

# *City of Villages*

## *San Diego*

William Anderson, FAICP  
Principal/Vice-President, AECOM

Nancy Bragado  
Associate Principal, AECOM

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**AECOM**

*Photo courtesy of City of San Diego*

# TEMPORARY PARADISE?

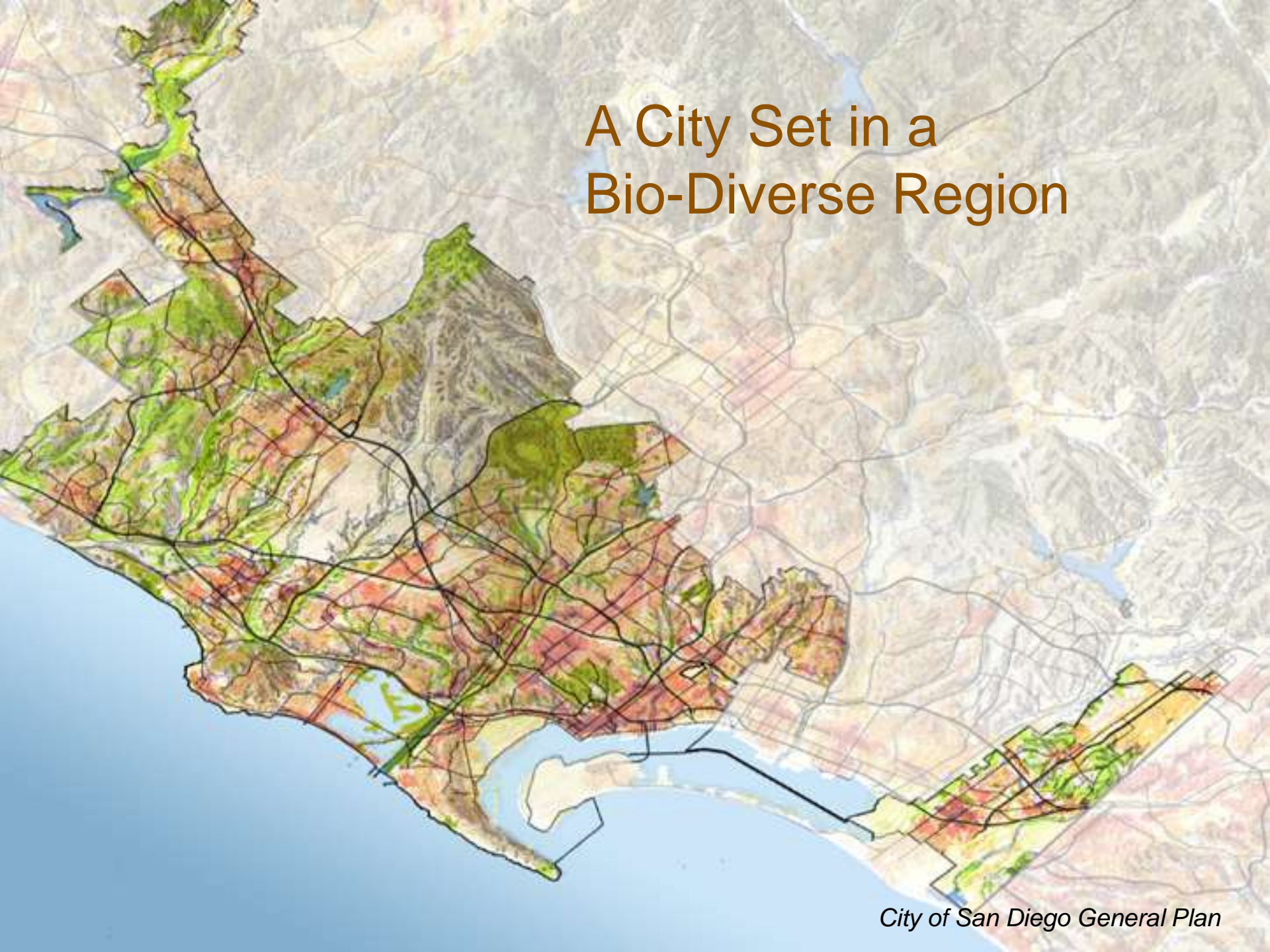
A LOOK AT THE SPECIAL LANDSCAPE  
OF THE SAN DIEGO REGION



THIS REPORT HAS BEEN PREPARED BY KEVIN LYNCH AND DONALD APPELYARD THROUGH A GRANT FROM THE MARSTON FAMILY. IT IS THE CONSULTANTS' PERSONAL OBSERVATIONS AND IS INTENDED FOR DISCUSSION PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT ADOPTED CITY PLANS OR POLICIES.



# A City Set in a Bio-Diverse Region





# Habitat Conservation Lands in San Diego

Orange County

Riverside County

San Diego County

Imperial County

PACIFIC OCEAN

UNITED STATES

MEXICO

Indian Reservation  
5%

Military Lands  
6%

Non  
Conserved  
Lands  
43%

Conserved  
Lands  
46%



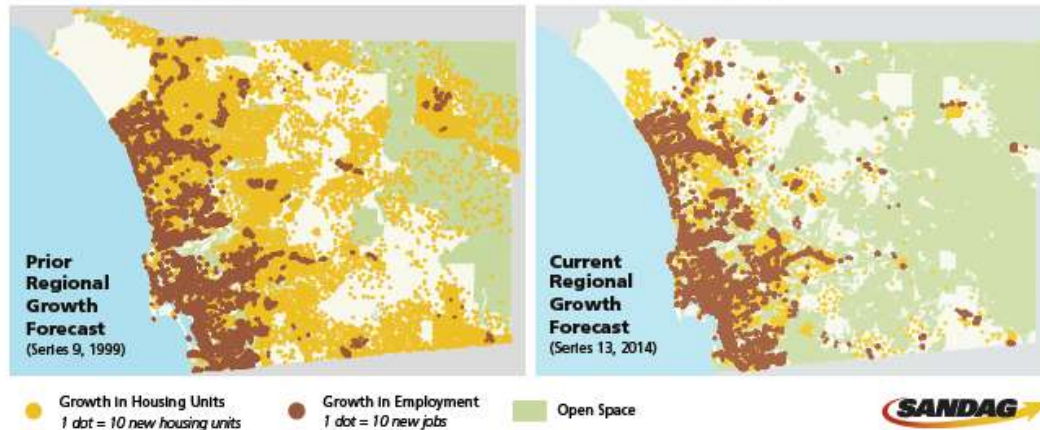
- County Water Authority Boundary
- Conserved and Proposed Habitat Lands
- Military Lands
- Indian Reservation

# TODs and the San Diego Region's Smart Growth Strategy

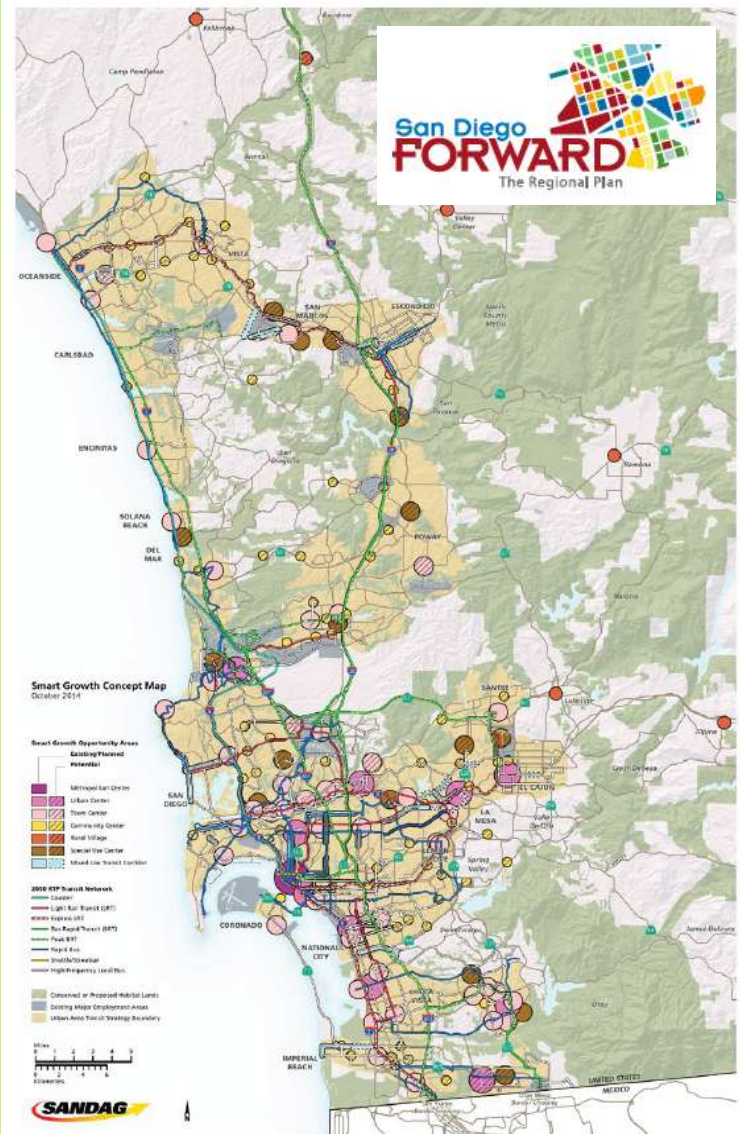
The San Diego Region's smart growth strategy has a regional TOD Strategy that strives to create vibrant, healthy, and complete communities throughout the region while recognizing their differences and unique character, increase access to the regional transit network, and overcome barriers through coordinated, supportive land use policies and regulations, and public and private investment.

1999 Planned Land Use

2015 Planned Land Use

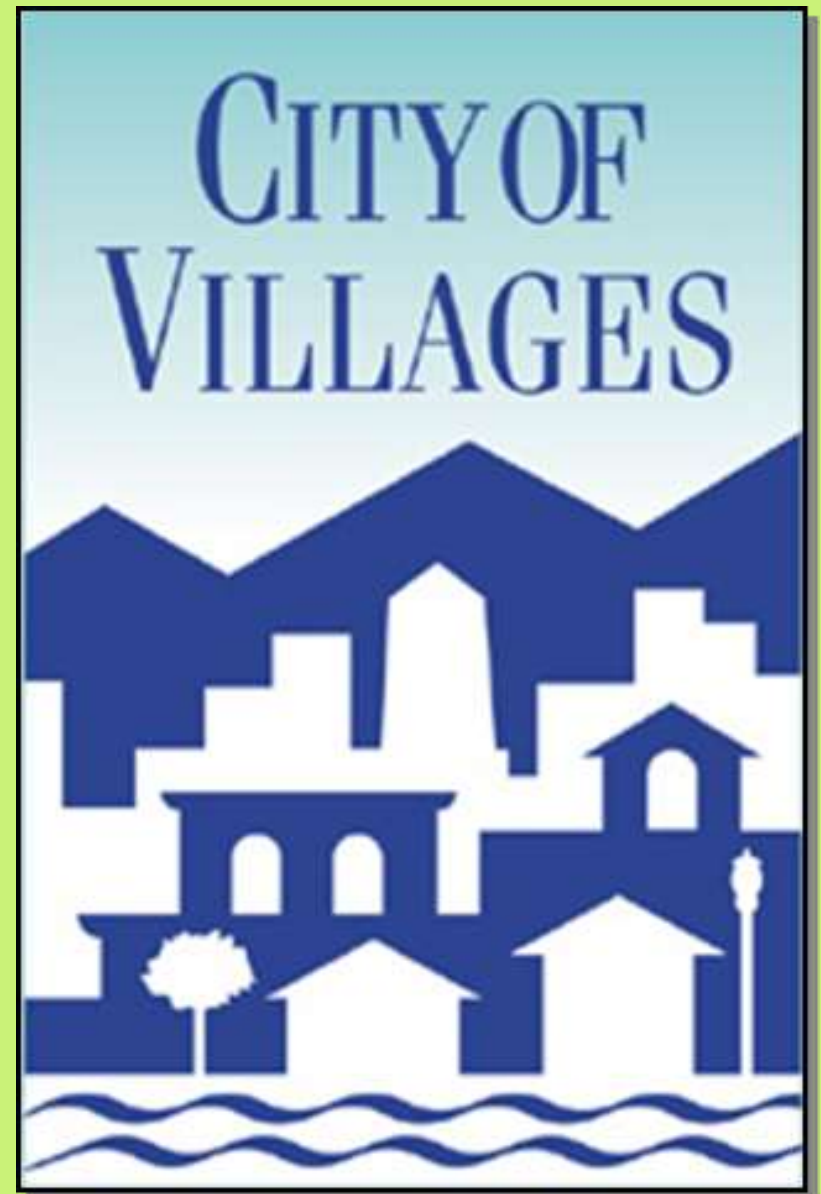


Smart Growth Concept Map – October 2014



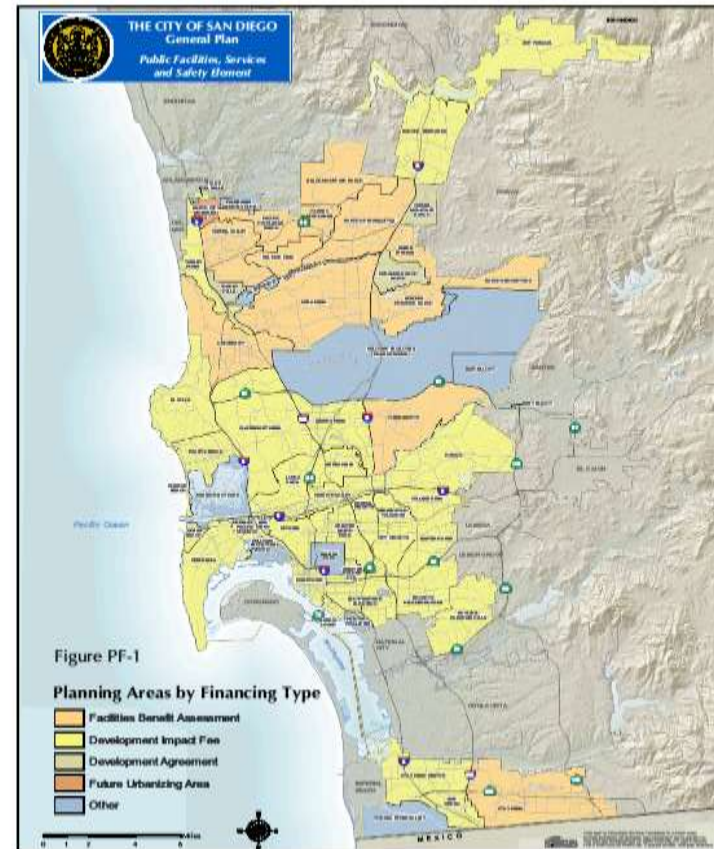


**The Strategic  
Framework: 1999-2002**



# Legacy 1970s Growth Management: Directed Growth & Facility Funding

Tier	Funding
Urbanized	No fees, CIP
Urbanizing	Developer financed
Future Urbanizing	Phase shift, then developer financed



# Legacy Urban Infill: Redevelopment of The Sears Store into the Uptown District



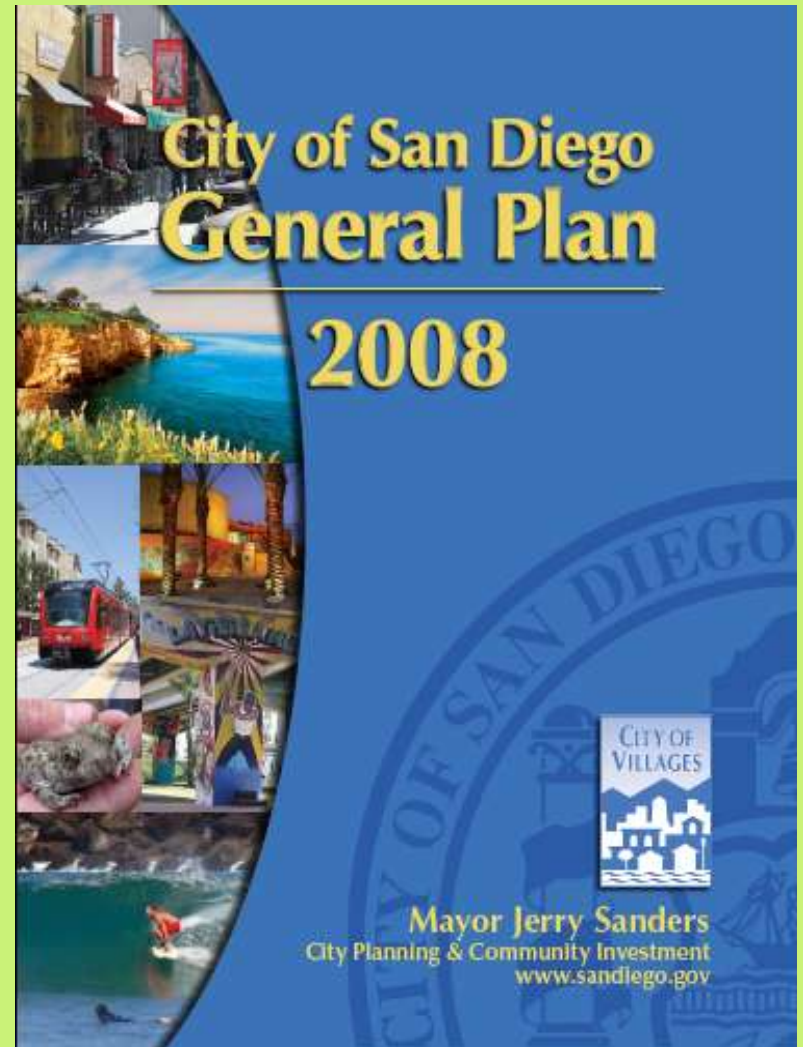


**Legacy Downtown Redevelopment:  
\$900m in Public Investment =  
\$8.5b+ in Total Investment Over 35 Years**



# City of San Diego General Plan

- City of Villages strategy - smart growth approach tailored for San Diego
- First CA adopted plan post AB32
- Relies on infill development to accommodate future growth
- Sustainability policies integrated throughout plan
- Consistent with San Diego Forward – the Regional Plan (SANDAG)
- Implemented through community plans





# General Plan Guiding Principles

1. An **open space network** formed by parks, canyons, river valleys, habitats, beaches, and oceans;
2. **Diverse residential communities** formed by the open space network;
3. Compact and walkable mixed-use **villages of different scales** within communities;
4. **Employment centers** for a strong economy;
5. An **integrated regional transportation network** of transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
6. High quality, affordable, and **well-maintained public facilities** to serve the City's population, workers, and visitors;
7. Historic districts and sites that respect our **heritage**;
8. **Balanced communities** that offer opportunities for all San Diegans and share citywide responsibilities;
9. A clean and **sustainable environment**; and
10. A high **aesthetic standard**.



# Plan TODs for Market Choices

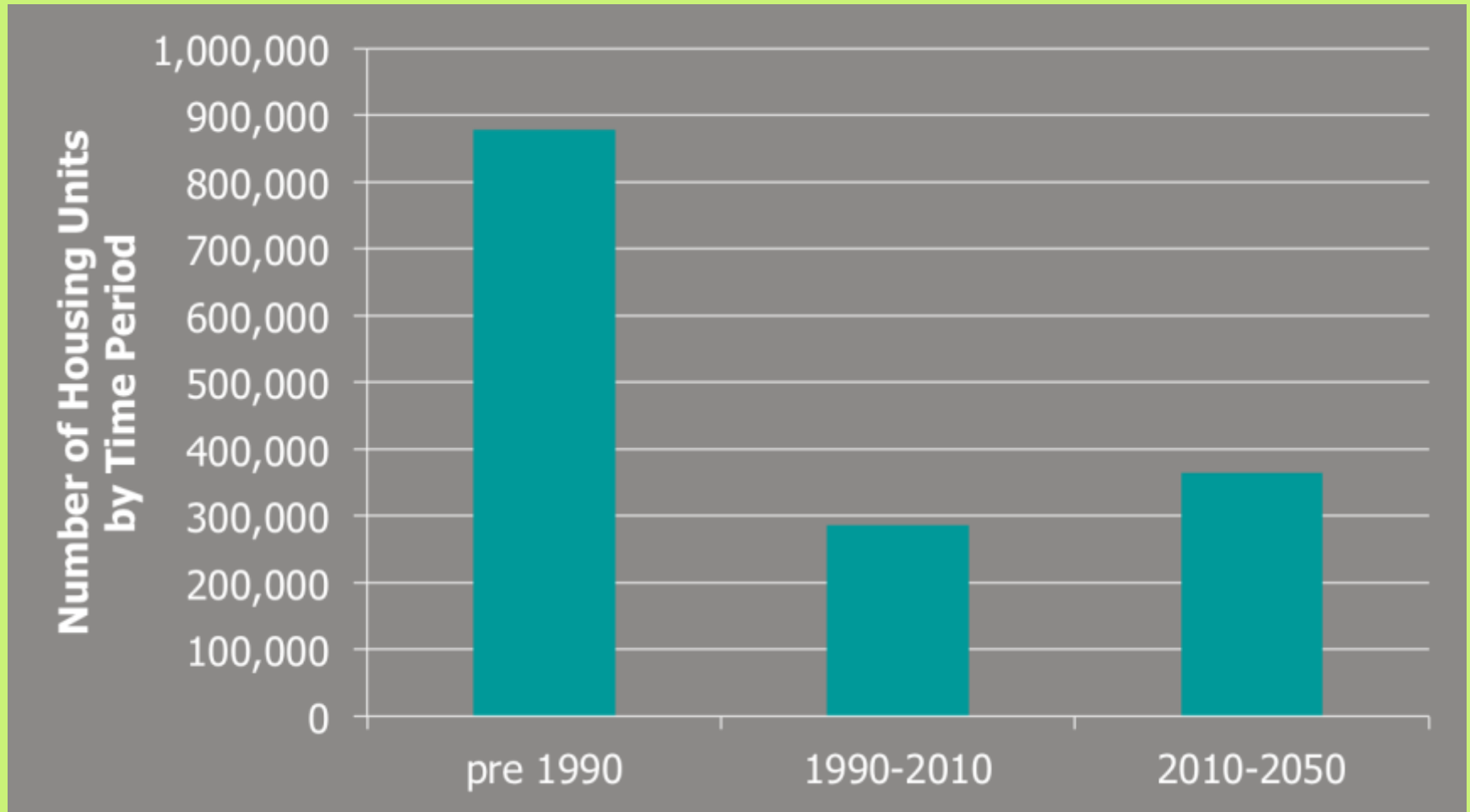
- Mobility
- Housing
- Workplaces
- Community

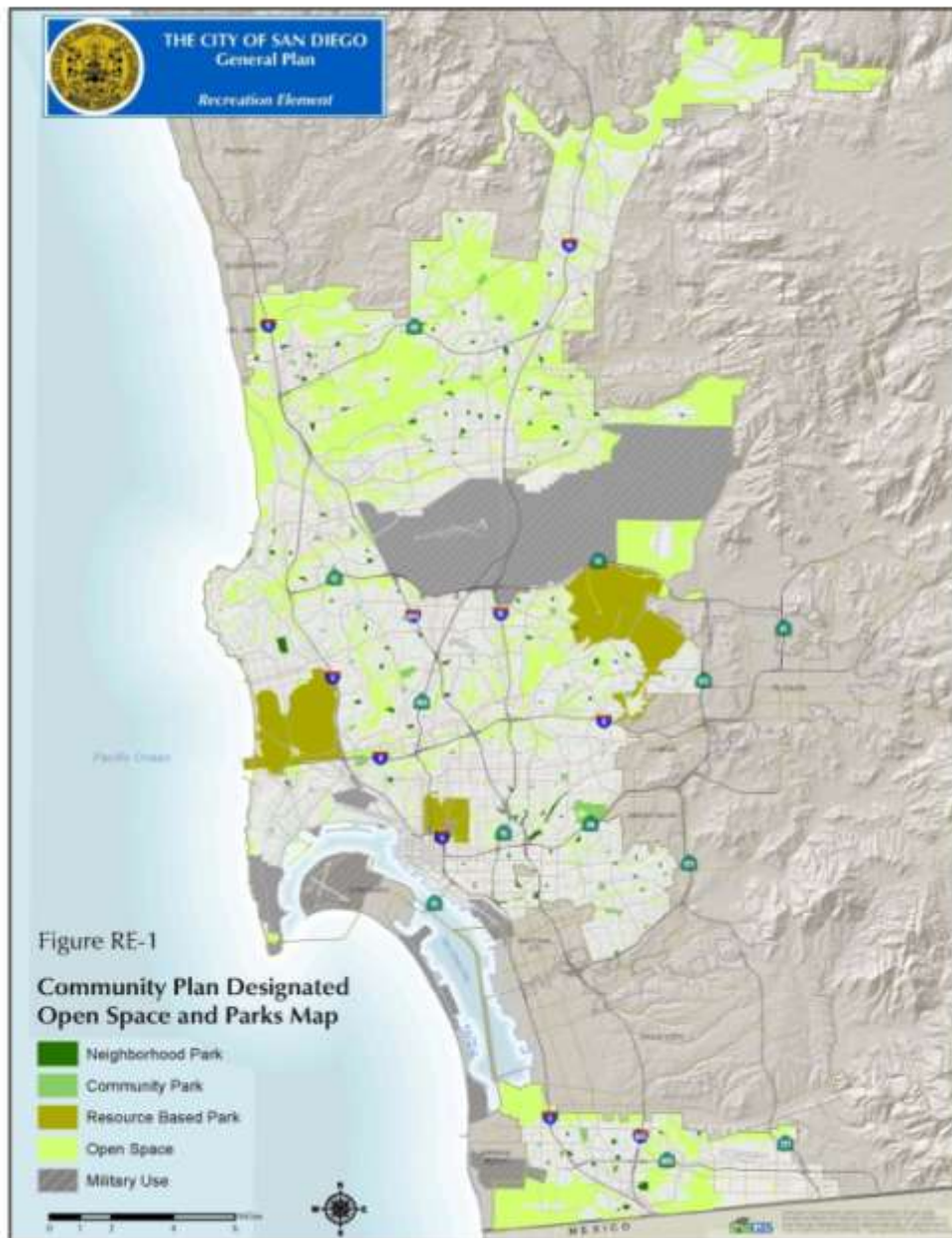
***AT WHAT SCALES,  
WITH WHAT PUBLIC FACILITIES, AND  
WHO PAYS FOR IT?***





# 2050 Housing Units by Year Built





*Source: City of San Diego*



# MULTI HABITAT PLANNING AREA (MHPA)

2007

## Annual Habitat Losses

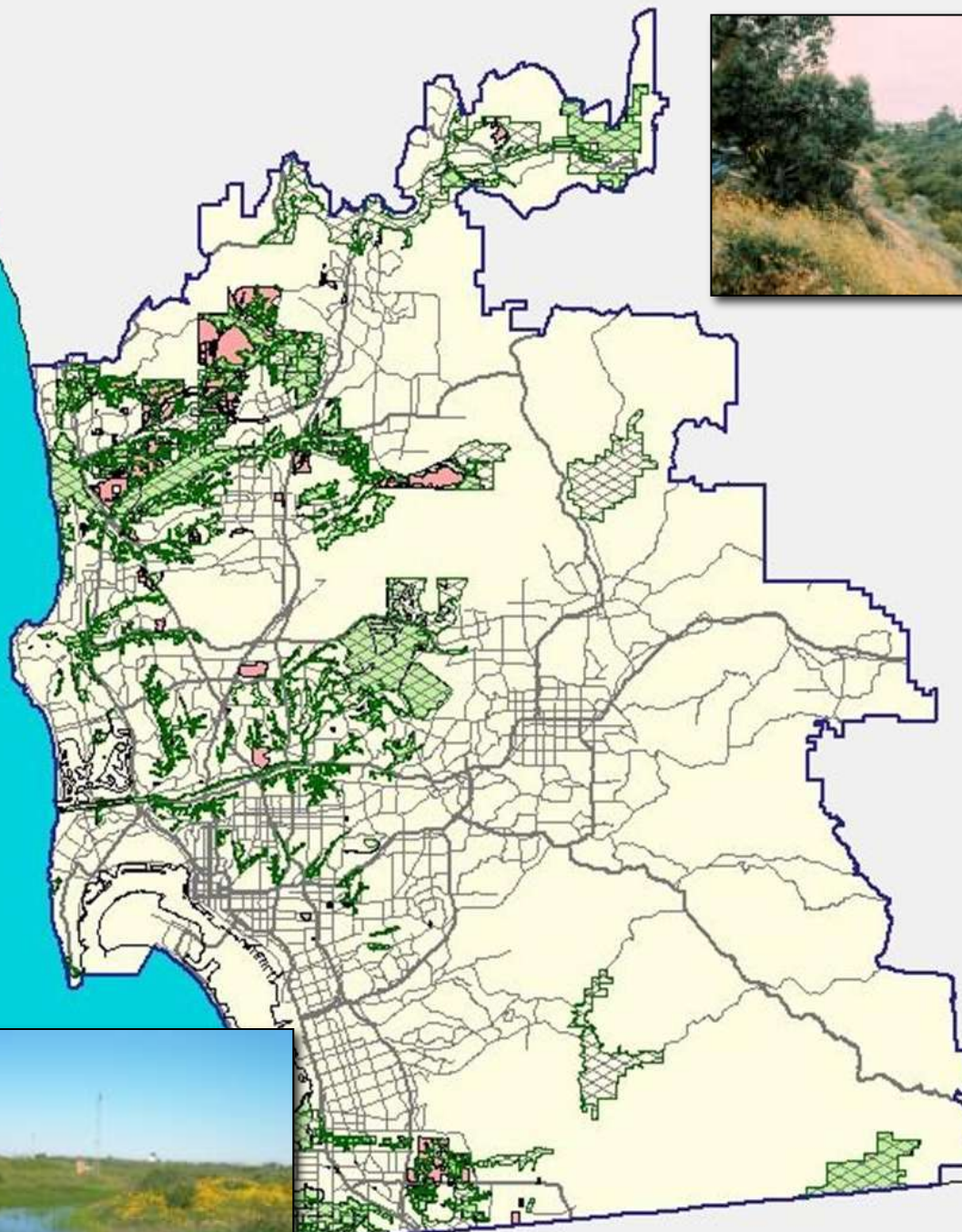
- Current Period Jan. 1, 2007 - Dec. 31, 2007
- Prior to Jan. 1, 2007

## Annual Habitat Gains

- Current Period Jan. 1, 2007 - Dec. 31, 2007
- Prior to Jan. 1, 2007

## Basemap Features

- Habitat Preserve
- MSCP Subarea Boundary
- Major Road
- Free Way



48,561 Ac

conserved/ obligated land

52,727 Ac

MSCP Subarea Plan target

92%

% of City of San Diego  
conservation target met



North  
Scale



4 0 4 Miles



Scale: February 13, 2008

# Citywide Parks Master Plan



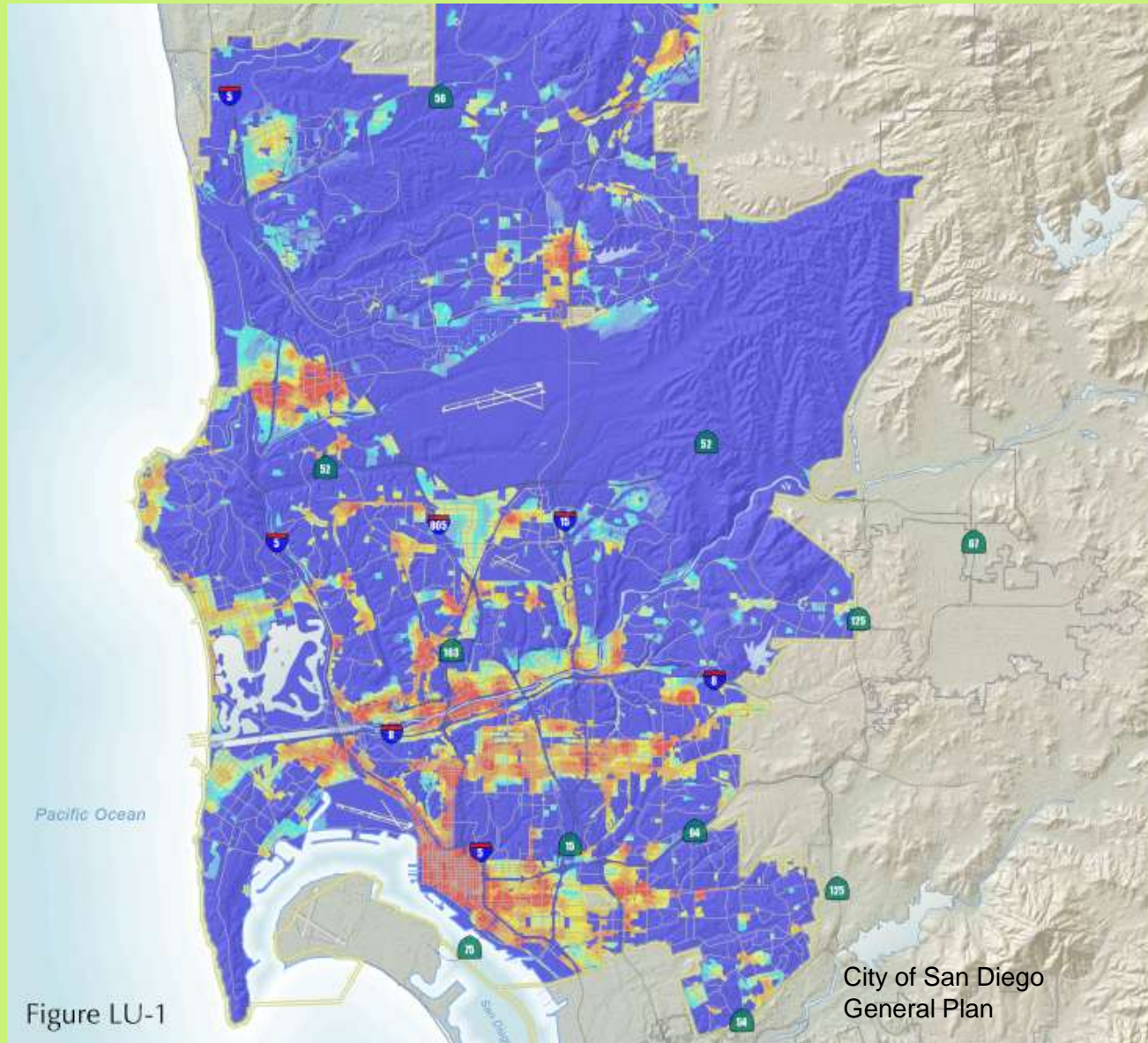




# Prime Industrial Lands

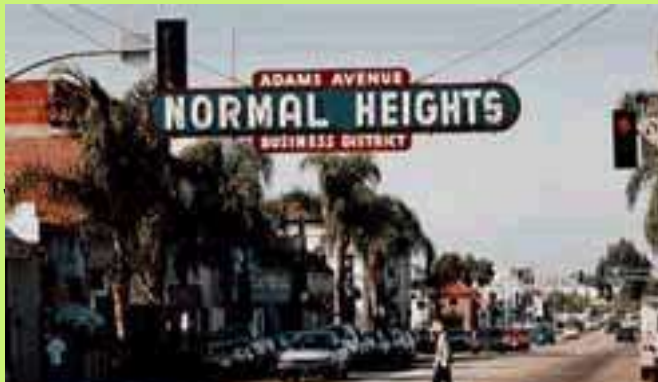


# Village Propensity Map

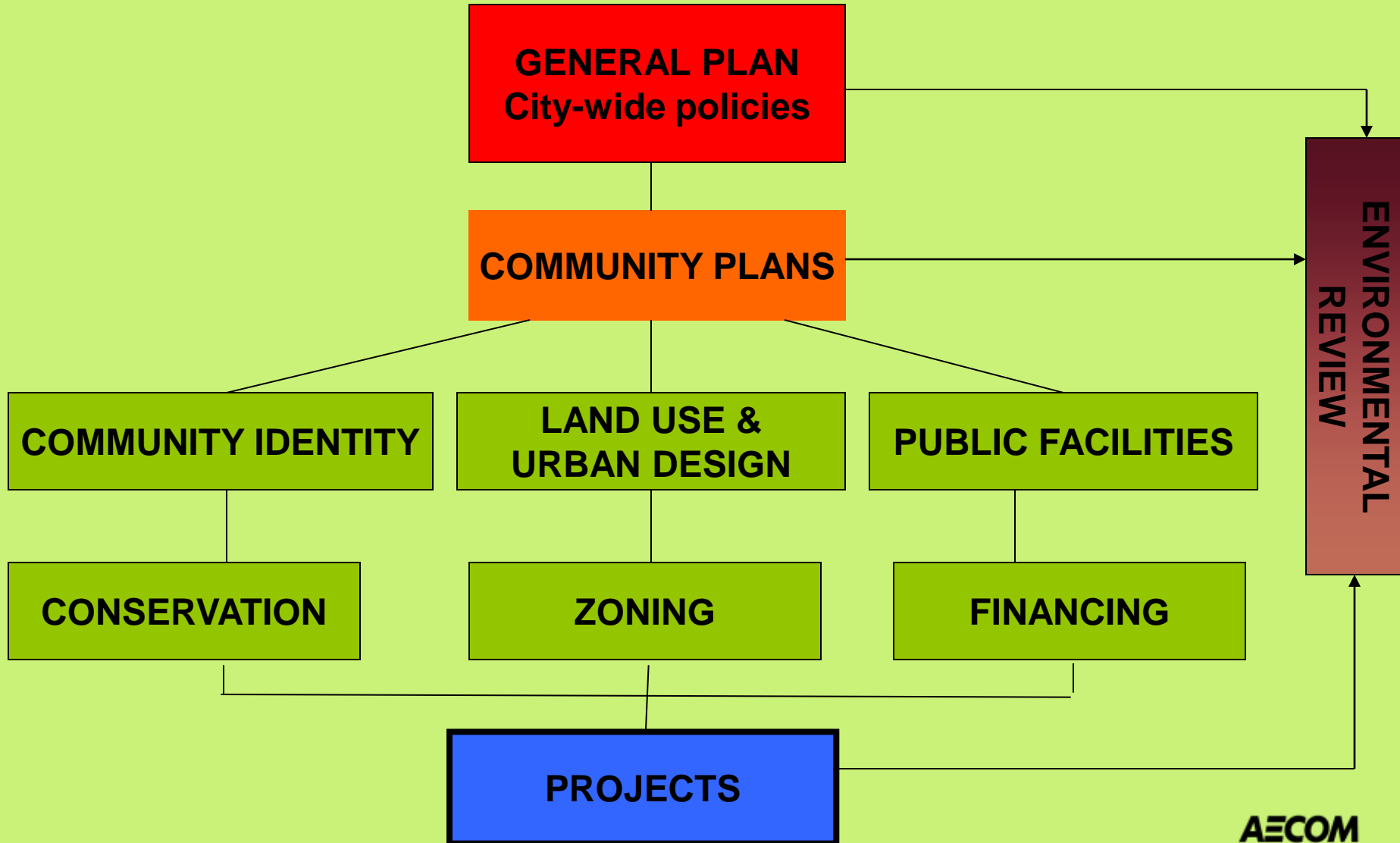




# Implemented Through Community Plans

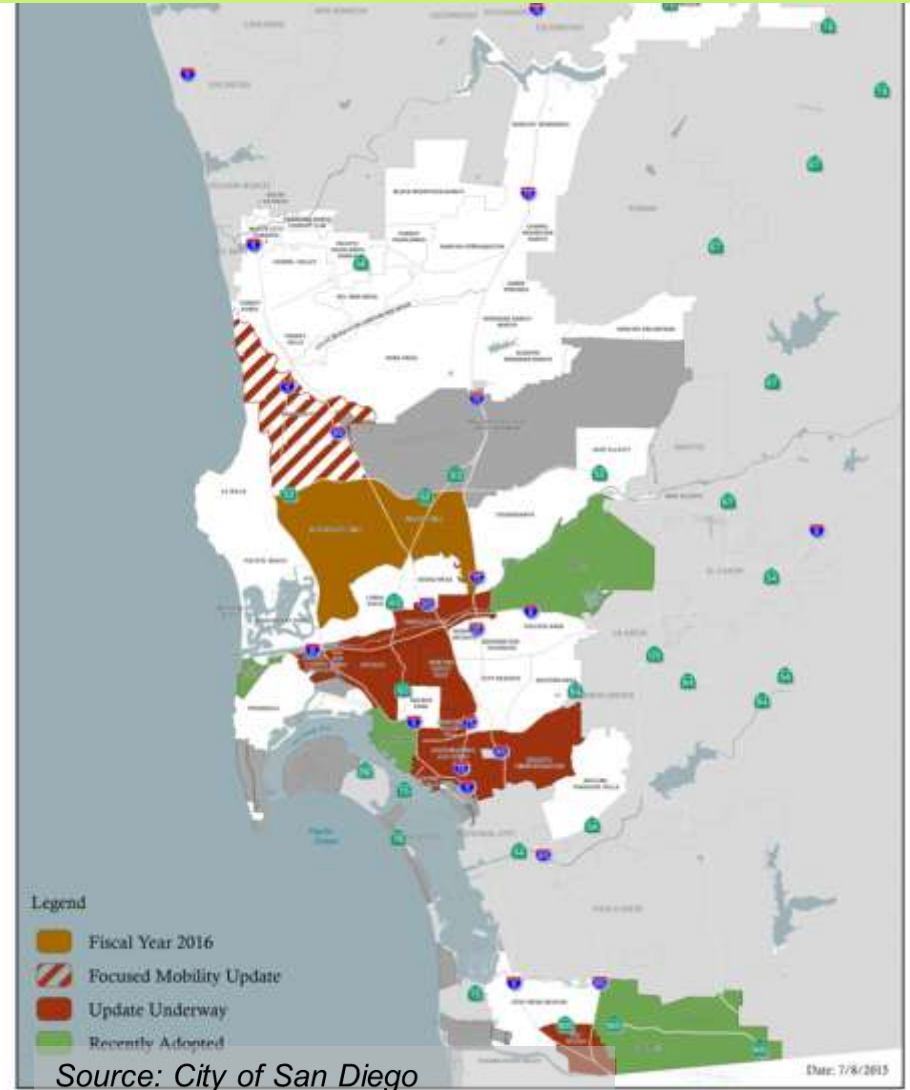


# Planning and Implementation





# Community Plan Update Program



# Why Community Plans?

- Scale of City – 52 planning areas
- Provide detail not possible at citywide scale
- Address diverse landscape, topography and neighborhoods
- Facilitate public participation





# Role of General and Community Plans

## General Plan

- Citywide vision + policies
- Citywide housing goals
- Menu of standardized land use designations
- Guidance for community plan preparation
- Tool box policies for implementation
- No changes to land use or zoning at GP level

## Community Plan

- Designate land uses and densities
  - Village locations
  - Mix of housing
  - Site specific guidance
- Identify areas of stability and transition
- Refine citywide policies to fit context
- Streamline to focus on community specific issues.

# Plan Components and Objectives

Identify village sites  
Refine citywide policies  
Apply citywide zoning  
Establish impact fees  
Basis for CIP  
Identify incentives  
Prepare Program EIR

Implement General Plan &  
Climate Action Plan  
Increase housing supply  
Protect employment lands  
Streamline future  
development  
Build consensus



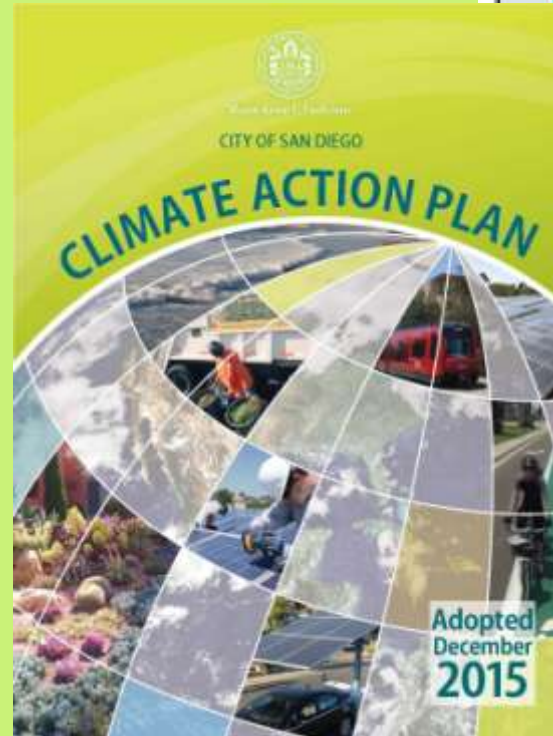
# ZEC Climate Action Plan

## Implement City of Villages Strategy

- Transit-supportive density/intensity
- Transit Priority Measures
- Bike and walk system improvements
- Public spaces

## Aggressive mode split goals in Transit Priority Areas

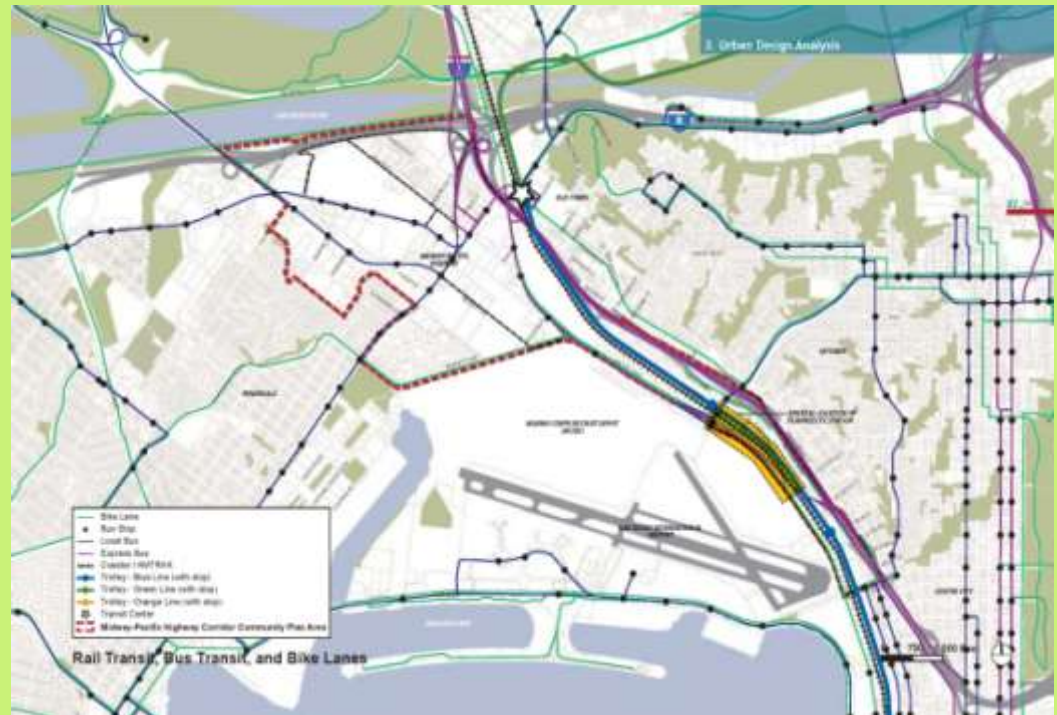
- Within ½ Mile of High Quality Transit Areas
- Based on San Diego Forward network



# CAP Targets for Mobility

2035 50% of  
Commuter Trips in  
Transit Priority Areas

- 25% Transit
- 18% Bicycle
- 7% Walking



Study Area - 1 - Proposed Development  
View from Euclid Avenue and 58th off-ramp looking southwest  
Land Use - Community Commercial w/Residential  
(CD-40 du/acre; non-residential FAR=1.0)



Source: City of San Diego



# Land Development Code Toolbox



Source: City of San Diego

- Commercial/Mixed-Use zones
- Pedestrian-Oriented Design standards
- Artisan Zones
- Urban Agriculture regs
- Parking reductions for mixed-use, transit proximity
- Tandem parking
- Bicycle parking & amenities
- Small lot and townhouse zones
- Landscape Standards
  - Street trees required
  - Turf limited
  - Water conservation mandates

# Housing Affordability Initiatives



- Expanded density bonus and incentives program
- Parking reductions
- Lower decision-making process level approvals
- Increasing community plan housing capacity
- Inclusionary housing
- Workforce housing density program in process
- Housing Commission programs

*Source: City of San Diego*



# Completed Plans Since 2014

## Community Plan Updates

- Otay Mesa
- Grantville Master Plan
- Southeastern San Diego
- Encanto Neighborhoods
- Ocean Beach
- Uptown
- North Park
- Greater Golden Hill
- San Ysidro



*Source: City of San Diego*

# CPUs In-Process

- Barrio Logan
- Old Town
- Midway Pacific Highway
- Mission Valley
- Clairemont
- Kearny Mesa
- *University (FY 18)*
- *Mira Mesa (FY 18)*



Source: City of San Diego



# Community Plan Update Case Studies

# North Park

- Focuses new growth in multi-modal transit- and pedestrian-oriented corridors
- Increases mixed-use while retaining established low density and historic neighborhood fabric.
- Identifies park opportunities
- Creates economic opportunities



# Development Types and Land Use Classifications

## Residential – Medium High (30-44 du/ac)

Medium-High Residential supports compact and compatible condominium/apartment buildings that are typically designed with single or double-loaded access corridors.



## Residential – High (45-54 du/ac)

High Residential allows for condominium/apartment buildings that range between 3 to 5 stories.



## Residential – Very High (55-73 du/ac)

Very High Residential allows for condominium/apartment buildings that range.



*Source: City of San Diego*



# Development Types and Land Use Classifications

## Neighborhood Commercial (0-29 and 0-73 du/ac)

Neighborhood Commercial provides for small-scale, pedestrian-oriented commercial development that primarily serves local neighborhood uses. Housing is allowed in a mixed-use setting, with residential densities that can range between 0-29 du/ac, and 0-73 du/ac.



## Community Commercial (0-29, 0-44, 0-54, 0-73, and 0-109 du/ac)

Community Commercial provides for retail and mixed-used development that occurs at activity centers. Can accommodate medium scale retail, office and civic uses. Housing is allowed in a mixed-use setting.



## Community Commercial: Transit-Oriented Development (0-29, 0-44, 0-54, 0-73, and 0-109 du/ac)

Community Commercial in Transit-Oriented Development Enhancement Program Areas provides for community-wide retail and mixed-use development along the Bus Rapid Transit Corridor. The Transit-Oriented Development Enhancement Program would allow for up to 145 dwelling units per acre through a Planned Development Permit (PDP).



*Source: City of San Diego*

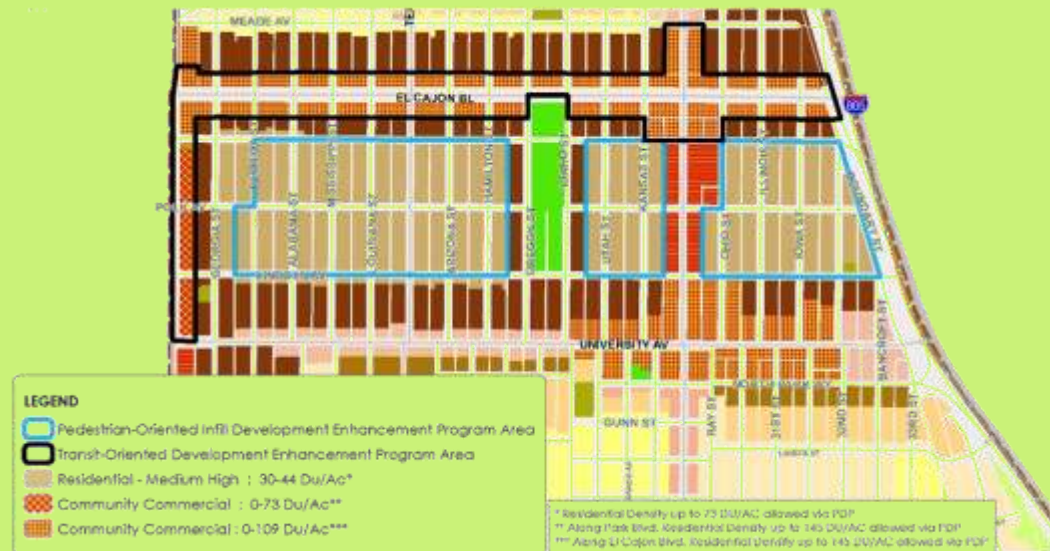
# Community Plan Enhancement Program

## Pedestrian-Oriented Infill Development Program (29-73 du/ac)

The Pedestrian-Oriented Infill Development Enhancement Program is intended to create more street and pedestrian friendly projects. Allows for the density range for this area to be increased up to 73 dwelling units per acre from 44 dus/acre, whereby an applicant may request approval of the increased density on a specific property through a PDP.

## Transit-Oriented Development Enhancement Program (0-145 du/ac)

The Transit-Oriented Development Enhancement Program would allow for the density range to be increased to 145 dwelling units per acre through a Planned Development Permit (PDP). Housing is allowed in a mixed-use setting, with residential densities that can range between 0-145 du/ac.



Source: City of San Diego

# Streetscape and Public Realm

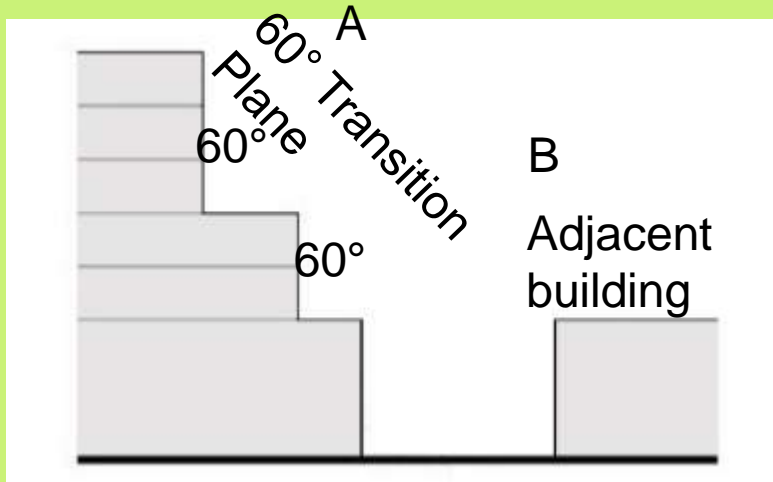


- Plaza Design
- Streetscape Furnishings
- Alleyways
- Lighting and Signage
- Screening and Service Areas





# Development Transition Area Policies



- Design higher scale buildings to incorporate a transition to minimize visual intrusiveness to lower scale buildings
- Utilize transition planes to orient bulk and massing towards transit corridors

# KEARNY MESA COMMUNITY PLAN UPDATE

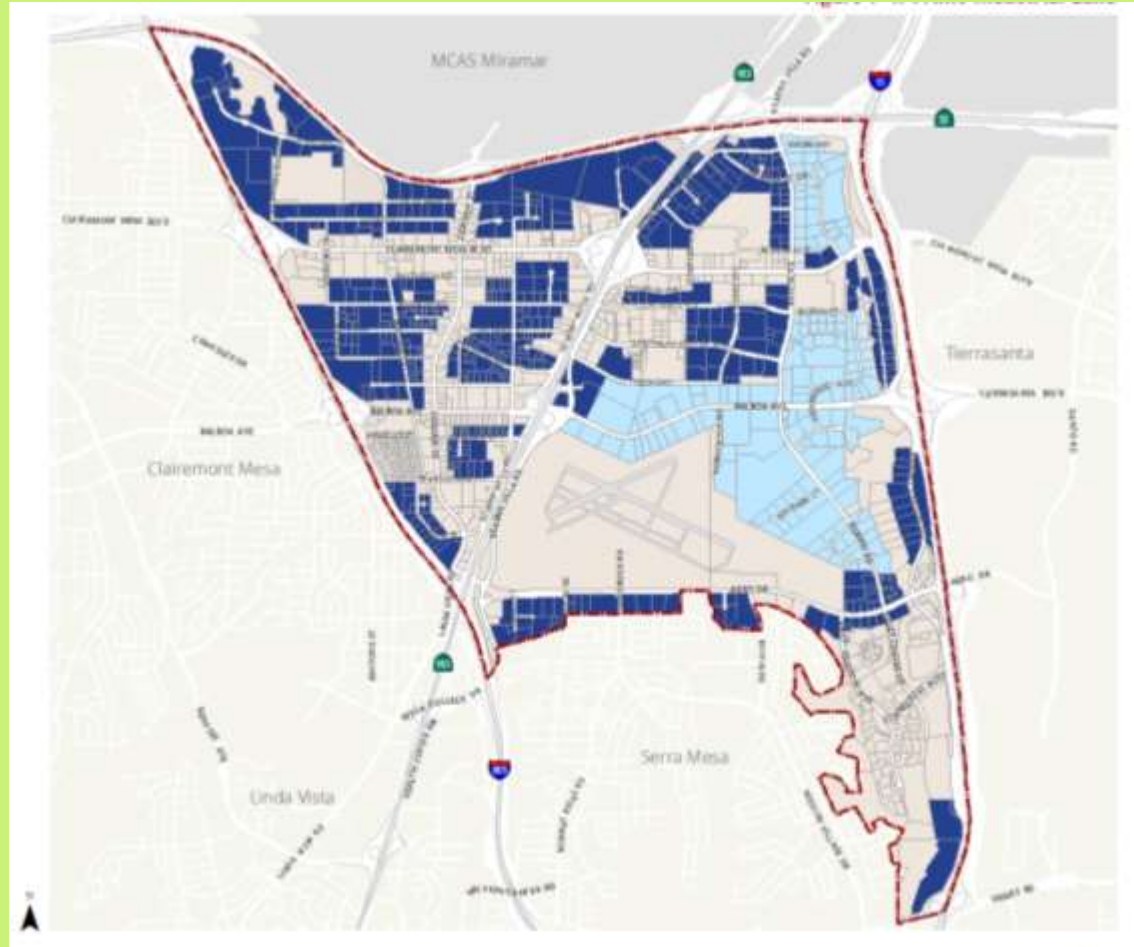
May 24, 2017 SUBCOMMITTEE MEETING

Economic Context Report Summary



# Prime Industrial Lands (PIL)

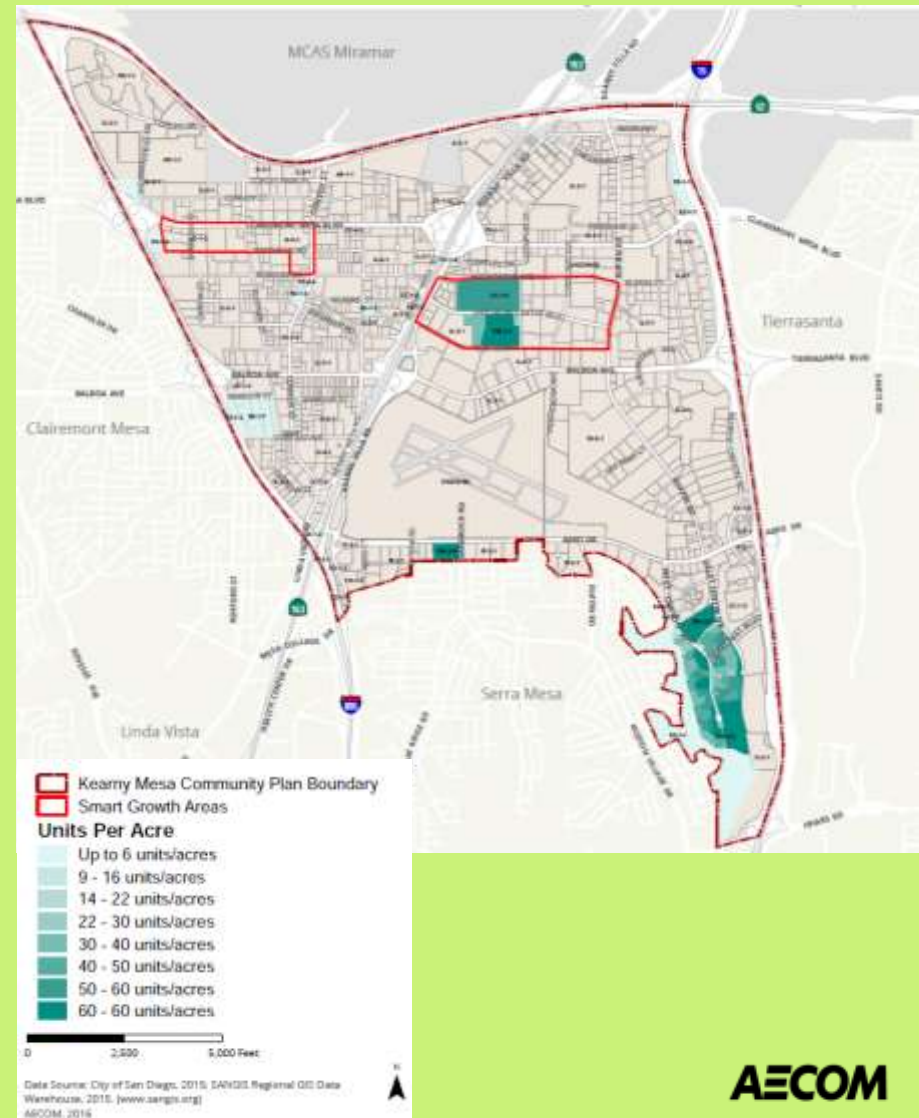
- Kearny Mesa has 549 acres of PIL (light blue)
- PIL constitutes more than half of the industrial land





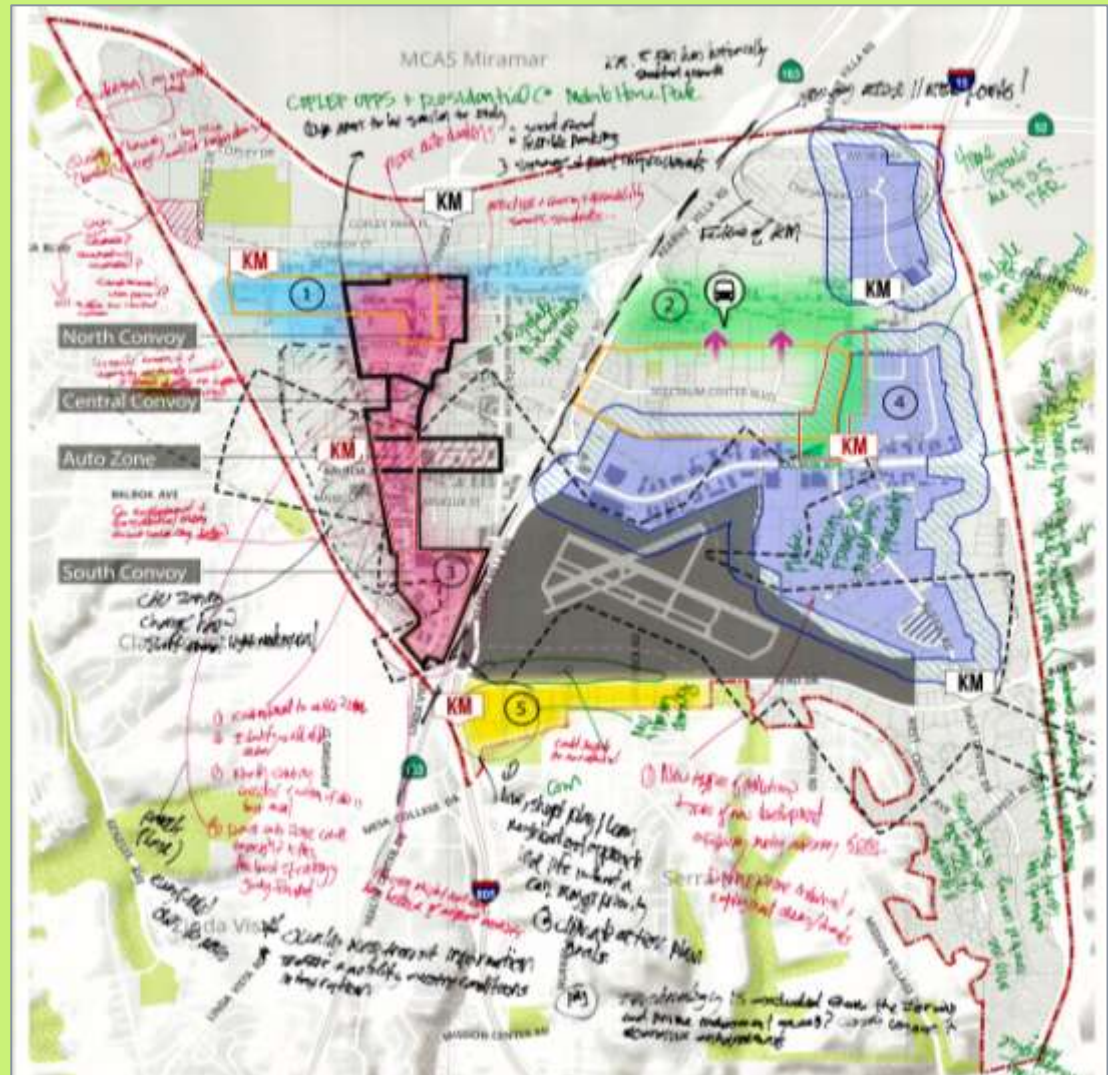
# Smart Growth Employment Areas

- Smart Growth Incentive Program grant from SANDAG
- Funding to support the land use and zoning strategy update for mixed-use smart growth development
- Complements the Community Plan Update process



# Opportunity & Constraints Input

- April Subcommittee feedback on Draft Opportunities & Constraints map



# Lessons Learned



# Lessons Learned: The Scales of Planning



# Lessons Learned: Continuing Planning Challenges

- Regional Transportation Plan and Mode Investment Priorities
- Community Infrastructure Financing
- Operations & Maintenance Costs
- General Plan Standards
- Parking Policies
- Market Support
- Infill Development Costs & Risks
- Urban Design
- Density tolerance
- Application of Forecasts



# Lessons Learned: CPU Program

## Challenges

- Consistent Funding & Staffing
- Project Management
- On Call Consultants
- Environmental and Traffic Studies Scope
- Public Outreach Parameters
- Data Driven Prioritization System
- Role of Community Planning Groups
- Division of Labor

## Types of Updates

### **Comprehensive : 36 months**

- Full range of update issues
- Likely Environmental Impact Report

### **Focused: 24-36 months**

- Targeted land use/mobility changes
- Limited issue areas
- Environmental document

### **Clean-up: 18-24 months**

- Limited issue areas
- No traffic studies



[William.anderson3@aecom.com](mailto:William.anderson3@aecom.com)

[Nancy.bragado@aecom.com](mailto:Nancy.bragado@aecom.com)

