

CMR/SS CC

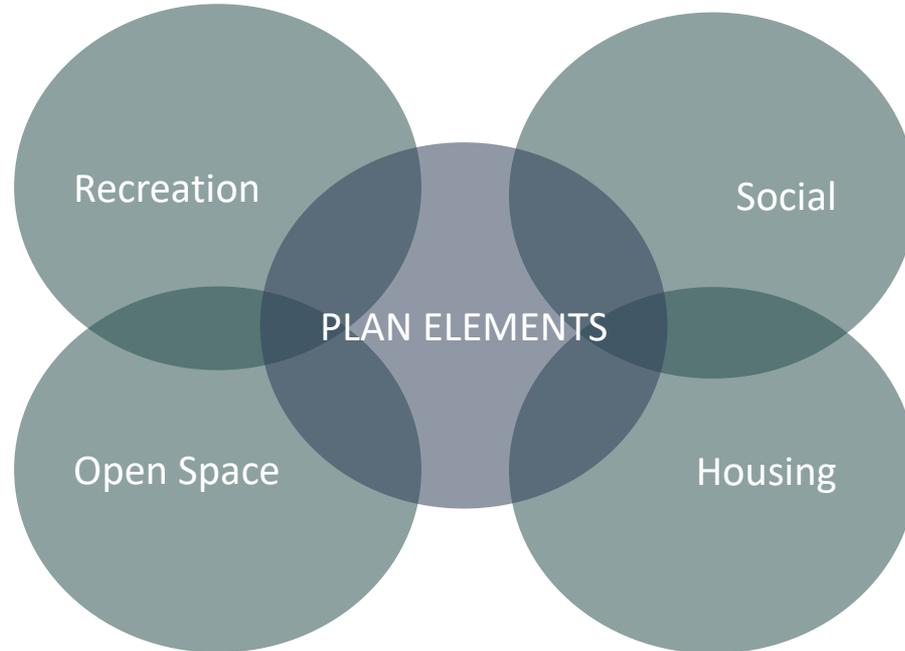
Golf Course Subcommittee

August 27, 2019

Tonight's Agenda

- I. Agenda Overview
- II. Project Status and Latest Developments
- III. Options for Public Spaces and Amenities
- IV. Initial Feasibility Results: Potential Housing Locations
- V. Summary and Next Steps
- VI. Public Comment

Study the possibility of redevelopment of the golf course and clubhouse into residential, parks, and open space

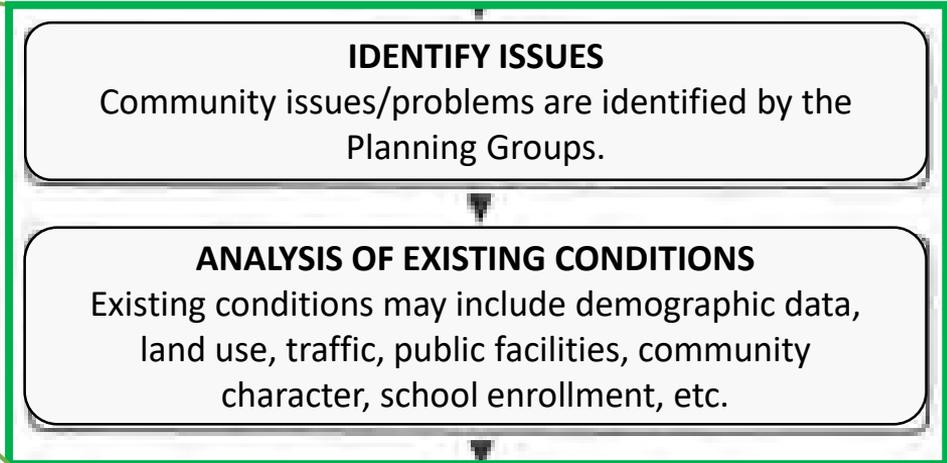
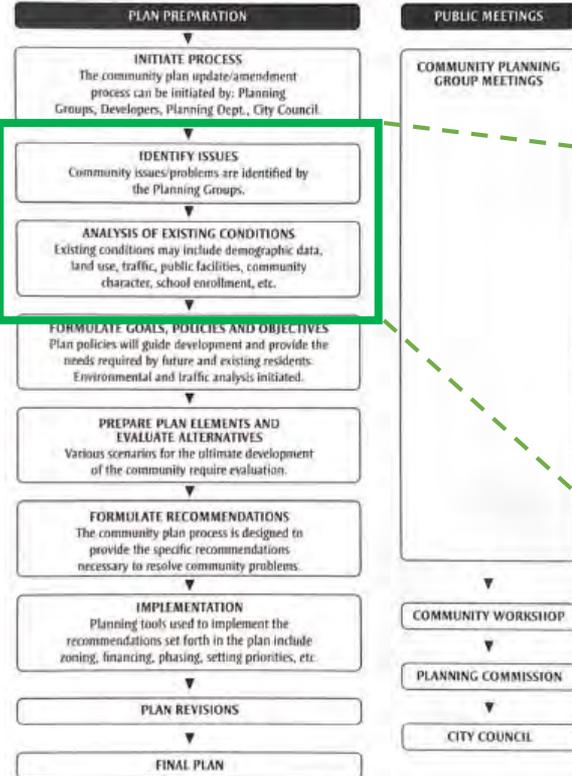


Direction from the Planning Commission

- Engage the community in a good faith effort
- Be innovative and creative in balancing uses
- Use open space to connect the community
- Create a high-quality development
- Focus on cluster development (housing)
- Plan for the next generation

City of San Diego Planning Process

COMMUNITY PLANNING PROCESS



community engagement

technical analysis

INITIAL PLAN DEVELOPMENT

PLAN REVISIONS & ENVIRONMENTAL REVIEW



Golf Course Subcommittee
8/27/19

- Public Spaces & Amenities
- Initial Feasibility Findings



Golf Course Subcommittee
9/24/19

- Landscape
- Initial Buffer Concepts



CMR/SS Community Planning Groups
10/9/19

- Preview of Initial Plan Submittal



Golf Course Subcommittee
10/22/19

- Open Space and Parks Concepts
- Upcoming Community Engagement



Neighborhood/HOA Workshops



Website Updates



Virtual Workshop



Website Updates



Website Updates



Website Updates



Initial Site Analysis & Studies



Initial Technical Feasibility



Initial Plan Framework & Design Guidelines



Initial Plan Submittal



Planning Topics:

- Parks
- Amenities
- Trails
- Landscape
- Connectivity
- Mobility
- Housing
- Environmental Review

Planning Topics During the Process

- Parks and open space
- Amenities
- Trails
- Landscape
- Connectivity
- Mobility
- Housing
- Environmental Review



What We've Heard So Far...

- Community engagement
- Open space and parks
- Property values
- Traffic
- Fire hazards
- Trees and landscape
- Housing types and price levels
- Zoning options



Subcommittee Members: Questions & Answers



Options for Public Spaces and Amenities

- Public park and open space amenities
- Landscape themes
- Landscape character
- Buffers between private and public areas
- Connectivity

Public Spaces and Amenities: Public park and open space amenities



Court sports



Open lawn



Traditional playground



Nature discovery/ playground

Public Spaces and Amenities: Public park and open space amenities



Picnic opportunities



Pocket parks



Courtyards



Gathering spaces

Public Spaces and Amenities: Public park and open space amenities



Community gardens



Farmers' markets



Dog parks



Amphitheater

Public Spaces and Amenities: Public park and open space amenities



Public Spaces and Amenities: Landscape themes



Public Spaces and Amenities: Landscape themes



Buffers: Between private and public areas



Connectivity



Connectivity



Subcommittee Members Discussion Questions:

1. Overall, is this a comprehensive set of options for public spaces and amenities?
2. What types public spaces and amenities are most appealing?
 - a. Parks and open space
 - b. Landscape character and themes
 - c. Buffers
 - d. Connectivity

What We Know Today:

- Technical data about each location's conditions

What Is In-Process:

- Options for housing types by location
- Estimated range of housing units by location
- Potential amenities for each site: open space, parks, and connections

Initial Technical Data about Each Location:

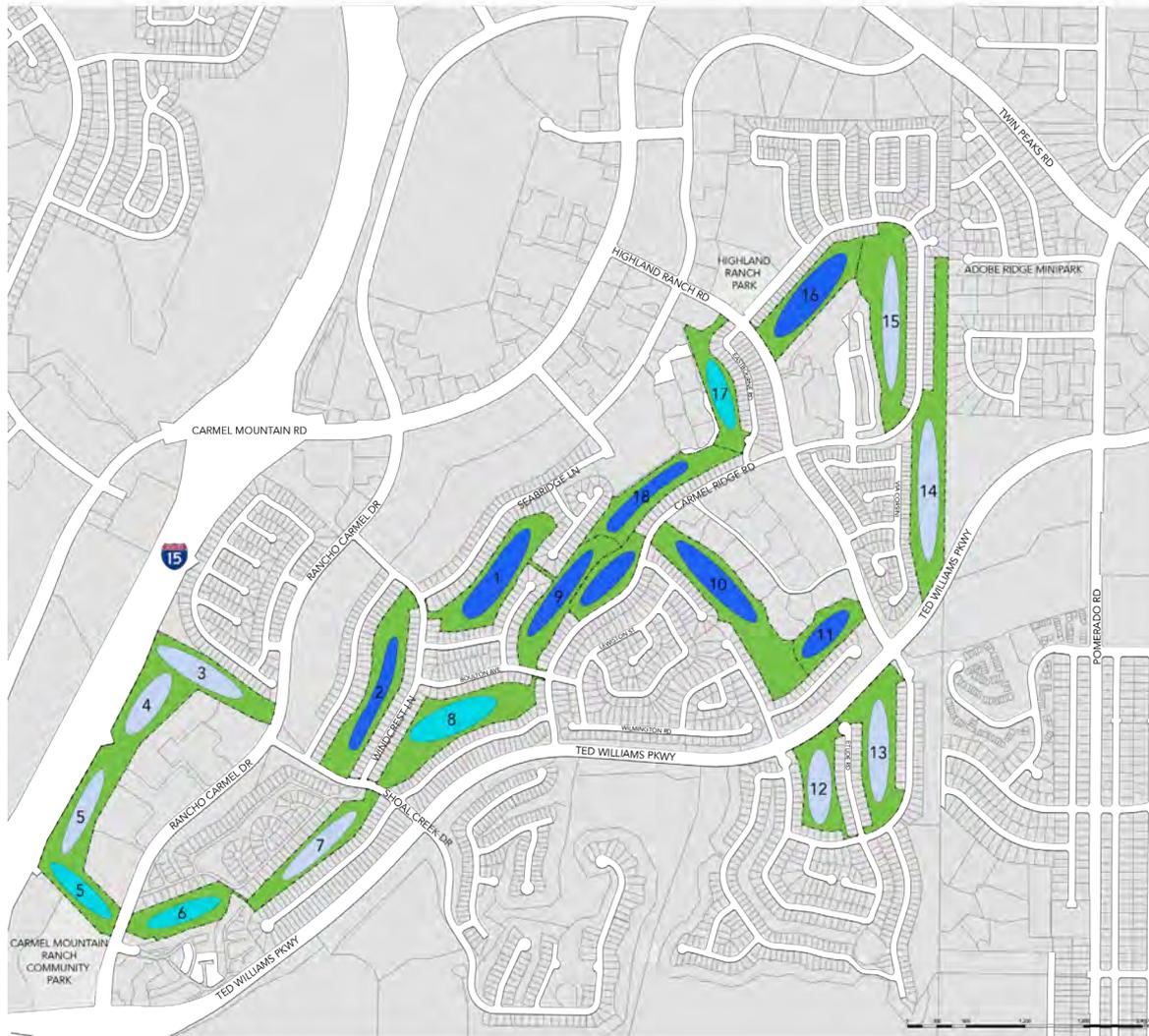
- Soils conditions
- Topography: slopes and elevations
- Biology
- Minimum distance from adjacent uses
- Connectivity and access options
- Compatibility with adjacent uses

Scale of Initial Feasibility Ratings (by golf hole):

- **High feasibility:** The location is well-suited for housing
- **Moderate feasibility:** The location is may be appropriate for housing, but may require more analysis or site improvements
- **Low feasibility:** The location is not ideal for housing due to many factors

Vision for
CMR

Initial
Feasibility
Analysis:
Potential
Housing
Locations



Legend

- High
- Moderate
- Low
- # Hole Number

Disclaimer:
This graphic is diagrammatic
for presentation purposes only.
This plan has not been
submitted to the City of San
Diego.

Initial
Feasibility
Analysis:
Potential
Housing
Locations



Legend

- High
- Moderate
- Low
- # Hole Number

Disclaimer:
This graphic is diagrammatic
for presentation purposes only.
This plan has not been
submitted to the City of San
Diego.

Initial
Feasibility
Analysis:
Potential
Housing
Locations



Legend

- High
- Moderate
- Low
- # Hole Number

Disclaimer:
This graphic is diagrammatic
for presentation purposes only.
This plan has not been
submitted to the City of San
Diego.

Vision for
CMR

Initial
Feasibility
Analysis:
Potential
Housing
Locations



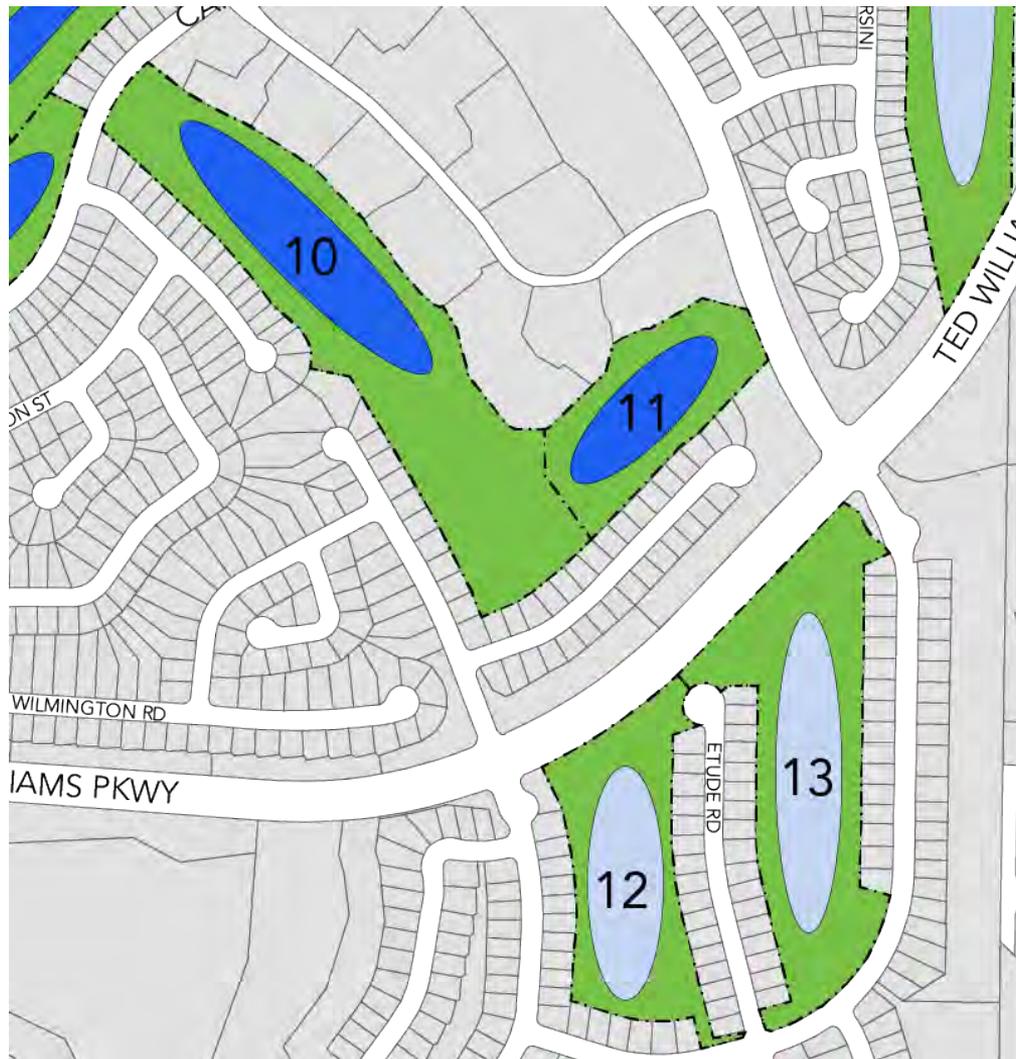
Legend

- High
- Moderate
- Low
- # Hole Number

Disclaimer:
This graphic is diagrammatic
for presentation purposes only.
This plan has not been
submitted to the City of San
Diego.

Vision for
CMR

Initial
Feasibility
Analysis:
Potential
Housing
Locations



Legend

- High
- Moderate
- Low
- # Hole Number

Disclaimer:
This graphic is diagrammatic
for presentation purposes only.
This plan has not been
submitted to the City of San
Diego.

Vision for
CMR

Initial
Feasibility
Analysis:
Potential
Housing
Locations



Legend

- High
- Moderate
- Low
- # Hole Number

Disclaimer:
This graphic is diagrammatic
for presentation purposes only.
This plan has not been
submitted to the City of San
Diego.

Subcommittee Members Discussion Question:

1. What are your overall impressions of the feasibility analysis?

Summary and Next Steps



INITIAL PLAN DEVELOPMENT

PLAN REVISIONS & ENVIRONMENTAL REVIEW



Golf Course Subcommittee
8/27/19

- Public Spaces & Amenities
- Initial Feasibility Findings



Golf Course Subcommittee
9/24/19

- Landscape
- Initial Buffer Concepts



CMR/SS Community Planning Groups
10/9/19

- Preview of Initial Plan Submittal



Golf Course Subcommittee
10/22/19

- Open Space and Parks Concepts
- Upcoming Community Engagement



Neighborhood/HOA Workshops



Website Updates



Virtual Workshop



Website Updates



Website Updates



Website Updates



Initial Site Analysis & Studies



Initial Technical Feasibility



Initial Plan Framework & Design Guidelines



Initial Plan Submittal



City Staff & Project Team Meetings



Monthly Meetings:
Subcommittee, Community Planning Group & Neighborhood Meetings



Plan Revisions

Planning Topics:

- Parks
- Amenities
- Trails
- Landscape
- Connectivity
- Mobility
- Housing
- Environmental Review

community engagement

technical analysis

Community Engagement Activities (August – September)

1. Online Questionnaire (cmrvision.com)
2. Neighborhood Meetings

*Visit **cmrvision.com** for more details.*

Sign-up for email updates.

Project Status and Latest Developments

Thank You!

