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## **IV-F PUBLIC FACILITIES AND SERVICES ELEMENT**

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Among the most serious issues in Mid-City is the deficiency of public facilities, most notably schools and parks. This deficiency has become more critical with the infill development of apartments and condominiums, beginning in the 1960s and continuing to the present. While facility fees are now in place to partially mitigate the impact of new development, existing deficiencies in public facilities are not addressed by adopted financing mechanisms.

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**Schools**

**Parks**

**Libraries**

**Police and Public Safety**

**Fire and Life Safety**

**Community Service Center**

**Utilities**

**Water and Sewer**

## SCHOOLS

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In spite of the recent addition of two new schools, persistent enrollment growth in combination with older schools in Mid-City on extremely small sites continues to aggravate overcrowding in most schools (**Table 1**). Until new facilities are built, San Diego Unified School District is attempting to alleviate the overcrowding on an interim basis with portable classrooms, busing, modifying attendance boundaries, and the restructuring of grade levels. For planning purposes, it should be noted that the large number of students enrolled in local private schools, and public school students attending facilities outside the community through voluntary busing and choice, also serve as a relief valve.

With the recent addition of Rosa Parks Elementary School and Monroe-Clarke Middle School, public school facilities in Mid-City now include 16 elementary schools, three middle schools, and two high schools.

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**Vision:** School facilities serving as a focal point for the neighborhoods, providing a quality physical environment and a high standard of elementary and secondary education.

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### Goals

- To provide adequate school facilities for all residents of Mid-City, including the opportunity for those enrolled elsewhere to attend local public schools.
- To ensure that all existing and proposed school facilities meet the following enrollment standards:
  - Elementary Schools: 100 students per acre, or the design capacity of permanent structures on existing school sites (500 students per school preferred)
  - Middle Schools: 70 students per acre, or the design capacity of permanent structures on existing school sites (1,000 students per school preferred)
  - High Schools: 70 students per acre, or the design capacity of permanent structures on existing school sites (1,500 students per school preferred)
- To provide for the maximum utilization of school facilities during non-school hours for educational, cultural, recreational, and community support purposes.

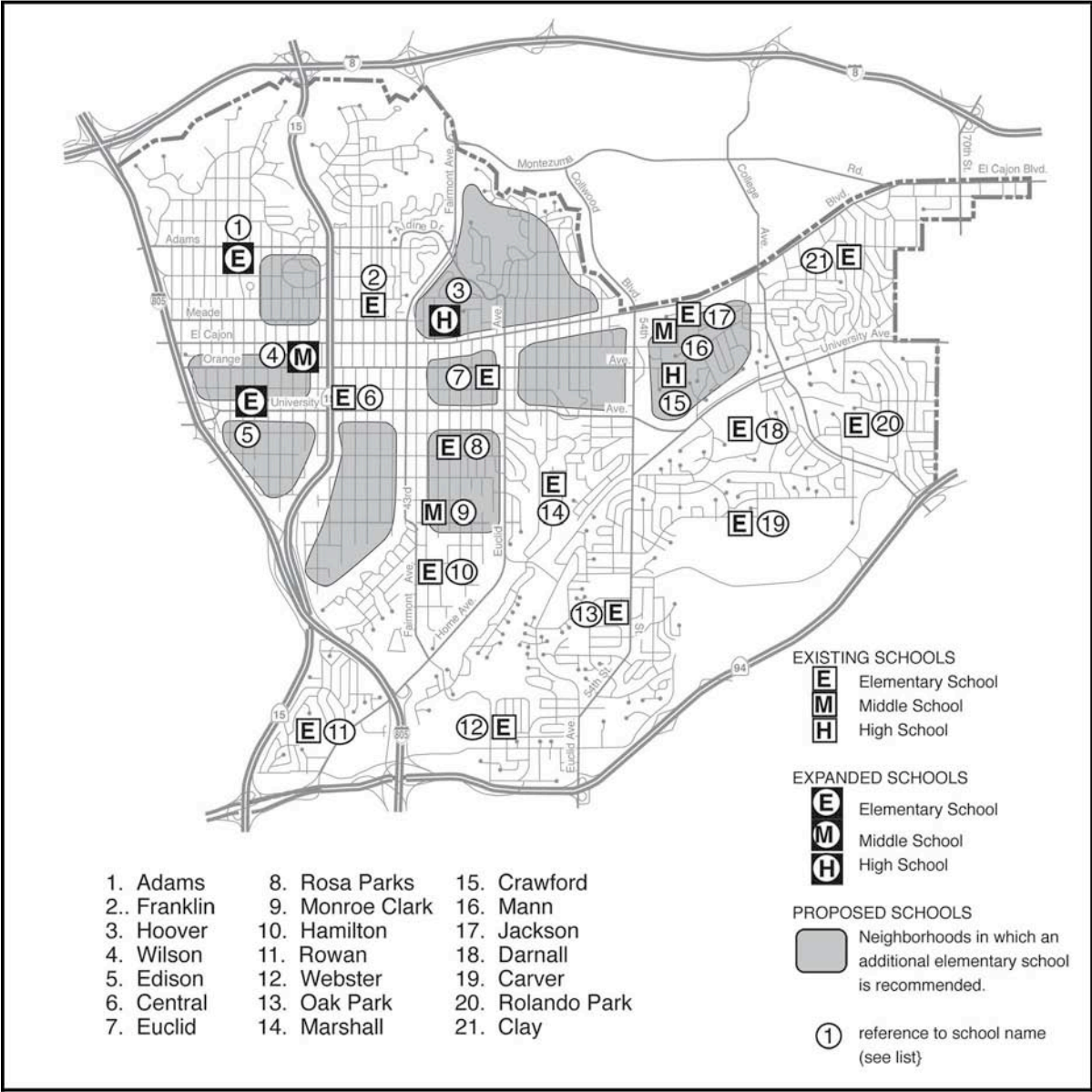
### Recommendations

- Coordinate with the San Diego Unified School District and the community to accomplish the following:
  - Ensure that adequate public facilities and infrastructure are in place, and compliance with maximum school enrollments achieved, prior to the construction of additional multifamily dwellings.
  - Expand existing school sites, as shown in **Figure 20**, and construct new elementary school facilities in the neighborhoods of Cherokee Park, Talmadge, Colina Park (two

elementary schools), Teralta East, Teralta West, Castle, Cherokee Point and El Cerrito Heights. The number of school sites needed may vary depending upon the extent to which existing school sites can be expanded and/or and restructured as twin schools.

- In the selection of sites for new elementary schools, consideration should be given to development of twin schools designed so that they provide functional flexibility in the grades taught. New School sites should avoid well-maintained single-family areas.
- Joint use of facilities by City and School District should be encouraged.
- Consideration should also be given to linkages between schools, other neighborhood facilities and activity centers, and natural amenities.
- Explore other options for the provision of needed educational facilities, including the establishment of charter schools, the involvement of the business community, and locating alternative resources
- Explore the establishment of a mutually beneficial teaching program in conjunction with San Diego State University, University of California - San Diego, and other advanced educational institutions.
- To leverage public investment in scarce land and facilities, implement the joint use of school facilities with other public and private interests, particularly libraries and parks and recreation facilities.
- Establish an ongoing school oversight committee to include representatives of the City Council, the School Board, and the community to coordinate the development, management, and maintenance of joint efforts.

**Figure 20**  
**Existing and Proposed Schools**



**TABLE 1  
SCHOOL ENROLLMENT**

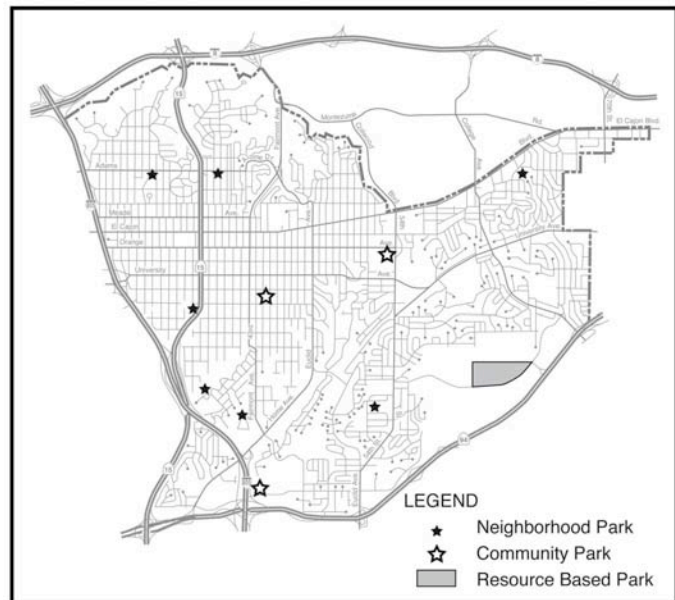
	Site Size (acres)	Enrollment			Students Per Acre (2000)	Percent of Site Capacity (see text)
		1980	1990	2000 (est.)		
<b>ELEMENTARY SCHOOLS</b>						
<b>(General Plan Standard: 10 acres, 500 students)</b>						
CITY HEIGHTS						
Central	4.43	616	1,049	1,331	300	300%
Edison	3.32	482	800	953	287	287%
Euclid	5.66	872	1,269	1,169	207	207%
Hamilton	6.70	528	1,202	1,227	183	183%
Marshall	7.05	457	822	818	116	116%
Rowan	6.80	244	319	330	49	49%
Rosa Parks	6.26	—	—	1,409	225	225%
EASTERN AREA						
Carver	8.91	221	382	568	64	64%
Clay	6.90	230	416	457	66	66%
Darnall	8.03	281	Closed	474	59	59%
Jackson	6.54	371	970	1,209	185	185%
Oak Park	7.61	564	758	769	101	101%
Rolando Park	11.52	355	371	350	30	30%
Webster	7.60	452	552	630	83	83%
KENSINGTON-TALMADGE						
Franklin	4.04	306	524	634	157	157%
NORMAL HEIGHTS						
Adams	4.64	819	773	939	202	202%
<b>MIDDLE SCHOOLS</b>						
<b>(General Plan Standard: 30 acres, 1,000 students)</b>						
CITY HEIGHTS						
Wilson	11.85	1,256	1,880	1,237	104	149%
Monroe Clark	12.42	—	—	1,641	132	189%
EASTERN AREA						
Mann	16.99	135	1,423	1,325	78	111%
<b>HIGH SCHOOLS</b>						
<b>(General Plan Standard: 45 acres, 1,500 students)</b>						
KENSINGTON-TALMADGE						
Hoover	24.91	1,244	2,032	2,070	83	119%
EASTERN AREA						
Crawford	26.91	1,532	1,561	1,924	71	102%

## PARKS

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By current City of San Diego General Plan standards, the Mid-City is grossly deficient in park acreage. The most conspicuous needs are in the older neighborhoods, generally west of 54<sup>th</sup> Street. These same areas suffer from undersized, overcrowded school sites, limiting their use for recreational purposes.

There are currently seven neighborhood parks and three community parks within Mid-City. A number of pocket parks and mini-parks have been added to assist with the overall deficiencies. Joint use agreements for the use of school



grounds for park purposes, including the turfing of school play fields, has also helped to alleviate the deficiencies. City Heights Community Park has recently been expanded and improved in conjunction with the City Heights Urban Village Project, and design is underway for improvements in the undeveloped area of Chollas Park west of the lake.

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**Vision:** A full range of park and recreation facilities and services convenient to all Mid-City residents and visitors.

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### Goal

- To provide park facilities and services consistent with City of San Diego General Plan standards.

### Recommendations

- Provide new and expanded park facilities in accordance with the following standards:
  - One neighborhood park, of no less than ten acres, should be provided for every 5,000 residents; neighborhood parks should serve an area no greater than one-half mile in radius;
  - One community park, of no less than 20 acres in size, should be provided for every 25,000 residents; community parks should serve an area no greater than one and one-half mile in radius;
  - One resource-based park should be provided for the residents of Mid-City. By General Plan Standards, resource-based parks should be located at the site of

distinctive scenic or natural or cultural features. They are intended for citywide use. Size and development should be determined by the specific resource involved, expected use, available land, and location. **Table 2** summarizes existing and proposed park facilities.

- Provide mini-parks at scattered locations to help meet park standards. Such parks must be carefully designed and located to avoid negative impacts and to reflect the character, interests, and nature of the neighborhood. They should provide for a variety of uses and should allow for modification at a later date to reflect changing community needs. Locations adjacent to schools, community facilities, canyons, or in conjunction with redevelopment projects should be considered. Sites not meeting the above description should preferably be at a corner location. Multi-purpose mini-parks, perhaps including community gardens, should be a minimum of 15,000 square feet in size. Tot lots and other limited-use park areas may be a minimum of 5,000 square feet, subject to adequacy of access and security.
- Mini-parks should serve a population of 500 to 1,000 persons within an effective walking distance of one-quarter mile.
- Evaluate all vacant and publicly owned land, including streets and unimproved rights-of-way, for potential use as park or recreation facilities.
- Establish a new resource-based park system at the Chollas Reservoir linking to the Chollas Creek and other Mid-City canyon areas.
- Finalize and implement the improvement plans for North Chollas Lake Park west of the lake.
- Pursue joint use agreements for all public school sites, existing and proposed, to provide public recreational use of the facilities. High school campuses that typically do not have joint use agreements should remain open for public use during non-school hours.
- Fencing around school facilities should be designed to allow public access to the playground facilities during non-school hours while protecting school buildings from unwanted intrusions.

**TABLE 2  
ACREAGE OF PARK NEEDS**

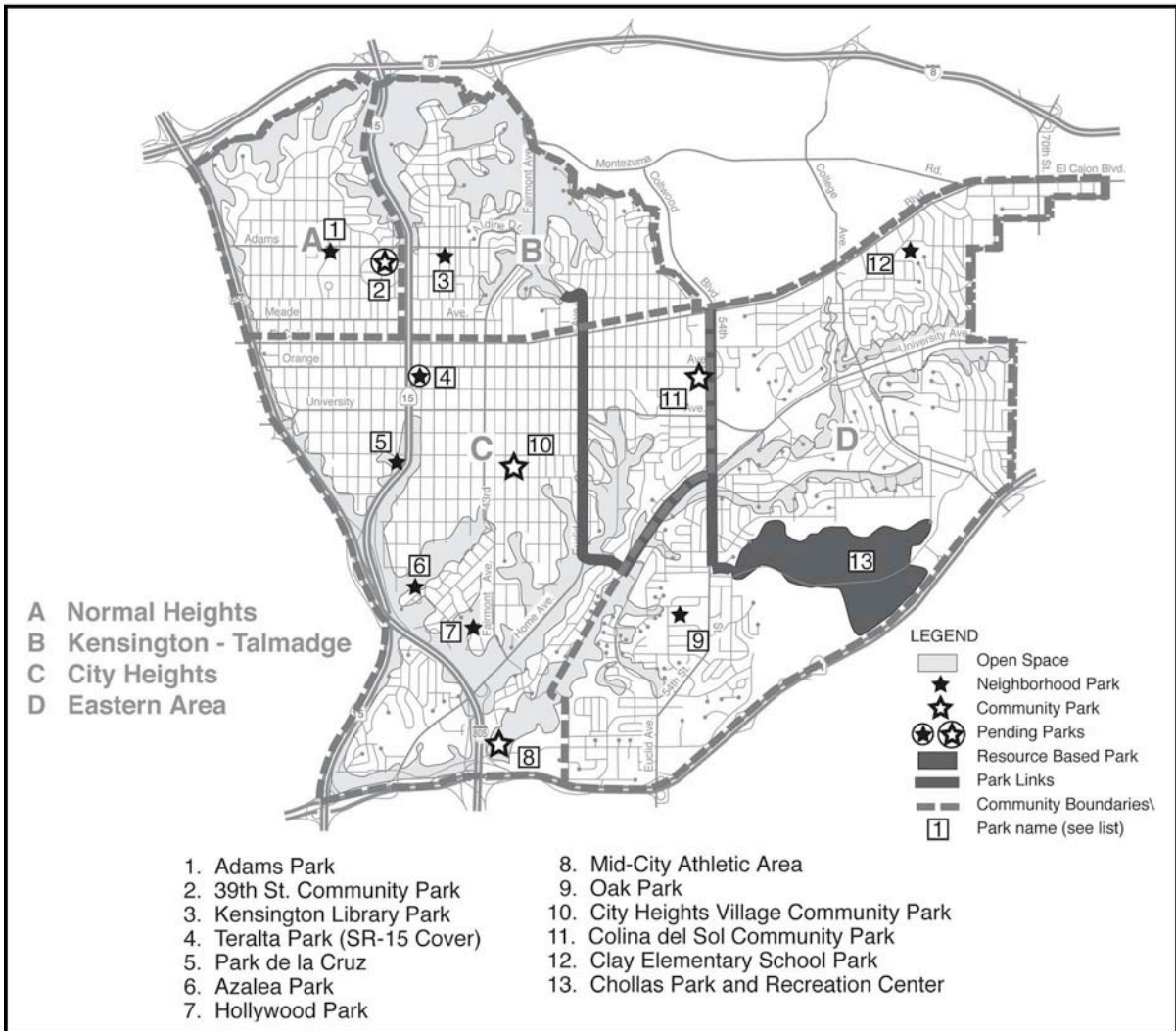
	Existing/ Programmed (acres)	Proposed (acres)	General Plan Standard (acres)	Deficiency (acres)
<b>CITY HEIGHTS</b>				
<b><u>Mini-Parks</u></b>				
Central Elementary School	0.56	0.56		
City Heights (39 <sup>th</sup> Street)	0.32	0.32		
Edison Elementary	0.68	0.68		
Euclid	0.00	3.00		
Wabash (Wabash & University)	0.17	0.17		
Proposed	0.00	22.50		
<b><u>Neighborhood Parks</u></b>				
Azalea	9.00	9.00		
Hollywood	13.19	13.19		
Monroe Clark Middle School	0.00	4.00		
Park DeLa Cruz	6.93	12.00		
Rosa Parks Elementary School	2.30	2.30		
Teralta (SR-15 cover)	4.00	4.00		
Wilson Middle School	4.00	4.00		
Other Existing Schools (est.)	0.00	18.00		
Proposed Schools (est.)	<u>0.00</u>	<u>30.00</u>		
<b>Subtotal</b>	<b>41.15</b>	<b>119.72</b>	<b>159.93</b>	<b>40.21</b>
<b><u>Community Parks</u></b>				
City Heights Village	6.93	6.93		
Colina Del Sol	33.84	33.84		
Fairmount Village	0.00	14.60		
Mid-City Athletic Area	<u>40.88</u>	<u>40.88</u>		
<b>Subtotal</b>	<b><u>81.65</u></b>	<b><u>96.25</u></b>	<b><u>63.97</u></b>	<b><u>-32.28</u></b>
<b>Total (City Heights)</b>	<b>122.80</b>	<b>215.97</b>	<b>223.90</b>	<b>7.93</b>
<b>EASTERN AREA</b>				
<b><u>Mini-Parks</u></b>				
East San Diego Adult Rec. Club	0.25	0.25		
Rolando	0.07	0.07		
Rolando Park School	0.06	0.06		
Proposed	0.00	9.50		
<b><u>Neighborhood Parks</u></b>				
50 <sup>th</sup> Street	0.00	0.66		
Clay Elementary School	2.30	2.30		
Clay Park	2.48	2.48		
Kalmia Street	0.00	8.20		
Mann Middle School	3.90	3.90		
Oak Park	3.46	3.46		
Other Existing Schools (est.)	0.00	18.00		
Proposed Schools (est.)	<u>0.00</u>	<u>5.00</u>		
<b>Subtotal</b>	<b>12.52</b>	<b>53.88</b>	<b>64.31</b>	<b>10.43</b>



**TABLE 2  
ACREAGE OF PARK NEEDS (continued)**

	Existing/ Programmed (acres)	Proposed (acres)	General Plan Standard (acres)	Deficiency (acres)
<b><u>Community Parks</u></b>				
(see Resource-Based Parks below)	<u>0.00</u>	0.00		
<b>Subtotal</b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>25.72</u></b>	<b><u>25.72</u></b>
<b>Total (Eastern)</b>	<b>12.52</b>	<b>53.88</b>	<b>9.03</b>	<b>36.15</b>
<b>KENSINGTON-TALMADGE</b>				
<b><u>Mini-Parks</u></b>				
Proposed	0.00	4.00		
<b><u>Neighborhood Parks</u></b>				
Franklin Elementary School	1.42	1.42		
Kensington Library	0.57	0.57		
Kensington-Talmadge Park	0.00	5.00		
Proposed Schools (est.)	<u>0.00</u>	<u>5.00</u>		
<b>Subtotal</b>	<b>1.99</b>	<b>15.99</b>	<b>28.98</b>	<b>12.99</b>
<b><u>Community Parks</u></b>				
(none)	0.00	0.00		
<b>Subtotal</b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>11.59</u></b>	<b><u>11.59</u></b>
<b>Total (Kensington-Talmadge)</b>	<b>1.99</b>	<b>15.99</b>	<b>40.57</b>	<b>24.58</b>
<b>NORMAL HEIGHTS</b>				
<b><u>Mini-Parks</u></b>				
Kenmore Terrace	0.16	0.16		
North Mountain View	0.25	0.25		
Proposed	0.00	5.00		
<b><u>Neighborhood Parks</u></b>				
34 <sup>th</sup> Street	0.05	5.10		
40 <sup>th</sup> Street (est.)	0.00	5.00		
Adams Park	1.47	6.50		
Adams Elementary School	2.13	2.13		
Proposed Schools (est.)	<u>0.00</u>	<u>5.00</u>		
<b>Subtotal</b>	<b>4.06</b>	<b>29.14</b>	<b>34.28</b>	<b>5.14</b>
<b><u>Community Parks</u></b>				
39 <sup>th</sup> Street	<u>4.00</u>	<u>9.00</u>		
<b>Subtotal</b>	<b><u>4.00</u></b>	<b><u>9.00</u></b>	<b><u>13.71</u></b>	<b><u>4.71</u></b>
<b>Total (Normal Heights)</b>	<b>8.06</b>	<b>38.14</b>	<b>47.99</b>	<b>9.85</b>
<b>TOTAL (MID-CITY)</b>				
<b><u>Mini/Neighborhood/Community Parks</u></b>	145.37	323.98	402.49	78.51
Chollas Lake Park System	12.00	95.00		
<b><u>Resource-Based Parks</u></b>				
Chollas Lake Park System	<u>134.06</u>	<u>187.18</u>		
	<b>146.06</b>	<b>282.18</b>	<b>2,156.19</b>	<b>1,874.01</b>

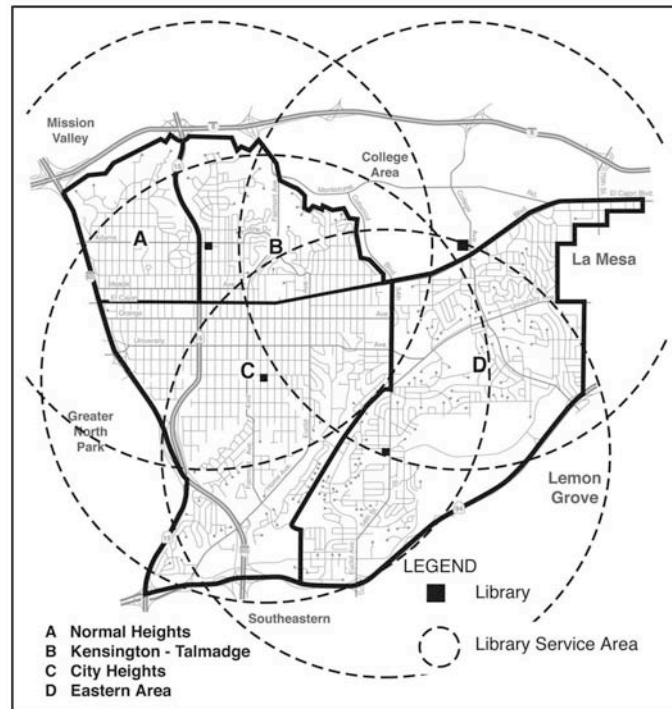
**Figure 21  
Park Recommendations**



## LIBRARIES

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There are currently branch libraries in Kensington, Oak Park, and the recently expanded and relocated City Heights branch. General Plan standards call for a minimum of one branch library per 30,000 residents, with a typical size of 10,000 to 15,000 square feet. Given Mid-City's 1990 population of 132,466, and considering the small size of the existing facilities, the expansion of at least one of the three existing branches is needed, along with the addition of a fourth branch.



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**Vision:** A high level of library service providing residents with a convenient, comprehensive selection of printed and electronic resources.

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### Goal

- To provide additional facilities and services to meet General Plan standards.

### Recommendations

- Expand library facilities as shown in **Table 3**.
- Maintain the Kensington-Normal Heights Library at its central location in Kensington and expand at that site to the extent feasible without significantly impacting the surrounding park. In spite of its substandard size by General Plan standards, this branch should remain open after the addition of the Normal Heights branch due to Mid-City's high-density, overcrowded schools, and inadequate parks. This branch also has a high level of pedestrian access and strong neighborhood support both in volunteers and private funding. Due to its size constraints, consideration may be given to adding unique library services at this facility.
- Provide an additional branch library in Normal Heights or the northern area of City Heights. The location and size of the facility should be planned in conjunction with the

potential for expansion of the Kensington branch, so that the two libraries together adequately serve the western and central portion of the Mid-City community.

- Expand the Oak Park Library to meet General Plan standards.

**TABLE 3  
LIBRARY NEEDS**

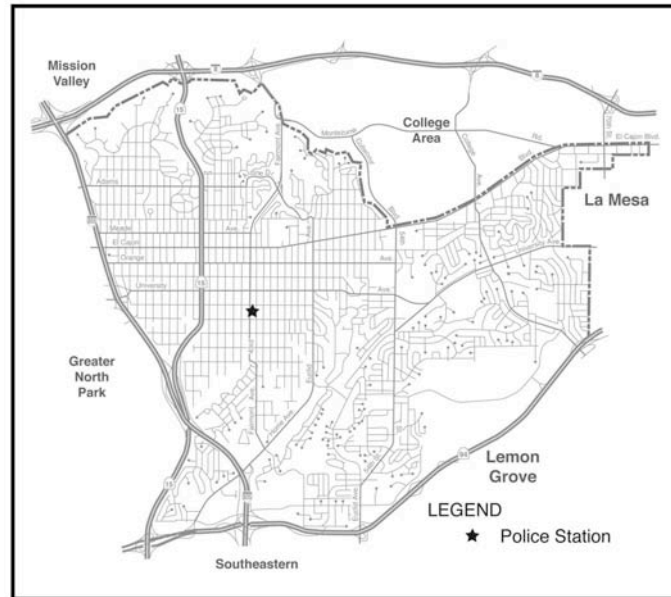
	<b>Existing Facilities (square feet)</b>	<b>Proposed Facilities (square feet)</b>
Normal Heights	—	15,000
Kensington/Talmadge	2,318	5,000
City Heights	15,000	15,000
Eastern Area (Oak Park)	5,200	15,000
<b>Total</b>	<b>22,518</b>	<b>50,000</b>

## POLICE AND PUBLIC SAFETY

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The Mid-City Police Substation recently opened in City Heights, adding to Mid-City's two police storefronts and several neighborhood satellite offices.

Police officers are involved in community projects such as environmental design to help make neighborhoods safer, security conferences, a prostitution task force, community forums to diffuse racial tensions, and juvenile programs. Ongoing neighborhood watch programs are also helping to reduce what had become a serious crime problem in some Mid-City neighborhoods.



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**Vision:** A community where residents and visitors are safe and can feel secure in their everyday activities.

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### Goal

- To reduce criminal activity significantly, especially violent crimes, to below the City average.

### Recommendations

- Maintain a high level of police presence, including the expansion of foot patrols.
- Extend Neighborhood Watch activities to all areas.
- Establish additional satellite and storefront locations to better understand and serve the changing populations of Mid-City.
- Continue conversion of “yellow” (low-pressure sodium) streetlights to “white” (white low-energy consumption street lighting).
- Expand opportunities for citizen participation in the improvement of neighborhood security.

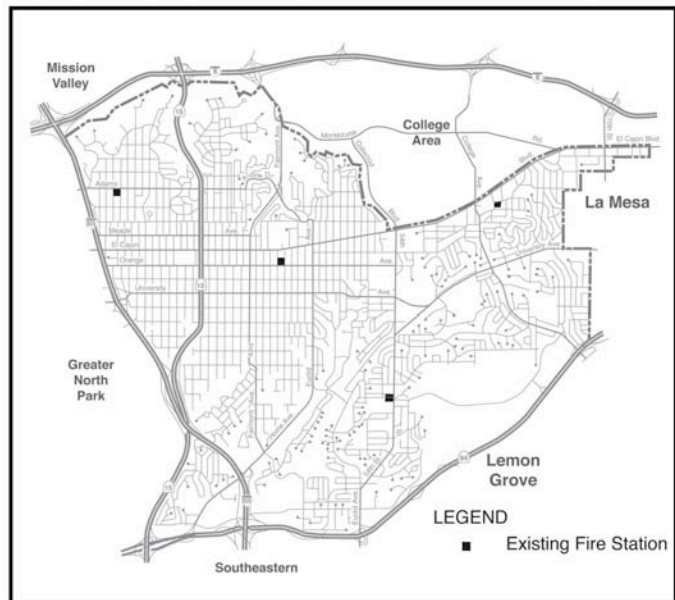
## FIRE AND LIFE SAFETY

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There are four fire stations serving Mid-City:

- Station 10 in Rolando at 4605 62<sup>nd</sup> Street;
- Station 17 in City Heights at 4206 Chamoune Avenue;
- Station 18 in Normal Heights at 4676 Felton Street; and
- Station 26 in Oak Park at 2850 54<sup>th</sup> Street

There are four additional stations near Mid-City to the west and south. Response time for all four Mid-City stations is less than eight minutes for 85 percent of fire engine responses and twelve minutes for 94 percent of paramedic ambulances. The City performance measures are for the Fire Department to arrive at non-medical incidents within an average time of six minutes and for medical emergencies within eight minutes 90 percent of the time. Neither of these performance measures is being met at this time.



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**Vision:** A high level of fire protection and life safety services.

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### Goals

- To achieve and maintain a high level of fire and life safety services throughout the community.
- To eliminate fire dangers, particularly in canyon areas.

### Recommendations

- Provide fire prevention programs at all Mid-City schools.
- Enforce weed and litter abatement and brush management on vacant lots and canyons.
- Upgrade facilities for fire and life safety as needed.
- Continue to monitor water pressure and upgrade as needed.

## COMMUNITY SERVICE CENTER

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Community Service Centers provide convenient location for residents to obtain a variety of City services, and support other neighborhood programs, including meeting space for community groups.

The Mid-City Community Service Center will be located in the City Heights Urban Village. Another Community Service Center, serving the eastern neighborhoods, is located at 2850 54<sup>th</sup> Street.

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**Vision:** A centrally located civic center facility providing all needed City-related services.

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### Goal

- To determine and provide as many needed services as feasible.

### Recommendations

- A new Community Service Center should be established to serve the Eastern Area. The Oak Park Branch Library should be considered as a location if the library is relocated.
- Monitor community needs and adjust services as appropriate.
- Community Service Center activities should be coordinated and, to the extent possible, co-located with the offices of other public agencies active in the Mid-City.

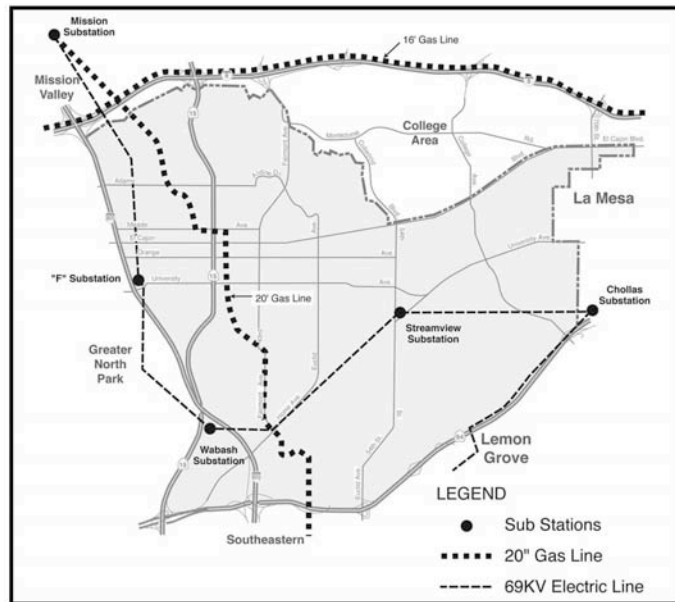
## UTILITIES

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Deregulation of the public utilities industry has introduced competition in the provision of telephone, gas and electricity services.

Existing gas and electric distribution facilities include three electric distribution substations, two gas transmission mains, and several major electric transmission lines.

Local telephone infrastructure includes three wire centers. Expanding wireless telephone service providers continue to develop analog and digital wireless transmission infrastructure.



Undergrounding of electrical distribution lines and telephone lines along major streets is jointly financed by the City and SDG&E. Priorities for undergrounding are based upon amount of traffic, congestion of wires, and major scenic routes. Mid-City streets currently programmed for undergrounding include the City Heights Urban Village project and portions of College Grove Drive, Fairmount Avenue, and Federal Boulevard.

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**Vision:** A continued high level of service from facilities which are compatible with surrounding development.

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### Goal

- To provide adequate and reliable utility service while ensuring that public utilities facilities are not disruptive to the community.

### Recommendations

- Consider impacts of energy and communication facilities on adjacent uses.
- Continue the undergrounding of overhead lines. Establish guidelines for the timely removal of utility poles once underground facilities are in place.
- Use all available means to conceal communication antennas from view.
- Co-locate public utility infrastructure to the maximum extent possible.



- Provide SDG&E, the City, and the community the opportunity to review projects that may impact SDG&E facilities, including drainage impacts and encroachment on rights-of-way, to identify and resolve potential conflicts.
- Establish a project review process whereby the community and all agencies responsible for the development and maintenance of facilities in, or beneath, the public right-of-way have the opportunity to coordinate activities and identify and resolve potential conflicts.
- Establish fiber-optic and cable services for digital networks.

## **WATER AND SEWER**

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Water and sewer facilities west of 54<sup>th</sup> Street were built in the early part of the 20<sup>th</sup> century and are becoming obsolete. Blockages and breaks are aggravated by inadequate slopes, inhibiting efficient drainage. Sewer lines and water mains in the Eastern Area are considered adequate, although low water pressure is frequently reported in the neighborhoods south of University Avenue. A main replacement program which will improve water pressure and reliability of service in Mid-City is currently underway.

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**Vision:** Consistent and adequate water and sewer service.

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### **Goal**

- To provide a water and sewer system that has been upgraded to meet current standards.

### **Recommendations**

- Aggressively pursue the main replacement program.
- Upgrade and make corrections to address existing problems of low water pressure.
- Address recurrent roadway flooding problems by improving surface and/or subsurface drainage facilities.