



# UNIVERSITY COMMUNITY PLAN UPDATE

PLANNING DEPARTMENT

*September 21, 2021*

# AGENDA

- 6:30** CALL TO ORDER – Andy Wiese, Chair  
VIRTUAL ROLL CALL  
NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 6:50** ITEM 1 INFO ITEM – Overview of Scenarios
- 7:30** ITEM 2 INFO ITEM – Online Engagement Platform Overview
- 8:30** ADJOURNMENT

# INTRODUCTIONS



*Katie Witherspoon*  
**City of San Diego**  
Senior Planner



*Rick Barrett*  
**MIG, Inc.**  
Principal



*Diego Velasco*  
**Citythinkers**  
Principal

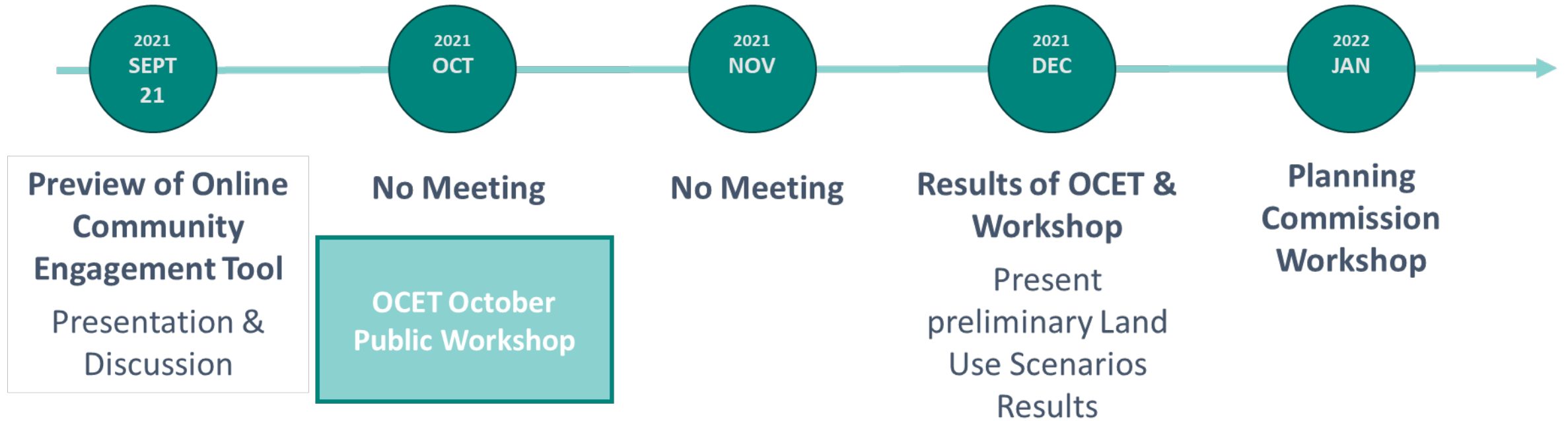


*Steven Davidovas*  
**MIG, Inc.**  
Project Associate

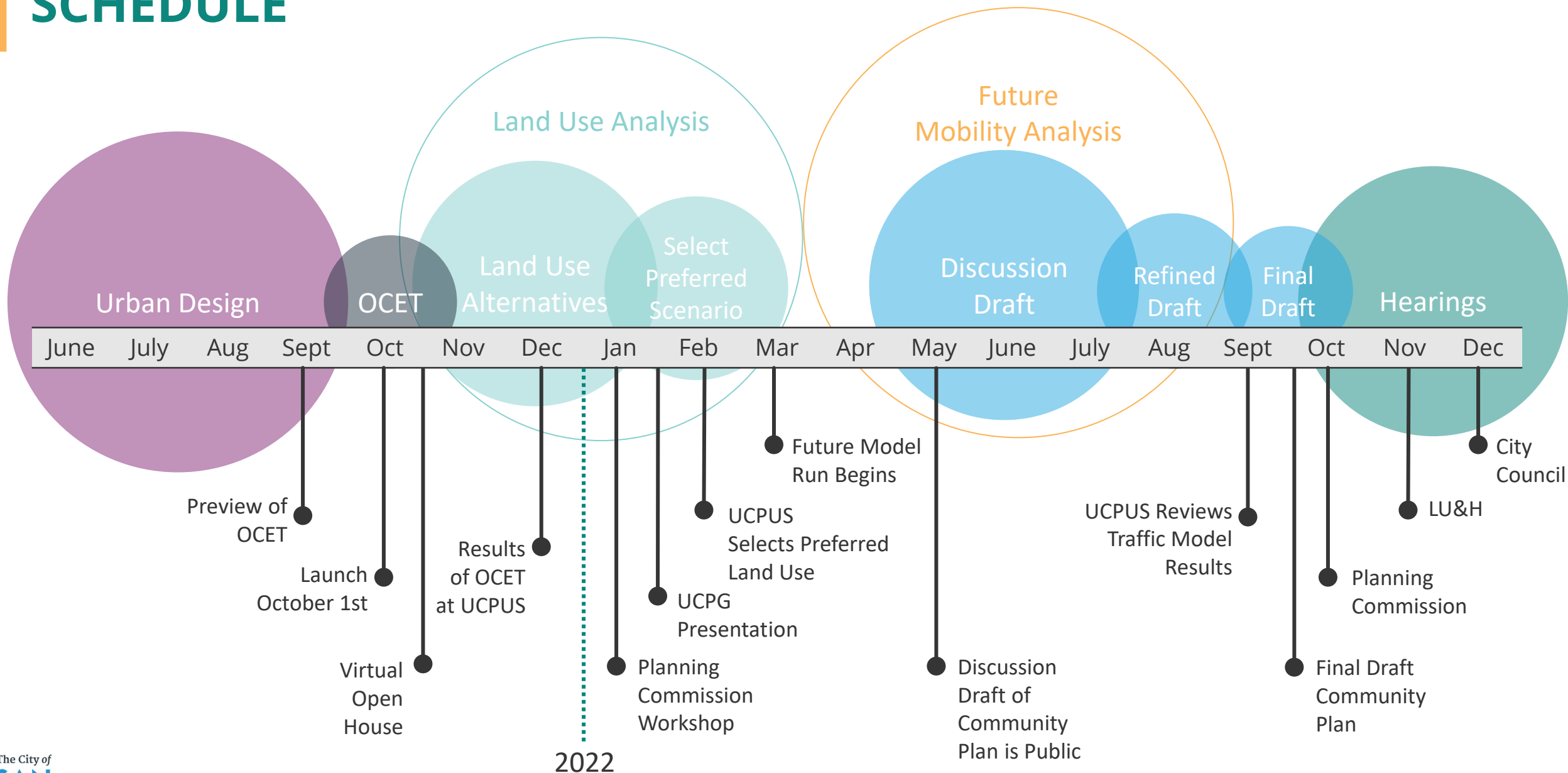


*Ryan Mottau*  
**MIG, Inc.**  
Senior Planner

# UNIVERSITY CPUS SCHEDULE

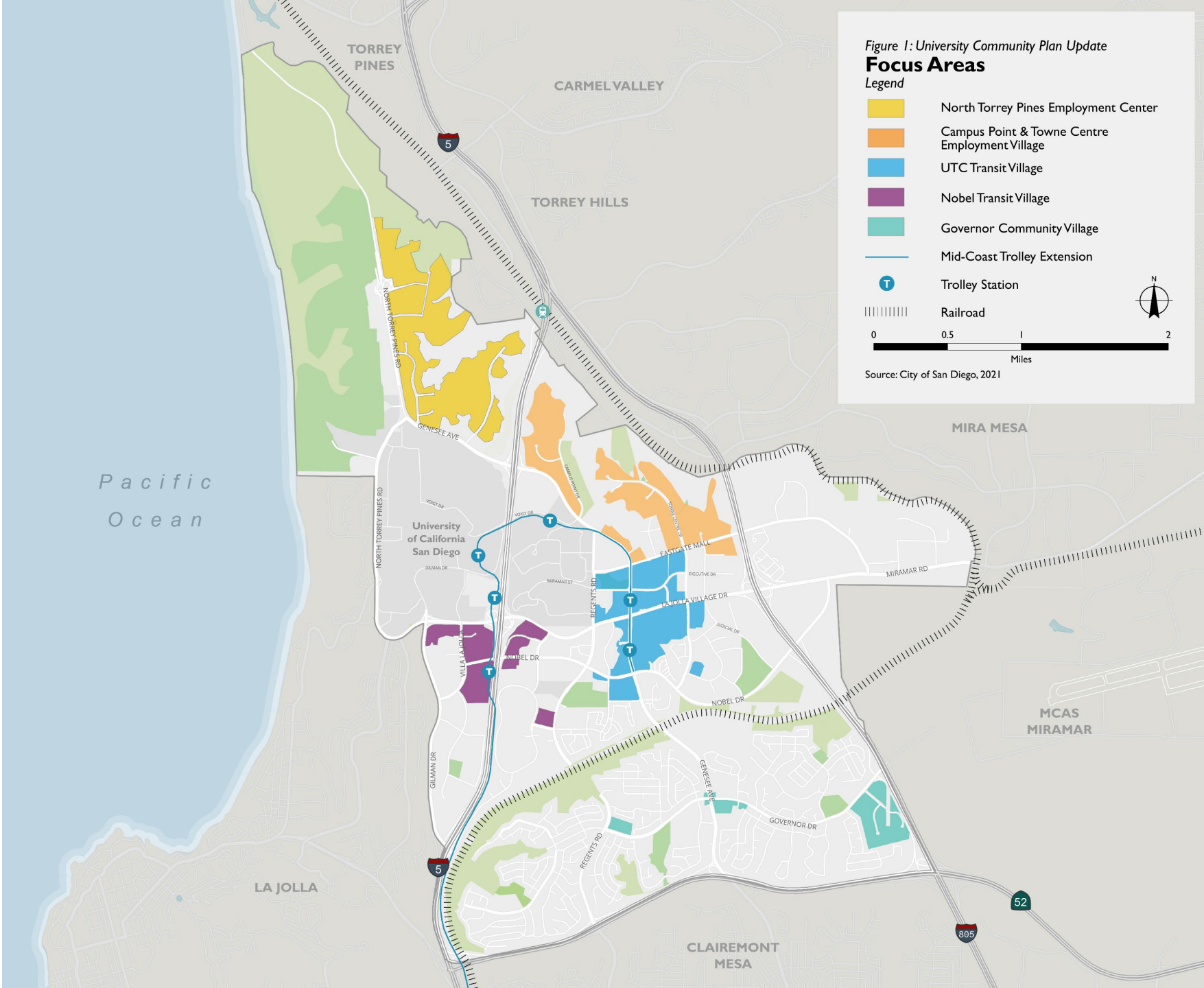


# SCHEDULE



# Focus Areas

Focus Areas are primary areas of change. These were decided upon after several rounds of analysis and feedback from the University CPU Subcommittee in 2019.



# SMART GROWTH PRINCIPLES

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

# IMPLEMENTING SMART GROWTH

Balance Jobs & Housing

Meet Climate Action Plan Goals

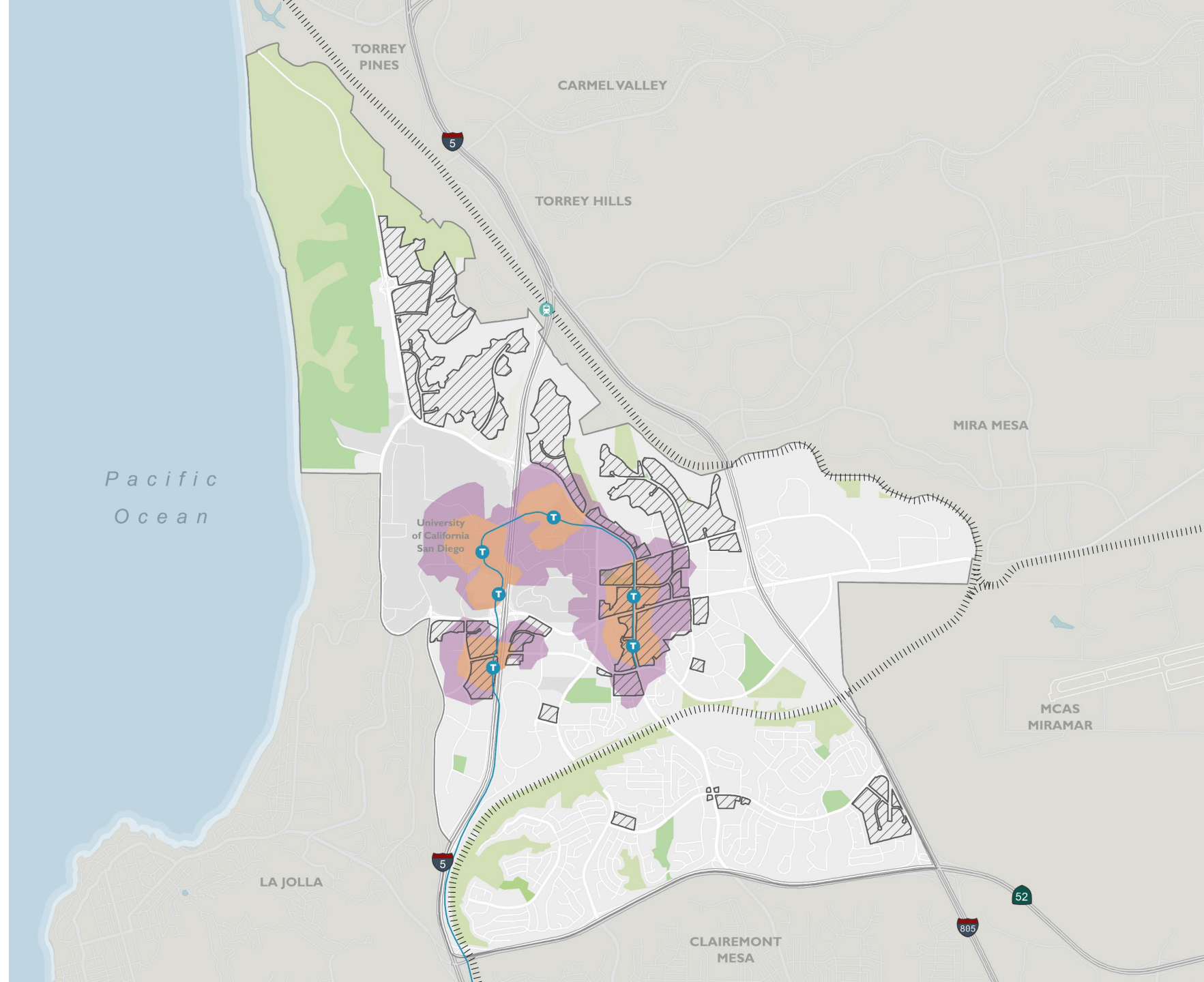
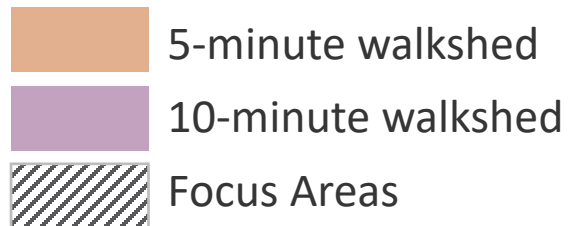
Support Transit Infrastructure

Diversify Housing Stock

Support Industry & Jobs

# WALKSHEDS

The distance you can travel on foot (walking 3mph) from the trolley station in 5 and 10 minutes.



# RESIDENTIAL BUILDOUT METHODOLOGY

Dwelling  
Units

X

Acreage

=

Maximum  
Dwelling Units  
on Site

Maximum  
Dwelling  
Units on  
Site

X

Average  
Unit Size  
(SF)

=

Size of  
Residential  
Buildout (SF)

Size of  
Residential  
Buildout  
(SF)

/

SF of Site  
(acres x  
43,560)

=

Full Buildout of  
Residential  
Floor Area Ratio

54 du/ac

X

5.25 acres

=

283.5 dwelling  
units

283.5

X

1,000

=

283,500 sf

283,500

/

228,690

=

1.24 FAR

# NON-RESIDENTIAL BUILDOUT METHODOLOGY

Underlying  
Zone FAR

-

Residential  
Buildout  
FAR

=

Non-Residential  
FAR

3.0

-

1.24

=

1.76 FAR

Non-Res  
FAR

X

SF in Acre

=

Maximum Non-  
Res Square Feet  
Buildout

1.76

X

43,560

=

76,665.6 sf

Maximum  
Non-Res  
Square Feet  
Buildout

/

SF per  
Employee

=

Number of Jobs

76,665.6

/

350

=

219 jobs

# TIERS ANALYSIS

Evaluated potential for redevelopment based on tiers analysis conducted in the **Adopted Plan Land Use Buildout Report**



# DENSITY IN UNIVERSITY RESIDENTIAL



**Lux UTC**

**Land Use:** Res – High  
**Units:** 158  
**Du/Ac:** 190 du/ac  
**Stories:** 16  
**Height:** 270ft



**Palisade**

**Land Use:** Res – High  
**Units:** 300  
**Du/Ac:** 165 du/ac  
**Stories:** 23  
**Height:** 277ft



**Pacific Regent**

**Land Use:** Res – High  
**Units:** 148  
**Du/Ac:** 141 du/ac  
**Stories:** 21  
**Height:** 253ft



**Towers at Costa Verde**

**Land Use:** Res – High  
**Units:** 590  
**Du/Ac:** 108 du/ac  
**Stories:** 16  
**Height:** 193ft

# DENSITY IN UNIVERSITY NON-RESIDENTIAL OFFICE



**WeWork-Aventine**

**Land Use:** Office  
**FAR:** 3.5  
**Stories:** 11  
**Height:** 132ft



**Pacifica Tower**

**Land Use:** Office  
**FAR:** 4.8  
**Stories:** 17  
**Height:** 205ft



**One La Jolla Center**

**Land Use:** Office  
**FAR:** 6.4  
**Stories:** 15  
**Height:** 180ft

# EXAMPLES OF DENSITY

**Example:** Medium High-Density Residential

**Dwelling Units:** 150

**DU/Acre:** 109 du/ac

**Stories:** 4



Source: 5<sup>th</sup> and Laurel

Stories



# EXAMPLES OF DENSITY

**Example:** High-Density Residential

**Dwelling Units:** 168

**DU/Acre:** 200 du/ac

**Stories:** 5-6



*Source: Aloft*

Stories



# EXAMPLES OF DENSITY

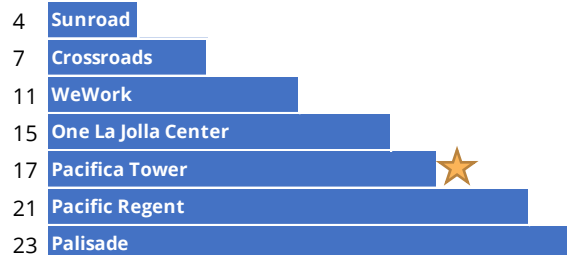
**Example:** High-Density Residential

**Dwelling Units:** 382

**DU/Acre:** 284 du/ac

**Stories:** 15-18

Stories



*Source Acqua Vista*

# EXAMPLES OF DENSITY

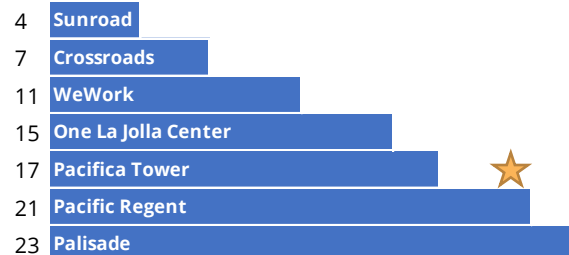
**Example:** Commercial Office

**Non-Res SF:** 330,000 sf

**FAR:** 5.5

**Stories:** 18-20

Stories



Source: Semptra

# EXAMPLES OF DENSITY

**Example:** Vertical Mixed-Use

**Dwelling Units:** 287

**DU/Acre:** 125 du/ac

**Non-Res SF:** 60,000 sf office & retail

**Stories:** 7-8

Stories



Source: 222 Hennepin

# EXAMPLES OF DENSITY

**Example:** Horizontal & Vertical Mixed-Use

**Dwelling Units:** 215

**DU/Acre:** 108 du/ac

**Non-Res SF:** 80,000 sf  
office & retail

**Stories:** 5-6



*Source: The Current, Richmond*

Stories



# EXAMPLES OF DENSITY

**Example:** Vertical Mixed-Use

**Dwelling Units:** 264

**Non-Res SF:** 175,000 sf office & 10,000 sf retail

**Stories:** 9



*Source: Howell Mill*

Stories



# EXAMPLES OF DENSITY

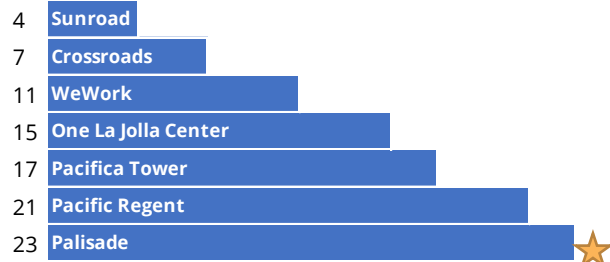
**Example:** Horizontal Mixed-Use

**Dwelling Units:** 386

**Non-Res SF:** 385,000 sf  
office & 239,000 sf  
retail/entertainment/culture

**Stories:** 24

Stories



Source: Gensler

# EXAMPLES OF DENSITY

**Example:** Mixed-Use residential & retail, plus plaza

**Dwelling Units:** 125

**DU/Acre:** 218 du/ac

**Stories:** 7-8

Stories



Source: Piazza della Famiglia

# EXAMPLES OF DENSITY

**Example:** Vertical Mixed-Use

**Non-Res SF:** 210,000 sf office & 15,000 sf retail

**Stories:** 5-6



Source: 2100 Kettner

Stories



# EXAMPLES OF DENSITY

**Example:** Vertical Mixed-Use

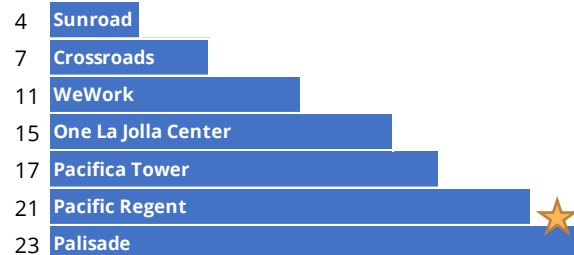
**Dwelling Units:** 241

**DU/Acre:** 400+ du/ac

**Non-Res SF:** 36,000 sf retail

**Stories:** 22

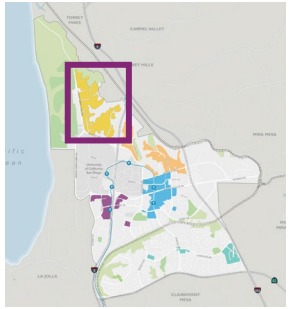
Stories



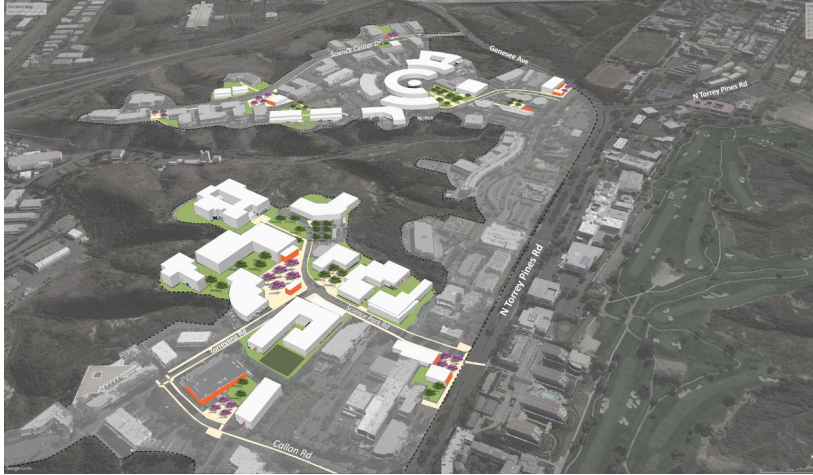
*Source: the Radian*

# North Torrey Pines Employment Center

Existing: 5,000+ jobs  
0 homes



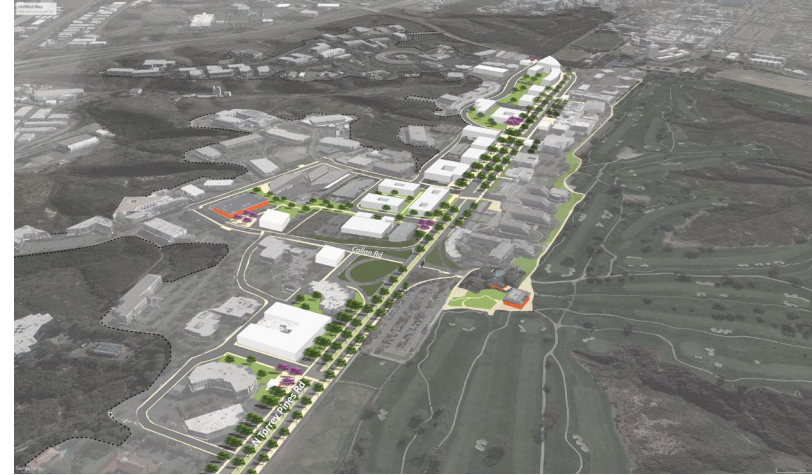
## Option A



## Science & Technology Park

Development oriented within  
campuses

## Option B

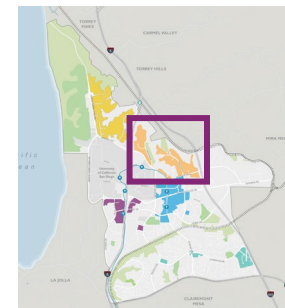


## Science & Technology Park

Development oriented along N.  
Torrey Pines

# Campus Point & Towne Centre Employment Village

Existing: 15,000+ jobs  
300+ homes



## Option A



### Towne Centre & Campus Point

Science & Technology Park  
Urban Emp. Village

### Genesee/Eastgate

Residential: High  
Urban Transit Village

## Option B



### Towne Centre

Science & Technology Park

### Campus Point

Science & Technology Park  
Urban Emp. Village

### Genesee/Eastgate

Residential: Med-High  
Urban Transit Village

## Option C



### Towne Centre & Campus Point

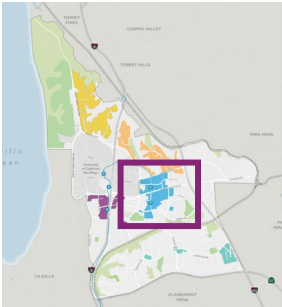
Science & Technology Park

### Genesee/Eastgate

Residential: Medium  
Urban Emp. Village

# UTC Transit Village

Existing: 10,000+ jobs  
1,000+ homes



## Option A



**Within 5-Minute Walkshed**  
Urban Transit Village

**Outside 5-Minute Walkshed**  
Urban Transit Village

**Renaissance Towne Center**  
Community Village

## Option B



**Within 5-Minute Walkshed**  
Urban Transit Village

**Outside 5-Minute Walkshed**  
Urban Transit Village

**Renaissance Towne Center**  
Community Village

## Option C



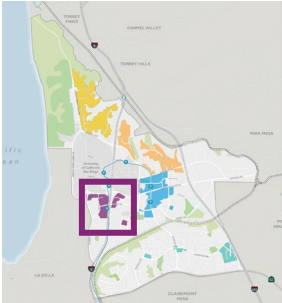
**Within 5-Minute Walkshed**  
Urban Transit Village

**Outside 5-Minute Walkshed**  
Urban Transit Village

**Renaissance Towne Center**  
Neighborhood Village

# Nobel Transit Village

Existing: 5,000+ jobs  
150+ homes



## Option A



**Within 5-Minute Walkshed**  
Urban Transit Village

**Outside 5-Minute Walkshed**  
Urban Transit Village

**Vons Shopping Center (Regents)**  
Community Village

## Option B



**Within 5-Minute Walkshed**  
Urban Transit Village

**Outside 5-Minute Walkshed**  
Urban Transit Village

**Vons Shopping Center (Regents)**  
Neighborhood Village

## Option C



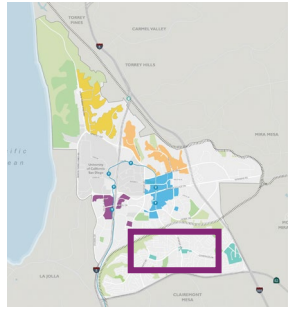
**Within 5-Minute Walkshed**  
Urban Transit Village

**Outside 5-Minute Walkshed**  
Urban Transit Village

**Vons Shopping Center (Regents)**  
Neighborhood Village

# Governor Community Village

Existing: 700+ jobs  
0 homes



*Option A*



Community Village

*Option B*



Neighborhood Village

# Options Matrix

	<i>Jobs</i>	<i>Housing</i>	<i>Jobs:Housing Ratio</i>
<i>Existing</i>	80,000	26,500	3.0
<i>Option A</i>	148,000	80,000	1.8
<i>Option B</i>	135,000	60,000	2.3
<i>Option C</i>	128,000	44,000	2.9

*Note: Option A, B, and C include existing jobs and housing numbers. Options reflect maximum estimated buildout.*