COLLEGE AREA COMMUNITY PLAN UPDATE LAND USE & URBAN DESIGN CONCEPTS



TONIGHT'S TEAM





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PRESENTATION FORMAT

Upcoming Schedule

- Framework of Focus Areas
- Land Use Scenarios
- Focus Area Concepts
- Discussion





TENTATIVE SCHEDULE





Meeting Topic

Land Use and Urban Design Concepts for Online Community Engagement

Launch Online Engagement

Planning Department will release Online Engagement Activity

Meeting Topic

Community Survey Results

Committee Role Feedback on Concepts

Committee Role No meeting

Committee Role Feedback on Results

TENTATIVE SCHEDULE





Committee Role

Feedback on Preferred Land Use

Committee Role

No meeting

Committee Role Feedback on Discussion Draft Plan

FOCUS AREA FRAMEWORK

Promoting Transit Addressing Corridors Approach to Single Family Areas



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PROMOTING TRANSIT





ADDRESSING CORRIDORS

Development Summary	
Site Area	0.62 acres
Retail	10-20% site
Residential	68 - 135 units
Parking	40 - 150 spaces
# Floors	Typically 5
Floor Area Ratio	3 - 4



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ADDRESSING CORRIDORS

Development Summary		
Site Area	0.62 acre	
Retail	10-20% site	
Residential	90 - 150 units	
Parking	40 - 150 spaces	
# Floors	Typically 7	
Floor Area Ratio	4 - 5	

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APPROACH TO SINGLE FAMILY

SB-9 / Bonus ADU

Single Family Homes with 5+ Bedrooms

Rental Business Taxed Properties

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SB-9 & ADU BONUS

SB-9

- Requires municipalities to:
 - Allow homeowners to divide their property into two lots
 - Allow two homes to be built on each of those lots
- Requires each lot to be at least 1,200 SF
- City of San Diego SB9 implementation includes requirements for setback, parking, urban tree canopy and development impact fees
- Does not apply to protected habitat and high-fire zones
- City of San Diego prohibits ADU Density Bonus when utilizing SB-9

ADU Density Bonus

 Allows 1 'bonus' ADU for every deed-restricted affordable "(very low income, low income, and moderate income) ADU for 15 years





SINGLE FAMILY HOMES WITH 5+ BEDROOMS





NON-EXEMPT RENTAL UNIT BUSINESS TAX PROPERTIES



 Any property held out for lease or rent for more than six days during the calendar year

 Multifamily pockets skew red along Collwood Boulevard and El Cajon Boulevard



FOCUS AREAS





FOCUS AREAS





Non-Exempt Properties Subject to Rental Unit Business Tax

Single Family Homes With 5+ Bedrooms



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'GRAND BOULEVARDS' - CORRIDOR & NODE EMPHASIS



- Focus higher intensity development along key corridors and nodes
- Activate the corridors with a mix of uses & ground floor activation
- Enhance the corridors and connecting streetscapes with widened sidewalks, street trees, lighting, active building frontages
- Enhance nodes with new public plazas and parks, public art, gateway elements, and distinctive architecture
- Create a sequence of public spaces including plazas and terraces, and a linear park along Montezuma Rd
- Encourages townhouses/walk-up redevelopment that allows entry-level housing for

families instead of ADU back-yard infill while enhancing the streetscape

'GRAND BOULEVARDS' - CORRIDOR & NODE EMPHASIS





TOWNHOME / WALK-UP DENSITY







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TOWNHOME / WALK-UP DENSITY





'GRAND BOULEVARDS' - CORRIDOR & NODE EMPHASIS

PPPF



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'15-MINUTE NEIGHBORHOODS' - DISTRICT EMPHASIS



- Create new special-use clusters by focusing highest intensity and density of infill residential, commercial and mixed use around SDSU campus and Alvarado Street trolley station
- Offers more opportunities to integrate campus with community, leverage transit, and enhance bike-ped connections to new town centers
- Key elements typically seen in 15-minute neighborhoods include public realm improvements around trolley stations, bike-ped trails, safe ped crossings, and enhanced streetscape
- Offers opportunities to create small activity nodes by integrating a variety of publicserving spaces and increased mobility choices to form a sense of place and a distinct points of attraction in the community
- Encourages 'Missing Middle' development that requires investment in new public amenities like pocket parks, promenades, and active mobility infrastructure

'15-MINUTE NEIGHBORHOODS' - DISTRICT EMPHASIS



'MISSING MIDDLE' DENSITY





'MISSING MIDDLE' DENSITY







Circulation

Residential

Amenity

cihau-1-1

Landscape

Parking ------ Property Line

'MISSING MIDDLE' DENSITY









COLLEGE AREA





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'GRAND BOULEVARDS' - CORRIDOR & NODE EMPHASIS





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