

# **San Ysidro** COMMUNITY PLAN UPDATE

## **Community Plan Update Advisory Committee** **Comité Asesor de la Actualización del Plan Comunitario**

August 11, 2010



# San Ysidro COMMUNITY PLAN

## UPDATE

## ACTUALIZACIÓN DEL PLAN COMUNITARIO

### Public Outreach to Date

- Key Stakeholder Interviews
- Community Planning Group Advisory Committee Kick-off / Community Workshop



# San Ysidro COMMUNITY PLAN

## UPDATE

### ACTUALIZACIÓN DEL PLAN COMUNITARIO

#### Key Stakeholder Input

- Reaffirm existing Plan concepts
- Retain village character
- Resolve traffic issues
- Create identifiable destinations
- Build Intermodal Transit Center
- Improve connectivity
- Employment opportunities
- Resolve library location





# San Ysidro COMMUNITY PLAN UPDATE

## ACTUALIZACIÓN DEL PLAN COMUNITARIO

### Goals and Issues Exercise

#### Results

- Support for the original goals
- Need implementation
- Intermodal Transit Center
- Respect small-scale residential
- Educate and involve community
- Improve connectivity
- Gateways and public signage
- Expedite the process





# San Ysidro COMMUNITY PLAN

## UPDATE

### ACTUALIZACIÓN DEL PLAN COMUNITARIO

#### New Issues to Consider

- Public safety
- Pedestrian access to high school
- Identifiable zones/centers
- Economic revitalization
- Agency coordination
- Regional image
- Market border destination
- Drop-off area at border
- Upgrade pedestrian bridges



# San Ysidro COMMUNITY PLAN

## UPDATE

## ACTUALIZACIÓN DEL PLAN COMUNITARIO

### Additional Goals to Consider

- Additional parks
- Public art
- 805 on-ramp at Beyer
- Activate Dairy Mart Ponds
- Parking districts
- Multi-use trails
- Connectivity to Tijuana River Valley and Borders State Park





# San Ysidro COMMUNITY PLAN

## UPDATE

## ACTUALIZACIÓN DEL PLAN COMUNITARIO

### Additional Goals to Consider

- Realistic financing plan
- Retroactive environmental mitigation for freeways and trolley
- Fire/emergency plan
- Upgrading school facilities
- Sustainable principles and concepts
- Natural amenities





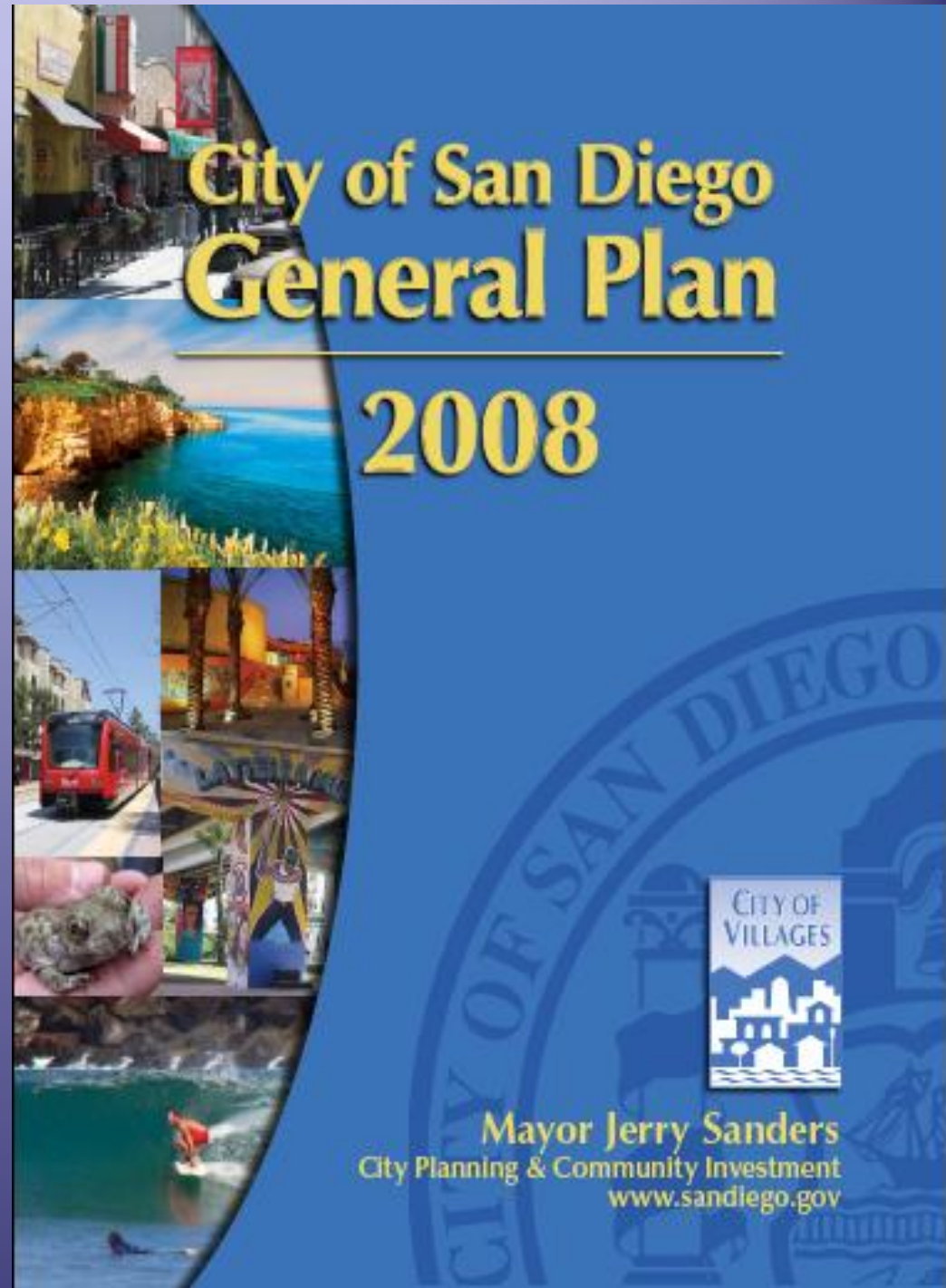


# City of San Diego General Plan



## City of San Diego General Plan

- Comprehensive plan for growth and development unanimously adopted by the City Council in 2008
- Smart growth approach tailored for San Diego
- Relies on infill development to meet City's needs
- Sustainability policies integrated throughout plan
- Structured to fit into the context of San Diego's community planning program





# General Plan Overview

- Guided by 10 Principles and City of Villages Strategy
- Represents a shift in focus from how we develop vacant land to how we invest in our existing communities
- Emphasis on combining housing, employment, schools, civic uses at different scales, in village centers
- Strategy works to preserve established residential neighborhoods and open spaces
- Achieve high quality of life, address mobility and facilities needs, and manage the City's continued growth





# Role of General and Community Plans

## □ General Plan

- Citywide policies
- Citywide housing goals
- Menu of standardized land use designations
- Guidance for community plan preparation
- No changes to land use or zoning at GP level

## □ Community Plans

- Component of General Plan
- Designate land uses and densities
  - Village locations
  - Mix of housing
  - Site specific guidance
- Identify areas of stability and change
- Refine citywide policies as needed
- Streamline to focus on community specific issues.

# Guiding Principles

1. An **open space network** formed by parks, canyons, river valleys, habitats, beaches, and oceans;
2. **Diverse residential communities** formed by the open space network;
3. Compact and **walkable mixed-use villages** of different scales within communities;
4. Employment centers for a **strong economy**;
5. An integrated regional **transportation network** of transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
6. High quality, affordable, and well-maintained **public facilities** to serve the City's population, workers, and visitors;
7. **Historic districts and sites** that respect our heritage;
8. **Balanced communities** that offer opportunities for all San Diegans and share citywide responsibilities;
9. A clean and **sustainable environment**; and
10. A **high aesthetic standard**.

# Guiding Principle #1

*An open space network formed by parks, canyons, river valleys, habitats, beaches, and oceans.*



## GUIDING PRINCIPLE #1

# Open Space Network

Land Use & Community Planning,  
Conservation, Recreation & Urban  
Design Elements

- 28% of City is park, open space or recreation
- Preserve and protect parks, open spaces, natural landforms and features
- Inter-connected park and open space system
- Open space to define and link communities



# Relationship to San Ysidro

“...a full and varied range of recreational opportunities accessible to all San Ysidro residents...” (San Ysidro Community Plan page 93.)

## Open Space

- Dairy Mart Ponds
- Floodplains
- Tijuana River Valley
- Steep hillsides

## Parks

- Mini Parks and Plazas
- Joint Use opportunities
- Open areas at gateways
- Beyer Park



## Guiding Principle #2

*Diverse residential communities formed by the open space network.*



## GUIDING PRINCIPLE #2: **Diverse Communities**

### Land Use, Urban Design and Housing Elements

- Urban Form
  - Complement the environment and respect natural features
  - Maintain & enhance community character
  - Design to fit context



# Relationship to San Ysidro

## Community Attributes

- Topography
- Freeways and roads
- New development
- Cultural and historic areas
- Existing urban design



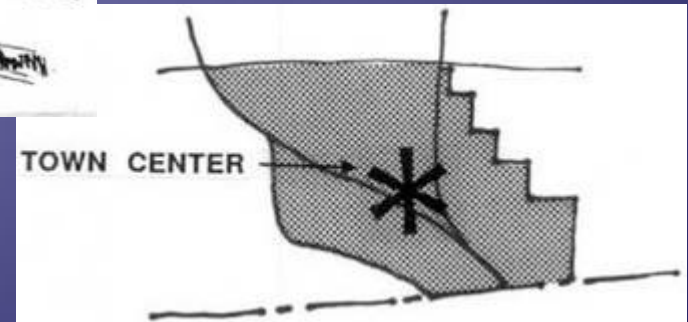
## Areas of transition

- POE; ITC
- Pilot Village Area



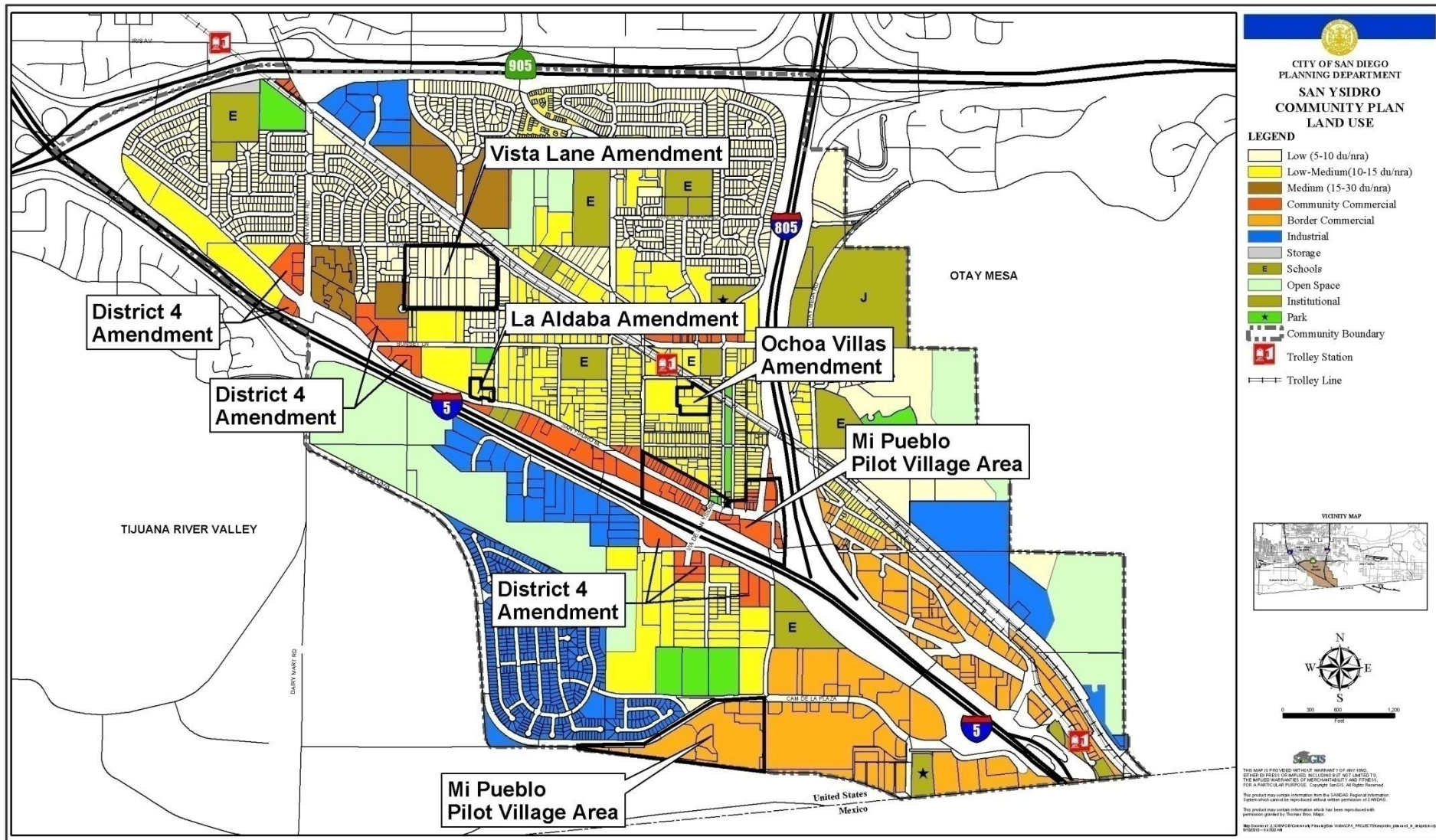
## Areas of stability

- Single-Family neighborhoods
- Las Americas





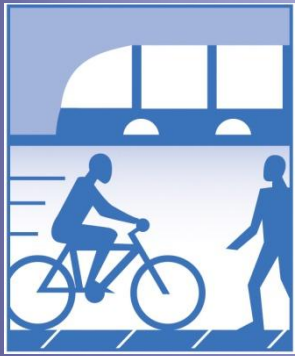
# Initiated Plan Amendments



## Guiding Principle #3

*Compact and walkable mixed use villages of different scales within communities.*





## GUIDING PRINCIPLE #3: Compact, Walkable Villages

### Land Use, Mobility, and Urban Design Elements

- Population is growing
  - How to plan for growth responsibly and to achieve sustainability goals?
- City of Villages strategy
  - Links land use and transit planning
  - Distinctive, mixed use villages
  - Pedestrian oriented
  - Interconnected streets
  - Local destinations (stores, services, parks, schools)
  - Connected to transit
  - Distinctive public places



# Relationship to San Ysidro

- Village designations to occur in community plan
- Mi Pueblo Pilot Village
  - Housing
  - Pathways to Knowledge
  - Plazas
  - Restaurant, Mercado, kiosks, and offices



## Guiding Principle #4

*Employment centers for a strong economy.*



## GUIDING PRINCIPLE #4

# Employment Centers For a Strong Economy

### Economic Prosperity Element

- Protect Employment Lands
  - Identify Prime Industrial lands
  - Limit non-industrial land use intrusions
- Community Investment
  - Access to capital
  - Redevelopment
  - Infrastructure investments
- Workforce Quality of Life
  - Middle-income job opportunities
  - Workforce housing in villages
  - Education and training
- Collocation Policies



# Relationship to San Ysidro

How can we improve economic prosperity in San Ysidro?

- ❑ Modest Industrial
- ❑ Commercial
  - Border area
  - Village area
  - Neighborhoods
  - Las Americas
- ❑ Work/Home
  - Housing
  - Transit connections
  - Schooling



## Guiding Principle #5

*An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers.*

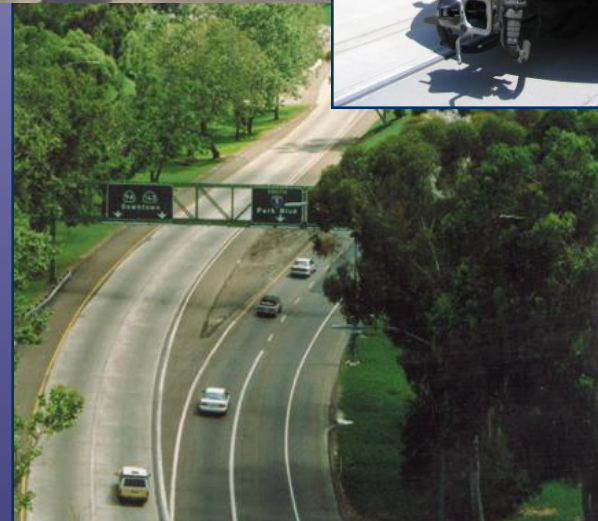


## GUIDING PRINCIPLE #5

# Multi-Modal Transportation Network

### Mobility Element

- ❑ Multi-modal solutions
  - Walkable communities
  - Bicycle facilities
  - Streets and freeways
  - Transit and transit-orientation
  - Parking management
  - Transportation management
- ❑ Guidance for regional collaboration
- ❑ Toolboxes allow for tailored solutions



# Relationship to San Ysidro

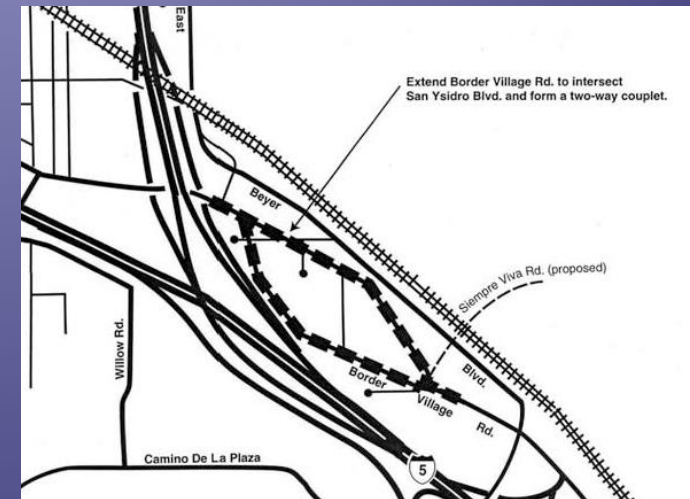
## Local topics related to Mobility

- The Border and Port of Entry
- Congestion within the community
- Barriers: Rail, Freeways
- Sidewalk improvements
- Connectivity



## We are not starting from scratch:

- San Ysidro Port of Entry Reconfiguration Mobility Study - January 2010
- San Ysidro Mobility Strategy - January 2009
- City's Bicycle Master Plan
- City's Pedestrian Master Plan



## Guiding Principle #6

*High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors.*



## GUIDING PRINCIPLE #6

# High Quality Public Facilities

### Public Facilities, Services, and Safety Element

- Guides provision of facilities and services to serve the existing population and new growth
- Addresses the provision of facilities and services that directly influence land use location
- Updates public facility and service standards and policies
- Presents guidelines for CIP priorities & coordination
- Describes facility financing mechanisms



# Public Facilities Adequacy

- New growth to proceed, but not to compound existing facilities needs
- New growth pays fair share
- Greatest challenge is existing deficiencies, not caused by new growth
- City & community-at-large responsible for addressing existing deficiencies



# GUIDING PRINCIPLE #6

## High Quality Public Facilities: Parks

### Recreation Element

- Provide a wide range of recreational opportunities for a diverse population
- Provide population-based parks at 2.8 acres per 1,000 residents
  - Expand options for what counts as a pop-based park
- Link neighborhoods, parks, and open spaces
- Prepare a citywide Park Master Plan





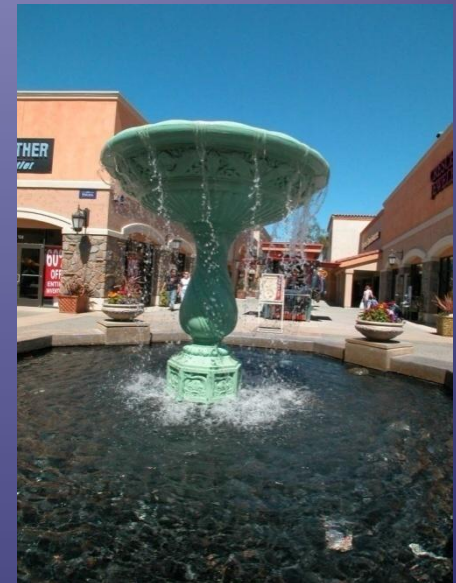
# Population-Based Parks

- General Plan expands the range of parks and facilities that can be used to meet population-based park standards.
- “Equivalencies” identified as an alternative way of meeting park standards where land is constrained
  - Determined on a case-by-case basis, including a public input process
  - Implementation criteria and tracking mechanism to be developed as part of a citywide Parks Master Plan
- Parks Master Plan identified as a key implementation tool



# Relationship to San Ysidro

- New Fire Station
- New Library location
- Beyer Park
- Other recreational opportunities
- Accessibility to public services
- Water supply and availability



## Guiding Principle #7

*Historic districts and sites that respect our heritage.*



# GUIDING PRINCIPLE #7: Historic Preservation

## Historic Preservation Element

- Strengthen historic preservation planning
- Designate and preserve historical resources
- Promote incentives for historic property owners
- Develop a historic preservation sponsorship program
- Foster greater public participation and education
- Increase opportunities for cultural heritage tourism



# Relationship to San Ysidro

- Identify historic and culturally significant areas
- Neighborhoods
  - El Pueblito Viejo and the Mi Pueblo Village



## Guiding Principle #8

*Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities.*



## GUIDING PRINCIPLE #8:

# Balanced Communities

Land Use and Community Planning Element and Housing Element

- Equitable development
  - Housing options
  - A diverse mix of uses within a community
- Environmental justice
  - Accessible, safe and healthy communities
  - Equitable distribution of public facilities and services
- Housing
  - Citywide housing needs
  - Affordable housing opportunities throughout City
  - Housing in village areas and along transit corridors

# Relationship to San Ysidro

- New housing opportunities
- Varying land use types and densities will encourage a diverse mix of housing



## Guiding Principle #9

*A clean and sustainable environment.*



# GUIDING PRINCIPLE #9: Clean and Sustainable Environment

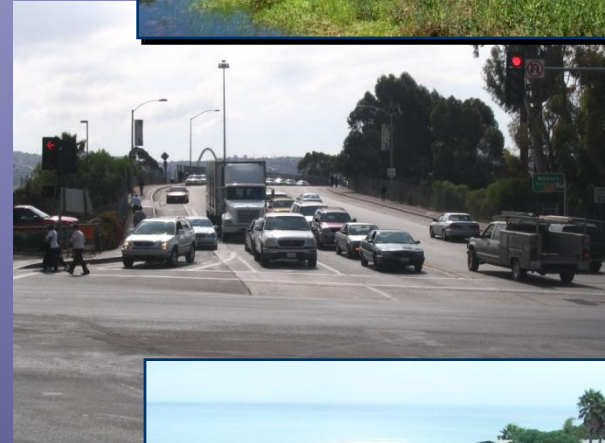
Conservation, Public Facilities, Services, and  
Safety, and Mobility Elements

- Promote sustainable development
  - Clean tech industries
  - Green buildings
  - Waste reduction and recycling
- Conserve and manage resources
  - Water supply
  - Energy
- Manage storm water runoff
- Specifically addresses climate change per AB 32 – Global Warming Solutions Act
  - Reduce carbon footprint
  - Green buildings/sustainable development



# Clean and Sustainable Environment for San Ysidro

- Preserve and protect parks, open spaces, natural landforms and features
- Prevent pollution
- Expand the urban forest
- Improve air quality
- Implement GP and SB 375
  - Reduce GHG through land use and transportation planning
  - Reduce GHG through sustainable buildings and practices
- GHG analysis in CEQA documents
- Vulnerability analysis
- Adaptation



## Guiding Principle #10

*A high aesthetic standard.*



# GUIDING PRINCIPLE #10: High Aesthetic Standard

## Urban Design Element

- Respect the city's natural features and distinctive neighborhoods
- Create diverse, walkable, mixed-use villages
- Design vibrant public spaces and prominent civic architecture
- Provide public art



# Relationship to San Ysidro

Urban Design will be key in implementing a design that reflects the community needs



General Plan:

<http://www.sandiego.gov/planning/genplan/index.shtml>

General Plan Action Plan:

<http://www.sandiego.gov/planning/genplan/index.shtml>

Final Program Environmental Impact Report:

<http://www.sandiego.gov/planning/genplan/peir.shtml>

