



11

IMPLEMENTATION

- 11.1 KEY ACTIONS
- 11.2 FUNDING MECHANISMS
- 11.3 PRIORITY PUBLIC IMPROVEMENTS AND FUNDING

11. Implementation

The Old Town San Diego Community Plan establishes a vision and policies to guide future development of the community. The Community Plan will be used as a reference document for city staff, the community, public agencies, and private developers when planning and designing projects in Old Town. The Old Town San Diego Planned District Ordinance implements the Community Plan's land use and urban design policies through tailored zoning and development regulations, since Old Town San Diego has unique community-specific historical land use and urban design characteristics that the Citywide zoning regulation may not fully address.

The Community Plan vision for the public realm will be implemented through a variety of mechanisms, such as private development, city projects, and other agencies' projects. The implementation of the Community Plan will require partnerships between various public agencies, including the San Diego Association of Governments (SANDAG), California Department of Transportation (Caltrans), Metropolitan Transit System (MTS), and the public. The Implementation chapter identifies potential actions and funding mechanisms to pursue to implement the Community Plan.

11.1 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 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.

11.2 Public Improvements and Funding

Public improvements described in this community plan vary widely in range and scope. Some can be constructed incrementally as scheduled street maintenance or private development occurs, and others will require significant capital funding from city, state, regional, and federal agencies. Grants and other sources of funding should be pursued wherever possible. A complete list of public infrastructure and facilities needs identified during the preparation of this Community Plan is included in the Impact Fee Study.

11.3 Funding Mechanisms

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

- 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.



The Old Town Community Plan's vision and policies will be implemented through a number of mechanisms, including City public improvement projects.