Appendix B: Buildout Methodology

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Buildout Methodology

METHODOLOGY

In projecting the buildout for the 30-year horizon of the proposed CPU, existing development, current development projects, and new development were considered. These were derived as follows:

Existing Development (To Stay)

The buildout estimated the existing amount of residential units and non-residential square feet "to stay" in 2050. The term "to stay" refers to existing development that is not assumed to redevelop by 2050. Estimates of existing development (to stay) were derived from the City's geographic information system (GIS) database as of 201. The database contains detailed information about land use, the number of residential units on each parcel, and the amount of non-residential square feet on each parcel. Additional data supplemented the City's GIS data, including data created by Dyett & Bhatia based on aerial imagery.

Pipeline Development

Pipeline also includes projects currently under construction, approved, or under review by the City as of May 2018. While it is possible that some of these projects may not be constructed, using totals from approved and planned projects provides the most accurate buildout estimate for vacant parcels.

New Development

New development is assumed to occur on "opportunity sites." Opportunity sites were identified as those sites that may have potential for changes in land use or intensity over the long term. Within the CPU area, potential opportunity sites were identified by mapping vacant and underutilized land using the County Assessor's data, field study, information from City staff, and review of aerial photography. The Assessor's data was used to preliminarily identify underutilized land by identifying parcels with a low assessed value ratio, or AV ratio. AV ratio is defined as the ratio of the value of existing permanent improvements (i.e., buildings) to the value of the land. Where this ratio was less than 1.5, a parcel was considered underutilized. The smaller the AV ratio, the greater the potential for redevelopment. In other words, where the value of the land was worth substantially more than the value of the structure on it, a was considered to be a candidate for redevelopment.

The analysis also identified potential opportunity sites on the basis of floor area ratio (FAR). FAR refers to the ratio between a building's total floor area and the total area (excluding any area devoted to parking) of the site. For instance, a one-story building occupying half of a parcel has an FAR of 0.5; a two-story building occupying the same half of a parcel has an FAR of 1.0. A low FAR indicates

a parcel does not have a significant amount of building area, and therefore may have potential for redevelopment. For this analysis, parcels with FARs less than 0.75 were identified as having potential for redevelopment.

For this buildout analysis, opportunity sites were categorized in a tiering system. Build-out assumptions for each tier, and examples of sites within each tier, are listed in Table C-1.

Table B-1: Buildout Assumptions for Each Tier

Tier	*Percent Assumed Built-out by 2050*	*Existing FAR and AV Ratio*	*Example Sites*
Tier 0	100	0	Vacant land, Riverwalk Site, Qualcomm site
Tier 1	60	FAR < 0.35 and AV Ratio < 0.75	Hazard Center East
Tier 2	50	FAR < 0.75 and AV Ratio 0.75 - 1.5	Mission Valley Heights Specific Plan planning area
Tier 3	25	FAR < 0.35 or AV Ratio < 0.75	Park Valley Center
Tier 4	15	FAR 0.35 - 0.75 or AV Ratio 0.75 - 1.5	8810 Rio San Diego Drive

Sources: Dyett & Bhatia, 2018; City of San Diego, 2018.

Development potential was calculated for the underutilized sites by multiplying parcel acreage by FAR and dwelling unit per acre allowed under the proposed CPU land use designations, and converting this figure to square footage and units. A net development factor of 90 percent was applied to all redevelopment sites to account for right-of-way. The number of projected housing units in 2050 is shown in Table C-2, while projected non-residential square footage is shown in Table C-3.

In instances where a property owner communicated with staff that their likelihood to redevelop was greater than the tiering process, manual adjustments were made to slightly increase the propensity to redevelop on that given parcel.

Projected Buildout Population

The buildout population takes into consideration the number of housing units estimated in 2012, as well as new units projected in the CPU area in 2050. The 2050 population projection assumes 1.85 persons per household. Table C-2 shows the projected population at buildout of the proposed CPU. As shown, the proposed CPU is projected to result in a 248 percent increase in population in the CPU area over 2012 conditions.

Table B-2: Residential Development at Base Year and Buildout

	Base Year (2012)	*Buildout (2050)*	*Net Increase*	*Percent Change*
Housing Units	11,240	39,160	27,910	248%
Single-Family	*<50*	*<50*	*0*	*0%*
Multi-Family	*11,240*	*39,160*	*27,910*	*248%*
Household Population	20,800	72,400	51,600	248%

Note: Numbers may not sum due to rounding. Total and multi-family housing are rounded to the nearest 10. Duplexes and triplexes are counted as multi-family housing.

Sources: Dyett & Bhatia, 2018; City of San Diego, 2018

Jobs

The total number of future jobs was calculated based on jobs-per-square-foot assumptions for retail/restaurant, hotel, and office jobs. Table C-4 shows the existing number of jobs in the CPU area as of 2012 and the projected number of jobs in 2050. The proposed CPU is projected to result in a 42 percent increase in jobs over 2012 conditions.

Table B-3: Non-Residential Development at Base Year and Buildout

	Base Year (2012)		*Buildout (2050)*		*Difference*	
	Building Square Feet	*Percent of Total*	*Building Square Feet*	*Percent of Total*	*Net Increase*	*Percent Change*
Commercial/ Retail	5,231,350	30%	7,244,347	29%	2,012,997	38%
Office	7,418,523	42%	12,087,208	48%	4,668,685	63%
Motel/Hotel	3,648,880	21%	4,406,391	18%	757,511	25%
Industrial	603,210	3%	120,711	0%	(482,499)	(80%)
Institutional/ Community Facilities	158,839	1%	195,358	1%	36,519	23%
Hospital/Clinic	67,223	0%	42,803	0%	(24,420)	(36%)
University and Other Colleges	247,577	1%	189,163	1%	(58,414)	(24%)
Schools K-12	96,200	1%	105,650	0%	9,450	10%
Recreational	195,181	1%	646,278	3%	495,097	231%
Total	**17,667,000**	**100%**	**25,038,000**	**100%**	**7,371,000**	**42%**

Note: Numbers may not sum due to rounding. Non-residential square feet are rounded to the nearest 1,000.

Sources: Dyett & Bhatia, 2018; City of San Diego, 2018

Table B-4: Buildout Summary

	Base Year (2012)	*Buildout (2050)*	*Net Increase*	*Percent Change*
Housing Units	11,240	39,160	27,910	248%
Household Population	20,800	72,400	51,600	248%
Non-Residential Square Feet	17,667,000	25,038,000	7,371,000	42%
Employment	45,600	64,700	19,100	42%
Hotel Rooms	6,696	8,249	1,553	23%

Note: Numbers may not sum due to rounding. Housing is rounded to the nearest 10. Population and employment are rounded to the nearest 100. Non-residential square feet are rounded to the nearest 1,000.

Sources: Dyett & Bhatia, 2018; City of San Diego, 2018

PHASING

It is assumed that buildout of the CPU will occur incrementally over a 30-year planning horizon. The CPU does not specify or anticipate when buildout will actually occur. The timeline and buildout scenario will likely vary, because actual development will be determined by a number of factors, including market conditions, site constraints, land availability, and property owner interest. Requirements of the CPU and of applicable zoning (such as required setbacks or height limits) may also limit development below the stated maximum density or intensity allowable under the CPU.