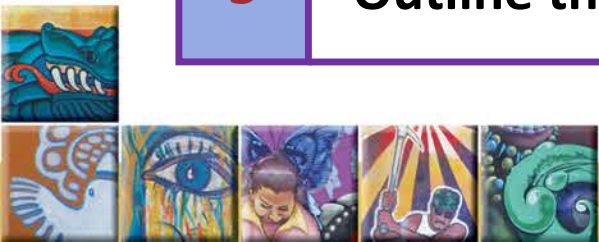


Barrio Logan Community Plan Update November CPG Meeting

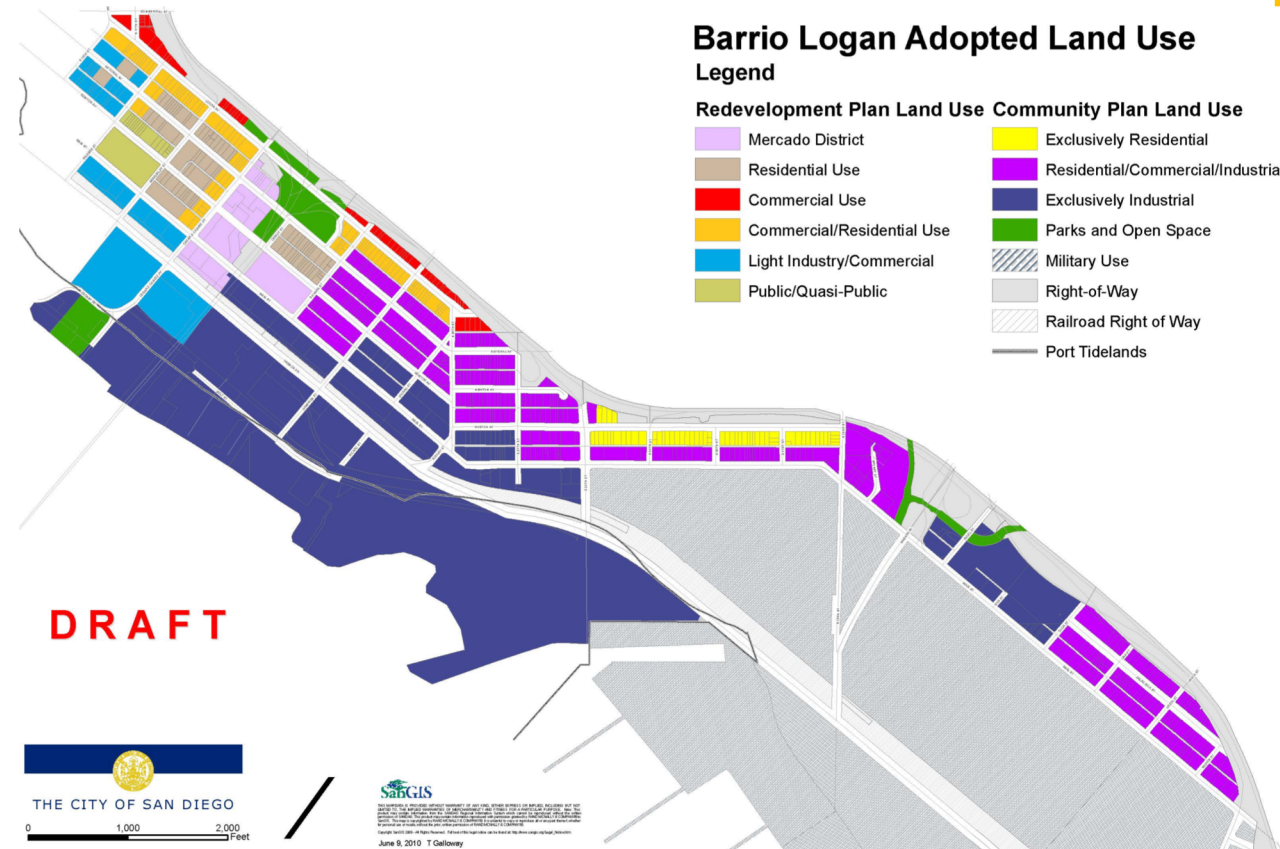
November 18, 2020

Purpose of Tonight's Meeting

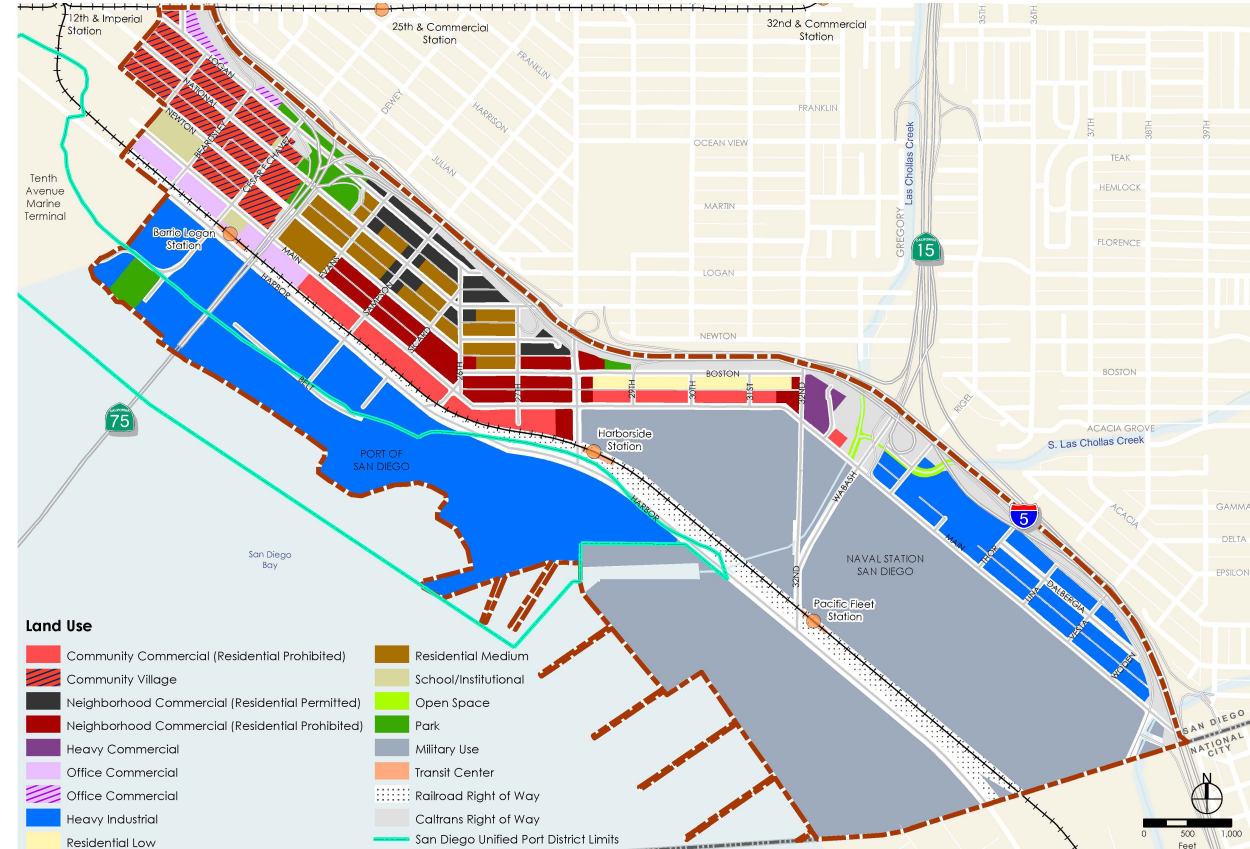
- 1** Recap the October Meeting Input
- 2** CPG Discussion/Comment/Vote on Agreement Land Uses
- 3** Discuss Residential Densities to consider in the Agreement Area
- 4** Allow for Public Comment
- 5** Outline the Schedule and Next Steps



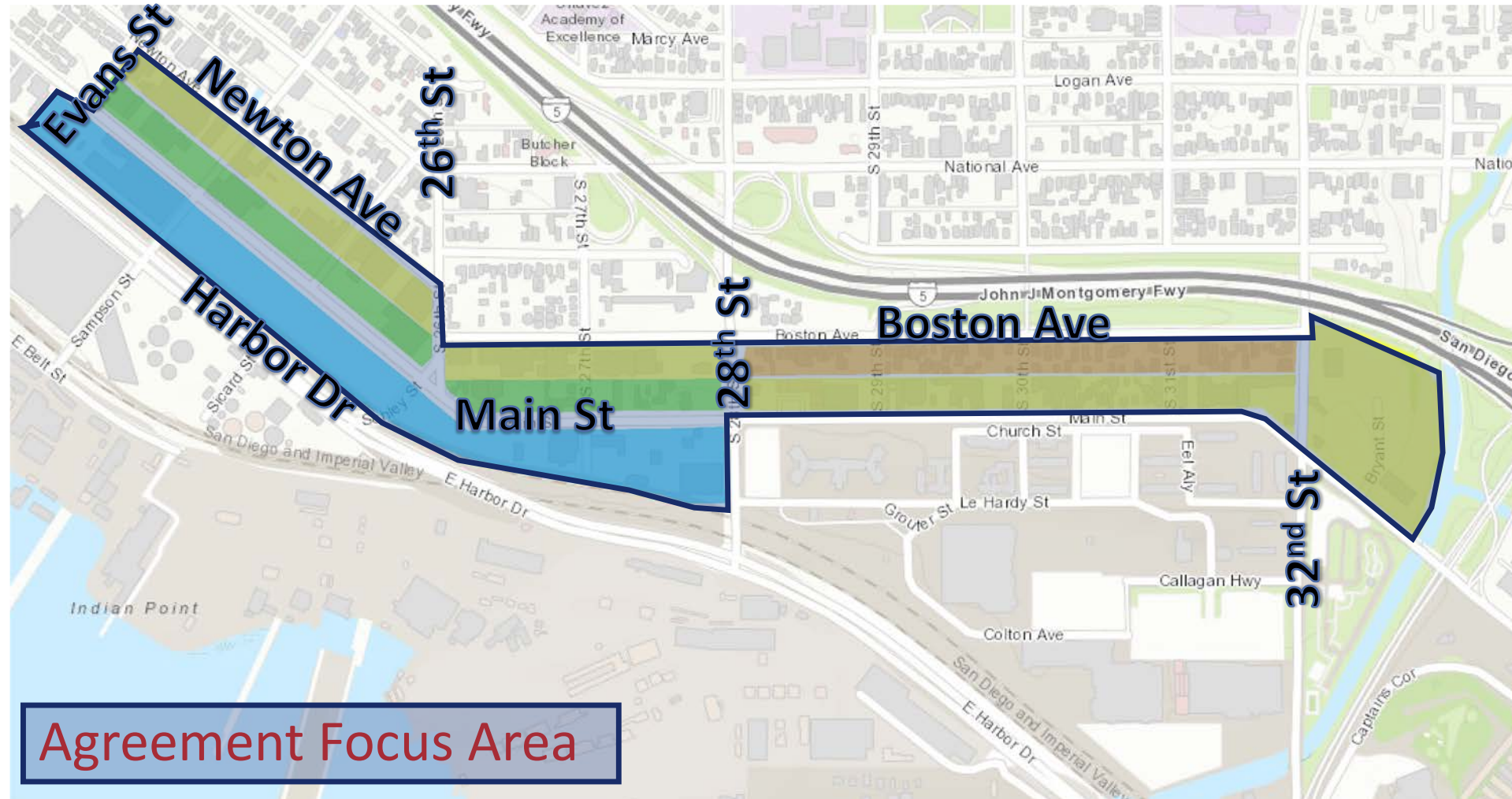
1978 Land Use Map (Current Plan)



2013 Plan Update Land Use Map (Rescinded by Referendum)



Proposal would prohibit *new* industrial uses in the Focus Area



Existing Uses

- Industrial, warehouse, parking lot uses

1978 Plan Allows

- Industrial uses

2020 Proposed

- Marine-oriented Commercial (no residential)



Existing Uses

- Industrial uses, parking lot uses, Woodbury University

1978 Plan Allows

- Industrial Uses

2020 Proposed

- Community Commercial (no residential)



Existing Uses

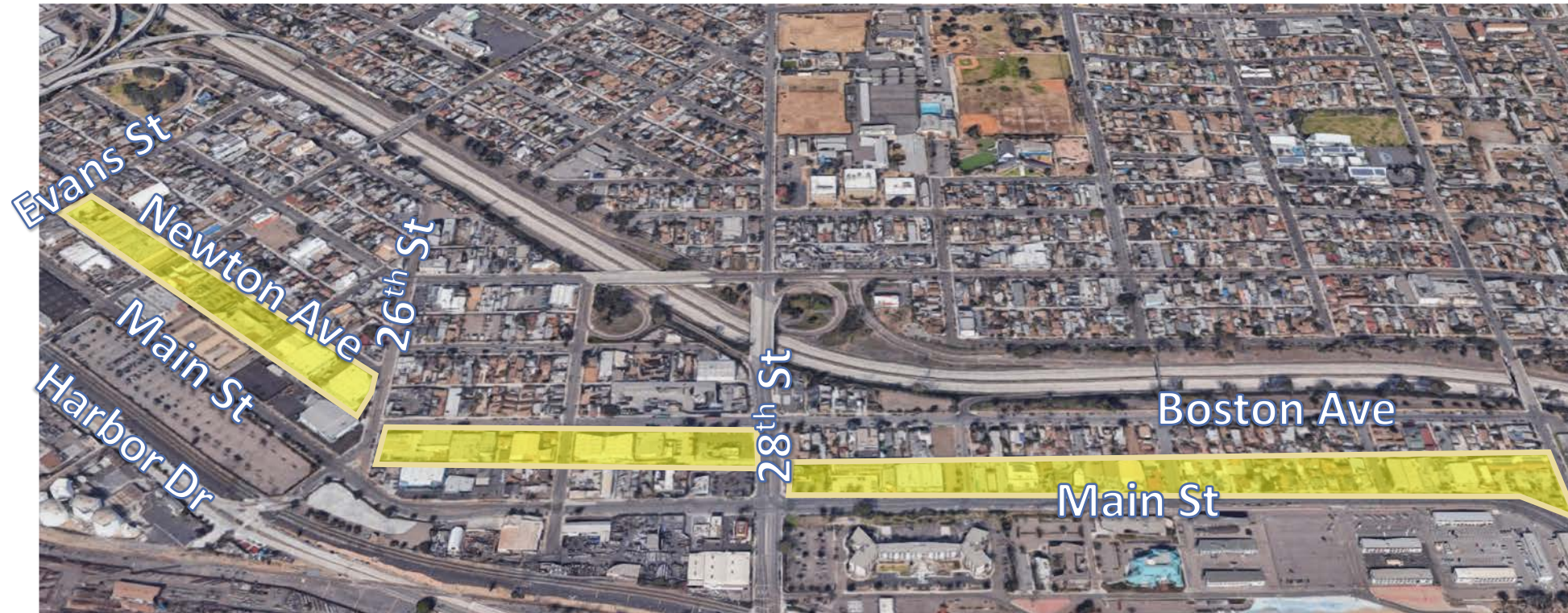
- A mix of industrial, commercial, and residential uses

1978 Plan Allows

- Residential, Commercial, and Industrial uses

2020 Proposed

- Neighborhood Commercial (allow residential)



Existing Uses

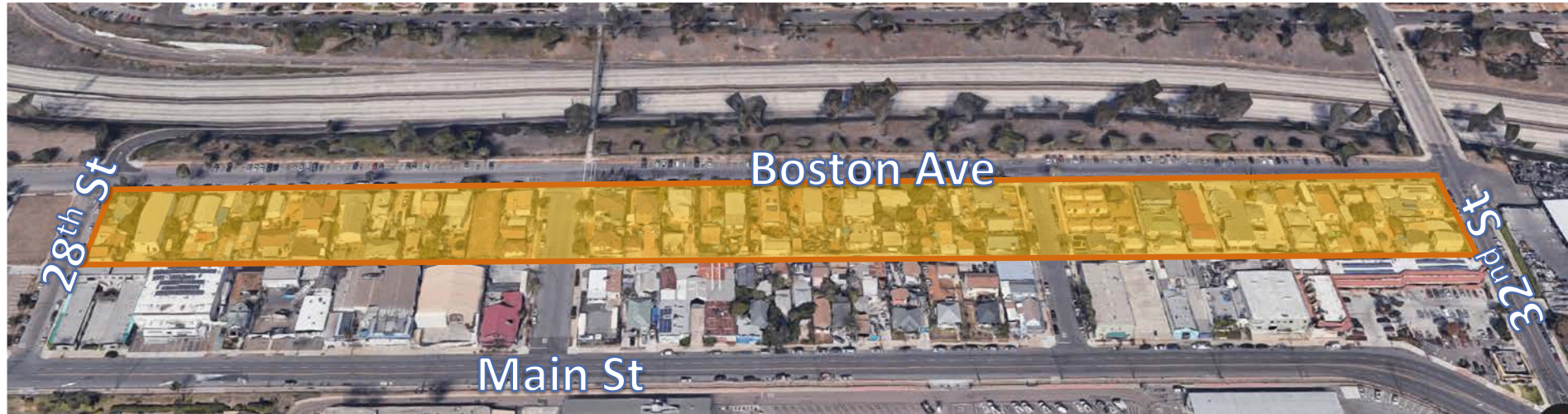
- Single family and multifamily residences

1978 Plan Allows

- Exclusively Residential Uses

2020 Proposed

- Residential



Existing Uses

- Metal processing and recycling yard

1978 Plan Allows

- Residential, Commercial, and Industrial uses

2020 Proposed

- Neighborhood Commercial (allow residential)

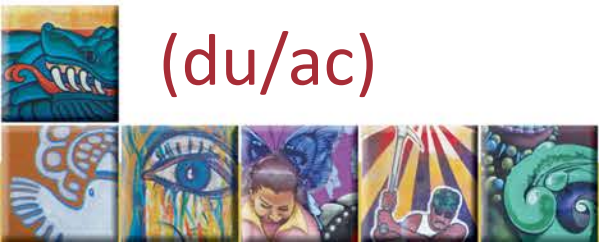
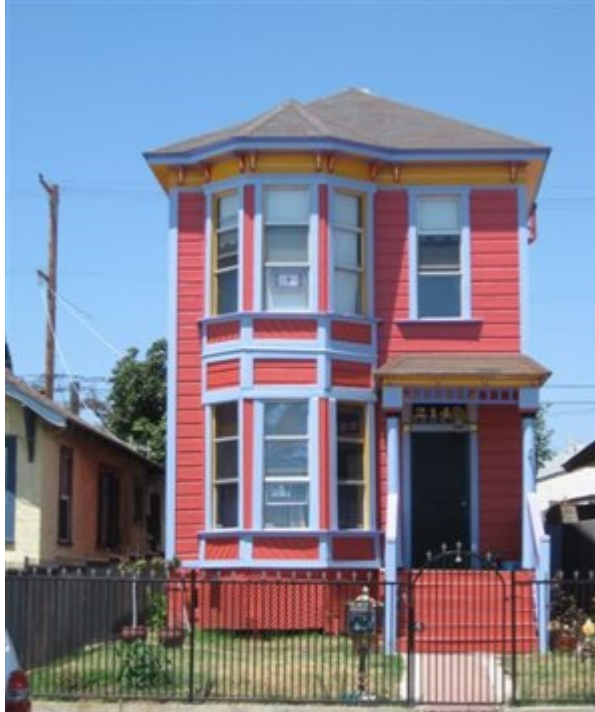


CPG Discussion / Public Comment

CPG Vote on Land Uses

Residential Density Discussion

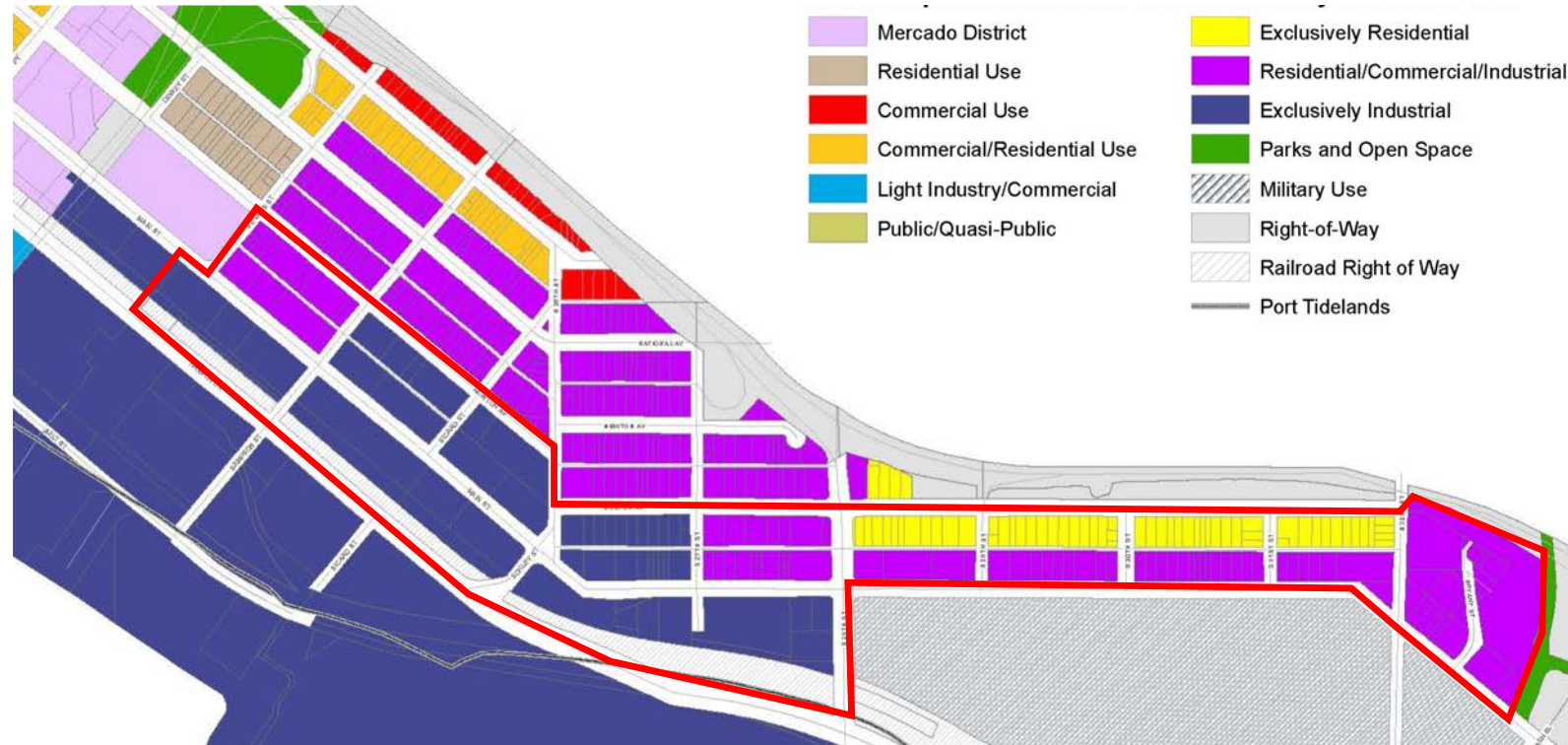
- Land Use and Zoning Regulations control
 - Building bulk and scale
 - Building orientation
 - *Density*
- *Density* is the amount of residential development typically measured in dwelling units per acre (du/ac)



- Current plan allows residential up to 29 DU/Acre*



1978 Barrio Logan Adopted Land Uses



*Residential allowed as shown in purple and yellow in Agreement Area



Example Building Types



Row Homes Characteristics

- 15-25 DU/AC
- 2 Stories
- Alley Parking



Stacked Flats Characteristics

- 25-30 DU/AC
- 2-3 Stories
- Courtyard Parking



Example Building Types



Wrap Characteristics

- 40-60 DU/AC
- 3-4 Stories
- Structured Parking



Podium Characteristics

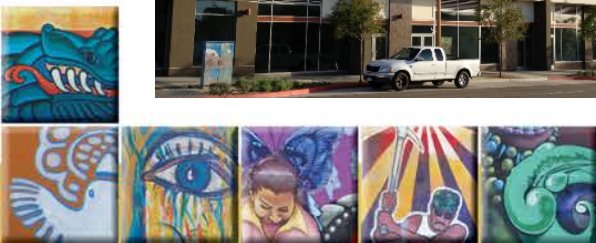
- 40-60 DU/AC
- 3-4 Stories
- Structured Parking



Examples of approximately 29 du/ac



Examples of approximately 44 du/ac



Land Use Comparison

2013 Draft Plan	2020 Proposed Agreement
<p>Allow:</p> <p>Neighborhood/Community Commercial Uses</p> <ul style="list-style-type: none"> Commercial services and retail Restaurants and Services 	<p>Allow:</p> <p>Neighborhood Commercial</p> <ul style="list-style-type: none"> Retail Shops Commercial Offices Residential Uses and Open Space
<p>Density Range Studied</p> <ul style="list-style-type: none"> Up to 29 du/acre 	<p>Options for consideration:</p> <ol style="list-style-type: none"> Medium Density (up to 29 du/ac) Medium High (up to 44 du/ac)



2013 Draft Plan	2020 Proposed Agreement
<p>Allow:</p> <p>Residential Uses</p> <ul style="list-style-type: none"> Single-family and multifamily housing in a low-medium density range (10-14 units per acre) 	<p>Allow:</p> <p>Residential Uses</p> <ul style="list-style-type: none"> No density range specified
<p>Density Range Studied</p> <ul style="list-style-type: none"> 10-14 du/acre 	<p>Options for consideration:</p> <ol style="list-style-type: none"> Medium-Low Density (10-14 du/ac) Medium Density (up to 29 du/ac)



Land Use Comparison

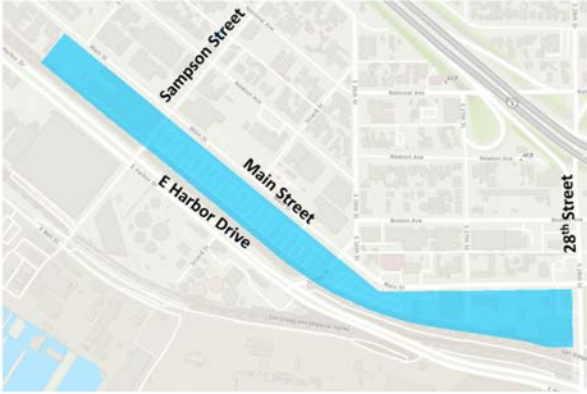
2013 Draft Plan	2020 Proposed Agreement
<p>Allow:</p> <p>Heavy Commercial Uses</p> <ul style="list-style-type: none"> Commercial services and including vehicular sales and services 	<p>Allow:</p> <p>Neighborhood Commercial</p> <ul style="list-style-type: none"> Retail Shops Commercial Offices Residential Uses and Open Space
<p>Density Range Studied</p> <ul style="list-style-type: none"> Up to 29 du/acre 	<p>Options for consideration:</p> <ol style="list-style-type: none"> Medium Density (up to 29 du/ac) Medium-High Density (up to 44 du/ac)



CPG Discussion and Public Comment

Online Survey – Planbarrio.org

3 → Please select one or more uses that should be allowed in the area shown in the map below:



Choose as many as you like

☐ Key A Maritime Commercial (no residential) which includes marine-oriented commercial uses and services that cater to maritime industries.

☐ B Community Commercial (no residential) which includes a wider range of retail and commercial service uses that serve the community.

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**Open Until
November 30th**



**BLCPG Regular
Meetings**





TONIGHT

Dec

JAN



BLCPG Meeting Topics

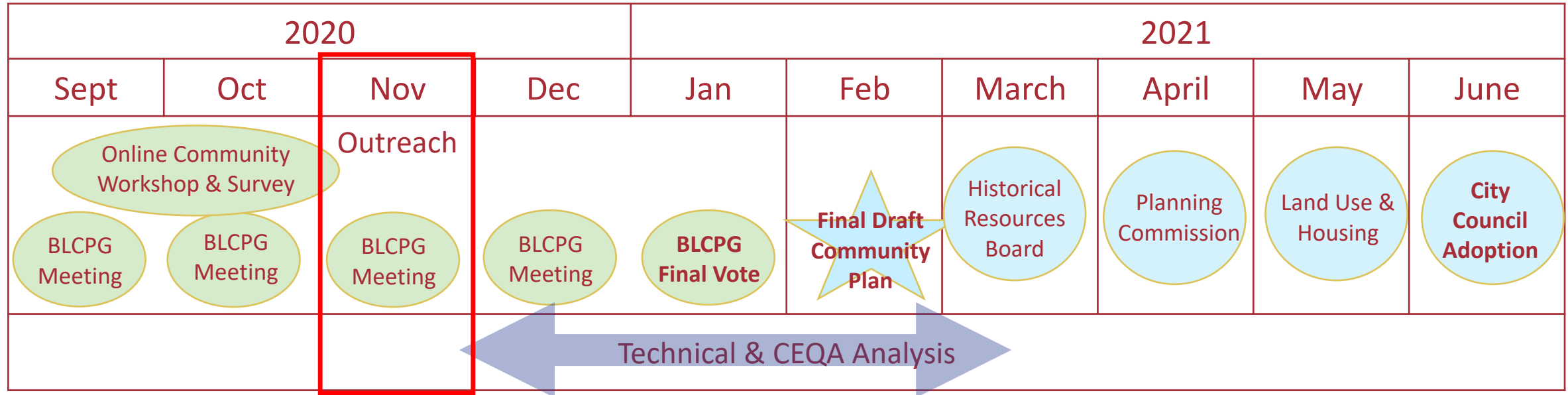
MOU Land Uses and
Residential Densities

Mobility Discussion

Present Draft Plan

Final Draft
Community
Plan





*Timeline based on land use changes presented in the Workshop.
Any additional changes could require additional analysis.



How to Stay Involved

Project Webpage

<https://www.planbarrio.org/>

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(619)533-5931

