6

PUBLIC FACILITIES SERVICES & SAFETY

6.1 PUBLIC FACILITIES & SERVICES
6.2 HEALTH & SAFETY

INTRODUCTION

The General Plan provides a comprehensive discussion of public facilities, services and safety. This community plan addresses priorities for improved public service delivery within the community and identifies potential characteristics for facility expansion. The emphasis of the Public Facilities, Services and Safety Element is to identify existing facilities and services and address the capacity and needs for future services. The element specifically addresses public facilities needs and prioritization, policies related to fire-rescue, police, stormwater, water and wastewater infrastructure, waste management, libraries, schools, parks, public utilities, and health and safety. Public facilities and services are also discussed within other elements such as the recreation element which specifically addresses population-based parks and recreation facilities needs.

As an older, urbanized community, North Park is often faced with infrastructure and facilities that do not meet current standards. The remaining service life and maintenance needs of aging infrastructure is a persistent issue in an older community. Therefore, meeting the community's future public facilities needs should focus on expansion of existing facilities or re-use of existing buildings within the community suitable for this purpose. To better accommodate the sharing of facilities located within adjacent communities such as libraries, improved transit and bicycle access should be provided to facilities nearby, particularly those within Downtown and Balboa Park.

KEY GENERAL PLAN POLICIES

The North Park Community Plan Public Facilities, Services & Safety Element further develops the policies contained in the General Plan. Policies related to this element involve pursuing diverse funding sources for new facilities, considering development's impact on addressing public facility needs as well as continuing to pursue joint use opportunities for shared facilities with the School District. The General Plan is an overarching document with goals and policies that apply broadly to all of the City's community planning areas; these broad policies remain in the General Plan, but are listed on Table 6-1 as reference in this plan to avoid redundancy.

Public Facilities, Services & Safety Goals

1. A high level of sustainable public facilities and services to meet the diverse needs of North Park
2. Public facilities that are located near one another to improve access and to take advantage of interconnecting public uses
3. Incentives to provide privately funded facilities for public use
4. Public facilities sized proportionately to the density of North Park's population
5. Timely maintenance, repair and replacement when needed to maintain or improve the serviceability of North Park's older infrastructure.
6. Replacement of aging facilities at the North Park Community Park.
7. Expansion or replacement of the North Park Library
8. Public meeting spaces and facilities for civic engagement.
9. Reunification of North Park under one San Diego Police Division
10. Public facilities that provide free and accessible WIFI
11. A safe community with a crime rate no greater than the City Median

Table 6-1: *General Plan-Related Public Facilities Topics and Policies*

General Plan-Related Topics	Policies
Public Facilities Financing	PF-A.2
Public Facilities and Service Prioritization	PF-B.3
Evaluation of Growth, Facilities, and Services	PF-C.1 & PF-C.3
Water Infrastructure	PF-H.3.c
Libraries	PF-J.3 & PF-J.5
Schools	PF-K.6 & PF-K.9

The North Park community is served by the Mid-City Neighborhood Division of the Police Department.

Fire Station 14 located at 32nd Street and Lincoln Avenue provides fire and life safety service to the North Park community.

The North Park Library located 31st Street and North Park Way is one of two libraries serving residents within the North Park community.

6.1 PUBLIC FACILITIES & SERVICES

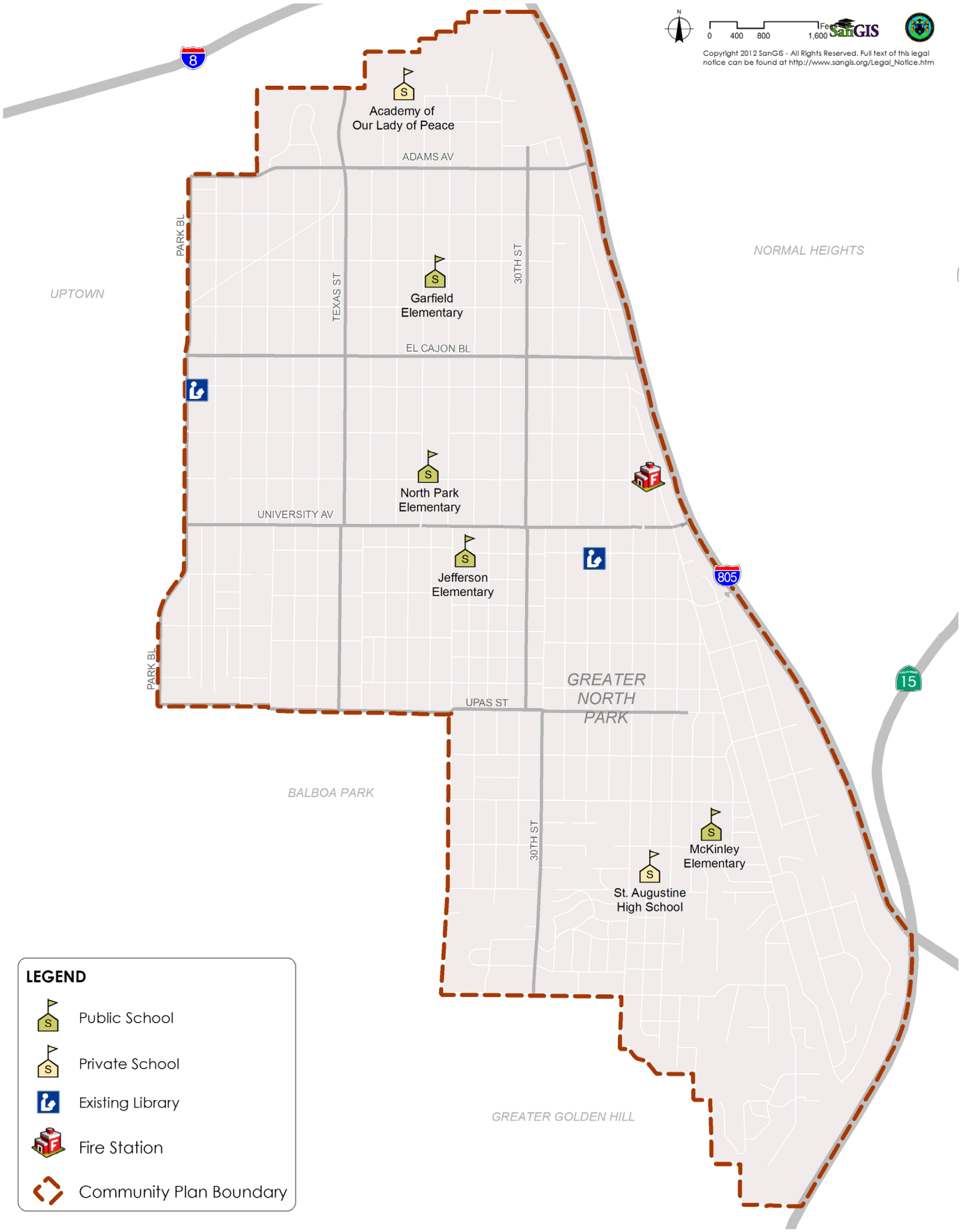
PUBLIC FACILITY NEEDS & PRIORITIZATION

As an urbanized community, North Park is faced with aging infrastructure and facilities that need to be maintained and upgraded to meet current standards. Figure 6.1 illustrates where current facilities exist and identifies sites for future facilities. The City's two main funding sources for providing and improving facilities include Development Impact Fees (DIF) and the General Fund. DIF collects a proportional fair share of capital improvements needed to offset the impact of development. The General Fund is relied on for facility improvement and upgrades and operational and maintenance costs.

Development Impact Fees and the General Fund have helped to alleviate growing facilities needs, but a significant deficit is expected to remain, leaving the City and community with the challenge to find alternative means of funding public improvements.

To address limited funding for annual capital improvements, the City has instituted a prioritization and ranking strategy that integrates community input. This effort allows the City to strategize funding and to be more responsive to the community's facility and infrastructure priorities. Although the City is making incremental changes in how Capital Improvement Program (CIP) projects are funded to provide more timely improvements, in reality the facilities and infrastructure deficit is expected to continue in North Park and Greater San Diego. There are a number of obstacles in alleviating the infrastructure deficit, including, the increased costs in acquisition and construction, lack of available land, and funding constraints and competing needs. It is up to the City and the community of North Park to work together, to find creative solutions for meeting facility and infrastructure needs, and ultimately improve the quality of life. Solutions such as clustering facilities, land value recapture, providing broader community serving facilities, offering equivalences, seeking City wide or regional initiatives for new sources of revenue, and exploring public-private opportunities are just some ways that may make it possible to accommodate new facilities for the next generation.

Figure 6-1: *Existing and Proposed Public Facilities*



POLICE

Facilities for police and fire emergency services affect planning goals for livability and safety. The City provides these services through geographic service areas that take into account community plan boundaries but may also cover more than one community. The Police Department groups neighborhoods within the city into nine divisions. The North Park community is served by the Mid-City and Western Neighborhood Divisions of the Police Department. The Mid-City area station is at 4310 Landis Street in the City Heights community east of Interstate 805. Western Division is located at 5215 Gaines Street and includes that part of North Park from Texas Street west and Lincoln Street north to the rim over Mission Valley. North Park will achieve better coverage, communication, and reduce confusion by reunifying under one police division, preferably Mid-City.

FIRE

Fire protection for the community is provided primarily by four fire stations. Station 14 is located within North Park at 32nd Street and Lincoln Avenue and provides fire protection for the majority of the community. Station 18 in Normal Heights services the northern end of the community. Station 11 in Golden Hill serves the southern end of the community and Station 5 in Hillcrest serves the western portion of the community. Maintaining a successful fire service system is a challenge due the City's topography, fiscal constraints, and an ever growing population. The City has recognized the value of fire prevention measures to reduce pressure on the overall response system in the long term. Measures include adopting strenuous safety codes and an aggressive brush management program. Citywide fire service goals, policies and standards are located in the Public Facilities, Services, and Safety Element of the General Plan and the Fire-Rescue Services Department's Fire Service Standards of Response Coverage Deployment Study. Although no new fire stations are planned within the community boundaries of North Park, a new station is proposed on Home Avenue and 805/Fairmount in City Heights which would serve portions North Park and Golden Hill.

LIBRARY

The existing North Park Branch Library, originally built in 1959, is 8,000 square-foot and is located at 3795 31st St. There are plans to build a new approximately 25,000 square feet new library depending on the site selected. The University Heights library located on Park Boulevard at Howard Avenue also services the North Park Community. However the long time vision shared by the North Park Planning Committee and the Uptown Planners is for the University Heights Library to move into the historically designated Teacher's Annex in the Uptown Planning area. See General Plan policies PF-J.3 and PF-J.5 support larger service areas for library facilities.

University Heights Branch Library in 1926.

The University Heights Library in 2015.

POST OFFICE

North Park is served by the Post Office located in Hillcrest in the Uptown Community Planning Area and is also in close proximity to the Post Office on Adams Avenue in the Normal Heights Planning Area.

SCHOOLS

One of the most important public services is the provision of schools and the offering of quality education to the residents of the community. The North Park community is served by three public elementary schools: Garfield, Jefferson and McKinley; one middle school: Roosevelt, and two high schools: San Diego and Hoover. In addition, there are charter schools, private schools, and neighboring community schools which help to serve the community. Schools in North Park are centrally located near other facilities and services and walking distance to transit. All public school sites are also joint use facilities providing additional recreational opportunities. If opportunities arise to acquire school district property or that of private schools within the community the City should make every effort to preserve the property for public use.

PUBLIC UTILITIES AND UNDERGROUND UTILITIES

Gas and electricity are provided by the San Diego Gas & Electric Company and several gas and electric lines traverse the area. San Diego Gas and Electric Company has a number of programs related to conservation, including commercial and residential energy audits, low interest loan programs for energy conservation, retrofit installations and rebates for solar water heaters. The City has a long-term City-wide program for utility providers to underground overhead power and communication lines.

MAINTENANCE ASSESSMENT DISTRICT AND PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

Maintenance Assessment District (MAD) is a tool property owners use to assess themselves to receive enhanced maintenance, landscaping, and lighting services. These services are above and beyond the City's baseline general services.

A Property and Business Improvement District (PBID) is a tool available to property and business owners to improve a commercial area and is a special benefit assessment district designed to raise funds within a specific geographic area. Funds may be raised through a special assessment on real property, businesses, or a combination of both, and are used to provide supplemental services beyond those provided by the city. See Figure 5-1 of the Economic Prosperity Element for the boundaries of the Business Improvement and Maintenance Assessment Districts.

Bio-filtration techniques can work together with storm drain infrastructure to treat storm water and reduce storm water pollution.

OVERHEAD UTILITIES AND STREETLIGHTS

Although undergrounding projects are underway in North Park, electricity is largely carried in overhead wires along many streets in the community resulting in negative visual conditions. The City has formally adopted a policy for the undergrounding of overhead utility lines to protect public health, safety, and general welfare. This community plan reinforces Citywide efforts to place utility lines underground.

Portions of the community lack adequate street lighting. Street lighting is important to improve safety for pedestrians, vehicles, and property at night. Street lighting is to be strategically added in the community. The community has expressed a strong desire that the installation of new streetlights utilize the historic design already used within portions of the community. See Noise & Light Element for additional policies.

North Park residents and business are aware of the need for, and support expansion of, Wireless Communication Facilities in the community, However, concern exists about the potential for visible blight with inappropriate installations. The community requests that efforts be made to integrate Wireless Communication Facilities into the surroundings in a sensitive manner in order to minimize negative visual impact on North Park's community character, open space, view corridors and historic architecture and elements.

WATER, SEWER AND STORMWATER INFRASTRUCTURE

On average, San Diego must import nearly 90 percent of its water from other areas, specifically northern California and the Colorado River. Potential water supply offsets such as conservation and water reclamation have only recently entered the water supply picture, but even the most optimistic projections credit those offsets with no more than 20 to 25 percent of total demand. San Diego will therefore continue to rely heavily upon imported water for its water supply needs far into the foreseeable future.

The City of San Diego Public Utility Department's Capital Improvement Program Guidelines and Standards provides the framework for the design and construction of new water facilities and addresses water efficiency, conservation, recycled and reclaimed water, cost effectiveness and timely construction.

The community's water, wastewater and stormwater infrastructure has issues with aging, insufficient capacity and outmoded design. Some pipelines have been in operation for a hundred years and are in urgent need of replacement. Beginning in 2007, the City increased water and sewer rates to fund replacement and improvement of both the cast iron water mains and concrete wastewater systems infrastructure. The City schedules many of these water and sewer main replacement projects for the same time and location to minimize the impact on the community. Replacement is currently scheduled based on breaks or blockages in the mains. As incidents mount, main replacement is scheduled for accomplishment through the annual Capital Improvements Program.

Storm drains are designed to handle average storm events, but occasionally during heavy rain, flooding will occur. Storm drain infrastructure within the community's streets often discharges into the natural canyon areas causing erosion. Storm water pollution affects human life as well as aquatic plant and animal life. Oil and grease from parking lots and roads, leaking petroleum storage tanks, pesticides, cleaning solvents, and other toxic chemicals can contaminate storm water and be transported into water bodies and receiving waters.

While storm drain infrastructure within public streets in the community still needs to be upgraded, new regulations require storm water flow to be controlled within individual sites. The City's Municipal Storm Sewer System Permit (MS4 Permit), issued by the San Diego Regional Water Quality Control Board (RWQCB), requires all development and redevelopment projects to implement storm water source control and site design practices to minimize the generation of pollutants. Additionally, the Permit requires new development and significant redevelopment projects that exceed certain size threshold to implement Structural Storm Water Best Management Practices (Structural BMPs) to reduce pollutants in storm water runoff and address hydromodification through flow control. There is also an increased reliance on Low Impact Development (LID) strategies to meet the MS4 Permit requirements and total maximum daily load as well. Examples of LID techniques are bio-retention cells, green roofs, porous pavement, infiltration basins and biofiltration planters.

POLICIES

GENERAL FACILITIES AND SERVICES

PF-1.1 Provide educational facilities, law enforcement, fire protection, libraries and public utilities in accordance with City standards.

a. Consider locating and clustering public facilities such as a library, post office, and transit oriented Development-amenities together to create an active center and take advantage of shared uses like parking and open space areas.

b. Incorporate art in public facilities.

PF-1.2 Provide facilities that accommodate a full range of City programs to serve residents and cultivate civic involvement.

a. Encourage the school district to participate in this community process.

b. Maintain joint-use agreements to increase recreational opportunities and activate school sites with residents after hours.

c. Locate free public meeting spaces in easily accessible locations throughout North Park, including but not limited to facilities that are to be rebuilt at the North Park Community Park.

Maintenance Assessment Districts (MAD's) and Business Improvement Districts (BID's) are fund enhancements that are both beneficial to pedestrian, consumers, and businesses alike.

d. Establish a City of San Diego Police Community Relations Office in the hub of the community near 30th Street and University Avenue and/or a to be determined location on El Cajon Blvd.

e. Support the introduction of free or low cost Wi-Fi access to the core, high traffic pedestrian areas in the community.

FIRE

PF-1.3 Maintain the high level of fire protection throughout the North Park community.

a. Support efforts by the City to educate and inform the community regarding fire prevention techniques.

b. Support regular upgrading of North Park fire stations as necessary to adequately respond to fires and emergencies.

POLICE

PF-1.4 Reduce incidence of criminal activity within North Park's neighborhoods. (Refer to General Plan section PF-E related to policy service and Urban Design section UD-A for crime prevention through design).

a. Continue Neighborhood Watch Programs and Citizen Patrols.

b. Encourage North Park organizations to maintain a close relationship and have a continuing exchange of information with patrol officers.

c. Promote the development of Community Alert Programs where they do not presently exist.

d. Maintain a community relations program between police and residents.

e. When feasible, introduce foot patrols to districts of high crime.

f. Maintain, and expand as needed, City of San Diego Police Bicycle Patrols in commercial areas with significant night time activities.

g. Encourage development projects that provide adequate lighting, visibility for surveillance, and gradations between public and private spatial territories.

Historic "acorn" style street lighting not only improves safety for pedestrians, vehicles, and properties at night; it is also an integral component of North Park's historic character.

LIBRARY

PF-1.5 Seek community input and participation in all future decisions concerning the development or expansion of library facilities serving the North Park community.

PF-1.6 Support the relocation of the University Heights Library to the Normal Street Teachers Annex.

PF-1.7 Support the extension of hours, expansion of book and periodical collections, and hiring of additional staff as necessary to provide adequate access to a full range of published materials.

SCHOOLS

PF-1.8 Improve public education facilities in North Park and maximize their use so families stay in the community and send their children to neighborhood schools.

a. Encourage full-time use of school facilities, including community use during non-school hours for educational, recreational and cultural needs.

b. Maintain joint use agreements with North Park's public schools

c. Coordinate CIP projects with school facility upgrades to improve the interface between the public realm and the facility.

d. Consider strategic street closures as a method of adding needed land area for additional parks space next to schools and to help activate areas within the community.

Use of "purple pipe" or reclaimed water is ideal for irrigation along sidewalks, streets, medians, and other right-of-way.

e. Explore the possibility of joint use buildings that would provide a public benefit. .

f. Acquire excess school district property within the North Park community to reserve the property for public use.

PUBLIC UTILITIES & UNDERGROUNDING

PF-1.9 Program the undergrounding of telephone and electric power lines to underground all utilities and boxes. (Refer to General Plan policy section PF-M).

a. Evaluate the prioritization of undergrounding with the North Park community in order to address priority streets and future projects that may need to be expedited in the future.

PF-1.10 Buffer the physical and visual impacts of energy facilities on adjacent uses through the use of adequate landscaping and screening, while maintaining access to energy facilities for repair and maintenance.

PF-1.11 Enhance the streetscape and encourage building façade improvements to utility facilities such as telecommunication buildings with prominent street frontage.

PF-1.12 Support the City's program to reduce the visual impact of wireless communication facilities.

PF-1.13 Maintain historic street scoring patterns and contractor stamps as part of utility undergrounding projects.

Increasing brush management awareness especially for resident's residing adjacent to North Park hillsides and canyons assists in brush fire prevention.

PF-1.14 Support the implementation of high speed internet technologies, including fiber optics.

WATER, SEWER, AND STORMWATER INFRASTRUCTURE

PF-1.15 Implement water improvements programs so there are systematic improvements and gradual replacement of water and wastewater facilities throughout the community. Also see General Plan PF-F.6 PF-G.2, PF-H.3, and PF-I.1.

a. Replace facilities and infrastructure as required to maintain or improve the serviceability.

b. Improve energy and water conservation in the design, location, and operation of new facilities.

c. Collaborate with the North Park community and other entities when funding and siting improvements to coordinate timing and replacement of infrastructure.

d. Consider non-invasive means when replacing wastewater facilities in the urban canyons.

e. Implement Green Infrastructure strategies to address storm water runoff throughout North Park.

f. Provide water recycling opportunities throughout North Park.

MAINTENANCE ASSESSMENT DISTRICT & BUSINESS IMPROVEMENT DISTRICT

PF-1.16 Support, in concept programs in North Park where property owners assess themselves for the benefit of public enhancements beyond the general services provided by the City. These enhancements include but are not limed to: landscape, lighting, streetscape improvements and maintenance, security, signage and banners, street furniture and public art.

6.2 HEALTH & SAFETY

GEOLOGICAL AND SEISMIC HAZARDS

Geological considerations relate to drainage systems and seismic safety (earthquake fault zones and steep areas of unstable soil). The geology affects open space areas since geological criteria is important in relating land use to seismic risk zones, with the protection of particularly sensitive geological areas from the safety hazards resulting from development encroachment. Major fault lines in North Park run along the eastern portion of the community stretching from Mission Valley to the north, to Balboa Park and the Golden Hill Community to the south.

The General Plan provides also policy support for disaster preparedness and Seismic Safety in the Public Facilities, Services & Safety Element sections PF-P and PF-Q. Design considerations with regards to safety are located in the Urban Design Element.

FIRE HAZARDS

Fire protection service is described in Section 6.1. The natural environment throughout San Diego presents considerable demands on fire and rescue services under various conditions and can also affect response times. For times of additional need, the City augments its own forces with Automatic Aid agreements with adjoining jurisdictions, and Mutual Aid agreements with County, State, and federal government agencies.

POLICIES

PF-2.1 Maintain a high level of fire protection throughout North Park, particularly in the neighborhoods adjacent to natural open space.

PF-2.2 Modernize and/or replace facilities and equipment to meet the needs of North Park as fire fighting technology improves.

PF-2.3 Support efforts by the City to educate and inform the North Park community regarding fire prevention techniques, particularly those related to brush management and wild land fires.

PF-2.4 Maintain appropriate and timely brush management in North Park's publically owned canyons.

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