Rio Vista West Transit Village

Rail-~Volution
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Rio Vista West Planning Context

- City of San Diego, Mission Valley Community
  - Geographic center of City
  - Major visitor, retail, freeway hub
- Mission Valley Community Plan is an early example of coordinated land use/transit planning (1985)
  - Calls for series of mixed-use activity centers linked by trolley
  - Calls for orientation to San Diego River
- Project serves as a model for TOD and “village” development
- **1982** First San Diego River Improvement Plan Specific Plan
- **1985** Mission Valley Community Plan
Rio Vista West Site Plan

- Mixed-use, transit-oriented development on 95 acres
- 1,754 dwelling units
- 310,000 SF commercial
- Integrated big-box user
- Internal connectivity and connections to broader community
Connectivity
The Promenade - 15 acre mixed-use core

- 970 units, 17,000 SF retail, 1.37 acres commons
- Dedicated transit right-of-way and Trolley Plaza
- Built in 2003-2004
San Diego Trolley

- Operates over 53 miles
- Mission Valley Line opened in 1997. Mixed use at:
  - Morena/Linda Vista
  - Hazard Center
  - Mission Valley Center (existing shopping center, planned mixed use)
  - Riverwalk (planned)
  - Quarry Falls (planned)
- Green Line (extension to SDSU) opened in 2005
- More than 22,000 daily Green Line boardings
Since Rio Vista …

- City of Villages Strategy (2002)
- Comprehensive General Plan Update (2008)
  - Represents a shift in focus from how we develop vacant land to how we invest in our existing communities
  - Incorporates major tenets of TOD Guidelines
  - Addresses sustainability and climate change (AB 32)
- Continued new growth and infill mixed-use development (ongoing)
Land Use as a Sustainability Strategy

- Population is growing
  - How plan for growth responsibly and to achieve sustainability goals?

- City of Villages strategy
  - Distinctive, mixed use villages
  - Pedestrian oriented
  - Interconnected streets
  - Local destinations (stores, services, parks, schools)
  - Connected to transit (SB 375)
  - Distinctive public places
Village Propensity Map

Figure LU-1
Mobility Strategies

Cars and trucks produce 46% of GHG emissions in San Diego County.

- General Plan Multi-modal solutions
  - Walkable communities
  - Bicycle facilities
  - Streets and freeways
  - Transit and transit-orientation
  - Parking management
  - Transportation management

- Toolboxes allow for tailored solutions

- Regional Collaboration
Conservation

Electricity use accounts for 25% of San Diego County GHG emissions

- Promote sustainable development
- Address climate change
  - Clean tech industries
  - Green buildings
  - Waste reduction and recycling
- Conserve and manage resources
  - Water supply
  - Energy
- Manage storm water runoff
- Preserve open spaces and natural landforms
- Prevent pollution
- Expand the urban forest
General Plan:
http://www.sandiego.gov/planning/genplan/index.shtml

Final Program Environmental Impact Report:
http://www.sandiego.gov/planning/genplan/peir.shtml