

Summary Reports (California Health & Safety Code Section 33679) for:

Barrio Logan Redevelopment Project Area

Centre City Redevelopment Project Area

San Ysidro Redevelopment Project Area

**BARRIO LOGAN REDEVELOPMENT PROJECT AREA
SAN DIEGO, CALIFORNIA**

**SUMMARY PERTAINING TO THE USE OF TAX INCREMENT
FOR A BARRIO LOGAN FIRE STATION**

**Pursuant to California Community Redevelopment Law
Sections 33445 and 33679**

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

February 2011

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I. INTRODUCTION

The Redevelopment Agency of the City of San Diego, California (“Agency”) is considering the use of tax increment generated from the Barrio Logan Redevelopment Project Area (the “Project Area”) to fund the design and construction of City of San Diego’s Barrio Logan Fire Station (the “Fire Station”), which will be located within the Project Area.

This Summary was prepared in accordance with Sections 33445 and 33679 of the California Community Redevelopment Law in order to inform the Agency and the public about the use of Agency funds. This Summary describes and specifies:

- a. The costs to the Agency for design and construction of the Fire Station;
- b. That the Fire Station is of benefit to the respective Project Area by helping to eliminate blight;
- c. That there are no other reasonable means of financing the Fire Station that are available to the City of San Diego;
- d. That the payment to be provided by the Agency is consistent with the “Fourth Implementation Plan for the Barrio Logan Redevelopment Plan for the Period of July 2009 – June 2014” and
- e. The redevelopment purposes for which Agency funds are being used.

II. COSTS TO THE AGENCY

The estimated cost for the Fire Station appears in the aforementioned Exhibit 1 to the Cooperation Agreement. The estimated costs to the Agency total \$ 3,500,000. All Agency costs will be paid from tax increment generated from the Barrio Logan Redevelopment Project Area. The funds will be derived as set forth in the budget breakdown below and more particularly in Exhibit 1 to the Cooperation Agreement.

Project Area	Item	Amount
Barrio Logan	Construction	\$ 3,500,000
Total		\$ 3,500,000

III. FACTS SUPPORTING THAT THE FIRE STATION IS OF BENEFIT TO THE PROJECT AREAS BY HELPING TO ELIMINATE BLIGHT

The Fire Station, for which the Agency proposes to pay, is of benefit to the Project Area and the immediate neighborhoods in which the project is located in that:

- a. The Fire Station is located within the Barrio Logan Project Area.
- b. The Fire Station will help maintain a safe and livable environment, by allowing the City to ensure appropriate levels of fire-rescue services as residential and commercial densities increase throughout the Project Area and surrounding communities.
- c. The Fire Station will replace an inadequate public Fire-Rescue facility in Barrio Logan as identified in the Barrio Logan Public Facilities Financing Plan.
- d. The Fire Station will serve surrounding communities as part of the larger fire station system operated by the City of San Diego ("City").

IV. NO OTHER REASONABLE MEANS OF FINANCING

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the Fire Station are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- a. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- b. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- c. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- d. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were

to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- e. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- f. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- g. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- h. The cost of the Fire Station is approximately \$7,800,000. There are currently no funds allocated in the Fiscal Year 2011 Adopted CIP Budget to fund the Barrio Logan Fire Station.

V. FACTS SUPPORTING THAT THE PAYMENT PROVIDED BY THE AGENCY WILL ASSIST IN THE ELIMINATION OF BLIGHTING CONDITIONS AND IS CONSISTENT WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for construction of the Fire Station is consistent with the Five-Year Implementation Plan for the respective Project Area (the "Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

- a. The Fire Station addresses the specific goals and objectives of the Barrio Logan Implementation Plan, as identified in the work program which states in pertinent part as follows:
- At Page 3, "The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area;"
 - At Page 3, "Encourage the preservation and enhancement of the distinctive character of the community and promote the development of the community's cultural and ethnic qualities;"
 - At Page 3, "Provide an environment conducive to the health, safety and well being of community residents and employees;"
 - At Page 3, "Encourage a high level of concern for urban design and land use principles;"
 - At Page 3, "The achievement of an environment reflecting a high level of concern for the cultural land use principles appropriate for attainment of the objectives of the Redevelopment Plan;"
 - At Page 3, "The preservation of the Project Area's existing employment base and the creation of new job opportunities;"
 - At Page 3, "The planning, redesign, and development of areas which are stagnant or improperly utilized;"
 - At Page 4, "Other objectives include the creation of new commercial developments, new jobs for Project Area displaced workers and residents, infrastructure improvements and neighborhood revitalization."

A copy of the Barrio Logan Implementation Plan is on file with the Agency as Document No. D-04405a and incorporated herein, by reference.

VI. THE REDEVELOPMENT PURPOSE FOR WHICH AGENCY FUNDS ARE BEING USED

The redevelopment purpose for which Agency funds are being used to pay for the Fire Station is to assure that residents, employees and visitors of Barrio Logan and surrounding communities have access to quality fire and life safety services in the context of a safe and secure environment. As the number of residents, employees and visitors grows, it is important to assure that adequate facilities are available for fire and rescue officers to efficiently and effectively perform their fire and life safety functions. Furthermore, the design and construction of an important City facility such as Barrio Logan Fire Station is an important redevelopment purpose and will assist in attracting private investment needed to eliminate blight existing in the Project Area.

**CENTRE CITY REDEVELOPMENT PROJECT AREA
SAN DIEGO, CALIFORNIA**

**SUMMARY PERTAINING TO THE USE OF TAX INCREMENT
FOR CERTAIN IMPROVEMENTS IN THE
CENTRE CITY REDEVELOPMENT PROJECT AREA**

**Pursuant to California Community Redevelopment Law
Sections 33445 and 33679**

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

February 2011

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I. INTRODUCTION

The Redevelopment Agency of the City of San Diego, California ("Agency") is considering the use of tax increment generated from the Centre City Redevelopment Project Area ("Project Area") and other Agency funds to fund the costs of acquisition of land for and/or the cost of installation and construction of certain publicly owned buildings or facilities as more particularly set forth in the schedule attached as Exhibit A (collectively, the "Improvements"), which will be located within the Project Area, as more particularly set forth in said Exhibit A.

This Summary was prepared in accordance with Sections 33445 and 33679 of the California Community Redevelopment Law in order to inform the Agency and the public about the use of Agency funds. This Summary describes and specifies:

- a. The costs to the Agency for site acquisition, design and construction of the Improvements;
- b. That the Improvements are of benefit to the Project Area by helping to eliminate blight;
- c. That there are no other reasonable means of financing the Improvements that are available to the City of San Diego;
- d. That the payment to be provided by the Agency is consistent with the "Fourth Implementation Plan for the Horton Plaza & Centre City Redevelopment Projects for the Period of July 2009 – June 2014" or "Implementation Plan"; and
- e. The redevelopment purpose for which Agency funds are being used.

II. COSTS TO THE AGENCY

The estimated cost for each Improvement appears in Exhibit A. The estimated costs to the Agency total \$ 484,050,000. All of these costs will be paid from tax increment generated from the Project Area or other Agency funds. Of the \$ 484,050,000, the funds from the Project Area will be derived as set forth in the Agency Costs listed in Exhibit A for each project. For purposes of sections III and V of this report, the Improvements have been grouped into general categories, as follows:

Category	Improvements
<p>Parks & Open Space (including recreation facilities, public restrooms, information kiosks, concession stands and other publicly-owned buildings located within parks and open spaces)</p>	<p>Parks and Open Space Acquisitions East Village Green (West and East Blocks) St. Joseph's Park Navy Broadway Park Civic Square North Central Square Post Office Square Children's Park Gaslamp Square Park North Embarcadero Visionary Plan, Phase II</p>
<p>Fire Stations</p>	<p>Fire Station No. 1 Replacement East Village Fire Station Convention Center/Port Fire Station</p>
<p>Economic Development (including facilities that generate employment or have regional economic impacts)</p>	<p>Business Incubator Convention Center, Phase III</p>
<p>Public Restrooms (including stand-alone facilities or those integrated into projects other than parks and open spaces)</p>	<p>Public Restrooms</p>
<p>Community, Cultural and Historical Facilities (including new construction and building rehabilitation)</p>	<p>Permanent Homeless Housing and Services Center California Theatre Block Civic Theatre Historical Resources Rehabilitation Program Convention Center, Phase III</p>

III. FACTS SUPPORTING THAT THE IMPROVEMENTS ARE OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT AND/OR PROVIDING HOUSING FOR LOW- OR MODERATE- INCOME PERSONS

The Improvements, for which the Agency proposes to pay, are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate- income persons if applicable, in that:

Parks & Open Space

- a. As "Parks, Open Space, and Recreation," the Improvements are anticipated in the San Diego Downtown Community Plan, which includes the Project Area.
- b. The Improvements will enhance the neighborhood by replacing vacant, asphalt-covered lots and/or underutilized properties with public open space and community facilities.
- c. The Improvements will increase amenities and provide needed public facilities for the Project Area which, in turn, increases the desire for residents to live and businesses to establish operations in the Project Area.
- d. The Improvements will act as a catalyst providing an incentive for private investment and new development, thereby contributing to the removal of economic blight.
- e. The Improvements will increase the quality of life for existing and future residents, visitors and businesses by expanding open space and recreational amenities and improving community and business district identification.
- f. The Improvements will allow greater utilization of and accessibility to existing parks and open space areas in the Project Area.
- g. The Improvements will increase the amount of public open space and associated amenities such as recreation centers, public restrooms, information kiosks and concession stands, while further developing a comprehensive open space system within the Project Area, thereby enhancing its residential neighborhoods and commercial districts and providing a diverse range of outdoor opportunities and public open space within walking distance for all residents, employees, and visitors.
- h. The Improvements will attract users and visitors to the Project Area, creating more "eyes on the park" and correspondingly improving public safety.
- i. The Improvements will further the development of mixed-use neighborhoods, with open spaces, community facilities, services and retail uses within convenient

walking distance of residents, to maximize opportunities for walking and improve public health.

- j. The Improvements will improve the public rights-of-way adjacent to future open spaces and community facilities by replacing inadequate or dilapidated sidewalks and adding litter receptacles, street trees and lighting within the public rights-of-way.

Fire Stations

- a. As "Public Facilities," the Improvements are anticipated in the San Diego Downtown Community Plan, which includes the Project Area.
- b. The Improvements will improve public safety and health conditions.
- c. The Improvements will enhance the Project Area by replacing underutilized, low density or vacant properties with higher density development and obsolete facilities with new, more efficient working environments.
- d. The Improvements will expand essential public safety facilities within the Project Area which, in turn, will improve the quality of life and create a safer and secure environment in which residents desire to live, businesses desire to establish operations, and visitors desire to patronize.
- e. The Improvements will act as a catalyst to incentivize private investment, thereby contributing to the removal of economic blight.
- f. The Improvements will ensure adequate response coverage for all of the Project Area through the provision of public facilities at strategic locations that will be integrated into the City's overall public safety system.
- g. The Improvements will help maintain a safe and livable environment, by allowing the City to ensure appropriate levels of fire-rescue services proportionate to population and activity level within the coming years.
- h. Emergency response services are integral to the Project Area, supporting the health, safety and welfare of the general public. Providing these services at adequate levels is critical to maintaining the health, safety and welfare of the Project Area's neighborhoods, as well as protecting sound maintenance of properties. Increased densities and population growth in the Project Area, plus construction of taller buildings and traffic circulation challenges, create a need for

improving and maintaining adequate emergency response service levels and response times through the strategic location of new fire-rescue facilities.

- i. The Improvements, if not constructed, could have a negative impact on the operational performance of fire-rescue operations, especially emergency response times for calls requiring assistance from other stations currently serving the Project Area, thereby leading to future blighting conditions caused by fires and other emergencies and diminishing the viability of residential and commercial areas. The Improvements would therefore assist in the elimination of blighting conditions caused by fires and other emergencies since the City would have facilities to serve all neighborhoods located throughout the Project Area.

Economic Development

- a. As "Economic Development," the Improvements are anticipated in the San Diego Downtown Community Plan, which includes the Project Area.
- b. The Improvements will act as a catalyst providing an incentive for private investment and promoting economic development, thereby contributing to the removal of economic blight.
- c. The Improvements will strengthen the economic base of the Project Area through the development of needed facilities that will stimulate new commercial, residential, employment and economic growth.
- d. The Improvements will create quality jobs for the Project Area and region, thereby providing additional economic stimulus to all sectors of the local economy.
- e. The Improvements, due to their proximity to the Project Area's financial/employment and convention/sports/entertainment cores, will stimulate growth in those important areas which will further strengthen their respective economic importance to the Project Area and region.
- f. The Improvements will provide for an environment where a socially-balanced community can work and live together by producing jobs to complement the Project Area's existing and future housing and employment opportunities.
- g. The Improvements will strengthen and encourage retail, entertainment, trade, tourism, services and other commercial sectors/functions including, but not limited to, the establishment of a healthy, diverse and attractive economic environment in which all market activities can thrive.

- h. The Improvements will nurture local business growth and expansion, support local entrepreneurship, and expand the Project Area's economy by adding important jobs and businesses in targeted market sectors.

Public Restrooms

- a. The Improvements will improve public health conditions and enhance public rights-of-way.
- b. The Improvements will improve the quality of life for Project Area residents, businesses and visitors by providing and improving access to important sanitary public facilities.
- c. The Improvements will enhance the usability of the community facilities, parks and neighborhoods in which they are located.
- d. The Improvements will help to minimize impacts to surrounding land uses and the Project Area at-large, while balancing provision of services to populations in need of assistance.

Community, Cultural and Historical Facilities

- a. As "Historic Preservation, Arts and Culture, and Health and Human Services," the Improvements are anticipated in the San Diego Downtown Community Plan, which includes the Project Area.
- b. The Improvements will improve public safety and health conditions.
- c. The Improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- d. The Improvements will improve the quality of life for residents, visitors and businesses by improving community and business district identification.
- e. The Improvements will increase community amenities and provide needed public facilities for the Project Area which, in turn, increases the desire for residents to live and businesses to establish operations in the Project Area.
- f. The Improvements will allow greater utilization of historical buildings which otherwise, in their historical configurations, may not be suitable for more viable uses and, if remain or become vacant, may contribute to blighting conditions.

- g. The Improvements will allow greater accessibility to valuable historically significant and cultural resources that can enrich the lives of residents, businesses and visitors.
- h. The Improvements will preserve historically and architecturally significant resources in an effort to protect them to communicate the Project Area's evolving physical and cultural development.
- i. The Improvements will enhance underutilized historical and cultural buildings, many of which have reached the end of their functional or economic lives, while preserving them for the enjoyment of future generations.
- j. The Improvements will contribute to making the Project Area into the dominant regional center for the arts, entertainment, public festivals and historical assets.
- k. The Improvements will provide community facilities which will cater to residents, businesses and visitors.
- l. The Improvements will strengthen the economic base of the Project Area through the development of needed community, cultural and historical facilities to stimulate new commercial, residential, employment and economic growth.
- m. The Improvements will provide unique meeting and event spaces available to Project Area residents, businesses and visitors that otherwise do not exist in the City or would require patrons to travel outside of the Project Area to find comparable venues.
- n. The Improvements will incorporate safety improvements and modernization of historical and cultural buildings that will upgrade facilities that are showing their age, thereby ensuring that the buildings will continue to provide a vital resource for decades to come.
- o. The improvements will invest in the rehabilitation and adaptive re-use of existing buildings, thereby conserving existing resources rather than building new.
- p. The Improvements will strengthen and encourage residential, retail, entertainment, cultural, social, tourism, services and other commercial sectors/functions including, but not limited to, the establishment of a healthy, diverse and attractive economic environment in which all of these activities can co-exist and thrive.

- q. The Improvements will better ensure that all persons in the Project Area have access to quality health and social services in the context of a dignified, safe and secure environment.

IV. FACTS SUPPORTING THAT NO OTHER REASONABLE MEANS OF FINANCING ARE AVAILABLE TO THE COMMUNITY

No other reasonable means of financing the costs of land acquisition for and/or the cost of installation and construction of, the Improvements are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- a. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- b. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- c. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- d. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget

includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- e. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- f. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- g. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- h. There are currently no funds allocated by the City to fund the Improvements. In addition, given the City's current dire financial situation and overall negative future economic outlook, there is no present, realistic anticipation that the City will have adequate funds to complete the Improvements in future fiscal years, to the extent that the Improvements are constructed in future fiscal years.

- i. The cost of the Improvements is approximately \$ 484,050,000. There are currently no funds allocated in the Fiscal Year 2011 Adopted CIP Budget to fund the Improvements.

V. FACTS SUPPORTING THAT THE PAYMENT PROVIDED BY THE AGENCY IS CONSISTENT WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for the costs of land acquisition for and/or the installation and construction of the Improvements is consistent with the Implementation Plan adopted on June 19, 2009 pursuant to section 33490 of the California Health and Safety Code, in that:

- a. The following Improvements within the Project Area address the specific goals and objectives of the Implementation Plan, as identified in the work program which states in pertinent part as follows:
 - Parks & Open Space:
 - At Page 3, "Creative implementation of catalyst projects which spur reinvestment on surrounding blocks."
 - At Page 3, "Land acquisition for the creation of public facilities which serve both the immediate neighborhood and the community at large."
 - At Page 4, "Continued preservation of historically significant structures."
 - At Page 6, "Through acquisition, assemble developable parcels for public facilities, parks, open space and private development."
 - At Page 7, "Creation of parks, public spaces and/or plazas and recreational facilities to provide catalysts for new development and activity centers for persons in the Project Areas."
 - At Pages 9, 10 and 11, "North Embarcadero Alliance Visionary Plan: Implementation of a comprehensive plan for Port, County, Navy and private lands and public right-of-ways. Encourage economically-viable development; increase economic and social vitality of bay front; provide uses and amenities that celebrate the community; provide public access and open space; create a signature expression that draws attention to the area; serve local community and tourists; and preserve and maximize bay views."
 - At Page 10, "St. Joseph's Park: The creation of new and the enhancement of existing public parks and open space for active and passive recreational use. Increase the amount of public open space to enhance downtown residential neighborhoods and commercial districts."

- At Page 12, "The creation of new and the enhancement of existing public parks and open space for active and passive recreational use. Increase the amount of open space to enhance downtown residential neighborhoods and commercial districts."
- Fire Stations:
 - At Page 3, "Land acquisition for the creation of public facilities which serve both the immediate neighborhood and the community at large."
 - At Page 6, "Through acquisition, assemble developable parcels for public facilities, parks, open space and private development."
 - At Page 12, "Provide public improvements, public safety and fire rescue facilities as needed within, or to serve, the various areas of the Project Areas. Replacement of outdated public improvements and facilities to provide an incentive for private investment, thereby removing neighborhood blight. Insure adequate health and safety facilities for future development."
- Economic Development:
 - At Page 3, "Creative implementation of catalyst projects which spur reinvestment in surrounding city blocks."
 - At Page 3, "Land acquisition for the creation of public facilities which serve both the immediate neighborhood and the community at large."
 - At Page 4, "Acquisition and disposition of property to abate blighting influence uses and provide for future development."
 - At Page 6, "Through acquisition, assemble developable parcels for public facilities, parks, open space and private development."
- Public Restrooms:
 - At Page 12: "Enhance public rights-of-way, providing new paving, landscaping, sidewalks, public art and street furniture. Replace inadequate public improvements and provide a catalyst for new development by implementing off-site improvements."
 - At Page 12, "Provide public improvements, public safety and fire rescue facilities as needed within, or to serve, the various areas of the Project Areas. Replacement of outdated public improvements and facilities to provide an incentive for private investment, thereby removing neighborhood blight. Insure adequate health and safety facilities for future development."

- Community, Cultural and Historical Facilities:
 - At Page 3, "Creation of viable housing options within Centre City that span a range of incomes, including housing for the homeless and formerly homeless."
 - At Page 3, "Creative implementation of catalyst projects which spur reinvestment in surrounding city blocks."
 - At Page 3, "Land acquisition for the creation of public facilities which serve both the immediate neighborhood and the community at large."
 - At Page 4, "Continued preservation of historically significant structures."
 - At Page 4, "Acquisition and disposition of property to abate blighting influence uses and provide for future development."
 - At Page 6, "Through acquisition, assemble developable parcels for public facilities, parks, open space and private development."
 - At Page 12, "Develop transitional and permanent supportive and permanent affordable housing throughout San Diego for formerly homeless persons. Decrease homelessness and transiency, and create very-low income housing for the needy in Centre City and Horton Plaza."

A copy of the Implementation Plan is on file with the Agency as Document No. D-04405e and incorporated herein, by reference.

By furthering the specific goals and objectives of the Implementation Plan, the Improvements and the Agency's payment thereof are a means to eliminate blight within the Project Area and to facilitate the objectives of the Redevelopment Plan for the Project Area.

VI. THE REDEVELOPMENT PURPOSE FOR WHICH AGENCY FUNDS ARE BEING USED

The redevelopment purpose for which Agency funds are being used to pay for the Improvements includes:

The Improvements protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the community in which they exist by remedying such injurious conditions through the employment of all appropriate means. The continuation of blighting elements restricts living options and employment opportunities, and the resulting lack of them creates despair and frustration which may create destabilizing forces within the community and be at odds with the mission of the Agency.

Collectively, the Agency funding proposed for the Improvements provides needed infrastructure, buildings and facilities to attract private investment and thereby assists in the elimination of blighting influences. The Improvements will improve open space and recreational opportunities for Project Area residents, businesses and visitors; improve public safety by providing additional modern and efficient facilities for the City's Fire-Rescue Department to operate in and from; generate additional economic development activities as permitted through State redevelopment law; provide additional public restrooms in the Project Area to ensure that basic health and sanitary facilities are more readily available to the public; and improve the conditions of and public access to community, historical and cultural facilities to ensure a more enriching community environment. In its entirety, the proposed expenditure of Agency funds for the Improvements signals to the private market that the Agency is investing in its community.

As the redevelopment of the Project Area continues and the number of residents, employees and visitors grows, it is also important to assure that adequate facilities are available for social interaction, sense of community, cultural amenities, and recreation. The design and construction of important public open spaces, the preservation of historical resources and the provision of enriching cultural amenities are important redevelopment purposes and will assist in attracting private investment needed to eliminate blight in the Project Area. Furthermore, it is important to assure that adequate facilities are available for fire and rescue officers to efficiently and effectively perform their public safety functions, and adequate public restrooms are available for residents, employees and visitors to ensure a suitable quality of life in an urban setting. Finally, it is important for the Agency to partner with other organizations to encourage business attraction/retention, nurture business growth/expansion, and create quality jobs to ensure the overall success of the Project Area's redevelopment.

EXHIBIT A
(STARTS ON FOLLOWING PAGE)

EXHIBIT A

CENTRE CITY REDEVELOPMENT PROJECT AREA

SUMMARY PERTAINING TO THE USE OF TAX INCREMENT FOR CERTAIN IMPROVEMENTS

Parks and Open Space Acquisitions

Agency Costs: \$120,000,000

Property acquisition, including land, for several new parks planned in the Project Area. The planned parks may include public buildings in their design, including recreation facilities, public restrooms, information kiosks, concession stands and others. The planned parks include, but are not limited to, East Village Green, St. Joseph's Park, Civic Square, North Central Square and Post Office Square (locations noted below).

East Village Green (West and East Blocks)

Agency Costs: \$44,790,000

Future 4.13-acre park bounded by F and G Streets, and 13th and 15th Streets that would be the largest park proposed in eastern portion of the Project Area. The planned park may include open lawn areas, an informal amphitheater, a recreation facility with a public pool, public restrooms, a café building/concession stand, outdoor seating, shade trees, gardens and trellises, play areas including a tot lot, and below-grade parking.

St. Joseph's Park

Agency Costs: \$22,400,000

Future 1.38-acre park bounded by Beech Street, Ash Street, 3rd Avenue, and 4th Avenue in the Cortez neighborhood. The planned park may include open lawn for active recreation and public gathering, a recreation facility with a public pool, play equipment for children of different age groups, a north-south linear walkway, a café building/concession stand, and below-grade parking.

Navy Broadway Park

Agency Costs: \$11,220,000

Future 1.9-acre park to be located at the southeast corner of Broadway and Harbor Drive in the Columbia neighborhood and developed as a part of the U.S. Navy property redevelopment. The planned park may include public restrooms and other features to be determined through input received at future public workshops.

Civic Square

Agency Costs: \$22,440,000

Future 1.38-acre park bounded by B, C, Union, and Front streets in the Civic/Core neighborhood. The planned park may include a combination of grassy areas and plazas, open grounds for events, children's play areas, shaded seating area, concession stands, below-grade parking, and public restrooms.

EXHIBIT A

North Central Square

Agency Costs: \$4,080,000

Future 0.69-acre plaza park bounded by C Street, 8th and 9th avenues, and a proposed mixed-use high rise to the north in the East Village neighborhood. The planned plaza park may feature open space areas, public art, concession stands, public restrooms, and accommodations for special events such as art shows, twilight movie showings, and small concerts.

Post Office Square

Agency Costs: \$17,340,000

Future 1.38-acre park bounded by 8th and 9th avenues, F Street, and the historic U. S. Post Office structure on E Street in the East Village neighborhood. The planned park may feature an open space plaza with opportunities for outdoor performance space and public art, and a historical rehabilitation of the Post Office Building as an art and cultural center or other community-serving use with limited retail space and public restrooms.

Children's Park

Agency Costs: \$8,570,000

Existing 1.4-acre park located at 101 Island Avenue along the Martin Luther King, Jr. Promenade. Planned park improvements or modifications may include adding play equipment, a concession stand, and public restrooms, and converting the existing pond and fountain into an interactive water feature.

Gaslamp Square Park

Agency Costs: \$1,120,000

Existing 0.42-acre park located on the south side of L Street between 5th and 6th avenues. Planned park improvements or modifications may include removing an interactive water feature and creating a large event area/gathering space, and adding an information kiosk, trees, and seating.

North Embarcadero Visionary Plan, Phase II

Agency Costs: \$23,460,000

Second phase of Esplanade improvements and park project located along the waterfront between B and Hawthorn streets. The planned project would include ticket/concession kiosks, public restroom building with integral storage/trash rooms, and the Grape Street Pier Headhouse building (containing restrooms, laundry, Dock Master Office, Harbor Police Office, US Coast Guard Officer, retail concessions, and storage/trash rooms).

Fire Station No. 1 Replacement

Agency Costs: \$41,920,000

New replacement station for the City's largest fire-rescue facility, currently located along on the north side of B Street between Front Street and First Avenue. The planned project may include construction of a new building matching the size of the existing one, and include several apparatus bays to house engine, truck, medic and specialty rescue vehicles/equipment, working/living quarters for personnel within a two-story structure, and below-grade parking. The project may be co-developed with another use on the blocks bounded by A, B, and Front streets and First Avenue or A Street and 1st and 2nd avenues.

EXHIBIT A

East Village Fire Station

Agency Costs: \$22,950,000

New fire station to be located on an Agency-owned 19,000 square-foot site along the north side of Broadway between 13th and 14th streets. The planned project may include four apparatus bays to house engine, truck, medic, and battalion chief vehicles and working/living quarters for up to 13 personnel within a two-story structure with below-grade parking shared with another use on the site.

Convention Center/Port Fire Station

Agency Costs: \$21,520,000

New fire station on a Port of San Diego-owned site, ideally located south of Harbor Drive between Market Street and Park Boulevard near the Convention Center. The planned project may include a two-three story building that would include three apparatus bays, working/living quarters for the fire-rescue crew, and on-site parking.

Business Incubator

Agency Costs: \$6,120,000

Acquisition and rehabilitation of an existing building to be used as a business incubator. The planned incubator would be designed for use by start-up firms, possibly those specializing in renewal energy, information technology, and clean-tech industries. A possible location is the 1334 Fourth Avenue Building, currently occupied by the Church of Scientology, in the Cortez neighborhood.

Convention Center, Phase III

Agency Costs: \$14,000,000

Site acquisition for and construction of a future Phase III expansion of the San Diego Convention Center located southwest of Harbor Drive and adjacent to the waterfront. The planned project would include approximately 225,000 square feet of additional exhibit hall space, 101,000 square feet of new meeting space, an 80,000 square-foot ballroom, a five-acre waterfront park, retail space and public art.

Public Restrooms

Agency Costs: \$1,120,000

Approximately six (6) public restrooms within the Project Area, including the Little Italy and East Village neighborhoods, to supplement existing public facilities and serve the Project Area's growing population including residents, workers, tourists, and the homeless. The restrooms would include freestanding, pre-fabricated, single-user, and unisex facilities, as well as others built and integrated into buildings or projects other than parks and open spaces.

Permanent Homeless Housing and Services Center

Agency Costs: \$16,000,000

Permanent homeless facility to be located at the southwest corner of 6th and A streets in the Civic/Core neighborhood. The planned project would include the acquisition of the historic World Trade Center property by the Agency and transfer of ownership to an affordable housing developer that would preserve and rehabilitate the building into supportive and transitional housing, a homeless services center, a health clinic, and administrative/training offices.

EXHIBIT A

California Theatre Block

Agency Costs: \$35,000,000

Public/private mixed-use development on the entire block bounded by B, C, 3rd and 4th streets. The planned project may include site acquisition, a public parking facility, and the rehabilitation of the vacant historic California Theatre building as a catalyst to revitalize the declining C Street corridor and take advantage of its location in the heart of the Project Areas financial and government district.

Civic Theatre

Agency Costs: \$30,000,000

Rehabilitation of the City-owned Civic Theatre located at Third Avenue and C Street. The planned project would include design, engineering and renovation of the exterior and interior of the theatre to preserve it as the region's largest live performing arts venue and a cultural asset for future generations.

Historical Resources Rehabilitation Program

Agency Costs: \$20,000,000

Program established to encourage preservation, rehabilitation, and adaptive re-use of designated historical resources. The program is intended to fund acquisition, rehabilitation, restoration, reconstruction, or relocation of historical resources within the Project Area.

Total Costs: \$484,050,000

**SAN YSIDRO REDEVELOPMENT PROJECT AREA
SAN DIEGO, CALIFORNIA**

**SUMMARY PERTAINING TO THE USE OF TAX INCREMENT
FOR THE SAN YSIDRO NEW BRANCH PUBLIC LIBRARY**

**Pursuant to California Community Redevelopment Law
Sections 33445 and 33679**

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

February 2011

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I. INTRODUCTION

The Redevelopment Agency of the City of San Diego, California ("Agency") is considering the use of tax increment generated from the San Ysidro Project Area to fund the design and construction of a new City branch library (San Ysidro Public Library) within the San Ysidro Redevelopment Project Area.

This Summary was prepared in accordance with Sections 33445 and 33679 of the California Community Redevelopment Law in order to inform the Agency and the public about the use of Agency funds. This Summary describes and specifies:

- a. The costs to the Agency for design and construction of the San Ysidro Public Library;
- b. That the San Ysidro Public Library is of benefit to the Project Area by helping to eliminate blight;
- c. That there are no other reasonable means of financing the San Ysidro Public Library that are available to the City of San Diego;
- d. That the payment to be provided by the Agency is consistent with the "Implementation Plan for the Period of April 16, 2006-April 16, 2011, Third Implementation Plan for the San Ysidro Redevelopment Project Area; and
- e. The redevelopment purposes for which Agency funds are being used.

II. COSTS TO THE AGENCY

The estimated Agency cost for the San Ysidro Public Library appears in the aforementioned Exhibit 1 to the Cooperation Agreement. The estimated costs to the Agency total \$2,500,000. All of these costs will be paid from tax increment generated from the Project Area. The funds from the Project Area will be derived as set forth in the budget breakdown below and more particularly in Exhibit 1 to the Cooperation Agreement.

Project Area	Item	Amount
San Ysidro	Construction	\$2,500,000
Total		\$ 2,500,000

III. FACTS SUPPORTING THAT THE SAN YSIDRO PUBLIC LIBRARY IS OF BENEFIT TO THE PROJECT AREA BY HELPING TO ELIMINATE BLIGHT

The new City of San Diego ("City") branch library (San Ysidro Public Library), for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay, are of benefit to the San Ysidro Redevelopment Project Area ("Project Area") by helping to eliminate blighting conditions within the Project Area (and/or providing housing for low- or moderate- income persons if applicable), in that:

- a. The existing San Ysidro Library, built in 1924 (partially remodeled in 1984), is partially air conditioned; its major building systems are old and not energy efficient; it has an electronic infrastructure that cannot support more computer/electronic equipment; it has no onsite parking; and it is not in compliance with the American with Disabilities Act (ADA). Furthermore, based upon library building size and design standards provided by the Library Department of the City of San Diego, the current facility provides 0.13 square feet per capita, which is far below the recommended American Library Association Standard for Small Libraries of 0.60 square feet per capita, which could be satisfied with the development of a new branch library. The development of the library will replace the outdated structure with a new facility and with sufficient parking.
- b. The new branch library will assist in eliminating factors that prevent or substantially hinder the economically viable use or capacity of nearby properties by replacing an existing structure of substandard design and capacity with a facility that is consistent with current library facility standards, including providing state of the art computer lab facilities, sufficient parking, and creates conference rooms and facilities that can be made available to the general public.
- c. The Library will assist in eliminating factors that prevent or substantially hinder the economically viable use or capacity of nearby properties by increasing the available public parking in the immediate area.
- d. The Library will assist in eliminating factors that prevent or substantially hinder the economically viable use or capacity of properties within the Redevelopment Project area by upgrading public improvements in the neighborhood including, off and on-site public improvements, landscaping, parking, and related improvements.

IV. FACTS SUPPORTING THAT NO OTHER REASONABLE MEANS OF FINANCING ARE AVAILABLE TO THE COMMUNITY

No other reasonable means of financing the cost of acquisition of land for and/or the cost of installation and construction of the new City branch library (San Ysidro Public Library) are available to the community (i.e., City of San Diego) for which the Agency proposes to pay, in that:

City of San Diego

- a. The City's General Fund is dependent on the financial health of the local economy in addition to the State and nationwide economy. Some economic indicators are currently still lagging and could possibly restrain economic stabilization or expansion in the economy in Fiscal Year 2011. The improvement in municipal budgets appears to be also lagging the overall economy. Overall, the economic outlook remains very uncertain in the upcoming fiscal year.
- b. The City's General Fund Budget is funded from various sources, but the four largest revenue sources are property tax, sales tax, transient occupancy tax ("TOT"), and franchise fees, and account for approximately \$710.8 million or 64.8 percent of total General Fund revenues. The decline in these four major revenues in the Fiscal Year 2011 Adopted Budget accounts for approximately \$31.6 million or 94.3 percent of the total General Fund decline of \$33.5 million compared to the Fiscal Year 2010 Adopted Budget.
- c. In Fiscal Year 2011 sales tax is budgeted at \$187.5 million, which represents a decrease of \$22.7 million or 10.8 percent from the Fiscal Year 2010 Adopted Budget due to the decline in per capita income and consumer spending, and the high unemployment rate in the City. TOT is budgeted at \$66.1 million, a decrease of \$9.8 million or 12.9 percent from the Fiscal Year 2010 Adopted Budget due to the decline in local tourism. Franchise fees are budgeted at \$67.2 million, a decrease of \$6.5 million or 8.9 percent from the Fiscal Year 2010 Adopted Budget due to a decline in refuse haulers tonnage.
- d. The City's Fiscal Year 2011 Adopted Budget reflects General Fund revenues and expenditures of \$1.10 billion, representing a decline of \$33.5 million or 3.0% over the Fiscal Year 2010 Adopted Budget. The Fiscal Year 2011 Adopted Budget includes 7,067.98 budgeted full time equivalent ("FTE") positions, a decrease of 328.94 FTE positions over the Fiscal Year 2010 Budget. The net decrease in General Fund positions is primarily due to the reduction of 485.16 FTE positions as

part of the revised Fiscal Year 2010 Budget approved by the City Council that has been incorporated in the Fiscal Year 2011 Adopted Budget. These reductions were to City's critical services including brownouts in the Fire Department, reductions in lifeguard positions, and reductions in library hours. If the City's revenues improve, then the City's first priority would be to restore those critical services funded by General Fund that have been reduced this year due to the loss of revenue in fiscal year 2011.

- e. The City's Fiscal Year 2011 Adopted Budget, approved by City Council in June 2010, includes reduced revenue projections adjusted for a continuation of slow economic growth and a continued constriction of economic activity. Growth in revenues is anticipated to be negative in most major revenue categories such as property tax, sales tax, TOT, and franchisee fees.
- f. The City's Capital Improvements Program ("CIP") budget allocates existing funds and anticipated revenues to rehabilitate, restore, improve, enhance, and increase the City's capital facilities. This budget supports the design and construction of a wide range of infrastructure improvement projects and other significant capital infrastructure investments. The Fiscal Year 2011 CIP Adopted Budget totals \$299.6 million. This is a reduction of \$153.6 million or 33.9 percent from the Fiscal Year 2010 CIP Adopted Budget of \$453.2 million.
- g. Deferred capital projects remain one of the eight significant areas identified in the Five-Year Financial Outlook. Since Fiscal Year 2008, approximately \$142 million has been appropriated for facilities, streets, storm drain and other deferred capital projects, funded by proceeds from land sales, bond financing, and Proposition 1B funding. Another proposal for bond financing is anticipated to come before City Council in Fiscal Year 2012 to continue efforts to address the City's approximately \$900 million backlog of deferred projects.
- h. The cost of the San Ysidro Public Library is approximately \$15,000,000. There are currently no funds allocated in the Fiscal Year 2011 Adopted CIP Budget to fund the San Ysidro Public Library.

V. FACTS SUPPORTING THAT THE PAYMENT PROVIDED BY THE AGENCY WILL ASSIST IN THE ELIMINATION OF BLIGHTING CONDITIONS AND IS CONSISTENT WITH THE IMPLEMENTATION PLAN

The payment of Agency funds for construction of the San Ysidro Public Library is consistent with the Five-Year Implementation Plan for the respective Project Area (the "Implementation Plan") pursuant to section 33490 of the California Health and Safety Code, in that:

- a. The following improvement addresses the specific goals and objectives of the San Ysidro Implementation Plan, a copy of the Implementation Plan is on file with the Agency as Document No. D-04073 as identified in the work program which states in pertinent part as follows:
 - San Ysidro Public Library - Page 13:
 - "The library will consist of at least 15,000 square feet public facility that will accommodate a state of the art computer center, community meeting rooms, recreational facilities, and related parking."
 - "Furthermore, the library is an intelligent addition to the San Ysidro Redevelopment Plan because it focuses on the elimination of blight by encouraging a valuable tool: education."
 - "Agency contribution is projected to be between \$1.6 million to \$2.5 million."

VI. THE REDEVELOPMENT PURPOSE FOR WHICH AGENCY FUNDS ARE BEING USED

The purpose for which redevelopment Agency funds are being used to assist in the development of a new San Ysidro Public Library is to replace the existing 4,089 square foot San Ysidro Branch Library, which is considered outdated and does not meet current standard for neighborhood libraries. A new branch library would provide for an approximately 15,000 square foot facility that will meet the current and growing needs of residents and student population within the Project Area, including adjacent neighborhoods. A new branch library would provide enhanced services and facilities to area residents, including the growing student population of the San Ysidro School District. Enhanced services and facilities include a state of the art computer lab, expanded library collections, community meeting rooms, audiovisual facilities, business and career resources, and other related services. Furthermore, the design and construction of an important City facility such as the San Ysidro Branch Library is a significant redevelopment purpose that will assist in revitalizing the community, attract investment opportunities, and eliminate existing blight within the Project Area.