



The City of



Planning Department

FACT SHEET

Uptown Community Plan Update Focuses on Transit Oriented Development and Community Character

Uptown contains some of the oldest and most distinctive neighborhoods in San Diego, featuring a variety of historic and contemporary architectural and housing types. Uptown is defined by its open space canyon system, walkable commercial districts, and distinctly urban setting. Located north of Downtown and west of Balboa Park, Uptown comprises about 2,700 acres or 4.2 square miles.

The City has drafted an updated community plan for Uptown that focuses on maintaining and enhancing its distinctive neighborhoods while supporting citywide Climate Action Plan goals. When last updated, the community plan was forward thinking by focusing higher residential density along transit corridors and at nodes while retaining established lower density areas. The updated community plan maintains the transit-oriented development focus with further refinements to address key community issues and adjusts permitted densities and heights to better relate to the existing built environment. The proposed community plan includes the following:



Transit Supportive Densities: Provides some of the highest allowed densities in the region outside of Downtown (between 74 and 109 units per acre) along selected transit corridors. These are current community plan densities that are proposed to remain unchanged.



Housing: Reduces allowed density in specific areas to address neighborhood character and scale, while still providing the opportunity for more than 9,500 additional housing units over what is currently built.

Housing Units:

- Current.....23,160
- Adopted plan buildout.....34,600
- Proposed plan buildout.....32,680



Urban Design: Includes policies and guidelines for new development that address diverse topics, including streetscape elements, building interface with streets/public realm, transitions between lower scale areas and taller buildings, and canyon rim and hillside development.



Parks and Recreation: New park locations and canyon trails within Uptown and recreation improvements within Balboa Park designed to serve the community.



Zoning: Replaces planned districts with citywide zoning, includes an overlay zone for height limits within transit corridors that range between 65 to 150 feet, and replaces the Interim Height Ordinance.



Public Facilities: Policies support need for improved maintenance, repair and upgrade of existing facilities as well as improved service delivery where needed. The condition that these older, urbanized communities face aging infrastructure and have facilities needs is acknowledged.



Impact Fee Study: Identifies needed facilities and infrastructure and provides a basis for development impact fees charged to new development; includes community prioritization of facilities.



Urban Open Space: Updates the community open space mapping to identify natural areas for conservation (including boundary line corrections to the Multi-Habitat Planning Area), and strengthen policies for development adjacent to open space.



Multi-Modal Mobility: Policies acknowledge future increased transit investment and strengthening pedestrian and bicycle use as modes of travel rather than widening streets.



Potential Historic Districts: Protections for potential districts until a more detailed historic district survey can be completed. (Refer to the [Potential Historic District Fact Sheet](#)).



Environmental Review: The use of a Program Environmental Impact Report (PEIR) to inform and allow for a streamlined environmental review process for future development consistent with the updated community plan.

Next Steps

- **June 2016:** The Draft Community Plan and Programmatic Environmental Impact Reports distributed for public comment.
- **September 2016:** Planning Commission public hearing to provide a recommendation to City Council
- **October – November 2106:** City Council public hearing to consider adoption

Additional Information

- Information about the community plan update is on the City website at: <https://www.sandiego.gov/planning/community/profiles/uptown>