

LAND USE ELEMENT

COMMENT WORKSHEETS

GOALS

- To “Support a vibrant pedestrian oriented community village” is not the main emphasis.
- No “diverse” housing opportunities
- Promote the production of ALL housing in BL. Not just affordable.
- Need high rise
- As long as open space is not taking one’s property and or down zoning that property as a public good. Also do not believe in view corridors as was part of your original concept/plan. i.e. Furthest from the water has view rights over closest to water. This was ridiculous.

2.1 POLICIES

- Emphasis on communal to provide more tax base
- On low intensity neighborhoods: Can’t afford single or low rise
- Land close to Navy and shipyard and port must emphasize communal- residential must be high rise- can’t afford low intensity- move to outskirts if want and can afford more space

2.2 POLICIES- Housing Types

- Respect *some* older residential development
- New development- emphasize high rise
- Promote multi-family housing
- Companion units: Go up

2.2 POLICIES- Housing Affordability & New Development

- Promote the production of ALL housing
- Create affordable home ownership for ALL buyers
- Close to water has to be more expensive
- Can’t have single story emphasis this close to downtown industry- land values have to support are needs not emphasis on cheap
- Agree with density bonuses. Important to make sure that zoning and land use of proposed new zoning makes sense and has economic incentive for owner to develop his property somewhere down the line. As my understanding, water tables on Main Street and Newton are only for 1 level subterranean. You want to make sure with parking and water table level that the FAR makes sense. It is possible to have as FAR of 3 but impossible with parking to get 3 levels with water table so low. Even with density bonuses does it make sense even down the line. If you have to have 2 levels of parking for an FAR of 3 stories, it might not ever make sense to develop that would be a shame to be located in (industrial) a current use that is not aesthetically pleasing as a mixed use development down the line as proposed.

2.2 POLICIES- Existing Development

- Preservation of SOME significant residential units
- Achieve a mix of housing types and forms- *As long as multi story wherever possible*
- I do not believe culturally significant is a factor. Historical significance can be important if it has some special architectural qualities that are worth preserving.

2.2 POLICIES- Commercial

- People have cars and need repair places
- Logan Ave. Arts District- *Has to be supported by need.*
- Enhancing maritime-oriented uses- *Key to tax base for survival of community.*

2.2 POLICIES- Industrial

2.2 POLICIES- Institutional

- High school in proximity to Barrio Logan- *Closer to downtown where population is living*

2.3 POLICIES

- Aircraft incidents are not readily an issue

MOBILITY ELEMENT

COMMENT WORKSHEETS

GOALS

- Coordinate with Map-quest, Google, and GPS navigation devices to inform truckers of the recommended routes to follow while traveling to and from Barrio Logan.
- Reverse diagonal parking in commercial/retail areas
- All the elements are related: Better routine cycling access and easy-to-use, increased parking for both cyclists and motorists can improve local customer access to area retailers and small, start-up ventures. More bike parking racks- The farmer's market bldg especially needs it. If we're undergrounding utilities my favorite guy wire is going bye-bye.
- Remember: Cyclists often need to turn left at intersections.
- Please take care to design transitions from class I to class II or class III bikeways so cyclists and pedestrians are integrated/ detected in the signal system. If we have to maneuver across a street, please include induction loops, multiple use signs (I love R4-4 from CMUTCD) and/or signal buttons. You could also ask local metal artisans to craft a few decorative bike parking racks in Public Art friendly or pedestrian wall areas- don't buy them "wheel benders". They'd put up in Little Italy! Use crosspieces or expanded metal screens on drains to protect wheel chair users, cane users, grocery cart users, cyclists & skateboarders.
- About creating pedestrian friendly facilities: *Slowly because have to have places to go not just walk around- develop first!*
- Not many people ride bikes here – except on Saturday.

- Make truck traffic easy and fast, in and out!
- Check lane widths on collector streets- 13ft is too wide to control speeds but too narrow to share side by side for bikes. Narrow the lanes down to 10 or 11 feet for better traffic calming if possible.
- Amen to back in diagonal parking- good stuff!
- 28th needs bike lanes. 32nd is too full of trucks and 26th doesn't connect. Does 28th need three traffic lanes in each direction? Sidewalks connecting the schools to where kids live need to be wide! What are over attendance boundaries for schools
- Shared lane markings should be in the middle of the lanes, not off to the sides (easier to maintain & get people out of the door zone).
- Barrio Logan needs to take the streets back for people. Please consider big-time traffic calming-balbouts, raised xwalks, murals in intersections ala Portland.
- Think more about bike.ped connections from Barrio Logan to downtown-Can Logan or Newton be improved? Can you connect bike path on Boston down to Chollas Creek greenspace?
- Pay particular attention to providing good crossings of I-5 to connect bikes & peds to other communities-Vesta, 30th & Sampson need good facilities. Logan & 28th crossings important to connect to Logan Preschool and Rec Center.
- Thanks for including Bayshore Bikeway in plans
- Make sure people can connect from BB to Barrio to eat & drink
- Please include bike parking @ commercial & rec uses & schools.

URBAN DESIGN ELEMENT

COMMENT WORKSHEETS

GOALS

4.1 POLICIES- Architecture & Building Design

- Where community plans call for a change to the existing pattern as stated. Concern that this could be arbitrary and or political. Needs to be fair and balanced and all efforts show.

4.1 POLICIES- Safety & Security

4.1 POLICIES- Sustainable Neighborhood Environment

- Leave out "should be installed green rooftops, solar panels". Don't hinder development. Encourage it, incentives yes, mandatory no. You just piss people off. Make people want to do something by giving in return incentives.

4.1 POLICIES- Views

- Strongly disagree with buildings constructed in westernmost portions of the community near Harbor should not be built so as to block existing or potential views of the ocean/bay.

- About buildings constructed to block views, totally 100% a joke. There should be no view corridors. In other words the people who own closer to the water should not be down-zoned in height where people further from the water rewarded and allowed to build higher. The worse a property is located the higher there zoning and height too.

4.1 POLICIES- Healthy Environment

4.1 POLICIES- Boston/National Green Street

4.1 POLICIES- Retail/Commercial Buildings

- Some alleys as our building trucks cannot enter from alley. Alley sits above lot and impossible for truck 16 wheelers to enter.

4.2 AREA-SPECIFIC POLICIES- Focus Area 1

4.3 AREA-SPECIFIC POLICIES- Focus Area 2

4.4 AREA-SPECIFIC POLICIES- Focus Area 3

4.5 AREA-SPECIFIC POLICIES- Focus Area 4

- Alleys are a problem-not level with the lot. Sit higher loading off alley impossible for trucks.

4.6 AREA-SPECIFIC POLICIES- Focus Area 5

4.7 POLICIES- Public Art

ECONOMIC PROSPERITY ELEMENT

COMMENT WORKSHEETS

GOALS

- Emphasize industrial center for water-oriented industry. Minimum residential community.
- Encourage new business and business practices that promote healthy clean environment- *All business*.
- Provide opportunities for job creation that benefit ~~middle-income~~ *all* workers.
- Have bay-area should be marine oriented -residential in hi rises- non- maritime can locate anywhere- can't take ships to El Cajon or Escondido
- Reverse diagonal on street parking for local retail and professional services. Let's reduce parking as a barrier to local small business.

5.1 POLICIES- Industrial

- Provide technical assistance for all people not just residents
- Emphasize English be spoken in area

- Emphasize signs in English-Historic okay in Spanish
- Moving industry?- Landlords and employers will need significant assistance and incentives to revise the insane zoning situation

5.1 POLICIES- International Business & Trade

- Need to move trucks-the economic engine of any community. Move trucks out with least ravel. Especially fuel trucks-shortest route to freeways.

5.2 POLICIES-Retail

- Encourage and provide economic incentives for All neighborhood serving commercial uses- to serve both residents and the Port Tidelands employees.
- Bike parking racks- let's let people ride to tiendas. Also wide sidewalks to encourage pedestrian and shopping ?cart? use. Reverse diagonal parking for those who can't/won't self-ambulate.
- Encourage the development of a business improvement district to assist and guide commercial and retail economic sustainability. Apply for a public right of way program (PROW) for small business. This can be used to permit sidewalk cafes, signage, and sidewalk vending.

5.3 POLICIES- Office

- Office and commercial should be high rise
- Commercial is key-sales tax generation

5.4 POLICIES- Parking

- Navy and Port and Shipyards- provide own parking-streets for small business and commercial use
- Bike parking racks
- Resolution of on street parking issues will allow more space for greening the streets and enhance the pedestrian and multi model environment.

5.5 POLICIES- Business Finance

- Make sure added lights are shaded to put more lumens on the ground, not the sky.
- Encourage the application to the city's PROW Program to self govern and permit sidewalk café, sidewalk display of merchandise and signage opportunities. The program is a significant aid to small and emerging business.

PUBLIC FACILITIES, SERVICES, & SAFETY ELEMENT

COMMENT WORKSHEETS

GOALS

- Don't forget bike racks and parks, schools, and stores!
- Use screens on drain grates to protect wheelchair, mobility scooter, grocery cart, bicycle and cane users.

- Reverse diagonal parking please- let's ameliorate parking as a barrier to retail merchants and small service businesses and professionals.
- How is a high level of emergency preparedness achieved? What is a developer expected to do when proposing new development or expansion activities in the community?
- Every community should do its share in addressing homelessness. Homeless services should be allowed to locate in Barrio Logan.
- Move school facilities from industrial areas.

6.1 POLICIES- Police and Fire Rescue Services

- I'm not sure "white" increases safety over "yellow" lights- "yellow" LPS lights have very low-glare.
- What are the impacts from police and fire services (noise, light, traffic impacts)?
- Established response times are key.
- It is schools responsibility to provide fire prevention programs at Perkins.

6.1 POLICIES- Water; storm water/infrastructure and sewer

- You can't use a street if it's flooded.
- Bring recycled water to the community for watering of landscaping in the public right of way, parks, and playgrounds- encourage use of reclaimed water.
- It is too expensive to encourage use of sustainable infrastructure design to capture and control storm water runoff.

6.1 POLICIES- Waste Management

- Who maintains public litter containers and recyclable materials containers on streets?
- This document should not refer back to the GP Public Facilities Element for direction.
- It's a business of recycling. If ask for recycling have to provide place to perform service.

6.1 POLICIES- Parks, schools, library

- Could a grade-separated bike/ped access to Logan Heights facilities work? More bike parking at city facilities, please.
- Ensure public facilities and infrastructure and compliance with school enrollments achieved prior to construction of new multifamily dwellings—Is this proposing a moratorium on new development?
- What does exploring the establishment of mutually beneficial teaching program with SDCCD and other institutions mean?
- Joint use fields must be fully accessible- not fenced with high chain link. All joint use fields should be improved active recreational areas- not just turf. Provide safe routes to school along all major pathways leading to schools.
- Expand facilities where need arise
- Implement Bayshore Bikeway but don't interfere with communal activities
- Emphasis on maritime skills when exploring mutually beneficial teaching programs
- Ensure Logan Heights library that provides service to Barrio Logan provides consistent and equitable services—*In English*.

6.1 POLICIES- Public utility lines, wireless communications facilities, street lights

- Please ask residential lighting be shaded to deliver more light to the ground, not the eyes or the international space station. Establish Spanish-language channel to the 619.527.7500 street division repair request line. Encouraging ped/cycling use intimidates criminal actors!
- No above ground utility installations shall be permitted that impact the sidewalks or trails in the community. Utilities that must be sited in the sidewalk area must be undergrounded to allow full access to sidewalk.
- Utility undergrounding and removal of poles should be escalated to be complete in 10 years (currently not expected for completion until 2065). Bond as necessary for this work.

6.1 POLICIES- Community services

- Establish and publicize Spanish language channel at city street division repair request line 619.527.7500.

6.1 POLICIES- Healthcare and social service facilities

- The more we are active, the fewer chronic illnesses we have. Encourage walking, cycling, shopping by foot or bike.
- These are the same: (1) Encourage provision of sufficient and easily accessible health care facilities for all, and (2) pursue diversity of facilities to meet medical needs of all.
- Allow agencies that provide services to homeless people to locate in Barrio Logan. All communities must assist in addressing the needs of the homeless.
- Don't make this a destination area for free services
- Pursue a diversity of facilities – *for all residents*

6.2 POLICIES- Geologic and seismic hazards

- Large high pressure now exist here except go lines- need plan to deal with broken lever in earthquake
- Large electrical transmission lines need plan to deal with should have earthquake

6.2 POLICIES- Tsunami and Sea level rise

- Not important- save time and money- navy will handle these needs

6.2 POLICIES- Hazardous materials

- Do remediation best and cheapest- end results is key- not the process

6.2 POLICIES- Emergency preparedness

6.2 POLICIES- Brownfields

- Not really important

RECREATION ELEMENT

COMMENT WORKSHEETS

GOALS

- If less than class I bikeways/multiple use paths then lesser grade separated at intersections. Remember to encourage through traffic, jogging, and fitness activities as well as distance transit use.
- Increasing the amount of parks is always good but also give us access to our water recreation areas' fishing, boating, beach.
- Well written active goals that provide good and obvious direction to developers.
- Need high rise living units for more people to support facilities more towards downtown. This is industrial- not residential area- need business to have the base to support.

7.1 POLICIES

- Give people facilities for human powered transport, a reason to ride, stroll, or walk and bike Parking because walking bikes through an open market is cumbersome.
- More parks
- Well written
- Providing connectivity to schools and recreation is a vital aspect of providing a safe environment for the community. This community needs a public plaza.
- Emphasis on size us number of people to use. Safety is key- not just place for homeless to “camp” or hang out

7.2 POLICIES

- How about large dog, small dog segregated off leash canine areas? Dogs need exercise too!
- Provide reclaimed water for landscaping, park land, and green streets

7.3 POLICIES

- Grates: screen them! Also a bmx race course in Las Chollas Creek Park might be very popular locally. I think the nearest one is in Mission Trails Regional Park right now.
- Access to the waterfront and Las Chollas Creek with minimal barriers is needed to respect this area's natural environment.

7.4 POLICIES

- Lemonade-berry could make a nice hedge. Rosemary has some low-lying varieties that could be planted as a labyrinth or build raised beds as a labyrinth for low flowering plants. Path-use pervious interlocking pavers or decomposed granite. Bike parking near picnic areas.
- More is better.
- Safety is key. Remember it a drainage system- don't build a fashion valley type flood area

CONSERVATION ELEMENT

COMMENT WORKSHEETS

GOALS

- Bikeways & bike parking (see Oceanside) will encourage local shopping via velo. Make sure storm drains have storm drains have cross-pieces to prevent “wheel grabbing” plantings with sand-beds to filter storm overflow.
- Embrace new ideas San Diego is very slow compared to our northern neighbors.
- Energy efficient transportation system- *Have trolley already.*
- Encourage energy sufficient and energy producing development- *And economically feasible.*
- Promote and encourage recycling practices- *Need to keep facilities to do this service too.*
- Have to emphasize the ability to pay for their goals- not just demand need tax base and procedures. Not just clean air and restrictions.

8.1 POLICIES- Climate change & sustainability

- Bike parking may also be designed as decorative elements to create a community signature- see the OB Penny- farthing type racks in South Park.

8.2 POLICIES- Open space & landform preservation

- Ped/bike grade separated crossings for multiple use paths/class I bikeways. Manage the transitions to/from class I bikeways so cyclists/pedestrians can actuate the traffic signals.
- Las Chollas Creek development/ restoration all the way to the backcountry. Water systems waterway the head waters.

8.2 POLICIES- Water resource management

- Embrace new technologies more rapid than is possible now with our current zoning guidelines.

8.2 POLICIES- Urban runoff management

- Viva Bioswales- they’ll help with peak storms/rainfall and overflow. Can/should pervious pavers be placed in alleys?
- Control and profit with urban runoff by embracing greywater technology

8.2 POLICIES- Air quality

- Bike parking encourages “transportational” and community cycling. For multimodal transit, encourage MTS to allow more bikes on new trolley cars.
- Just put up a signage so trucks know not to exit Cesar Chavez Way.

8.2 POLICIES- Sustainable energy

- Should residential area lights & security lights to deliver more to the ground, not the air.

- Embrace new technology now change zoning guideline faster.

8.2 POLICIES- Urban forestry

- More trees is better.
- Utility lines are blocking tree. Plenty on Main Street.

8.2 POLICIES- Scenic resources & public access

- Native trees/shrubs? Low water use.
- Don't think sidewalks need to be 15' on Cesar or 10' on Main to frame views.

NOISE ELEMENT

COMMENTS WORKSHEETS

GOALS

- Noise element should be organic example trees shrubbery, built up park elements.

9.1 POLICIES

- More organic material, use design techniques

HISTORIC PRESERVATION ELEMENT

COMMENTS WORKSHEET

GOALS

- We must find a way to create community awareness to stimulate input or cultural preservation.
- Historical preservation museum would be nice for the community.

10.1 POLICIES

- I think more surveys need to be done on a grassroots level to protect the culture of the community.

10.2 POLICIES

- Is there a way to preserve architectural style and preserve the community in Barrio Logan?

ATTACHMENTS

1. San Diego Housing Federation Comments
2. Environmental Health Coalition Comments
3. Smart Growth Coalition Comments