



# 11

## IMPLEMENTATION

- 11.1 KEY ACTIONS
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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. The community plan will be used as a reference document for city staff, the community, public agencies, and private developers. The Old Town San Diego Planned District Ordinance implements the Community Plan land use and urban design policies for private development 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 different funding mechanisms, such as private development, city projects, and other agencies' projects. The Implementation chapter identifies the action items and agencies responsible for realizing the plan's vision in Table 11-1. 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 Community Plan recommends potential funding mechanisms to pursue to viably finance the implementation of the Community Plan.

### 11.1 Key Actions

- Regularly update the Infrastructure Financing Strategy for the public improvements identified in the Community Plan.
- Implement facilities and other public improvements in accordance with the Infrastructure Financing Strategy.
- Pursue local, state and federal grant funding to implement unfunded needs identified in the Infrastructure Financing Strategy.
- 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 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, sidewalk improvements.

### 11.3 Priority Public Improvements and Funding

Public improvements described in this community plan vary widely in range and scope. Some can be implemented 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 projects is included in the Infrastructure Financing Strategy.



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

**TABLE 11-1: IMPLEMENTATION ACTION MATRIX**

No.	Element Actions	Policy	Responsible Departments / Agencies	Time Frame
<b>Sidewalk and Pedestrian Improvements</b>				
1	Create a pedestrian connection along Taylor Street north of Presidio Drive to improve access to the northeast portion of Presidio Park.	LU-3.6	City of San Diego, Caltrans	Mid-term
2	Increase the sense of linkage to the State Historic Park by providing an emphasized transition into the Core.	LU-5.2	City of San Diego	Short-term
3	Improve the pedestrian environment by enhancing pedestrian connections and accessibility between historic and cultural attractions, parks, and the Old Town Transit Center.	ME-1.1	City of San Diego, MTS, State of California	Short-term
4	Work with Caltrans and SANDAG to improve the pedestrian connections to adjacent communities at the freeway underpasses at Morena Boulevard, Pacific Highway, and Rosecrans Street and at the Old Town Avenue bridge.	ME-1.3	Caltrans, SANDAG, City of San Diego	Short-term
5	Enhance pedestrian accessibility within the public right-of-way.	ME-1.4	City of San Diego, adjacent property owners	Short-term
	Remove utility poles and other barriers within the pedestrian path of travel.			
	Work with utility companies to relocate above-ground utility boxes out of the public right-of-way.			
	Install, replace, and retrofit pedestrian ramps, ensuring that these do not detract from the historical character of the community.			
	Work with property owners to remove curb cuts that are not in use.			
<b>Transit Services and Facilities</b>				
1	Work with SANDAG and MTS to support and incorporate transit infrastructure and service enhancements for Old Town San Diego in the Regional Transportation Plan as funded improvements that complement the community's historic character.	ME-3.1	SANDAG, MTS, City of San Diego	Mid-term
2	Enhance the environment at the Old Town Transit Center through installation of additional shelters, additional seating, lighting, and landscaping consistent with the 1846-1871 Early American Period.	ME-3.2	SANDAG, MTS	Short-term
3	Work with MTS to support the installation of benches and shelters that reflect Old Town's pre-1871 character at the bus stops along Taylor Street.	ME-3.4	MTS, City of San Diego	Short-term
4	Work with MTS to discourage the placement of advertising at benches and shelters located at the Old Town Transit Center and at the bus stops within Old Town, which is not consistent with the pre-1871 community character.	ME-3.5	MTS, City of San Diego	Short-term
<b>Roadway Infrastructure</b>				
1	Coordinate with SANDAG and Caltrans to improve freeway on- and off-ramps through redesign and/or reconfiguration to reduce congestion and cut-through traffic on local streets in a manner that does not detract from the community's historic character.	ME-6.5	SANDAG, Caltrans, City of San Diego	Mid-term
2	Improve Taylor Street with non-contiguous sidewalks, street trees, parkway landscaping, bicycle lanes, and storm water bio-retention/ filtration elements.	ME-6.6	City of San Diego	Mid-term
3	Retrofit Pacific Highway with non-contiguous sidewalks, cycle tracks, street trees, parkway landscaping, and storm water bio-retention/ filtration elements.	ME-6.7	City of San Diego	Mid-term
4	Improve Congress Street by installing pedestrian-oriented lighting and wayfinding signage.	ME-6.8	City of San Diego	Mid-term

**TABLE 11-1: IMPLEMENTATION ACTION MATRIX (CONTINUED)**

No.	Element Actions	Policy	Responsible Departments / Agencies	Time Frame
5	Improve San Diego Avenue with wider sidewalks, street trees, parkway landscaping, and installation of measures to enhance pedestrian access to the State Historic Park at Twiggs Street.	ME-6.9	City of San Diego, adjacent property owners	Mid-term
6	Improve Juan Street with additional pedestrian-oriented lighting, crosswalks at Wallace Street and Mason Street, and wayfinding signage.	ME-6.10	City of San Diego	Mid-term
7	Improve Old Town Avenue with wider sidewalks, street trees, parkway landscaping, pedestrian-oriented lighting, bicycle facilities and wayfinding signage.	ME-6.11	City of San Diego, adjacent property owners	Mid-term
8	Enhance the intersections of Old Town Avenue with Moore Street and Hancock Street.	ME-6.12	City of San Diego	Mid-term
9	Coordinate with Caltrans and SANDAG to incorporate wider sidewalks and bicycle lanes on the Old Town Avenue bridge should it be renovated or reconstructed.	ME-6.13	City of San Diego, Caltrans, SANDAG	Long-term
10	Provide grade separation of the at-grade railroad crossing at Taylor Street in order to enhance pedestrian, bicyclist and vehicular circulation.	ME-6.14	City of San Diego, SANDAG, MTS	Long-term
11	Seek regional, state, and federal funding for improvements at the Taylor Street at-grade rail crossing to address pedestrian and bicyclist safety and accessibility.	ME-6.15	City of San Diego, SANDAG, MTS	Mid-term
12	Retrofit visitor-serving parking lots to incorporate storm water management features that are reflective of Old Town's pre-1871 community character, such as permeable paving, bioretention areas or bioswales, and vegetated filter strips with native plant species as landscaping.	UD-4.24	City of San Diego, State of California, County of San Diego	Mid-term
13	Incorporate a consistent selection of street trees and parkway landscaping to establish strong, recognizable themes along the identified street corridors, including San Diego Avenue, Old Town Avenue, Taylor Street, Congress Street and Juan Street.	UD-7.3	City of San Diego, adjacent property owners	Mid-term
14	Install historic style double lantern pedestrian lighting along sidewalks.	UD-7.15	City of San Diego, adjacent property owners	Mid-term
15	Incorporate streetscape enhancements along Taylor Street that commemorate the historic La Playa Trail and the San Diego River that help define the character of this major entry point. These improvements should include storm water management features.	UD-8.3	City of San Diego, State of California, adjacent property owners	Mid-term
16	Retrofit Pacific Highway to serve as a boulevard street providing a strengthened linkage from the San Diego River Park into Old Town San Diego and to Downtown. These improvements should include storm water management features.	UD-8.4	City of San Diego, State of California, adjacent property owners	Mid-term
17	Incorporate streetscape enhancements along Congress Street to help promote pedestrian activity and guide visitors between the Old Town Transit Center, and the Old Town State Historic Park.	UD-8.5	City of San Diego, State of California, adjacent property owners	Mid-term
18	Enhance San Diego Avenue's character as Old Town's pedestrian-friendly main street to provide a strengthened connection between the Old Town San Diego State Historic Park and the Core Sub-District.	UD-8.6	City of San Diego, adjacent property owners	Mid-term
19	Incorporate streetscape enhancements along Juan Street to improve the pedestrian environment and strengthen the connection between the Old Town San Diego State Historic Park, Presidio Park and Heritage Park.	UD-8.7	City of San Diego, adjacent property owners	Mid-term

**TABLE 11-1: IMPLEMENTATION ACTION MATRIX (CONTINUED)**

No.	Element Actions	Policy	Responsible Departments / Agencies	Time Frame
20	Incorporate streetscape enhancements into Old Town Avenue that help provide a sense of arrival into the community with particular emphasis at its intersection with Moore Street.	UD-8.8	City of San Diego, adjacent property owners	Mid-term
<b>Bicycle Improvements</b>				
1	Enhance bicycle connections between historic and cultural attractions, Old Town Transit Center, the regional bicycle network, and the San Diego River Park, as shown in Figure 4-4.	ME-2.1	City of San Diego	Short-term
2	Provide bicycle facilities and amenities that enhance the bicycle environment and are consistent with the community's historic character.	ME-2.2	City of San Diego, adjacent property owners	Short-term
3	Work with Caltrans to improve bicycle connections to adjacent communities and reduce conflicts with motor vehicles at the freeway underpasses at Morena Boulevard, Pacific Highway, and Rosecrans Street and at the Old Town Avenue bridge.	ME-2.3	City of San Diego, Caltrans	Mid-term
<b>Wayfinding</b>				
1	Install wayfinding signage to identify pedestrian paths leading into Presidio Park and to guide pedestrians to those paths.	LU-3.5	City of San Diego	Short-term
<b>Parking</b>				
1	Discourage the use of the Old Town Transit Center as a remote parking for the San Diego International Airport and as an overflow employee parking area for business and government offices and facilities near Old Town.	ME-4.3	MTS, SDCRAA, Caltrans, State of CA, Old Town Chamber of Commerce	Short-term
2	Prevent the net loss of existing on-street and publicly owned off-street parking spaces.	ME-4.4	City of San Diego	Short-term
3	Encourage employees and visitors to use transit and other transportation alternatives to single-occupancy vehicle use to reduce parking demand.	ME-4.6	SANDAG, Old Town Chamber of Commerce	Short-term
4	Encourage the management of tour/coach bus parking spaces in the public right-of-way and publicly owned parking facilities. <ul style="list-style-type: none"> <li>a. Encourage the creation of a passenger loading and unloading area at the Old Town Transit Center for coach/tour buses.</li> <li>b. Coordinate with tour/coach buses operators to load and unload passengers at the Old Town Transit Center and other appropriate locations.</li> <li>c. Consider appropriate locations for on- and off-street parking for tour/coach buses within the Taylor Sub-District.</li> </ul>	ME-4.7	MTS, City of San Diego, Old Town Chamber of Commerce	Short-term
5	Provide adequate parking supply to meet existing and future parking demand from transit riders and State Park visitors.	ME-4.9.a	SANDAG, MTS, State of CA	Short-term
6	Provide adequate parking supply to meet future parking demands related to planned Trolley system expansions.	ME-4.9.b	SANDAG, MTS	Short-term
<b>Recreation</b>				
1	Provide improvements to the Presidio Community Park that enhance its recreational value to the community that could include an enhanced children's play area, walkways and an informational kiosk.	RE-1.1	City of San Diego	Short-term
2	Improve the accessibility of the El Campo Santo Pocket Park to allow people of all ages and abilities to access and use the park.	RE-1.5.b	City of San Diego	Short-term
3	Enhance the recreational amenities of the Presidio Community Recreation Center by expanding the building footprint to provide additional multi-purpose rooms for community use.	RE-1.6	City of San Diego	Mid-term

**TABLE 11-1: IMPLEMENTATION ACTION MATRIX (CONTINUED)**

No.	Element Actions	Policy	Responsible Departments / Agencies	Time Frame
4	Provide a shared aquatic complex at Liberty Station in the Peninsula Community to serve the Old Town San Diego, Peninsula and Midway-Pacific Highway communities.	RE-1.7	City of San Diego	Mid-term
Noise				
1	Support the establishment of a train horn "quiet zone" at the Taylor Street at-grade rail crossing as an interim measure to roadway-rail grade separation.	NE-1.1	City of San Diego, SANDAG, Rail Operators	Mid-term
Historic Resources				
1	Provide interim protection to the George Marston Potential Historic District identified in the Old Town Historic Resources Survey until such time as it can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures.	HP-2.4	City of San Diego	Short-term



