

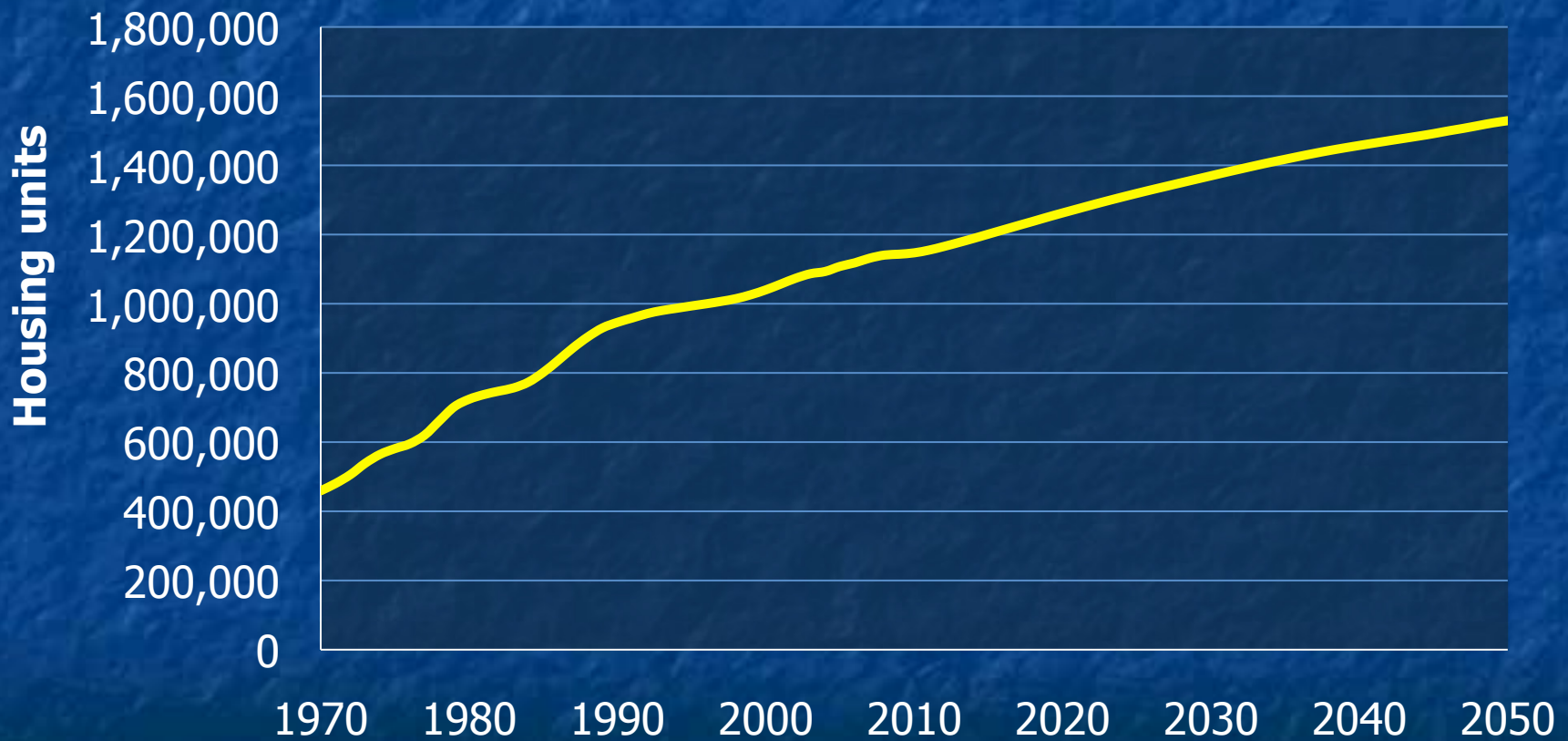
The Evolution of Smart Growth – The San Diego Story

William Anderson, FAICP,
Principal/Vice-President, AECOM
William.anderson3@aecom.com

San Diego Region



Housing Units in the San Diego Region Over Time



TEMPORARY PARADISE?

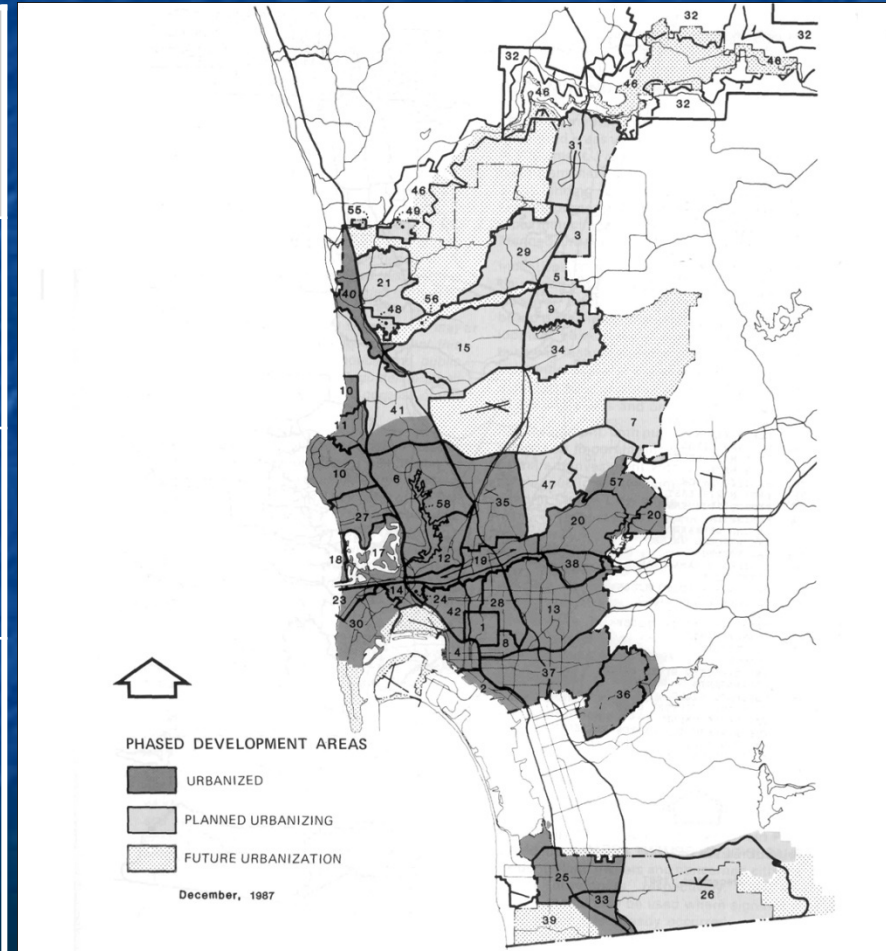
A LOOK AT THE SPECIAL LANDSCAPE
OF THE SAN DIEGO REGION



THIS REPORT HAS BEEN PREPARED BY KEVIN LYNCH AND DONALD APPELYARD THROUGH A GRANT FROM THE MARSTON FAMILY. IT IS THE CONSULTANTS' PERSONAL OBSERVATIONS AND IS INTENDED FOR DISCUSSION PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT ADOPTED CITY PLANS OR POLICIES.

1970s Growth Management – Directed Growth & Facility Funding

Tier	Funding
Urbanized	No fees, CIP
Urbanizing	Developer financed
Future Urbanizing	Phase shift, then developer financed



1985

Ballot Box Planning Era Begins

- **Public saw FUA as open space**
 - Alarmed by phase shifts passed by Council
- **Proposition A**
 - Voter approval of phase shifts



FUA Planned Prematurely

- **Slew of estate proposals in FUA**
 - Not comprehensive planning
 - Would destroy environmental tier
- **1991 moratorium passed to develop FUA plan**
 - Identified environmental tier and major roadways
 - Suburban densities unsuitable for transit & affordable housing
 - Became an open space preservation plan
- **Not original growth management intent**

Urbanized Areas Unprepared

- **Outrage over increased density without facilities**
 - 1987 IDO – Growth Management
 - 8,000 units/yr citywide, allocated by community
- **Some communities in Planned Urbanizing Area exempted if facilities funded**
 - Superior facilities provided to get approvals
 - Exacerbated inequities between urbanizing and urbanized areas
- **Inferior infill design quality**
 - 1988 single-family overlay zones
 - Block by block determination



Growth Wars

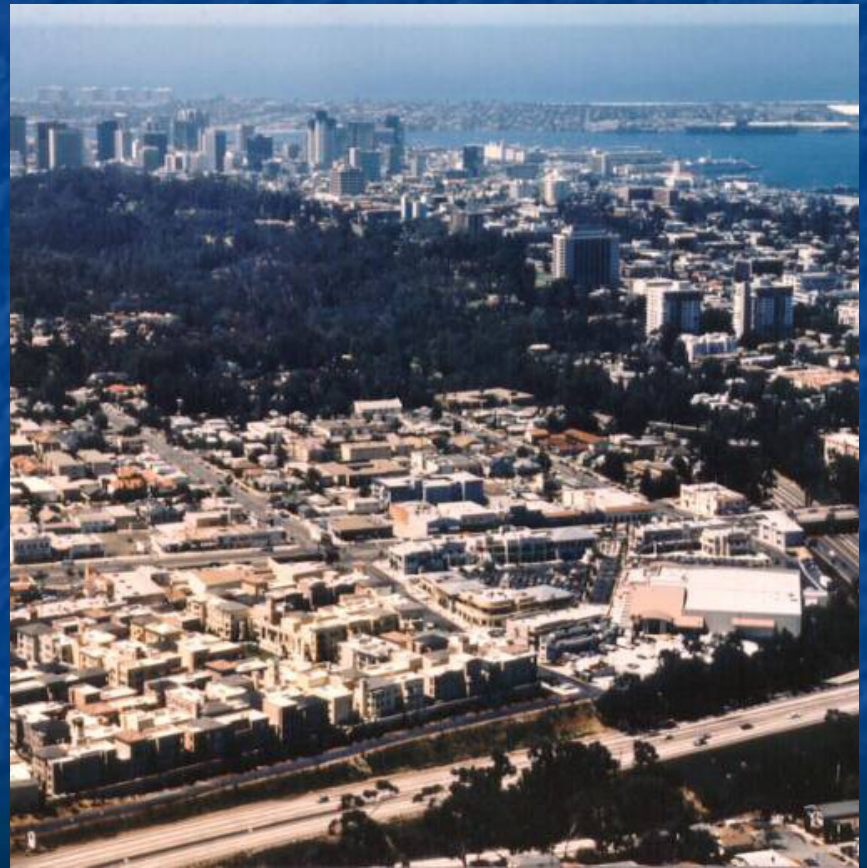
- **Nov. 1988 – Four competing growth management measures**
 - 2 citizen measures – building caps
 - 1 City measure – higher building caps
 - 1 regional cooperation measure – no building cap
- **Only the regional cooperation measure passed**
 - Basis for SANDAG's Regional Growth Planning
- **1990 Initiative to tie units to road LOS**
 - Defeated
 - Response: TOD policies

Clean-up in 1990s

- Development Impact Fees in Urbanized Areas
- Environmentally Sensitive Lands & MSCP
- Planned District Ordinances
 - Impetus for new Land Development Code
- Transit-Oriented Development Policies
- Good examples emerged
- Downtown's renaissance



The Sears Store to the Uptown District





A 14-acre mixed-use redevelopment project initiated by the City of San Diego Planning Department in 1986.

The Uptown District

- 318 Residential Units (townhomes, flats, and artist's lofts ranging from 652 to 1,249 square feet)
- 145,000 square feet of Commercial and Retail space, one of Southern California's most successful Ralph's grocery stores
- Neighborhood Community Center and Public Green



Downtown

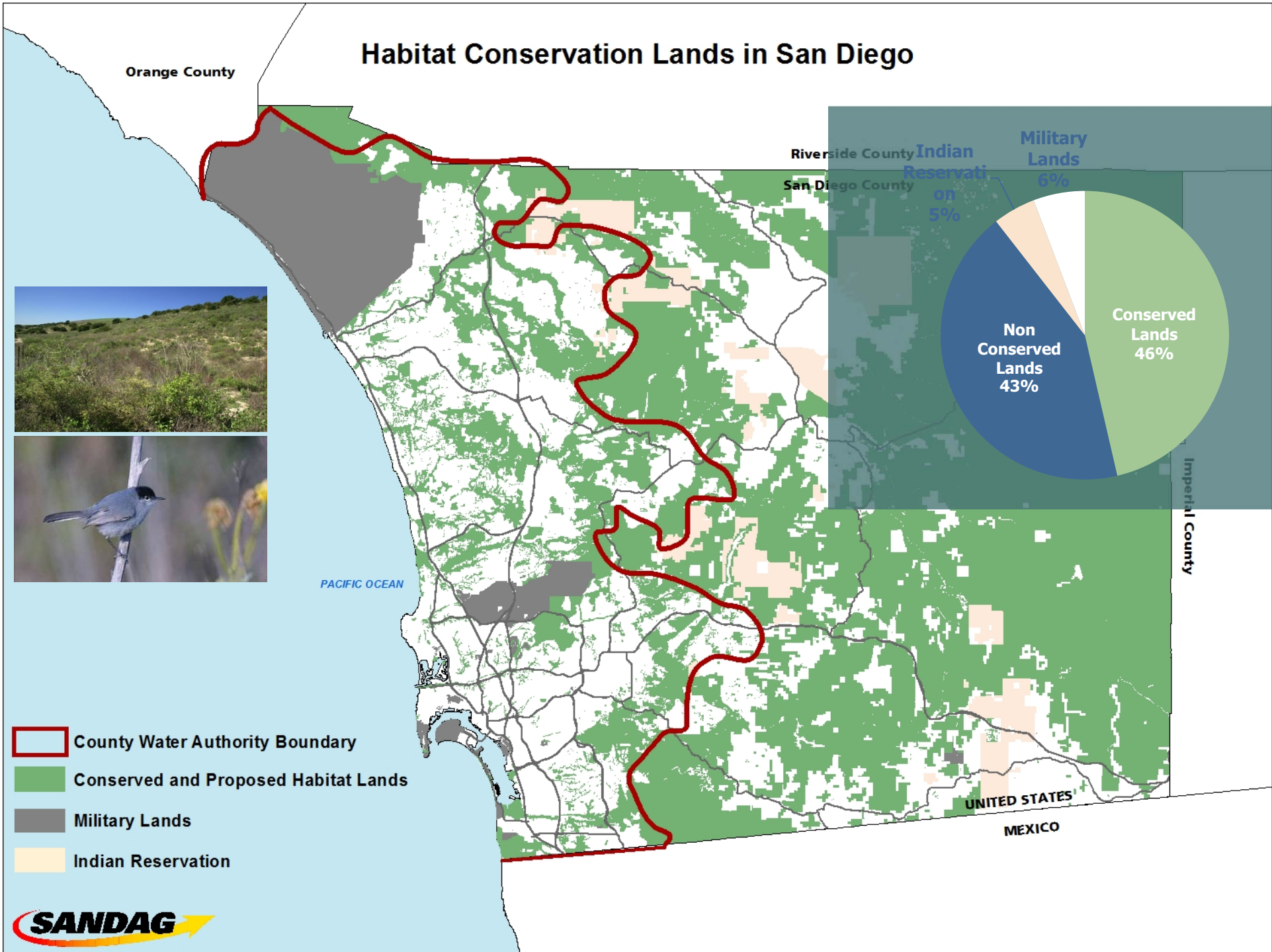


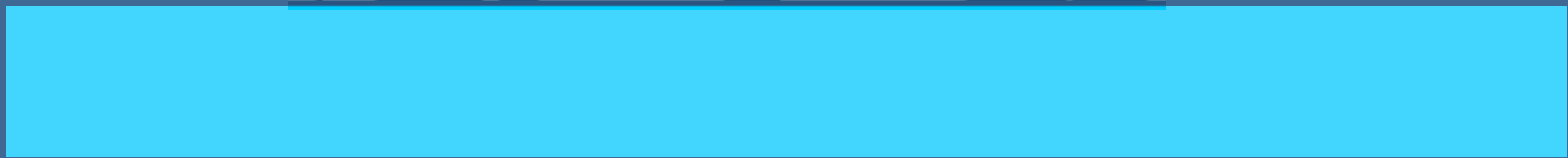
A City Set in a Bio-Diverse Region



City Planning & Community Investment

Habitat Conservation Lands in San Diego





A City of Villages



streets & highways
pilot project

structure/

border relations
affordable housing
business expansion
arts, culture & history
neighborhood quality
neighborhood centers
urban form & environment
regional collaboration

JACKSONVILLE


2004 Regional Comprehensive Plan



**Regional
Comprehensive
Plan**

for the
**San Diego
Region**

Final
July 2004



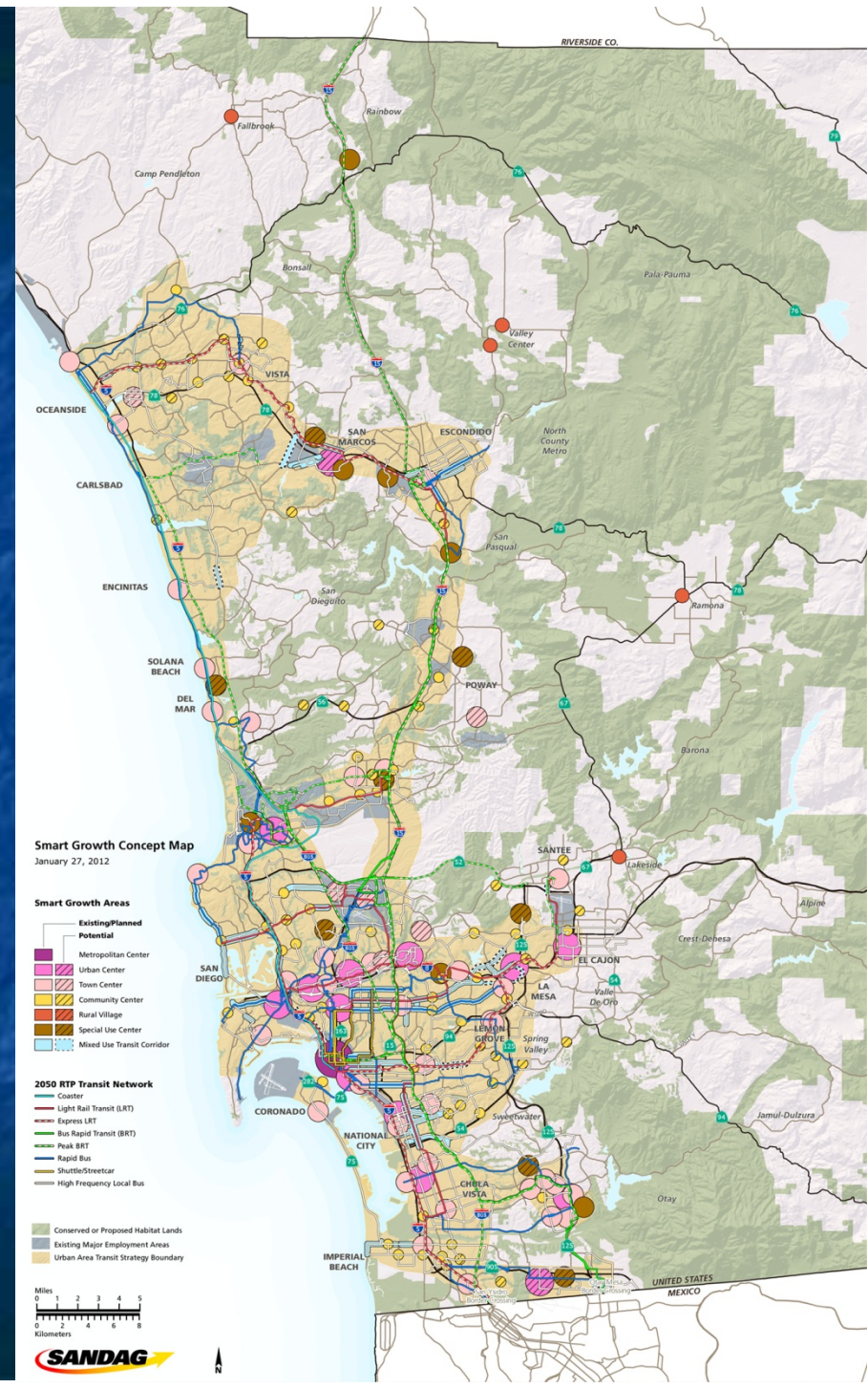
Our vision. Our future.
THE REGIONAL COMPREHENSIVE PLAN

Smart Growth Concept Map

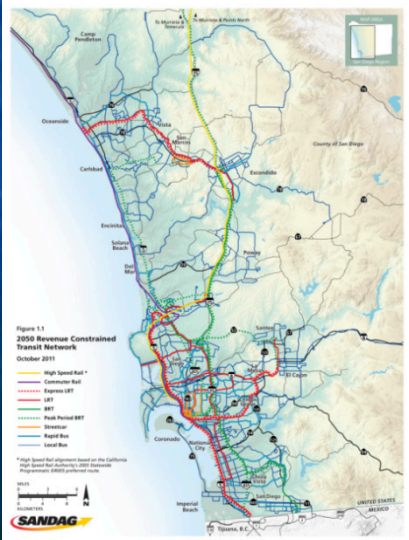
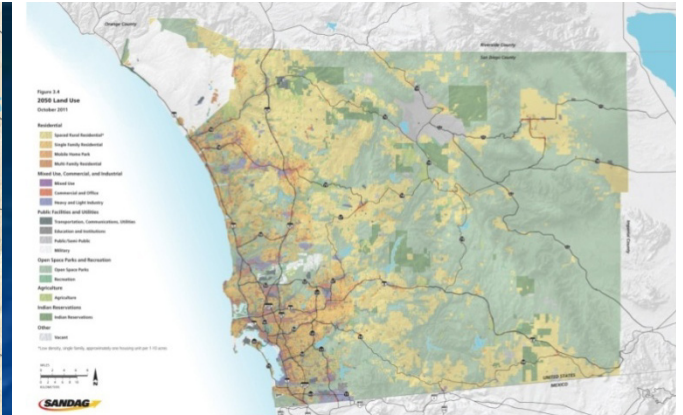
Smart Growth Areas

Existing/Planned		Potential	
		Metropolitan Center	
		Urban Center	
		Town Center	
		Community Center	
		Rural Village	
		Special Use Center	
		Mixed Use Transit Corridor	

	Habitat Planning Preserve Areas
	Existing Major Employment Areas
	Urban Area Transit Strategy Boundary

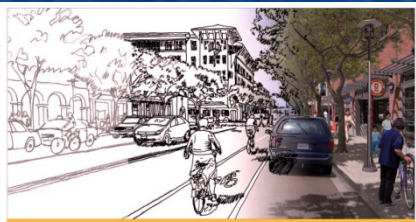


2050 Regional Transportation Plan



Smart Growth Tools for Local Jurisdictions

Resources



Visual Simulations

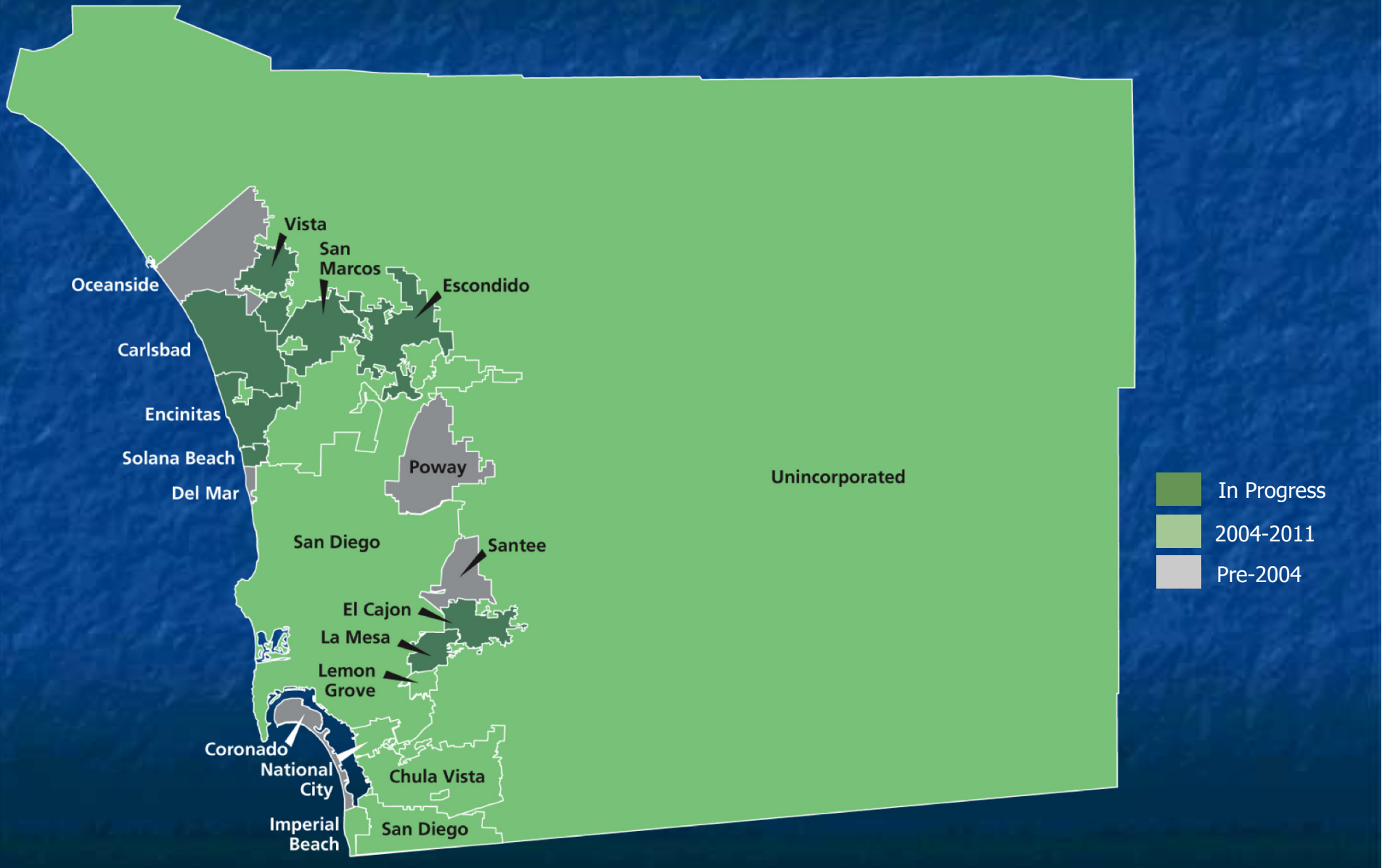


TransNet

Smart Growth Incentive Program and Environmental Mitigation Program



Jurisdictions That have Updated or Are Updating their General/Specific Plans





City of San Diego General Plan

2008

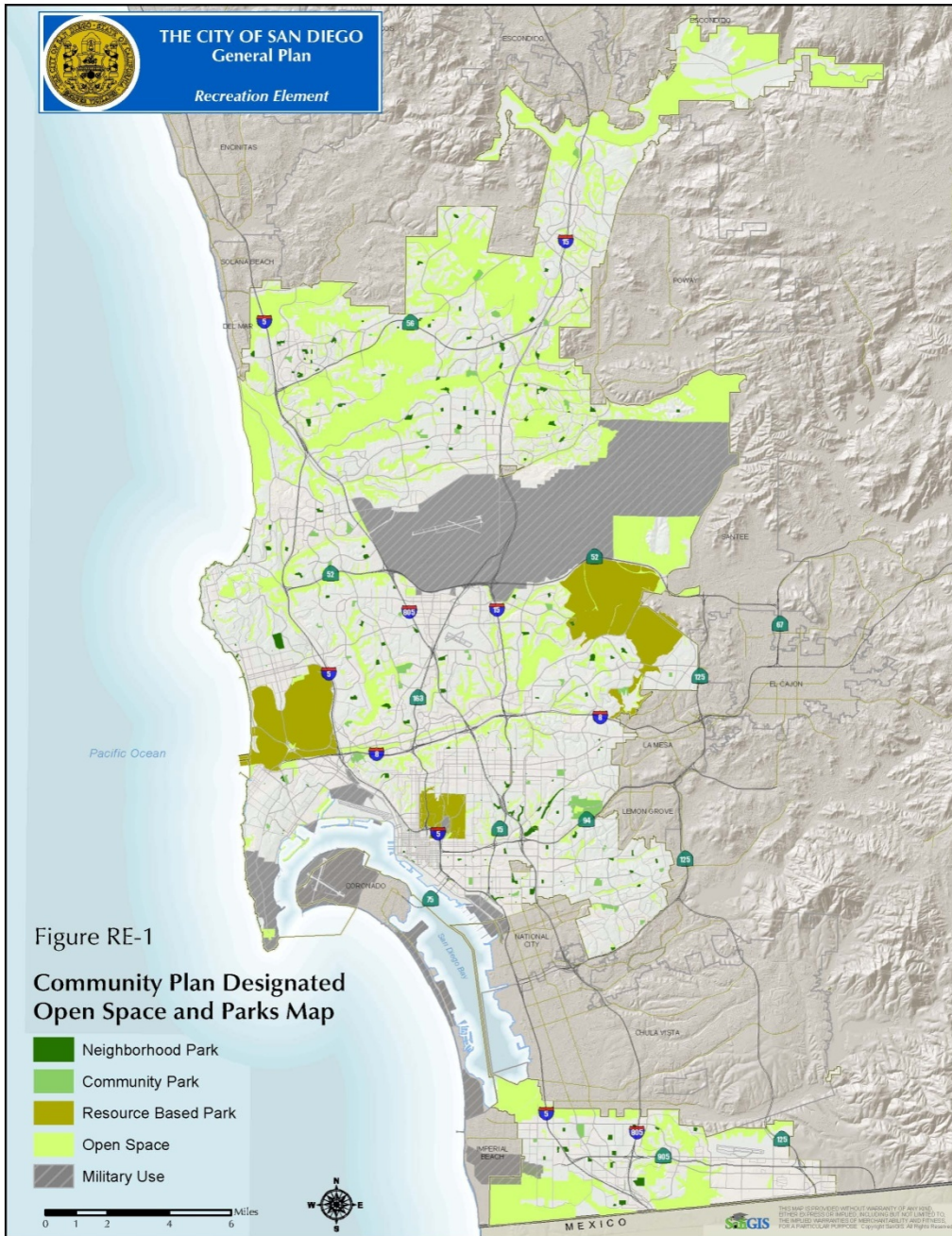


Mayor Jerry Sanders
City Planning & Community Investment
www.sandiego.gov

Guiding Principles

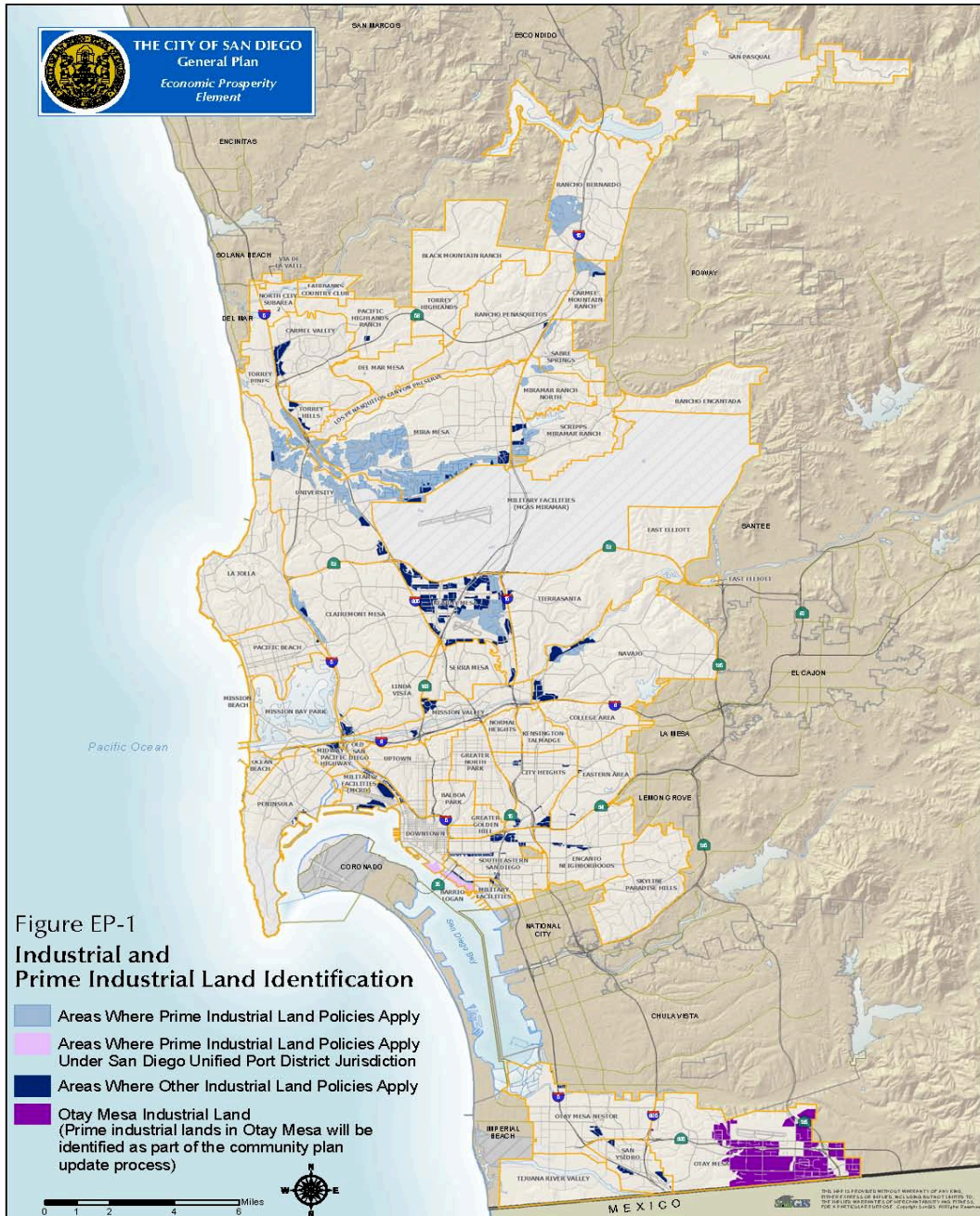
1. An **open space network** formed by parks, canyons, river valleys, habitats, beaches, and oceans;
2. **Diverse residential communities** formed by the open space network;
3. Compact and **walkable mixed-use villages** of different scales within communities;
4. Employment centers for a **strong economy**;
5. An integrated regional **transportation network** of transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
6. High quality, affordable, and well-maintained **public facilities** to serve the City's population, workers, and visitors;
7. **Historic districts and sites** that respect our heritage;
8. **Balanced communities** that offer opportunities for all San Diegans and share citywide responsibilities;
9. A clean and **sustainable environment**; and
10. A **high aesthetic standard**.







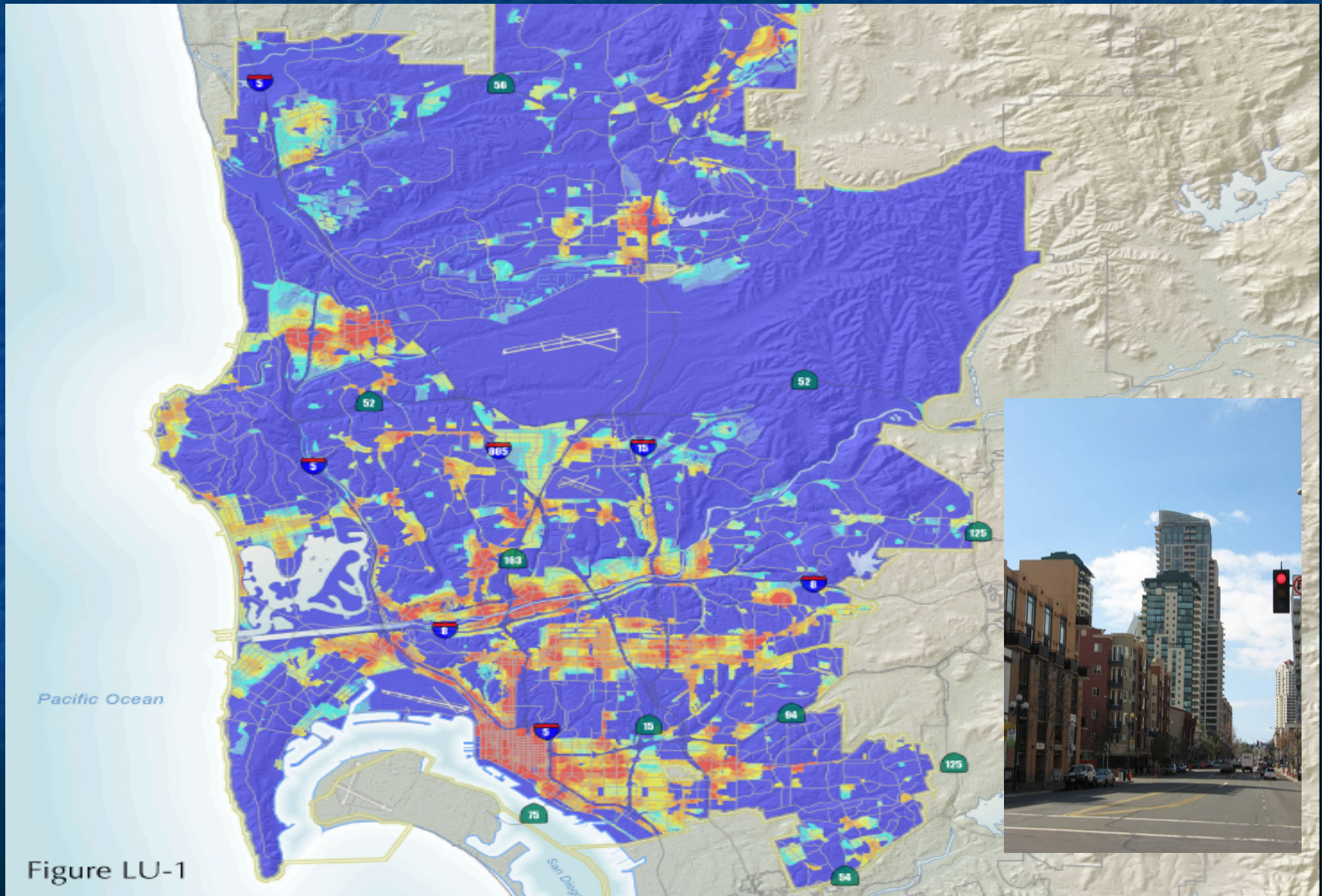
THE CITY OF SAN DIEGO
General Plan
Economic Prosperity
Element



Prime Industrial Lands



Village Propensity Map



Climate Change Addressed Throughout the General Plan

Conservation Element, Table CE-1

TABLE CE-1 Issues Related to Climate Change Addressed in the General Plan

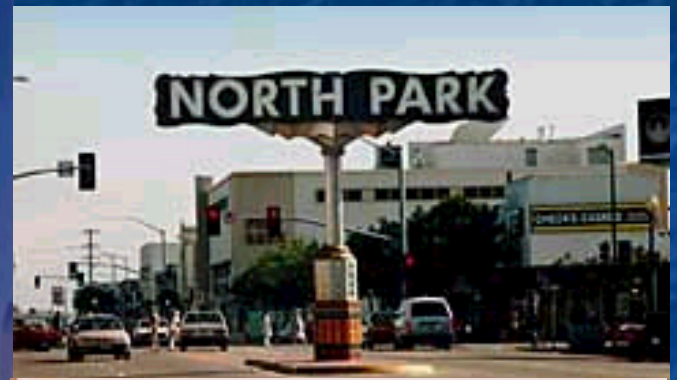
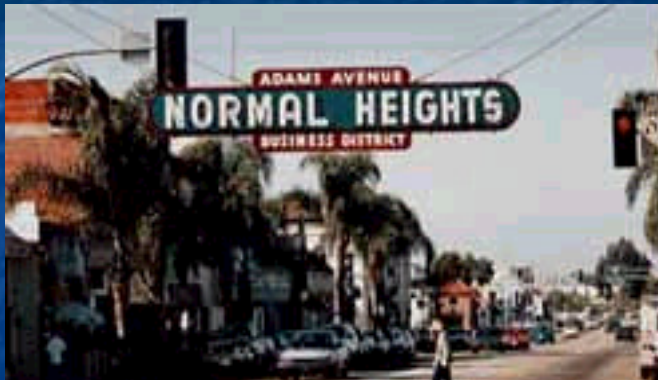
Issues	General Plan Policy		
	Element	Section	Policy
City of Villages Strategy	Conservation	A. Climate Change and Sustainable Development	CE-A.2
		B. Open Space and Landform Preservation	CE-B.1 through CE-B.5
	Land Use and Community Planning	A. City of Villages Strategy	LU-A.1 through LU-A.11
		H. Balanced Communities and Equitable Development	LU-H.6; LU-H.7
		I. Environmental Justice	LU-I.9 through LU-I.11
	Mobility	A. Walkable Communities	ME-A.1 through ME-A.9
		B. Transit First	ME-B.1 through ME-B.10
		F. Bicycling	ME-F.2; ME-F.4; ME-F.5
		K. Regional Coordination and Financing	ME-K.2; ME-K.6
		A. General Urban Design	UD-A.1; UD-A.2; UD-A.3; UD-A.9; UD-A.10
	Urban Design	B. Distinctive Neighborhoods and Residential Design	UD-B.5; UD-B.6
		C. Mixed-Use Villages and Commercial Areas	UD-C.1; UD-C.4; UD-C.6; UD-C.7
		A. Climate Change and Sustainable Development	CE-A.1; CE-A.2; CE-A.13
	Conservation	F. Air Quality	CE-F.1 through CE-F.8
J. Urban Forestry		CE-J.4	
N. Environmental Education		CE-N.3; CE-N.5	
I. Environmental Justice		LU-I.11	
Greenhouse Gas (GHG) Emissions and Alternative Modes of Transportation	Mobility	A. Walkable Communities	ME-A.8; ME-A.9
		B. Transit First	ME-B.1; ME-B.8; ME-B.9; ME-B.10
		C. Street and Freeway System	ME-C.2e; ME-C.4c
	E. Transportation Demand Management	ME-E.1 through ME-E.8;	
	G. Parking Management	ME-G.5	
	F. Bicycling	ME-F.5	
	Urban Design	A. General Urban Design	UD-A.9; UD-A.10; UD-C.4; UD-C.7
Energy Efficiency	Conservation Element	A. Climate Change and Sustainable Development	CE-A.5; CE-A.6; CE-A.8; CE-A.9; CE-A.11; CE-A.13
		F. Air Quality	CE-F.2; CE-F.3
		I. Sustainable Energy	CE-I.1 through CE-I.13
	Urban Design	A. General Urban Design	UD-A.4; UD-A.5i

TABLE CE-1 Issues Related to Climate Change Addressed in the General Plan

Issues	General Plan Policy		
	Element	Section	Policy
Urban Heat Island Effect	Conservation	A. Climate Change and Sustainable Development	CE-A.2; CE-A.6; CE-A.11; CE-A.12
		E. Urban Runoff Management	CE-E.2c; CE-E.d
		J. Urban Forestry	CE-J.1
	Recreation	F. Park and Recreation Guidelines	RE-F.8
Urban Design	A. General Urban Design	UD-A.8e; UD-A.12	
Waste Management and Recycling	Conservation	A. Climate Change and Sustainable Development	CE-A.2; CE-A.8; CE-A.9; CE-A.10
		C. Coastal Resources	CE-C.7
		D. Water Resources Management	CE-D.1; CE-D.3
		E. Urban Runoff Management	CE-E.6
		F. Air Quality	CE-F.3
	N. Environmental Education	CE-N.4; CE-N.5; CE-N.7	
	Public Facilities, Services and Safety	F. Wastewater	PF-F.5
I. Waste Management	PF-I.1 through PF-I.4		
Water Management and Supply	Conservation	A. Climate Change and Sustainable Development	CE-A.2
		D. Water Resources Management	CE-D.1; CE-D.2; CE-D.4
		I. Sustainable Energy	CE-I.4; CE-I.6
	Public Facilities, Services and Safety	H. Water Infrastructure	PF-H.1 through PF-H.3



Community Plans



Planning and Implementation



City of San Diego Land Development Code



- Commercial/Mixed-Use zones
- Pedestrian-Oriented Design standards
- Parking reductions for mixed-use, transit proximity
- Tandem parking in some areas
- Small lot and townhouse zones
- Landscape Standards
 - Street trees required
 - Water conservation mandates
- Community Gardens code changes underway

COMMUNITY PLAN UPDATES

Completed
Centre City

In Process
Barrio Logan
Golden Hill
North Park
Ocean Beach
Otay Mesa
Uptown
Grantville*

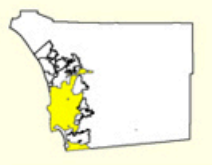
*Grantville Redevelopment Master plans include 2 subareas - "A" and "B"

Funding Approved
Midway-Pacific
Highway
Old San Diego
San Ysidro

Under-consideration
Mission Valley
Skyline-Paradise Hills
Southeastern*

*Southeastern includes communities of Southeastern San Diego and Encanto

OTHER MAP FEATURES
Freeways / Highways
City of San Diego Boundary
Planning Area Boundaries
Municipal Boundaries
Military Use

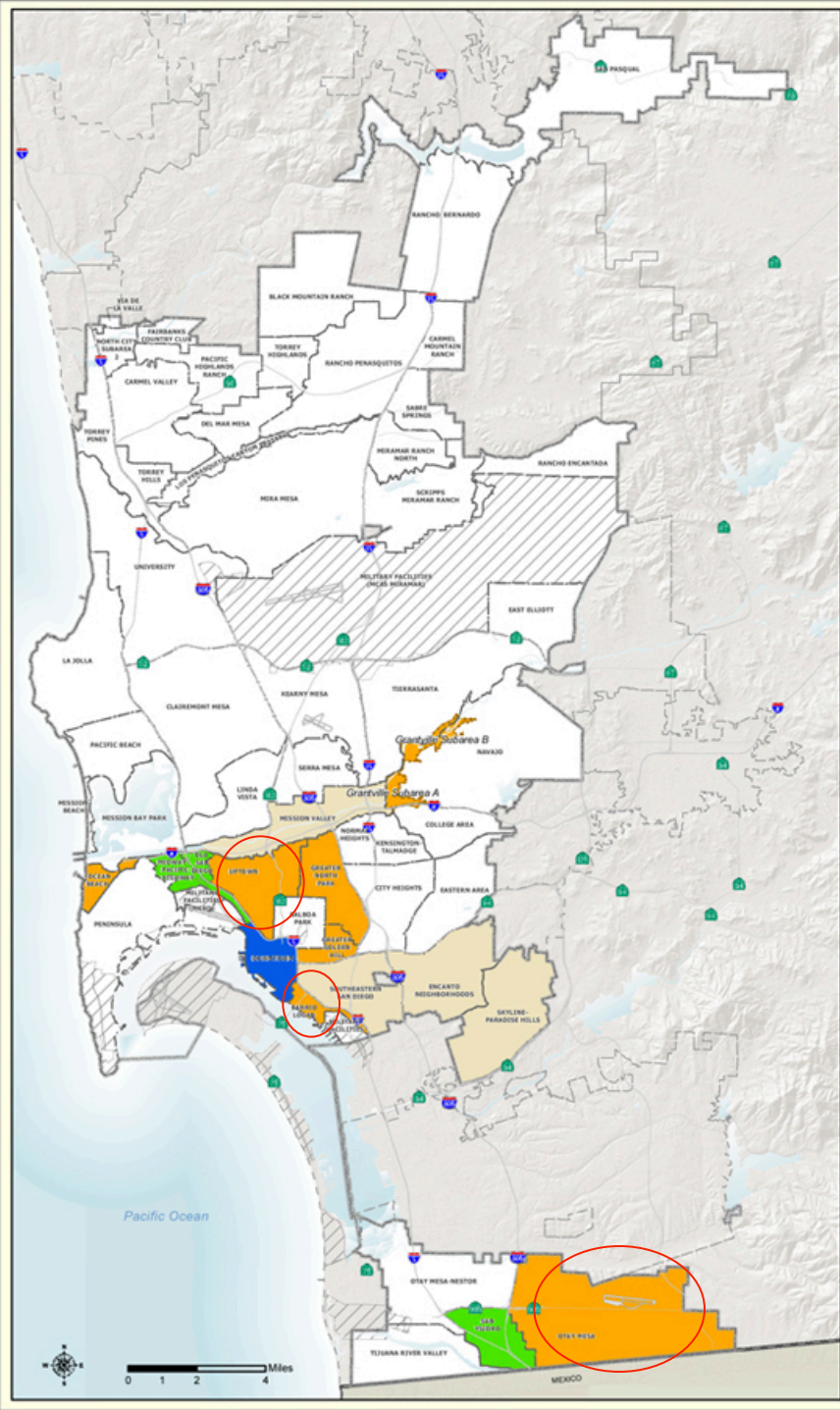


THE CITY OF SAN DIEGO
CITY PLANNING &
COMMUNITY INVESTMENT
DEPARTMENT
FEBRUARY 12, 2009

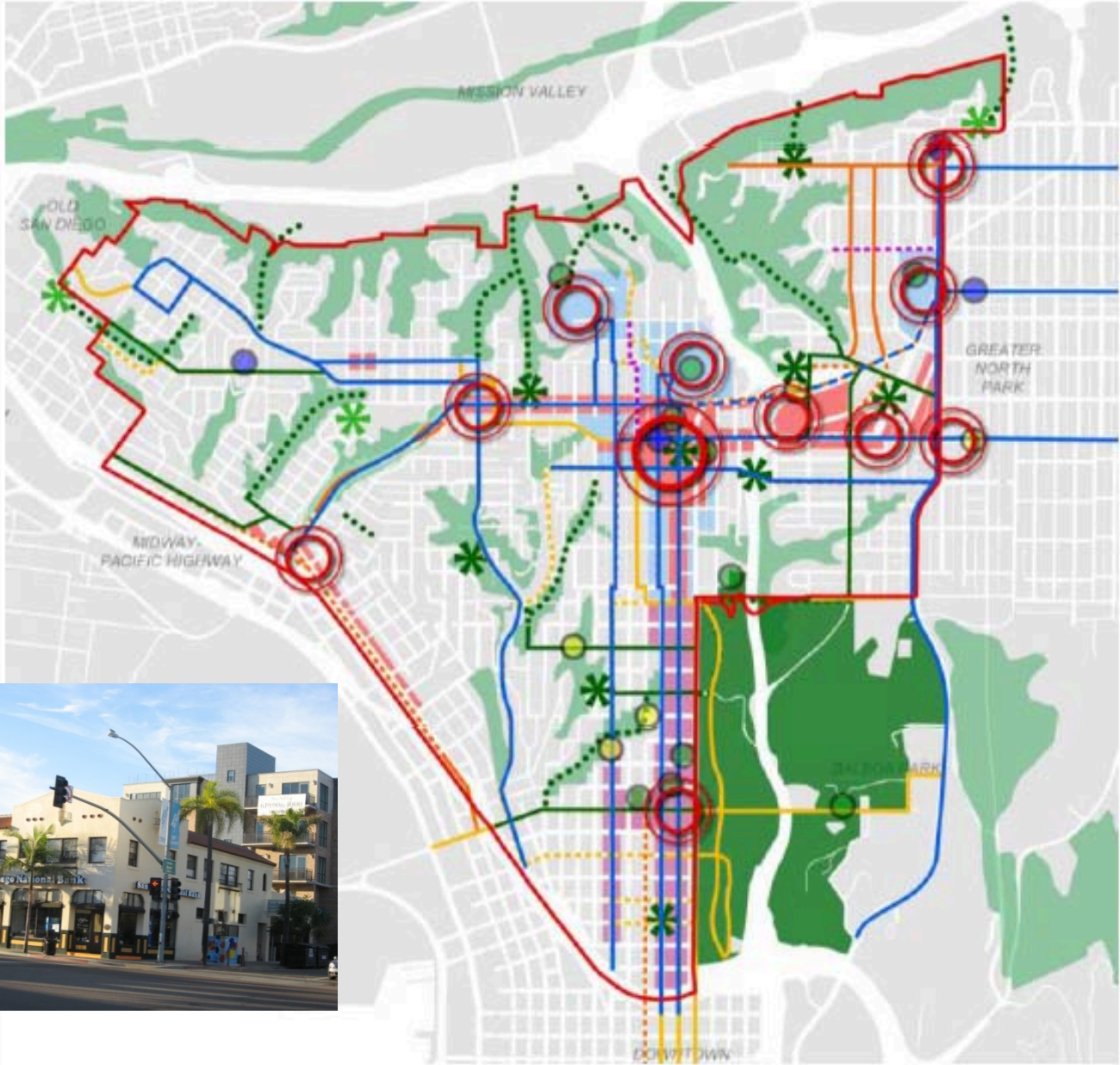


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Conceptual Urban Form Framework





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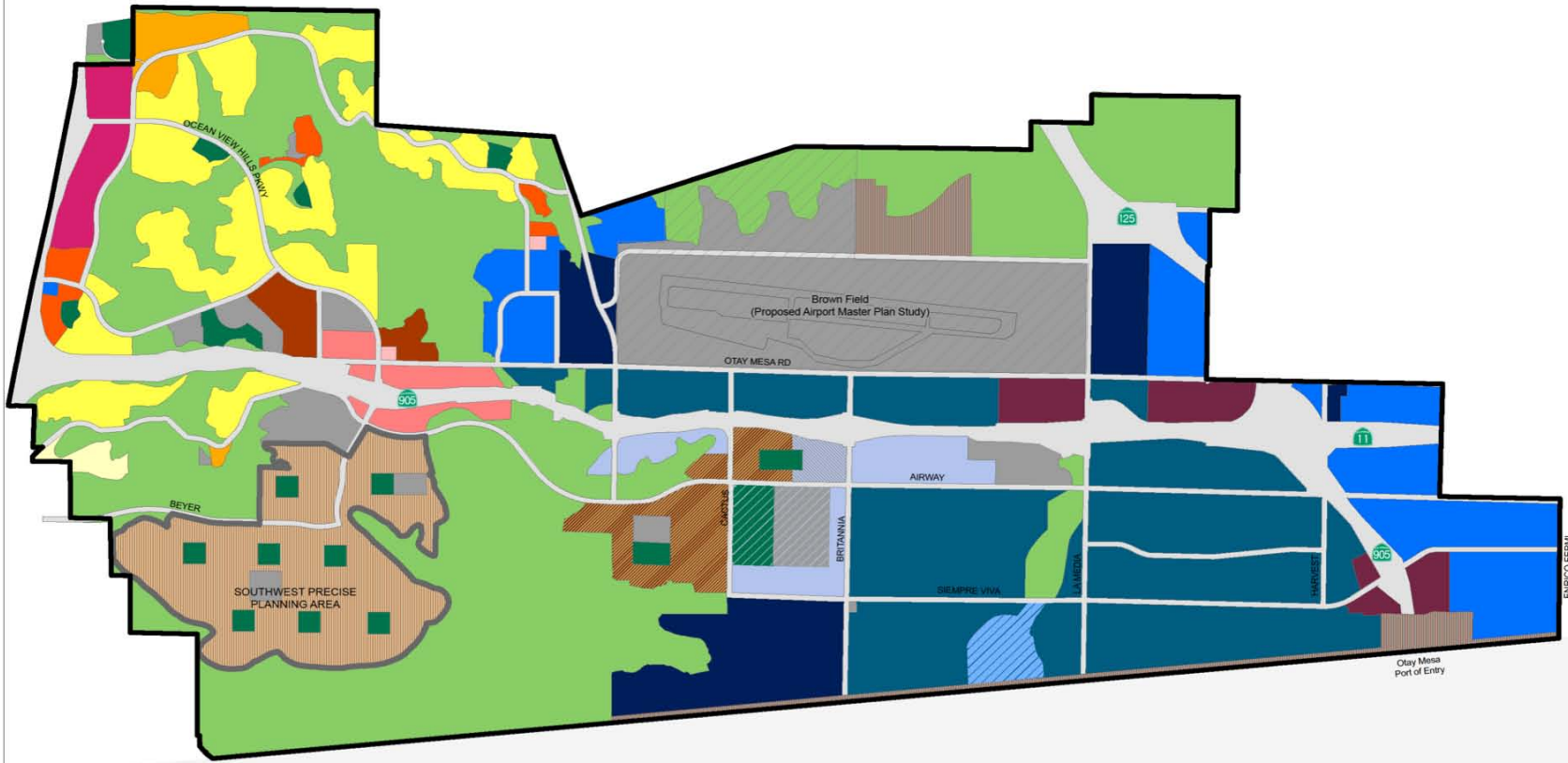
- | | | | | | | |
|--|--|--|--|---|---|---|
| Barrio Logan
Community Plan Area
Área del Plan de la Comunidad | Residential, Medium
Residencial, Mediana | International Business and Trade
Comercio y Negocio Internacional | Community Commercial (Residential Prohibited)
Comunidad comercial (se prohíben viviendas) | Live-Work, 4-5 stories
Vivi-trabajar, 4-5 pisos | Park
Parque | Caltrans Right of Way
Insert Translation |
| SDMTS Trolley and Station
SDMTS Tranvía y Estación | Residential, Low-Medium
Residencial, Baja-Mediana | Office Commercial, 3 stories
Oficina y comercial, 3 pisos | Neighborhood Commercial (Residential Permitted)
Distrito comercial (se permiten viviendas) | Prime Industrial Land
Suelo industrial principio | Potential Park or Open Space Site
Insert Translation | Railroad Right of Way
Derecho de vía ferroviario |
| Freeway/Ramp
Carretera/Rampa | Community Village
Aldea de la comunidad | Office Commercial, 4-5 stories
Oficina y comercial, 4-5 pisos | Neighborhood Commercial (Residential Prohibited)
Distrito comercial (se prohíben viviendas) | School/Institutional
Escuela/Institucional | | Naval Station San Diego
La Base Naval de San Diego |



Alternative 2: Light Industrial/Flex Space / Alternativo 2: Industrial Lijera/Espacio Flexible
 Barrio Logan Community Plan Update/Actualización del Plan de la Comunidad

February/Febrero 2010





Otay Mesa Community Plan Update Modified Scenario 3B

DRAFT

General Land Use Categories

Parks, Open Space, and Institutional

- Open Space
- Parks
- Institutional

Village Centers

- Neighborhood Village
15 - 29 du/ac
- Community Village
30 - 45 du/ac

Residential

- Residential - Very Low
0-4 du/ac
- Residential - Low
5-9 du/ac
- Residential - Low Medium
10-14 du/ac
- Residential - Medium
15-29 du/ac
- Residential - Medium High
30-44 du/ac

Commercial - Residential Prohibited

- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Heavy Commercial
- Visitor Commercial
- Office Commercial - Residential Permitted
0 - 44 du/ac

Industrial - Residential Prohibited

- Business Park - Office Permitted
- Light Industrial
- International Business and Trade
- Heavy Industrial
- Business Park - Residential Permitted
15 - 60 du/ac

Overlays

- Potential School Area
- Potential Park Area
- Potential Drainage Facility
- U.S. Government Facility
- Brown Field Boundary
- Community Plan Boundary



THE CITY OF SAN DIEGO CITY PLANNING & COMMUNITY INVESTMENT

*This land use plan scenario is one of three that has been prepared by the City for further analysis and public input.

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San Diego Association of Governments (SANDAG) Regional Information System. This product cannot be reproduced without the written permission of SANDAG.

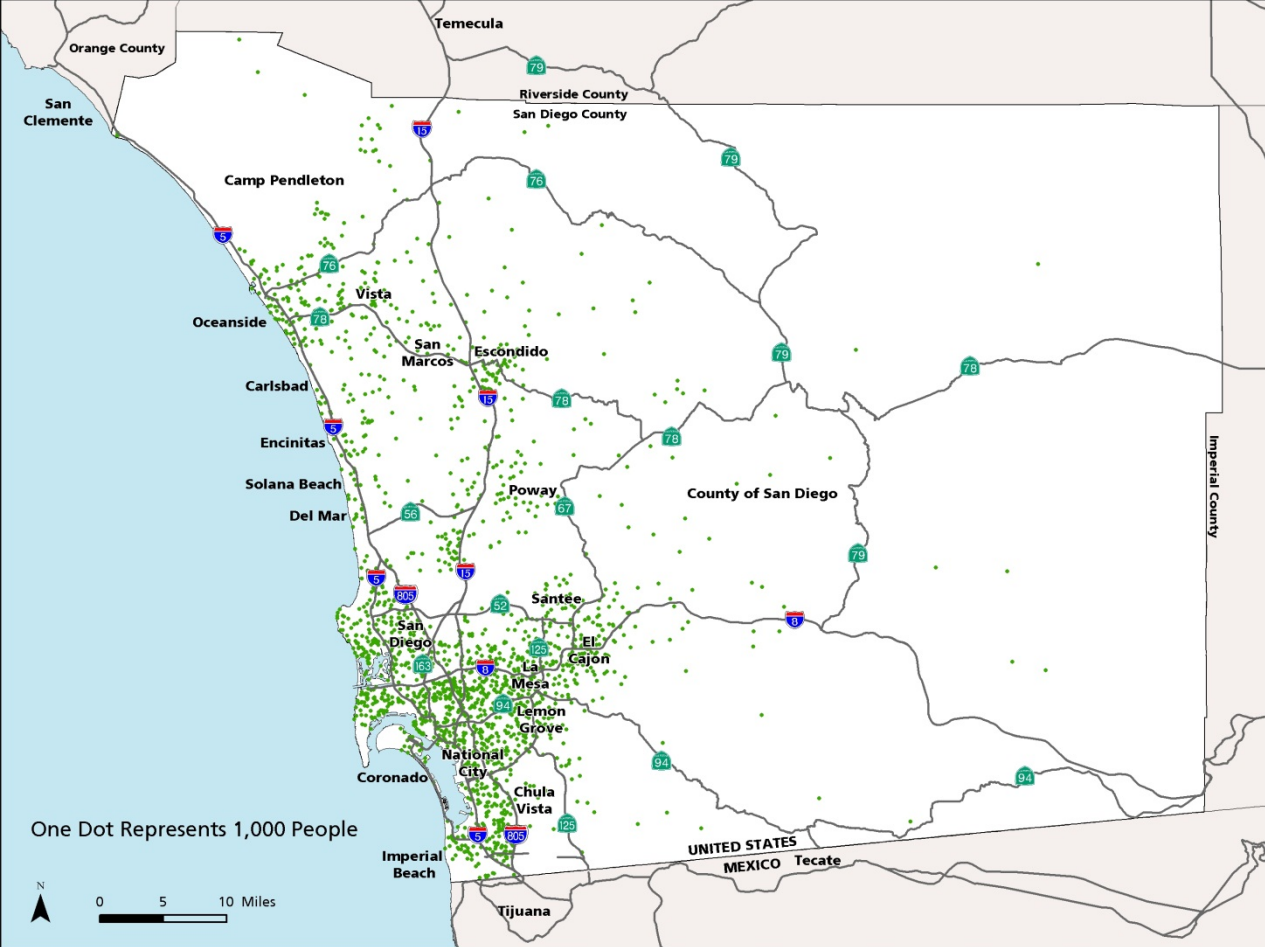
Map created by: **COMMUNITY**

Area Code: **10**

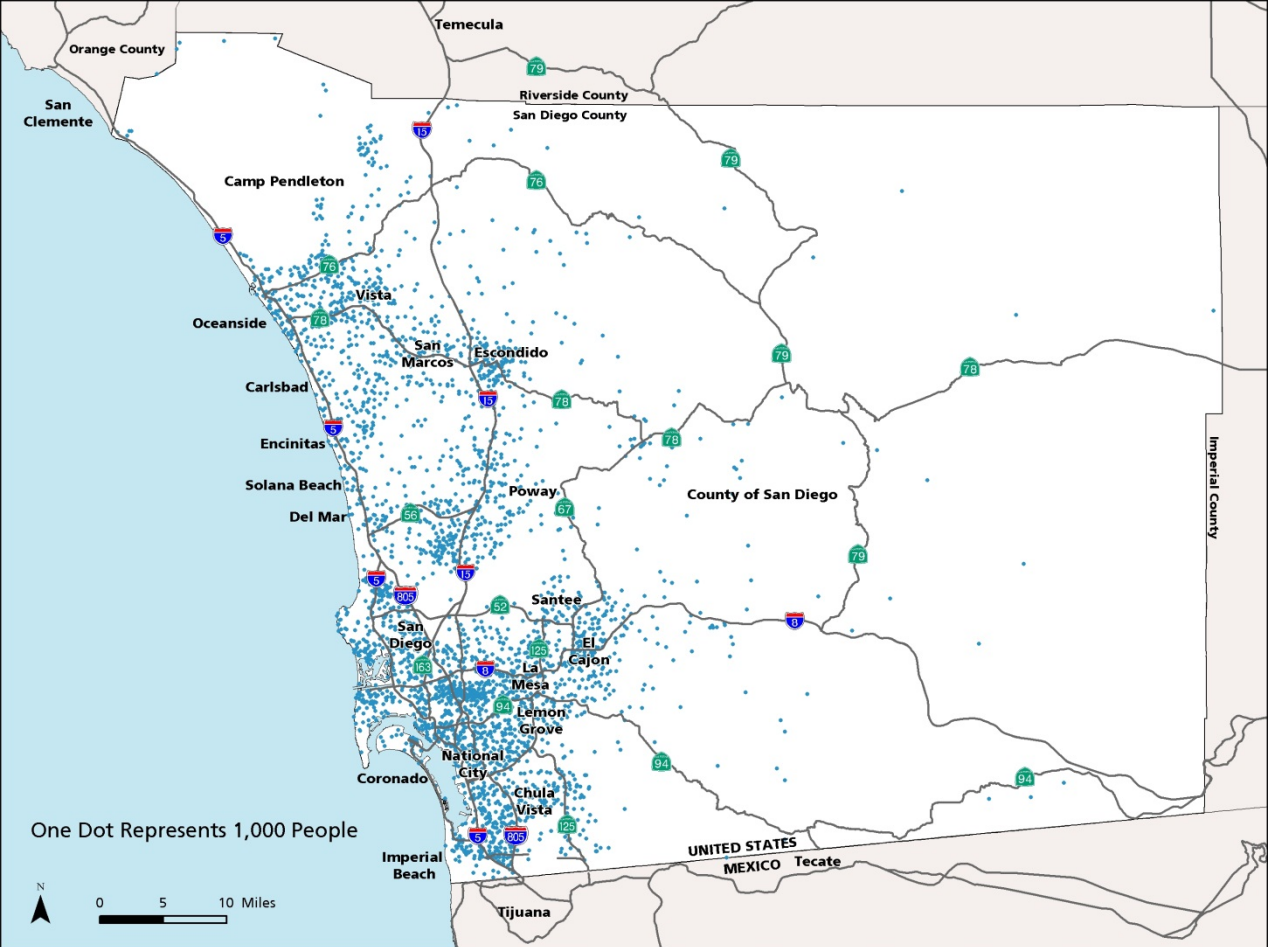
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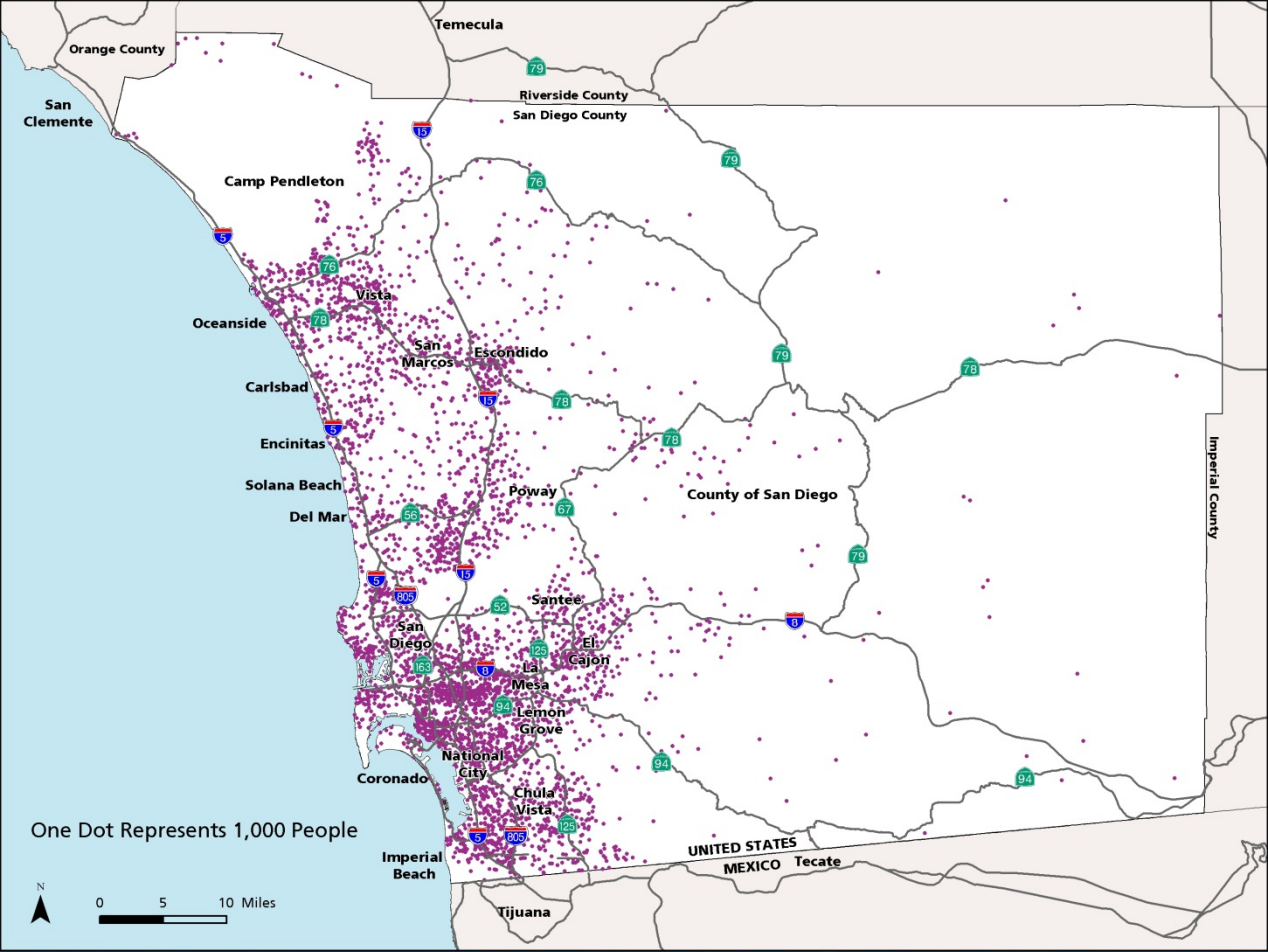
San Diego Population Density - 1980



San Diego Population Density - 2010

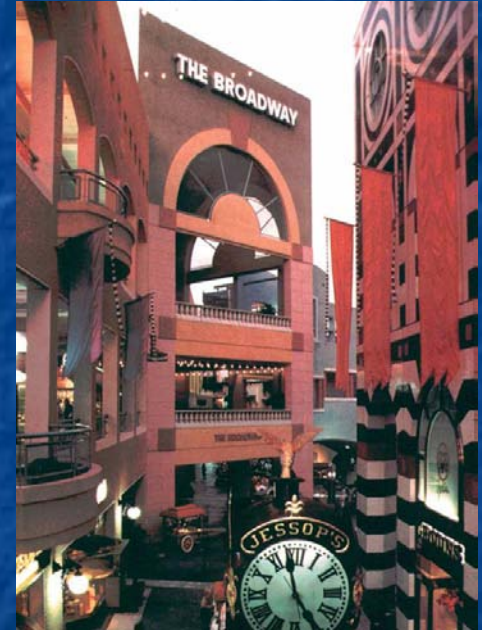


San Diego Population Density - 2050



Positives

- Directed development to core
- Downtown renaissance
- Private investment in older neighborhoods
- Environmentally protected lands & MSCP
- Light Rail Transit and support for Transnet
- Transit-oriented development policies
- New Land Development Code
- Regional planning
- More housing closer to jobs
- Public support for walkable, mixed-use, transit-served districts



Continuing Challenges

- Regional Transportation Plan and Mode Investment Priorities
- Community Infrastructure Financing
- Operations & Maintenance Costs
- General Plan Standards
- Parking Policies
- Market Support
- Infill Development Costs & Risks
- Urban Design
- Density tolerance



Panel 1: The Evolution

Moderator:

- Bill Anderson, AECOM; *Former Planning Director of San Diego*

Panelists:

- Mike Stepner, New School of Architecture, *Former City Architect, City of San Diego*
- Bob Leiter, AECOM; *Former Planning Director of SANDAG*
- Ken Sulzer, *Former Executive Director of SANDAG*

Panel 2: Inclusionary Planning Processes

Moderator:

- Carolina Gregor, *RCP Project Manager at SANDAG*

Panelists:

- Michael Beck, *Endangered Habitats League and Planning Commissioner for County of San Diego*
- Jim Janney, *Mayor of Imperial Beach and SANDAG Vice-Chair*
- Lois Knowlton, *Friends of Adult Day Care Healthcare*
- Eddie Price, *Economic Chair for San Diego NAACP*
- Manjeet Ranu, *Planning Manager for El Cajon*

Panel 3: Influence of Non-Profits

Moderator:

- Chris Gray, *Fehr and Peers*

Panelists:

- Kathleen Ferrier, *Walk San Diego*
- Elyse Lowe, *Move San Diego*
- Susan Tinsky, *San Diego Housing Federation, C-3, and Sustainable San Diego*
- Emily Young, *San Diego Foundation*

Questions and Answers