



san ysidro

community plan update

Advisory Committee Meeting
July 10, 2013

Community Plan Update Progress and Results of Traffic Modeling

Sara Osborn, City of San Diego

Jami Williams, RRM Design Group

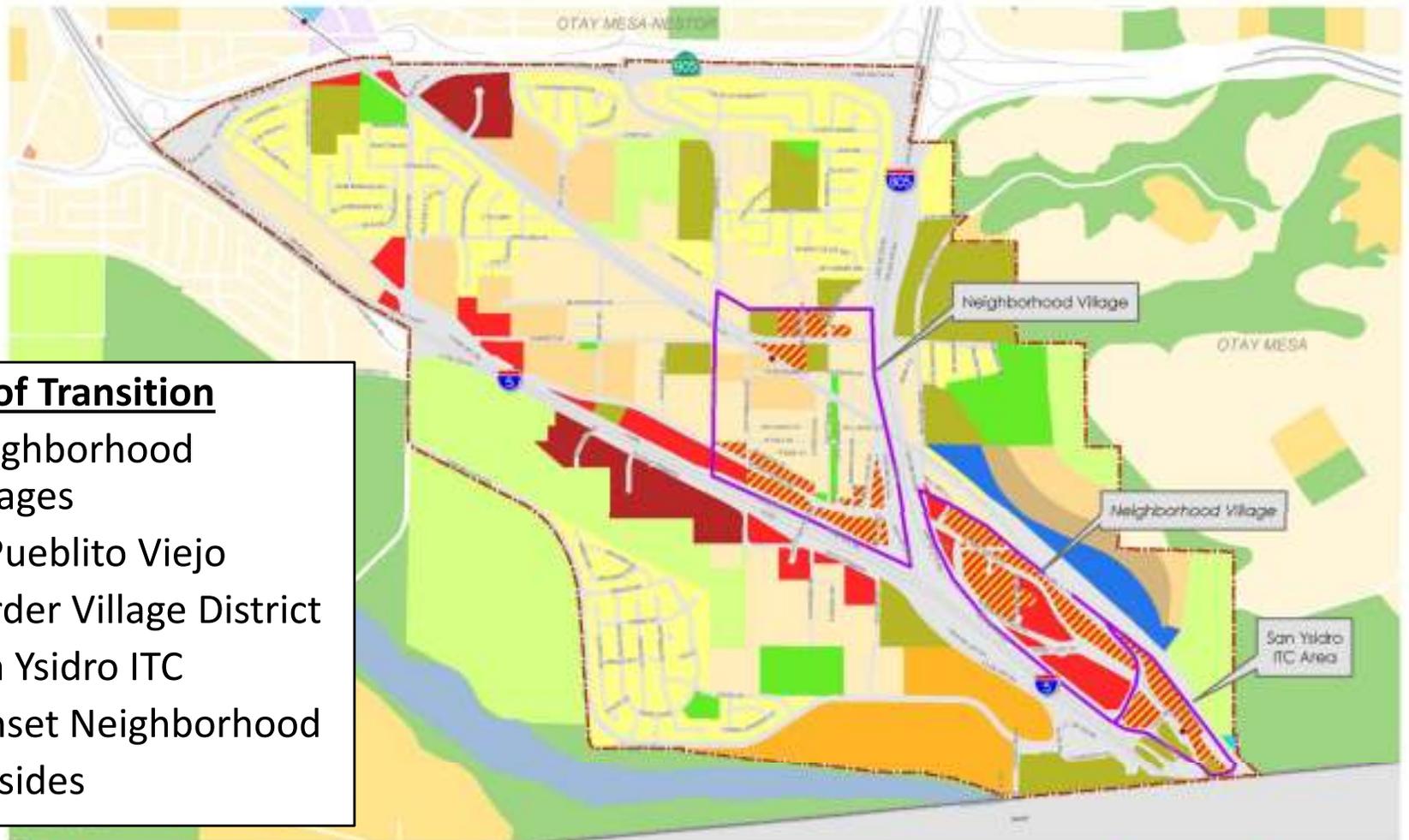
Leo Espelet, P.E., Kimley-Horn and Associates



Presentation Overview

- CPG zoning recommendations - areas of transition
- Preliminary analysis results - park needs, geotechnical information, market demand, and traffic and facilities financing impacts
- Traffic analysis results - existing, adopted and proposed zoning
- Discussion
- Plan Update Exercise – mapping exercise for community members to revisit the areas of change and select priority areas for increasing intensity
- Schedule and next steps





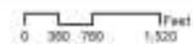
Areas of Transition

- Neighborhood Villages
- El Pueblito Viejo
- Border Village District
- San Ysidro ITC
- Sunset Neighborhood
- Hillside



DRAFT

Proposed Land Use - March 5, 2013



Proposed Commercial Zoning

SAN YSIDRO COMMUNITY PLAN UPDATE

7/3/2013

Current

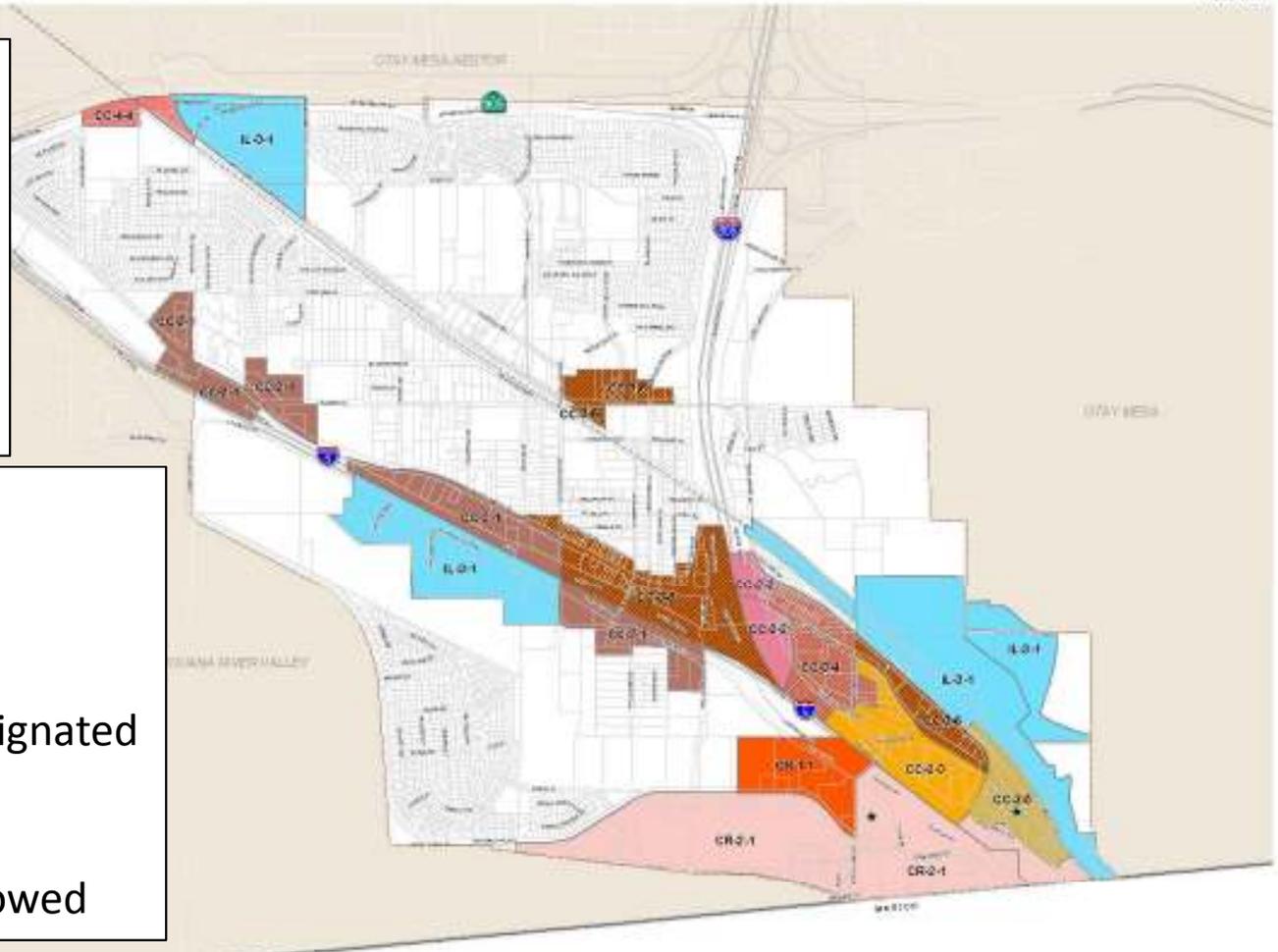
Commercial Zoning

- Planned District Ordinance
- 24 ft height limit
- No residential permitted
- Limited uses
- Discretionary review req.

Proposed

Commercial Zoning

- Citywide zones
- 30 to 100 ft height limit
- Residential permitted in designated areas (29 to 44 du/ac)
- More uses allowed
- Large building footprints allowed



Proposed Zone Name	CC-3-3 (45 ft / 1.5 FAR)	CC-3-6 (60 ft / 2.0-3.0 FAR (44 du/ac))	CR-3-1 (60 ft / 1.0 FAR)
CC-1 (30 ft / 75 FAR)	CC-3-4 (30 ft / 1.0-1.5 FAR (29 du/ac))	CC-4-4 (30 ft / 1.0-1.5 FAR)	L-3-1 (-E / 2.0 FAR)
CC-2 (60 ft / 2.0 FAR)	CC-3-5 (100 ft / 2.0 FAR (29 du/ac))	CR-1-1 (60 ft / 1.0 FAR)	

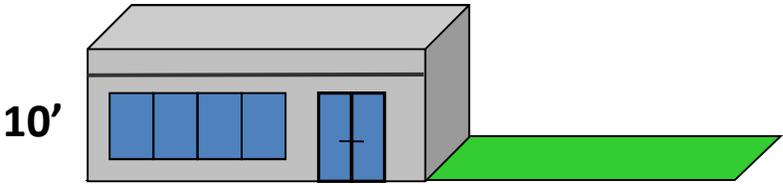
* = Community plan will support a higher height limit

PROPOSED Commercial / Industrial Zoning Map - March 5, 2013

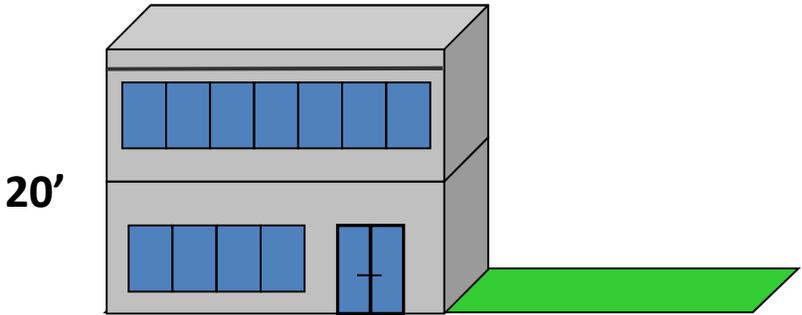
DRAFT



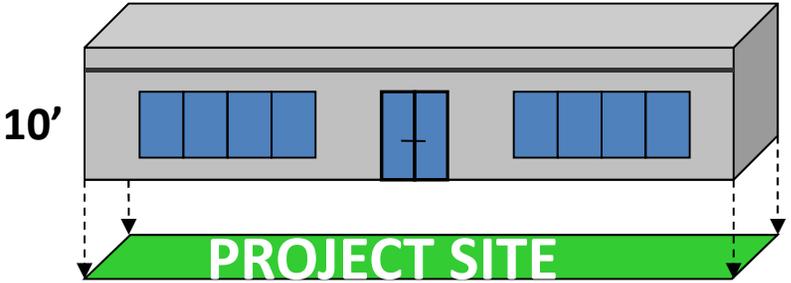
Commercial Floor Area Ratio



FAR = 0.50



FAR = 1.0



FAR = 1.0



Commercial/Industrial Comparison

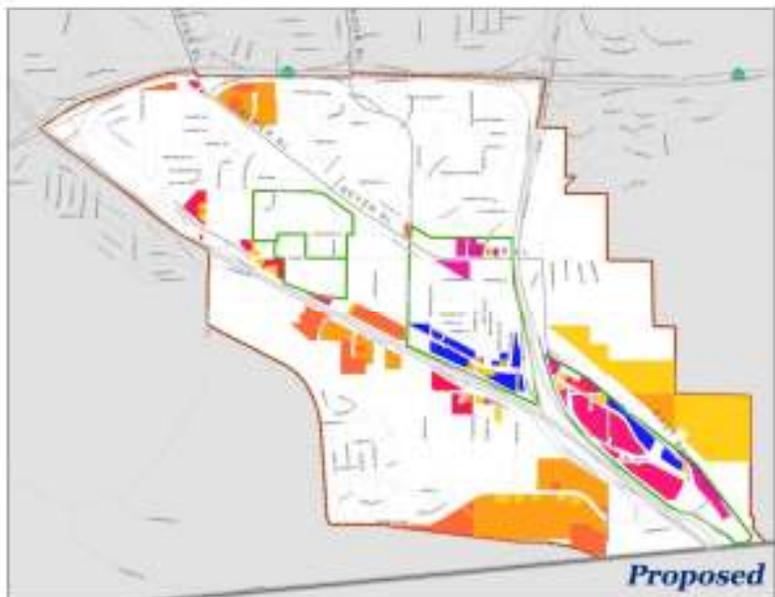
Existing
Commercial:
5.1M sq.ft.



Adopted
Commercial:
6.3M sq.ft.



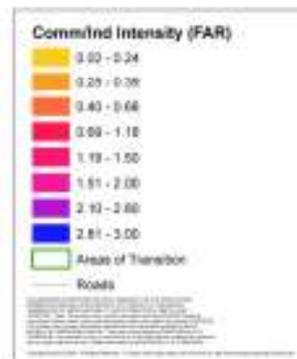
Proposed
Commercial:
11.7M sq.ft.



San Ysidro Community Plan Update

Commercial / Industrial Intensity Comparison

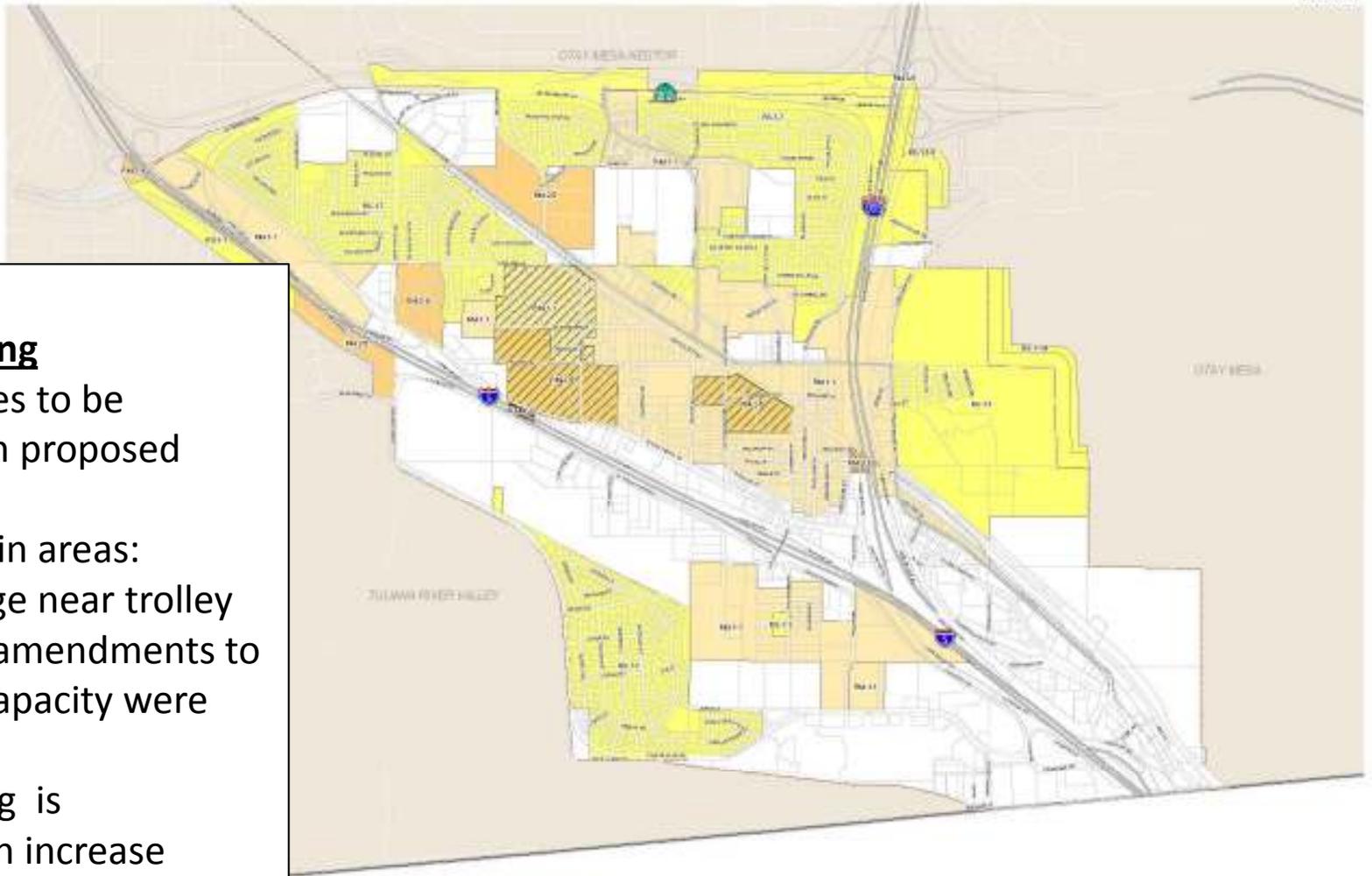
A visual graphic illustrating a comparison of non-residential intensity amongst the proposed land use alternatives, the adopted community plan and existing conditions (2008).



Proposed Residential Zoning

SAN YSIDRO COMMUNITY PLAN UPDATE

7/3/2013



Proposed Residential Zoning

- Limited changes to be consistent with proposed land use map
- Step increases in areas:
 - w/in Village near trolley
 - Past plan amendments to increase capacity were approved
- Existing housing is compatible with increase

Proposed Zone Name	RM-2-5	RM-4-10	RS-1-14	Areas of Change
RM-1-1	RM-3-7	RS-1-1	RS-1-7	

PROPOSED Residential Zoning Map - March 5, 2013

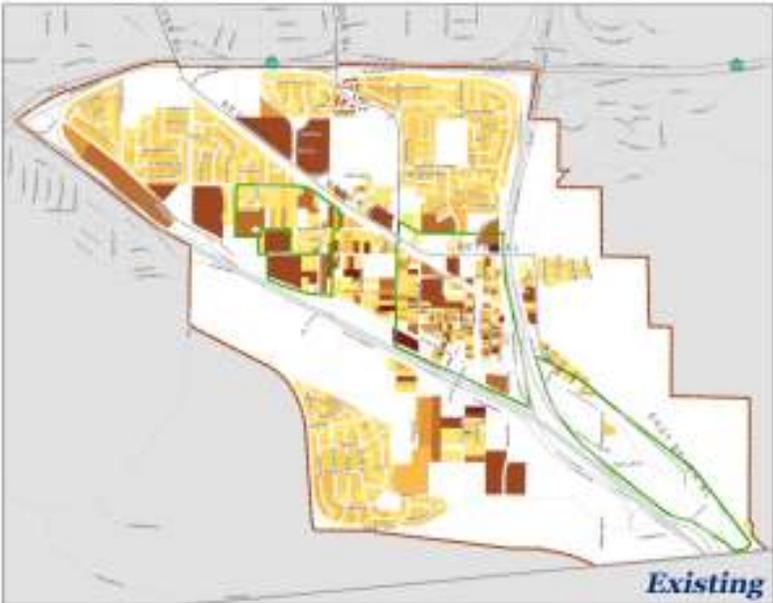
DRAFT

San Ysidro Community Plan Update
The City of San Ysidro, California
San Ysidro Community Plan Update
The City of San Ysidro, California
San Ysidro Community Plan Update
The City of San Ysidro, California



Residential Intensity Comparison

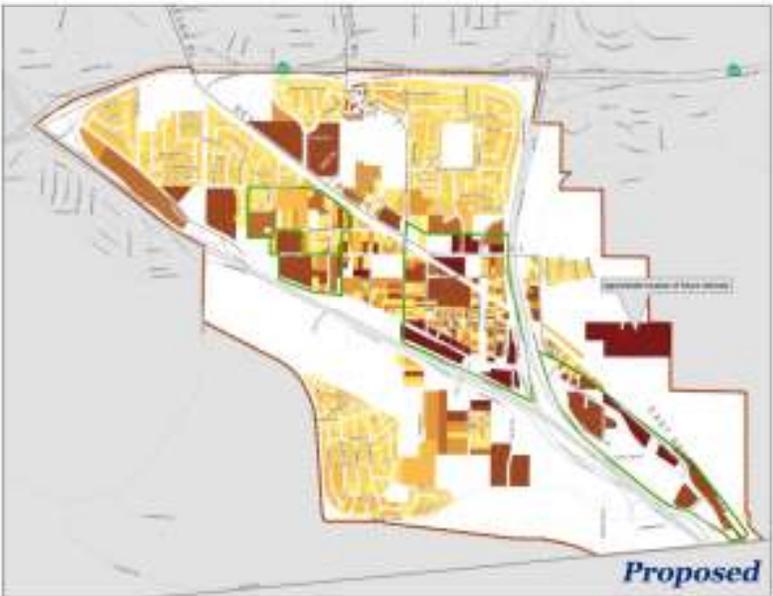
Existing
Residential:
11,350 units



Adopted
Residential:
12,200 units



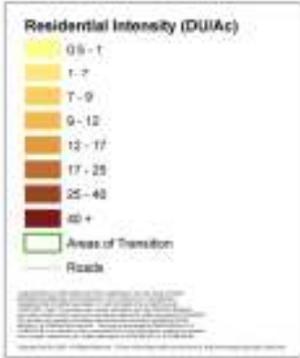
Proposed
Residential:
15,680 units



San Ysidro Community Plan Update

Residential Intensity Comparison

A visual graphic illustrating a comparison of residential intensity amongst the proposed land use alternative, the adopted community plan, and existing conditions (2008).



- Park needs
- Geotechnical information
- Market demand
- Traffic modeling
- Facilities financing



Park Needs

Population-Based Acreage

General Plan population-based park standards: 2.8 acres/1000 population.

Existing parks:

35 acres

Adopted plan:

80 acres required

Current deficit of 45 acres

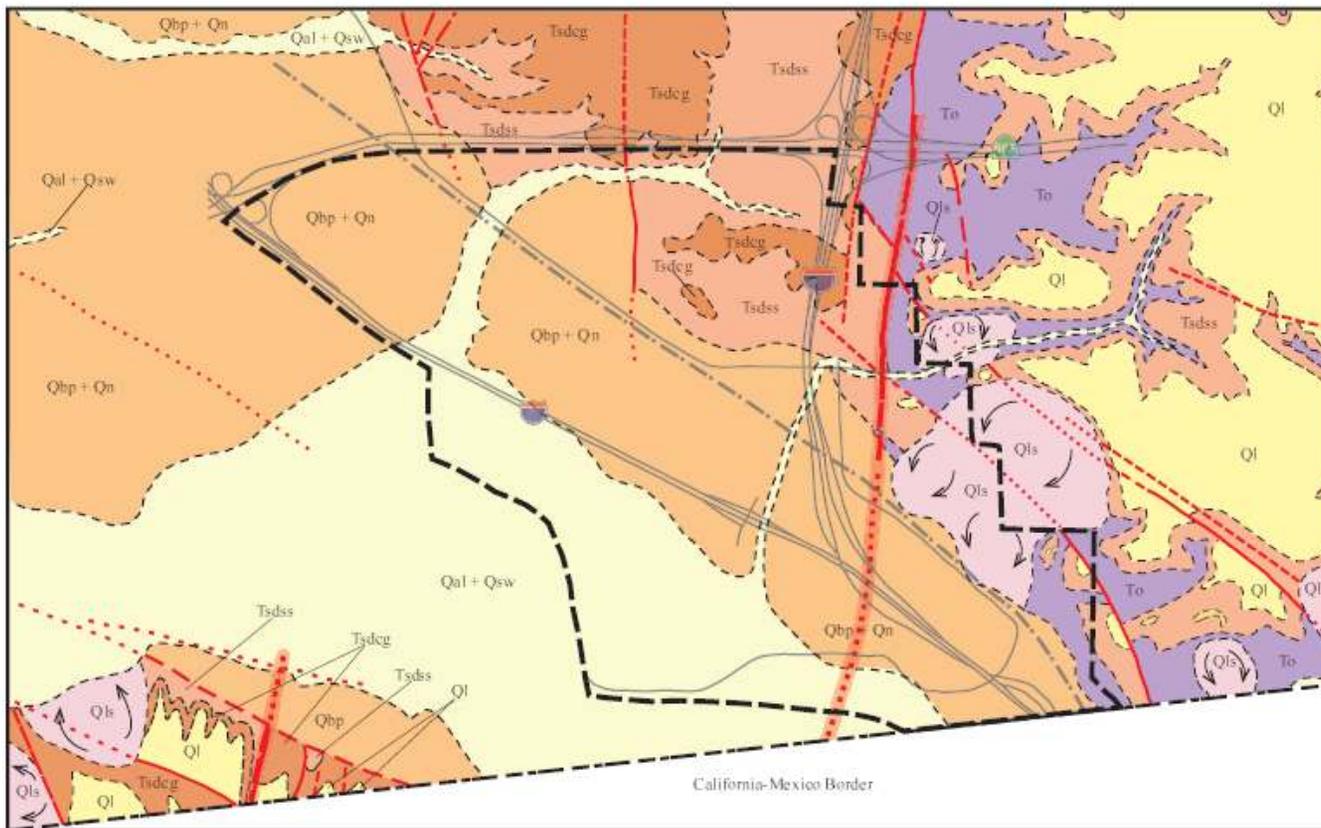
Proposed land use with the proposed zoning:

174 acres required

Proposing a deficit of 139 acres - Triple current deficit



Geotechnical Map & Considerations



EXPLANATION

GEOLOGIC UNITS:

Qal + Qsw	Alluvium and slope wash undifferentiated
Qbp + Qn	Bay Point Formation and unnamed, nearshore, marine sandstone
Ql	Lindavista Formation
Tsdcg	San Diego Formation (conglomerate facies)
Tsdss	San Diego Formation (sandstone facies)
To	Otay Formation

GEOLOGIC AND OTHER SYMBOLS:

---	Geologic Contact
—	Fault; dashed where approximate, dotted where inferred
↻	Landslide deposit
---	Limits of project study area

Pink hillside area:
one of the largest
landslide areas
within San Diego
region

City Staff Recommendation:

- Maintain Adopted land use and zoning
- Identify area as a Special Study Area
- Include CPU input on desired uses



Economic Considerations

CPU MARKET DEMAND

BAE's Community Plan Market Study identified the following demands for net-new development:

- 1800 residential units
- 205,000 sf retail
- 140,000 sf lodging
- 80,000 sf industrial, wholesale, flex
- 140,000 sf institutional, medical
- 80,000 sf office
- Additional market demand identified in ITC study



Economic Considerations

TOTAL MARKET DEMAND

Combined ITC + CPU 2030 Market Demand

- 1800 residential units
- 310,000 sf retail
- 190,000 sf lodging
- 80,000 sf industrial, wholesale, flex
- 170,000 sf institutional, medical
- 80,000 sf office

Market Demand = 1,800 units + 830,000 sf net
new commercial

Proposed Zoning = 4,300 units + 6,600,000 sf
commercial



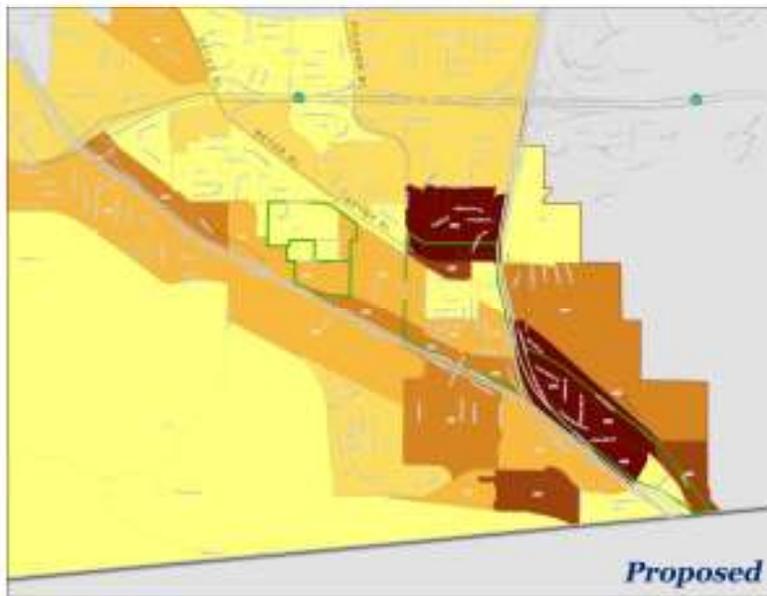
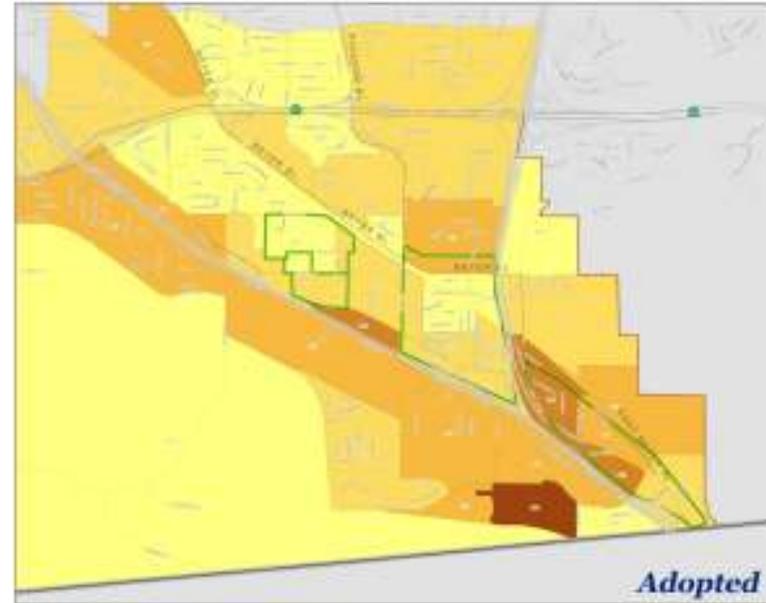
Economic Considerations

ADDITIONAL FINDINGS

- Future development is expected to be approximately 70% of residential and 30% commercial
- Most commercial development is likely to occur at Las Americas, Border Village (ITC), and redevelopment of San Ysidro core (San Ysidro Blvd.)
- The residential is most likely to develop between the freeways (within the triangle) with higher densities at the Beyer Trolley Station TOD
- The San Ysidro Boulevard core is likely to see incremental redevelopment of existing parcels to incorporate mixed-use (residential or office above retail) at lower densities
- Office is likely to occur in smaller spaces near the border and within mixed-use projects



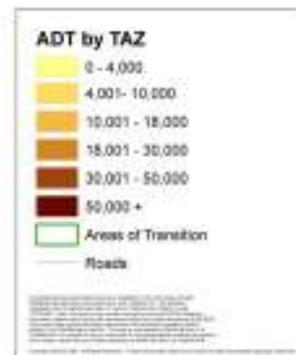
Analysis & Traffic Modeling: Average Daily Trip Comparison



San Ysidro Community Plan Update

Average Daily Trip (ADT) Comparison

A visual graphic illustrating a comparison of average daily trips (ADT) for by Traffic Analysis Zone (TAZ) for the adopted community plan and existing conditions (2008) and the proposed land use.



Analysis & Traffic Modeling: EXISTING Peak-Hour Roadway LOS - Weekday

SAN YSIDRO CPU - Mobility Element

January 2011



Copyright SANGIS 2009. All Right Reserved. Full text of the legal notice can be found at http://www.sangis.org/legal_notice.htm

LEGEND

LOS: A, B, C	LOS: F (v/c < 1.25)	Community Plan Boundary
LOS: D	LOS: F (v/c 1.25 - 1.5)	Parcel Boundaries
LOS: E	LOS: F (v/c 1.5 - 2)	

Summary of Roadway Segment LOS Analysis Results (Weekday)

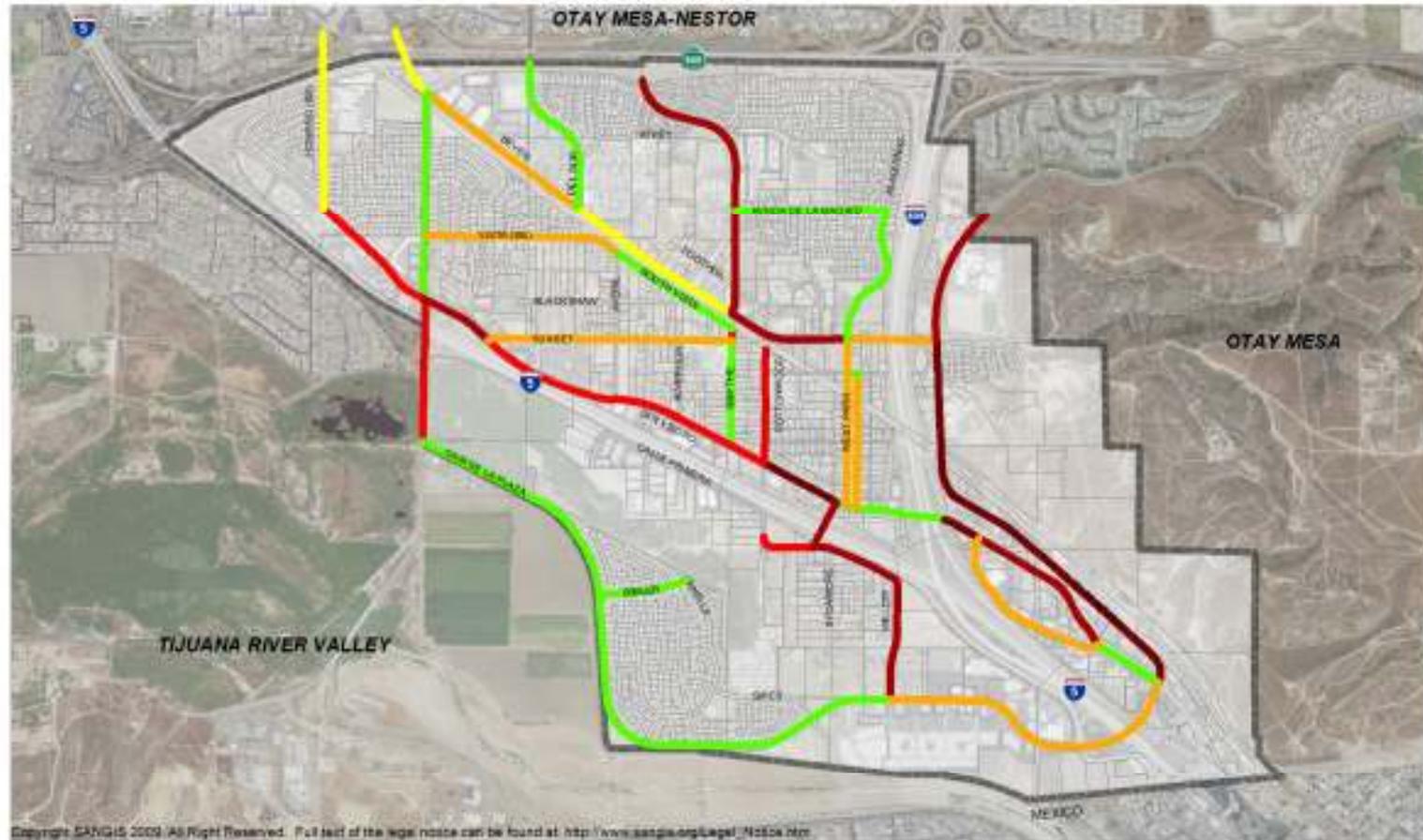
Scale: 0 400 800 1,600 Feet



Analysis & Traffic Modeling: ADOPTED Peak-Hour Roadway LOS - Weekday

SAN YSIDRO CPU - Mobility Element

June 2013



Copyright SANGIS 2009. All Right Reserved. Full text of the legal notice can be found at: http://www.sangis.org/legal_notice.htm

LEGEND					
Green line	LOS: A, B, C	Red line	LOS: F (w/c 1.25 - 1.5)	Black diamond	Community Plan Boundary
Yellow line	LOS: D	Dark red line	LOS: F (w/c 1.5 - 2)	White diamond	Parcel Boundaries
Orange line	LOS: E	Dark red line	LOS: F (w/c > 2)		
Red line	LOS: F (w/c < 1.25)				

Year 2035 Adopted Community Plan
Summary of Roadway Segment LOS Analysis Results (Weekday)

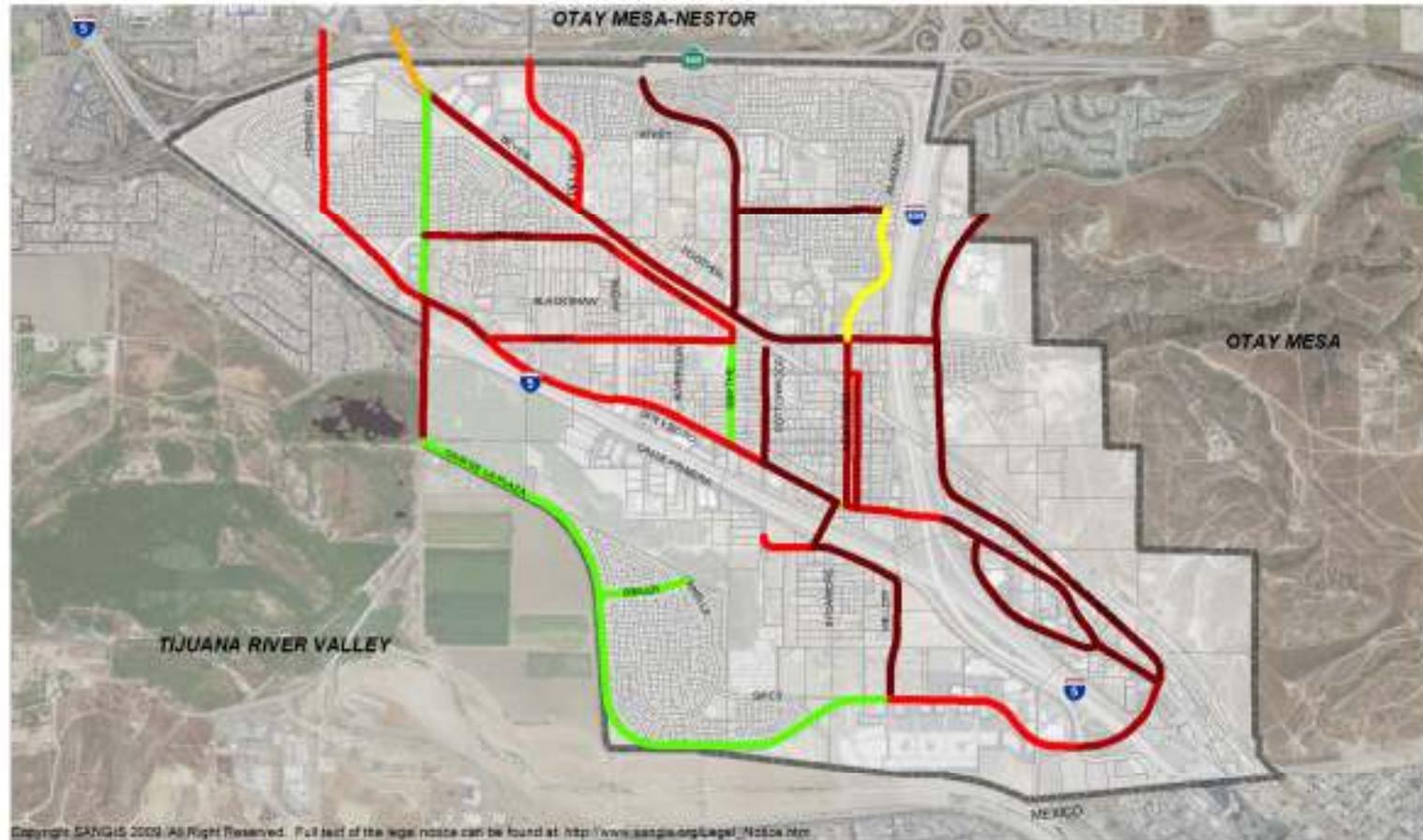
Scale: 0 400 800 1,600 Feet



Analysis & Traffic Modeling: PROPOSED Peak-Hour Roadway LOS - Weekday

SAN YSIDRO CPU - Mobility Element

June 2013



Copyright SANGIS 2009. All Right Reserved. Full text of the legal notice can be found at: http://www.sangis.org/legal_notice.htm

LEGEND					
Green line	LOS: B, C	Red line	LOS: F (w/c 1.25 - 1.5)	Black diamond	Community Plan Boundary
Yellow line	LOS: D	Dark red line	LOS: F (w/c 1.5 - 2)	White diamond	Parcel Boundaries
Orange line	LOS: E	Black line	LOS: F (w/c > 2)		
Light red line	LOS: F (v/c < 1.25)				

Year 2035 Alternative A
Summary of Roadway Segment LOS Analysis Results (Weekday)

Scale: 0 400 800 1,600 Feet

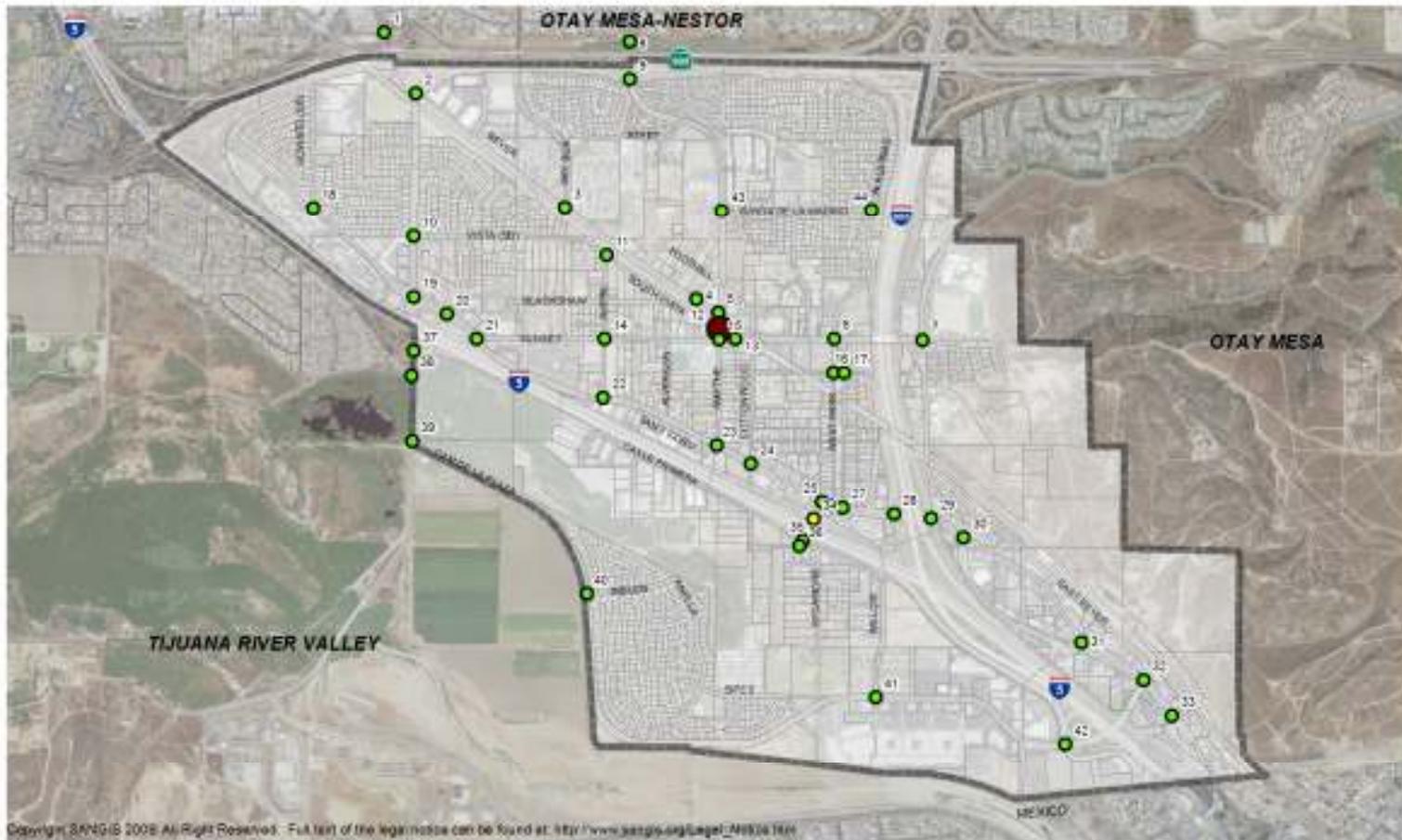
Kierulff-Horn and Associates, Inc.
 mmh group
 SANGIS



Analysis & Traffic Modeling: EXISTING PEAK-HOUR INTERSECTION LOS – Weekday am

SAN YSIDRO CPU - Mobility Element

January 2011



Copyright SANGIS 2008. All Rights Reserved. Full text of the license can be found at: <http://www.sangis.org/legal/24836164>

LEGEND

● LOS: A, B, C	 Community Plan Boundary
● LOS: D	 Parcel Boundaries
● LOS: F (>500 sec)	XX Intersection # (See Tables 3-8)

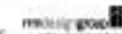
Existing Peak-Hour Intersection LOS Results
(Weekday - AM)



0 400 800 1,600 Feet



Kirkby-Horn
and Associates, Inc.



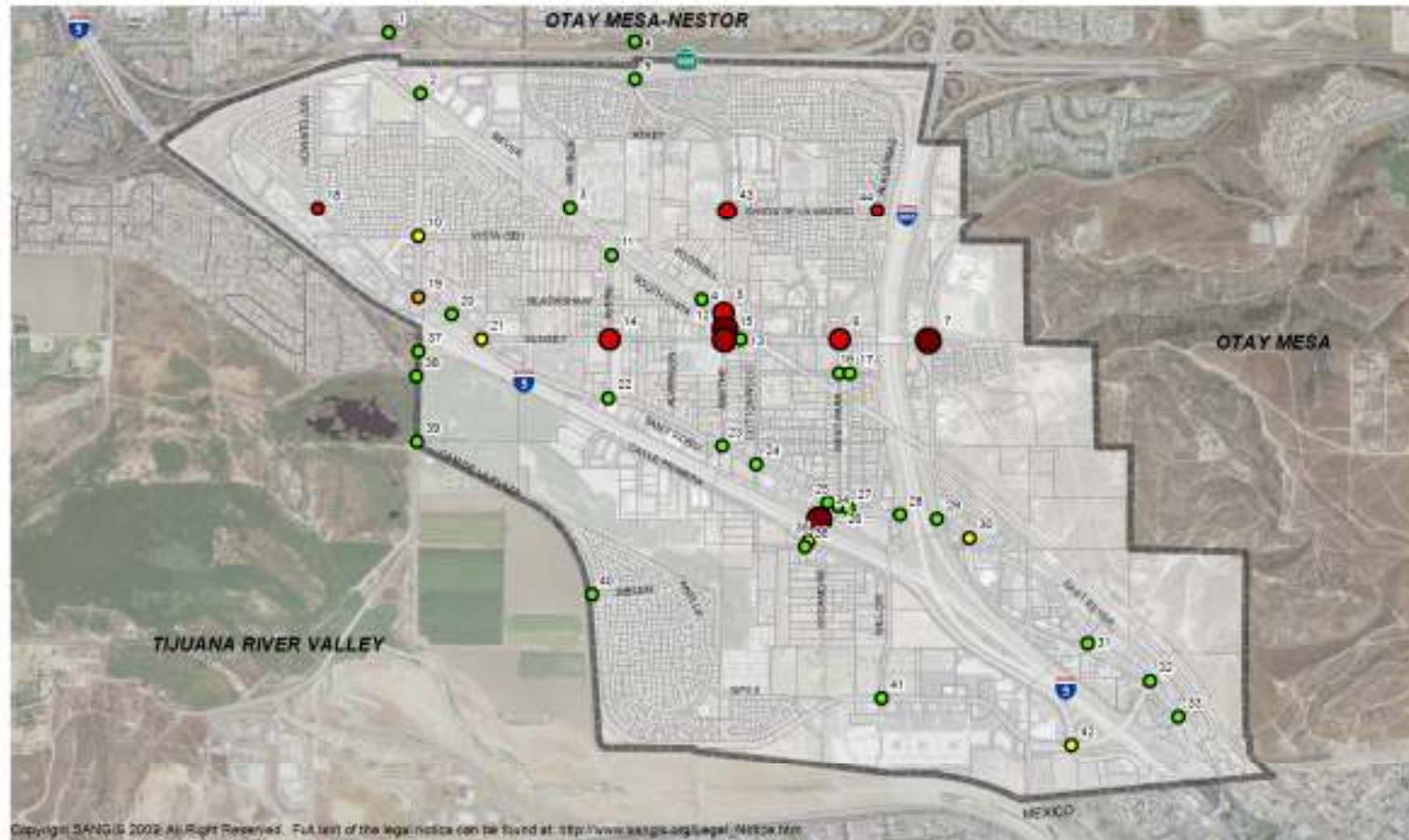
rmc consulting group



Analysis & Traffic Modeling: ADOPTED Peak-Hour Intersection LOS - Weekday a.m.

SAN YSIDRO CPU - Mobility Element

June 2013



Copyright SANGIS 2012. All Right Reserved. Full text of the legal notice can be found at: http://www.sangis.org/legal_notice.htm

LEGEND					
	LOS: A, B, C		LOS: F (100-150 sec)		Community Plan Boundary
	LOS: D		LOS: F (150-200 sec)		Parcel Boundaries
	LOS: E		LOS: F (200-600 sec)		Intersection #
	LOS: F (<100 sec)		LOS: F (>600 sec)		(See Tables 3-8)

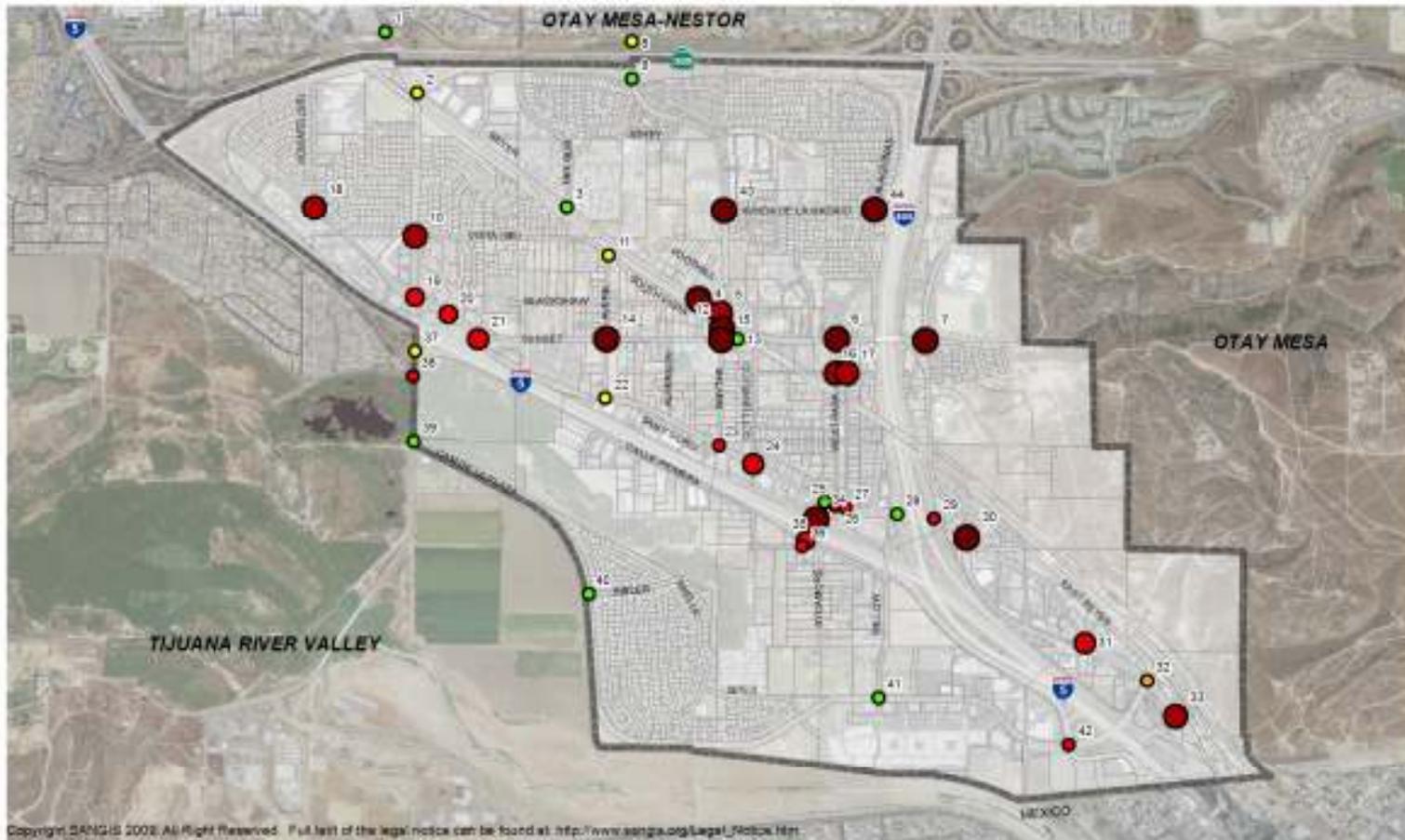
Year 2035 Adopted Community Plan
Peak-Hour Intersection LOS Results (Weekday - AM)



Analysis & Traffic Modeling: PROPOSED Peak-Hour Intersection LOS - Weekday a.m.

SAN YSIDRO CPU - Mobility Element

June 2013



Copyright 2008. All Right Reserved. Full text of the legal notice can be found at: http://www.sanysidro.org/legal_notice.htm

LEGEND					
	LOS: A, B, C		LOS: F (100-150 sec)		Community Plan Boundary
	LOS: D		LOS: F (150-200 sec)		Parcel Boundaries
	LOS: E		LOS: F (200-300 sec)		Intersection #
	LOS: F (>100 sec)		LOS: F (>500 sec)		(See Tables 3-8)

Year 2035 Alternative A
Peak-Hour Intersection LOS Results (Weekday - AM)

Scale: 0 400 800 1,200 Feet

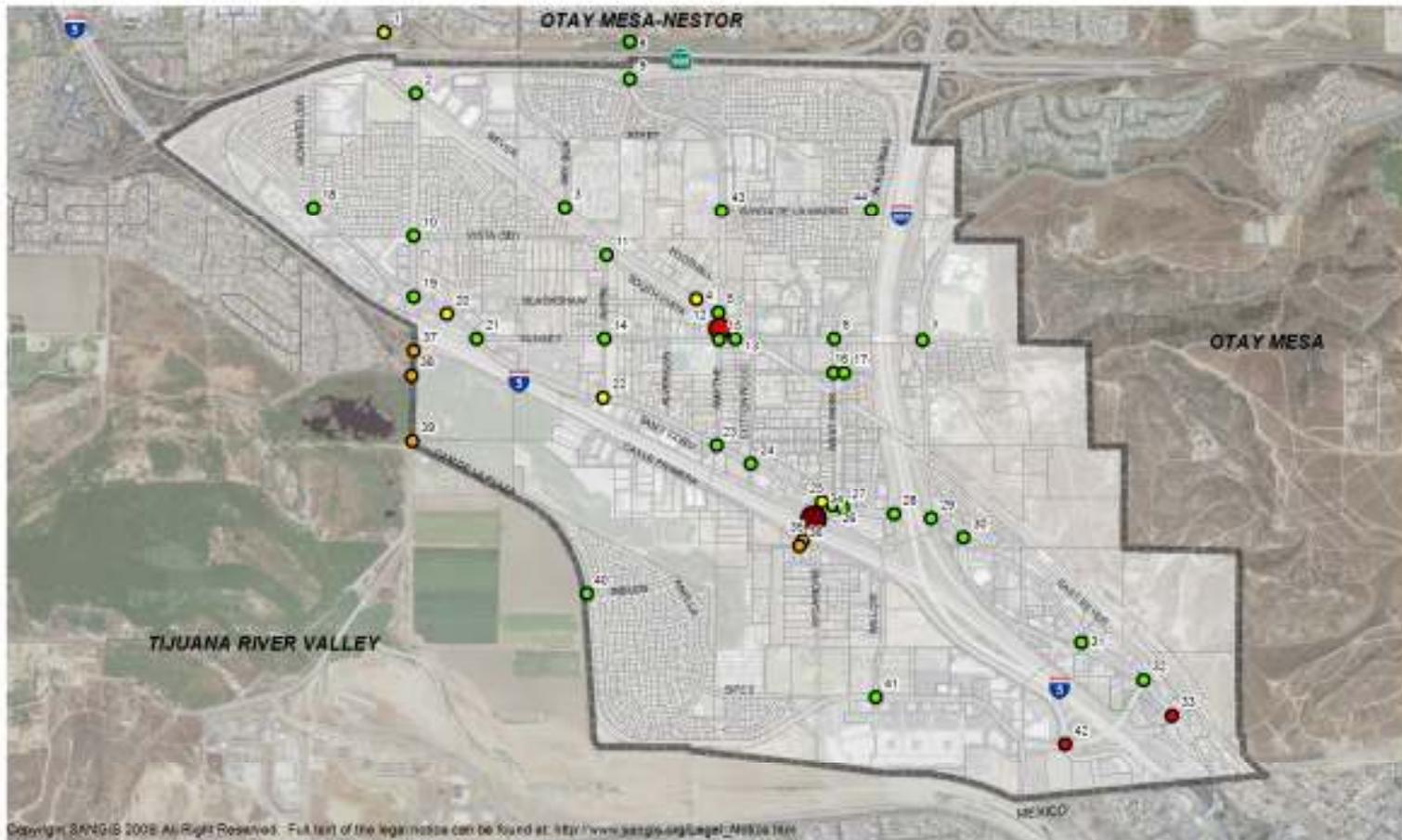
Entity-Horn and Associates, Inc. | mobility group | GIS



Analysis & Traffic Modeling: EXISTING Peak-Hour Intersection LOS - Weekday p.m.

SAN YSIDRO CPU - Mobility Element

January 2011



Copyright SANGIS 2008. All Rights Reserved. Full text of the license can be found at: <http://www.sangis.org/legal/248336.html>

LEGEND			
	LOS: A, B, C		Community Plan Boundary
	LOS: D		Parcel Boundaries
	LOS: E		Intersection # (See Tables 3-8)
	LOS: F (<100 sec)		
	LOS: F (150-200 sec)		
	LOS: F (>500 sec)		

Existing Peak-Hour Intersection LOS Results
(Weekday - PM)



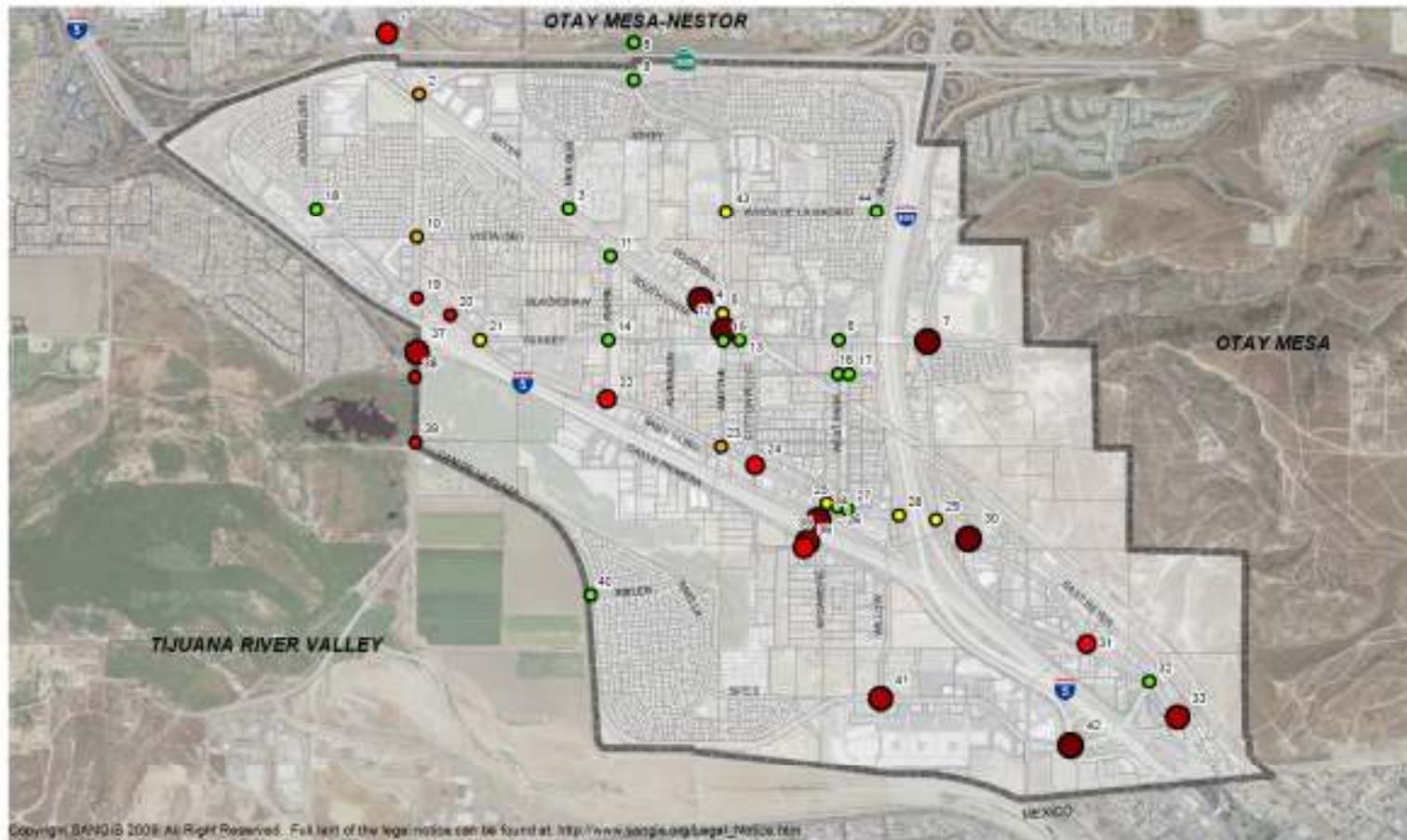
Kirkby-Horn
and Associates, Inc.



Analysis & Traffic Modeling: ADOPTED Peak-Hour Intersection LOS - Weekday p.m.

SAN YSIDRO CPU - Mobility Element

June 2013



Copyright 2008 All Right Reserved. Full text of the legal notice can be found at: <http://www.google.com/legal/notice.html>

LEGEND			
●	LOS: A, B, C	◆	Community Plan Boundary
●	LOS: D	○	Parcel Boundaries
●	LOS: E	XX	Intersection # (See Tables 3-8)
●	LOS: F (<100 sec)		
●	LOS: F (100-150 sec)		
●	LOS: F (150-200 sec)		
●	LOS: F (200-500 sec)		
●	LOS: F (>500 sec)		

Year 2035 Adopted Community Plan
Peak-Hour Intersection LOS Results (Weekday - PM)

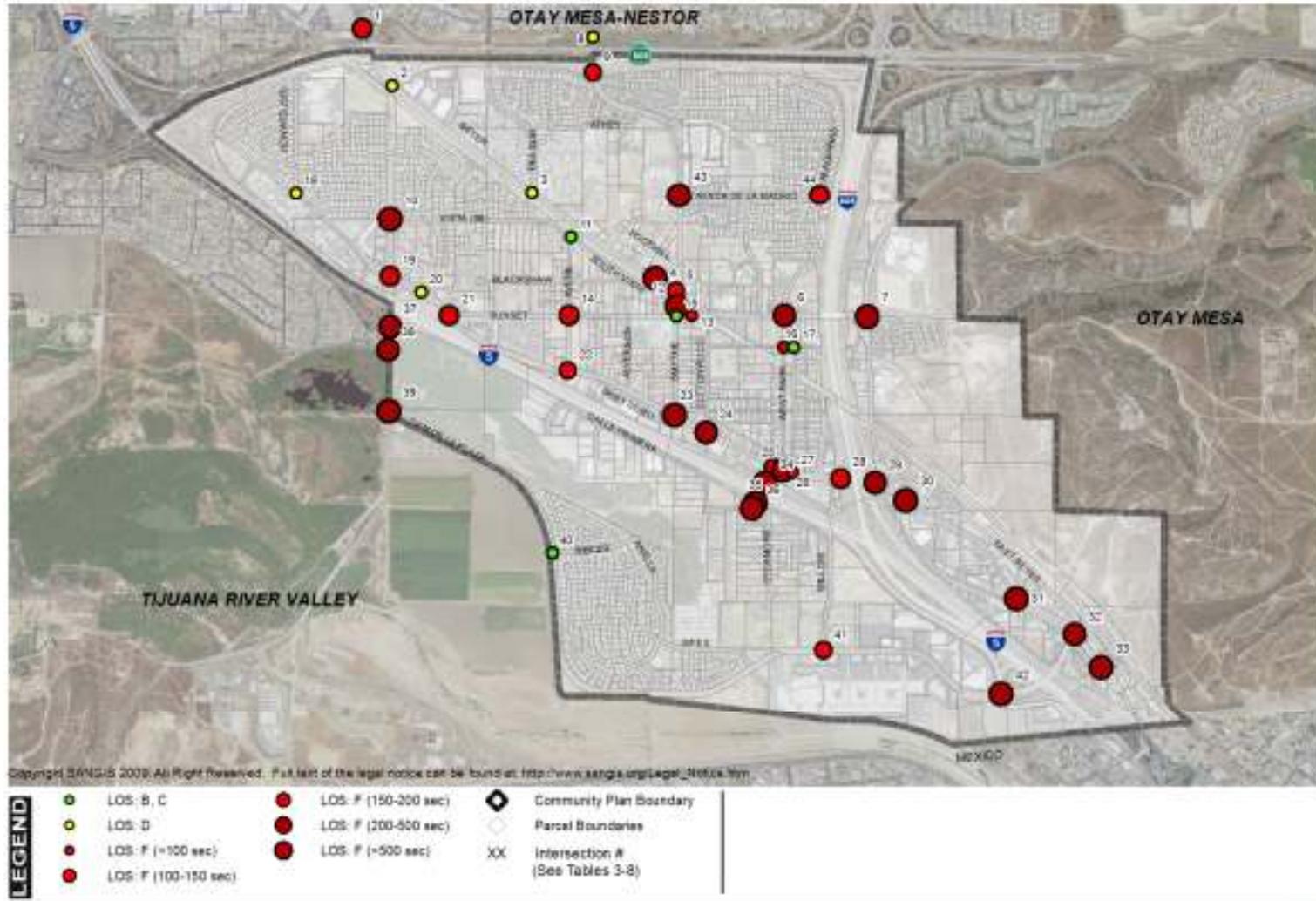
Scale: 0 400 800 1,600 feet



Analysis & Traffic Modeling: PROPOSED Peak-Hour Intersection LOS - Weekday p.m.

SAN YSIDRO CPU - Mobility Element

June 2013



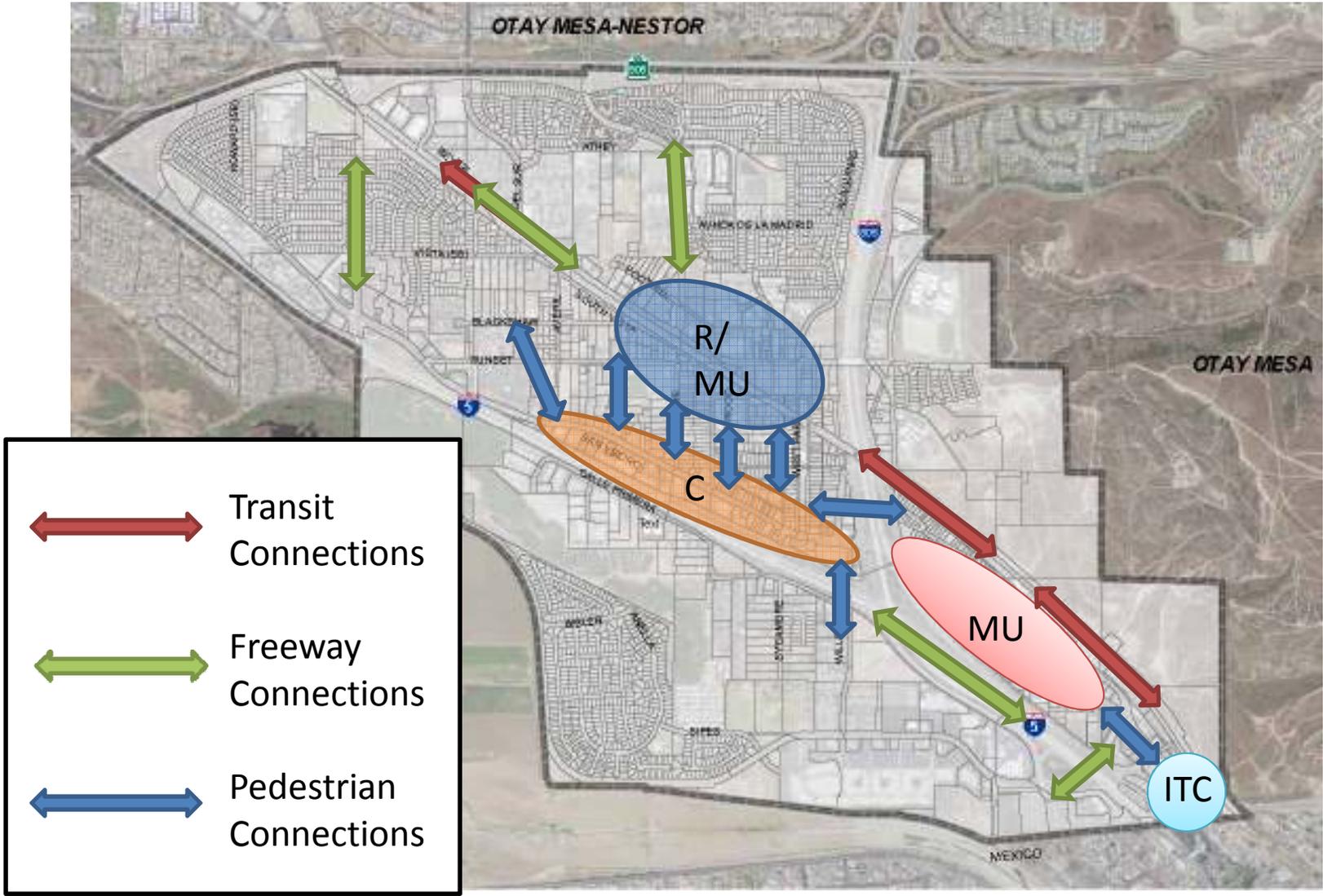
Year 2035 Alternative A
Peak-Hour Intersection LOS Results (Weekday - PM)

Scale: 0 400 800 1,000 Feet

Kistly-Horn and Associates, Inc. | SARGIS



Transportation and Density Relationships and Strategies



Analysis & Traffic Modeling: PUBLIC FACILITIES FINANCING PLANS

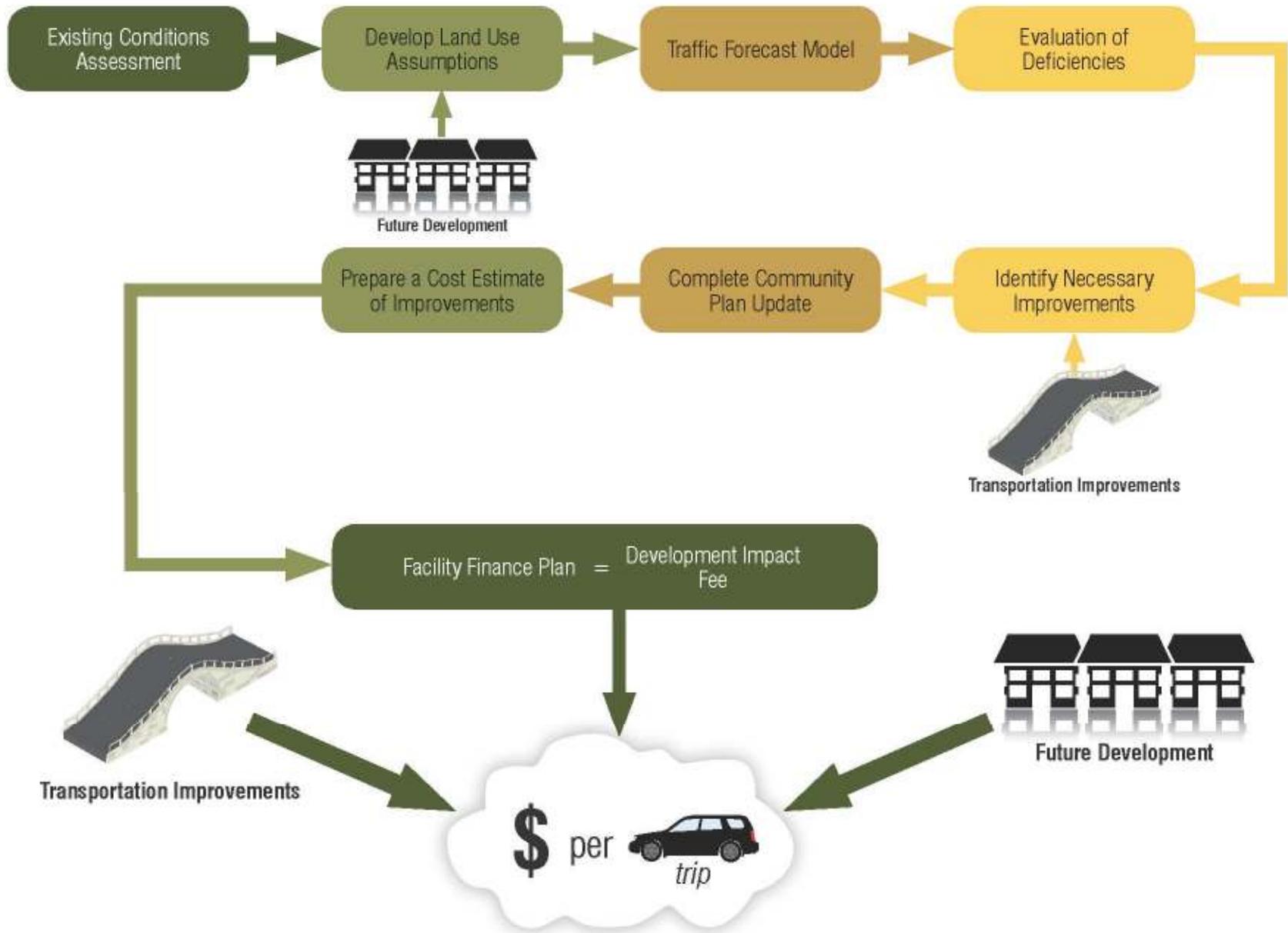
City's
General Plan

Community
Plans

Public
Facilities
Financing
Plans

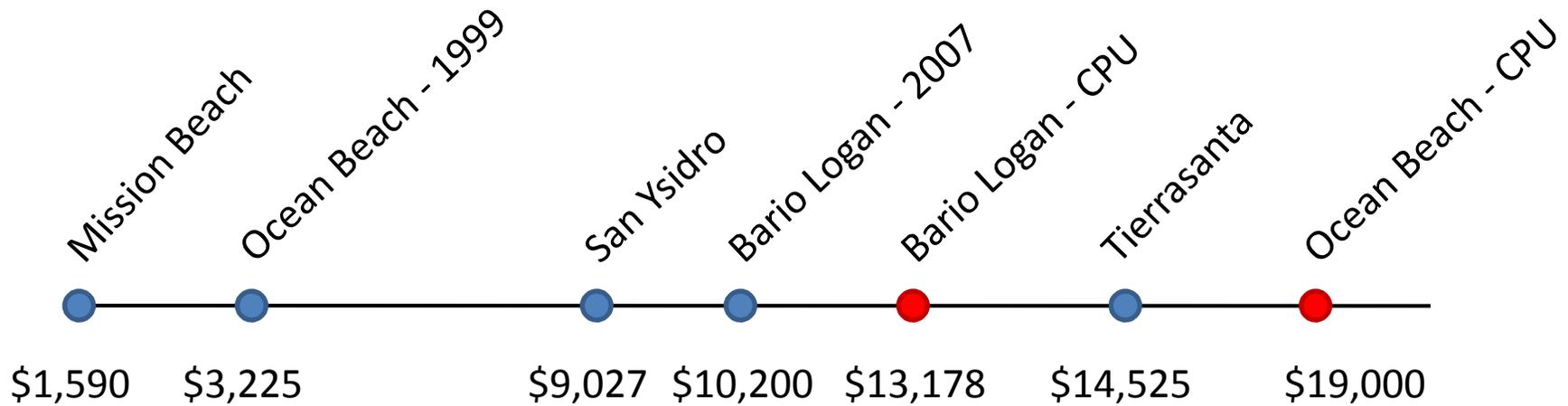


Analysis & Traffic Modeling: FACILITIES FINANCING



San Ysidro - DIF Fee & comparison

RESIDENTIAL PROPERTY					COMMERCIAL/INDUSTRIAL	
Transportation	Park & Rec	Library	Fire	Total per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1000 sq. ft. of Gross Building Area (GBA)
\$2,453	\$4,684	\$1,867	\$23	\$9,027	\$350	\$23



Next Steps: CPU PROCESS

