












-  UNIVERSITY CAMPUS
-  MULTI-PURPOSE AREA
-  FRATERNITY - SORORITY PERMITTED AREA
-  LOW DENSITY RESIDENTIAL (1-10 DU/NRA)
-  HIGH DENSITY RESIDENTIAL (45-75 DU/NRA)
-  VERY HIGH DENSITY RESIDENTIAL (75-110 DU/NRA)
-  COMMERCIAL
-  MIXED USE
-  COMMERCIAL & RESIDENTIAL (75-110 DU/NRA)
-  MONTEZUMA SCHOOL LEASE SITE
-  OPEN SPACE

**SAN DIEGO STATE UNIVERSITY**



**Proposed Land Use - University and Surrounding Area**

**7**  
FIGURE

College Area Community Plan

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## SAN DIEGO STATE UNIVERSITY

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### EXISTING CONDITIONS

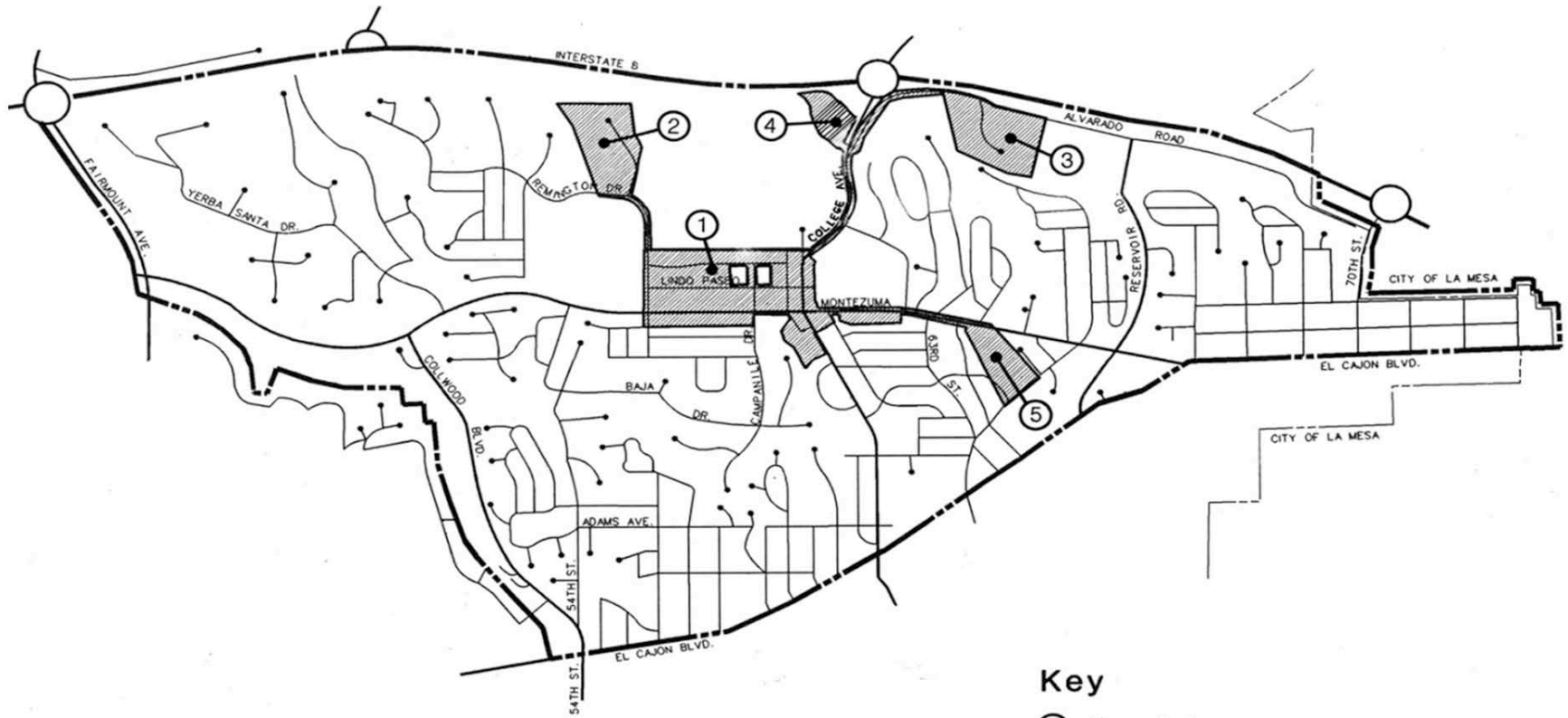
1. The university has been located in the community since 1931 and has grown considerably since that time.
2. Present enrollment is not expected to increase over the next five years.
3. Parking and housing facilities in the area are insufficient for the number of enrolled students.
4. A regional Light Rail Transit (LRT) station and bus transit center will exist along Aztec Walk, between Campanile Drive and College Avenue. The bus transit center is well integrated into the adjacent redevelopment project area.

The university has been a growing presence in the community since it first relocated here in 1931. It presently occupies a 242-acre site (see **Figures 7B** and **8**) and had an enrollment in the spring of 1993 of approximately 28,000 students (21,000 full-time equivalent students). The campus facilities are centralized, thereby allowing easy pedestrian access throughout the entire campus area.

Approximately 3,050 students live on-campus with an additional 5,000 students living within one mile of the campus. The remainder of the student body live outside of the vicinity of the university, many in the beach area, La Mesa, South Bay, Greater North Park and the Navajo community. These students commute to campus, many by automobile. Approximately 13,000 parking spaces are provided on campus for the approximately 20,000 parking stickers sold. Although the number of parking stickers sold is greater than the number of parking spaces available, vacant spaces can be found on campus throughout the day, though not necessarily conveniently located to the campus core. Because classes are in session from 7:00 a.m. to 9:40 p.m., and because part-time students are on campus only two or three days each week, the number of cars on campus at any one time does not equal the number of parking stickers issued. The university has in the last decade increased on-campus parking and has recently provided 1,800 net new spaces. Carpooling is encouraged at registration, regional bus pass discounts are offered, and bicycle parking facilities are liberally provided as efforts by the university to reduce the impact of automobile traffic in the campus area. In addition, the university provides employees with subsidized vanpools and a guaranteed ride home for ride-sharers.

According to the Housing and Residential Life Office of the university, the amount of on-campus housing has increased in the last 15 years from 1,709 beds to 3,077 beds.

Off-campus student housing is limited in the community. Students who are not eligible for on-campus housing or do not want to live on-campus, may find nearby housing difficult to locate. The community and students indicate apartments and houses occupied by students are overcrowded, due both to efforts on the students' part to reduce their individual rental costs and the lack of available housing.



**Key**

- ① Core Subarea
- ② 55th Street Subarea
- ③ Alvarado Road Subarea
- ④ Lot 'A' Subarea
- ⑤ Montezuma School Subarea

**Redevelopment Subareas**

College Area Community Plan

**7a**  
FIGURE



At present, students living off-campus live in single-family houses, multifamily units, fraternity and sorority houses and a private dormitory. The community believes that too many students living in single-family houses is disruptive to established single-family neighborhoods. Fraternities and sororities located adjacent to single-family neighborhoods are also disruptive. One solution is to provide additional housing close to the university and away from single-family neighborhoods. Existing R-400 and R-600 zoning adjacent to the university provides the opportunity for increased student housing in an area close to the university. More student housing provided near the university will reduce the number of commuting students, relieve congestion on public streets and make more on-campus parking available.

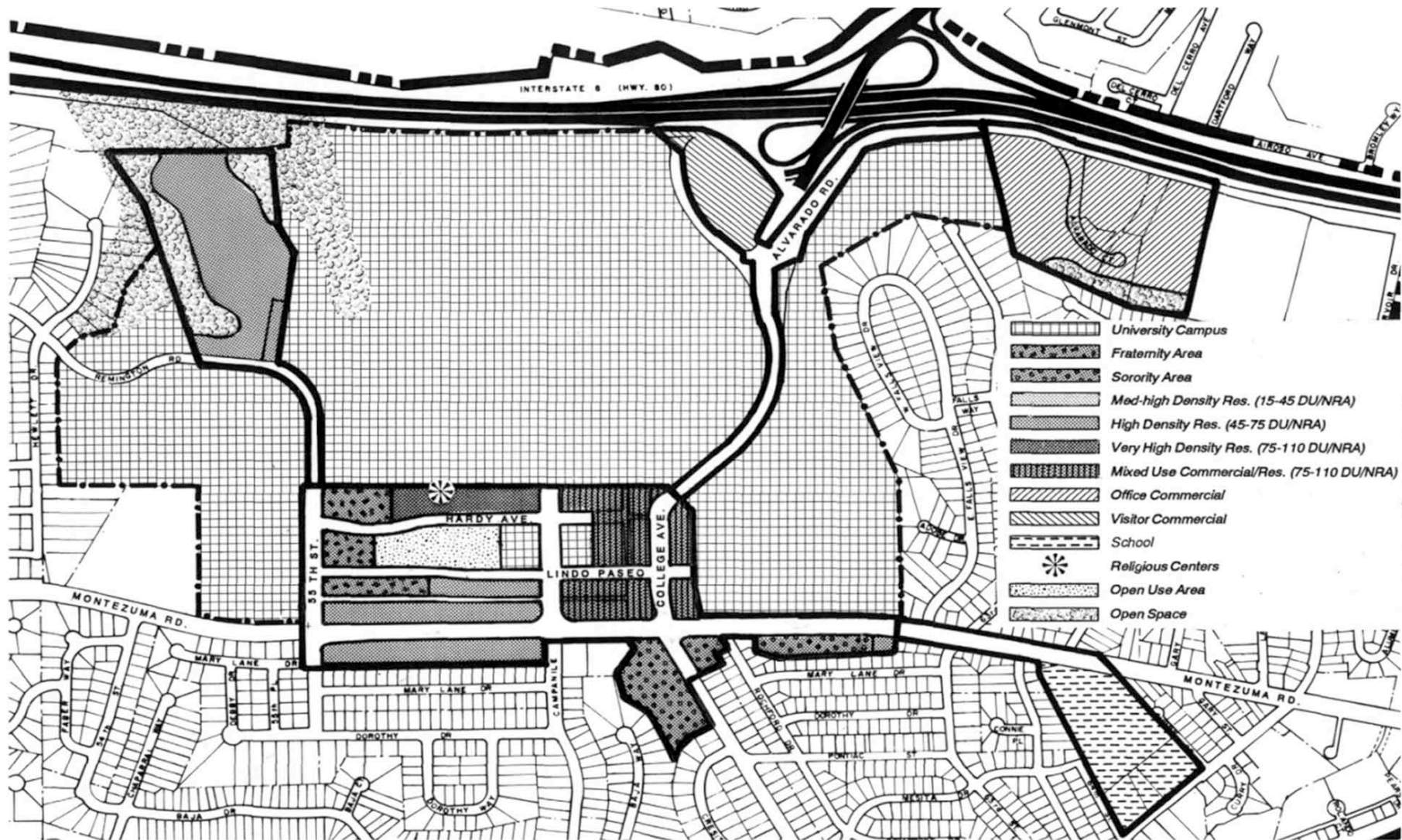
In the fall of 1993, there were 29 fraternities and sororities located just off-campus along Hardy Avenue, Montezuma Road, Campanile Drive, and College Place. In recent years, noise from social functions, auto congestion and lack of off-street parking, and lack of property maintenance by some fraternities and sororities has created a nuisance for adjacent single-family neighborhoods. As a result, the College Area Community Plan was amended in 1983 to designate areas where fraternities and sororities would be permitted to locate. Multifamily housing and dormitories are also permitted in these areas which are located close to the university, generally removed from most single-family neighborhoods. The 1989 plan maintains areas for the location of fraternities and sororities as part of the multi-purpose or Core Subarea. Multifamily housing, dormitories, and commercial development are also recommended for development in the multi-purpose or Core Subarea. Because fraternities and sororities must be developed under a permit issued by the City, the City has the opportunity to place conditions of development and operation on them which will integrate these uses more effectively with adjacent land uses.

The university's long-range plans do not foresee any growth in the full-time equivalent enrollment cap of 25,000 students at this campus.

Physical growth at the university is planned to be minimal (see **Figure 8**). New facilities are intended to meet existing needs only. New administrative facilities are proposed, and a recently completed parking garage provides 1,800 net new spaces. New academic buildings are proposed to replace obsolete facilities for engineering and science laboratories. Renovation of some existing academic facilities is also planned. The university does not plan to expand to other sites within the community. The Montezuma school site is not included in the university's long-term plans for use by the university.

The Montezuma Elementary school site was leased by the university for five years beginning in December 1986, with an option to renew the lease for an additional five years. At the present, the university uses the site for administrative, classroom, parking and storage purposes.

The campus facilities are open to and are used by members of the non-university community. Athletic facilities, the library, book store, and art and drama facilities are used by the community at large. Even the parking structures are used by some non-university residents who have purchased parking stickers from the university. The university plans to continue its open campus policy and encourages the rest of the community to take advantage of its athletic and cultural facilities.



## Proposed Land Use - University and Redevelopment Areas

College Area Community Plan

**7b**

FIGURE

The San Diego State University Foundation is a private non-profit corporation working separately to serve the university. Besides its involvement in a myriad of activities relating to instruction, research, and community service, the Foundation owns and manages off-campus property in support of university-related uses. Most of the Foundation-owned property is located along Hardy Avenue and Lindo Paseo, as well as portions of College Avenue south of Montezuma Road, to the south of the main campus, and along Alvarado Road to the east of the main campus. While the property is not owned by the university, present uses or ultimate development is intended for uses which support the university. To date, offices have been the primary use developed or managed by the Foundation on its property. The Foundation is at present developing a master plan to coordinate the development of all of its property within the multi-purpose or Core Subarea and along Alvarado Road. The Foundation plans to use this master plan as a tool to coordinate its own development plan with the development plans of other owners in the multi-purpose or Core Subarea. The Foundation is working with other property owners, the community, fraternities and sororities, campus religious centers, business owners, the university administration and the City of San Diego to develop a comprehensive land use plan and implementation program. In 1993, the San Diego City Council adopted the College Community Redevelopment Project (Doc. No. RR-282801) for five subareas adjacent to San Diego State University, and in 1977, that effort was followed by the City Council adopting the Core Subarea Design Manual (Urban Design Plan) Resolution No. R-289099 to implement the community plan and redevelopment project.

## RECOMMENDATIONS

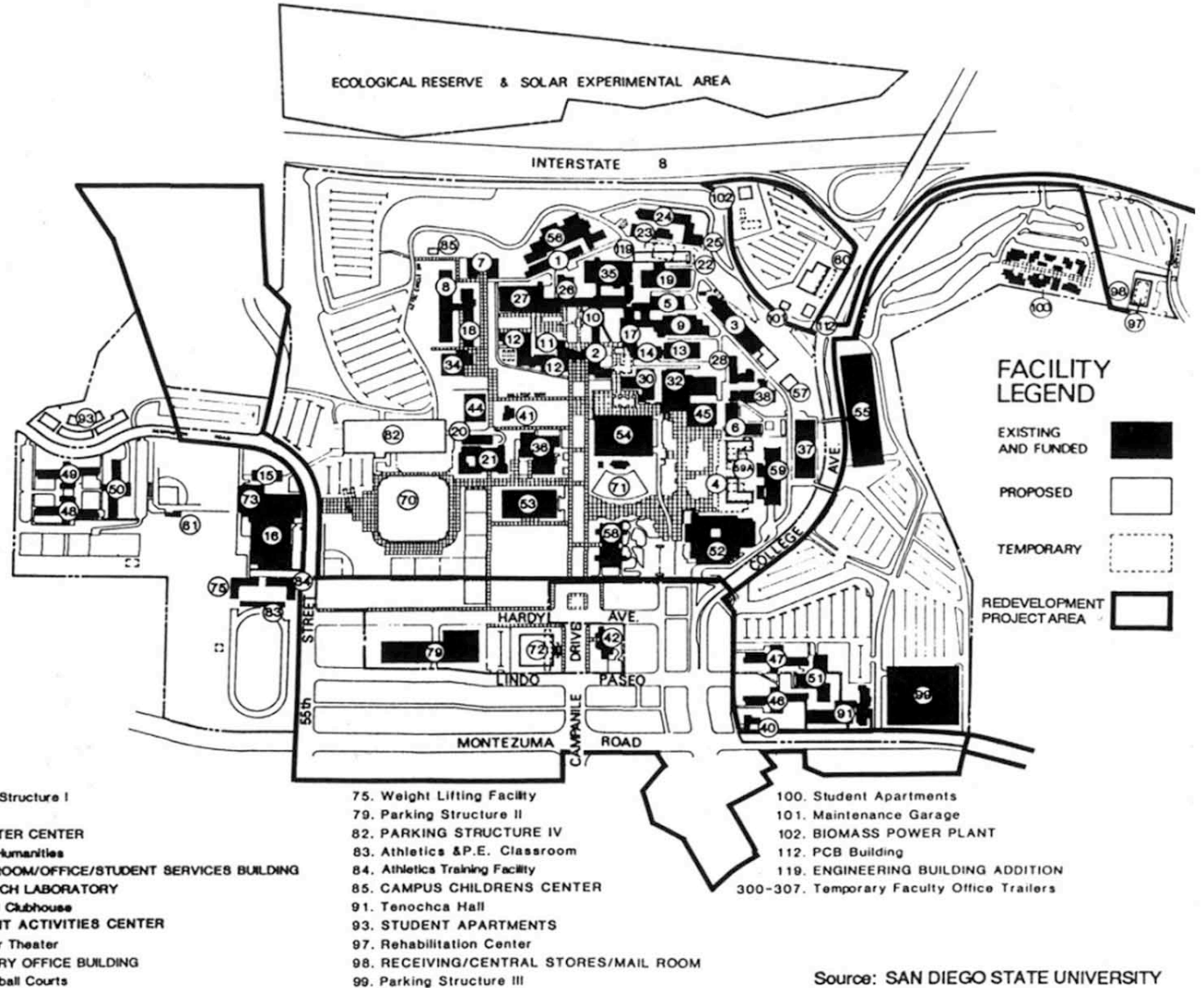
1. The university should develop a long-term policy to maintain the present enrollment cap at the campus.
2. The university should develop a program to provide additional housing and parking facilities on or adjacent to campus to meet existing needs and to reduce the number of commuter students.

Space and financial constraints of the university may be mitigated by developing multi-level parking/housing structures over existing university-owned garages and parking lots. Joint university/private development ventures could provide needed facilities within the cost constraints of the university.

3. The university should continue to expand its programs encouraging non-automobile types of commuter transportation, including bicycles and use of mass transit.
4. The university should not expand beyond its present campus (see **Figure 7B**). The university's own master plan should be amended to remove any College Community Redevelopment Project area properties from its plans. The university should not renew the Montezuma school site lease beyond the expiration date of one five-year renewal of the original five-year lease (December 1996).
5. The multi-purpose or Core Subarea should redevelop with university-oriented housing and commercial facilities. Redevelopment will be guided by the community plan and a Master Project Plan to be prepared for the redevelopment project area.

# BUILDING LEGEND

1. Art I
2. Hepner Hall
3. Chemistry/Geology
4. Campus Lab School
5. Engineering Lab
6. Education
7. Family Studies
8. Storm Hall
9. Industrial Arts
10. Life Science
11. Little Theater
12. Speech & Telecommunications
13. Physics
14. Physics/Astronomy
15. Physical Education
16. Peterson Gymnasium
17. Physical Sciences
18. Nasatir Hall
19. Engineering
20. Womens Gym Annex
21. Women's Gymnasium
22. Engineering Test Cell
23. Corporation Boiler Shop
24. Corporation Addition
25. Cogeneration Plant
26. Hardy Memorial Tower
27. Professional Studies & Fine Arts
28. Communications Clinic
30. Administration
32. East Commons
34. West Commons
35. Life Science Addition
36. Dramatic Arts
37. Business Administration & Mathematics
38. North Education
39. Faculty/Staff Center
40. Housing & Residential Life
41. Scripps Cottage
42. Student Health Services
44. Chilling Plant
45. Aztec Shops Bookstore
46. Maya Hall
47. Olmecca Hall
48. Tarastec Hall
49. Tottec Hall
50. Zapotec Hall
51. Zura Hall
52. Aztec Center
53. Music
54. Love Library
55. Parking Structure I
56. Art II
57. COMPUTER CENTER
58. Adams Humanities
59. CLASSROOM/OFFICE/STUDENT SERVICES BUILDING
60. RESEARCH LABORATORY
61. Baseball Clubhouse
70. STUDENT ACTIVITIES CENTER
71. Open Air Theater
72. AUXILIARY OFFICE BUILDING
73. Racquetball Courts
75. Weight Lifting Facility
79. Parking Structure II
82. PARKING STRUCTURE IV
83. Athletics & P.E. Classroom
84. Athletics Training Facility
85. CAMPUS CHILDRENS CENTER
91. Tenochca Hall
93. STUDENT APARTMENTS
97. Rehabilitation Center
98. RECEIVING/CENTRAL STORES/MAIL ROOM
99. Parking Structure III
100. Student Apartments
101. Maintenance Garage
102. BIOMASS POWER PLANT
112. PCB Building
119. ENGINEERING BUILDING ADDITION
- 300-307. Temporary Faculty Office Trailers



Source: SAN DIEGO STATE UNIVERSITY



## **COLLEGE COMMUNITY REDEVELOPMENT PROJECT**

### **Overall Objectives**

Basic objectives of the College Community Redevelopment Project in the subareas near San Diego State University adopted by City Council in 1993, by Doc. No. RR-282800, include:

1. Encourage creation of a community campus rather than a commuter campus at San Diego State University;
2. Promote reduction of vehicular trips associated with the university, thereby helping to reduce local traffic congestion and improve air quality;
3. Increase the availability of student residences and vehicular parking spaces in close proximity to the campus;
4. Provide cohesive, unified development adjacent to the campus that is physically and functionally linked to the university; and
5. Develop a strong pedestrian orientation between new residential and commercial development adjacent to the campus and the campus itself.

Specific concerns raised in this community plan regarding the interaction between the university and the community focus on the impacts of the university's student population. These impacts are most strongly felt in the limited availability of student housing, traffic congestion, scarcity of parking, and corollary issues of noise and the shifting character of traditional single-family neighborhoods.

The most significant action required to reverse these impacts is tied to achieving the first objective stated above: encouraging creation of a community campus rather than a commuter campus.

Altering the commuter campus character of San Diego State University and transforming it into a community campus is a major effort requiring achievement in a number of areas. Three closely related actions are especially important: provide housing for students near the campus to enhance the community quality of the campus, create a mixed-use activity center along College Avenue that becomes a focal point for student life, and develop a strong pedestrian character within the housing/mixed-use development areas so that walking, biking and use of transit is encouraged.

Development immediately south of the university campus—the “core area”—has been the central focus of both the community plan and the proposed redevelopment effort. It is within this core area that an urban village is proposed. However, redevelopment in other areas near the university is integral to the accomplishment of the overall redevelopment program. That is, the entire program must be sufficiently broad-based to be responsive to market conditions and simultaneously remain fiscally sound to support the major capital expenditures, including infrastructure, which are crucial to the success of initial and long-term development.



For these reasons, a redevelopment project area is identified which covers approximately 131 acres; it is divided into five subareas: Core, 55<sup>th</sup> Street, Alvarado Road, Lot A, and Montezuma School (see **Figure 7A**). At buildout, the 131 acres are expected to support up to 3,100 dwelling units in two of the subareas (with gross density averaging 42 units/acre in the Core and 26 units/acre at 55<sup>th</sup> Street), and 1.3 million square feet (SF) of non-residential development spread throughout all five subareas. (See **Table 4.**) Of the 1.3 million SF of non-residential uses, about half is made up of office development, just under half is comprised of retail commercial and hotel development, and the remaining square footage includes campus religious centers and neighborhood support uses.

While a specific land use program is proposed for the entire 131-acre redevelopment area, it will be the combination of policy and market conditions which ultimately determines the final phasing, type and mix of uses which actually develop. In the subarea discussions below, the character of each of the five subareas, the basic development entitlements, and the ultimate build-out conditions are defined.

It is expected that the timing of development in different subareas will vary, as will the timing of development within distinct subareas. It is likely that a gradual phasing in of new development will occur over the life of the redevelopment project, anticipated to be up to 30 years.

In the sections which follow, each of the subareas is identified and development policy described.

**TABLE 4**  
**Summary of Redevelopment Projects by Subarea**

<b>Land Use</b>	<b>Acres</b>	<b>Units</b>	<b>Square Footage</b>
<b>Core Subarea</b>	59		
Residential		2,050	
Fraternity/Sorority		450	
Religious Centers			45,000 <sup>3</sup>
Retail/Office			300,000
<b>55<sup>th</sup> Street Subarea</b>	23		
Residential		600	
Retail			5,000 <sup>1</sup>
<b>Alvarado Road Subarea</b>	22		
Office			600,000
Research/Development			110,000
Retail			5,000 <sup>1</sup>
<b>Lot A Subarea</b>	14		
Hotel			235,000
Conference Facilities			15,000
Retail			10,000
<b>Montezuma School Subarea</b>	13		
Elementary School			2
Day Care/Preschool			2
Library			10,000
<b>Total</b>	<b>131</b>	<b>3,100</b>	<b>1,335,000</b>

- 1 A small amount of incidental retail use is permitted, so long as it is intended specifically to serve residents and/or employees of the subarea.
- 2 The Elementary School and Day Care/Preschool are existing uses whose square footage is not included as part of the Redevelopment Project.
- 3 The Religious Centers shall not be limited to 45,000 square feet, however, the total square footage for Religious Centers and Retail/Office uses within the Core Subarea shall not exceed 345,000 square feet.

## **GENERAL CONDITIONS**

Throughout the redevelopment project area, all new multifamily development projects, including student housing, should provide a variety of on-site recreational facilities which may include but are not limited to: swimming pools, spas, gyms, tennis courts, picnic areas, barbecues and lounge areas. Because of the lack of public park and recreational facilities in the College community, on-site recreational facilities will help meet the recreational needs of local residents.

Throughout the redevelopment project area, the pedestrian environment is to be upgraded through landscaping, building facade enhancement, provision of street furniture and a high level of maintenance of both private property and adjacent sidewalk areas.

The amount of required parking for individual commercial development proposals within the redevelopment project area will be evaluated on a project-by-project basis. Individual development proposals will be required to provide off-street parking according to the parking rates and conditions approved by the City Transportation Planning Division in the Transportation and Parking Analysis prepared by JHK Associates (December 1992).

Development levels described for each subarea represent the maximum development for that subarea. Unless otherwise noted, land areas are described in gross acreage, which includes rights-of-way.

## **SUBAREA DESCRIPTIONS**

### **1. Core Subarea**

#### **a. Site:**

Approximately 59 gross acres surrounded by campus development on three sides, this is the largest of the five redevelopment subareas. Montezuma Road runs east-west near the southern boundary of the site; College Avenue runs north-south near the eastern boundary of the site. The Core Subarea is sometimes called the multi-purpose area.

#### **b. Use:**

The Core Subarea will be redeveloped as a mixed-use area. As a function of its location and size, the Core Subarea has the most diverse combination of uses and the greatest intensity of development within the redevelopment project area. The use mix within the Core Subarea emphasizes both high-density (45-75 dwelling units per net acre) and very high-density (75-110 dwelling units per net acre) residential use, along with retail and office commercial development. Up to 8,500 students are expected to be housed within the Core Subarea, including approximately 1500 fraternity and sorority members. Other important uses are fraternity and sorority houses, campus religious centers and the LRT station and bus transit center along Aztec Walk. Specific portions of the subarea are designated for campus religious centers, open use, fraternities, sororities, mixed use (retail/office/residential) and high- and very high-density residential development. Some small-scale commercial uses intended to serve the needs of area residents are expected to locate in portions of the subarea designated principally for residential development.

#### **c. Character:**

The urban design character for new development within the College Area Redevelopment Project Core Subarea has been established by the Core-Area Design Manual adopted by City Council in 1997 by Resolution No. 289099.

Residential Development - Houses/Apartments: 2050 dwelling units;  
Fraternity/Sorority: 38 houses, totaling the equivalent of 450 dwelling units.  
Commercial Development - Retail/Office: 300,000 square feet;  
Religious Centers: not less than 45,000 square feet.

Heights - Both residential and commercial building heights should be graduated, with lower buildings located on the edges of the Core Subarea adjacent to the community, and higher buildings located toward the center of the core. Heights are to be a maximum of four stories on the north side of Montezuma Road, and south of Montezuma Road, including the portion of College Avenue south of Montezuma. Heights are to be a maximum of four stories along 55<sup>th</sup> Street and five stories along Campus Plaza Drive, and the portion of College Avenue north of Montezuma. Within the area enclosed by Montezuma Road, 55<sup>th</sup> Street, Campus Plaza Drive and College Avenue, heights can rise up to a maximum of 12 stories along Hardy Avenue.

Zoning: Open Use Area, RI-40000; Fraternity Area, R-600; Sorority Area, R-600; Mixed Use Area, Commercial Neighborhood (CN), with Very High-Density Residential, R-400; Residential/High Density, R-600; Residential/Very High-Density, R-400.

d. Conditions

- 1) Core Subarea development must integrate with the community. At the edges of Core Subarea, new development must show an obvious intent to be compatible with the bulk, scale and character of adjacent off-campus development.
- 2) Strong pedestrian orientation is essential within the Core Subarea, and strong pedestrian links are to be created with the university campus.
- 3) Streetscape elements, including widened sidewalks, kiosks, street furniture, street lighting and signage should be used to enhance the appearance and function of commercial development. These elements should be compatible with the materials, color and design of the structures and should be planned as a unifying element of the commercial area.
- 4) To create a sidewalk pattern that enhances pedestrian activity, a consistent setback should be established by commercial and mixed-use buildings within the Core Subarea. Generally, buildings are to be sited at or within ten feet of the property line; otherwise they clearly should be separated from the property line by pedestrian-oriented courtyards, sidewalk cafes, landscaped areas, etc.
- 5) Because College Avenue is expected to continue as a route for local buses and Montezuma Road as a route for express buses, at least 10,000 square feet of retail commercial use should be provided within 1/8 mile of transit stops.
- 6) Multifamily residential and commercial development along College Avenue and Montezuma Road should front on the public street and provide identifiable pedestrian access from the street into the project, especially in areas where parking lots are located between the street and the project.
- 7) Parking areas for commercial development are generally to be located within commercial structures or behind them. Auto access to commercial parking structures should be highly restricted from College Avenue.

- 8) Surface parking lots are discouraged. Surface parking lots provide an important function as an interim use in that they handle parking demands while the pedestrian orientation of an area is developing. Once the pedestrian character is established, surface parking lots should be converted to other uses.
- 9) On-street parking is to be permitted to help support retail uses oriented toward the street.
- 10) A LRT station east of Alvarado Road, adjacent to the Alvarado Medical Center, will provide service to Redevelopment Project Subarea No. 3. The LRT station design should be compatible with the character of the area.
- 11) Bicycle lockers and racks, as well as secure parking for bicycles and motorcycles should be provided with each phase of development.
- 12) Retail commercial use should emphasize a student/university orientation, particularly in the area east of Campanile Drive, north of Montezuma Road, and along College Avenue north of Montezuma.
- 13) Commercial drive-through establishments are to be highly restricted.
- 14) Curb cuts along College Avenue are to be highly restricted.
- 15) Ground floor retail is to be emphasized in areas of commercial development. Office and residential uses may occur above retail uses, or behind retail structures.
- 16) University-oriented religious centers may locate anywhere within the redevelopment project area, except those areas designated for fraternities and sororities.
- 17) “Walling off” of the street is to be avoided, whether by fences or structures. Blank or solid walls should be avoided at sidewalks. For this reason, commercial buildings or the commercial portion of mixed-use buildings should devote at least 50 percent of the first-story street walls to pedestrian entrances, display windows, or windows providing a view into a building interior. Shrubbery, trees and architectural detailing should be used to add visual interest.
- 18) University housing along Montezuma Road should orient toward Montezuma rather than attempt separation from it.
- 19) New fraternity and sorority housing is permitted to develop only in areas reserved for such uses as shown on **Figure 7B**. Within these designated areas, no new development is permitted other than: housing for fraternities and sororities; uses which are intended primarily to serve fraternity and sorority residents, such as parking garages and recreational areas; and multifamily uses which can be converted to fraternity or sorority housing under terms and conditions specified at the time of development approval.

- 20) Meeting and social affairs at fraternities and sororities should conform to noise variance agreements between the City of San Diego, the university, and the fraternities and sororities. Continued monitoring of fraternities and sororities by the AIFC/GRP and enforcement by the university police is encouraged.

## 2. 55<sup>th</sup> Street Subarea

### a. Site:

Containing approximately 23 gross acres, this site directly abuts the university on the northwest and overlooks I-8. The only road access is via 55<sup>th</sup> Street.

### b. Use:

This subarea will be redeveloped residentially as a faculty, staff, and student housing area at medium to medium-high density. Some small scale commercial services intended to serve the need of area residents will also be permitted. Because of steep slopes, particularly along the northern and western edges of the site, a portion of the subarea will remain in open space. This area is shown on **Figure 7B** with the community plan designation of “high-density residential.”

### c. Character:

Residential Development - Houses/Apartments: 600 dwelling units.  
Commercial Development - Retail/Services: 5,000 square feet. Height - Maximum height for development is four stories.

Zoning - Compatible zones include R-600 for the residential portion of the project and R1-40000 for areas where the Hillside Review Overlay Zone is applied.

### d. Conditions:

- 1) Desirable non-residential uses include eating places, laundry or dry cleaning establishments, stationery supply stores and copying centers.
- 2) Emphasis should be placed on locating non-residential uses/commercial services on the ground floor of multifamily buildings, integrated into the wall design of the structure.
- 3) Secured parking areas for bicycles and motorcycles should be included.
- 4) Development within the area should minimize impacts to slopes and natural hillsides. Existing R1-40000 and Hillside Review Overlay Zones are to be retained within the slope and hillside areas.

### 3. Alvarado Road Subarea

#### a. Site:

Approximately 22 acres in size, this subarea is east of and wholly separated from the university. The site overlooks I-8. Road access is via Alvarado Court.

#### b. Use:

The Alvarado Road Subarea will be redeveloped into university-serving office and research and development uses, all of which are general office uses compatible with the current use of the site. This area is shown on **Figure 7B** with the community plan designation of “office commercial.”

#### c. Standards:

Commercial Development - Office: 600,000 square feet; Research and Development: 110,000 square feet; Retail: 5,000 square feet.

Height - Maximum height is eight stories.

Zoning - Compatible zones include Commercial Office (CO) for the developed portion of the site and RI-40000 for areas where the Hillside Review Overlay Zone is applied.

#### d. Character:

- 1) Pedestrian orientation is to be emphasized among office uses and in connecting office uses to parking facilities.
- 2) Pedestrian areas are to be buffered from parking lots by landscaped areas.
- 3) Pedestrian crossings at streets and driveways are to be clearly marked employing, e.g. signs, surface markings, patterned paving.
- 4) Some commercial services such as stationery, copying, food, or other convenience commercial uses should be provided for employees within the office park to minimize their need to drive outside the subarea.
- 5) Any development adjacent to the hillside must be lower than the hill itself.
- 6) Development within the area should minimize impacts to slopes and natural hillsides. The existing RI-40000 is to be retained within the slope and hillside areas.

4. Lot A Subarea

a. Site:

Approximately 14 gross acres, this site is bound by Interstate 8, College Avenue, and the university. Access is via Canyon Crest Drive.

b. Use:

Lot A will be redeveloped as a hotel and conference facility, with some retail activity directed to hotel and conference users. This area is shown on **Figure 7B** with the community plan designation of “visitor commercial.”

c. Character:

Commercial - Hotel: 300 rooms; Hotel Conference Facilities: 15,000 square feet; Hotel-Associated Retail: 10,000 square feet.

Height - Maximum height is twelve stories (to allow for subterranean/structured parking).

Zoning - The Commercial Visitor (CV) Zone is most compatible.

d. Conditions:

- 1) Location of site gives it a gateway status, heightening the importance of distinctive architecture.
- 2) Emphasis is to be placed on integrating on-site development with adjacent land use.

5. Montezuma School Subarea

a. Site:

Approximately 13 gross acres in size, this site lies within a predominantly residential area. Access is available via Montezuma Road, Catoctin Drive, 64<sup>th</sup> Street, and Cherry Drive.

b. Use:

Redevelopment of this subarea is contingent on a decision by the San Diego Unified School District whether Montezuma Elementary School is to be re-opened. The school district and the university have a lease agreement which expires in 1996. Until that time, the school facility may continue to be used for university-serving office functions.

The College Area Community Council and the San Diego State University Foundation strongly encourage the re-opening of Montezuma School.



If a school re-opens on the site, it is proposed that the existing daycare/preschool facility remain and that a library develop in a small area on the northernmost portion of the site, adjacent to Montezuma Road. If the school is not re-opened, the site is proposed for daycare/preschool, private pre-K through 8<sup>th</sup> grade school, library, park, or other community-serving uses. The area is shown on **Figure 7B** with the community plan designation of “school.”

c. Character:

Library - 10,000 square feet; Daycare/Preschool: 120 students.

Height - Height maximum is three stories adjacent to Montezuma Road and two stories for the balance of the property.

Zoning - The existing R1-5000 Zone should remain until after a decision is made regarding the re-opening of the Montezuma School.

d. Conditions:

- 1) Visual and use compatibility of new development with existing adjacent development is critical. New uses must not disrupt existing area character.
- 2) Pedestrian orientation is to be heavily emphasized, especially if a library is developed on the site, with new links created to adjacent residential and park use.
- 3) If library redevelopment occurs on the site, it must occur near Montezuma Road and away from existing neighborhood residential development.
- 4) Retail commercial development is prohibited from the site.

## **IMPLEMENTATION**

Land use policies and development conditions described in this section, including processing requirements, specifically apply to property within the five redevelopment subareas and take precedence over all other policies and development conditions. Zones identified as compatible for each subarea establish underlying development regulations, although regulations may be modified in the implementation process.

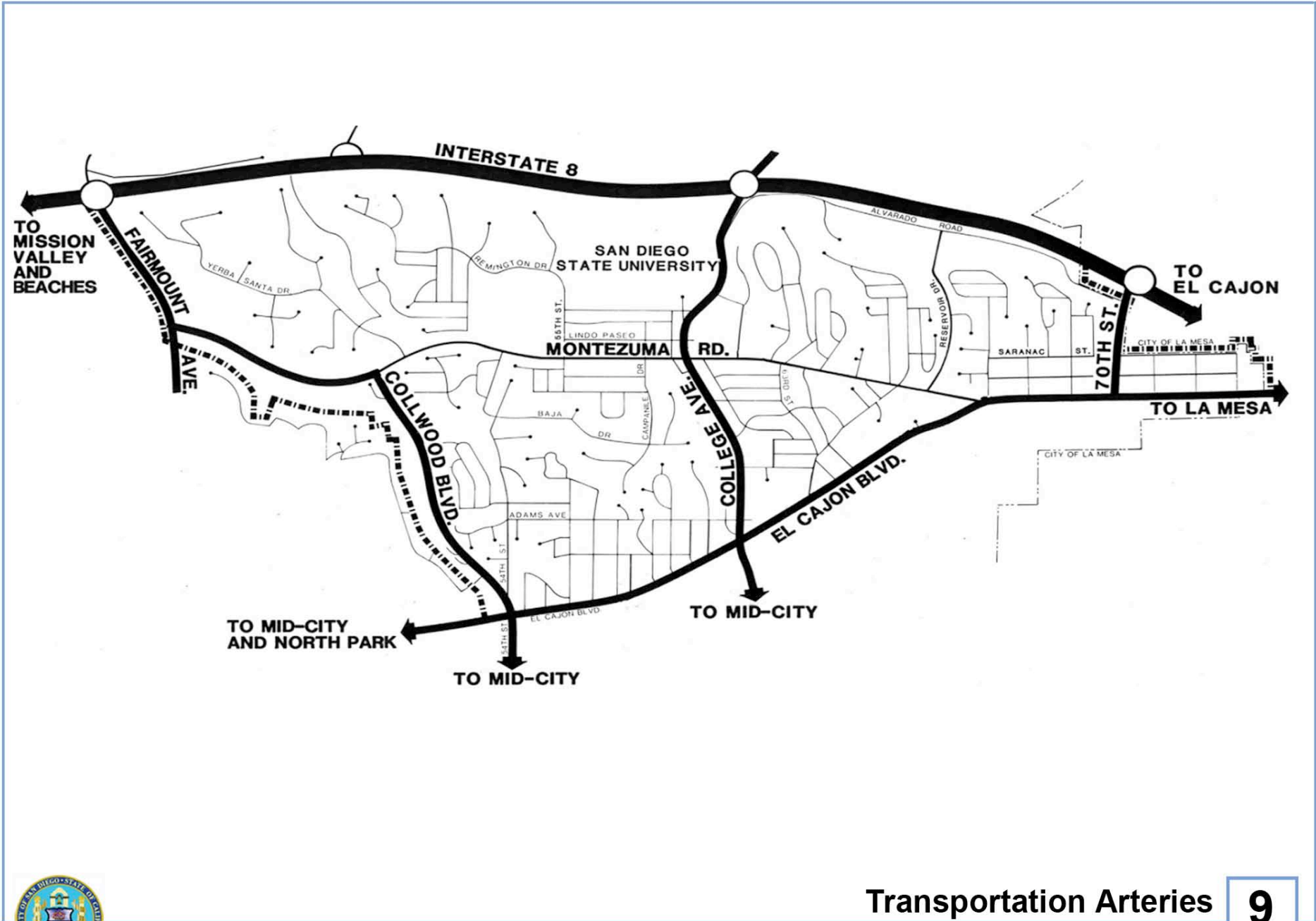
Prior to the approval of new development within the five subareas, a Master Project Plan and a Facilities Financing Plan must be prepared and approved.

The Master Project Plan must describe the community plan policies and development conditions to be applied within each of the redevelopment project subareas and provide guidelines for development. The Master Project Plan must provide a basis against which phased development plans can be evaluated. Development standards of the Master Project Plan supersede those of the underlying zone, although even Master Project Plan regulations

can be modified if the modifications provide greater consistency with the goals and objectives of the Master Project Plan and the community plan. Authorization enabling the preparation and use of a Master Project Plan must be approved by the City Council. An urban design plan, the Core Subarea Design Manual, was prepared and adopted by the City Council in 1997 by Resolution No. R-289099. The manual is consistent with policies and recommendations of this community plan but provides additional details that will assist redevelopment projects.

The Facilities Financing Plan must include a listing of the public facilities required as a consequence of the redevelopment project, and identify how those facilities are to be financed. All new public facilities required by the redevelopment project must be available at the time of need.

Following approval of the Master Project Plan and a Facilities Financing Plan, applications for development within the five redevelopment project subareas will be processed through the City of San Diego and submitted for review to the College Area Community Council and the Project Area Committee (PAC), for as long as the PAC remains in existence.



**Transportation Arteries**

**College Area Community Plan**

**9**  
**FIGURE**

