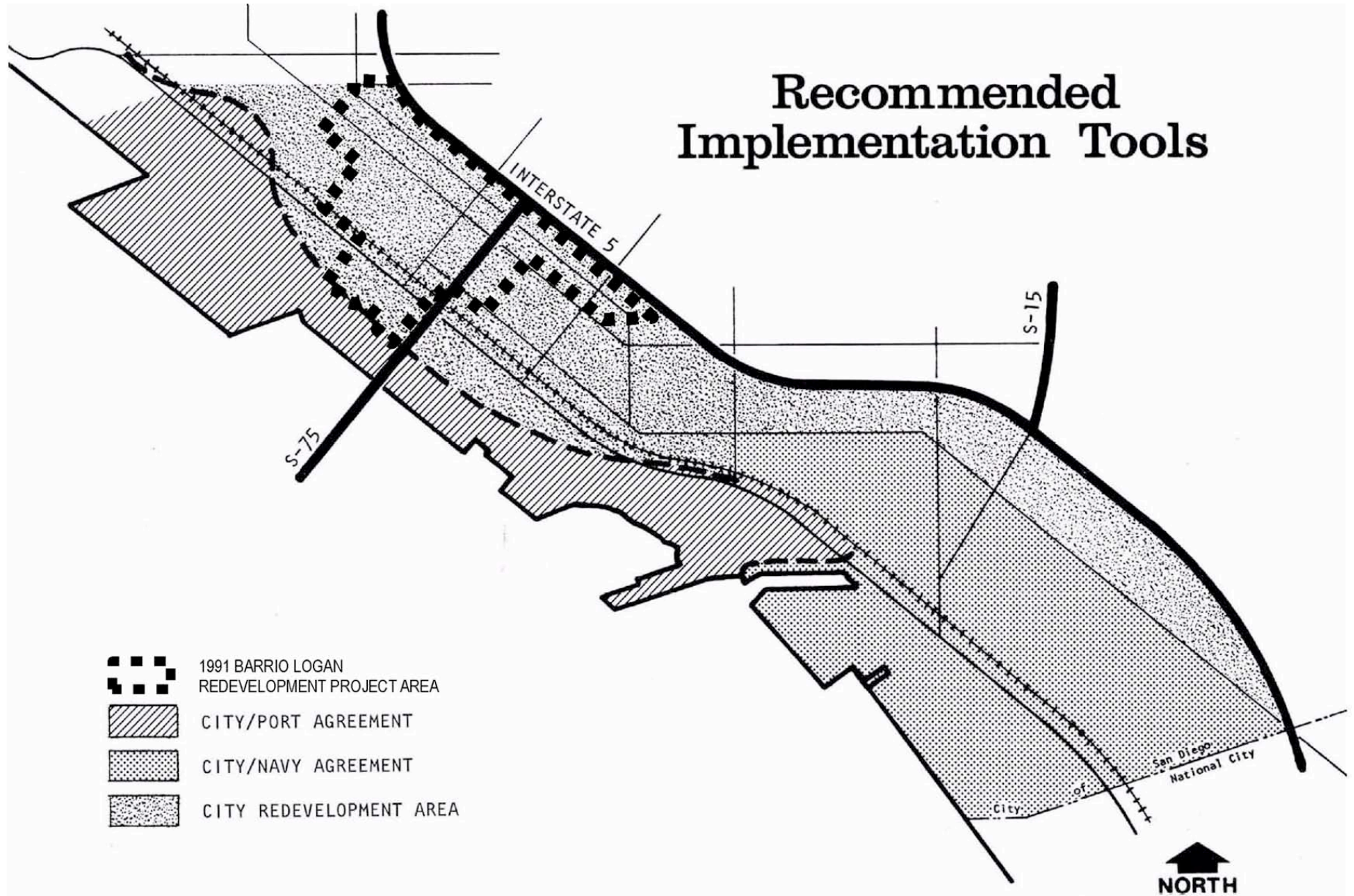


Recommended Implementation Tools



Barrio Logan
Harbor 101

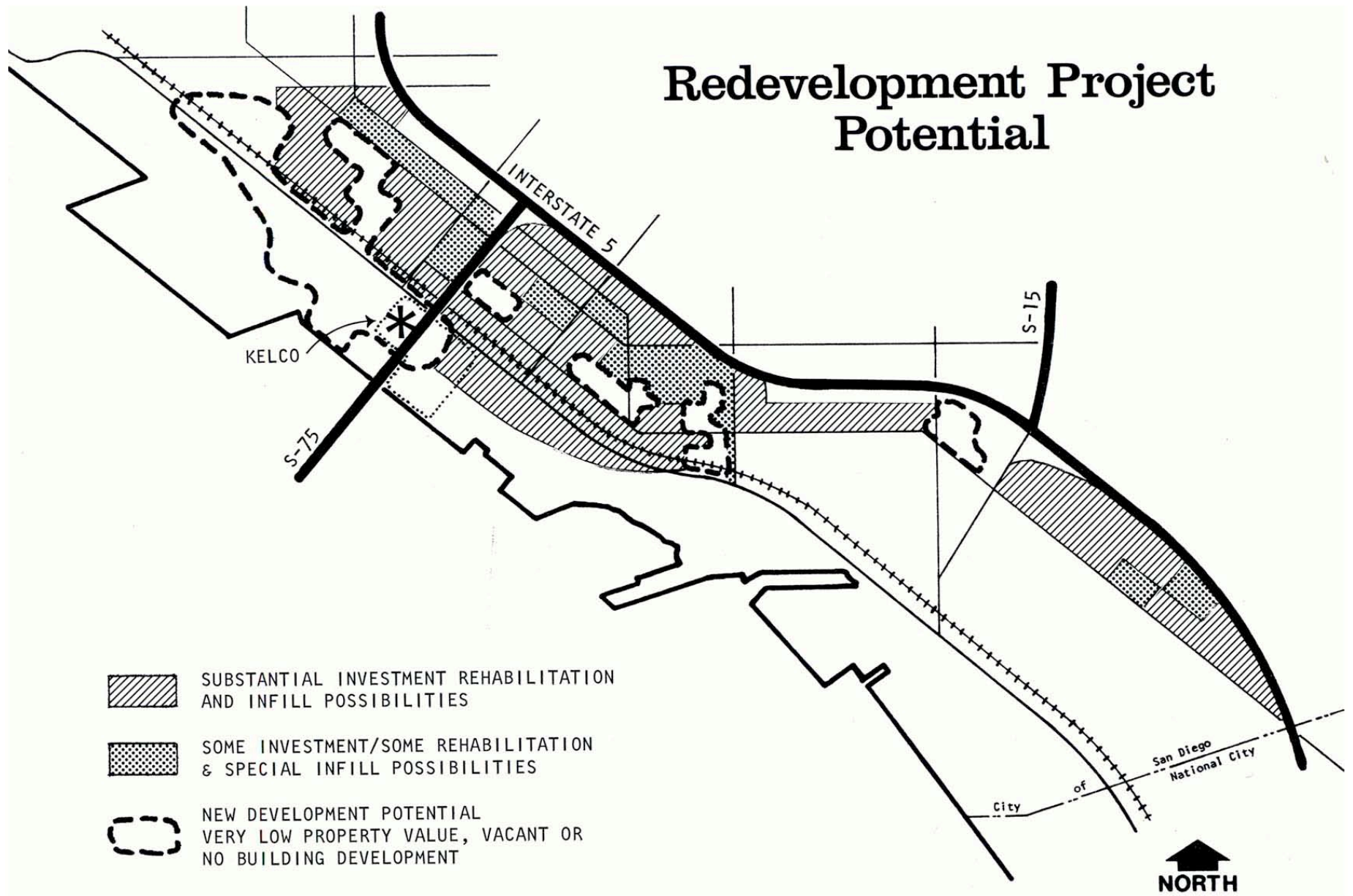
GENERAL RECOMMENDATIONS

Generally, this Plan concludes that the implementation and management tool most effective to coordinate and prioritize funding resources for the implementation of this Plan is through the redevelopment process under the California Redevelopment Law. Therefore, this Plan recommends that the Barrio Logan/Harbor 101 community planning area be established as a redevelopment area, under California State Law; this action requires that a Preliminary Redevelopment Plan be prepared and adopted by the City Planning Commission, and a Redevelopment Plan be subsequently prepared and adopted by the City Council.

Major land use regulation actions should be implemented primarily by rezonings and development of new zones, designed to satisfy the requirements of the California Coastal Act. The zoning regulations will be prepared by the City Planning Department and adopted by the City Planning Commission, the City Council, and the State Coastal Commission. Specific plan proposals and projects should be studied and coordinated by the Redevelopment Agency upon the Council approval of the redevelopment. Plan funding should be undertaken by agencies and individuals with the Redevelopment Agency's coordination. Primary funding resources available are state and federal grants and special local (assessment) districts, as shown in the **Implementation Chart** at the end of this section. The role of private enterprise should not be underestimated, since it plays a major role in the community rehabilitation, new development, and assessment districts for public improvements such as parking. Private enterprise should take the lead but be in close coordination and partnership with the Redevelopment Agency as the plan implementation managing and funding, coordinating agency.

This Plan section is divided into General Recommendations, Plan Implementation Phasing, and Implementation Tools/Major Responsibilities and Coordination. This last section is represented by a chart.

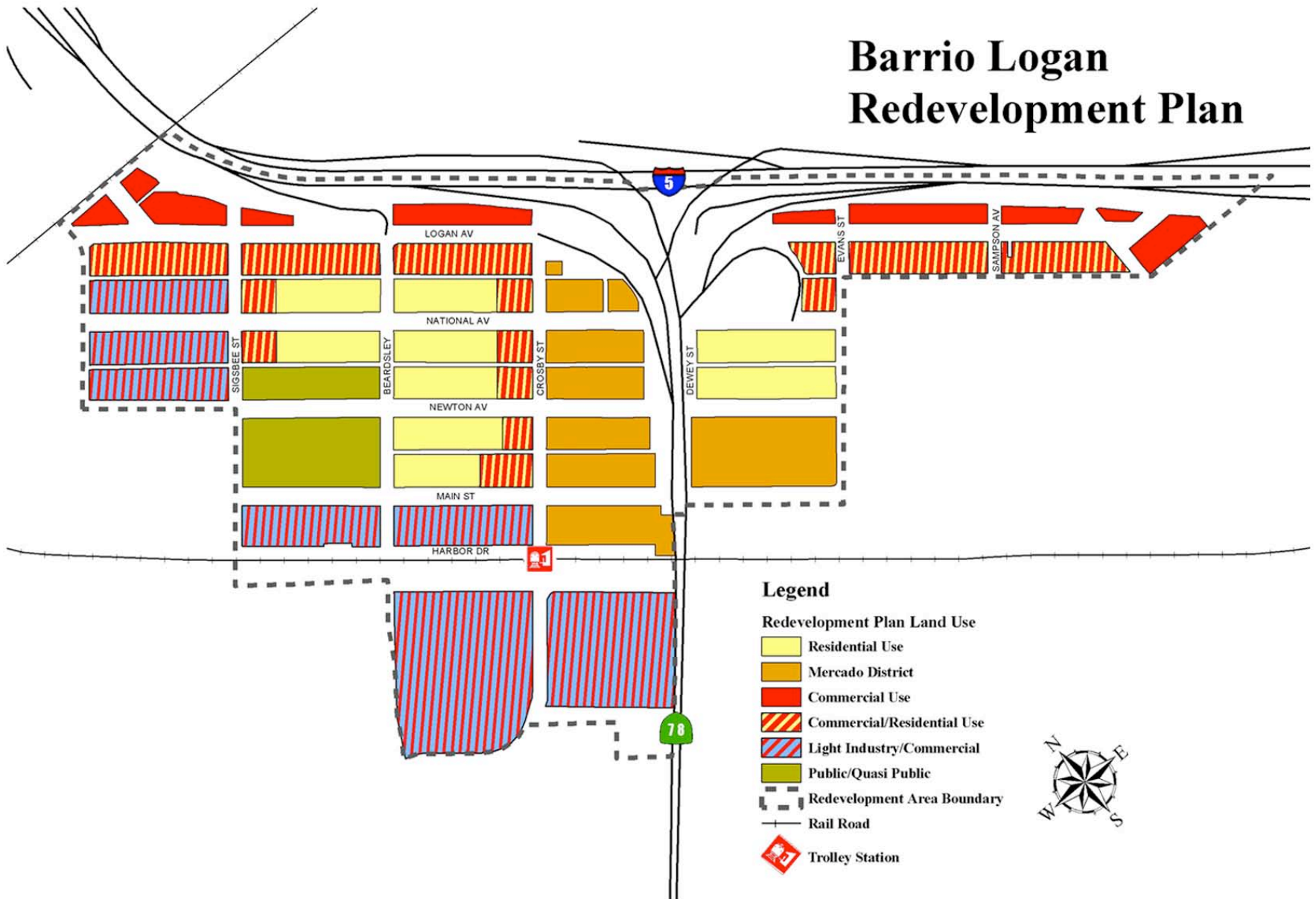
Redevelopment Project Potential




NORTH

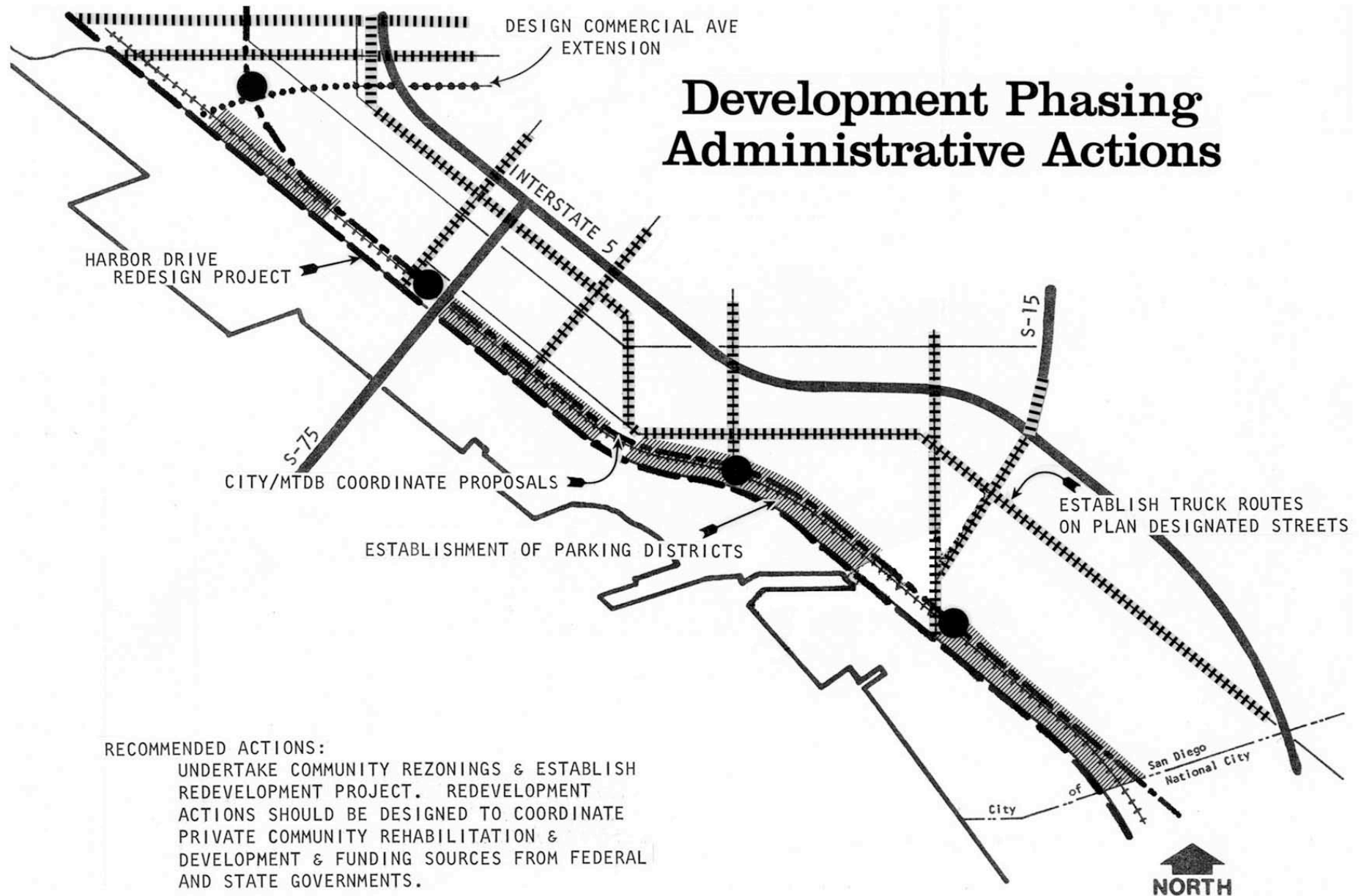
Barrio Logan
Harbor 101

Barrio Logan Redevelopment Plan



**Barrio Logan
Harbor 101**

Development Phasing Administrative Actions



Barrio Logan
Harbor 101

PLAN IMPLEMENTATION PHASING

This Plan recommends an implementation phasing in three parts; Administrative Actions, Short Range Actions, and Long Range Actions. A timeframe is also suggested of two years, five to ten years, and ten to 15 years respectively.

ADMINISTRATIVE ACTIONS (Two-Year Period)

- Develop zoning proposals for the community. Study and develop new zones and/or districts as necessary. Schedule for Planning Commission and City Council adoption.
- Local Coastal program review and adoption by the City Council and Regional and State Coastal Commissions.
- Development of a preliminary Redevelopment Plan and Final Redevelopment Plan.
- Redevelopment studies for financing of Residential, Industrial, and Commercial Plans.
- Coordinate MTDB development proposals.
- Coordinate School District development.
- Establish truck routes on designated streets.
- Limit parking in community streets once a week to ensure the street sweeping.
- Establish an easement contract with the Unified Port District for public access to the bayfront.
- Port District/Redevelopment Agency Coordination for joint development.
- Coordinate development controls and/or rezoning action to establish land use conformity in rehabilitation areas, and provide for new development areas.
- Establish Parking District.
- Salvage Yard Locational/Zoning Study.

BARRIO LOGAN REDEVELOPMENT PLAN

In 1991, the City of San Diego adopted a Redevelopment Plan for the Barrio Logan Redevelopment Area. The area encompasses 133 acres generally bounded by I-5, 16th Street, the Port District and 26th Street. The Redevelopment Plan contains specific land use recommendations, detailed below, to implement the goals and objectives of the Barrio Logan/Harbor 101 Community Plan.

Residential

- Create a balanced mix of new housing stock of varied types, including low- and moderate-income housing.
- Promote neighborhood identity through the rehabilitation of existing residential dwelling units and the addition of new units.

Commercial/Residential Mixed Use

- Develop convenient access to commercial services by interspersing residential units with commercial buildings and thus promote the viability of the local business community.

Commercial

- Encourage the development of a commercial environment which positively relates to adjacent land uses.
- Allow for the upgrading and expansion of existing commercial uses to promote a commercial environment which better serves community needs.

Light Industrial/Commercial

- Encourage consolidation of industrial land to allow the development of industrial parks, auto-oriented services and marine-oriented industries.
- Preserve the area's existing employment base and promote the development of local job opportunities.

Public/Quasi-Public

- Provide a basis for the establishment or enlargement of public, quasi-public, institutional or non-profit uses.

Circulation

- Develop a pedestrian and vehicular transportation network which minimizes and reduces existing circulation conflicts, coordinates with land uses and densities, and provides additional accessibility for transit-dependent population.

Mercado District Area

- Facilitate the development of commercial uses mixed with residential and public-serving uses to serve the Barrio Logan community, as well as the greater regional area and tourists.

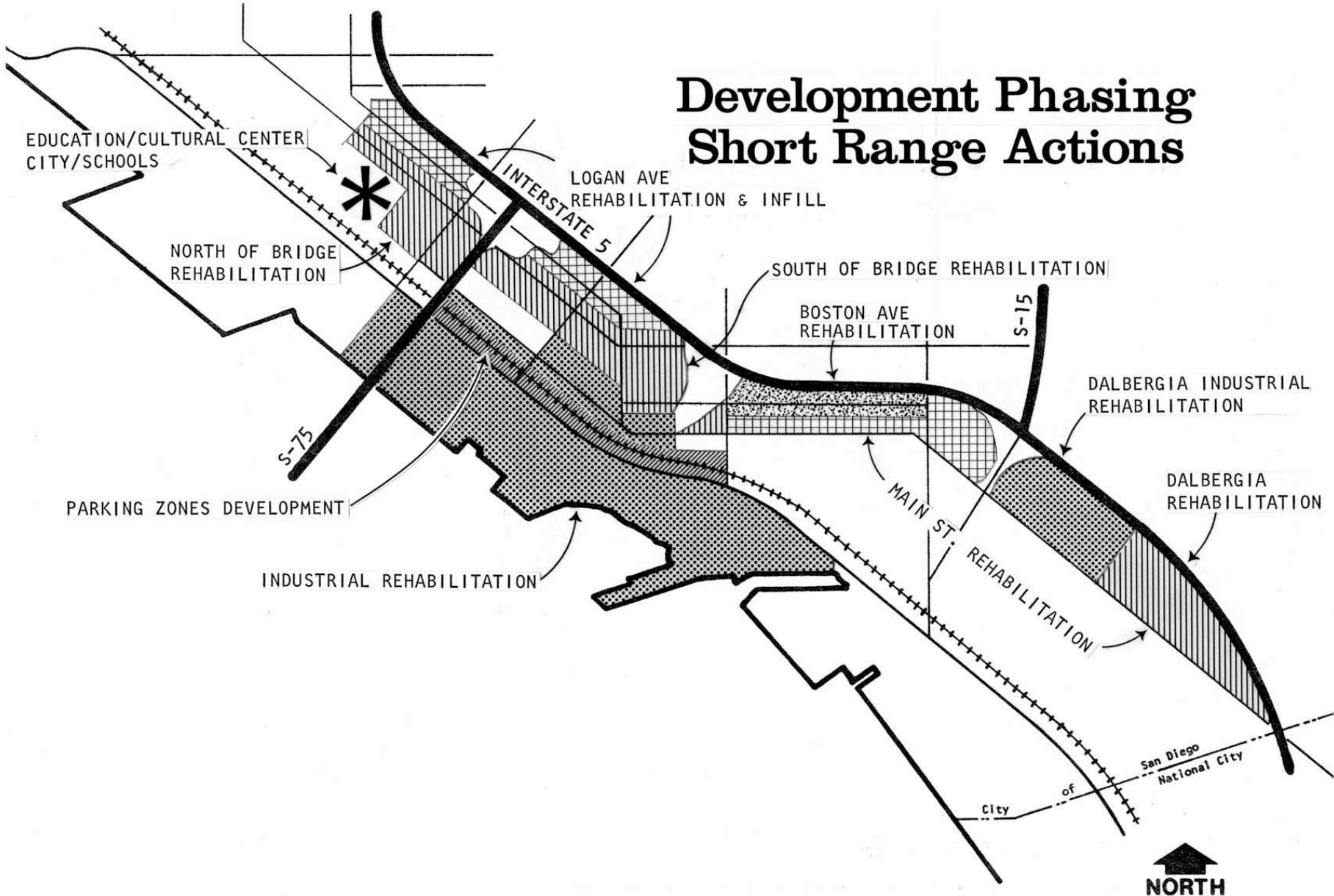
Urban Design

- Achieve an environment that reflects a high level of concern for architecture, landscape, urban design and land use principles.

The Barrio Logan Redevelopment Plan further identifies public facilities to be provided by development impact fees and through tax increment financing. Development will be guided by the Redevelopment Subdistrict of the Barrio Logan Planned District Ordinance, which conforms with the design guidelines and public improvements contained in the Redevelopment Plan.

The present boundary of the Redevelopment Plan could be expanded to encompass the entire area of the Barrio Logan/Harbor 101 community under City land use authority if appropriate findings are made by the Redevelopment Agency, in accordance with California Redevelopment Law provisions.

Development Phasing Short Range Actions

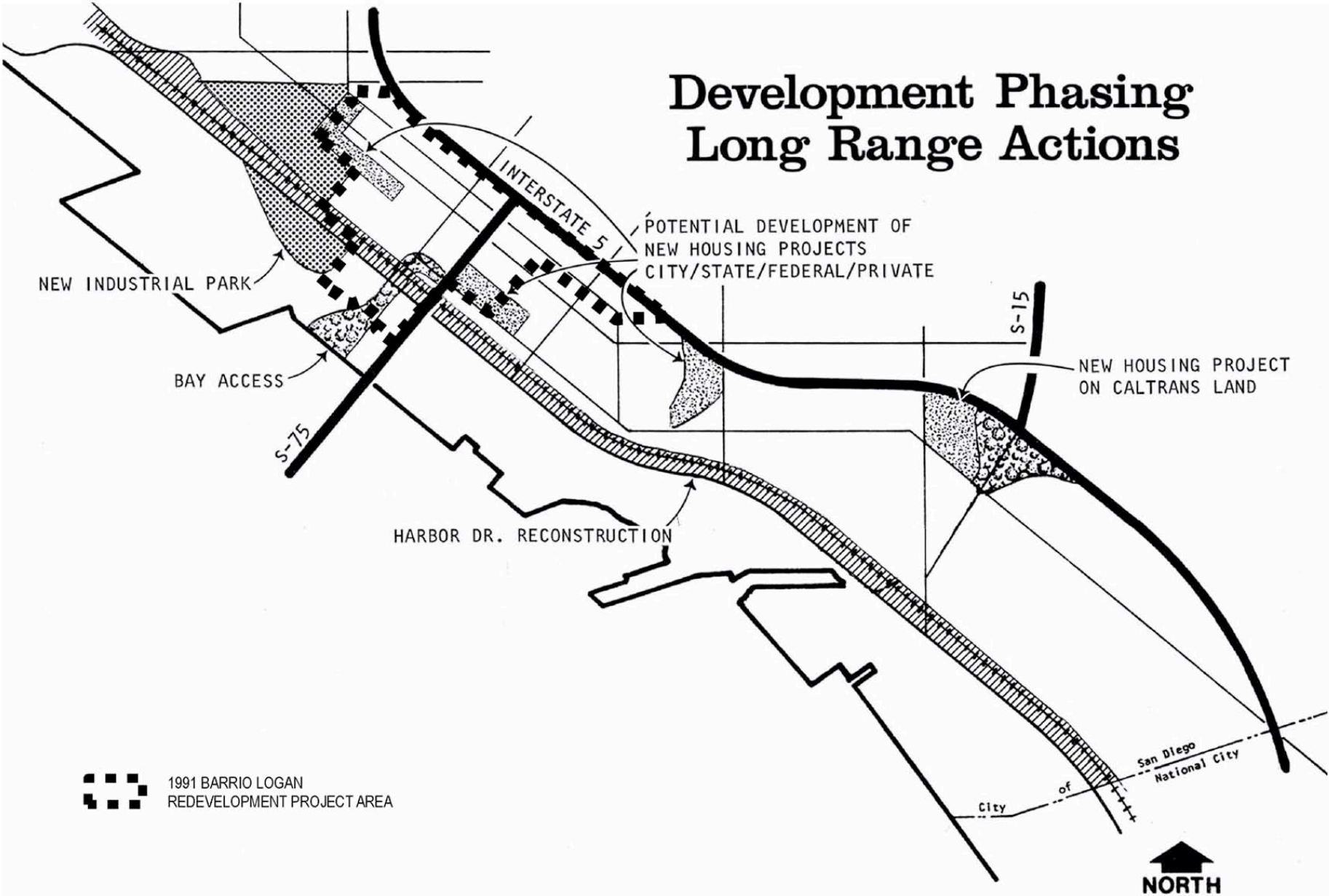


Barrio Logan
Harbor 101

SHORT-RANGE ACTIONS (Five to Ten Years)

- Housing Rehabilitation (development of plans, financing, implementation).
 - Commercial Rehabilitation (development of plans, financing, implementation).
 - Industrial Rehabilitation (development of plans, financing, implementation).
 - School/Cultural Center Development (plans, financing, implementation).
 - Completion of Chicano Park.
 - Senior Citizen Housing (development of plans, financing, implementation).
 - Navy beautification of edges.
 - Parking Reservoirs.
 - Redesign of Harbor Drive (plans, financing, implementation).
 - Design of Chollas Creek and environmental studies.
 - Major street beautification (plans, financing, implementation).
-

Development Phasing Long Range Actions



NORTH

Barrio Logan
Harbor 101

LONG-RANGE ACTIONS (Ten to 15 Years)

- New Industrial Park (development plan, financing, implementation).
 - Junkyard Relocation and/or development controls conformance.
 - New Housing Development (development plan, financing, implementation).
 - New Office Development (development plan, financing, implementation).
 - Designate a redevelopment area and adopt a redevelopment plan.
-

COORDINATION/MAJOR FUNDING/SUPPLEMENTARY FUNDING

STATE				FEDERAL						PRIVATE			
Coastal Conservancy	Educational Agencies UCSD	Transportation Caltrans	Parks & Open Space	Department of Commerce Programs FDA	HUD Block Grants	HEW Social Programs	DOT Transportation Department	Flood Control Army Corps	Endowment of Arts & Misc.	Assessment District	Tax Incentives Write-Offs	Private Impl.	
S					M							S	RESIDENTIAL DEV.
S					M							S	1. Rehabilitation
					M		X			X		S	COMMERCIAL DEV.
				M	X		X			X		S	1. Rehabilitation
⊗		X	X	S			X			S	S	M	INDUSTRIAL DEV.
⊗		X	X	S				S		S	S	M	1. Rehabilitate S. Bridge
⊗		X		S			X					M	2. Rehabilitate Dalbergia
													3. New Industrial Park
			X		S	M							COMM. FACILITIES
S	S	X	S		S	S	X		S				1. Chicano Park Center
													2. Education/Cultural Center
X		X	X		S								OPEN SPACE
⊕			S		X								1. Chicano Park
⊕	S	X	S		S		X	M					2. Bay Access
													3. Chollas Creek
													CIRCULATION
X		S	X				S	S		S	X		1. Commercial Street
S		S	X				X						2. Harbor Drive
S		M	X				X						3. Major Street Beautification
S		X	X		S		X			X			4. Freeway Landscaping
S		S		X			S			S	X	X	5. Local Street Beautification
S				M			S			S	X		6. Parking/Industrial
							S						7. Parking/Commercial
							S						8. Bus Routes and Stops
							S						9. Transit Routes and Stops
		Ⓜ					S	S					10. Bikeways

BARRIO LOGAN/HARBOR 101 IMPLEMENTATION CHART

IMPLEMENTATION TOOLS/MAJOR RESPONSIBILITIES

LEGEND

Special Agencies

P = Port District

N = U.S. Navy

B = San Diego Transit Corporation

T = MTDB

Responsibilities

= Major Responsibility

= Coordination

X = Input

Funding Sources

M = Major Funding Source

S = Supplementary Funding

X = Minor Funding Source

	CITY					LOCAL AGENCIES		LOCAL DISTRICTS	
	Rezonings	Overlay Zones	Redevelopment	CIP Capital Improvement	Gas Tax	Joint Powers Agreements	Transportation (MTDB/Bus)	City Schools	College District
RESIDENTIAL DEV.	PLANNING DEPARTMENT		MANAGER DEPARTMENTS			PORT/NAVY	MTDB/SDT		
1. Rehabilitation	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>						
2. New Housing	X		<input checked="" type="checkbox"/>	X					
COMMERCIAL DEV.									
1. Rehabilitation	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>		X		B X		
INDUSTRIAL DEV.									
1. Rehabilitate S. Bridge	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	X	X		B		
2. Rehabilitate Dalbergia	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	X			B X		
3. New Industrial Park	X		<input checked="" type="checkbox"/>	X	X		BT X		
COMM. FACILITIES									
1. Chicano Park Center			<input checked="" type="checkbox"/>	X	X		BT X		
2. Education/Cultural Center			<input checked="" type="checkbox"/>	X	X		BT X	M	S
OPEN SPACE									
1. Chicano Park			<input checked="" type="checkbox"/>	M			BT X		
2. Bay Access			<input checked="" type="checkbox"/>			P <input checked="" type="checkbox"/>			
3. Chollas Creek			<input checked="" type="checkbox"/>	X	X	N <input checked="" type="checkbox"/>	B X		
CIRCULATION									
1. Commercial Street			<input checked="" type="checkbox"/>		X				
2. Harbor Drive			<input checked="" type="checkbox"/>		M	N	BT X		
3. Major Street Beautification			<input checked="" type="checkbox"/>	M	S		B S		
4. Freeway Landscaping			<input checked="" type="checkbox"/>						
5. Local Street Beautification			<input checked="" type="checkbox"/>	X	M			S	
6. Parking/Industrial			<input checked="" type="checkbox"/>	X	X	N	BT M		
7. Parking/Commercial			<input checked="" type="checkbox"/>	X	S		B X		
8. Bus Routes and Stops			<input checked="" type="checkbox"/>				B <input checked="" type="checkbox"/>		
9. Transit Routes and Stops			<input checked="" type="checkbox"/>				BT <input checked="" type="checkbox"/>		
10. Bikeways			<input checked="" type="checkbox"/>		S	S			