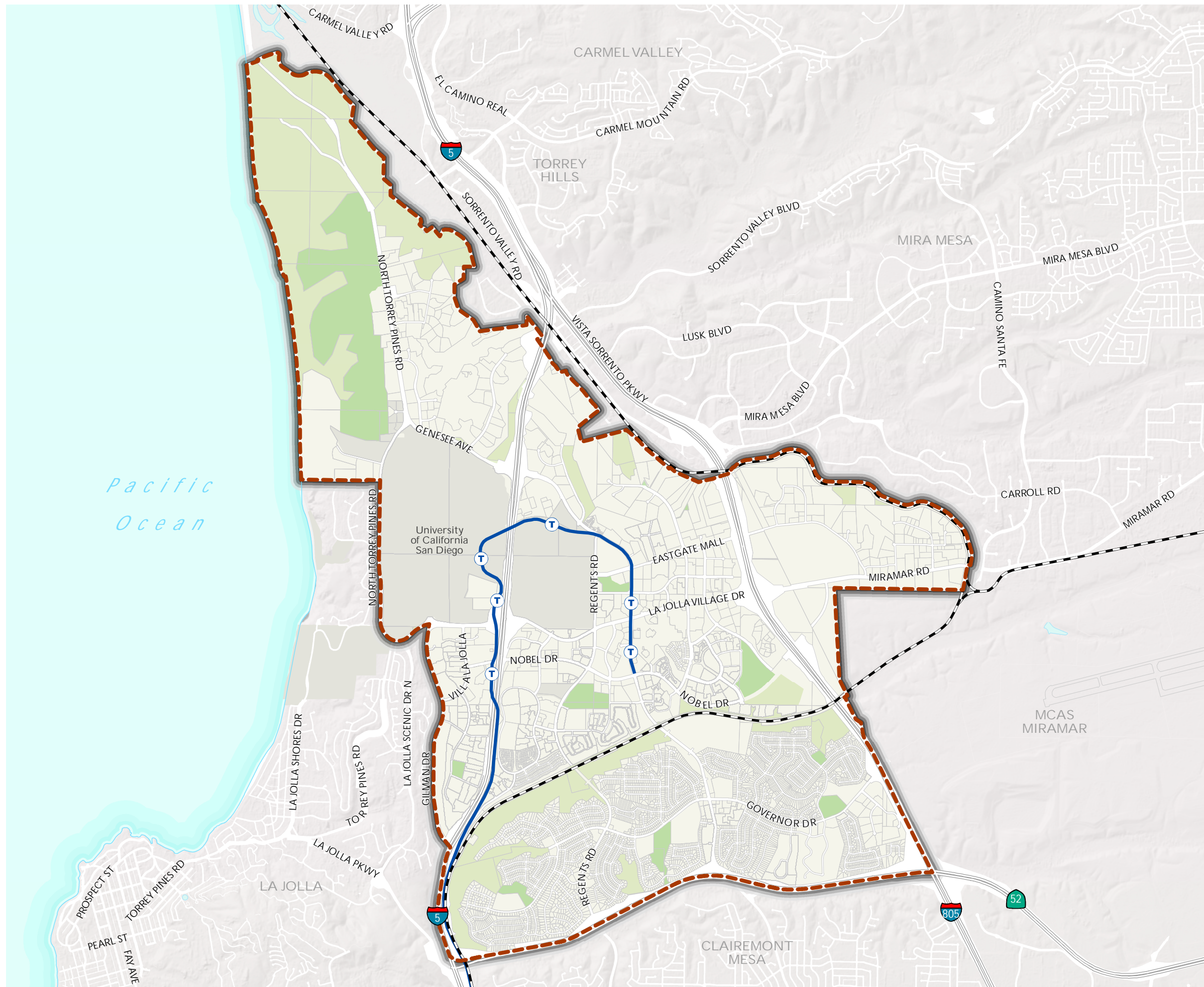









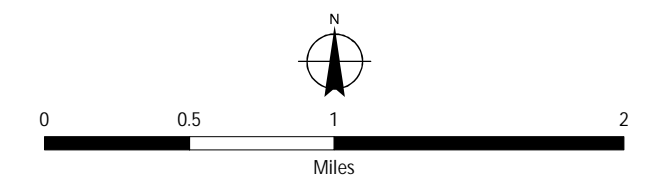


Figure 1: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Planning Area Basemap



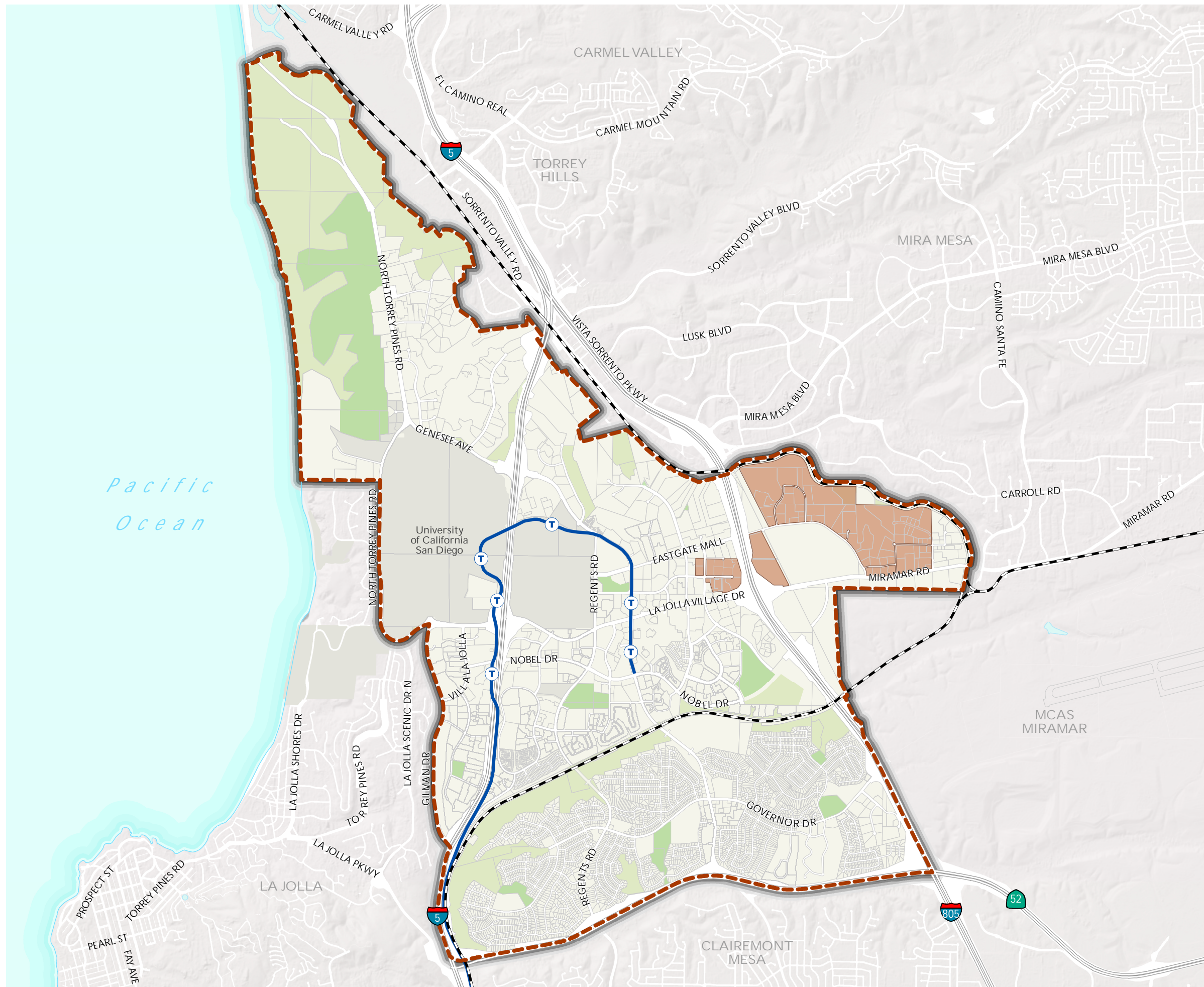
-  Trolley Station
-  UCSD Campus
-  Parks
-  Open Space
-  Planning Area Parcels
-  Community Plan Boundary
-  Mid-Coast Trolley Extension
-  Freeway
-  Railroad



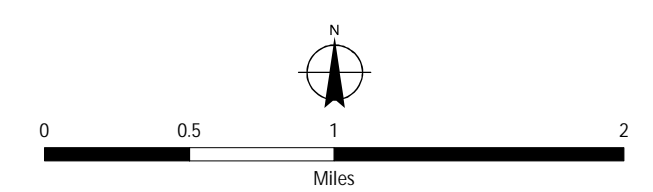
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 2: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Miramar Restrictive Use  
 Easement



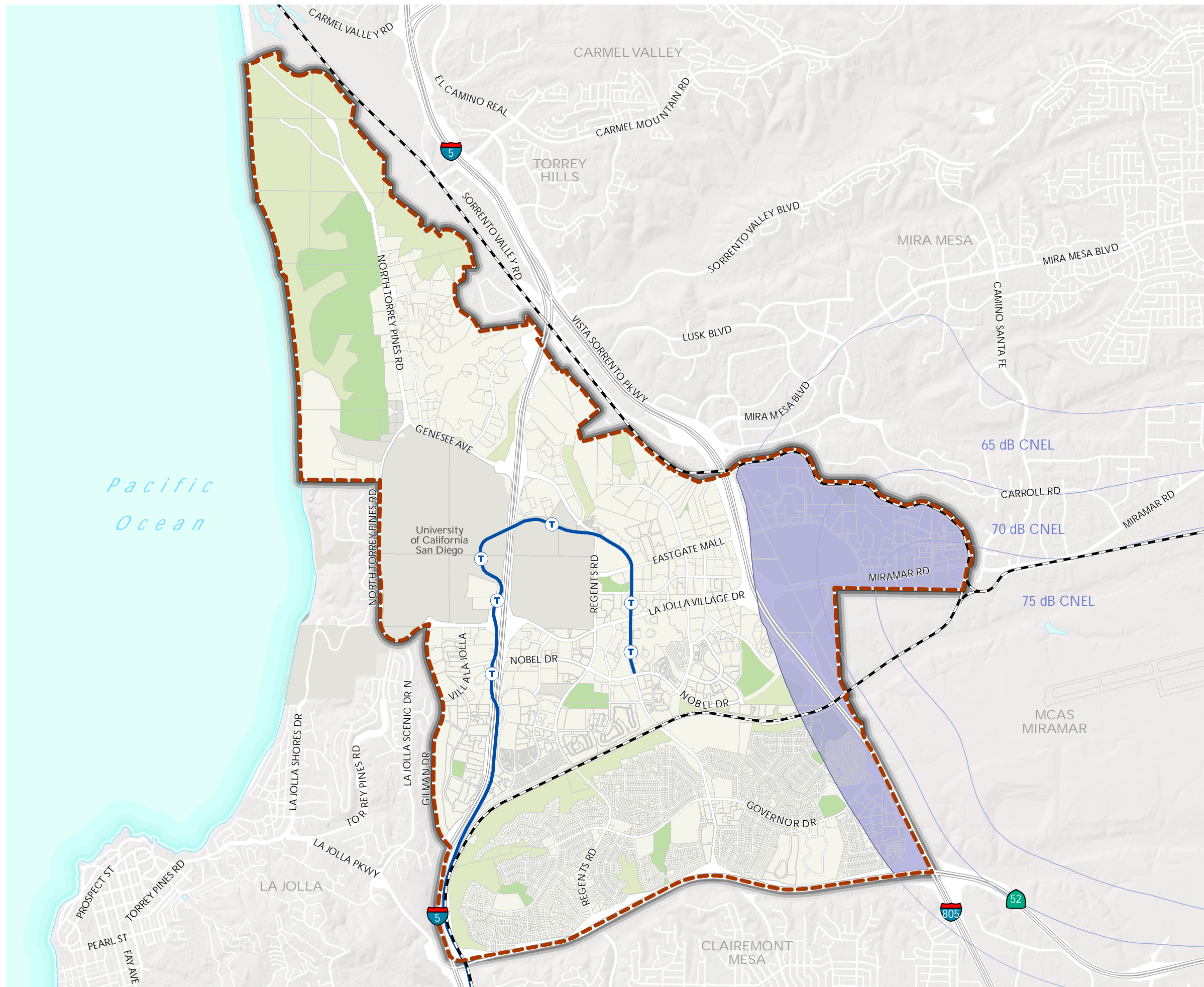
- Development Constraints
- Miramar Restrictive Use Easement
  - T Trolley Station
  - UCSD Campus
  - Parks
  - Open Space
  - Planning Area Parcels
  - Community Plan Boundary
  - Mid-Coast Trolley Extension
  - Freeway
  - Railroad



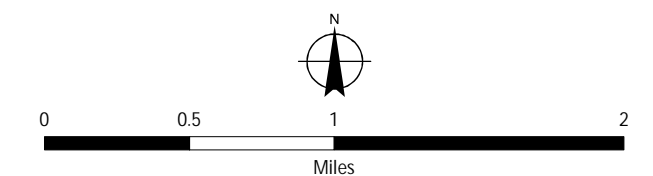
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 3: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Airport Noise Contour  
 Over 65 dB CNEL



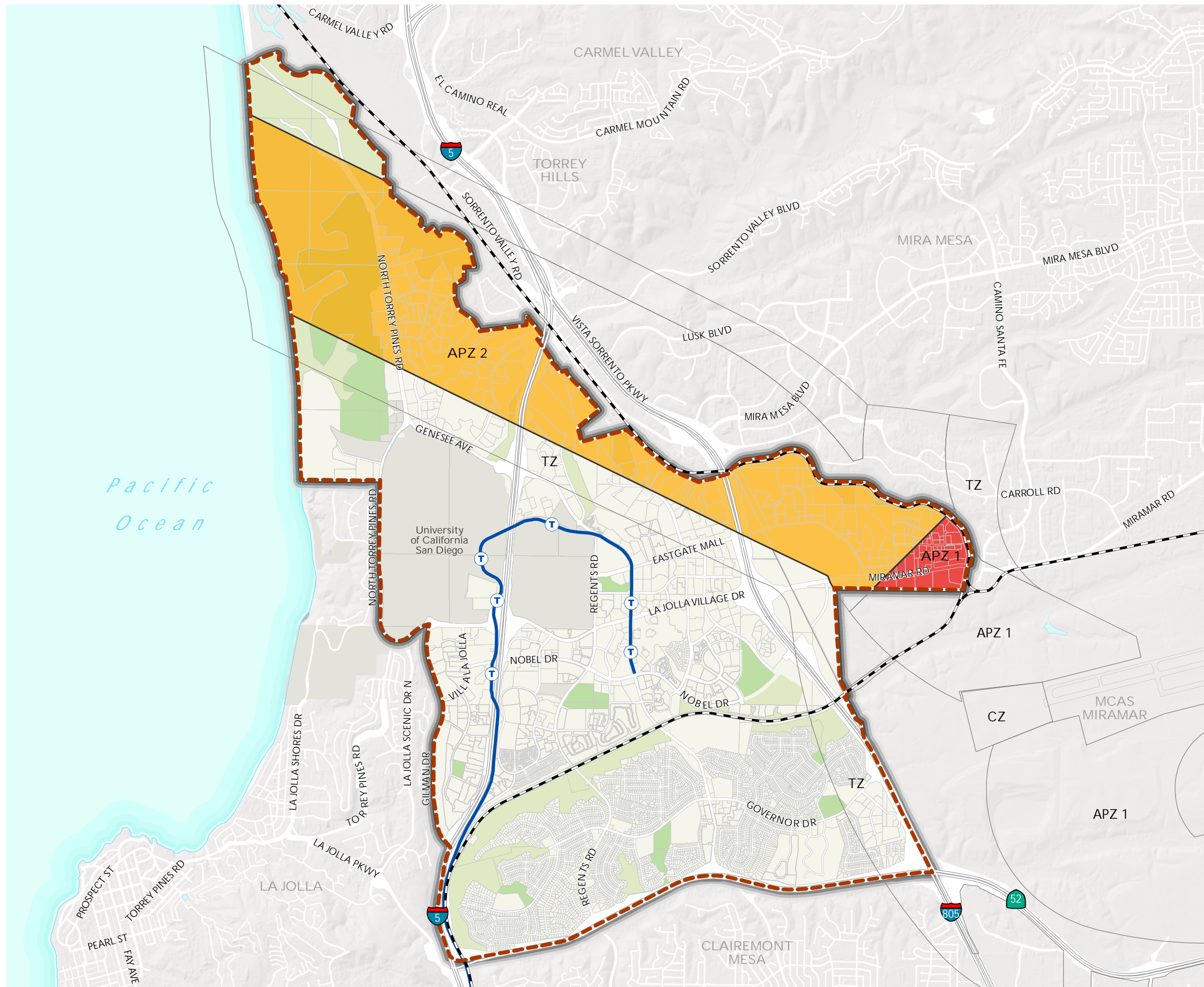
- Development Constraints
- MCAS Miramar Noise Contour Over 65 dB CNEL
  - Trolley Station
  - UCSD Campus
  - Parks
  - Open Space
  - Planning Area Parcels
  - Community Plan Boundary
  - Mid-Coast Trolley Extension
  - Freeway
  - Railroad



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

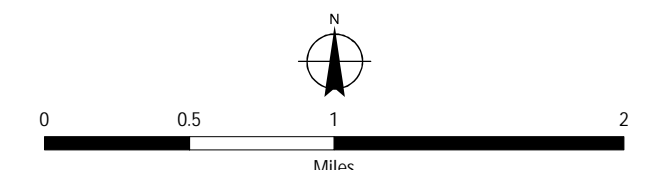


Figure 5: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Airport Safety Zones: Accident  
 Potential Zone 1 and Zone 2



Development Constraints  
 Accident Potential Zone 1 (APZ1)  
 Accident Potential Zone 2 (APZ 2)

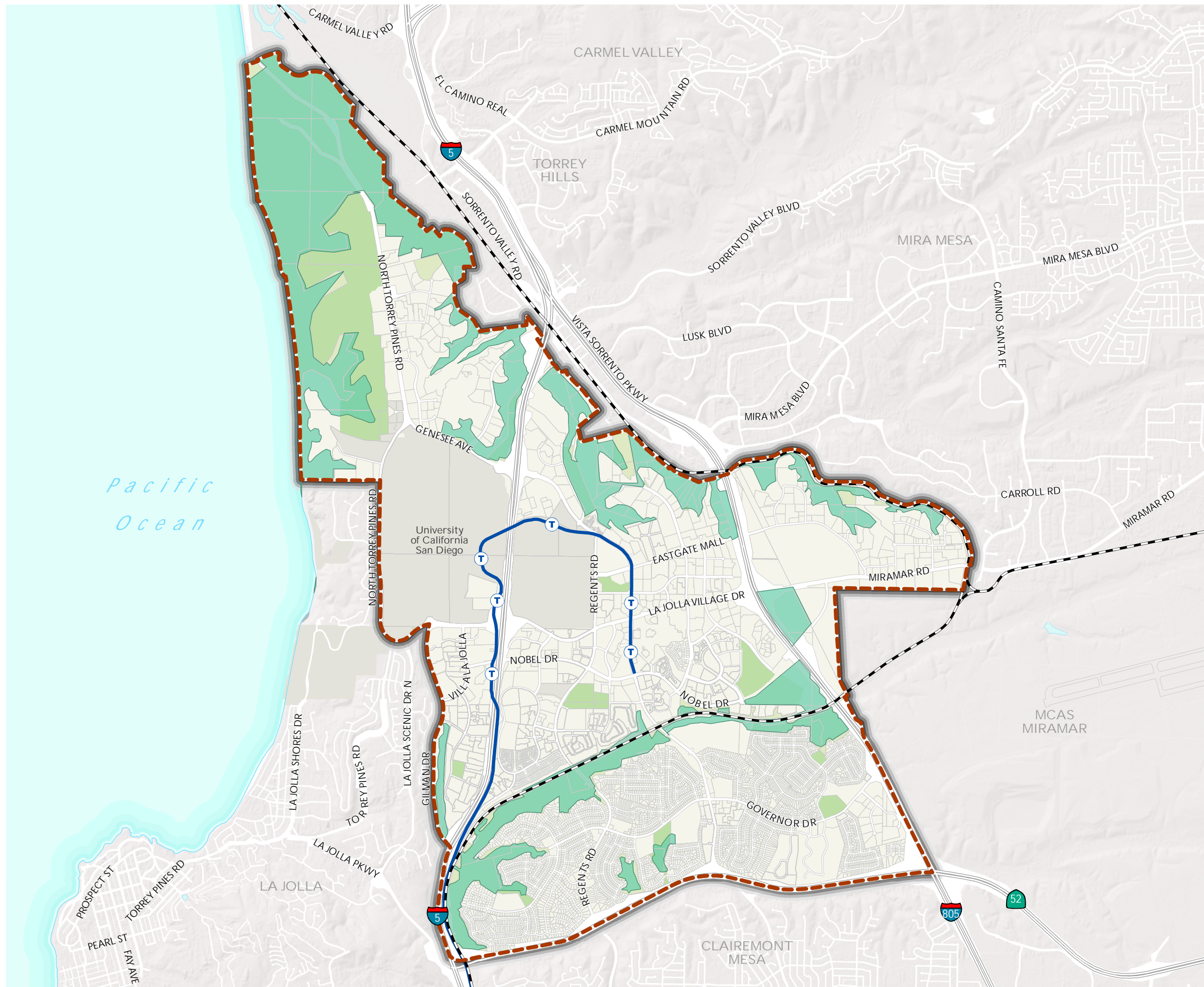
- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad



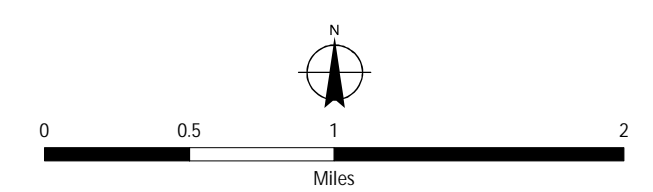
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 4: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Multi-Habitat Planning Area



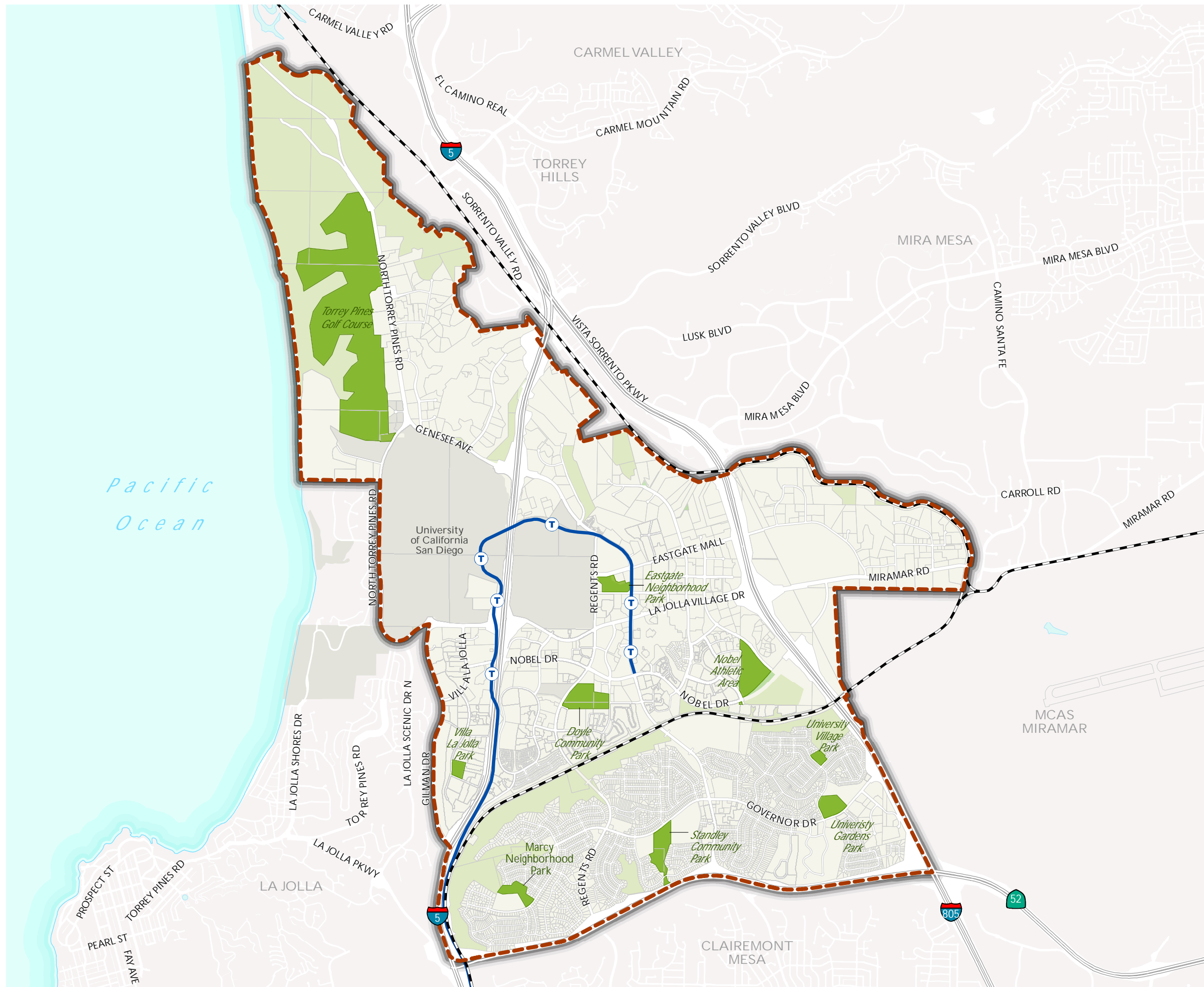
- Development Constraints
- Multi-Habitat Planning Area
  - Trolley Station
  - UCSD Campus
  - Parks
  - Open Space
  - Planning Area Parcels
  - Community Plan Boundary
  - Mid-Coast Trolley Extension
  - Freeway
  - Railroad



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

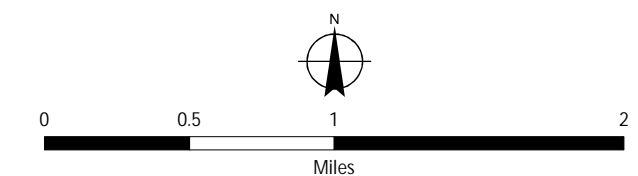


Figure 8: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Adopted Community Plan Land  
 Use - Parks and Golf Course



Areas of No Change  
 Plan Land Use - Parks and Golf Course

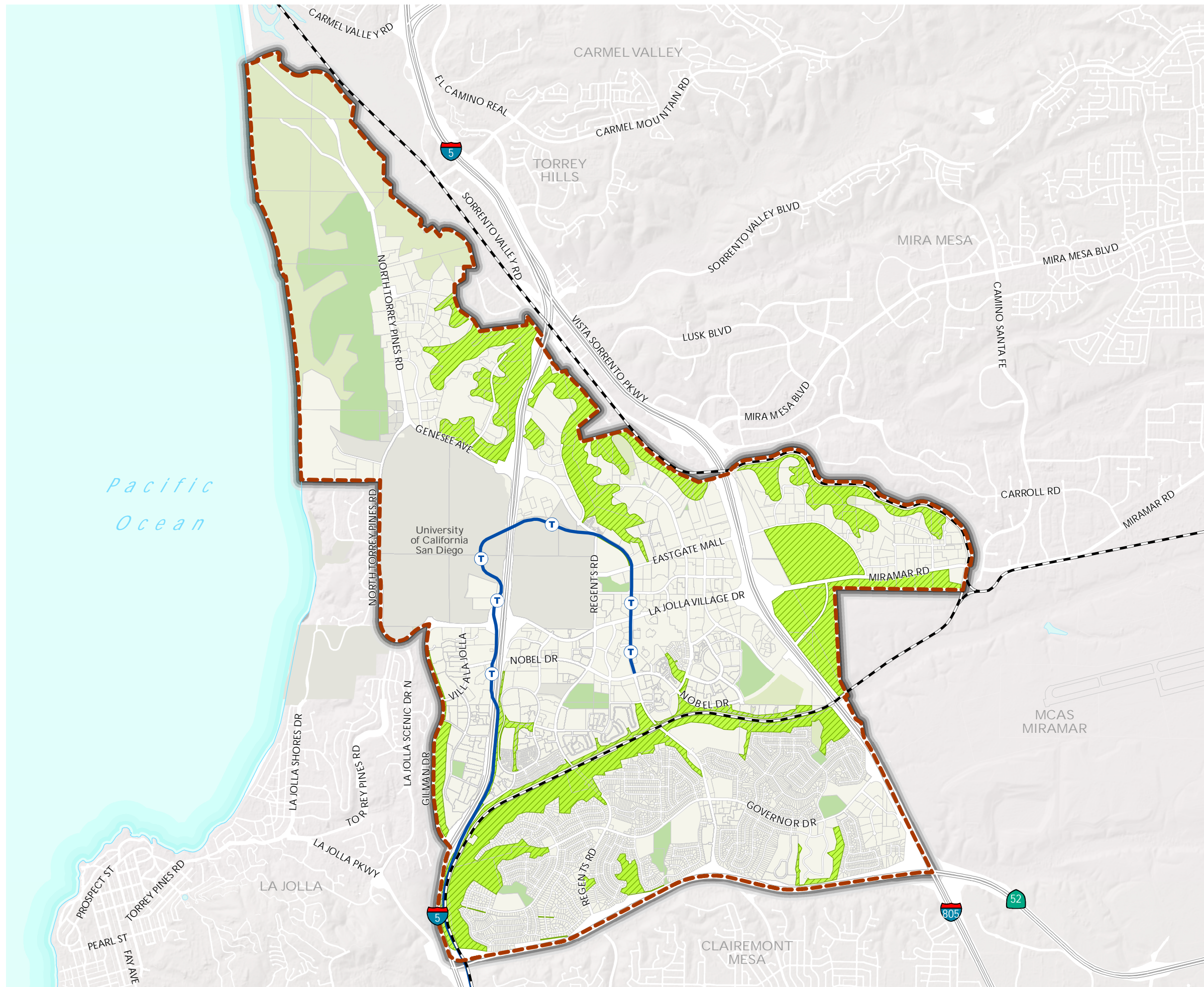
- Trolley Station
- UCSD Campus
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad



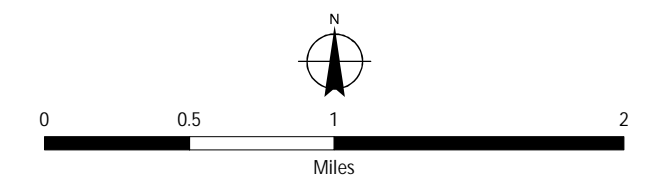
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 10: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Adopted Community Plan  
 Land Use - Open Space



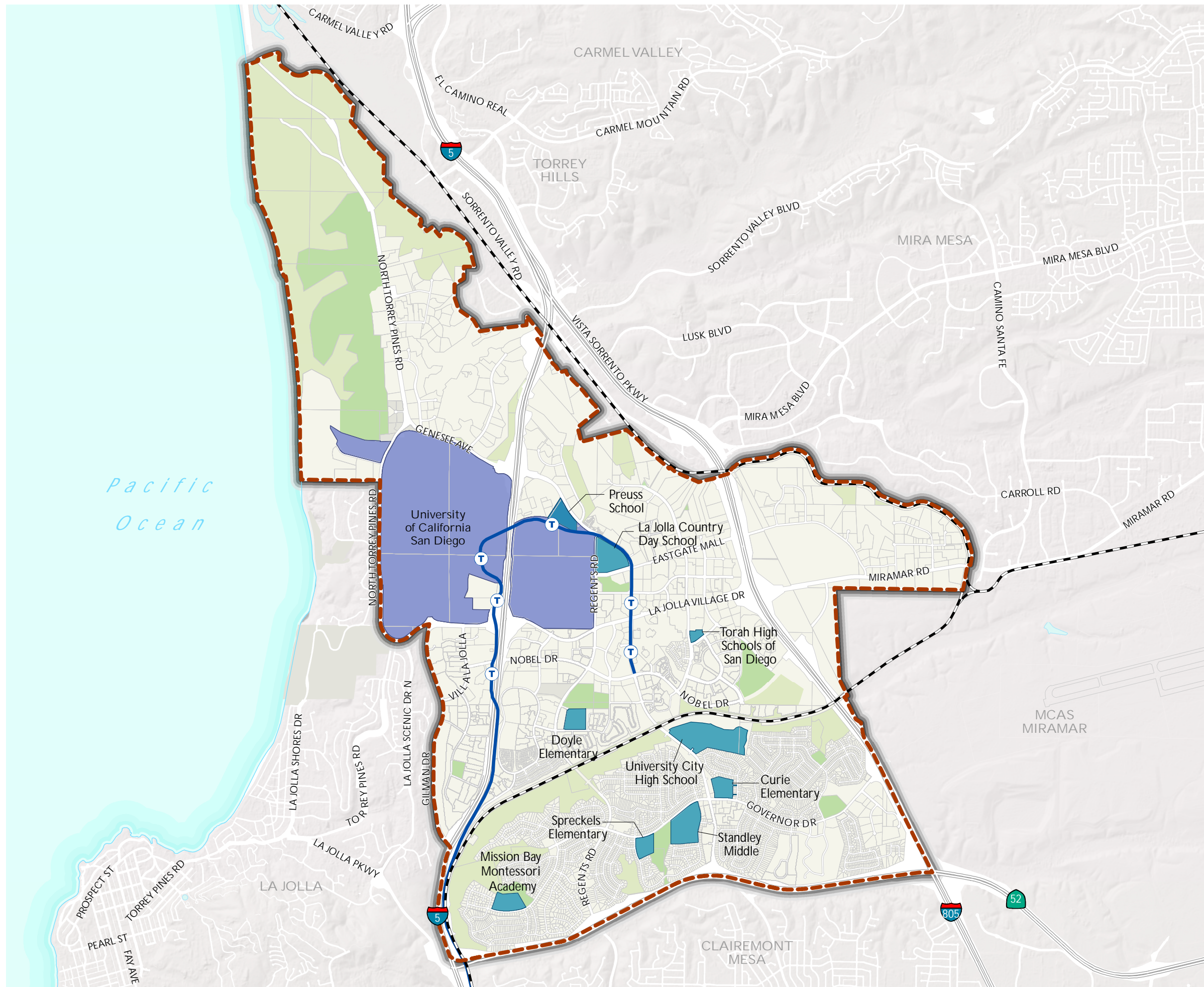
- Areas of No Change
- Plan Land Use - Open Space
- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad



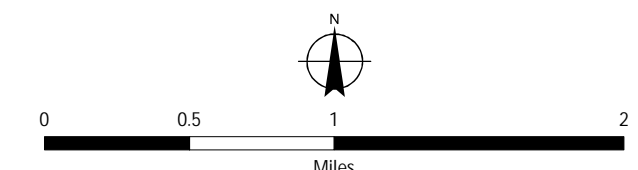
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 6: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Existing Schools and University  
 (Public and Private)



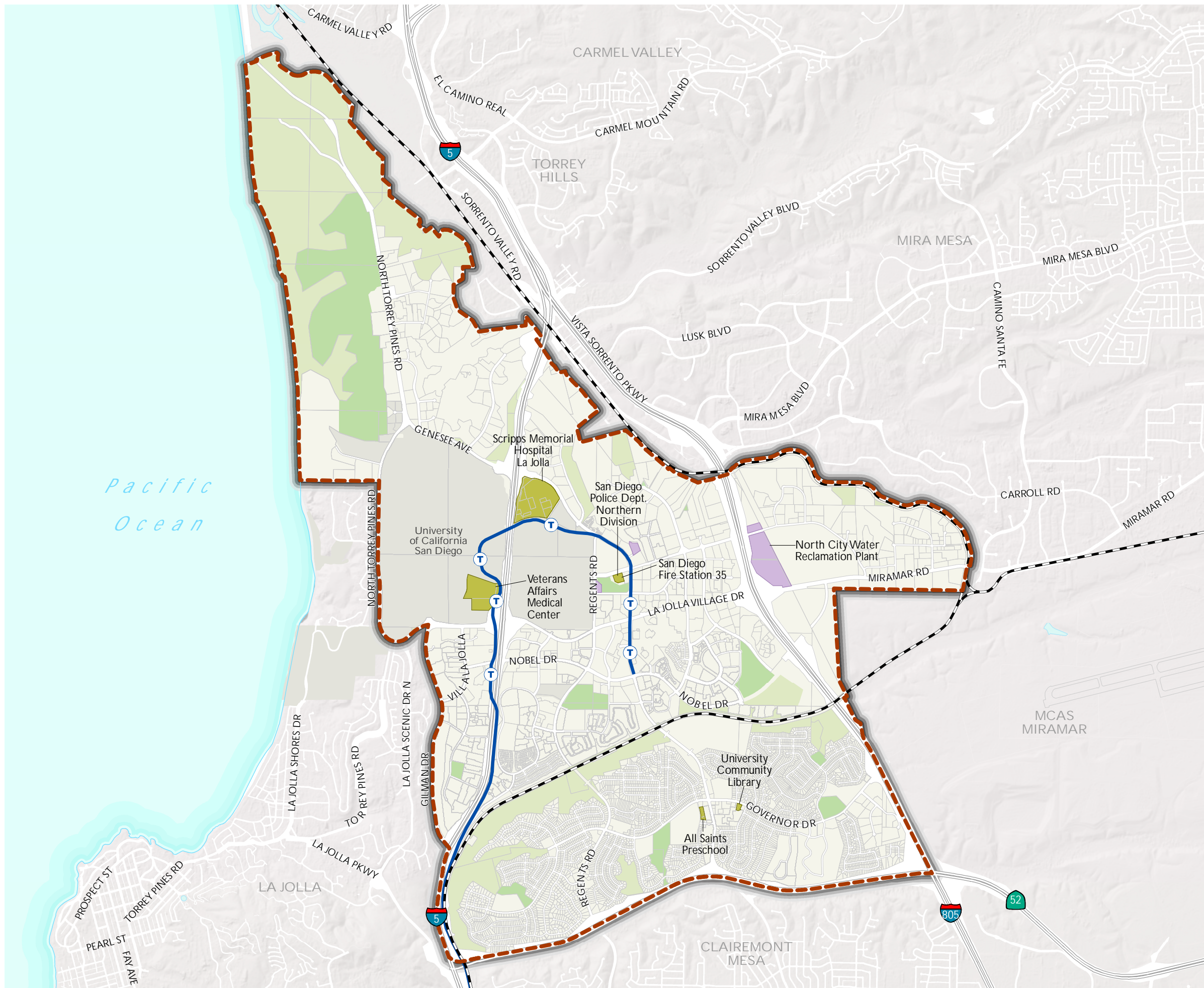
- Existing Schools
- Schools (K-12 Public/Private)
  - University of California San Diego (UCSD)
- 
- Trolley Station
  - Parks
  - Open Space
  - Planning Area Parcels
  - Community Plan Boundary
  - Mid-Coast Trolley Extension
  - Freeway
  - Railroad



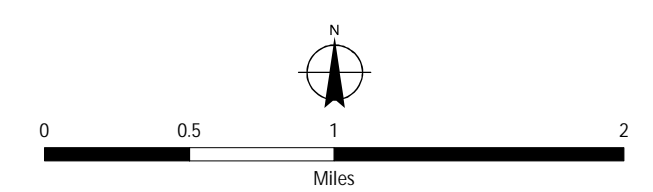
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 9: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Existing Institutional/Public  
 Facilities/Utilities



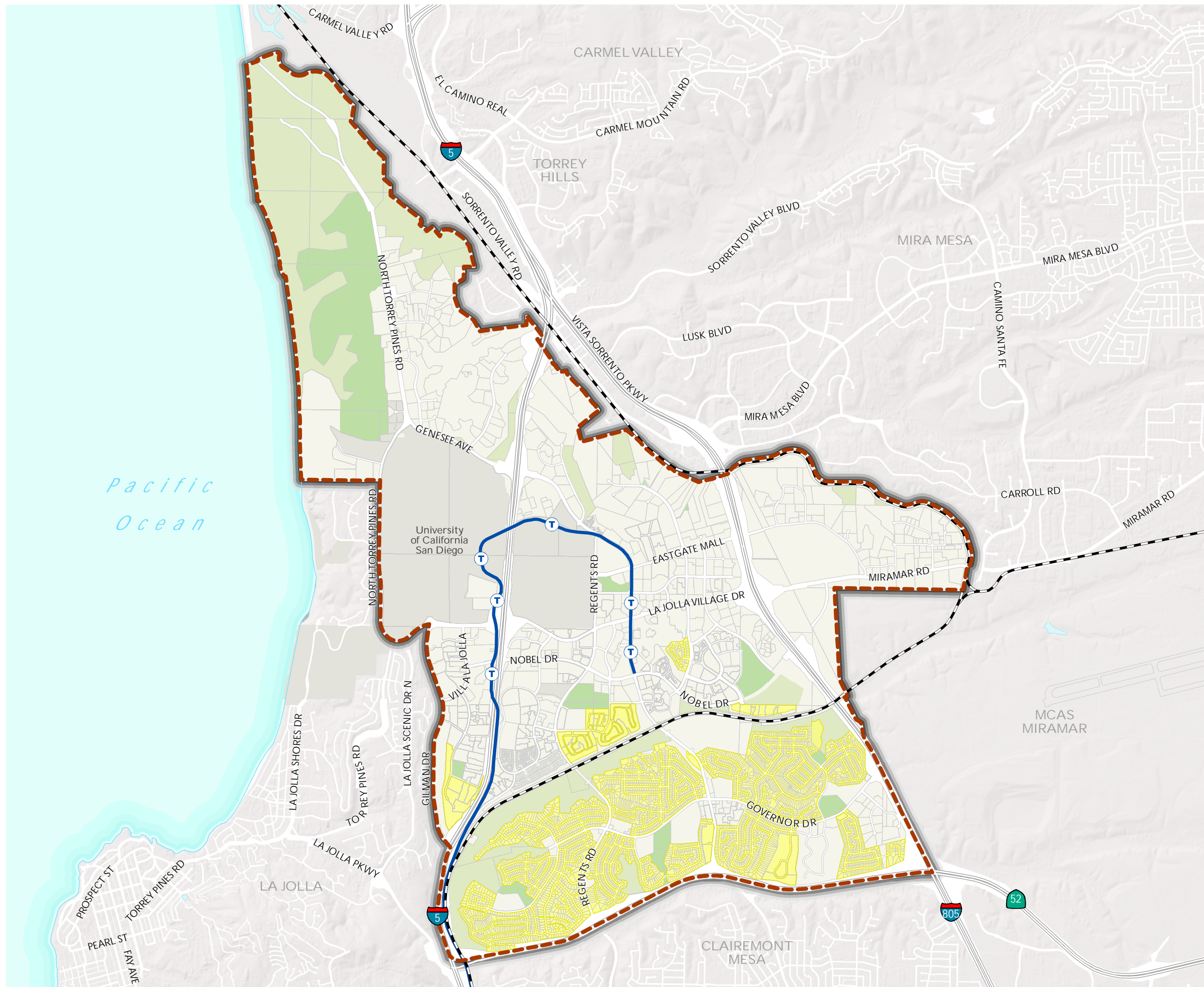
- Areas of No Change
- Institutional / Public Facilities
  - Utilities
  - Trolley Station
  - UCSD Campus
  - Parks
  - Open Space
  - Planning Area Parcels
  - Community Plan Boundary
  - Mid-Coast Trolley Extension
  - Freeway
  - Railroad



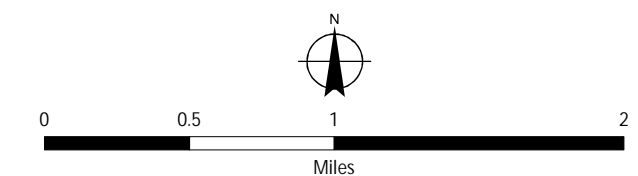
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 7: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Adopted Community Plan Land  
 Use - Single Family Residential



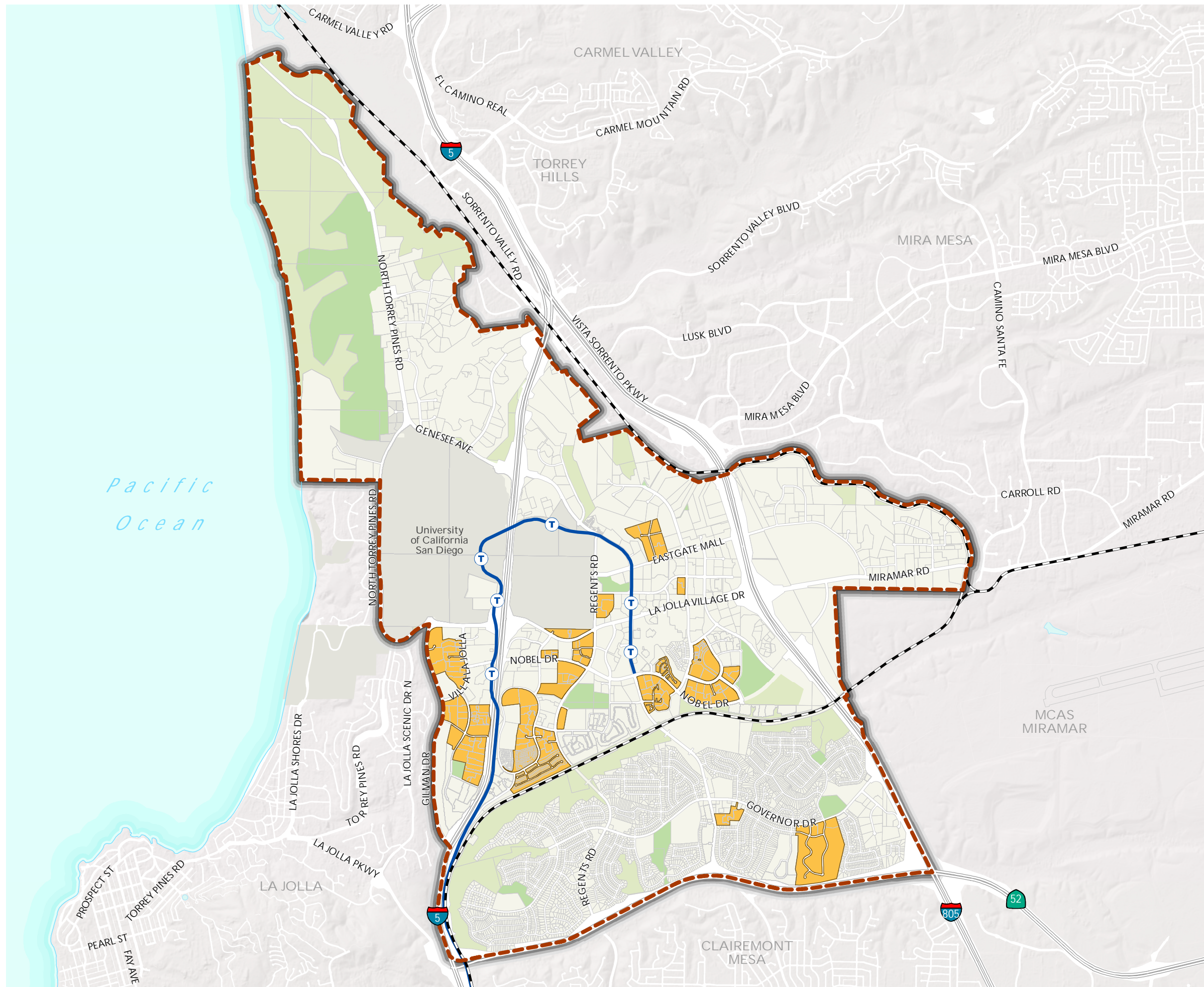
- Areas of No Change
- Plan Land Use - Single Family
  - Trolley Station
  - UCSD Campus
  - Parks
  - Open Space
  - Planning Area Parcels
  - Community Plan Boundary
  - Mid-Coast Trolley Extension
  - Freeway
  - Railroad












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

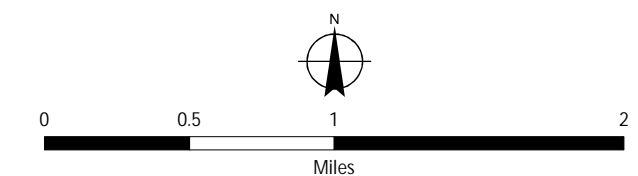


Figure 11: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 No Change Residential  
 Condominiums



Areas of No Change  
 No Change Residential Condominiums

-  Trolley Station
-  UCSD Campus
-  Parks
-  Open Space
-  Planning Area Parcels
-  Community Plan Boundary
-  Mid-Coast Trolley Extension
-  Freeway
-  Railroad



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



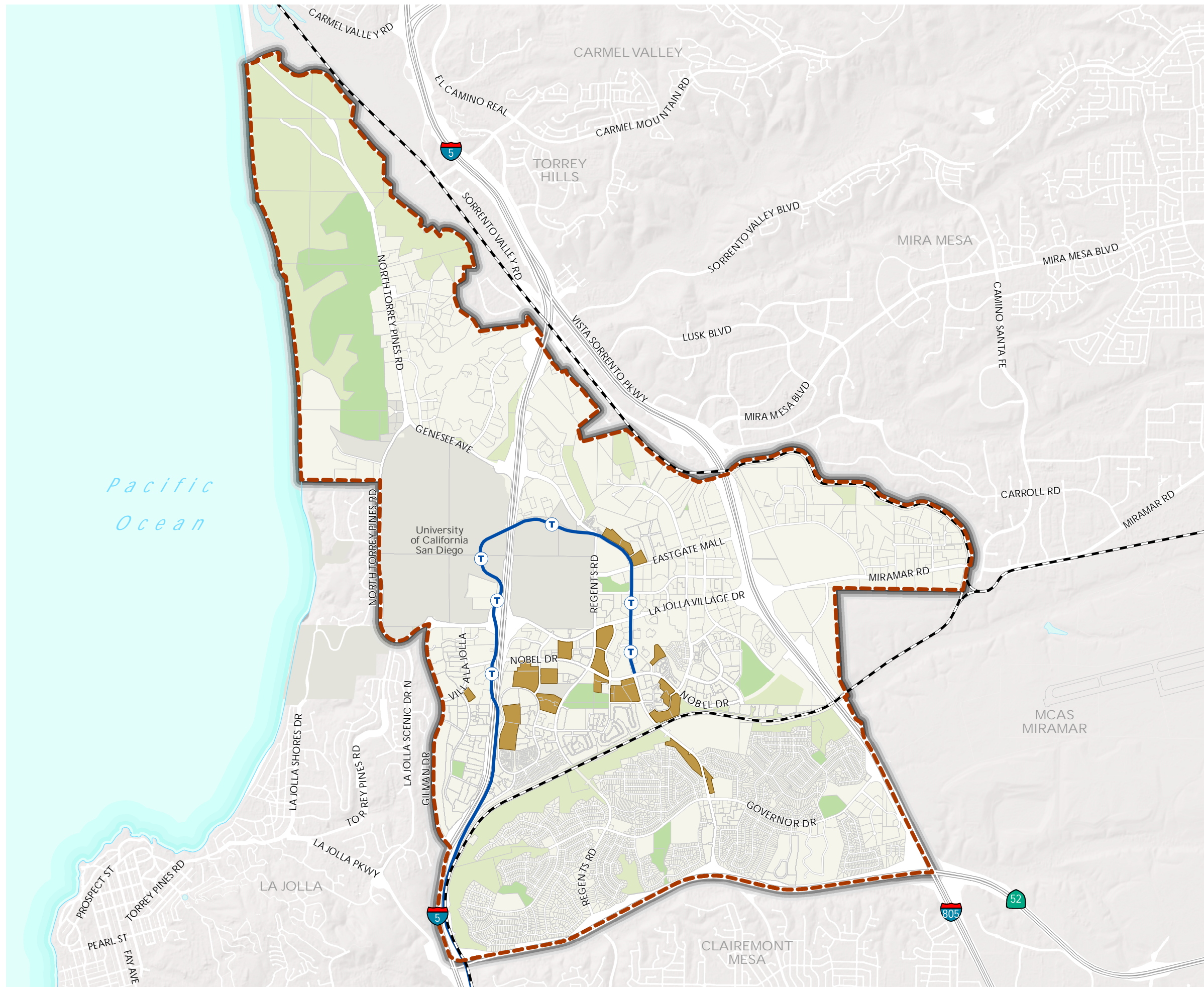
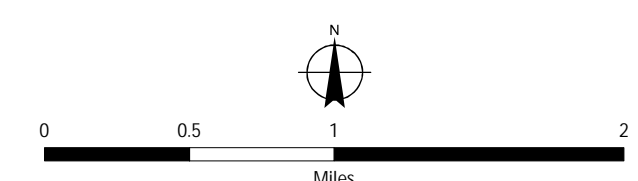


Figure 12: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Existing Residential Rental Areas  
 with Development Potential

Multi-Family Redevelopment Potential

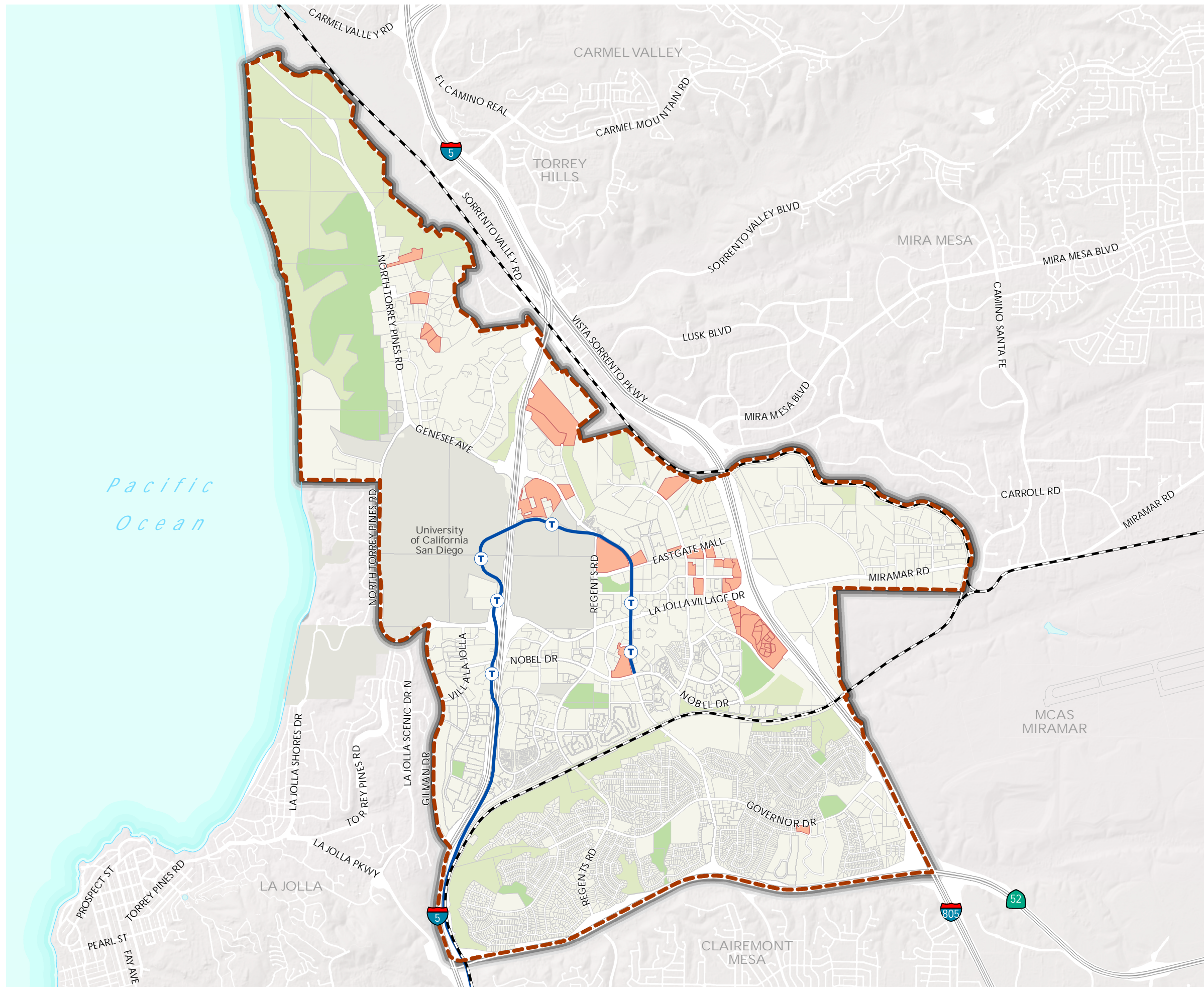
- Residential Rental Areas
  
- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad



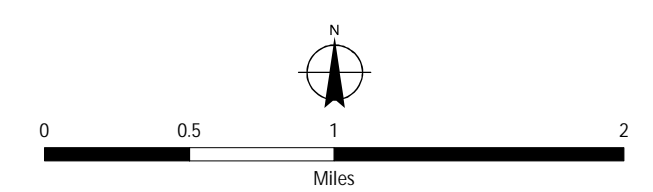
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 13: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Current Development Projects



- Development Constraints
- Current Development Projects
  - Trolley Station
  - UCSD Campus
  - Parks
  - Open Space
  - Planning Area Parcels
  - Community Plan Boundary
  - Mid-Coast Trolley Extension
  - Freeway
  - Railroad



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



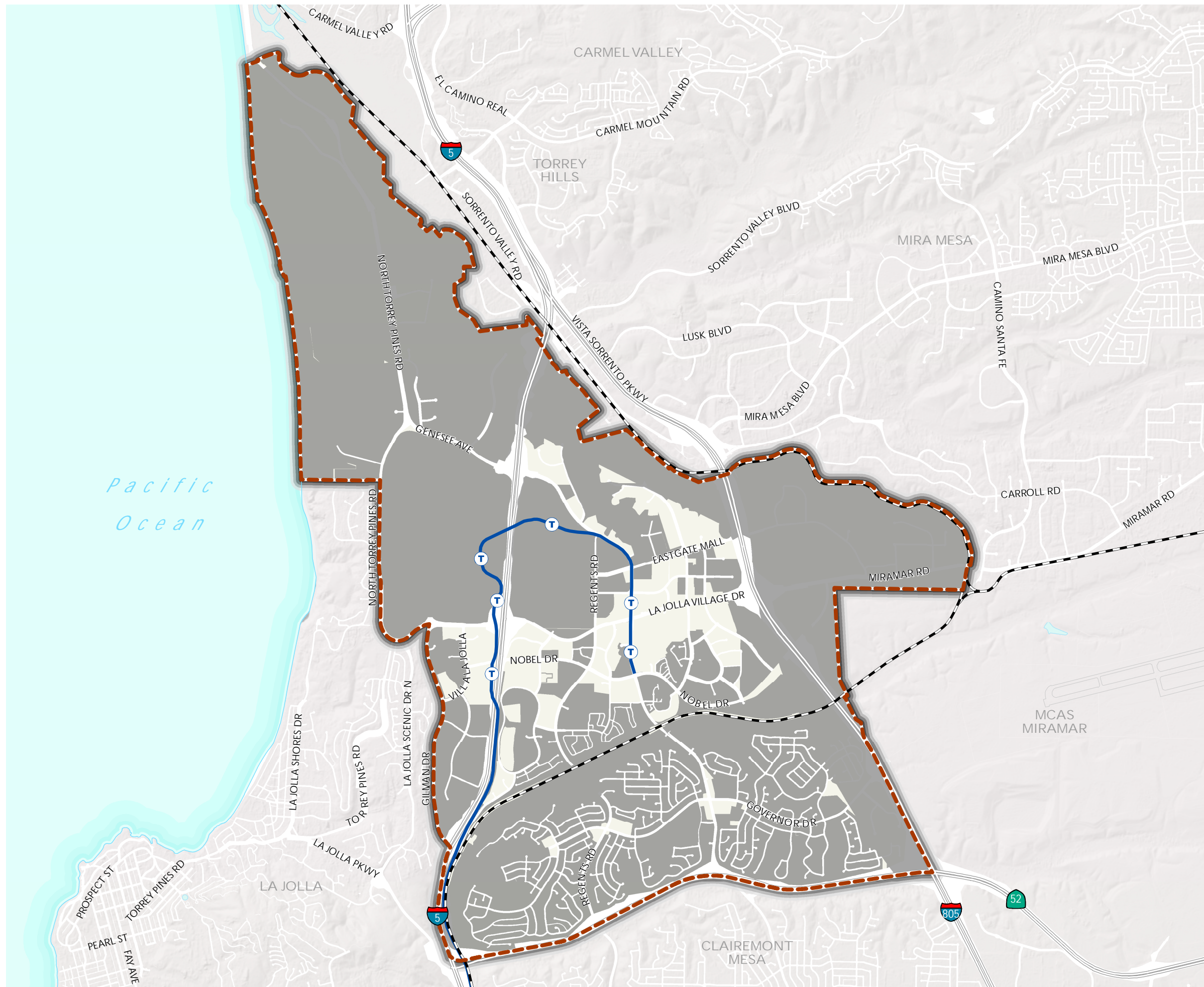


Figure 14: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Development Constraints and  
 Areas of No Change

- Development Constraints and Areas of No Change
- T Trolley Station
- Community Plan Boundary
- Mid Coast Trolley Extension
- Freeway
- Railroad

Planning Area Total = 8,676 acres  
 Area Under Development Constraints = 7000 acres  
 Area outside of Constraints = 1,676 acres (this includes Road ROW)

*\* Development Constraints and Areas of No Change includes: Miramar Restrictive Use Easement, Airport Noise Contour Over 65 dB CNEL, City Open Space, Open Space Easements, Existing Schools and University (K-12 Public/Private), University of California San Diego, Multi Habitat Planning Area, Accident Potential Zone 1 & 2, Plan Land Use - Single Family Residential, Plan Land Use - Parks and Golf Course, Plan Land use - Open Space, Existing Institutional / Public Facilities / Utilities, Current Development Projects and No Change / Under Construction / Other."*

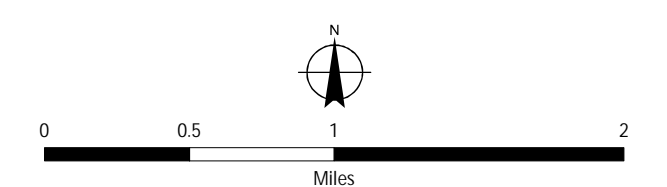
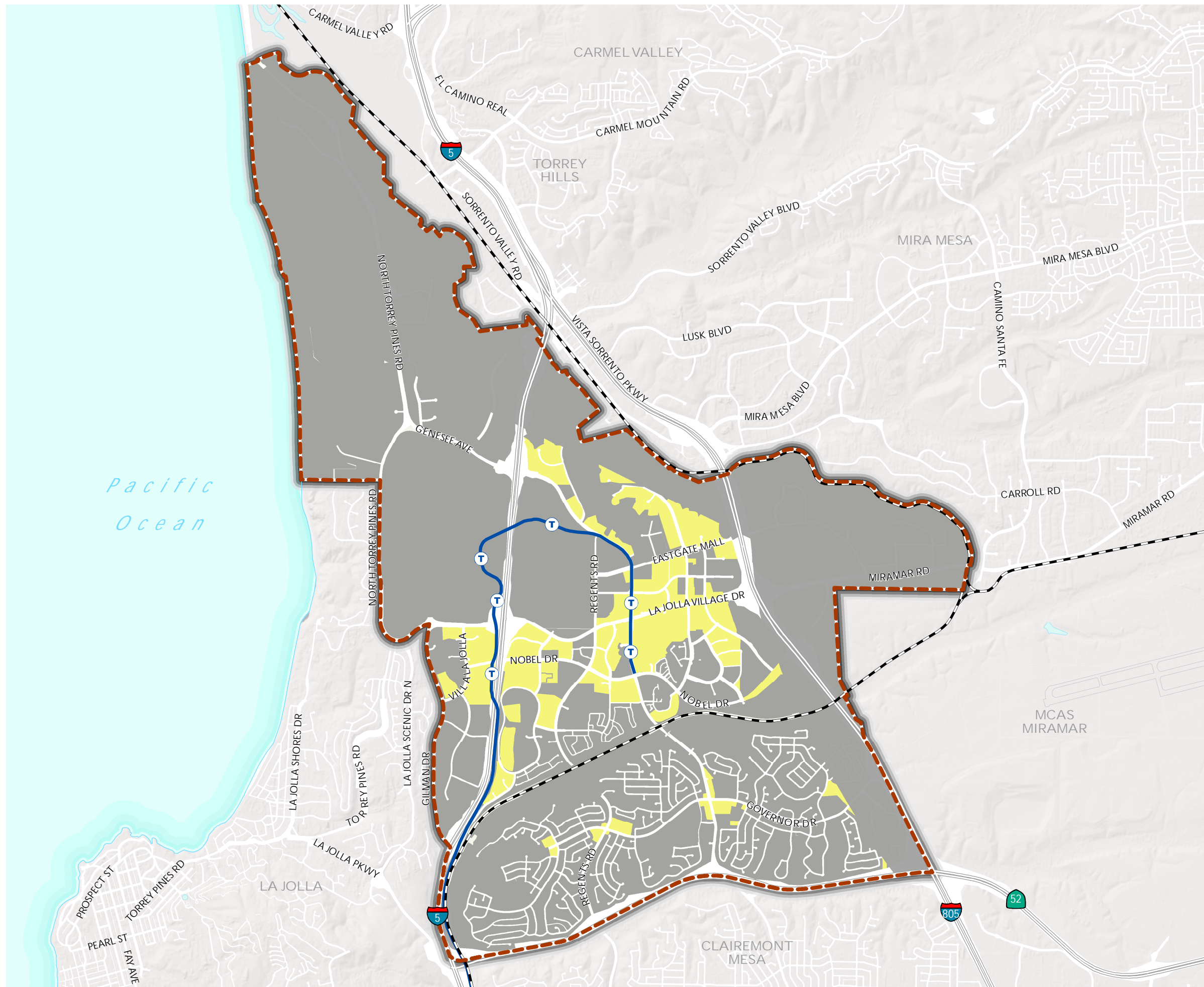




Figure 15: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Development Constraints and  
 Focus Areas



Development Constraints and Areas of No Change  
 Focus Areas for Potential Development

T Trolley Station  
 Community Plan Boundary  
 Mid Coast Trolley Extension  
 Freeway  
 Railroad

Planning Area Total = 8,676 acres  
 Area Under Development Constraints = 7000 acres  
 Area outside of Constraints = 704 acres (this excludes Road ROW)

*\* Development Constraints and Areas of No Change includes: Miramar Restrictive Use Easement, Airport Noise Contour Over 65 dB CNEL, City Open Space, Open Space Easements, Existing Schools and University (K-12 Public/Private), University of California San Diego, Multi Habitat Planning Area, Accident Potential Zone 1 & 2, Plan Land Use - Single Family Residential, Plan Land Use - Parks and Golf Course, Plan Land use - Open Space, Existing Institutional / Public Facilities / Utilities, Current Development Projects and No Change / Under Construction / Other.\**

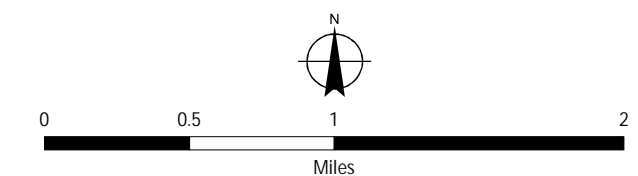
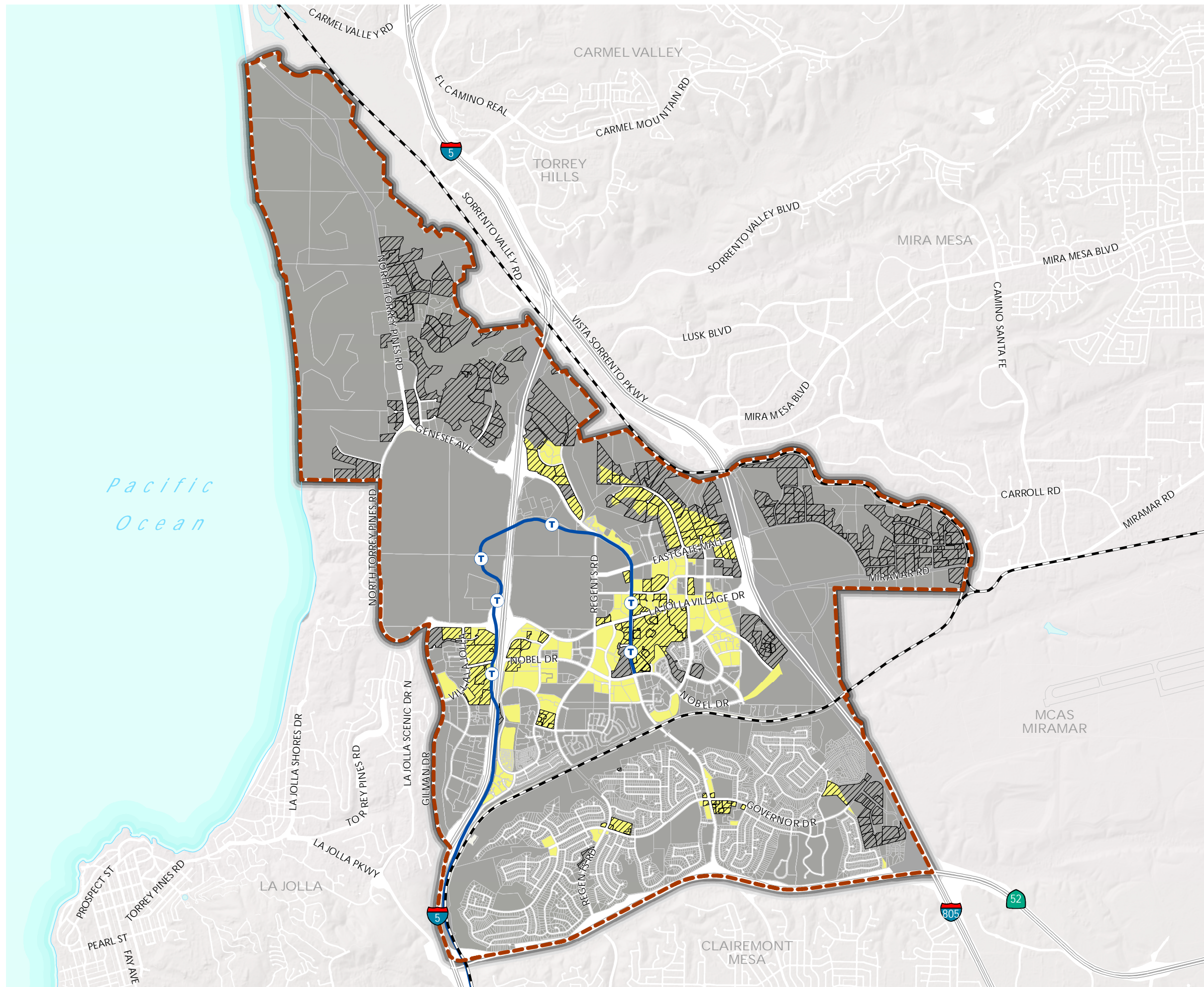








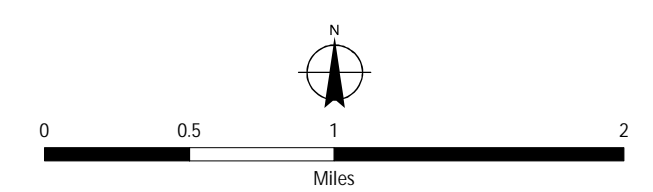




Figure 16: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Development Constraints,  
 Focus Areas and Potential  
 Opportunity Sites



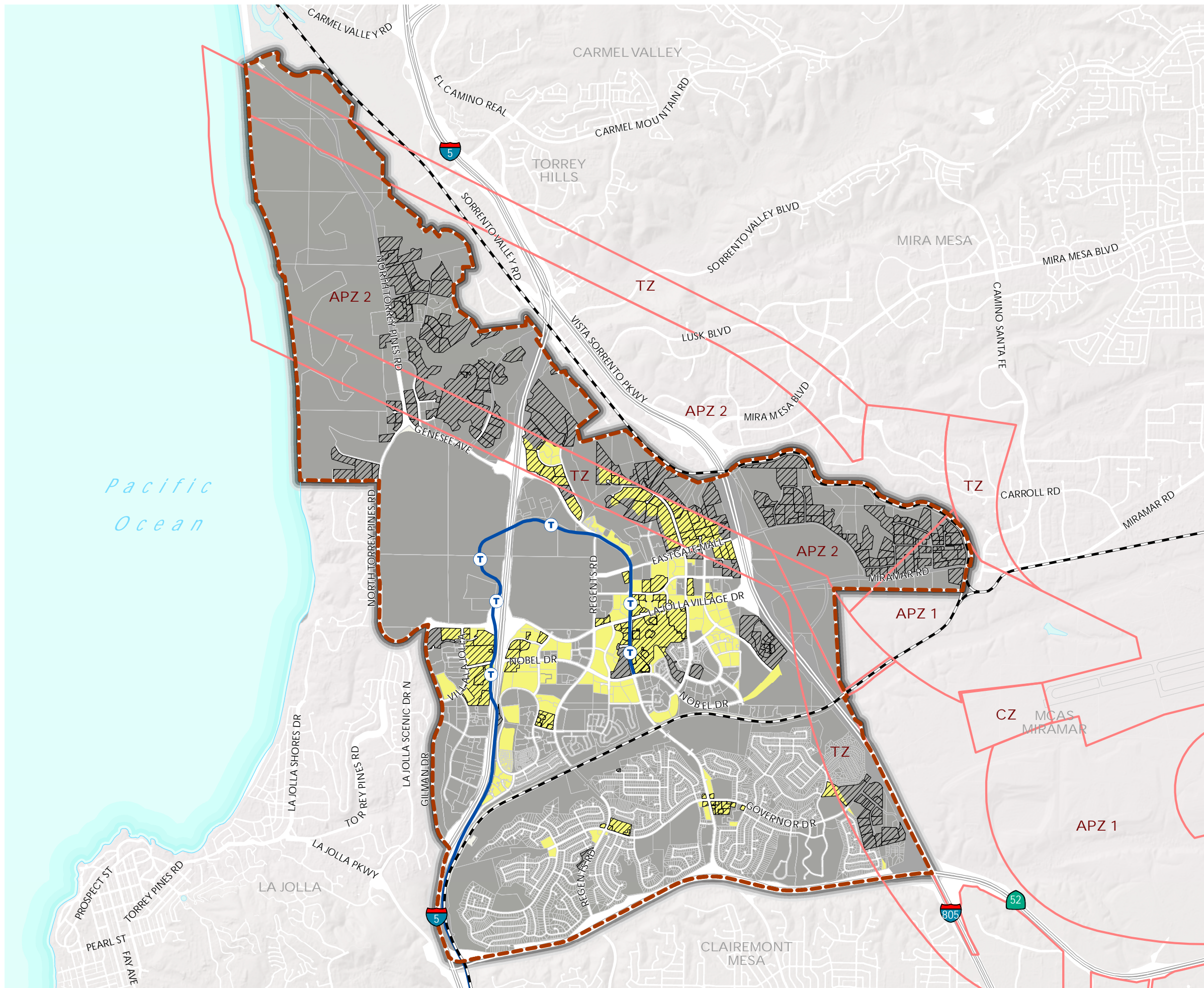
- Potential Opportunity Sites
  -  Vacant & Underutilized Sites
- Development Constraints and Areas of No Change
  -  Development Constraints and Areas of No Change
  -  Focus Areas for Potential Development
- Trolley Station
  -  Trolley Station
- Community Plan Boundary
  -  Community Plan Boundary
- Mid Coast Trolley Extension
  -  Mid Coast Trolley Extension
- Freeway
  -  Freeway
- Railroad
  -  Railroad



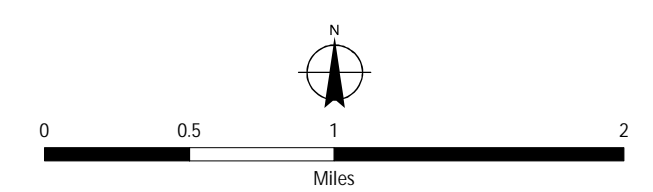
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 17: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Focus Areas, Potential Opportunity Sites and Airport Safety Zones



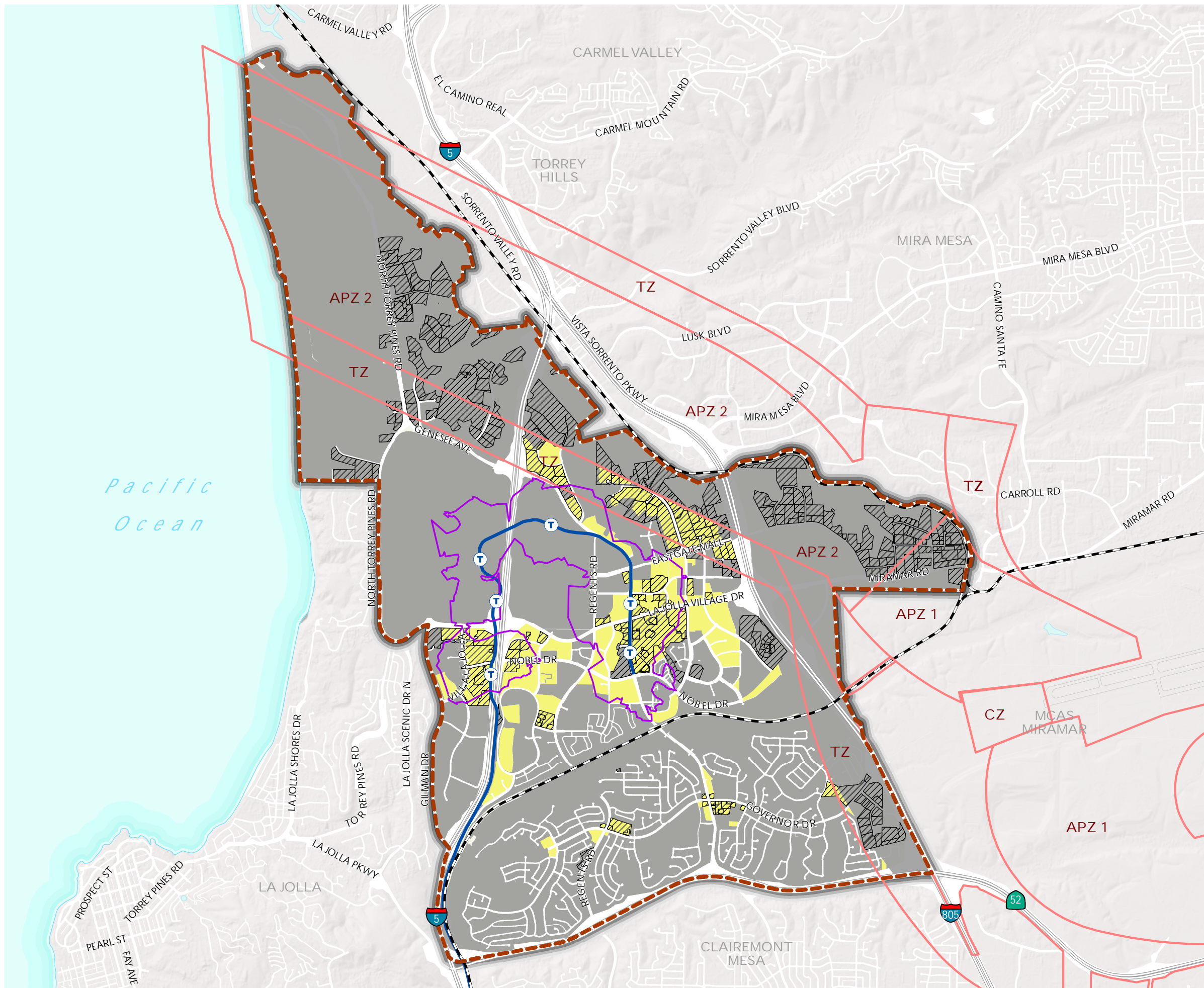
- Potential Opportunity Sites
  - Vacant & Underutilized Sites
- Airport Safety Zones
  - APZ1 = Airport Safety Zone 1
  - APZ2 = Airport Safety Zone 2
  - CZ = Clear Zone
  - TZ = Transition Zone
- Development Constraints and Areas of No Change
  -
- Focus Areas for Potential Development
  -
- Trolley Station
  -
- Community Plan Boundary
  -
- Mid Coast Trolley Extension
  -
- Freeway
  -
- Railroad
  -



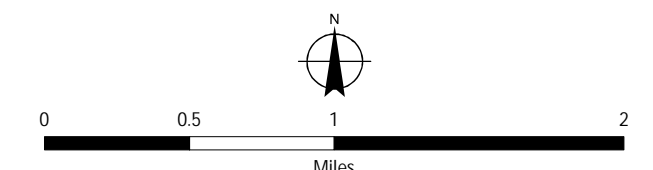
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 18: Opportunity Site Map Series  
 UNIVERSITY COMMUNITY PLAN UPDATE  
 Development Constraints,  
 Focus Areas and  
 Transit Priority Areas



- Transit Priority Areas**
- 10 min service area (1/2 mile) for Planned Trolley
  - Airport Safety Zones
  - APZ1 = Airport Safety Zone 1
  - APZ2 = Airport Safety Zone 2
  - CZ = Clear Zone
  - TZ = Transition Zone
- Potential Opportunity Sites**
- Vacant & Underutilized Sites
  - Focus Areas for Potential Development
  - Development Constraints and Areas of No Change
- Transit Infrastructure**
- Trolley Station
  - Community Plan Boundary
  - Mid Coast Trolley Extension
  - Freeway
  - Railroad



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