Planning Considerations

- Mixed residential/commercial/residential
- Proximity to freeways, bridge, port
- Development pressure from downtown
- Grid street pattern
- Excellent bus and trolley access
- General Plan Conformance
Demographics

Land Area (ac): 552
Population: 4,272
Households: 922
Persons per HH: 3.93
HH Income: $38,027
% Hispanic: 86%

(Sandag Current Estimates 2009)
High Percentage of Renters

City of San Diego: 50%
County of San Diego: 45%

Barrio Logan: 86%
Easy Access to Job Centers
General Plan Policies

• Village Potential is High
• Prime Industrial
• Co-location Issues
• Noise
• Housing
Current Planning Efforts
Community Input Process
Barrio Logan Stakeholder Committee

- 33-member Committee
  - 25 voting members
  - 8 ex-officio non-voting members
- Formed to Represent Entire Community
- Convene and Engage Community – April 2008
- Open and Public Meetings
- Adopted Framework Planning Principles

1. Diverse Housing Opportunities for Barrio Residents
2. Strong Neighborhood Economy
3. Compatible Mix of Land Uses
4. Healthy Environment (or Protect Community Health)
5. Safe, Efficient Streets for People
6. Respect Historic and Cultural Resources
7. Community Connections
Existing Conditions/Key Issues
Incompatible Uses

• Area-wide mixture of existing industrial, commercial and residential uses
• Freeway Noise and Air Quality
• Potential Port-related impacts
  – Trucks
  – Terminal Operations
Housing Needs

• Lack of Adequate Housing
• Affordable Housing
• Balanced Communities
Parks and Open Space

• Current 3.73 acres per resident
• Consideration of additional park opportunities
  – Boston Avenue R.O.W
  – Site adjacent to Perkins Elementary
• Chollas Creek Improvements
Connectivity

• Utilization of Complete Streets Concept
• Inclusion of Green Streets
• Proposed Extension of MLK Promenade
• Consideration of long-range freeway cap from 27th Street to 32nd Street
Economic Prosperity

• Provide Jobs for Barrio Residents
• Enhance & Expand Maritime-Related Businesses
• Create New Business Opportunities for Existing Residents through New Development
Historic Preservation

- Maintain Barrio’s Eclectic Character & Heritage
- Restore Cannery & Navy Worker bungalows
- Logan Avenue and Evans – Important Area
Key Considerations
Transition Zone Area

• Unified Port District Transition Zone Policy
  – Safeguard Environmental Health
  – Protect & Enhance Businesses
  – Reduce incompatible land uses and impacts through a mandated separation of uses
  – Provide Parking for Port Tenant Employees
    • 4000 + space parking need
    • Currently utilized area reserved for future Bayshore Bikepath.
Barrio Logan Proposed Transition Area
Green Streets Objectives

• Provide connection(s) to bicycle trails on
  – Harbor Drive and Chollas Creek
• Accommodate on-street parking
• Attractive pedestrian facilities
• Slow vehicular speeds (traffic calming)
• Enhanced landscaping
• Areas for treatment of stormwater runoff
ABBREVIATIONS:
LS = Landscaping
SW = Sidewalk
P = Parking
R.O.W. = Right of Way
TG = Tree Grate
Maintaining Barrio’s Character

• Reduce Parking Requirements for New Development
• In-lieu Parking Fee for New Development
• Height and Density
• Architectural Design Guidelines
• Promoting smaller scale in-fill
  – Granny flats
  – Medium Density Mixed Use = 7K to 14K SF lots
  – Live/Work
Current Proposed Land Use Maps
Barrio Logan Draft Alternative 1 Land Use

Legend
- Community Commercial
- Community Village
- Neighborhood Commercial (Residential Permitted)
- Neighborhood Commercial (Residential Prohibited)
- Heavy Commercial
- Office Commercial (3 stories)
- Office Commercial (4-5 stories)
- Prime Industrial
- Residential Low
- Residential Medium
- Live/Work (4-5 stories)
- School/Institutional
- Open Space
- Park
- Military Use
- Transit Center
- Railroad Right of Way
- Caltrans Right of Way
- Port Tidelands

Alternative 1
Alternative 2

Barrio Logan Draft Alternative 2 Land Use

Legend
- Community Commercial
- Community Village
- Neighborhood Commercial (Residential Permitted)
- Neighborhood Commercial (Residential Prohibited)
- Heavy Commercial
- Office Commercial (3 stories)
- Office Commercial (4-5 stories)
- Prime Industrial
- Light Industrial
- Residential Low
- Residential Medium
- Live/Work (4-5 stories)
- School/Institutional
- Open Space
- Park
- Military Use
- Transit Center
- Railroad Right of Way
- Caltrans Right of Way
- Port Tidelands

DRAFT

THE CITY OF SAN DIEGO

June 21, 2010, T. Galbraith
Major Issues to be Addressed

- Affordable/Market Rate Housing Balance
- Maintaining Fine-Grained Development Pattern
- Provide Adequate Parking for Port Workers
- Open Space Links including Bayshore Bikeway and National Avenue Green street Concept
- Promoting Local & Port Economic Prosperity
- Restoring Chollas Creek