



Table LU-3, Breakdown of Vacant Developable Land, includes data specific to developable vacant land in the City and how it is designated per the adopted land use plans in order to allow for future growth and development. It shows that 43 percent of the total vacant developable land in the City is designated for residential uses while another 31 percent is designated for industrial related uses.

Since the majority of the City is developed, infill development and redevelopment will play an increasingly significant role in providing needed housing, jobs, and services in our communities. Guidance for how this development should occur is provided by the City of Villages strategy.

A. City of Villages Strategy

Goal

- ◆ Mixed-use villages located throughout the City and connected by high-quality transit.

Discussion

The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the regional transit system. The strategy draws upon the strengths of San Diego's natural environment, neighborhoods, commercial centers, institutions, and employment centers. The strategy focuses on the long-term economic, environmental, and social health of the City and its many communities. It recognizes the value of San Diego's distinctive neighborhoods and open spaces that together form the City as a whole. Implementation of the City of Villages strategy is an important component of the City's strategy to reduce local contributions to greenhouse gas emissions, because the strategy makes it possible for larger numbers of people to make fewer and shorter auto trips (see also Mobility Element, Introduction, and Conservation Element, Section A).

What is a Village?

A "village" is defined as the mixed-use heart of a community where residential, commercial, employment, and civic uses are all present and integrated. Each village will be unique to the community in which it is located. All villages will be pedestrian-friendly and characterized by inviting, accessible, and attractive streets and public spaces. These spaces will vary from village to village and may consist of: public parks or plazas, community meeting spaces, outdoor gathering spaces, passive or active open space areas that contain desirable landscape and streetscape design amenities, or outdoor dining and market activities. Individual villages will offer a variety of housing types and rents/prices. Over time, villages will be increasingly connected to each other by an expanded regional transit system. The village land use pattern and densities help make transit operate more efficiently, which in turn allows for improved and more cost effective transit services. The mix of land use should also include needed public facilities such as schools, libraries, or other community facilities as appropriate in each community.



Village Types and Mixed-Use Locations

Implementation of the City of Villages strategy relies upon the designation and development of village sites. The hierarchy of village types and development areas is described below.

Downtown - Downtown San Diego has a unique role to play in the 21st century development of the San Diego region. In addition to being the administrative, legal, cultural, and entertainment center in the region, Downtown also offers the most convenient and extensive transit connections and has emerged as an exciting pedestrian environment. The Downtown Community Plan provides detailed site specific land use recommendations. Due to its unique role in the region, the Downtown community will continue to have a planning framework that is specialized to its context.

Subregional Employment Areas - Subregional Employment Areas are major employment and/or commercial districts within the region containing corporate or multiple-use office, industrial, and retail uses with some adjacent multifamily residential uses. Existing Subregional Districts include the Mission Valley/Morena/Grantville and University/Sorrento Mesa areas.

Urban Village Centers - Urban Village Centers are higher-density/intensity areas located in subregional employment districts. They are characterized by a cluster of more intensive employment, residential, regional and subregional commercial uses that maximize walkability and support transit.

Community and Neighborhood Village Centers - Community and Neighborhood Village Centers should be located in almost every community plan area. They are community- and neighborhood-oriented areas with local commercial, office, and multifamily residential uses, including some structures with office or residential space above commercial space. Village Centers will contain public gathering spaces and/or civic uses. Uses will be integrated to the maximum extent possible in order to encourage a pedestrian-oriented design and encourage transit ridership. Community and Neighborhood Village Centers range in size from just a few acres to more than 100 acres. Community Village Centers are intended to serve a larger area than Neighborhood Village Centers. Community Village Centers may also have a more significant employment component than a neighborhood village.

Transit Corridors - The City contains a significant number of linear commercial areas that are lively and vital, pedestrian-friendly, and home to a rich variety of small businesses, restaurants, and homes. They are located along streets and major roads and are served by higher frequency transit service. These transit corridors provide valuable new housing opportunities with fewer impacts to the regional freeway system because of their available transit service.