



**BOARD OF DIRECTORS
OCTOBER 27, 2006**

**AGENDA ITEM NO. 06-10-5
ACTION REQUESTED - APPROVE**

ADDITIONS TO SMART GROWTH CONCEPT MAP

File Number 3000200

Introduction

On June 23, 2006, the SANDAG Board of Directors accepted the Smart Growth Concept Map for planning purposes for the 2007 Regional Transportation Plan (RTP). The Smart Growth Concept Map will assist in generating alternative land use and transportation scenarios that will be considered as part of the environmental assessment for the comprehensive 2007 RTP update. Following the Board's action in June, the City of San Diego requested the addition of two potential smart growth areas to the Concept Map (Attachment 1).

Recommendation

The Regional Planning Committee recommends that the SANDAG Board of Directors approve the proposed addition of two potential smart growth areas in Otay Mesa to the Smart Growth Concept Map for use in the 2007 RTP.

Discussion

Requested Addition of Two Smart Growth Areas

The City of San Diego's request involves the addition of two potential smart growth areas in the Otay Mesa community: a potential urban center in the core of the community and a potential special use center where a Southwestern College satellite campus is planned. These areas were not included in the Smart Growth Concept Map that was presented to the SANDAG Board in June because of the timing and status of the community planning process at that time. However, now that the community planning process is further along, the City has requested, and SANDAG staff has expressed support for, the inclusion of these potential smart growth areas in the smart growth land use scenario for analysis in the 2007 RTP.

Land Use Scenarios

Staff anticipates at least the following two land use scenarios for the 2007 RTP.

1. *Existing Plans and Policies Land Use Scenario:* This scenario would reflect local inputs into the regional growth forecast, including local inputs on the Existing/Planned smart growth areas.
2. *Enhanced Smart Growth Land Use Scenario:* This scenario would build upon the Existing Plans and Policies Land Use Scenario described above, and in addition would incorporate certain land assumptions for the Potential smart growth areas.

Next Steps

The enhanced smart growth land use scenario will be used for transportation modeling purposes in the environmental document for the 2007 RTP. If the SANDAG Board of Directors approves the City of San Diego's request, the two additional potential smart growth areas in Otay Mesa would be included in the analysis. Staff will develop a series of transportation and transit alternatives to test under the two land use scenarios.

GARY L. GALLEGOS
Executive Director

Attachment: 1. Letter from City of San Diego requesting the addition of Two Potential Smart Growth Areas in Otay Mesa to the Draft Smart Growth Concept Map

Key Staff Contact: Carolina Gregor, (619) 699-1989, cgr@sandag.org

Funds are budgeted in Work Element #3000200



THE CITY OF SAN DIEGO

September 6, 2006

Mr. Robert Leiter, AICP, Director
SANDAG
Land Use and Transportation Planning
401 B Street Suite 800
San Diego, CA 92101

Dear Mr. Leiter:

Subject: Draft Smart Growth Concept Map/Otay Mesa

This letter is to request that the San Diego Association of Government (SANDAG) add two potential smart growth centers to the draft Smart Growth Concept Map for Otay Mesa. Specifically, the City of San Diego (City) is requesting the addition of a potential Urban Center along Airway Road between Heritage Road and Britannia Boulevard and a potential Special Use Center southwest of the future interchange of Interstate 905 and La Media Road.

City Planning & Community Investment staff is working on an update of the Otay Mesa Community Plan. When SANDAG originally contacted the City for input into the Smart Growth Concept Map for Otay Mesa, work on the Otay Mesa Community Plan land use plan was in its early stages. Thus, the City elected to propose a single potential community center in the western portion of Otay Mesa, as shown on the existing community plan land use map.

Since that time, work on the Otay Mesa Community Plan Update has progressed and the City is now analyzing three alternative land use scenarios in addition to the no project alternative. At a meeting last week with SANDAG staff, City staff considered whether to add one or more smart growth centers to the draft Smart Growth Concept Map to reflect the draft scenarios. It was determined that two potential centers are common to all three scenarios and are likely to be included in the approved plan. These include a potential Urban Center along Airway Road between Heritage Road and Britannia Boulevard and a potential Special Use Center southwest of the future interchange of Interstate 905 and La Media Road.

The potential Urban Center along Airway Road is intended to be a regional center due to its central location within this border community. In addition, the availability of land along major transportation corridors provides an excellent opportunity to provide a vibrant Urban Center with higher density residential and employment uses complemented by supportive commercial and civic uses. SANDAG's generic Urban Center density assumptions would be applied to this area. The potential Special Use Center is targeted for the Southwestern College site which is



Planning Department

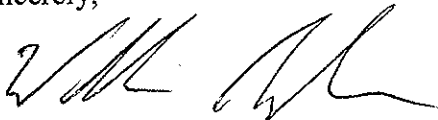
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Page 2
Mr. Robert Leiter
September 6, 2006

anticipated to have a future student population of 5,000. In addition to educational uses, this area is anticipated to support a mixture of complementary uses and would be highly supportive of transit. The City is requesting the two centers be added to the draft Smart Growth Concept Map. The boundaries of these centers have been provided to SANDAG staff.

Thank you for your consideration of this request. Please contact Mary Wright, Program Manager, at 619-533-4528 if you have any questions regarding this letter.

Sincerely,



William Anderson, FAICP, Director
City Planning and Community Investment

WA/MPW/ah

cc: Carolina Gregor, Senior Planner, SANDAG
Mary Wright, Program Manager, City Planning and Community Investment
Theresa Millette, Senior Planner, City Planning and Community Investment
Tait Galloway, Senior Planner, City Planning and Community Investment

2007 CALENDAR OF MEETINGS OF THE SANDAG BOARD OF DIRECTORS AND POLICY ADVISORY COMMITTEES

Board of Directors – Policy or Business (Normally second Friday, 10 a.m. to 12 noon)	Board of Directors – Business (Normally fourth Friday, 9 a.m. to 12 noon)	Transportation Committee (Normally first and third Fridays, 9 a.m. to 12 noon)	Regional Planning Committee (Normally first Friday, 12 noon to 2 p.m.)	Executive Committee (Normally second Friday, 9 to 10 a.m.)	Public Safety Committee (Normally third Friday, 1 to 3 p.m.)	Borders Committee (Normally fourth Friday, 12:30 to 2:30 p.m.)
January 12, 2007	January 26, 2007	January 5, 2007 January 19, 2007	January 5, 2007	January 12, 2007	January 19, 2007	January 26, 2007
February 9, 2007	February 23, 2007	February 16, 2007 (Third Friday, Committee only meets once due to SANDAG Retreat)	*February 9, 2007 (Second Friday, meeting moved due to SANDAG Retreat)	February 9, 2007	February 16, 2007	February 23, 2007
March 9, 2007	March 23, 2007	March 2, 2007 March 16, 2007	March 2, 2007	March 9, 2007	March 16, 2007	March 23, 2007
April 13, 2007	April 27, 2007	April 6, 2007 April 20, 2007	April 6, 2007	April 13, 2007	April 20, 2007	April 27, 2007
May 11, 2007	May 25, 2007	May 4, 2007 May 18, 2007	May 4, 2007	May 11, 2007	May 18, 2007	May 25, 2007
June 8, 2007	June 22, 2007	June 1, 2007 June 15, 2007	June 1, 2007	June 8, 2007	June 15, 2007	June 22, 2007
July 13, 2007	July 27, 2007	July 6, 2007 July 20, 2007	July 6, 2007	July 13, 2007	July 20, 2007	July 27, 2007
August 10, 2007	August 24, 2007	August 3, 2007 August 17, 2007	August 3, 2007	August 10, 2007	August 17, 2007	August 24, 2007
September 14, 2007	September 28, 2007	September 7, 2007 September 21, 2007	September 7, 2007	September 14, 2007	September 21, 2007	September 28, 2007
October 12, 2007	October 26, 2007	October 5, 2007 October 19, 2007	October 5, 2007	October 12, 2007	October 19, 2007	October 26, 2007
*November 2007 (To be scheduled only if needed)	*November 30, 2007 (Fifth Friday, meeting moved due to Thanksgiving holiday)	November 2, 2007 November 16, 2007	November 2, 2007	November 9, 2007	November 16, 2007	*November 30, 2007 (Fifth Friday, meeting moved due to Thanksgiving holiday)
*December 7, 2007 (First Friday)	*December 21, 2007 (Third Friday, meeting moved due to Christmas)	*December 14, 2007 (Second Friday, Committee only meets once due to Christmas)	December 7, 2007	*December 7, 2007 (First Friday)	*December 14, 2007 (Second Friday, meeting moved due to Christmas)	*December 2007 (To be scheduled only if needed)

* Changes to normal meeting schedule shown in **bold**.
- August meetings will be held if needed.