

**MAY 2010 REPORT
SAN YSIDRO LIBRARY SITE SUBCOMMITTEE (SYPAC)**

- The San Ysidro Redevelopment Agency has identified that it can assist the community to identify a site for a future San Ysidro Library.
- At the February 2010 meeting, the SY PAC agreed to form a subcommittee to analyze community sites.
- The Subcommittee includes the following volunteers: **Bertha A. Gonzalez (Subcommittee Chair), Miguel Aguirre, Jason Wells and David Flores.**
- **ATTACHEMENTS INCLUDE: POWER POINT PRESENTATION, ANALYSIS MATRIX**

MEETING	ACCOMPLISHED GOALS	REPORT
MARCH 12, 2010	<ul style="list-style-type: none"> • Formalize subcommittee • Identify potential sites 	<ul style="list-style-type: none"> • The subcommittee was formed. Mrs. Berth Gonzalez volunteered to be Chair. Mr. David Flores volunteered to keep minutes. • The Subcommittee identified that it estimates that the more frequent users of the San Ysidro Library are: <ul style="list-style-type: none"> School children Students Seniors Families • The Committee also had a discussion about what type of place, or location would be best for the library. At this point in time, most of the committee felt that in the residential neighborhood or adjacent with an educational use would be the best. No decision was made however, to recommend removing sites in commercial areas at this point. • The Committee identified the following possible sites, these will be toured and photographed for further discussion: <ul style="list-style-type: none"> A. Las Americas Civic Parcel B. Existing Site – Pilot Village C. Adjacent/joint development and use with Beyer Elementary D. The properties on the corner of East Beyer and Beyer Blvd. (Across from the SY Adult School) E. Adjacent development to the SY School District Office (Outside of SY

		<p>Redevelopment Area)</p> <p>F. Joint Development with residential housing on Seward and Cypress Drive (Across from the Beyer Trolley Stop)</p> <p>G. The properties on Beyer adjacent to the I-805 Bridge. (South side of street, across from the previous site.)</p> <p>H. Pilot Village Civic Center (At existing feed store and residential parcels)</p>
MARCH 16, 2010	<ul style="list-style-type: none"> • Sites tour • Photograph • Assess adjacencies 	<ul style="list-style-type: none"> • The committee carpooled to each site • Each property was photographed and discussed in details as far as site specific details: What was it next to? Access? Ease of development, views, etc.
APRIL 23, 2010	<ul style="list-style-type: none"> • Analyze each site • Record analysis 	<p>Each property was analyzed for pros and cons and what is most beneficial for the community, funding and development timeline. (SEE ATTACHED ANALYSIS MATRIX)</p> <p><u>RECOMMENDATIONS TO PAC MAY, 25, 2010.</u></p>

**APRIL 23, 2010 ANALYSIS MATRIX
SAN YSIDRO PAC SUBCOMMITTEE LIBRARY SITE IDENTIFICATION**

SITE ISSUES ANALYZED	PROS	CONS
SIZE = IS IT ADEQUATE? WILL IT FIT LIBRARY?		
ADJACENCY = WHAT IS IT NEXT TO? CAN THOSE USES BE COMPLIMENTARY OR DETRIMENTAL TO USE? IS IT A GOOD FIT WITH NEIGHBORHOOD?		
ACCESS – PEDESTRIAN = IS THERE GOOD ACCESS THROUGH PEDESTRIAN PATHWAYS? IS IT SAFE TO GET TO?		
ACCESS – VEHICULAR = IS IT ALONG STREETS WITH GOOD ACCESS? ANY ISSUES WITH TRAFFIC?		
PARKING = CAN SITE ACCOMMODATE PARKING? WHAT ARE THE OPTIONS?		
AESTHETIC = ARE THE SURROUNDINGS NICE OR NEED SOME WORK? ANY INTERESTING VISUALS?		
WITHIN REDEVELOPMENT AREA = IS IT WITHIN THE AREA?		
REDEVELOPMENT OPPORTUNITIES = CAN WE SEE OTHER OPPORTUNITIES TO HAVE A GREATER IMPACT IN THE NEIGHBORHOOD?		
INFRASTRUCTURE – STREETS = ARE THE STREETS IN GOOD SHAPE?		
INFRASTRUCTURE – LIGHTING = IS THERE ENOUGH STREET LIGHTING FOR SAFETY AT NIGHT?		
***** OTHER COMMENTS ADDED AT THE END		

APRIL 23, 2010 ANALYSIS MATRIX
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SUMMARY OF ANALYSIS – SITE A – LAS AMERICAS CIVIC PARCEL

SITE	PROS	CONS
SIZE	The site was set aside with the size of the library in mind – 2 stories. (+/- 15K S.F.)	
ADJACENCY	Pad creates an island that has all new infrastructure	Shopping peak traffic and parking could cause problems. Users of shopping ctr. might overwhelm community
ACCESS - PEDESTRIAN	Great for Park Haven Apartments and Willow School	Issue for the rest of the community, across freeways, and distance is significant.
ACCESS - VEHICULAR	Could be great.	Traffic is very heavy during seasonal shopping peaks. Issues at heavy border times and at Dairy Mart/C. de la Plaza.
PARKING	Shared parking is already built	Seasonal shopping peaks might use more parking.
AESTHETIC	Nice, since it is recently constructed and Larsen Field Park is nice park	
WITHIN REDEVELOPMENT AREA	YES	
REDEVELOPMENT OPPORTUNITES	Property can be used as leverage if it is not used for Library.	
INFRASTRUCTURE – STREETS	OK in front of Las Americas	HORRIBLE at Dairy Mart & Camino de la Plaza and at Willow and San Ysidro Blvd. & Camino de la Plaza
INFRASTRUCTURE - LIGHTING	Good	
COSTS	Land does not need to be acquired. Plus, the parking and other elements are finished.	
OTHER COMMENTS		Owner is antagonistic, selfish, no community support.

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SUMMARY OF ANALYSIS – SITE B – EXISTING LIBRARY SITE

SITE	PROS	CONS
SIZE	The current site has growth potential behind the library – size can be expanded. (+/- 1 AC)	
ADJACENCY	City park, tennis courts, Community already familiar with surroundings. Senior Center site can be incorporated into site and build in new gathering spaces as part of new design.	
ACCESS - PEDESTRIAN	Great pedestrian access. In the center of the community.	
ACCESS - VEHICULAR	East & West Park, one ways are good access.	
PARKING	Can develop multi-level building with parking on ground floor. Can re-do parking on E/W. Park to diagonal parking.	Currently NOT enough parking.
AESTHETIC	Historical ICON, very relevant to the community, can be integrated as grand entrance to new library and can dictate design elements.	
WITHIN REDEVELOPMENT AREA	YES	
REDEVELOPMENT OPPORTUNITES	Definitely can help build momentum to revitalize adjacent properties.	
INFRASTRUCTURE – STREETS	Good	
INFRASTRUCTURE - LIGHTING	Fair amount. New project can add more lighting along park and around project.	
COSTS	City owned property already. Could be most efficient.	

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SUMMARY OF ANALYSIS – SITE C – ADJACENT TO BEYER ELEM.

SITE	PROS	CONS
SIZE	Lots of room along SY hills. (+/- 4 AC)	
ADJACENCY	Residential and school	
ACCESS - PEDESTRIAN		Needs work, current pedestrian bridges not safe. NOT lit properly. Pedestrian crossing in front of school has no lights, only paint on street.
ACCESS - VEHICULAR	Good, functional.	Traffic is very heavy during peak school pick up/drop off.
PARKING	Would be constructed and shared with elementary school	
AESTHETIC	Would be new design. GREAT views.	
WITHIN REDEVELOPMENT AREA	YES	
REDEVELOPMENT OPPORTUNITES	Could spark completion of Beyer Park and residential improvements.	WOULD require negotiations with the SY School District.
INFRASTRUCTURE – STREETS	Good.	
INFRASTRUCTURE - LIGHTING		Needs a lot of work, more lighting on streets to get there and bridges are not lit.
COSTS	Land would have to be acquired. Would have to be joint development with SY School District.	

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SUMMARY OF ANALYSIS – SITE D – SOUTHWEST CORNER OF BEYER BLVD. & E. BEYER BLVD.

SITE	PROS	CONS
SIZE	Good will fit. (+/- 1.25 AC)	
ADJACENCY	Across several schools, touching residential	Can remain undeveloped if owner does not want to split lot & sell.
ACCESS - PEDESTRIAN	Good signalization for street crossing.	Needs work, current pedestrian bridge not safe. NOT lit properly.
ACCESS - VEHICULAR	Good	
PARKING		Needs to be built.
AESTHETIC	New construction, should be nice. Nice view	
WITHIN REDEVELOPMENT AREA	YES	
REDEVELOPMENT OPPORTUNITES	Good can be catalyst along Beyer Blvd.	
INFRASTRUCTURE – STREETS	Great	
INFRASTRUCTURE - LIGHTING		Need to light up Beyer Bridge over I-805
COSTS		Seems that City owns half. Other half would have to be acquired.

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SUMMARY OF ANALYSIS – SITE E – BEYER BLVD. AT I-805

SITE	PROS	CONS
SIZE	Good. (+/- 1.5 AC)	
ADJACENCY	Close to community & 4 schools	Can remain undeveloped if owner does not want to split lot & sell.
ACCESS - PEDESTRIAN	Good.	Needs work, current pedestrian bridge not safe. NOT lit properly.
ACCESS - VEHICULAR	Good	
PARKING		Needs to be built.
AESTHETIC	New construction, should be nice.	
WITHIN REDEVELOPMENT AREA	YES	
REDEVELOPMENT OPPORTUNITES	Good can be catalyst along Beyer Blvd.	
INFRASTRUCTURE – STREETS	Great	
INFRASTRUCTURE - LIGHTING		Need to light up Beyer Bridge over I-805
COSTS		City would have to acquire entire site and remove two residences, or split lot.

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SUMMARY OF ANALYSIS – SITE F – SYSD OFFICE SITE

SITE	PROS	CONS
SIZE	Good (+/- 1.5 AC)	
ADJACENCY	District Office + Schools	Not close to residences
ACCESS - PEDESTRIAN		Tough walk uphill, ADA issues?
ACCESS - VEHICULAR	Good.	
PARKING	Has some now.	Need more
AESTHETIC	Great View. New construction should be nice.	
WITHIN REDEVELOPMENT AREA		NO
REDEVELOPMENT OPPORTUNITES		None
INFRASTRUCTURE – STREETS	Good	
INFRASTRUCTURE - LIGHTING	ok	
COSTS	City would have to acquire or negotiate with SYSD	

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SUMMARY OF ANALYSIS – **SITE G** – SEWARD AVE. AT CYPRESS DR. MIXED USE W/RESIDENTIAL DEVELOPMENT

SITE	PROS	CONS
SIZE	Good (+/- 2.5AC)	
ADJACENCY	Residential, across the street from Beyer Trolley Station.	Sound issues with Trolley
ACCESS - PEDESTRIAN	Good.	Not from prominent street. Trolley crossing needs close safety consideration.
ACCESS - VEHICULAR		Not from prominent street.
PARKING		Would have to be built.
AESTHETIC	Would be new construction.	
WITHIN REDEVELOPMENT AREA	YES	
REDEVELOPMENT OPPORTUNITES	Project can spark redevelopment in much needed area.	
INFRASTRUCTURE – STREETS	OK	
INFRASTRUCTURE - LIGHTING	Good	
COSTS		Need full site acquisition

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SUMMARY OF ANALYSIS – SITE H – PILOT VILLAGE CIVIC CENTER

SITE	PROS	CONS
SIZE	(+/- 7,000-10,000 S.F.)	Many small parcels, site assembly would be issue.
ADJACENCY		Liquor Store, A. Anonymous office.
ACCESS - PEDESTRIAN	Some good pedestrian access	Heavy traffic crossing at Via de SY/SY Blvd.
ACCESS - VEHICULAR		Traffic is very heavy during high traffic times.
PARKING		No parking, would have to be built, might require more property just to build parking.
AESTHETIC		Shops along Blvd need more investment for better look.
WITHIN REDEVELOPMENT AREA	YES	
REDEVELOPMENT OPPORTUNITES	Can definitely spark things up.	
INFRASTRUCTURE – STREETS	OK	
INFRASTRUCTURE - LIGHTING	OK	
COSTS		Full acquisition required plus parking space might also need to be acquired.