



11

IMPLEMENTATION

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11. Implementation

The Old Town San Diego Community Plan establishes a vision and policies to guide future development of the community. It should be used as a reference document for city staff, the community, public agencies, and private developers when planning and designing private and public development projects in Old Town.

This chapter discusses how the vision of the Community Plan will be implemented through development regulations, and identifies potential actions and funding mechanisms to implement envisioned public improvements. Parks and recreation facilities, public facilities, and public realm improvements will be implemented through a variety of actions, including private development projects, city projects, and other agencies' projects. Partnerships between and actions by various public agencies, including the San Diego Association of Governments, California Department of Transportation, and Metropolitan Transit System, community organizations, and the public will be needed.

11.1 Land Use and Urban Design Implementation

The Old Town San Diego Planned District Ordinance implements the Community Plan's land use and urban design policies through community-specific zoning and development regulations tailored to Old Town's unique, historical land use and urban design characteristics. The zoning and development regulations in the Old Town San Diego Planned District Ordinance are based on and consistent with the policies in the Community Plan.

11.2 Public Improvements and Funding

Public improvements described in this Community Plan vary widely in range and scope. A complete list of public infrastructure and facilities needs identified during the preparation of this Community Plan is found in the Impact Fee Study. Some can be constructed incrementally as scheduled street maintenance or private development

occurs. Others will require implementation and significant capital funding from city, state, regional, and federal agencies. Grants and other sources of improvement design and construction funding should be pursued wherever possible.

11.3 Funding Mechanisms

Implementing public improvement projects will require varying levels and sources of funding. A variety of funding mechanisms are available depending on the nature of the improvement project, including:

- Impact fees for new development
- Requiring certain public improvements as part of new development
- Establishing maintenance assessment district(s), or property and business improvement district(s) for streetscape, lighting, and/or sidewalk improvements.

11.4 Key Actions

- Regularly update the Impact Fee Study for the public improvements identified in the Community Plan.
- Construct facilities and other public improvements in accordance with the Impact Fee Study.
- Pursue local, state and federal grant funding to construct unfunded and partially funded public facilities or infrastructure identified in the Impact Fee Study.
- Pursue formation of maintenance assessment district(s), as appropriate, through the cooperative efforts of property owners and the community in order to construct and maintain improvements.



The Community Plan's vision and policies will be implemented through a variety of actions, including private and public projects.



Map of Old Town San Diego, c1852. Photo courtesy of the San Diego History Center.

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