University Community Plan Update Subcommittee Meeting

September 17, 2019

The City of SAN DIEGO

UNIVERSITY Community Plan Update

AGENDA – TUESDAY, JULY 16, 2019

6:00	CALL TO ORDER / ROLL CALL BY CHAIR – Andy Wiese
	APPROVAL OF THE MINUTES – July 17, 2019
	NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
6:20	Item 1 INFO ITEM – Recap of progress to date
6:30	Item 2 INFO ITEM – Online Survey Report
7:10	Item 3 INFO ITEM – Land Use Focus Area Identification
8:40	Item 4 NEXT STEPS – **Next Meeting Dates – October 15, 2019; November 19, 2019**
	(University City High School, 6949 Genesee Avenue, San Diego, CA 92121)
8:45	ADJOURNMENT

ITEM 1

RECAP OF CPU PROGRESS

The City of SAN DIEGO

UNIVERSITY Community Plan Update

Draft University CPUS Schedule

UNIVERSITY Community Plan Update

Online Survey 5/22-6/30

2019 APR 17

Land Use Concepts Brainstorming

Brainstorming with maps on land use possibilities

2019 MAY 21

Climate Action Plan

Relationship to Land Use & Mobility
Transit Priority Areas

Market Assessment

KMA Presentation & Discussion

Establish Vision & Guiding Principles

Discussion

2019 JUNE 18

Vision & Guiding Principles

Complete Discussion

UCSD Long Range Development Plan

Presentation

2019 JULY 16

Mobility Existing Conditions

Present existing conditions report

Opportunities and Constraints Discussion & Activity

2019 AUG

No Meeting

2019 SEPT 17

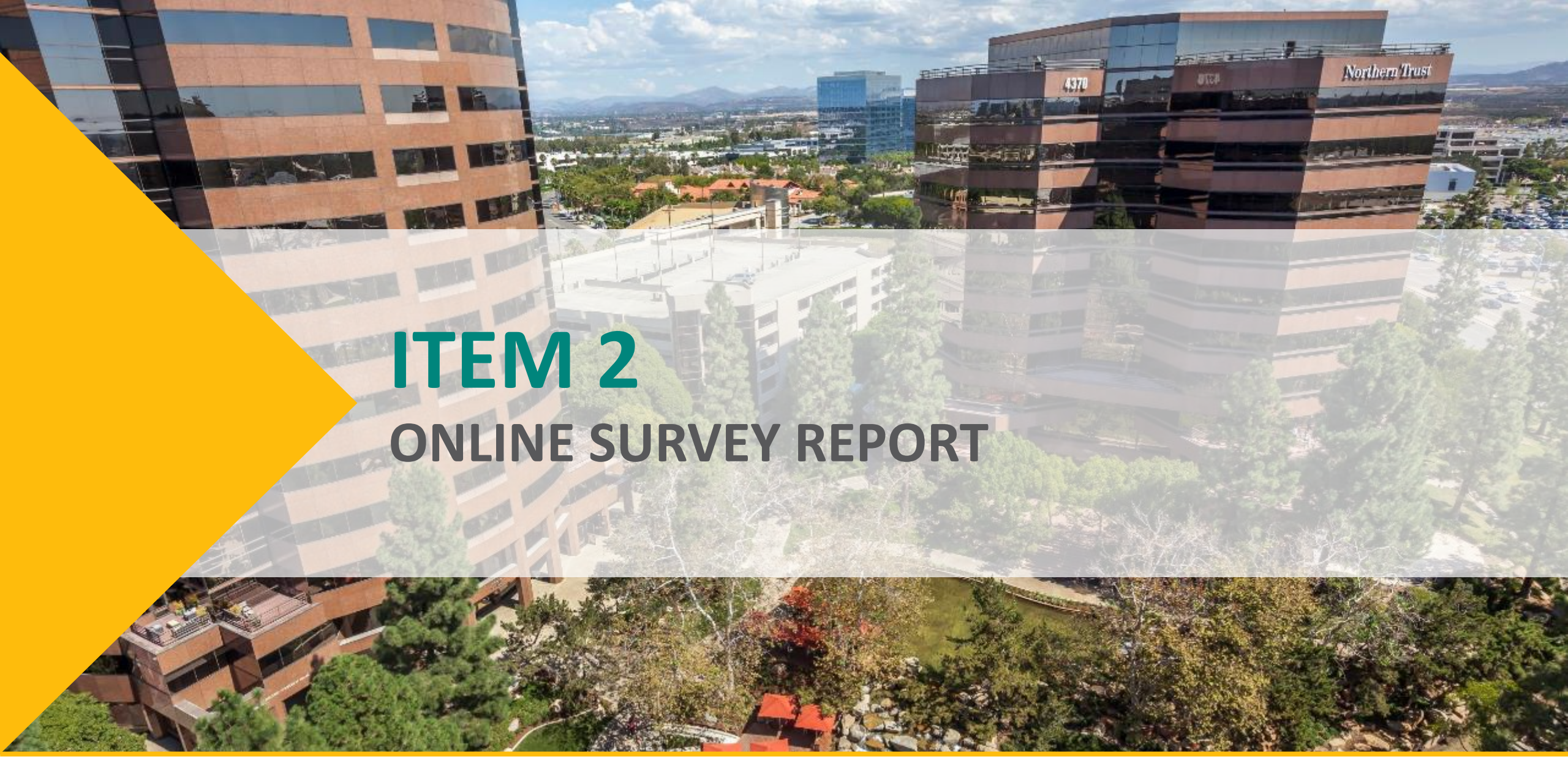
Online Survey Results

Presentation

Land Use

Define open space & areas of no change

Present focus areas



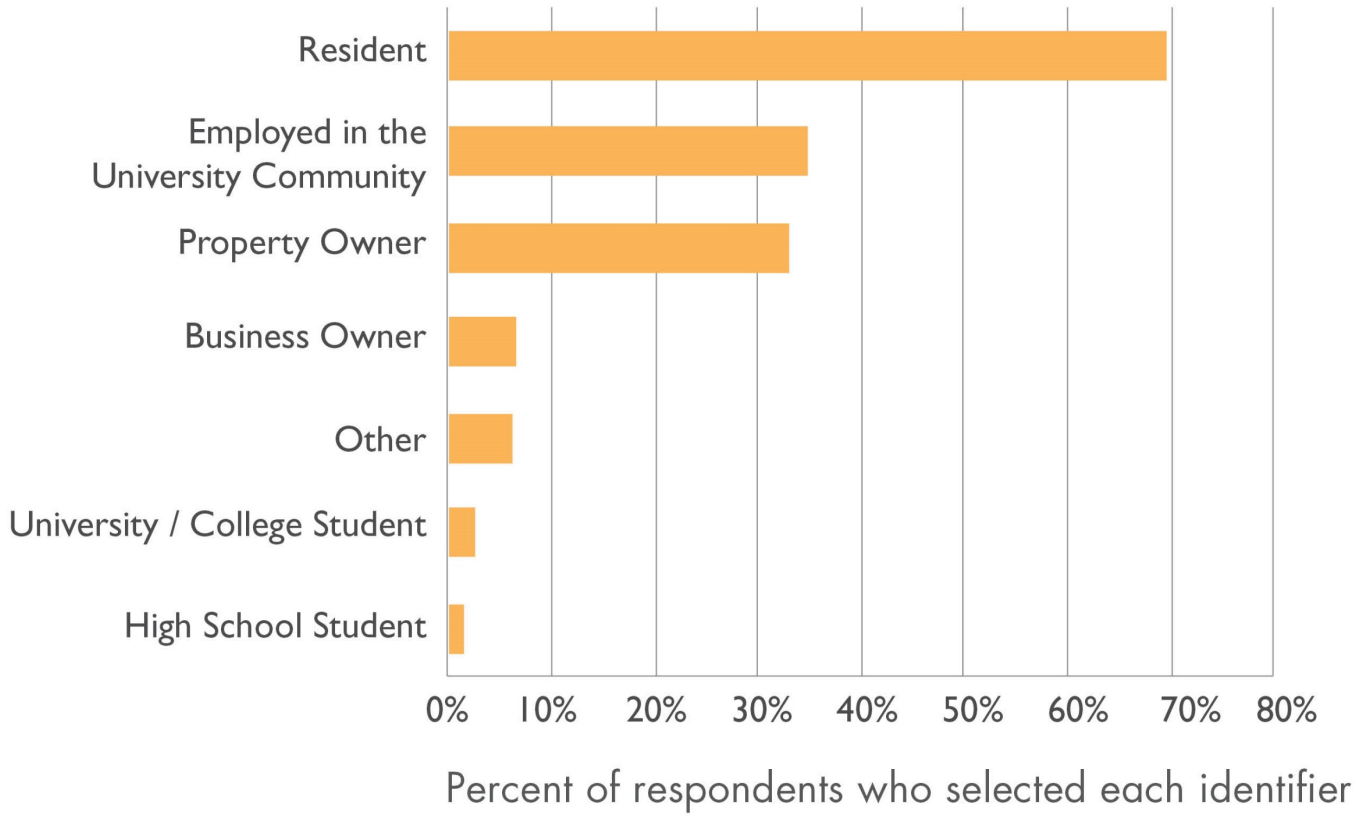
ITEM 2

ONLINE SURVEY REPORT

The City of SAN DIEGO

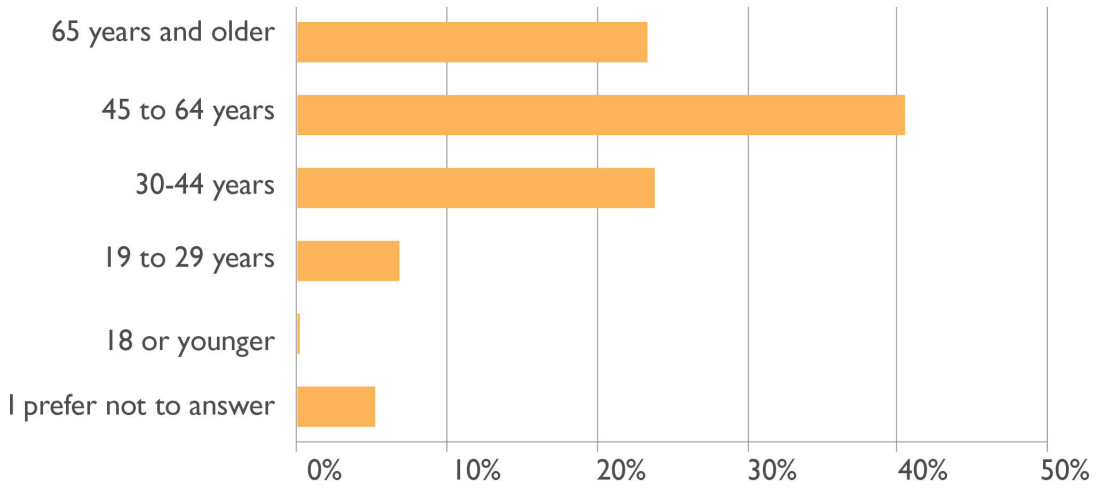
UNIVERSITY Community Plan Update

QUESTION: What is your connection to the University Community?



The survey received **1607** responses

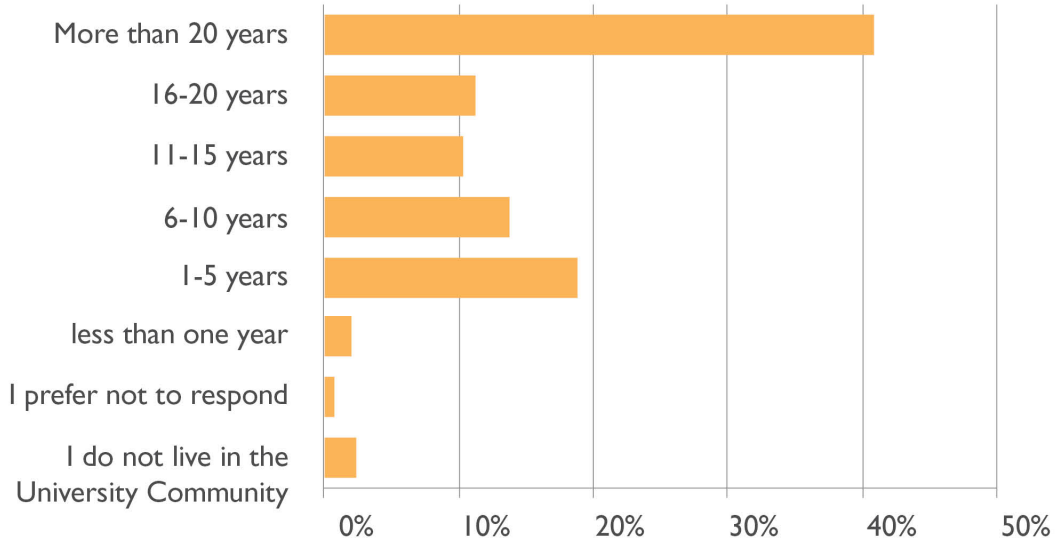
QUESTION: What is your age?



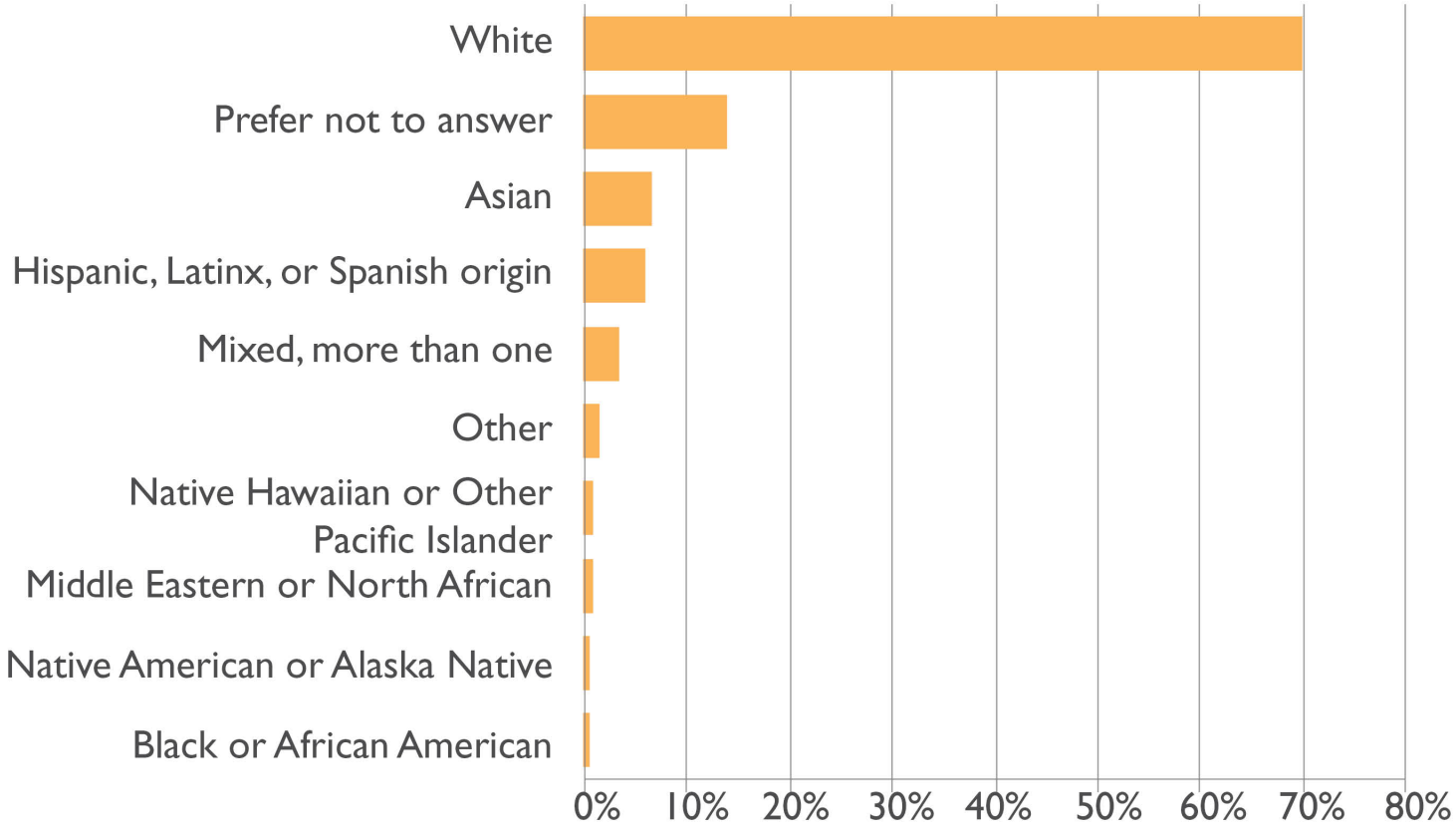
The population of residents under 30 in the University Community accounts for 46% total population.

SANDAG census estimates - 2018

QUESTION: How long have you lived/or worked in the University Community?



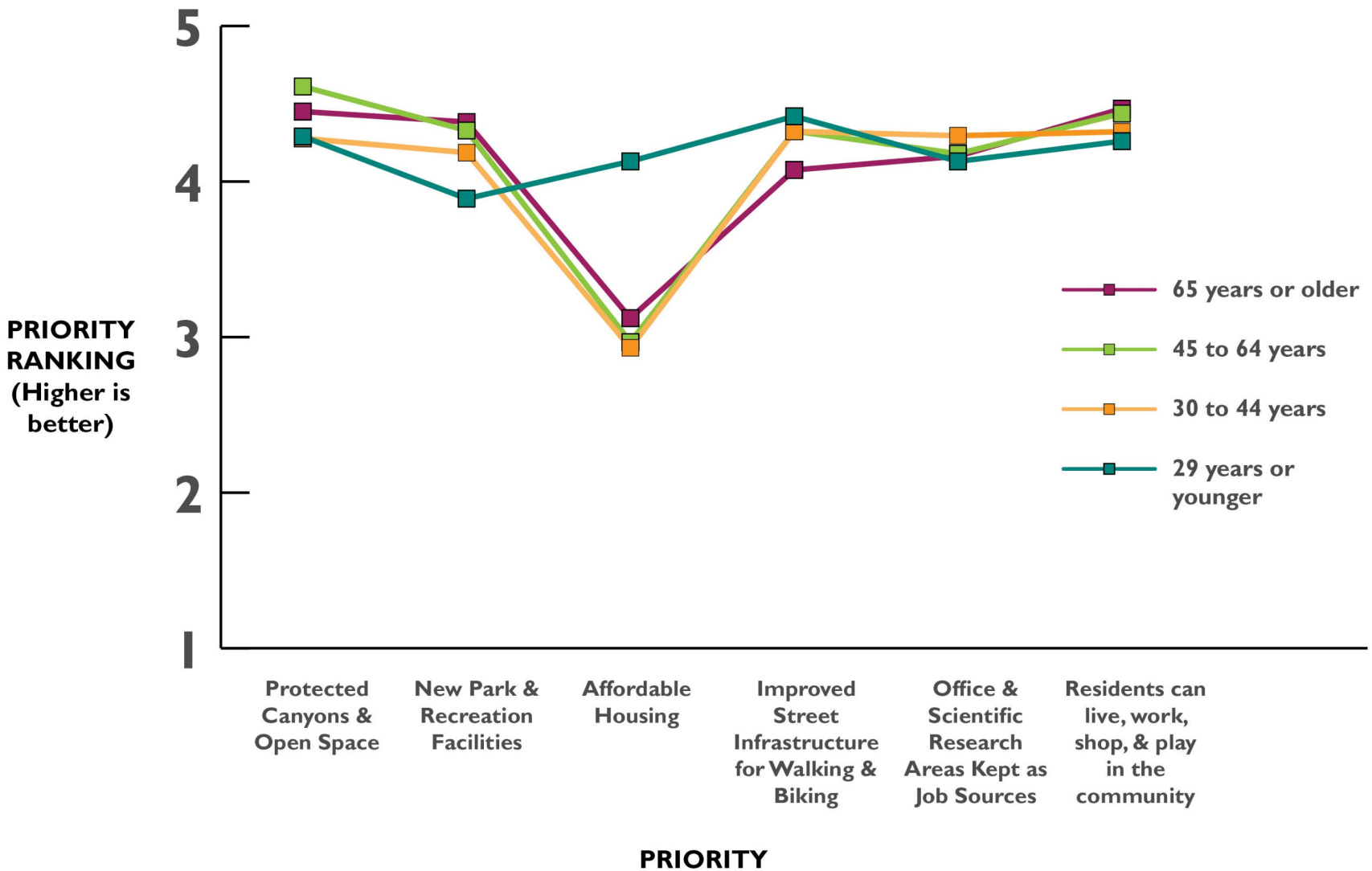
QUESTION: Which of the following best describes your race/ethnicity?



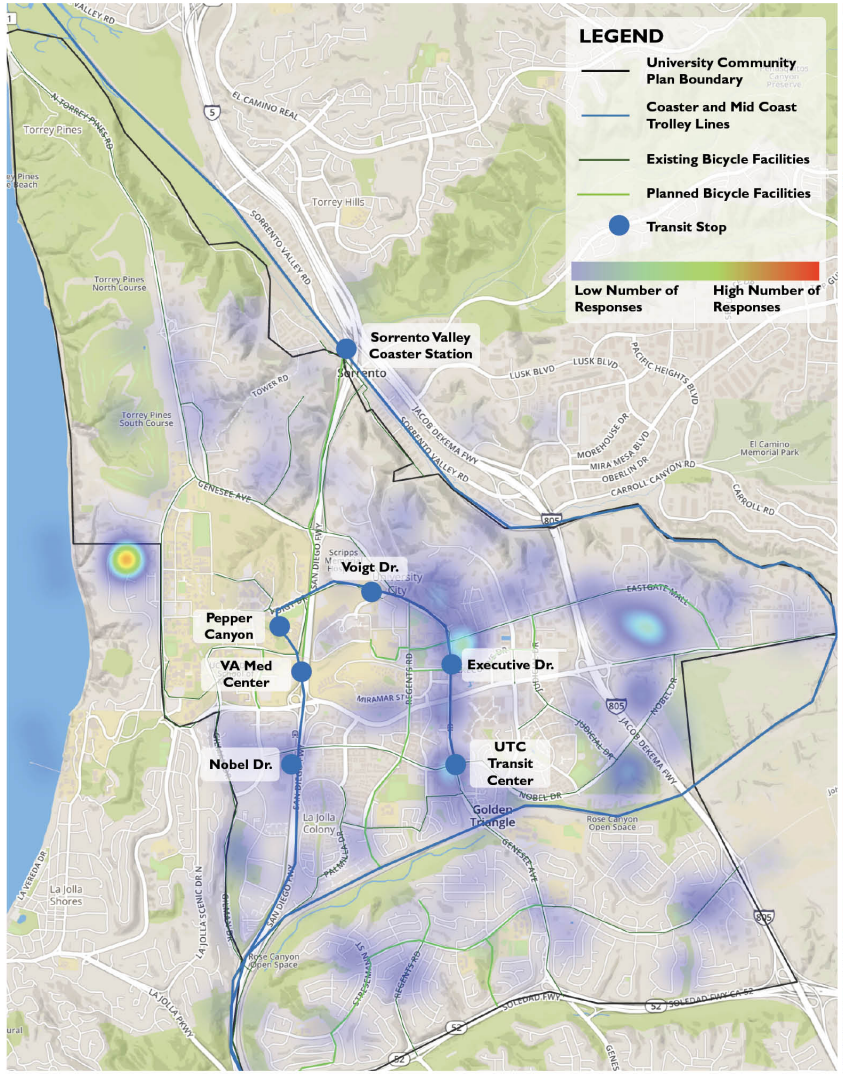
University Community Planning Area is 48% Caucasian (white), 30% Asian, and 14% Hispanic, with members of other ethnic groups, including black, American Indian, and Pacific Islander also represented.

SANDAG census estimates - 2018

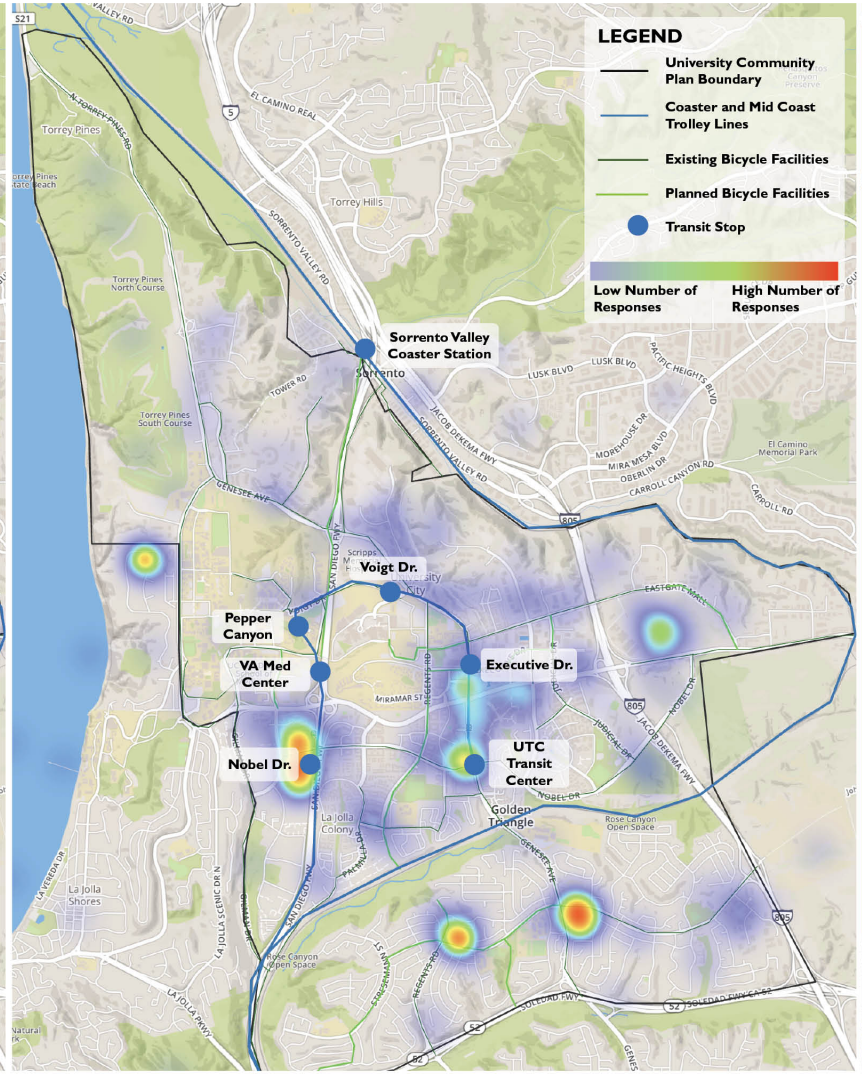
PRIORITIES - Ranked by Age



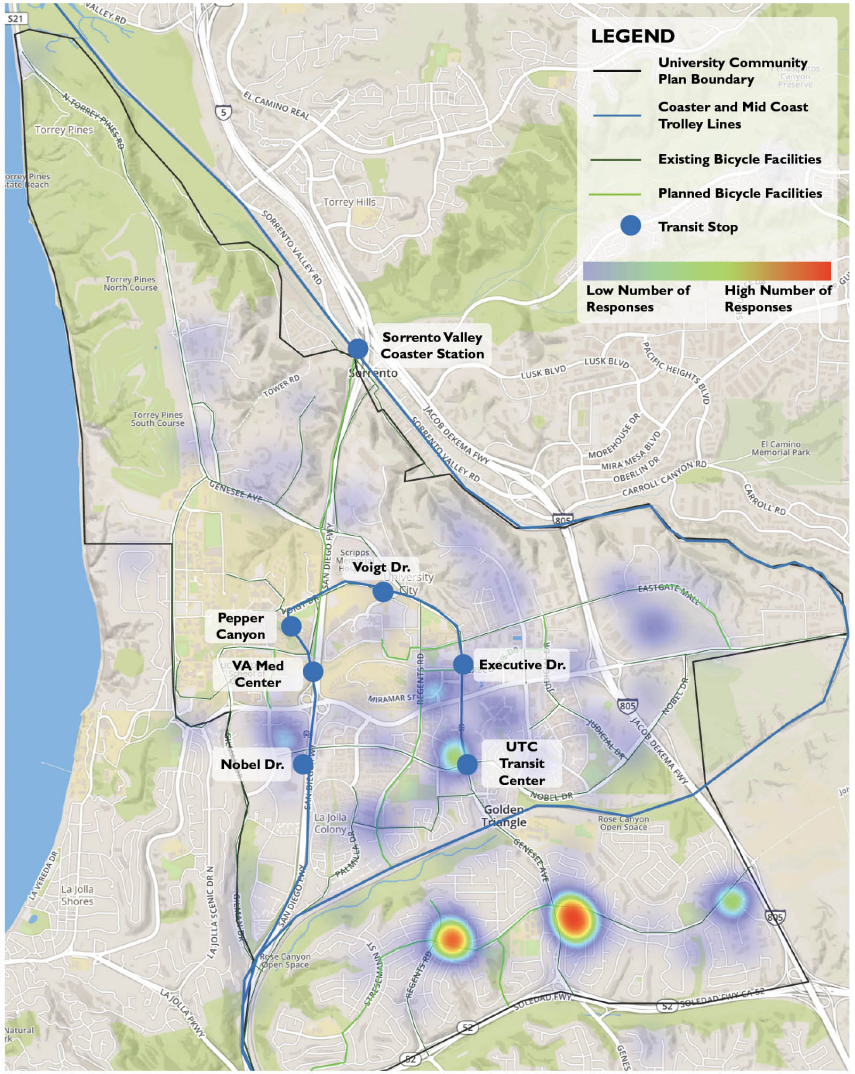
MULTI-FAMILY HOUSING



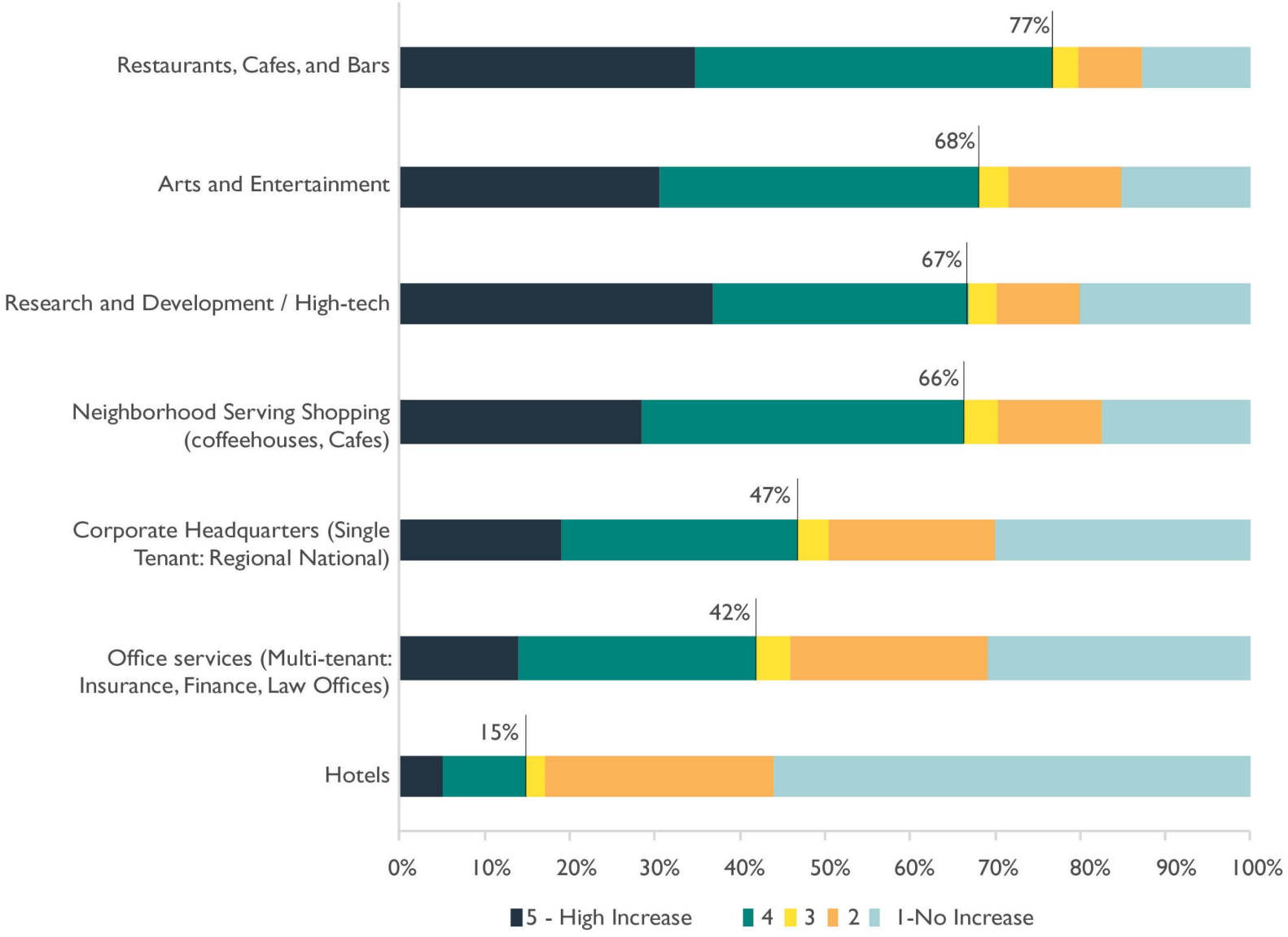
MIXED-USE DEVELOPMENT



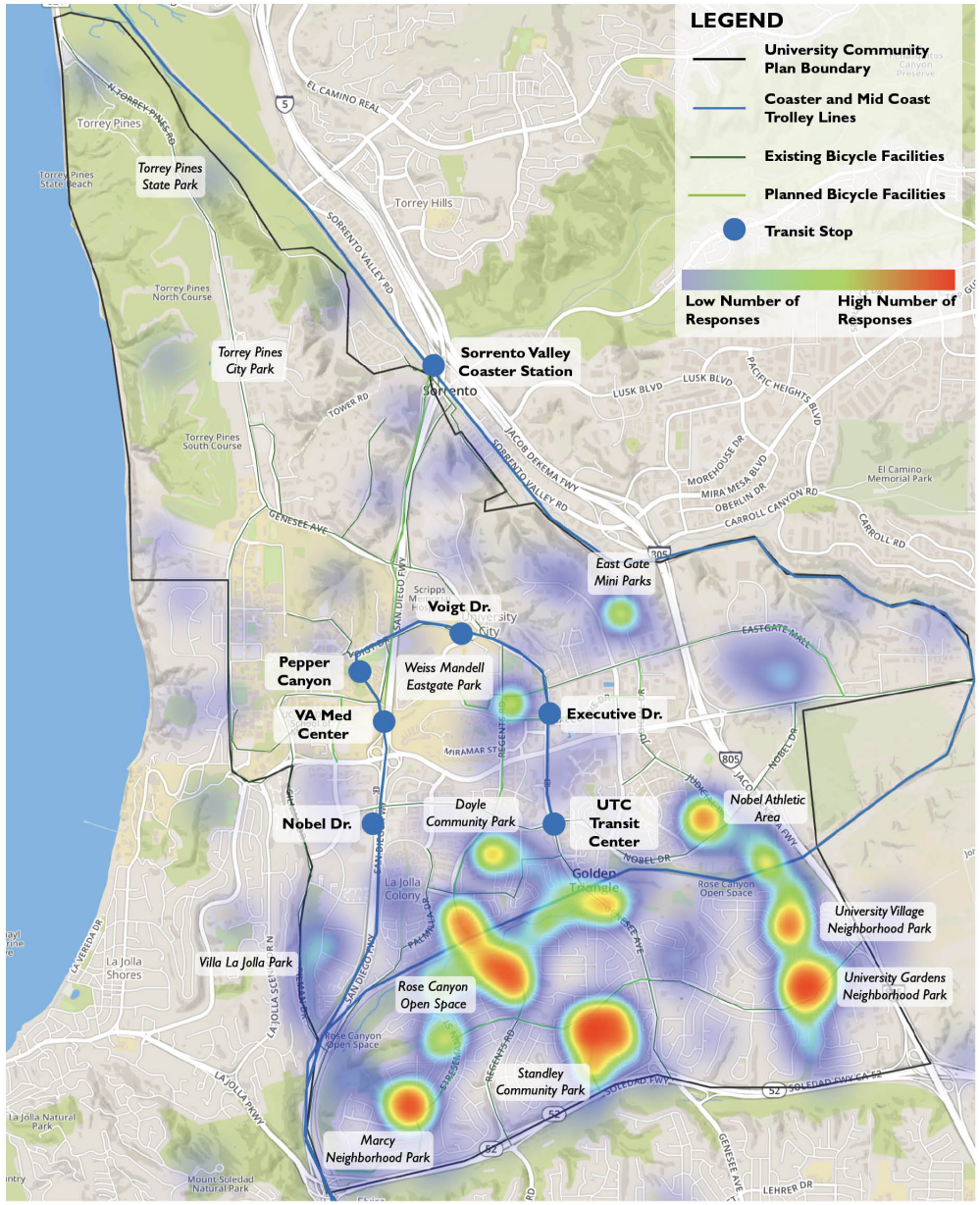
OTHER DEVELOPMENT



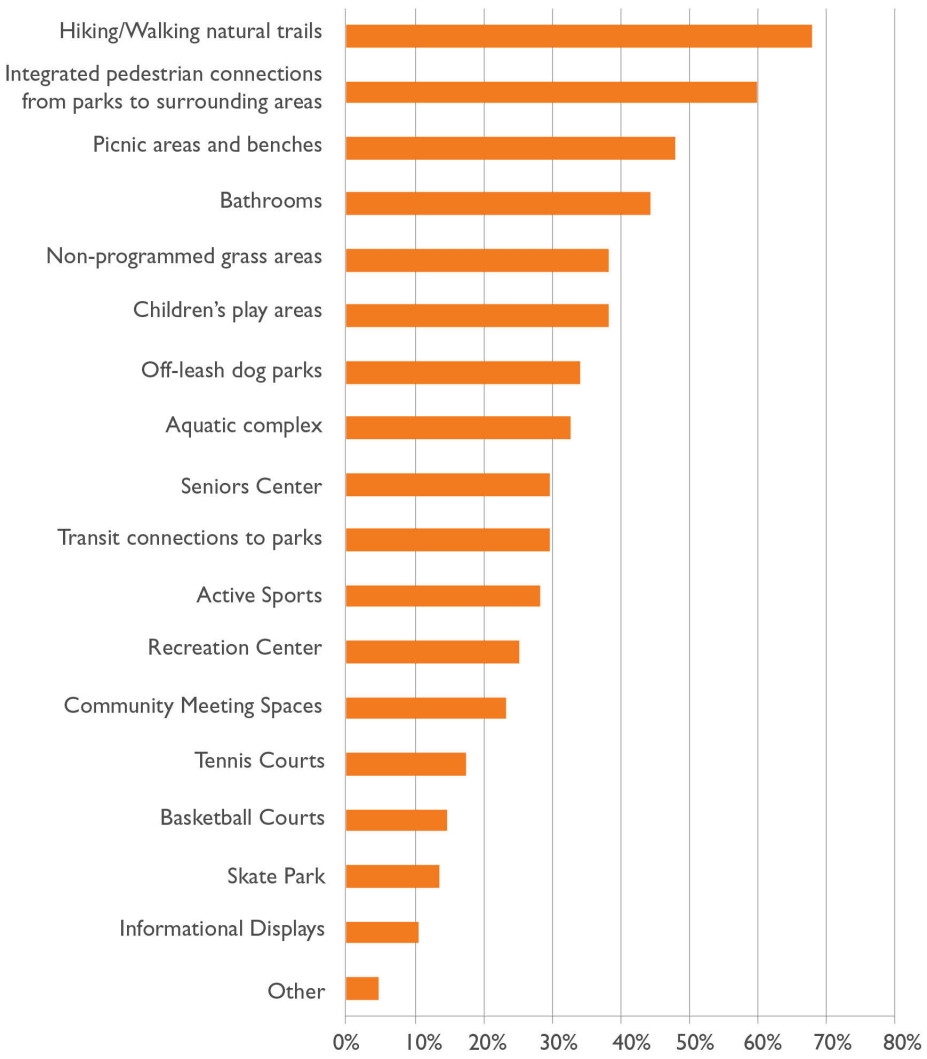
NON-RESIDENTIAL USES TO INCREASE



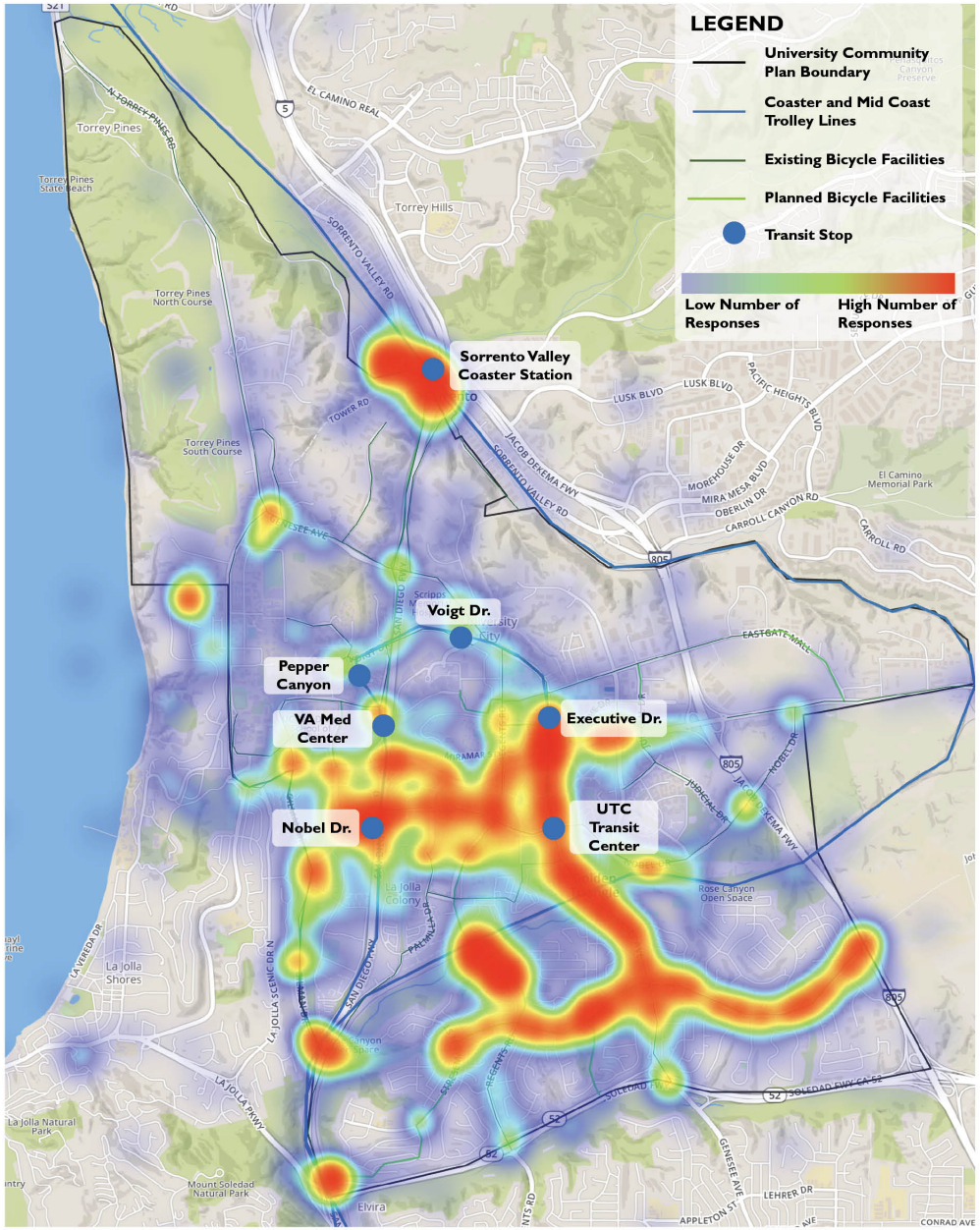
PARK DEVELOPMENT OR IMPROVEMENT



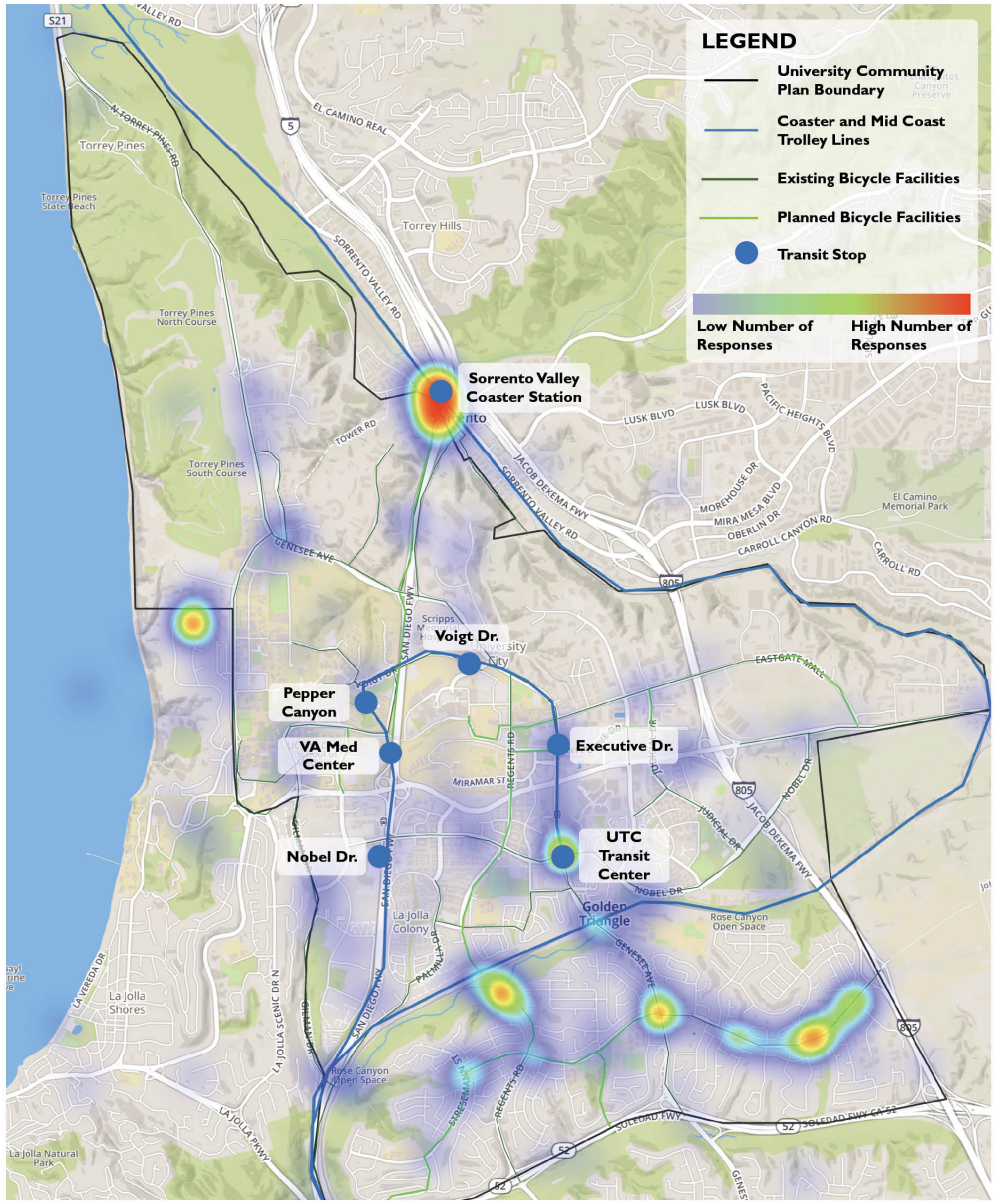
PARK AMENITIES



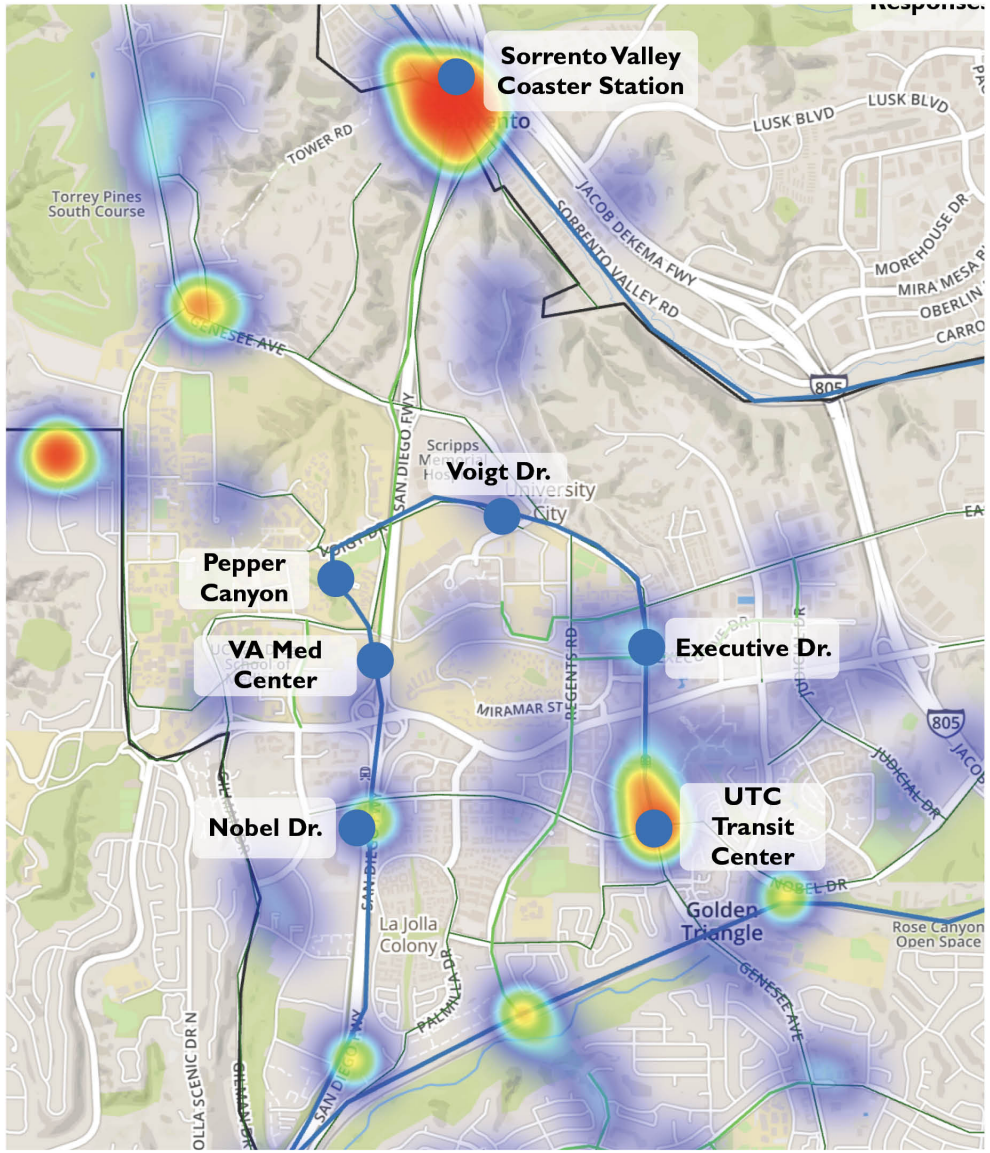
ALL MOBILITY IMPROVEMENTS



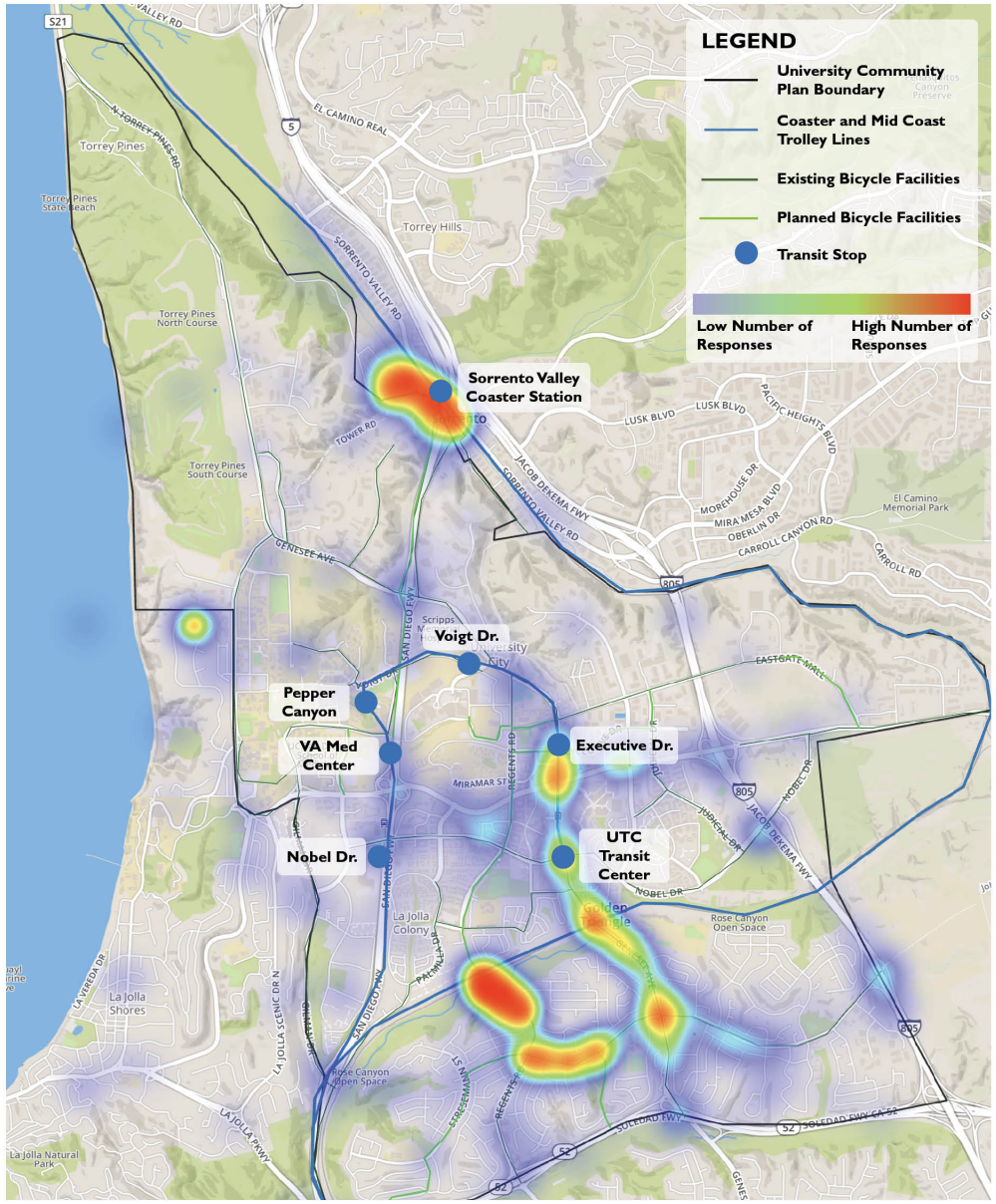
TRANSIT IMPROVEMENTS



TRANSIT IMPROVEMENTS
University Community Employees only



VEHICLE AND ROADWAY IMPROVEMENT



VEHICLE AND ROADWAY IMPROVEMENT
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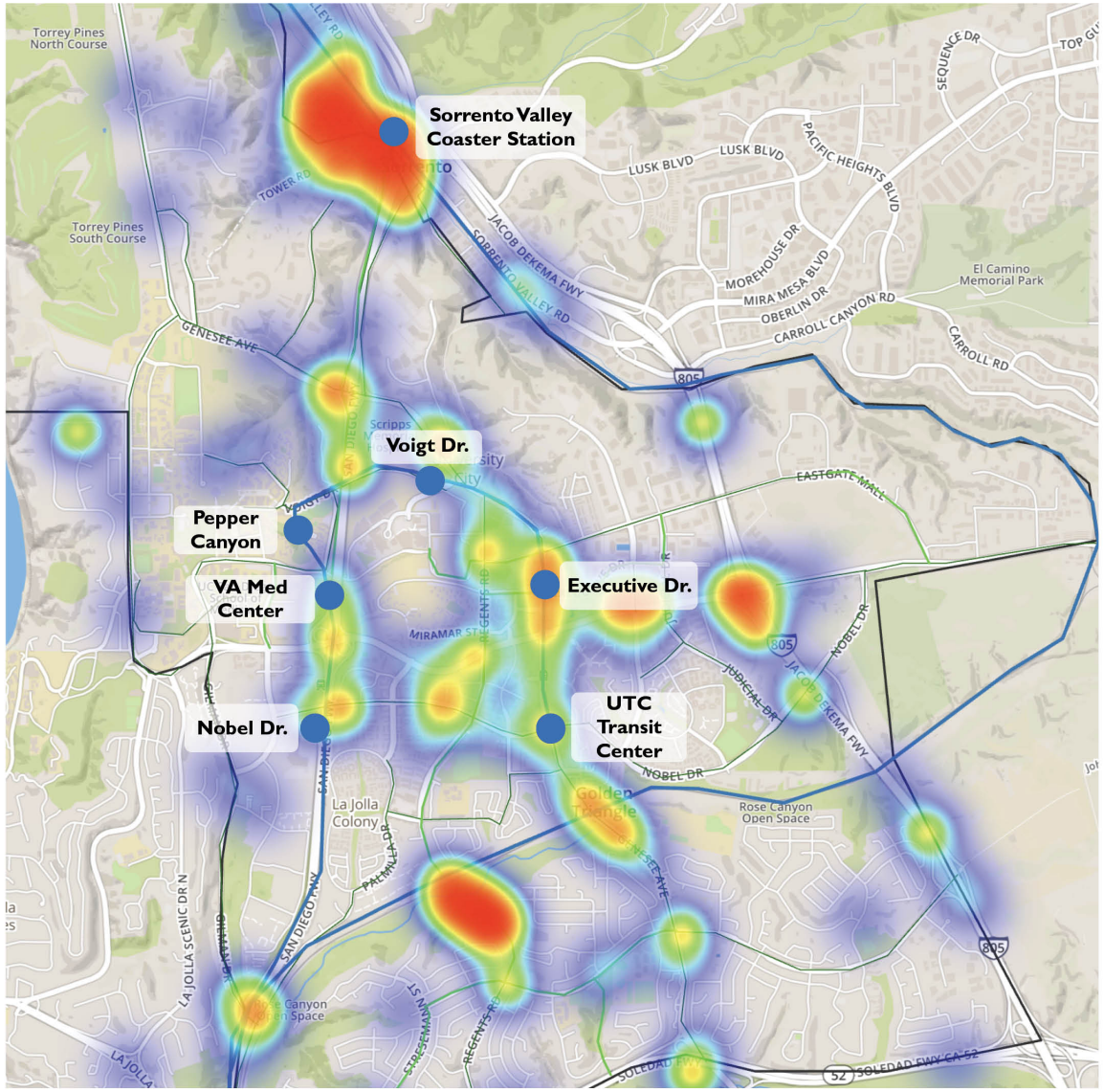
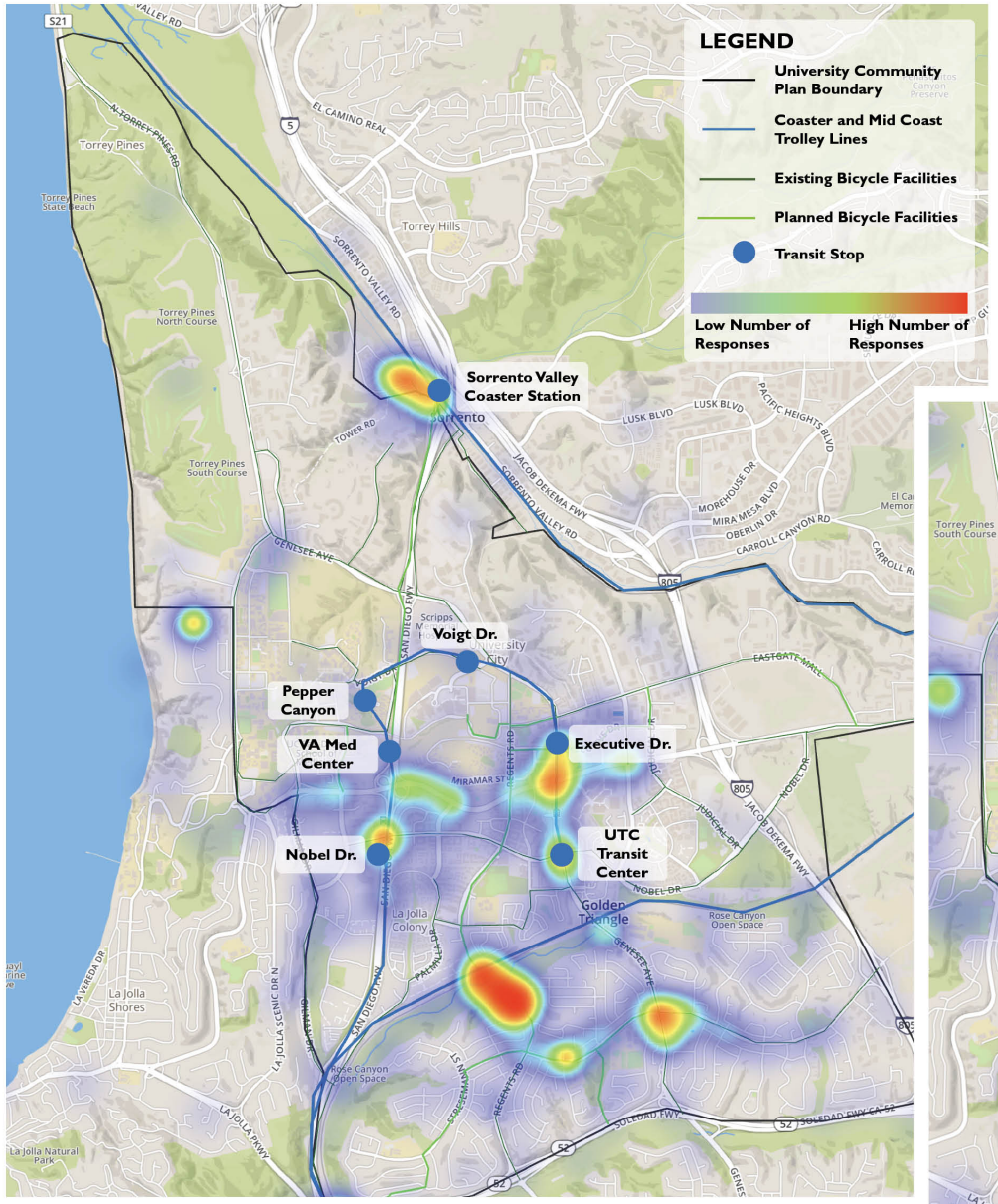
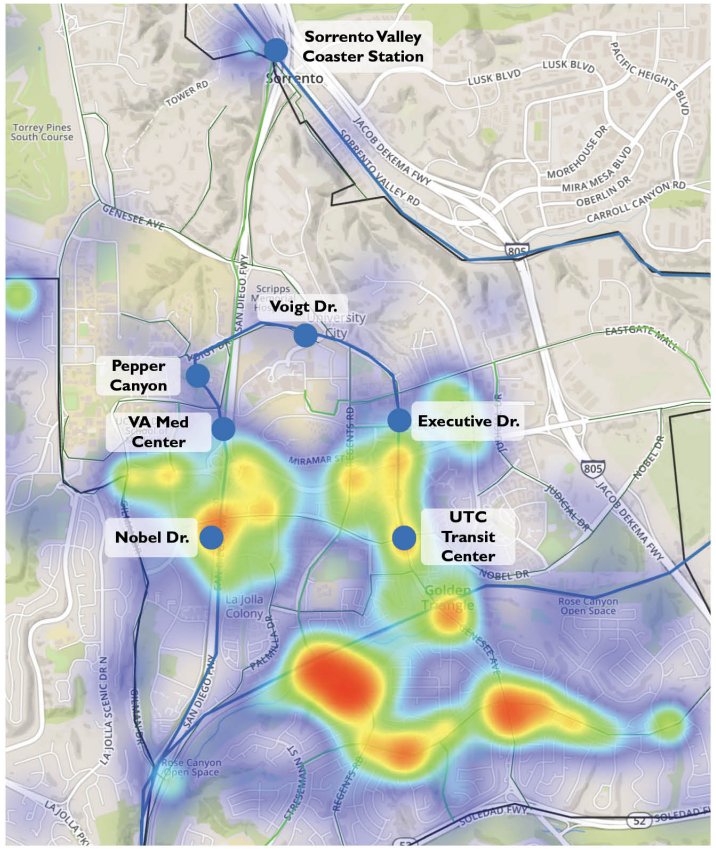


PEDESTRIAN IMPROVEMENTS

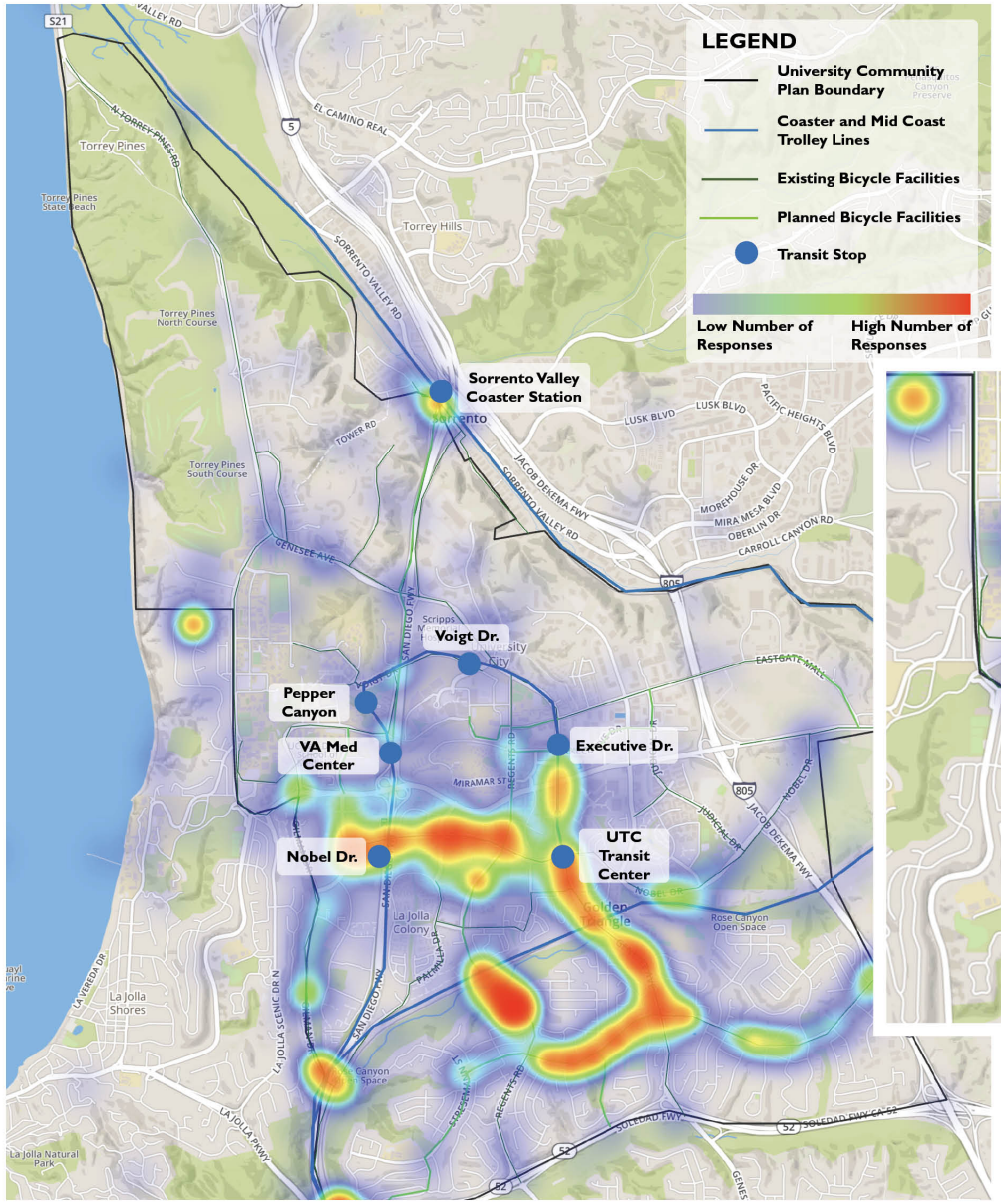


Residents only

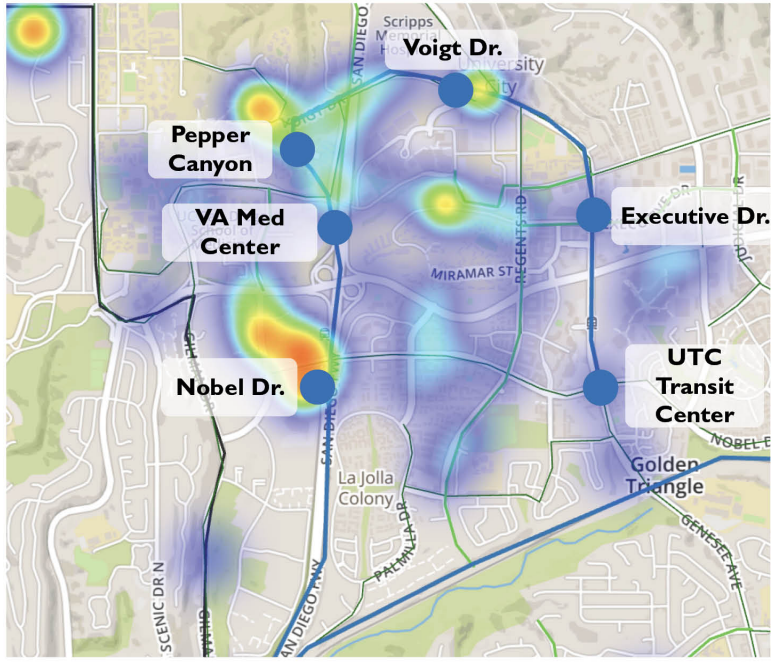


Employed only

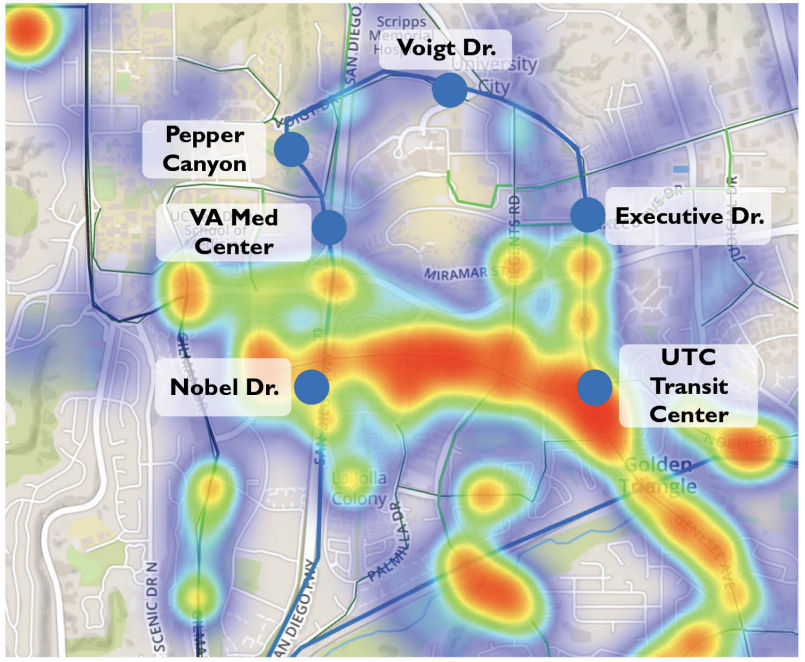
BICYCLE NETWORK IMPROVEMENTS



Ages 19-29 only



Employed only



Survey Results

Development

- Development focused around trolley lines and various intersections to the south of Rose Canyon

Open Space

- Focus on connections within existing open spaces
- Focus on more leisure activities

Mobility

- Increase connectivity at Sorrento Valley Coastal Station, Trolley stations, and La Jolla Village Drive
- Increase connectivity through Rose Canyon

ITEM 3

LAND USE FOCUS AREAS

The City of SAN DIEGO

UNIVERSITY Community Plan Update

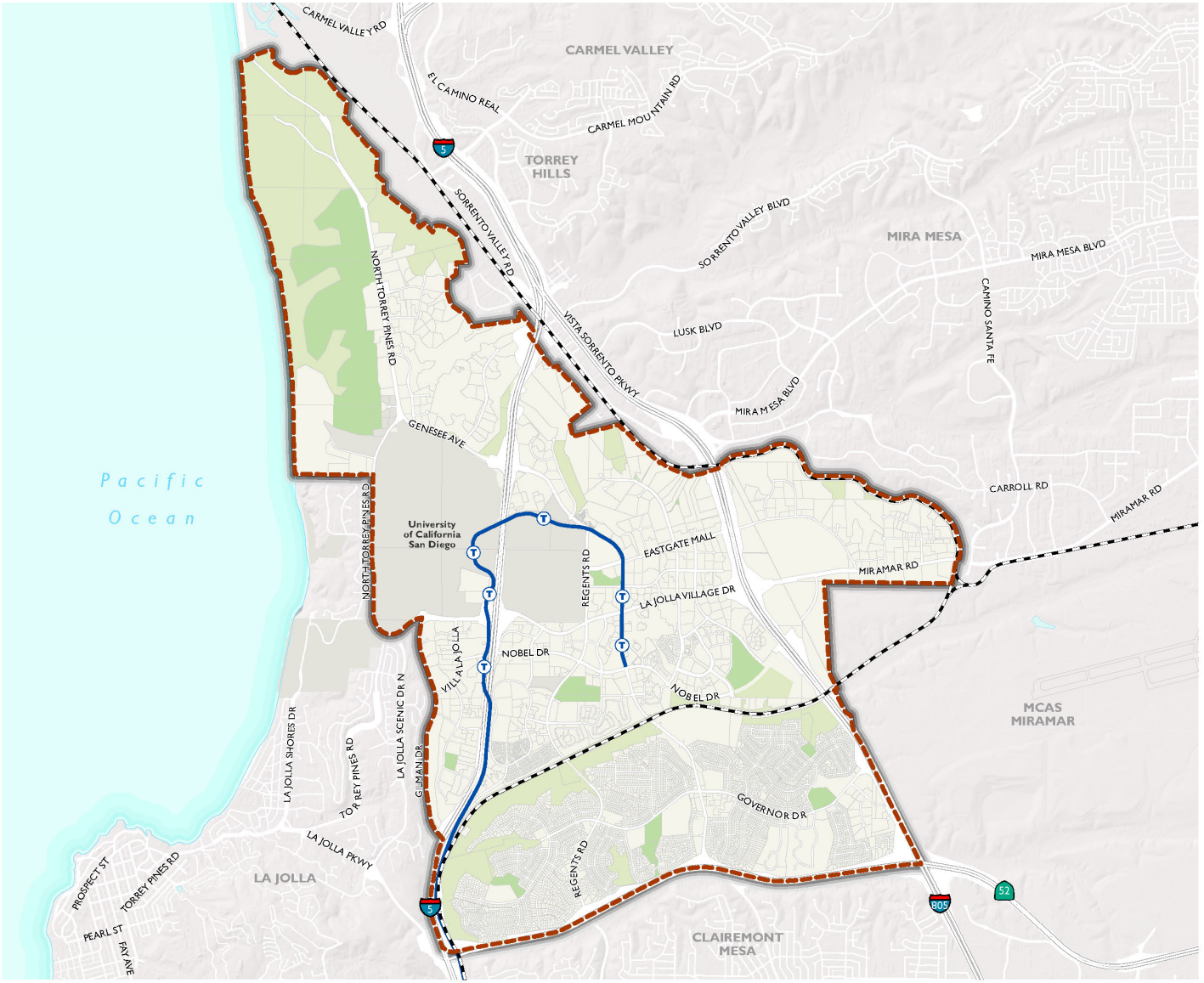


Figure 1: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Planning Area Basemap

- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

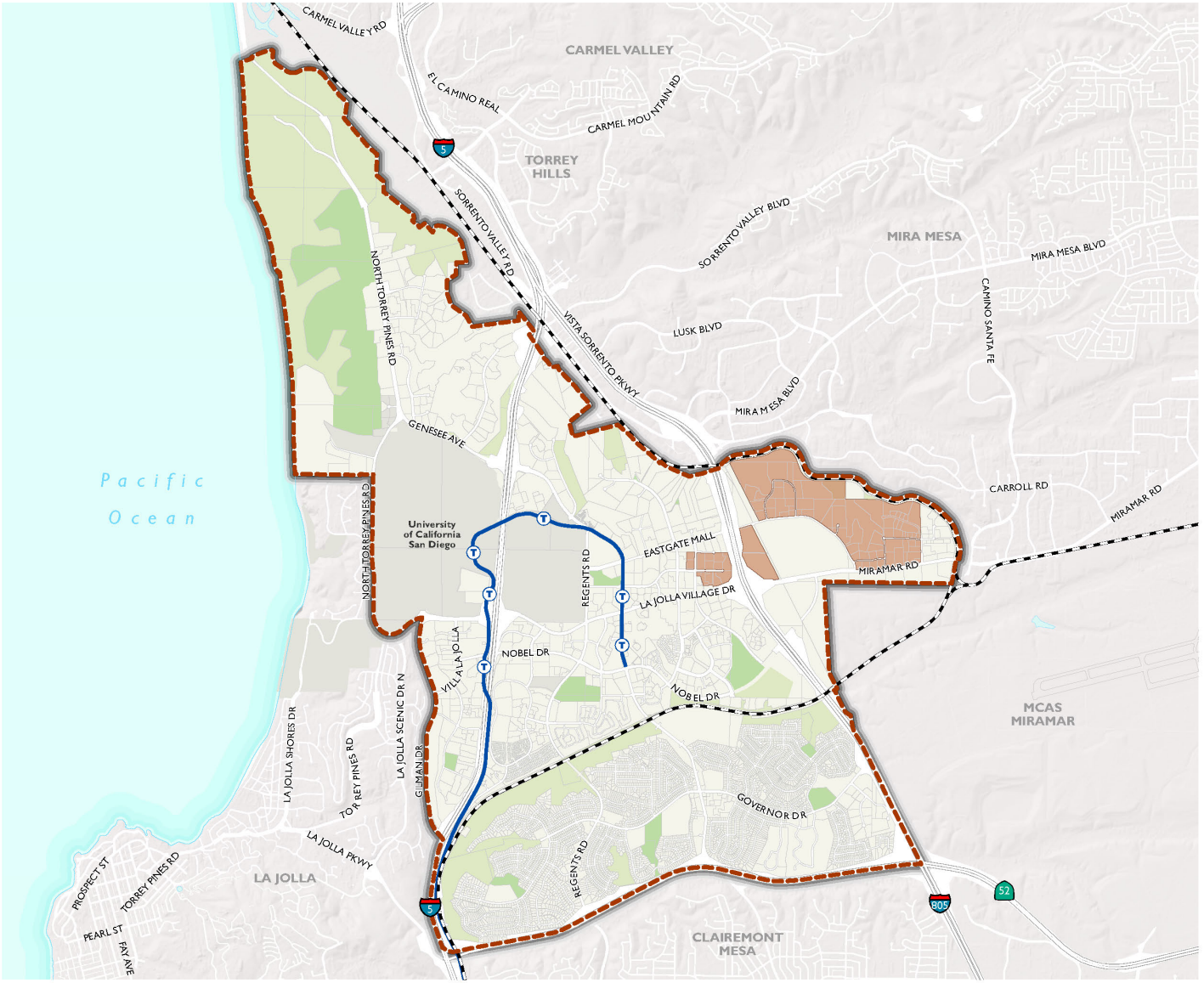


Figure 2: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Miramar Restrictive Use Easement

Development Constraints

- Miramar Restrictive Use Easement
- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

Miramar Restrictive Use Easement

Development within these parcels must be consistent with the provisions of the easements held by the United States of America. Site elevation, lot coverage and types of land uses are specifically addressed within these covenants.

MCAS Miramar ALUCP adopted 2004

https://www.miramar.marines.mil/Portals/164/Docs/MCASMiramar/AICUZ/Full_Screen_Version.pdf?ver=2016-07-20-172948-970

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Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

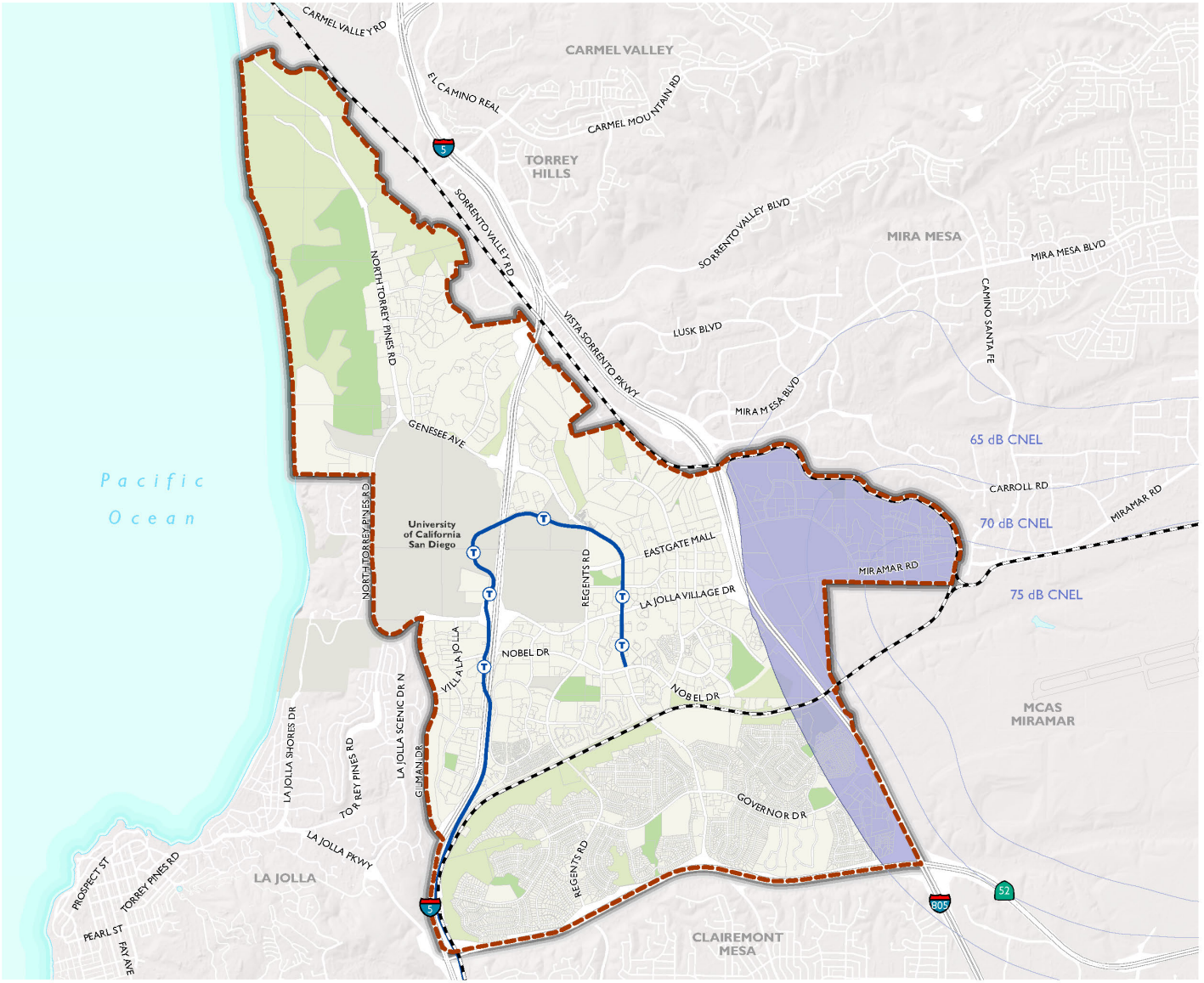


Figure 3: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Airport Noise Contour Over 65 dB CNEL

Development Constraints

- MCAS Miramar Noise Contour Over 65 dB CNEL
- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

Airport Noise Contour over 65 DB

The basis for all noise measurements is what is referred to as Community Noise Equivalent Level (CNEL) Noise Contours. The CNEL does not focus on single event noise impacts, but rather concentrates on average noise levels with special weighting of these levels for evening and nighttime hours.

MCAS Miramar ALUCP adopted 2004

https://www.miramar.marines.mil/Portals/164/Docs/MCASMiramar/AICUZ/Full_Screen_Version.pdf?ver=2016-07-20-172948-970

0 0.5 1 2 Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

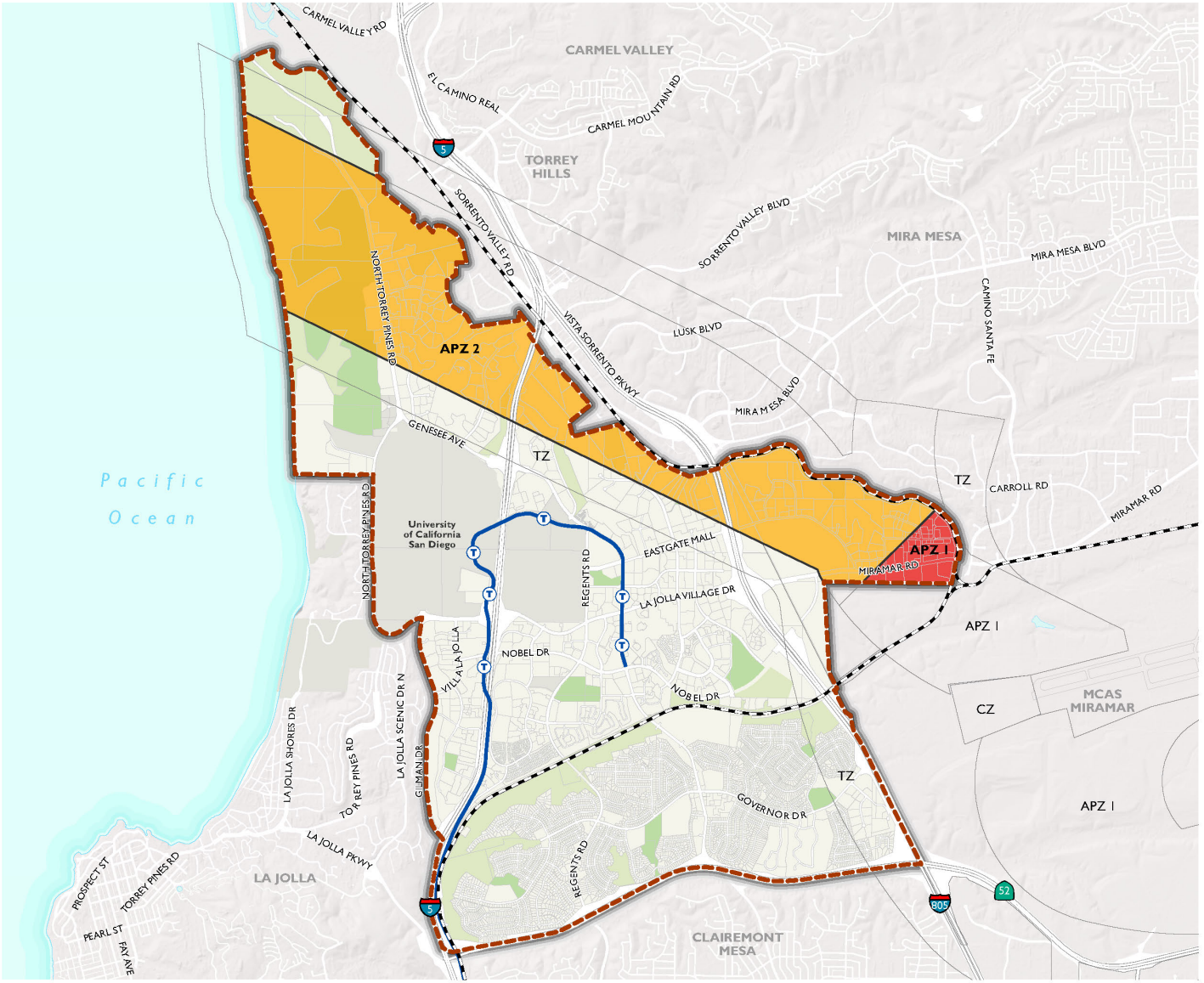


Figure 5: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Airport Safety Zones: Accident Potential Zone 1 and Zone 2

Development Constraints

- Accident Potential Zone 1 (APZ1)
- Accident Potential Zone 2 (APZ 2)
- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

Accidental Potential Zones

Zones are based on the following

- Local accident history;
- Type of aircraft operations; Airspace limitations;
- Flight Tracks;
- Closed Loop Patterns
- Existing/proposed development

MCAS Miramar ALUCP adopted 2004

https://www.miramar.marines.mil/Portals/164/Docs/MCASMiramar/AICUZ/Full_Screen_Version.pdf?ver=2016-07-20-172948-970

0 0.5 1 2 Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

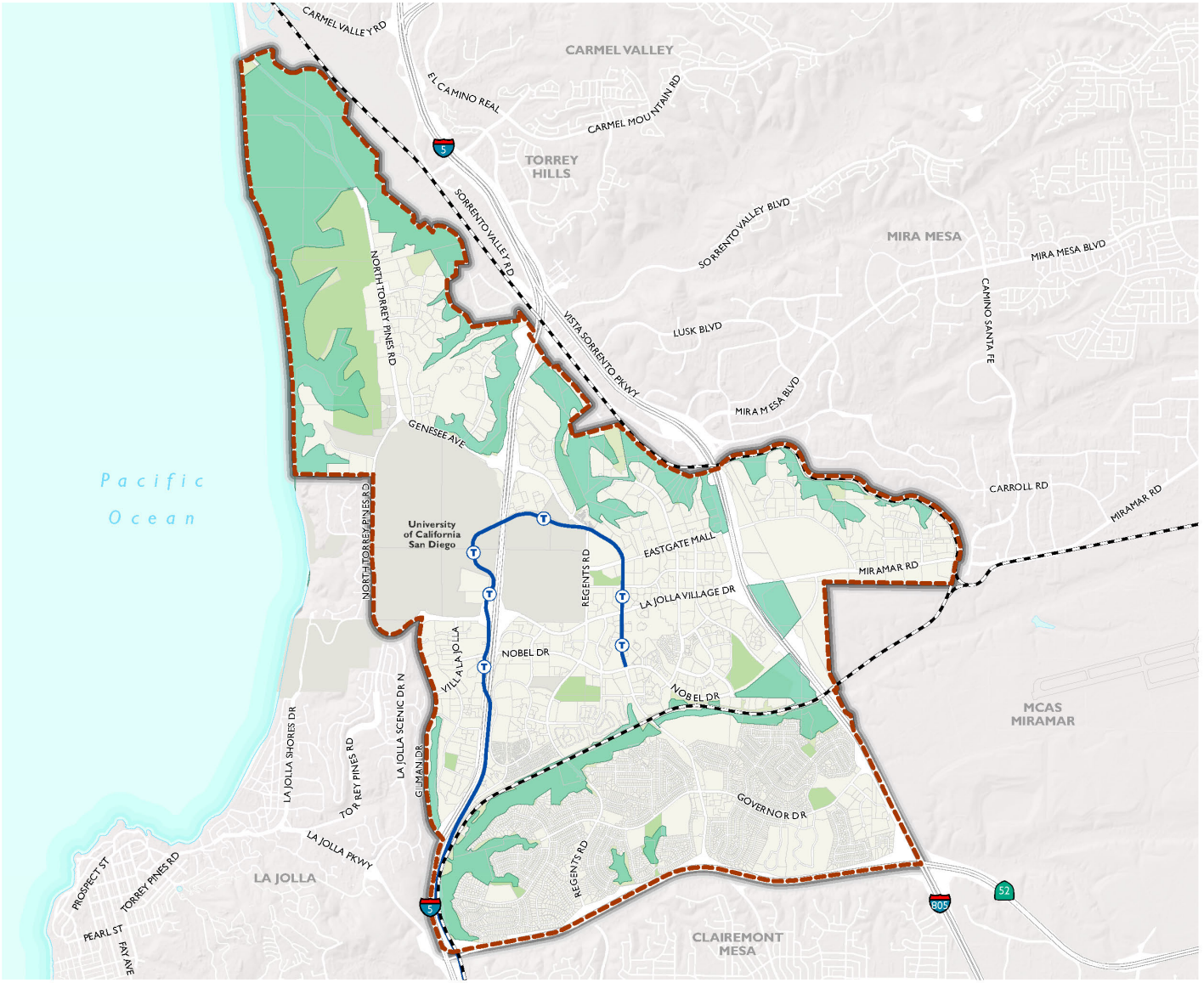


Figure 4: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Multi-Habitat Planning Area

Development Constraints

- Multi-Habitat Planning Area
- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

Multi-Habitat Planning Area

This MHPA Baseline Map represents the overall area from which approximately 90% will be conserved to make up the final MSCP preserve area at the end of 50 years.

MHPA Baseline Map

https://www.sandiego.gov/node/6835

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

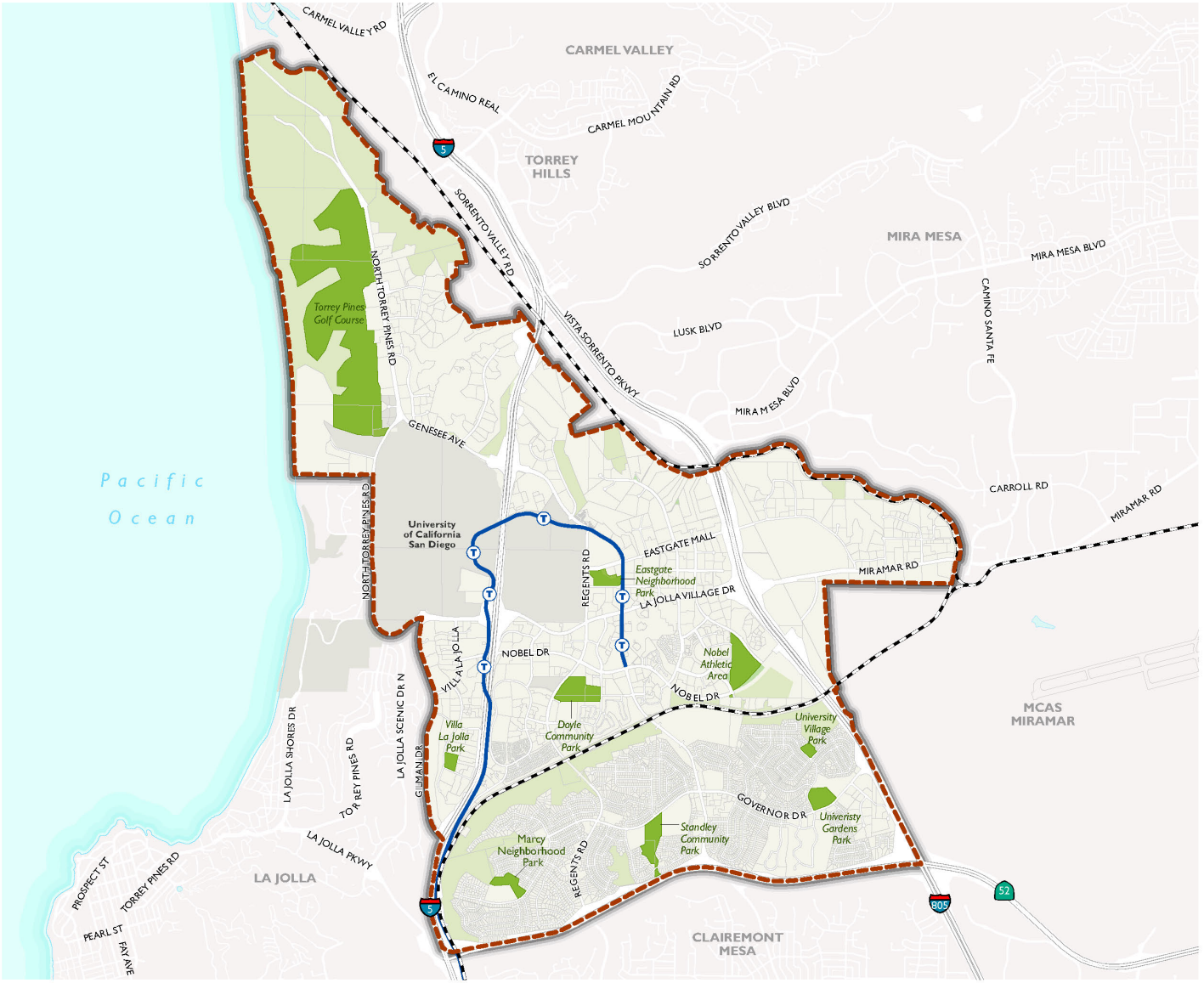


Figure 8: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Adopted Community Plan Land Use - Parks and Golf Course

Areas of No Change

- Plan Land Use - Parks and Golf Course

- Trolley Station
- UCSD Campus
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

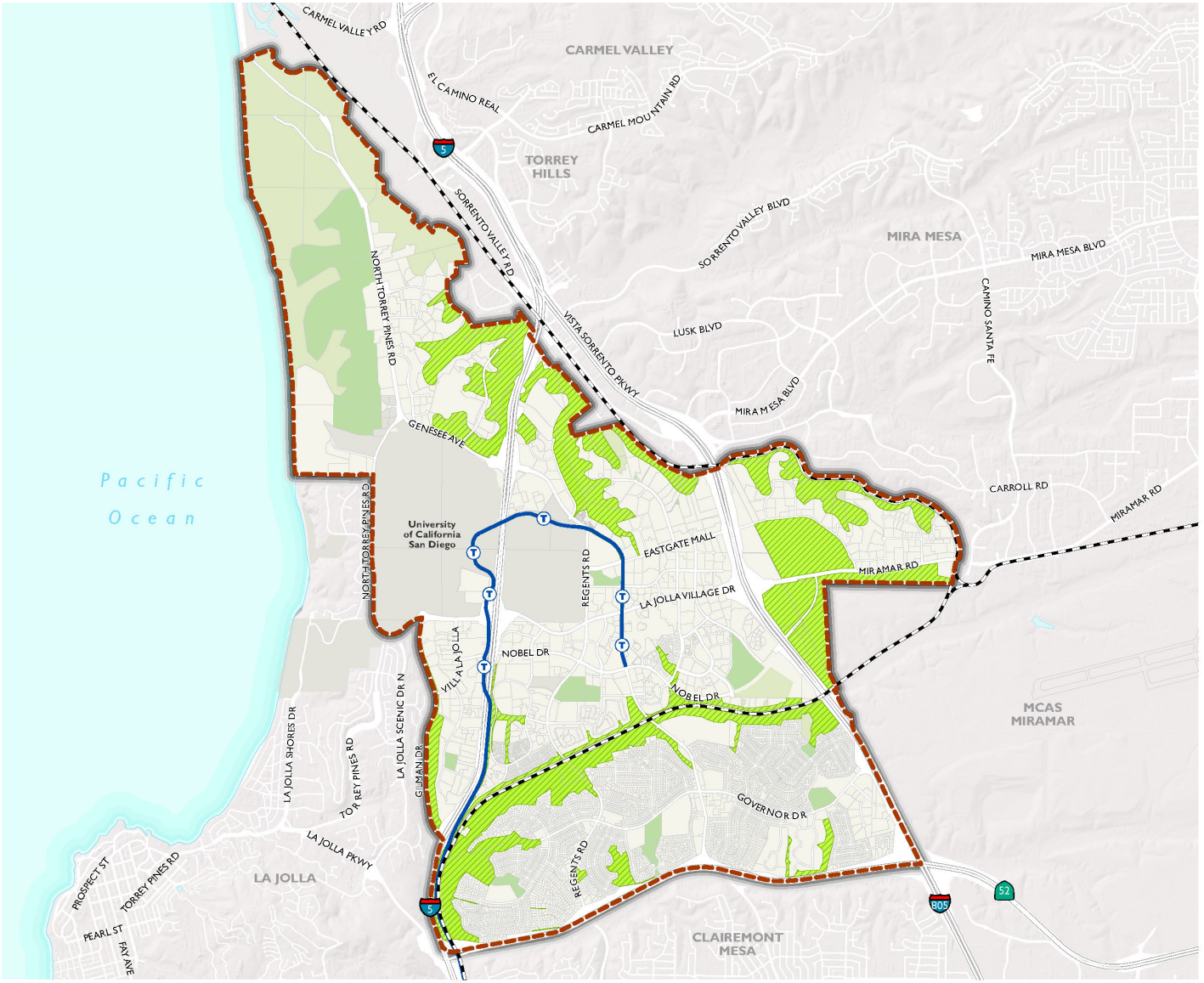


Figure 10: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Adopted Community Plan Land Use - Open Space

Areas of No Change

- Plan Land Use - Open Space

- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

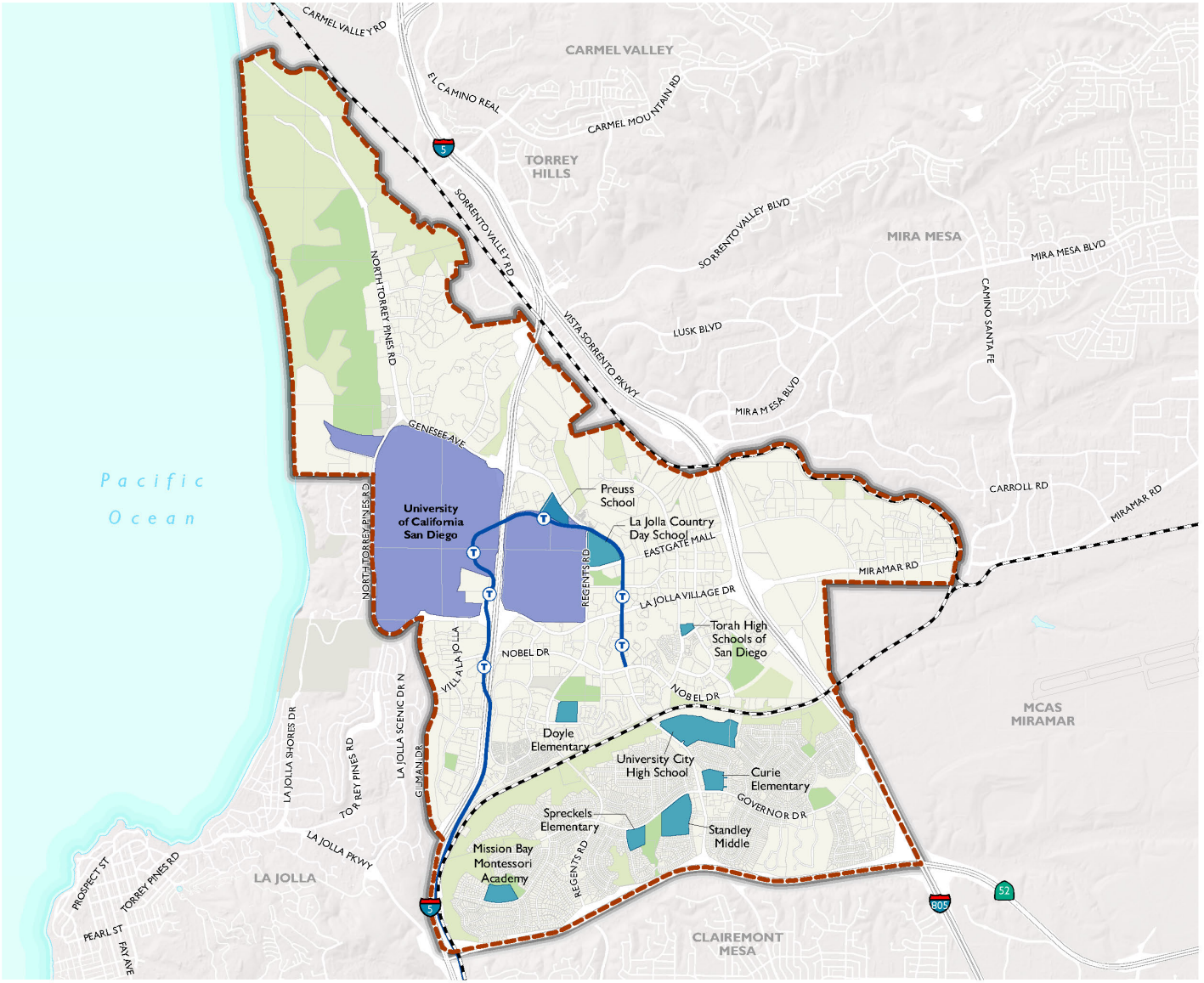


Figure 6: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Existing Schools and University (Public and Private)

Existing Schools

- Schools (K-12 Public/Private)
- University of California San Diego (UCSD)

- Trolley Station
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

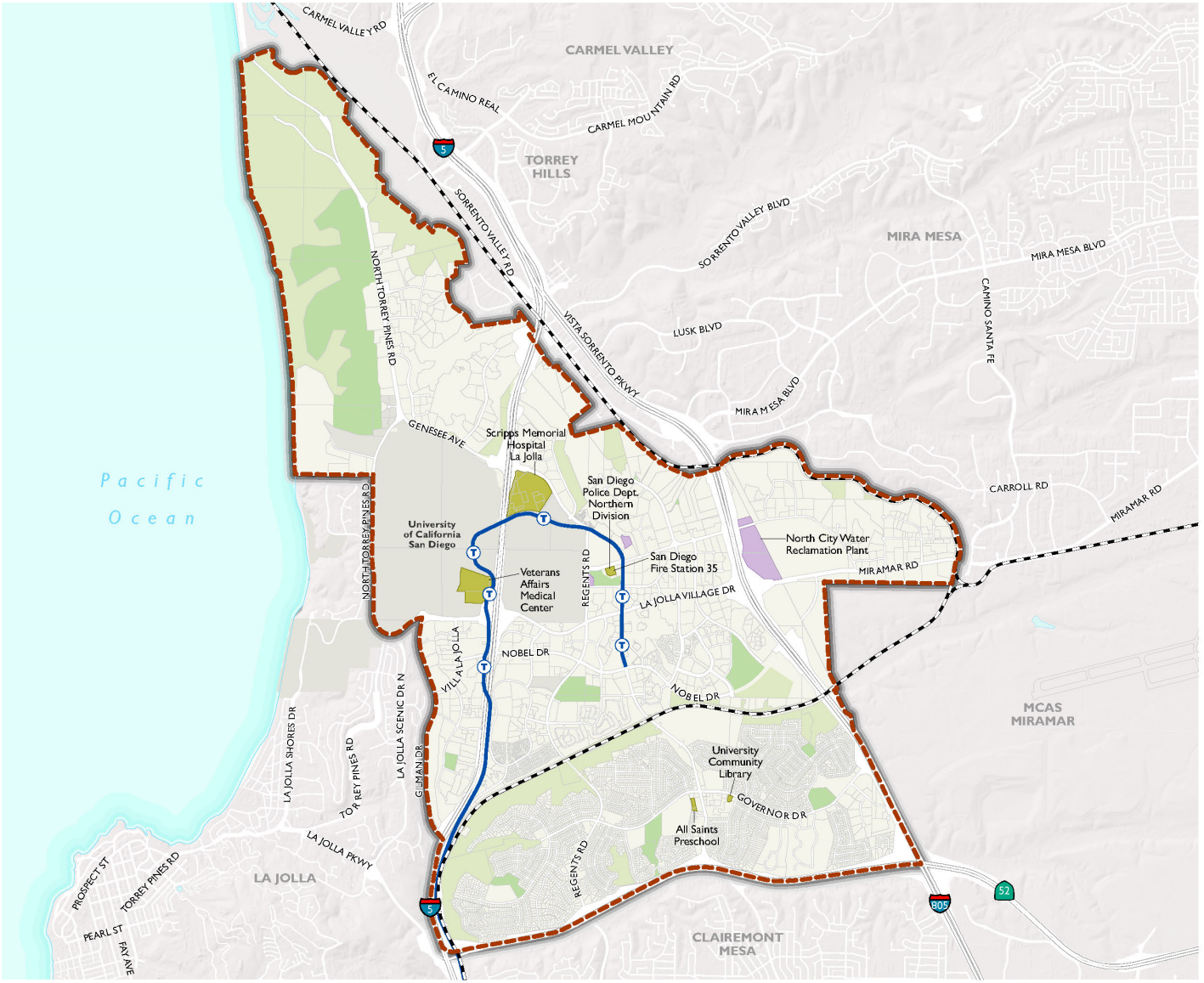


Figure 9: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Existing Institutional/Public Facilities/Utilities

Areas of No Change

- Institutional / Public Facilities
- Utilities

- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

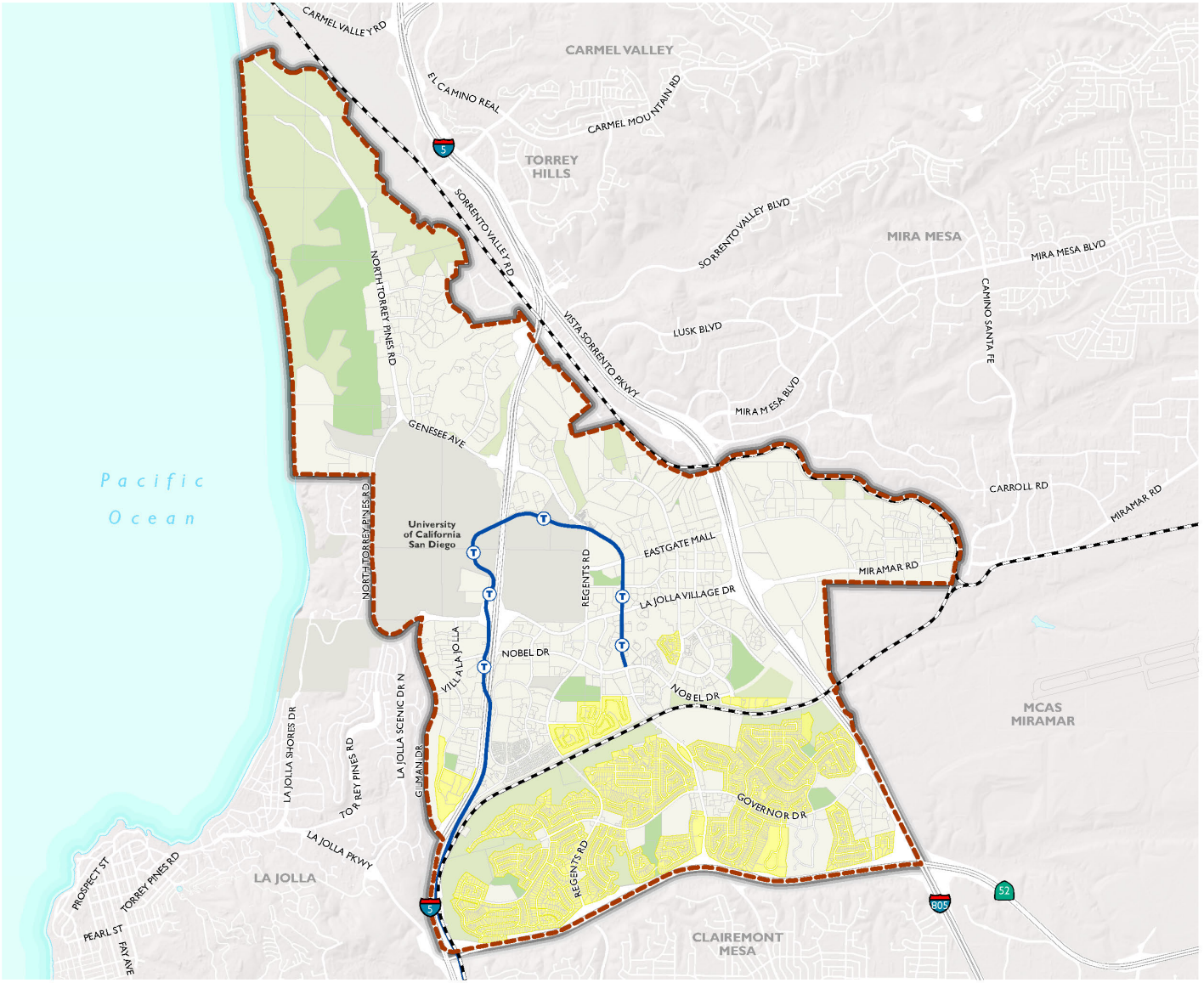


Figure 7: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Adopted Community Plan Land Use - Single Family Residential

Areas of No Change

- Plan Land Use - Single Family
- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

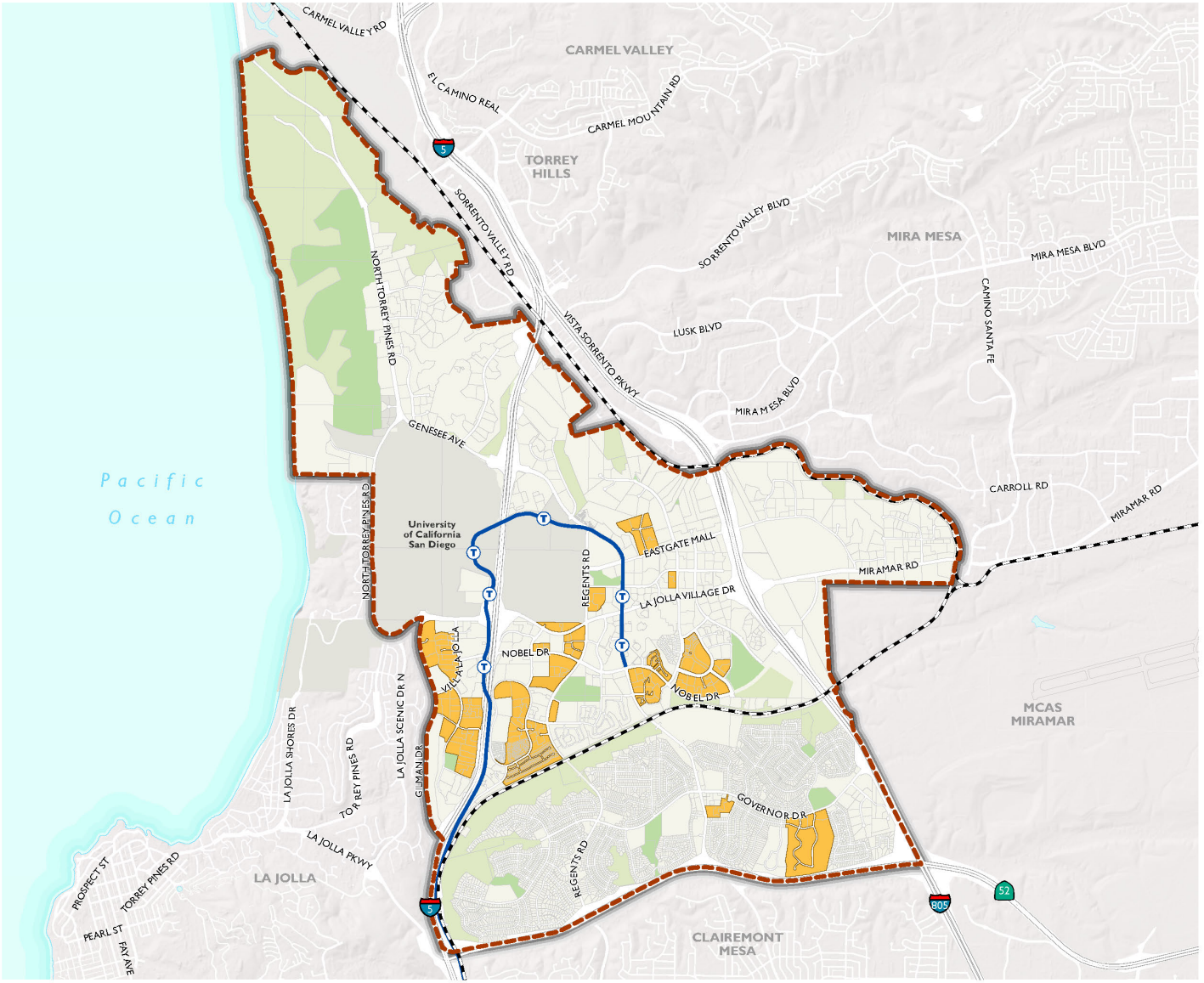


Figure 11: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

No Change Residential Condominiums

Areas of No Change

- No Change Residential Condominiums

- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

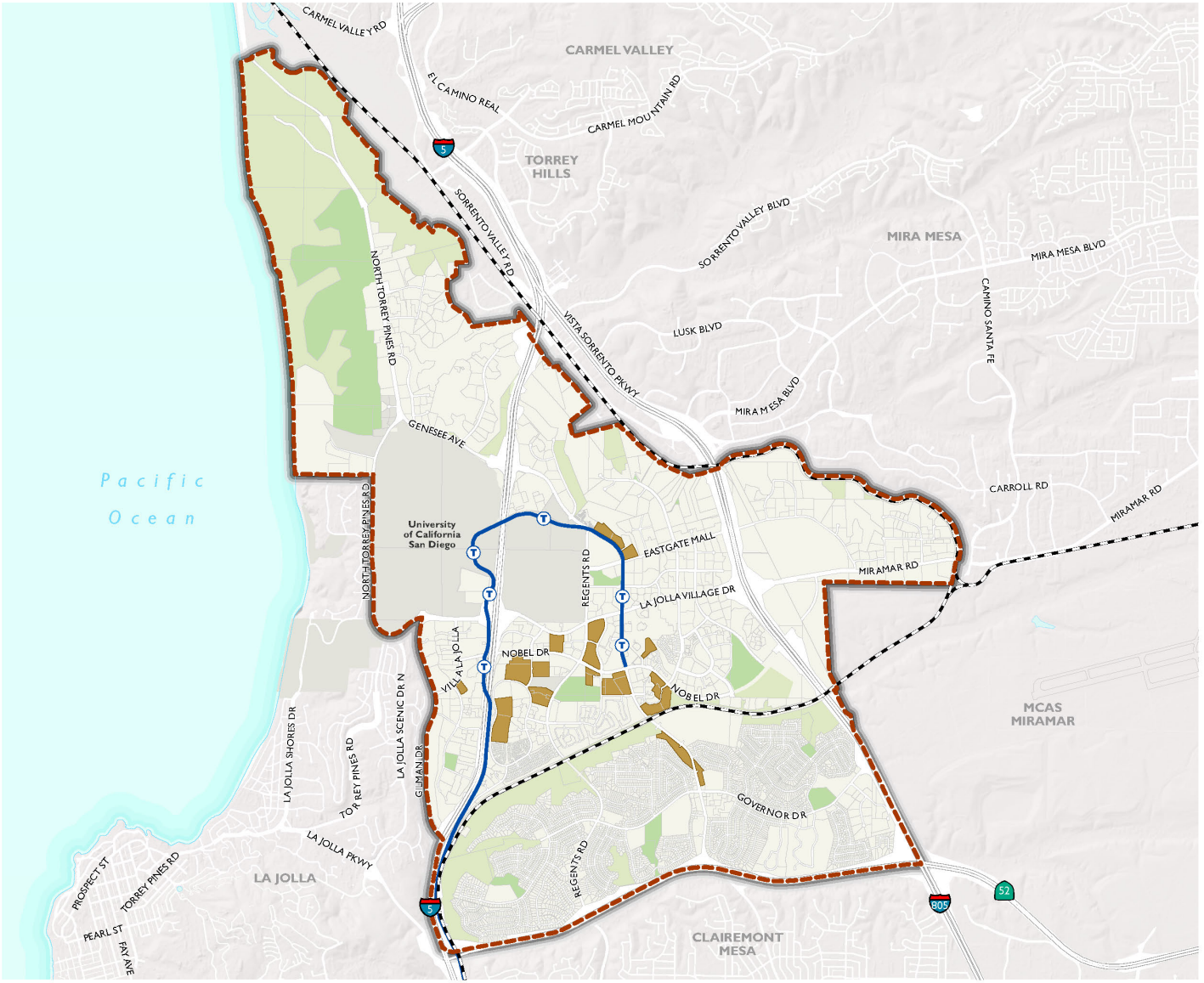


Figure 12: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Existing Residential Rental Areas with Development Potential

Multi-Family Redevelopment Potential

- Residential Rental Areas

- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

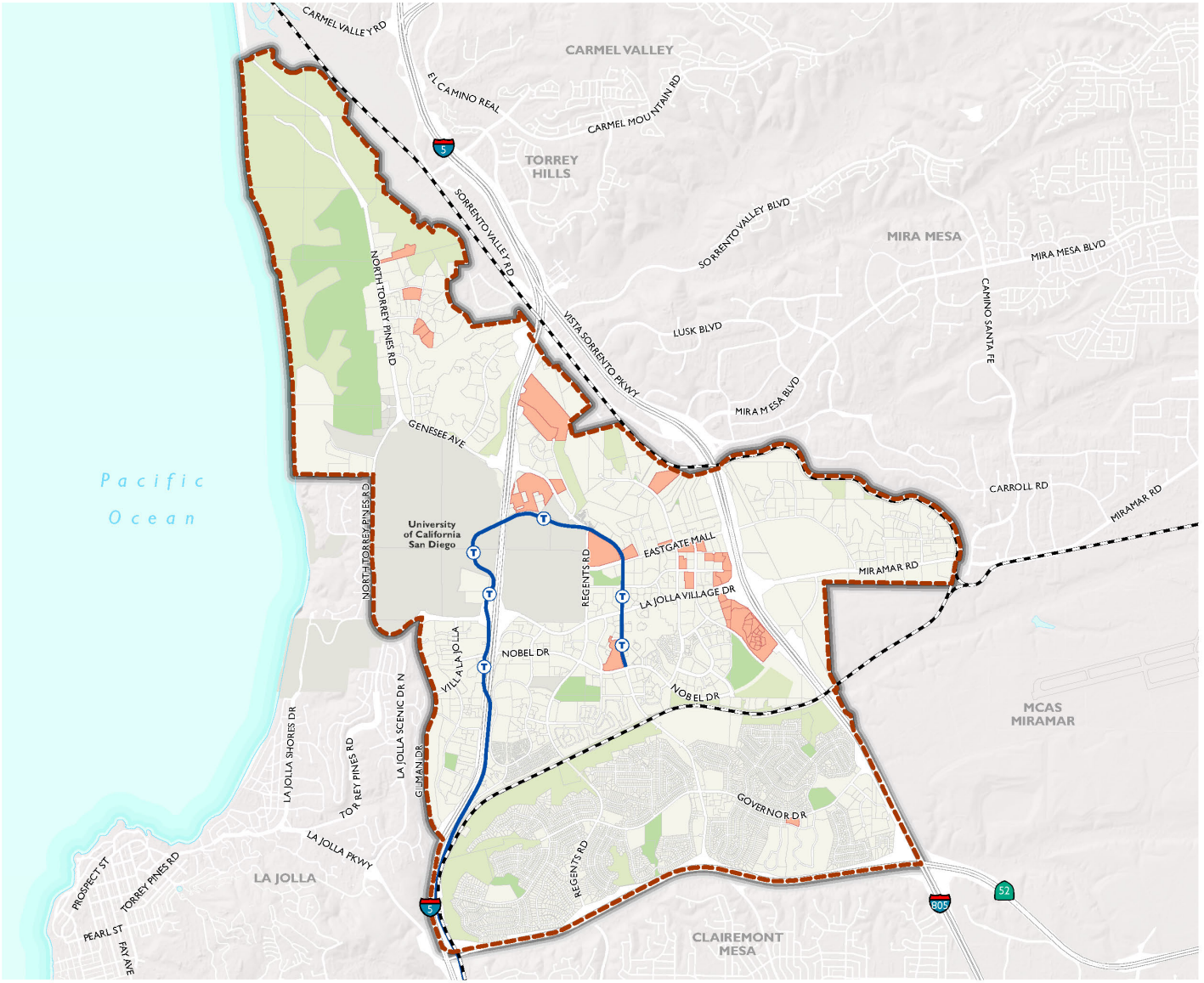


Figure 13: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Current Development Projects

Development Constraints

- Current Development Projects
- Trolley Station
- UCSD Campus
- Parks
- Open Space
- Planning Area Parcels
- Community Plan Boundary
- Mid-Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

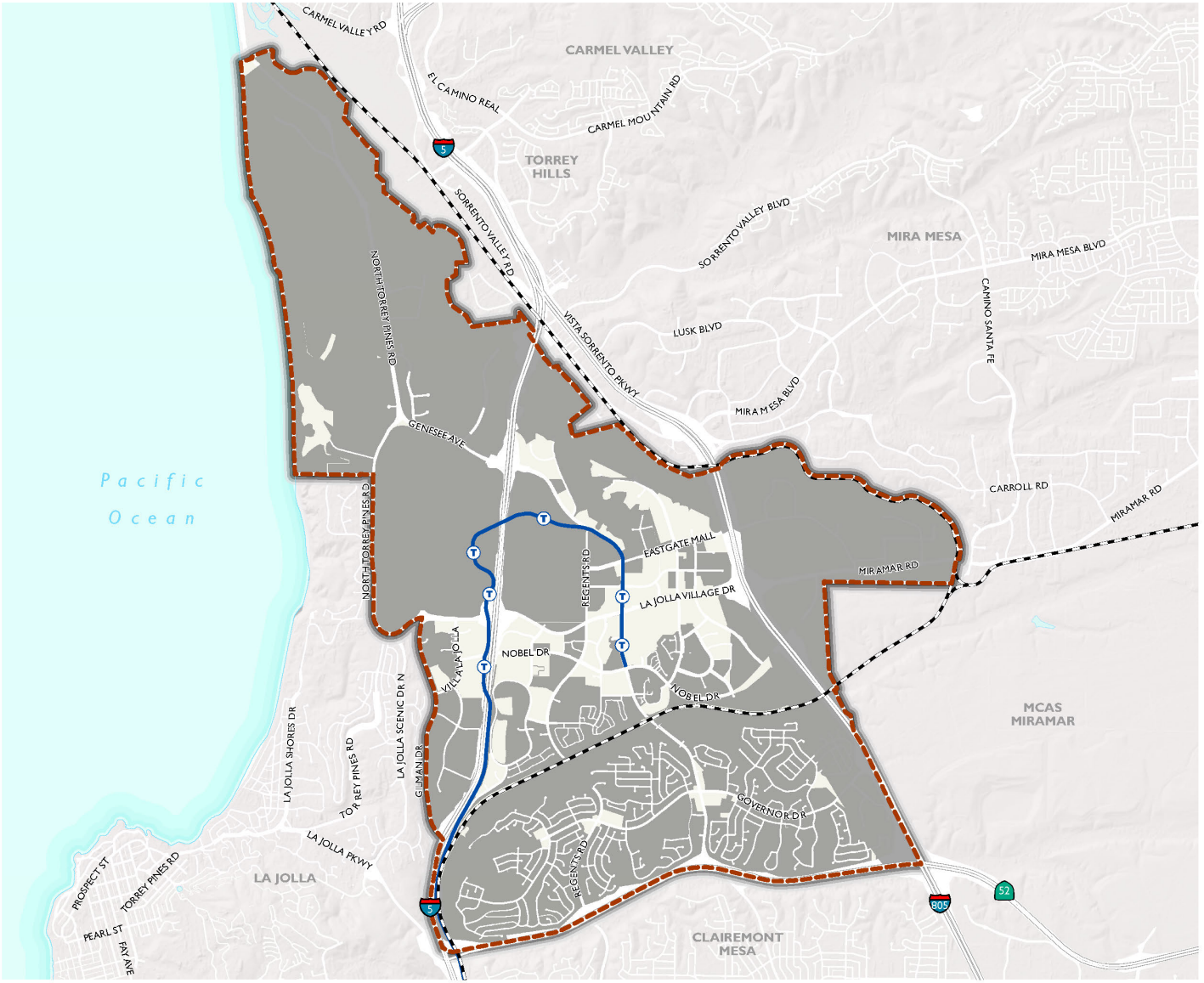


Figure 14: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Development Constraints and Areas of No Change

- Development Constraints and Areas of No Change
- Trolley Station
- Community Plan Boundary
- Mid Coast Trolley Extension
- Freeway
- Railroad

Planning Area Total = 8,676 acres
Area Under Development Constraints = 6,948 acres
Area outside of Constraints = 1,728 acres (this includes Road ROW)

** Development Constraints and Areas of No Change includes: Miramar Restrictive Use Easement, Airport Noise Contour Over 65 dB CNEL, City Open Space, Open Space Easements, Existing Schools and University (K-12 Public/Private), University of California San Diego, Multi Habitat Planning Area, Accident Potential Zone 1 & 2, Plan Land Use - Single Family Residential, Plan Land Use - Parks and Golf Course, Plan Land use - Open Space, Existing Institutional / Public Facilities /Utilities, Current Development Projects and No Change / Under Construction / Other."*

N

0 0.5 1 2
Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

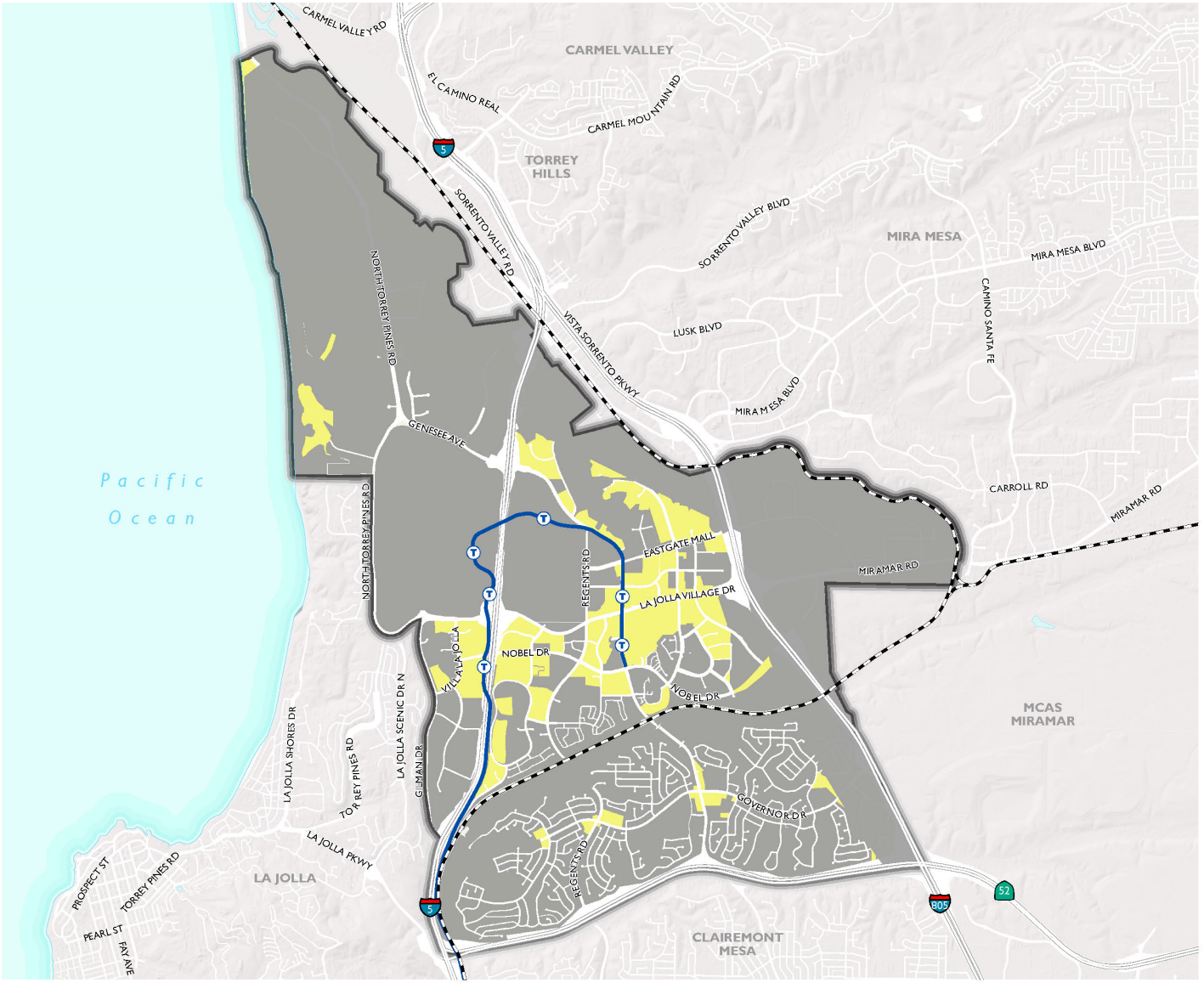


Figure 15: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Development Constraints and Focus Areas

- Development Constraints and Areas of No Change
- Focus Areas for Potential Development
- Trolley Station
- Community Plan Boundary
- Mid Coast Trolley Extension
- Freeway
- Railroad

Planning Area Total = 8,676 acres
Area Under Development Constraints = 6,948 acres
Area outside of Constraints = 757 acres (this excludes Road ROW)

** Development Constraints and Areas of No Change includes: Miramar Restrictive Use Easement, Airport Noise Contour Over 65 dB CNEL, City Open Space, Open Space Easements, Existing Schools and University (K-12 Public/Private), University of California San Diego, Multi Habitat Planning Area, Accident Potential Zone 1 & 2, Plan Land Use - Single Family Residential, Plan Land Use - Parks and Golf Course, Plan Land use - Open Space, Existing Institutional / Public Facilities /Utilities, Current Development Projects and No Change / Under Construction / Other."*

N

0 0.5 1 2
Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

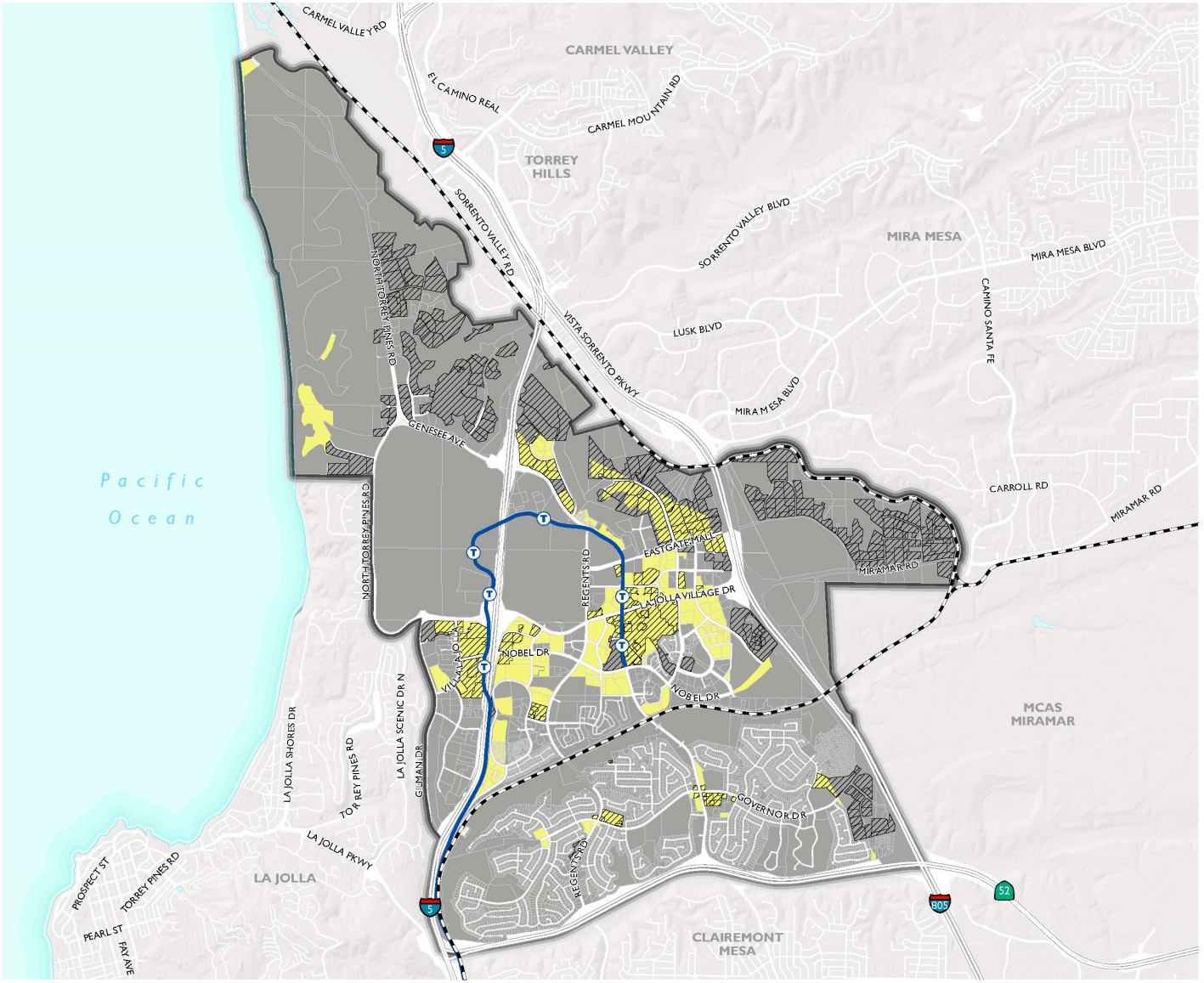


Figure 16: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Development Constraints, Focus Areas and Potential Opportunity Sites

Potential Opportunity Sites

- Vacant & Underutilized Sites

- Development Constraints and Areas of No Change
- Focus Areas for Potential Development

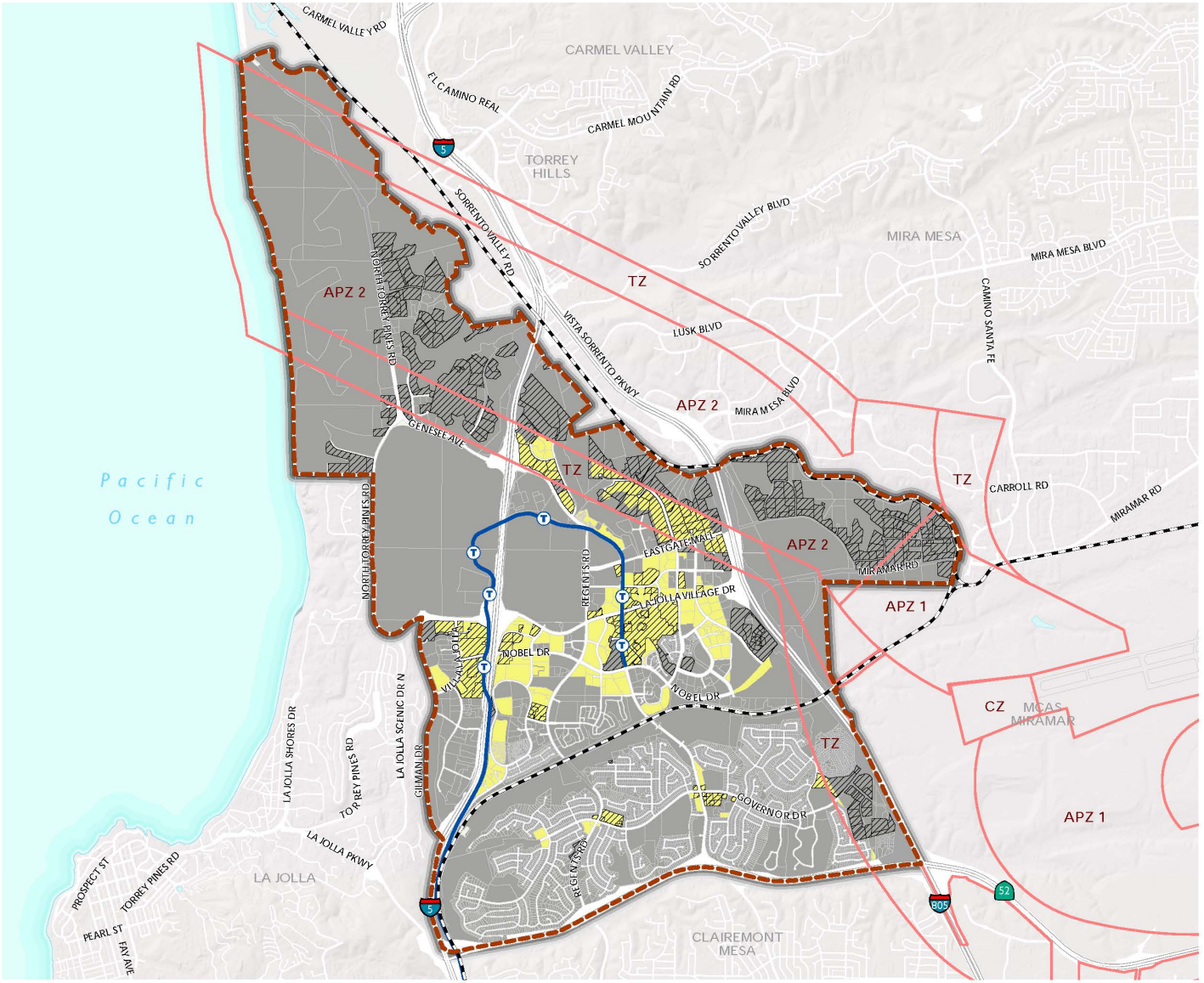
- Trolley Station
- Community Plan Boundary
- Mid Coast Trolley Extension
- Freeway
- Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



UNIVERSITY COMMUNITY PLAN UPDATE

Foucus Areas, Potential Opportunity Sites and Airport Safety Zones

Potential Opportunity Sites

Vacant & Underutilized Sites

Airport Safety Zones

APZ1 = Airport Safety Zone 1
APZ2 = Airport Safety Zone 2
CZ = Clear Zone
TZ = Transition Zone

Development Constraints and Areas of No Change

Focus Areas for Potential Development

Trolley Station

Community Plan Boundary

Mid Coast Trolley Extension

Freeway

Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

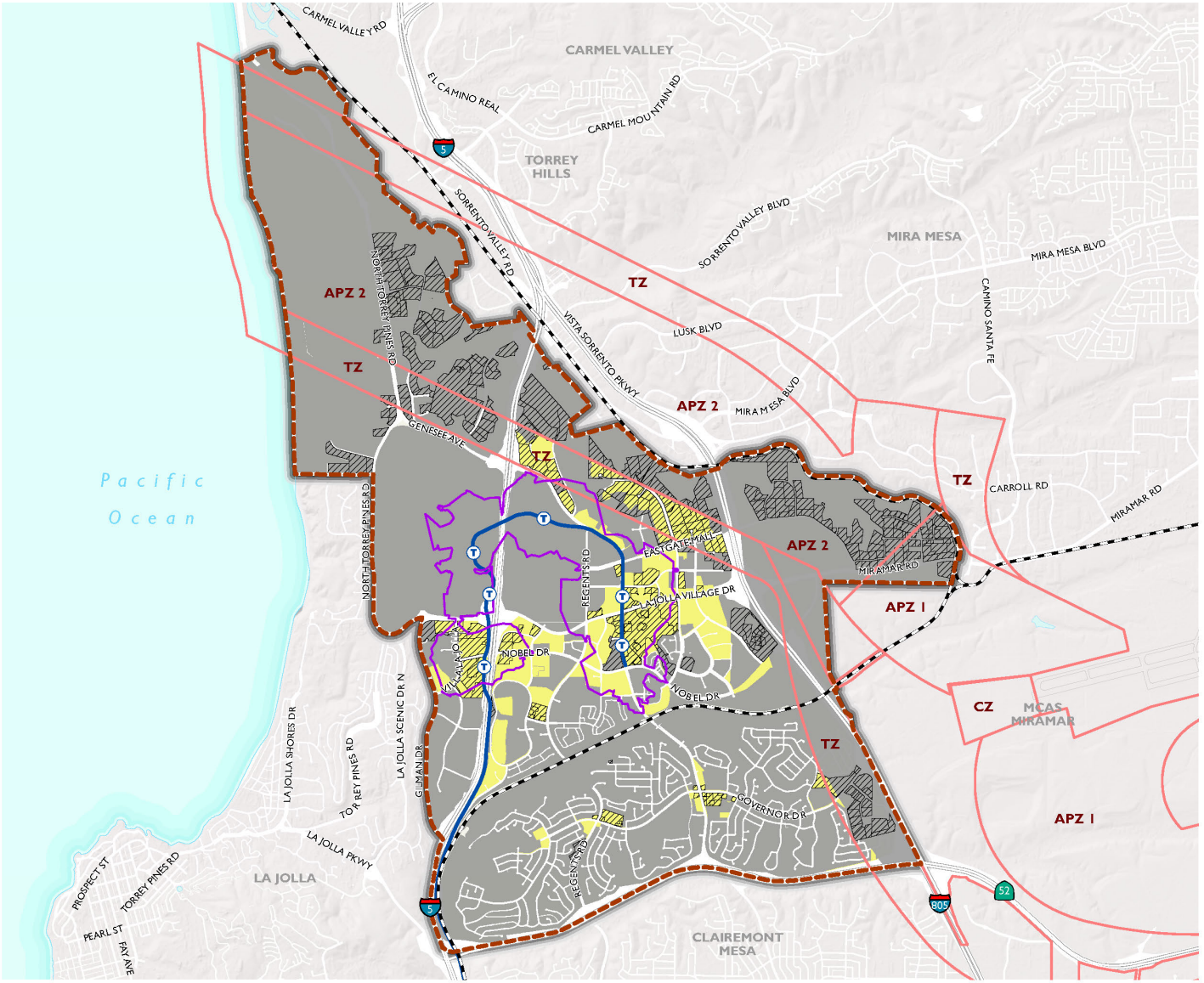


Figure 18: Opportunity Site Map Series

UNIVERSITY COMMUNITY PLAN UPDATE

Development Constraints, Focus Areas and Transit Priority Areas

Transit Priority Areas

10 min service area (1/2 mile) for Planned Trolley

Airport Safety Zones

APZ1 = Airport Safety Zone 1
APZ2 = Airport Safety Zone 2
CZ = Clear Zone
TZ = Transition Zone

Potential Opportunity Sites

Vacant & Underutilized Sites

Focus Areas for Potential Development

Development Constraints and Areas of No Change

Trolley Station

Community Plan Boundary

Mid Coast Trolley Extension

Freeway

Railroad

N

0 0.5 1 2

Miles

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

Opportunity Sites

Do any of the constraints appear flexible?

What types of land use, density and height do you envision for the opportunity sites?