

An aerial photograph of San Diego, California, taken during the "golden hour" of sunset. The sky is filled with soft, pink and orange clouds. The city's urban landscape is visible, with a mix of residential neighborhoods and commercial buildings. In the foreground, several large, multi-story buildings are prominent. The background shows the San Diego mountains under the twilight sky.

# COLLEGE AREA COMMUNITY PLAN UPDATE

October 26, 2022 - Committee Meeting



# TONIGHT'S TEAM



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# MEETING OBJECTIVES

1. Share Citywide Land Use Framework and Updated Land Use Scenarios
2. Describe How we Plan for Public Facilities and Parks
3. Continue to Gather Feedback
4. Share Additional Opportunities for Public Input



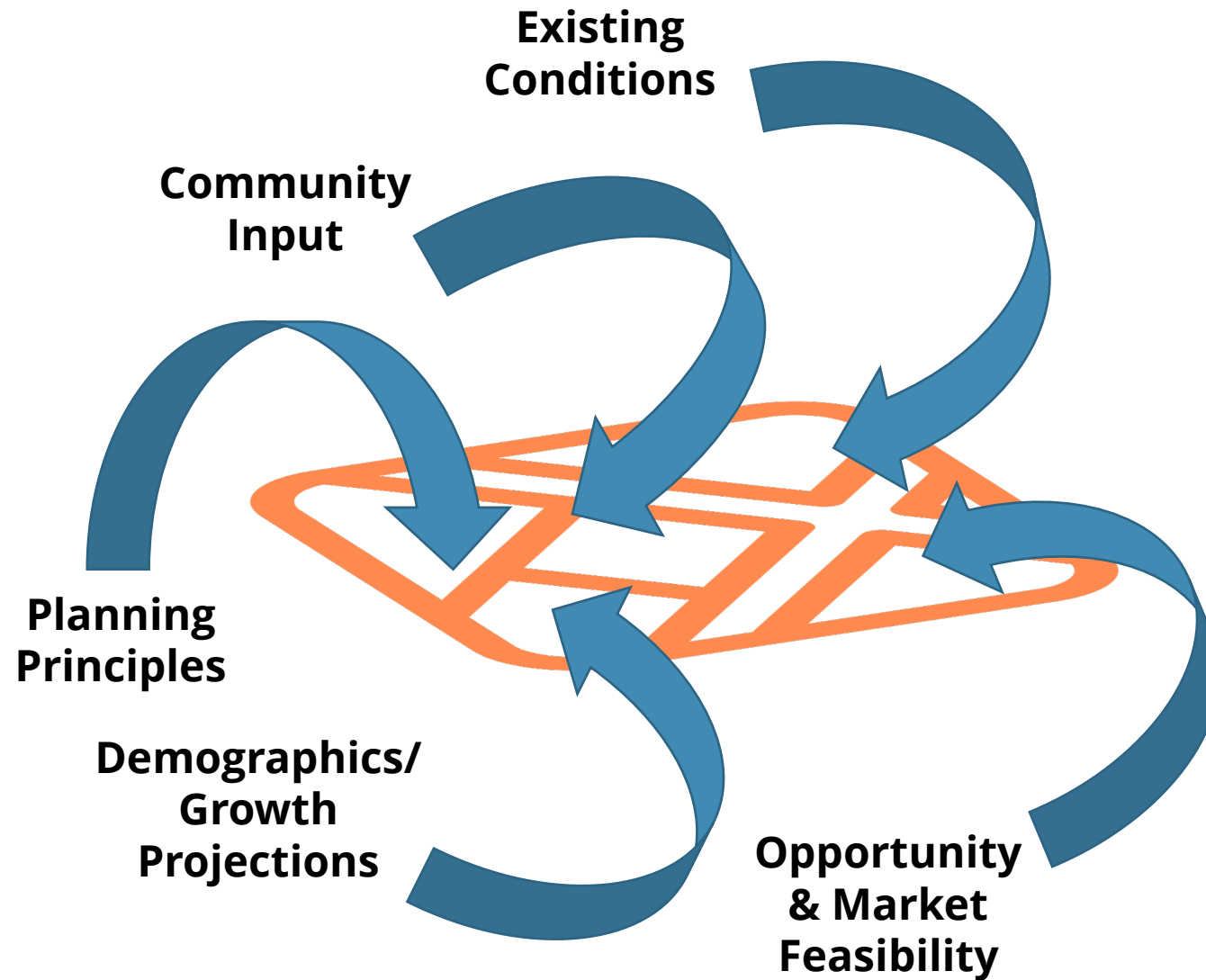
# PRESENTATION FORMAT

- **Citywide Land Use Framework**
- *Updated Land Use Scenarios*
- *Planning for Public Facilities*
- *Planning for New Parks*
- *Next Steps*
- *Upcoming Schedule*
- *Discussion / Q&A*

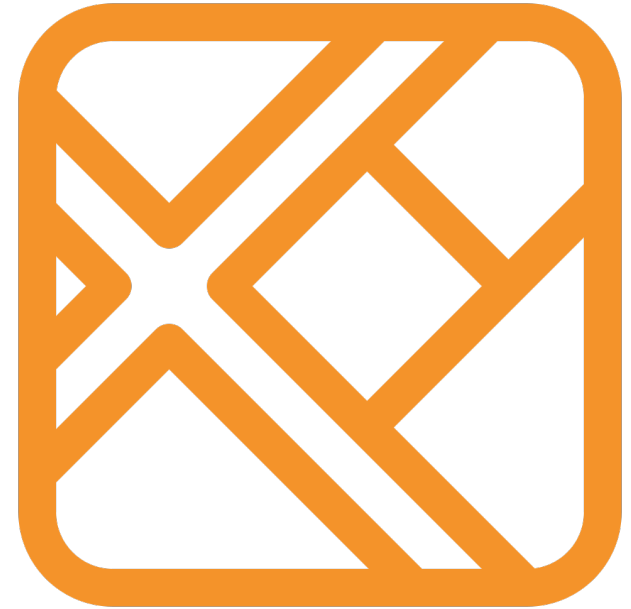
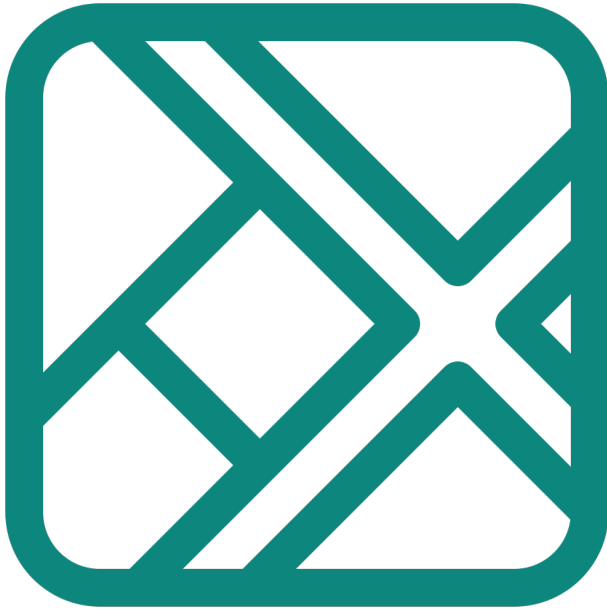




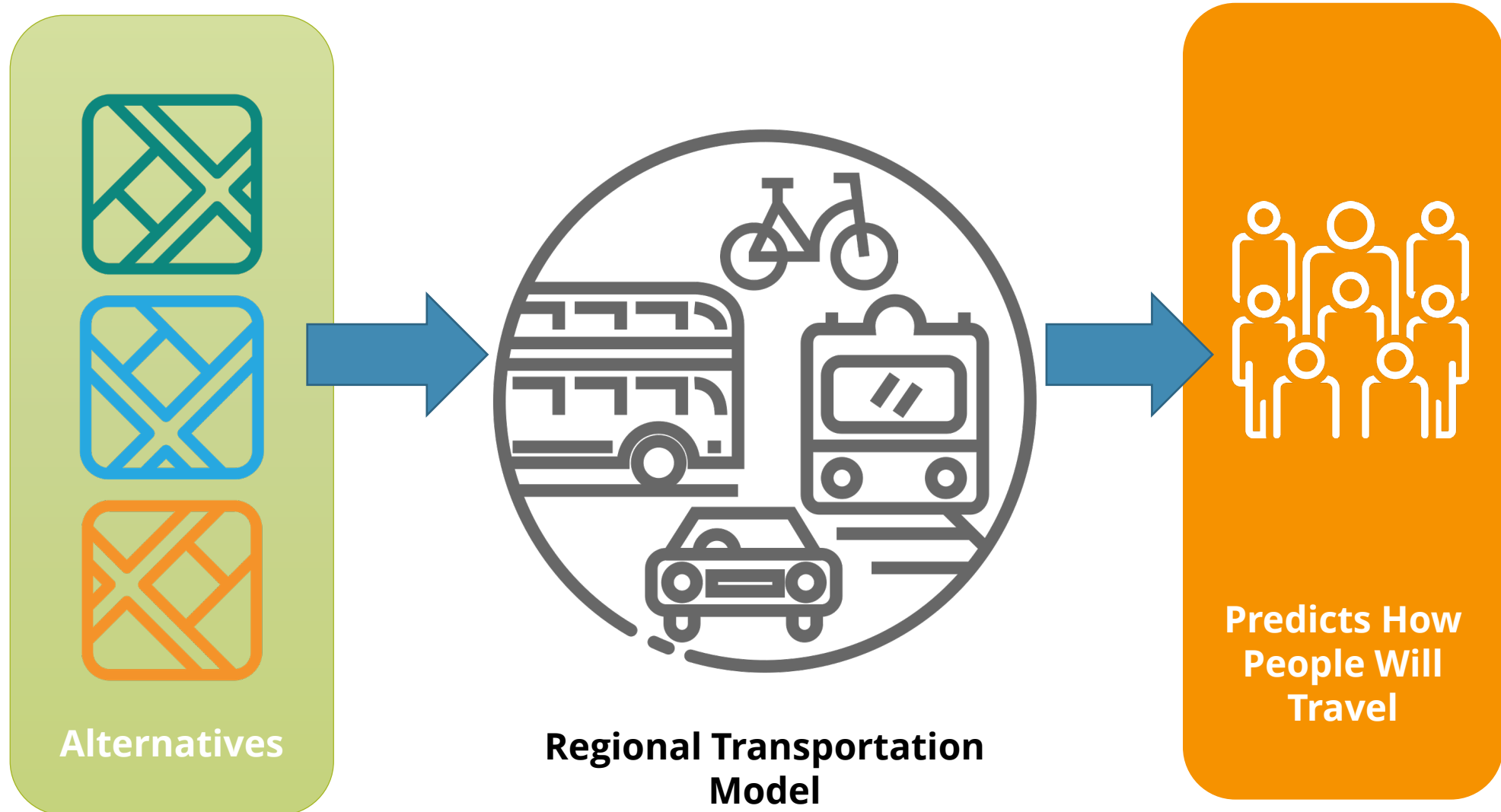
# BACKGROUND: How are land use scenarios formed?



## Multiple Land Use & Mobility Scenarios

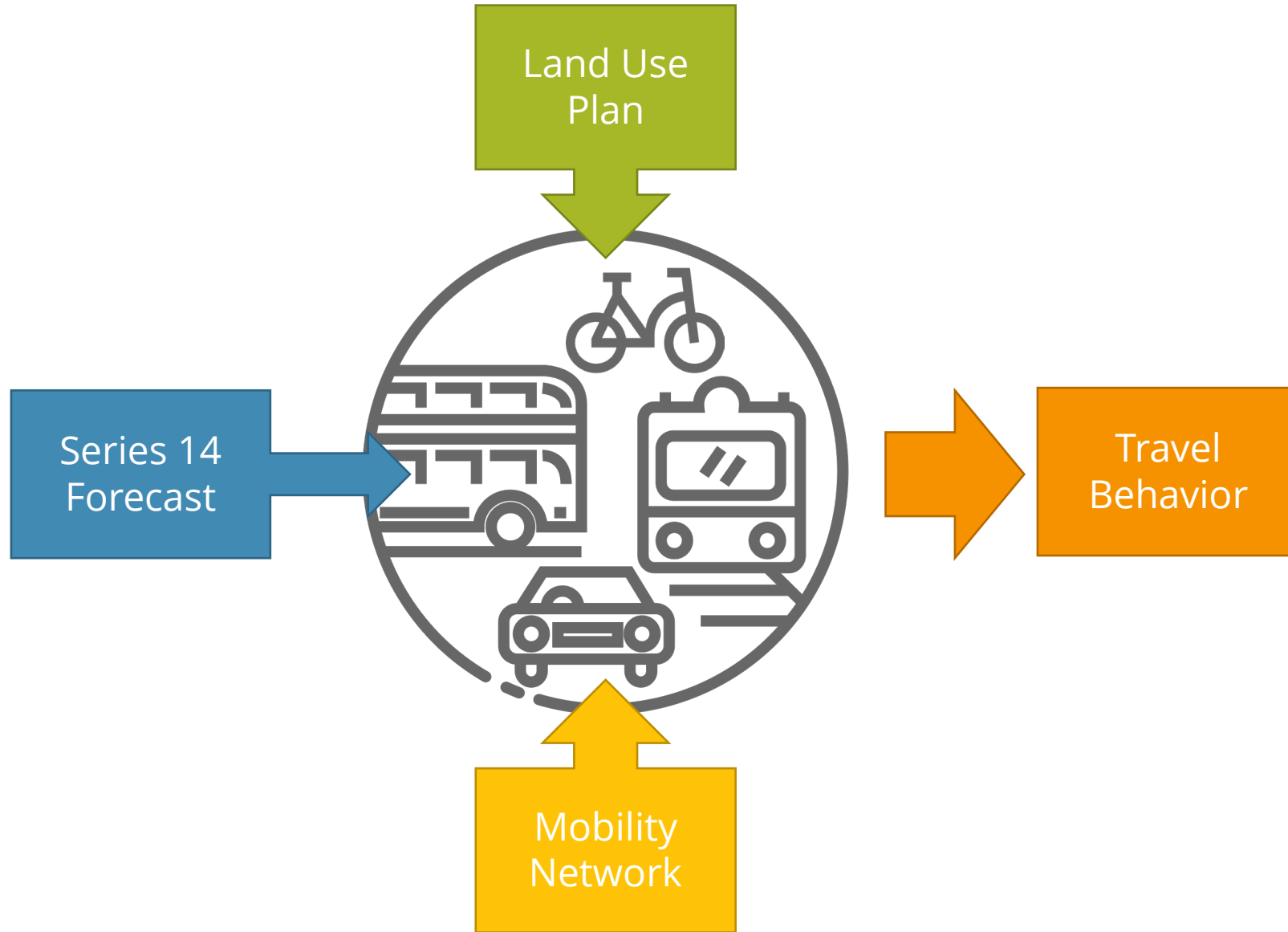


# ANALYSIS



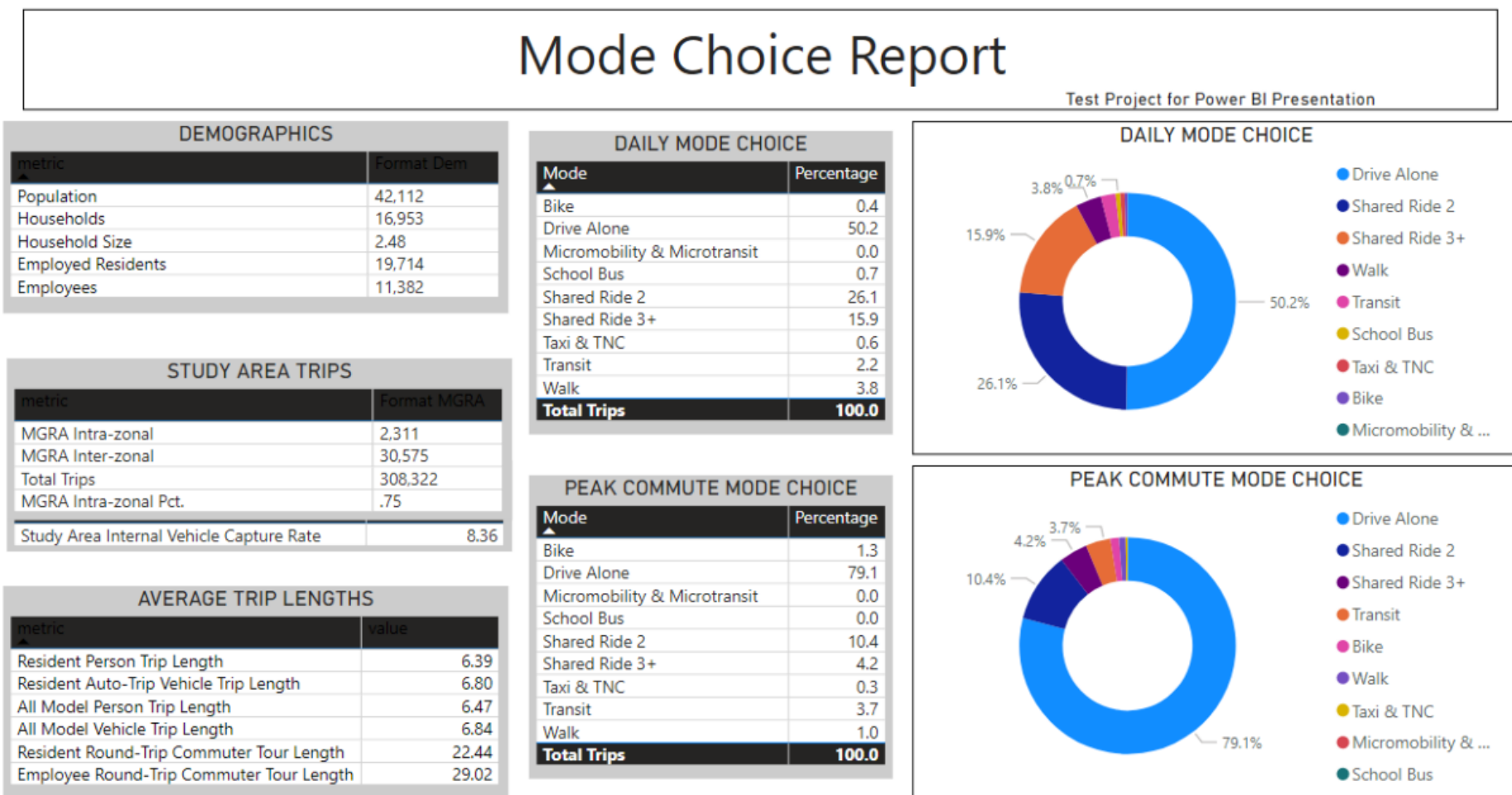


# MODEL INPUTS



# RESULTS

- Detailed information on travel behavior
  - # Vehicles on Roads
  - # People on Transit Lines
  - # Boardings at Transit Stops
  - Per capita VMT
  - Mode Choice Report



Scenario ID

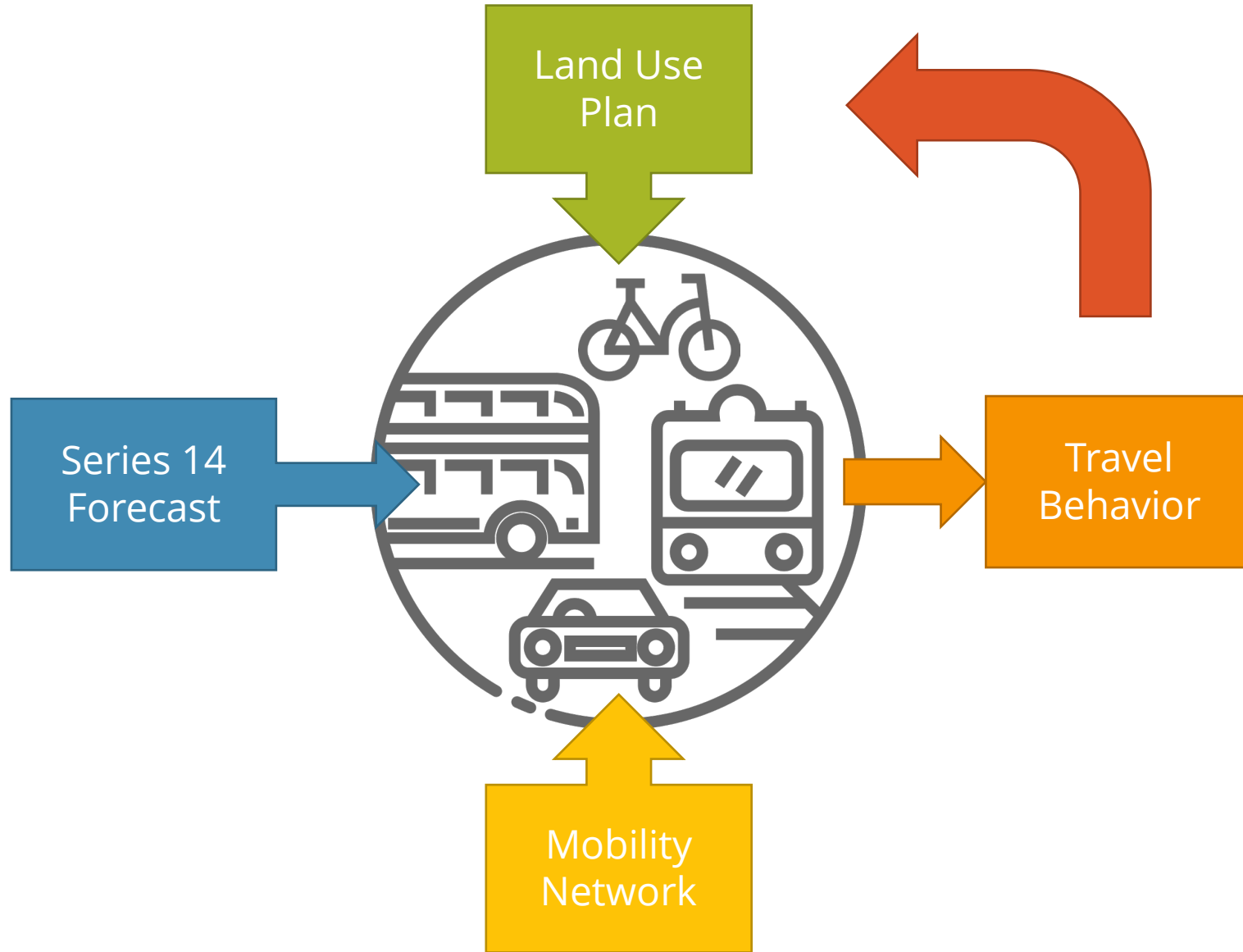
155

# CLIMATE ACTION PLAN GOALS

2030 Target	2050 Target	Measure
<b>19% Walking</b> and <b>7% Cycling</b> mode share of all San Diego residents' trips	<b>25% walking</b> and <b>10% cycling</b> mode share of all San Diego residents' trips	3.1: Safe and Enjoyable Routes for Pedestrians and Cyclists
<b>10% transit</b> mode share of all San Diego residents' trips	<b>15% transit</b> mode share of all San Diego residents' trips	3.2: Increase Safe, Convenient, and Enjoyable Transit Use
Achieve <b>4% citywide VMT reduction</b> through telecommute	Achieve <b>6% citywide VMT reduction</b> through telecommute	3.3: Work From Anywhere
Install 13 new roundabouts	Install 20 new roundabouts	3.4: Reduce Traffic Congestion to Improve Air Quality
Target <b>8% VMT</b> (commuter and non-commuter) reduction per capita	Target <b>15% VMT</b> (commuter and non-commuter) reduction per capita	3.5: Climate-Focused Land Use
		3.6: Vehicle Management



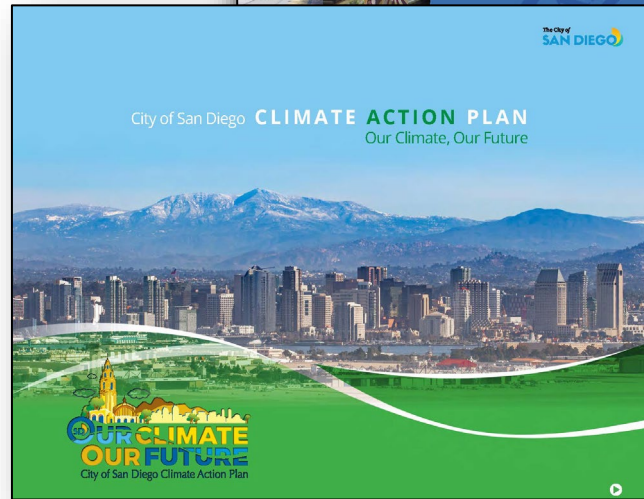
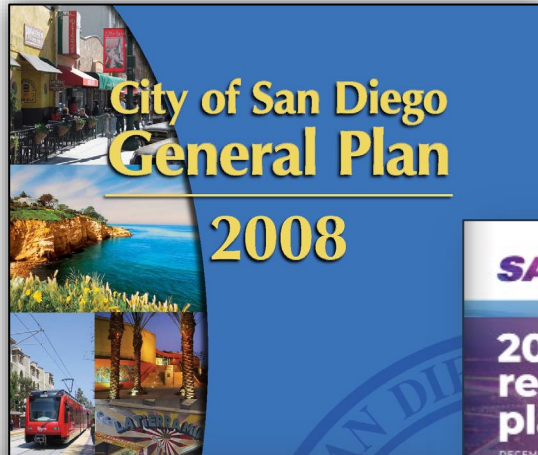
# USING THE DATA TO INFORM LAND USES





Blueprint SD is a proactive effort to create an equitable and sustainable framework for growth – including more homes, jobs, and better transportation options – to support current and future San Diegans.

# BLUEPRINT SD OBJECTIVES

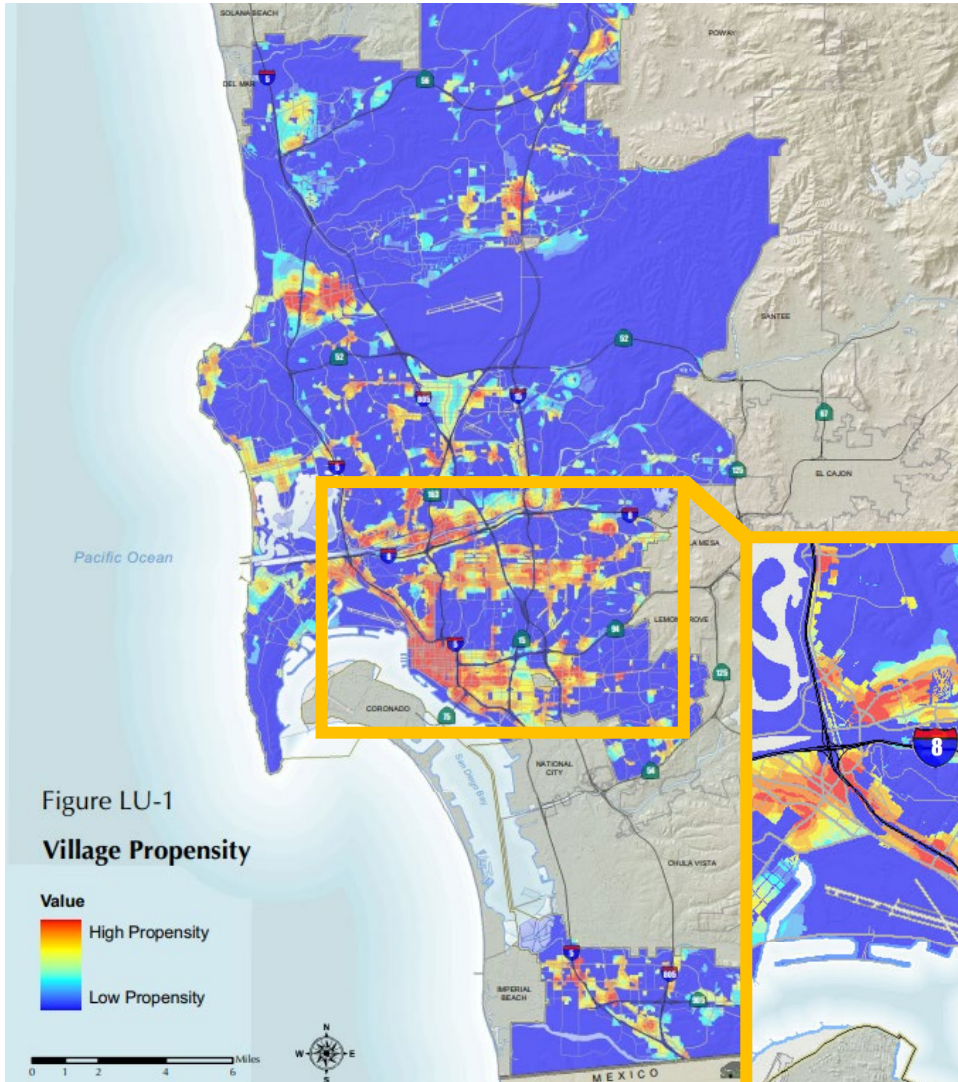


- Refresh the General Plan and City of Villages Strategy
- Reflect SANDAG's latest transportation network
- Align the citywide land use strategy with Climate Action Plan (CAP) goals
- More efficient and outcome-driven environmental review



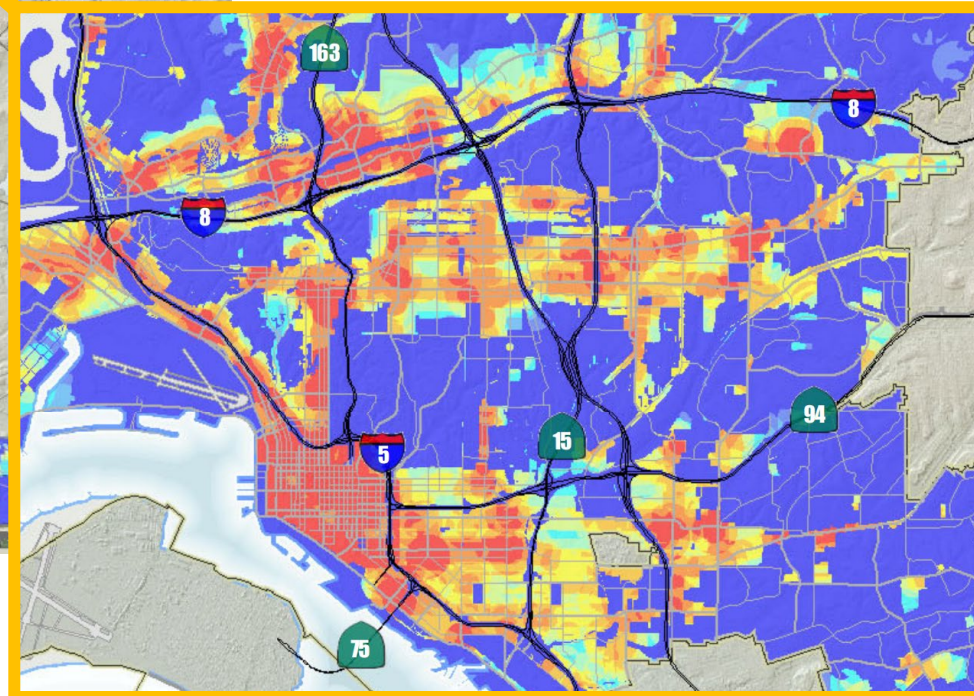
# EXISTING VILLAGE PROPENSITY MAP (2008)

Current Map in General Plan



Shows areas that have village characteristics such as:

- Existing/planned transit
- Public facilities
- Mix of uses
- Capacity for growth



# PLANNING TO MEET CLIMATE GOALS

**Purpose:** Identify model to identify areas for homes and jobs in the SANDAG Regional Travel Demand Model to meet City mode share goals, considering:

- Connectivity and accessibility
- Availability of high-quality transit
- Potential for mixed use development to capture daily trips

**Output:** Areas where additional homes and jobs would most likely result in mode shift

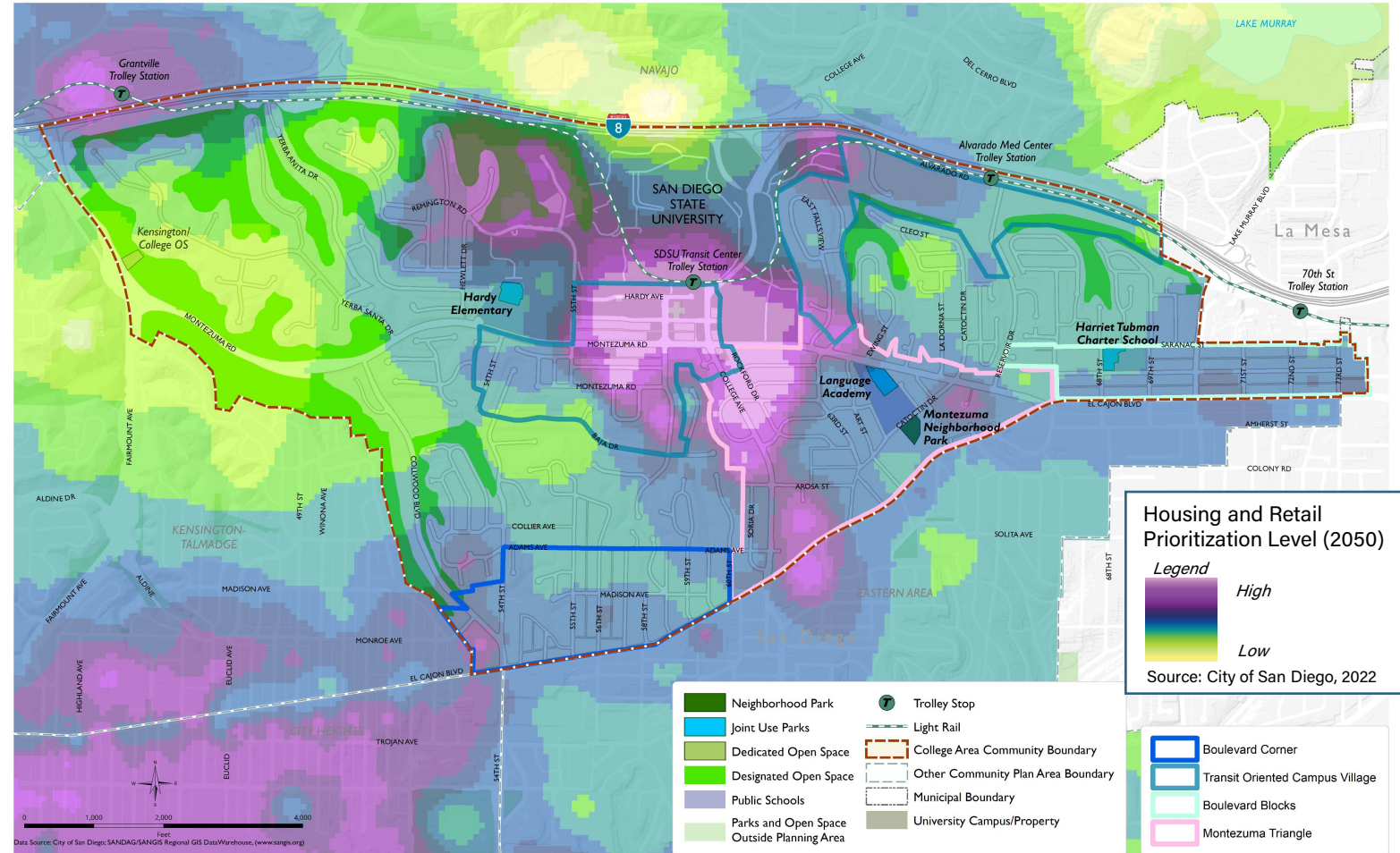


# BLUEPRINT SD (DRAFT)

Aligns with mode share goals:

- Model to predict locations for homes and the greatest mixed-use benefit
- Incorporates policy assumptions
- Uses bike, walk, and transit competitiveness

Blueprint San Diego Scenario





# HOW TO USE BLUEPRINT SD

- Blueprint SD will not mandate any particular land uses in a particular community
- It is intended to **guide decisions** in a manner that comprehensively addresses the City's climate goals, while taking into account local needs and community input
- Blueprint gives us a **basis of comparison** for evaluating scenarios
- **Data-driven approach** to planning

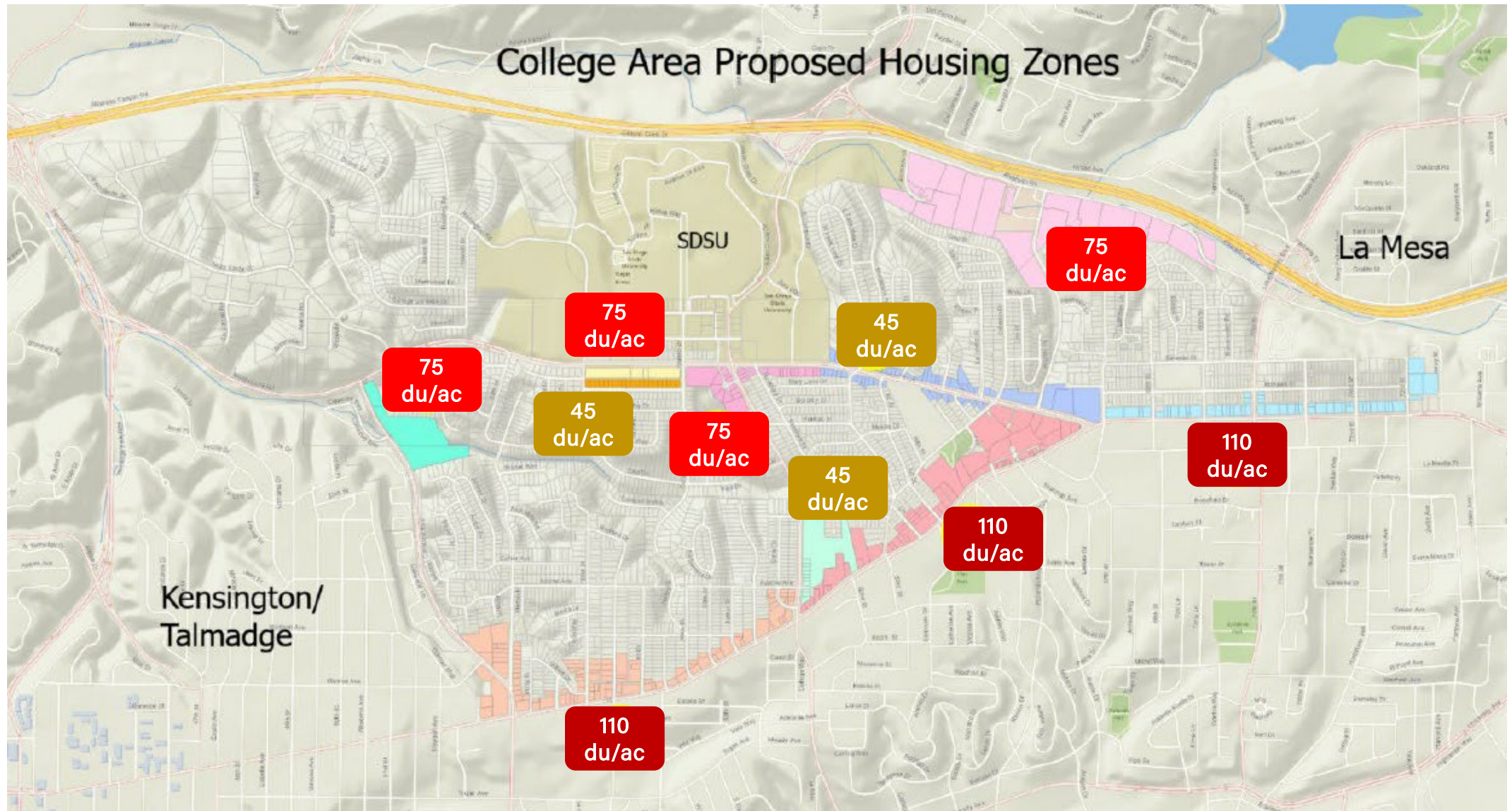
- Blueprint SD will be a proposed amendment to the General Plan
- Amending the General Plan will require environmental analysis prior to adoption
- Plan Updates completed after potential Blueprint SD adoption could tier off that environmental document
  - Community-specific analysis will be completed
  - This will be done on the actual land use plan used in the Draft Community Plan

# PRESENTATION FORMAT

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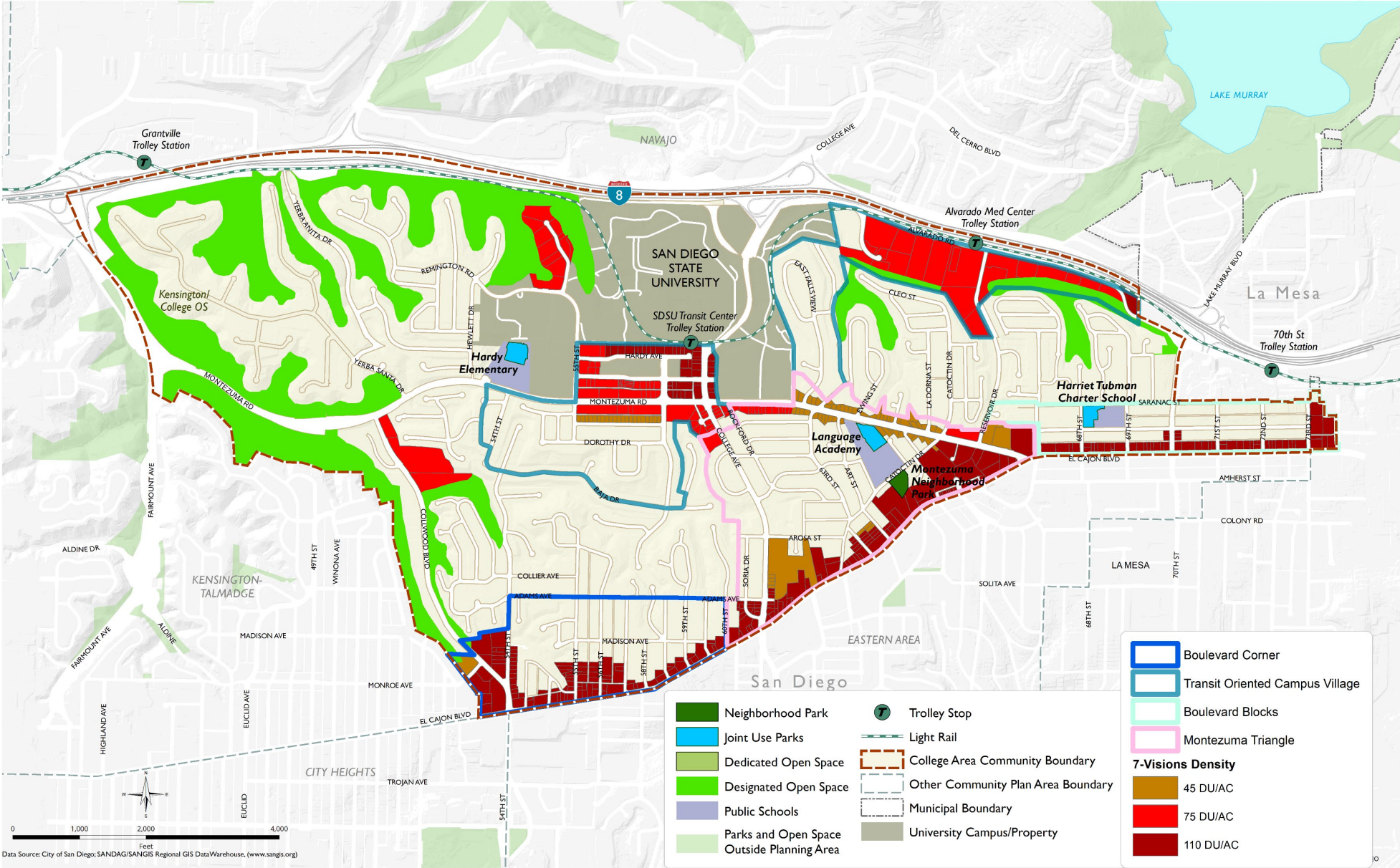


# SCENARIO COMPARISON: 7-Visions





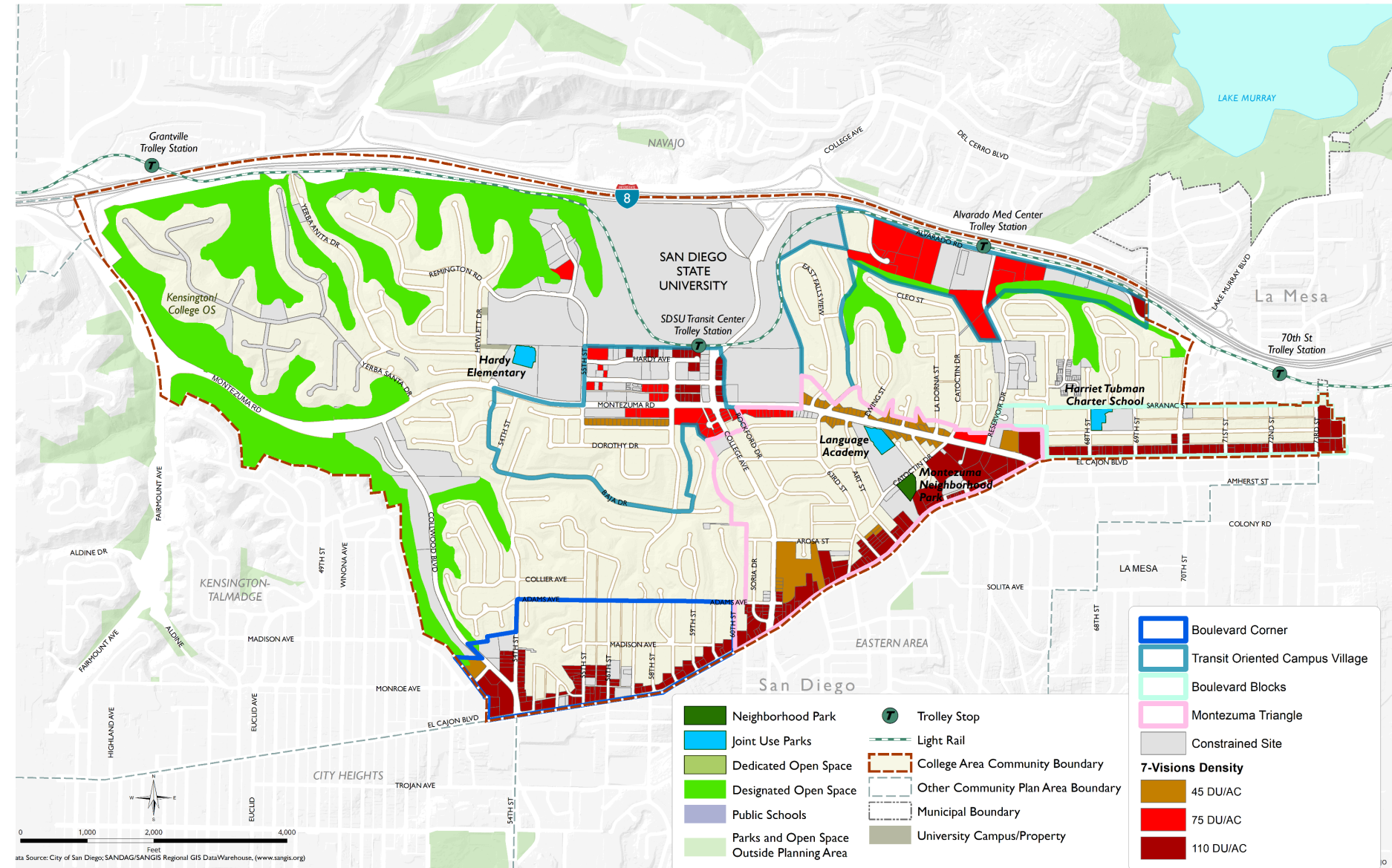
# SCENARIO COMPARISON: 7-Visions



# SCENARIO COMPARISON: 7-Visions with Constrained Sites

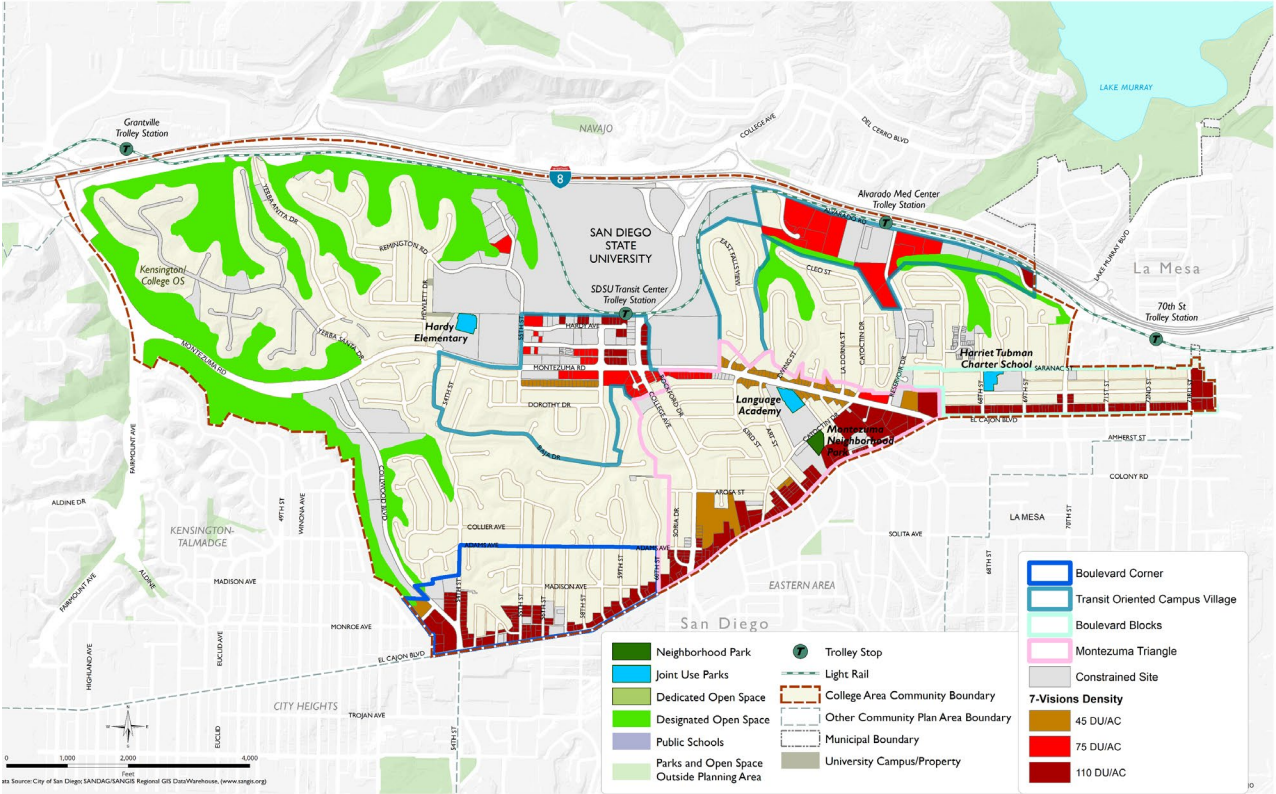
## Constrained sites:

- New infill development
- Planned infill development
- Alvarado Hospital
- Condominiums
- Senior housing
- SDSU dorms
- Iconic Church (Blessed Sacrament)
- *Others?*





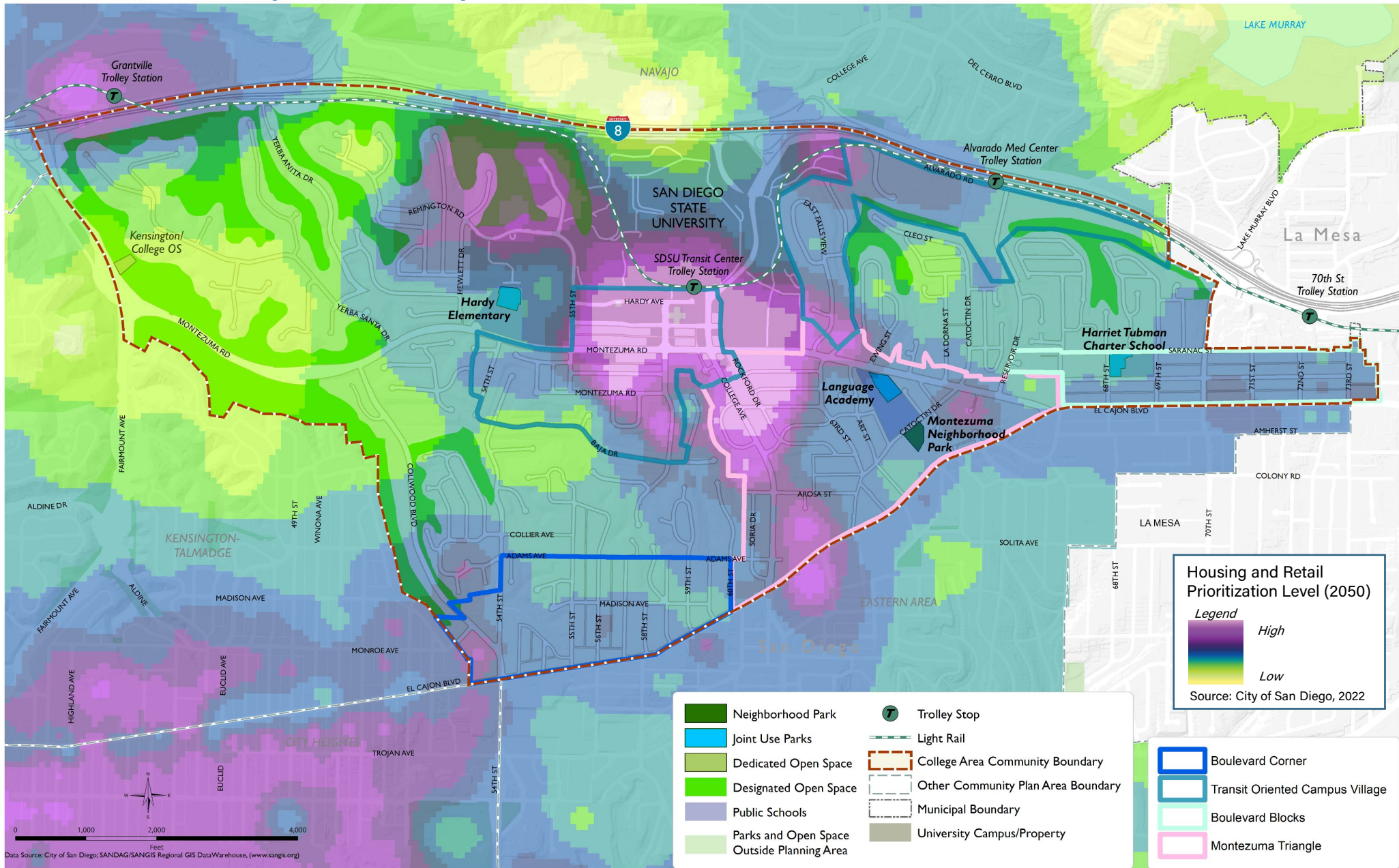
# SCENARIO COMPARISON: 7-Visions with Constrained Sites



	Focus Area	Total Acres	Existing Homes	1989 Adopted Com. Plan Capacity	7-Visions Capacity	Capacity Over Adopted
	Outside of Focus Area	1,008	2,667	2,826	2,826	0
	Boulevard Blocks	62	553	2,275	2,578	303
	Boulevard Corner	94	950	2,625	2,765	140
	Montezuma Triangle	174	1,749	4,621	5,273	652
	Transit Oriented Campus Village	199	2,230	4,324	5,992	1,668
	Total	1,536	8,149	16,672	19,434	2,763

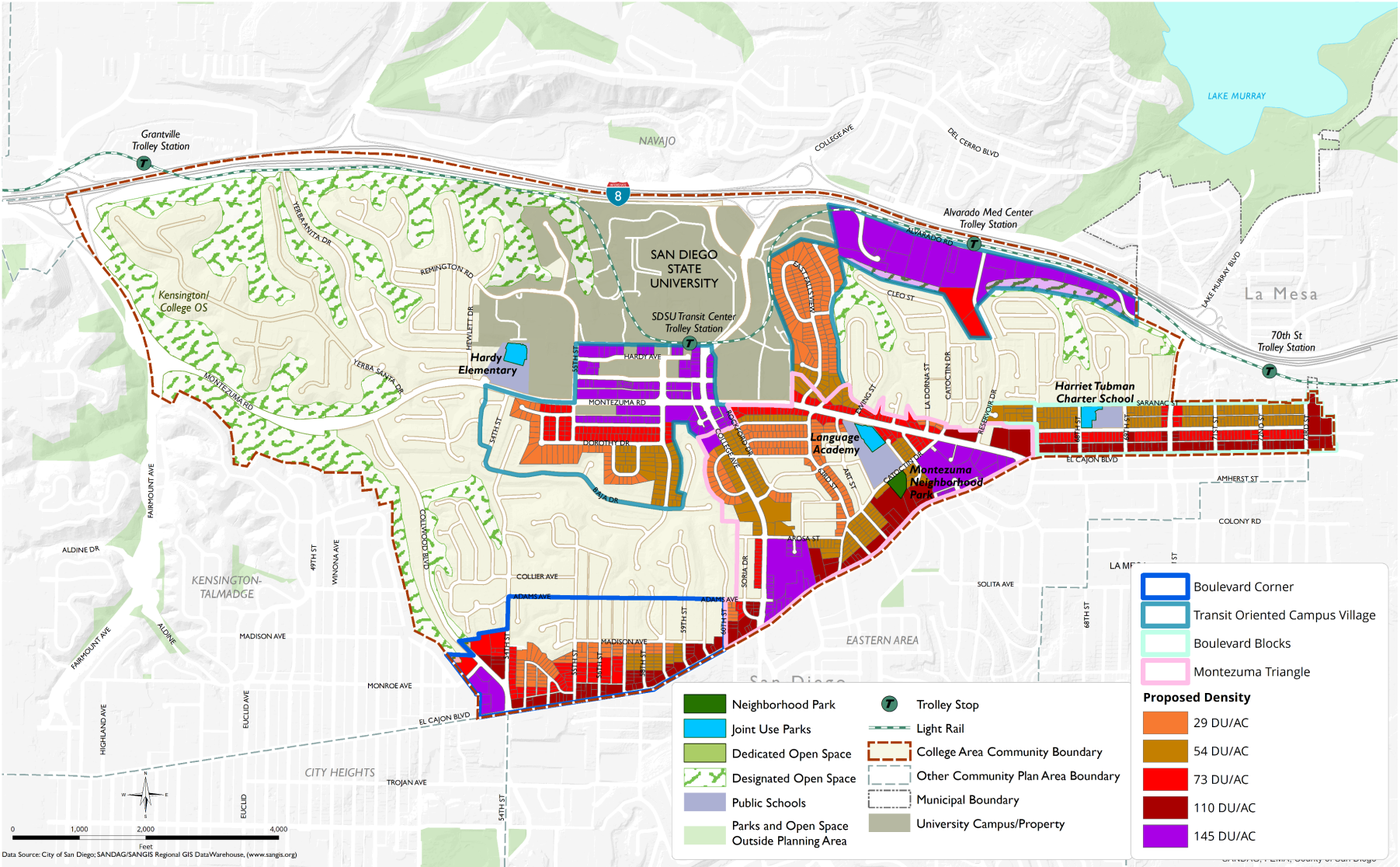
	Density (du/ac)	Total Acres	Existing Homes	1989 Adopted Com. Plan Capacity	7-Visions Capacity	Capacity Over Adopted
	Below 45	1,290	4,110	4,321	4,321	0
	45	27	99	447	1,079	632
	75	115	2,177	3,856	5,451	1,595
	110	105	1,763	8,048	8,584	536
	Total	1,536	8,149	16,672	19,434	2,763

# BLUEPRINT SD (DRAFT)





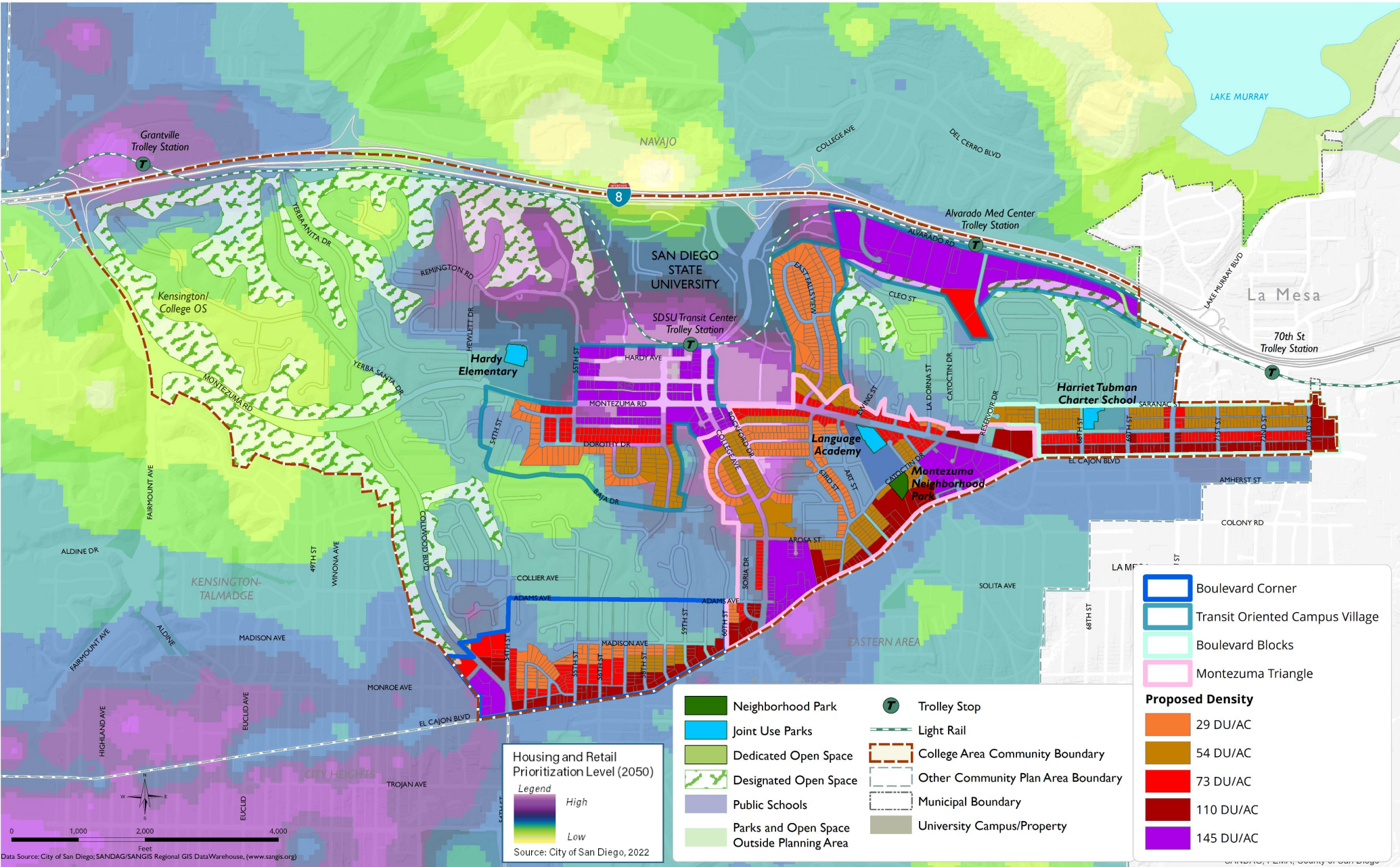
# SCENARIO COMPARISON: Blueprint San Diego (Draft)



	Density	Stories	Maximum Height	Acres
	Below 29	1 to 2	~	1,130
	29 DU / AC	3 to 4	35 feet	81
	54 DU / AC	3 to 5	50 feet	78
	73 DU / AC	5 to 7	60 feet	63
	110 DU / AC	6 to 8	FAR based	58
	145 DU / AC	7 to 9	FAR based	126
TOTAL ACRES OF CHANGE AREA:				406
TOTAL ACRES IN COLLEGE AREA:				1,536

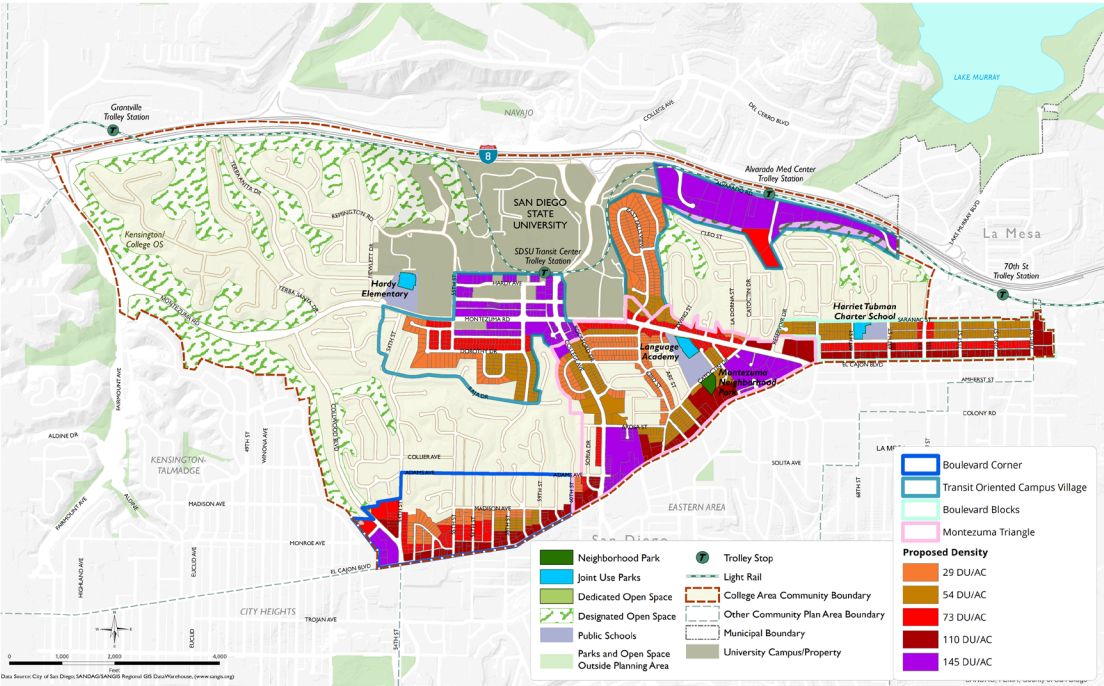


# SCENARIO COMPARISON: Blueprint San Diego (Draft)

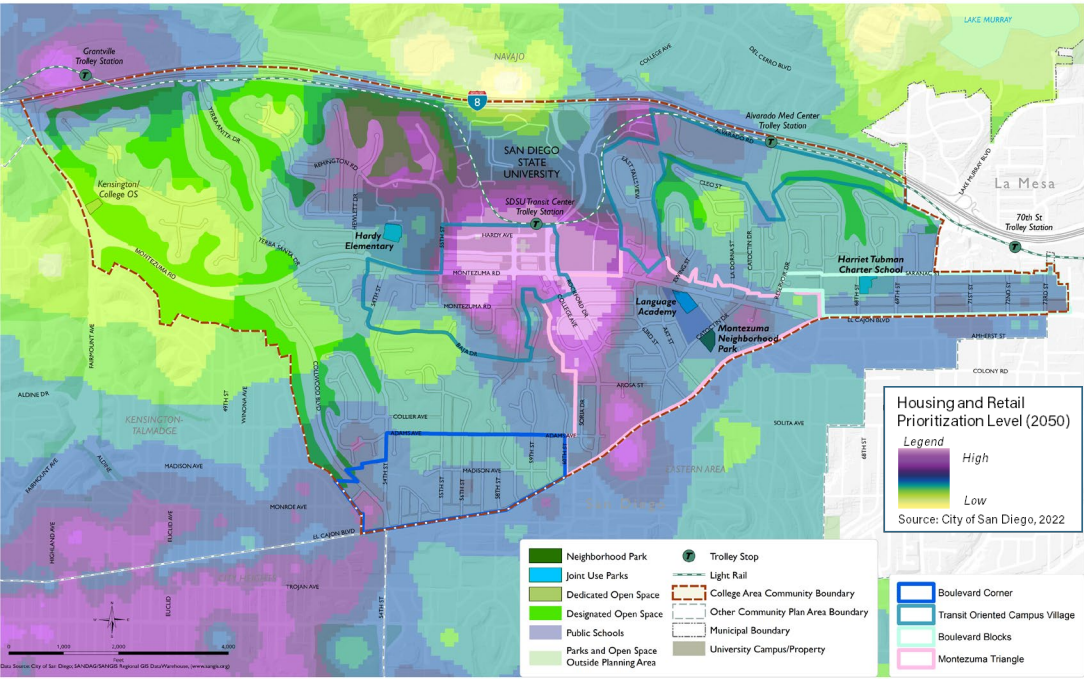




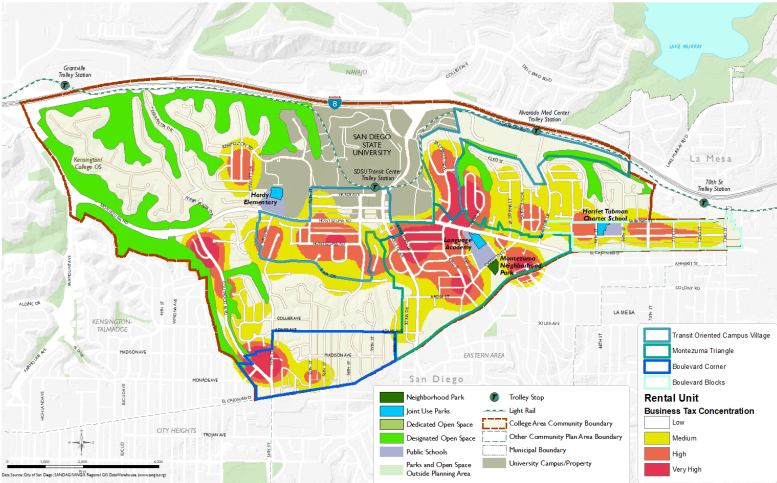
# SCENARIO COMPARISON: Blueprint San Diego



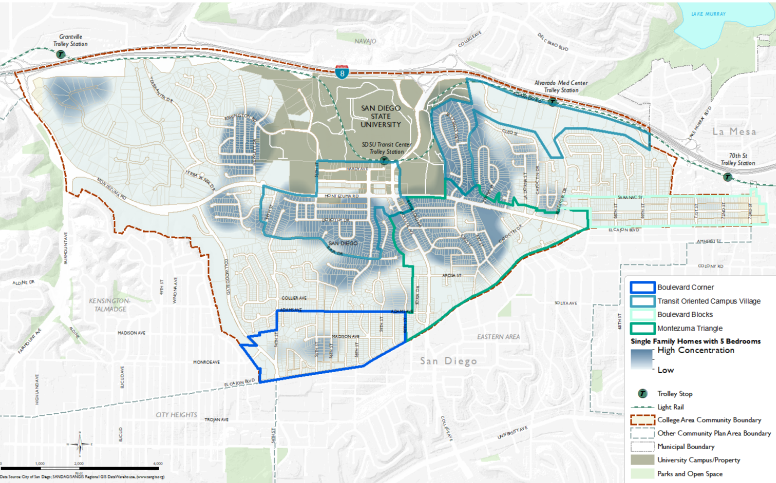
Blueprint San Diego



RENTAL UNIT BUSINESS TAX

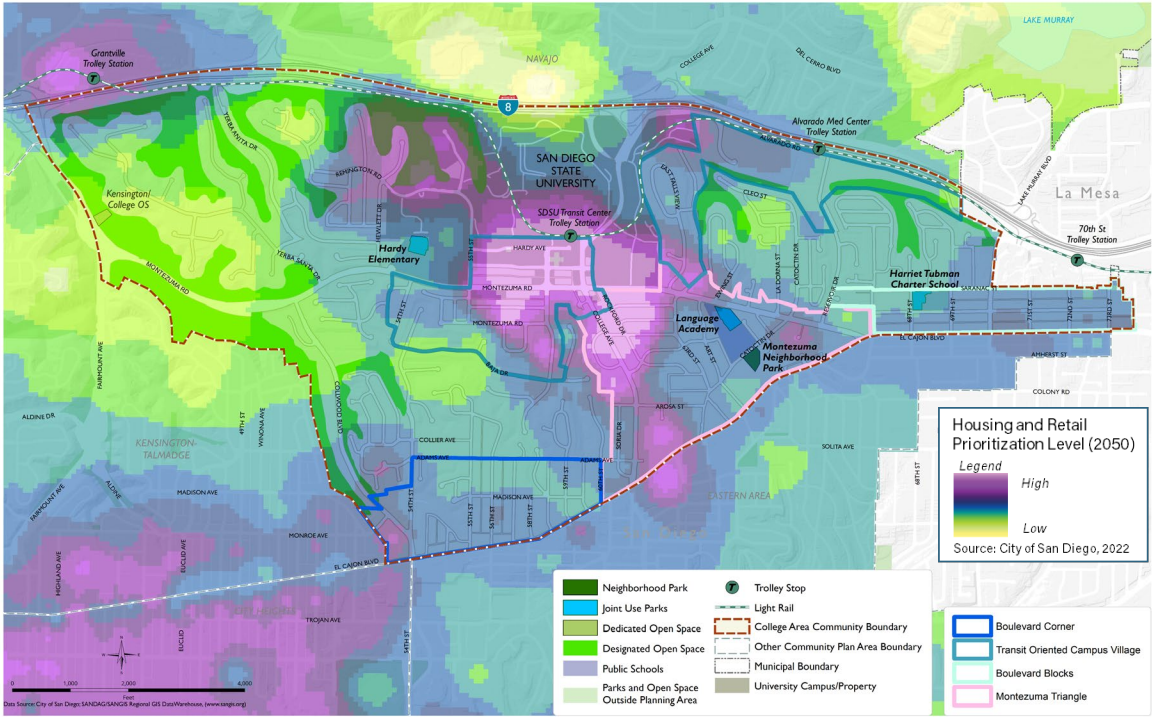
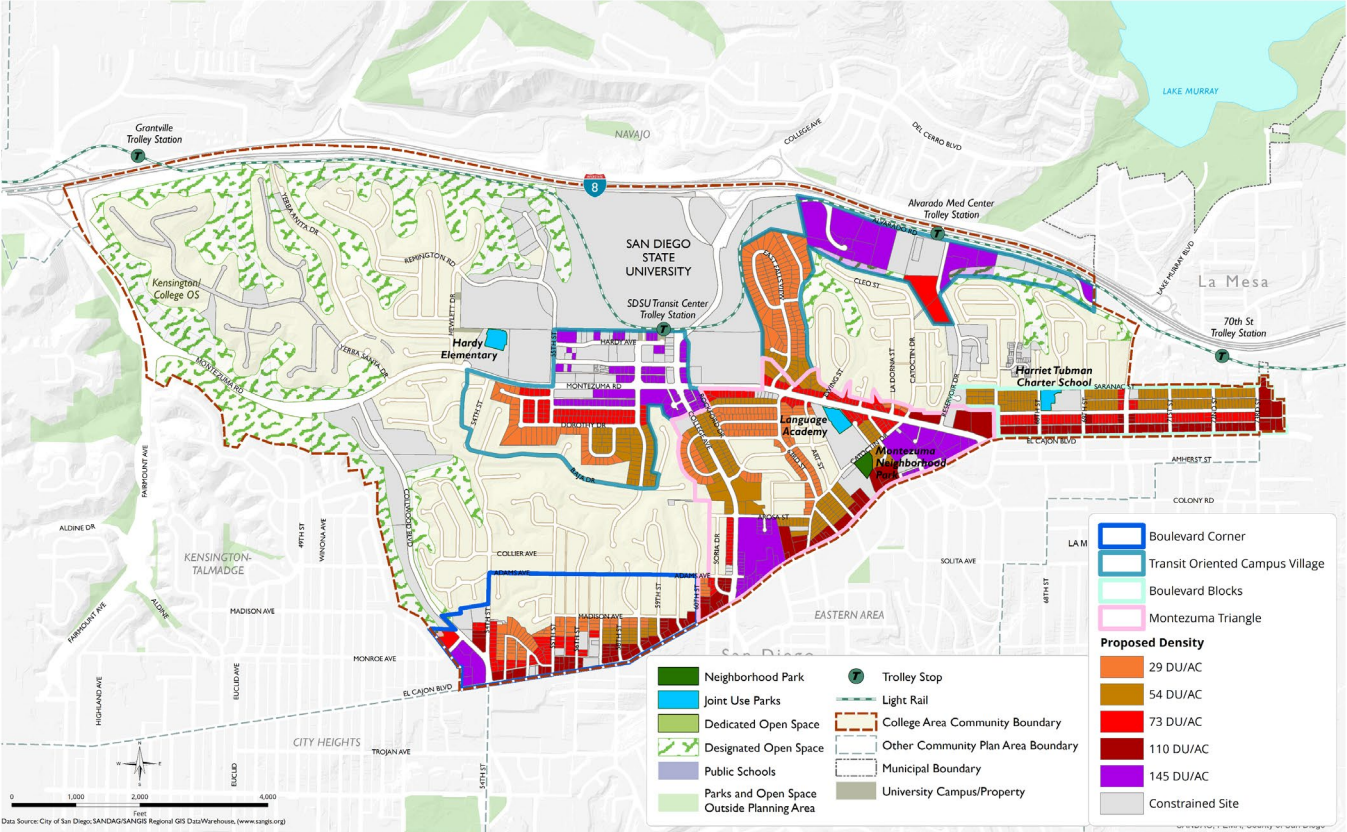


Single Family Homes with 5+ Bedrooms





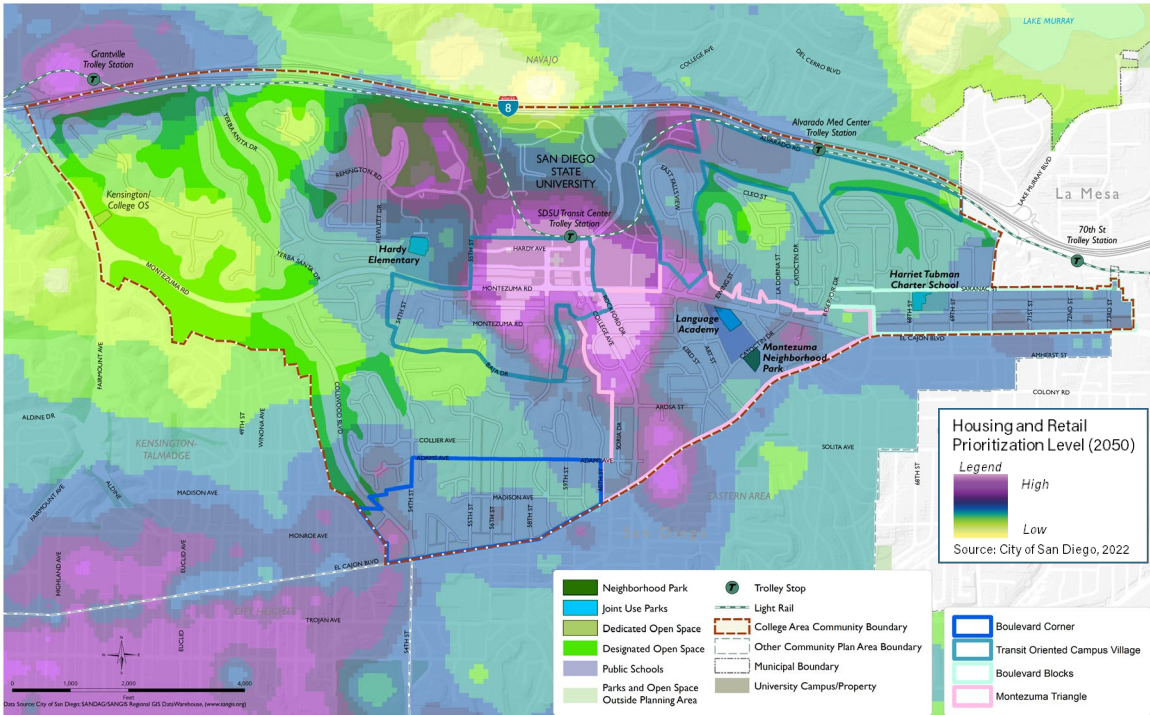
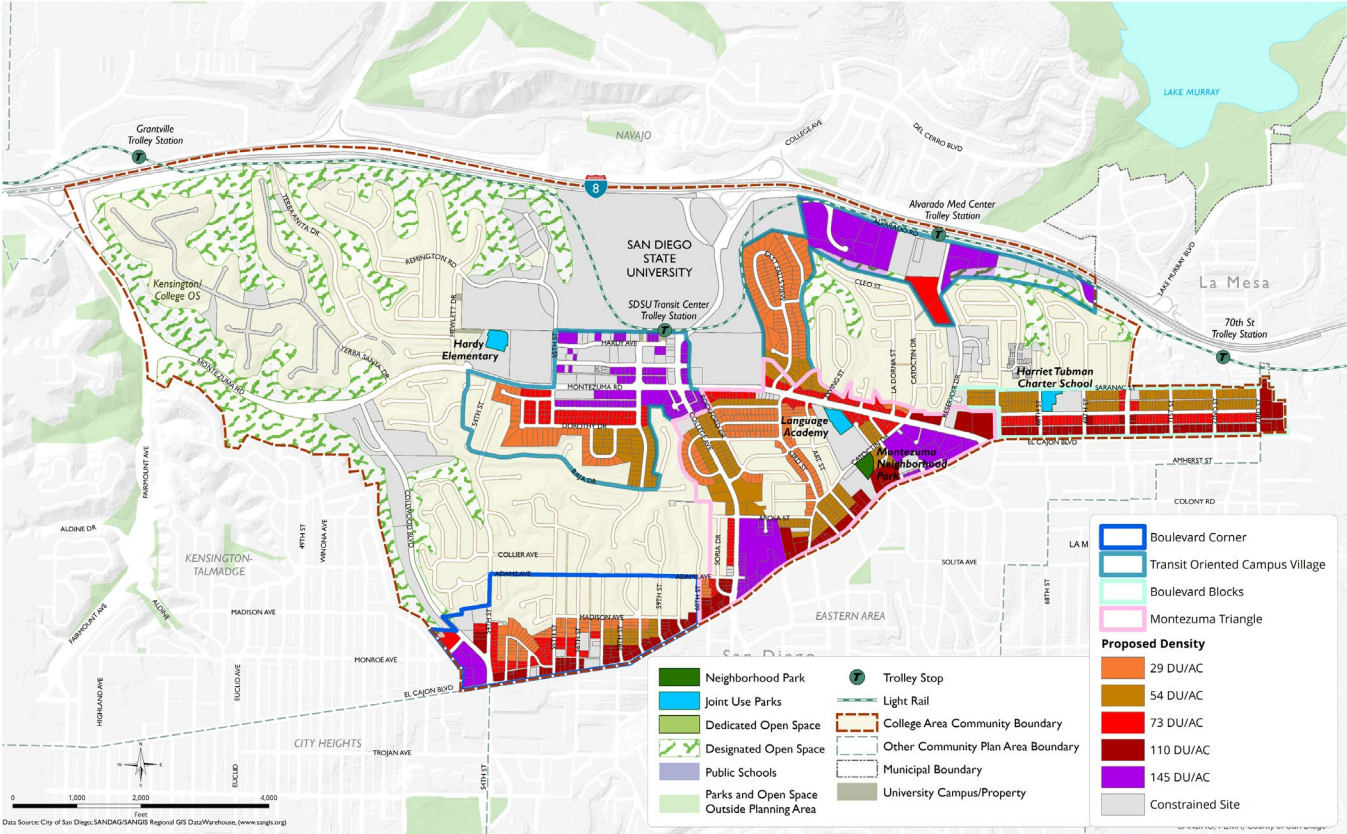
# SCENARIO COMPARISON: Blueprint San Diego (Draft)



Focus Area	Acres	Existing Homes	1989 Adopted Com. Plan Capacity for Homes	Proposed Capacity for Homes	# Difference (BP vs 1989 adopted plan)	% Difference (BP vs 1989 adopted plan)
Outside Focus Area	1,008	2,667	2,826	2,826	0	0%
Boulevard Blocks	62	553	2,275	4,324	2,049	90%
Boulevard Corner	94	950	2,625	4,033	1,409	54%
Montezuma Triangle	174	1,749	4,621	10,582	5,961	129%
Transit Oriented Campus Village	199	2,230	4,324	13,222	8,898	206%
Grand Total	1,536	8,149	16,672	34,988	18,316	110%



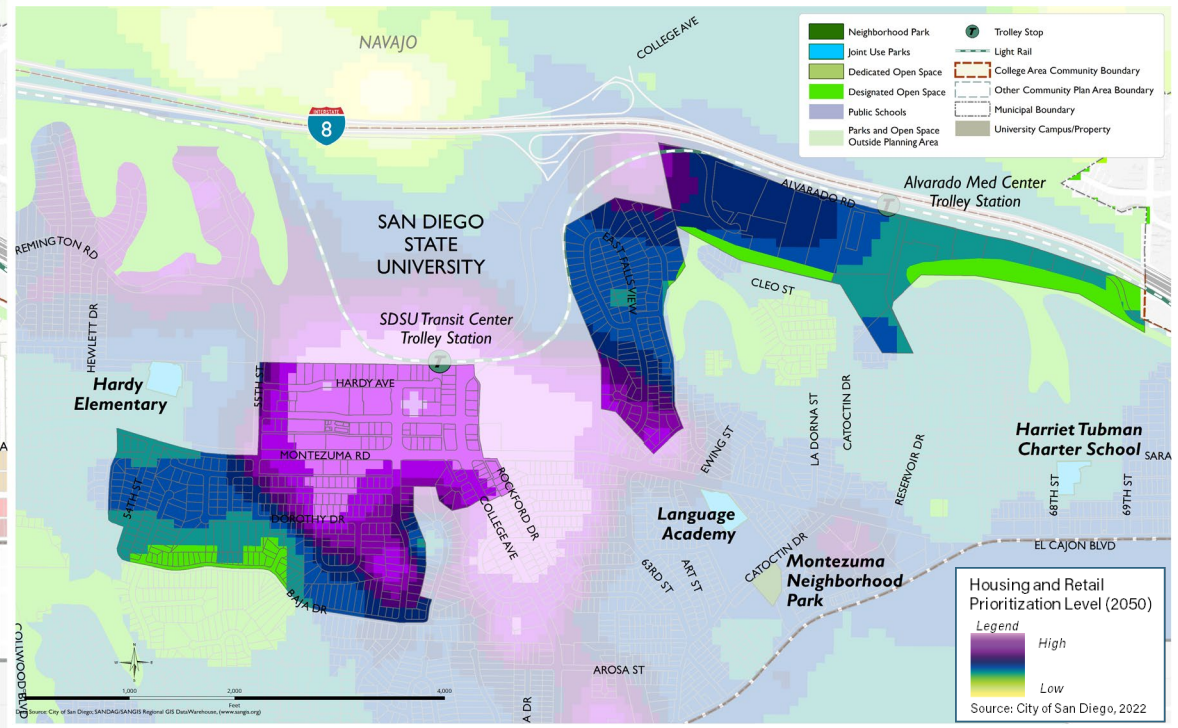
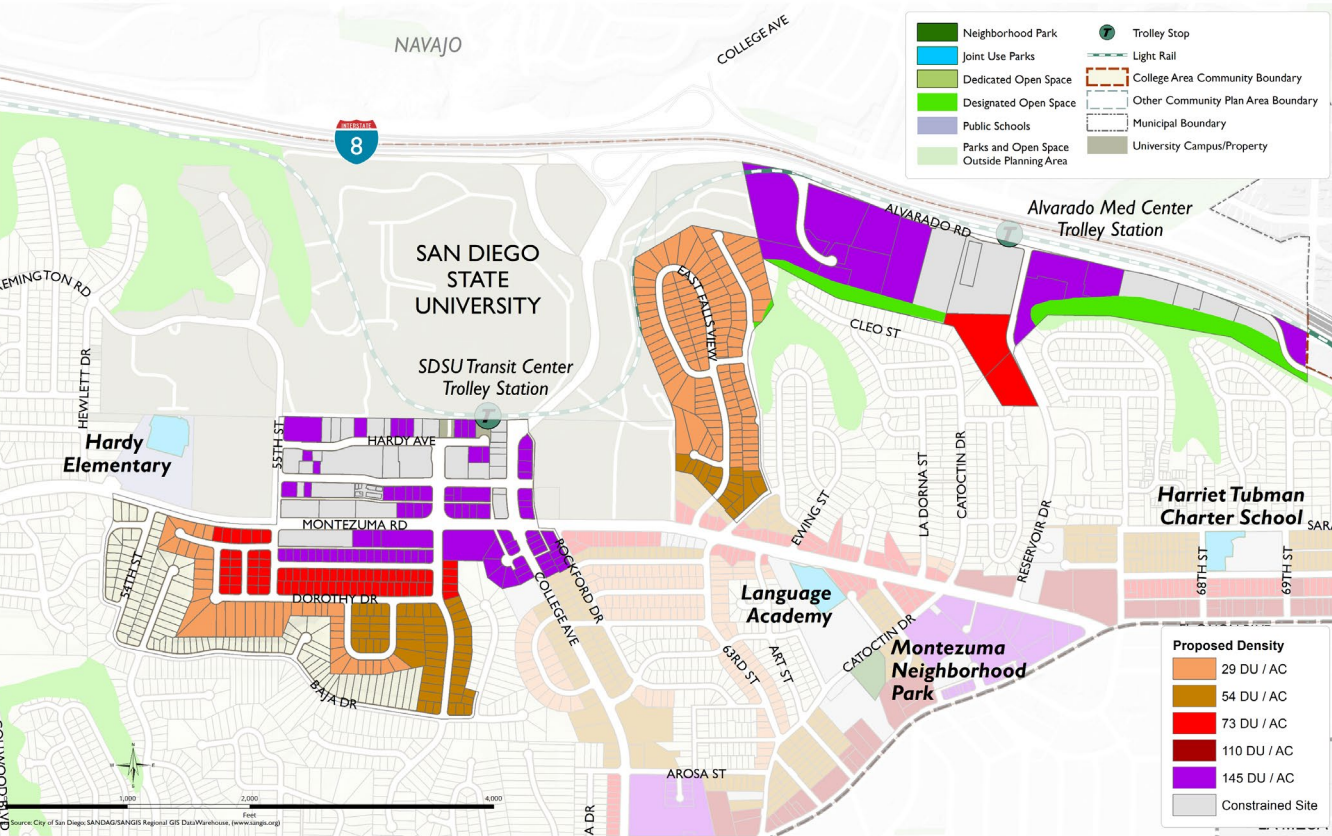
# SCENARIO COMPARISON: Blueprint San Diego (Draft)



	Density	Stories	Maximum Height	Acres	Existing Homes	1989 Plan Capacity for Homes	Proposed Capacity for New Homes	Total Capacity
	Below 29	1 to 2	~	1,130	3,217	3,470	0	3,470
	29 DU / AC	3 to 4	35 feet	81	376	378	1,964	2,342
	54 DU / AC	3 to 5	50 feet	78	593	794	3,331	4,125
	73 DU / AC	5 to 7	60 feet	63	930	1,731	2,564	4,295
	110 DU / AC	6 to 8	FAR based	58	428	4,552	1,501	6,053
	145 DU / AC	7 to 9	FAR based	126	2,605	5,747	8,957	14,704
	TOTAL:			1,536	8,149	16,672	18,316	34,988



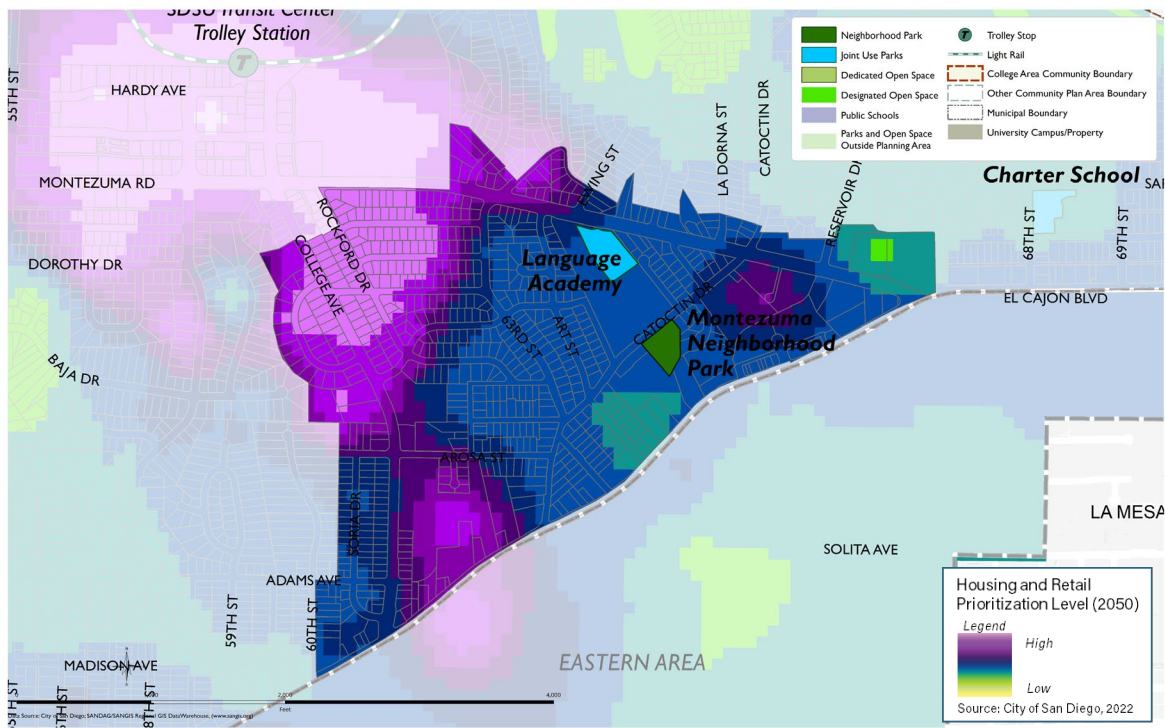
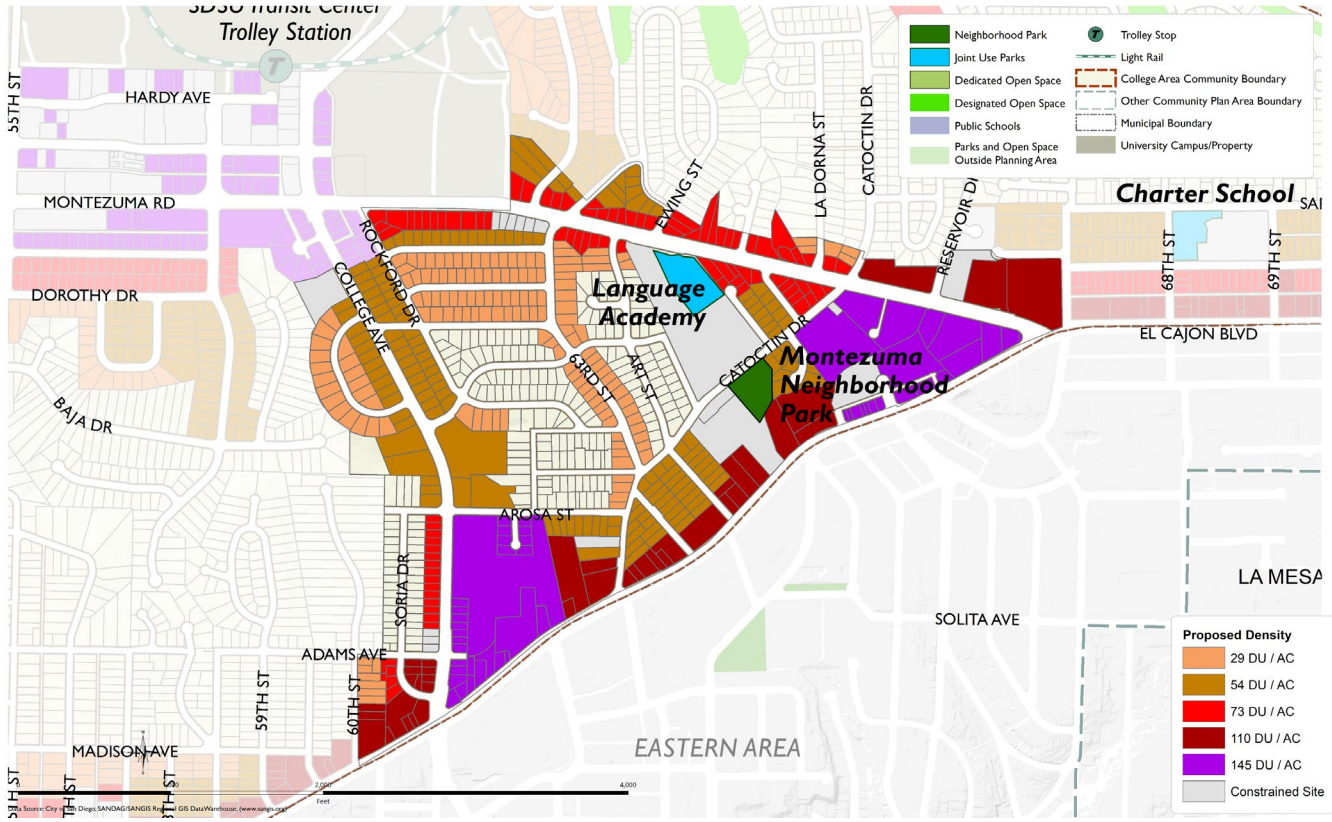
# SCENARIO COMPARISON: Transit Oriented Campus Village (Draft)



Density	Stories	Maximum Height	Acres	Existing Homes	1989 Plan Capacity for Homes	Proposed Capacity for New Homes	Total Capacity
Below 29	1 to 2	~	33	111	203	0	203
29 DU / AC	3 to 4	35 feet	44	164	165	1,107	1,272
54 DU / AC	3 to 5	50 feet	16	74	74	802	876
73 DU / AC	5 to 7	60 feet	18	276	544	760	1,304
110 DU / AC	6 to 8	FAR based	~	~	~	~	~
145 DU / AC	7 to 9	FAR based	89	1,605	3,339	6,229	9,568
TOTAL:			200	2,230	4,325	8,898	13,223

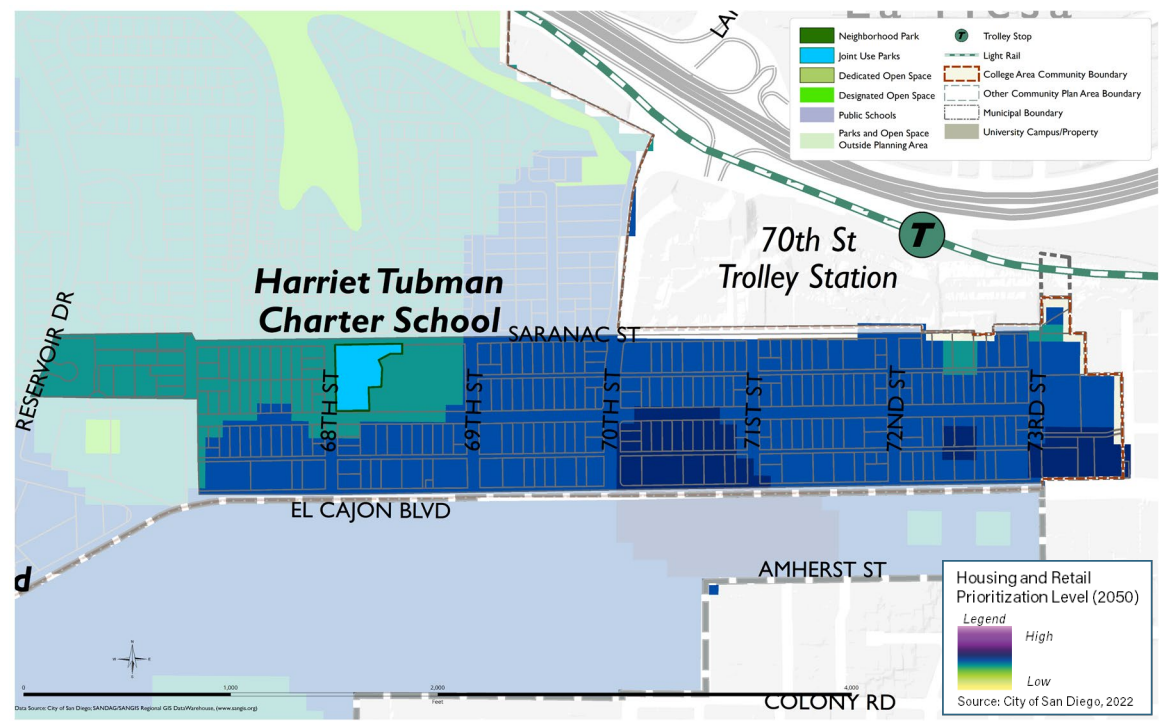
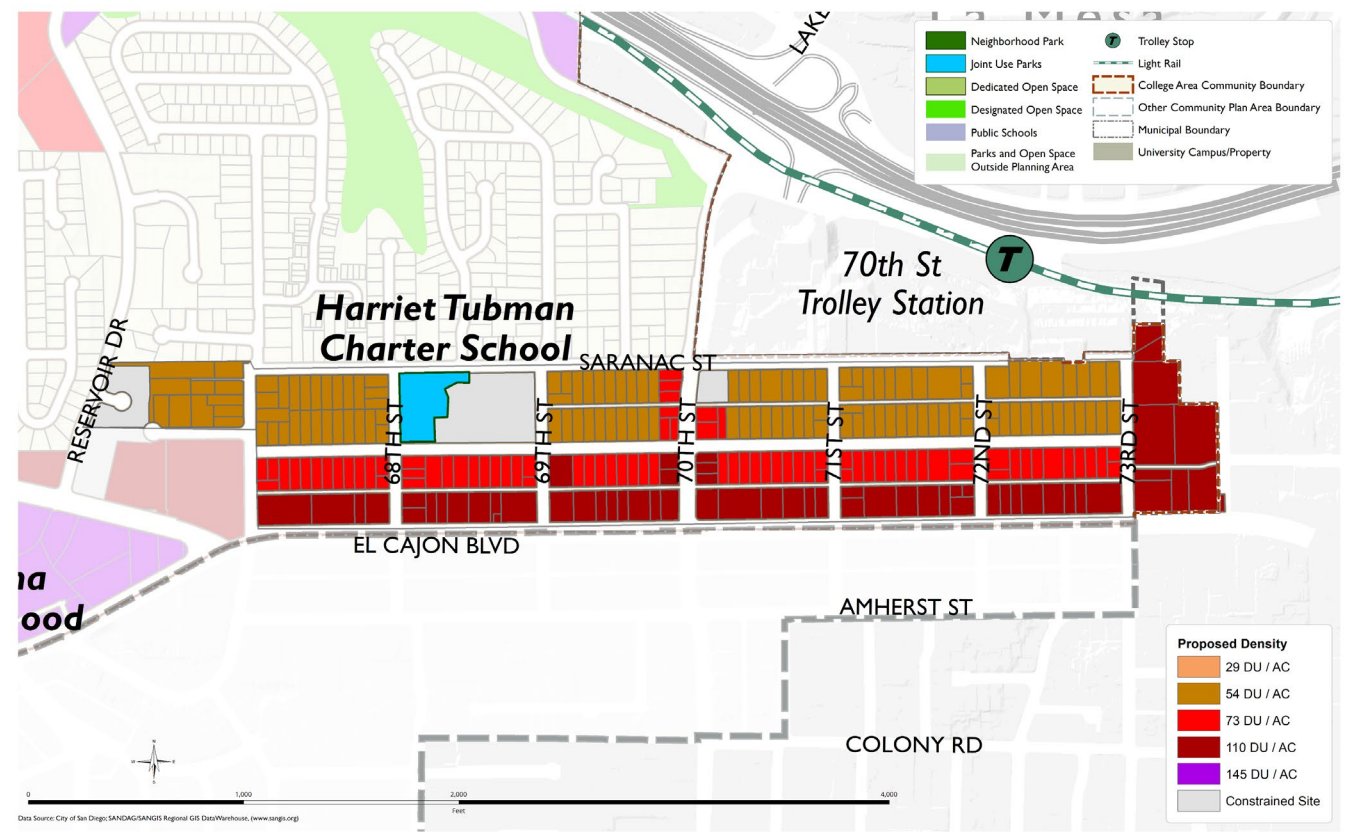


# SCENARIO COMPARISON: Montezuma Triangle (Draft)



Density	Stories	Maximum Height	Acres	Existing Homes	1989 Plan Capacity for Homes	Proposed Capacity for New Homes	Total Capacity
Below 29	1 to 2	~	44	218	220	0	220
29 DU / AC	3 to 4	35 feet	24	148	148	555	703
54 DU / AC	3 to 5	50 feet	33	252	321	1,434	1,755
73 DU / AC	5 to 7	60 feet	15	183	321	784	1,105
110 DU / AC	6 to 8	FAR based	25	173	1,816	655	2,471
145 DU / AC	7 to 9	FAR based	32	775	1,795	2,533	4,328
TOTAL:			173	1,749	4,621	5,961	10,582

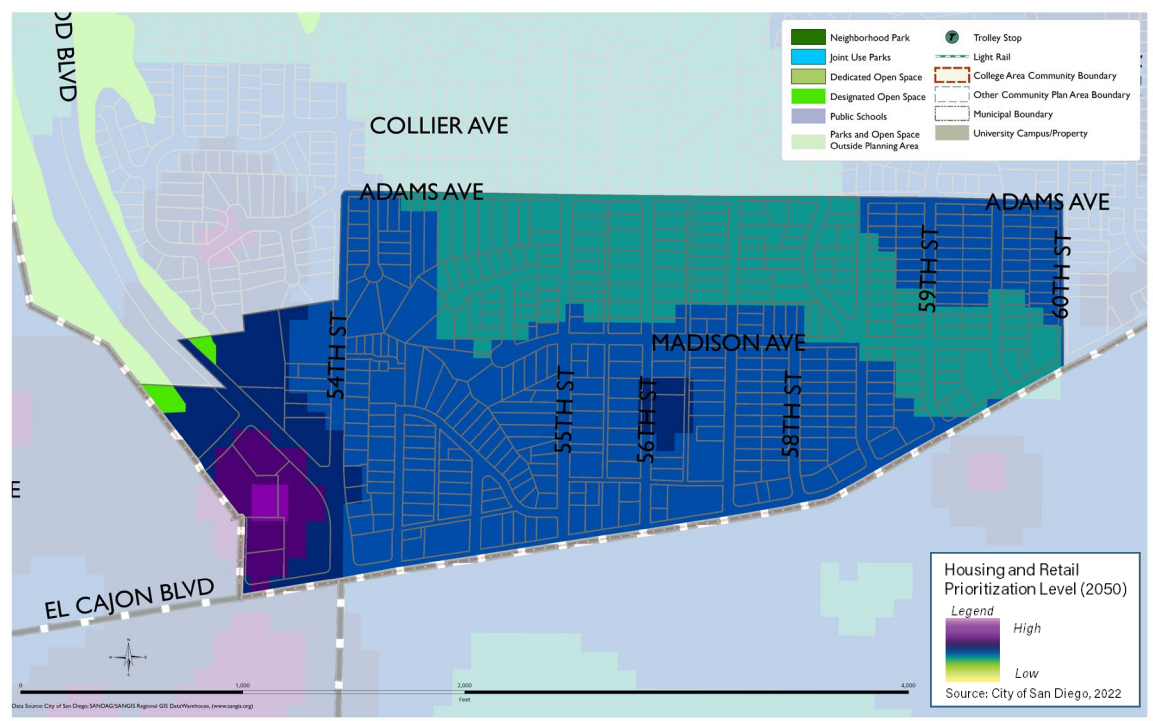
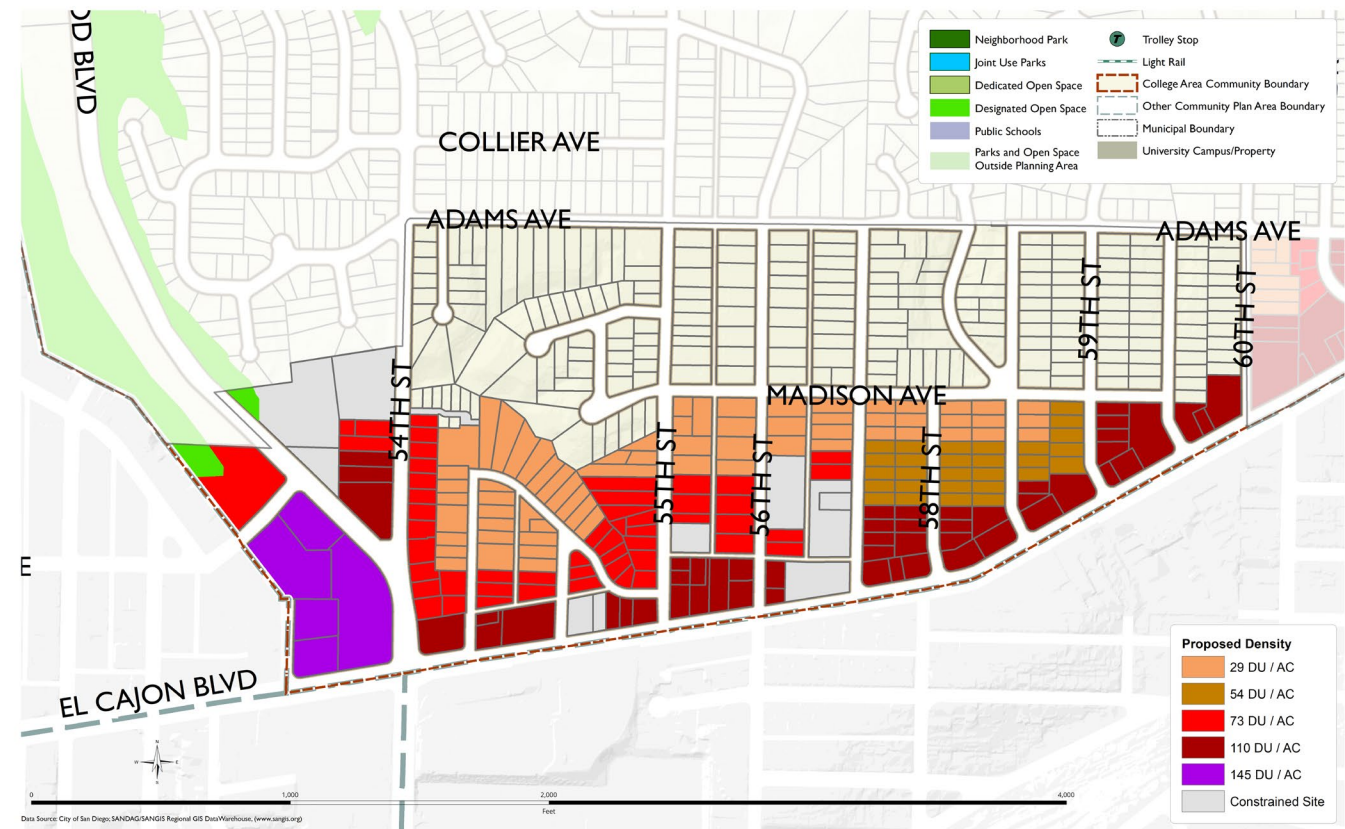
# SCENARIO COMPARISON: Boulevard Blocks (Draft)



Density	Stories	Maximum Height	Acres	Existing Homes	1989 Plan Capacity for Homes	Proposed Capacity for New Homes	Total Capacity
Below 29	1 to 2	~	5	~	~	~	~
29 DU / AC	3 to 4	35 feet	~	~	~	~	~
54 DU / AC	3 to 5	50 feet	25	239	362	910	1,272
73 DU / AC	5 to 7	60 feet	13	154	202	748	950
110 DU / AC	6 to 8	FAR based	19	150	1,711	392	2,103
145 DU / AC	7 to 9	FAR based	~	~	~	~	~
TOTAL:			62	553	2,275	2,050	4,325



# SCENARIO COMPARISON: Boulevard Corner (Draft)



Density	Stories	Maximum Height	Acres	Existing Homes	1989 Plan Capacity for Homes	Proposed Capacity for New Homes	Total Capacity
Below 29	1 to 2	~	41	221	221	0	221
29 DU / AC	3 to 4	35 feet	13	64	65	302	367
54 DU / AC	3 to 5	50 feet	4	28	36	186	222
73 DU / AC	5 to 7	60 feet	17	317	665	272	937
110 DU / AC	6 to 8	FAR based	14	95	1,025	454	1,479
145 DU / AC	7 to 9	FAR based	6	225	613	195	808
TOTAL:			95	950	2,625	1,409	4,034

# PRESENTATION FORMAT

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- **Planning for Public Facilities**
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# PUBLIC FACILITIES AND INFRASTRUCTURE

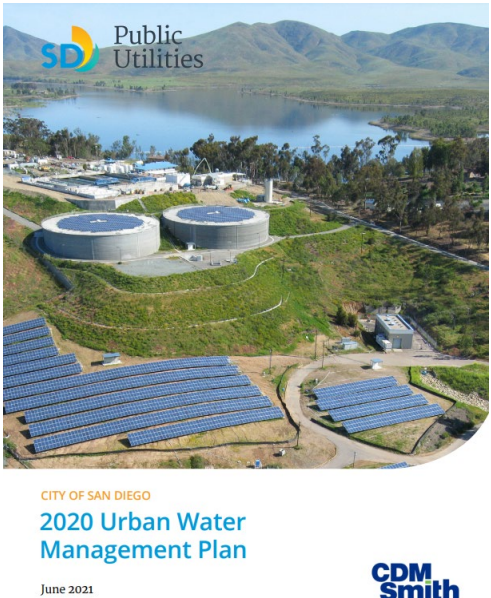
## Review Adopted Community Plan / Environmental Impact Report to Determine Population Projections



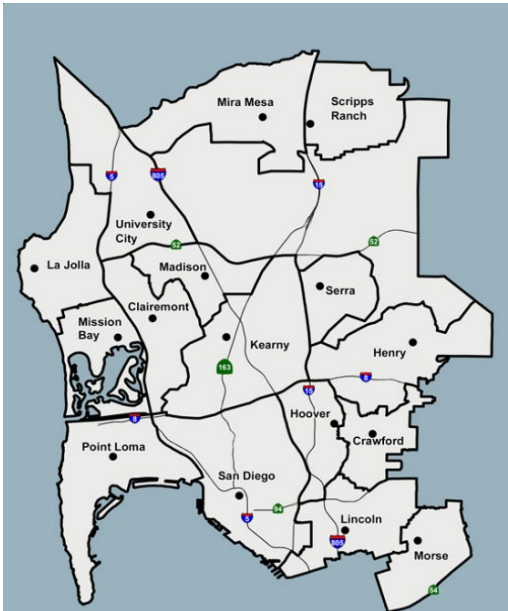
Library Master Plan  
(update in progress)



Emergency & Fire  
Citygate Study



Urban Water  
Management Plan



San Diego Unified School District –  
Facilities Planning & Construction

Others: Sewer Master Plan, Urban Runoff Master Plan,  
Police?

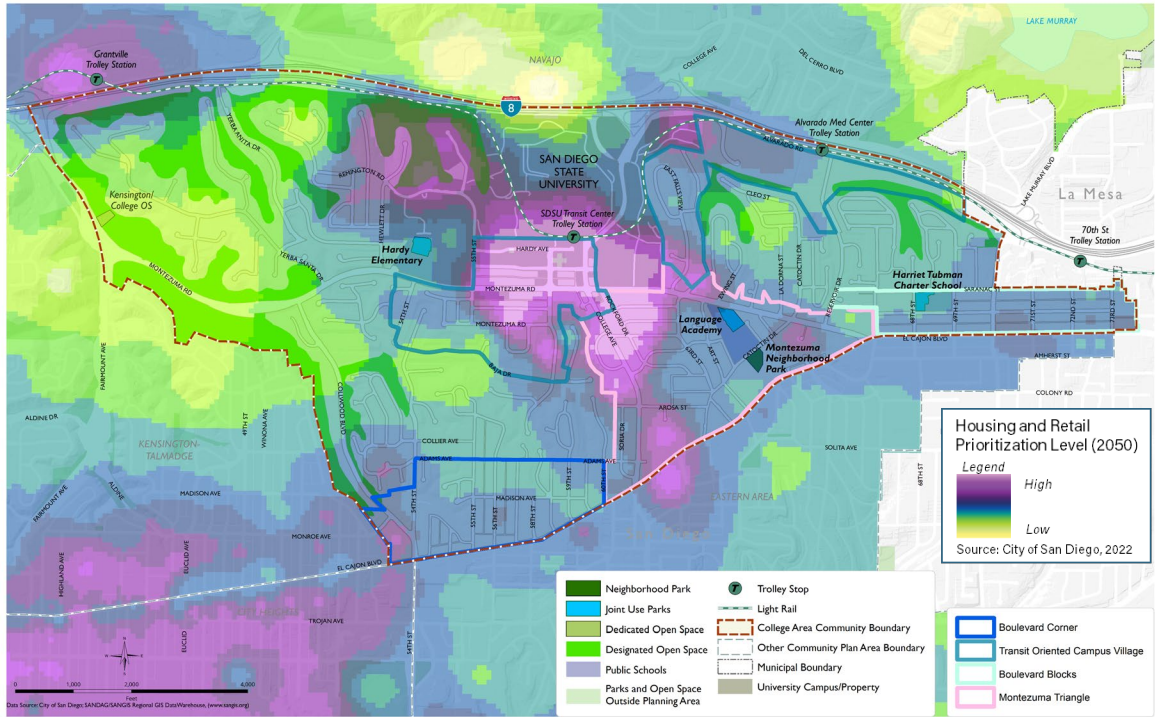
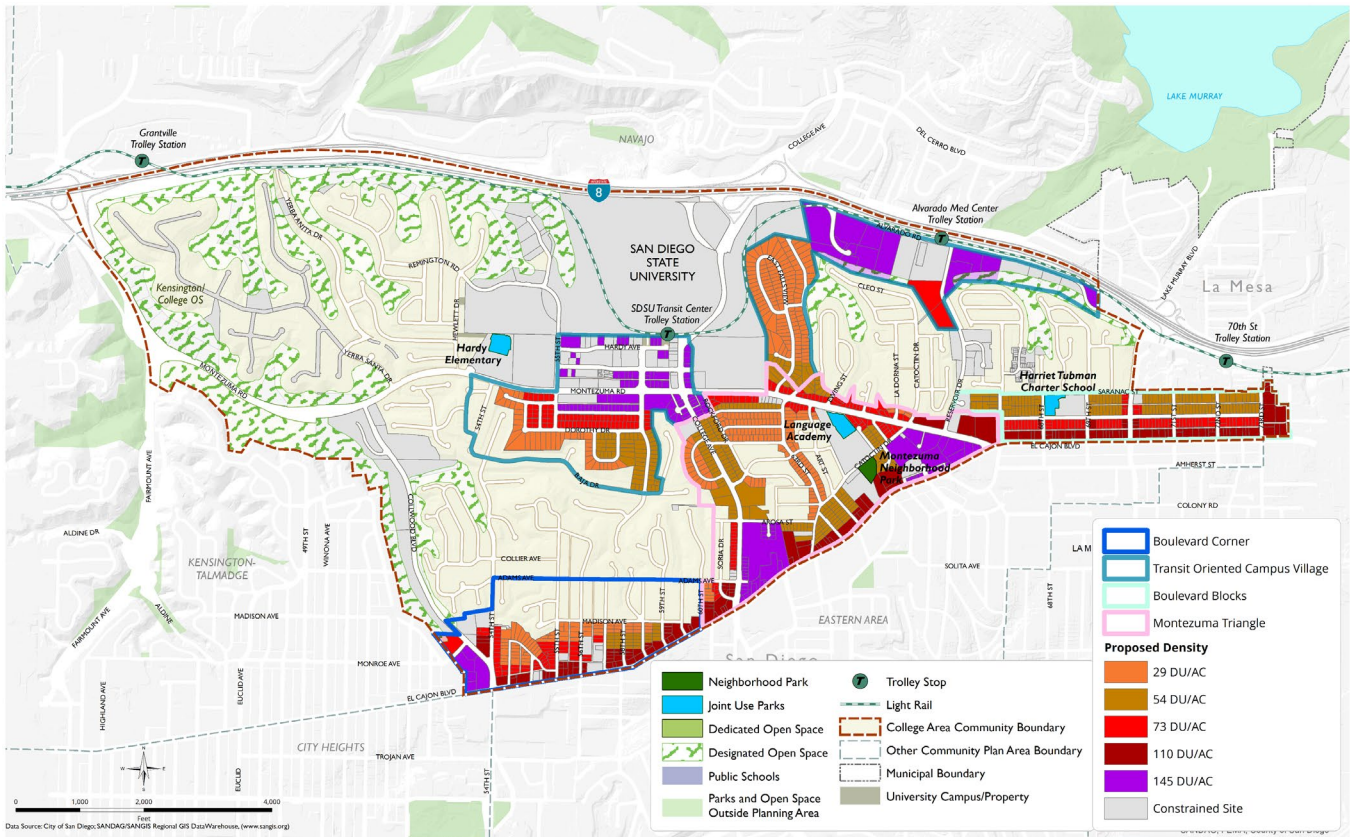
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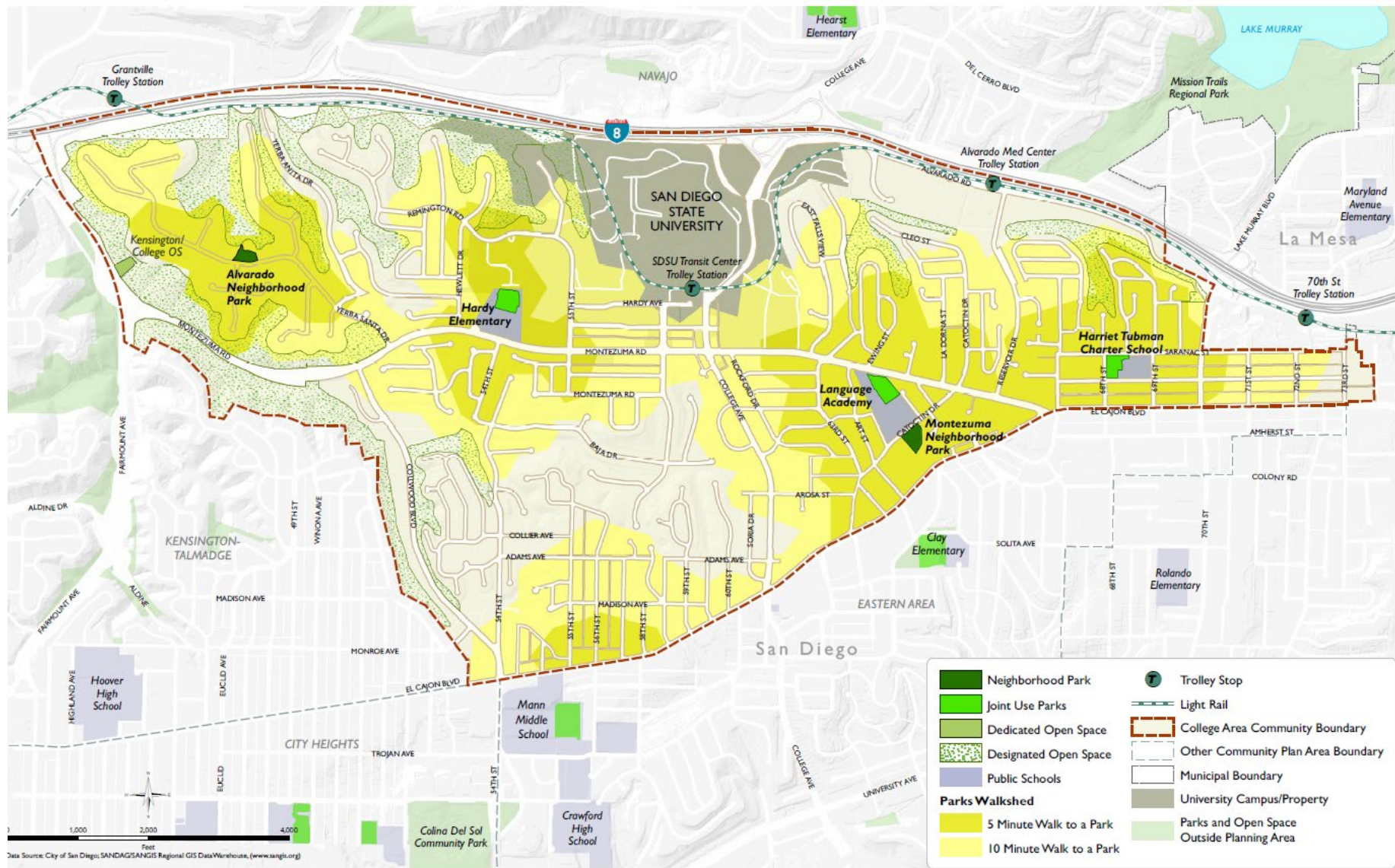
# SCENARIO COMPARISON: Blueprint San Diego (Draft)



Focus Area	Acres	Proposed Capacity for Homes	Persons Per Household	Estimated Population	Park Points (100 pts / 1,000 population)
Outside Focus Area	1,008	2,826	2.44	6,896	69
Boulevard Blocks	62	4,324	2.44	10,551	106
Boulevard Corner	94	4,033	2.44	9,842	98
Montezuma Triangle	174	10,582	2.44	25,820	258
Transit Oriented Campus Village	199	13,222	2.44	32,263	323
Grand Total	1,536	34,988	2.44	85,371	854



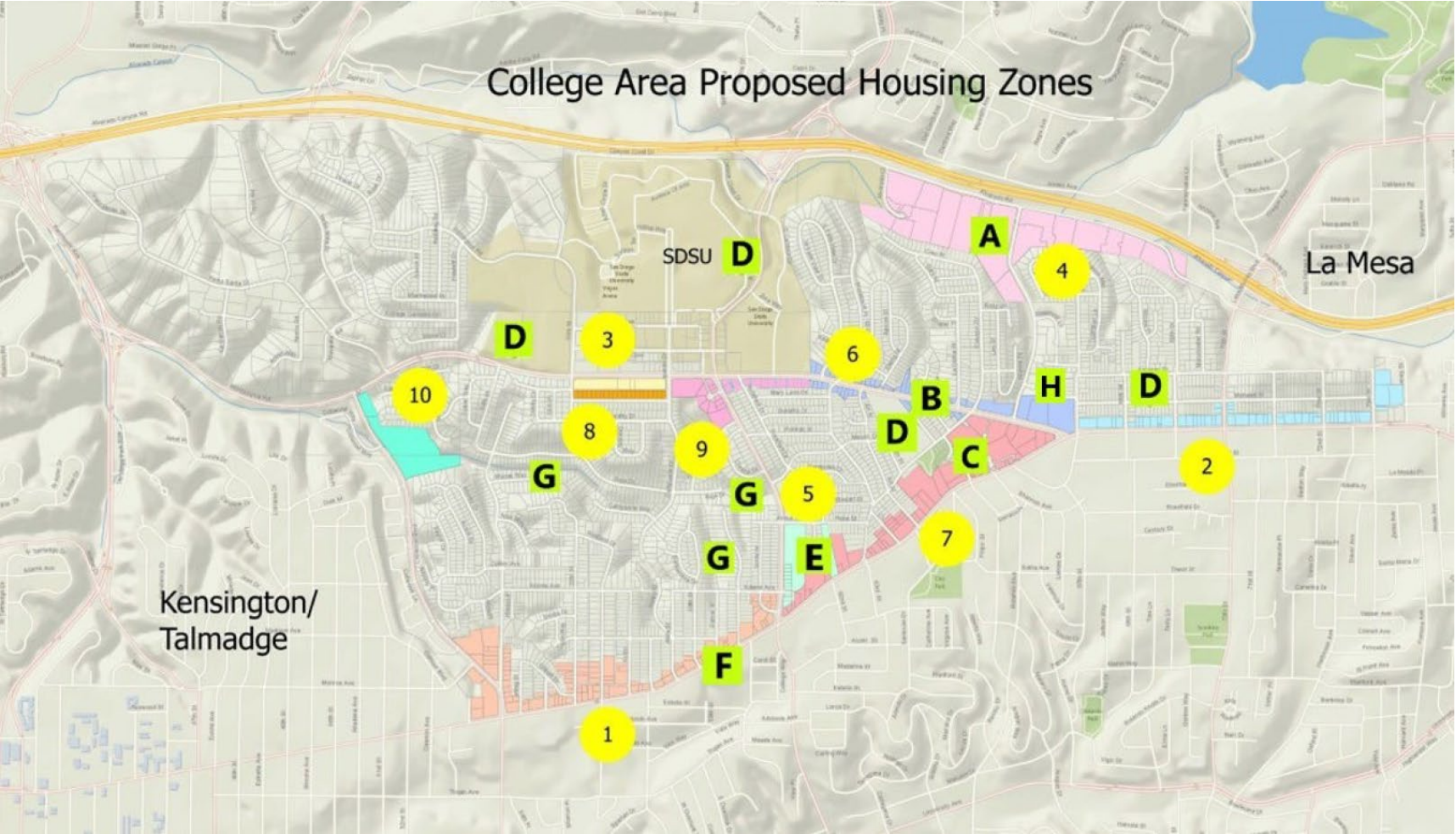
# EXISTING PARKS AND PARK POINTS



Park	Existing Points
Language Academy - Joint Use Park	35
Harriet Tubman - Joint Use Park	45.5
Hardy Elementary - Joint Use Park	63
Montezuma Neighborhood Park	21
Total:	164.5



# CITY & 7V IDENTIFIED PARK OPPORTUNITIES

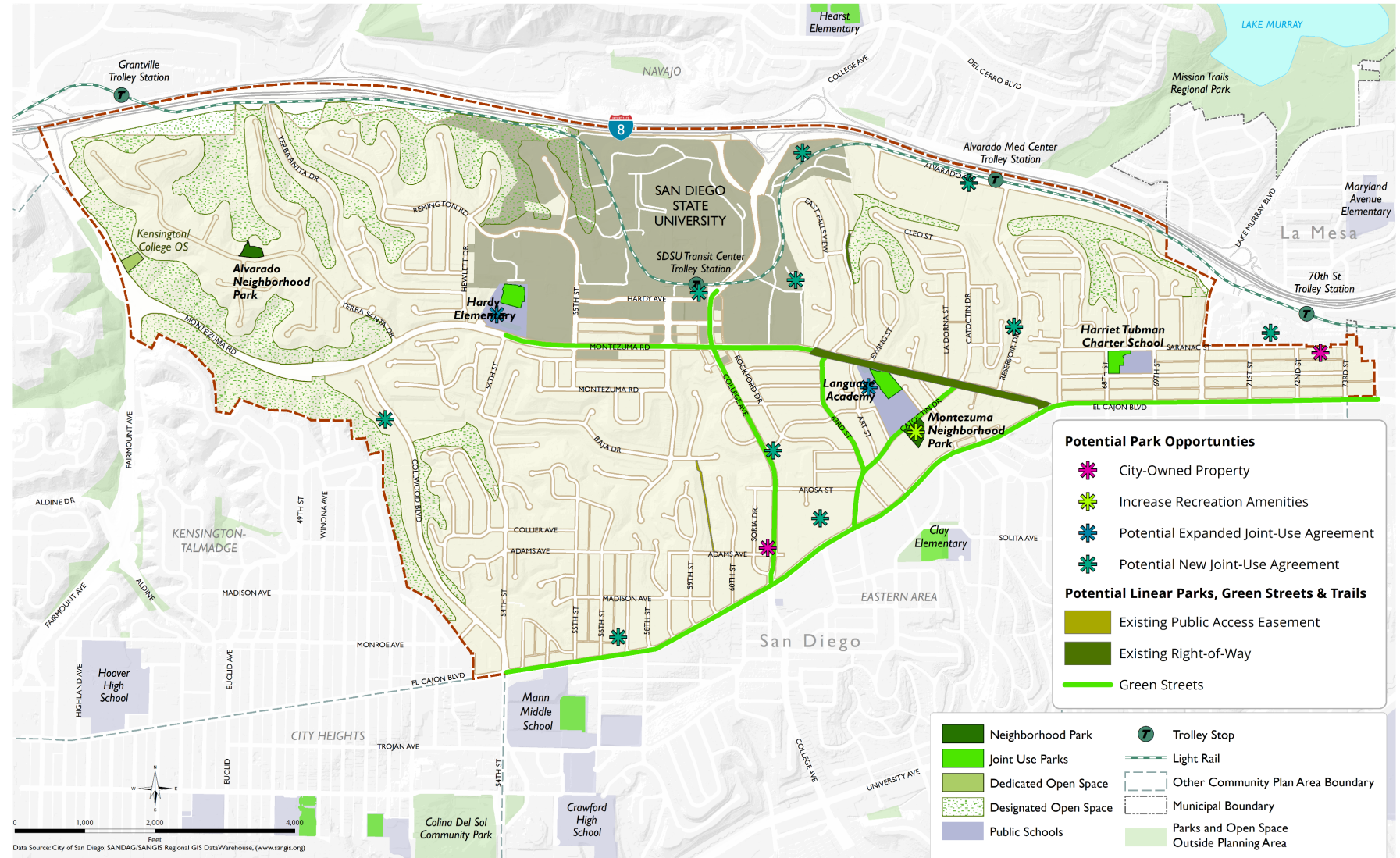


A	Park associated with redevelopment of Alvarado Road
B	Linear park along Montezuma Road
C	Expansion of Montezuma Park
D	Join use with Harriet Tubman, Language Academy, Hardy Elementary, and SDSU
E	Park associated with redevelopment of east side of College Avenue
F	Pocket parks associated with redevelopment of El Cajon Blvd in El Cerrito
G	Open space trails
H	Adjacent Library



# FRAMEWORK FOR NEW PARKS

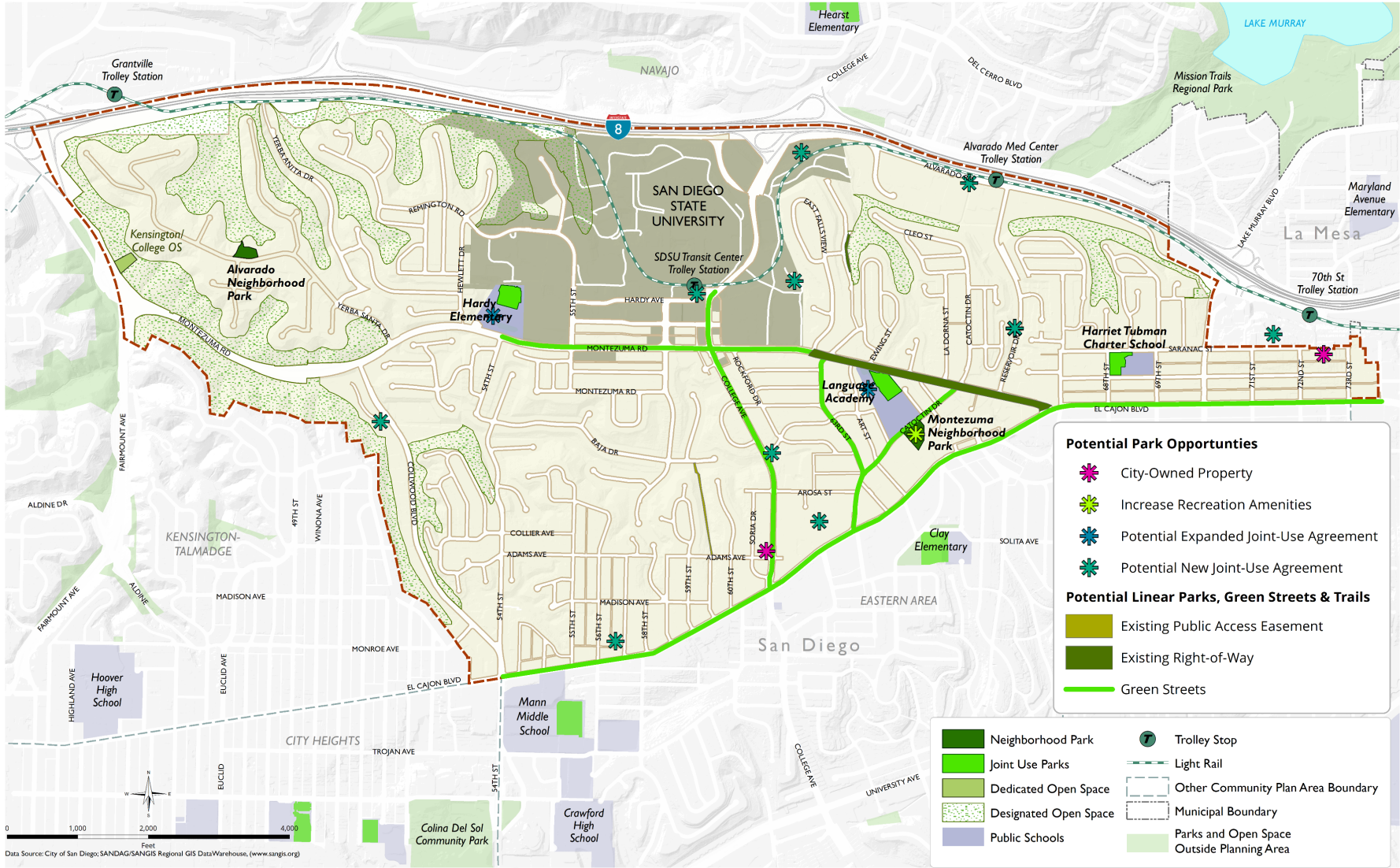
- Existing Park and Joint-Use Site Improvements
- Park Opportunities on City Owned Land
- Park Opportunities with Future Development
- Green Network Opportunities



# FRAMEWORK FOR NEW PARKS

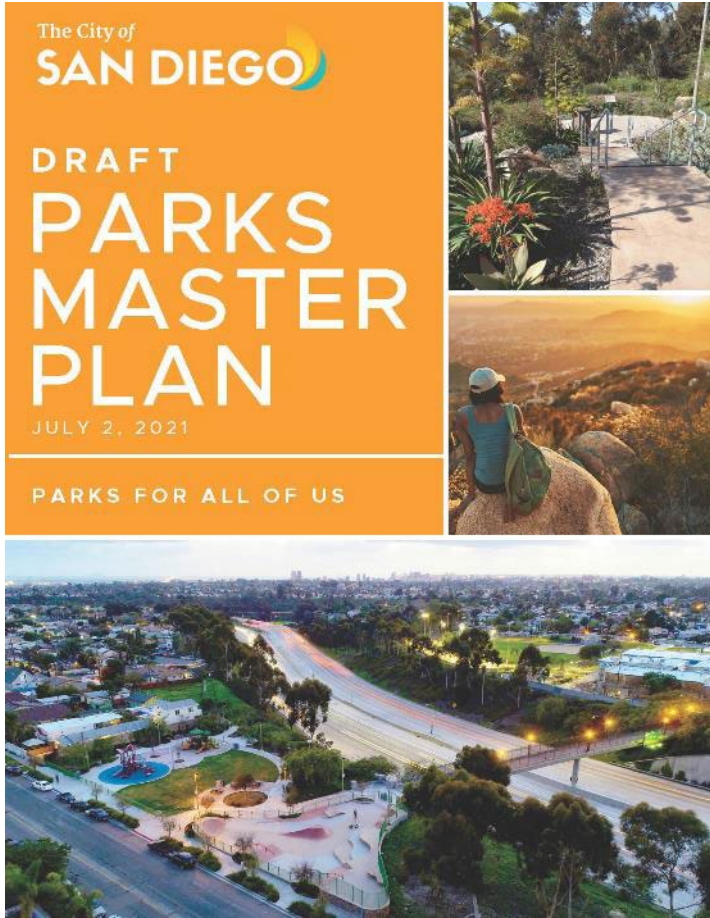


Existing Points	165
2020 Population Estimate (Census)	24,839
PMP Park Standard Points (100 pts / 1000 population)	2,484
Existing Point Deficit	2,319
Possible Future Points	520
Buildout Population Est. (2.44 pp / hh)	85,371
PMP Park Standard Points (100 pts / 1000 population)	8,537
Possible Future Point Deficit	8,017





# PARKS MASTER PLAN



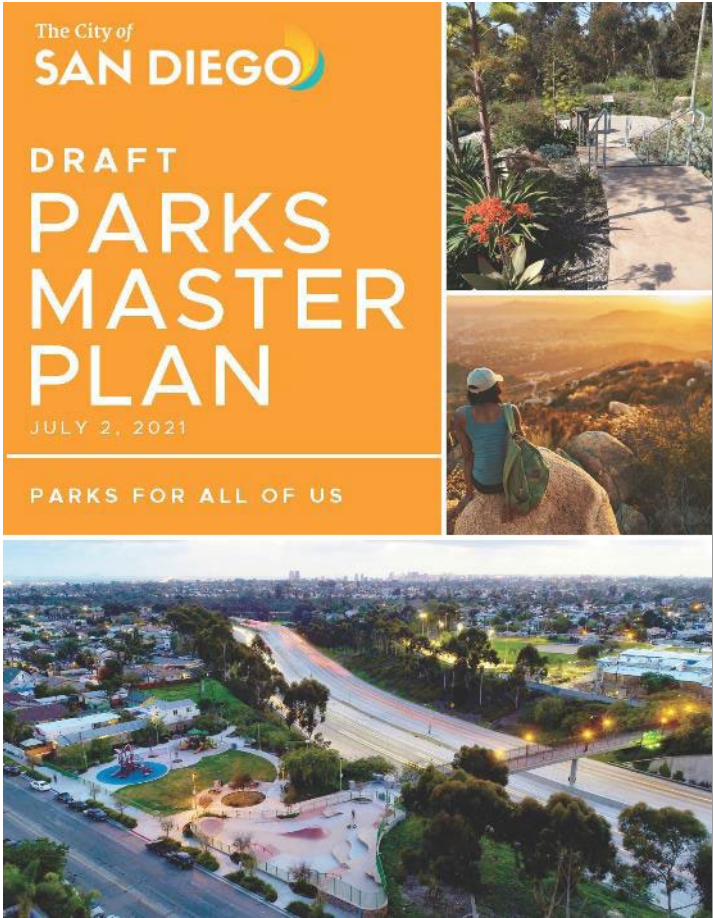
## Key features and take-aways

- Commitment to prioritizing investments in park deficient communities and Communities of Concern, with Development Impact Fee funding – 80% to park deficient communities, with at least 50% in Communities of Concern.
- Any park project that increases recreational value is eligible for DIF funding.
- Developer Incentive to Build Parks Onsite:
  - ✓ Streamlined delivery of parks
  - ✓ Park standard reduced 10% when provided onsite; 25% when maintained on site
  - ✓ All parks subject to public process
  - ✓ 10% payment required to Citywide fund
- Goal of Continual Park Acquisition

# PARKS MASTER PLAN

## Park Acquisition Goal – Investment Prioritization Metrics

Approach	Definition
Access	Amount of time a person must travel to get to a park or facility
Equity	Socio-economic characteristics of people living in an area as identified in the Sustainability Department's Climate Equity Index (CEI)
Park Demand	Total parks provided in a community compared to the Citywide average
Growth	Current and future population density within the Communities.
Social	Community factors such as safety, maintenance, programming, and facility deficiencies.





# SITE ACQUISITION POLICY FOR NEW PARKS

Address park point deficit through the community plan framework for new parks and public spaces, as well as through site acquisition

# JOINT USE POLICY FOR NEW PARKS

Address park point deficit through the community plan framework for new parks and public spaces, as well as through joint-use agreements with willing partners, including non-profit organizations, San Diego State University, and public and private schools in the community.

## Recreational Park Value Scoring

- New Recreational Value Park Standard: park size [acreage], park activities, access, and activation.



	Previous 2.8-acre std	New 100 pnt std
New Development Project: 1,000 new people	<ul style="list-style-type: none"> <li>• Pay DIF, or</li> <li>• Provide 2.8 acre park</li> <li>• Park designed per CP 600-33</li> </ul>	<ul style="list-style-type: none"> <li>• Pay DIF, or</li> <li>• Provide 100 point park</li> <li>• Park designed per CP 600-33</li> </ul>



# FUTURE IMPLEMENTATION ACTIONS



- **Park Needs Index** – systematic evaluation of park-related metrics to identify areas of the City which have the greatest need for parks, in terms of quantity, quality, safety, and enjoyability.
- **Citywide Recreational Value Assessment** – evaluating all parks within the City using the new Recreational Value Scoring Methodology. > CPU's prioritized.
- **Park Condition Index** – Continue to evaluate the condition of all parks and determine the maintenance backlog.
- **San Diego Citywide Trails Master Plan**

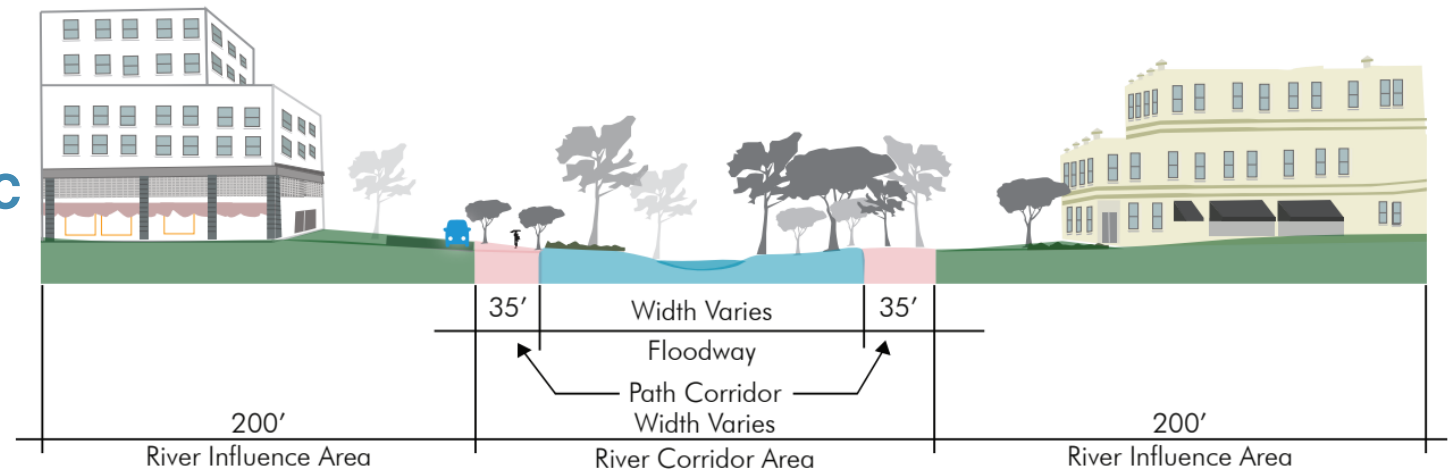
# OTHER TOOLS FOR NEW PARKS/URBAN PATHWAYS

Community Plan Implementation Overlay Zones  
&  
Incentive Zoning Programs

# CASE STUDY: Mission Valley Community Plan – Riverpark Pathway

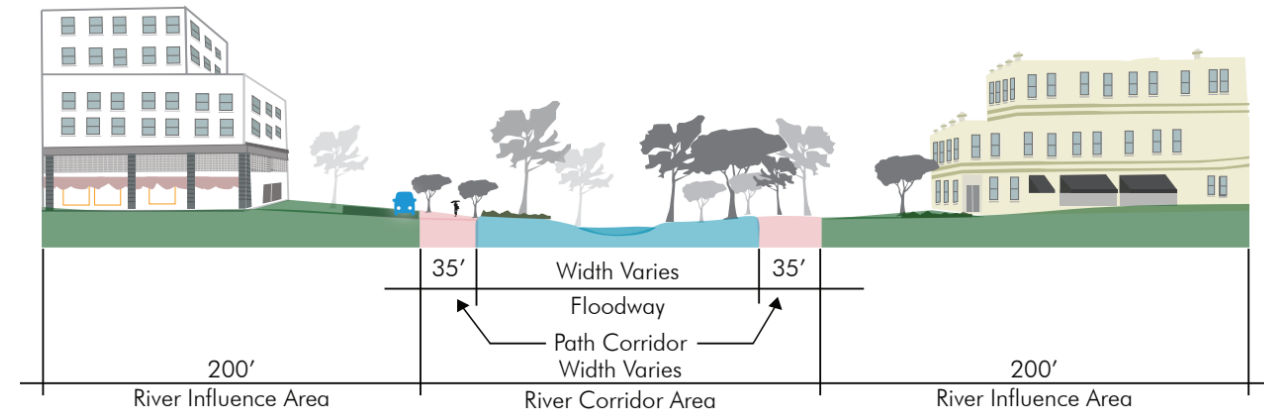
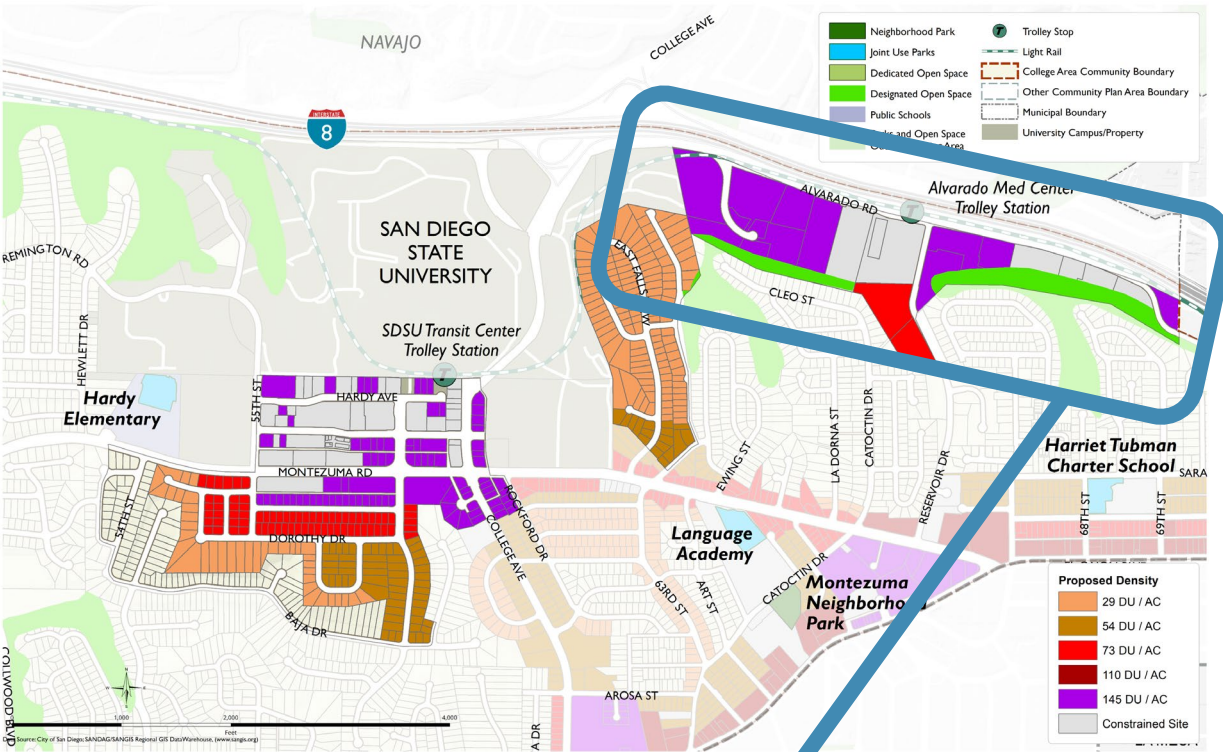
Supplemental Development Regulations inside the Mission Valley Community Plan require a 10' wide paved public pathway (with special design requirements) along the San Diego River for any new development within a geographic boundary called the *San Diego River Park Subdistrict*.

Consider similar regulation along Alvarado Creek





# CASE STUDY: Mission Valley Community Plan – Riverpark Pathway

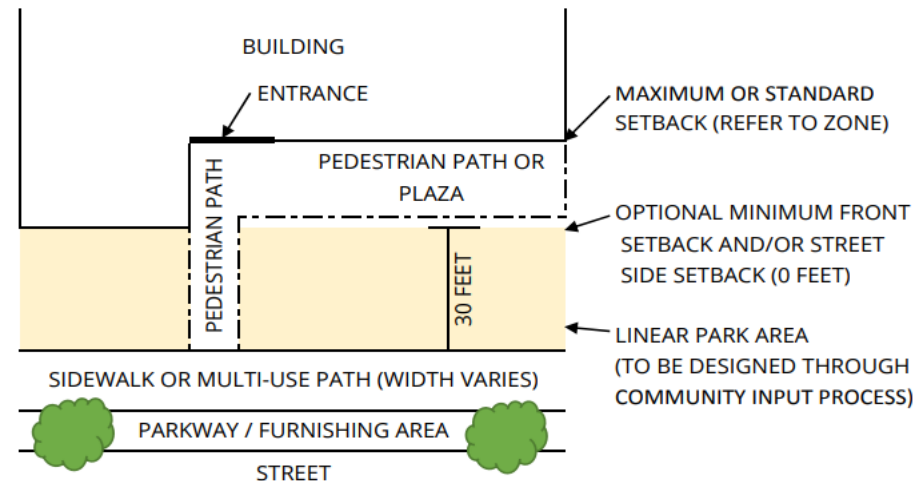


Consider similar regulation along Alvarado Creek

# CASE STUDY: Midway-Pacific Highway Community Plan – Linear Park

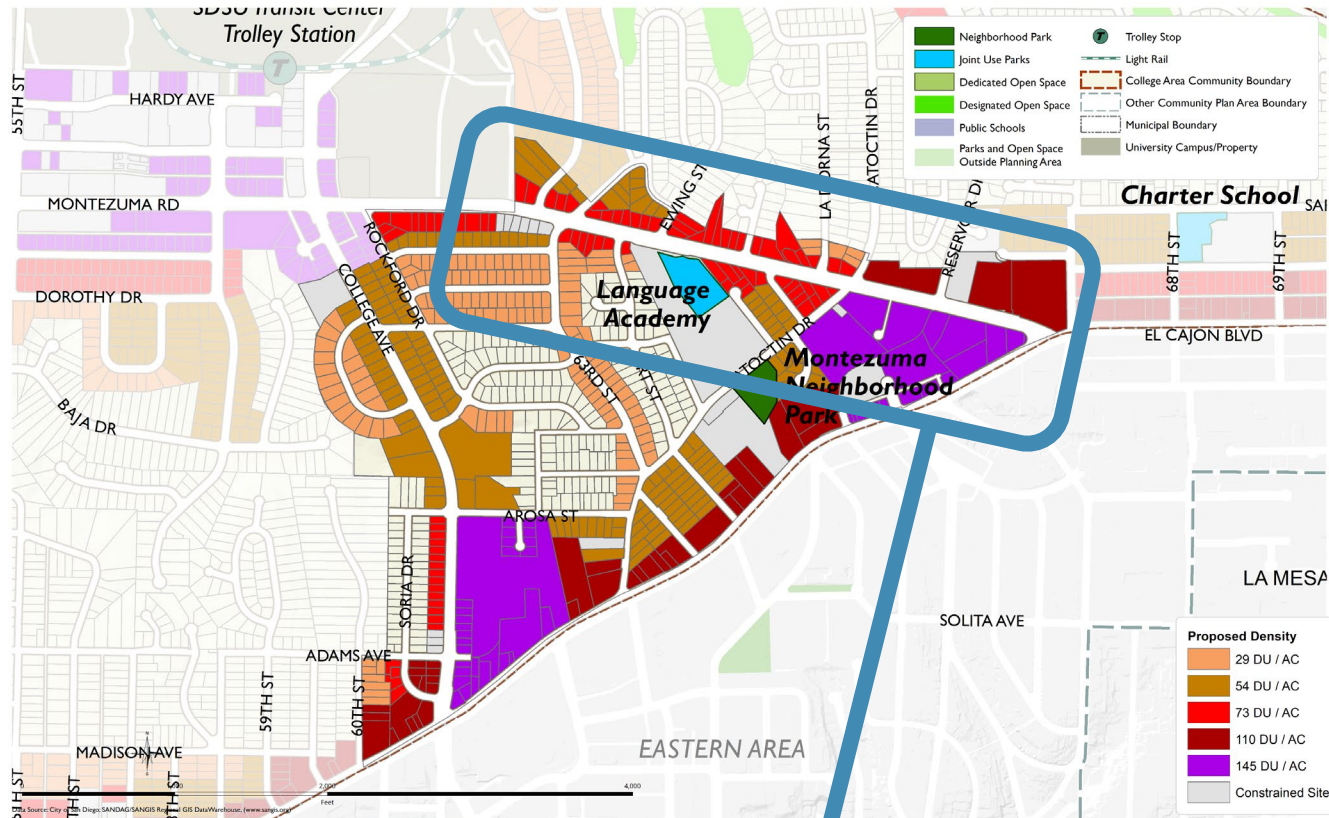
Supplemental Development Regulations inside the Midway-Pacific Highway Community Plan that requires 30' of dedicated space adjacent to the right-of-way, with paved pedestrian pathways not-to-exceed 10% of total linear park square footage, along corridors identified for a linear park.

Consider similar regulation along Montezuma Road to implement new linear park

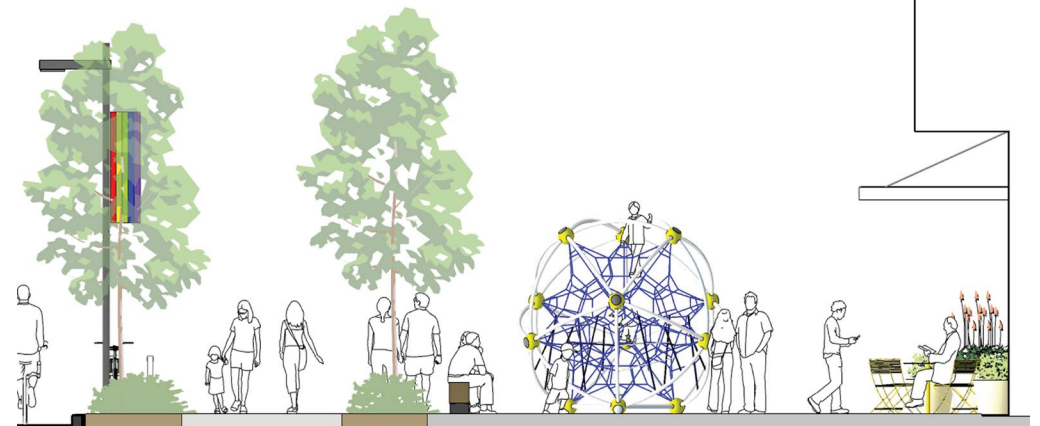




# CASE STUDY: Midway-Pacific Highway Community Plan – Linear Park



Consider similar regulation along Montezuma Road to implement new linear park





# CASE STUDY: Hillcrest Focus Plan Amendment – New Parks with New Development

Supplemental Development Regulation that requires projects on sites above 25k Sq. Ft. to dedicate 10% of the site area to publicly accessible parks and plazas.

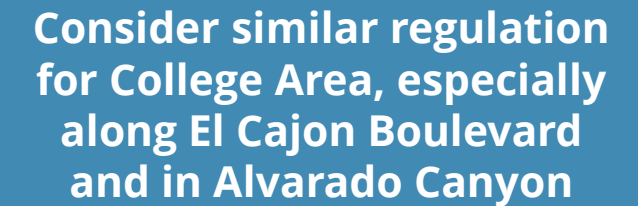
Consider similar regulation for College Area, especially along El Cajon Boulevard and in Alvarado Canyon



This map illustrates the College Area Community Plan, highlighting proposed density levels across the region. The map includes the following features and legend:

- Proposed Density:**
  - 29 DU/AC (Orange)
  - 54 DU/AC (Brown)
  - 73 DU/AC (Red)
  - 110 DU/AC (Dark Red)
  - 145 DU/AC (Purple)
- Transit:**
  - Trolley Stop (Green circle with 'T')
  - Light Rail (Green dashed line)
- Community Boundaries:**
  - College Area Community Boundary (Red dashed line)
  - Other Community Plan Area Boundary (Blue dashed line)
- Other Features:**
  - Municipal Boundary (Black dashed line)
  - University Campus/Property (Grey shaded area)
  - Neighborhood Park (Green)
  - Joint Use Parks (Blue)
  - Dedicated Open Space (Light Green)
  - Designated Open Space (Dark Green)
  - Public Schools (Yellow)
  - Parks and Open Space Outside Planning Area (Light Green)

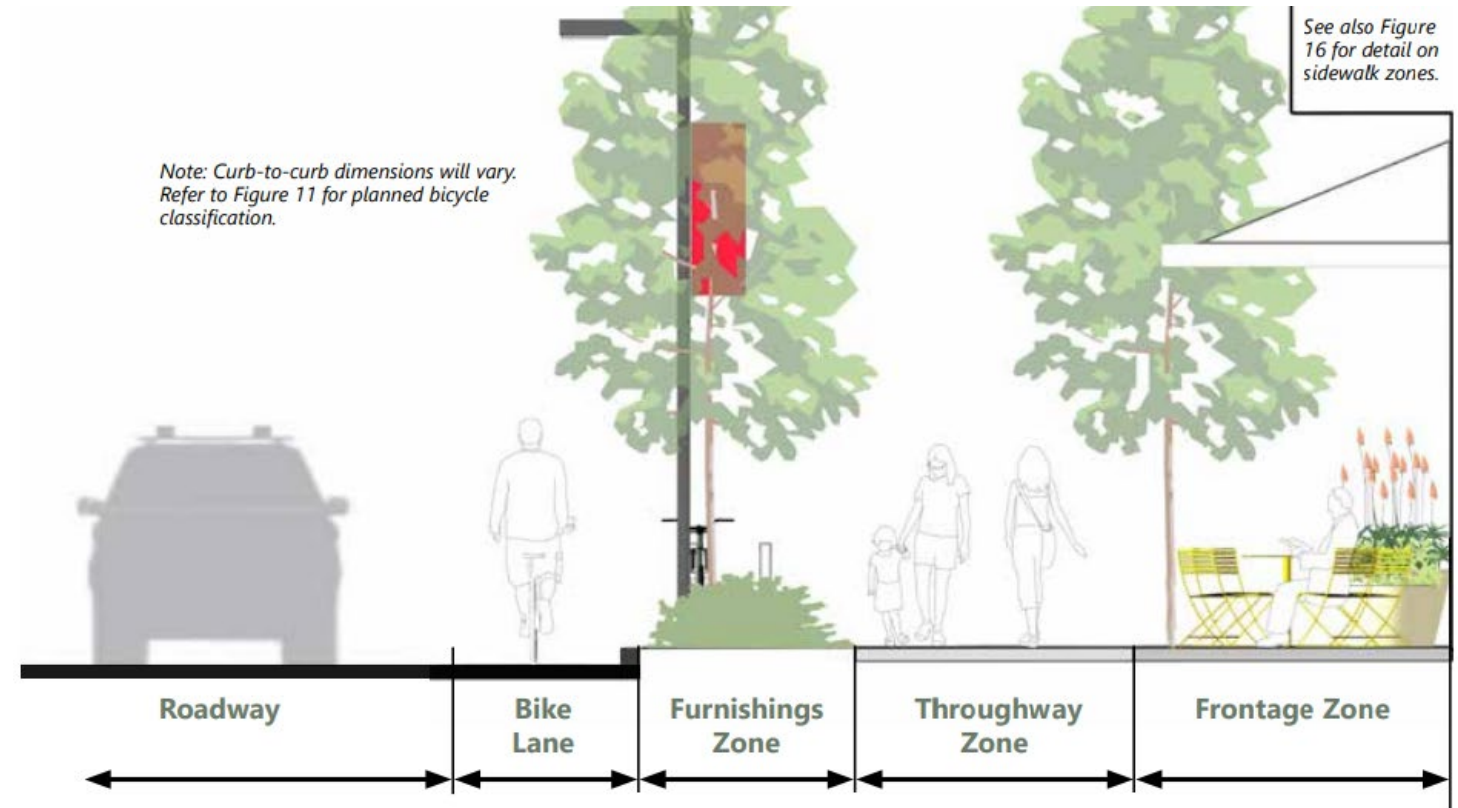
The map shows the College Area Community Boundary in red, encompassing areas like Kensington, San Diego State University, and the Eastern Area. It also shows the Light Rail line and various trolley stops. The map is sourced from the City of San Diego, SANDAG/SANGIS Regional GIS Data Warehouse.





# CASE STUDY: Kearny Mesa Community Plan – Urban Pathways

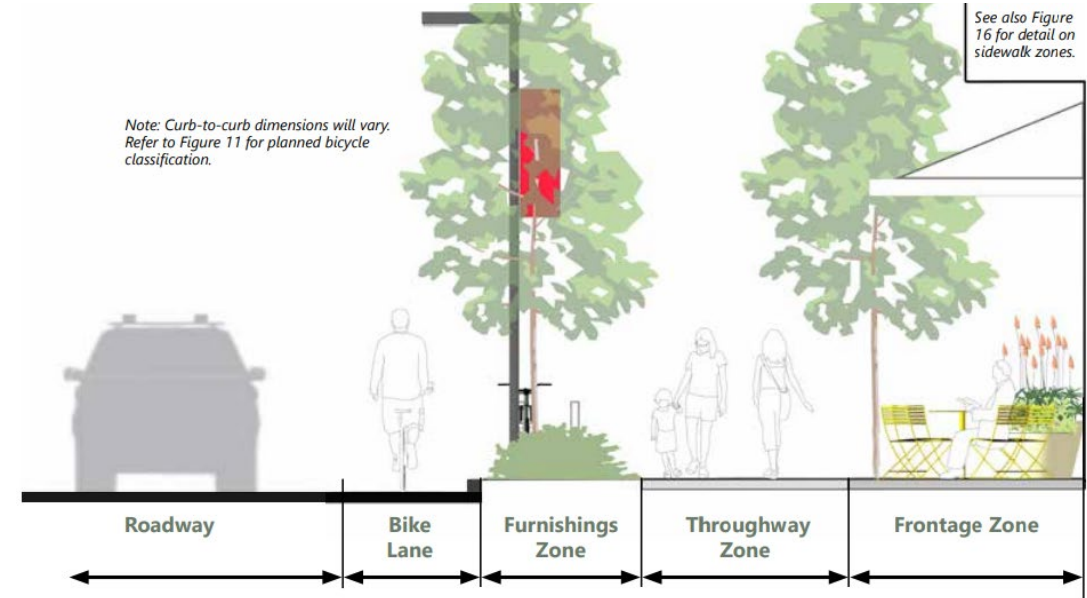
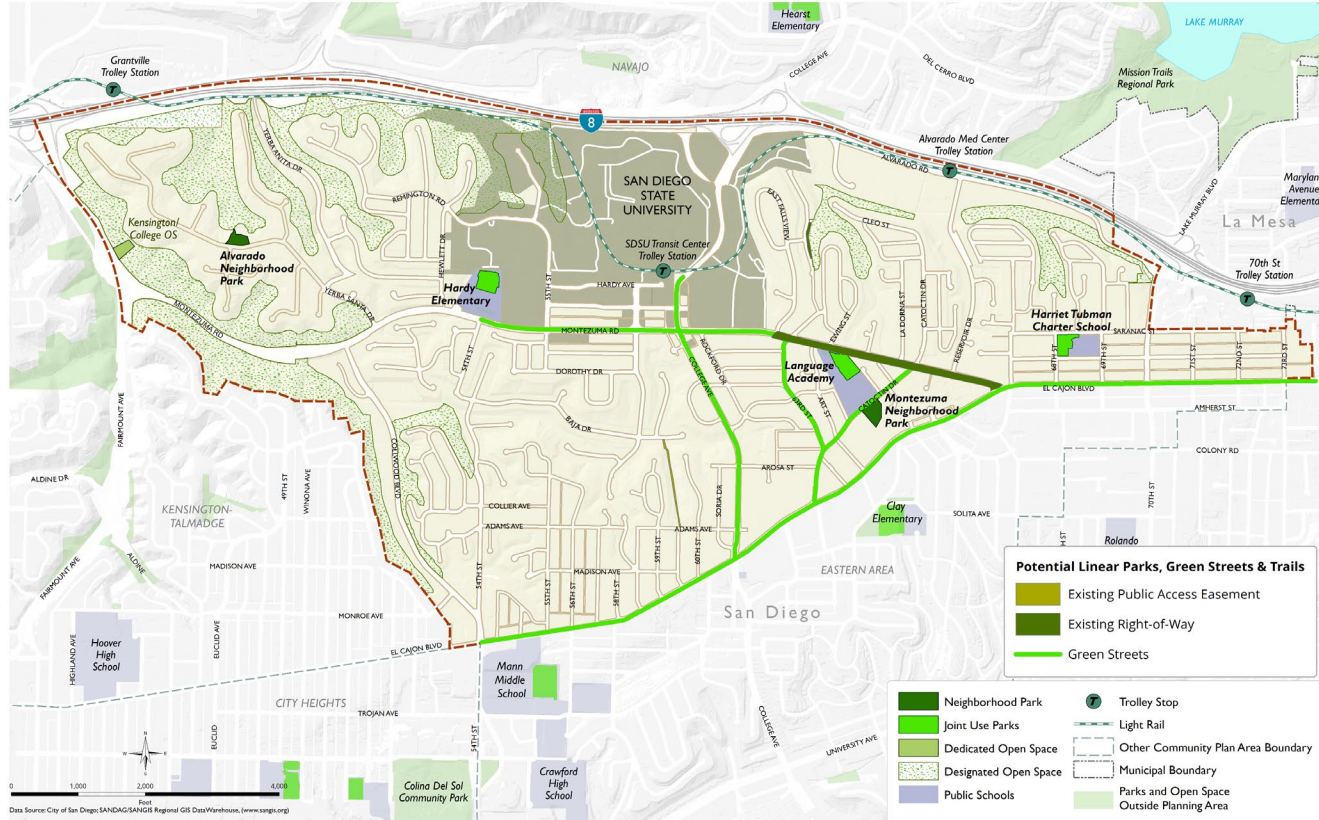
Supplemental Development Regulations that requires dedicated 18' from the curb to include 10' wide sidewalks and an 8' furnishing zone with pedestrian amenities (e.g. benches, enhanced paving, street trees, streetlights, etc.)



Consider similar regulation along El Cajon Boulevard, College Avenue, and other green streets to increase space and amenities within the pedestrian realm



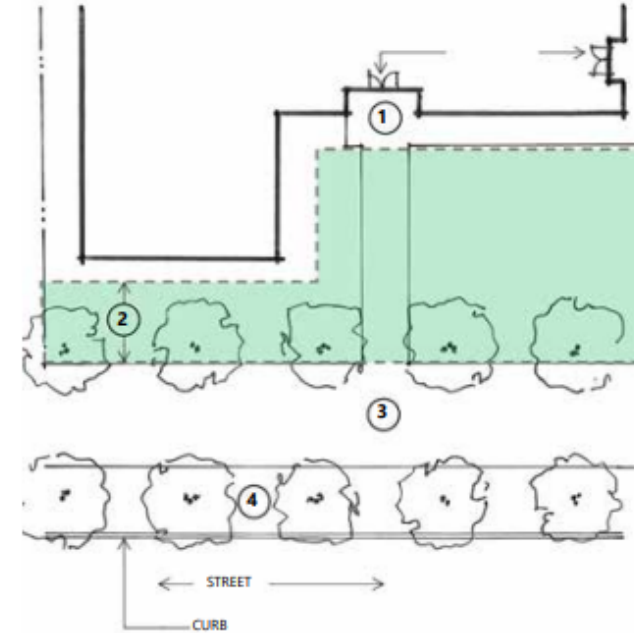
# CASE STUDY: Kearny Mesa Community Plan – Urban Pathways



Consider similar regulation along El Cajon Boulevard, College Avenue, and other green streets to increase space and amenities within the pedestrian realm

# CASE STUDY: Kearny Mesa Community Plan – New Parks Along Urban Pathways

Development incentive that allows 10% density bonus if new development along planned pedestrian-oriented urban-pathways meet park requirements on-site with a new park, thereby creating a ‘string of pearls’ of new parks and plazas along the pathway to form a linear park.



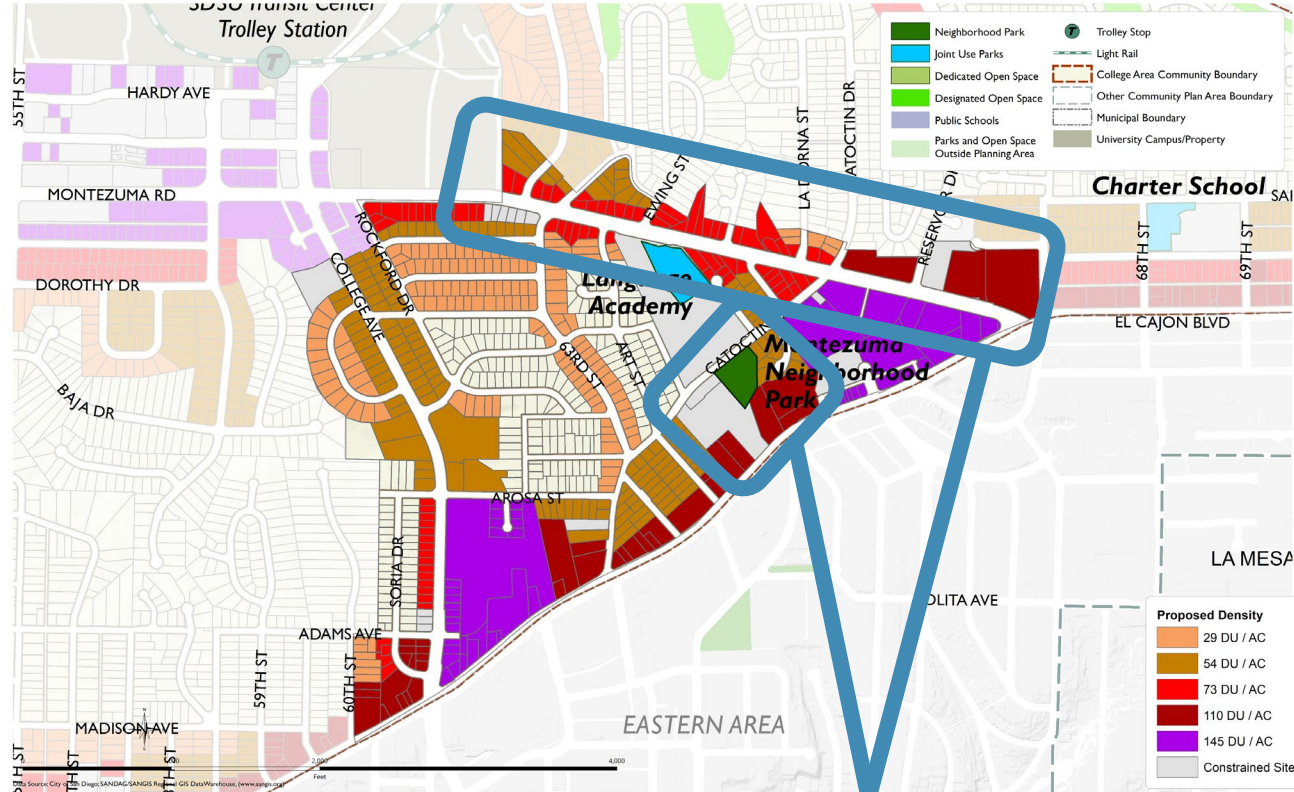
- Linear Park**  
Site areas parallel the mobility corridor that are suitable for public population-based parks on private property. Recreation features could include on-leash dog walking, play equipment, picnic facilities, art, gathering areas with seating, bocce court, exercise stations and other activities.
- 1 Private Areas**  
Areas of private property that are not in the park and not publicly accessible, determined by property owners to allow for maintenance and use of private hardscape and landscape.
- 2 Building Setback**  
Park zones typically occur in setback but can include other open space.
- 3 Throughway Zone**
- 4 Furnishings Zone (width varies)**  
with street trees in tree wells, 6 feet width minimum of d.g. or with low plantings.



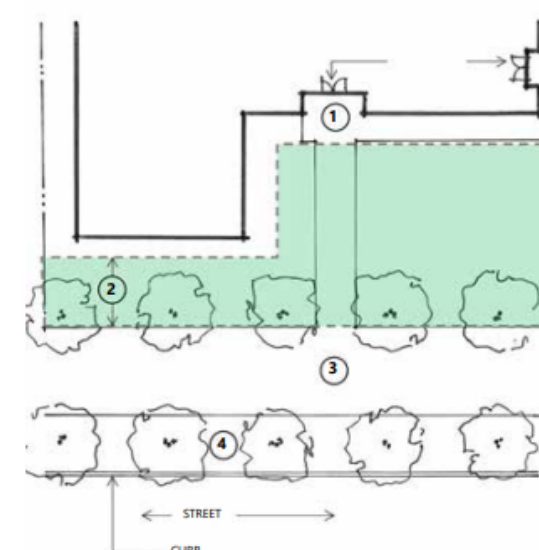
Consider density bonus at: 1. sites adjacent to Montezuma Park that would add space to the existing park; 2. sites along planned linear park on Montezuma Road that also build pocket parks / plazas / paseos; sites at activity nodes where dedicated public spaces are desired



# CASE STUDY: Kearny Mesa Community Plan – New Parks Along Urban Pathways



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# PRESENTATION FORMAT

- *Citywide Land Use Framework*
- *Updated Land Use Scenarios*
- *Planning for Public Facilities*
- *Planning for New Parks*
- **Next Steps**
- *Upcoming Schedule*
- *Discussion / Q&A*



# NEXT STEPS

- Engineering & Capital Projects to present on Montezuma General Development Plan Process and Status at College Area Community Planning Board meeting on November 9, 2022.
- Staff will present status update and Blueprint scenarios to Planning Commission on November 17 – **this is an informational workshop that you are encouraged to attend and speak at.**
  - Reminder: Blueprint SD was presented to Planning Commission on **September 22** – the **meeting recording and staff report** are available on Planning Commission webpage.
- Continue to **refine the land use and park scenarios** based upon Citywide housing, climate, and equity goals and the feedback that we continue to receive
- **Design standards** for implementing the goals and policies of a preferred land use plan
  - For example, urban design policies that regulate bulk and scale of new development; land use policies that require new development to build and maintain new parks and public spaces, etc.
- Prepare Community-Discussion-Draft Plan for Public Review (**est. early 2023**)



# PARTICIPATE AT PLANNING COMMISSION



- **Planning Commission Workshop is on Thursday, November 17 at 9 a.m.**
- You may attend in-person, on CityTV, online via Zoom, or dial in on your phone
  - **In Person:** City Council Chambers (202 C Street – 10th Floor, San Diego, CA 92101)
  - **CityTV:** Cox Communications (Channel 24), Spectrum (Channel 24), AT&T (Channel 99), YouTube – [link](#)
  - **Zoom:** [Link](#)
  - **Phone: US:** US: 1-669-254-5252 or 1-646-828-7666 or 1-669-216-1590 or 1-646-828-7666 – **when prompted, input Webinar ID: 160 277 1962**
- **Public Comment:** Public Comment Webform – [link](#), In Person – fill out a speaker slip located at the entrance to Council Chambers
- **Learn more by visiting Planning Commission webpage – [link](#)**

# PRESENTATION FORMAT

- *Citywide Land Use Framework*
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# TENTATIVE COLLEGE AREA CPU SCHEDULE



2023  
Winter

2023  
Spring &  
Summer

2023  
Fall

2023  
Fall

## *Committee Meetings*

Topic: **Release & Review** **Community Discussion** Draft Plan

**Committee Role**  
**Discussion & Feedback**

## *Committee Meetings*

Topic: Review **Discussion** Draft Community Plan for Community Input and begin environmental studies

**Committee Role**  
**Discussion & Feedback**

## *Committee Meetings*

Topic: Release **Draft Community Plan and Environmental Doc for Council Adoption**

**Committee Role**  
Feedback on Adoption-Draft Community Plan & **Provide Recommendation**

## *Adoption Hearings*

Release **Draft Community Plan and Environmental Doc for Council Adoption**



# PRESENTATION FORMAT

- *Citywide Land Use Framework*
- *Updated Land Use Scenarios*
- *Planning for Public Facilities*
- *Planning for New Parks*
- *Next Steps*
- *Upcoming Schedule*
- **Discussion / Q&A**

