

# PUBLIC FACILITIES AND UTILITIES ELEMENT

## BACKGROUND

Public facilities currently located within Old Town San Diego include Fremont Elementary School, Presidio Park, and the State Division of Highways District Office and Maintenance Yard. A number of other public facilities serve Old Town San Diego but are located outside the area. These include Grant Elementary School, Roosevelt and Collier Junior High Schools, Point Loma and San Diego High Schools, Mission Hills and Point Loma branch libraries (supplemented by a bookmobile), Frontier-Midway and Midtown fire stations and the Central Police station, as well as a County Mental Hospital in the Midway area. In addition there exists a system of public utilities including sewer, water, electricity, and communications.

### SCHOOLS.

The Fremont Elementary School site presently contains approximately 3.8 acres and is bounded by Congress, Jefferson, Ampudia and Conde Streets. The original six classroom building was erected in 1928, and four classrooms, a kindergarten, and assembly-cafeteria and administrative space, were added in 1948. In recent years student enrollments at Fremont have been steadily declining. This situation, paralleling an overall population decline in the area, has resulted in the use of the facility for special school programs. Further study by the San Diego Unified School District will be necessary before a long-range decision regarding the school's future can be reached.

### CALTRANS.

The State Division of Highways District Office and Maintenance Yard are large public facilities located in the area. However, these facilities are geared to regional administration and operations and contribute very little directly to the community on a daily basis. The Maintenance Yard involves a substantial amount of equipment storage and is classified as an industrial land use activity. The contained operation of the Yard in its present prime location will constitute a substantial liability in achieving the realization of Old Town San Diego's future historic-visitor center potential.

### METROPOLITAN TRANSIT DEVELOPMENT BOARD.

The Metropolitan Transit District Board (MTDB) is charged with delivering public transportation sources throughout the San Diego metropolitan area. This agency coordinates and plans regional bus and light rail access. The MTDB Board plans to extend the San Diego Trolley from downtown to the North and East Counties will affect the Old Town San Diego community's development and access opportunities given the railroad corridor location in the western boundary of the community. The Metropolitan Transit

District owns a portion of the railroad **corridor**, and **will** acquire other lands by fee or lease to develop transit stations.

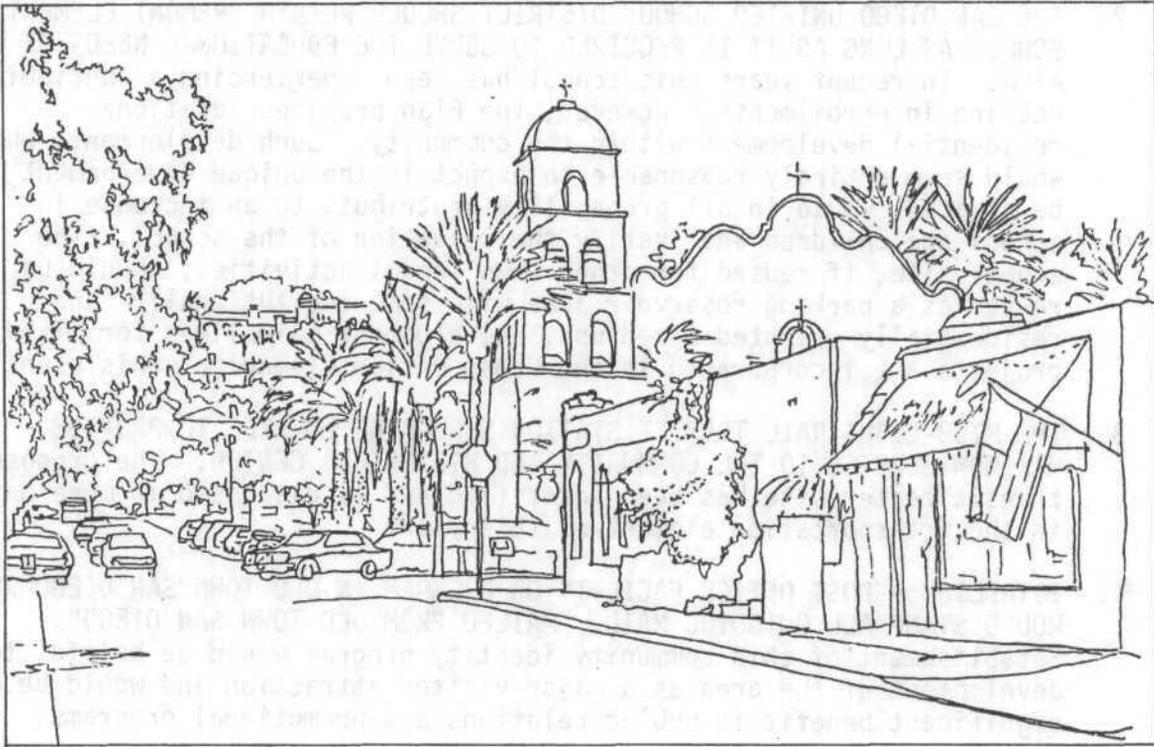
**SANTA FE RAIL.**

The Santa Fe railroad owns the other portion of the rail corridor on the western boundary of **Old Town San Diego**.

**SEWER.**

**Old Town San Diego** is presently served by the main outfall trunk sewer located in Taylor and Juan Streets. The Taylor Street transmission main provides water to the area. The size of both of these utilities appear adequate to serve the area, although their replacement and maintenance is necessary. With continuation of a high level of maintenance, coupled with a replacement program including minor additions on an as needed basis, this utility system should **adequately** provide support for the Old Town San Diego development levels envisioned by this plan.

Many of the current needs of the Old Town San Diego community are being met through public facilities located in adjacent areas. Those schools, fire, police, library and other public facilities are generally capable of **providing** a continuing high **level** of service to the community during the coming years.



## RECOMMENDATIONS

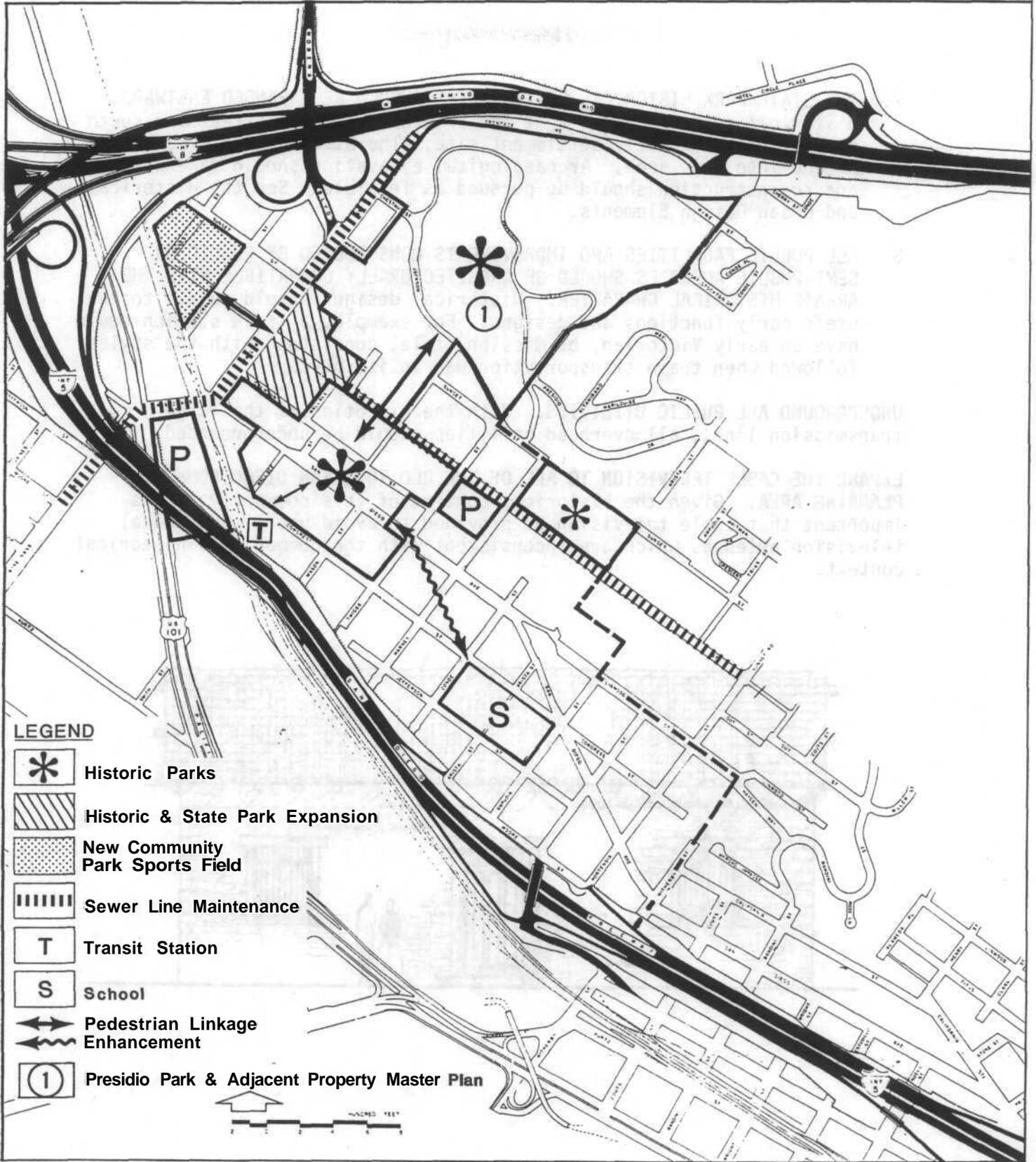
**MAINTAIN AND DEVELOP PUBLIC FACILITIES WHICH WILL FURTHER THE HISTORIC ATMOSPHERE AND SERVE OLD TOWN SAN DIEGO.** Building, structure, and facilities designs should be designed in a manner reflective of the historical styles of the pre-1871 period.

**COORDINATE THE ACTIVITIES OF ALL PUBLIC AGENCIES TO BENEFIT NOT ONLY THE AGENCY'S NEEDS, BUT THE CITY'S AND THE OLD TOWN SAN DIEGO COMMUNITY.** The City Council should also evaluate and address the program, proposals, and priorities of other local, state, or federal public agencies that impact Old Town San Diego. The City of San Diego should assert its influence on these agencies and assure that the interests of Old Town San Diego residents, merchants, and users are given greater attention.

To implement these goals, the following specific recommendations should be implemented.

1. ALL IMPROVEMENTS MADE IN PRESIDIO PARK BY THE CITY OF SAN DIEGO SHOULD CONTINUE TO BE DESIGNED IN SYMPATHY WITH THE ENVIRONMENT OF THE HISTORIC CORE AND CONSISTENT WITH DEVELOPMENT PATTERNS THROUGHOUT THE OLD TOWN SAN DIEGO AREA. Presidio Park should function as part of the total community rather than as a separate entity. The design and development of the Park should be fully integrated and consistent with the historic atmosphere being fostered in the adjacent historic core and elsewhere in the community. Specific recommendations for Presidio Park are included in the Open Space and Recreation Element of this plan.

2. THE SAN DIEGO UNIFIED SCHOOL DISTRICT SHOULD RETAIN FREMONT ELEMENTARY SCHOOL AS LONG AS IT IS REQUIRED TO SERVE THE EDUCATIONAL NEEDS OF THE AREA. In recent years this school has been experiencing a continuing **decline** in **enrollments**. However, the **Plan** proposes **additional** residential **development** within the community. Such **development**, which would seem entirely reasonable to expect in the **unique** environment to be created, **would** in all probability contribute to an increase in school age children and justify the retention of the **school**. The **school** site, if reused for other than **school** activities, should be reused as a parking reservoir area with some **insitutionally-** and **residentially-oriented** mixed use. Development Guidelines for mixed-use projects are incorporated in the Urban Design Element of this plan.
3. THE MTDB-LIGHT RAIL TRANSIT STATION SHOULD BE LOCATED TO PROVIDE MAXIMUM SERVICE TO THE COMMUNITY AND HISTORICAL CENTER. The proposed transit center site has been identified and is discussed in more **detail** in the transportation element of this **plan**.
4. ESTABLISH A POST OFFICE FACILITY OR PROGRAM IN OLD TOWN SAN DIEGO WHICH WOULD STAMP ALL OUTGOING MAIL, "MAILED FROM OLD TOWN SAN DIEGO". **Establishment** of this community identity program would be helpful to development of the area as a major visitor attraction and would be of significant benefit in public relations and promotional programs.
5. PREPARE A COMPREHENSIVE DEVELOPMENT PLAN OF SPECIFIC SITE LOCATIONS FOR SMALL REST AREAS, INFORMATION OR TOURIST CENTERS, PLAZAS AND SIMILAR FACILITIES. Public service areas and facilities will be necessary in providing an attractive and comfortable environment for the large projected volumes of visitors who will be attracted to this historic center. Existing publicly owned property should not be disposed of without consideration for these uses. The Urban Design **Element** of this plan addresses **general** design aspects. Additionally, a streetscape **plan** will be developed **concurrently** with this **plan**, and its proposals should be incorporated into this plan document, once they are approved by the **City Council**.
6. COOPERATIVE EFFORTS SHOULD CONTINUE BETWEEN THE STATE, CITY AND COMMUNITY TO DEVELOP A PROGRAM WHICH WILL LEAD TO THE COMPLETE RELOCATION OF THE STATE DIVISION OF HIGHWAYS MAINTENANCE YARD OUTSIDE OF THE COMMUNITY. The present Maintenance Yard is incompatible with the projected historic-visitor environment in terms of function, operations and visual affect. The land it now occupies has tremendous potential for uses related to the growth of visitor demands for auto-oriented service facilities in the **area**. The Yard itself should be relocated to a more appropriate site outside of **Old Town San Diego** where it could function efficiently. The land should be reused for parking and public **facilities** such as parks, etc. See the Land Use, Urban Design, and Circulation **Elements** of this plan.



**PUBLIC FACILITY DEVELOPMENT CONCEPT**

7. THE STATE PARK HISTORICAL CENTER AREAS SHOULD BE EXPANDED EASTWARD. Historical evidence shows that the area east of Juan Street and south of Taylor was an **early settlement** site. The State Historic Park should extend into this **area**. **Archaeological** excavation **should take place**, and reconstruction **should** be pursued as feasible. See the Historical and Urban Design Elements.

8. ALL PUBLIC FACILITIES AND IMPROVEMENTS CONSTRUCTED BY PUBLIC OR SEMI-PUBLIC AGENCIES SHOULD BE ARCHITECTURALLY COMPATIBLE WITH THE AREA'S HISTORICAL CHARACTER. Historical designs should relate to the **use's** early functions and designs. For example, a train station could have an early Victorian, or Mission **style**, consistent with the styles followed when train transportation was in its heyday.

**UNDERGROUND ALL PUBLIC UTILITIES.** With the exception of the large transmission lines, all overhead utilities should be undergrounded.

**EXPAND THE CABLE TELEVISION TO ALL OF THE OLD TOWN SAN DIEGO COMMUNITY PLANNING AREA.** Given the historical context of this community, it is important that cable television be provided to avoid use of individual television antennas which are inconsistent with the **community's** historical context.

