



University Community Plan Update

Community Discussion Draft Presentation to the Parks and Recreation Board

Associate Planner Ashley Dulaney, Planning Department



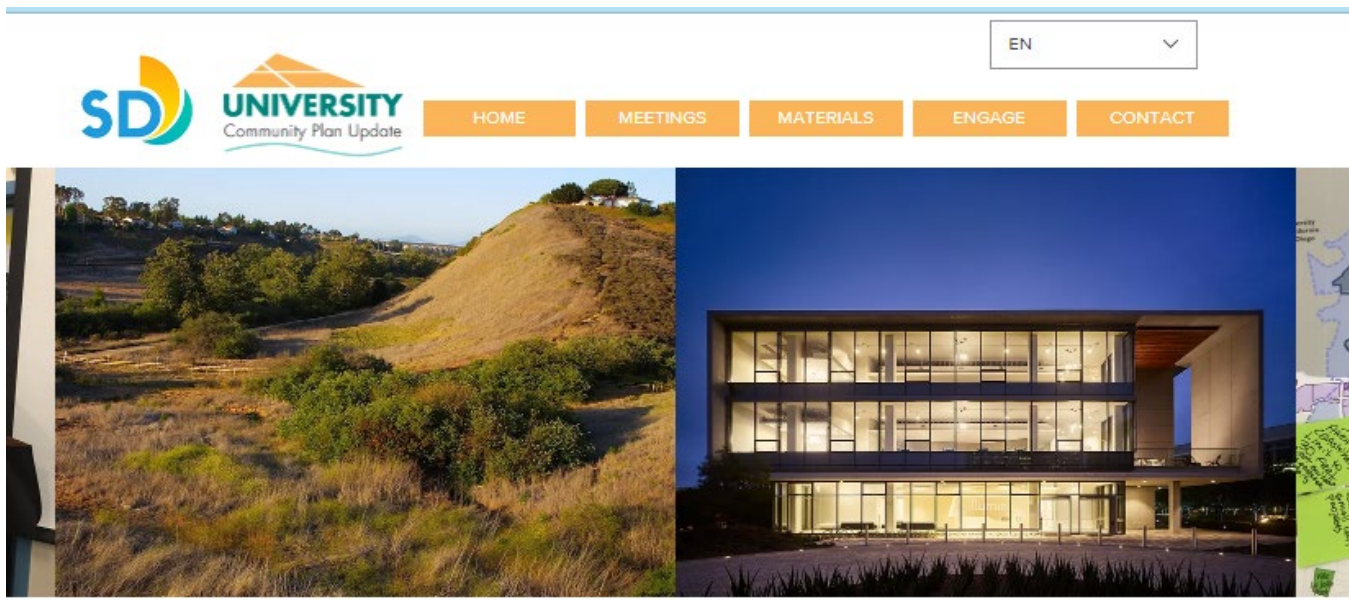
University Community Plan and Local Coastal Plan

Community Discussion Draft
April 2023



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University Community Plan Update

The University Community Plan serves as the 30 year vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development in the University Community Planning Area. This update plans more opportunities for homes, jobs and mixed-use development connected to the University of California San Diego, retail and employment centers, hospitals, health care facilities, residential areas, public spaces, and bus rapid and light rail stations.

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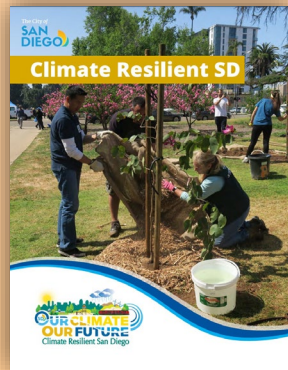
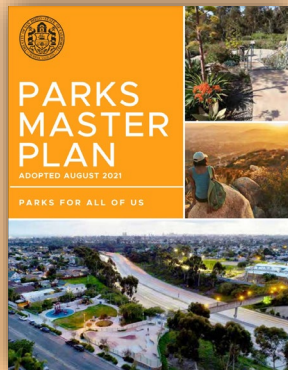
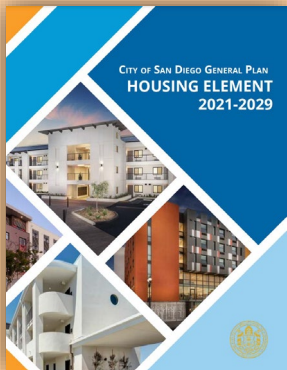
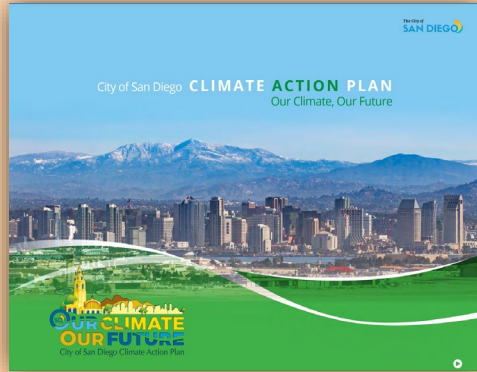
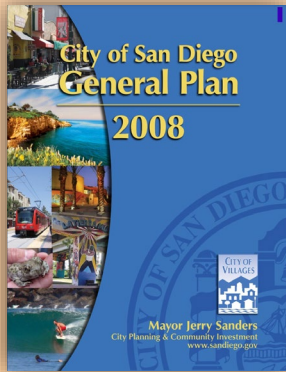
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Progress To Date/Upcoming Steps

2018-2019	2020	2021	2022 – Mid 2023	Late 2023
PLAN UPDATE LAUNCH	DEVELOPMENT OF PLAN COMPONENTS	SCENARIO DEVELOPMENT & COMMUNITY ENGAGEMENT	DRAFT PLAN FORMATION & ANALYSIS	FINAL DRAFT PLAN & PUBLIC HEARING PROCESS
Open House	Mobility Vision	Element Goals and Policies	Land Use Alternatives	Final Draft Community Plan
Data Collection	Economic Forum	Mobility Networks & Concepts	Planning Commission Workshop	Final Draft Environmental Impact Report (EIR)
Existing Conditions Documentation	Online Engagement	Online Engagement	Revised Land Use Alternatives	Public Hearing Process
Existing Conditions Presentation	CPU Subcommittee Meetings	Community Outreach	Draft Mobility Networks	Plan Adoption
Website Launch	Element Goals and Policies	Virtual Workshops	Community Discussion Draft Plan	
Guiding Principles Development	Adopted Plan Land Use Buildout Report	CPU Subcommittee Meetings	Draft Community Plan and Zoning Map	
Begin Community Plan Update (CPU) Subcommittee Meetings	CPU Subcommittee Meetings	Land Use and Urban Design Concepts	Draft Environmental Impact Report (EIR)	
		CPU Subcommittee Meetings	CPU Subcommittee Meetings	

Basis of the Plan

Citywide Policy Framework



Guiding Principles

- Renowned Institutions
- Vibrant Mixed-Use Urban Core
- Diversified Housing Inventory
- Center of Economic Activity
- Complete Mobility
- Sustainable Community Integrated with its Natural Environment, Open Space, and Recreational Areas

Plan Goals and Policies

- » Vision & Community Framework
- » Mobility
- » Conservation & Open Space
- » Public Facilities, Services & Safety
- » Urban Design
- » Parks & Recreation
- » Historic Preservation

Plan Priorities

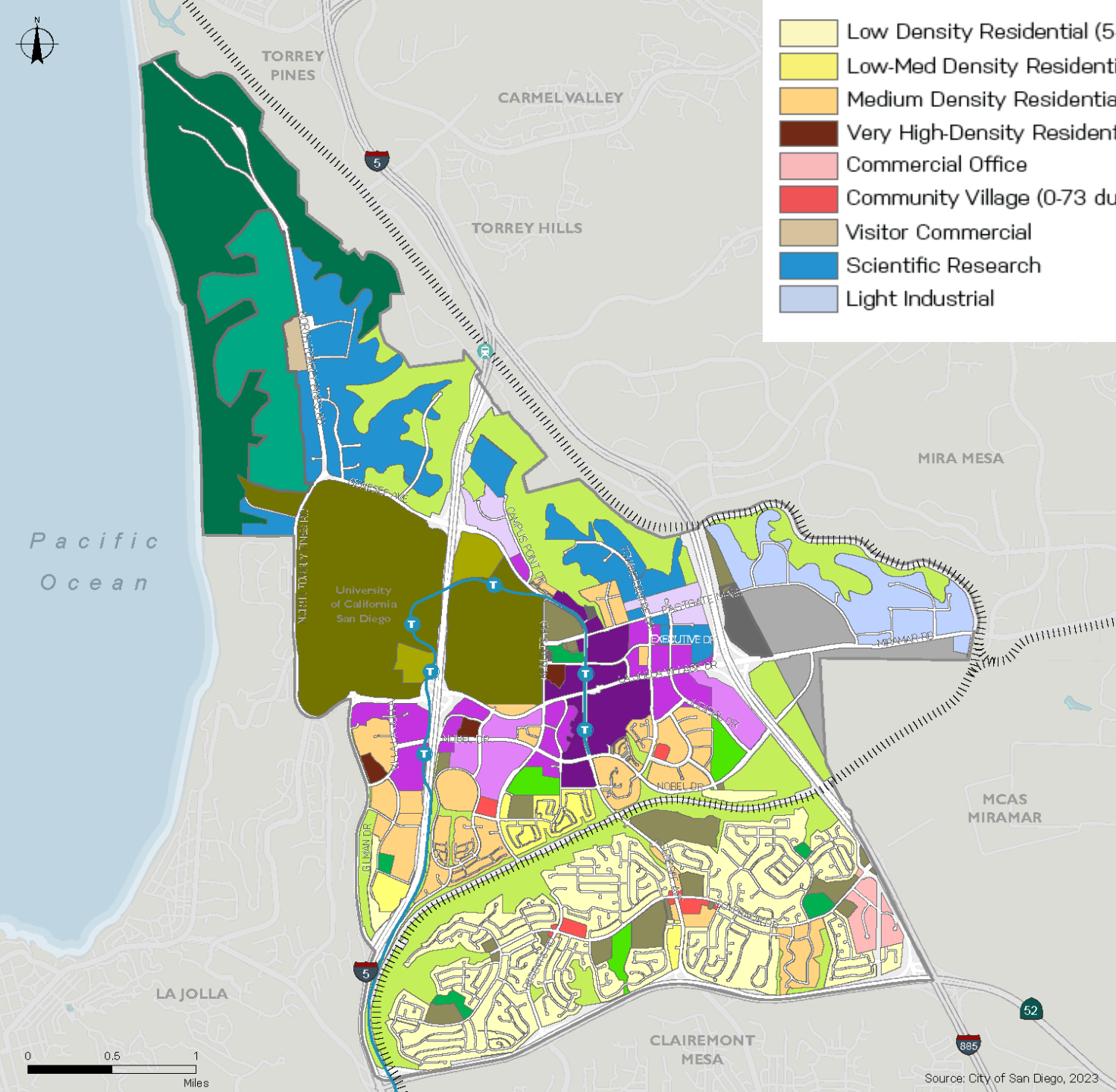
**Supporting
a Thriving
Economy**

**Maximizing
Transit
Investment
Success**

**Allowing a
Variety of
New
Homes**

**Ensuring a
Sustainable
Future**

**Streets
Designed
for People**



Potential Build-out:

- 32,500 New Homes
- 59,000 New Jobs
- New Supportive Infrastructure
- 130+ Acres of Open Space to be Dedicated

Figure 3: Planned Land Uses

Source: City of San Diego, 2023



Today's Focus:
**Urban Design, Parks & Recreation,
and Open Space & Conservation
Elements**

Urban Design

Urban Forestry

Urban
Greening

Village Areas

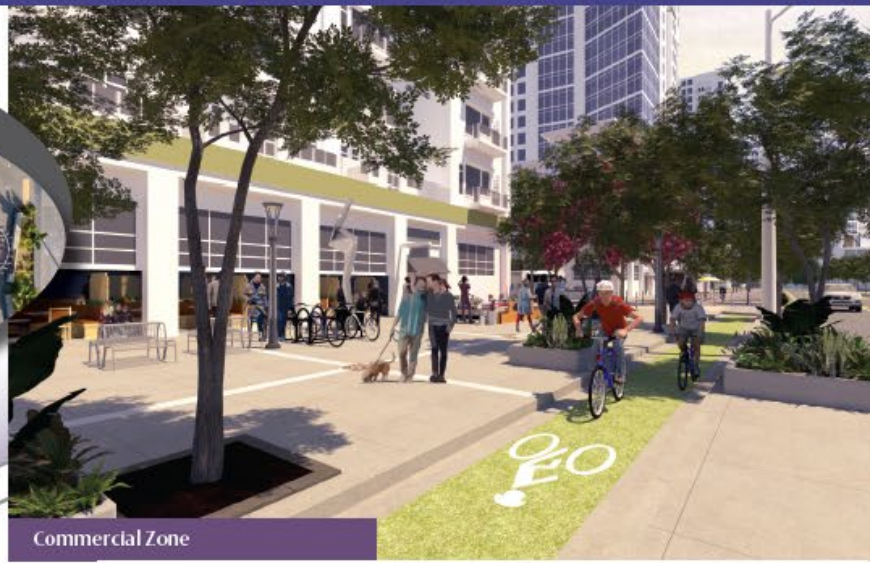
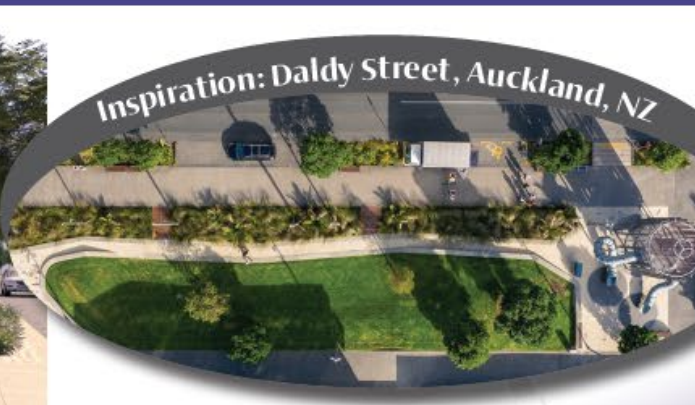
Promoting urban development that's designed in a way that transforms the community from an auto-centric area with separated land uses into a connected, mixed-use, and transit-oriented community centered around a rich and vibrant public realm.



Recreation-Oriented Zone

Promenades connect people through neighborhoods and to services. Defined as linear public spaces that accommodate a variety of uses and activities, they should be well-connected to surrounding development while being comfortable and welcoming places for people with all abilities. Promenades reinforce a community identity and image, and they help attract new residents, businesses, and investment to an area. The creation of promenades is envisioned to be community-driven, with an opportunity for incremental interventions which can be tied to private development and investment in the area. Promenades enhance pedestrian safety, encourage non-motorized transportation, and foster safe pedestrian interaction and outdoor activities.

A new promenade on the north side of Executive Dr. would benefit with a design of three distinct zones. A recreation zone from Regents Rd. to Genesee Ave. can be an extension of Mandell Weiss Eastgate Park. A transition zone from Genesee Ave. to Towne Center Drive can accommodate the change of elevation between the roadway and the street as a transition zone. From Towne Center Drive to the terminus can be more of a commercial zone to serve local employees.



Commercial Zone

Promenades



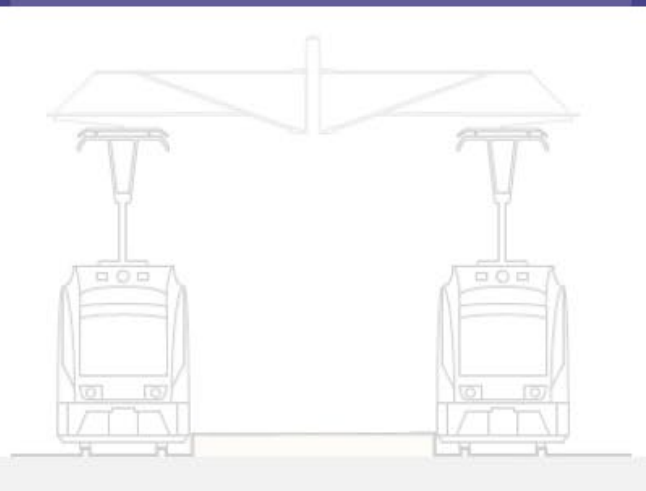
Transition Zone

Opportunity Area: Executive Drive

Executive Drive offers a unique opportunity to transform an oversized street into a promenade using excess right-of-way and private property set-backs. This corridor is envisioned to have three distinct zones that allow the promenade to have different character based on the adjacent uses. Each zone would provide a unique experience to users.

Key Features

- ▶ Trees and Shade
- ▶ Multi-Use Path
- ▶ Pedestrian Scale Lighting
- ▶ Bicycle Parking
- ▶ Drought Tolerant and Native Landscaping
- ▶ Seating
- ▶ Ground Floor Activation
- ▶ Upper Floor Activation



Platforms

Platforms extend over major streets and transit infrastructure in the community. They connect with podiums and the upper story spaces of adjacent development. Like podiums, platforms offer attractive and vibrant publicly accessible spaces above the street level at key connecting nodes in the community. Unlike podiums, platforms are typically narrower and do not always extend over inhabited space. They include the San Diego Trolley station platforms, elevated walkways, and sky bridges. More should be done to expand these areas to include opportunities for seating, shade, landscape, gathering, and even retail activation.

Key Features

- Seating
- Shade
- Pedestrian Scaled Lighting
- Art and Signage
- Landscape Areas
- Small-scale Retail Activation
- Access to transit and street below



Opportunity Area: Executive Drive, Voigt & UTC Stations

The Executive Drive, Voigt, and UTC transit stations are surrounded by under-utilized space. As buildings are developed around them, the transit station can be directly extended to the building footprint to provide a seamless experience for transit riders and expanded open space for building users.



Inspiration: Design Orchard, Singapore

Opportunity Area: Rooftops & Parking Garages

Every multi-story building in University is an opportunity to create a public space. Nearly all new buildings will have some integrated parking or rooftop that can be designed to become a place for people to congregate and enjoy. These areas can be amenity spaces for tenants while also providing for both active and passive recreation opportunities.



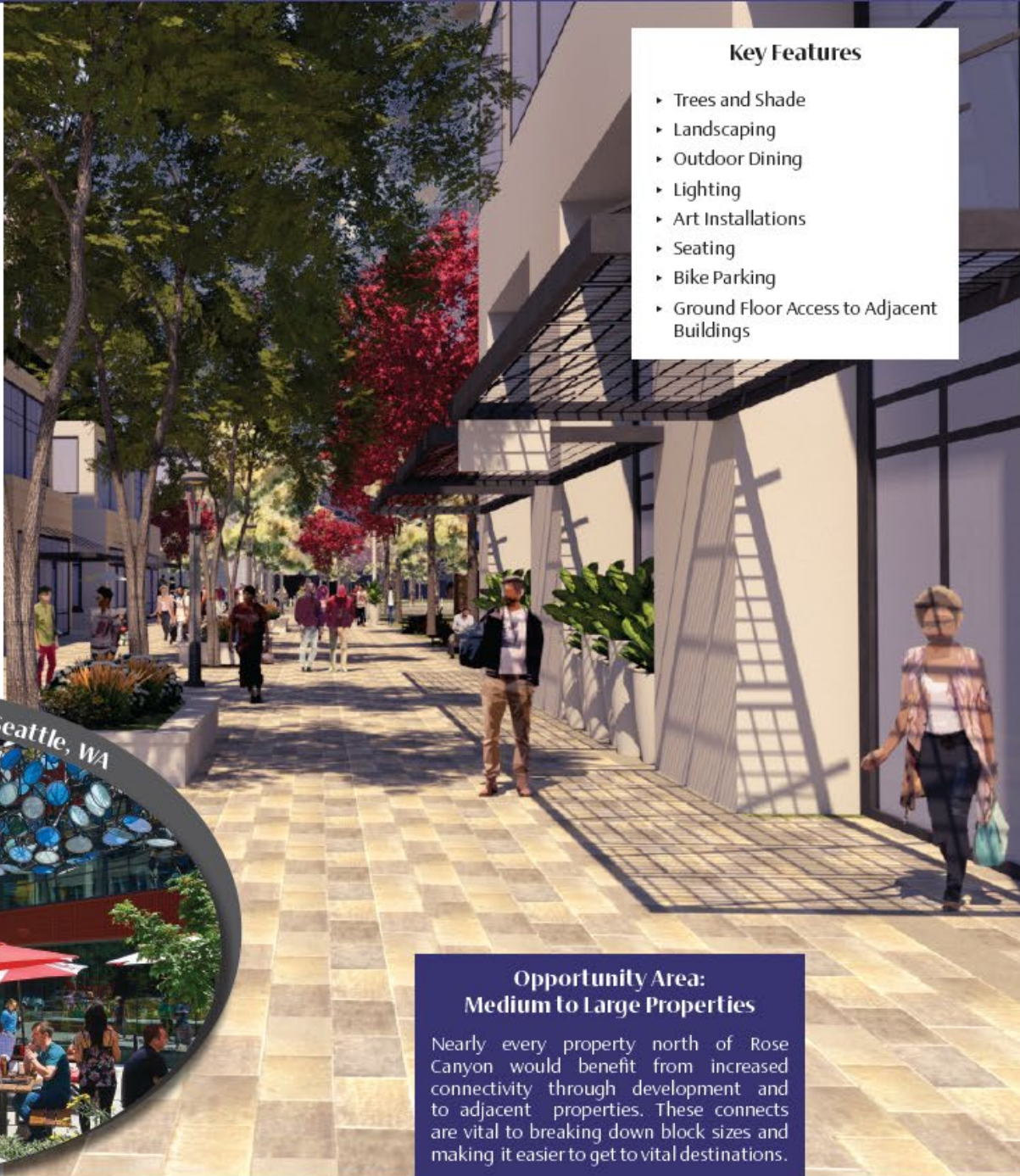
Podiums

Podiums connect uses and buildings across different floor levels. Podiums provide publicly accessible open space areas on top of buildings and parking structures. With creative design, a podium can transform the upper level of a building and parking structure into a quality space for people to use and connect at upper levels of a development. Surrounding uses and buildings can integrate with the podium open space and in some instances podiums may connect with transit stations and mobility infrastructure in the community. Podiums have the opportunity to connect neighboring properties with a shared investment in open space that can be programmed to meet the needs of the users.

Podiums enhance the quality and quantity of parklike space in the community, and provide opportunities for landscape and greenery that is integrated with development.

Key Features

- Trees and Shade
- Pedestrian Paths
- Pedestrian Scaled Lighting
- Bicycle Parking
- Passive Recreation and Landscape Areas
- Rooftop Gardens
- Seating and Outdoor Dining
- Retail Activation
- Access to transit and street below



Key Features

- Trees and Shade
- Landscaping
- Outdoor Dining
- Lighting
- Art Installations
- Seating
- Bike Parking
- Ground Floor Access to Adjacent Buildings

Paseos

Paseos connect people to and through blocks, streets, plazas and parks. Large-block development is common in the community and many properties exceed an acre in size. This pattern of development impacts circulation in the community and requires active interventions to create better connections for pedestrians and avoid out-of-direction travel. Paseos provide an opportunity to connect across large blocks and developments without the need for additional streets. These connecting paths prioritize pedestrian mobility and can double-up as spaces for community gathering, recreation, greenery, and enhanced access. If designed carefully, paseos can also serve as landscaped buffers and screening between buildings. The alignment of paseos across multiple sites can produce a network of safe and enjoyable pedestrian connections that relieve pressure on major arterials and secondary streets, integrate development uses, and link other public realm elements (such as parks and plazas).



Inspiration: South Lake Union, Seattle, WA

Opportunity Area: Medium to Large Properties

Nearly every property north of Rose Canyon would benefit from increased connectivity through development and to adjacent properties. These connects are vital to breaking down block sizes and making it easier to get to vital destinations.

Plazas

Plazas connect people to transit, employment and retail experiences. Plazas offer a relief from buildings with open spaces that may vary in size from an intimate corner plaza that holds a few tables to an expansive entry forecourt with varied programming. A primary purpose of plazas is to offer a space for active areas of a building or set of buildings to spill out to the exterior. As such, the relationship of building entrances and the building's ground floor with the plaza is of critical importance. Doors and windows of the buildings surrounding a plaza should open up to the plaza. Plazas may also include more areas of hardscape (non-vegetated surfaces, such as paving) than one typically sees in parks or other natural environments. Plazas should provide pedestrian-scaled lighting, seating areas, and shade. Other elements, such as art installations, signage, planters, and tables can add visual richness and comfort. Plazas provide multiple benefits to urban dwellers: they can serve as a respite from the hustle and bustle of the city, they can support large gatherings for events such as festivals, farmer's markets, and concerts, and they can provide connecting open space between buildings and from buildings to transit and to surrounding streets.

Key Features

- ▶ Trees and Shade
- ▶ Pedestrian Paths
- ▶ Pedestrian Scaled Lighting
- ▶ Bicycle Parking
- ▶ Passive Recreation and Landscape Areas
- ▶ Seating and Outdoor Dining
- ▶ Retail Activation
- ▶ Access to transit and street below



Inspiration: Houston Center, Houston, TX

















Opportunity Area: Properties with Pedestrian Access

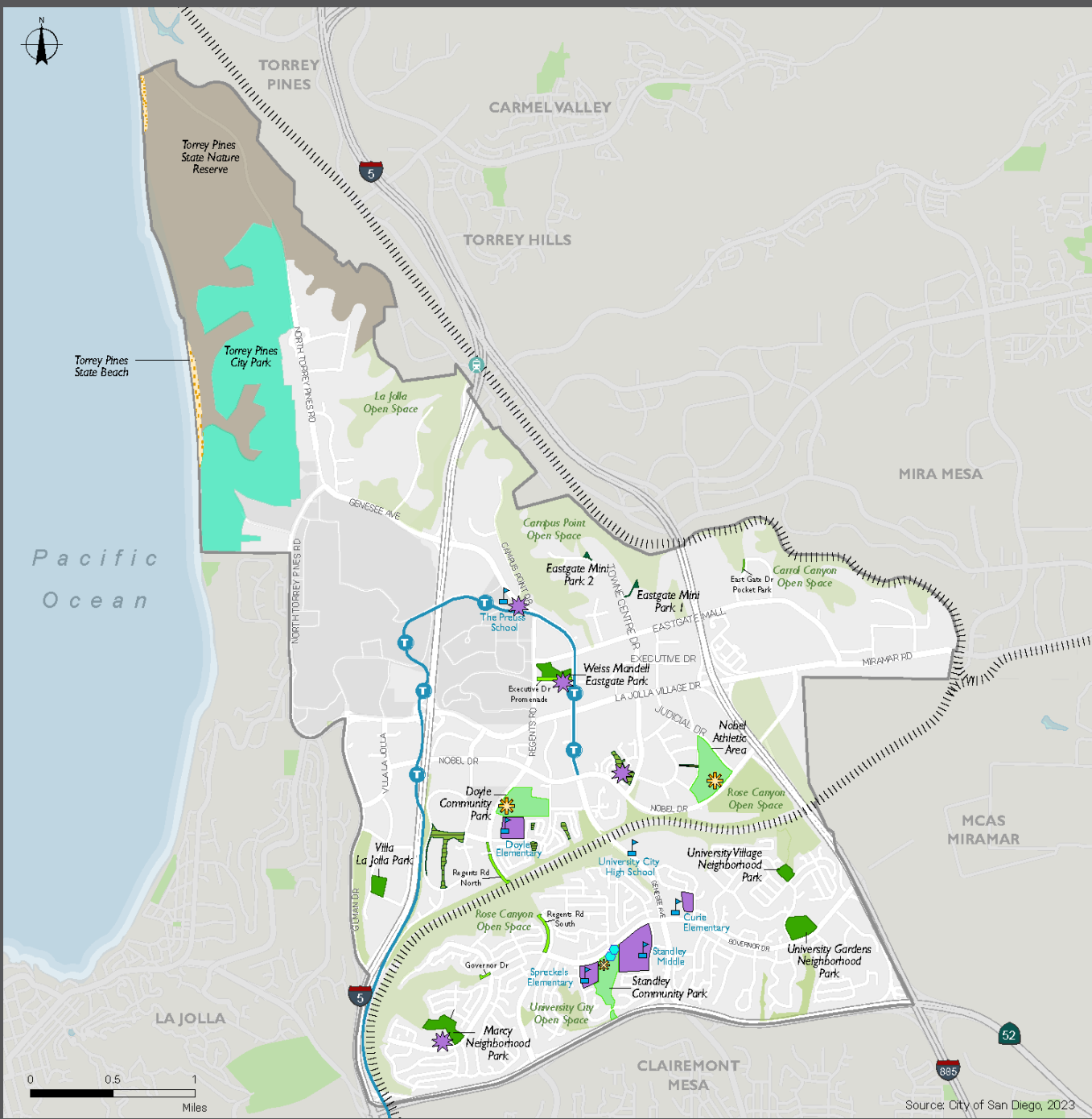
Integrating more open space at the street level is one of the most transformative approaches available to improve the University community. As more people live, work, and play in the area, open spaces will be needed for people to congregate.

CITY OF SAN DIEGO
STANDLEY PARK
SWANSON MEMORIAL POOL

Parks, Recreation, and Open Space

Figure 23: Community Discussion Draft Existing and Planned Park and Recreation Facilities

	Resource Based Park		State Park/Preserve		Joint Use Parks
	Community Park		State Beach		Joint Use Opportunity
	Neighborhood Park		Open Space		Recreation Centers
	Mini Park		Existing Parks Outside Planning Area		Aquatic Centers
	Privately Owned Public Park		Future Parks		



New Park Proposed at Governor Drive



Potential Conceptual Design Rendering
For Visualization Purposes Only



Existing Conditions at Governor Drive
Taken on Google Street View 2023

New Proposed Parks at Regents Road North



Potential Conceptual Design Rendering
For Visualization Purposes Only



Existing Conditions at Regents Road North
Taken on Google Street View 2023

New Proposed Park at Regents Road South



Potential Conceptual Design Rendering
For Visualization Purposes Only



Existing Conditions at Regents Road South
Taken on Google Street View 2023

Facilities Inventory and the Recreation Value Park Standard

Community Summary	
Figure # Existing and Planned Parks and Recreation Facilities Matrix	
Statistics - 2020 population	
Total Population:	60,950
Recreation Value Points Goal, 100 points per thousand:	6,095
Current Recreation Value Points:	3,432 ¹
2050 Population, Planned Facilities Built	
Projected 2050 population:	144,212
Recreation Value Points Goal, 100 points per thousand:	14,421
Current Recreation Value Points:	3,432
Planned Additional Recreation Value Points:	6,052
Current + Planned Recreation Value Points Total:	9,484 ¹

Note 1: The current recreation value score shows the community currently meets 56% of the park standard goal of 100 recreation value points per 1,000 residents. Per the University Community Plan Update's estimated future recreation value score, it's anticipated the community will achieve 66% of the park standard goal representing a **10% increase** in total recreation value in the community.

HOW DID WE DEVELOP THE PARK STANDARD?

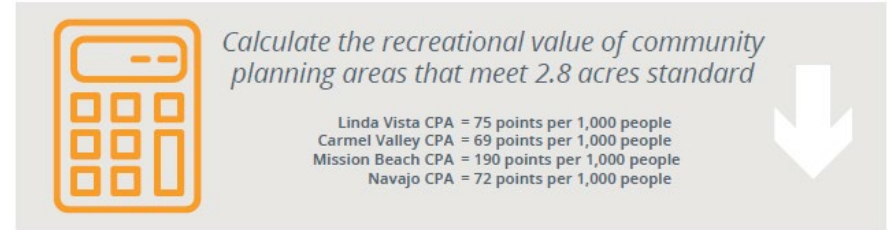








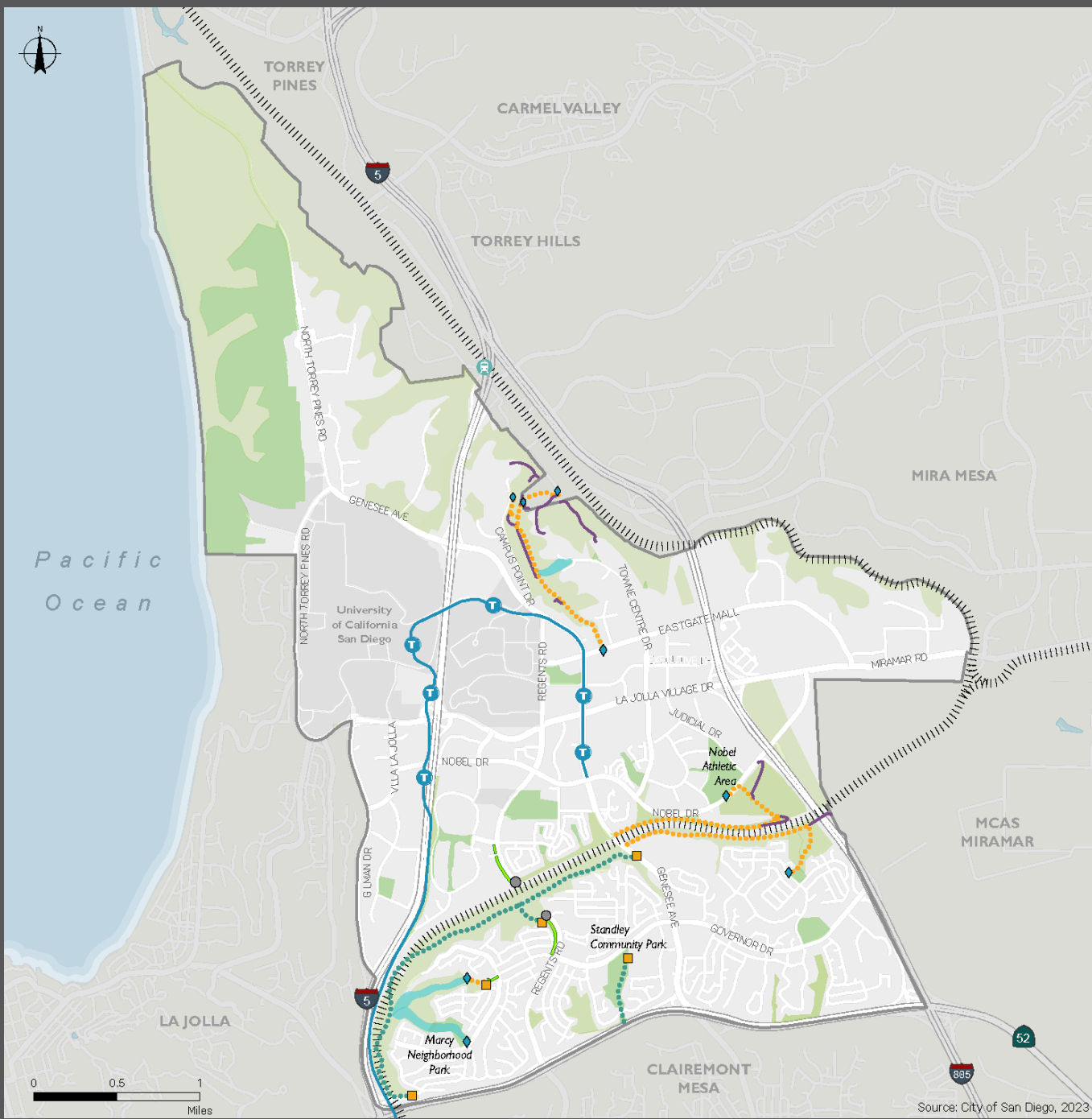


Figure 24: Community Discussion Draft Current and Potential Trail and Overlook Opportunities

-  Possible Overlook
-  Possible Trailhead
-  Existing Trailhead
-  Future Parks
-  Existing Informal Trail - To Be Closed
-  Proposed New Trail (location to be determined)
-  Existing Informal, Proposed as a Formal Trail
-  Existing Formal Trail



Existing and Proposed Open Space



California Gnatcatcher in Rose Canyon

Rose Canyon and other protected natural areas in the plan area are part of San Diego's Multiple Species Conservation Program (MSCP), a landmark habitat preserve established to prevent the extinction of many species, including this Federally threatened bird.



Western Tanager Stopping Over in Rose Canyon on its Spring Migration

The University Community is located on the Pacific Flyway. Its MSCP and other undeveloped lands provide habitat for migrating birds to stop to rest and forage for food. Western tanagers migrate thousands of miles from Mexico and Central America to the northern US and Canada.



Sonoran Bumblebee Gathering Nectar from a Native California Wild Rose in Rose Canyon

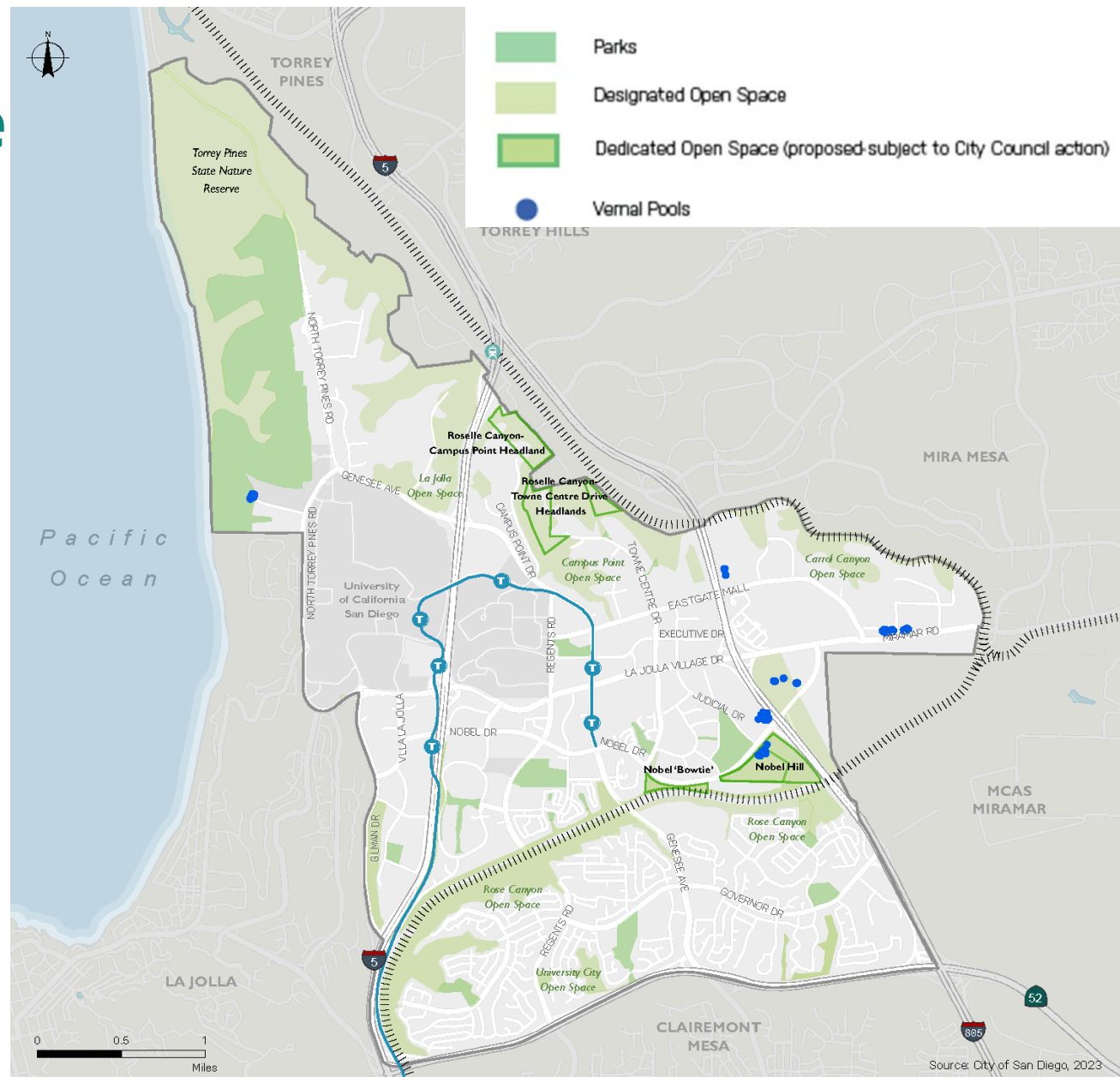
San Diego County is home to over 600 species of native bees, the highest diversity of native bees in the continental United States. Several hundred species of native pollinators make their home in the University Community. Like many other native animals and plants, they face threats from habitat loss and climate change.

Special thank you to Karen Straus and Deborah Knight for the photos and captions (University community residents.)



West Coast Lady Butterfly on Native California Buckwheat in Rose Canyon

This beautiful butterfly is among the many native pollinators that the area's protected MSCP and other open space lands provide homes for. Many native pollinators depend exclusively on specific plants.

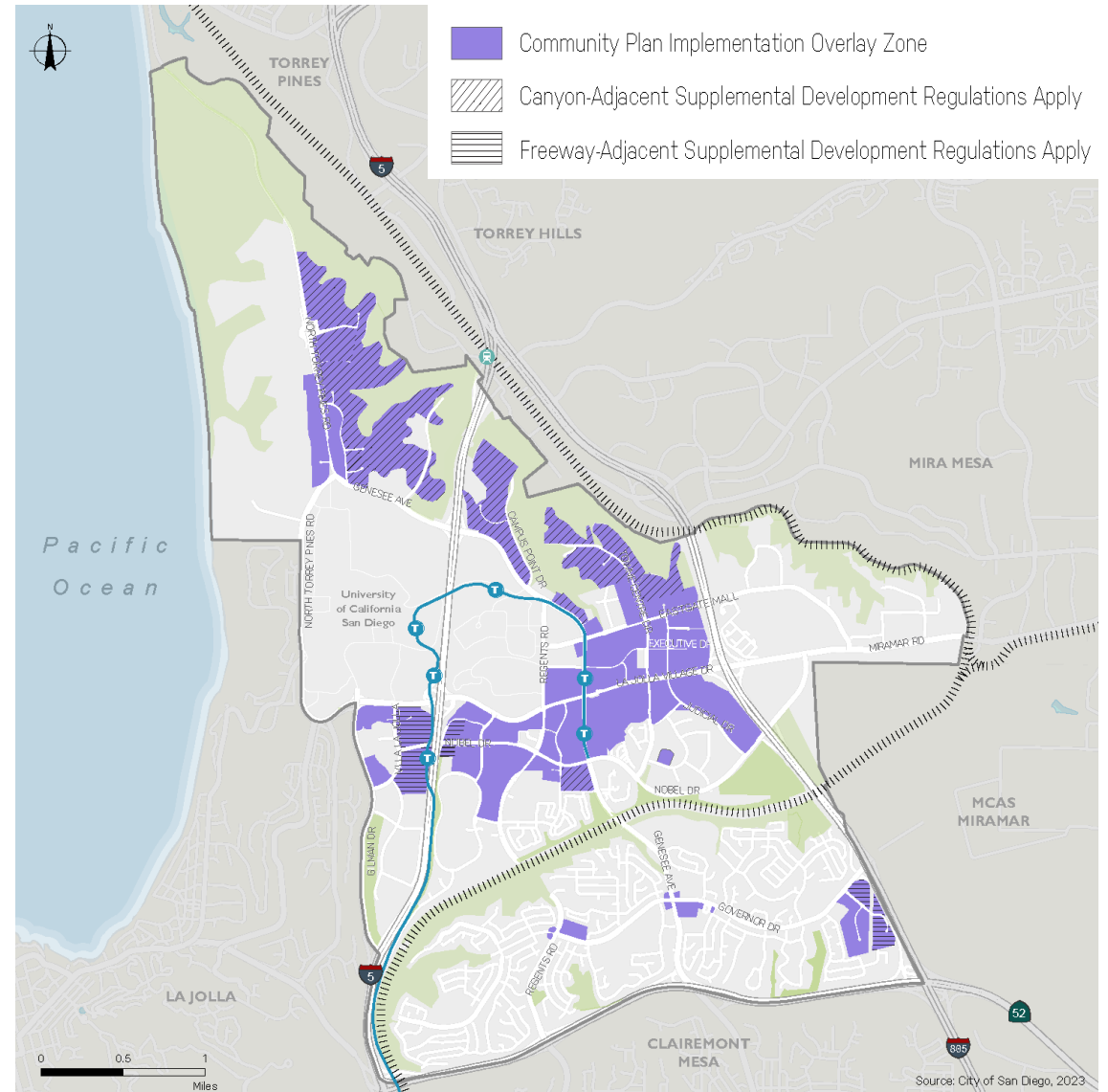


An aerial photograph of a city intersection in San Diego. In the foreground, a red bus is stopped at a traffic light. The intersection is partially closed off with orange and white construction barriers and orange traffic cones. A large, cylindrical, perforated metal structure is being lowered into a hole in the pavement. In the background, several modern high-rise buildings are visible, including a Marriott hotel. The sky is clear and blue.

Implementation Tools

Community Plan Implementation Overlay Zone (CPIOZ)

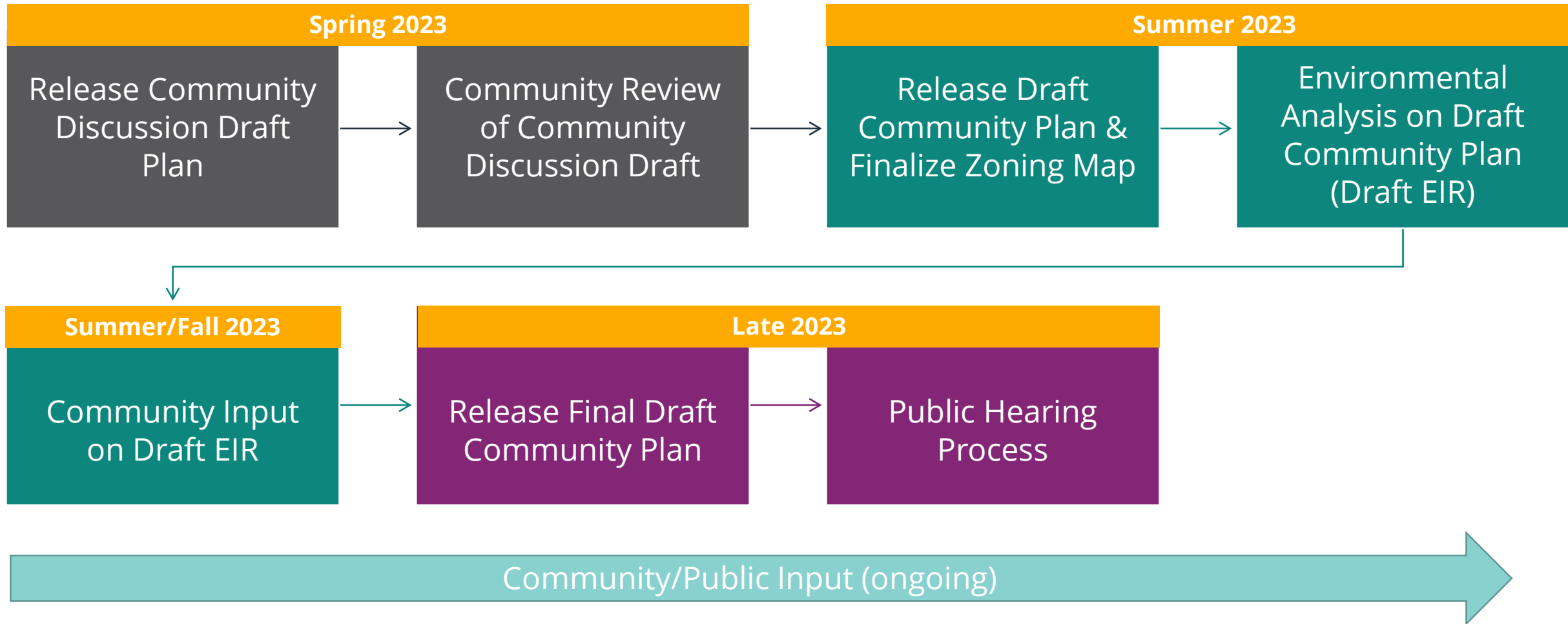
- The CPIOZ is applied within the boundaries of the University Community Plan per Chapter 13, Article 2, Division 14 of the Land Development Code (LDC) to *require supplemental development regulations that are tailored to implement the vision and policies of the community plan.*
- In the University Community, there are both general and area-specific supplemental development regulations (SDRs) included within the CPIOZ.
- General SDRs are applicable to all projects within the CPIOZ area defined in Figure 32 (right).
- Area specific SDRs are to be implemented by projects according to the CPIOZ sub-areas depicted in Figure 32 (right).



SDR-1 Urban Public Spaces: General Requirements

- All new development on a premises equal to or greater than 50,000 square feet, or with a gross floor area equal to or greater than 75,000 square feet located within the CPIOZ shall provide urban public spaces that complies with all of the following requirements:
 - a) A minimum of 10% of the premises, or 100,000 square feet, whichever is less, shall include urban public spaces (park, plaza, paseo, podium, platform, or promenade).
 - See page 191 of the Community Discussion Draft for a complete list of the general requirements of SDR-1.

Remaining Major Milestones



Thank You!

Please visit www.planuniversity.org to download the Community Discussion Draft and find a link to submit your comments.

Comments can also be submitted directly to planuniversity@sandiego.gov.

Please submit comments by June 30, 2023, so we can progress towards completing a final Draft Plan and Draft Environmental Impact Report (EIR) by the end of this Summer.

Questions or Comments?