Mission Trails Regional Park

College Area Community Plan Update: Draft Conservation & Sustainability Element Goals & Policies

Old Town San

Planning Department

College Area CPU – Advisory Committee – June 24, 2020

5:30pm to 7:00pm – Virtual Zoom Meeting – Nathen Causman, Project Manager

Image: Google Earth



- 1. Plan Update Process Timeline & Meeting Schedule
- 2. Existing Framework / Guiding Documents
- 3. Draft Conservation & Sustainability Element Goals
- 4. Draft Conservation & Sustainability Element Policies
- 5. Discussion
- 6. Adjourn Meeting



Plan Update Process & Timeline





Draft College Area CPU Summer Schedule





Draft College Area CPU Fall Schedule





https://www.sandiego.gov/planning/community/cpu/college-area





PlanCollegeArea.org

















Conservation & Sustainability Existing Framework



Methodology







COLLEGE AREA COMMUNITY COUNCIL



Community Plan Update Report 2020



City of San Diego General Plan



- Provides a Comprehensive Slate of Citywide Policies
- Furthers The City of Villages Smart Growth Strategy

Contains these Elements:





PURPOSE: to become an international model of sustainable development & conservation. To provide for the long-term conservation and sustainable management of the rich natural resources that help define the City's identity, contribute to it's economy, and improve its quality of life.

Subcategories of General Plan Conservation Element







City of San Diego Climate Action Plan

- Provides Citywide Emission Reduction Targets:
 - 50% reduction in 2010 emission and 100% renewable electricity by
 2035

Highlights 5 Strategies to Cut 2010 Emissions:





CAP Goals for Emissions Reduction





Open Space Recommendations (summarized)

- The rezone of some property that is highly visible from I-8 / Collwood Boulevard in order to preserve the native hillsides bordering the heavily traveled transportation corridors.
- Require that all new development in designated open space areas meet the criteria of the Hillside Review Overlay Zone. (The Hillside Review Zone has since been folded into Environmentally Sensitive Lands Regulations.)
- Development along the northeast side of Fairmount Avenue and Montezuma Road should not take access from either Fairmount Avenue or Montezuma Road. Any new development should be clustered at the top of slopes, close to Palo Verde Terrace or Yerba Santa Drive. The density and design of any new development should be compatible with surrounding development and should occur only through a Planned Infill Residential Development Permit.



Conservation & Sustainability Element DRAFT Goals





A clean, climate resilient, and carbon neutral community powered by renewable energy.



A sustainable and efficient land use pattern and mobility system that reduces air pollution and vehicle trips.



Sustainable design that makes efficient use of local water, energy, food and natural resources, expands the urban tree canopy, and incorporates sustainable storm water management.



Healthy and resilient development patterns that preserve natural landforms, open space systems, wildlife linkages, sensitive habitat, natural drainage systems, and opportunities for trails.



- A clean, climate resilient and carbon neutral community powered by renewable energy.
- A sustainable and efficient land use pattern and mobility system that reduces air pollution and vehicle trips.
- Sustainable design that makes efficient use of local water, energy, food, and natural resources, expands the urban tree canopy, and incorporates sustainable storm water management.
- Healthy and resilient development pattern that preserves natural landforms, open space systems, wildlife linkages, sensitive habitat, natural drainage systems and opportunities for trails.



Conservation & Sustainability Element DRAFT Policies





- 1. Community Land Use and Mobility
- 2. Energy & Water Efficient / Greenhouse Gas Reduction
- 3. Stormwater Runoff
- 4. Climate Resilience & Air Pollution
- 5. Open Space, Natural Features, and Environmentally Sensitive Lands
- 6. Urban Agriculture



Community Land Use and Mobility



Community Land Use and Mobility

- Address energy use and greenhouse gas emissions through land use changes and mobility improvements.
 - Implement pedestrian and bicycle infrastructure improvements in Transit Priority Areas to increase commuter walking and bicycling opportunities.
 - Support higher density/intensity housing and employment development in Transit Priority Areas to increase transit ridership.
 - Provide bicycle and pedestrian improvements in coordination with street resurfacing as feasible.



College Avenue and Montezuma Road, Google Maps





- Ensure that new development is consistent with General Plan, Community Plan sustainability policies, and supports implementation of the Climate Action Plan.
- Encourage the adherence to LEED standards for construction to achieve environmental benefits in new development and redevelopment projects.



Building Council



- Design development to include photovoltaic panels, battery storage, and Electric Vehicle charging stations to contribute to carbon reduction.
- Provide non-contiguous sidewalks, shade producing street trees that sequester carbon, and energy efficient street lights with development.



Corner of Adams Avenue and Redland Drive



- Design development with cool roofing materials and cool paving materials to reduce the heat island effect.
- Design development with green roofs or roof gardens when possible, and maintain and expand the urban tree canopy to reduce the heat island effect, reduce stormwater runoff, and improve air quality.



Cool Pavement – Sustainapedia



Green Roof – Feldman Architecture, San Francisco



- Design, orient, and configure development to maximize natural sunlight and ventilation, both indoors and outdoors, to reduce dependence on HVAC systems and artificial lighting.
- Utilize landscaping that includes drought tolerant and native species to reduce water consumption and support native ecosystems.



Natural Ventilation / Lighting – Architecture Magazine





Hydrology & Flooding



- Utilize landscaping and design that makes efficient use of storm water. Examples include, but are not limited to, bioswales, pervious pavers, green roofs, and rain barrels.
- Incorporate Low Impact Development practices into building design and site plans that work with the natural hydrology of a site to reduce urban runoff, including the design or retrofit of existing landscaped or impervious areas to better capture storm water runoff.



Low Impact Development / Bioswale – Walter P. Moore

- Site nonpermeable surfaces away from Alvarado creek, or use porous paving and other bioretention for new development abutting the creek, in order to allow for water infiltration and reduce stormwater runoff into the watershed.
- Incorporate creek restoration into development that abuts Alvarado Creek in order to improve flooding, storm water, and water quality. Build passive recreation along the creek when sensitive habitat will not be disturbed.



Chollas Creek - Grantville Trolley Station/Alvarado Creek Revitalization Study



 Avoid building culverts along Alvarado Creek in order to reduce channelization of the creek and further entrench the creek away from a natural state with passive recreational uses.



Culvert vs. Bridge - Civil Engineer Blog: iamcivilengineer.com





Very High Fire Hazard Severity Zone





Tree Canopy Coverage





Cal-Enviro Screen





- Design development with fire-resistant building materials and landscaping within Very High Fire Hazard Severity Zones.
- Design structures and landscaping with appropriate defensible space between open space and urban areas.
- Encourage bicycle, pedestrian and other active mobility infrastructure to reduce air pollution.



Civita, San Diego



- Maintain and increase the community's overall tree canopy within the public rightof-way and as part of new development, to provide a continuous street tree canopy, air quality benefits, and urban runoff management.
- Add or replace street trees to fill existing gaps and provide continuous, regularly spaced tree canopies.







- Consider air quality and air pollution sources in the siting, design, and construction of residential development and other development with sensitive receptors.
- Incorporate building features, including but not limited to High Efficiency Particulate Air (HEPA) filtration systems, into new buildings with residential units and other sensitive receptors that are located within 500 feet of the outside freeway travel lane to reduce the effects of air pollution.



San Diego Freeway – San Diego Union Tribune



Open Space, Natural Features, and Environmentally Sensitive Lands



Topography & Natural Features





Vegetation & Multi-Habitat Planning Area





Open Space, Natural Features, and Environmentally Sensitive Lands

- Use natural landforms and features as integrating elements in project design, and limit grading and alterations of steep hillsides, to prevent increased erosion and landform impacts.
- Support canyon habitat restoration efforts and invasive species removal.
- Consider acquiring property that includes Alvarado Creek in order to "green" the creek, which will help expand and connect the natural habitat back to the San Diego River, as well as improve the quality of water flowing into the San Diego River and the Pacific Ocean.



Alvarado Creek - Grantville Trolley Station/Alvarado Creek Revitalization Study



San Luis Obispo Creek - Grantville Trolley Station/Alvarado Creek Revitalization Study



Open Space, Natural Features, and Environmentally Sensitive Lands

- Monitor Alvarado Creek to ensure that it is maintained in a clean, healthy state through cooperative partnerships with community groups and county, state, and City agencies.
- Encourage sensitive design, construction, and maintenance of trails to optimize public access and resource conservation.
- Re-vegetate graded areas and areas of invasive vegetation with native vegetation to restore biological diversity and minimize erosion and soil instability.



Trail - Grantville Trolley Station/Alvarado Creek Revitalization Study



Urban Agriculture





Urban Agriculture

 Encourage agricultural operations such as community farms and roof gardens to increase equitable access to healthy, fresh local food; increase opportunities for economic development and local enterprise; provide recreation and educational experiences; and reduce energy used for food transportation and distribution.



Lemon Grove Community Garden – San Diego Union Tribune



Draft College Area CPU Summer Schedule





Draft College Area CPU Fall Schedule





Contact Us





Nathen Causman, Associate Planner Email: NCausman@sandiego.gov Phone: 619-236-7225 Shannon Mulderig, Associate Planner Email: SLMulderig@sandiego.gov Phone: 619-533-3662

Discussion + Questions

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Mission Trails Regional Park

La Mesa

Mission Trails Regional Park Lake Murray

Image: Google Earth

SeaWorld San Diego

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San Diego

Balboa Park