SMART GROWTH PLACE TYPES

SANDAG has developed Smart Growth Place Types to classify the region's opportunity areas. Each Place Type includes targets for land use intensity and public transit service. “Existing/Planned” areas already meet these targets or have plans in place to achieve them, and “Potential” areas could meet these targets in the future.

SUBREGIONAL SMART GROWTH CONCEPT MAPS

SMART GROWTH CONCEPT MAP

COMMUNITY CENTER
Community Centers include residential, commercial and mixed-use development that serves the surrounding neighborhoods. Development goals include low to mid-rise buildings served by high-frequency local bus service.

RURAL VILLAGE
Rural Villages contain residential and commercial development that is concentrated in a village core. Development goals include low- to mid-rise buildings, potentially with higher density for senior housing. Rural Villages allow for local and regional bus service.

TOWN CENTER
Town Centers contain office and commercial development, including mixed use, and draw from the subregional area. Development goals for Town Centers include low- to mid-rise buildings served by regional rail or bus rapid transit.

UrbAN CENTER
Urban Centers are regional, mixed-use employment centers with civic and cultural facilities. Employment in Urban Centers draws from throughout the region. Development goals for this Place Type include mid- to high-rise buildings served by regional and local transit.

SANDAG has identified the following residential, employment, and transit service targets for all Smart Growth Opportunity Areas in the San Diego region:

- **Existing/Planned**:
  - Residential: High density
  - Employment: High density
  - Transit Service: High frequency

- **Potential**:
  - Residential: Average density
  - Employment: Low density
  - Transit Service: Low frequency

- **Remote**:
  - Residential: Low density
  - Employment: Very low density
  - Transit Service: Very low frequency

**Mixed-Use Transit Corridor**
Mixed-Use Transit Corridors are areas with residential, commercial and mixed-use development along a major arterial. Development goals include a variety of low, mid- and high-rise buildings supported by local and regional bus service.

**Special Use Center**
Special Use Centers are dominated by a single, non-residential land use with a regional employment draw that generates trips throughout the day. Development goals include a mix of low, mid- and high-rise buildings and optional residential development, with regional transit service.

**Existing Transit & Planned Transit**
- High Frequency Local Service
- Light/Commuter Rail Route