

# Urban Parkway Design

## Development Services Department

June 1, 2023

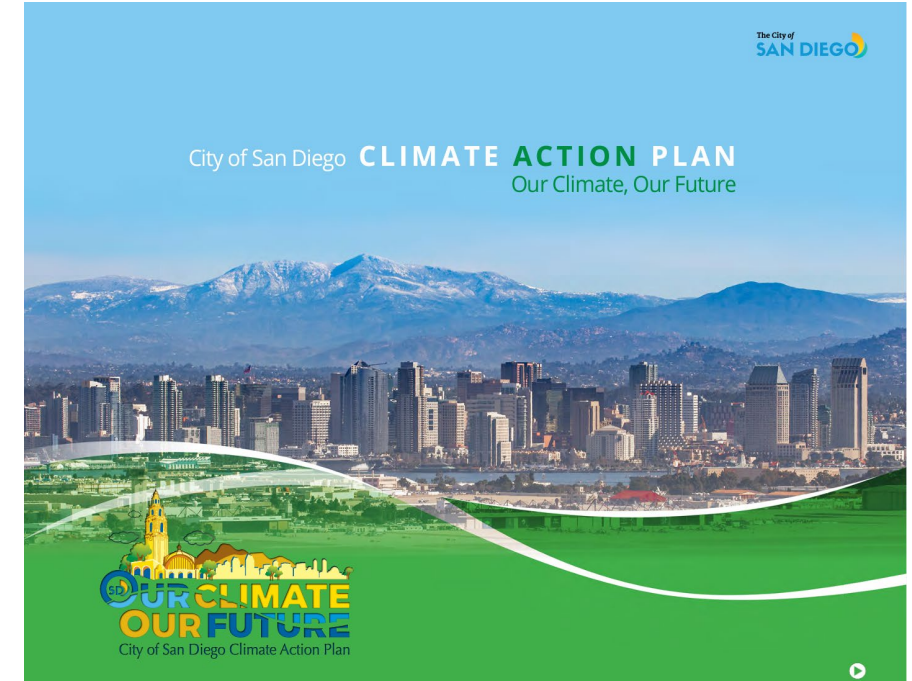
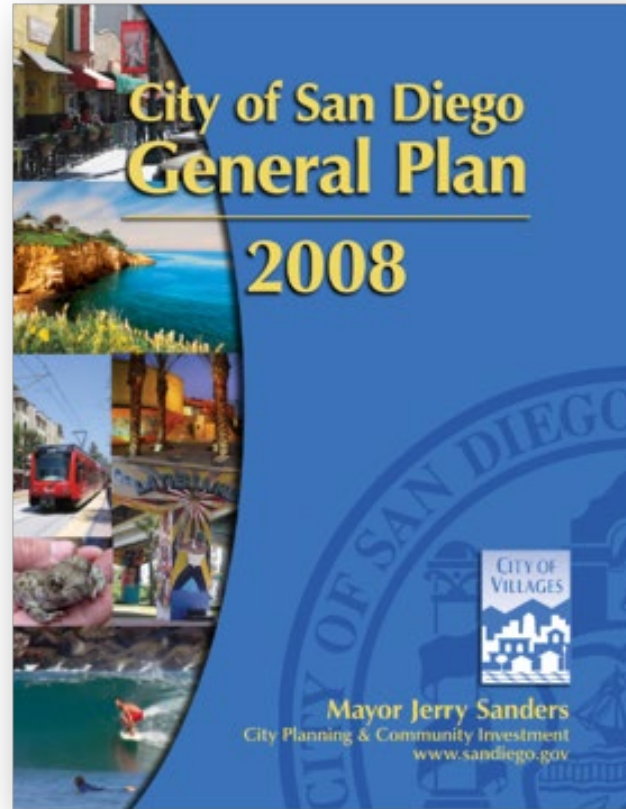
# Urban Parkways Workshop Purpose

- Explain Parkway and Sidewalk regulations
- Outline steps needed to determine requirements



# City Policy Framework

- Enhance multi-modal access
- Improve Pedestrian safety
- Expand Urban Tree Canopy
- Reduce Heat Islands

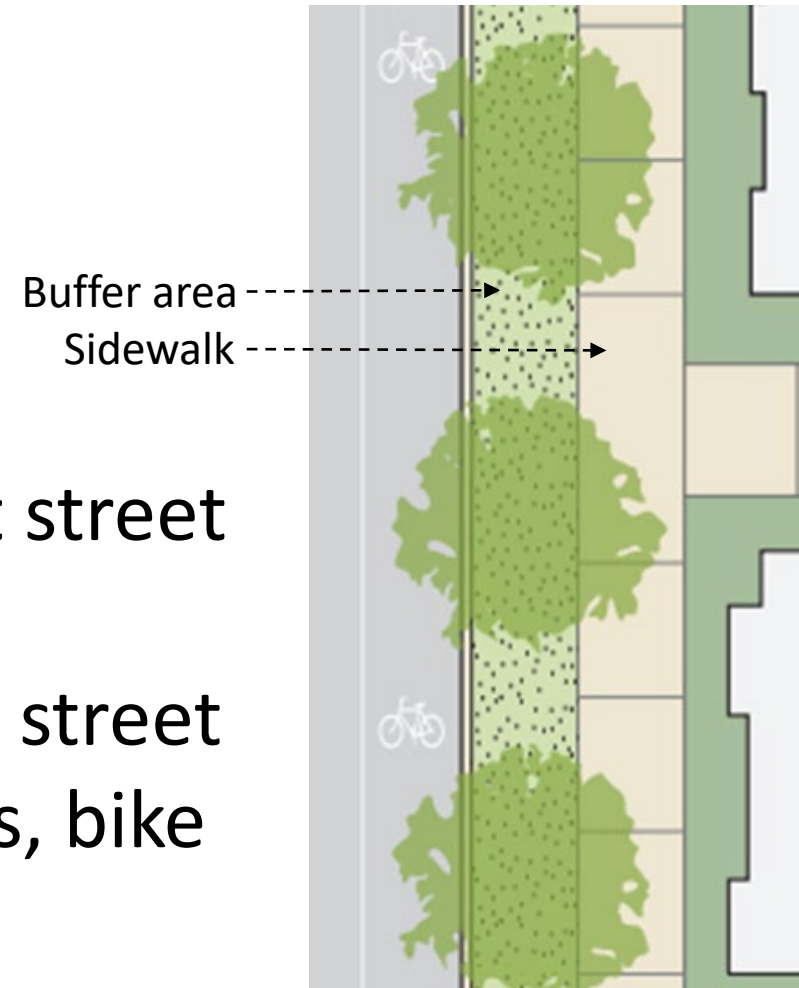






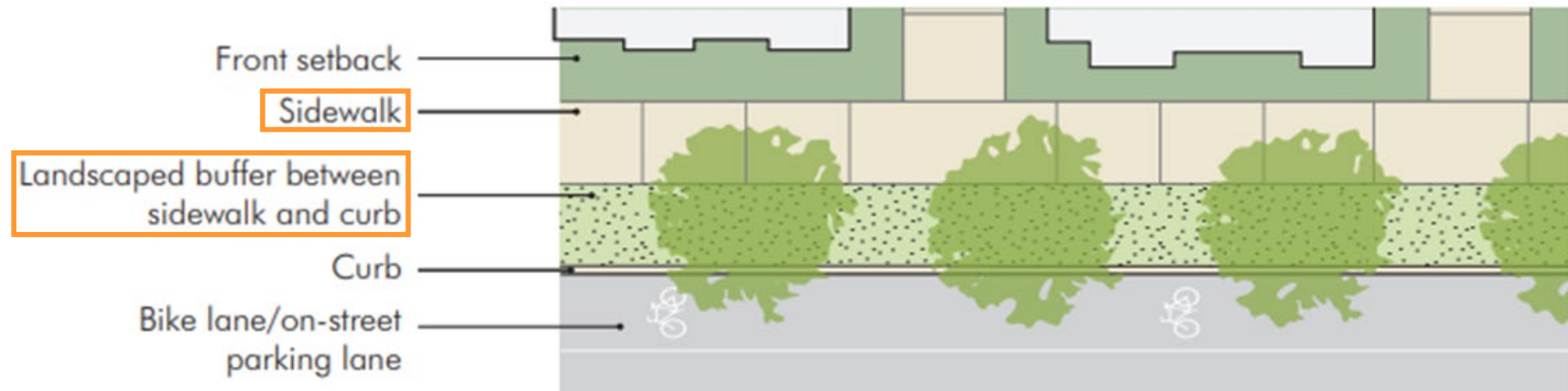
# What are the terms we will use today?

- Sidewalk
  - Intended for pedestrian travel only
  - Clear of obstacles
- Buffer Area
  - Separates the sidewalk from adjacent street traffic
  - Can include street trees, landscaping, street furniture, utility poles, parking meters, bike racks and fire hydrants



# What triggers parkway requirement?

- Development requiring a Building Permit (with some exemptions)
  - Street improvements shall include **street trees, curbs, gutters, sidewalks, and half-width paving.** ([SDMC §142.0610\(a\)](#))



# Are there exemptions to this requirement?

- Minor exceptions for existing buildings and accessory buildings ([SDMC §142.0611](#))



<https://www.sandiego.gov/planning/work/housing/toolkit/accessory-dwelling-units>

# Can incentives and waivers be used to reduce parkway requirements?

- No; Affordable housing incentives and waivers CANNOT be used to reduce or remove parkway requirements

# Land Development Manual

- Improvements shall be constructed in accordance with the standards established in the **Land Development Manual** ([SDMC §142.0670\(a\)](#))
- Appendix I Street Design Manual

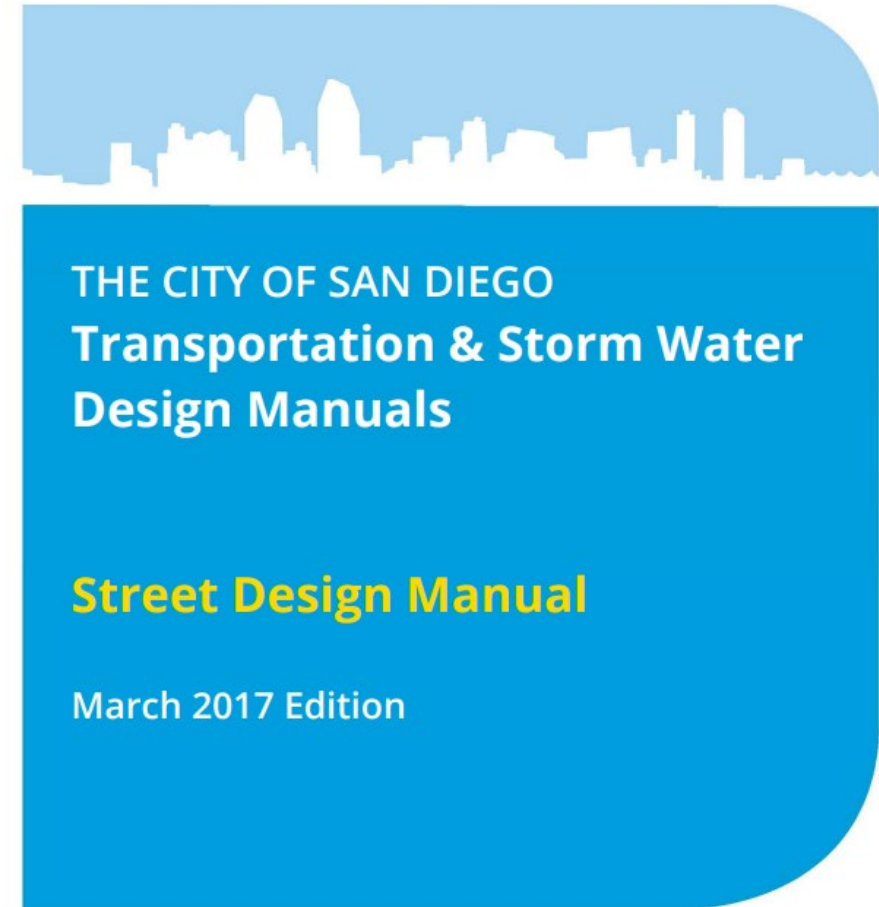
Appendix	Description
A	 <a href="#">C.E.Q.A. City Guidelines</a>
B	 <a href="#">Drainage Design Manual</a>
C	 <a href="#">Repealed via ordinance O-20235</a>
D	 <a href="#">Guidelines for Geotechnical Reports</a>
E	Land Development Manual and Public Improvement Plans
F	 <a href="#">Reclaimed Water Manual</a>
G	 <a href="#">Repealed via ordinance O-20235</a>
H	<a href="#">Standard Drawings</a>
I	<a href="#">Street Design Manual</a>

<https://www.sandiego.gov/planning/programs/landdevcode/landdevmanual>



# Street Design Manual

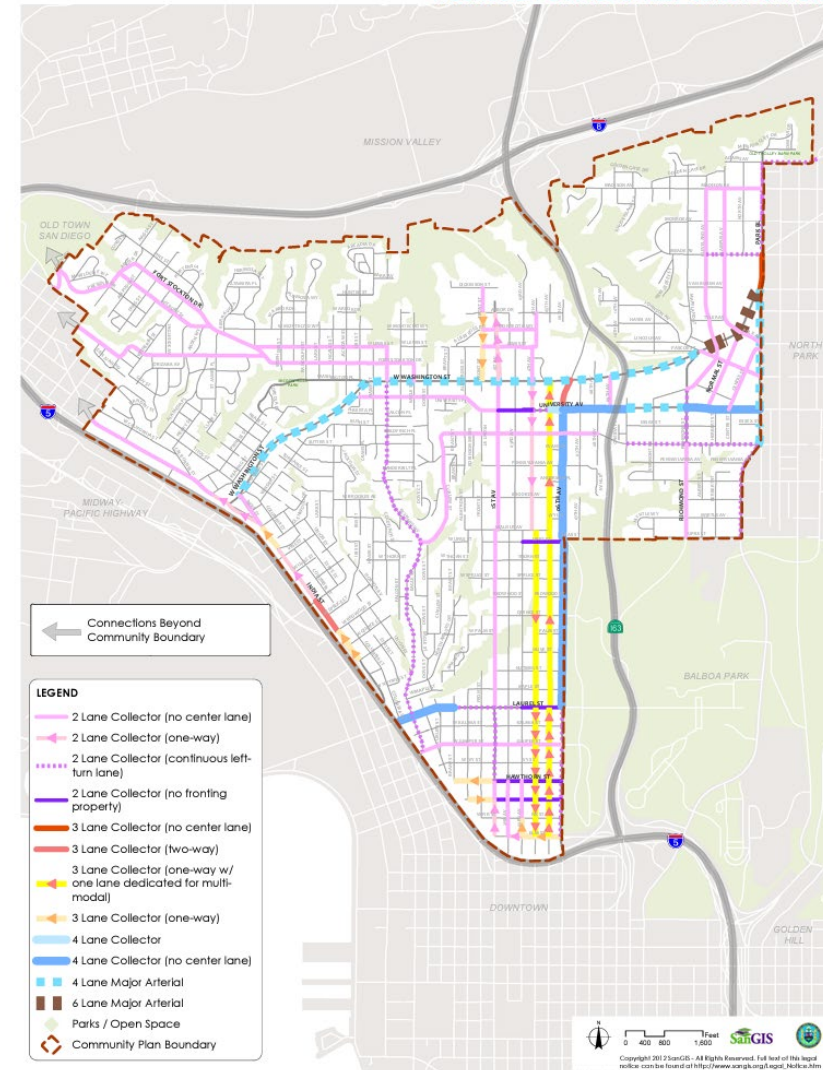
- Provide information and guidance for the design of the public right-of-way
- Recognize the many and varied purposes that a street serves.
- Implement:
  - General Plan Strategic Framework Element
  - Transit-Oriented Development Design Guidelines
  - **Land Development Code**
  - Special requirements in **community plans, specific plans** or precise plans



# Where to begin?

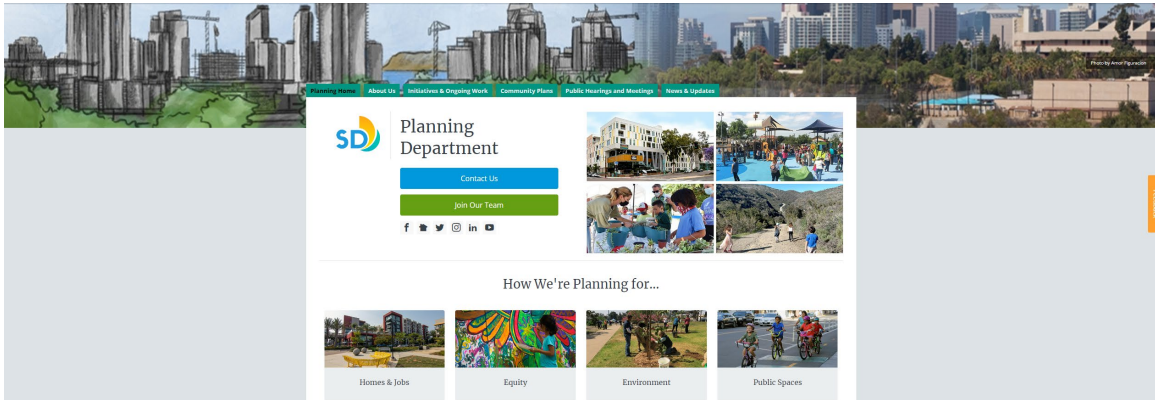
- Community Plan Mobility Element
  - Identify the roadway classification
- Street Design Manual
  - Identify requirements based on roadway classification and land use

FIGURE 3-5: PLANNED STREET CLASSIFICATIONS



MO-54

# How to identify applicable Community Plan

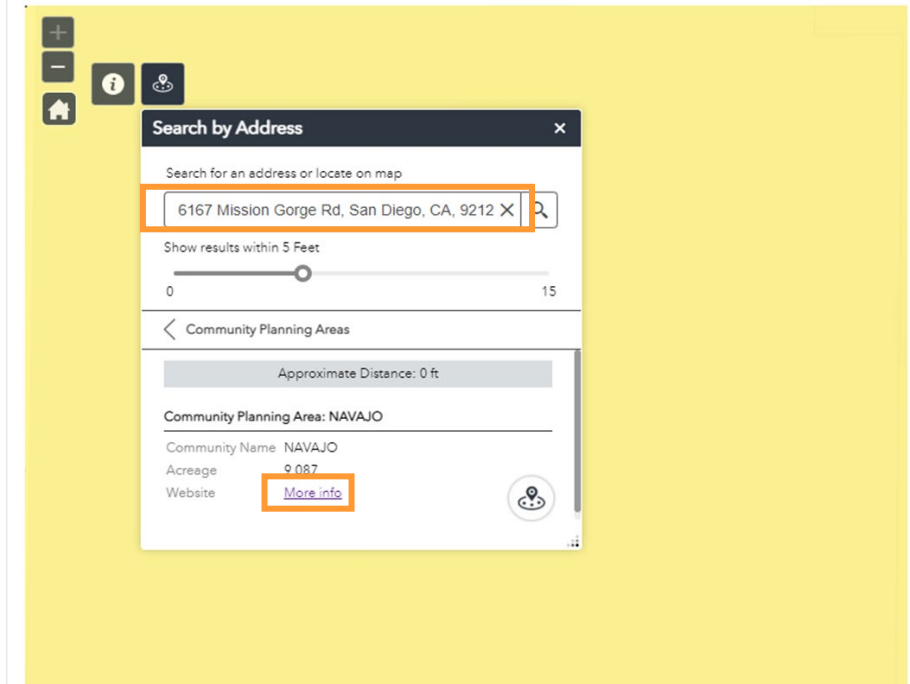


## List of Communities

- [Barrio Logan](#) PLAN UPDATE IN PROCESS
- [Black Mountain Ranch](#)
- [Carmel Mountain Ranch](#)
- [Carmel Valley](#)
- [City Heights](#)
- [Clairemont Mesa](#) PLAN UPDATE IN PROCESS
- [College Area](#) PLAN UPDATE IN PROCESS

## Map of Communities

To search by address, click the Locate icon



<https://www.sandiego.gov/planning/community-plans>

# How to Identify Roadway Classification

- Locate your fronting street on the map
- If not shown, your street is a local street
- Example – Navajo CP
  - Vandever Avenue – 2-lane collector

## STREET CLASSIFICATION

	6 - LANE PRIMARY ARTERIAL
	6 - LANE MAJOR STREET
	4 - LANE PRIMARY ARTERIAL
	4 - LANE MAJOR STREET
	4 - LANE COLLECTOR STREET
	2 - LANE COLLECTOR STREET
	SPECIAL TREATMENT
	PROPOSED LRT STATION
	EXISTING LRT STATION
	PROPOSED LRT ROUTE
	EXISTING LRT ROUTE



Navajo Community Plan Figure 27



# How to review Street Design Manual

- [Street Design Manual](#) – Identify Parkway Options based on Land Use

TABLE 1-7. TWO-LANE COLLECTOR SPECIFICATIONS

<b>Width, Right-of-Way</b> (with added bike lanes)	60 ft. – 86 ft. 70 ft. – 96 ft.
<b>Design ADT</b> LOS C LOS D	5,000 6,500
<b>Design Speed</b>	30 mph
<b>Width, Curb-to-Curb</b> (with added bike lanes)	36 ft. 46 ft.
<b>Maximum Grade</b>	10% (8% in commercial area)
<b>Minimum Curve Radius</b>	500 ft. above 6% grade 450 ft. at or below 6% grade
<b>Land Use</b>	Large Lot Single Dwelling Residential – no front yards, Single Dwelling Residential – no front yards, Low Density Multiple Dwelling Residential – no front yards, Open Space-Park
<b>Parkway Options</b>	Urban Parkway Configurations see <a href="#">Figure 5-3, 5-4</a>
<b>Land Use</b> <b>Parkway Options</b>	Commercial, School, Church, or Public Building Urban Parkway Configurations see Figure 5-6 through 5-9

[Street Design Manual Table 1-7](#)



# Identify Parkway Requirement

- How to identify Parkway requirements?
- Street Design Manual – Chapter 5
  - 15 ft wide parkway
  - 6 ft wide non-contiguous sidewalk
  - 8 ft wide buffer area enhanced with street trees and landscape

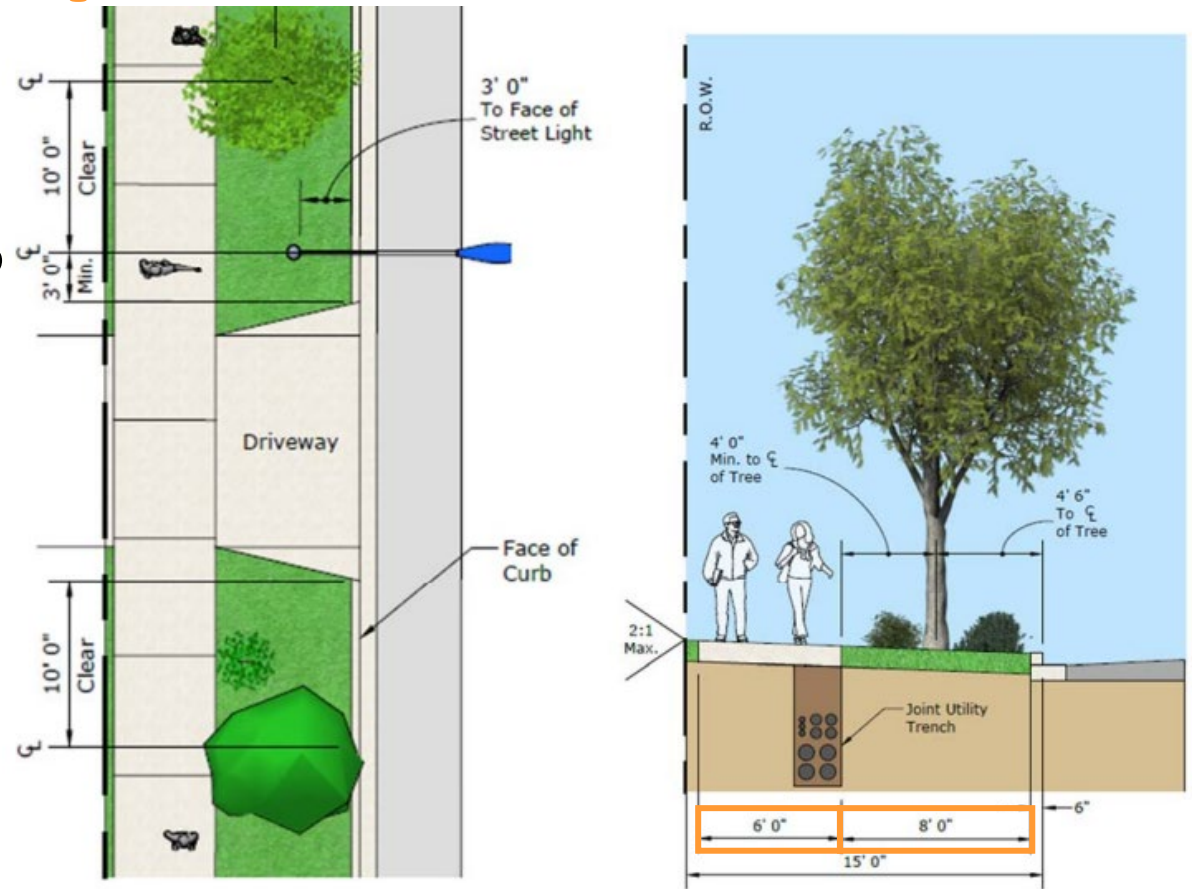
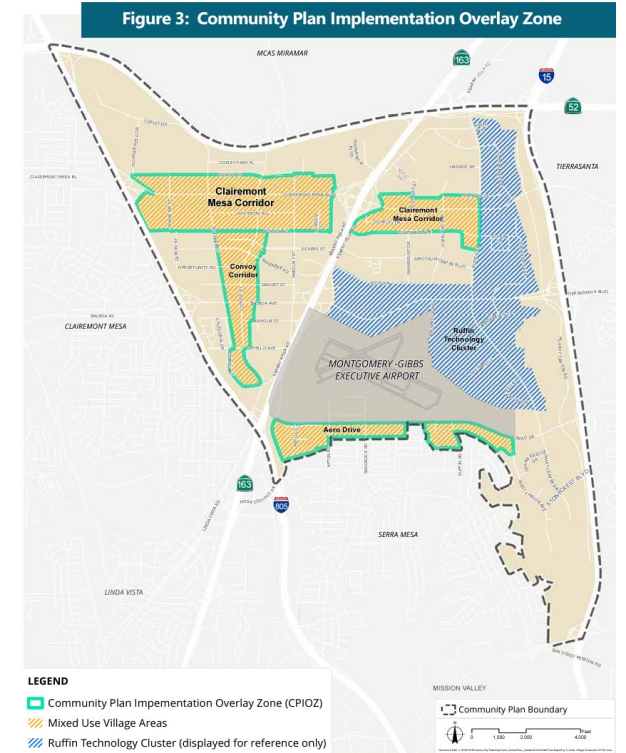
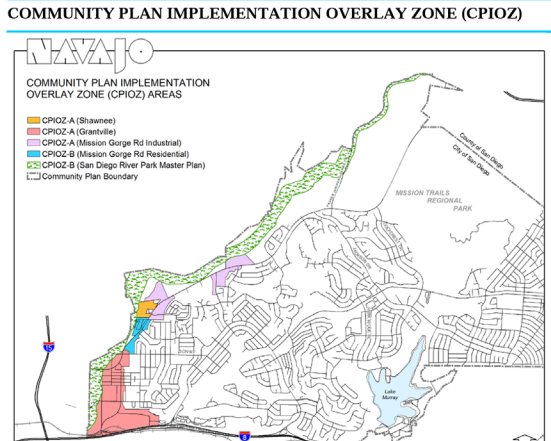
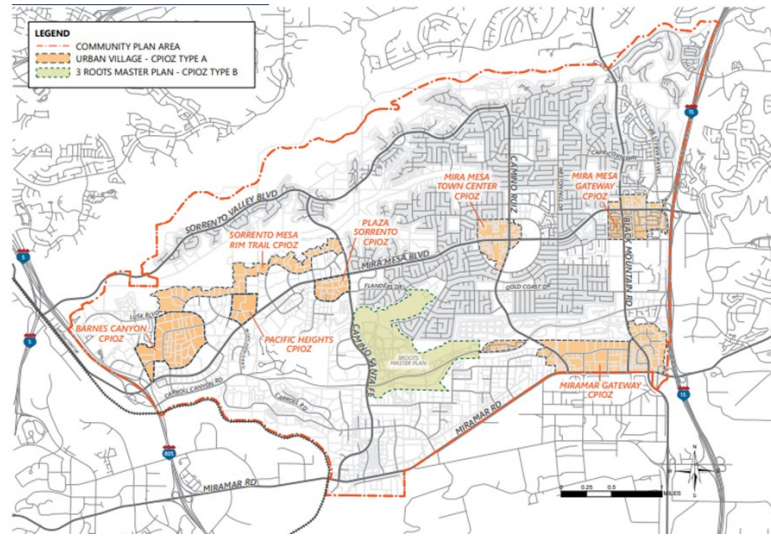
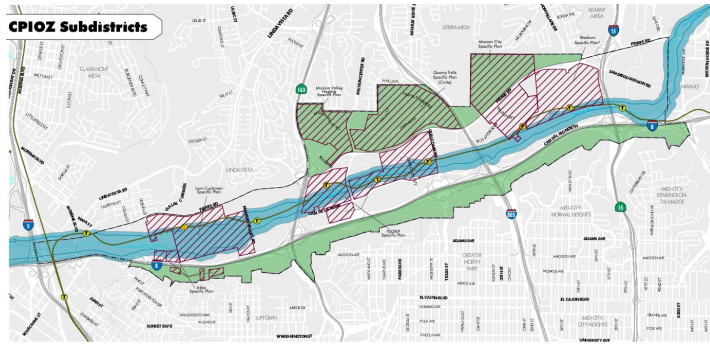


FIGURE 5-4. 15' PARKWAY NON-CONTIGUOUS SIDEWALK

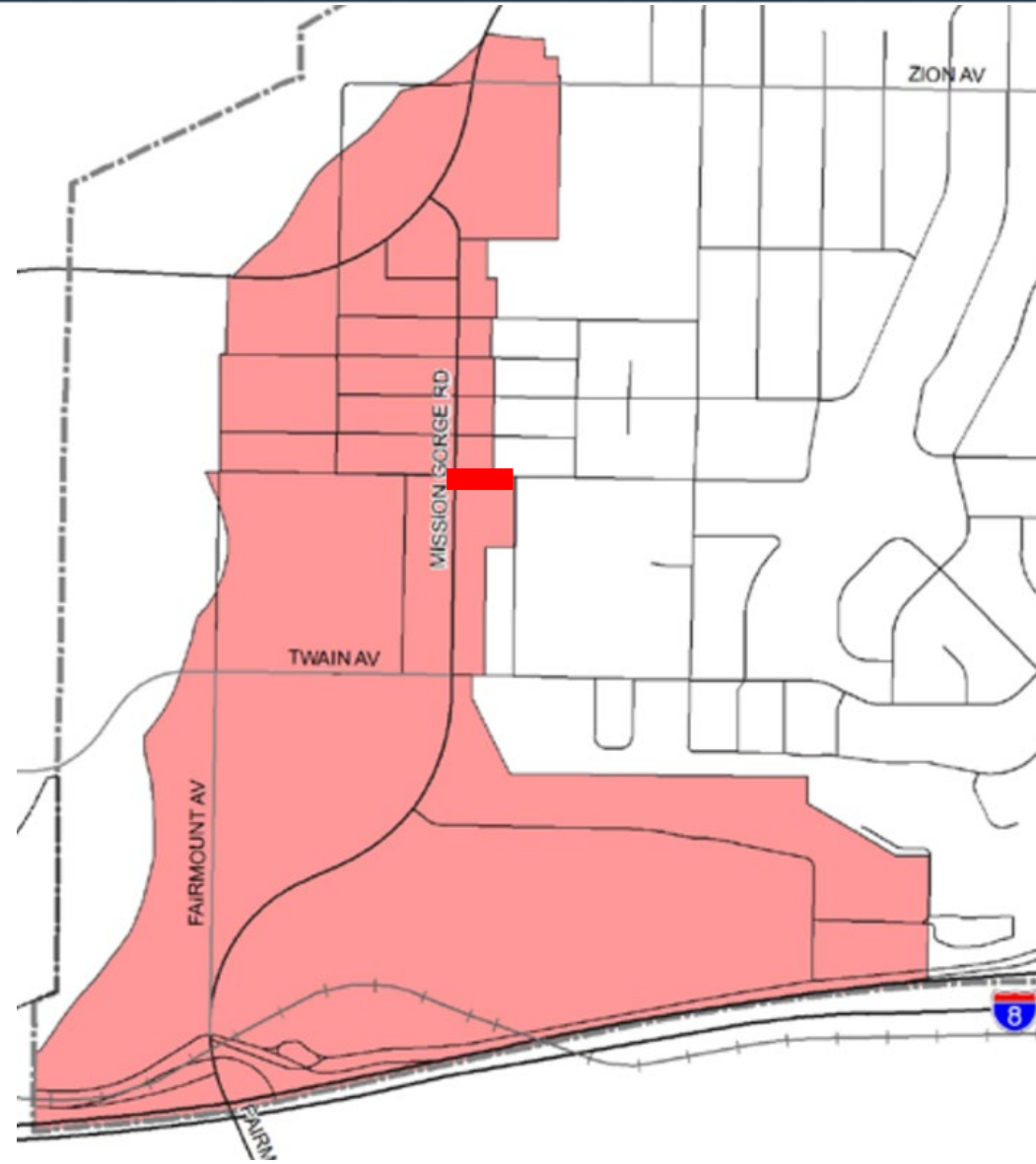
# When are enhanced parkways required?

- Community Plan Implementation Overlay Zones and Complete Communities



# Grantville CPIOZ

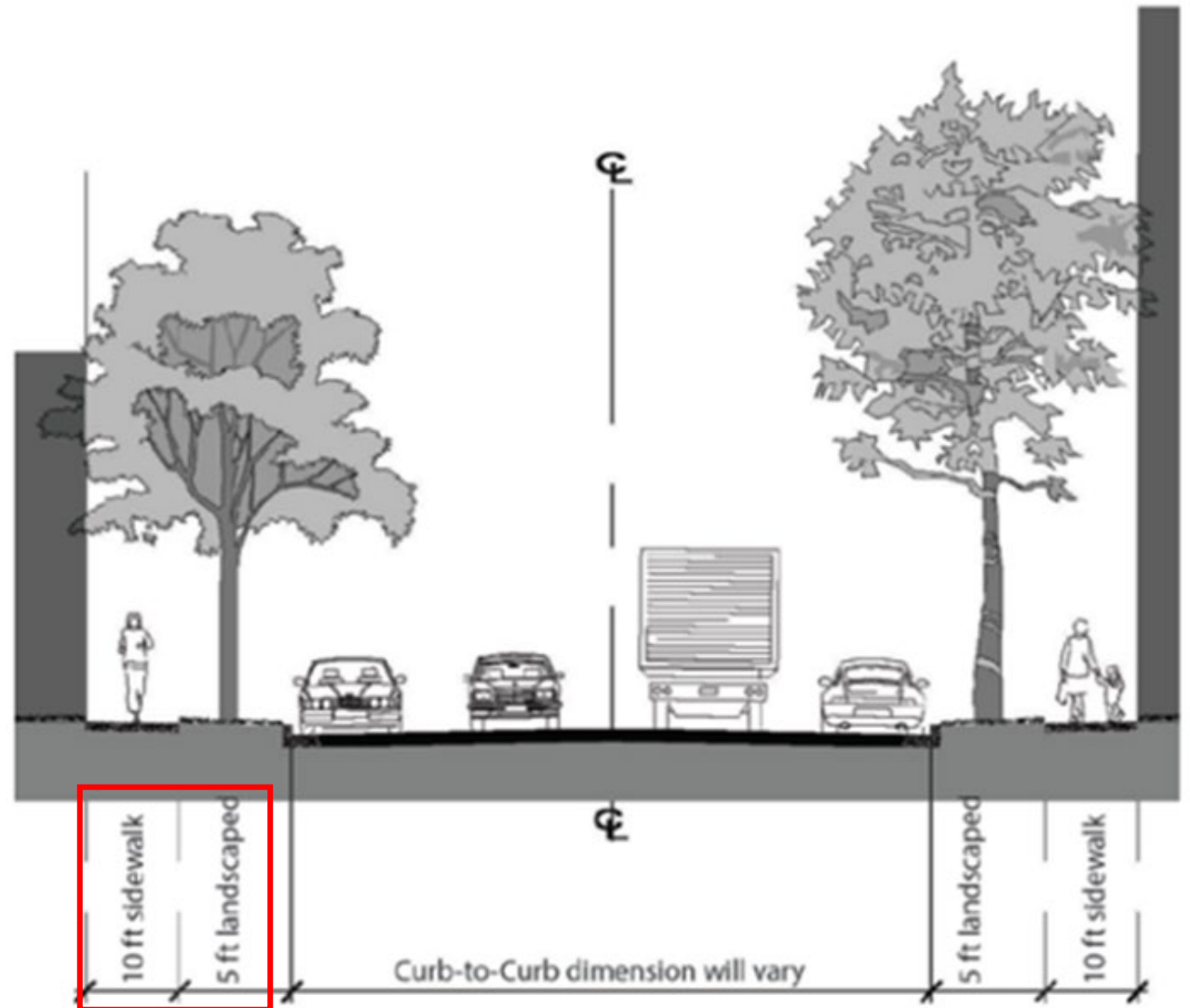
- [Navajo Community Plan](#)
- Applicable in Grantville Community Plan Implementation Overlay Zone (CPIOZ) Type A





# Grantville CPIOZ

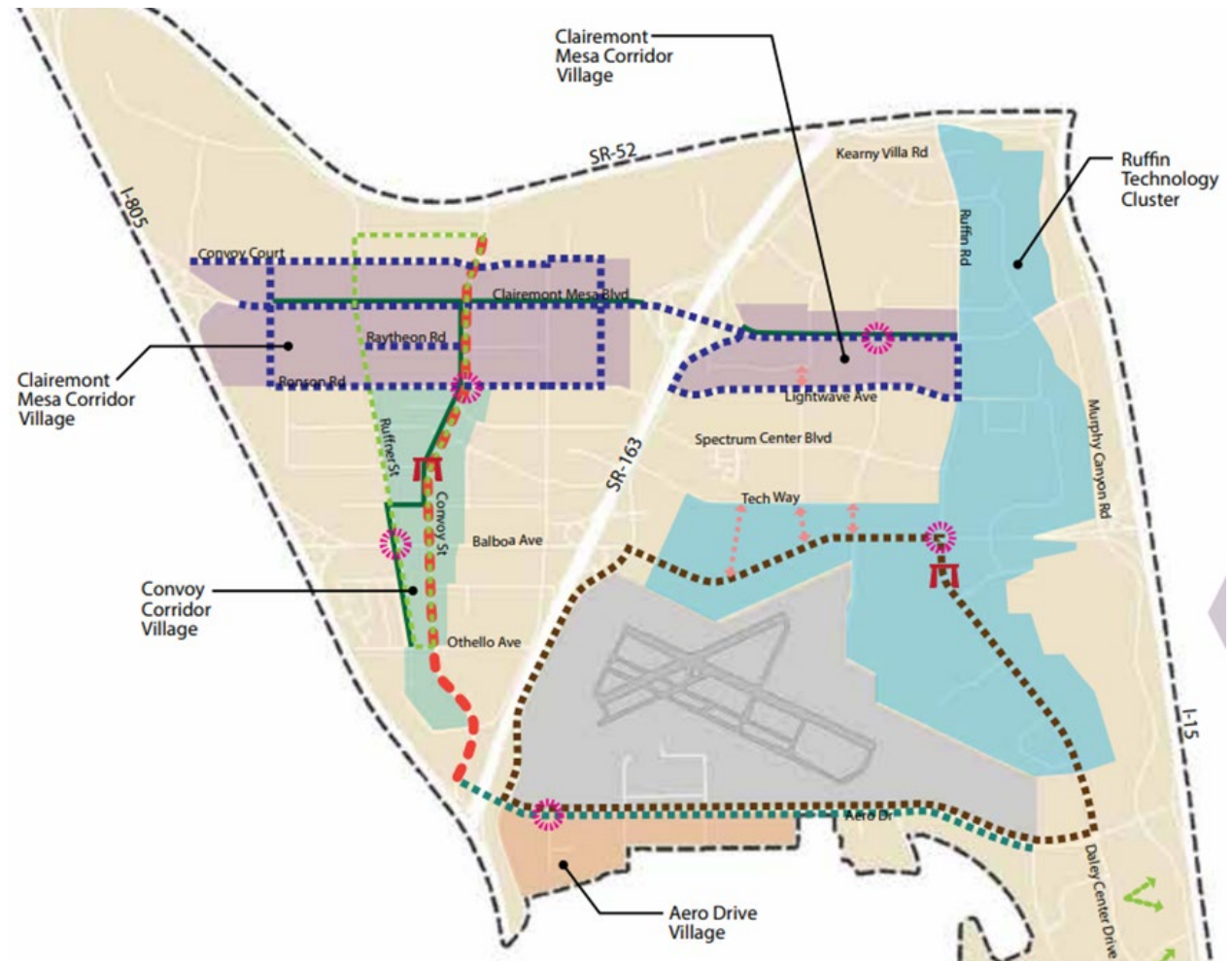
- SDR 5.a – Provide min 5-foot buffer area with street trees and min 5-foot noncontiguous sidewalk on at least one side of any **private drive**.
- SDR 5.b. – Provide min 5-foot buffer area with street trees and min 10-foot noncontiguous sidewalk along any **public or private street**.



# Kearny Mesa CPIOZ

## Kearny Mesa Community Plan

- Applicable in CPIOZ-Type A
- SDR-1 – Development shall provide **18 ft wide parkways** (urban pathways)
  - 10 ft wide non-contiguous sidewalk
  - 8 ft wide buffer area

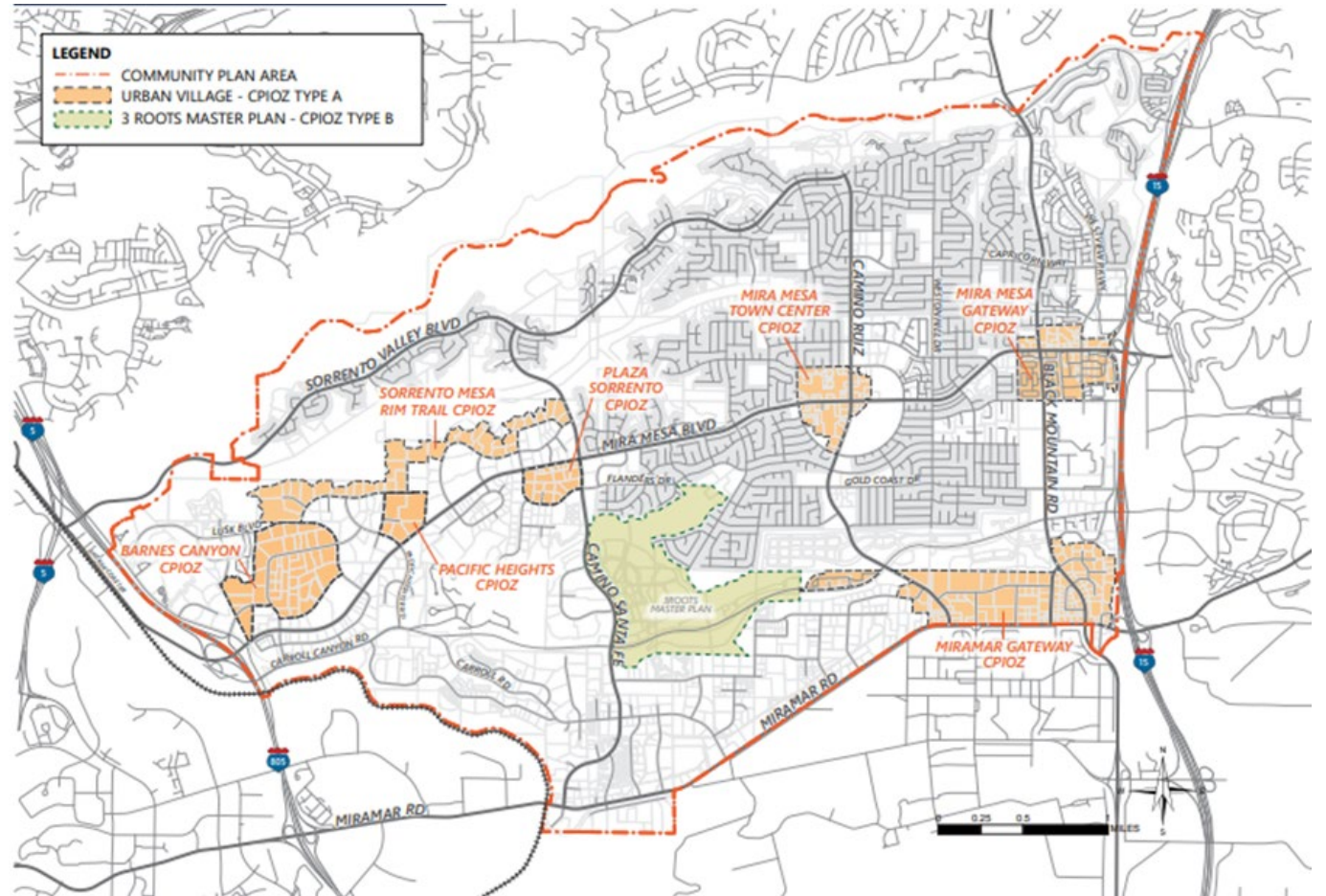




# Mira Mesa CPIOZ

## Mira Mesa Community Plan

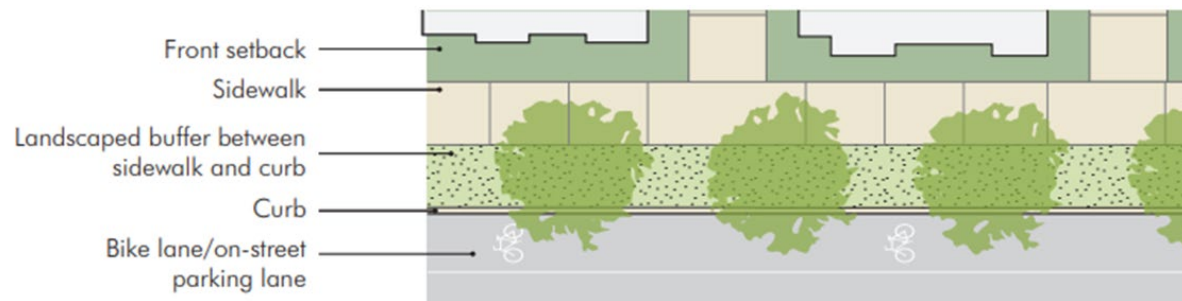
- Applicable in Urban Village CPIOZ-Type A
- SDR 2 –Development shall provide **18 ft wide parkways** (urban pathways)
  - Minimum 10 ft wide sidewalk
  - Minimum 8 ft wide buffer area



# Mission Valley

## Mission Valley Community Plan

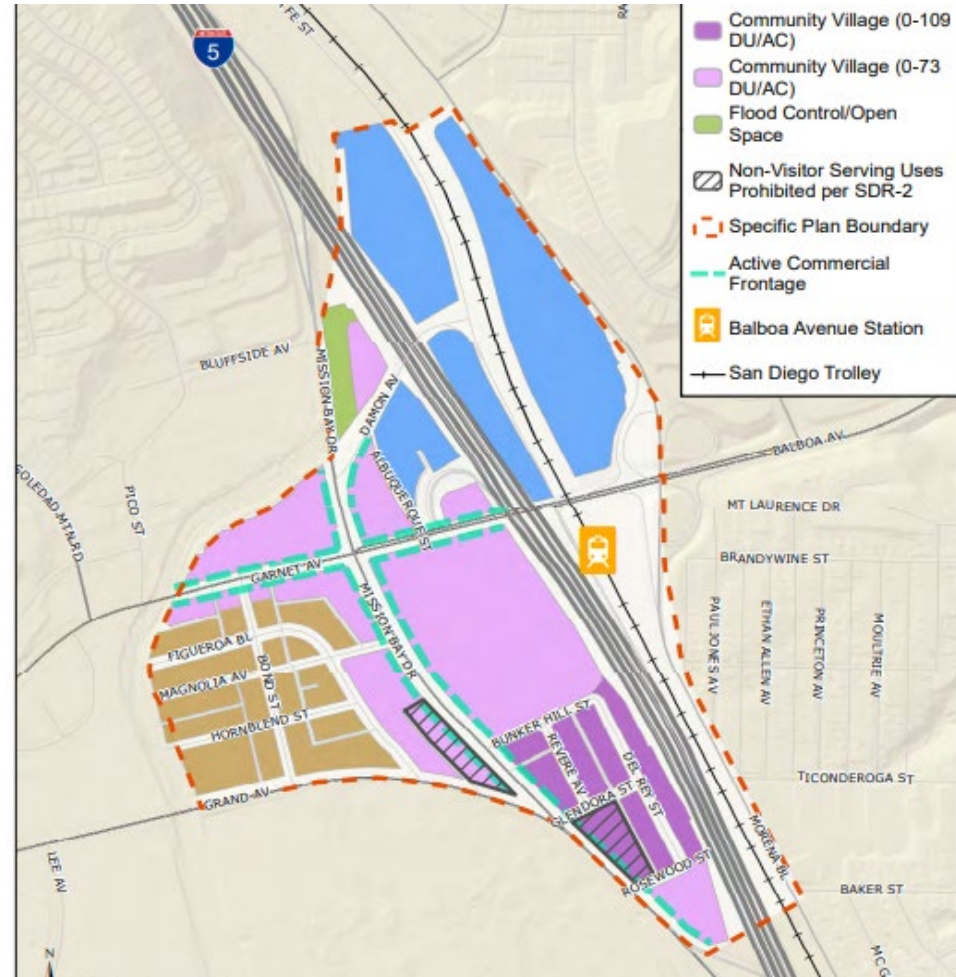
- Applicable Communitywide
- Streetscape (STS)-2 – Maintain the following minimum dimensions for the unobstructed path of travel for pedestrians (sidewalk):
  - **Six feet** along local streets;
  - **Eight feet** along major/collector streets or abutting high intensity residential development along local streets; and
  - **Ten feet** along streets abutting high intensity commercial development.



# Balboa Station Area Specific Plan

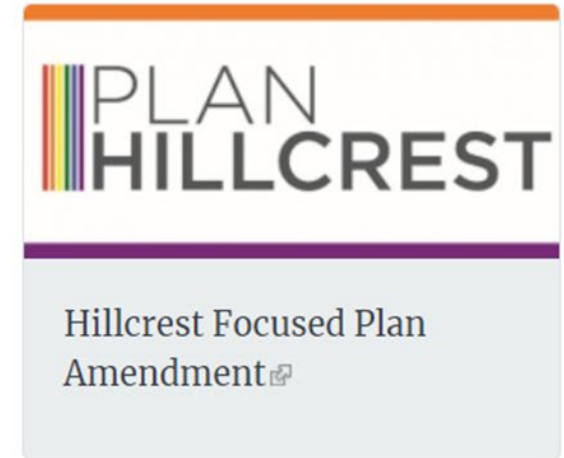
## Balboa Station Area Specific Plan

- Applicable in –
  - Community Village LU designation
  - Active Commercial Frontage
- SDR-9 – Minimum 12 ft wide multi-use path
- SDR-10 – Minimum 6 ft wide buffer area with street trees



# Community Plan Updates – In process

- Potential enhanced parkway requirements in ongoing [Updates](#)









# CCHS Project Requirements

## *Affordable Housing*

Provide 40% of pre-density bonus units as Affordable

## *Anti-Displacement*

Replace residential units rented to lower income households

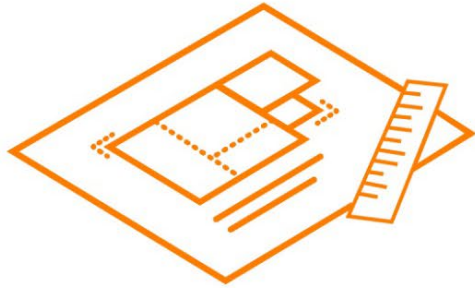
## *Public Amenities*

Build Promenade  
or  
Pay Enhancement Fee

## *Design Requirements*

Supplemental Development Regulations

# CCHS Project Benefits



**Expedited  
Permitting**



**FAR-Based  
Height**



**FAR-Based  
Density**



**Affordable  
Housing  
Incentives &  
Waivers**



**Right-Sizing  
the DIF**

# Pedestrian Space Regulations

- Sidewalk Widening. A **sidewalk widening** enlarges a pre-existing or required sidewalk to a **minimum of 10 feet** in width measured perpendicular to the street. (SDMC §143.1025(a)).

Source	Sidewalk Width	Buffer Width	Parkway Width*
SDMC Standard	5 ft	6.5 ft	12 ft
CCHS	10 ft	5 ft**	15.5 ft***

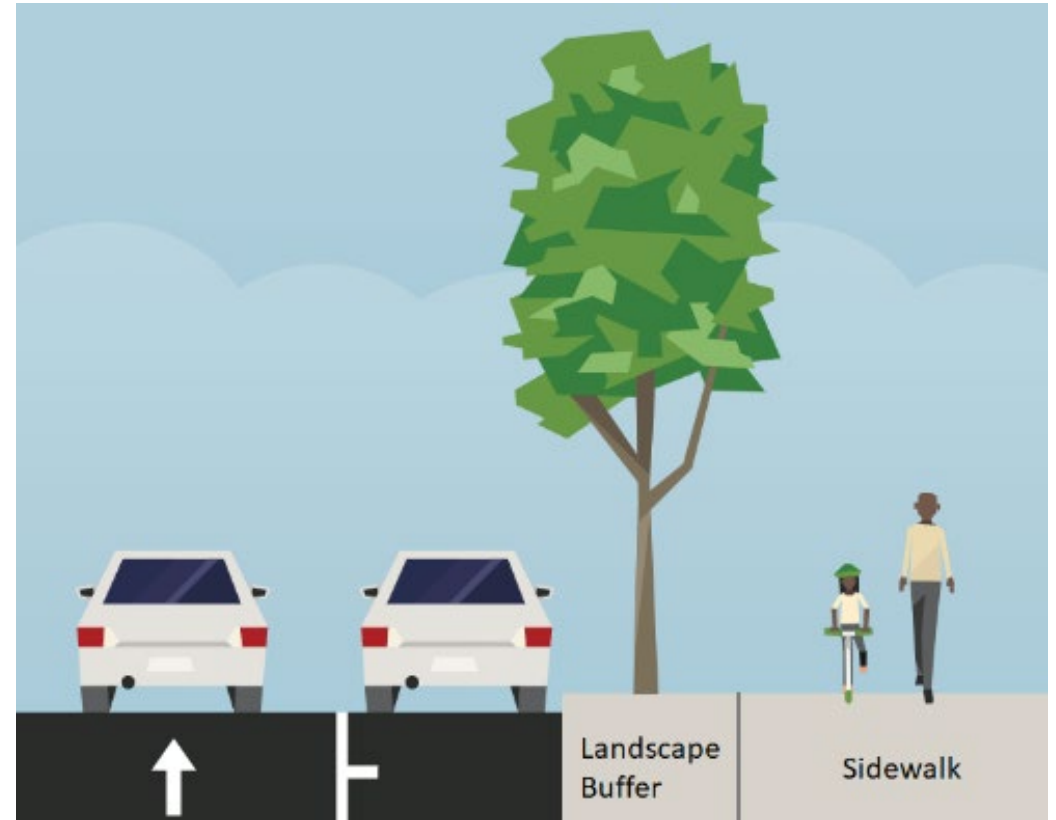
\*Includes 0.5 ft curb width

\*\*Minimum tree grate width – Landscape Regulations

\*\*Portion of tree grate width may contribute toward sidewalk

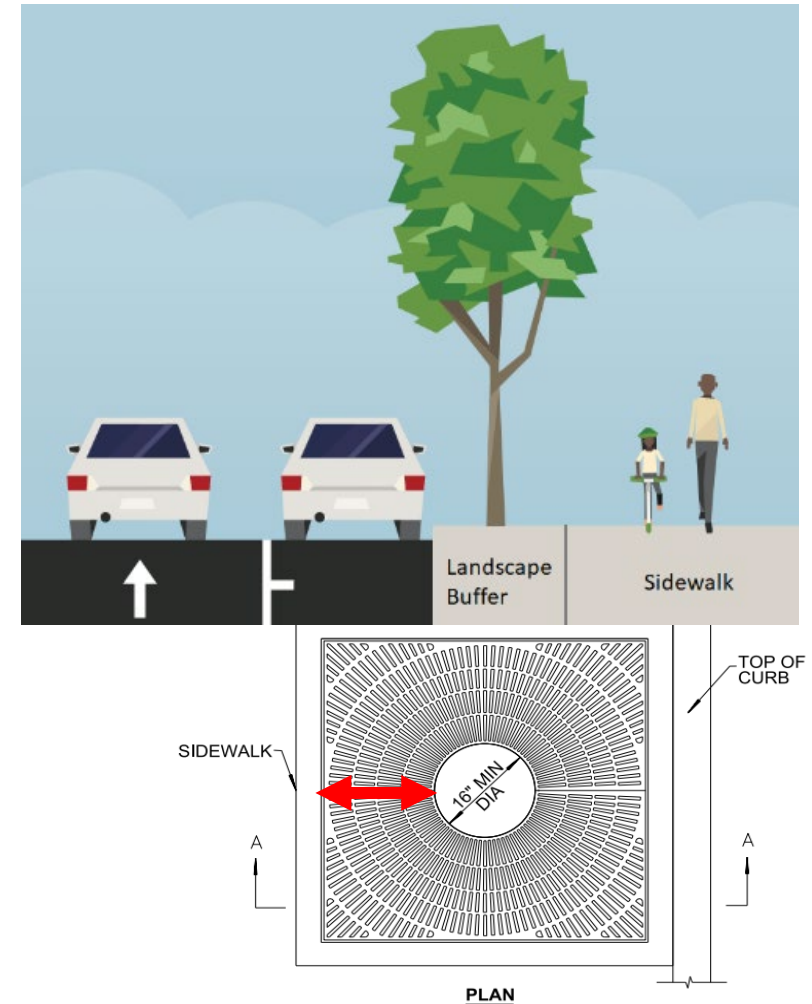
# Pedestrian Space Regulations – Continued

- **What is the required width of the pedestrian path of travel?**
  - 10' minimum clear path
- **Is a landscape buffer required?**
  - Yes, a minimum of 5' feet



# Pedestrian Space Regulations – Continued

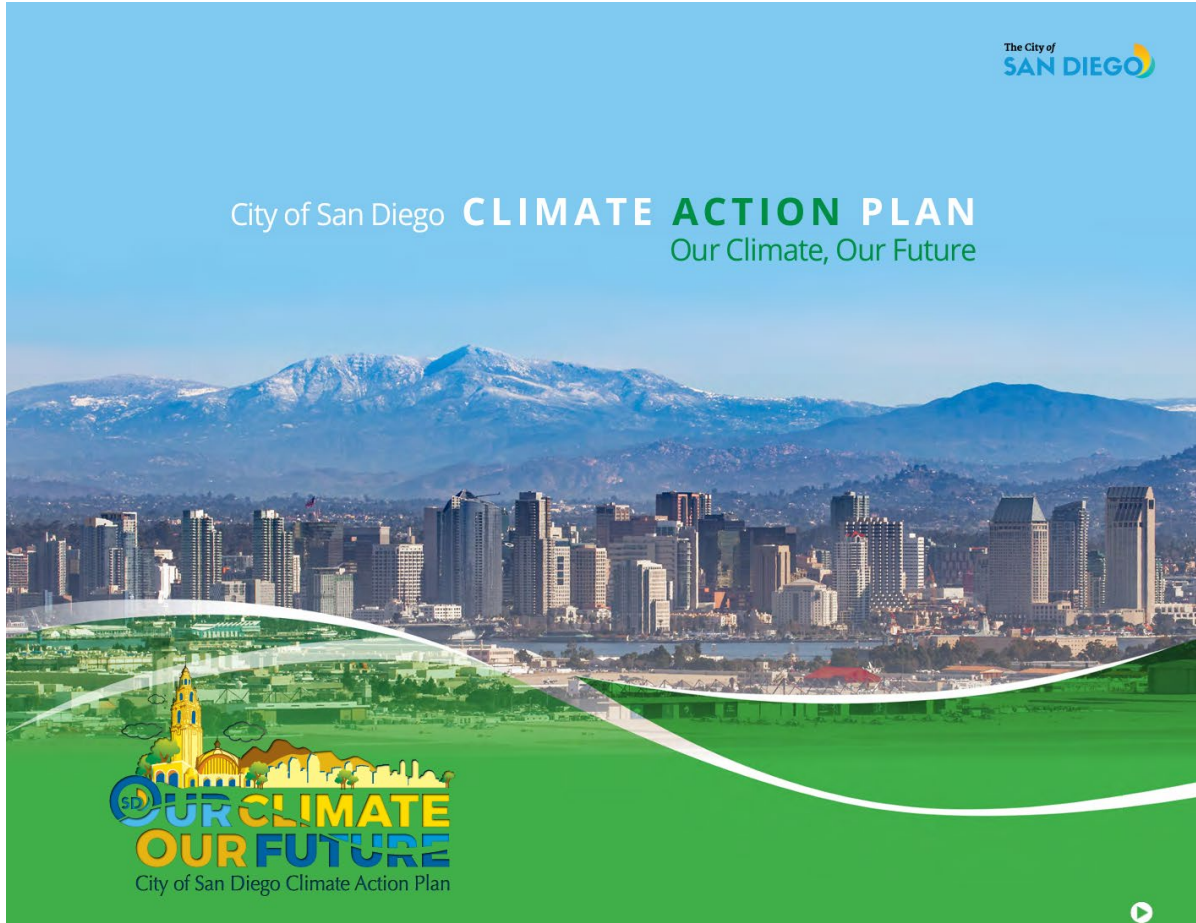
- **Are trees grates allowed to be counted toward the sidewalk width?**
  - Potentially
    - Considered on a case-by-case basis
    - Must meet ADA standards
  - Maintenance responsibilities apply to the property owner





# Climate Action Plan Consistency Regulations

# Climate Action Plan Regulations



San Diego Municipal Code  
(10-2022)

Chapter 14: General Regulations

## Article 3: Supplemental Development Regulations

**Division 14: Climate Actions Plan Consistency Regulations**  
(*“Climate Actions Plan Consistency Regulations” added 9-21-2022  
by O-21528 N.S.; effective 10-23-2022.*)

**[Editors Note:** Amendments as adopted by O-21528 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.  
Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-21528-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-21528-SO.pdf)]

### §143.1401 Purpose of the Climate Action Plan Consistency Regulations

It is the purpose and intent of these regulations to implement the City’s Climate Action Plan (CAP) by applying regulations that reduce greenhouse gas emissions from *development* specified in this Division. Compliance with these regulations is also intended to demonstrate a *development’s* compliance with the City’s CAP.  
(*“Purpose of the Climate Action Plan Consistency Regulations” added 9-21-2022  
by O-21528 N.S.; effective 10-23-2022.*)

**[Editors Note:** Amendments as adopted by O-21528 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.  
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# Climate Action Plan Regulations Overview



Replaces CAP Checklist



Ministerial and Discretionary Applications



Compliance = Consistency with CAP



Non-Compliance = Neighborhood Development Permit

# Threshold for application of CAP Regulations



**≥ 3 Residential**



**Non-Residential**  
Adding >1,000 sq. ft of  
GFA, or  
Total GFA of ≥ 5,000 sq. ft.



**Parking facilities  
as a primary use**



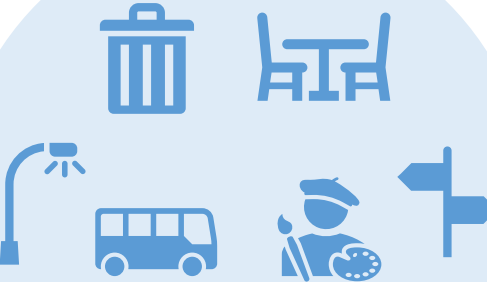


# CAP Consistency Regulations


## Urban Greening and Pedestrian and Bicycle Enhancements



50%  
Sidewalk Shading



1 Amenity Per 250'  
of Frontage



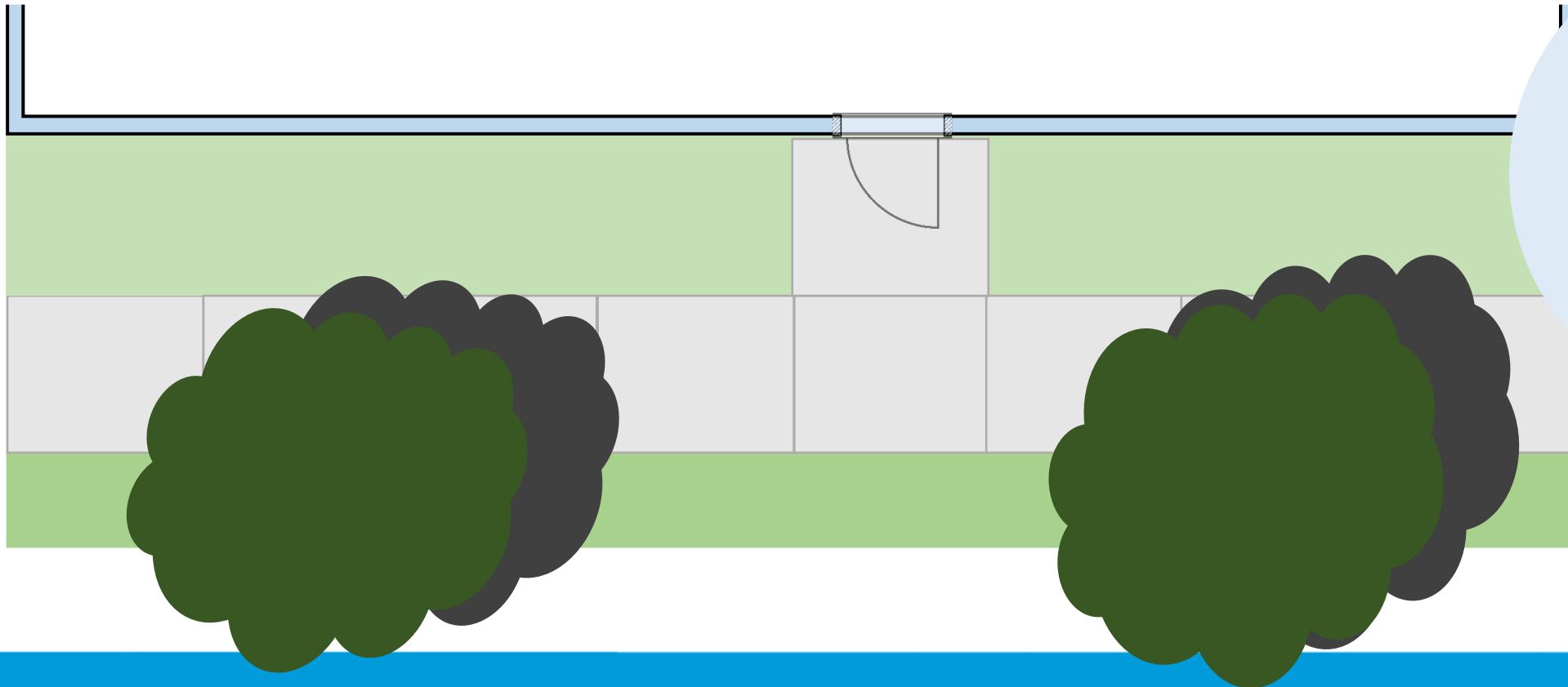
50% Electrical  
Outlets



2 per 5,000 ⌘  
lot area

# CAP Consistency Regulations

## Mobility and Land Use Regulations: Pedestrian Enhancements

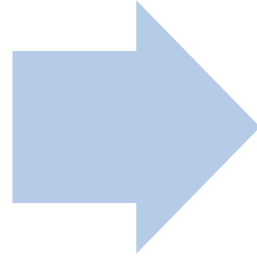


50%  
Sidewalk  
Shading

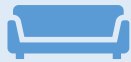
# CAP Consistency Regulations

## Mobility and Land Use Regulations: Pedestrian Enhancements

≥ 250' Street Frontage



1 Pedestrian Amenity Per 250'



# CAP Consistency Regulations

## Mobility and Land Use Regulations: Bicycle Enhancements



**50% Electrical  
Outlets**



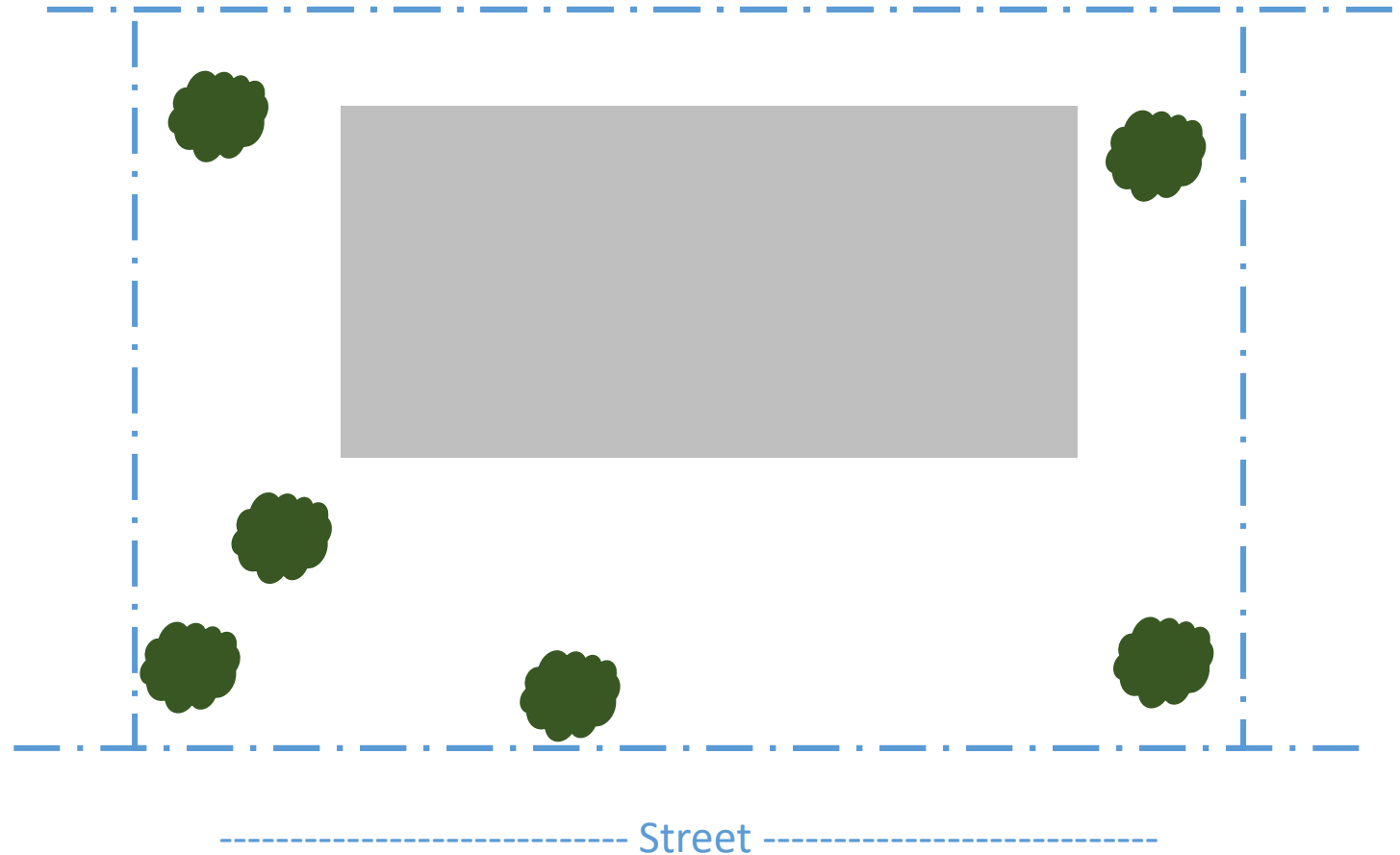


# CAP Consistency Regulations

**Resilient Infrastructure &  
Healthy Ecosystems  
Regulations: Urban Canopy**



2 Per 5,000



# Questions/Discussion

# Contact Information

Questions regarding this presentation

- Email - [dsdengpm@san Diego.gov](mailto:dsdengpm@san Diego.gov)

# Resources

- [Street Design Manual](#)
- [Development Services Department Homepage](#)
- [Parkway and Sidewalk Regulation Infographic](#)
- [Planning Department Community Plan Webpage](#)