

Land Use System

The proposed Land Use System of the Core Sub-Area Urban Design Plan provides an additional level of specificity to the generalized land uses and development densities detailed in the 1993 Master Project Plan, but does not contradict any of these earlier provisions. As shown in the Land Use diagram to the right, six key land use areas are defined:

- Mixed-use, to a maximum floor area ratio of 3.0, in the area east of Campanile and north of Montezuma;
- Sororities on the eastern perimeter, south of Montezuma Road*;
- Fraternities on the western perimeter, from Plaza Drive to the south side of Lindo Paseo Avenue*;
- Religious Centers, suggested in a central location on Campanile, between Lindo Paseo and Montezuma Road; and
- Residential apartments in the remainder, with densities up to 110 dwelling units per acre on the north side of Hardy Avenue, and a maximum density of 75 units per acre elsewhere.

* Sorority and fraternity areas also permit sorority and fraternity housing to be converted to residential apartments.

For more detailed definition of the uses permitted in these areas, see the *Master Project Plan*, pages 6 through 11.

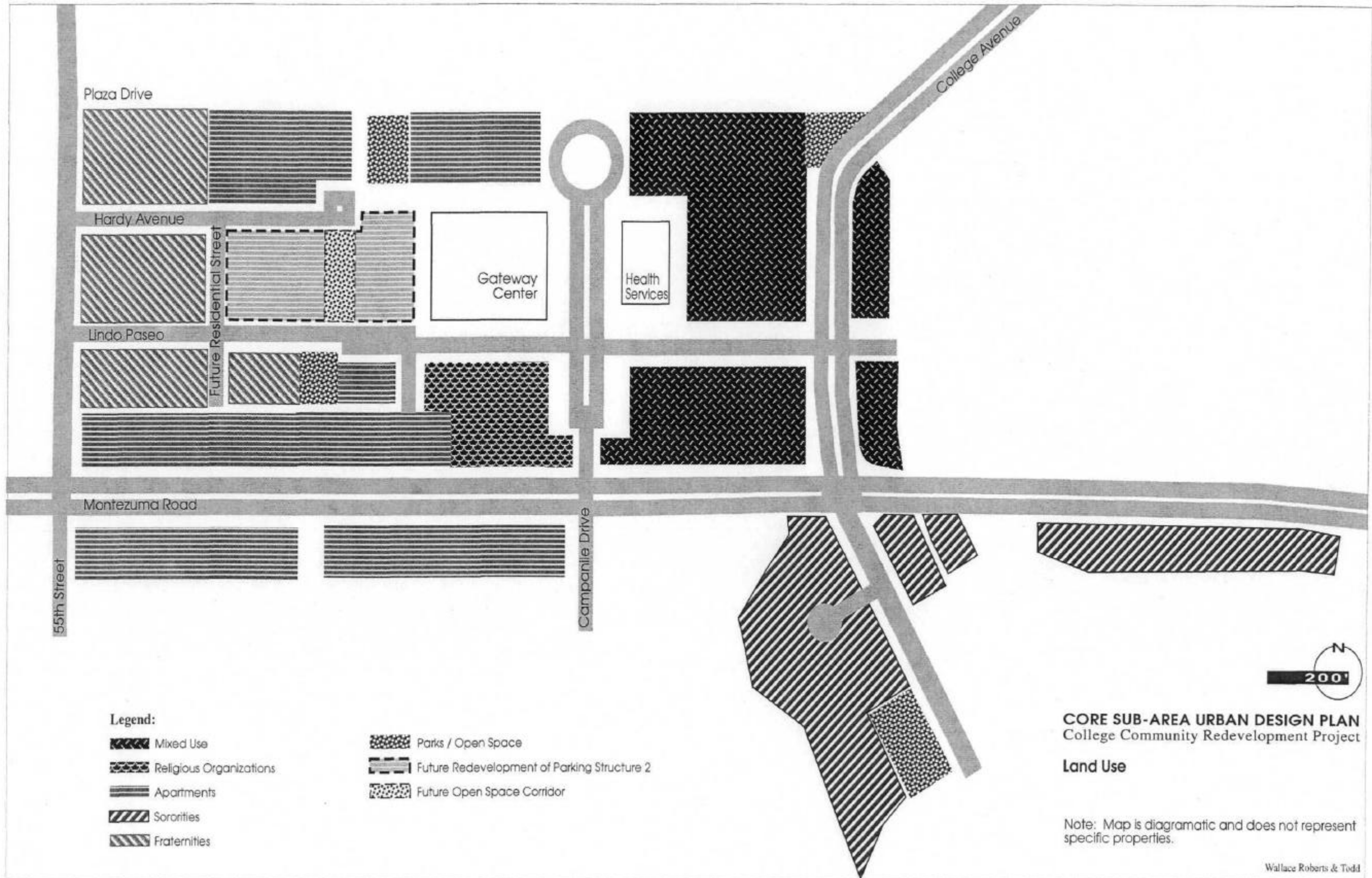
The existing SDSU Parking Structure No. 2 between Hardy and Lindo Paseo Avenues is included in the residential area, although no decision has been made to replace it. Although an existing facility, Parking Structure No. 2 is not consistent with the *Community Plan* land use designation of open use area. If expansion is undertaken, it would require appropriate review and approvals per City and State regulations. If replacement is feasible, however, this Urban Design Plan proposes that the site is developed as a combination of lower density housing and open space, knitting it into the fabric of the neighborhood that surrounds it. Implementation of this recommendation would require amendments to the adopted Master Project Plan, Community Plan and underlying zoning. In addition this development is on state land and subject to the cooperation and approval of the State of California. Instead of reserving this site entirely for open space/special use area, as has been delineated in the Master Project Plan, this plan supports an even distribution of smaller, more usable open spaces throughout the neighborhood. This outdoor trail of pocket parks spreads the amenity over a wider area, providing different types of spaces that link different sections of the community. Experience shows that unlike large, active recreation parks, smaller spaces surrounded by housing are more likely to be "adopted" by the immediate residents who often play an important role in their maintenance and security surveillance. If the parking structure remains, however, the concept of small pocket parks in the residential area is not eliminated.

- ‡ The Land Use diagram identifies two open spaces in this area which are required elements of the Core Sub-Area Urban Design Plan, although their size and location are not fixed. They are shown on the following maps in conceptual locations and do not represent specific properties. One is required in a relatively central location on Lindo Paseo Avenue. The other is to provide an open space connection from Hardy Avenue through to Plaza Drive, the new Cox Arena, and existing pedestrian pathways into the campus.

The Urban Design Plan requires the designation of two public spaces on the east side of the Core Sub-Area. These include:

- ‡ The existing plaza at the foot of the pedestrian bridge across College Avenue, adjacent to the Aztec Center. The potential of this area as a visual gateway to the campus and a pleasant meeting place for students is presently eroded by an awkward service access and drop-off zone. Improvements to Plaza Drive and development of the adjacent mixed-use site should explore opportunities for reconfiguring traffic movements and developing this important corner of the campus into a more attractive and usable open space and sight line into the campus.
- ‡ A community park on College Avenue, at the southern boundary of the redevelopment area. Although the size and location of this park may change, the intention here is to blur the college/community boundary with a shared open space that is equally accessible to neighborhood residents and the adjacent sororities. As for the pocket parks proposed in the northern residential area, a contained, regularly used and well maintained open space is a more attractive neighborhood amenity than a large open area that appears to "belong" to no one and frequently becomes just an attractive nuisance. The community park, therefore, should be developed in conjunction with adjacent sorority housing, with facilities that serve both students and community neighbors.

It is important to note that the open spaces designated by Land Use do not define the total extent of open space proposed in the Core Sub-Area. Under a 60 percent maximum lot coverage requirement established in the Master Project Plan, a minimum of 40 percent of all development sites is preserved as "open space". In order to implement the public open space requirements outlined in this Land Use Section, an open space credit system is suggested where project-specific on-site open space can be reduced (and building footprint increased) when an equal amount of open space is contributed (direct, in-lieu fee, etc.) in a public open space project. Implementation of this recommendation and provision for open space maintenance is subject to the development of an off-site mitigation program adopted in accordance with city procedures and council policy. Further definition of how this area is to be calculated and its disposition is included in the following section on Building Location and Massing.



Legend:

- Mixed Use
- Religious Organizations
- Apartments
- Sororities
- Fraternities
- Parks / Open Space
- Future Redevelopment of Parking Structure 2
- Future Open Space Corridor

CORE SUB-AREA URBAN DESIGN PLAN
College Community Redevelopment Project

Land Use

Note: Map is diagrammatic and does not represent specific properties.

Wallace Roberts & Todd