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# San Ysidro

## COMMUNITY PLAN UPDATE ACTUALIZACION DEL PLAN COMUNITARIO

### El Pueblito

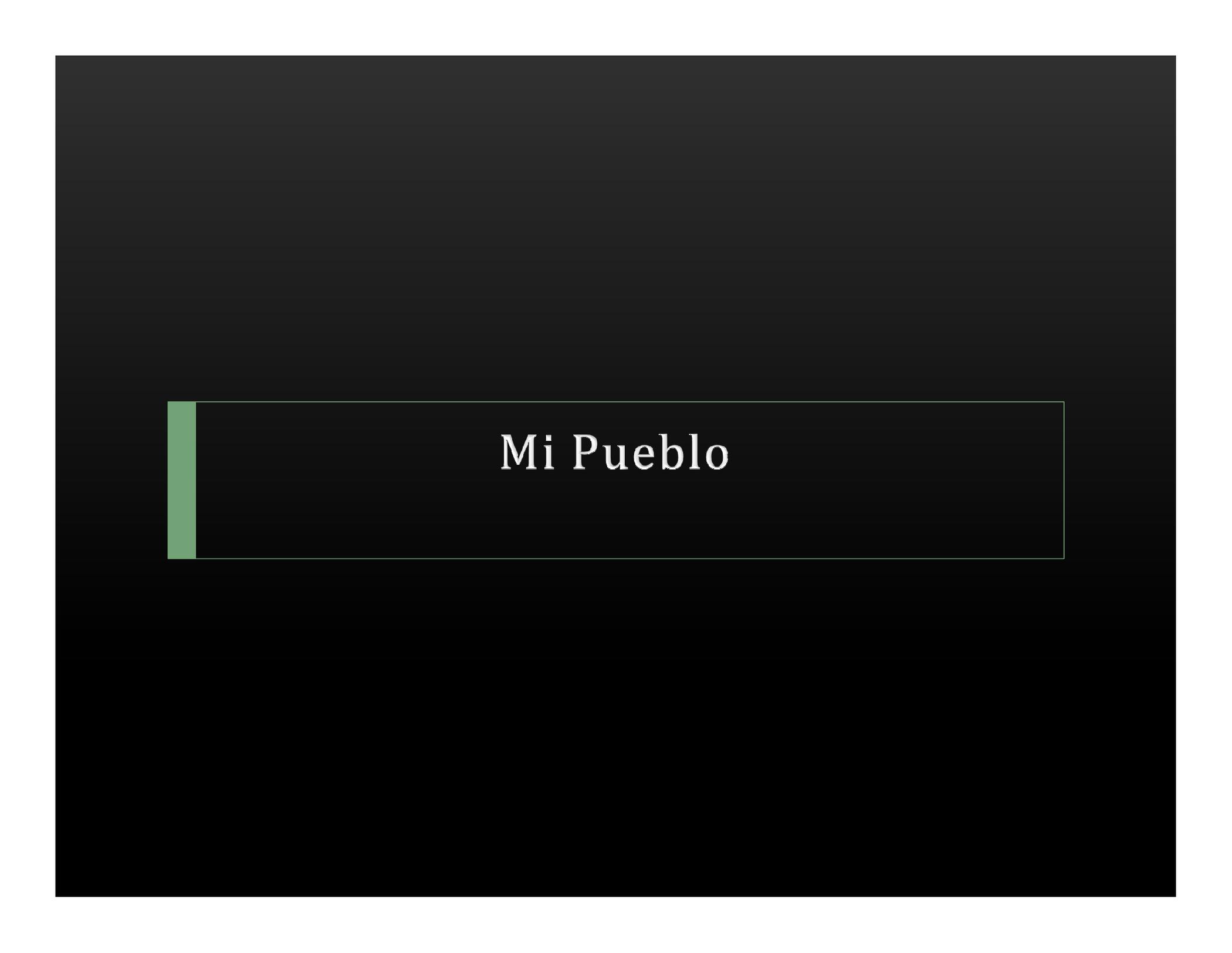
# Land Use and Circulation Concepts

April 11, 2012

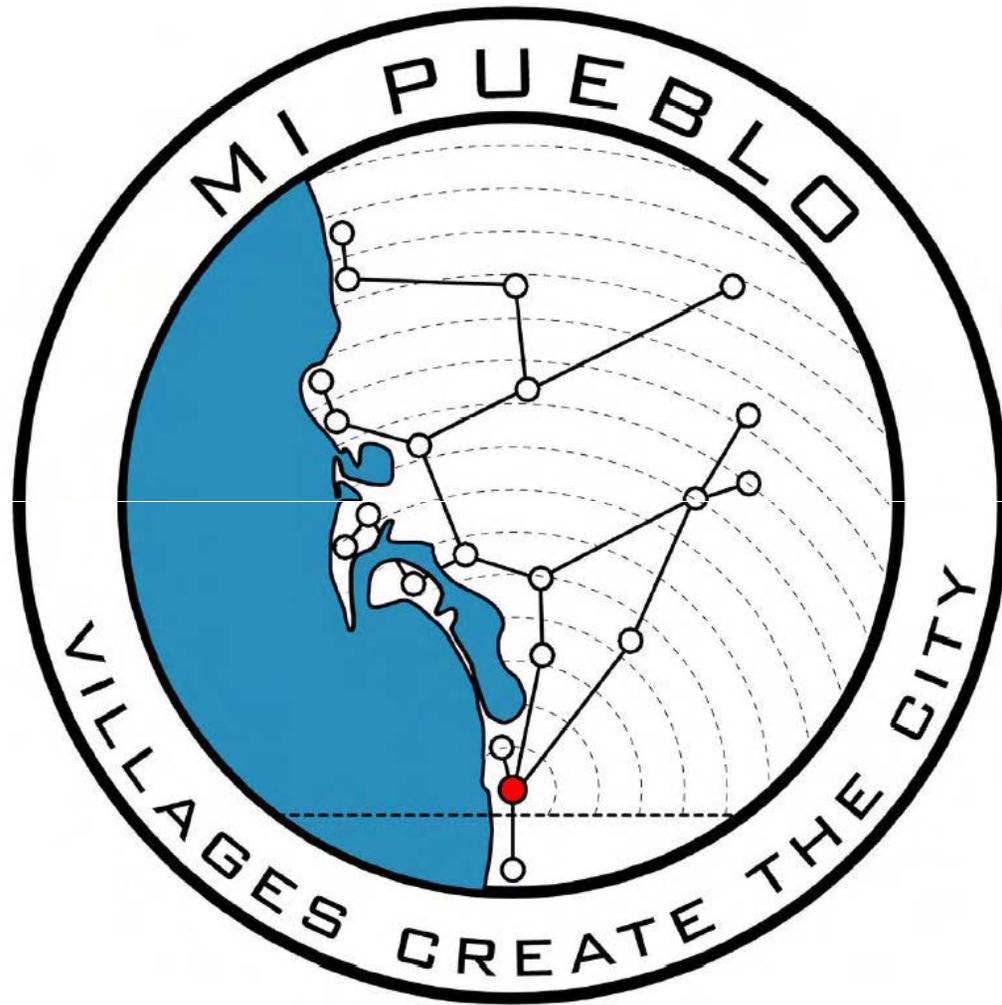
# Agenda / Purpose of Meeting

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- ▶ Original Mi Pueblo Concepts
- ▶ Village Area Circulation Concepts
- ▶ Village Area Land Use, Urban Design and Public Space Concepts
- ▶ Next Steps



Mi Pueblo



Provided by Casa Familiar

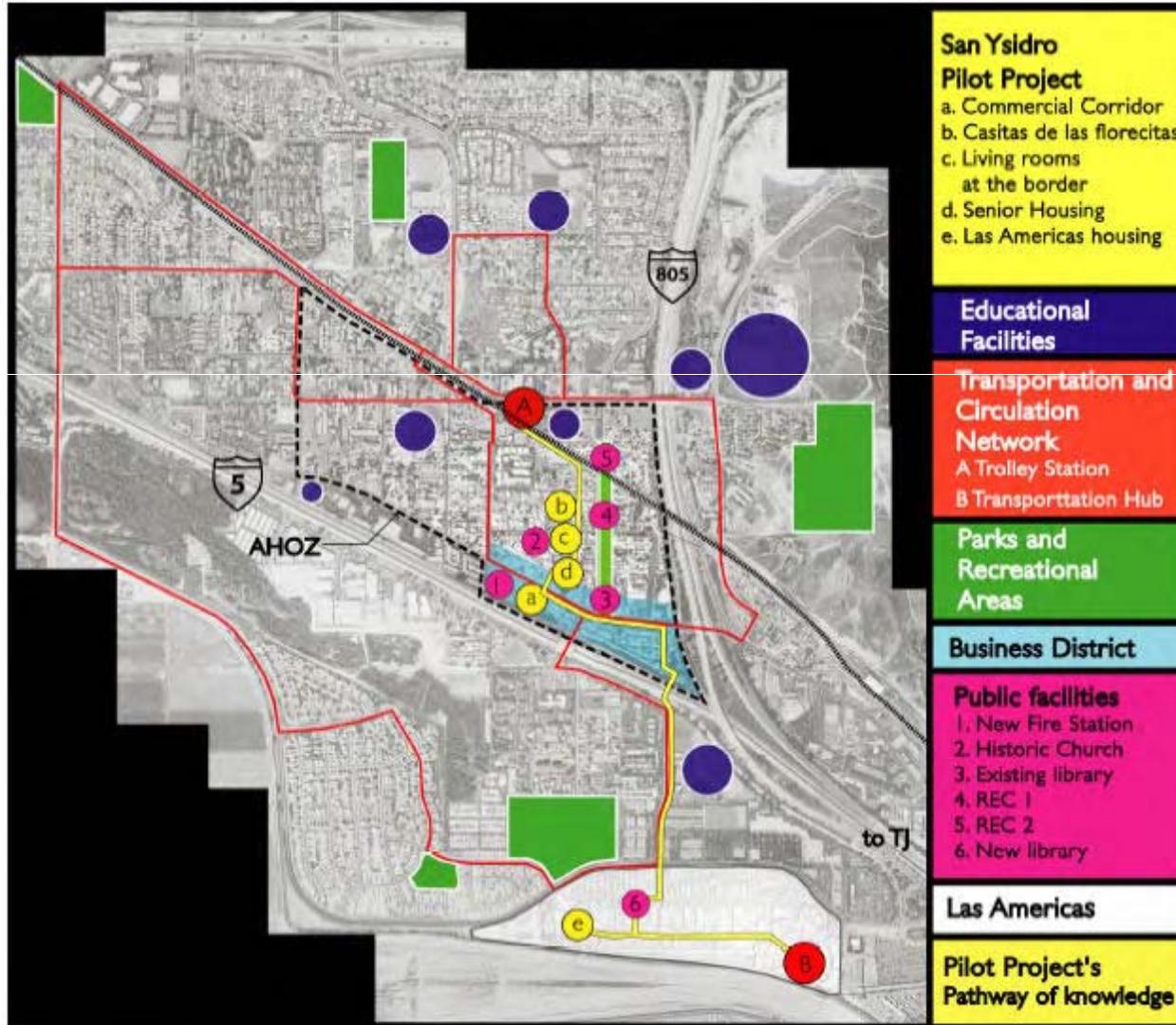
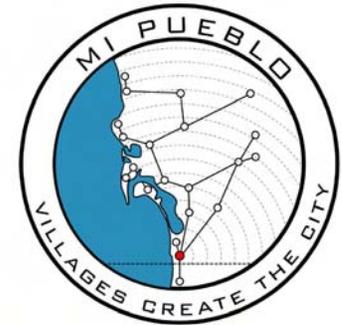
# Mi Pueblo Concepts



- Urban design reflects a Latino New Urbanism - acceptance of many different types of mixed use, higher density residential and extended family living arrangements
- Pathways to Knowledge
  - builds on existing pedestrian mobility
  - provides linkage between the historic core and new regional commercial and residential uses

# San Ysidro's Fabric of Connections

The Pilot Projects within San Ysidro need to be understood, not as isolated interventions, but in relationship to the larger fabric of the community. Each project generates and reinforces connections across transportation infrastructure, public spaces and facilities, and mixed uses.



# Interconnection of Pilot Projects

A village depends on the interconnection of a variety of projects and surrounding support systems.



Commercial Corridor



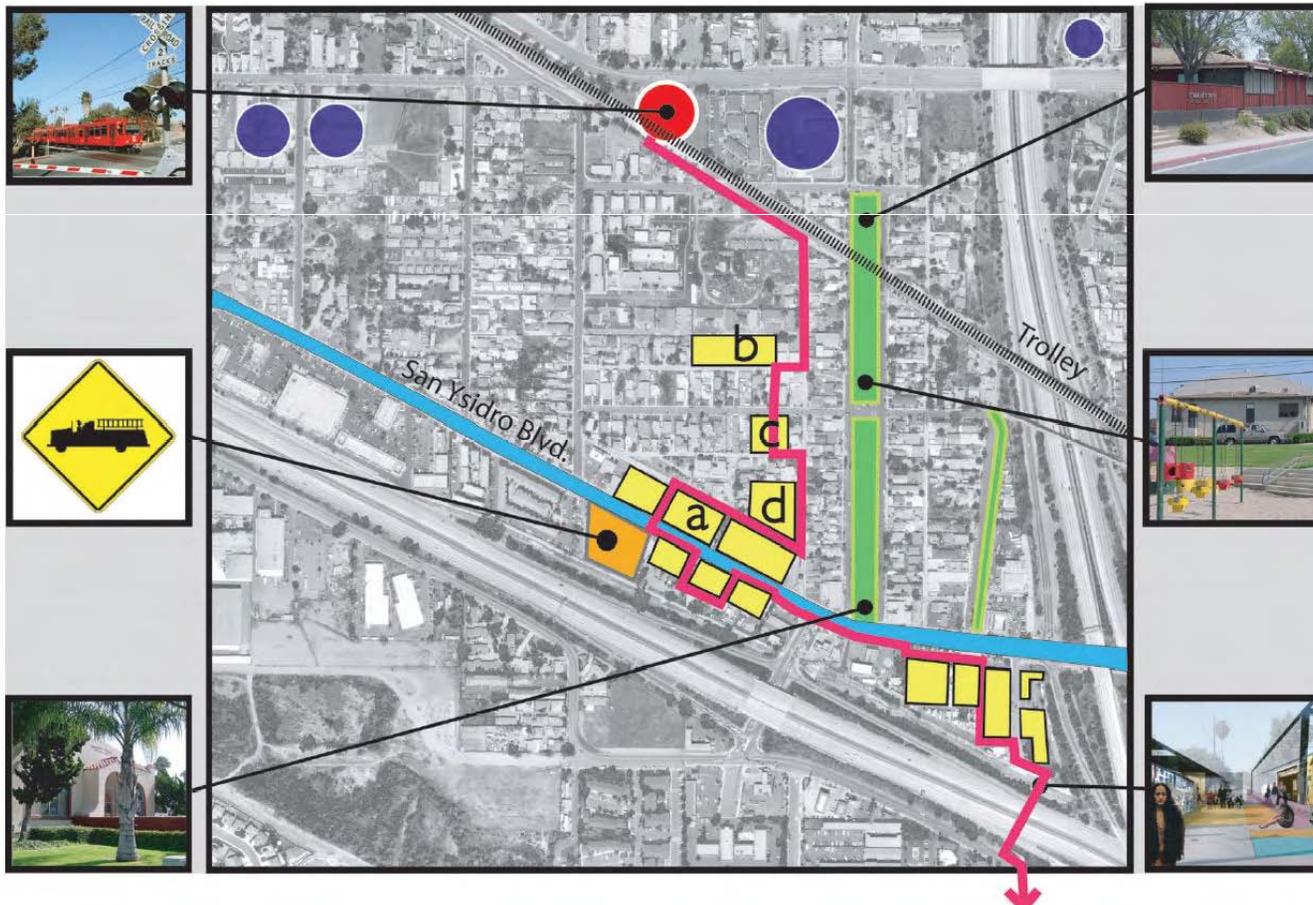
Casitas de las Florecitas



Living Rooms at the Border



Seniors Housing



Provided by Casa Familiar

## A. Public Spaces



Existing green and recreational areas in San Ysidro have the potential to become a system of public spaces for the village. All the Pilot Projects include public gardens that will interconnect, reinforcing the system of public spaces for the community.



Existing public parks/recreational spaces



## B. Public Facilities



1.

Existing Library

All pilot projects can capitalize on the close proximity of a variety of public facilities in San Ysidro.



2.

Existing Fire Station



3.

Beyer St. Trolley Station



4.

Historic Church  
(to be remodeled into  
Community Center)



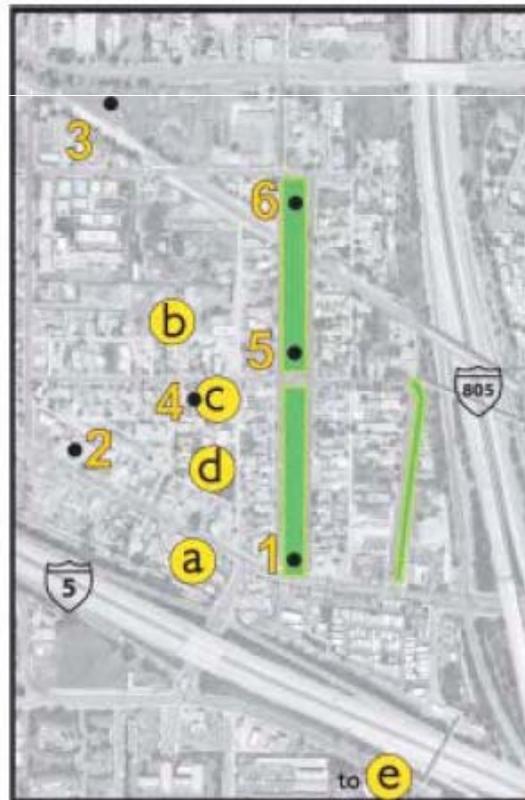
5.

Recreation Center 1



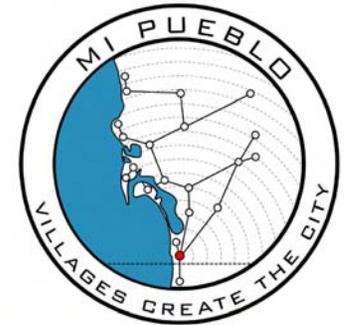
6.

Recreation Center 2



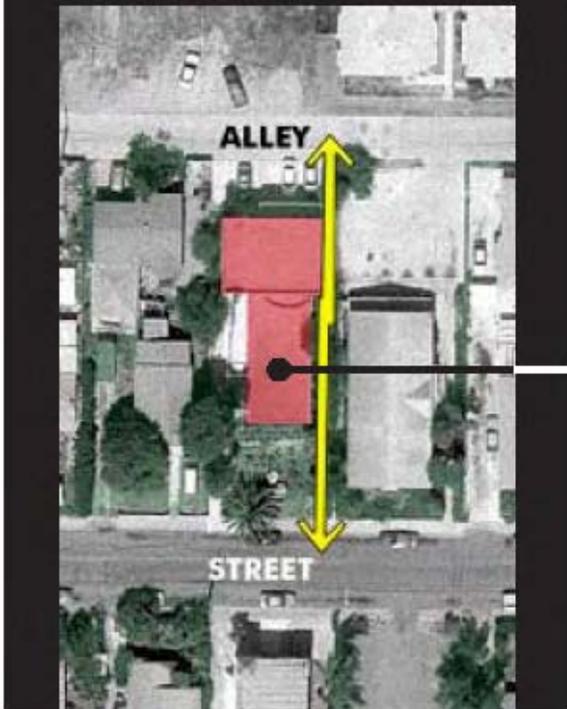
## C. Network of Circulation

### Example 1: Existing Interior Corridors



Some existing parcels in San Ysidro are accessible by semi-public corridors that facilitate a diversity of uses and a connection of alley with street .

The offices of Casa Familiar and the Senior Housing above it, for example, make use of one of such passages, blurring distinctions between public and private.



This condition will be reinforced by all pilot projects.

Casa Familiar Offices + Senior Housing

# C. Network of Circulation

## Example 2: Alleys as Pedestrian Corridors

San Ysidro actively uses its network of alleys not only as service infrastructure, but as pedestrian corridors. All pilot projects will strengthen this active use.



Casa Familiar Alley



Scale of Alley

Casa Familiar Alley

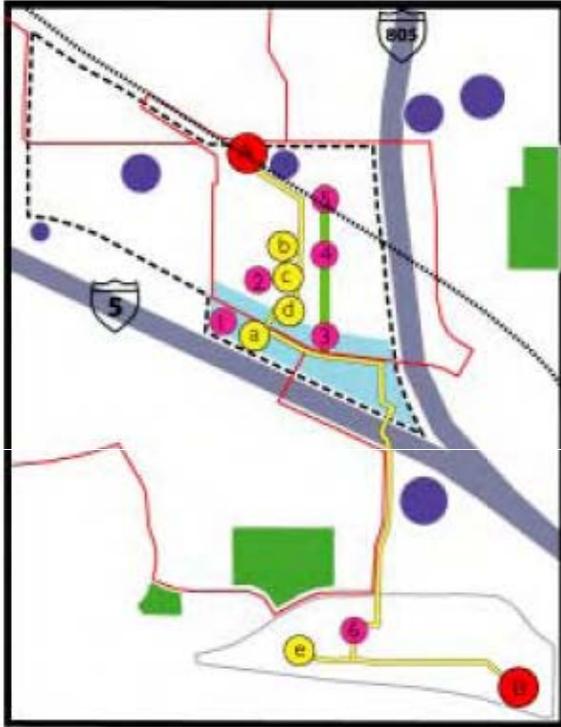


Scale of Street

San Ysidro Blvd.  
Historic Business District

# C. Network of Circulation

## Public Transportation



Beyer Street Trolley Station



-  Pilot Projects
-  Educational Facilities
-  Parks / Recreational Spaces
-  Business District
-  Public Facilities
-  Las Americas



Las Americas Transportation Hub

San Ysidro has the great advantage of being crossed by existing public transportation systems, notably the trolley system that connects larger San Diego to the border.





## D. Mixed Uses

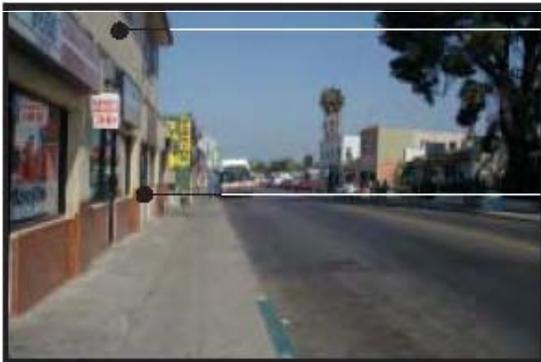


senior housing



casa familiar offices

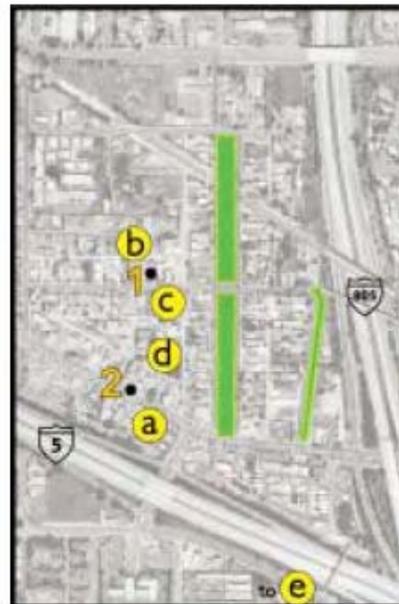
Example 1: Inner San Ysidro Fabric



housing

retail

Example 2: Business District

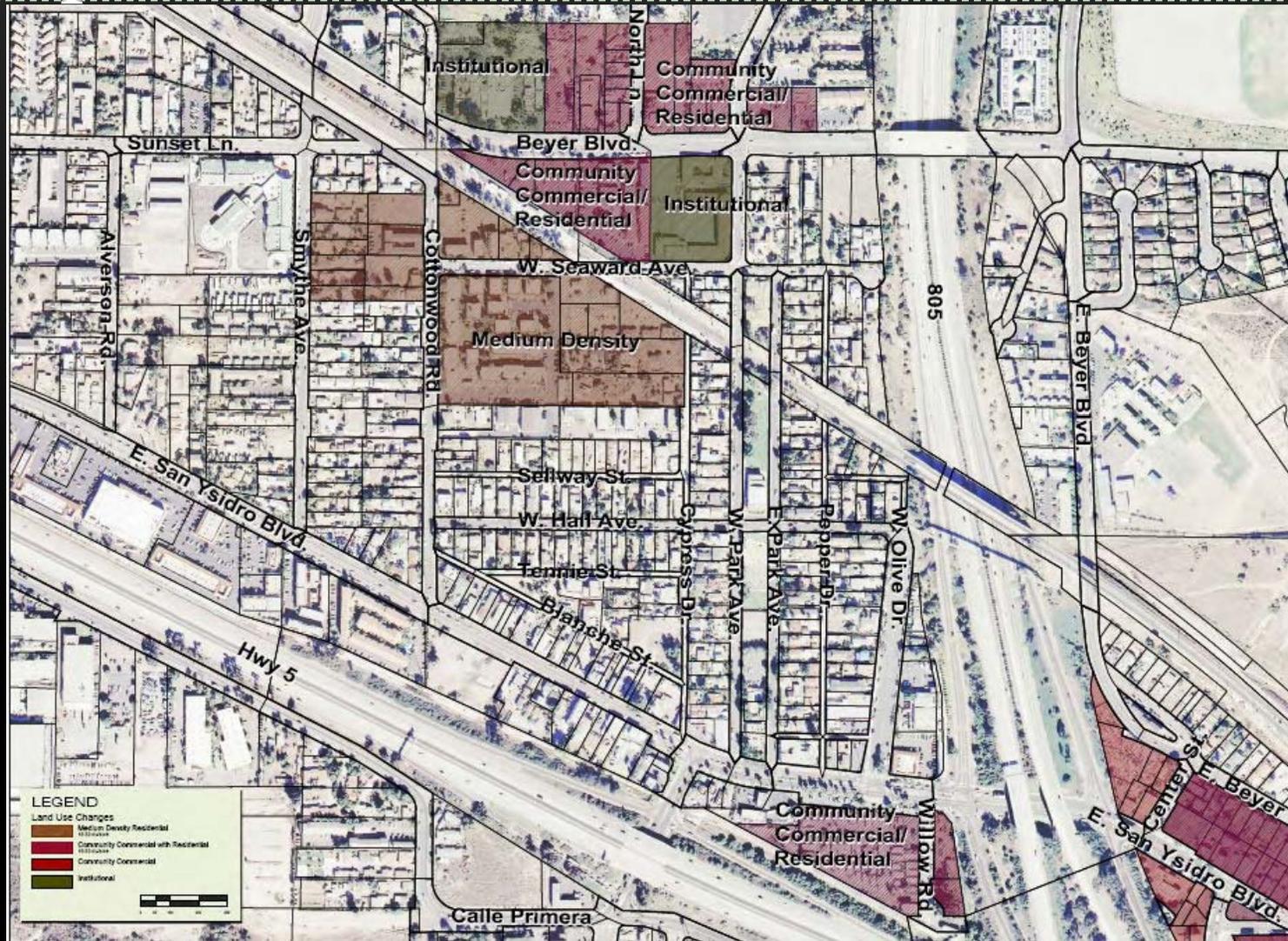


The spirit of the pilot project initiative is to allow communities to develop successful mixed-use conditions such as the ones found here.

# El Pueblito Viejo Village Concepts



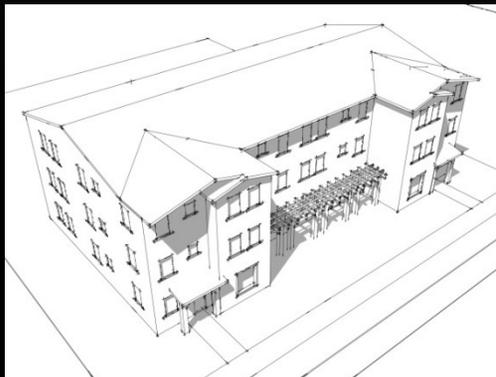
# El Pueblito Viejo Village - Proposed Land Use



# Medium Density (15-29 du/ac)



El Pedregal 20 du/a  
45 residential units and a 1,200 sq ft community center on a 2.26 acre site at 104 Averil Road



Apartment – 25-30 du/ac



Villa Nueva 3604 Beyer Blvd – Multi Family 28 du/ac  
Apartments 398 Units on 620,779 SF (14.25 acres)

# Medium High Density (30-44 du/ac)

## Waterloo Apartments

Los Angeles, CA  
(Silver Lake)

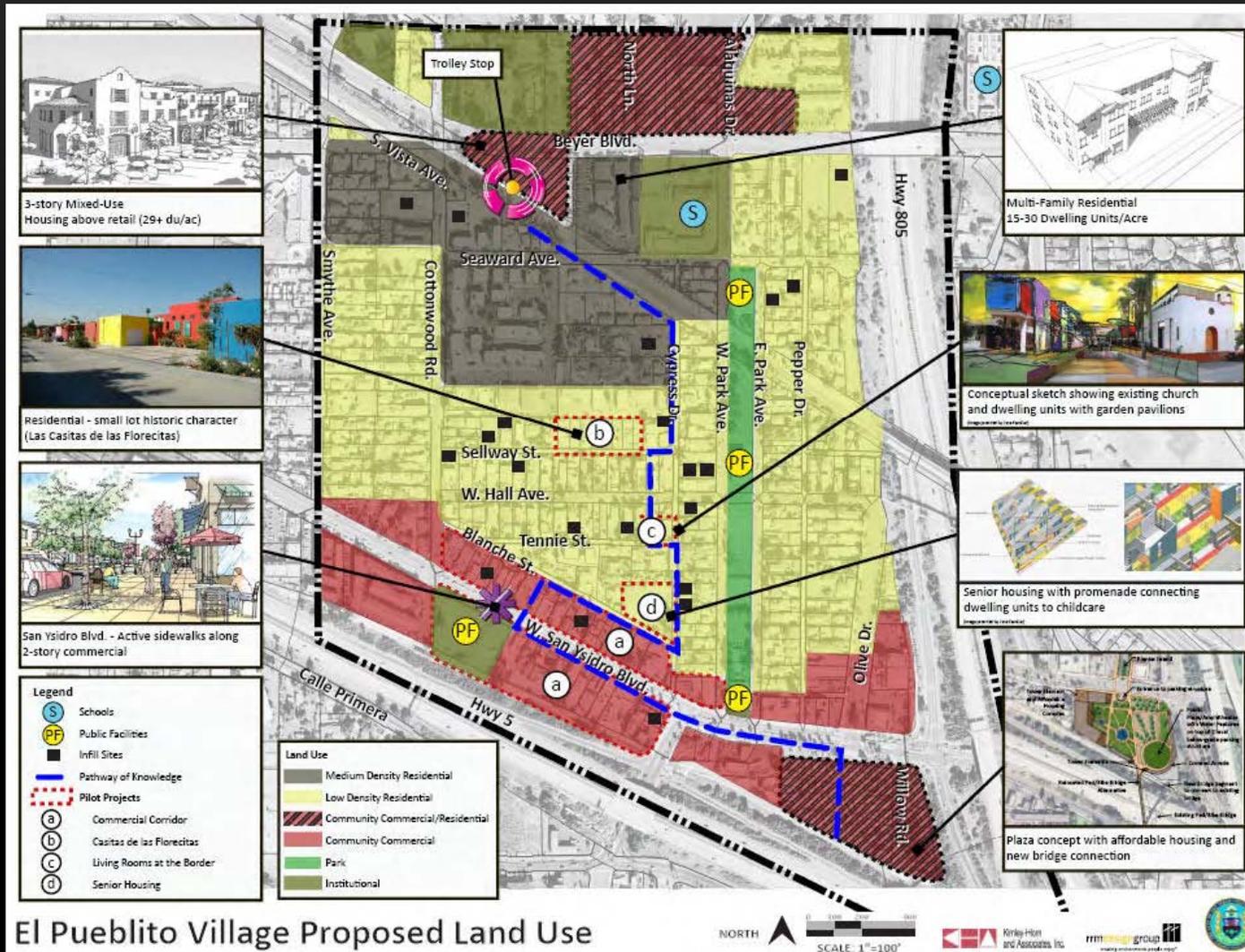


## CityWalk

Brea, CA



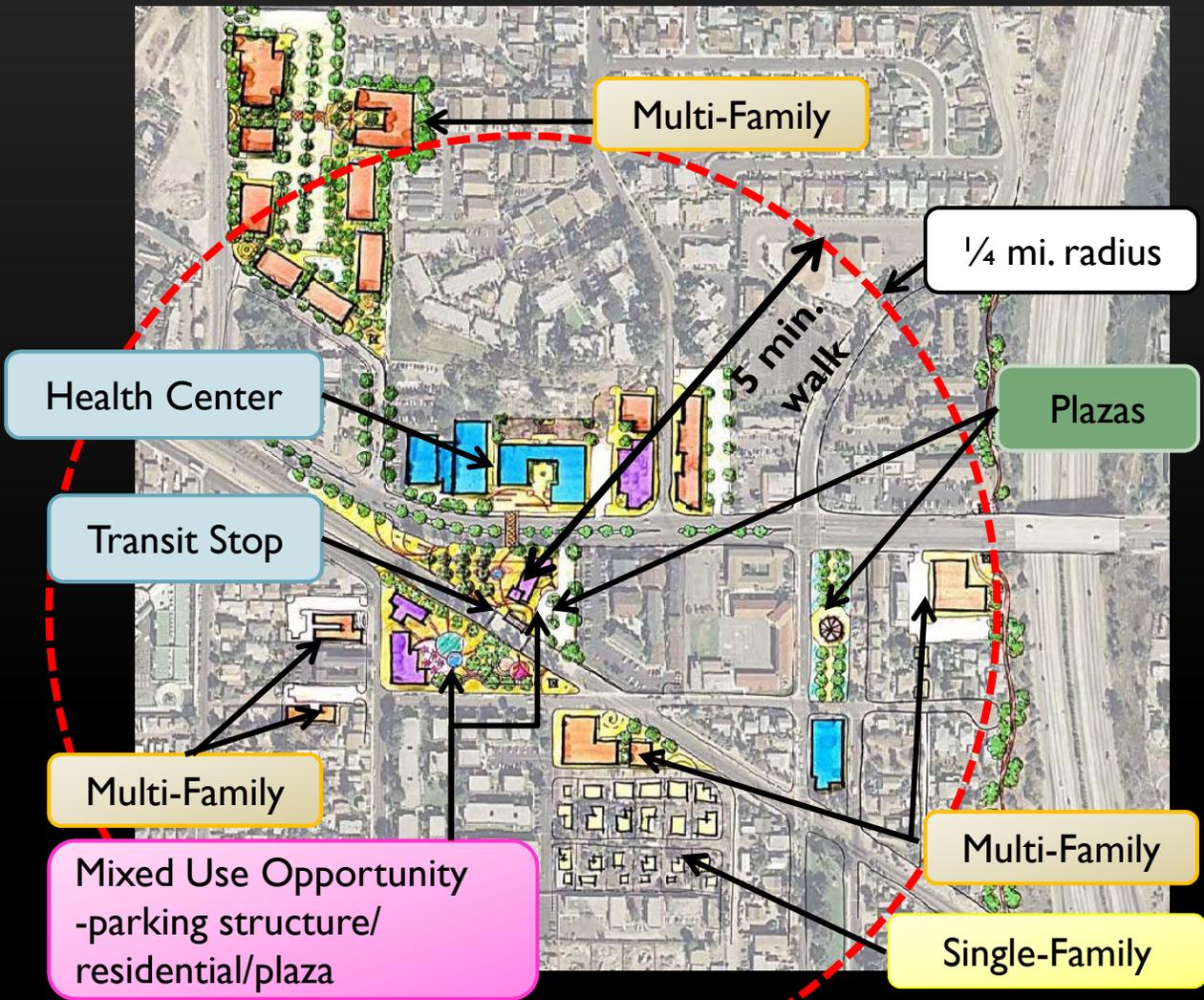
# El Pueblito Viejo Village – Land Use



El Pueblito Village Proposed Land Use

# El Pueblito Viejo Village

## Northern Village Concept



- ▶ 5 min. **walk to trolley**
- ▶ Maximum access to **public transportation**
- ▶ Walkable and **pedestrian-friendly** environment
- ▶ **Public spaces**
- ▶ **Mixed-Use**
- ▶ **Medium-High density** development
- ▶ **Public services**

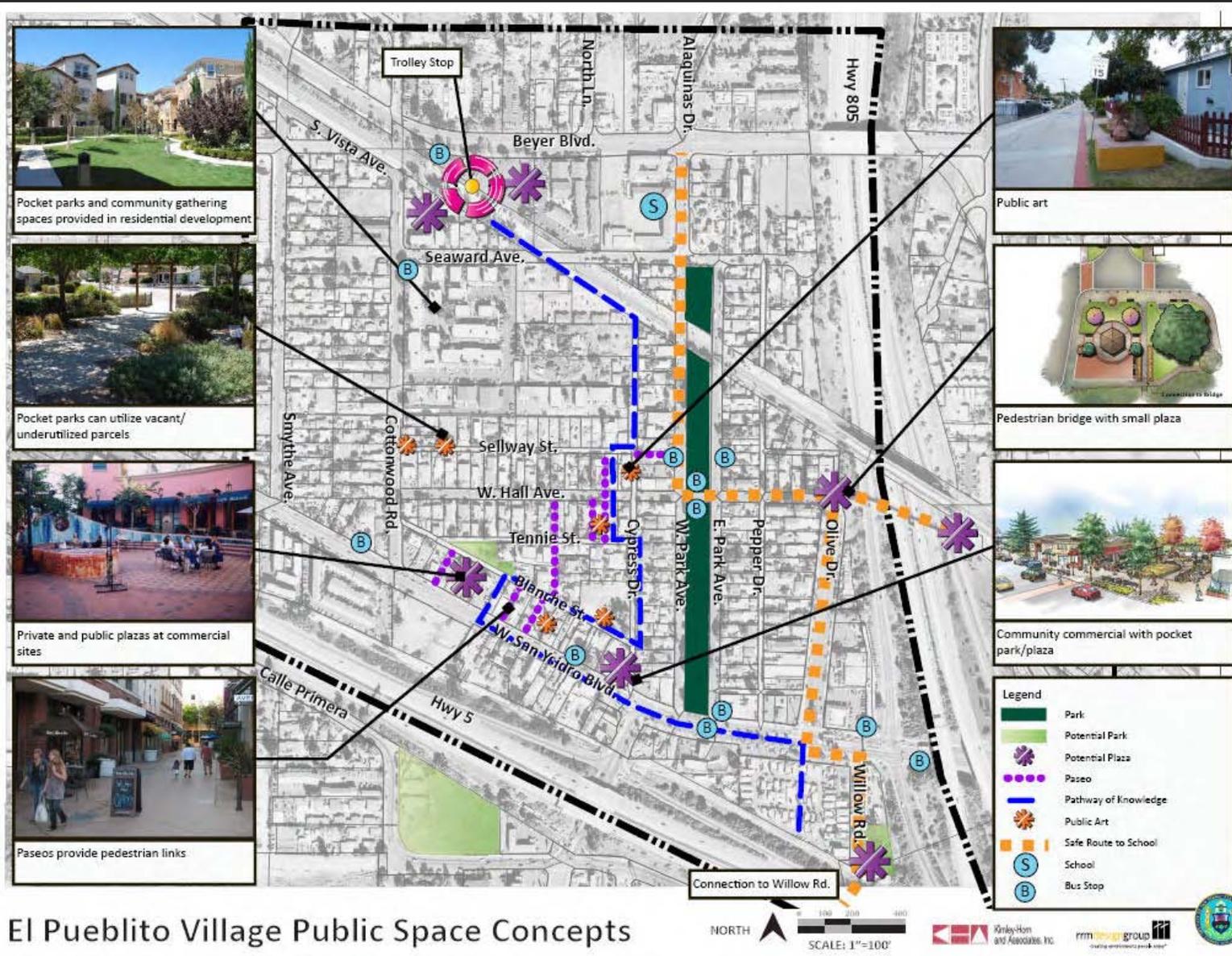
# El Pueblito Viejo Village

## Southern Village Concept



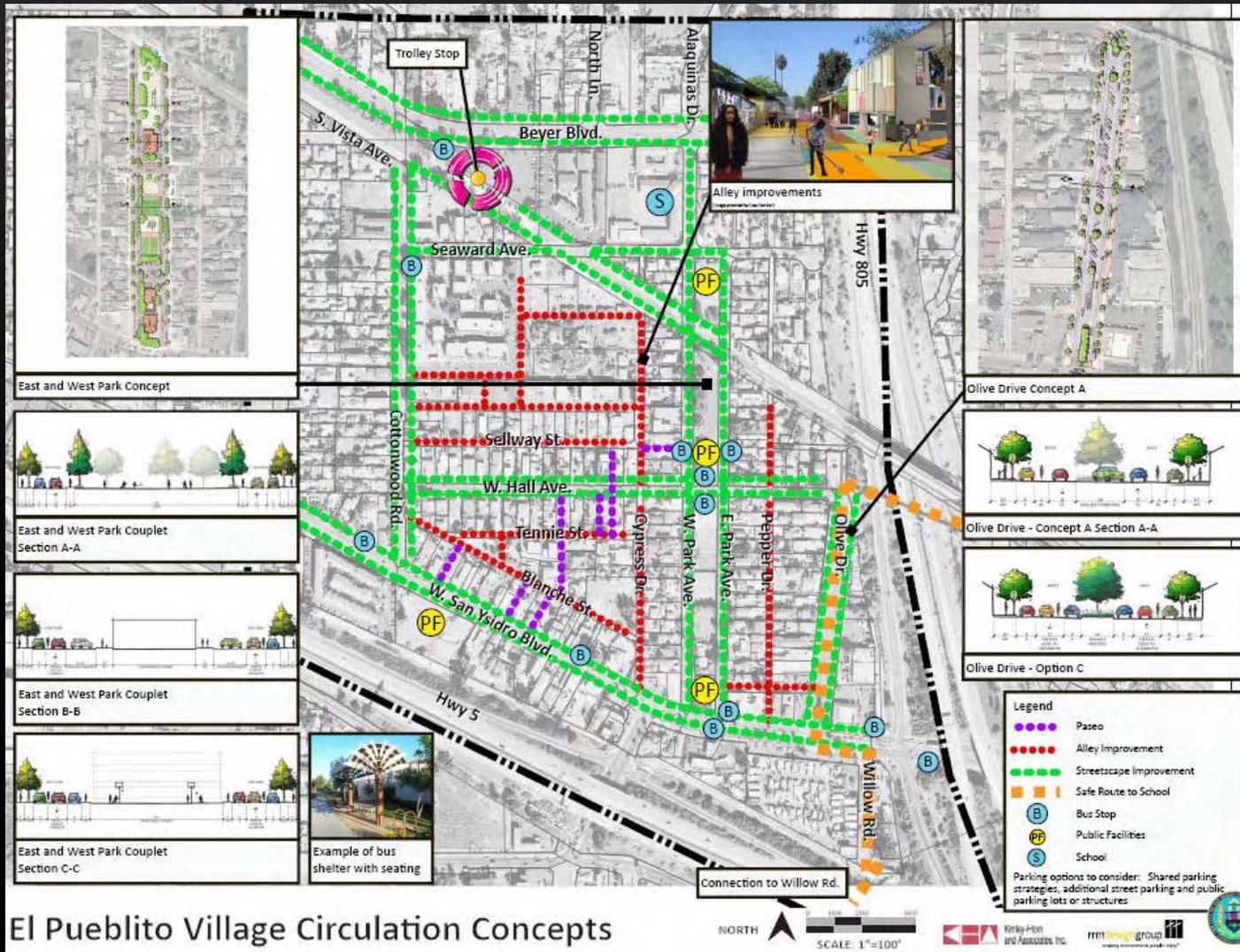
- ▶ **Parking** for community destination
- ▶ **Public gathering place**
- ▶ **Safe bridge crossing** at plaza level
- ▶ Enhanced pedestrian route to **Olive Street** and connecting pedestrian bridges
- ▶ **Affordable housing** relocated to multi-family development
- ▶ Possible **Community Center** relocation

# El Pueblito Viejo Village – Public Spaces



El Pueblito Village Public Space Concepts

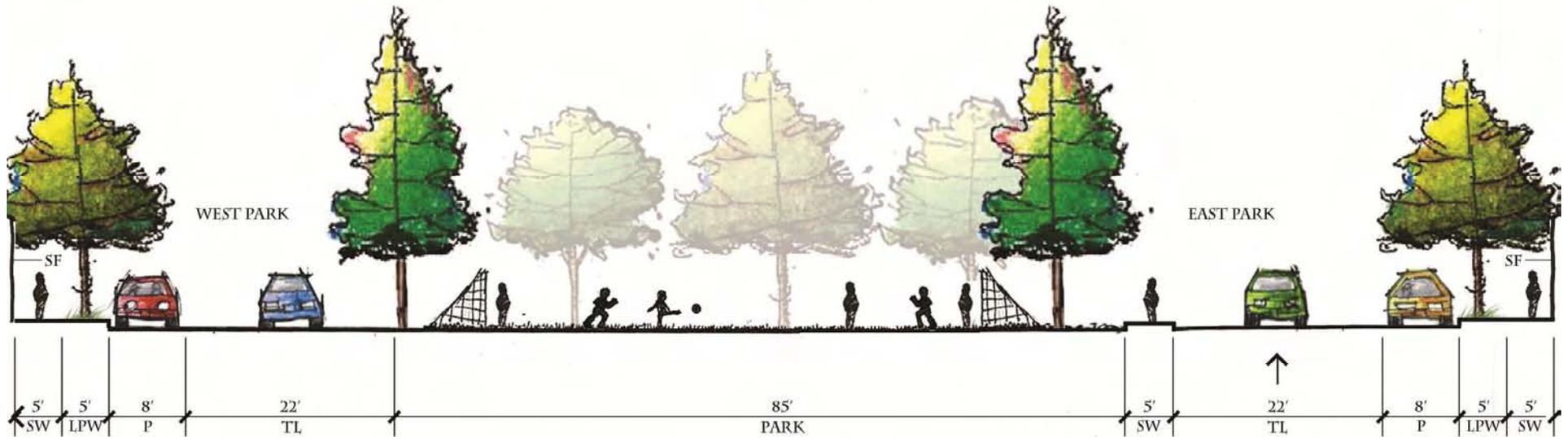
# El Pueblito Viejo Village Circulation Network



El Pueblito Village Circulation Concepts

# El Pueblito Viejo Village

## East and West Park Streets Existing



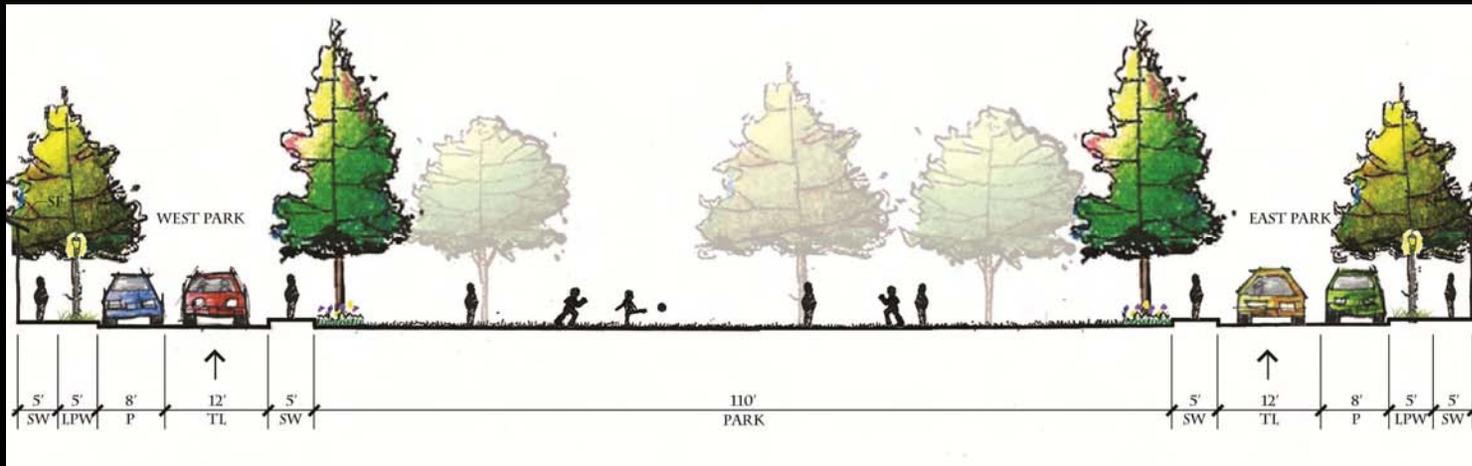
Existing Condition

# El Pueblito Viejo Village

## East and West Park Streets Concepts



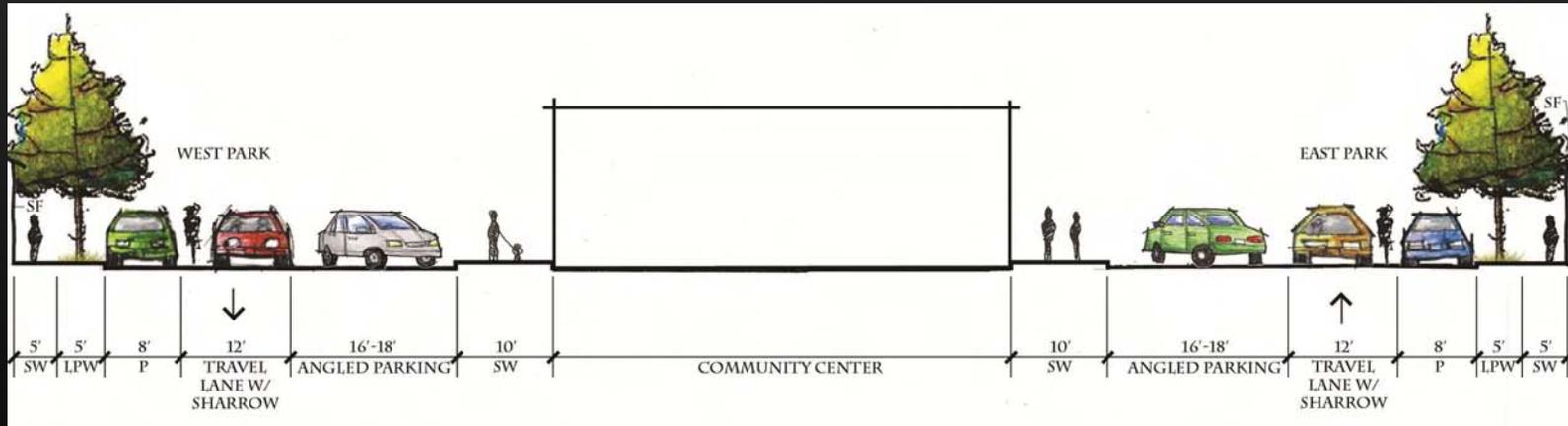
Plan View



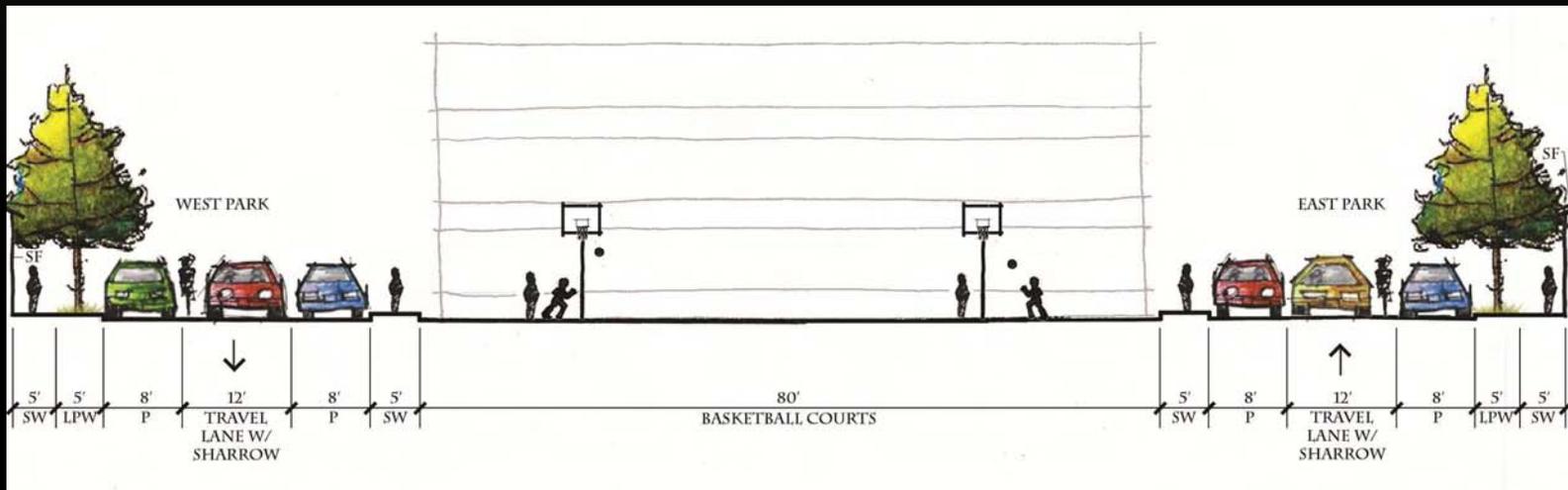
Section A-A

# El Pueblito Viejo Village

## East and West Park Streets Concepts



Section B-B



Section C-C

# El Pueblito Viejo Village

## East and West Park Streets Concepts

### San Ysidro Community Plan Update

#### East and West Park

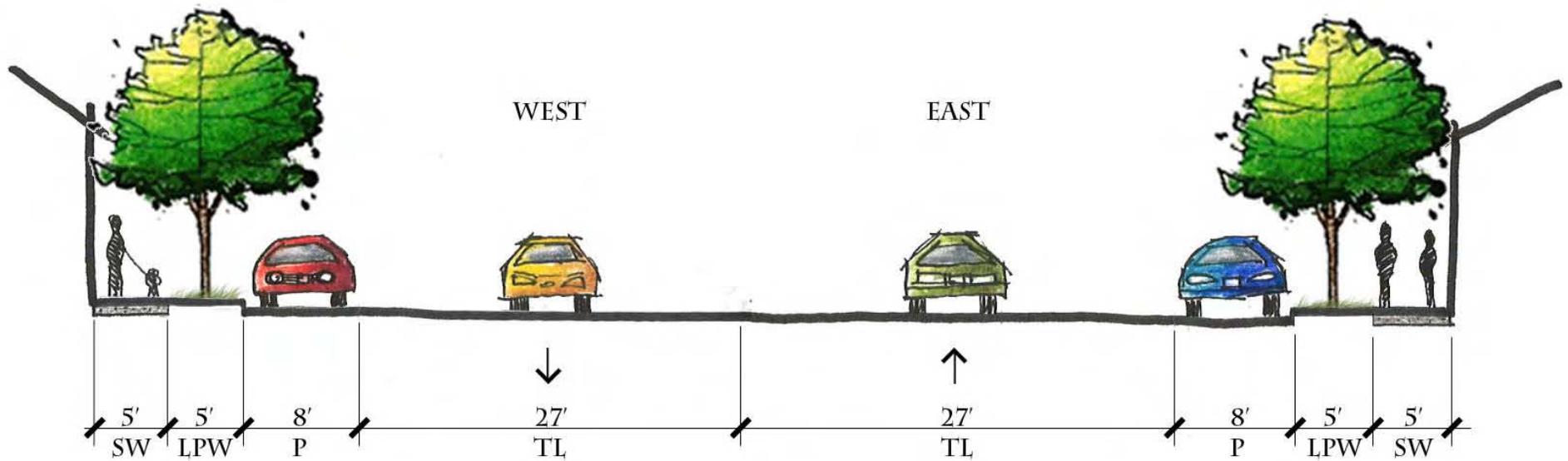
#### Parking Calculation

Segment	Side	Existing	Proposed	NET
<b>East Park</b>				
E. San Ysidro Blvd to Hall	East	23	23	0
	West	1	28	27
Hall Ave Trolley Tracks	East	14	14	0
	West	6	11	5
<i>Sub-total</i>		44	76	32
<b>West Park</b>				
Trolley Tracks to Hall Ave	East	10	12	2
	West	21	21	0
Hall Ave to E. San Ysidro Blvd	East	1	28	27
	West	28	28	0
<i>Sub-total</i>		60	89	29
<b>TOTAL</b>		<b>104</b>	<b>165</b>	<b>61</b>

# El Pueblito Viejo Village

## Olive Drive Existing Condition

ABBREVIATIONS:  
 BL=BIKE LANE  
 P=PARKING  
 SW=SIDEWALK  
 TL=TRAVEL LANE  
 BP=BIKE PATH  
 LPW=LANDSCAPE PARKWAY



Existing Section

# El Pueblito Viejo Village

## Olive Drive Concepts



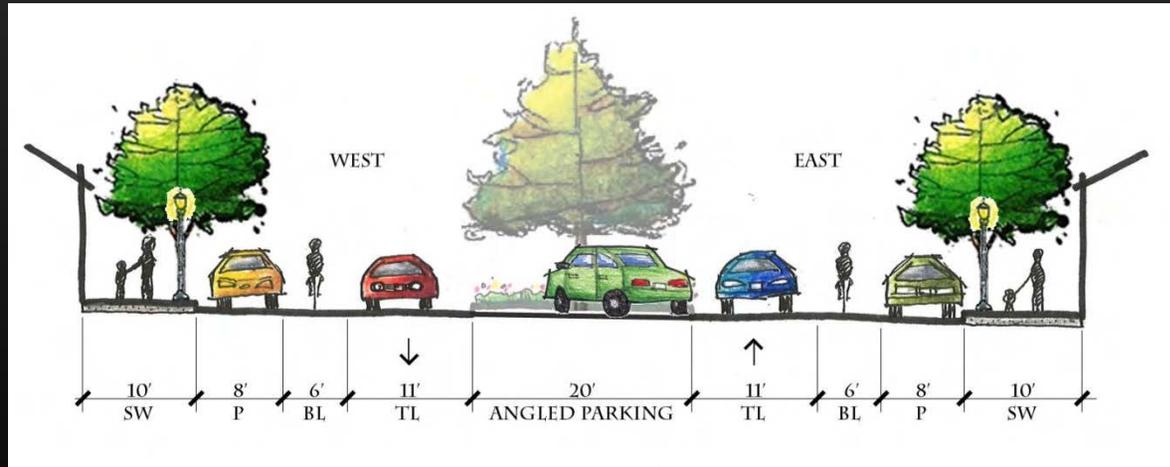
Plan

Segment	Side	Existing	Proposed	NET
<b>Olive Dr</b>				
E. San Ysidro Blvd to Hall Ave	East	26	57	31
	West	24	24	0
<i>Sub-total</i>		50	81	31
<b>TOTAL</b>		50	81	31

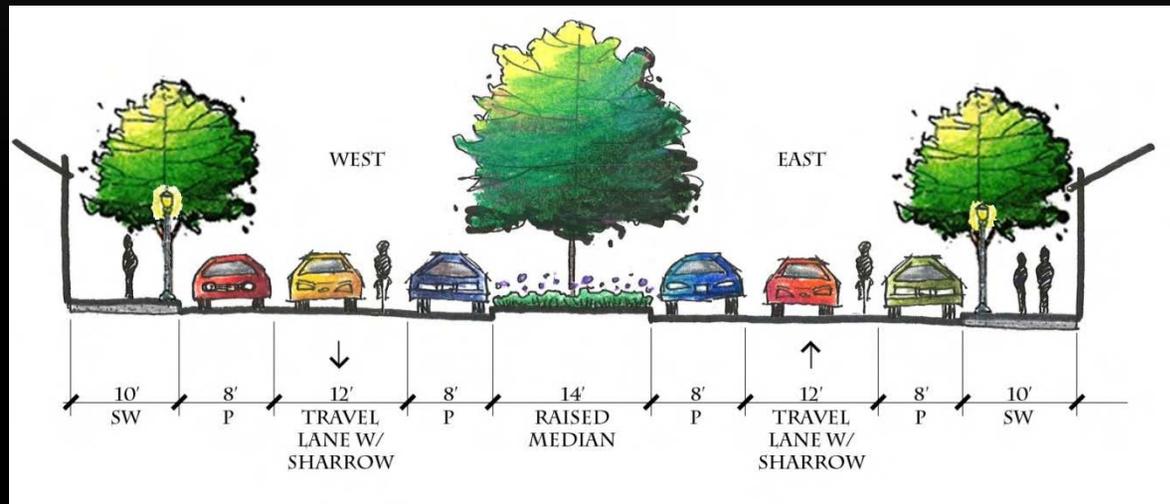
# El Pueblito Viejo Village

## Olive Drive Concepts

ABBREVIATIONS:  
 BL=BIKE LANE  
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 BP=BIKE PATH



Option 1



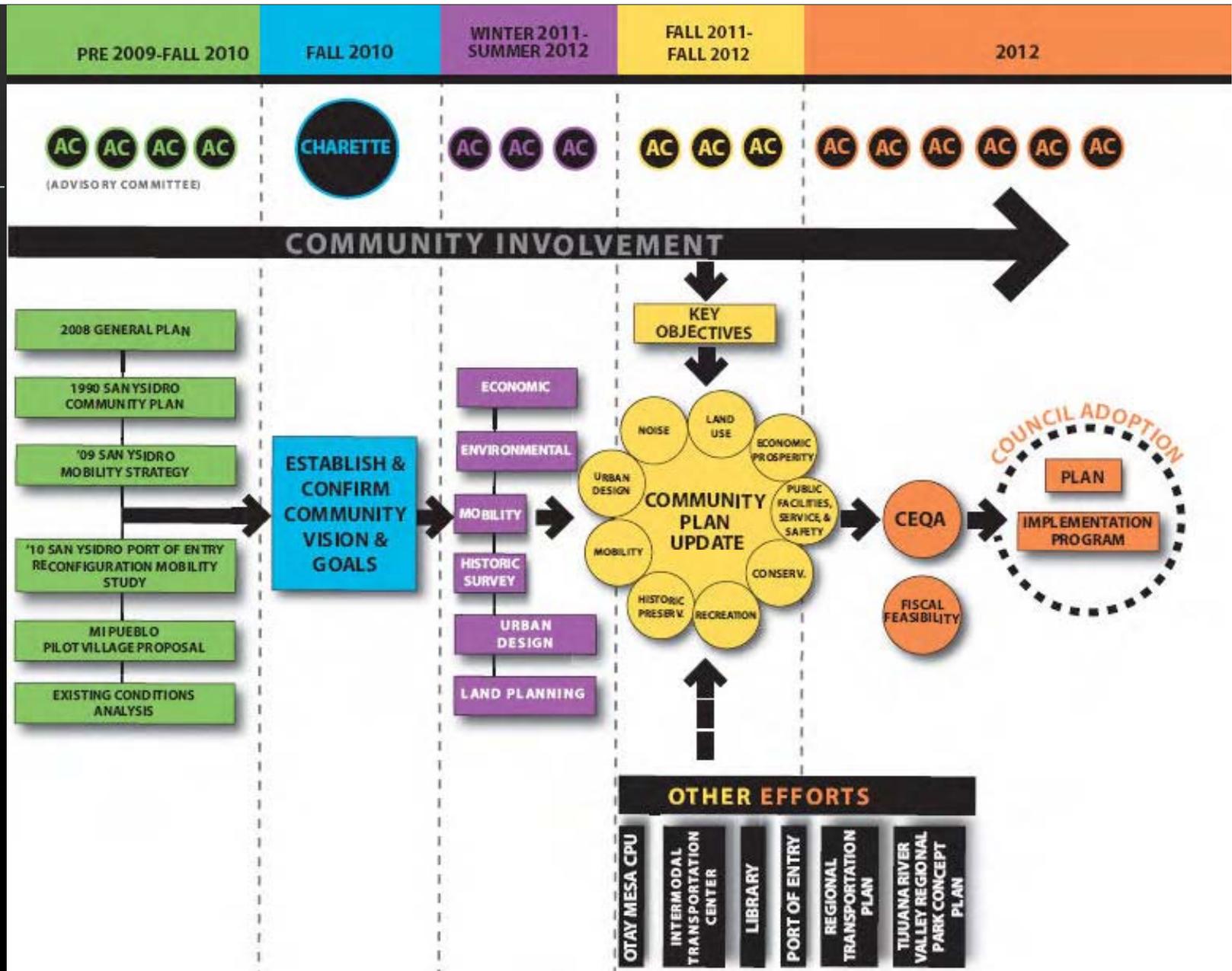
Option 2

# El Pueblito Viejo Village

## Olive Drive Concepts

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# Process Diagram



# Assumptions and Next Steps

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- ▶ Confirm land use assumptions with community and gather input on Village concepts
- ▶ Perform traffic, air quality, and environmental analysis
- ▶ Refine land use plan
- ▶ Present and confirm preferred land use plan with community
- ▶ Finalize a feasible / implementable land use plan that encourages healthy redevelopment with public spaces and amenities