

## **PUBLIC FACILITIES ELEMENT**

The recommendations made in this Public Facilities Element will govern much of the capital facilities programming needed to provide services to the community. Taken together with the street improvements, the recommendations of this element will be responsible for the allocation of millions of dollars in public capital improvements.

The Public Facilities Element is divided into eight parts: education, libraries, police/fire facilities, postal service, drainage and flood control, water and sewer facilities, solid waste and gas/electric facilities.

### **EDUCATION**

#### **EXISTING CONDITIONS**

**There are currently two extended kindergartens, Burbank (K-3) and Mead (K-2), 13 elementary schools (see map), one junior high school, Memorial (grades 7-9), two combined junior and senior high schools, Gompers (grades 7-12) and O'Farrell (grades 4-12), and one high school, Lincoln (grades 9-12), located in the community. School capacity now exists in the community for all school-aged residents.** Junior and senior high schools are somewhat under utilized, but elementary schools are approaching their capacity (See Table 5 and Figure 22). As the community approaches buildout, some of the schools will be over capacity and most will have reached the total capacity limit.

**Two elementary schools have been closed in the community in the last ten years.** Crocket Elementary School was closed in 1975 for the purpose of establishing an alternative school on the site. Because the school did not generate sufficient interest and enrollment, the district converted the site to administrative office space. Bandini School was closed due to declining enrollment in March 1976 and the site has been converted to an administrative use.

**Schools in Southeastern San Diego are characterized by having a disproportionately large percentage of nonwhite students, and a program of desegregation has been instituted.** The State Board of Education defines racial imbalance as a variation of more than 15 percent in the proportion of minority students enrolled in a school, compared to the overall ethnic composition of the district. The imbalance which exists in Southeastern San Diego is of course related to the high minority population of the community. The San Diego Unified School District has been pursuing a program of desegregation throughout the district under the direction of the courts. As part of this program, seven Southeastern San Diego schools have been established as "Magnet Schools" with programs to draw students from throughout the district. It is the observation of many community residents that the magnet program has nonetheless resulted in segregation between resident and non-resident students within the magnet schools themselves (see Table 5).

**The Educational Cultural Complex (ECC) of the San Diego Community College District is a key educational institution in Southeastern San Diego.** Opened in the fall of 1976, the Educational Cultural Complex offers day and evening college credit classes, adult school classes, and a wide variety of general interest programs. It contains a theatre and orchestra setting and a

learning center stocked with audiovisual equipment and reference materials. The center offers approximately 240 classes to an estimated 4,000 persons.

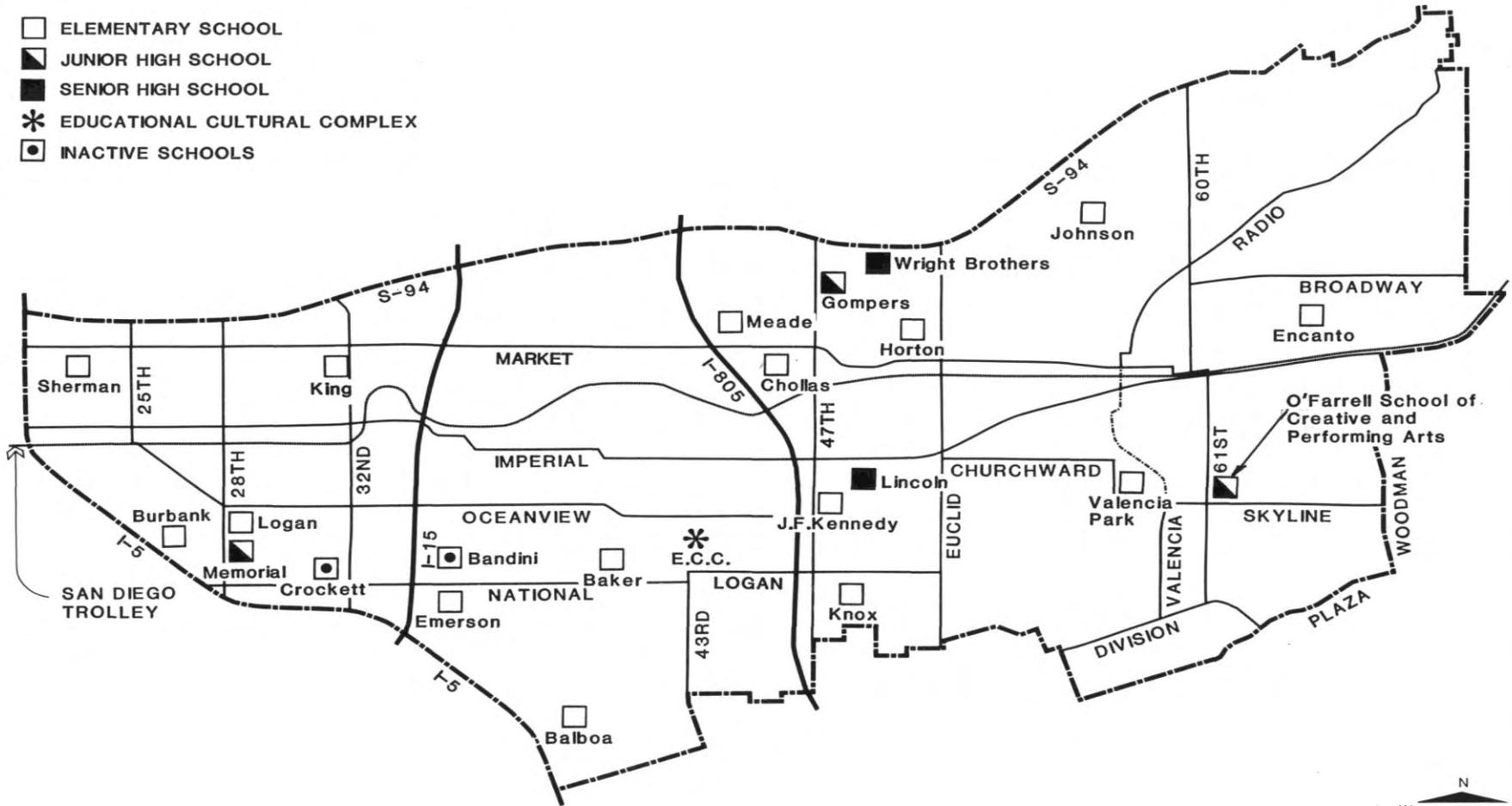
**The community is served by the campus of San Diego City College.** Although the campus of this community college is not located within the boundaries of the community, it is in the adjacent Centre City area, is well served by transit and plays an important educational function in Southeastern San Diego.

### **Education Objectives**

1. Maintain an adequate level of capacity for all public schools and a high level of maintenance of all school facilities.
2. Improve present programs of racial desegregation in the schools.
3. Maintain and enhance the availability of community college and other higher education programs in the community.

# EXISTING SCHOOLS

- ELEMENTARY SCHOOL
- ▣ JUNIOR HIGH SCHOOL
- SENIOR HIGH SCHOOL
- \* EDUCATIONAL CULTURAL COMPLEX
- INACTIVE SCHOOLS



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FIGURE 22

**Table 5. PUBLIC SCHOOL ENROLLMENTS AND CAPACITIES**

School	Capacity		Forecast		Grade Configuration	Special Programs
	Operating	Total	1987	1990		
Baker Elementary	720	930	740	880	K-6	Music Conservator Magnet
Balboa Elementary	1,020	1,290	1,105	1,314	K-6	International Baccalaureate humanities Preparatory Magnet
Burbank Elementary	690	810	521	593	K-3	Extended Day Magnet (Year Round)
Chollas Kindergarten	822	1,110	813	943	2-6 (1-6 in 1989)	Math/Science Magnet
Emerson Elementary	996	1,050	958	1,140	K-6	Fundamentals Magnet
Encanto Elementary	1,494	1,710	1,400	1,545	K-6	Enriched Math/Science; Spanish; Bilingual Magnet
Horton Elementary	810	1,050	799	950	K-6	Language Immersion-Spanish Magnet
Johnson Elementary	480	570	462	554	K-6	Academic Academy magnet
Kennedy Elementary	690	1,020	573	681	K-6	University Lab. School Magnet
King Elementary	930	1,140	792	902	K-6	International Baccalaureate Preparatory Magnet (year-round)
Knox Elementary	870	990	844	1,007	K-6	Academy for Written, Oral, Visual Communications; Extended Day; and Language Immersion-French Magnet
Logan Elementary	837	1,050	902	1,023	K-6	Year-Round School
Mead Kindergarten	390	450	352	204	K-2 (K in 1989)	Extended Day Magnet
Sherman Elementary	1,050	1,320	1,093	1,275	K-6	Year-Round School
Valencia Park Elementary	1,065	1,320	1,120	1,193	K-6	Center for Academics, Drama, and Dance Magnet
Memorial Junior High	1,084	1,614	1,033	1,093	7-9	International Baccalaureate/Writing; Spanish Immersion Magnet
Gompers, Jr./Sr. High	1,742	2,502	1,703	1,733	7-12	Math/Science/Computers Magnet
Lincoln High School	1,201	1,907	844	895	9-12	Humanities, Language and Health Professions Magnet
O'Farrell Jr./Sr. High	1,324	1,866	1,265	1,275	4-12	Creative and Performing Arts Performing Arts Magnet

## Education Recommendations

1. Future School Capacities. Any future capacity problems that might result from the growth of the community could be accommodated either by adjustments to the enrollment in "Magnet Schools" located in the community or by reactivating the two additional elementary schools located in the community which are not currently being used for educational purposes. Therefore, this plan recommends that the school district retain the closed school sites to provide future capacity as needed and to continue in the special functions that they currently serve.
2. Educational Cultural Complex (ECC). The Community College District is encouraged to maintain and expand the role of the Educational Cultural Complex in the community and to continue to make this complex available for community functions such as meetings and performing arts presentations. During the review of development or redevelopment proposals in the vicinity of the Educational Cultural Complex, a priority should be placed on tying uses, access and design of development to coordinate with the mission and appearance of the complex. The Educational Cultural Complex should relate more to 43<sup>rd</sup> and Logan-Streets. New buildings, if added, should be located on College land just north of this intersection and should face onto the public streets, creating more of a sense of entry and arrival to this already outstanding, model facility.
3. Community College Programs. The Community College District is encouraged to maintain its service to the community at San Diego City College, and expand services that would increase the likelihood of higher levels of educational attainment in the community.
4. School Sites-Alternative Use. School sites should be designated for institutional and educational use and should be zoned at the density of surrounding residential development to assure that the sites will be developed at a density compatible with existing neighborhoods in the event that the sites are no longer needed for educational uses. The Institutional Overlay Zone should be applied to all school sites should be utilized to permit the future review of any unneeded school site on a site-by-site basis. Unneeded school sites should only be developed with compatible private development after it has been determined that public facilities are not needed through the Institutional Overlay Zone review process. Where residential development is considered for an unneeded school site, the development density should be compatible with the residential density of the existing neighborhood.
5. School Improvements. Balboa Elementary School is in need of physical improvements, including a secured parking facility for staff and improvements to the school yard which is in poor condition due to erosion problems. Consideration should be given to a joint project between the school district and the City for utilization of the school yard to create a mini-park and recreational area. Additional improvements to all schools should include the following:

- a. Improve the aesthetic educational environment at each school. Improvements needed may differ from school to school and include interior and exterior painting, landscaping, and turfing.
- b. Improve the existing permanent facilities at some sites. Consideration could be given to the expansion of permanent facilities at some of the 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 recreational areas on top could be considered for some schools. In addition, multi-story buildings could be considered for some sites in order to conserve recreational areas.
- c. 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.
- d. 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.
- e. 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.

The San Diego Unified School District has developed 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.

## **LIBRARIES**

Southeastern San Diego is currently served by three branch libraries. This number exceeds General Plan standards which call for a branch library to serve residential populations of up to 30,000. The Educational Cultural Complex contains a branch library which, taken together with the Logan Branch on 28<sup>th</sup> Street and the Valencia Park Branch on 50<sup>th</sup> Street, should accommodate a community population of up to 90,000. These branch libraries are supplemented in the Encanto area by regular bookmobile service. The western subarea is served by the Central Library in Downtown.

### **Valencia Park Library**

The Valencia Park Library, however, has the lowest circulation of all the libraries in the City and is inadequate to serve the needs of the community. In response to this, the City has current plans to relocate the Valencia Park Library to a new 25,000-square-foot facility on the corner of 51<sup>st</sup>

and Market Streets. The new library will contain a community meeting room, children's area, multimedia area and a larger collection of volumes. It will also serve as the headquarters of the READ/San Diego Adult Literacy Program.

The Valencia Park Library district contains the highest concentration of African-Americans in San Diego and the proportion of Hispanic and Asians is slightly higher than their representation citywide. A new library facility with larger special collections, such as Spanish language materials and African-American history books, will be better able to serve these communities. Also, the physical site of the proposed Valencia Park library offers tremendous opportunities to educate children and adults about the prehistoric times and the natural environment. The site adjoins city-owned open space to the east and contains extremely important paleontological resources. The Library Department has agreed to work with the San Diego Museum of Natural History to develop interpretative exhibits at the library and sponsor walking tours of the vicinity to use these resources for educational purposes.

The new library site is also near bus lines and the San Diego Trolley and will be more accessible than the existing library.

### **Library Recommendations**

1. Valencia Park Library (see also the general recommendations in the Urban Design Element).
  - a. The proposed site of the library contains significant slopes and because of its high visibility to the surrounding community, the siting and design of the facility shall minimize the disruption to the natural contour of the land. Buildings shall be sited to reduce the need for grading, retaining walls and excessive level areas. Structures shall be designed to conform to the existing land form rather than grading the site to fit the building.
  - b. There shall be identifiable pedestrian access to the library from the street and parking areas and linkage to nearby transit stops and the trolley station. The design shall integrate the buildings with the existing street pattern and promote a pleasant pedestrian environment with prominent landscaping, street furniture and other pedestrian-oriented elements.
  - c. The building design shall be integrated with the nearby natural areas and adjacent city-owned open space. Landscaping shall emphasize native plant species. Also, access shall be provided from the library to these natural areas.
  - d. Parking areas shall not dominate the streetscape. These areas shall be screened with landscaping or other elements to minimize their visual impact from the public right-of-way and be landscaped at regular intervals using planting islands. Secure bicycle parking shall be provided.

- e. The significant paleontological resources on site shall be preserved and enhanced to serve as an educational resource for the community. Access to these exposed slopes shall be provided for public viewing.
  - f. The new library site, on 51<sup>st</sup> and Market Streets, shall retain its SF-5000 zoning. Its use shall be restricted to the library, and accessory uses permitted by the underlying zoning. Alternative use of the site for single-family development, in conformance with the Southeastern San Diego Planned District Ordinance and other City ordinances, shall not require an amendment to this plan.
  - g. The present Valencia Park Library facility, located on Imperial Avenue and 50<sup>th</sup> Street, shall be redesignated for commercial use, in character with the surrounding development, and shall retain its CSF-2 zoning.
2. Current population forecasts estimate that the total population of Southeastern San Diego will reach 90,000 by the year 2000. The Library Department should consider the provision of an additional library as needs and population in the eastern area of the community warrant.

## **POLICE/FIRE**

Crime rates in Southeastern San Diego vary by area. Generally, areas west of 28<sup>th</sup> Street and east of Euclid Avenue have lower crime rates than the central portion of the community. In this central area crime rates are high, in some areas averaging 100 incidents per 1,000 population per year. Crime has an influence on the success of businesses and the desirability of residing in the community.

At present, Southeastern San Diego is adequately served by police patrols. Administration for the beats patrolling the central and eastern community subareas is centered at the Southeastern San Diego substation, the Skyline community. In accordance with the Police Department's decentralization program, a new police station is planned to be constructed on Imperial Avenue between 30<sup>th</sup> and 31<sup>st</sup> Streets. The proposed station will house the Central Division, which is currently located at the police headquarters in downtown. The new station will increase the visibility of the police in the area, improve accessibility to local residents and reduce transportation costs. Police storefront community service offices, located on 24<sup>th</sup> and Market Streets, are also available to the residents of the community.

The Fire Department currently contains an adequate response time for all portions of the community plan area. Five fire stations, three of which are located outside the boundaries of the community, serve Southeastern San Diego. The replacement of one of the community's stations, Station 19 on Oceanview Boulevard at 35<sup>th</sup> Street, was completed during 1986.

### **Police and Fire Objectives**

1. Maintain and improve response times and service levels to the community.
2. Reduce the present level of crime the community.

## **Police and Fire Recommendations**

1. Central Division Station – (see also the general recommendations in the Urban Design Element).
  - a. The police station shall be oriented toward Imperial Avenue which serves as a major thoroughfare in the community. A prominent entry on Imperial Avenue shall be provided with identifiable access from the street and parking areas. Parking shall be provided between this entry and the street. Street trees shall be provided to enhance the pedestrian environment.
  - b. Parking areas shall be screened with landscaping and/or other elements to reduce their visual impact while allowing adequate surveillance of these areas. Chain-link fencing shall not be used.
  - c. Building facades which are visible from the public right-of-way shall be designed to enhance their visual interest. Large continuous walls shall be avoided, and building wall articulation or other architectural features shall be used to break up the mass of the building into smaller visual components. Landscaping, building color and texture shall supplement these design features to mask the scale of the building.
  - d. Any automobile repair facilities on site shall be adequately screened and hours of operation shall be limited to reduce the potential noise impacts to surrounding residents.
  - e. The design of the substation shall be submitted to the Southeastern San Diego Development Committee for their review, and the neighborhood residents shall be invited to participate in the design review process. The final design of the proposed police station shall be further reviewed by the Planning Department for conformance with the Southeastern San Diego Community Plan, Planned District Ordinance and other City ordinances.
  - f. The site shall retain its CSR-2-R-1500 and I-1 zoning. Its use shall be restricted to the police station and accessory uses permitted by the underlying zoning. Alternative development and/or use of the site, in conformance with the underlying zoning, shall not require an amendment to this plan.

No additional police or fire protection facilities are recommended to be constructed within the community. However, the needs of this area should continue to be monitored and the operations of these support services should be reviewed and adjusted as needed.

## **POSTAL SERVICE**

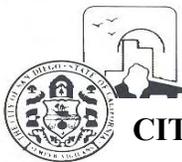
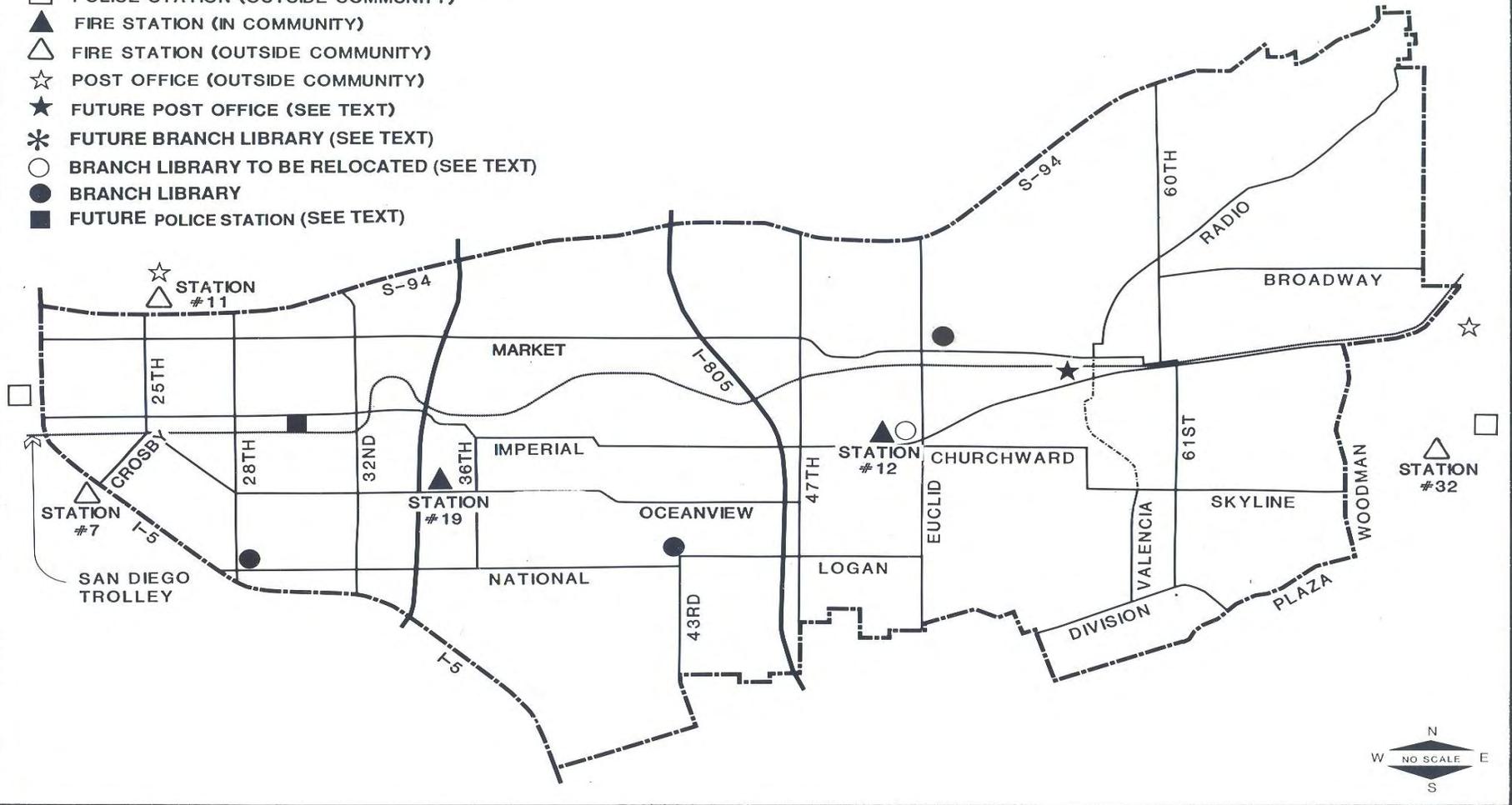
**Postal Service to the eastern subarea of the plan has been a concern to area residents.** The community has petitioned lawmakers at the federal level to replace the post office facilities for the 92114 subarea.

The federal government should be called upon to provide an additional post office branch within the eastern subarea, preferably along the San Diego trolley line. The 10-acre parcel known as the "Potter Tract," located between Market Street and Imperial Avenue and west of Merlin Drive, is recommended as a post office site.

The northeast corner of Market Street and 51<sup>st</sup> Street has also been identified as a potential post office site near the trolley line.

# POLICE, FIRE, POSTAL AND LIBRARY FACILITIES

- POLICE STATION (OUTSIDE COMMUNITY)
- ▲ FIRE STATION (IN COMMUNITY)
- △ FIRE STATION (OUTSIDE COMMUNITY)
- ☆ POST OFFICE (OUTSIDE COMMUNITY)
- ★ FUTURE POST OFFICE (SEE TEXT)
- \* FUTURE BRANCH LIBRARY (SEE TEXT)
- BRANCH LIBRARY TO BE RELOCATED (SEE TEXT)
- BRANCH LIBRARY
- FUTURE POLICE STATION (SEE TEXT)



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**FIGURE 23**

## **DRAINAGE/FLOOD CONTROL**

**Many areas within the Los Chollas Creek drainage system are subject to flooding by the 100-year frequency flood.** Flood prone areas lie adjacent to the natural stream bed as well as adjacent to flood control channels built to less than the 100-year storm capacity (Figure 3). Developed areas subject to inundation include:

The west side of Las Chollas between Interstate 5 and Market Street;  
South Chollas between Interstate 805 and Market Street;  
Euclid Avenue Branch between Market Street and State Highway 94;  
Encanto Branch between 60<sup>th</sup> and 66<sup>th</sup> Streets and Federal Boulevard to 60<sup>th</sup> Street.

Except for a section of former Highway 252 right-of-way east of Interstate 5 and the "Potter Tract" on the Encanto Branch, few undeveloped areas lie within the 100-year floodplain.

## **DRAINAGE/FLOOD OBJECTIVE**

1. Protect property from flooding while retaining the natural appearance of drainage areas to the extent feasible.

## **DRAINAGE/FLOOD RECOMMENDATIONS**

1. In undeveloped portions of the drainage basin, flood control should be provided which ensures the safety of structures and active land uses upon development.
2. Flood control in the Chollas system should be accomplished through the use of natural and/or landscaped facilities. The use of concrete channels shall not be permitted.

## **WATER/SEWER**

**The major trunk water and sewer lines are in place to serve the entire community.** In those portions of the community which still have vacant developable land, sewer and water capacity is available for new development. The only issue affecting water and sewer availability are regional ones, dealing with the ultimate capacity of the Metropolitan Sewer System and the future ability of the region to import an adequate supply of water. These issues are regional in nature and are the domain of the City's General Plan. However, a new major transmission (trunk) water line, the Paradise Mesa Crosstie Pipeline, will substantially improve water pressure to a major portion of the Southeastern San Diego Community Planning Area, especially during the hotter summer months. Furthermore, the pipeline will provide an alternative independent supply of water to Southeastern San Diego from the California Water Authority's Second Aqueduct in the event of a major break in the City's own water supply system.

**Because of the age of some developed portions of the community, water and sewer maintenance and replacement is occasionally needed.** The Water Utilities Department of the City monitors and maintains the water and sewer system on an ongoing basis. According to the City's 1987 Fiscal Year Budget, the Water Utilities Department budgeted about 6 million dollars annually citywide to cover repair and replacement due to breaks in the cast iron water system. In addition, an allocation of 5 million dollars has been budgeted citywide to cover the replacement

of existing deteriorated concrete sewer mains. A large quantity of these old cast-iron water mains and concrete sewer mains still exist, in varying condition, in the Southeastern San Diego community. The Utilities Department has an ongoing program to replace those old mains in the entire City, averaging at least 1.5 miles per year of replacement and upgrading effort in the Southeastern San Diego community. Additional projects budgeted in the City's Capital Improvement Program for Southeastern San Diego include the replacement of an existing steel water pipeline from Hilltop Drive to the National City limit, paralleling Interstate 805 (scheduled for construction in fiscal year 1988), and the replacement of pumps and the rehabilitation of the building for the water pump station located at 65<sup>th</sup> Street and Herrick Street.

The Water Utilities Department should continue the routine maintenance and replacement of water and sewer facilities within the community. In addition, capital improvements to the system should be made where warranted.

## **SOLID WASTE**

**Solid waste service to the community is adequate for the foreseeable future.** Solid waste is collected in the community by the City and deposited in the Miramar Landfill, outside the community. No landfill or refuse deposit location has been or should be proposed within the Southeastern San Diego community.

## **GAS AND ELECTRIC SERVICES**

**Gas and electric service to the community is adequate.** The San Diego Gas and Electric Company provides energy utility service to the plan area. The company has the generating and line capacity to accommodate present and anticipated development in the community.

**Undergrounding of electric lines has taken place in new development in the community and as a part of a citywide program of undergrounding in developed areas.** All new development in the Southeastern San Diego community is subject to a requirement to place electric lines underground. In addition, the City and the San Diego Gas and Electric Company have worked together to underground lines in certain parts of the City where development has occurred prior to the new requirements.

### **Gas and Electric Recommendation**

All facilities, including transmission lines, should be undergrounded within the Southeastern San Diego community.