

Uptown Future Development Land Use Assumptions

Methodology

The purpose of the analysis was to provide a planning estimate for the amount of housing units, commercial floor area that could occur in the future. The analysis used assumptions to anticipate land use that could reasonable develop in the future based on community plan land use designations for both the adopted and proposed community plan land uses and densities. Since the commercial land use designations allow for different types of commercial uses and the possibility for mixed-use, assumptions were used to determine they type of future use if an existing use changed and amount of non-residential floor or dwelling units. The analysis was conducted at the parcel level using Geographic Information System (GIS) software to calculate the change for housing and commercial floor area based on the assumptions. It is possible that the full build out could happen beyond 2035.

No Change

The assumptions considered existing land uses that would not change. The no change assumptions identify uses that are expected to remain as the community continues to evolve. These include parcels that are either at or near the maximum allow density or intensity and/or likely to remain as community serving commercial and institutional uses over the 20-30 years and beyond. These parcels include the following land uses:

Single-family Residential

- Single-family development within single-family designated areas
- Designated historic resources

Multi-family Residential

- Multi-family residential development that is near the maximum or exceeding the adopted plan density
- Building with Type I construction (steel or concrete framed) – residential mid or high-rise
- Condominiums (these likely to not change due to multiple owners)
- Single-family within single family designated areas
- Designated historic buildings
- Buildings that have been constructed during the last 20 years (lower likelihood of changes during the next 20-30 years)

Commercial/Mixed-Use

- Multi-family residential within mixed-use developments that is near the maximum or exceeding the adopted plan density.
- Mixed-use buildings with Type I construction (steel or concrete framed) – mid or high-rise
- Commercial office greater than two stories
- Condominiums within mixed-use developments (these likely to not change due to multiple owners)
- Service Stations (while vehicle and fuel technology is changing, it was assumed that there would be a need for service stations over the next 20-30 years).
- Supermarkets
- Uptown District (Hub)
- Fast food restaurants with drive-thru's (fast food restaurants with drive-thru's have had a lower tendency to change use.)
- Commercial and mixed-use buildings that have been constructed during the last 20 years (lower likelihood of changes during the next 20-30 years)
- Designated historic structures

Institutional and Semi-Institutional

- Public or private schools (K-12th grade)
- Hospitals, clinics, nursing homes, intermediate care facilities, senior housing, congregate care facilities
- Fire stations
- Churches and places of worship
- Communication facilities and utilities
- Designated historic structures

Parks and Open Space

- Open Space (community plan designated and/or dedicated)
- Parks (dedicated)

Residential Land Use Assumptions - Change

Single Family

The analysis assumed that vacant parcels designated for single family would develop with 1 single family unit.

Multifamily

The analysis assumed that parcels below the maximum allowed community plan density would develop to the maximum allowed with the exception of the no change parcels noted above.

Commercial/Mixed Use Land Use - Change

The commercially-mixed use designated corridors have a greater potential for future development. For parcels not identified as no change (noted above), the assumptions assumed the maximum number of residential dwelling units per acre allowed to determine the number of potential dwelling units along with ground floor commercial.

The assumptions used an FAR for only the commercial floor area portion of a building which ranged from 0.25 to 0.85 based on the location. Floor Area Ratio (FAR) is the numerical value obtained by dividing the gross floor area of all buildings on a premises by the total area of the premises on which the buildings are located. The FAR determines the total buildable area including all floors over a buildable lot or premises. FAR was used to develop the amount of non-residential floor area (commercial portion) of future mixed-use development. The following table shows the Commercial change assumptions applied by area. Figure 1 indicates areas where assumptions for Commercial/Mixed, Multi-Family, And Single-Family were applied:

Commercial/Mixed-Use Change Assumptions Table				
Area	General Geographic Location	Adopted Plan Land Use Designation	Density (du/ac)	Mixed-Use Change Assumptions
1	University Avenue and Park Boulevard	Mixed-Use	High 44-73	Parcel could develop as Mixed-Use with maximum residential density and 0.25 FAR for commercial.
2	Normal Street and Park Boulevard	Mixed-Use	Very High 73-110	No Change.*
3	Laurel/5th/6th	Mixed-Use	Very High 73-110	Parcel could develop Mixed Use at with maximum residential density and 0.62 FAR for Commercial.

*-No Change – Refer to No Change Methodology.

Commercial/Mixed-Use Change Assumptions Table				
Area	General Geographic Location	Adopted Plan Land Use Designation	Density (du/ac)	Mixed-Use Change Assumptions
4	Park Boulevard and Lincoln Avenue	Mixed-Use	High 44-73	Parcel could develop as Mixed-Use with maximum residential density and 0.25 FAR for commercial.
5	University Avenue between SR163 and Park Boulevard	Mixed-Use	High 44-73	Parcel could develop as Mixed-Use with max. residential density and 0.50 FAR for commercial
6	Washington Street between Ibis Street and 3rd Avenue	Mixed-Use	High 44-73	Parcel could develop as Mixed-Use with maximum residential and 0.65 FAR for commercial.
7	Park Boulevard and Adams Avenue.	Mixed-Use	Medium High 29-44	Parcel could develop as Mixed-Use with maximum residential density 0.60 FAR for commercial.
8	Washington Street and India Street.	Mixed-Use	Medium High 29-44	Parcel could develop as Mixed-Use with maximum residential density 0.60 FAR for commercial.
9	Normal Street, Lincoln Avenue, and Park Boulevard	Commercial-Residential	High 44-73	Parcel could develop as Mixed-Use with maximum residential density and 0.50 FAR for commercial.

Commercial/Mixed-Use Change Assumptions Table				
Area	General Geographic Location	Adopted Plan Land Use Designation	Density (du/ac)	Mixed-Use Change Assumptions
10	Redwood Street and Reynard Way	Neighborhood Commercial	Medium 15-29	Parcel could develop mixed-use at maximum residential and 0.50 FAR for commercial.
11	State Street between Arroyo Drive and West Hawthorn Street	Commercial-Residential	Medium 15-29	Parcel could develop Mixed Use at max du/ac and 0.40 FAR for Commercial.
	India Street between Glenwood Street and Maple Street			
	San Diego Avenue from Old Town San Diego to McKee Street			
12	Upas Street along 5th Ave to Maple Street	Commercial-Residential	Very High 73-110	Parcel could develop Mixed Use with maximum residential density and 0.87 FAR for commercial.
13	5th Avenue between Pennsylvania Avenue and Upas Street.	Commercial-Residential	Very High 73-110	Parcel can develop as Mixed-Use with maximum residential density and 0.65 FAR commercial.
14	Vermont Street and University Avenue (Uptown District Mixed-Use Development)	Commercial-Residential	High 44-73	No change to existing Uptown District Mixed Use Project.*

*-No Change – Refer to No Change methodology.

Commercial/Mixed-Use Change Assumptions Table				
Area	General Geographic Location	Adopted Plan Land Use Designation	Density (du/ac)	Mixed-Use Change Assumptions
15	Lincoln Avenue and Washington Street.	Commercial-Residential	High 44-73	Parcel could develop as Mixed Use with maximum residential density and 0.25 FAR for commercial.
16	Park Boulevard Between Madison and Meade Avenues	Commercial-Residential	Medium High 29-44	Parcel can develop as Mixed-Use with maximum residential density 0.60 FAR for commercial.
17	Fort Stockton Drive and Goldfinch Street	Commercial-Residential	Medium High 29-44	No change to this area.*
18	Washington Street and Ibis Street:	Commercial-Residential	Medium High 29-44	No change to this area.*
19	South of Kalmia Street along 5th & 4th to I-5	Commercial-Residential	Medium 15-29	Parcel could develop Mixed Use with max. Residential density and 0.85 FAR for Office.
	First Avenue between Juniper Street and Hawthorn Street			
20	South of Upas Street along 4th to Maple Street	Office-Residential	High 44-73	Parcel could develop as Mixed-Use with maximum residential density and 0.85 FAR for Office.
	First Avenue between Kalmia Street and Juniper Street			
21	4th Avenue between Robinson Avenue and Upas Street	Office-Residential	High 44-73	Parcel can develop as Mixed-use with 0.45 FAR for Office.

*-No Charge – Refer to No Change methodology.

Commercial/Mixed-Use Change Assumptions Table				
Area	General Geographic Location	Adopted Plan Land Use Designation	Density (du/ac)	Mixed-Use Change Assumptions
22	1st and 3rd Avenue between University Avenue and Washington Street	Office-Residential	High 44-73	Parcel could develop as Mixed-Use with maximum residential density and 0.30 FAR for office.
23	Lewis Street, north of Washington Street, 5th Avenue, and alley east of 1st Avenue	Office-Residential	High 44-73	Parcel could develop as Mixed-Use with maximum residential density and 0.30 FAR for office.
	Dickinson Street between Montecito Way and Front Street/Bachman Place			
24	7th, 8th & 9th Streets between University Avenue and Washington Street.	Office-Residential	High 44-73	Parcel could develop as Mixed-Use with maximum residential density and 0.20 FAR office.
25	7th and 8th Avenues at Robinson Avenue.	Office-Residential	High 44-73	Parcel could develop as Mixed-Use with maximum residential density and 0.45 FAR for Office.
26	South of Laurel Street along 3rd Avenue to Grape and Fir Streets	Office-Residential	Medium High 29-44	If parcel has non-residential FAR is less than 0.70 FAR, than parcel could develop stand-alone Office at 0.70 FAR.
27	South of Upas Street along 3rd Avenue to Spruce Street	Office-Residential	Medium High 29-44	Parcel could develop Mixed-Use with maximum residential density and 0.65 FAR for office.

Commercial/Mixed-Use Change Assumptions Table				
Area	General Geographic Location	Adopted Plan Land Use Designation	Density (du/ac)	Mixed-Use Change Assumptions
28	South of Hawthorne along 1st, 2nd & 3rd Avenues to I-5	Office-Residential	Medium 15-29	If existing non-residential FAR is less than 1.30 FAR, then parcel could develop stand-alone Office at 1.30 FAR.
29	South of Nutmeg along 1st Avenue and Laurel Street to Juniper Street	Office-Residential	Medium 15-29	Parcel could develop Mixed Use with maximum residential density and 0.50 FAR for Office.
30	West Lewis Street between Stephens Street and Randolph Street	Neighborhood Commercial	Medium 0-17	No change.*
31	Core of Hillcrest along 4 th , 5 th , 6 th , 7 th , and 8 th Avenues; Washington Street, University Avenue, Robinson Avenue, and Pennsylvania Street	Mixed-use	Very High 73-110	Parcel could develop as Mixed-use with maximum residential density and 0.75 FAR for commercial.

*-No Change – Refer to No Change methodology.

Figure 1 - Land Use Assumptions Areas

