



Old Town San Diego

COMMUNITY PLAN UPDATE



June 13, 2012

Advisory Committee Meeting

Land Use and Sub Area Alternatives, Community Plan Outline, Goals & Objectives, Workshop Planning

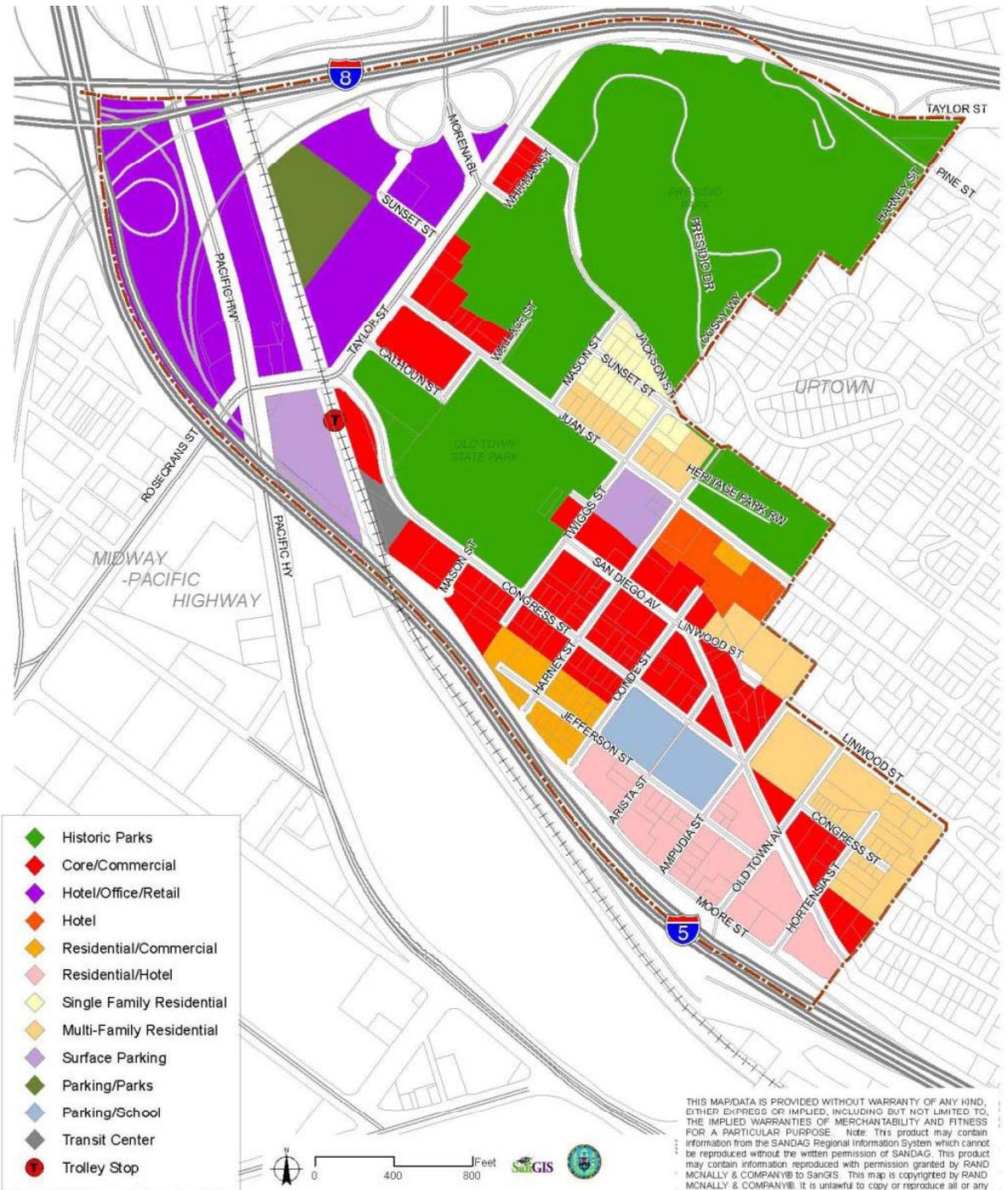


Land Use Alternative

Revised Draft

- Revised per comments from November 2011 discussion on Land Use Alternatives, as well as subsequent feedback and analysis

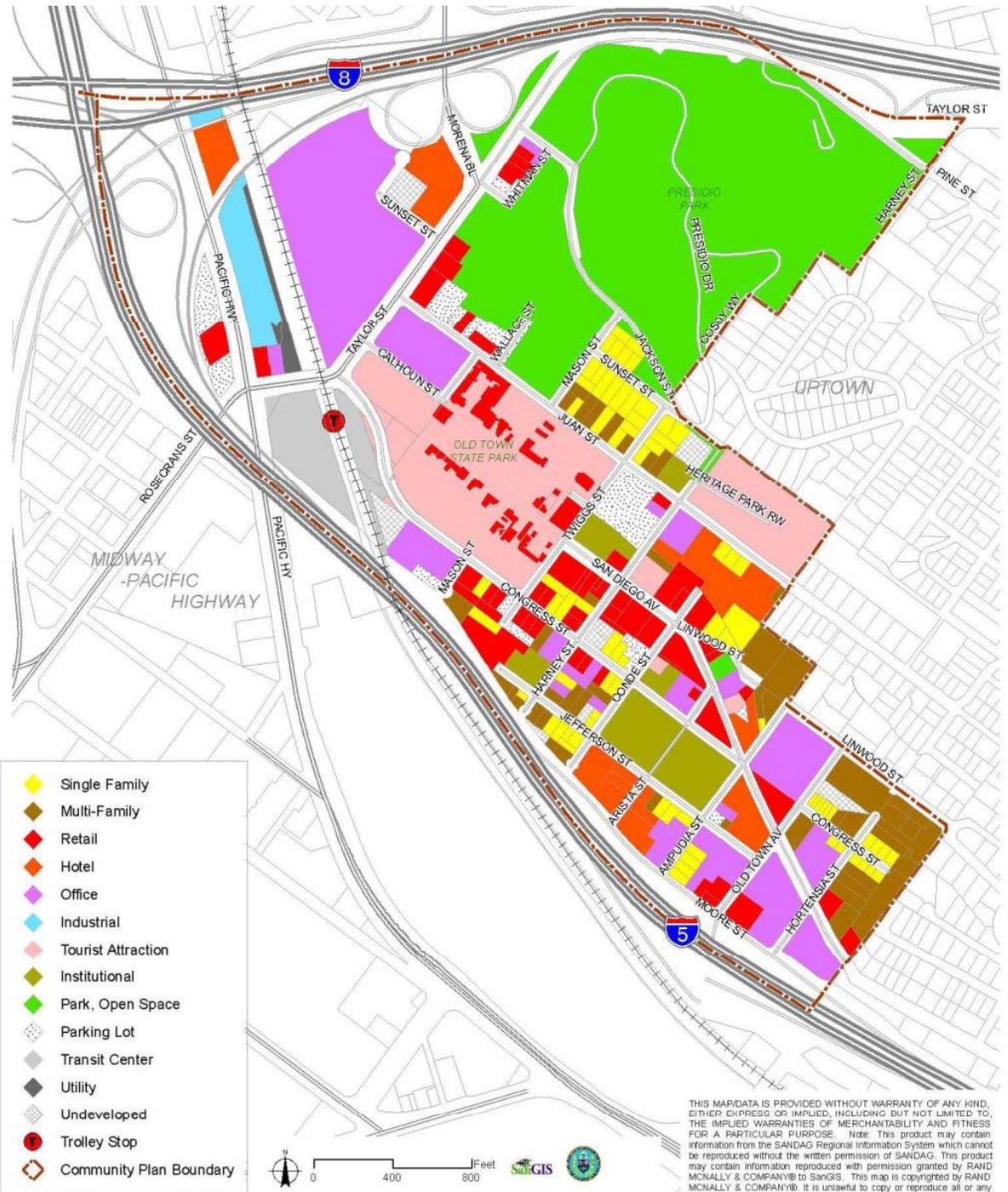
Adopted Community Plan Land Use Map *For Reference*



Old Town San Diego Community Plan Land

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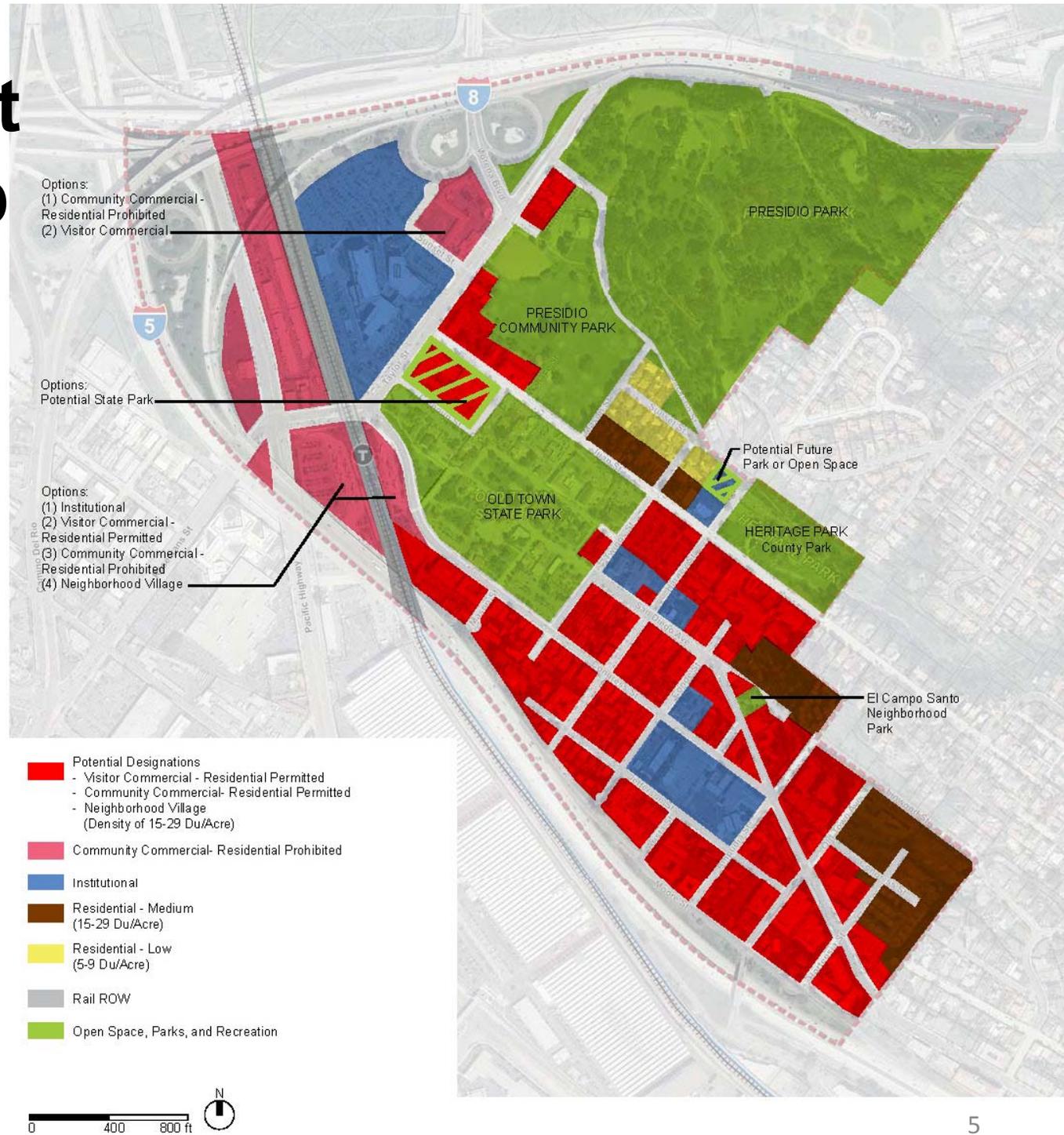
Existing Land Uses For Reference



Old Town San Diego - Existing Land Use 2011

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Nov 2011 Draft Land Use Map *For Reference*



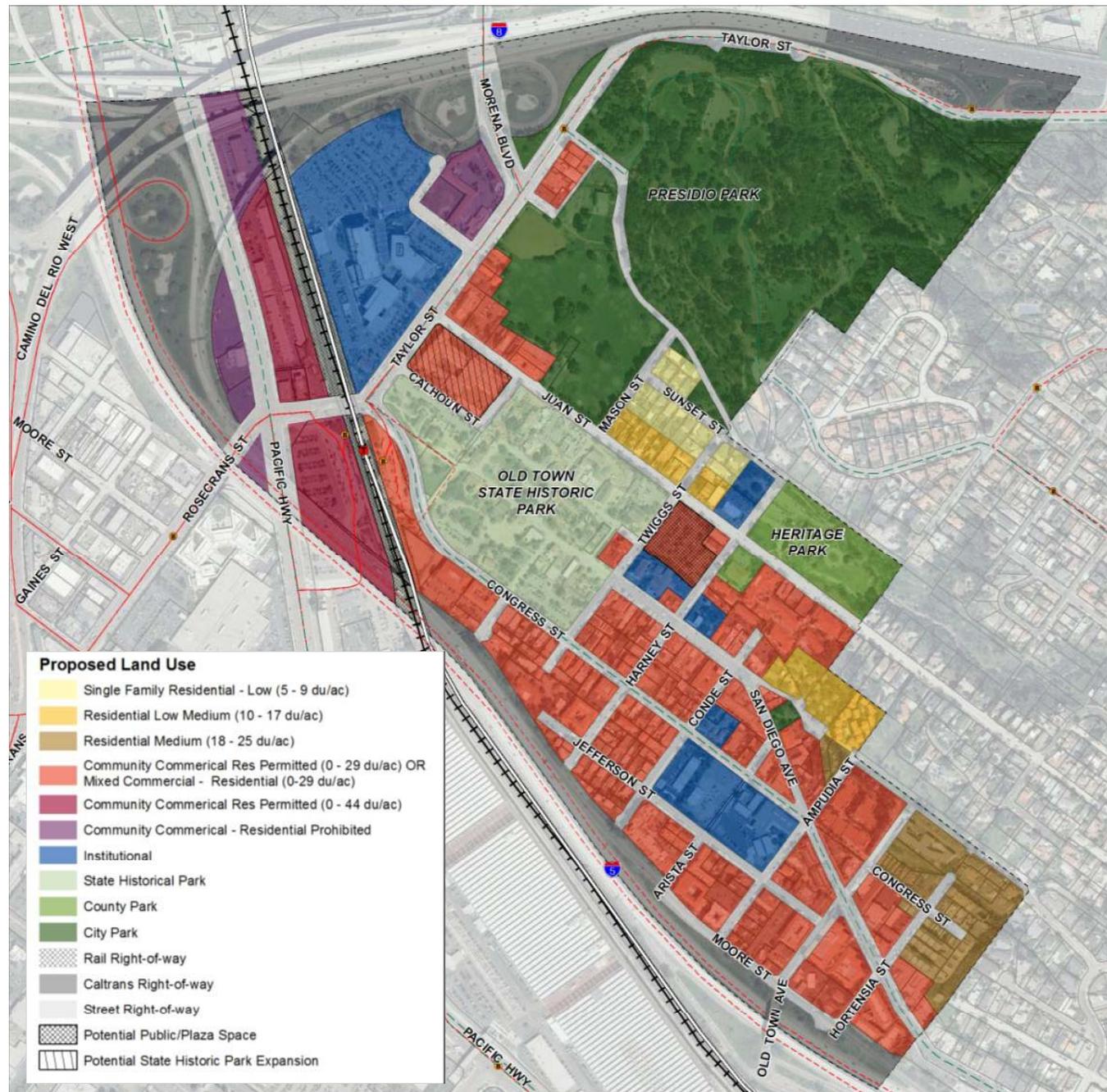
Revised Land Use Map for Discussion

Two potential designations for the Core Sub Area:

(1) *Community Commercial - Residential Permitted*

(2) *Mixed-Use Commercial Residential*

Density proposed is 0-29 du/acre





Community Commercial – Residential Permitted

Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles. It can also be applied to Transit Corridors where multifamily residential uses could be added to enhance the viability of existing commercial uses. Residential uses may occur only as part of a mixed-use (commercial residential) project.

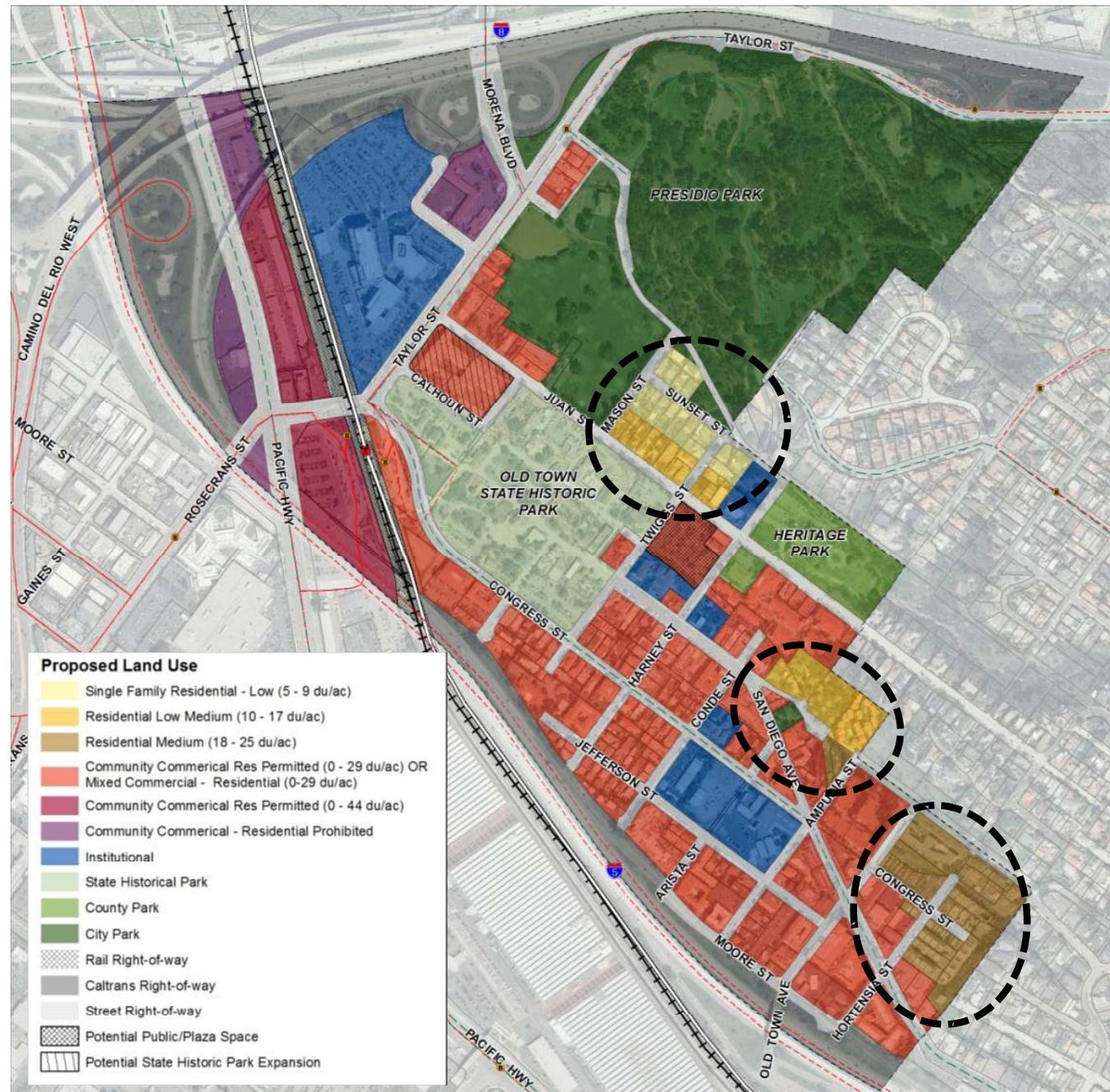
Mixed-Commercial / Residential (Potential New Designation)

Provides a diverse array of commercial and residential uses that include: residential, live/work spaces, hotels, offices, and retail. This designation provides synergies within employment areas or transition between employment areas and residential neighborhoods. This designation is also appropriate for older urban mixed commercial core areas that support residential neighborhoods. Residential may occur as standalone or a part of a vertical or horizontal mixed–use project. Community Plans may specify a narrower permitted residential density range and place an emphasis on general types of commercial uses.

Revised Land Use Map

Refined residential designations, boundaries, and densities based on Historic Survey results

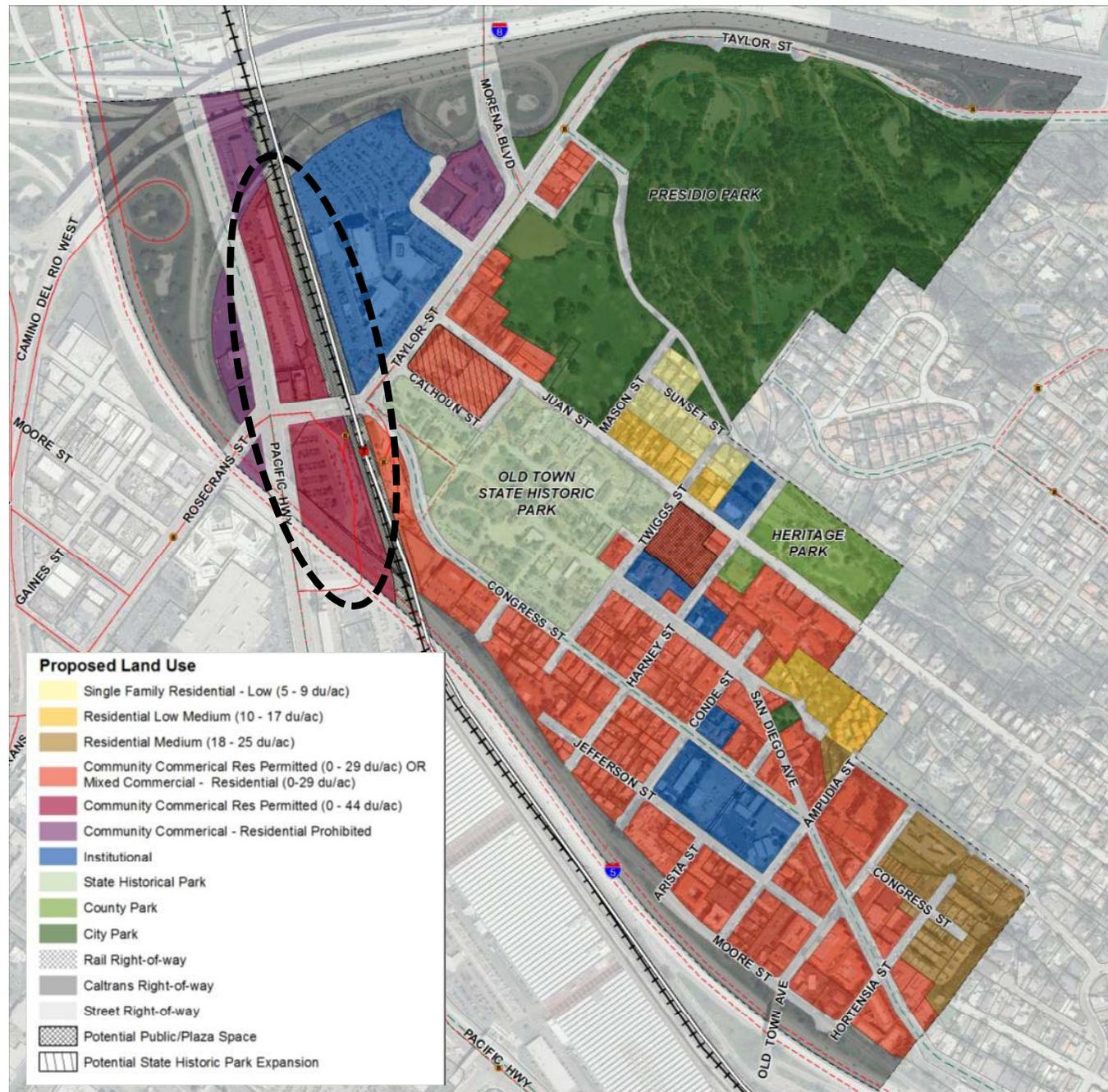
Density proposed is
SF: 5-9 du/acre
Low: 10-17 du/acre
Low Med: 18-25 du/acre



Revised Land Use Map

Identified parcels along Pacific Highway, including State Park/Transit Parking Lot, to support :
Transit Oriented Development

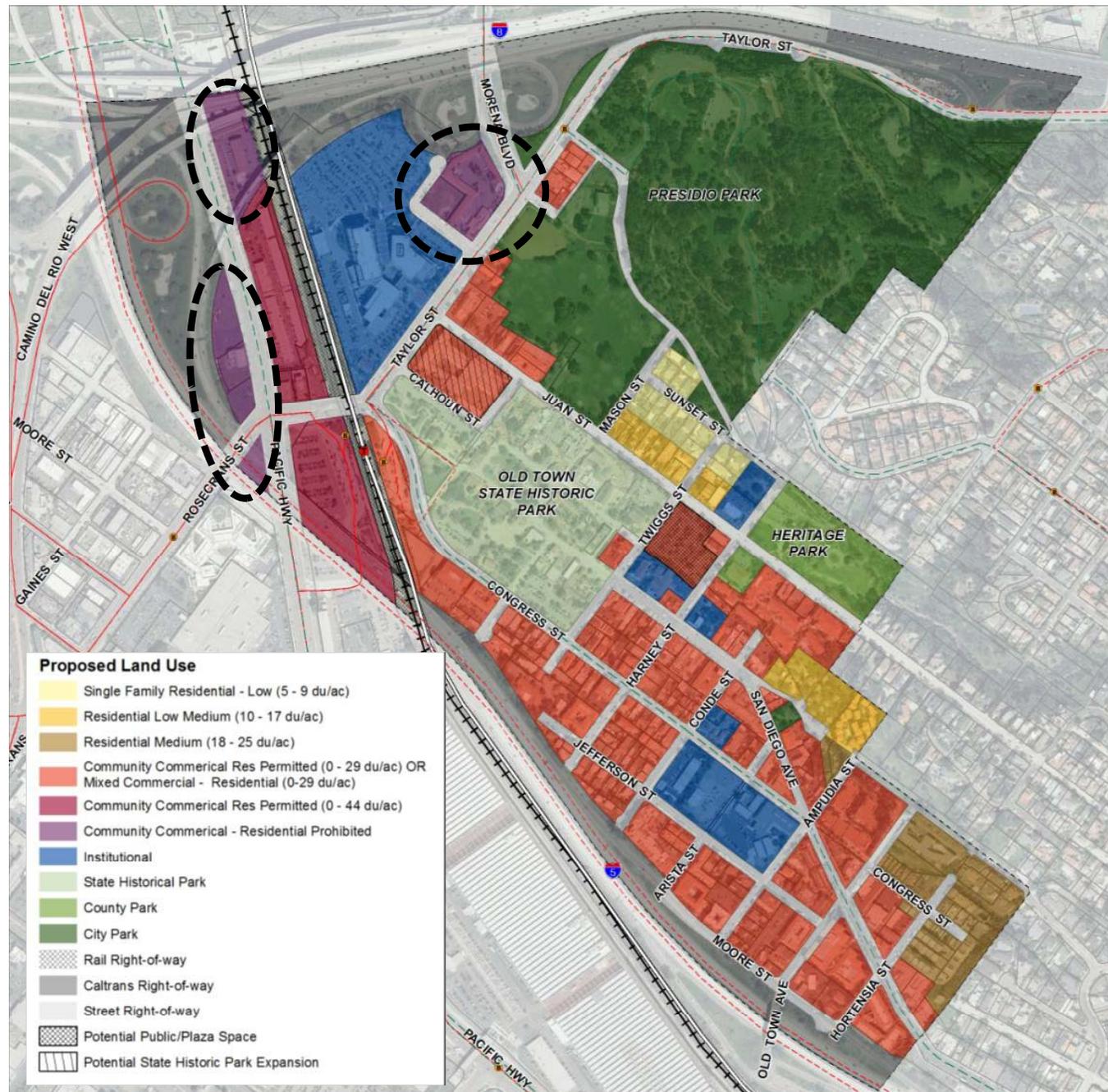
Community Commercial – Residential Permitted
Density proposed is 0-44 du/acre



Revised Land Use Map

Identified parcels along Pacific Highway and Taylor Gateway as

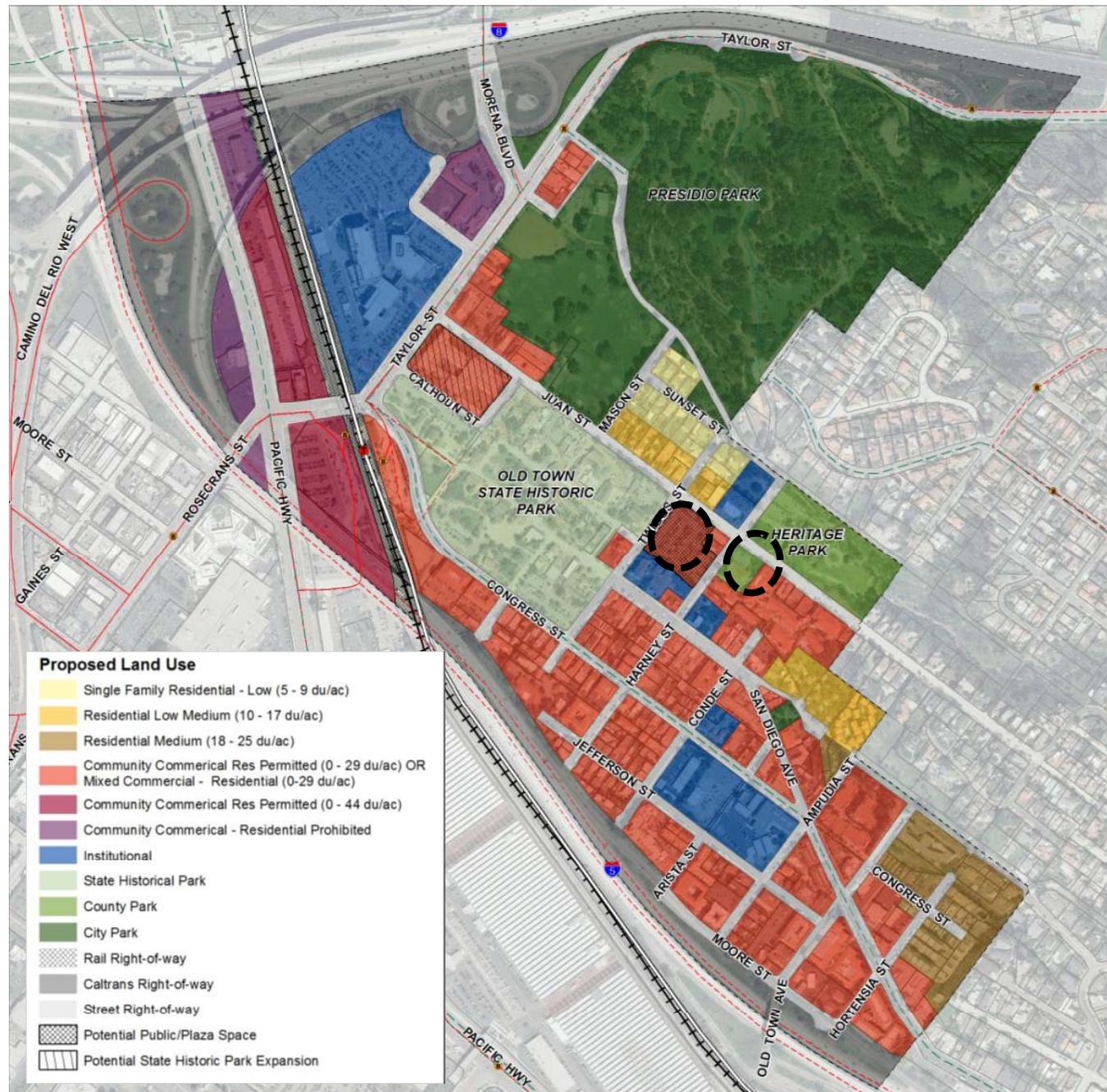
Community Commercial – Residential Prohibited



Revised Land Use Map

Adjusted area with Heritage Park land use

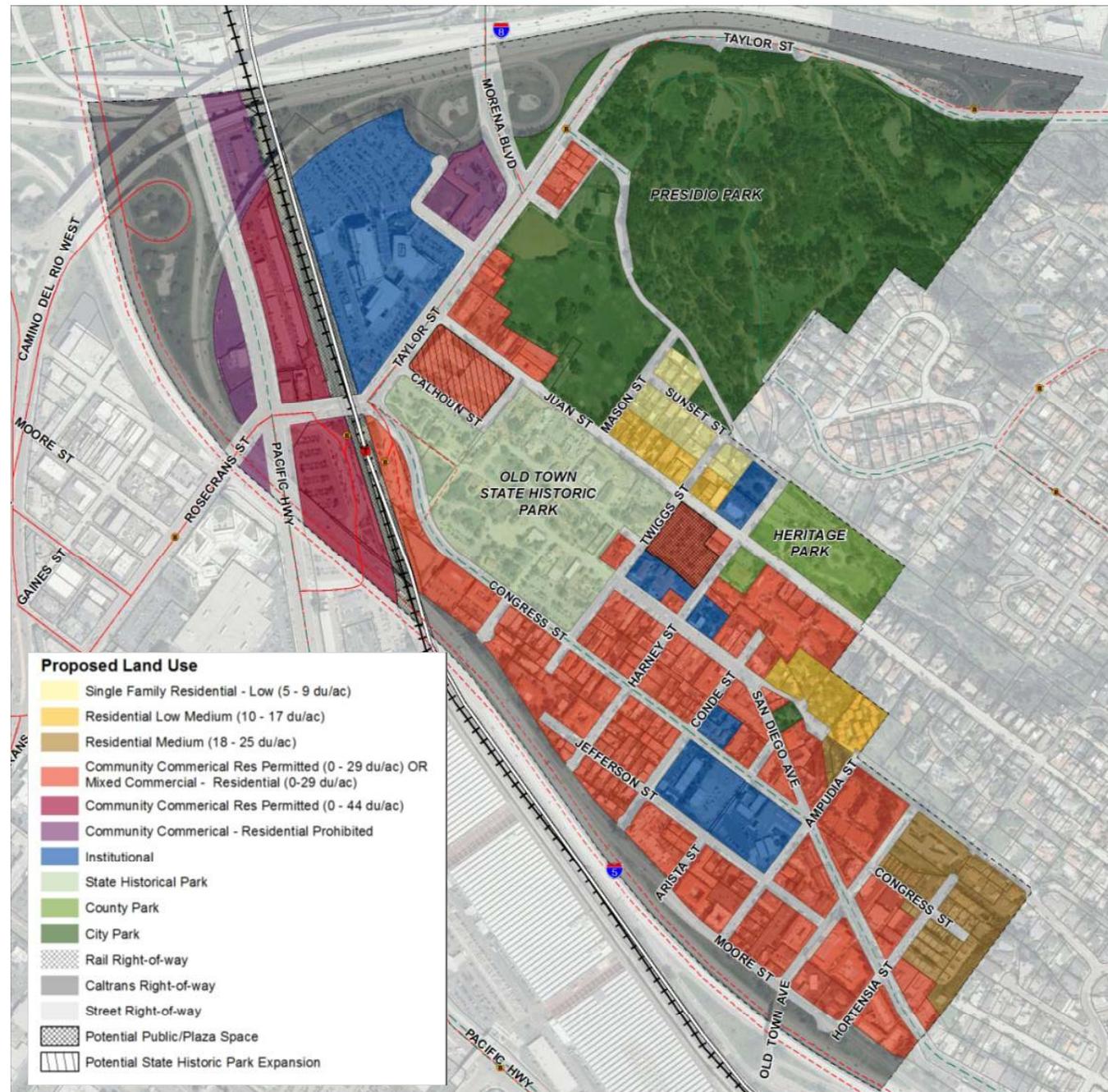
Should there be an overlay area for potential future public space or plaza space at City owned Parking Lot ?



Potential Future Parks & Open Space

Provide policies for potential future park, open space or interpretive areas

- 1. At City parking lot, Ballard Parents Center, or other sites*
- 2. Upon vacation of Caltrans ROW*



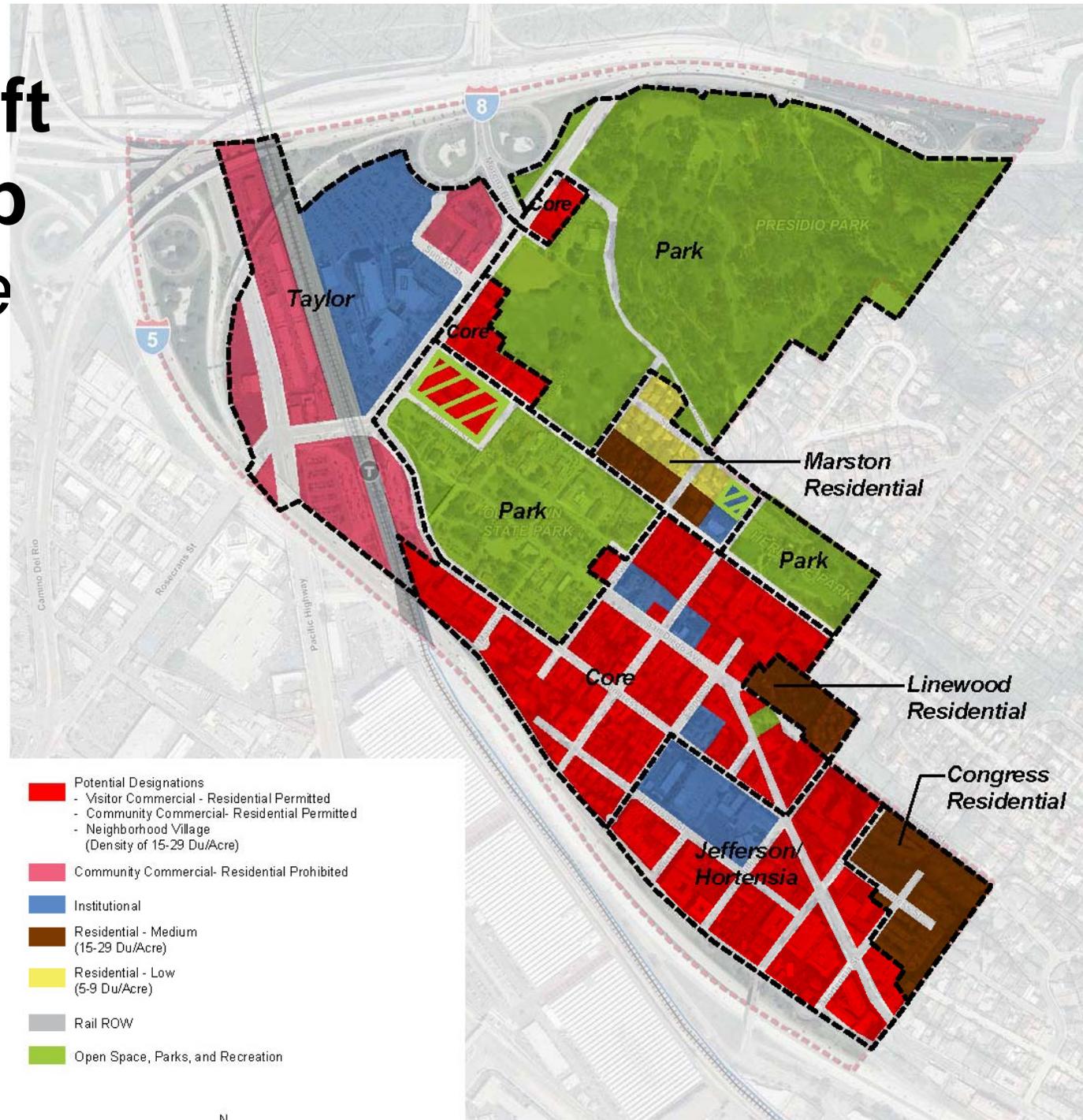


Sub Area Map

Revised Draft

- Revised per comments from November 2011 discussion on Land Use Alternatives and Urban Design Sub Areas, as well as subsequent feedback and analysis
- Intended as a tool to help with the implementation of the Community Plan, with the development of design guidelines, and with refinements to the PDO

Nov 2011 Draft Sub Area Map *For Reference*

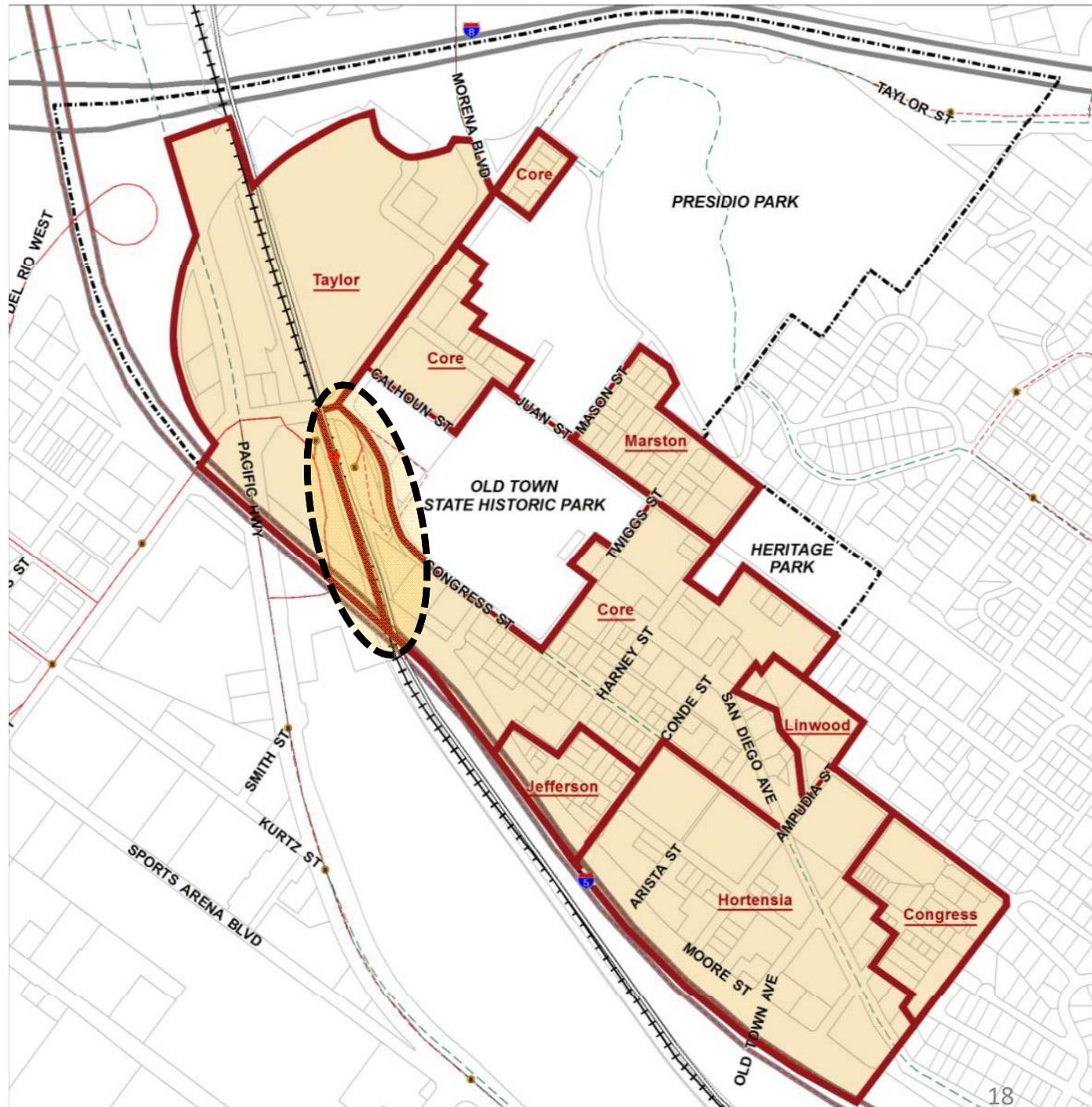


Revised Sub Area Map



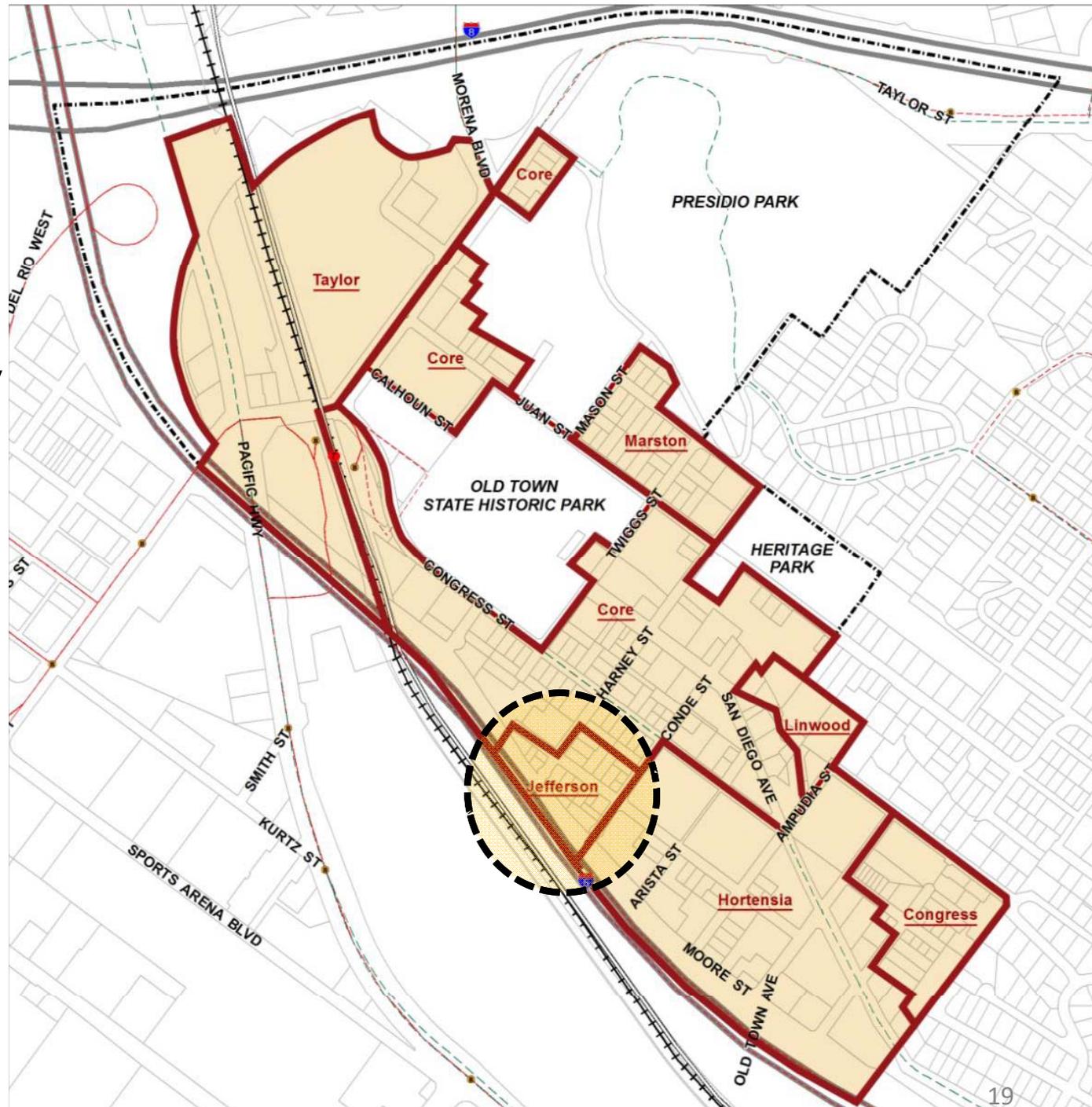
Revised Sub Area Map

Identified Transit Center as Core, formerly Taylor



Revised Sub Area Map

Added Jefferson Sub Area, in area formerly Core, to be more consistent with intent of PDO



Revised Sub Area Map

Expanded Linwood area to incorporate existing multi-family housing area

