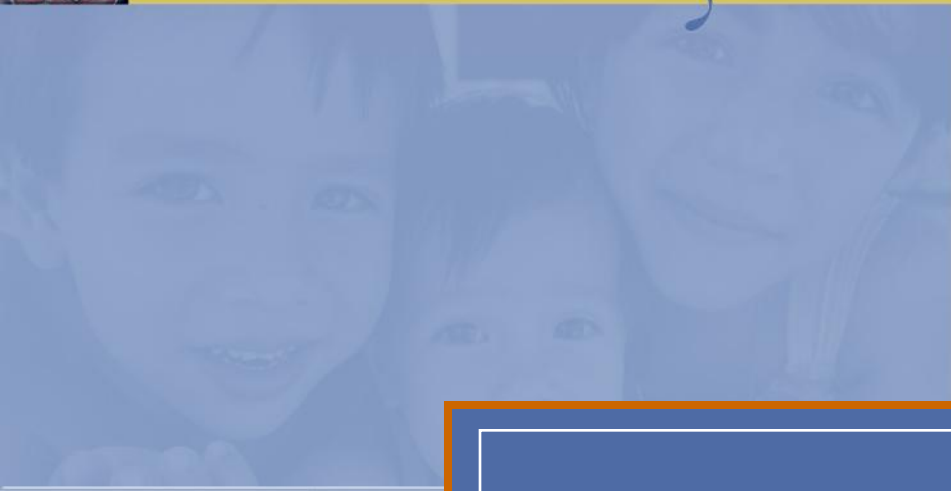


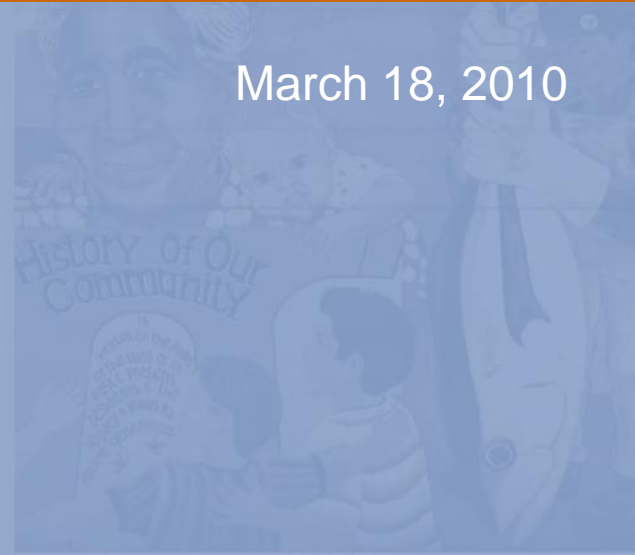


barrio logan COMMUNITY PLAN UPDATE



Planning Commission Workshop

March 18, 2010





Introduction and Process

Progress to date

- Planning Commission Workshop - April 18, 2009
- Draft Preliminary Truck Analysis
- Market Support - Jobs Impacts - Development Feasibility
- Density Bonus Incentives
- Land Use Acreage and Dwelling Unit Analysis
- Draft Plan Goals and Policies
- Community Meeting - January 30, 2010
- Review Community Feedback

Workshop Objectives

- Information Only No Action Requested
- Provide Overview of Land Use Alternatives analysis
- Request feedback on draft Plan Goals and Policies and Issue Areas

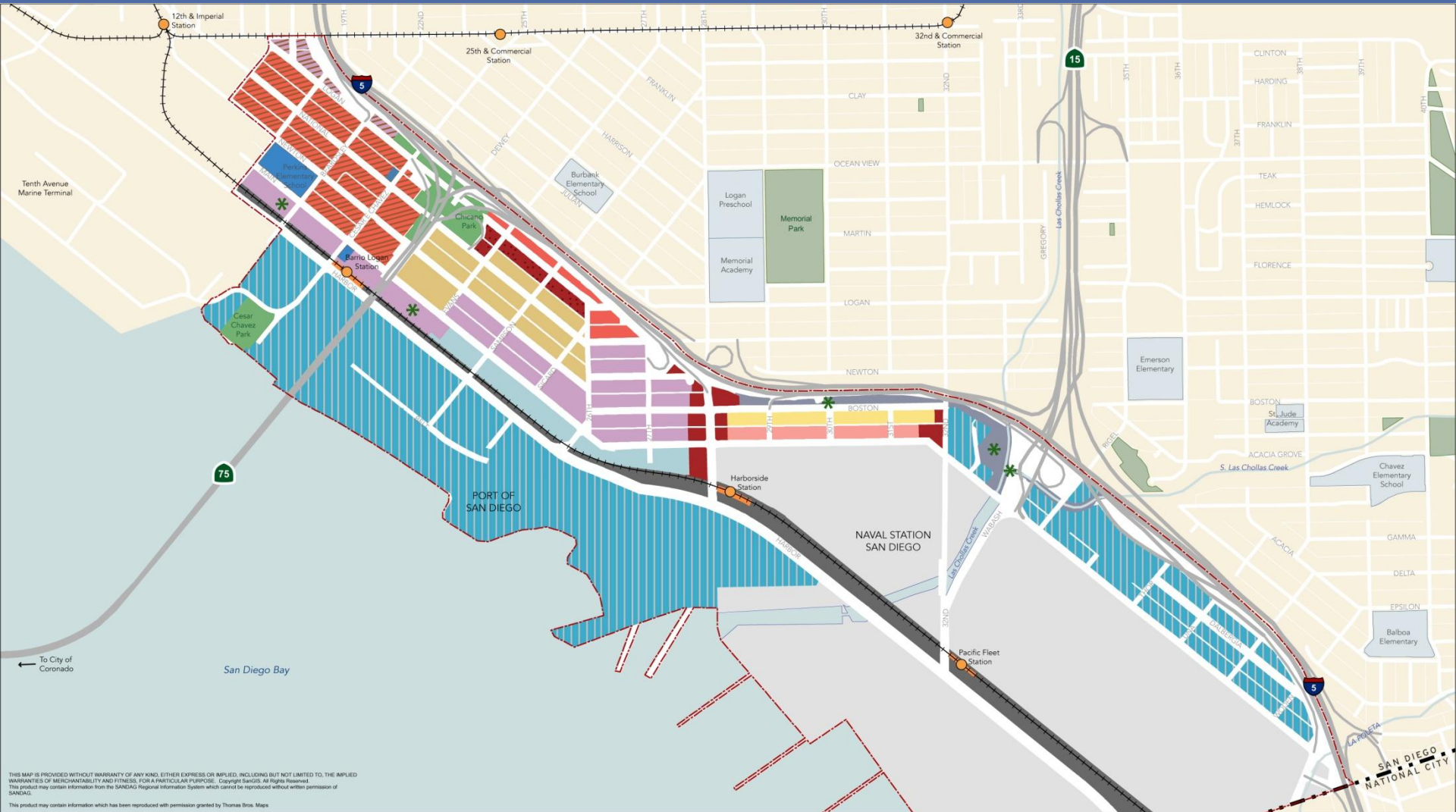


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COMMUNITY PLAN UPDATE

Land Use Alternatives

Alternative 2: Light Industrial/Flex Space



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Focus Areas



DRAFT/BORRADOR

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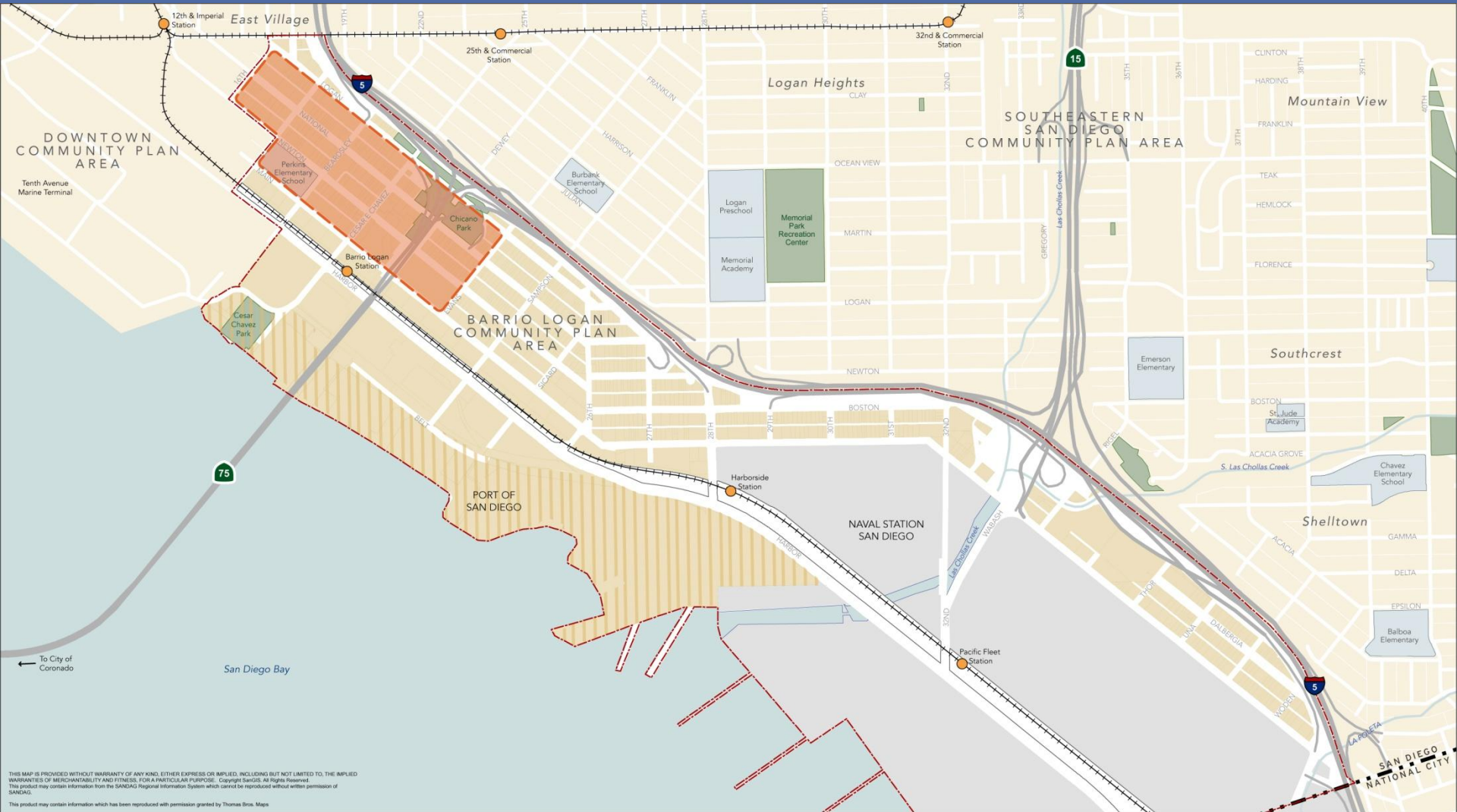
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Transition Zone



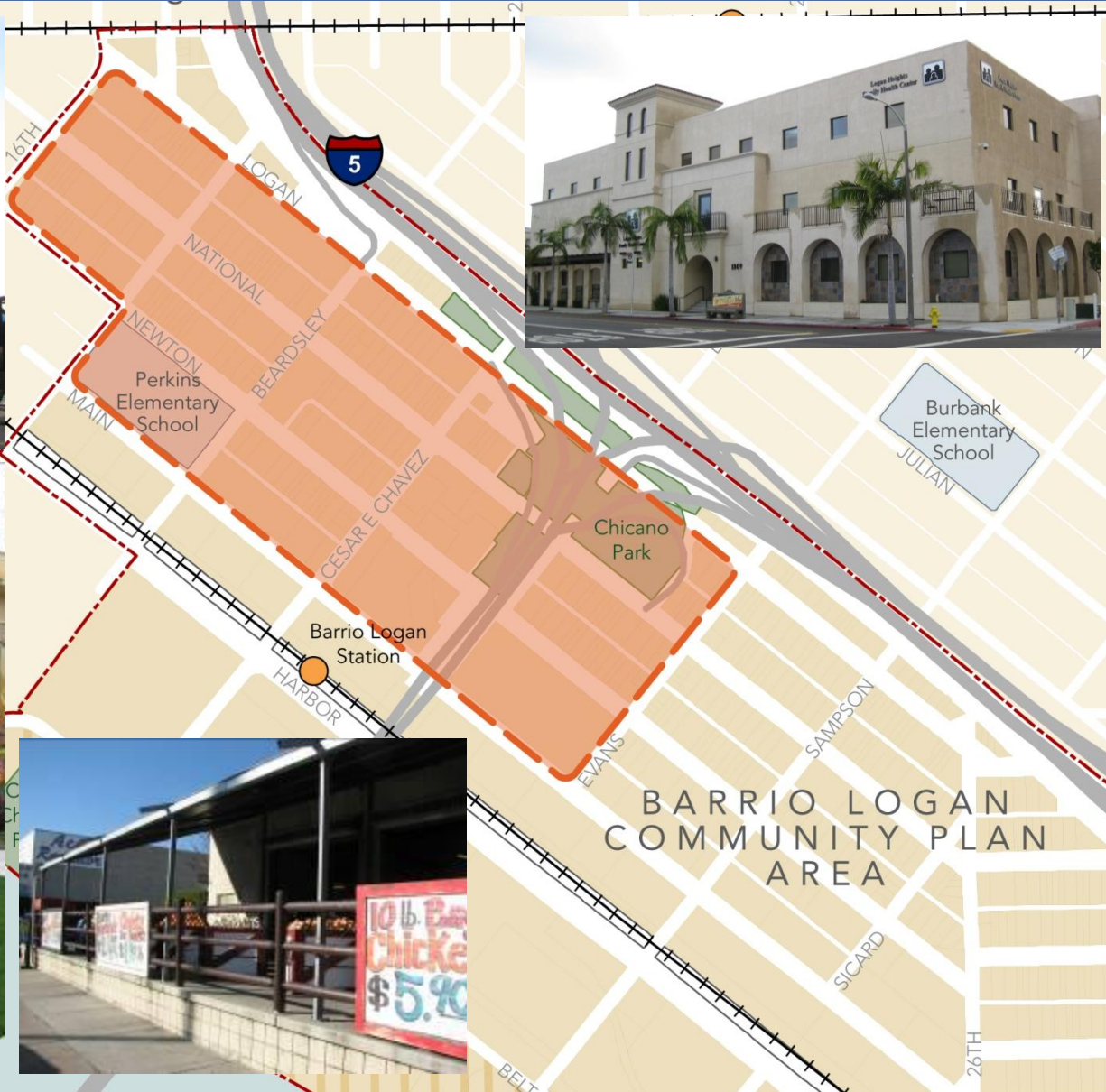
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Community Village Center

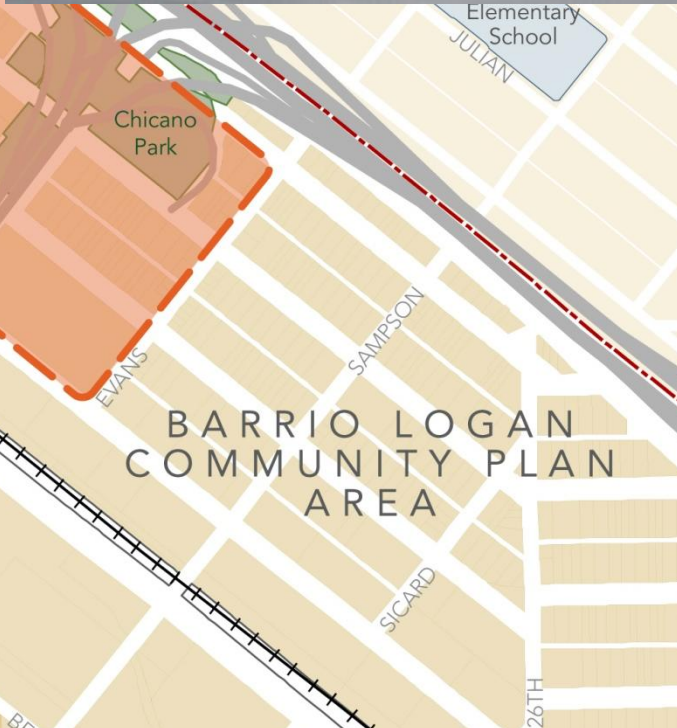
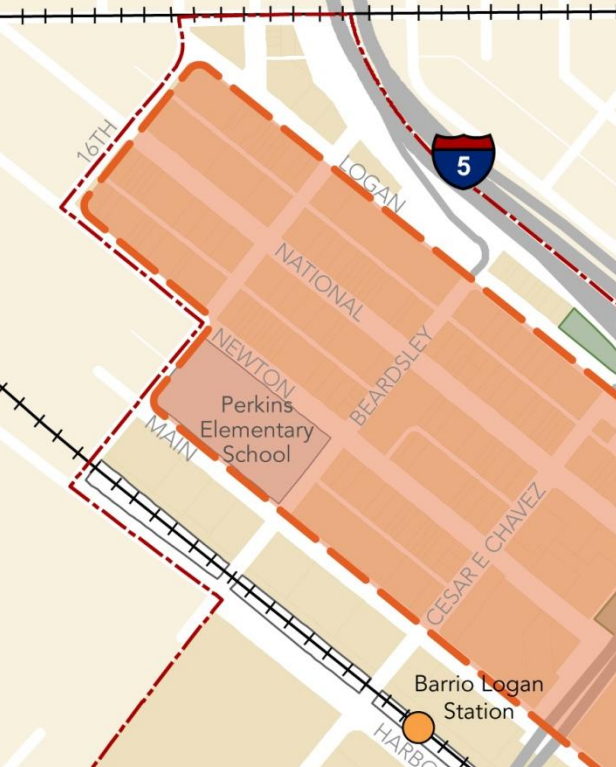


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Community Village Center



Community Village Center





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COMMUNITY PLAN UPDATE

Community Plan Draft Goals and Policies

Land Use Goals/Policies Community Feedback

- Promote production and mixture of all housing types of housing
- Include opportunities for high density/high rise development
- Maintain Barrio character, encourage low to medium densities
- Promote the provision of Very-Low and Low Income Multi-family housing opportunities



Land Use Goals/Policies Community Feedback

- Remove IBT land use and replace with Community Commercial
- Consider Heavy Commercial uses within areas designated for Office/Commercial
- Reduce amount of Office/Commercial
- Residential Prohibited in Transition Zone
- Increase Residential densities



Mobility Goals Community Feedback

- Increase access for cyclists and motorists
- Include destinations for people to walk to
- Ensure traffic calming measures
- Reduce Parking ratios for Affordable Housing
- Address Harbor Drive parking issues



Mobility Goals Community Feedback

- Support for back in diagonal parking
- Improve bike connections from Barrio to Downtown
- Make Barrio safe for pedestrians



Urban Design Goals/Policies Community Feedback

- Ensure fair and balanced approach to new design and architecture for new development
- Encourage vs. mandate sustainable practices
- Maintain views to the ocean



Economic Prosperity Goals/Policies

Community Feedback

- Encourage business that promotes a healthy clean environment
- Encourage businesses that support maritime industry
- Address parking issues for local retail and professional uses
- Encourage retail that serves residents and workers



Economic Prosperity Goals/Policies Community Feedback

- No net loss of Industrial lands
- Encourage exclusive Maritime Industrial uses south of Chollas Creek
- Provide opportunities for job creation



Public Facilities Services, and Safety Goals and Policies Community Feedback

- Ensure public facilities are accessible to all users
- Use reclaimed water for landscaping in public facilities
- Ensure facilities meet the community needs



Public Facilities Services, and Safety Element Goals/Policies Community Feedback

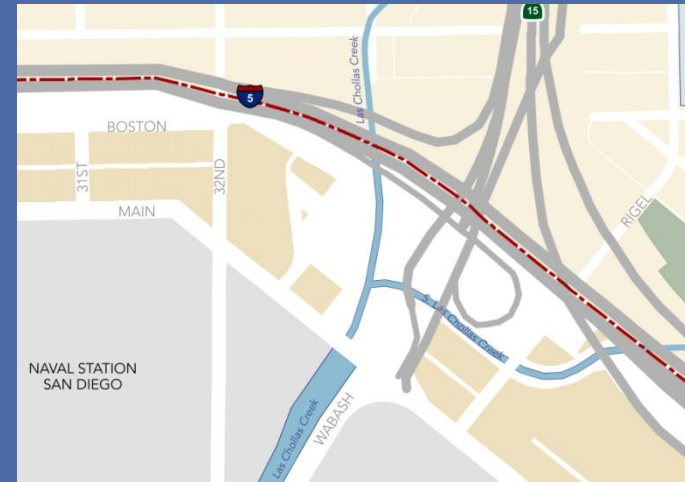
- Maximize the use of surrounding public facilities
- Ensure that utilities do not impede pedestrian activity
- Encourage active lifestyle through pedestrian access to improve community health



Recreation Element Goals/Policies

Community Feedback

- Create access to water for recreation
- Use reclaimed water for landscaped areas
- Implement the Chollas Creek Enhancement Plan



Conservation Goals/Policies Community Feedback

- Embrace new ideas and technologies
- Implement the Chollas Creek Enhancement Plan
- Promote and encourage recycling practices



Noise Goals/Policies Community Feedback

- Enforce Noise codes
- Apply noise mitigation measures along I-5
- Enforce State laws prohibiting truck idling



Historic Preservation Goals/Policies

Community Feedback

- Preserve Barrio Logan culture and spirit
- Build on and enhance the character and identity of the community



Overarching Issues

- Transition Zone/Collocation of uses
- Affordable Housing
- Parking
- Office Space Absorption

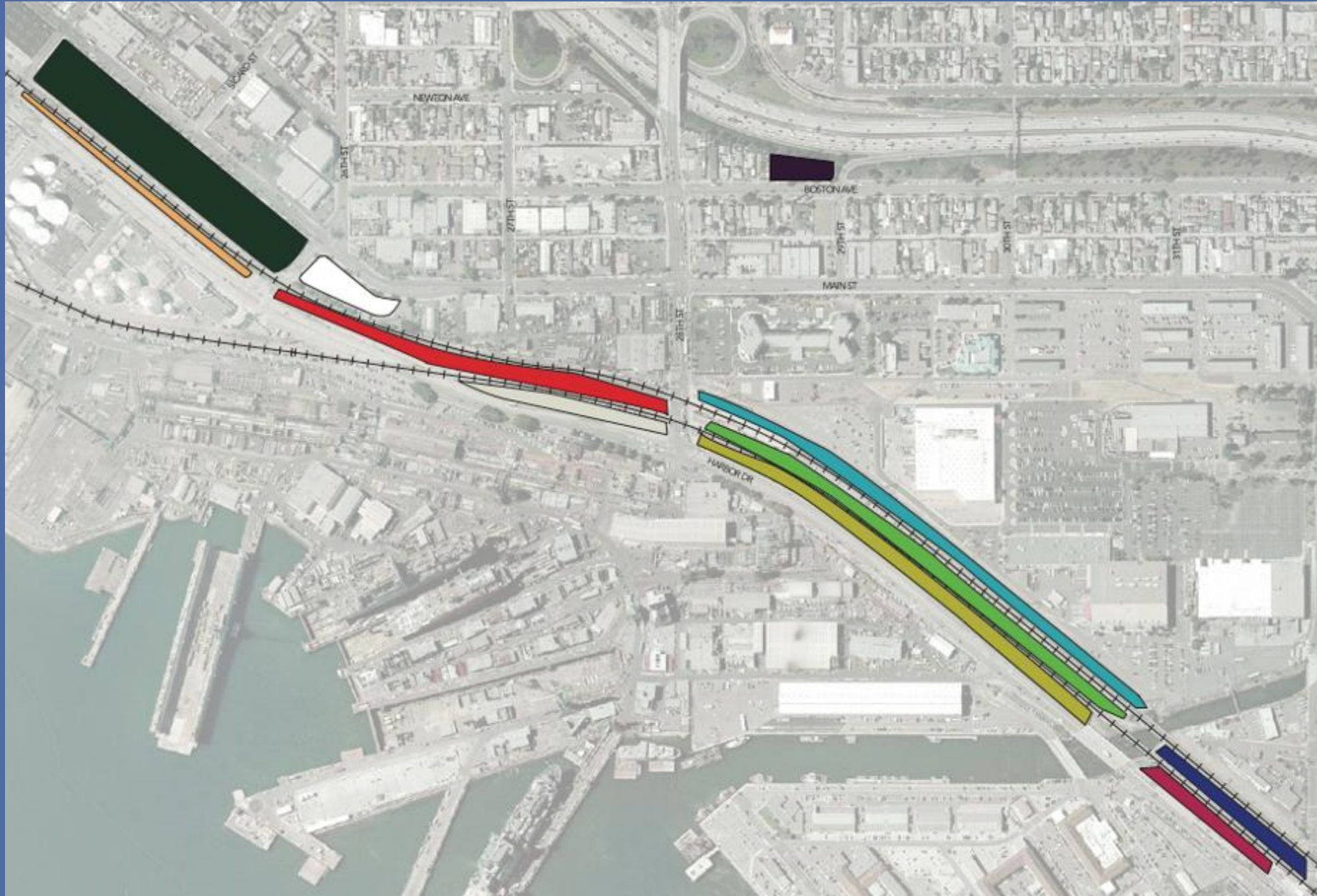
Transition Zone/Collocation of Uses

- Should light Industrial and heavy commercial uses be considered in the Transition Zone?
- Should the additional areas adjacent to the transition zone be considered for light industrial and heavy commercial uses?
- Are there specific design considerations that should be incorporated into the Urban Design Element of the Transition Zone?

Affordable Housing

- Do the draft goals and policies go far enough in addressing the need for affordable housing?
- Do the proposed Urban Design Goals and Policies ensure that development will be compatible with the existing and evolving character of the community?
- Should the proposed residential townhome regulations be amended to not have a minimum lot size and minimum frontage requirement?
- Should reduced parking ratios be considered?

Existing Parking for Harbor Workers



Potential Structures Parking Sphere of Influence Area



Parking Deficit

- Should the plan have a specific management plan to address the San Diego Unified Port District's parking deficiencies?
- Should consideration be given to lowering parking ratio's overall in Barrio Logan?
- What other design considerations should be taken into account for future potential parking structures?

Office Space Absorption

- Excess office capacity in Alternatives 2 & 3
- Excess due to need to provide buffers between uses
- Should a land use alternative consider additional IBT or business park with restrictions related to truck traffic and hazardous materials?

Next Steps

- Community Plan/Local Coastal Program
- Draft Zoning Regulations
- Collocation and Buffer Study
- Environmental Impact Analysis and Report
- Facilities Financing Plan
- Additional Community Feedback
- Timing - Planning Commission Fall 2010



barrio logan COMMUNITY PLAN UPDATE



Planning Commission Workshop

March 18, 2010

