FEHLMAN LABARRE ARCHITECTURE PLANNING
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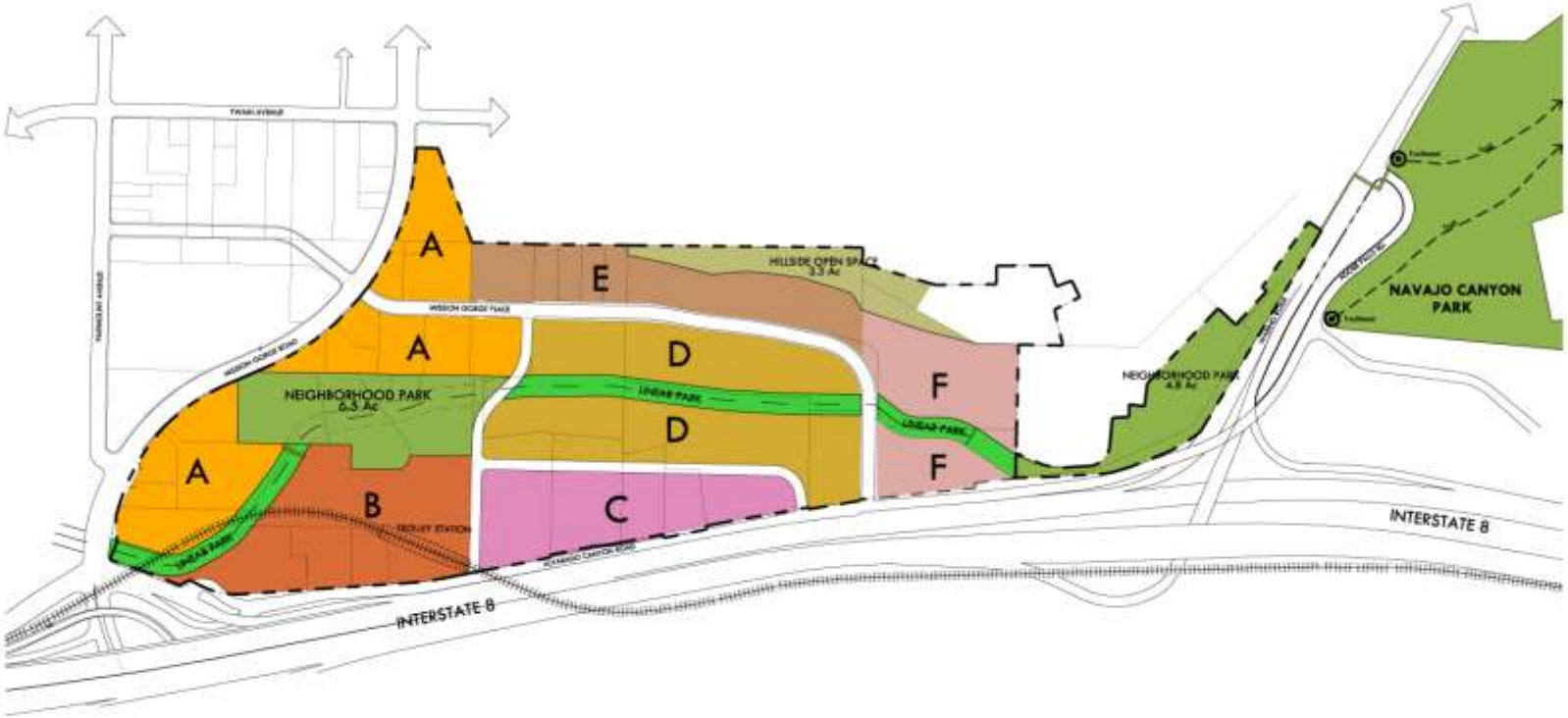
Caster Family Enterprises

Grantville Aerial

Grantville Trolley Village, San Diego, CA

January 28, 2009



LAND USE TABLE

ZONE	LAND USE	COMMUNITY PLAN DESIGNATION	DESCRIPTION	AREA (Net Acres)	FAR	BUILDING AREA (s.f.)	DENSITY (DU/Ac)	UNITS	PROPOSED PARKS (Net Acres)	
A	MULTIPLE USE	URBAN VILLAGE	MULTI-FAMILY RESIDENTIAL, OFFICE & GROUND FLOOR COMMERCIAL	12.9	5.0	2,809,620	109	1,406	6.52	NEIGHBORHOOD PARK
B	MULTIPLE USE	URBAN VILLAGE	MULTI-FAMILY RESIDENTIAL, OFFICE & GROUND FLOOR COMMERCIAL	9.5	5.0	2,069,100	109	1,035	1.72	LINEAR PARK
C	MULTIPLE USE	URBAN VILLAGE	MULTI-FAMILY RESIDENTIAL, OFFICE & GROUND FLOOR COMMERCIAL	7.1	5.0	1,546,380	109	774		
D	MULTIPLE USE	URBAN VILLAGE	MULTI-FAMILY RESIDENTIAL OVER GROUND FLOOR COMMERCIAL	13.9	4.0	2,421,936	72	1,001	2.44	LINEAR PARK
E	MULTIPLE USE	URBAN VILLAGE	MULTI-FAMILY RESIDENTIAL OVER GROUND FLOOR COMMERCIAL	6.6	4.0	1,149,984	72	475	4.80	NEIGHBORHOOD PARK
F	RESIDENTIAL	MEDIUM-HIGH	MULTI-FAMILY RESIDENTIAL	6.4	3.0	823,284	72	480	1.10	LINEAR PARK
				56.4				5,145	16.58	TOTAL PARKS

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Land Use Master Plan

Subarea A Grantville, San Diego, CA

January 28, 2009

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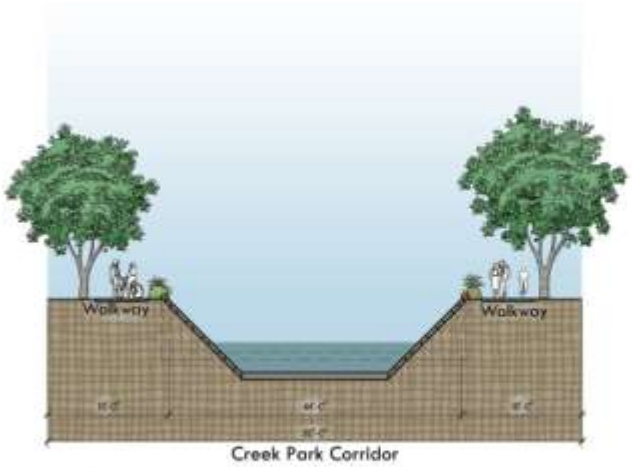
Coster Family Enterprises

Image Board

Grantville Trolley Village, San Diego, CA

January 28, 2009

SECTION A



SECTION B

SECTION C

KEY MAP

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Coster Family Enterprises

Alvarado Creek Sections

Grantville Trolley Village, San Diego, CA

January 28, 2009

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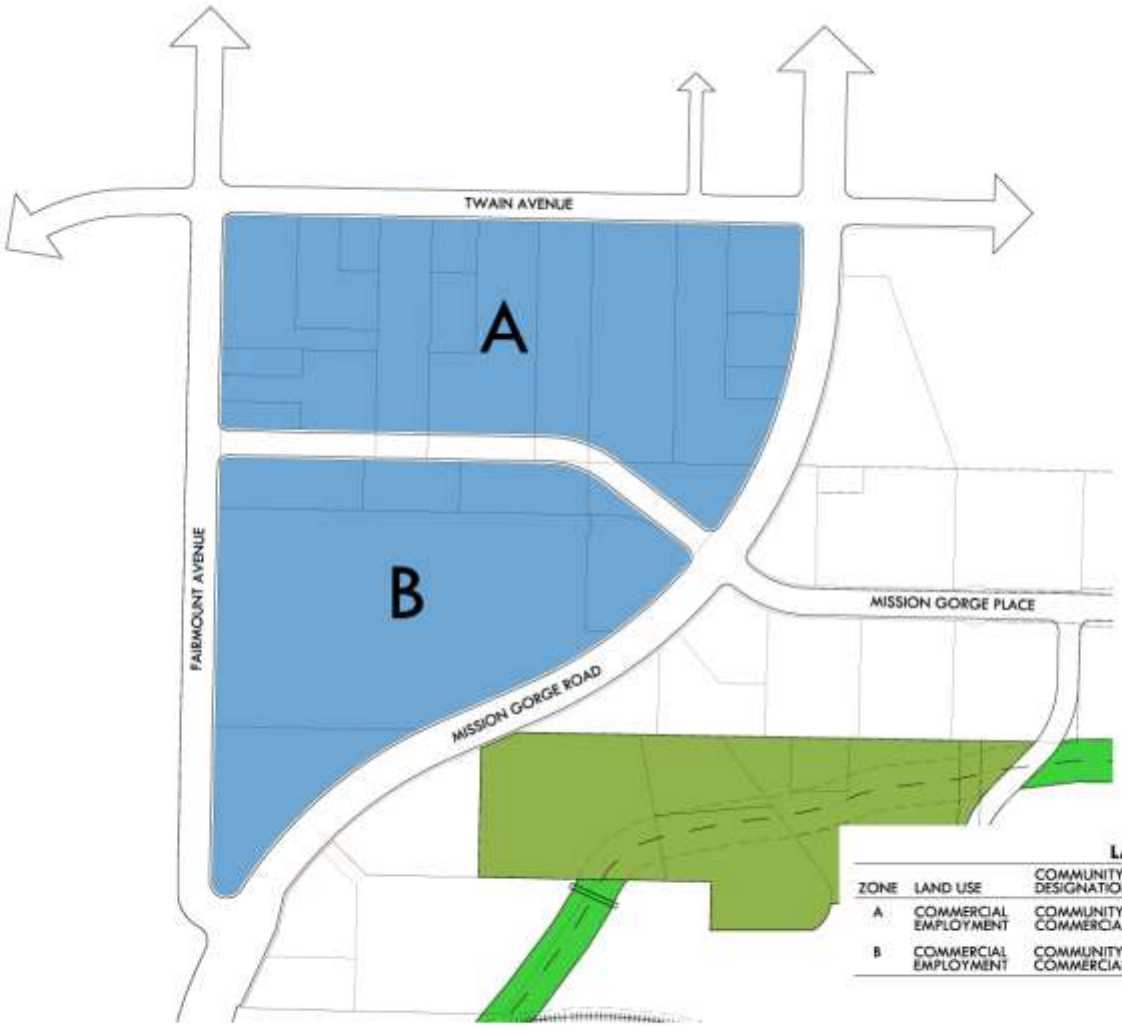
Grantville Planning Coalition

Grantville Aerial

Grantville Trolley Village, San Diego, CA

January 28, 2009



LAND USE TABLE

ZONE	LAND USE	COMMUNITY PLAN DESIGNATION	DESCRIPTION	AREA (Acres)	FAR	BUILDING AREA (s.f.)
A	COMMERCIAL EMPLOYMENT	COMMUNITY COMMERCIAL	Shopping areas w/ retail, service, civic & office in Transit Corridors. Multifamily resident. up to 73 du/ac.	10.5	3.0	1,372,140
B	COMMERCIAL EMPLOYMENT	COMMUNITY COMMERCIAL	Shopping areas w/ retail, service, civic & office in Transit Corridors. Multifamily resident. up to 73 du/ac.	9.6	3.0	1,254,528
				20.1		2,626,668

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Grantville Planning Coalition

Land Use Master Plan

Subarea A Grantville, San Diego, CA

January 28, 2009

HG Fenton

Grantville Aerial

Fenton Grantville, San Diego, CA

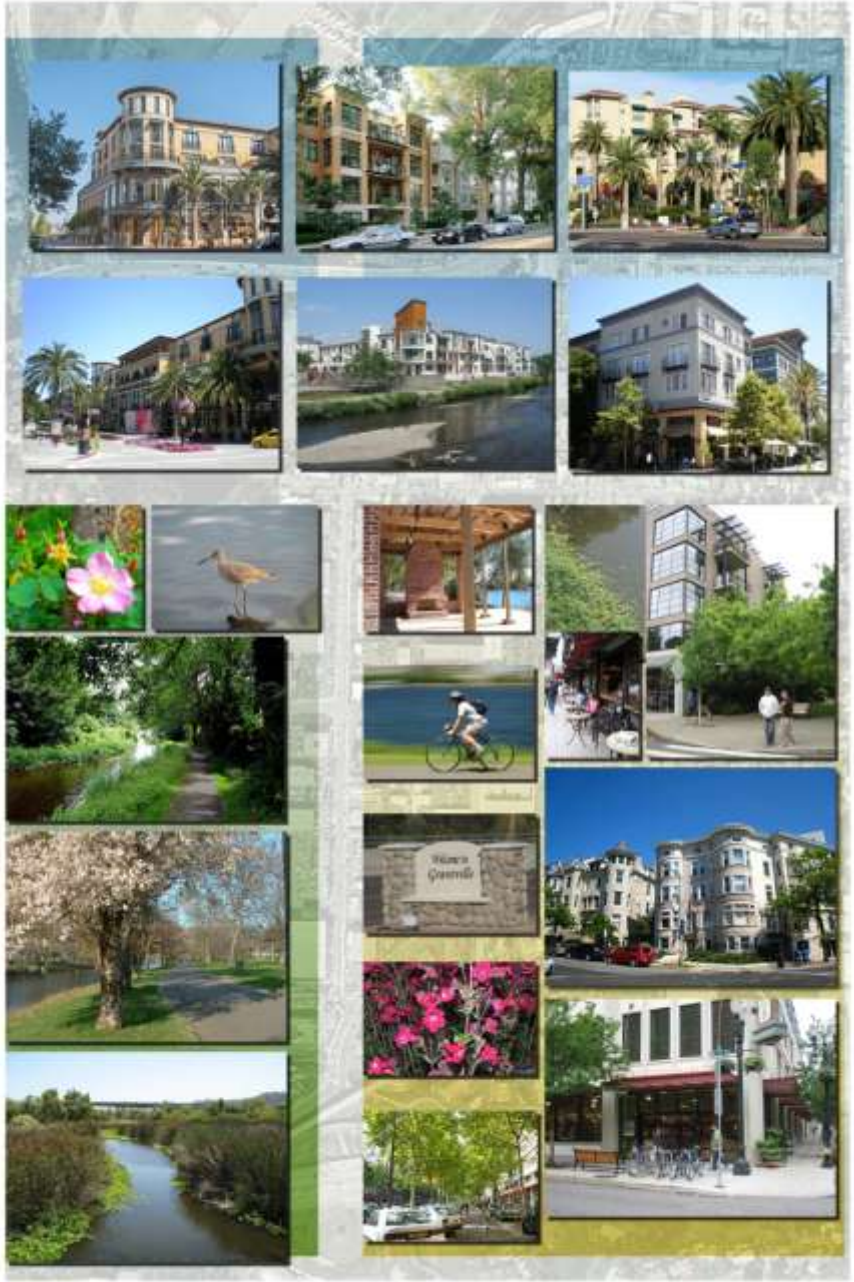
January 28, 2009

HG Fenton

Opportunities & Constraints

Fenton Grantville, San Diego, CA

October 20, 2008



Images

Fenton Grantville, San Diego, CA

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Don Smith

Grantville Aerial

Alvardo Creek Plaza, San Diego, CA

January 28, 2009

Key Map

Summary

Site Area 3.12 Ac (135,908 sf)

Buildings	
Building A	72,000 sf
Building B	72,000 sf
Building C	296,000 sf
Subtotal	440,000 sf
Parking	135,000 sf
Total	575,000 sf
FAR Proposed	5.0

Parking Targets		
Retail	(24,000 sf @ 4/1000)	96
Office	(120,000 sf @ 4/1000)	480
Residential	(@ 1/Bedroom)	320
Total		896

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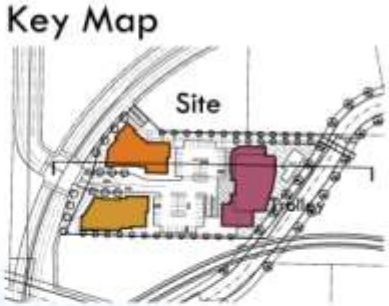
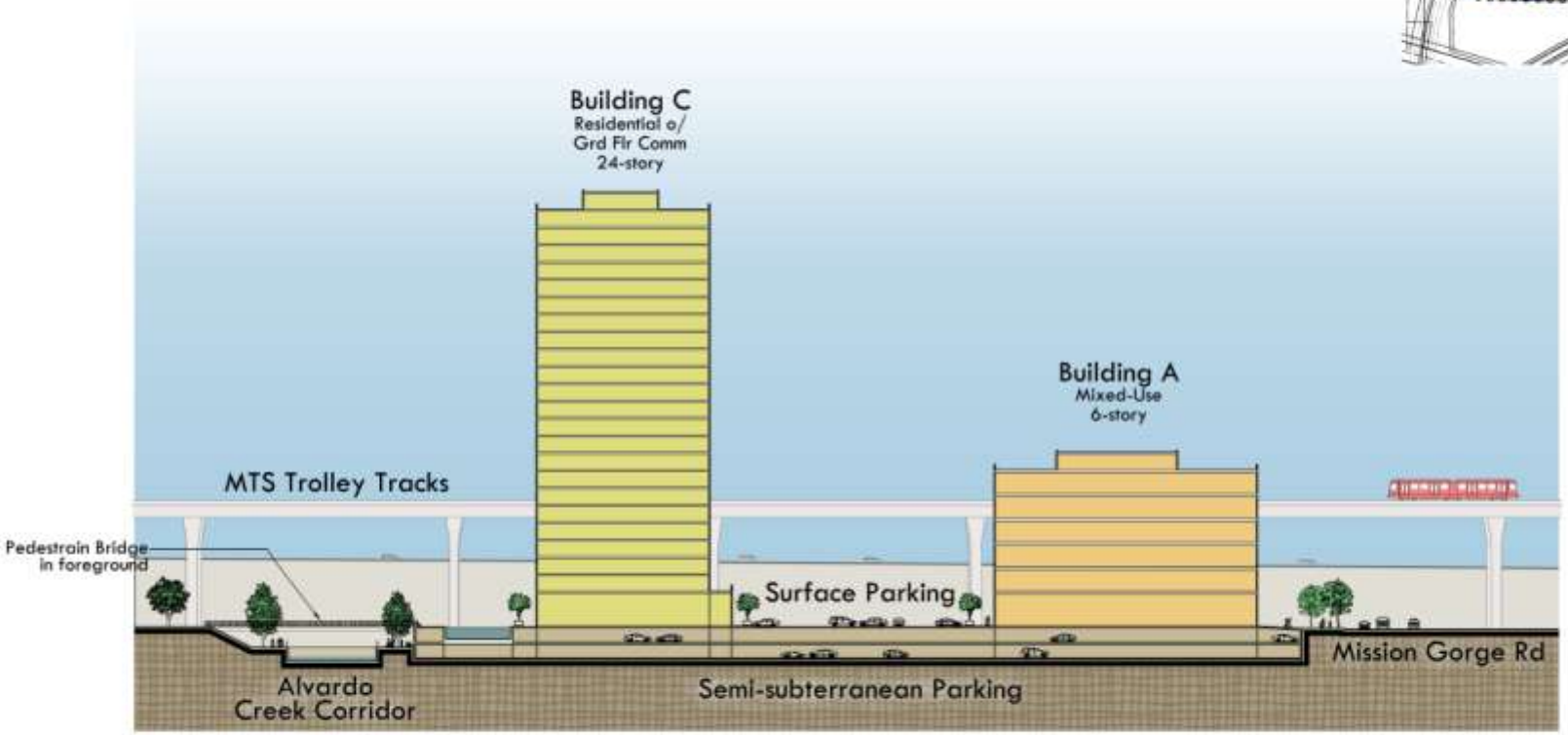
Site Plan

Alvarado Creek Plaza, San Diego

January 28, 2009





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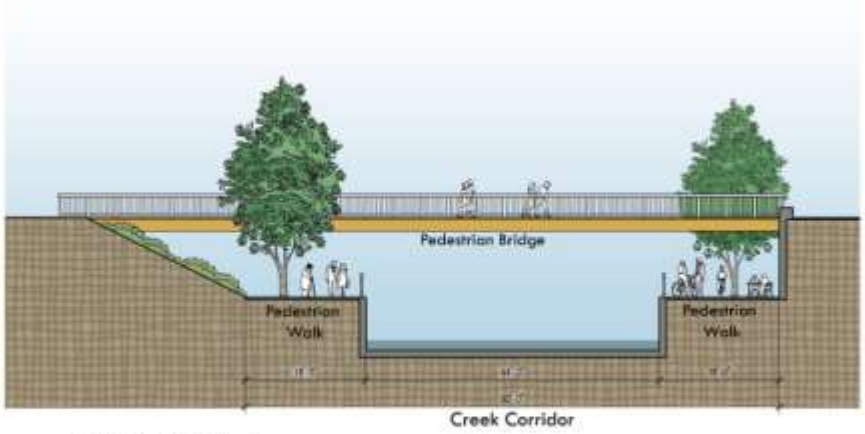
Site Section

Alvarado Creek Plaza, San Diego

January 28, 2009



SECTION A

SECTION B

SECTION C

KEY MAP

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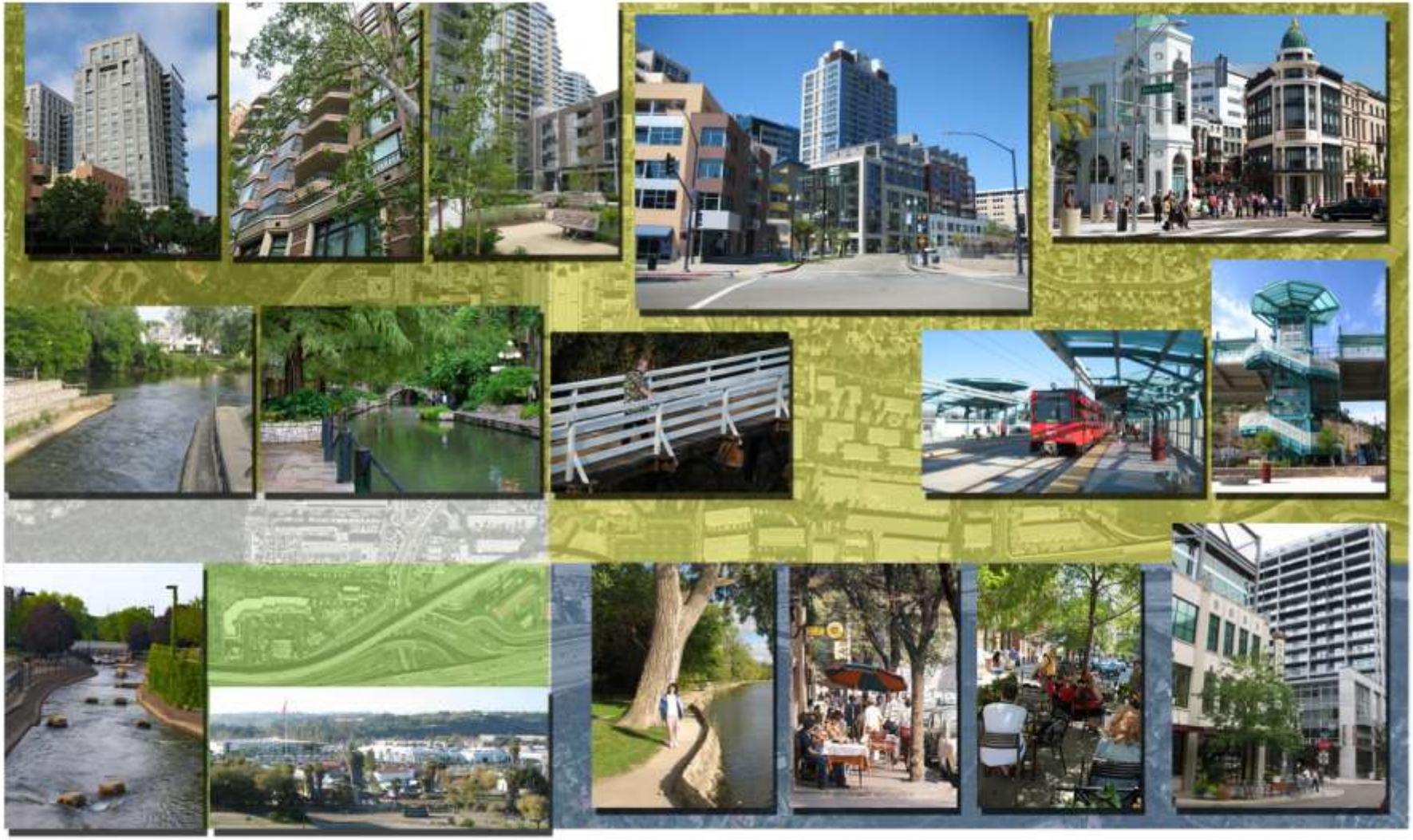
Coster Family Enterprises

Alvarado Creek Sections

Grantville Trolley Village, San Diego, CA

January 28, 2009



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Alvardo Creek Plaza, San Diego, CA

January 28, 2009