

# UNIVERSITY COMMUNITY PLAN UPDATE

Subcommittee Meeting

*February 15<sup>th</sup>, 2022*



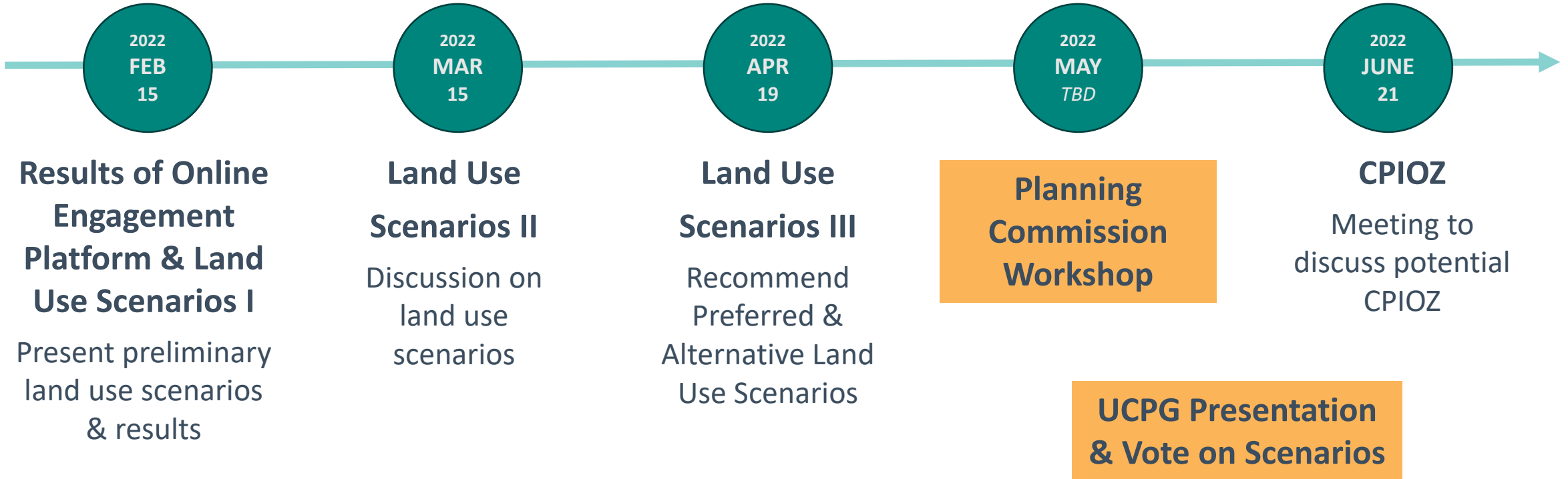
# AGENDA

- 6:00** CALL TO ORDER – Andy Wiese, Chair  
VIRTUAL ROLL CALL  
APPROVAL OF MINUTES – July & September 2021  
NON-AGENDA PUBLIC COMMENT – One minute per speaker
- 6:15** ITEM 1 INFO ITEM – Presentation on Online Engagement Platform Results
- 7:00** ITEM 2 INFO ITEM – Presentation of Proposed Land Use Scenarios
- 8:00** ADJOURNMENT

# COMMUNITY PLAN OVERVIEW



# UPCOMING DATES





# COMMUNITY PLAN UPDATE SCHEDULE

2018 - 2019	2020	2021	2022	2023
<b>PLAN UPDATE LAUNCH</b>	<b>DEVELOPMENT OF PLAN ALTERNATIVES</b>	<b>ONLINE COMMUNITY ENGAGEMENT &amp; PLAN ALTERNATIVES</b>	<b>CEQA ENVIRONMENTAL ANALYSIS &amp; DRAFT COMMUNITY PLAN</b>	<b>FINAL DRAFT OF PLAN &amp; PUBLIC HEARING PROCESS BEGINS</b>
Open House	Mobility Vision	Element Goals and Policies	Land Use Alternatives	Final Draft Community Plan
Data Collection	Economic Forum	Mobility Networks & Concepts	Draft Community Plan	Final Draft Environmental Impact Report (EIR)
Existing Conditions Documentation	Online Engagement	Online Engagement	Zoning	Public Hearing Process
Existing Conditions Presentation	CPU Subcommittee Meetings	Community Outreach	Planning Commission Workshop	
Begin Monthly Community Plan Update (CPU) Subcommittee Meetings	Element Goals and Policies	Virtual Workshops	Draft Environmental Impact Report (EIR)	
Website Launch	Adopted Plan Land Use Buildout Report	CPU Subcommittee Meetings	CPU Subcommittee Meetings	
Guiding Principles Development		Land Use and Urban Design Concepts	Element Goals and Policies	

# WHAT THE COMMUNITY PLAN DOES DO

- It provides community-specific **goals**, tailored **policies**, and a long-range physical development guide for City staff, decisionmakers, property owners, and citizens engaged in community development.
- It establishes **goals** and **policies** to address land use, conservation, mobility, urban design, open space, and public facilities.
- As a component of the City of San Diego's General Plan, it is a long-term blueprint for the future and provides location-based **goals**, **policies**, and recommendations.



# WHAT THE COMMUNITY PLAN DOES NOT DO

- **It does not mandate growth.** The community plan provides options and opportunities for new housing and employment. It does not require property owners to redevelop or mandate that development will happen.
- **It is not a maintenance document.** The community plan is a long-range policy and regulatory document that identifies future infrastructure needs. It is not a plan to address the deferred maintenance of existing infrastructure.
- **It does not approve specific projects.** The community plan establishes policy and regulatory direction—all future projects will still go through an approval process.

# WORK COMPLETED TO DATE



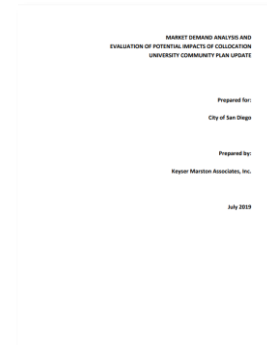
Existing Conditions Report



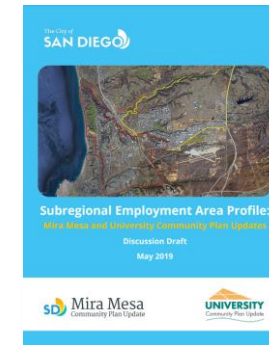
Mobility Existing Conditions Report



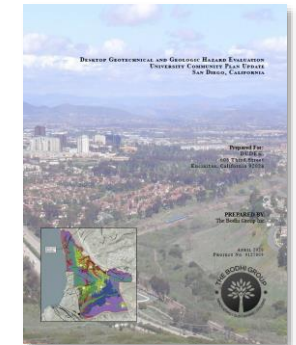
CPU Existing Conditions & Vision Survey



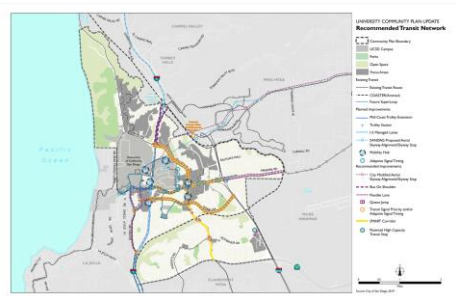
Market Demand Analysis



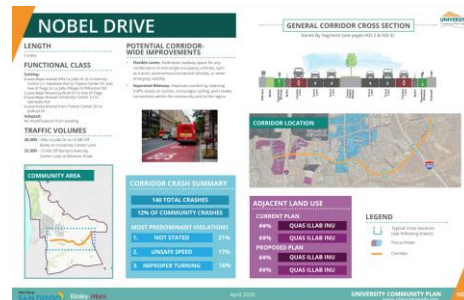
Subregional Employment Area Profile



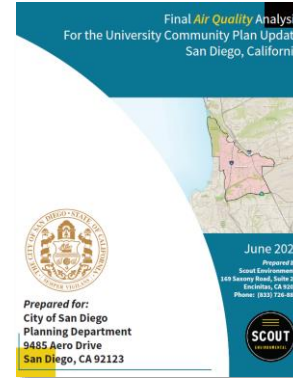
Geotech Technical Report



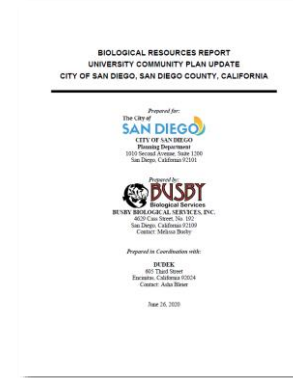
Draft Mobility Networks



Draft Mobility Corridor Concepts



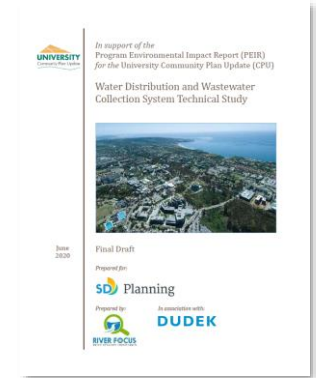
Air Quality Analysis



Biological Resources



Hydrology & Water Quality



Water Distribution & WW Collection



# WORK TO BE COMPLETED

- Traffic Modeling (Vehicle Miles Travelled (VMT) & Level of Service (LOS) analysis will be conducted)
- Environmental Analysis (Will be completed as part of Blueprint SD EIR)
- Analysis and Count of Park System and Future Needs
- Preservation of Open Space Parcels within University Community Area
- Finalization of Proposed Trails within University Community Area
- Discussion of Community Plan Implementation Overlay Zone (CPIOZ)
- Upon Implementation of Build Better SD (<https://www.sandiego.gov/buildbettersd>),  
Understand Infrastructure Needs through Plan Update
- Draft Community Plan for Discussion and Review (Remainder of Draft Policies & Goals)

CITY OF SAN DIEGO  
NORTH UNIVERSITY

COMMUNITY BRANCH LIBRARY

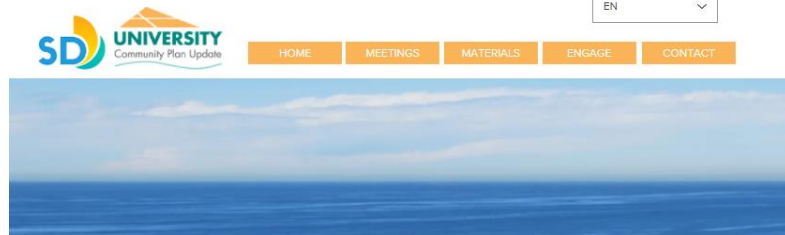
# OUTREACH RESULTS

Planning



# CHOOSE YOUR FUTURE! SUMMARY REPORT

[www.PlanUniversity.org/Materials](http://www.PlanUniversity.org/Materials)



## Plan Documents & Meeting Materials

*Check here for content related to the plan update!*

### Plan Documents

#### Community Atlas [click here](#)

The University Community Atlas serves as the existing conditions document of the CPU.

#### Mobility Existing Conditions Report [click here](#)

This report details the mobility existing conditions for the University Community Plan Area.

#### 2019 Online Survey Report [click here](#)

The survey conducted in 2019 focused on identifying community priorities and recommendations for mobility, housing, nonresidential development, and parks and public spaces within the Planning Area.

#### 2019 Online Survey Report - Appendix [click here](#)

This report appendix provides a complete overview of responses received within the survey.

#### Proposed Mobility Networks [click here](#)

These boards depict the proposed mobility networks as of 2022. Updated networks posted upon completion.

#### Draft Mobility Corridor Concepts [click here](#)

These concept sheets identify the proposed corridor concepts for the top 10 corridors in the community as of 2022.



#### Adopted Plan (1987) Land Use Buildout Report [click here](#)

This analysis provides an overview of the remaining development intensity within the Adopted Community Plan.

#### Subregional Employment Area Profile [click here](#)

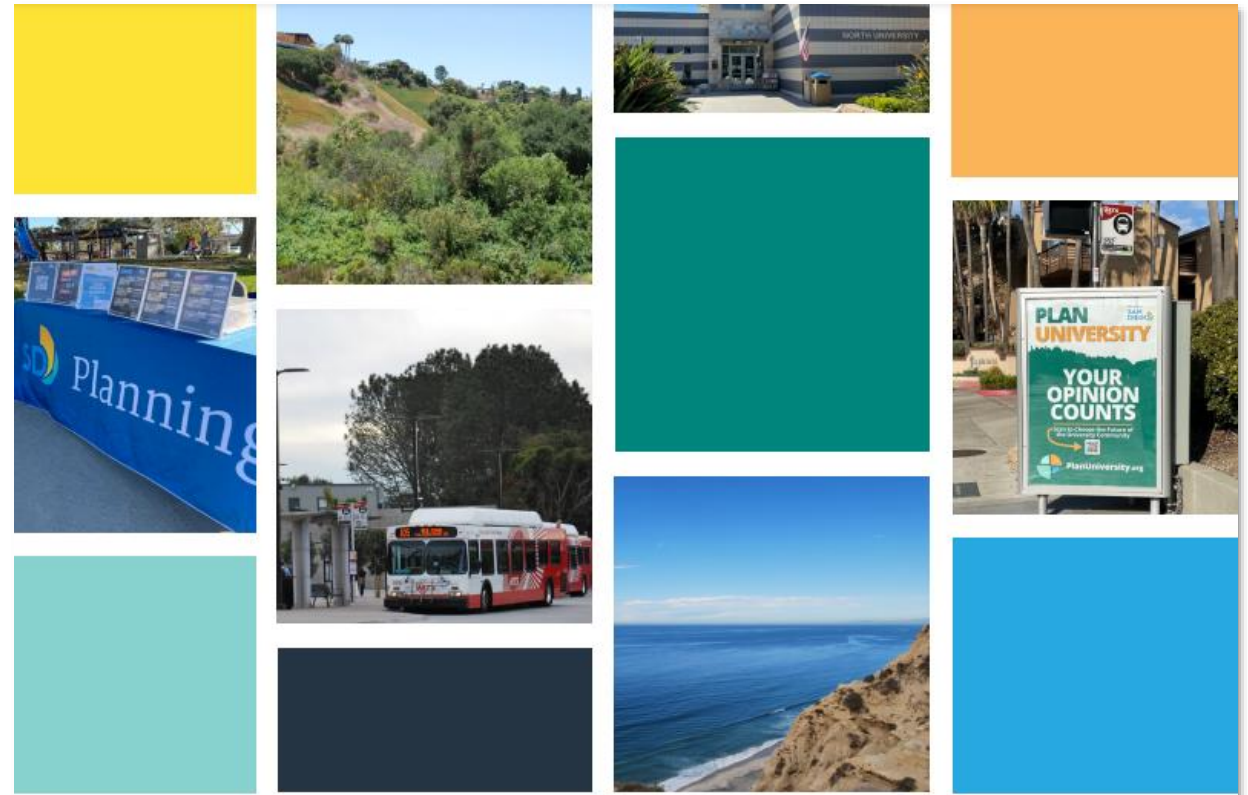
This draft report provides an overview of the trends and employment demand within the subregional employment area.

#### Market Demand Analysis [click here](#)

This analysis provides an overview of the projected need for commercial and non-residential square feet.

#### 2022 Choose Your Future! Outreach Summary [click here](#)

This report outlines the in-person and virtual outreach activities and results from the Online Engagement Platform, *Choose Your Future!*, conducted in October and November 2022.



UNIVERSITY  
COMMUNITY  
PLAN UPDATE  
CHOOSE YOUR FUTURE! SUMMARY REPORT

February 2022  
DRAFT

The City of  
SAN  
DIEGO

# OUTREACH EFFORTS

Workshops

2

Open Houses

2

Newsletters

5

Canvassing Days

6

Tabling Events

23+

Office Hours

30+

Tabling Hours

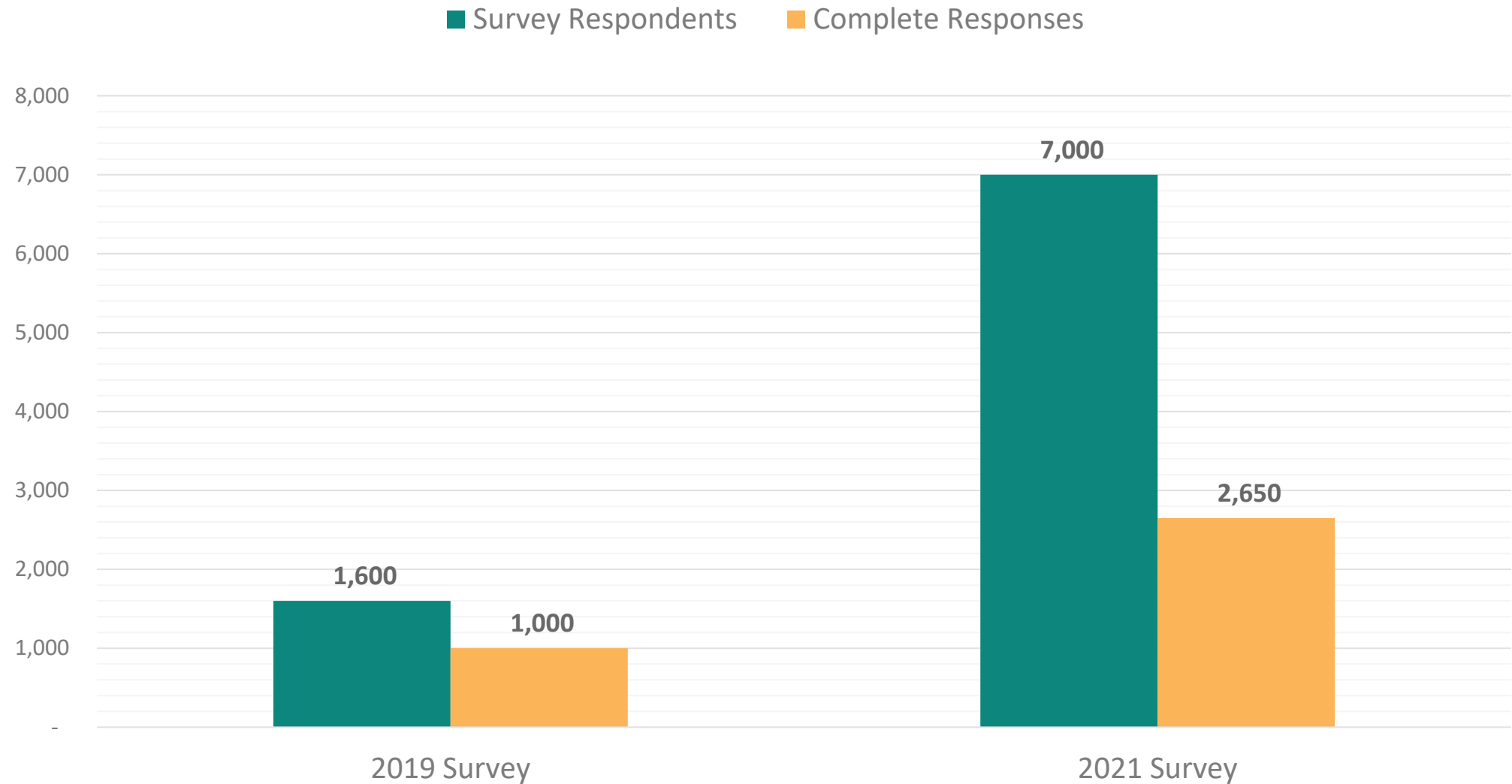
46+

Homes Reached Through Canvassing & Partner Outreach

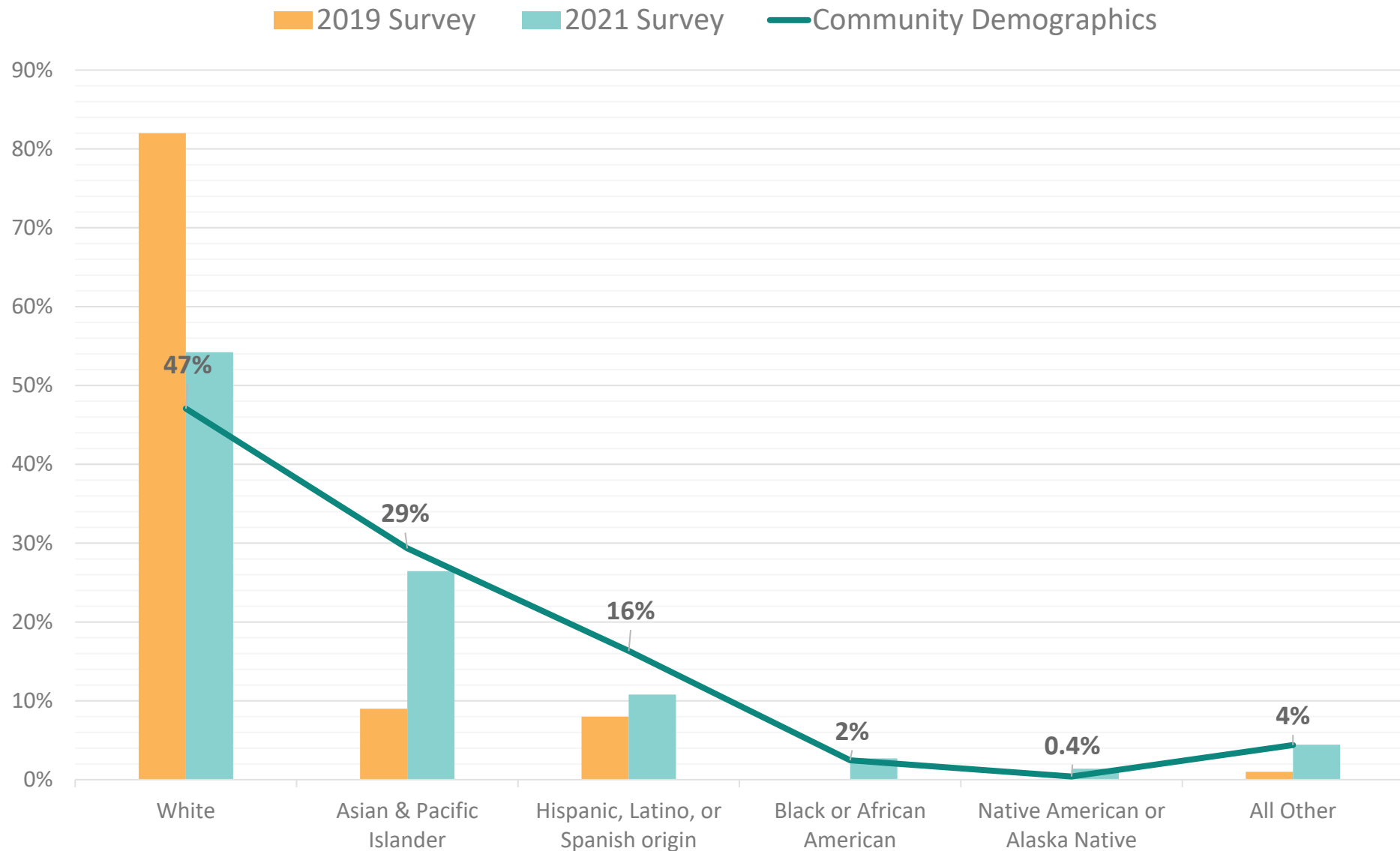
22,500+



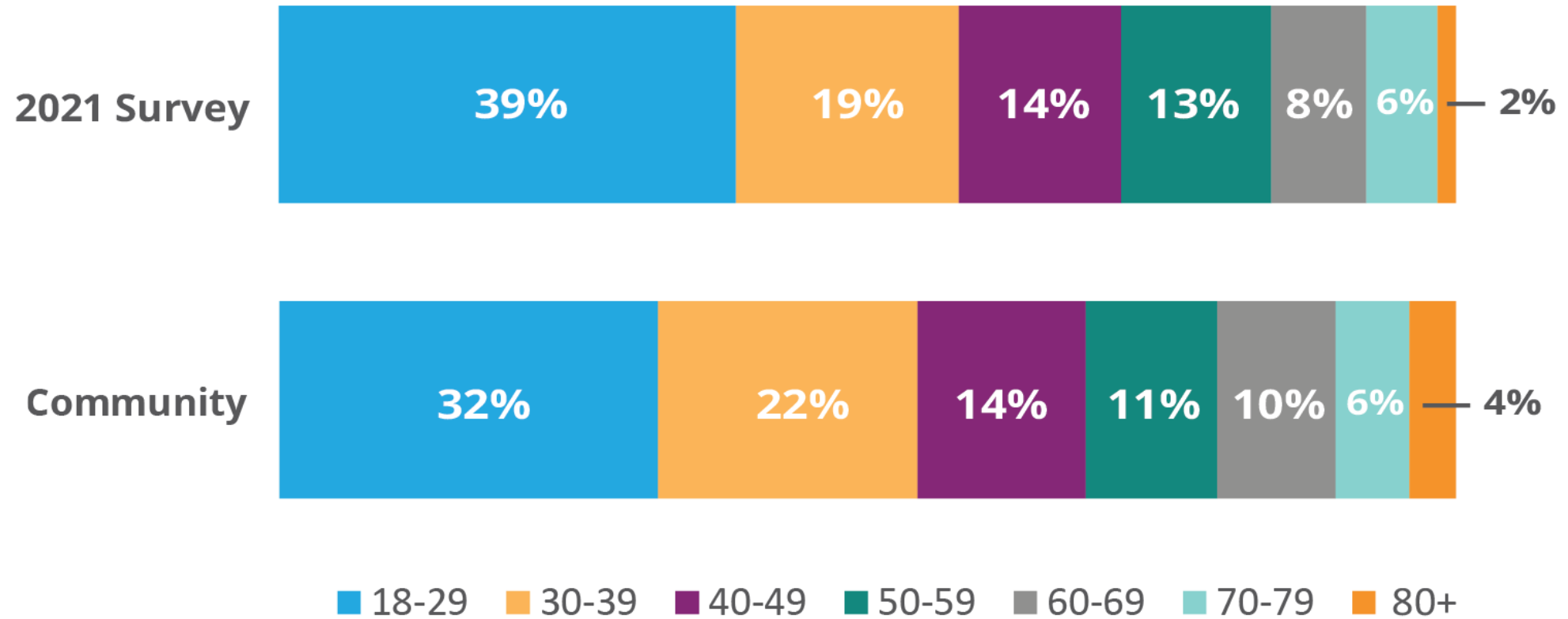
# SURVEY RESPONDENTS



# RESPONDENT RACE & ETHNICITY



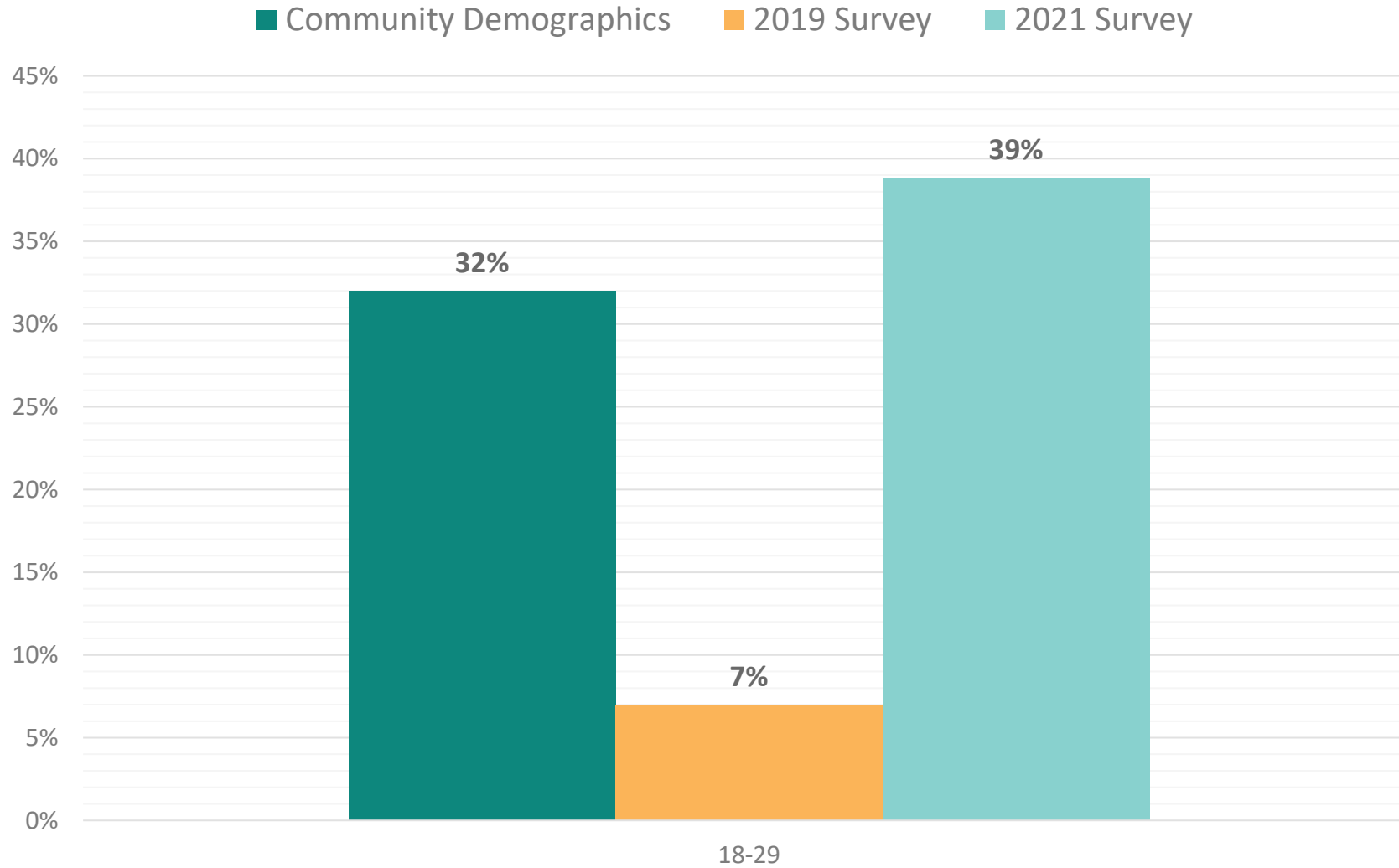
# RESPONDENT AGE



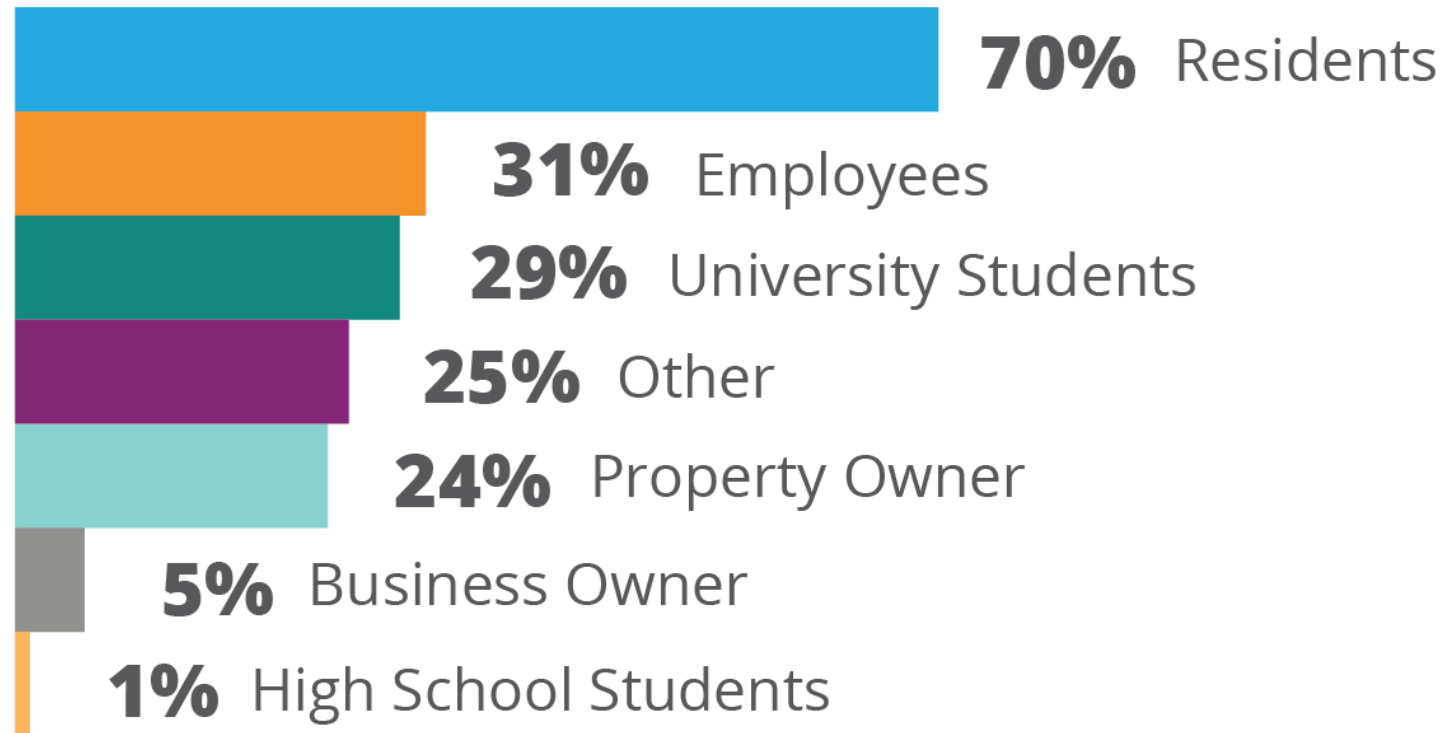
Source: 2020 SANDAG Estimates Profile



# RESPONDENT AGE



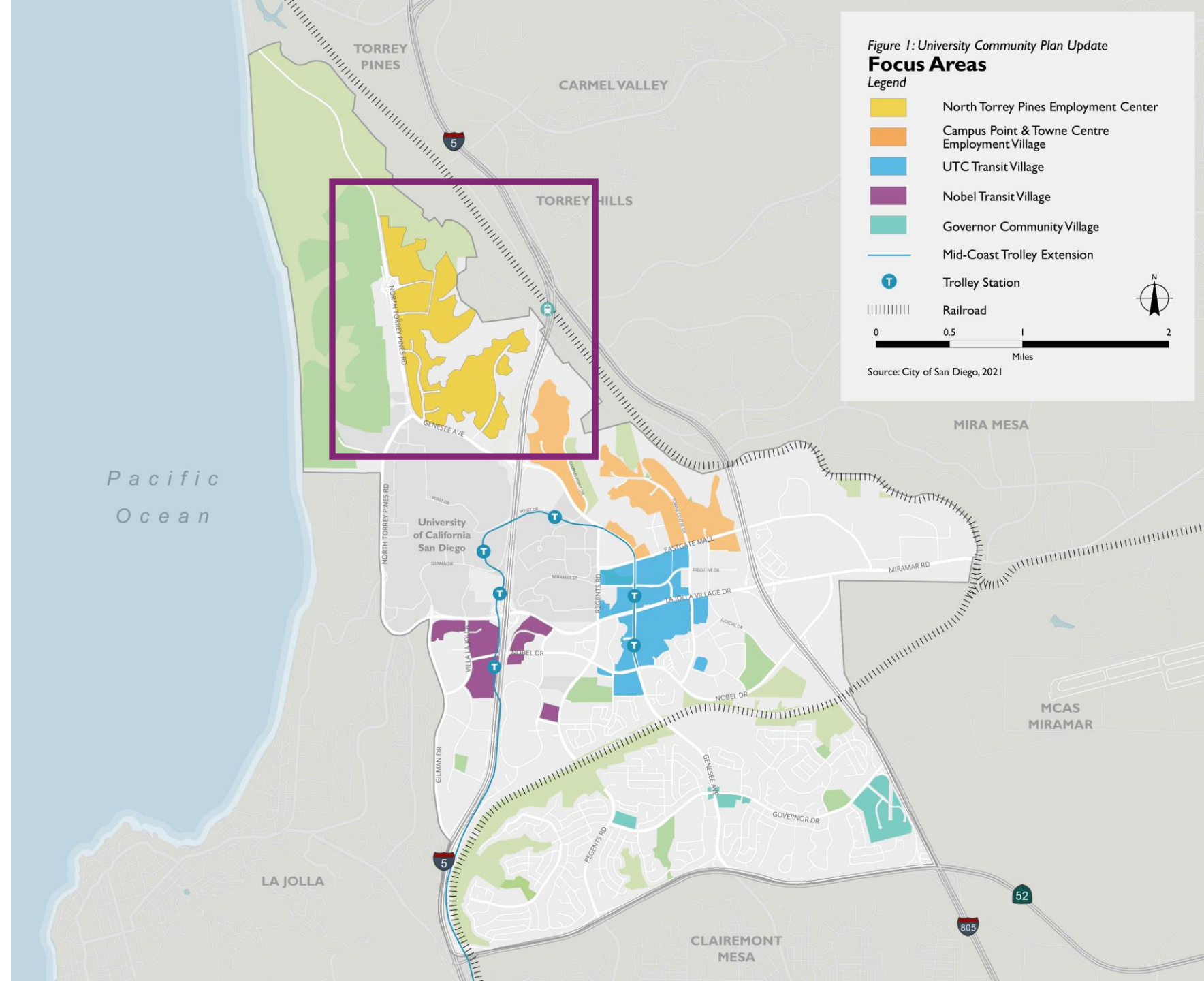
# RESPONDENT CONNECTION TO THE COMMUNITY\*



*\*respondents could choose more than one option; results will not add up to 100%*

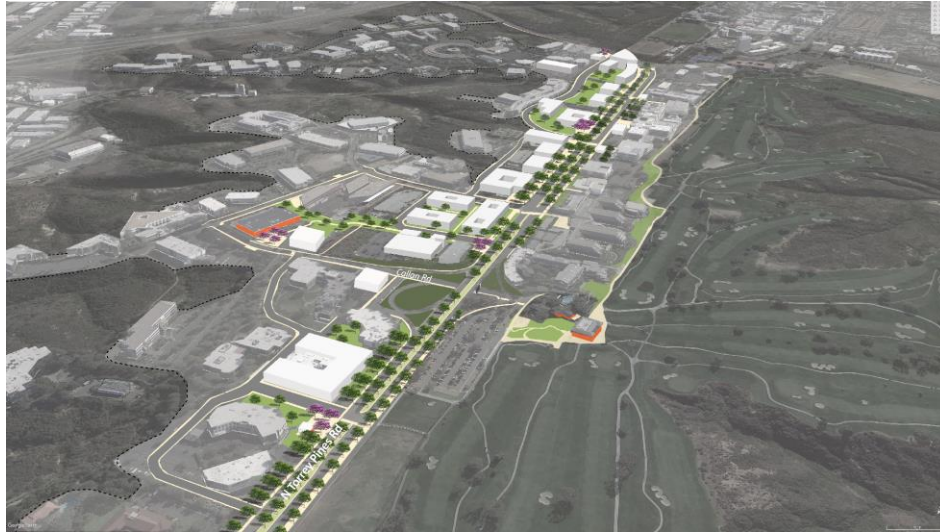
# NORTH TORREY PINES EMPLOYMENT CENTER

Existing:  
5,000+ jobs  
0 homes

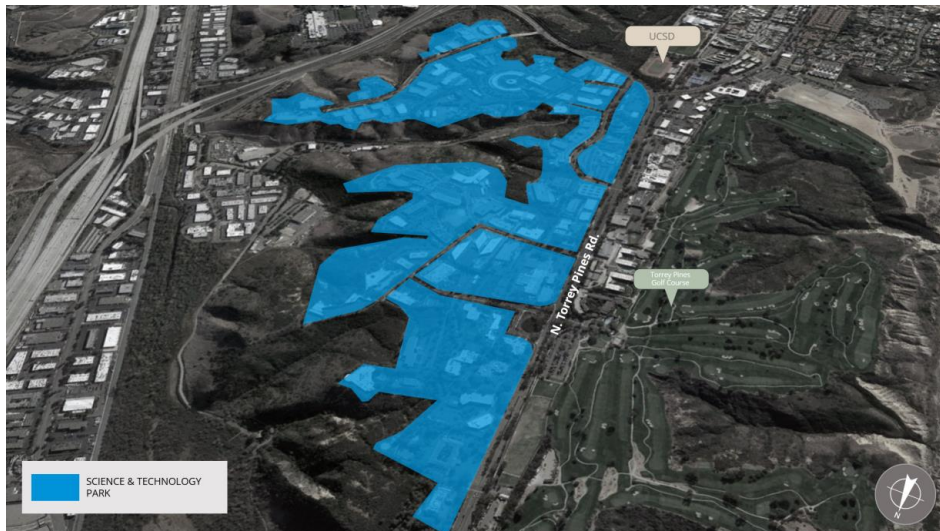
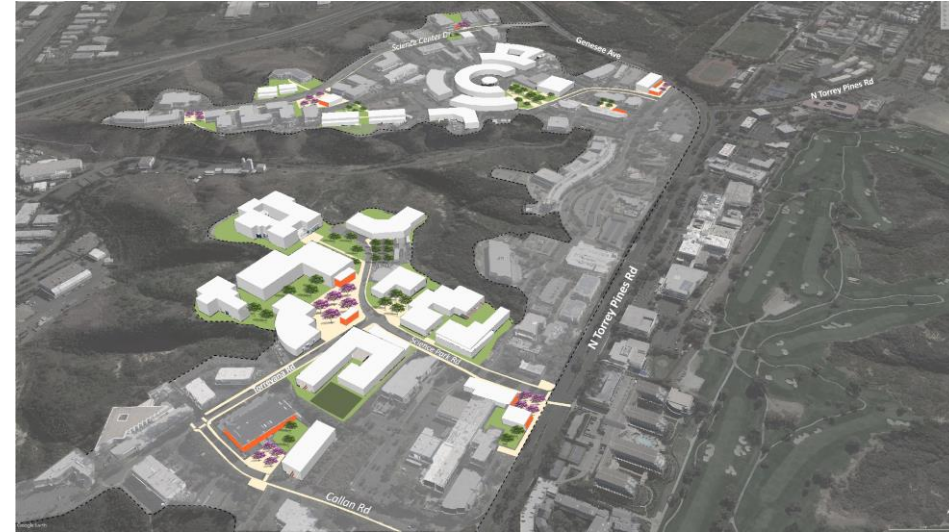




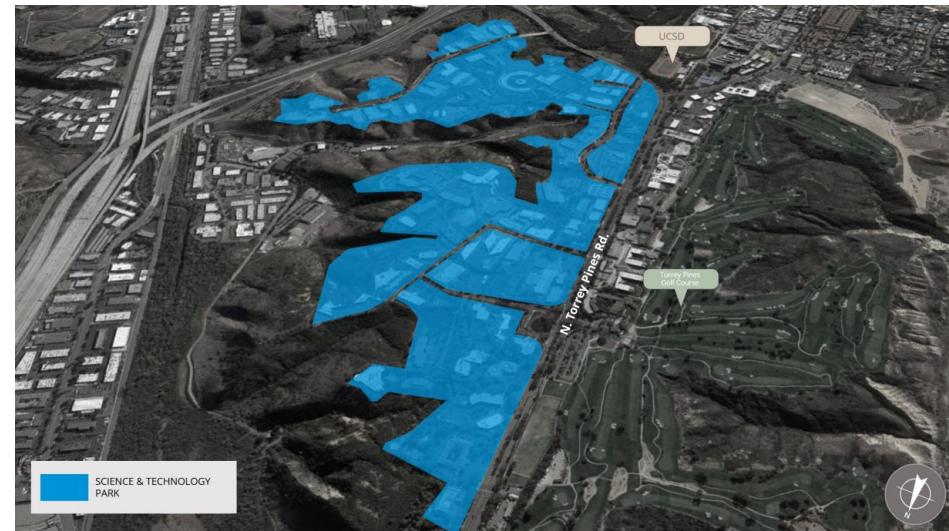
## Option A



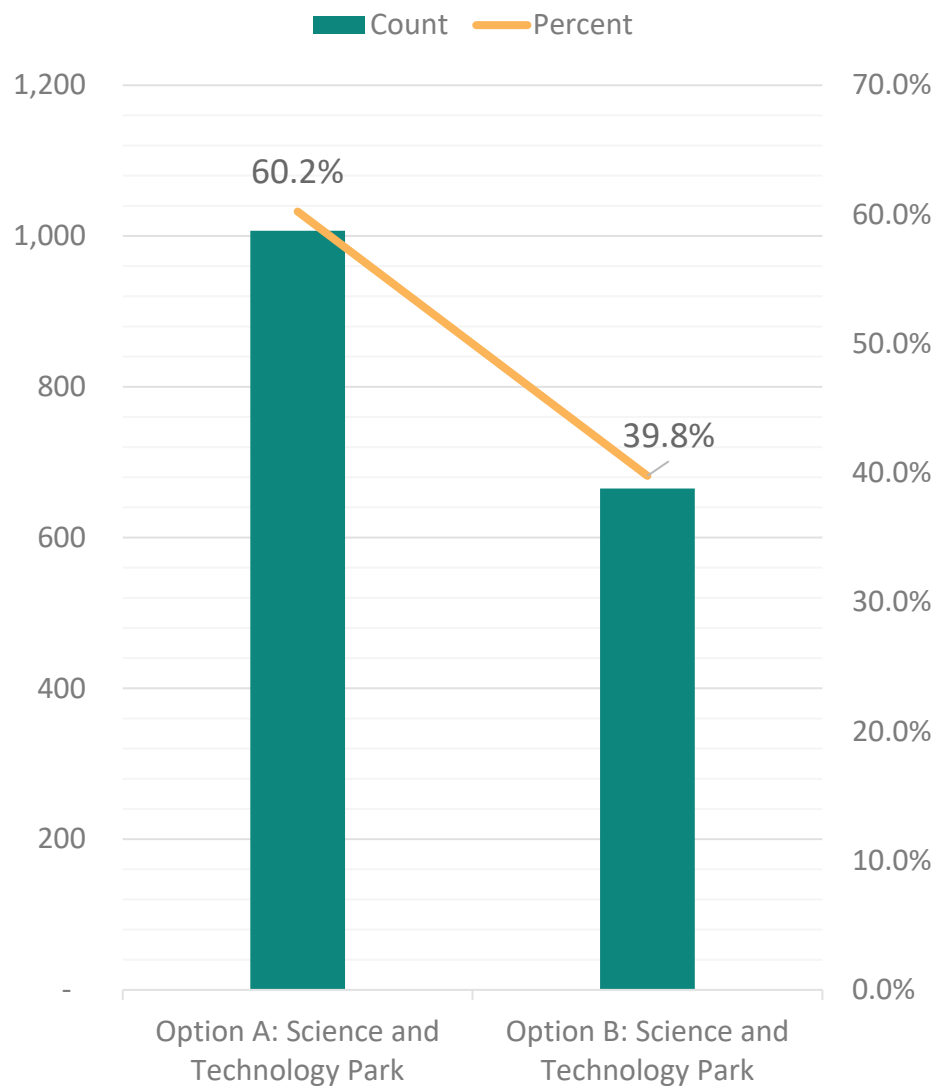
## Option B



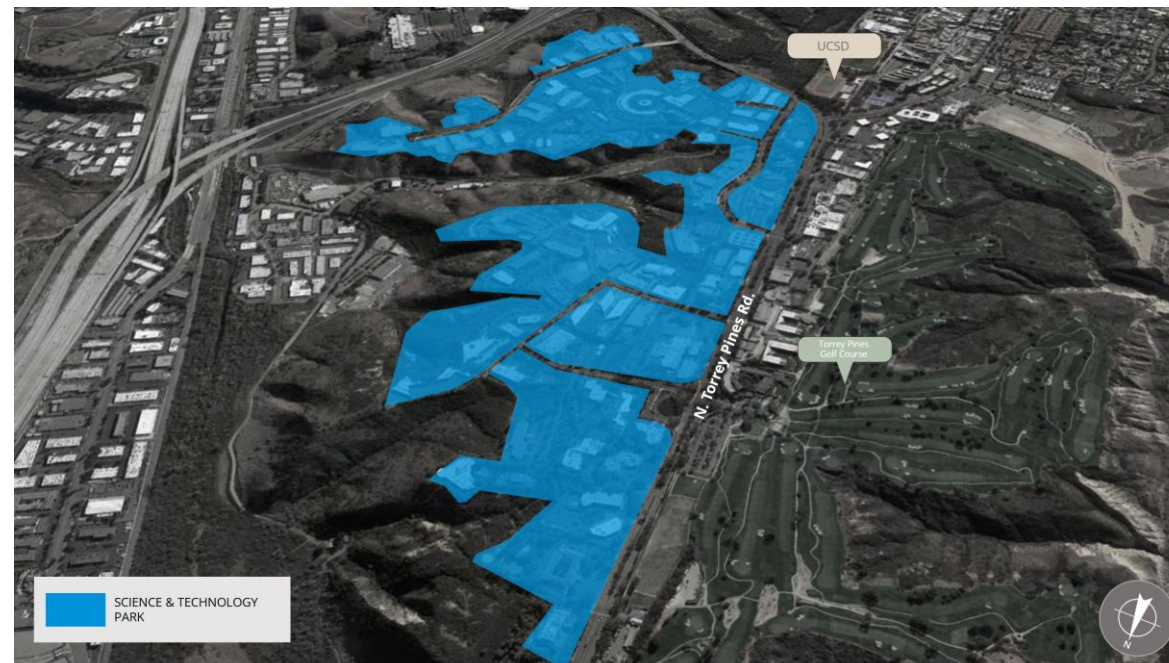
Scientific Research



Scientific Research



## Option A



### Scientific Research



**7,500 jobs**



**0 homes**

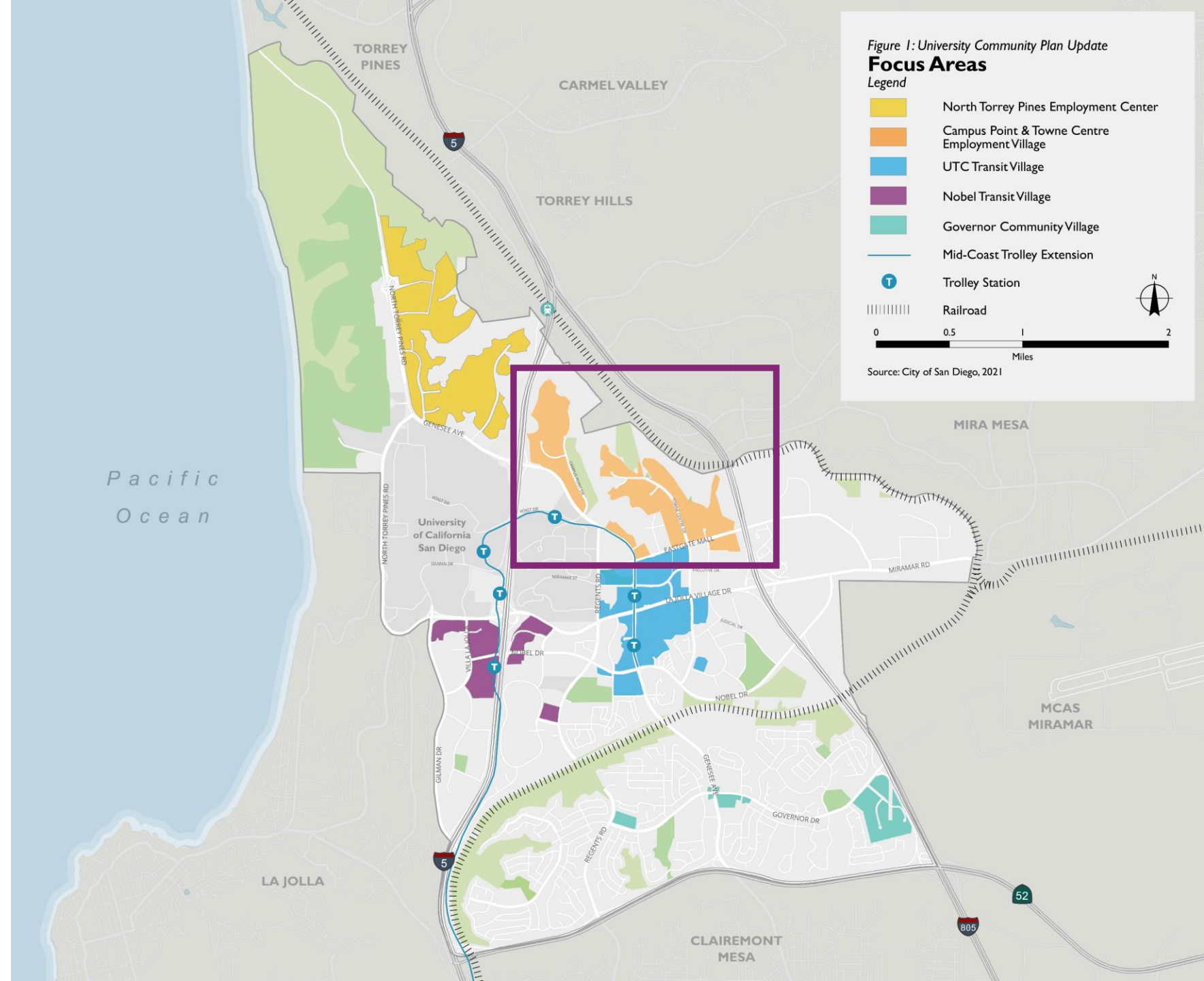
*existing: 5,000+ jobs*

*0 homes*



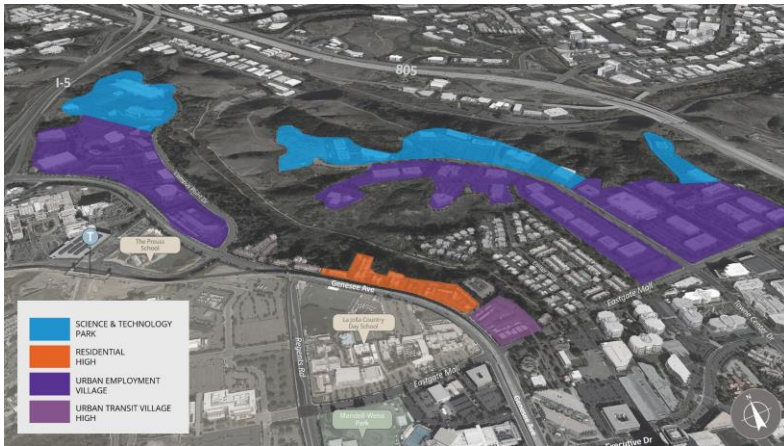
# CAMPUS POINT & TOWNE CENTRE EMPLOYMENT VILLAGE

Existing:  
15,000+ jobs  
300+ homes





## Option A



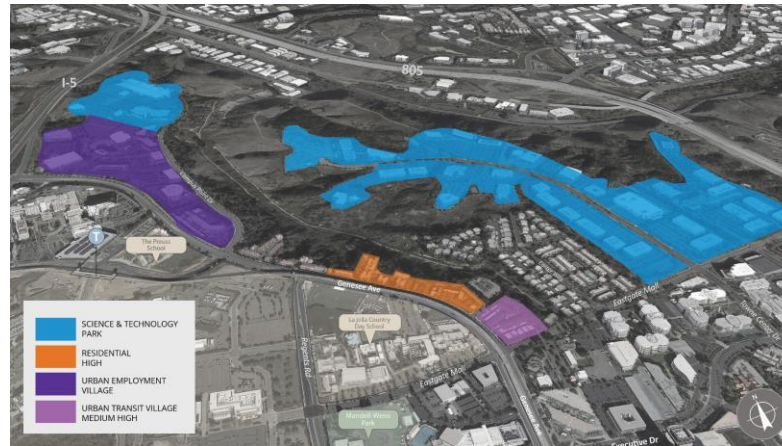
**Scientific Research**

**Residential – Very High**

**Urban Employment Village**

**Urban Transit Village - High**

## Option B



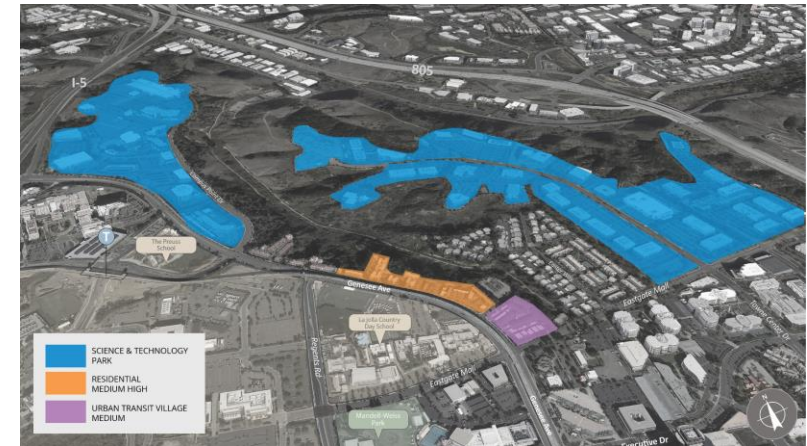
**Scientific Research**

**Residential – High**

**Urban Employment Village**

**Urban Transit Village – Medium High**

## Option C

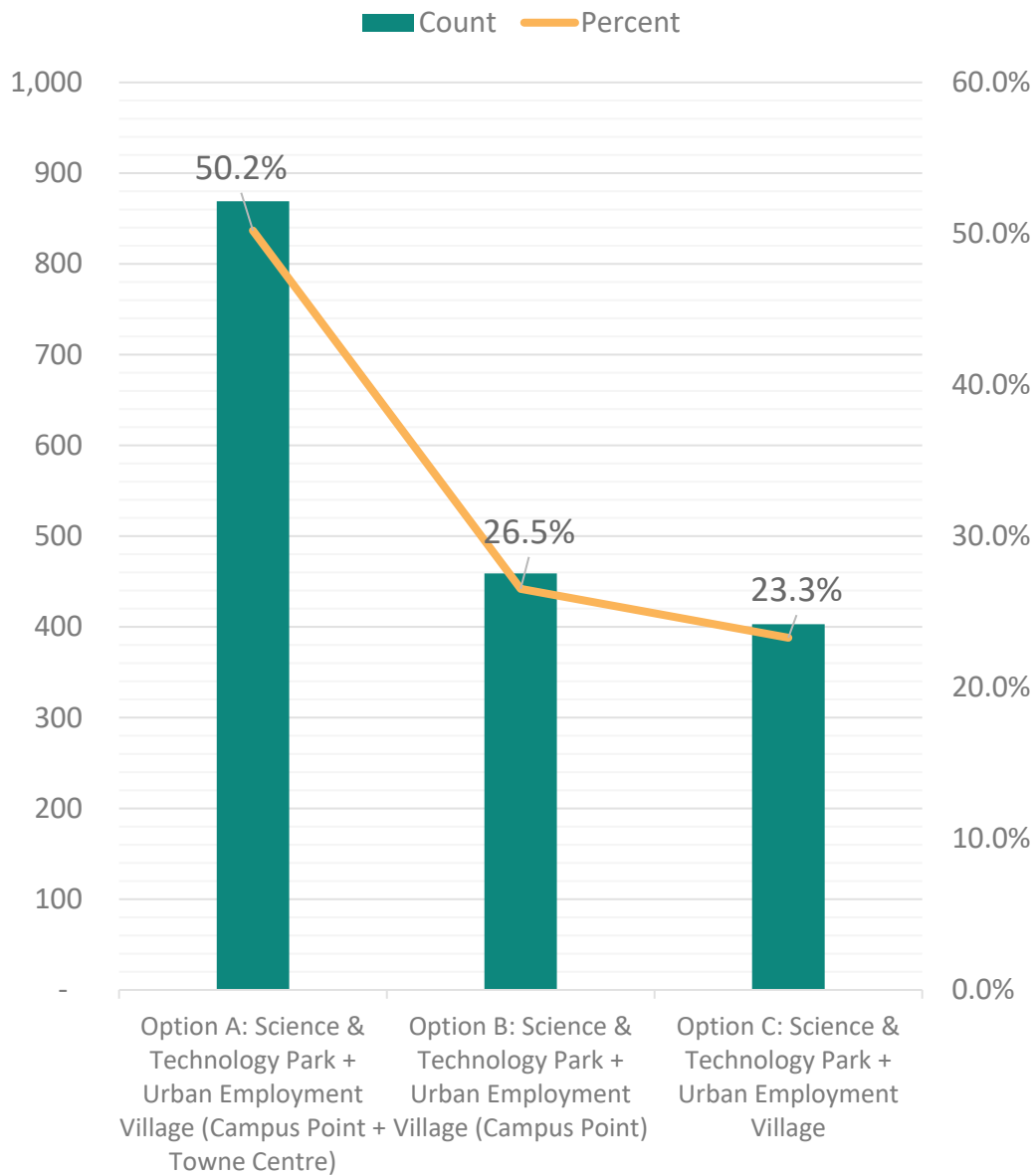


**Scientific Research**

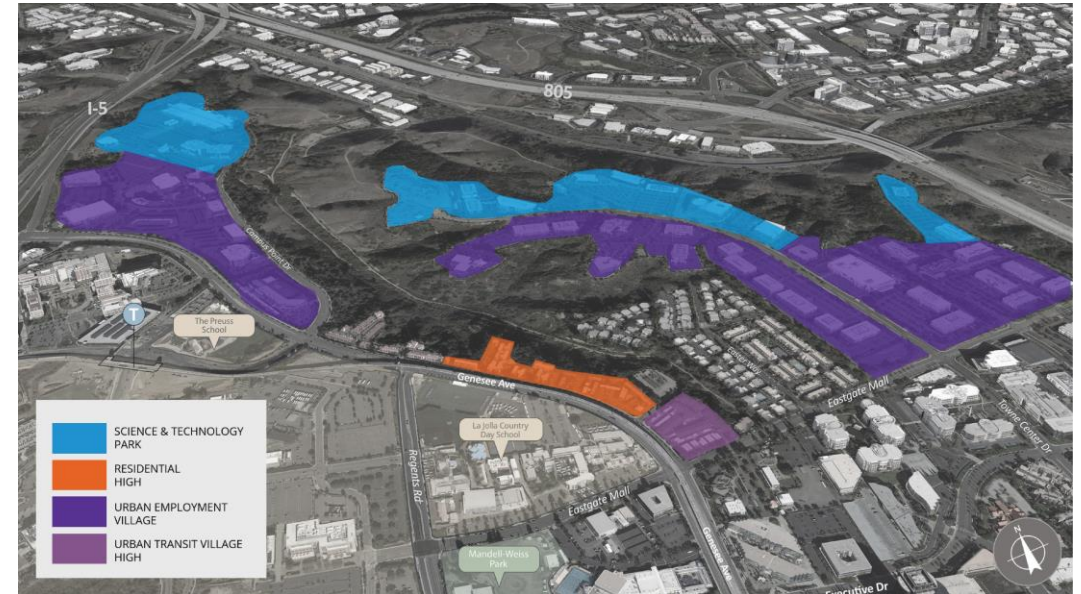
**Residential – High**

**Urban Employment Village**

**Urban Transit Village – Medium**



## Option A



**Scientific Research**

**Residential - Very High**

**Urban Employment Village**

**Urban Transit Village - High**



**17,500 jobs**



**8,500 homes**

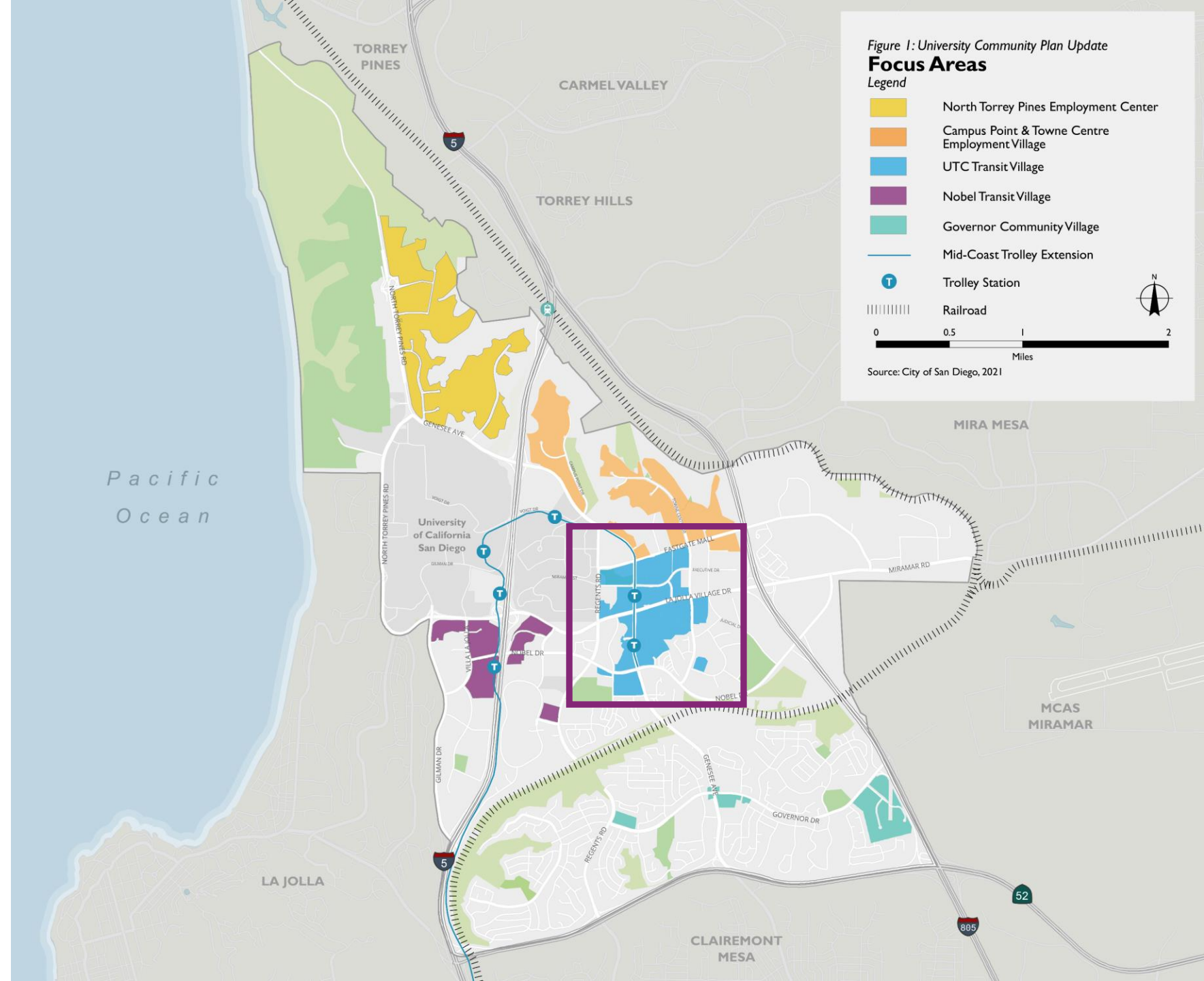
existing: 15,000+ jobs

300+ homes



# UTC TRANSIT VILLAGE

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





## Option A



Community Village - Medium High  
 Urban Transit Village - Medium High  
 Urban Transit Village - High  
 Urban Transit Village - Very High

## Option B



Community Village - Medium  
 Residential - Very High  
 Urban Transit Village - Medium  
 Urban Transit Village - Medium High  
 Urban Transit Village - High

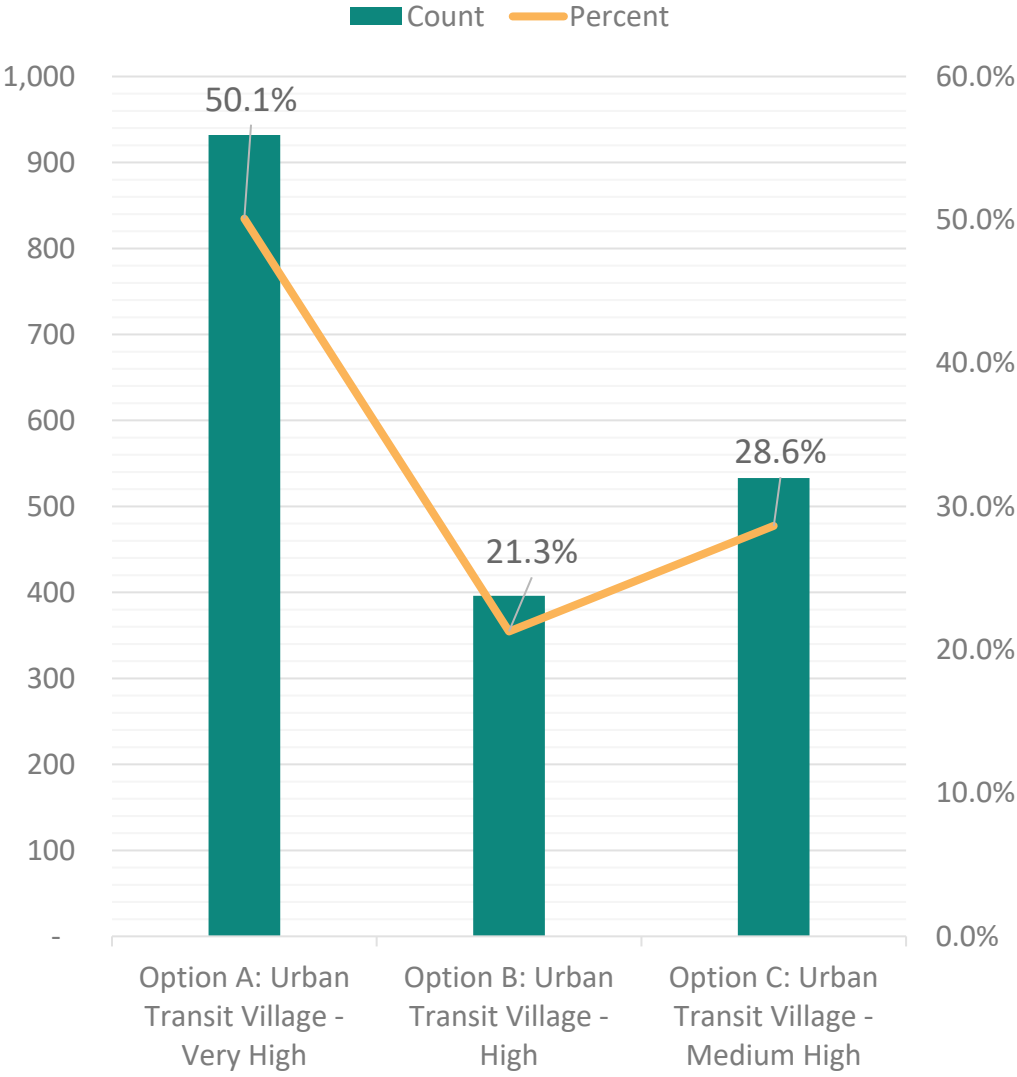
## Option C



Neighborhood Village - Medium  
 Residential - High  
 Urban Transit Village - Medium Low  
 Urban Transit Village - Medium  
 Urban Transit Village - Medium High



Option A



- Community Village - Medium High
- Urban Transit Village - Medium High
- Urban Transit Village - High
- Urban Transit Village - Very High



50,000 jobs



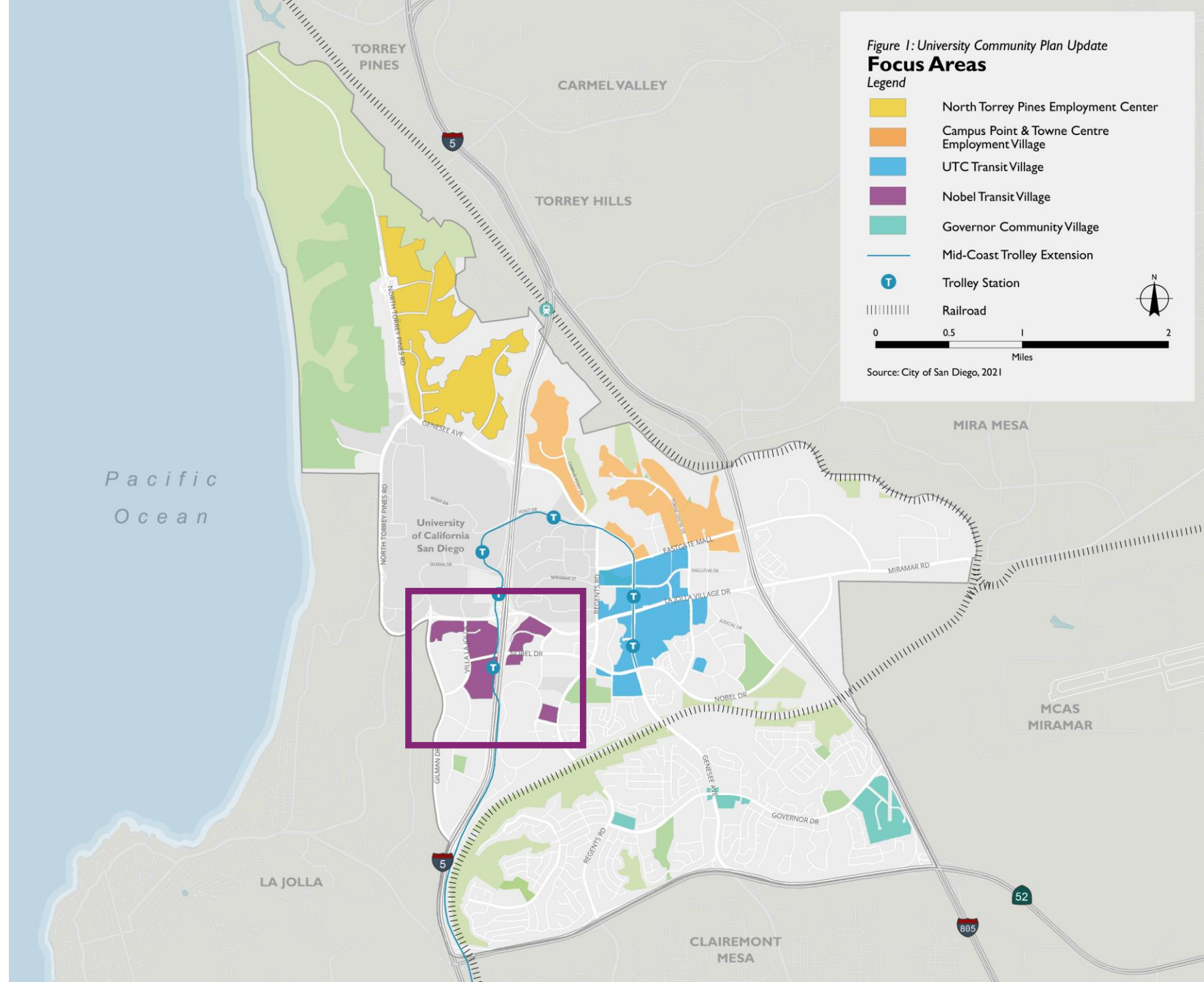
35,000 homes

existing: 10,000+ jobs

1,000+ homes

# NOBEL CAMPUS TRANSIT VILLAGE

**Existing:**  
5,000+ jobs  
150+ homes





## Option A



Community Village – Medium

Urban Transit Village – Medium High

Urban Transit Village - High

## Option B



Neighborhood Village – Medium

Urban Transit Village – Medium

Urban Transit Village – Medium High

## Option C



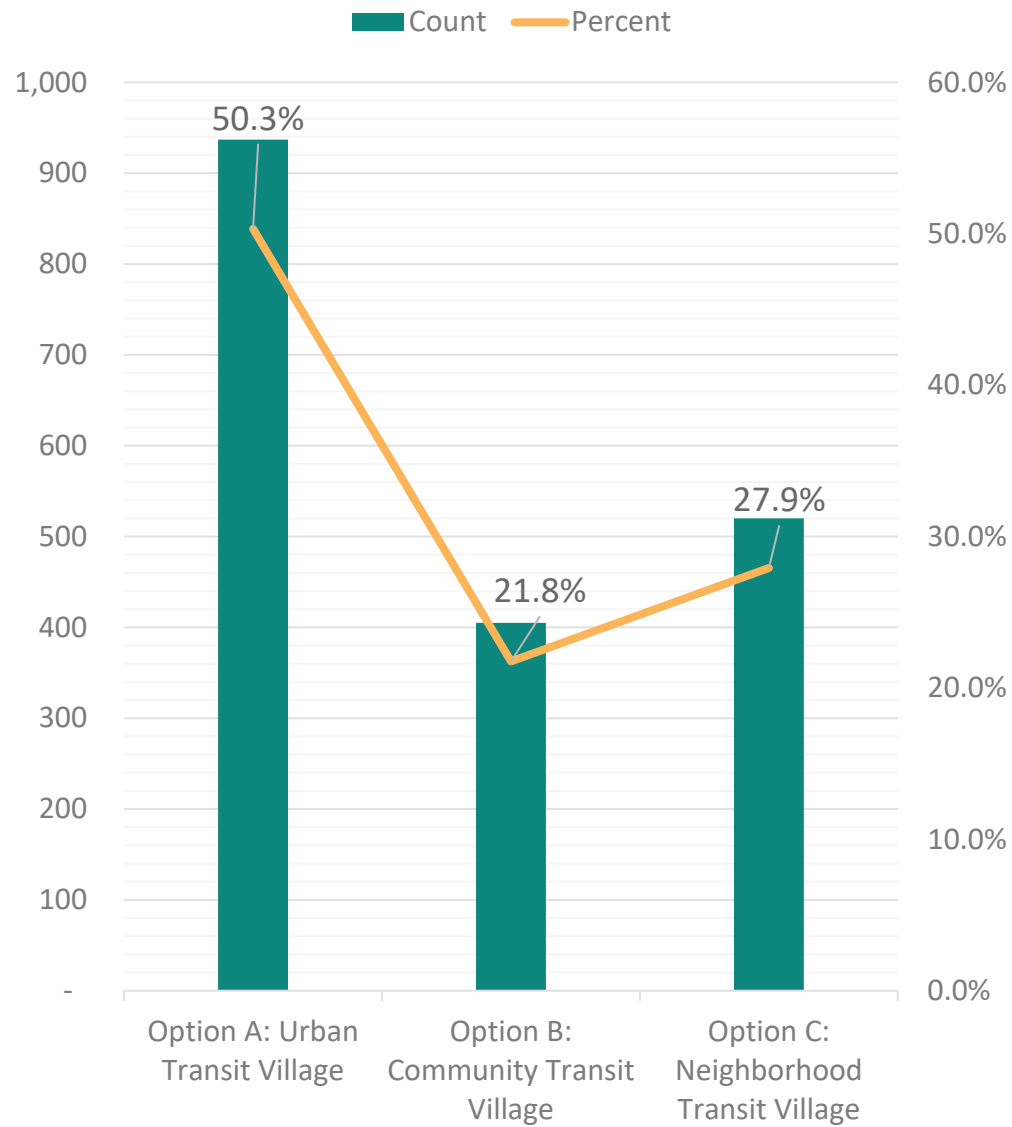
Community Commercial

Neighborhood Village – Low

Urban Transit Village – Medium Low

Urban Transit Village – Medium





## Option A



**Community Village – Medium**

**Urban Transit Village – Medium High**

**Urban Transit Village - High**



**19,000 jobs**



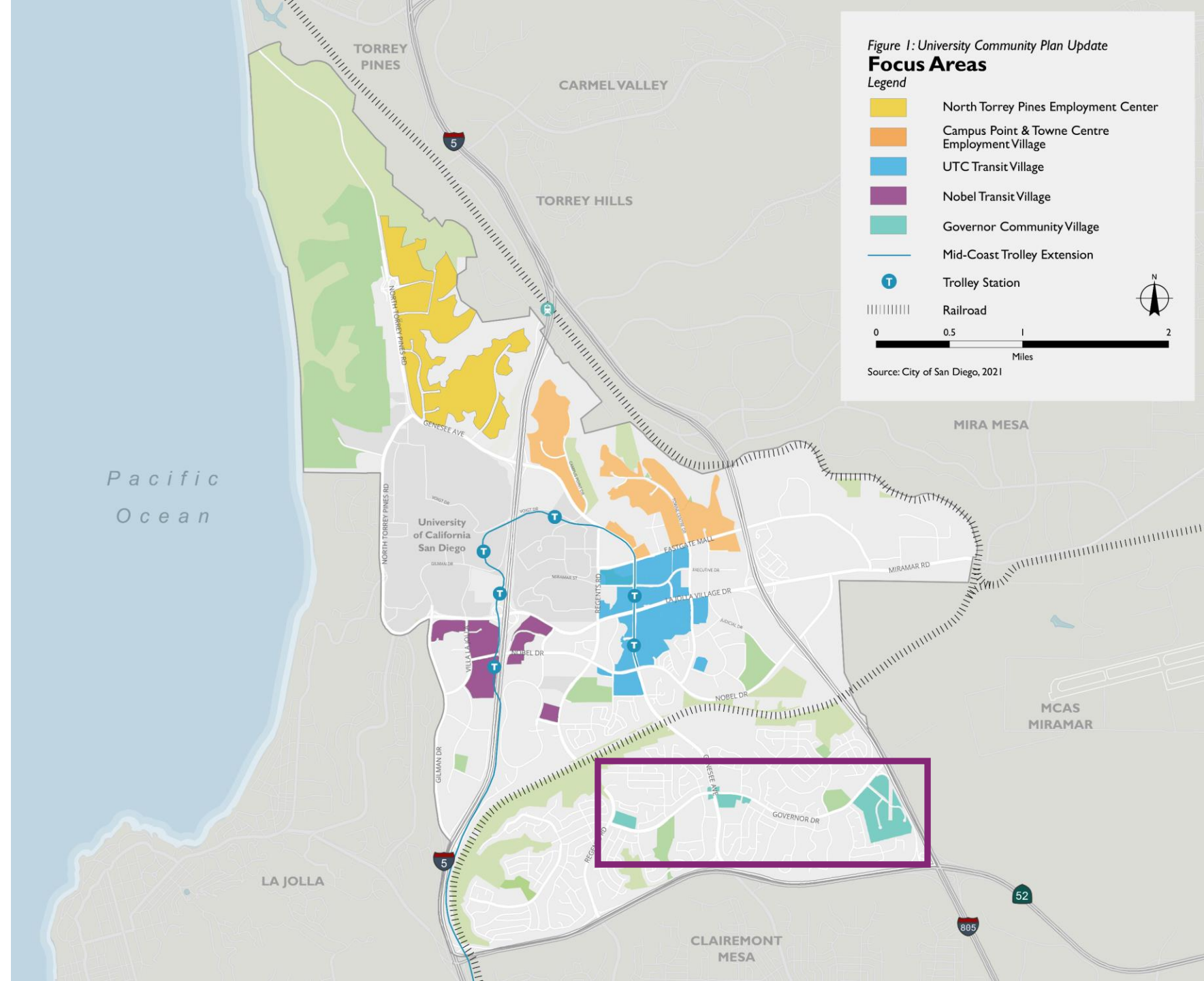
**11,000 homes**

*existing: 5,000+ jobs*

*150 homes*

# GOVERNOR COMMUNITY VILLAGE

Existing:  
700+ jobs  
0+ homes





# Option A



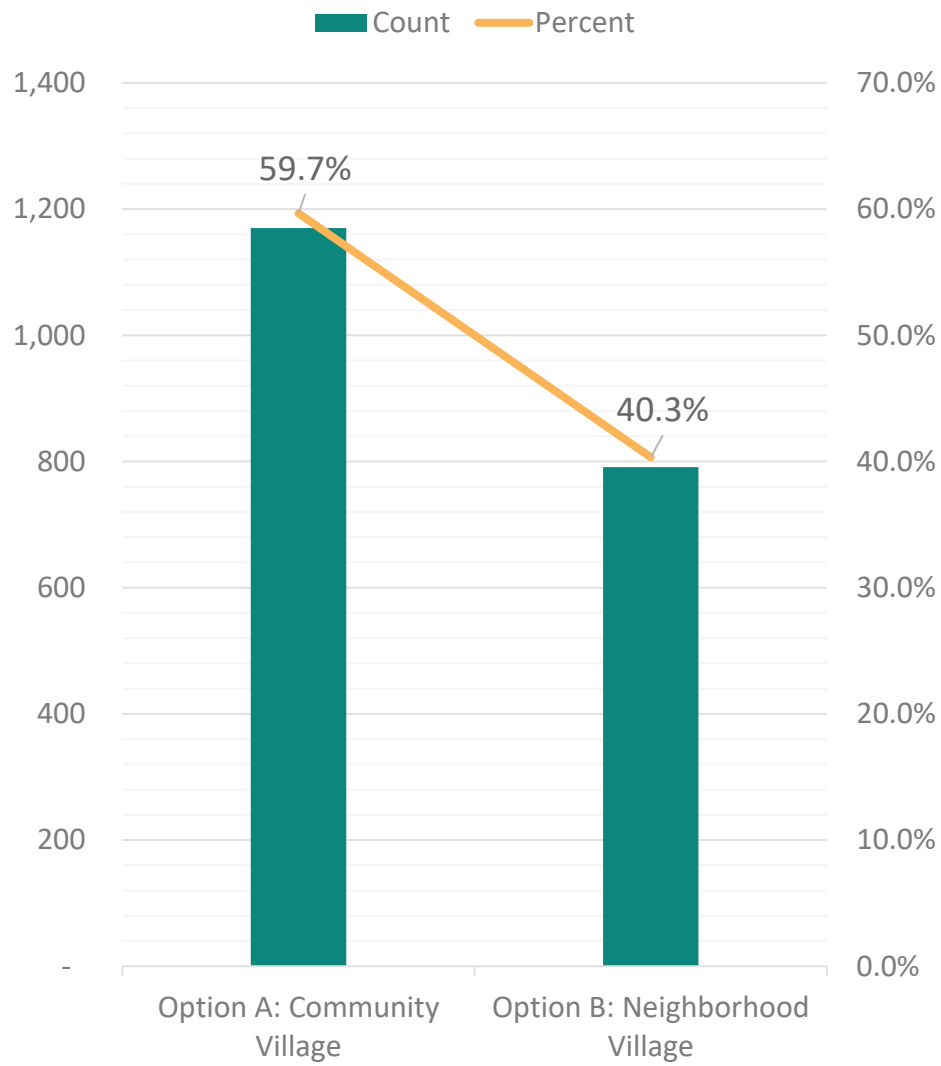
Community Village – Medium

# Option B



Neighborhood Village – Medium Low





## Option A



**Community Village - Medium**



**2,000 jobs**



**1,000 homes**

existing: 700+ jobs

0 homes

# OUTREACH RESULTS SUMMARY

This outreach results summary provides an overview of the results of the in-person outreach and *Choose Your Future!* platform. Detailed information for each focus area and response summary follows within the next pages of the this report.

Workshops  
2

Open Houses  
2

Newsletters  
5

Canvassing Days  
6

Tabling Events  
23+

Office Hours  
30+

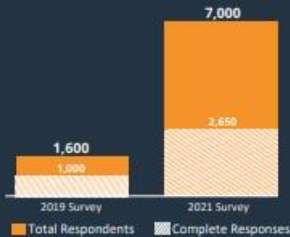
Tabling Hours  
46+

Homes Reached Through Canvassing & Partner Outreach  
22,500+

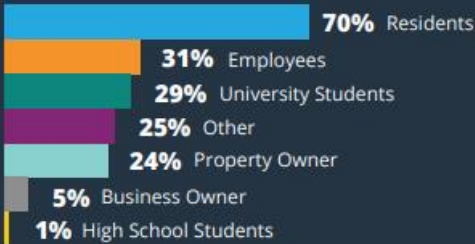
## University Community



## Total Respondents

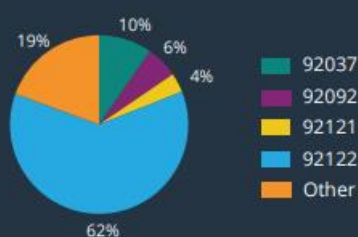


## Respondent Connection to the Community\*

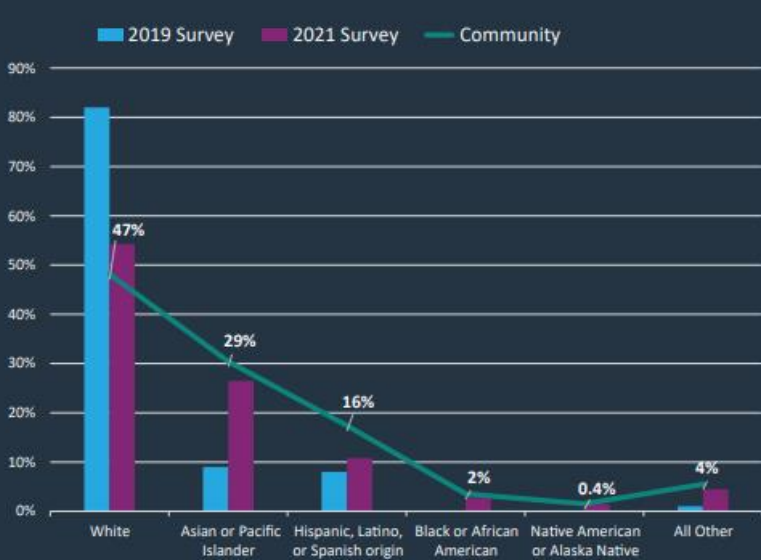


\*respondents could choose more than one option; results will not add up to 100%

## Respondent Zip Code



## Respondent Race & Ethnicity



## Survey Results Summary

### Focus Area 1

North Torrey Pines Employment Center

Category	Homes	Jobs
Existing	N/A	5,000
Option A	N/A	7,500
Option B	N/A	7,500
Option C	N/A	N/A

### Focus Area 2

Campus Point & Towne Centre Employment Village

Category	Homes	Jobs
Existing	300	14,000
Option A	8,500	17,500
Option B	3,500	22,500
Option C	1,000	25,000

### Focus Area 3

UTC Transit Village

Category	Homes	Jobs
Existing	1,300	10,000
Option A	35,000	50,000
Option B	25,000	40,000
Option C	14,000	40,000

### Focus Area 4

Nobel Campus Transit Village

Category	Homes	Jobs
Existing	150	5,000
Option A	11,000	19,000
Option B	6,000	18,000
Option C	3,500	9,000

### Focus Area 5

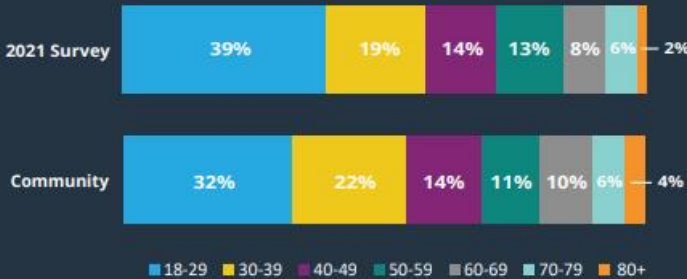
Governor Community Village

Category	Homes	Jobs
Existing	N/A	750
Option A	1,000	2,000
Option B	750	1,500
Option C	N/A	N/A

Options A, B, & C are estimated maximum buildout of homes & jobs

Option A Option B Option C

## Respondent Age



view the full report at [PlanUniversity.org/materials](https://PlanUniversity.org/materials)



# PROPOSED LAND USE SCENARIOS FOR DISCUSSION





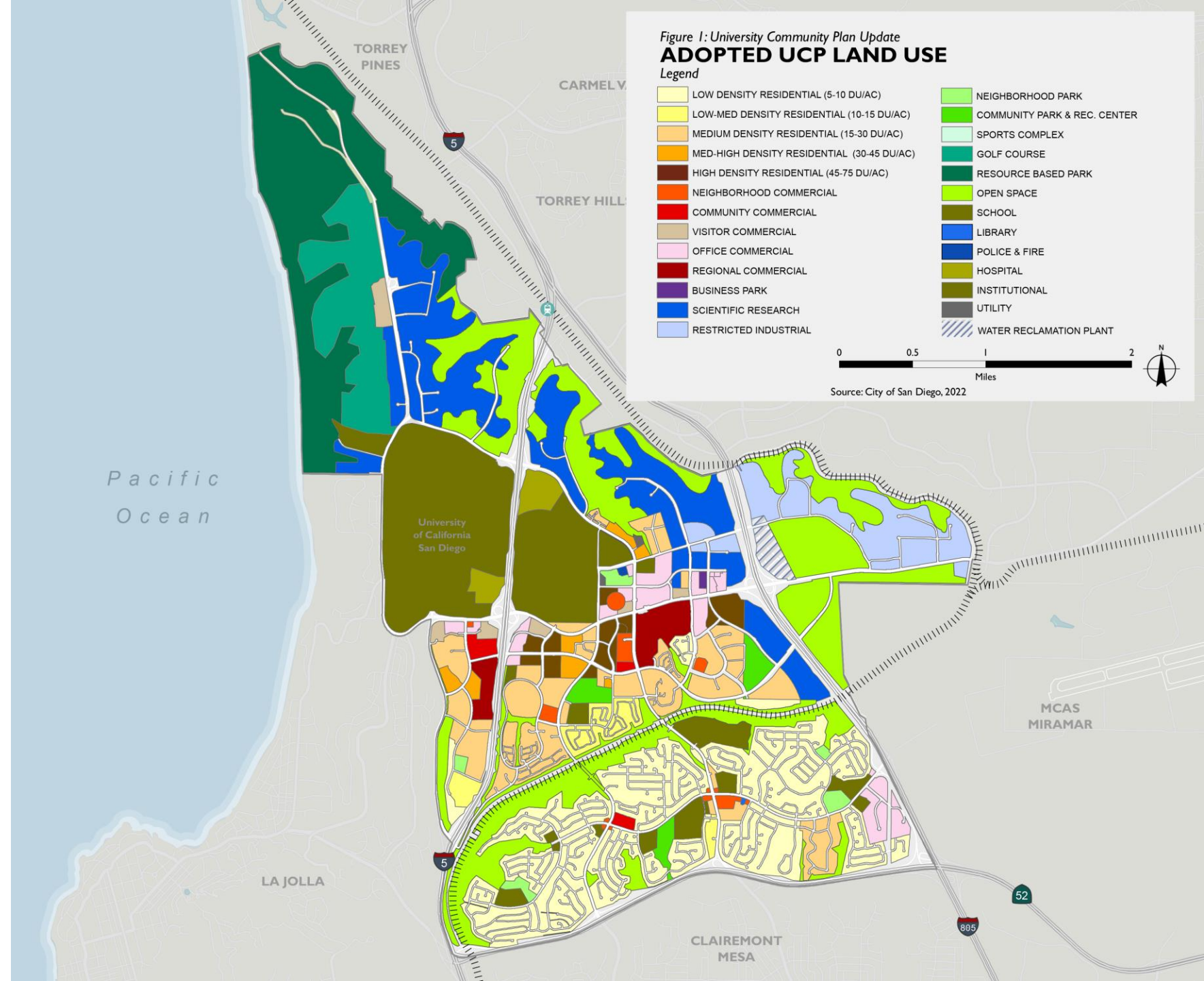
# ADOPTED PLAN LAND USE

The Adopted University Community Plan is completely built out with little-to-no remaining capacity.

## Existing Metrics

<b>Jobs</b>	90,000
<b>Homes</b>	27,000
<b>Jobs to Housing Ratio</b>	3.33

Source: SANDAG 2020 Housing Estimates, OnTheMap, LEHD, 2022



# LAND USE CATEGORIES

## *DRAFT LAND USE OPTIONS FOR DISCUSSION*

The **Neighborhood Village** designation allows for housing in a mixed-use setting with an emphasis on neighborhood-serving office, retail, and residential use. Village land uses encourage active street frontages and pedestrian-oriented design.

The **Community Village** designation allows for housing in a mixed-use setting which emphasizes commercial office and residential use integrated with retail. Village land uses encourage active street frontages and pedestrian-oriented design.

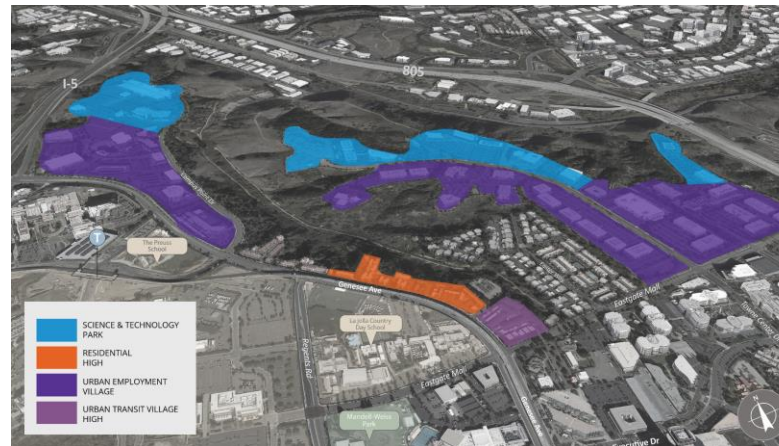
The **Urban Village** designation allows for medium and high-intensity, mixed-use, transit-oriented development with residential uses. The integration of housing with employment uses in both horizontal and vertical formats is encouraged. Active street frontages and pedestrian-oriented design are enhanced and outdoor spaces, plazas, and paseos are a central organizing feature.

# EMPLOYMENT CENTERS: FEEDBACK RECEIVED

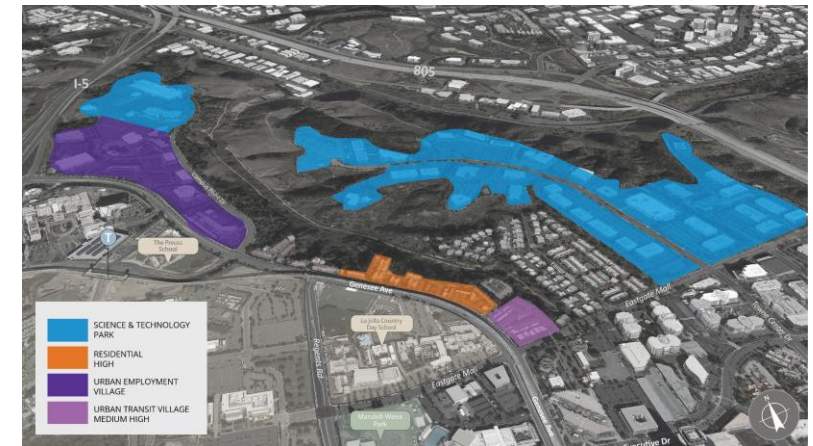
## DRAFT LAND USE OPTIONS FOR DISCUSSION

Within the Focus Area along Campus Point and Towne Centre Drive, more than 75% of respondents selected either Option A or Option B, which included options to collocate housing near jobs.

### Option A



### Option B

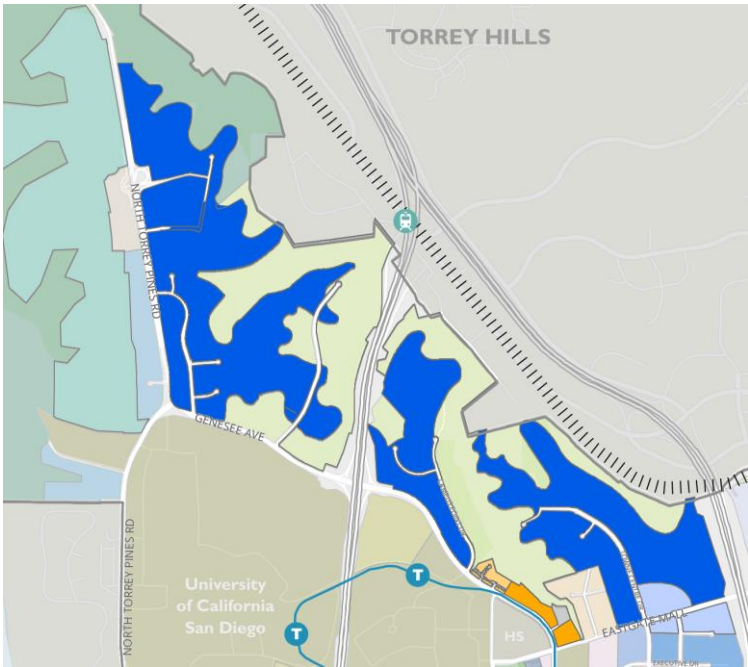




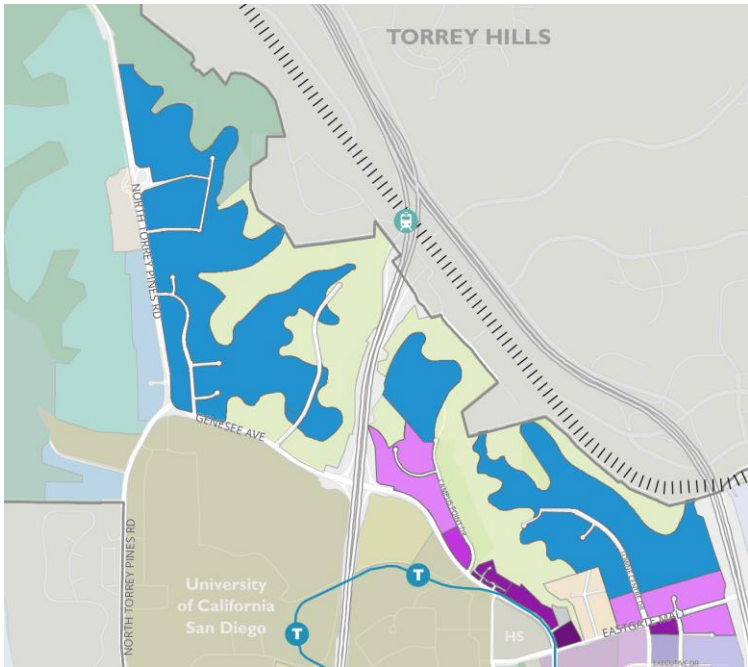
# EMPLOYMENT CENTERS: PROPOSED SCENARIOS

## DRAFT LAND USE OPTIONS FOR DISCUSSION

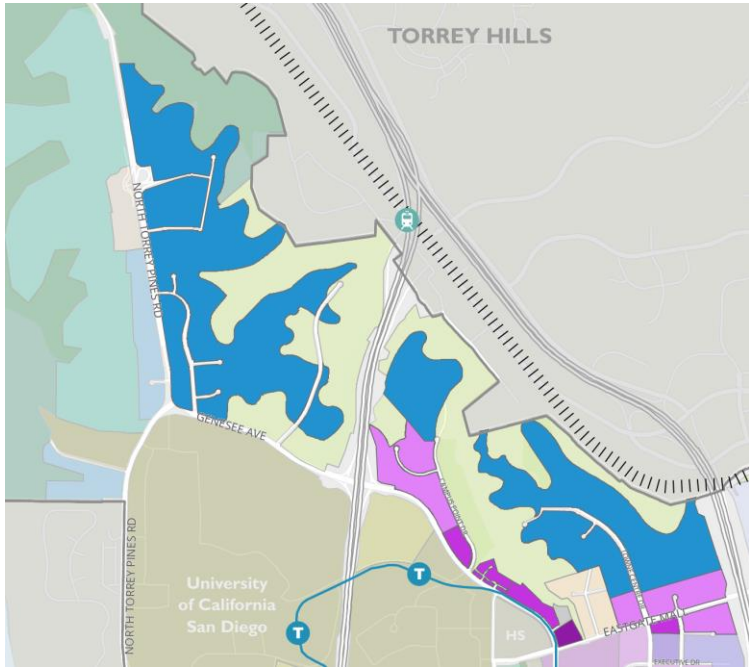
### Base (Adopted) Scenario



### Scenario 1



### Scenario 2



- Restricted Industrial
- Medium Density Residential (15-30 DU/AC)
- Medium-High Density Residential (30-45 DU/AC)
- Scientific Research

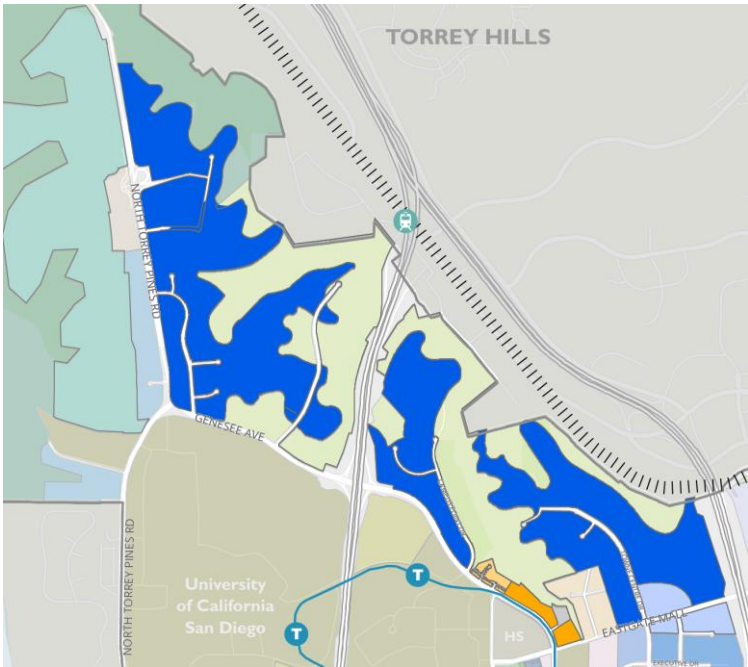
- Urban Village (0-54 DU/AC)
- Urban Village (0-109 DU/AC)
- Urban Village (0-218 DU/AC)
- Urban Village (0-290 DU/AC)
- Scientific Research

- Urban Village (0-54 DU/AC)
- Urban Village (0-109 DU/AC)
- Urban Village (0-218 DU/AC)
- Scientific Research

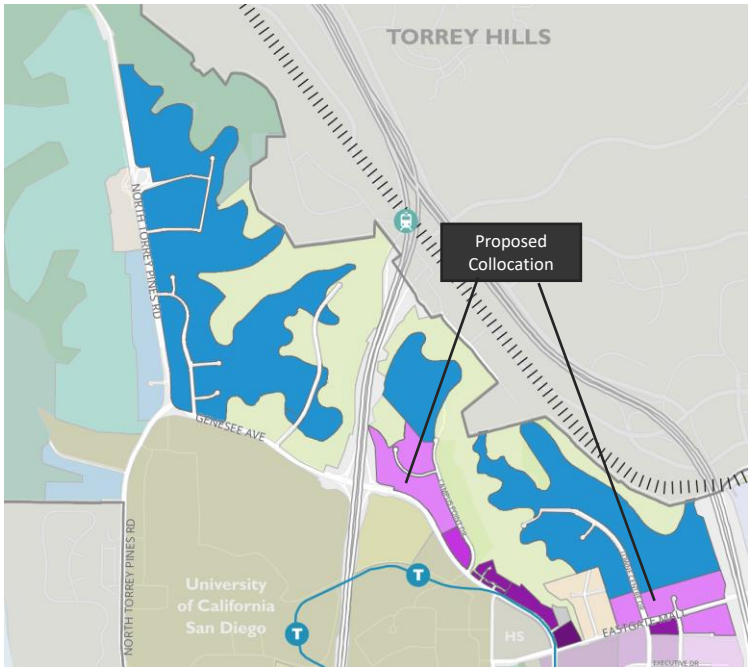
# EMPLOYMENT CENTERS: PROPOSED SCENARIOS

## DRAFT LAND USE OPTIONS FOR DISCUSSION

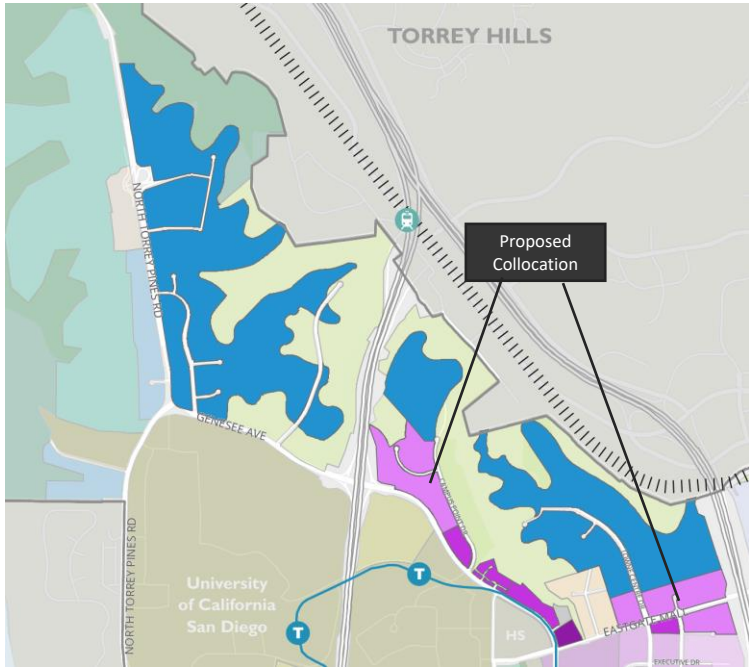
### Base (Adopted) Scenario



### Scenario 1



### Scenario 2



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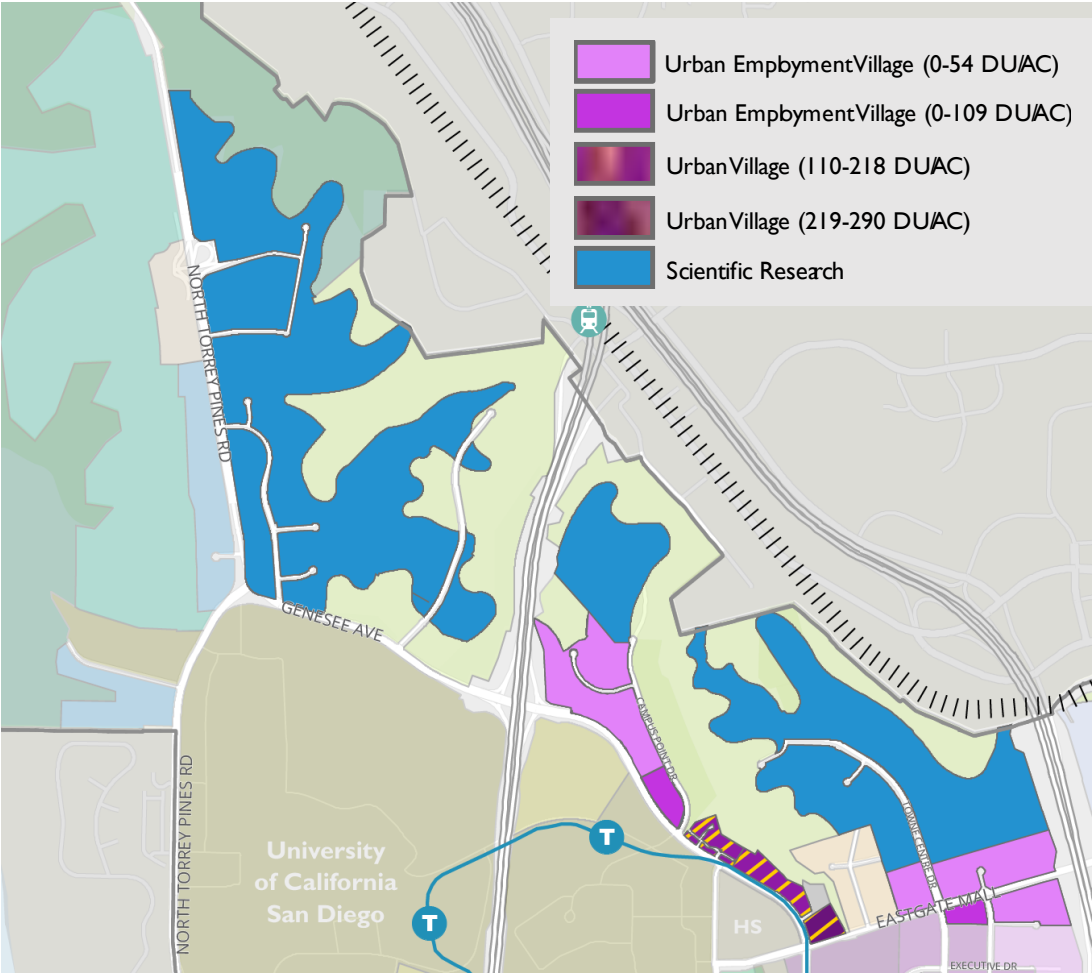
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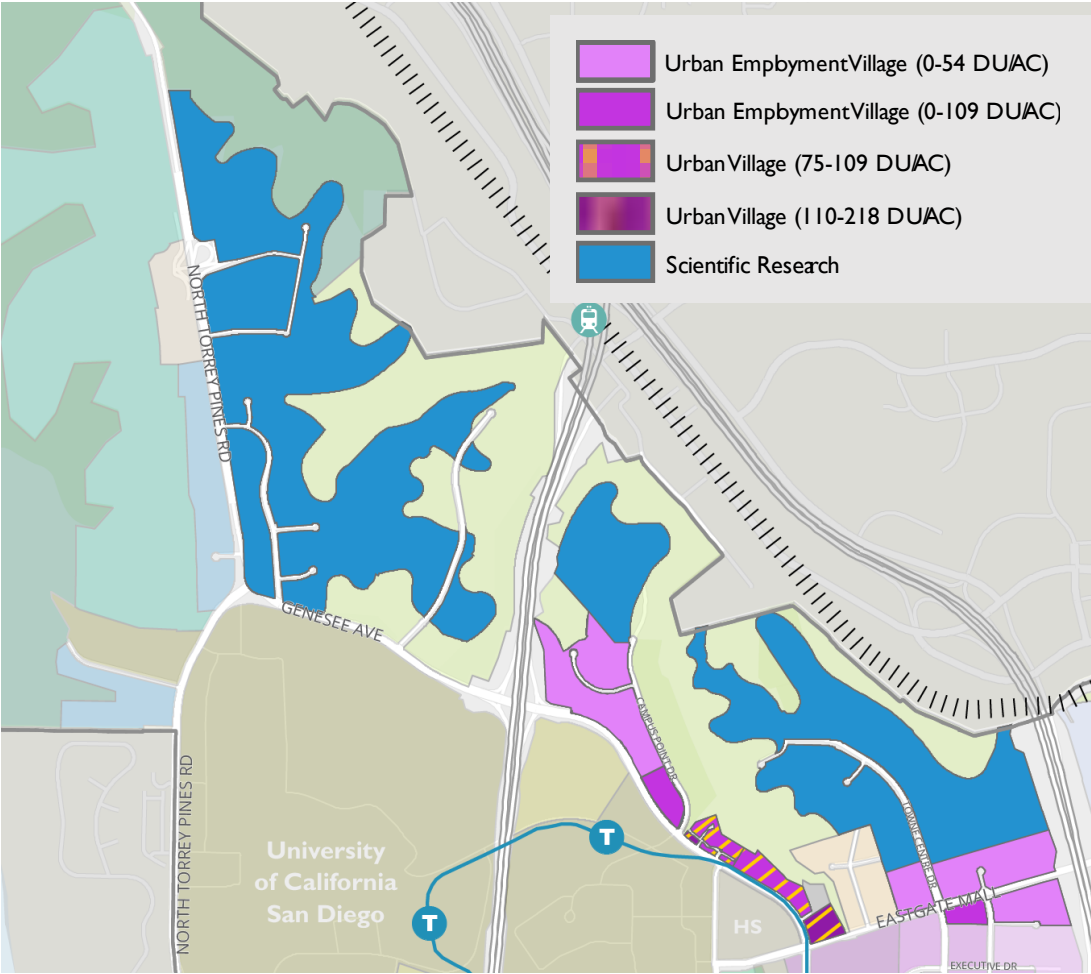
# EMPLOYMENT CENTERS: PROPOSED SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION

## Scenario 1



## Scenario 2

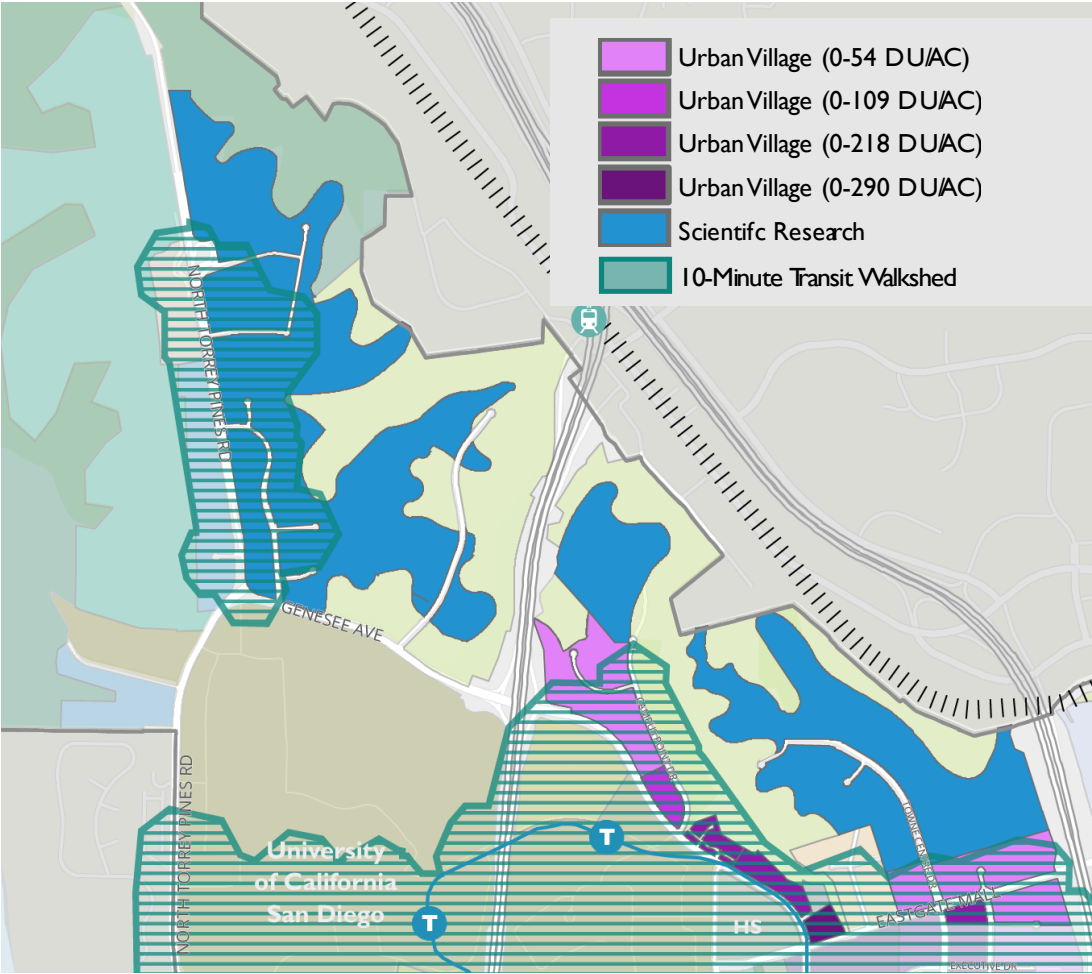




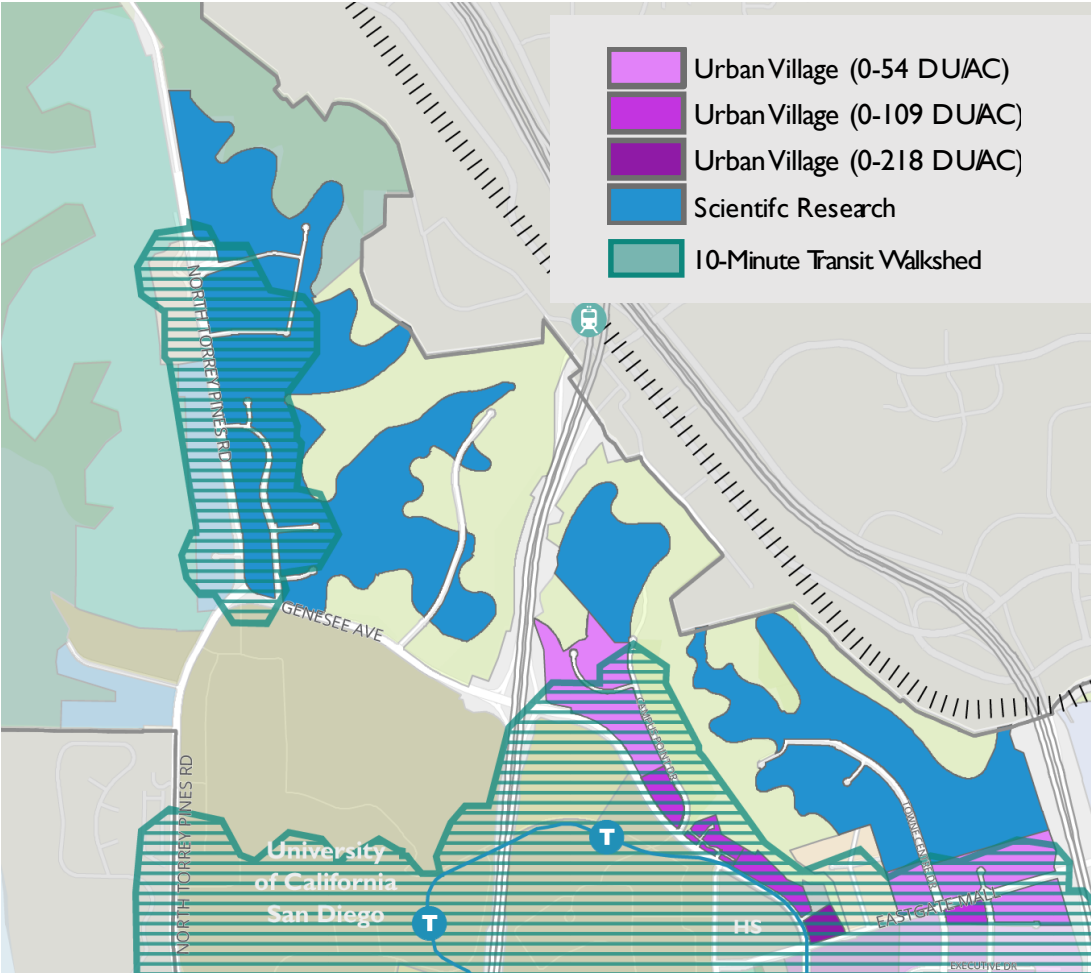
# EMPLOYMENT CENTERS: PROPOSED SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION

Scenario 1



Scenario 2



# COMMUNITY CORE: FEEDBACK RECEIVED

## DRAFT LAND USE OPTIONS FOR DISCUSSION

Within the UTC and Nobel Transit Village Focus Areas, more than 70% of respondents selected either Option A or Option B.

### Option A



### Option B

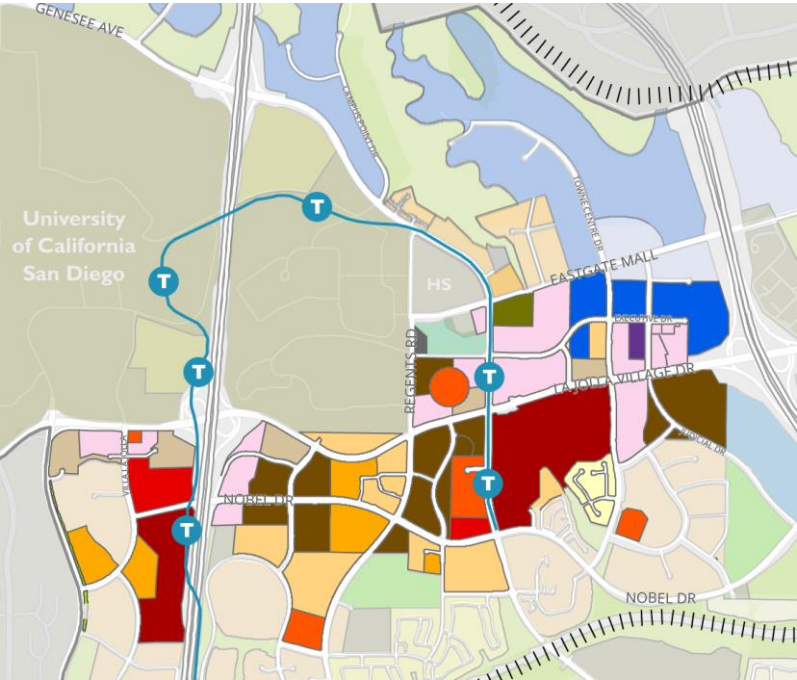




# COMMUNITY CORE: PROPOSED SCENARIOS

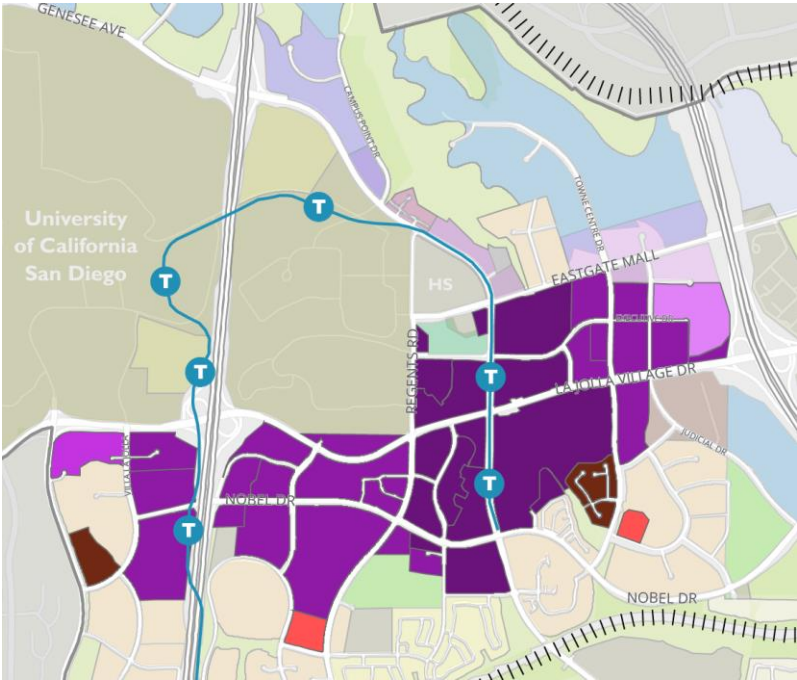
DRAFT LAND USE OPTIONS FOR DISCUSSION

Base (Adopted) Scenario



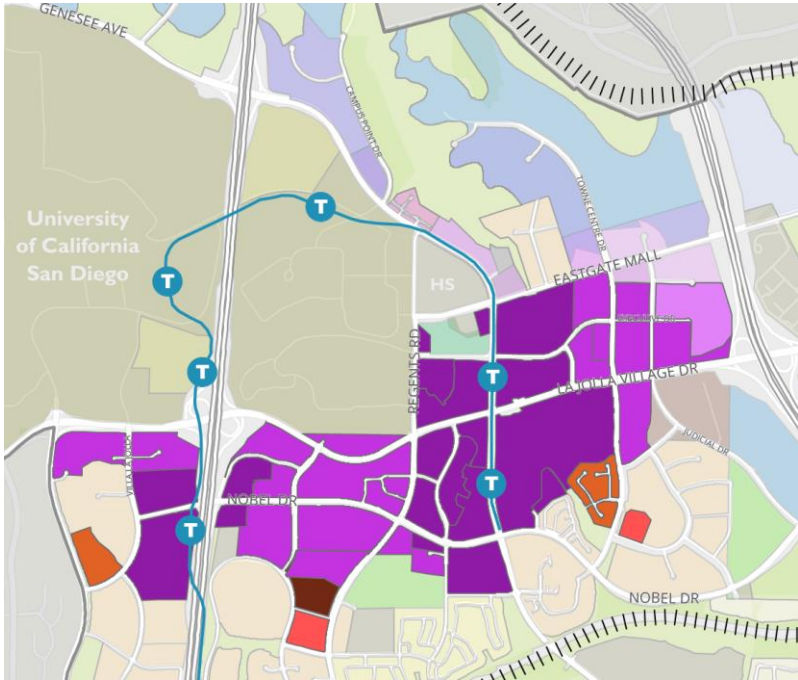
- |                                       |                     |
|---------------------------------------|---------------------|
| Low Density Res (5-10 DU/AC)          | Visitor Commercial  |
| Medium Density Res (15-30 DU/AC)      | Office Commercial   |
| Medium-High Density Res (30-45 DU/AC) | Regional Commercial |
| High Density Res (45-75 DU/AC)        | Business Park       |
| Neighborhood Commercial               | Scientific Research |
| Community Commercial                  |                     |

Scenario 1



- |  |
|--|
| Very High Density Residential (76-109 DU/AC) |
| Community Village (30-74 DU/AC)              |
| Urban Village (0-54 DU/AC)                   |
| Urban Village (0-109 DU/AC)                  |
| Urban Village (0-218 DU/AC)                  |
| Urban Village (0-290 DU/AC)                  |

Scenario 2



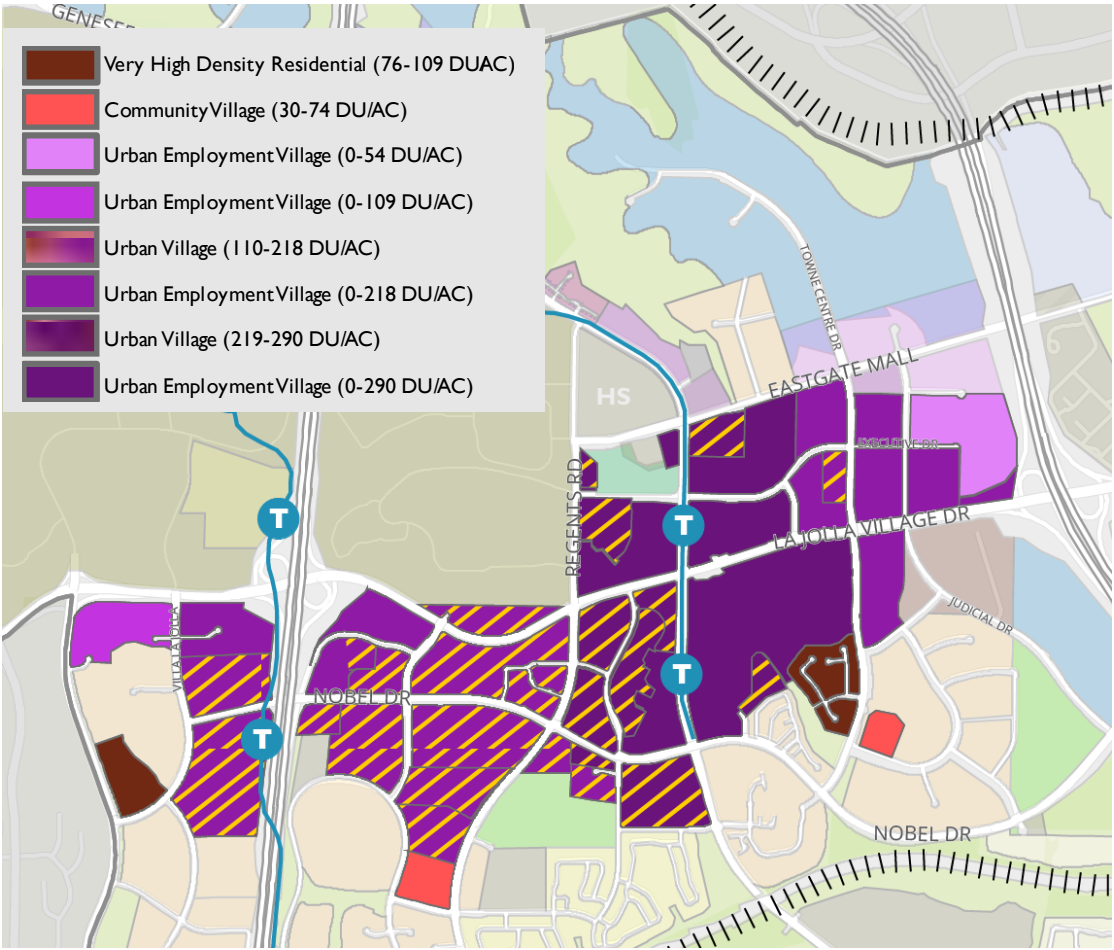
- |  |
|--|
| High Density Residential (45-75 DU/AC)       |
| Very High Density Residential (76-109 DU/AC) |
| Community Village (30-74 DU/AC)              |
| Urban Village (0-54 DU/AC)                   |
| Urban Village (0-109 DU/AC)                  |
| Urban Village (0-218 DU/AC)                  |



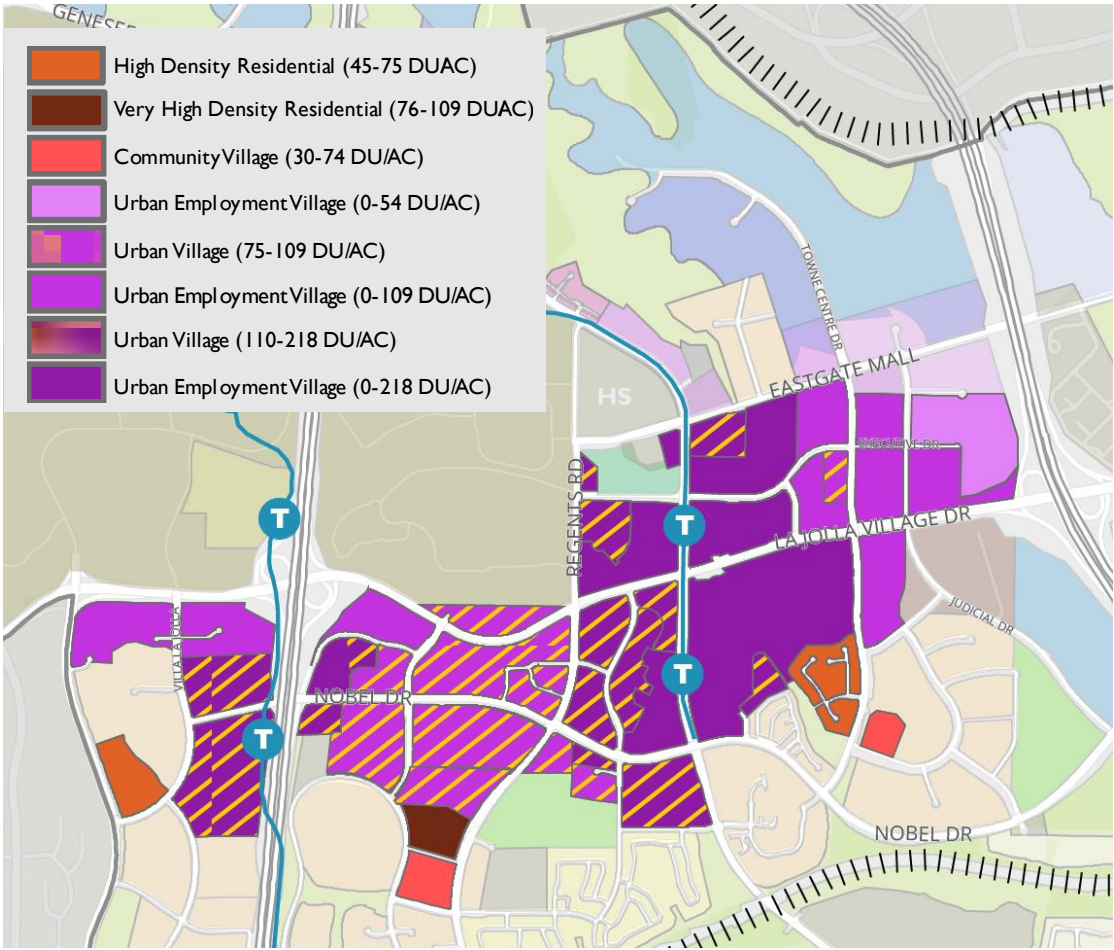
# COMMUNITY CORE: PROPOSED SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION

## Scenario 1



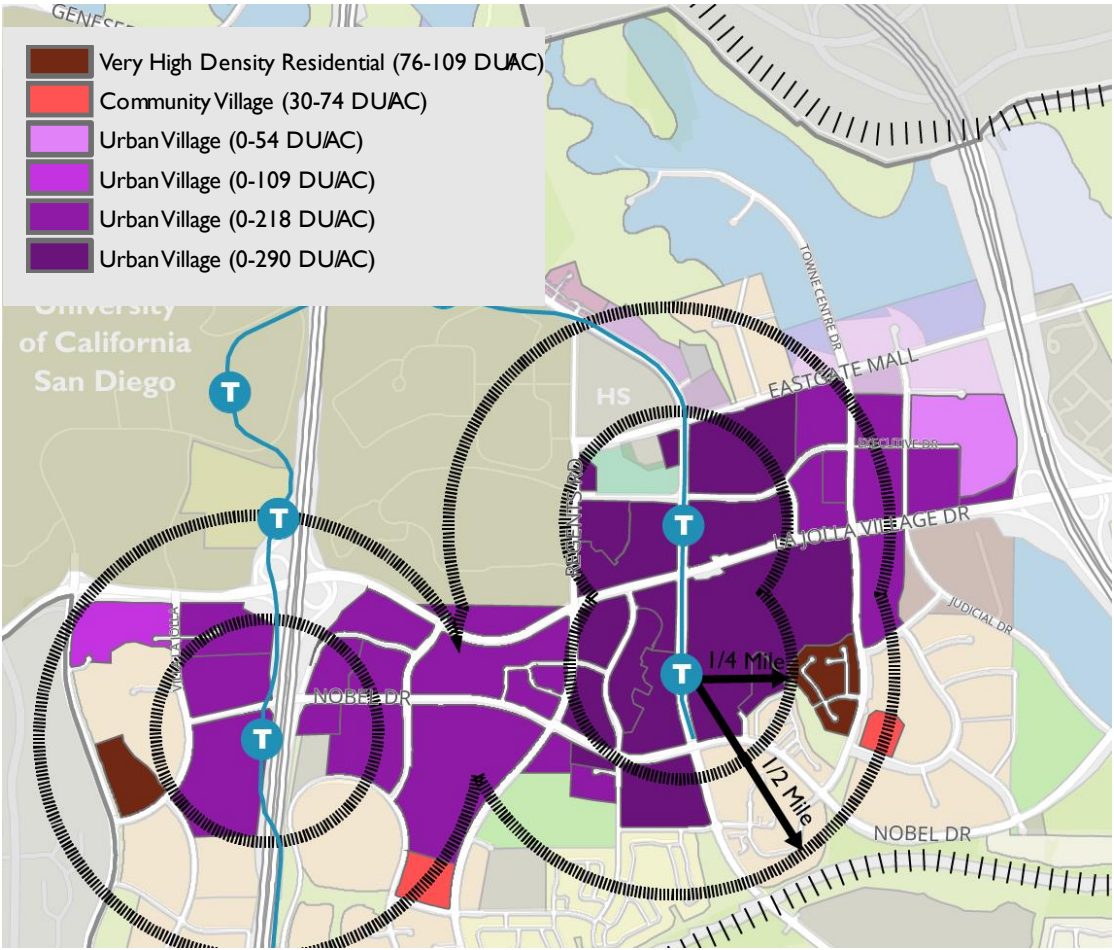
## Scenario 2



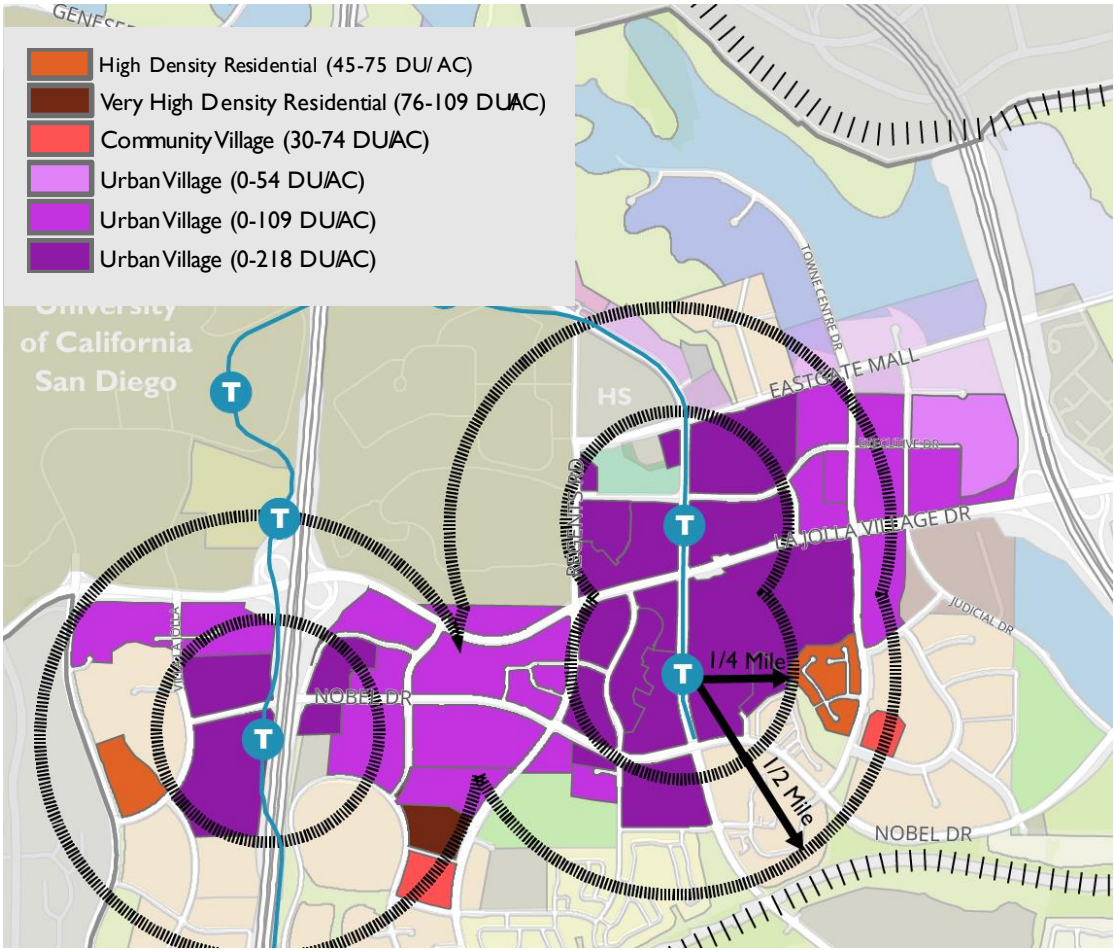
# COMMUNITY CORE: PROPOSED SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION

Scenario 1



Scenario 2

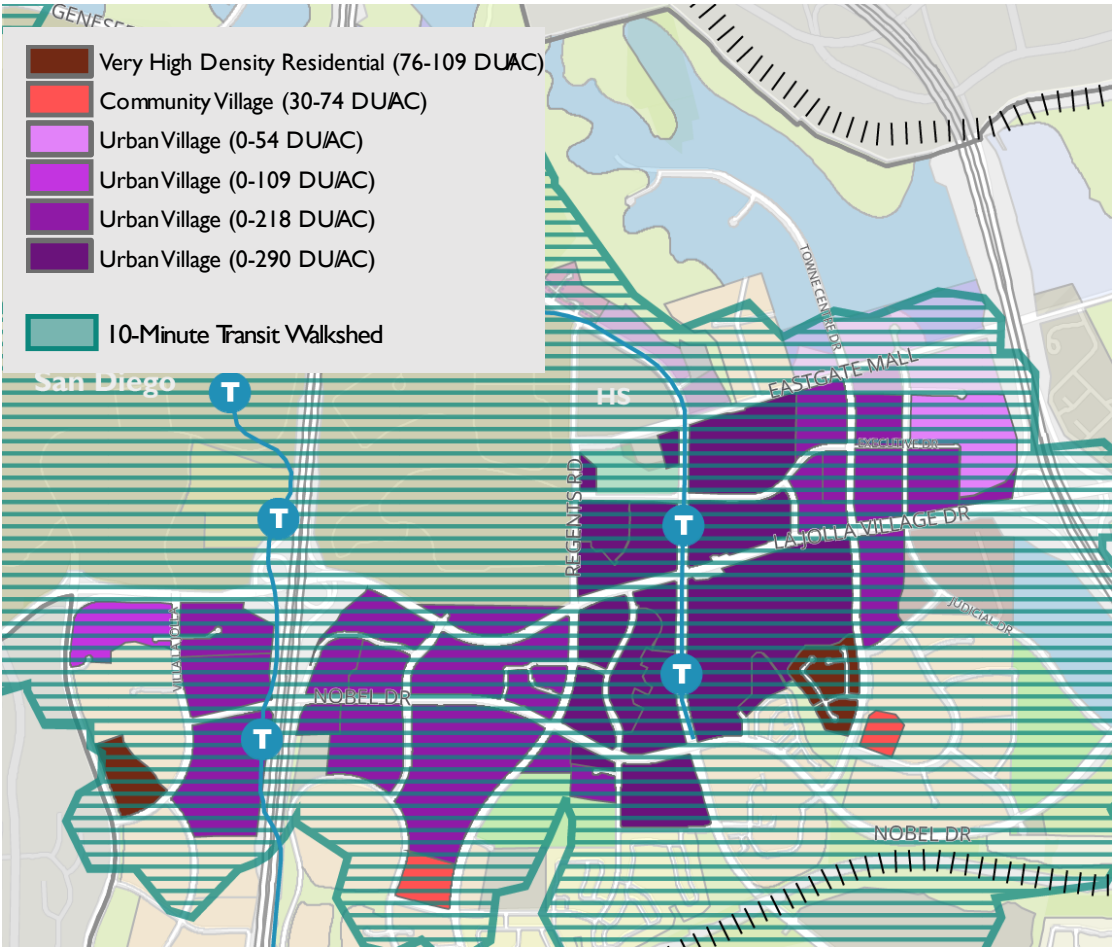




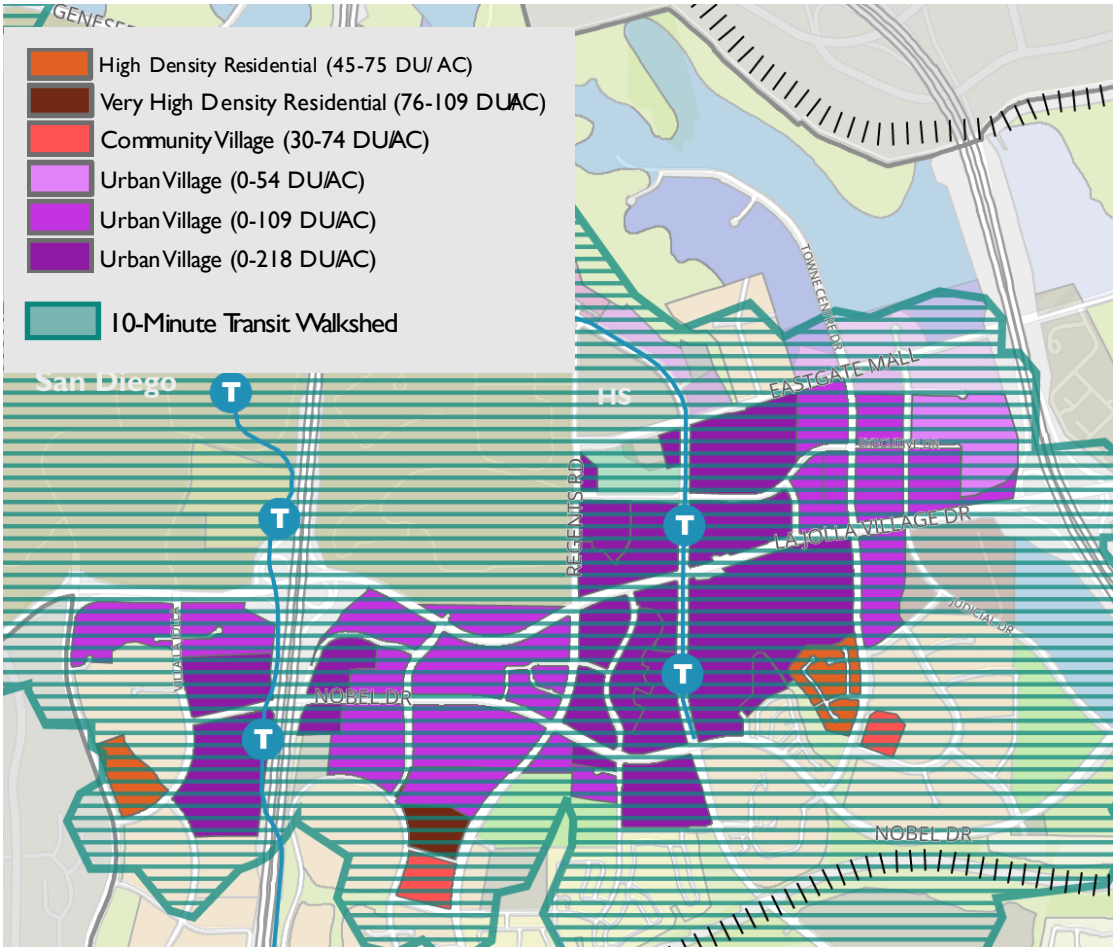
# COMMUNITY CORE: PROPOSED SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION

## Scenario 1



## Scenario 2

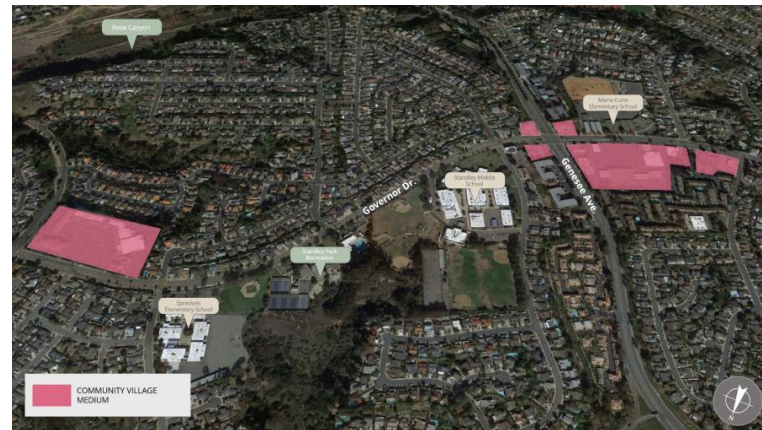


# SOUTH UNIVERSITY: FEEDBACK RECEIVED

## DRAFT LAND USE OPTIONS FOR DISCUSSION

Almost 60% of respondents selected Option A when providing their input. Approximately 40% of respondents selected Option B.

### Option A



### Option B








# SOUTH UNIVERSITY: PROPOSED SCENARIOS

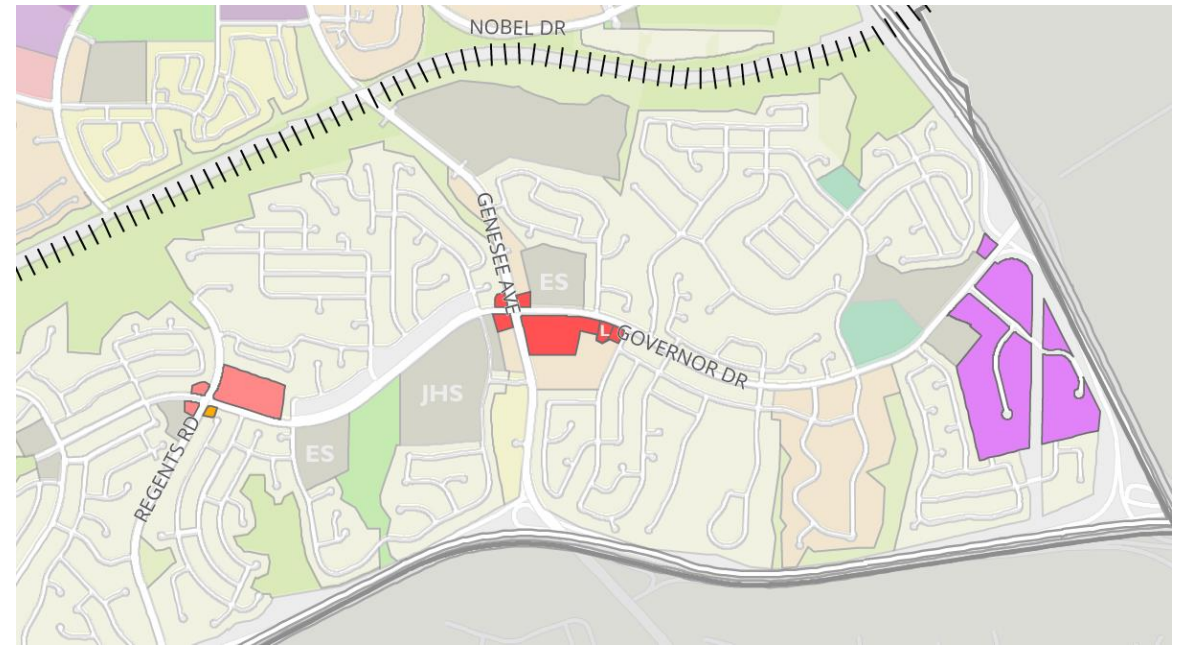
## DRAFT LAND USE OPTIONS FOR DISCUSSION


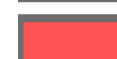

### Base Scenario



-  Neighborhood Commercial
-  Community Commercial
-  Office Commercial

### Scenario



-  Neighborhood Village (15-44 DU/AC)
-  Community Village (30-74 DU/AC)
-  Urban Employment Village (0-54 DU/AC)

# SOUTH UNIVERSITY: PROPOSED SCENARIOS

## DRAFT LAND USE OPTIONS FOR DISCUSSION

### Scenario

An option for further discussion is to study the implementation of medium-low density, multi-family residential within areas of SB9 Implementation.

This scenario proposes increasing residential densities as depicted to a townhome multi-family use. This is an opportunity to shape how SB9 looks in these SB9 areas within the community.





# SOUTH UNIVERSITY: PROPOSED SCENARIOS

## DRAFT LAND USE OPTIONS FOR DISCUSSION

With the State of California's implementation of the bill, SB9 now allows for the lot split and development of new housing in single-family zones with four units allowed across the two new lots.

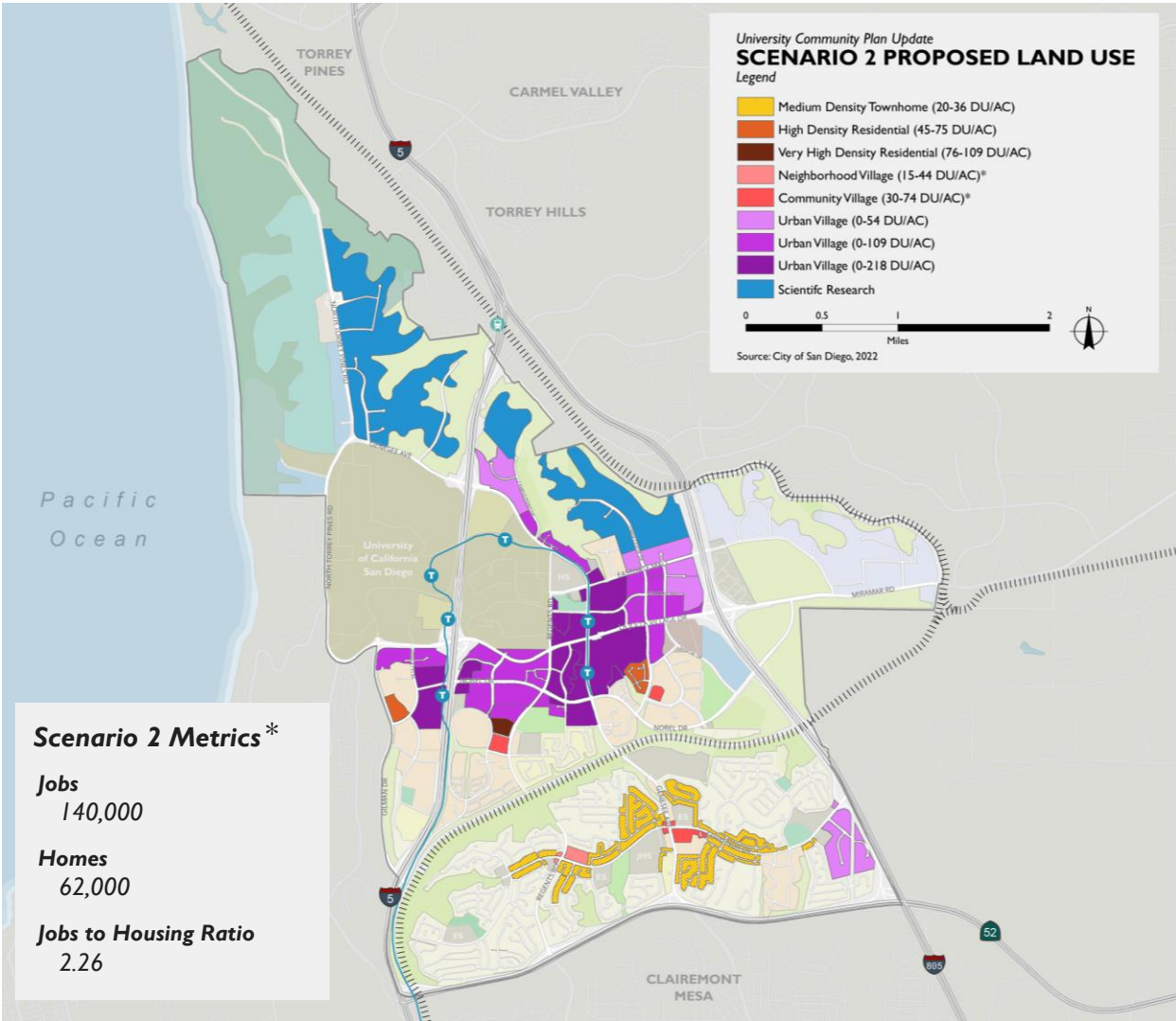
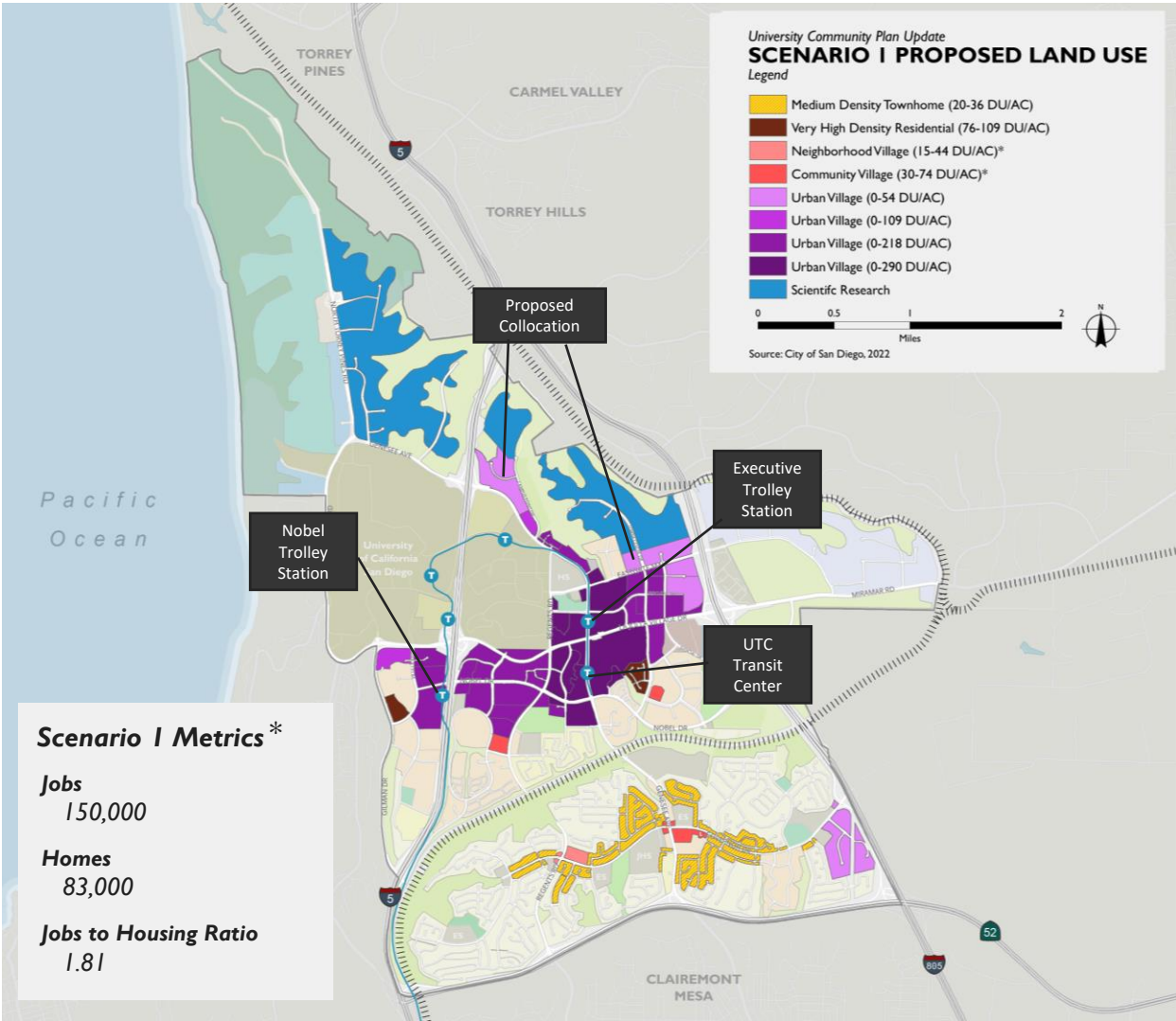
For more information on the implementation of SB9, please visit:

<https://www.sandiego.gov/planning/programs/housing-action-package>



# PROPOSED LAND USE SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION – HIGHLIGHTED AREAS OF CHANGE



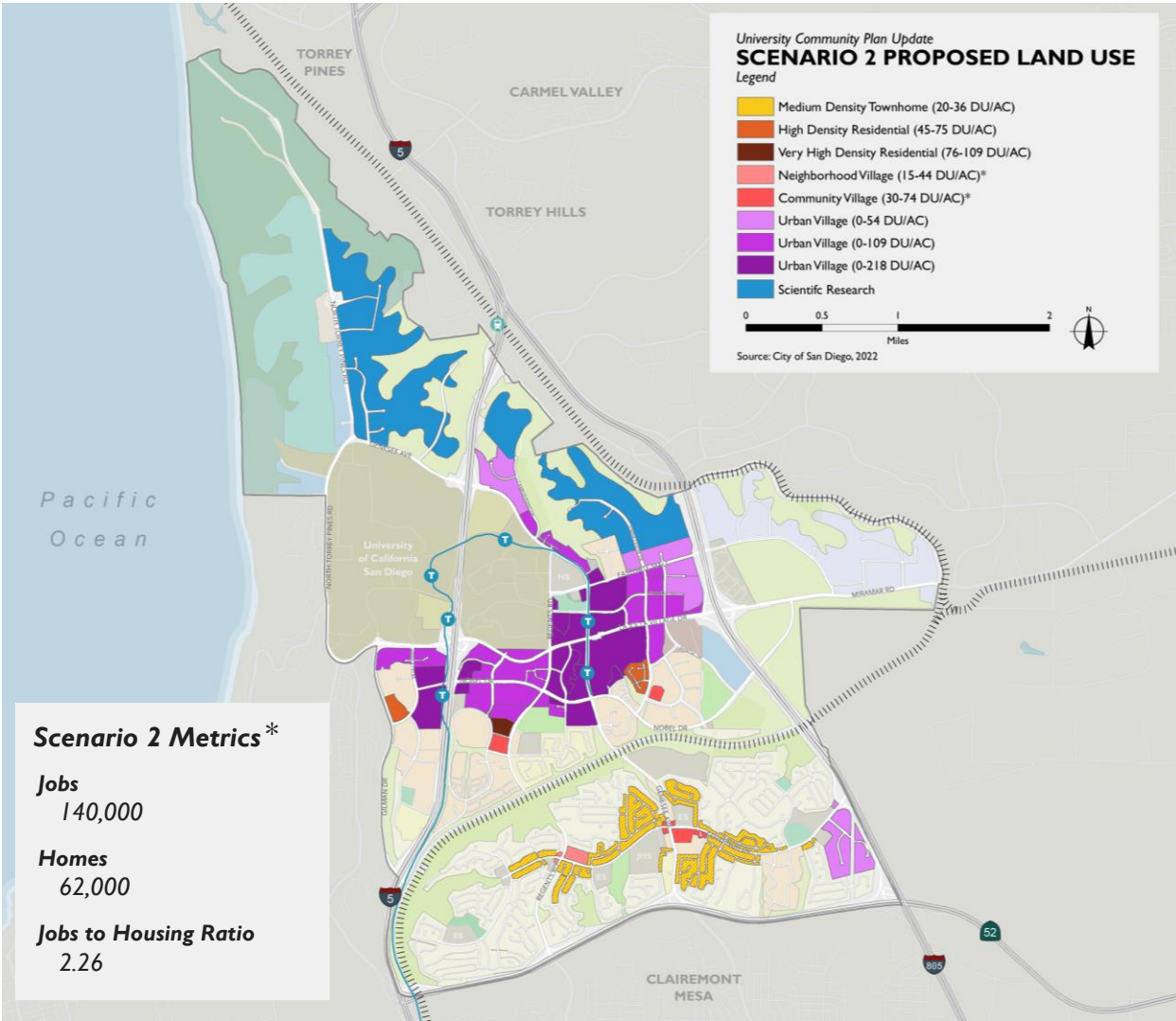
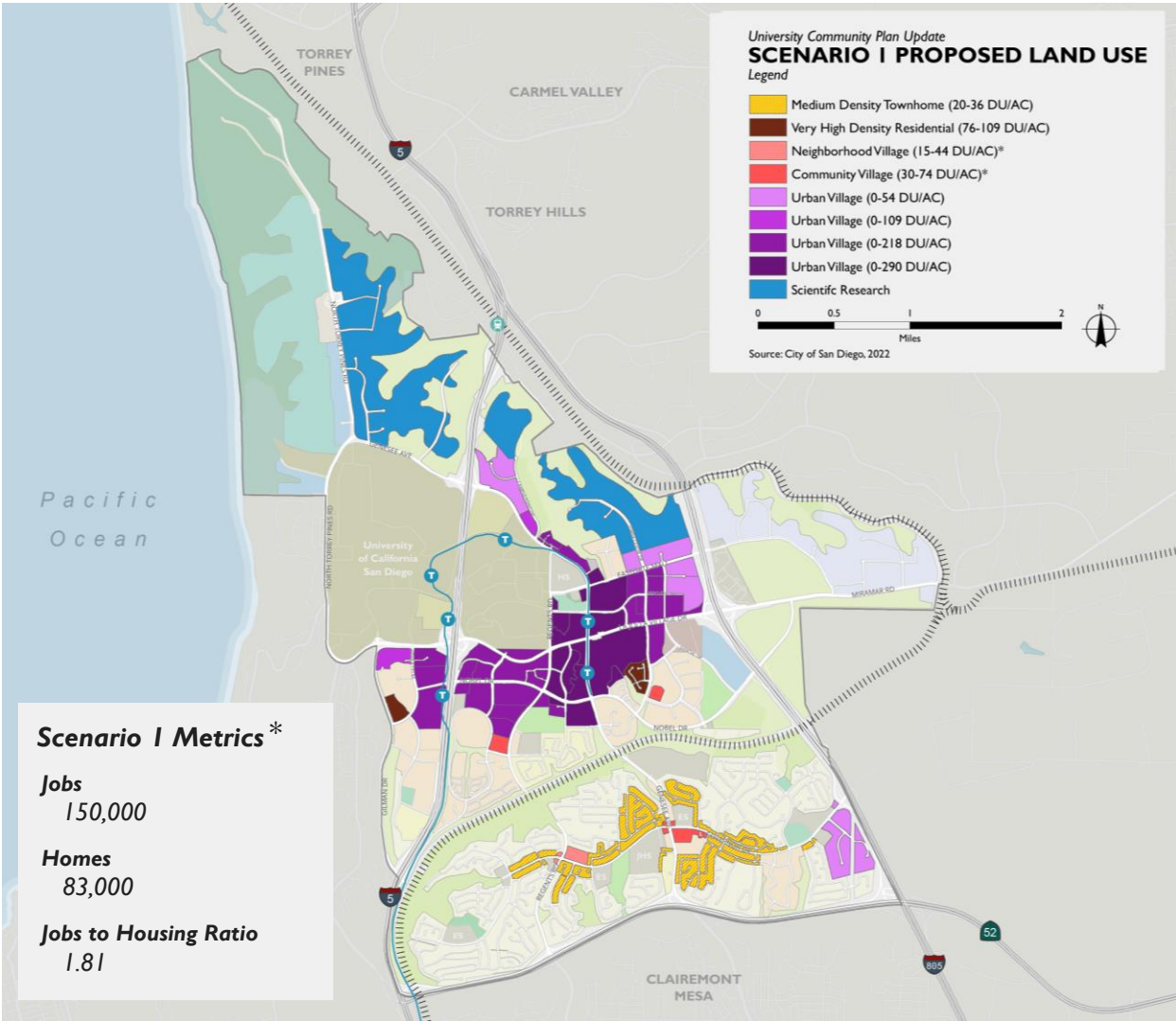
\*estimated jobs and housing buildout (includes existing)

Renderings and graphics are for illustration purposes only. DRAFT land use scenarios are for discussion purposes only and are subject to change.



# PROPOSED LAND USE SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION – HIGHLIGHTED AREAS OF CHANGE



\*estimated jobs and housing buildout (includes existing)

Renderings and graphics are for illustration purposes only. DRAFT land use scenarios are for discussion purposes only and are subject to change.

# DRAFT PROPOSED LAND USE SCENARIO 1

## Scenario 1 Metrics\*

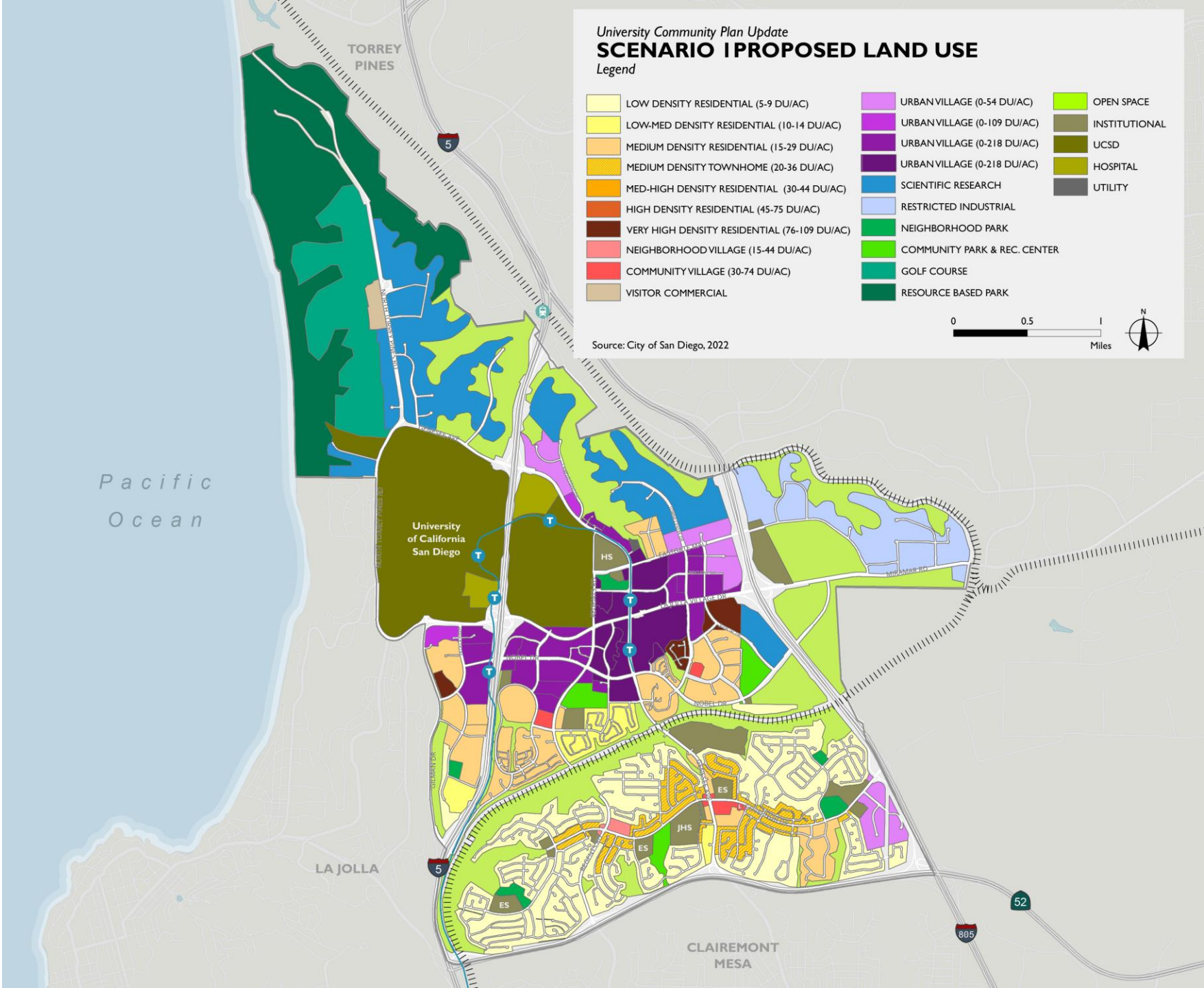
**Jobs**  
150,000

**Homes**  
83,000

**Jobs to Housing Ratio**  
1.81

\*estimated jobs and housing buildout (includes existing)

Renderings and graphics are for illustration purposes only.  
DRAFT land use scenarios are for discussion purposes only  
and are subject to change.





# DRAFT PROPOSED LAND USE SCENARIO 2

## Scenario 2 Metrics \*

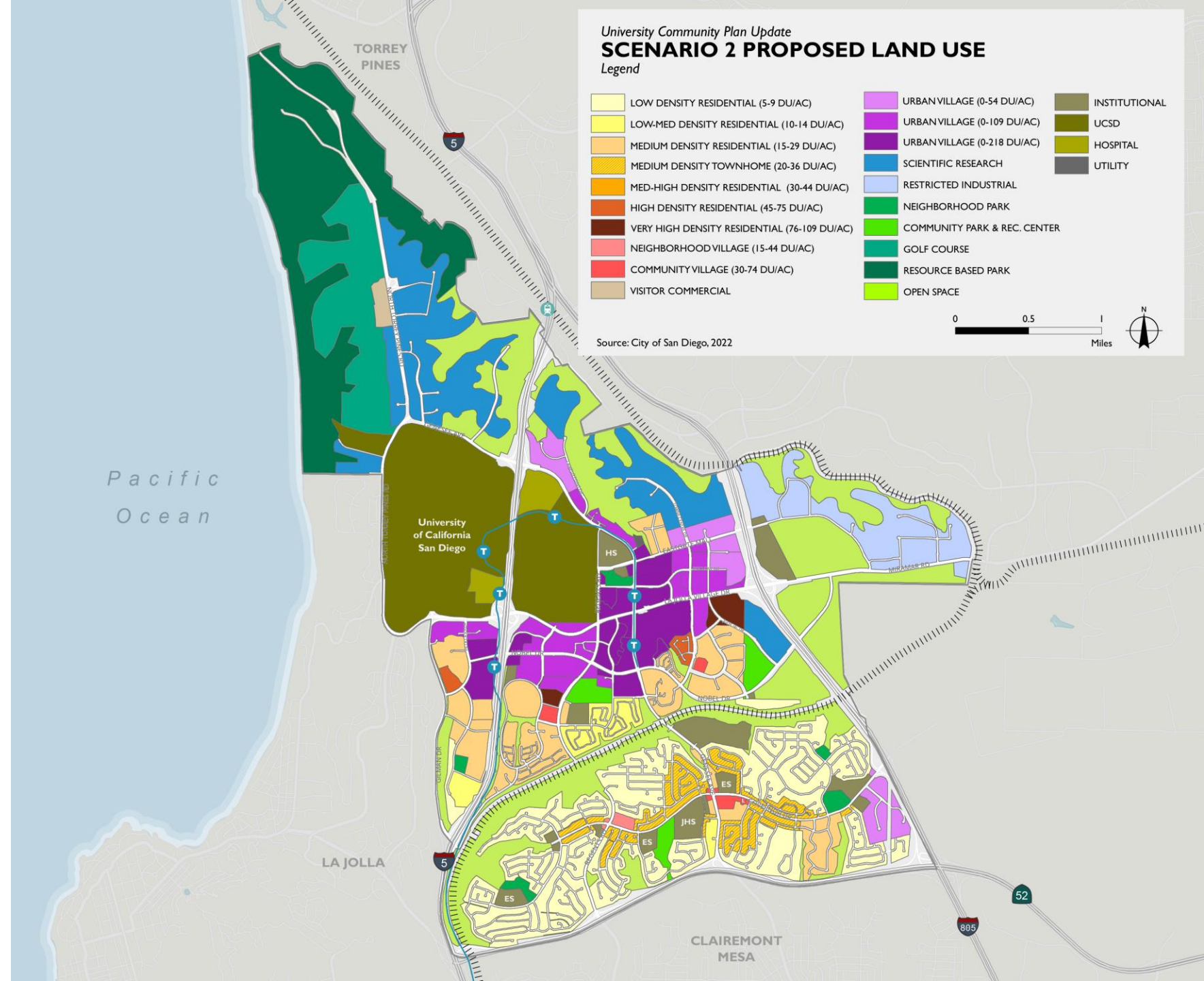
**Jobs**  
140,000

**Homes**  
62,000

**Jobs to Housing Ratio**  
2.26

\*estimated jobs and housing buildout (includes existing)

Renderings and graphics are for illustration purposes only.  
DRAFT land use scenarios are for discussion purposes only  
and are subject to change.

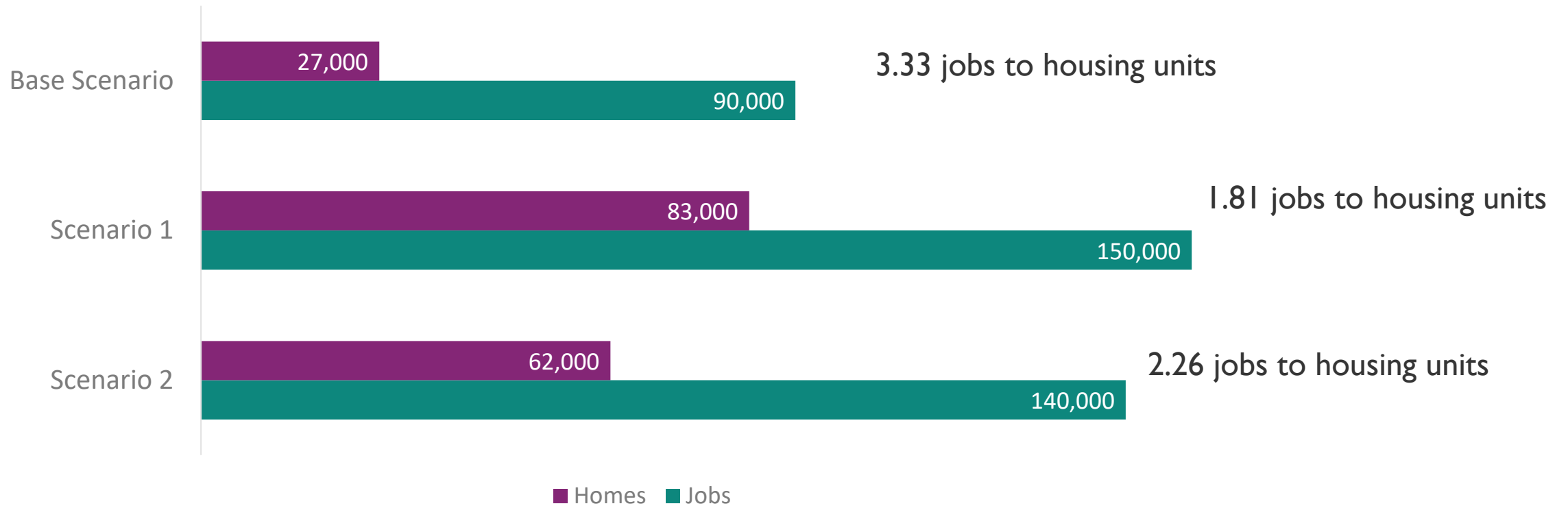


# SCENARIO METRICS: HOMES & JOBS

## DRAFT LAND USE OPTIONS FOR DISCUSSION

*The community plan provides capacity for jobs and housing. It DOES NOT require redevelopment to occur. Redevelopment is subject to the property owner's discretion within the allowed land use and zoning.*

### Jobs to Housing Ratio





# SCENARIO METRICS: ENERGY

*DRAFT LAND USE OPTIONS FOR DISCUSSION*

*The community plan provides capacity for jobs and housing. It DOES NOT require redevelopment to occur. Redevelopment is subject to the property owner’s discretion within the allowed land use and zoning.*

## Per Household Annual Energy Use

Average electricity and gas consumption in BTUs (millions)



# SCENARIO METRICS: WATER

DRAFT LAND USE OPTIONS FOR DISCUSSION

The community plan provides capacity for jobs and housing. It DOES NOT require redevelopment to occur. Redevelopment is subject to the property owner’s discretion within the allowed land use and zoning.

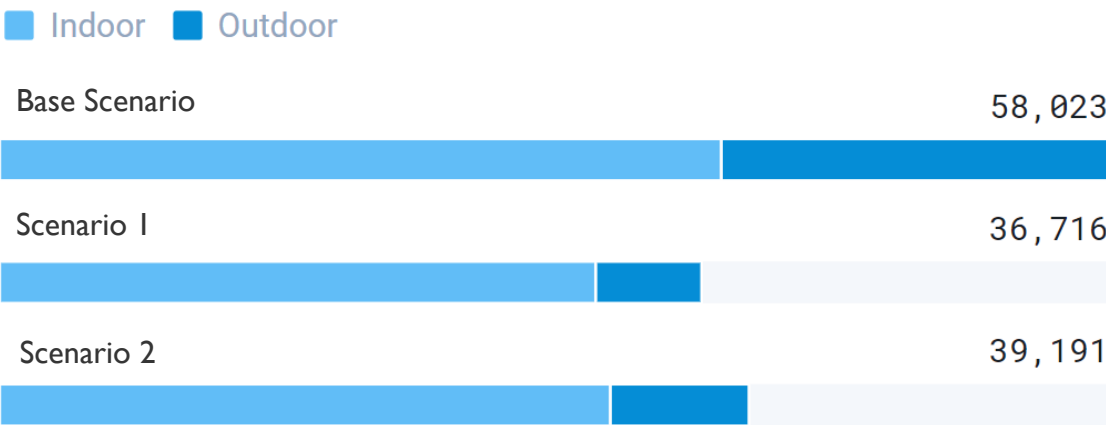
## Per Capita Annual Residential Water Use

Average indoor and outdoor water consumption in gallons



## Per Household Annual Residential Water Use

Average indoor and outdoor water consumption in gallons





# SCENARIO METRICS: TRANSIT ACCESS

*DRAFT LAND USE OPTIONS FOR DISCUSSION*

*The community plan provides capacity for jobs and housing. It DOES NOT require redevelopment to occur. Redevelopment is subject to the property owner’s discretion within the allowed land use and zoning.*

## Custom POI #1: Major Transit Stops Access

Percent of residents within 20 minutes



# SCENARIO METRICS: RETAIL ACCESS

*DRAFT LAND USE OPTIONS FOR DISCUSSION*

*The community plan provides capacity for jobs and housing. It DOES NOT require redevelopment to occur. Redevelopment is subject to the property owner’s discretion within the allowed land use and zoning.*

## Retail Access

Percent of residents within 10 minutes



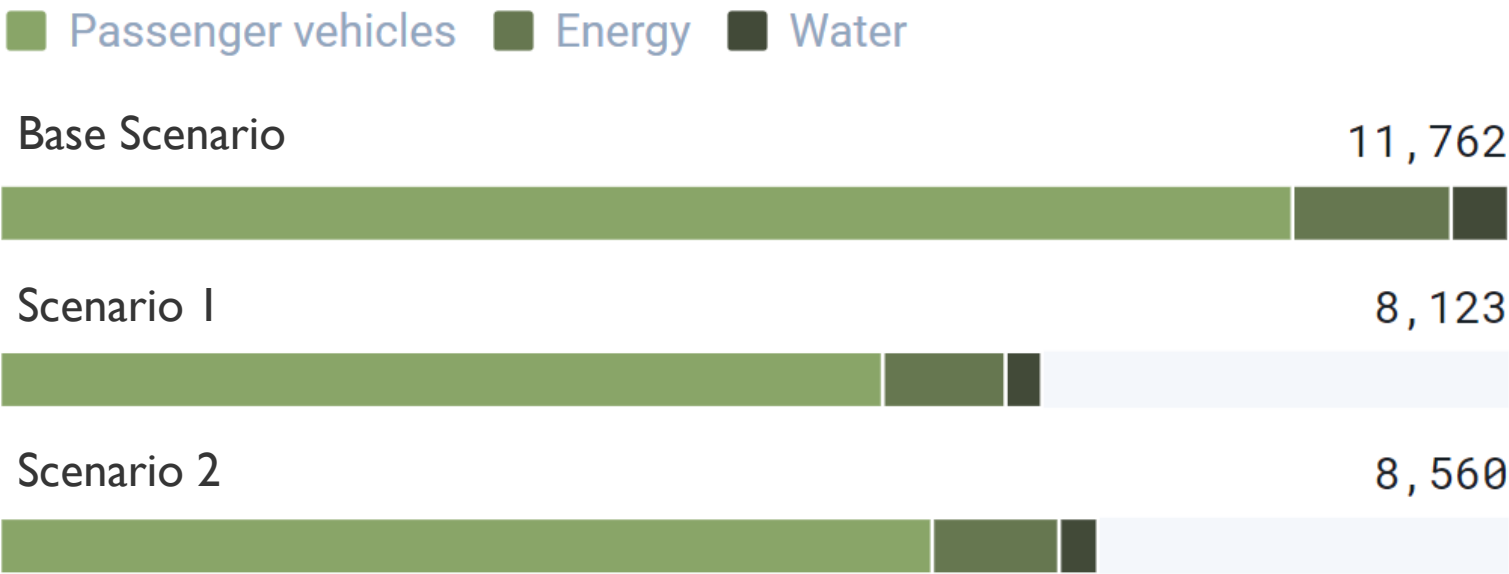
# SCENARIO METRICS: HOUSEHOLD COSTS

DRAFT LAND USE OPTIONS FOR DISCUSSION

The community plan provides capacity for jobs and housing. It DOES NOT require redevelopment to occur. Redevelopment is subject to the property owner’s discretion within the allowed land use and zoning.

## Per Household Annual Auto and Utility Costs

Average in dollars





# SCENARIO METRICS: GHG EMISSIONS

*DRAFT LAND USE OPTIONS FOR DISCUSSION*

*The community plan provides capacity for jobs and housing. It DOES NOT require redevelopment to occur. Redevelopment is subject to the property owner’s discretion within the allowed land use and zoning.*

## Per Household Annual GHG Emissions by Source

Metric tons of CO<sub>2</sub> equivalent

■ Passenger vehicles ■ Building energy ■ Water energy



# SCENARIO METRICS: VMT

DRAFT LAND USE OPTIONS FOR DISCUSSION

The community plan provides capacity for jobs and housing. It DOES NOT require redevelopment to occur. Redevelopment is subject to the property owner’s discretion within the allowed land use and zoning.

## Per Capita Annual Residential VMT

Passenger vehicles, in miles traveled



## Per Household Annual Residential VMT

Passenger vehicles, in miles traveled

