
COMMUNITY FACILITIES

GOAL

Establish and maintain a high level of public facilities and services to meet the needs of the community.

OBJECTIVES

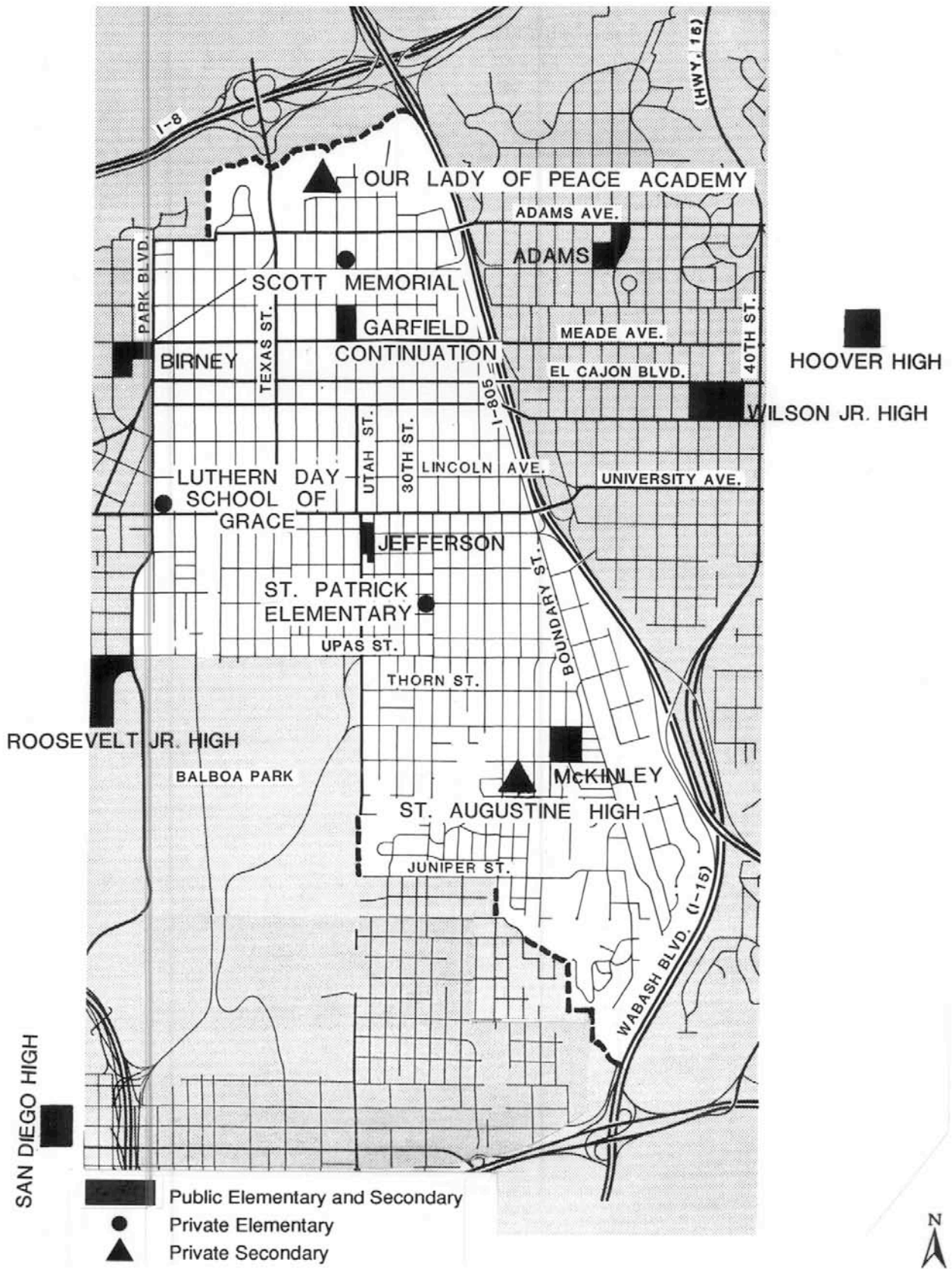
- Provide educational facilities, law enforcement, fire protection, libraries and public utilities in accordance with City standards.
- Provide childcare services to serve families in North Park.
- Program the systematic improvement and gradual replacement of water and sewer facilities.
- Program the undergrounding of telephone and electric power lines.
- Maximize the use of existing facilities for community activities.
- Provide improved street lighting at appropriate locations.
- Encourage a full range of health care facilities within the community.

EXISTING CONDITIONS AND RECOMMENDATIONS

Schools

Public education is provided by the San Diego Unified School District. Elementary schools serving the area include Jefferson and McKinley, both located within the community, and Birney, located to the west of the community (see **Figure 17**). Junior high school students attend Roosevelt and Wilson, both located outside the community. High school students attend San Diego and Hoover, also located outside the community (see **Figure 17**). Garfield Independent Learning Center, located within the community, is a continuation school for secondary students from throughout the school district.

Of the elementary schools serving the community, only McKinley's enrollment is currently exceeding its operating capacity. This situation will be corrected by the addition of portable classrooms. However, enrollments have increased recently and are projected to continue to increase in the next five years as a result of several factors, including the recent influx of young families with children moving into the area and expected housing growth. This means that Birney and Jefferson may also eventually exceed their operating capacities (see **Table 4**). All public elementary schools serving the area have insufficient usable land area, according to current General Plan standards, which establish ten net usable acres as the standard for elementary schools.



Schools **17**
Greater North Park Community Plan **FIGURE**

All secondary schools serving the area are operating under capacity (see **Table 4**). Several parochial schools are also located in the area. Elementary schools include Saint Patrick's School and Lutheran Day School of Grace. Secondary schools are Saint Augustine High School, Scott Memorial and Our Lady of Peace Academy (see **Figure 17**).

School Recommendations:

As can be seen from the above discussion, there are a number of problems associated with existing school facilities in Greater North Park. The elementary schools are either over operating capacities or are projected to be over operating capacities in the future. Possible alternatives to accommodate expected elementary school enrollment include the relocation of special education or other uses occupying classrooms, the addition of portable classrooms, or the adjustment of school boundaries. Operating capacities can be increased through the use of portable classrooms which is the traditional method of adjusting to enrollment capacity problems. However, portable classrooms utilize, in many instances, playground space, reducing recreational acreage available both to students and to residents of the surrounding communities.

Street closings can be one method of adding needed land area, but this is a limited approach at best. One potential street closing is Gunn Street between 28th and Idaho Streets. Possible partial street closings include Oregon and Idaho Streets between Monroe and Meade Avenues (abutting the Garfield Continuation School) and between Howard and Lincoln Avenues (abutting the North Park Recreation Center). These streets (Oregon and Idaho Streets) could be narrowed and made one-way streets providing use of public right-of-way in school and recreational use. A more costly solution, which is being utilized in the Mid-City community, is the purchase of abutting properties by the City for joint school and public recreational usage. In any event, efforts should be made to provide full-time use of school facilities, including full community use during non-school hours for educational, recreational and cultural needs.

As it has done in other communities, the San Diego Unified School District could also establish a planning process involving design professionals, school district staff and community members for the purpose of identifying problems and needs and alternative solutions. These solutions could include the following:

1. Improve the aesthetic educational environment at each of the elementary schools. Improvements needed may differ from school to school and include interior and exterior painting, landscaping, and turfing.
2. Improve the existing permanent facilities at some sites. Consideration could be given to the expansion of permanent facilities at some of the elementary schools to accommodate the large and growing enrollment and reduce the high percentage of portable classrooms. New facilities could be integrated architecturally with existing buildings. Underground buildings with play areas on top could be considered for some schools. In addition, multistory buildings could be considered for some sites in order to conserve play areas.

3. The school district could work with the City to acquire additional land to expand existing sites. In some cases, the expanded sites could be used for educational facilities and in other instances, joint use with City parks could be accomplished.
4. There could be explorations of the possibility of using new buildings jointly for commercial and educational use. The joint use of buildings would provide revenue to the district and give the district a means for reducing further the number of portable classrooms at each school.
5. Consideration could be given to develop ways to deal more aesthetically with portable classrooms. This could be accomplished through a combination of landscaping and arrangement of the portables.

These concepts could ultimately be developed into long-range physical master plans for the individual school sites. The development of these master plans could be accomplished as follows:

- Master planning could be carried out for each school by a committee composed of school staff, school district central office staff, community representatives and consultants. These committees could define the educational and physical needs for each school. After these needs were defined, an architectural firm could be obtained to prepare individual physical master plans for each school site.
- Each master plan could be developed based upon necessary review and evaluation of existing conditions, buildings that could be retained and new buildings that could be constructed. In addition, playgrounds, landscaping, parking and traffic circulation could be considered. Cost estimates for the implementation of the master plan could also be developed.
- All elements of the master plan could be reviewed by the planning committee which could establish priorities for the implementation of the master plan. The master plan for each individual school site would then be presented to the board of education for its approval.

Additionally, the San Diego Unified School District should consider the following site-specific solutions:

1. The Garfield Continuation School was previously an elementary school and could, if conditions warrant, revert back to that use. However, the question of relocation of existing educational services on the site would have to be answered. An additional problem is that most of the elementary school buildings were demolished or extensively remodeled to provide for a secondary school facility.
2. In the event that the functions of the existing Educational Center on Normal Street are moved to another location, consideration will have to be given to the reuse of the site. Although the existing facility is located in the Uptown community plan area, reuse of the site for other than educational purposes could have impacts on Greater North Park. If the Educational Center is relocated, consideration should be given to using the site to meet the educational needs of the surrounding communities. The main structure itself is of historical significance and consideration should be given to its preservation.

The San Diego Unified School District is presently developing a Long Range Facilities Master Plan (LRFMP) which is intended to determine future facilities needs to the year 2000, educational programs for the same period of time, facilities utilization policies, and availability of financial resources.

**TABLE 4
PUBLIC SCHOOL ENROLLMENT**

	Actual Enrollments		Projected Enrollments*			Capacities 1985 – 1986	
	October 1985		1986	1989	1995	Operating Capacity	Total Capacity
School							
<u>Elementary</u>							
Birney	617	(K-6)	626	661	700	654	810
Jefferson	560	(K-6)	586	658	675	570	750
McKinley	520	(K-6)	534	535	525	570	630
<u>Junior High</u>							
Roosevelt	1,075	(7-9)	1,227	1,350	1,550	1,274	1,770
Wilson	1,496	(6-8)	1,528	1,429	1,700	1,723	2,052
<u>Senior High</u>							
Hoover	1,886	9-12	1,950	2,006	2,180	2,047	2,424
San Diego	1,406	10-12	1,383	1,475	1,700	1,742	2,262

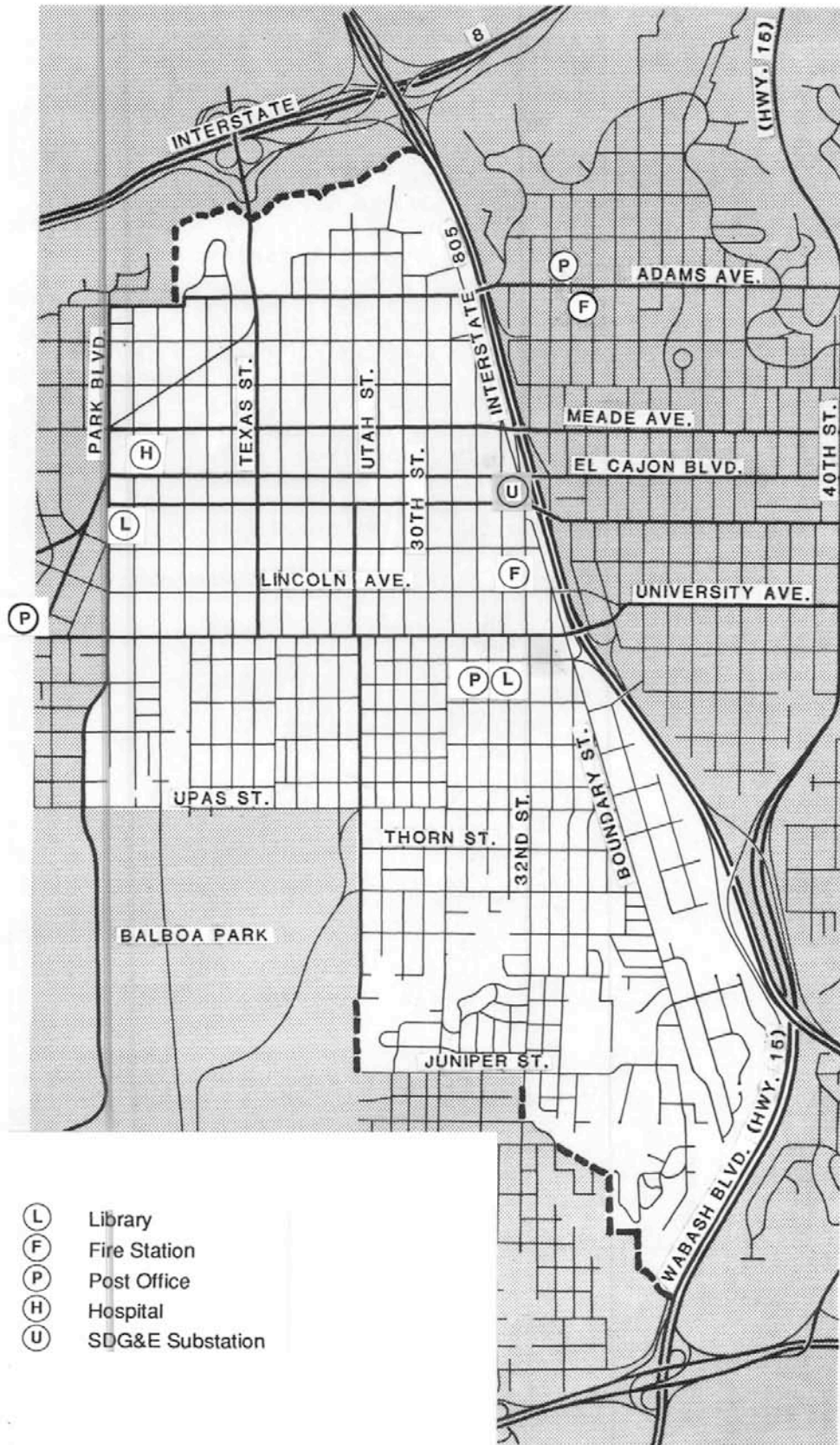
*All projected enrollments represent preliminary data which have not been subjected to the regular formal procedures undertaken during each year's official enrollment preparation.

Police

The area north of Upas Street is served by the Western Area Substation, located in the Morena area northwest of Mission Valley. The southerly portion of the community is served by the Central area substation, located downtown. The Community Relations Office serving the community is located in Linda Vista.

Consideration should be given to establishing a Community Relations Office in Greater North Park. An excellent location would be the vicinity of 30th Street and University Avenue, which is the hub of the community. It is both the commercial core and the potential public transit center of the community.

Like most of San Diego, Greater North Park has experienced increases in both violent and nonviolent crimes. In recent years, residential burglaries in increasing frequency have stimulated the establishment of numerous Neighborhood Watch programs. The police department considers these programs to be the most effective means of reducing crime in any given area. This Plan's **Urban Design Element** also addresses some features of development which can improve natural surveillance of properties, including lighting, the careful use of walls and landscaping.



- (L) Library
- (F) Fire Station
- (P) Post Office
- (H) Hospital
- (U) SDG&E Substation



Community Facilities
 Greater North Park Community Plan

18
 FIGURE

Fire

Fire protection for the community is provided primarily by four fire stations (see **Figure 18**). All of the stations have average response times of less than six minutes for their engine companies. The six-minute response time is the Fire Department's guideline for responses for residential areas. It is anticipated that the six-minute response time will still be viable in the face of density increases within the community since response times are a function of station location and not development intensity.

Station 14 is located within Greater North Park at 32nd Street and Lincoln Avenue and provides fire protection for the majority of the community. This station had a 3.9-minute average response time in 1985. This station has one engine company (four firefighters). It is scheduled for reconstruction in 1988 and 1989. Upon completion, it will house one division chief, one engine company (four firefighters) and one aerial ladder truck company (four firefighters).

Station 18 in Normal Heights services the northern end of the community. It had an average response time of 5.1 minutes in 1985. It is scheduled for reconstruction in Fiscal Years 1986 and 1987. Once completed, it will house an engine company (four firefighters), a paramedic unit (two paramedics) and a hazardous material response team (three personnel).

Station 11 in Golden Hill serves the southern end of the community. This station has one engine company (four firefighters) and a truck company (four firefighters). In 1985, the station had an average response time of 3.8 minutes for the engine company and 5.5 minutes for the truck company. It is scheduled for reconstruction in Fiscal Years 1990 and 1991. Upon completion, it will continue to house one engine company and a truck company.

Station 5 in Hillcrest serves the western portion of the community. The station has an engine company (four firefighters) and a truck company (four firefighters). In 1985, the station had an average response time of 4.1 minutes for the engine company and 6.6 minutes for the truck company.

Paramedics

Paramedic service is provided throughout the City of San Diego through a contractual arrangement with a private ambulance provider. Greater North Park is currently serviced by paramedic units based at the company administrative offices at 47th Street and El Cajon Boulevard, at Mercy Hospital in the Hillcrest area and Physicians and Surgeons Hospital in the Southeast area.

Hospitals

Hillside Hospital, which has emergency facilities, is located within the community, on El Cajon Boulevard, just east of Park Boulevard. Mercy Hospital and University Hospital (University of California Medical Center) are located to the west in the Uptown community (see **Figure 18**).

Post Office

A branch post office is located in close proximity to the 30th and University commercial center at the corner of Grim Avenue and North Park Way (see **Figure 18**). However, the post office is limited in size and should either be expanded or relocated to a site where a larger facility could be provided. If the post office is to be retained on the existing site, any expansion might be coordinated with the expansion of the North Park Library, with emphasis being placed on enhancing pedestrian circulation between the post office, the library and University Avenue (the Central Business District).

Libraries

Library service is provided by the North Park Library, located at 31st Street and North Park Way, and by the University Heights Library at Park Boulevard and Howard Avenue. These libraries offer 31,900 volumes and 22,000 volumes respectively. Both branches are open six days a week. The University Heights branch has 3,749 square feet in usable floor area. The North Park branch is scheduled for future expansion from 3,560 square feet to 8,000 square feet (see **Figure 18**).

Branch libraries are intended to serve about 30,000 residents and should have a maximum service area of a radius of two miles. The two branch libraries generally meet these criteria. In addition, they are ideally located to accommodate the areas of greatest projected growth in Greater North Park. Branch libraries should have an eventual capacity of 4.4 volumes per square foot of floor area. Both branches currently exceed this standard.

Water and Sewer Service

The capacity of water mains and sewer lines is considered generally adequate throughout the community. However, the advanced age of the systems necessitates frequent repairs and replacements. The City of San Diego has a sewer and water main replacement program. These programs are funded annually on a citywide basis with four, five and six million dollars in fiscal years 1986, 1987 and thereafter, respectively, for sewer main replacement; and five and six million dollars in fiscal year 1986 and thereafter, respectively, for water main replacement.

Monies in these two programs are being used to replace sewer and water mains with higher than the citywide average water break/sewer stoppage frequencies and to provide adequate capacities to meet demand according to zoning and the community plan. In replacing and upgrading water and sewer lines, the population densities permitted by the community plan or by existing zoning, whichever is higher, is a determining factor. As a general rule, the ability of the water and sewer systems to serve the community will exceed the ability of the street system to accommodate vehicular traffic generated by the community. In addition, the primary factor in determining water system capacities is fire fighting flow demand which typically exceeds peak hour use demand.

On a citywide basis, replacement priorities are also based upon the history of sewer stoppages and spills and low water pressure, with areas having the worst problems being given top priority. Typically, this means that older communities will receive more emphasis on upgrading and replacement because the age of their facilities causes those facilities to be more prone to breakdown. Also, in older communities, the age of the service pipes rather than the size is the problem because older pipes have a reduced capacity due to interior deterioration.

Gas, Electricity and Telephone

Gas and electricity service are provided by San Diego Gas and Electric Company. Telephone service is provided by Pacific Telephone Company. These services are considered satisfactory at this time.

The undergrounding of overhead distribution utility wires on four major streets is scheduled in the City's Capital Improvements Program. These include all of Adams Avenue and University Avenue, and both Park Boulevard and 30th Street north of University Avenue. Phased construction is scheduled for 1983 through 1988, and is funded by San Diego Gas & Electric Company.

Childcare Center

A community childcare center should be provided within the community. Such a facility could be publicly owned, but operated by a private operator. The Garfield School site, if it becomes available, would be an appropriate location.

IMPLEMENTATION PROGRAM

1. Provide ongoing community input to the San Diego Unified School District regarding any necessary upgrading and expansion of existing educational facilities.
2. Upgrade or replace obsolete or inadequate community facilities as programmed in the Capital Improvement Program.