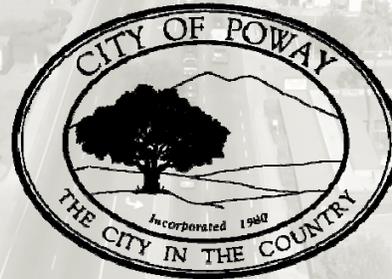


POWAY ROAD CORRIDOR STUDY

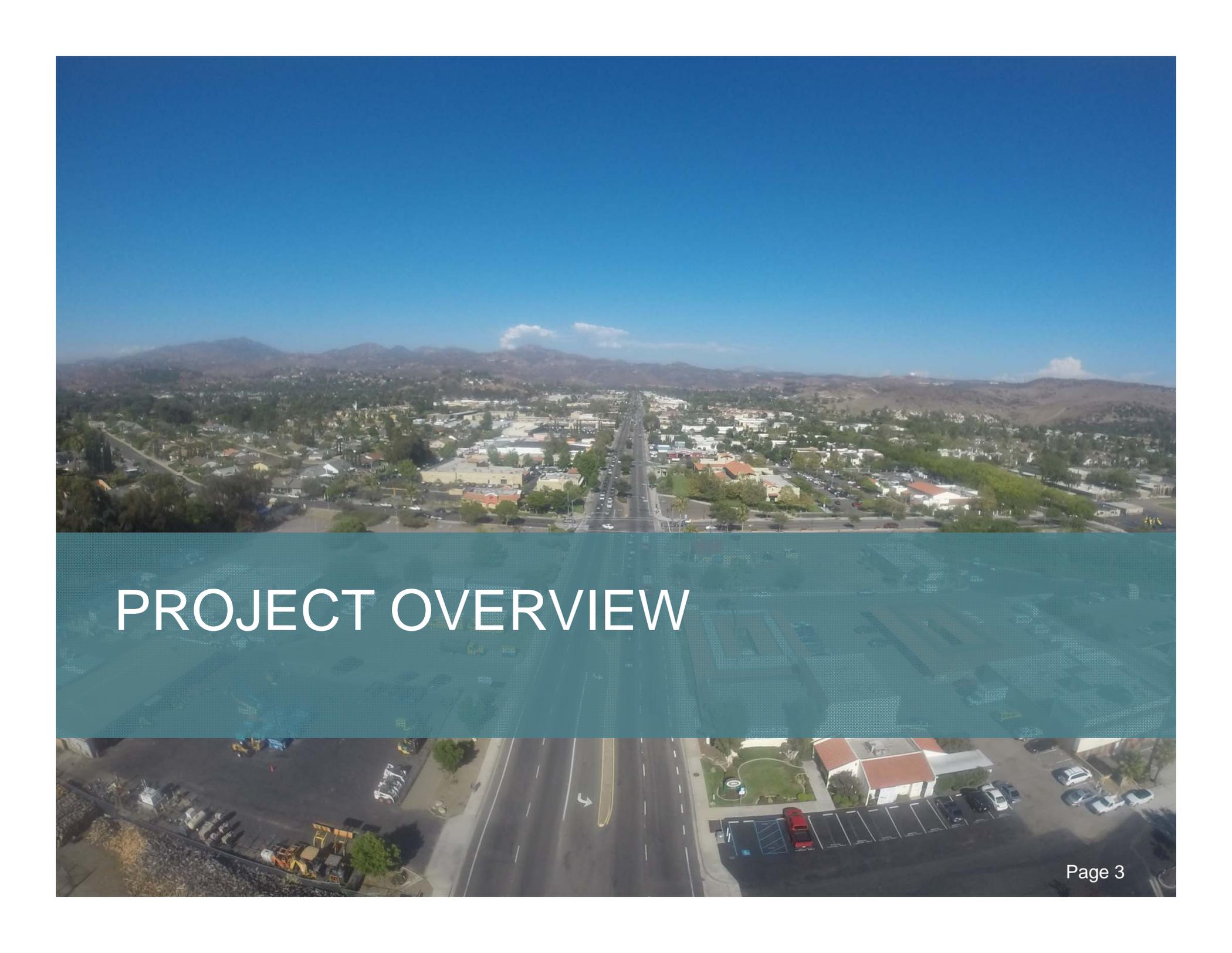
City Council Workshop #2

May 17, 2016



Presentation

- Project Overview
- Plan Update
 - Preferred Land Use Plan
 - Residential Prototypes
 - Project Examples
 - Roadway Section Alternatives
- Next Steps

An aerial photograph of a city street, likely in a suburban or urban area, with a teal semi-transparent overlay across the center. The text "PROJECT OVERVIEW" is written in white, bold, sans-serif capital letters across the teal area. The background shows a wide road with lane markings, buildings, trees, and mountains in the distance under a clear blue sky.

PROJECT OVERVIEW

What Are We Planning?

- Focus on 2.5-mile stretch of Poway Road between Oak Knoll Road and Garden Road
- Consider land use, market conditions, mobility/circulation, and “place making”
- Build on prior planning efforts and successes

Study Area



Project Goals

- Refine community-based vision and long-term design objectives
- Prepare recommendations for economic development, land use, mobility, and urban design
- Develop a market implementation strategy
- Update the Poway Road Specific Plan
- Maintain and enhance “City in the Country”
- Emphasize the Town Center as a priority implementation area



WHAT WE'VE HEARD



Community Workshop #2

- May 2, 2016
- 40 community members attended
- Facilitated discussion and presentation



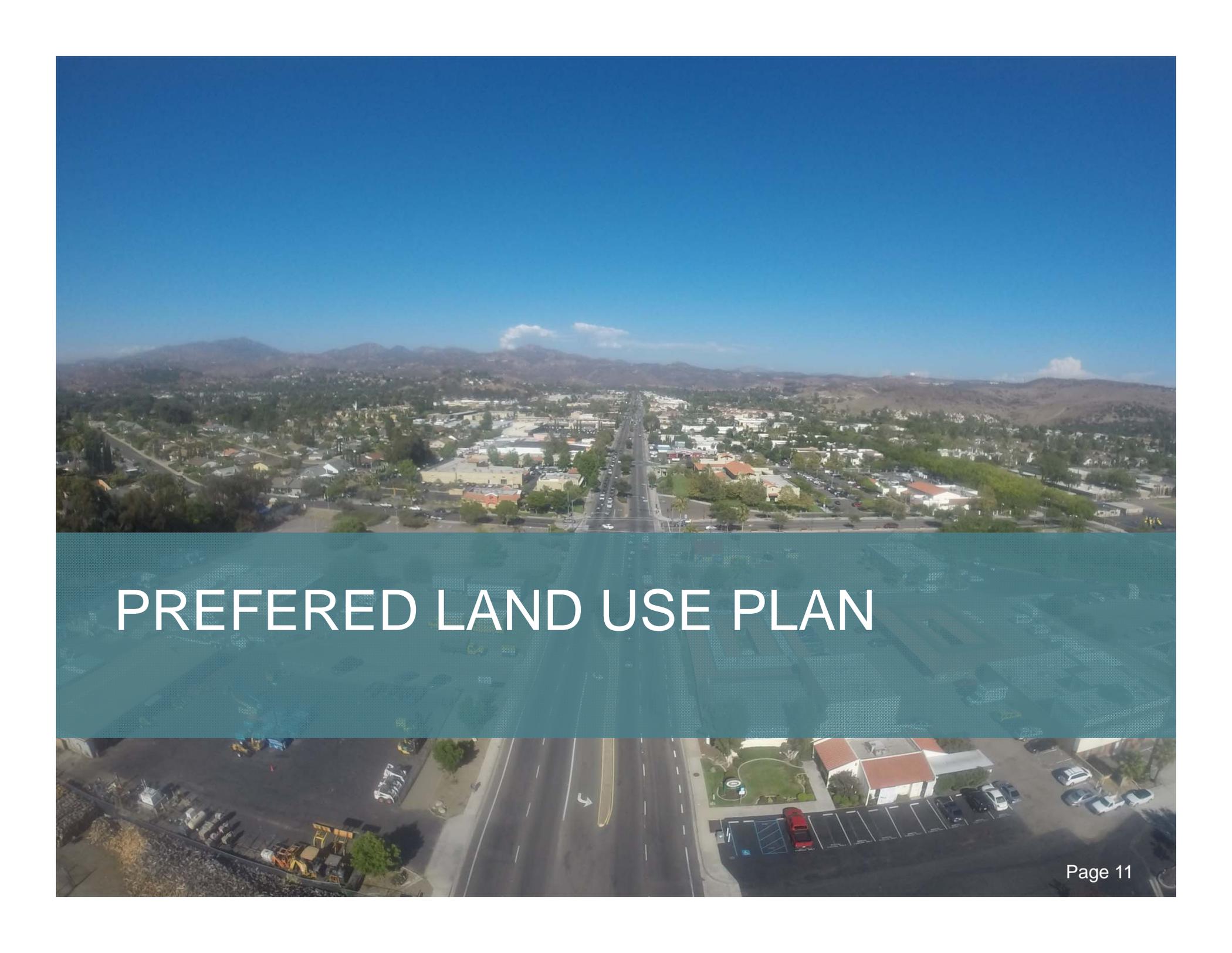
Community Workshop #2

- Emphasize “City in the Country”
- Focus on priority implementation project of the Town Center
- Support for pedestrian safety improvements



Community Workshop #2

- Establish north-south pedestrian linkages to connect to open space
- Include a diversity of housing types and price ranges
- Include “Town Square”

An aerial photograph of a city street, likely in a suburban or urban area, with a semi-transparent teal overlay across the middle. The overlay contains the text "PREFERED LAND USE PLAN" in white, bold, sans-serif capital letters. The background shows a wide road with lane markings, buildings, trees, and mountains in the distance under a clear blue sky.

PREFERED LAND USE PLAN

Preferred Land Use Plan



LAND USE

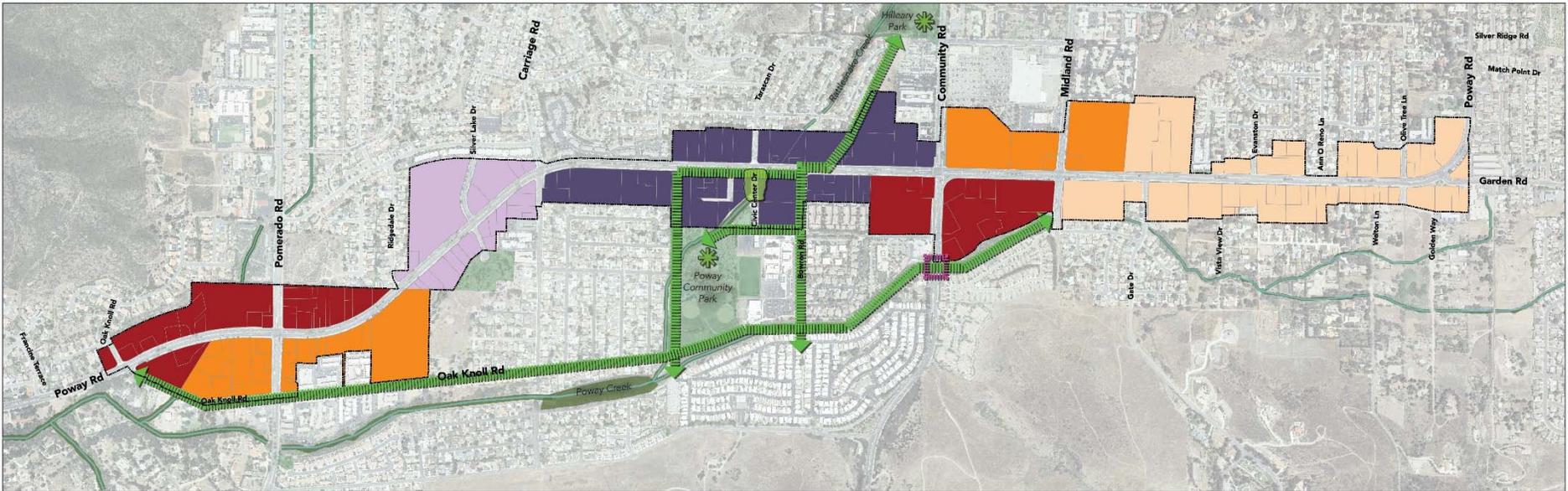
- Town Center
- Residential/Retail
- Retail
- Retail/Office
- Retail/Auto

BASE MAP FEATURES

- Corridor Study Area Boundary
- Opportunity Area Boundary
- Proposed Urban Trail
- Creeks
- Parks



Potential Open Space Connections

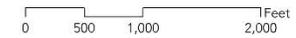


LAND USE

- Town Center
- Retail/Office
- Retail/Auto
- Residential/Retail
- Retail

BASE MAP FEATURES

- Corridor Study Area Boundary
- Potential Improved Crosswalk
- Potential Open Space Connection
- Potential Town Square Location
- Creeks
- Parks



DRAFT PREFERRED SCENARIO

CITY OF POWAY

POWAY ROAD CORRIDOR STUDY BUILDOUT ANALYSIS 5/17/2016

EXISTING CONDITIONS				POTENTIAL BUILDOUT			
	Existing Improvements Summary				Potential Buildout Summary		
	Land Area Acres	Commercial Square Footage	Units		Acres	Commercial Square Footage	Units
Opportunity Area 1	17.6	162,054	—	Opportunity Area 1	17.6	267,600	—
Opportunity Area 2	27.1	196,250	224	Opportunity Area 2	27.1	82,500	541
Opportunity Area 3	21.7	239,914	1	Opportunity Area 3	21.7	331,400	—
Opportunity Area 4	53.6	491,991	25	Opportunity Area 4	53.6	549,400	737
Opportunity Area 5	8.5	117,480	—	Opportunity Area 5	8.5	130,200	—
Opportunity Area 6	12.8	130,948	—	Opportunity Area 6	12.8	136,600	96
Opportunity Area 7	9.7	144,056	—	Opportunity Area 7	9.7	151,300	24
Opportunity Area 8	23.7	267,216	1	Opportunity Area 8	23.7	361,500	—
Subtotal Opportunity Area	174.7	1,749,909	251	Subtotal Opportunity Area	174.7	2,010,500	1,399
No Change Area	60.27	681,900	—	No Change Area	60.27	681,900	—
Grand Total	235	2,432,000	251	Grand Total	235	2,692,000	1,399



RESIDENTIAL PROTOYPES

Hercules



12 units per acre

- detached single-family homes
- back-alley garage, private or shared open space
- 2 stories

Richmond



14 units per acre

- 3 - 4 bedroom units
- 3 stories
- attached single-family homes
- central open space, alley-accessed garages

San Luis Obispo



18 units per acre

- 4 two-bedroom units
- 8 detached single-family homes
- 2 stories
- garage, street level retail, balconies/patios

Poway



20 units per acre

- 1 - 4 bedroom units
- 2 stories
- computer center, play areas and pool access

Aliso Viejo



25 units per acre

- 2 - 3 bedroom units
- 2 – 3 stories
- combines areas for tenants to work, shop, play and live

San Mateo



30 units per acre

- 1 - 3 bedroom units
- 2 – 3 stories
- play areas, laundry, fitness center, central open space, picnic areas and computer center

Claremont



30 units per acre

- 2 - 4 bedroom units
- 2 – 3 stories
- playground, laundry, and sports courts

San Luis Obispo



36 units per acre

- 30 studio units
- 6 two-bedroom units
- 3 three-bedroom units
- 2 – 3 stories
- garage/surface parking, in-home laundry, several live/work units

An aerial photograph of a city street, likely in a suburban or urban area, with mountains in the background. The image is overlaid with a semi-transparent teal band that contains the text 'PROJECT EXAMPLES' in white, bold, sans-serif font. The street below shows a multi-lane road with a yellow curb, a red car in a parking lot, and various buildings and trees.

PROJECT EXAMPLES

Kensington Park Plaza, San Diego

- 25 units per acre
- 3 stories
- 11 live/work lofts
- 10,000 SF of retail
- 24 parking spaces (16 residential, 8 retail)
- 0.5 acres



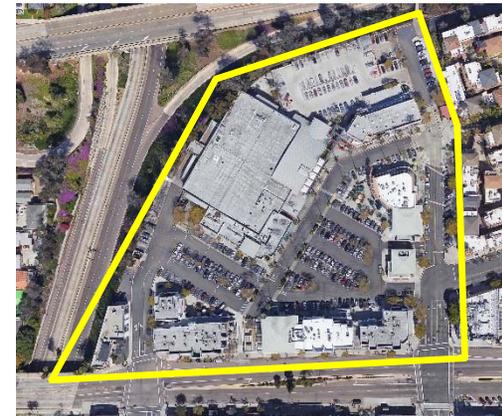
Pacific Station, Encinitas

- 35 units per acre
- 3 stories
- 47 condominiums
- 40,000 SF of retail
- 10,000 SF of office
- 248 parking spaces
- 1.3 acres



Uptown District, San Diego

- 0.75 FAR
- 1 – 3 stories
- 150,000 SF of retail (two grocery stores, office over retail)
- 650 parking spaces
- 6.5 acres



Heritage Town Center, Chula Vista

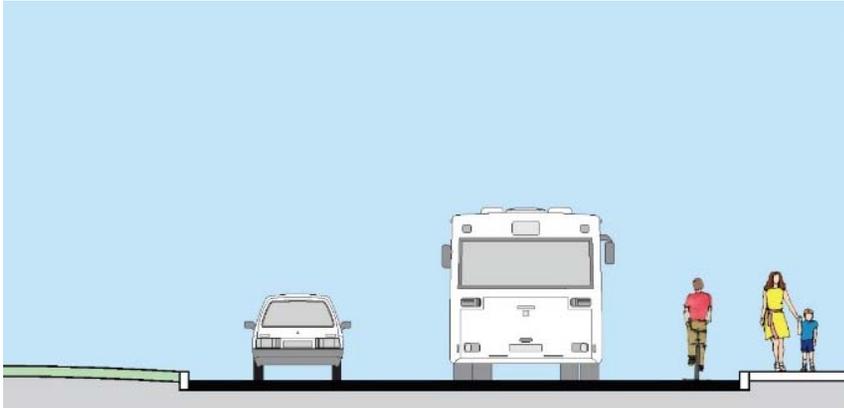
- 3 stories
- 91 apartments
- 38,000 SF of retail space
- 650 parking spaces
- 13 acres



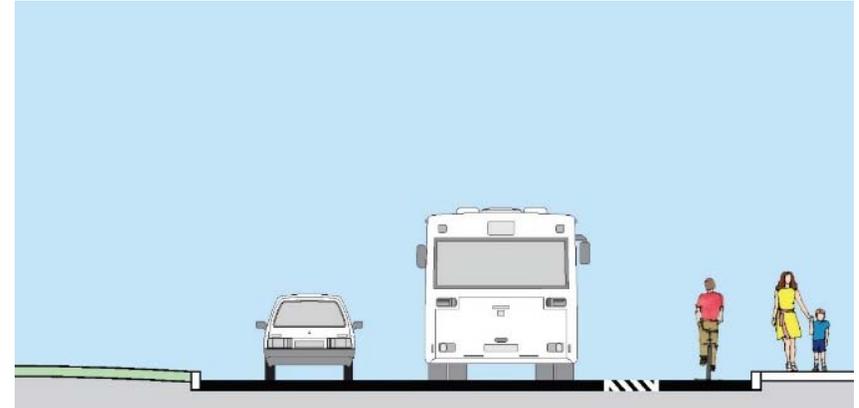


Roadway Section Alternatives

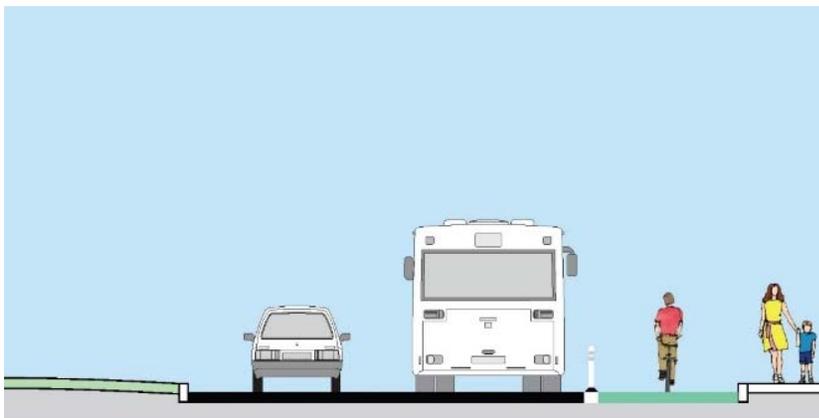
Poway - Existing Right-of-Way (R.O.W)



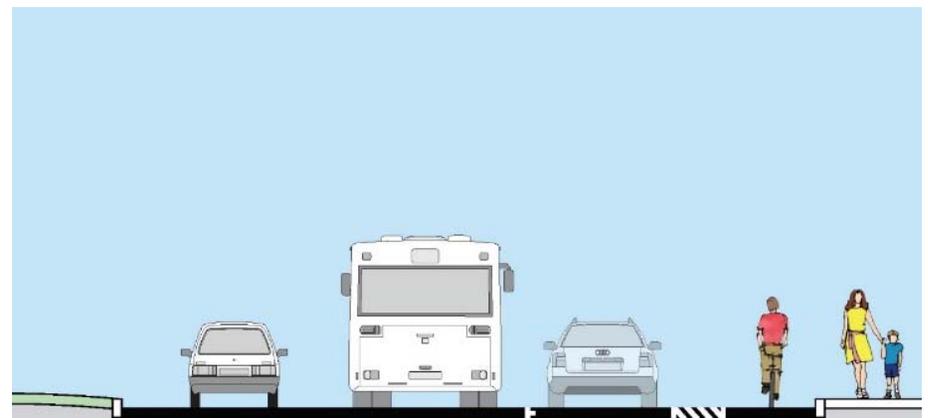
A: Three Foot Striped Buffer



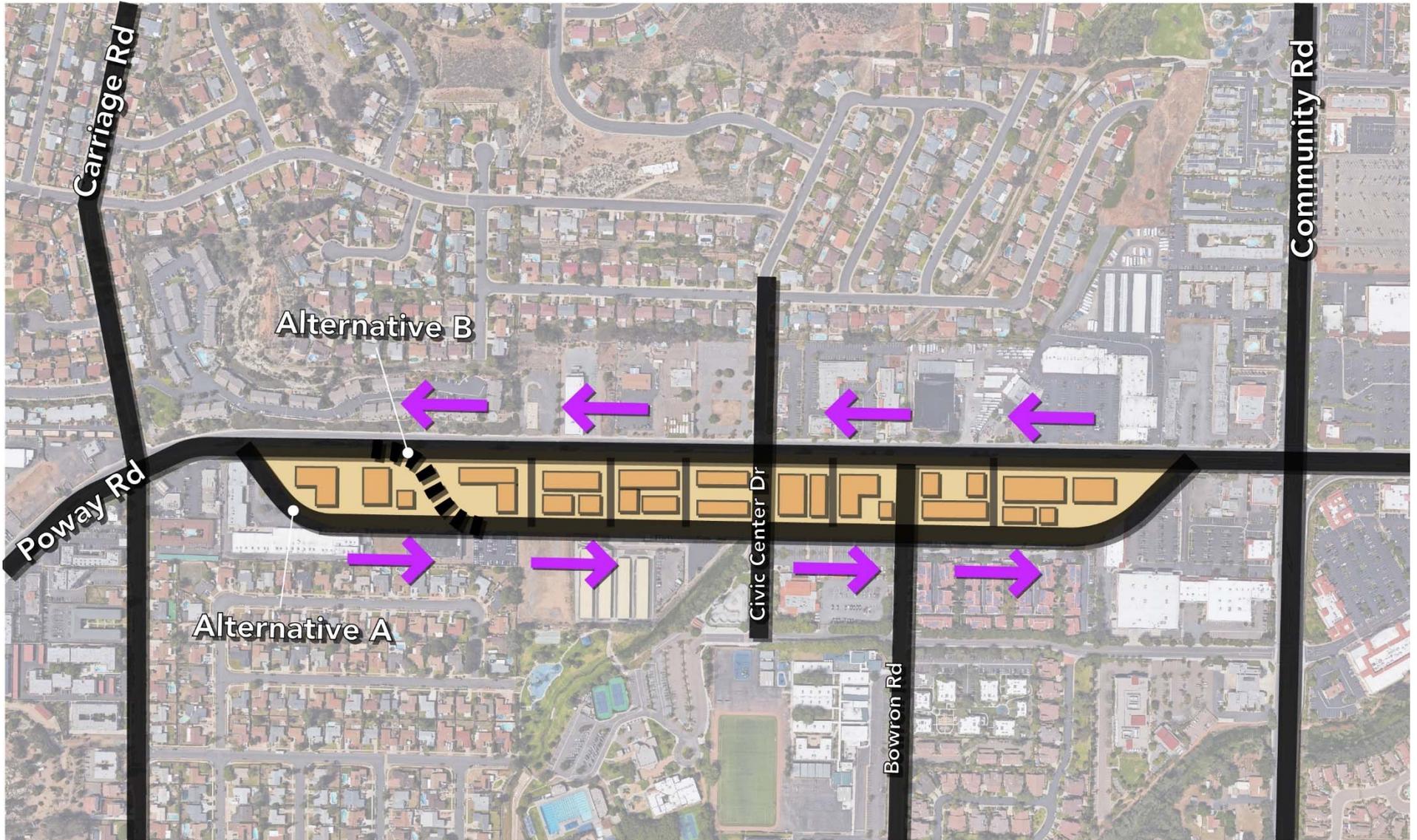
B: Class IV Cycle Track



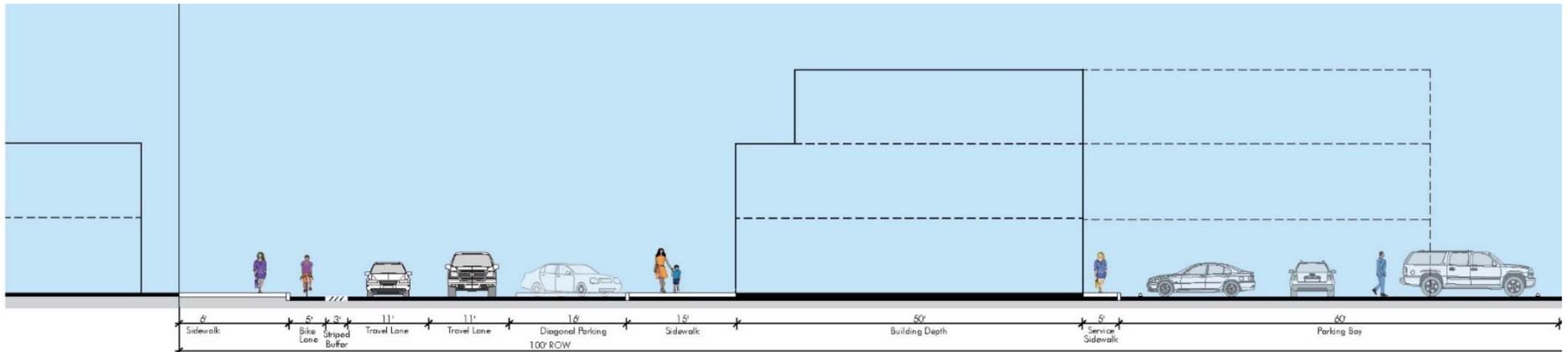
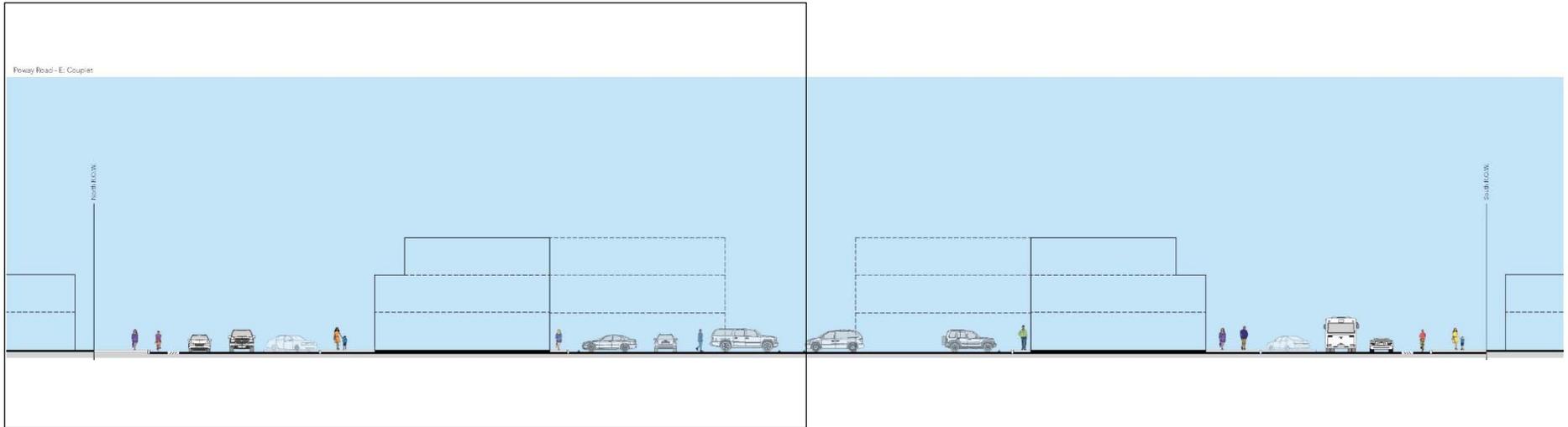
C: Parallel Parking and Protected Bike Lane (Town Center)



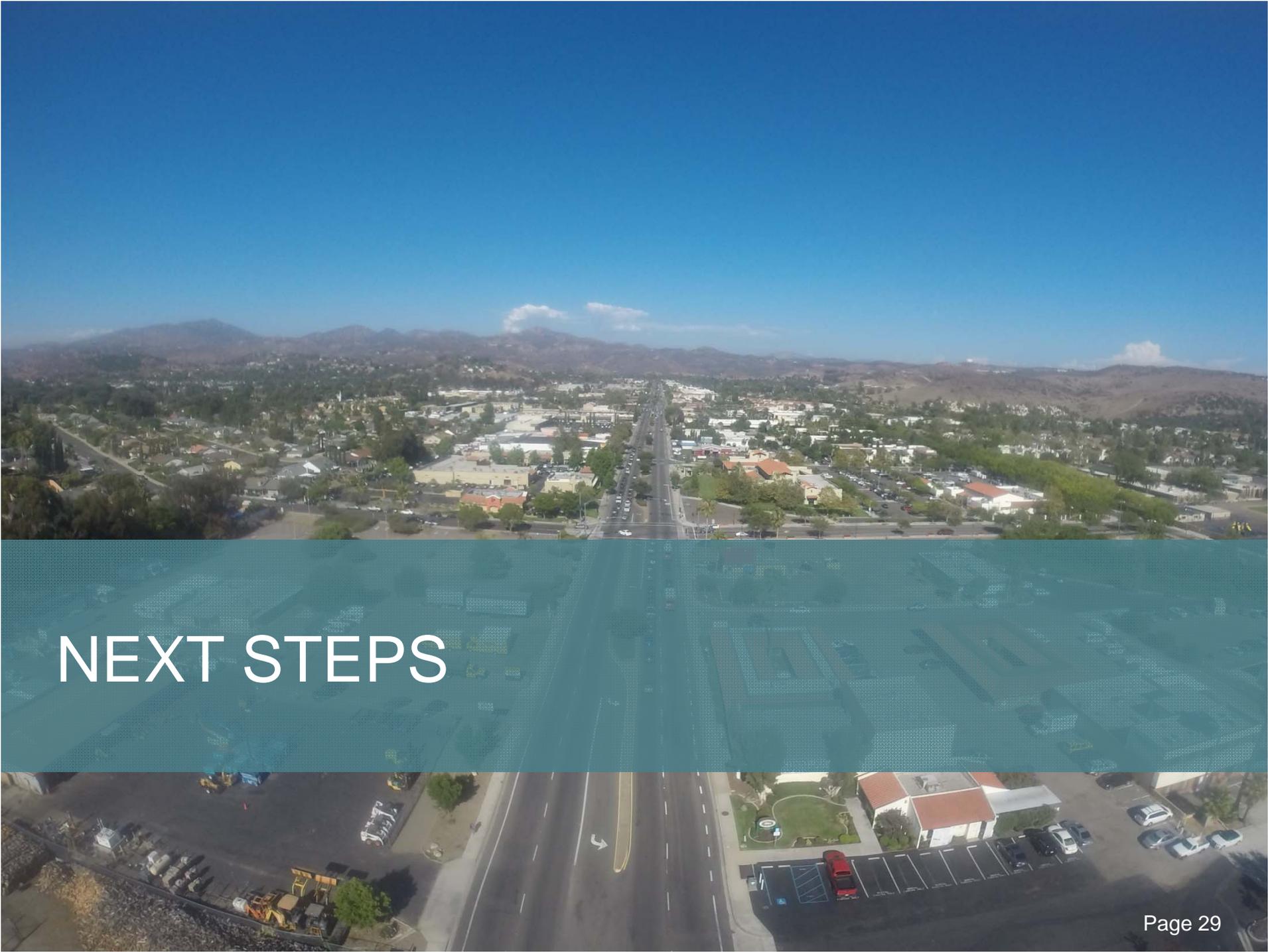
D: Couplet



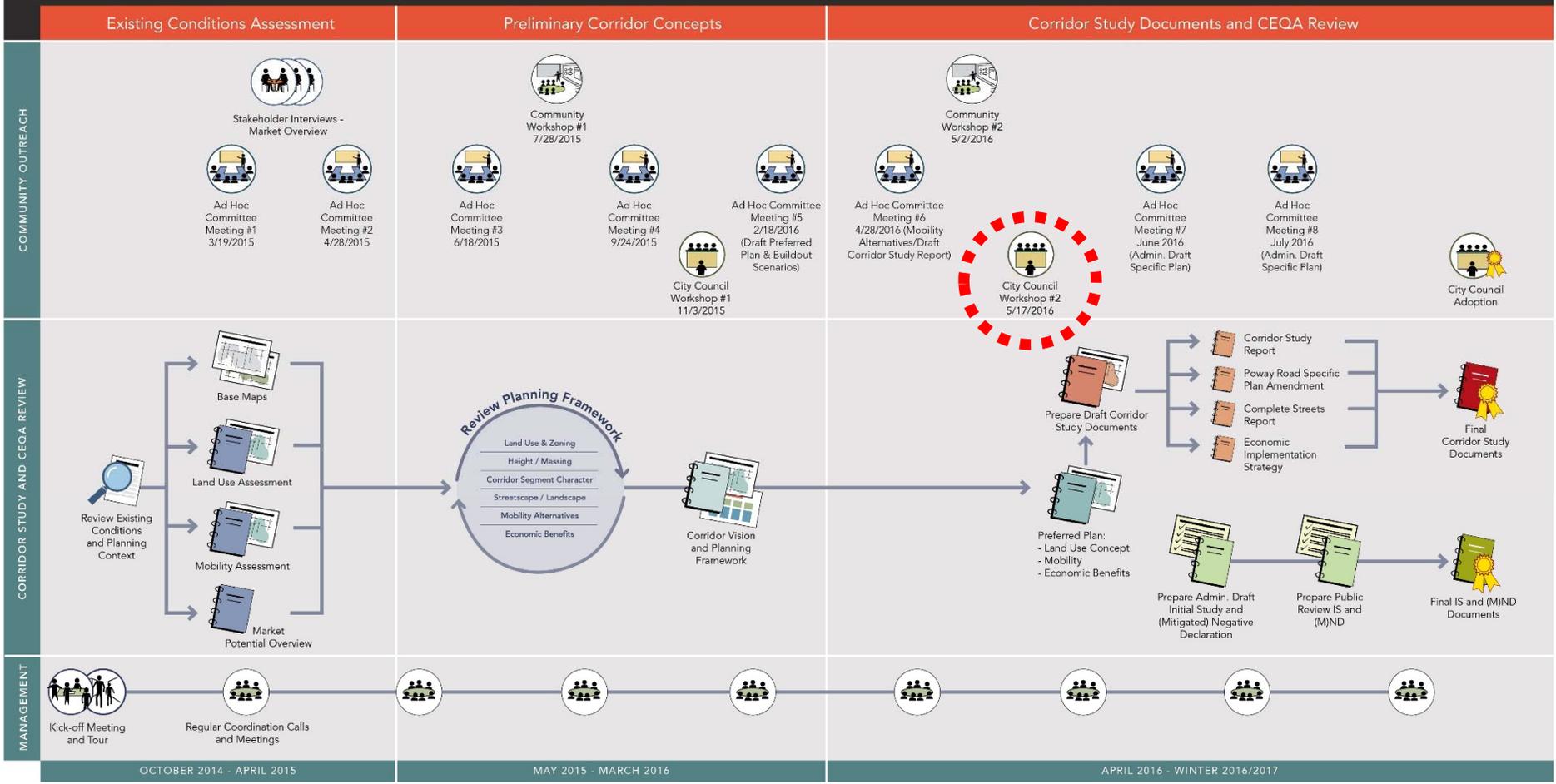
D: Town Center Couplet



North Right-of-Way Enlargement



NEXT STEPS



POWAY ROAD CORRIDOR STUDY

City Council Workshop #2

May 17, 2016

