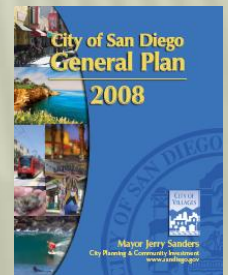
# PURPOSE: PROVIDE PUBLIC FACILITIES/SERVICES TO SERVE EXISTING POPULATION/NEW GROWTH

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- ❖ The City of San Diego has grown into a jurisdiction with two tiers:
  - ❖ Proposition A Lands (former Future Urbanizing Areas); and
  - ❖ Urbanized Lands (former Planned Urbanizing and Urbanized Areas)
  
- ❖ North Park is an Urbanized Lands community

# PUBLIC FACILITIES, SERVICES, AND SAFETY ELEMENT

- ❖ Police
- ❖ Fire Rescue
- ❖ Library
- ❖ Schools
- ❖ Information Infrastructure
- ❖ Wastewater
- ❖ Storm Water Infrastructure
- ❖ Water Infrastructure
- ❖ Water Management
- ❖ Public Utilities
- ❖ Regional Facilities
- ❖ Healthcare Services
- ❖ Disaster Preparedness
- ❖ Seismic Safety



# EXISTING FACILITIES

## Today's Discussion:

- ❖ Police
- ❖ Fire
- ❖ Library
- ❖ Transportation\*
- ❖ Parks\*



\* Not discussed in the Public Facilities Element of the General Plan, but DIF eligible.

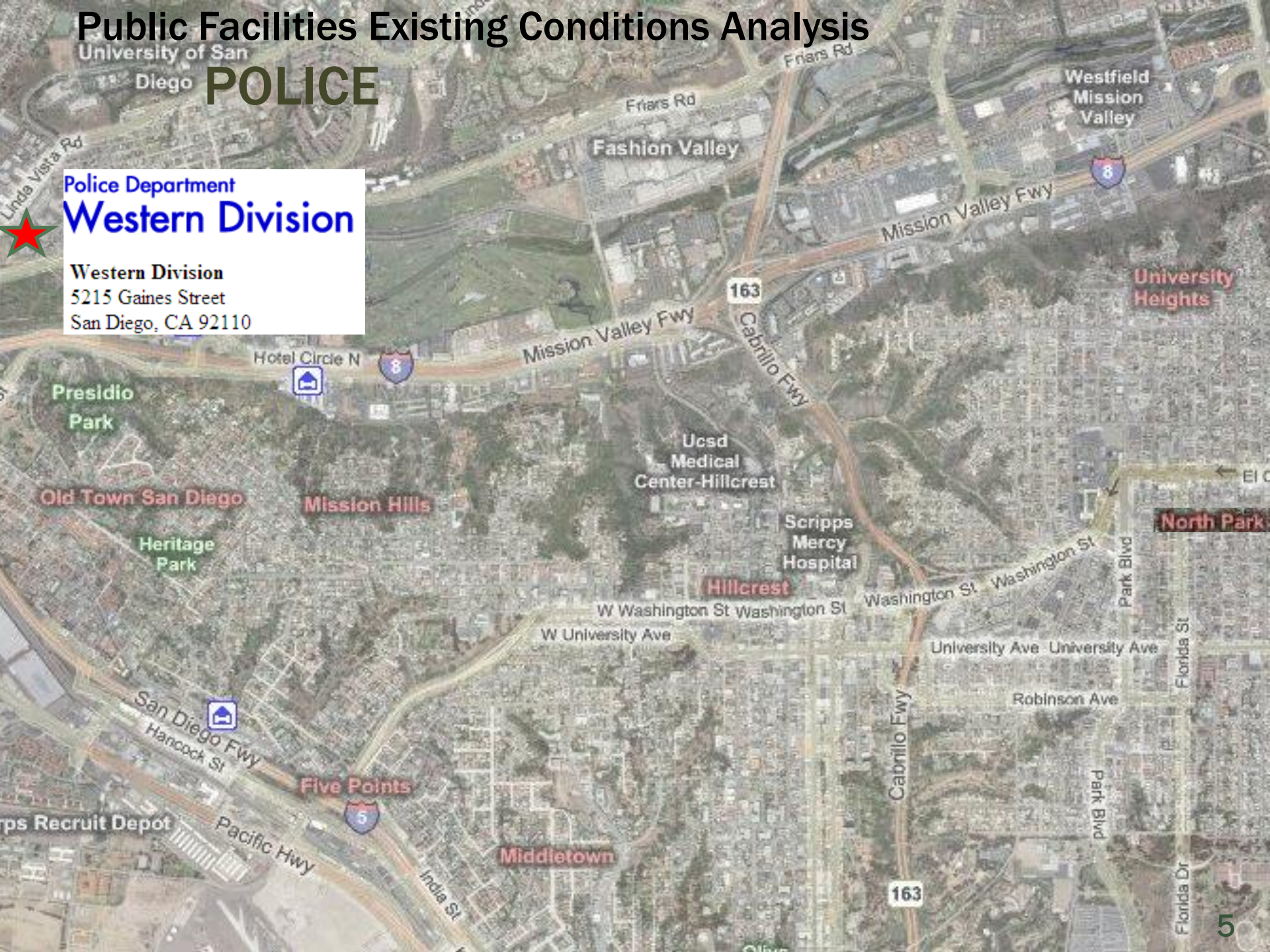
# Public Facilities Existing Conditions Analysis

University of San Diego

# POLICE

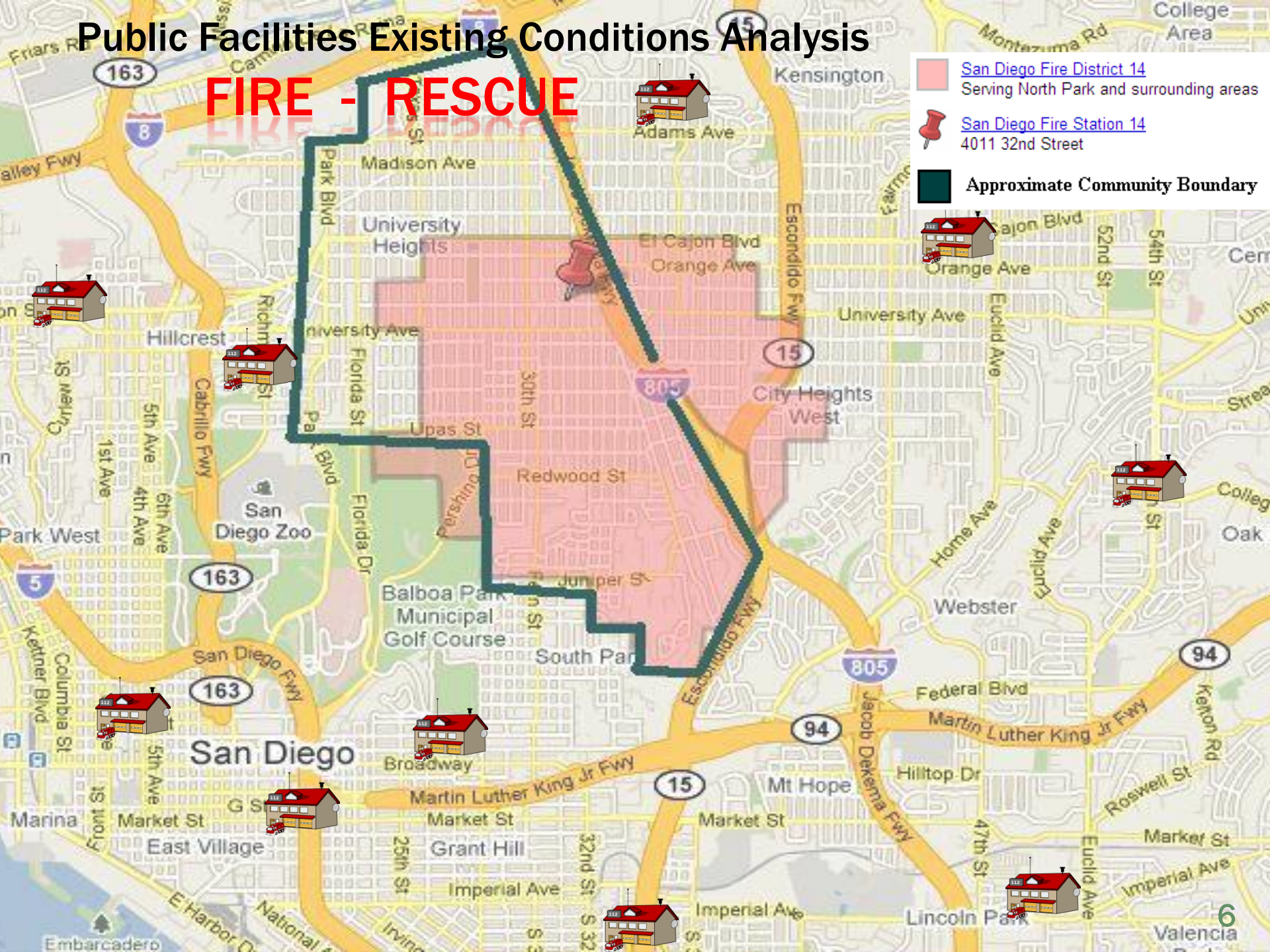
Police Department  
**Western Division**




Western Division  
5215 Gaines Street  
San Diego, CA 92110



# Public Facilities Existing Conditions Analysis

## FIRE - RESCUE



-  [San Diego Fire District 14](#)  
Serving North Park and surrounding areas
-  [San Diego Fire Station 14](#)  
4011 32nd Street
-  **Approximate Community Boundary**

# Public Facilities Existing Conditions Analysis

## LIBRARIES



North Park Branch – 8,000 SF



Proposed Main Central Library – 497,000 SF



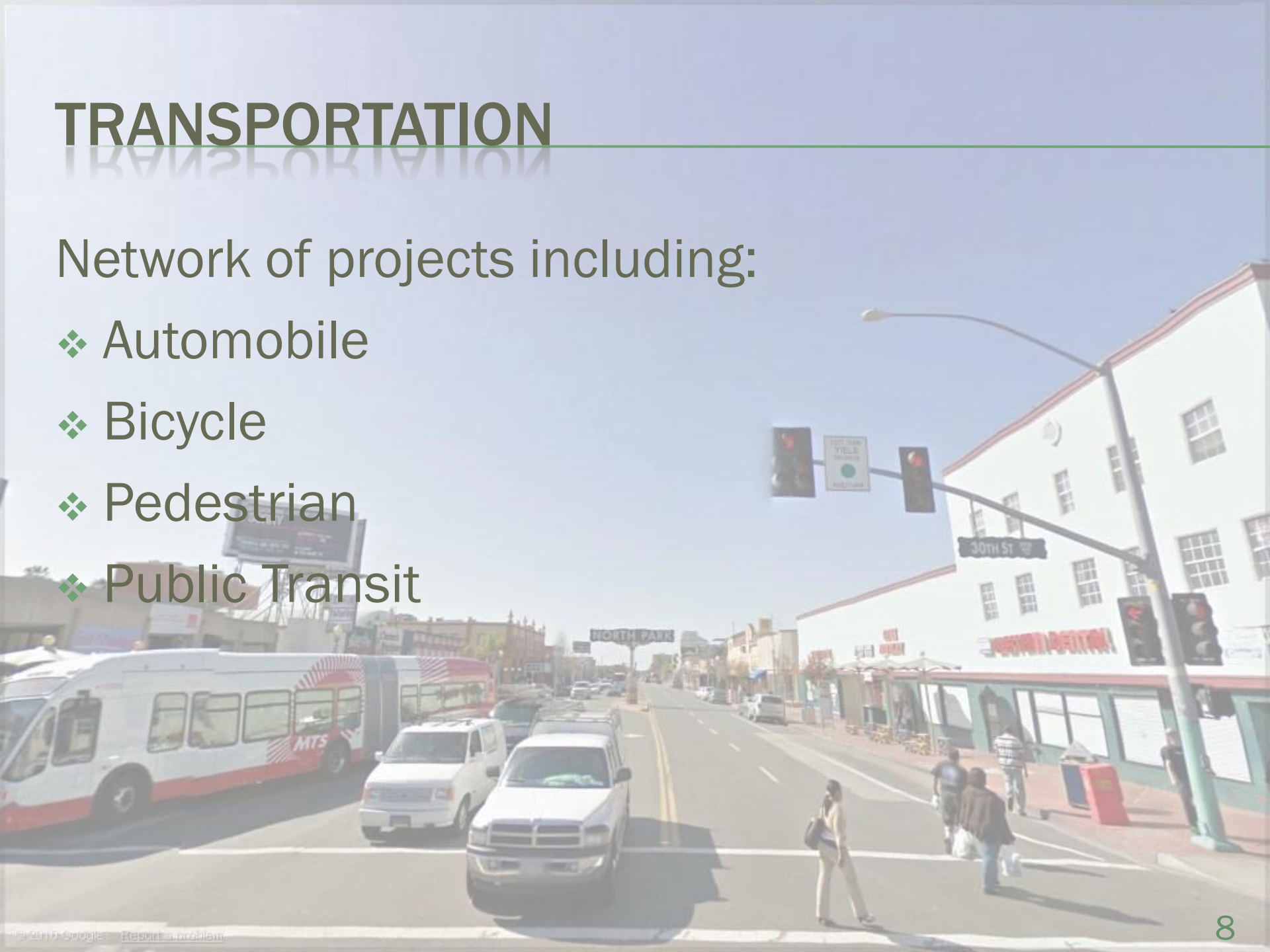
Main Central Library – 144,000 SF



# TRANSPORTATION

Network of projects including:

- ❖ Automobile
- ❖ Bicycle
- ❖ Pedestrian
- ❖ Public Transit





# PUBLIC FACILITIES, SERVICES, AND SAFETY ELEMENT

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**Goal:** Implementation of financing strategies to address existing and future public facility needs citywide

## Policies

- ❖ Invest in needed facilities
- ❖ Pursue, adopt, implement, and maintain diverse strategies
- ❖ Integrate all planning policies into the CIP
- ❖ *Maintain an effective facilities financing program*

# DEVELOPMENT IMPACT FEES (DIF)

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Policy: Maintain an effective facilities financing program to ensure new development is mitigated

- ❖ Established in 1987
- ❖ Prop. 13 environment (post-1978)
  - ❖ Limited City's financial resources

## State Law Criteria

- ❖ “Nexus” determination
- ❖ Proportionality/Fair share
- ❖ Equitable distribution of cost

# NORTH PARK - DIF FEE & COMPARISON

RESIDENTIAL PROPERTY					COMMERCIAL/INDUSTRIAL	
Transportation	Park & Rec	Library	Fire	Total per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1000 sq. ft. of Gross Building Area (GBA)
\$434	\$2,890	\$641	\$115	\$4,080	\$62	\$115



# REVENUES & BALANCE

Total Revenues: \$2,075,000

Remaining Balance: \$ 261,000

## Major Projects\*:

Project Name	Amount
El Cajon Blvd. Commercial Revitalization	\$364,000
University Ave. Commercial Revitalization	310,000
Traffic Modifications (University – Park Ave. to 35 <sup>th</sup> St.)	281,000

\* Full list w/ details available

# REVENUES & BALANCE (SPECIAL PARK FUND)

Total Revenues: \$ 8,019,000

Remaining Balance: \$ 1,352,700

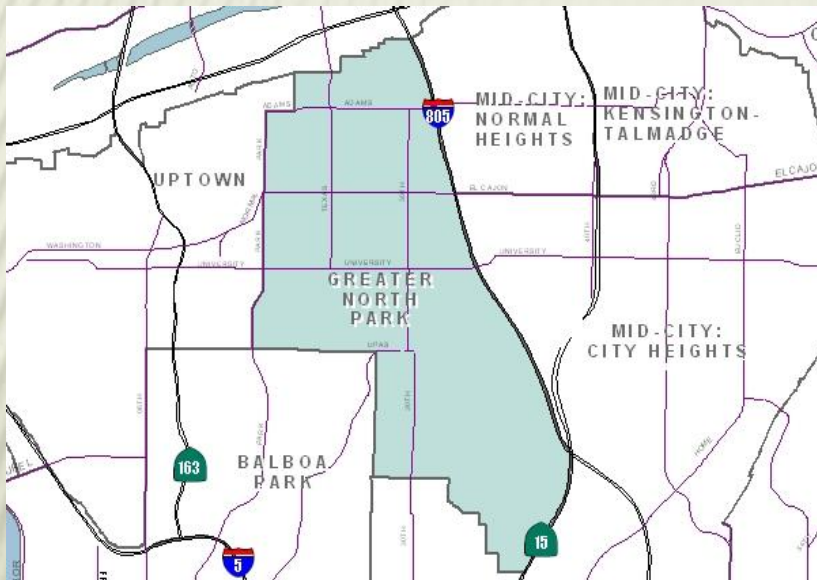
## Major Projects\*:

Project Name	Amount
North Park Community Park Improvements	\$1,659,700
Montclair Neighborhood Park Development	733,200
Garfield Elementary Joint Use Park	718,500

\* Full list w/ details available

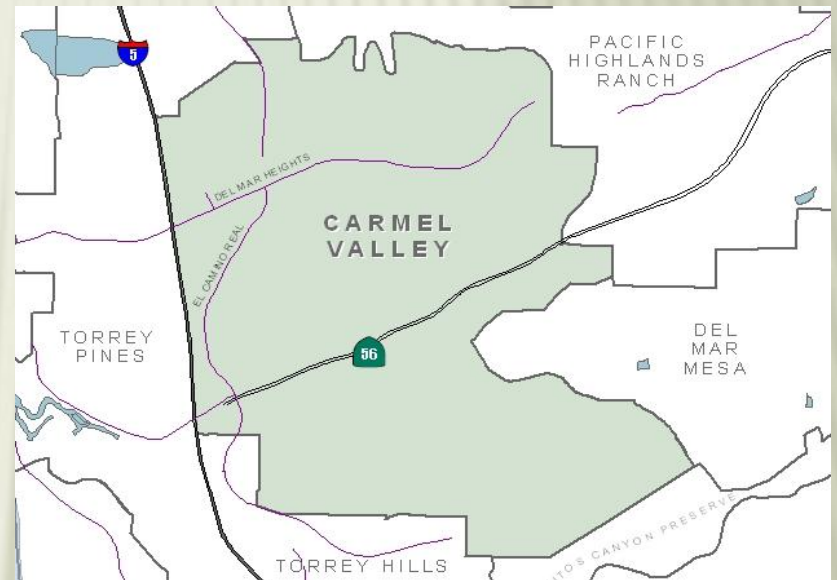
# COMPARISON

## Tale of Two Communities:



Total # Dwelling Units: 24,900

# Dwelling Units Paid Fees: 2,400 (9.5%)



Total # Dwelling Units: 13,100

# Dwelling Units Paid Fees: 13,000 (99%)

# GREATER NORTH PARK FINANCING PLAN UPDATE PROCESS

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- ❖ Schedule/Timeline
- ❖ Initiated when Transportation modeling complete and Circulation Element identified
- ❖ PFFP identifies facilities eligible for DIF funding
- ❖ Identifies other public facilities which serve the needs of the community but not eligible for DIF funding
- ❖ Promotes the joint use of facilities, services, and programs

# NORTH PARK

A nighttime photograph of the North Park sign structure. The sign is illuminated and features the words "NORTH PARK" in large, white, sans-serif capital letters. The sign is supported by a tall, cylindrical column with a decorative, fluted top. The background shows a city street at night with light trails from cars and buildings.

## QUESTIONS & FEEDBACK



# ACRONYMS

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CIP – Capital Improvement Program

DIF – Development Impact Fees

PFFP – Public Facilities Financing Plan

Prop. 13 – Proposition 13