The Evolution of Smart Growth –

The San Diego Story

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Housing Units in the San Diego Region Over Time

The graph shows the increase in housing units over time, from 1970 to 2050. The number of housing units has steadily increased from approximately 1,000,000 in 1970 to over 1,800,000 by 2050, indicating a significant growth in housing over the years.
TEMPORARY PARADISE?

A LOOK AT THE SPECIAL LANDSCAPE
OF THE SAN DIEGO REGION

THIS REPORT HAS BEEN PREPARED BY KEVIN LYNCH AND DONALD APPLEYARD
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

<table>
<thead>
<tr>
<th>Tier</th>
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<tr>
<td>Urbanized</td>
<td>No fees, CIP</td>
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<td>Developer financed</td>
</tr>
<tr>
<td>Future Urbanizing</td>
<td>Phase shift, then developer financed</td>
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[Map showing phased development areas: Urbanized, Planned Urbanizing, Future Urbanization. December, 1987]
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
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

A 14-acre mixed-use redevelopment project initiated by the City of San Diego Planning Department in 1986.
Downtown
A City Set in a Bio-Diverse Region
A City of Villages
2004 Regional Comprehensive Plan

Regional Comprehensive Plan
for the San Diego Region

Final
July 2004
2050 Regional Transportation Plan
Smart Growth Tools for Local Jurisdictions

Resources

Visual Simulations

Smart Growth Incentive Program and Environmental Mitigation Program
Jurisdictions That have Updated or Are Updating their General/Specific Plans

- Pre-2004
- 2004-2011
- In Progress

Places mentioned:
- Oceanside
- Carlsbad
- Encinitas
- Solana Beach
- Del Mar
- San Marcos
- Escondido
- Vista
- San Diego
- Santee
- El Cajon
- La Mesa
- Lemon Grove
- Poway
- National City
- Imperial Beach
- Chula Vista
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.
Figure RE-1
Community Plan Designated Open Space and Parks Map

- Neighborhood Park
- Community Park
- Resource Based Park
- Open Space
- Military Use
Figure EP-1
Industrial and Prime Industrial Land Identification

- Areas Where Prime Industrial Land Policies Apply
- Areas Where Prime Industrial Land Policies Apply Under San Diego Unified Port District Jurisdiction
- Areas Where Other Industrial Land Policies Apply
- Otay Mesa Industrial Land (Prime industrial lands in Otay Mesa will be identified as part of the community plan update process)
Village Propensity Map

Figure LU-1
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

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Community Plans
Planning and Implementation

GENERAL PLAN
City-wide policies

COMMUNITY PLANS

COMMUNITY IDENTITY

LAND USE & URBAN DESIGN

PUBLIC FACILITIES

CONSERVATION

ZONING

FINANCING

PROJECTS

ENVIRONMENTAL REVIEW
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
Conceptual Urban Form Framework
San Diego Population Density - 1980

One Dot Represents 1,000 People
San Diego Population Density - 2010

One Dot Represents 1,000 People
San Diego Population Density - 2050

One Dot Represents 1,000 People
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