

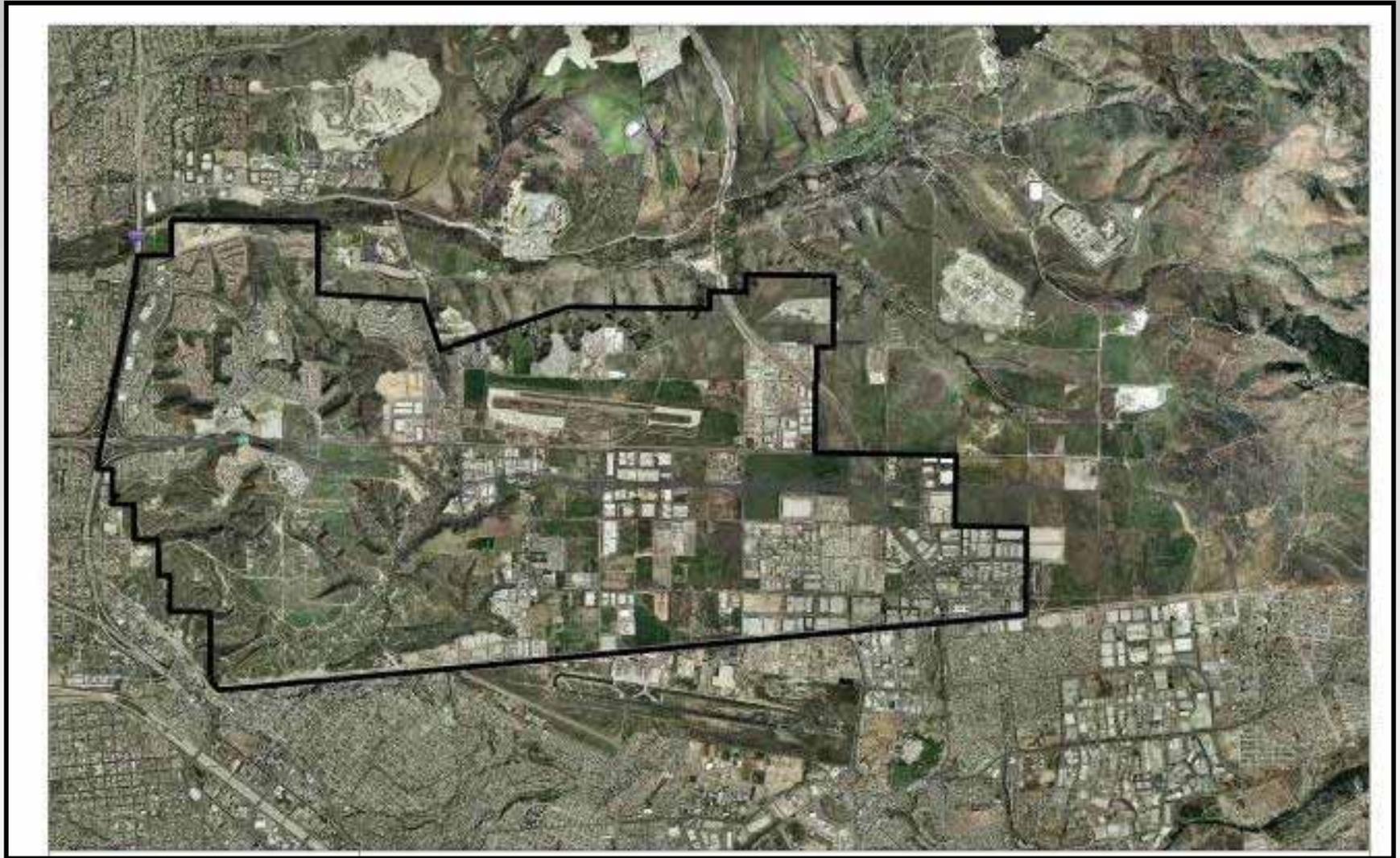
THE CITY OF SAN DIEGO

# OTAY MESA COMMUNITY PLAN UPDATE

Planning Commission Workshop:  
March 13, 2008



# Otay Mesa Planning Area



# Overview

 Introduction

 Community Plan Update Status

 Scenarios 4A and Modified 4B

 Transportation

 Buffers/Scale

7. Vernal Pools Mediation

8. Brown Field

 Financing

10. General Plan

11. Planning Commission Discussion

12. Public Comment

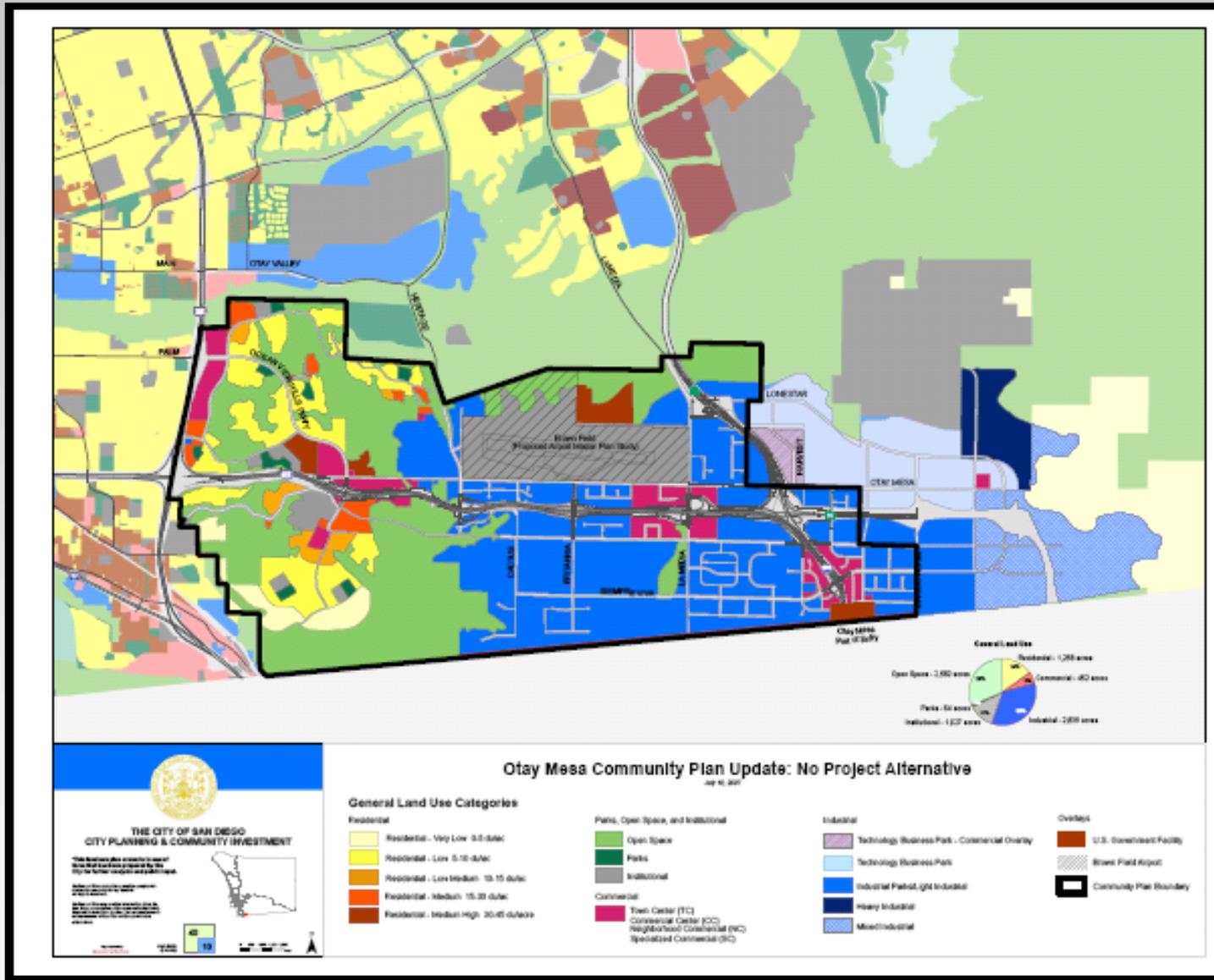


# Community Plan Update Status

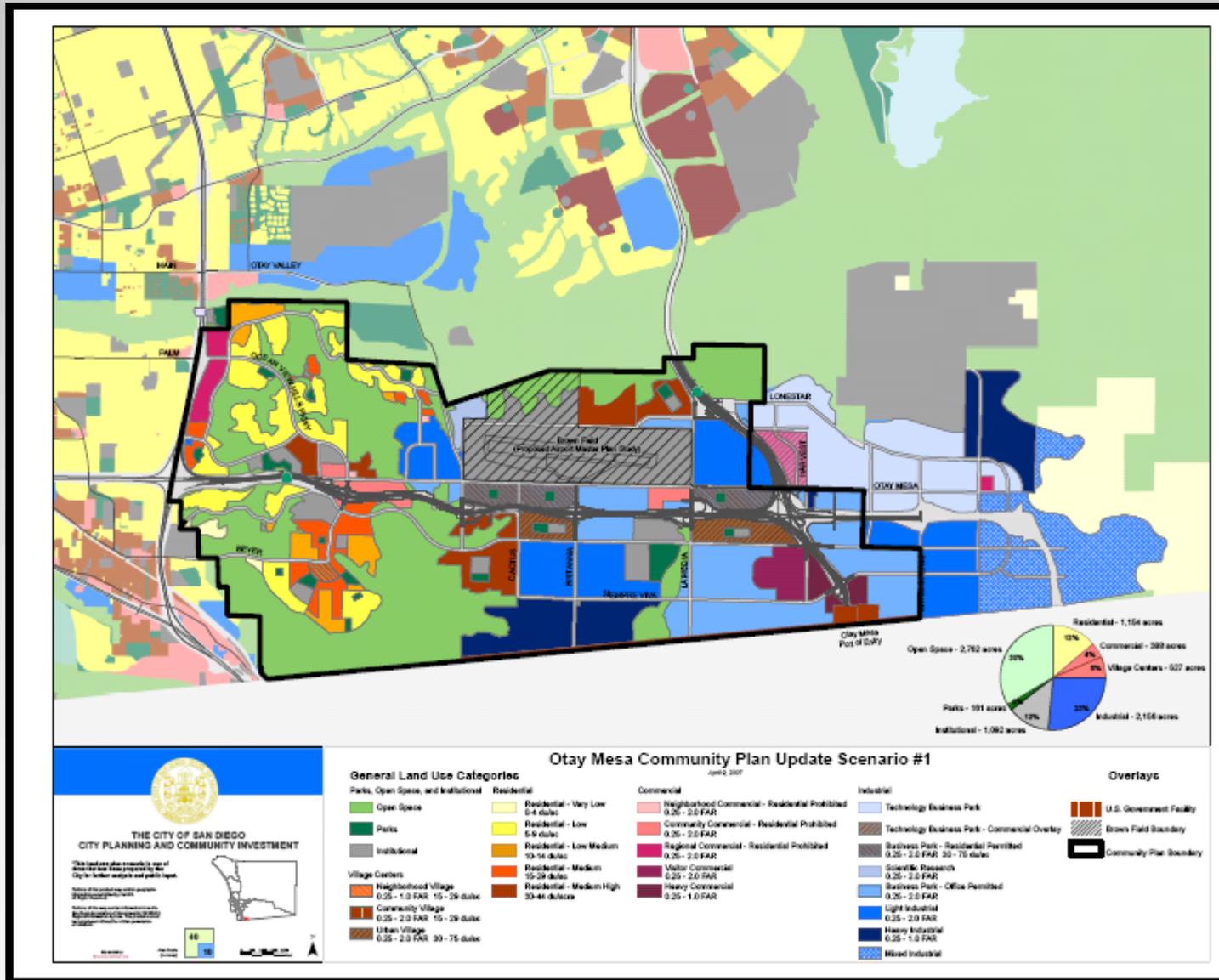
- Determination by City to fund remaining work  
June 29, 2007
- Appropriation of funding by City Council  
December 4, 2007
- Request for Proposals (RFP) for Planning Consultants  
March 14, 2007
- RFP's/contract negotiations for needed consultants  
April/May 2008



# No Project Alternative

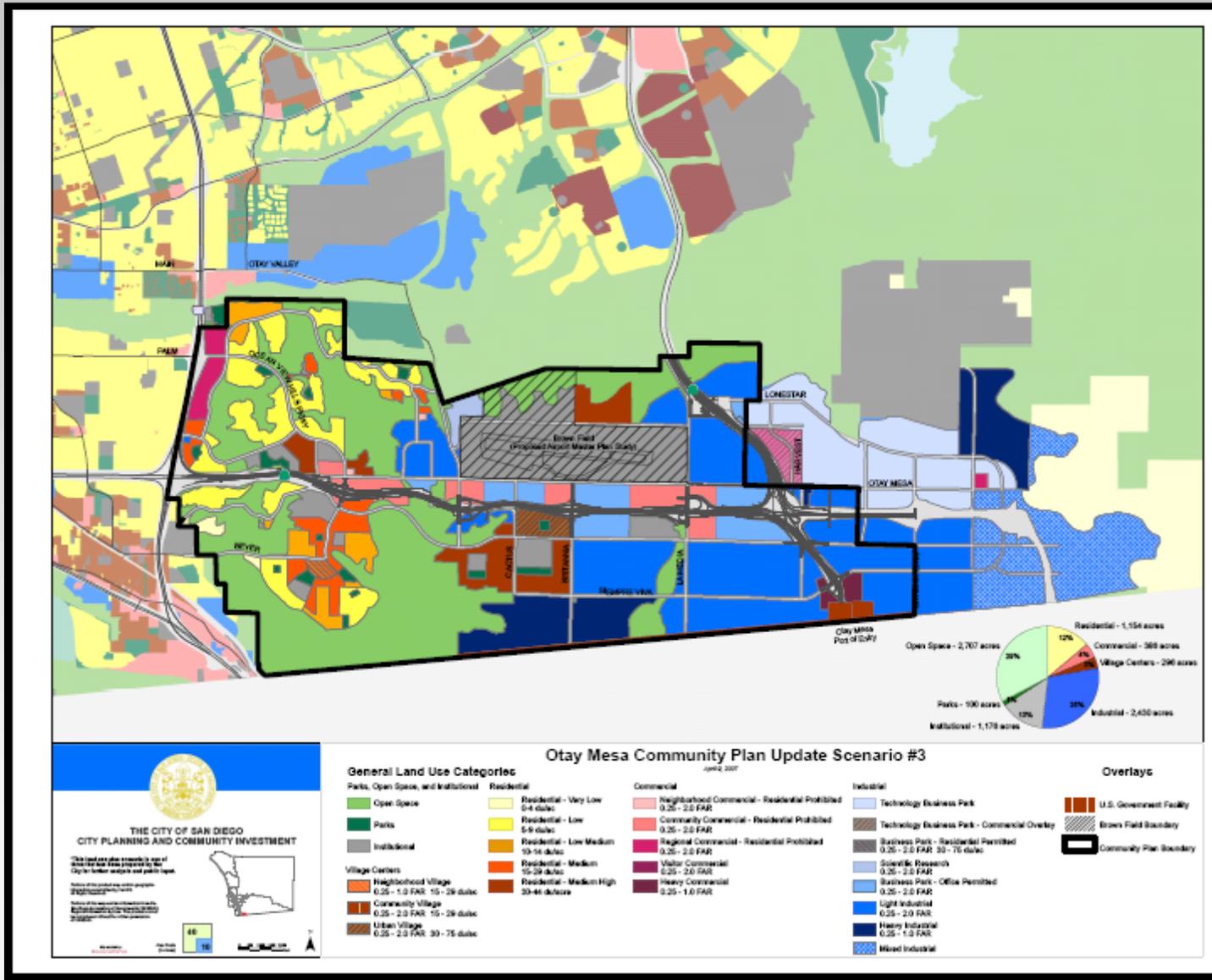


# Scenario #1



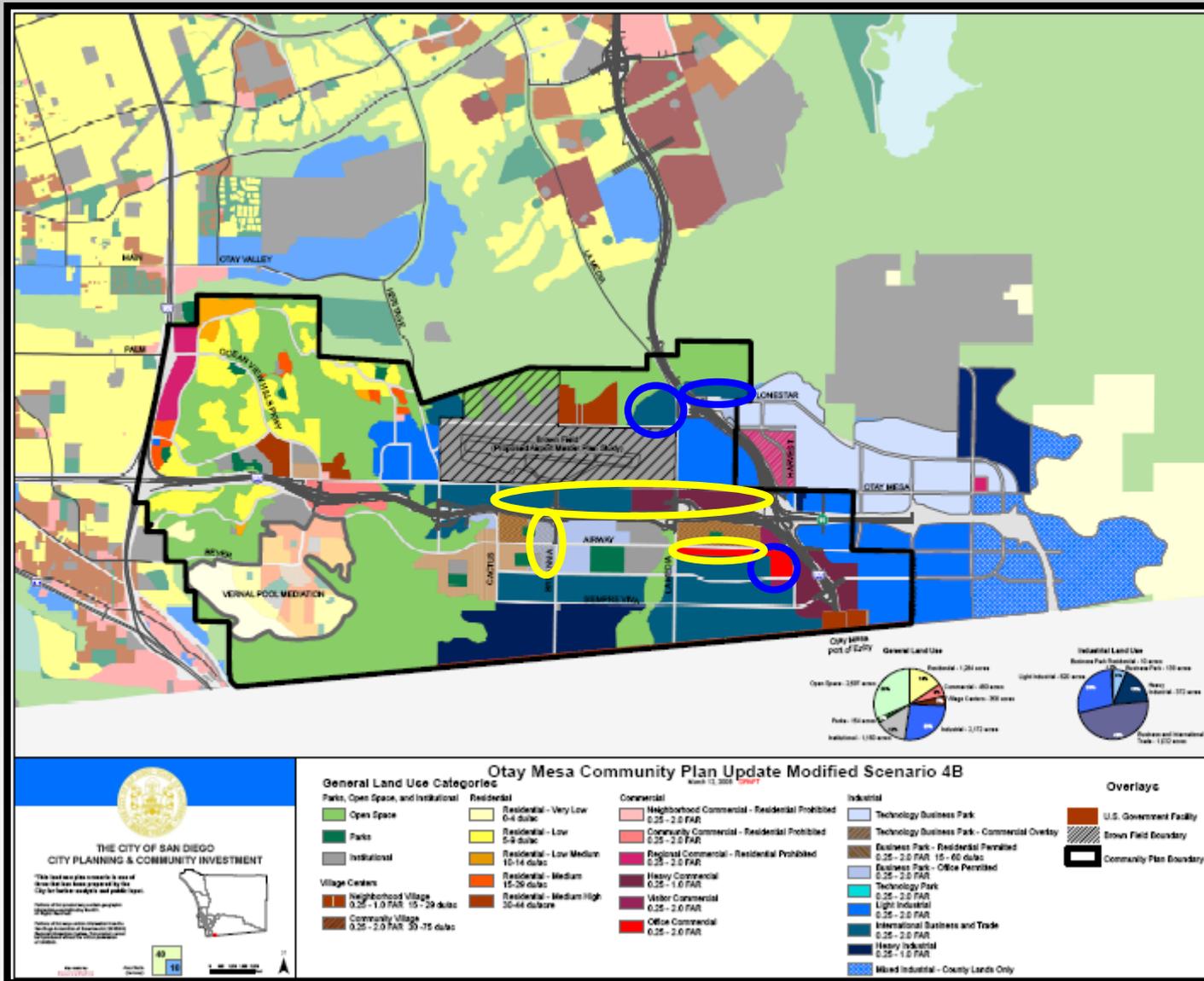


# Scenario #3





# Modified Scenario 4B



# Acreage Summary of Scenarios

	No Project	Scenario #1	Scenario #2	Scenario #3	Scenario #4A	Modified #4B
Industrial	• 2,885	• 2,073	• 1,985	• 2,373	• 2052	• 2178
Commercial	• 450	• 465	• 352	• 466	• 454	• 454
Institutional	• 1,019	• 981	• 974	• 1,073	• 1184	• 1177
Parks and Open Space	• 2,600	• 2,764	• 2,759	• 2,688	• 2784	• 2751
Village Centers	• -	• 482	• 683	• 186	• 444	• 358
Residential	• 1,267	• 1,412	• 1,391	• 1,409	• 1284	• 1284
Right-of-Way	• 1,098	• 1,142	• 1,175	• 1,124	• 1117	• 1117
<b>TOTAL AREA</b>		• 9319 acres		14.6 square miles		



# Approximate FBA Range (Residential)

## Current FBA Assessment

Single Family: \$22,135/unit

Multi Family: \$15,495/unit

## Scenario 4b

Single Family \$35,500 - \$42,600

Multi-Family \$24,900 - \$39,900

(approx. 2% higher than Scenario 2)

## Scenario 2

Single Family \$35,000 - \$42,000

Multi-Family \$24,400 - \$29,300

## Scenario 3

Single Family \$37,000 - \$44,500

Multi-Family \$25,800 - \$31,000

(approx. 6% higher than Scenario 2)



# Buffers/Scale



# Buffers/Scale



# Approximate FBA Range (Non-residential)

## Current Rate

**Industrial: \$44,127/acre**

**Commercial: \$133,718/acre**

## Scenario 4b

Heavy Industrial \$91,000 - \$109,200

Light Industrial \$171,400 - \$205,700

Commercial \$578,500 - \$694,200

## Scenario 2

Heavy Industrial \$89,800 - \$107,800

Light Industrial \$170,600 - \$204,700

Commercial \$578,900 - \$694,700

## Scenario 3

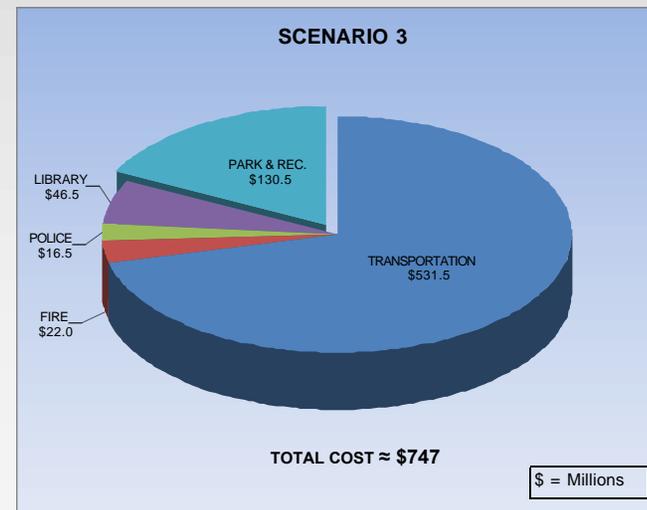
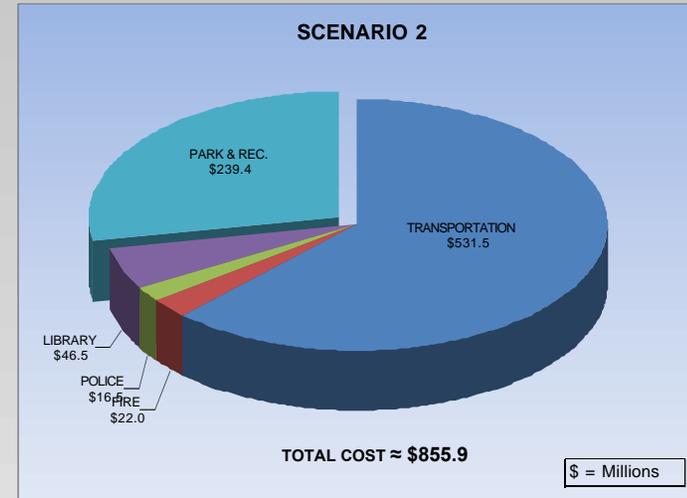
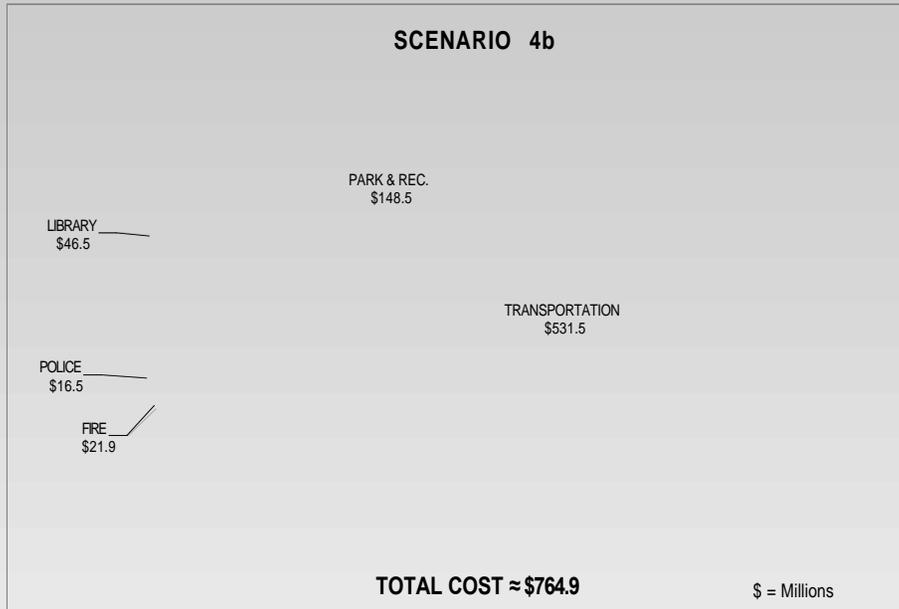
Heavy Industrial \$92,500 - \$110,400

Light Industrial \$172,700 - \$207,240

Commercial \$582,000 - \$698,400



# Preliminary Total Cost of New Facilities



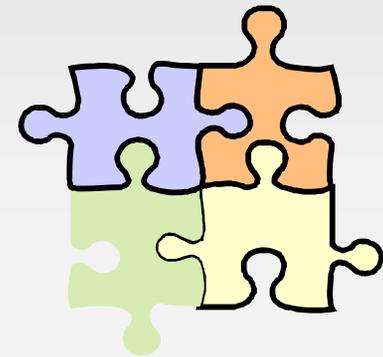
**Note:** The difference in costs between the scenarios continues to be the difference for the required parks.



# Questions for Planning Commission

Are Scenarios 4A and Modified 4B reflective hybrids based on input to date?

What other aspects should be consider as CPCI enters into the plan formulation phase of the update process?



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Planning Commission Discussion

Public Comment

