

PUBLIC FACILITIES, SERVICES, AND SAFETY

6



- 6.1 Public, Semi-Public, and Community Facilities and Services
- 6.2 Maintenance, Landscaping, and Lighting
- 6.3 Health and Human Services
- 6.4 Health and Safety
- 6.5 Sea Level Rise



INTRODUCTION

The Public Facilities, Services and Safety Element addresses the provision of public facilities and services within Midway - Pacific Highway and health and safety issues affecting the community. Additional discussion and policies related to public facilities and services are found in other Community Plan elements, including the Land Use, Villages and Districts, Recreation, and Economic Prosperity.

PUBLIC FACILITIES, SERVICES, AND SAFETY GOALS

- Provision of public facilities to serve the residents and employees of Midway - Pacific Highway.
- Diversity of semi-public facilities to support the community.
- Provision of maintenance, landscaping, and lighting to serve the residents and employees of Midway - Pacific Highway.
- Dispersion of human services facilities within Midway - Pacific Highway and throughout the City and region.
- Compatibility between human services facilities and adjacent uses.
- Integration of health care facilities near transit that provide a range of services to Midway - Pacific Highway and the coastal area communities.
- Creation of a safe and livable environment by ensuring new development reduces and avoids risks posed by geologic, seismic, and hazardous materials conditions.
- Reduction of risks associated with sea level rise and a rise in the community's water table.

6.1 PUBLIC, SEMI-PUBLIC, AND COMMUNITY FACILITIES AND SERVICES

An essential component for achieving the vision of Midway-Pacific Highway becoming a vibrant community and employment center is a framework of public facilities and amenities. Parks, public spaces, and schools are vital to support a growing population, and police and fire and rescue services and facilities are essential for public safety.

Generally, the City does not have land use jurisdiction over land with institutional uses owned by other government agencies. The Community Plan policies provide guidance for public agencies when considering new and enhanced institutional facilities. When a government agency decides to close or relocate a facility, alternative land use and proposed non-institutional uses are subject to the City's land use jurisdiction.

POLICE, FIRE, AND RESCUE

The facilities serving Midway-Pacific Highway, as identified in Table 6-1, are sufficient to meet the community's police, fire, and rescue services needs. The Urban Design Element provides direction for the design of buildings and public spaces that can help deter unlawful behavior. While building design measures can reduce the demands on emergency service providers and help to make the community safe, they will not reduce the need for adequate police, fire, and rescue service capabilities.

EDUCATION AND LIBRARY FACILITIES

San Diego Unified School District provides public education services for the community, as shown in Table 6-1. Dewey Elementary School is the only public school located in Midway-Pacific Highway. Public



school students in the fifth to twelfth grades attend schools outside the community. Saint Charles Borromeo Academy is a private school located in the community that serves students from pre-kindergarten to eighth grade.

To serve the community's future education needs, smaller public charter schools may provide an alternative to the construction of larger non-charter public schools. Also, Dewey Elementary may have the opportunity to be retrofitted and expanded with a second story to make efficient use of land, increase classroom space, and maintain outdoor play areas. The Recreation Element addresses the potential for enhancing the court and field areas at Dewey Elementary as a joint use recreational facility for the community during non-school hours.

The San Diego Community College District provides job training and adult education services at the West City Continuing Education Center on Kemper Street. With its capacity for additional development, the community has potential to increase the presence of higher learning vocational establishments or satellites of the major universities.

The Point Loma/Hervey Library in the Peninsula community and the Mission Hills Library in the Uptown community provide library services to the Midway - Pacific Highway community.

SEMI-PUBLIC FACILITIES

Semi-public facilities are public-serving but not owned or operated by a public agency, and include places of worship, child care facilities, senior centers, and space for community and civic organization meetings. As Midway - Pacific Highway evolves, community spaces will contribute to the vitality and livability of the community when designed to enhance the public realm and support pedestrian activity and transit use.

POLICIES RELATED TO PUBLIC, SEMI-PUBLIC AND COMMUNITY FACILITIES AND SERVICES

- PF-1.1** Support the operation of a police storefront within Midway - Pacific Highway.
- PF-1.2** Maintain sufficient fire and rescue services to serve the Midway-Pacific Highway community.
- PF-1.3** Coordinate with the San Diego Unified School District to explore options for the provision of pre-kindergarten to 12th grade educational facilities to serve future students within Midway - Pacific Highway as needed.

TABLE 6-1: COMMUNITY-SERVING FACILITIES

TYPE	NAME	LOCATION
Police	Western Division Station	Linda Vista
Fire and Rescue	Fire Station No. 20	Midway - Pacific Highway
	Fire Station No. 22	Peninsula
	Fire Station No. 15	Ocean Beach
	Fire Station No. 3	Uptown
	Fire Station No. 8	Uptown
Schools	Dewey Elementary School	Midway - Pacific Highway
	Dana Middle School	Peninsula
	Correia Middle School	Peninsula
	Point Loma High School	Peninsula
	Grant Elementary School	Uptown
	Roosevelt Middle School	Balboa Park
Libraries	San Diego High School	Downtown
	Point Loma/Hervey Library	Peninsula
	Mission Hills Library	Uptown



- PF-1.4** Encourage the establishment of public charter schools in the community's Villages.
- PF-1.5** Encourage the efficient use of land at Dewey Elementary by increasing the number of classrooms while still maintaining outdoor playground and field areas.
- PF-1.6** Ensure that new or expanded buildings and public or semi-public uses on designated institutional land are compatible with the surrounding land uses.
- PF-1.7** Support a process to allow the public to have the opportunity to guide long-term uses of publicly owned community-serving facilities.
- PF-1.8** Consider alternative land uses for institutional uses that close or relocate.
- PF-1.9** Encourage location of community facilities in mixed-use buildings and in Villages to enhance the public realm and support pedestrian activity and transit use.



Enhanced lighting, street landscaping, and wayfinding signs can be installed and maintained through a Maintenance Assessment District.

6.2 MAINTENANCE, LANDSCAPING, AND LIGHTING

The City provides standard street lighting, trash removal, street sweeping and maintenance efforts within the public right-of-way. Maintenance Assessment Districts provide property owners with the opportunity to assess themselves to pay for enhanced improvements, maintenance, services and activities beyond City standard services in a defined area or the entire community. The Urban Design and Mobility Elements contain policies to enhance the public realm with landscaped streets, medians, pedestrian-oriented lighting, and wayfinding and gateway signs. Pedestrian oriented lighting gives pedestrians a safer environment, promotes night use of commercial shopping areas and transit, and increases citizen perception of safety from crime. Wayfinding and gateway signs can guide vehicle, pedestrian, and bicycle traffic, support transit use, and highlight community identity.

POLICIES RELATED TO MAINTENANCE, LANDSCAPING AND LIGHTING

- PF-2.1** Provide adequate lighting to ensure that commercial and industrial areas have an increased level of street lighting to enhance security and safety.
- PF-2.2** Consider the establishment of a Maintenance Assessment District to install and maintain landscaping, lighting, and wayfinding and gateway signs and provide maintenance services beyond City standard services.



6.3 HEALTH AND HUMAN SERVICES

Within the community are facilities that assist those with extreme needs and others that target more independent populations in need of specialized services such as counseling, education, and job training. Additional health care and human services providers serving people living in the community and adjacent coastal communities may locate in Midway - Pacific Highway in the future.

HUMAN SERVICES

Midway - Pacific Highway is home to human service facilities that provide shelter, meals, counseling, job training, youth programs, and mental and public health services to help improve the quality of life for San Diegans. Human services providers play an essential role in assisting the prevention and reduction of homelessness. However, facilities that lack comprehensive care services, such as shelter, restrooms and on-site counseling, can result in individuals engaging in behaviors off-site that affect the community. The human services facilities in the community that provide comprehensive services and proactively manage external impacts should be looked to as models.

HEALTH CARE

Health care facilities within the Midway - Pacific Highway that provide a range of services will help to reduce the need to travel outside of the community for essential care. Medical care facilities with clinics and urgent care services within Midway - Pacific Highway could be beneficial for regular health care and accessibility purposes for community residents and employees as well as adjacent communities. The Kemper Neighborhood Village, with existing medical office uses, or the Dutch Flats Urban Village, with larger parcels, could provide locations for future medical care facilities.

POLICIES

- PF-3.1** Consider future human services facilities within areas designated for heavy commercial and urban industrial.
- A.** Minimize effects on adjacent land uses and the community while balancing the provision of services to populations in need of assistance.
 - B.** Evaluate operations, facilities, and protocols to avoid off-site impacts from clients such as litter, outdoor toileting, loitering, camping, and outdoor lining up.
 - C.** Encourage homeless facilities that provide a continuum of care approach or a collaboration whereby multiple services are provided on site such as meals, shelter, education, job training, and counseling services.
- PF-3.2** Encourage health care facilities within community commercial, mixed residential commercial, and business park areas that provide a range of services to meet the needs of residents, visitors, and employees, such as a small hospital, urgent care facilities, and clinics.



Health care and human services facilities in Midway - Pacific Highway provide services to many San Diegans and can incorporate design elements and operational activities that ensure compatibility with the community.



6.4 HEALTH AND SAFETY

Reducing or avoiding risks associated with seismic and geological hazards and hazardous materials will ensure health and safety. Figure 6-1 illustrates the community's geological and seismic conditions, and Box 6-3 summarizes regulations related to health and safety concerns. For airport land use compatibility and noise compatibility, see the Land Use, Villages and Districts and Noise and Light Elements respectively.

SEISMIC

The most prominent fault in the community is the Rose Canyon Fault Zone, which crosses southern portion of the Pacific Highway corridor in a complex pattern of active and potentially active fault traces.

GEOLOGICAL

Artificial fill placed decades ago without any or with minimal engineering controls underlies a majority of the Midway area, which has a higher potential for liquefaction. Liquefaction occurs when soil loses strength and stiffness in response to applied stress.

HAZARDOUS MATERIALS

New development could encounter isolated soil and/or water contamination on properties with past uses that include, but are not limited to: heavy industrial, manufacturing, or related commercial uses, gas stations, dry cleaners, auto repair facilities, or fuel tanks.

POLICIES

- PF-4.1** Consider the incorporation of passive public space and landscaped areas as part of development projects where active faults preclude the construction of new buildings.
- PF-4.2** Seek State and Federal funding, incentives, and other assistance for hazardous materials site remediation.

BOX 6-1: DEVELOPMENT REGULATIONS RELATED TO HEALTH AND SAFETY

Seismic:

The City requires a geologic study for proposed developments in earthquake fault zones (extending 200-500 feet on both sides of known potentially or recently active fault traces). The State prohibits the construction of buildings for human occupancy across active fault traces or within 50 feet on either side, unless geological investigation proves there are no traces present.

Liquefaction:

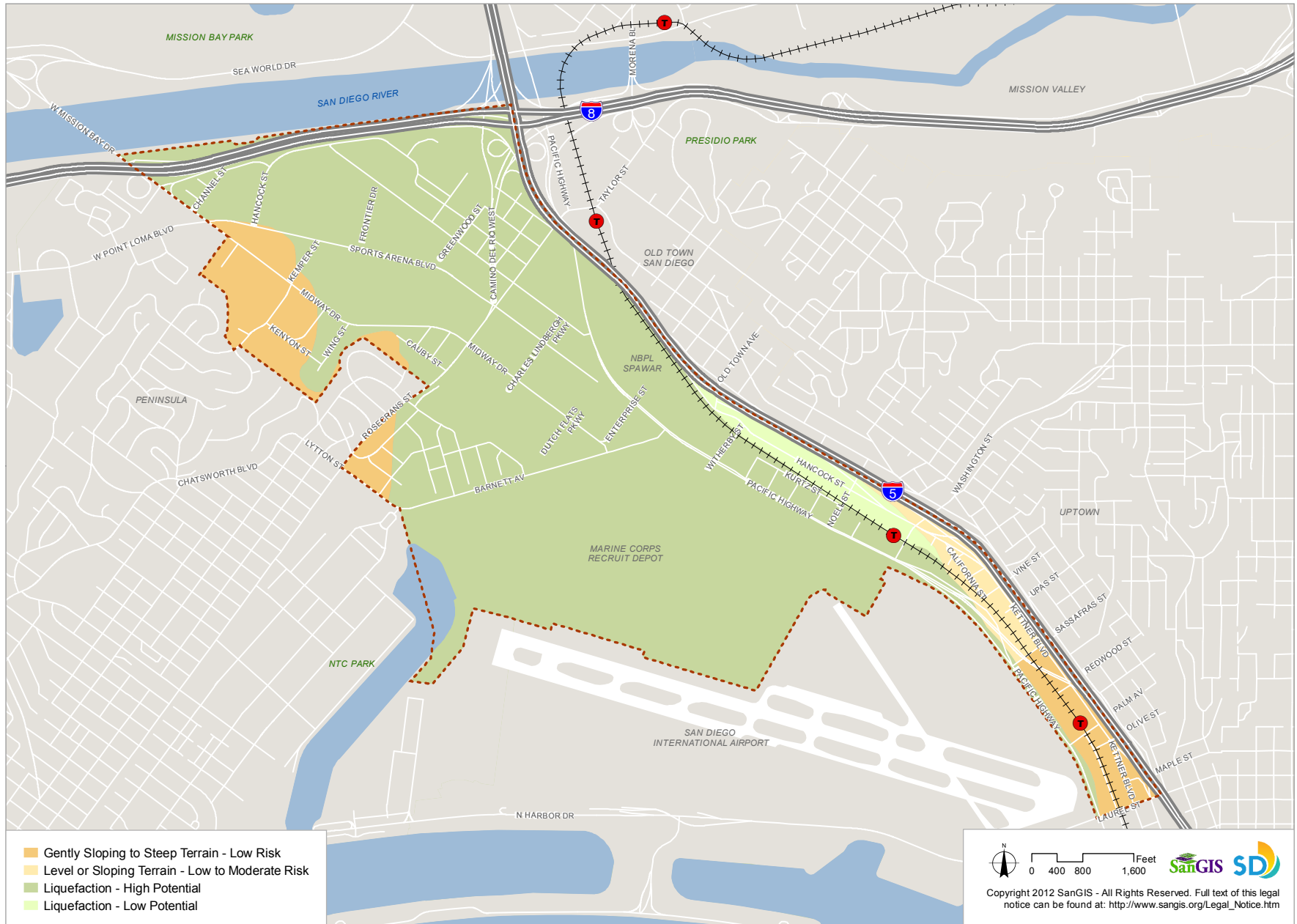
The City requires development projects to provide geologic investigations within high liquefaction hazard zones and appropriate mitigation measures.

Hazardous Materials:

The City requires documentation of on-site hazardous materials, addressing site and building conditions, as part of the development review process for properties that have operated with industrial or heavy commercial uses. Site remediation, when required as part of the project approval based on the proposed use and the property's condition, will reduce issues associated with potential ground contamination for new residential uses and other uses considered sensitive receptors. Conditions for site remediation will take into consideration the type of pollutants.



FIGURE 6-1: GEOLOGIC AND SEISMIC HAZARDS





6.5 SEA LEVEL RISE

The Community Plan considers the potential effect of sea level rise on the community's infrastructure and built environment (see Box 6-2). Located on former tidal wetlands and adjacent to the San Diego River and San Diego Bay, Midway-Pacific Highway has a high water table and experiences periodic flooding during storms and unusually high tides.

Analyses have been conducted for San Diego Bay and surrounding communities to predict potential effects from future sea level rise under varying scenarios. These planning scenarios include an assumption of a 20 inch rise in sea level by 2050 and a 59 inch rise in sea level by 2100 for typical daily conditions. Also analyzed were scenarios for 20-inch and 59-inch rises in sea level under extreme (100-year) high water events including such factors as El Nino, storm surge, and unusually high tides.

According to the analyses described above, portions of the community have potential, although low, for flooding due to sea level rise by 2050. Greater portions of the community will have a higher potential for flooding by 2100 under daily conditions or during extreme tide and/or weather events as described in Table 6-2. For related policies and information, refer also to the Appendix B, the Conservation Element, and the Urban Design Element.

The possibility of a rise in the water table due to sea level rise also poses risks. Concerns related to a rising water table include the structural integrity of surface infrastructure, maintenance of buried infrastructure, and groundwater infiltration into buried pipes. Subsurface structures could experience flooding from groundwater, creating a potential need for dewatering facilities. Considering vulnerabilities while planning and designing development and infrastructure projects during the planning horizon of the Community Plan will help the community be well-positioned for the potential for future sea level rise.

POLICIES

Streets and Freeways

- PF-5.1** Encourage the incorporation of sea level rise adaptation measures in the design of streets and street infrastructure improvements where feasible including, but not limited to, streets that experience flooding during storm and high tide events, streets that provide access to or from emergency response facilities, and streets that provide ingress or egress for the community.
- PF-5.2** Work with SANDAG and Caltrans to evaluate the sea level rise vulnerabilities of freeways, freeway access facilities, and freeway underpasses.

BOX 6-2: POTENTIAL EFFECTS FROM FUTURE SEA LEVEL RISE

- Building and structure damage
- Safety risks for vulnerable populations such as the elderly, medical and nursing home patients, and the homeless
- Impairment of street and freeway function
- Infrastructure damage, including storm water facilities, sewer mains, potable water distribution, electricity and natural gas distribution, and streets and freeways
- Hazardous materials storage tanks and equipment damage, associated with gas stations and commercial and industrial businesses



Hazardous Materials Storage Sites & Contaminated Sites

- PF-5.3** Design hazardous materials storage sites (including underground storage tanks and above-ground storage sites) to minimize equipment failure or a discharge or spillage of hazardous materials from sea level-related flooding or a rising water table where feasible.

Storm Water Facilities

- PF-5.4** Consider sea level rise adaptation in the design of new storm water facilities and improvements to existing infrastructure where feasible to account for sea level rise-related challenges such as flooded San Diego Bay or San Diego River outfalls.
- PF-5.5** Encourage private development and public improvement projects to incorporate storm water facilities to address sea level-related flooding or a rising water table where feasible.

Wastewater Facilities

- PF-5.6** Elevate wastewater pump stations and emergency generators as they are rehabilitated or in new construction depending on facility design, feasibility, and vulnerability to flooding or a rising water table.
- PF-5.7** Consider sea level rise adaptation in the design of new wastewater mains and manholes and improvements to existing infrastructure where feasible including, but not limited to sealing against floodwater inflow and groundwater infiltration.

Potable Water Facilities

- PF-5.8** Consider sea level rise adaptation in the design of new potable water mains and improvements to existing infrastructure where feasible including, but not limited to sealing against floodwater inflow and groundwater infiltration.

Energy Facilities

- PF-5.9** Work with SDG&E to evaluate site-specific vulnerabilities of energy infrastructure related to flooding and a rising water table due to sea level rise, and to design new facilities to be resilient to sea level rise.

Emergency Response Facilities

- PF-5.10** Consider sea level rise adaptation in the design of new emergency response facilities and improvements to existing facilities where feasible including, but not limited to Fire Station 20.

Buildings

- PF-5.11** Encourage the development of buildings in areas vulnerable to sea level rise-related flooding to be designed and constructed to resist and be resilient to flooding.



New development in areas with some potential for future flooding or inundation due to sea level rise can incorporate adaptation features such as raised grades.

TABLE 6-2: PROJECTED SEA LEVEL RISE VULNERABILITY AREAS FOR THE MIDWAY - PACIFIC HIGHWAY COMMUNITY

VULNERABILITY AREA	PLANNING SCENARIO(S)	PRIMARY COMMUNITY VULNERABILITIES
Streets and Freeways	59 inches of sea level rise with extreme high water event	Streets in the Midway area of the community are highly vulnerable to flooding, including Midway Drive, Barnett Avenue, Pacific Highway, Rosecrans Street, Sports Arena Boulevard, Camino del Rio West, Lytton Street, Hancock Street, Witherby Street, and Channel Way.
Commercial and Industrial Buildings	20 inches of sea level rise under daily conditions and with extreme high water event	Low vulnerability to flooding and inundation.
	59 inches of sea level rise under daily conditions and with extreme high water event	Highly vulnerable to flooding and inundation in the Midway area, particularly east of Rosecrans Street.
Residential Buildings	20 inches of sea level rise under daily conditions and with extreme high water event	Low vulnerability to flooding and inundation.
	59 inches of sea level rise under daily conditions and with extreme high water event	Highly vulnerable to flooding and inundation as exposure expands to large portions of residential neighborhoods, including the multi-family residential neighborhood in the Lytton District.
Emergency Response Facilities	59 inches of sea level rise with extreme high water event	Moderately vulnerable to flooding impacts. Flood exposure is limited to temporary impacts. Potentially affected facilities include Fire Station 20 on Kemper Street. In addition to building damage, the station could be impaired by damage to equipment and flooding of streets accessing the facility during the flooding event.
Source: Sea Level Rise Adaptation Strategy for San Diego Bay, 2012		