



# Barrio Logan APA Presentation

July 15, 2010

## 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:	\$38,007
% 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


## Transit Land Use Connections

### Planned High Frequency Transit Service

 Bus Rapid Transit & Rail

### Existing Transit Service





Higher Frequency  Bus Service

Lower Frequency  Bus Service

### Existing and Planned Park and Open Space

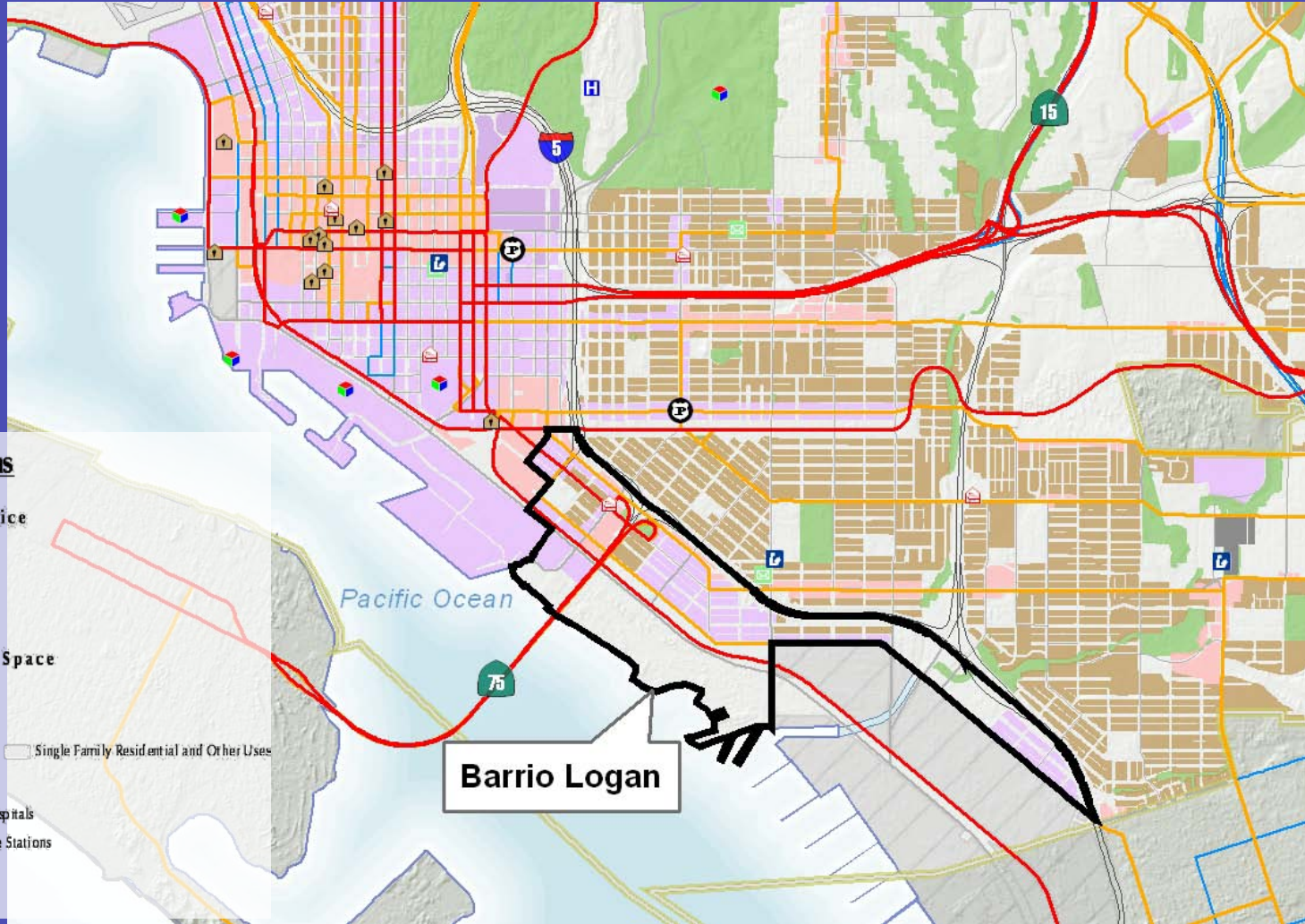
 Park, Open Space, and Recreation

### Planned Land Use

 Multi-Family  Commercial  Multiple Use  Single Family Residential and Other Uses

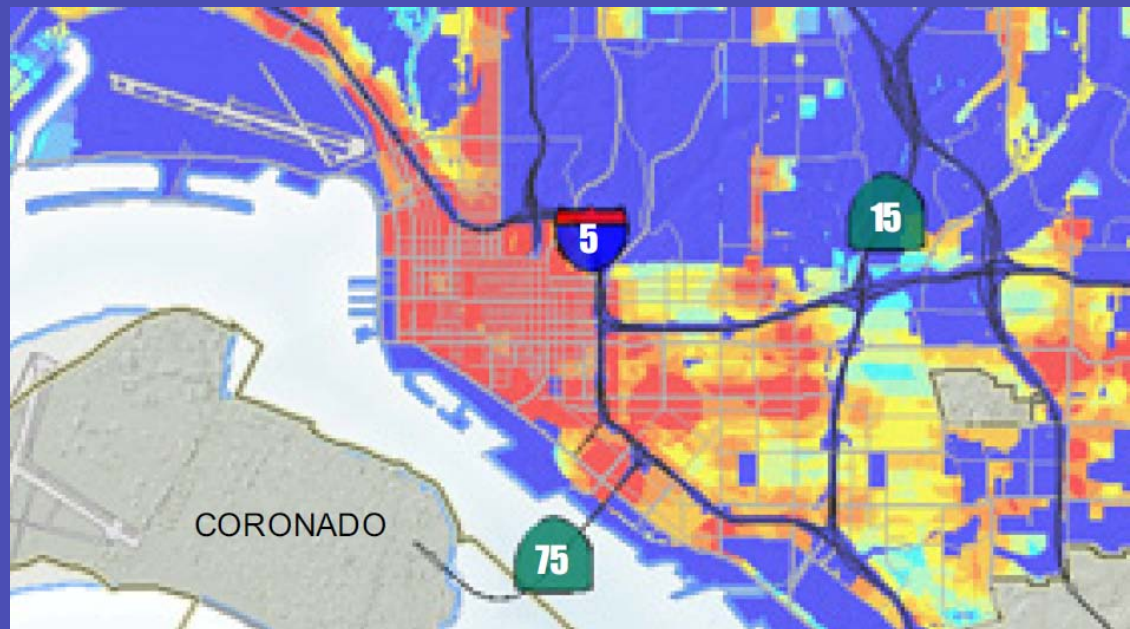
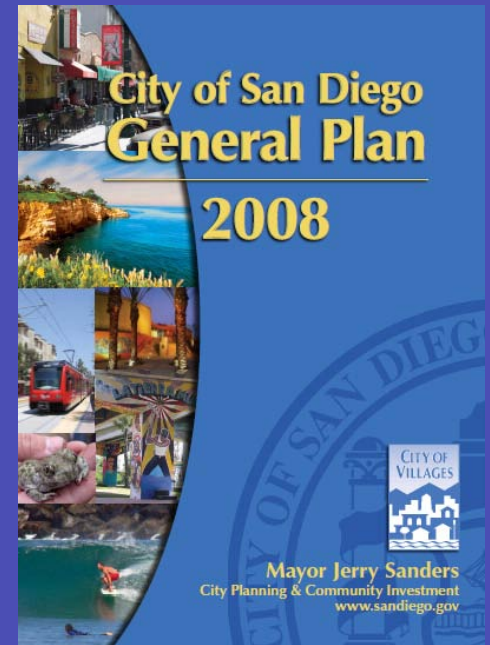
### Activity Centers

 Government Centers  Police Stations  Hospitals  
 Major Attractions  Public Library  Fire Stations  
 Post Offices  High Schools  
 Military Facilities  Universities & Colleges



# General Plan Policies

- Village Potential is High
- Prime Industrial
- Co-location Issues
- Noise
- Housing



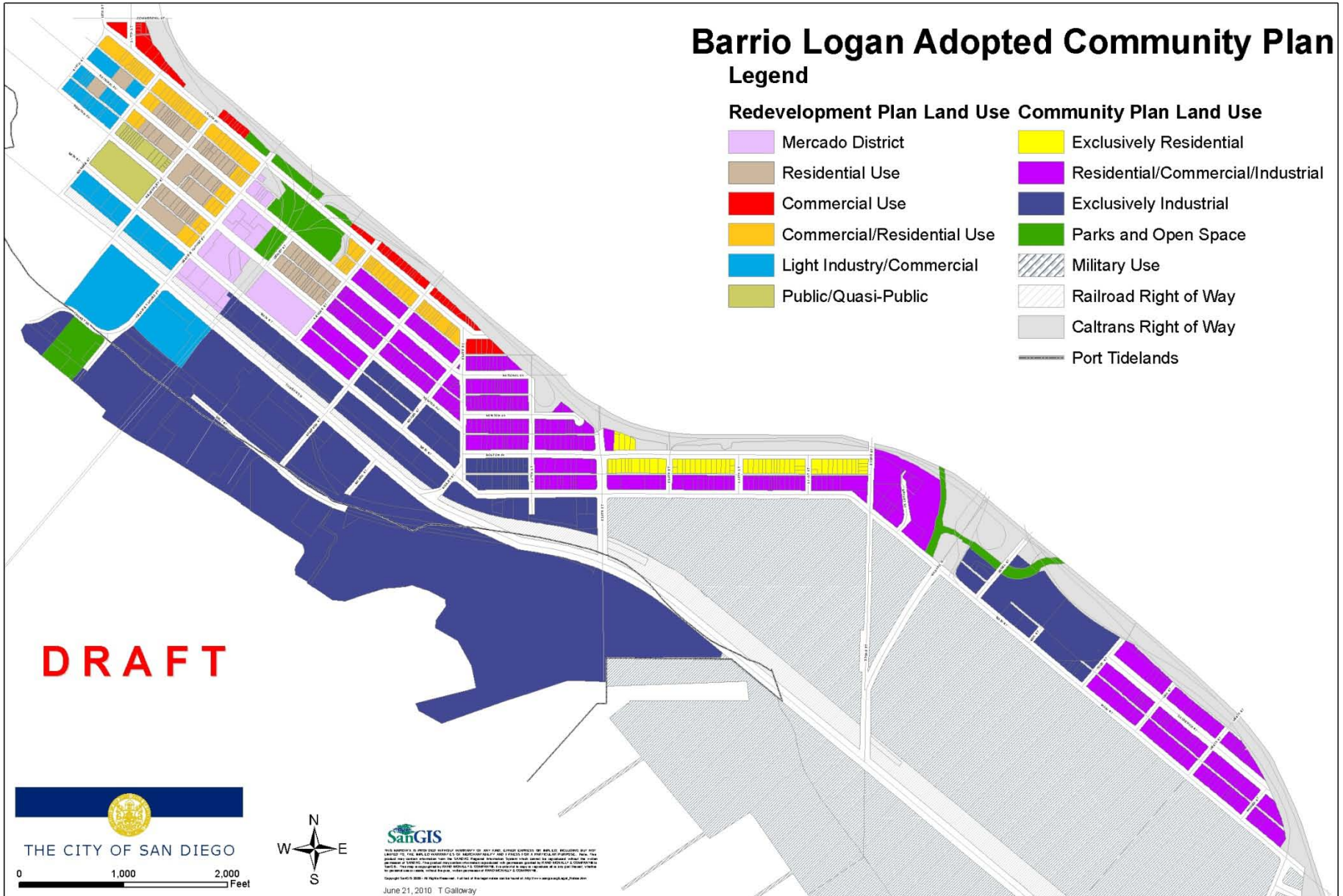
# Current Planning Efforts



# Adopted Community Plan Land Use Map

## Barrio Logan Adopted Community Plan Legend

Redevelopment Plan Land Use	Community Plan Land Use
Mercado District	Exclusively Residential
Residential Use	Residential/Commercial/Industrial
Commercial Use	Exclusively Industrial
Commercial/Residential Use	Parks and Open Space
Light Industry/Commercial	Military Use
Public/Quasi-Public	Railroad Right of Way
	Caltrans Right of Way
	Port Tidelands



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# 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**



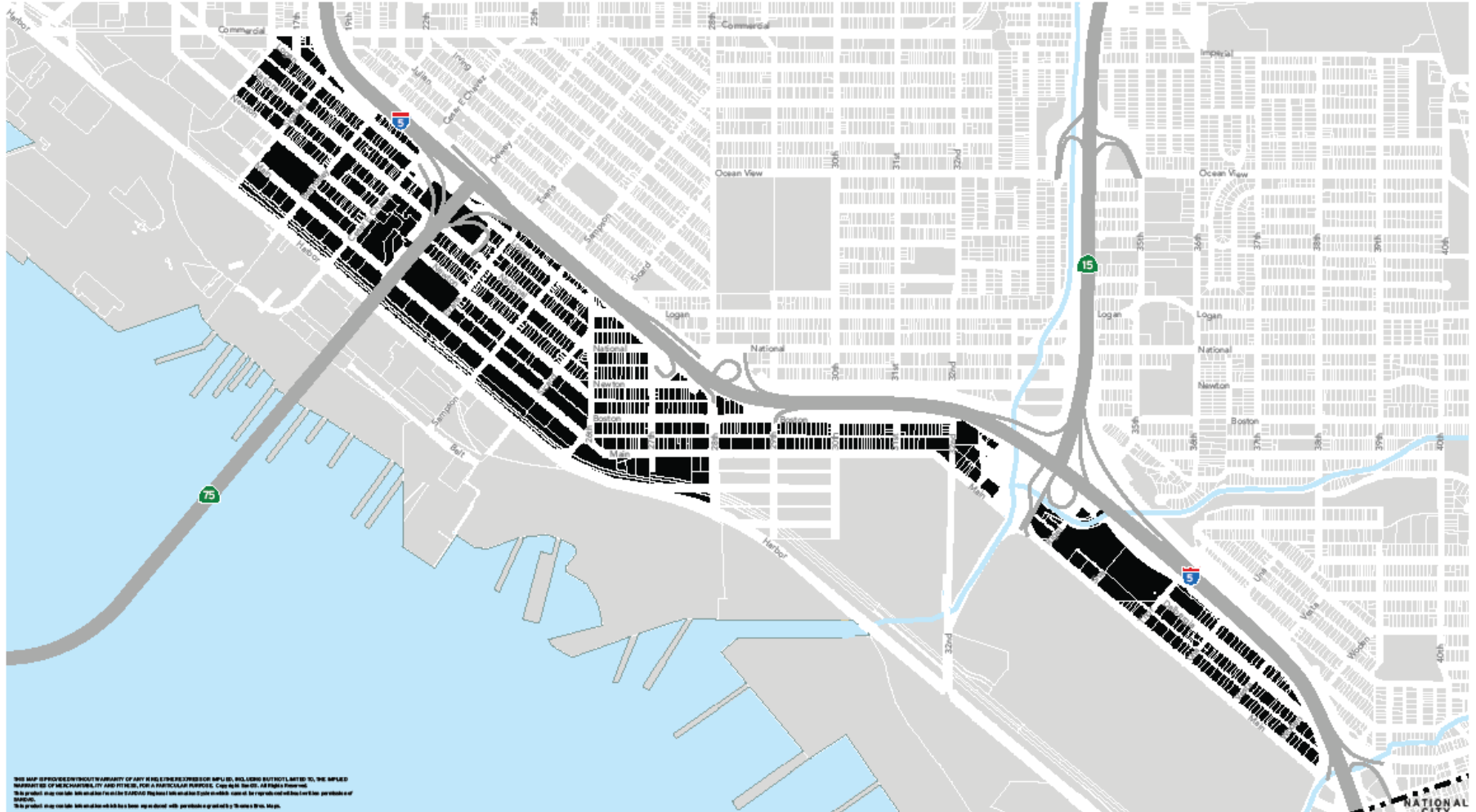
# Existing Conditions/Key Issues



- LEGEND**
- Barrio Logan Community Plan Area
  - Freeway/Ramp
  - Park/Open Space
  - Barrier
  - Pedestrian / Bicycle Connections
  - City Boundary
  - SDMTS Trolley and Station
  - School
  - Overpass
  - Underpass
  - At Grade Crossings



**Physical Barriers and Edges**  
 Barrio Logan Community Plan Update



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- LEGEND**
-  Project Area Boundary
  -  Parcels Inside Project Area
  -  City Boundary
  -  Parcels Outside Project Area
  -  Freeways and Offramps



**Parcel Figure Ground**  
Barrio Logan Community Plan Update

May 2008



# 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 27<sup>th</sup> Street to 32<sup>nd</sup> 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



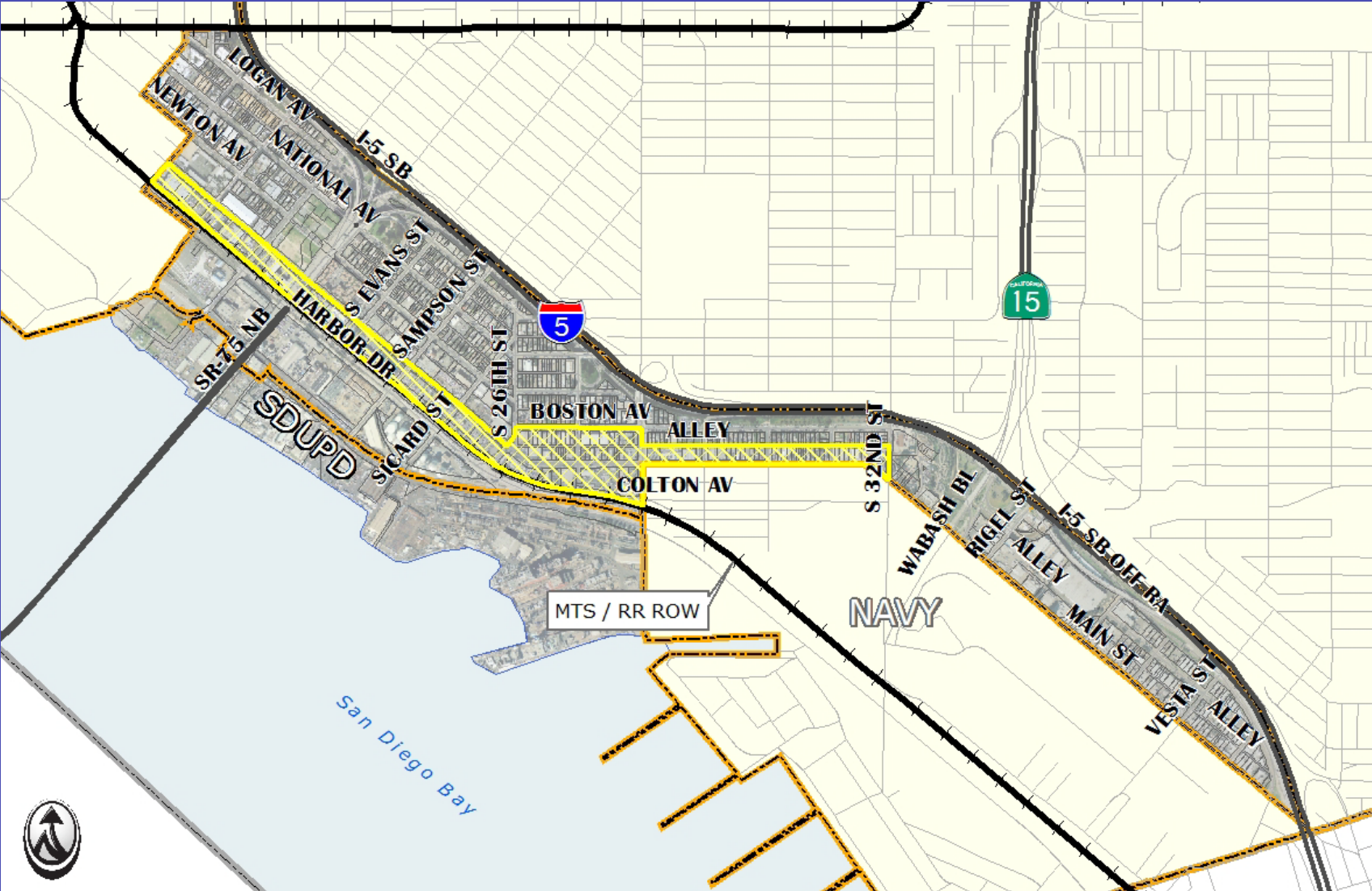


# Key Considerations

# Transition Zone Area

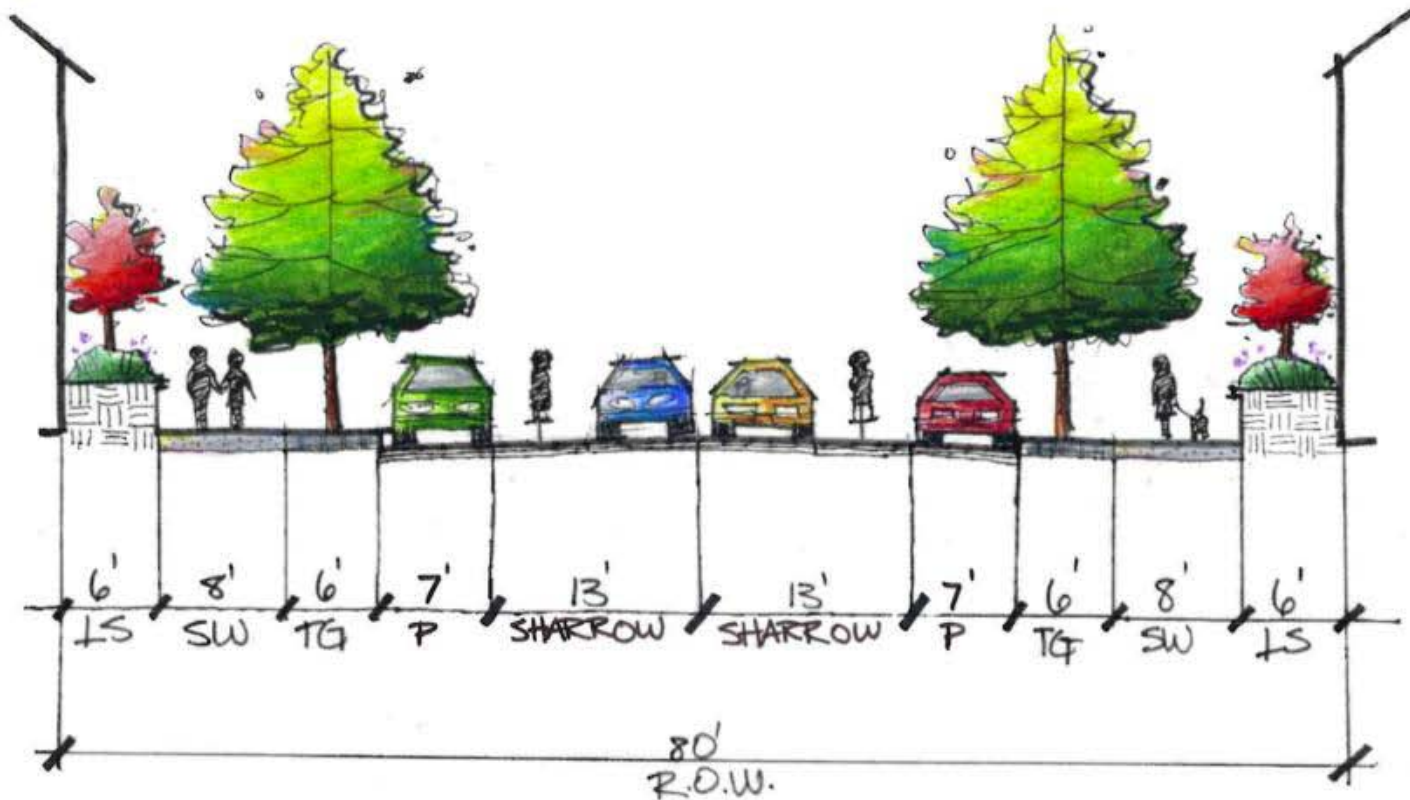
- Unified Port District Transition Zone Policy
  - Safeguard Environmental Health
  - Protect & Enhance Businesses
  - Reduce incompatible land uses and impacts through a mandated separation of uses
  - Provide Parking for Port Tenant Employees
    - 4000 + space parking need
    - Currently utilized 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





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<b>LEGEND</b>	Barrio Logan Community Plan Area	Freeway/Ramp	Park/Open Space	Port District*	<b>Within Barrio Logan:</b>	<b>Outside Barrio Logan (Existing or Recommended under the City of San Diego's Bicycle Masterplan):</b>	0 500 1000 2000 feet	
	City Boundary	SOMTS Trolley and Station	School	<i>*The Port District is not within the jurisdiction of the City but the existing plan shows it within its boundaries.</i>	Class 1 Bikeway	Class 1 Bikeway		
					Class 2 Bikeway	Class 2 Bikeway		
					Class 3 Bikeway	Class 3 Bikeway		

**Recommended Bicycle Network**  
 Barrio Logan Community Plan Update

**Figure 3-A.1** September 2009



# 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

# Alternative 1

## Barrio Logan Draft Alternative 1 Land Use

### Legend

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

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0 1,000 2,000 Feet

















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June 21, 2010 T Galloway

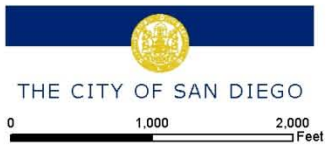
# Alternative 2

## Barrio Logan Draft Alternative 2 Land Use

### Legend

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

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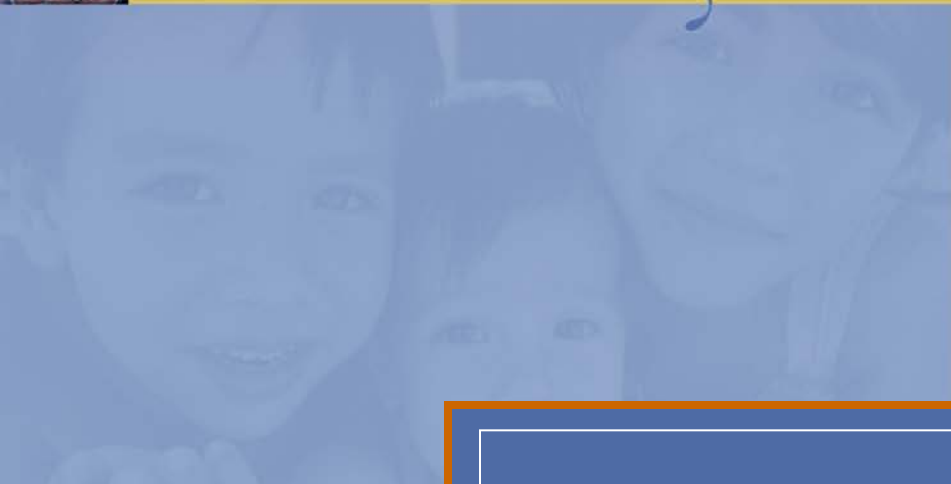
June 21, 2010 T Galloway

## 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



# barrio logan COMMUNITY PLAN UPDATE



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