

City of San Diego: Balboa Avenue Station Area Plan

The Balboa Avenue Station Area Plan would engage the community to establish transit-oriented development (TOD) adjacent to the planned Balboa Avenue Trolley station. Multi-modal improvements will be identified to increase bicycle, pedestrian, and transit access to the station. The area has constrained roadways that could affect access to the future Trolley Station. The existing land use and community plans do not effectively address TOD or multi-modal access to the Station. With the design process for the Mid-Coast Corridor Light Rail Transit Project underway, the service could serve as a catalyst for new TOD uses near the station. The Plan will engage the Pacific Beach and Clairemont communities to produce a Specific Plan and implementation program that addresses transportation demand, economic market analysis, urban design concepts, and multimodal improvement projects. The Plan will be implemented through Community Plan and Facilities Financing Plan amendments.

Project Area: Areas around the Balboa Station: West to Rose Creek and South to Mission Bay

Scope: 1) Land Use 2) Urban Design 3) Mobility (Multi-Modal) 4) Implementation.

Timeline: Grant Agreement: April 2015. Procurement: Sept 2015. Kick-off: Late fall 2015. 2 ½ year process, to go through public process and get through city. The final plan will go to City Council for changes in Land use.

Community Outreach & Participation

- A. Outreach & Participation Plan
- B. Community Outreach Workshops
- C. Community Planning Group Updates
- D. Multi-modal Mobility Survey
- E. Walk Audit
- F. Online Communications Development

Existing Conditions Analysis, Opportunities & Constraints

- A. Environmental Reconnaissance
- B. Land Use Assessment
- C. Market Assessment
- D. Multi-modal Mobility Assessment

Urban Design and Land Use Analysis

- A. Opportunities and Constraints Mapping
- B. Urban Design Vision
- C. Land Use Scenarios
- D. Multi-modal Land Use Scenario Evaluation
- E. Preferred Land Use

Economic Feasibility Analysis

- A. Market Analysis
- B. Financial Feasibility
- C. Financing Strategies
- D. Fiscal Impact Analyses

Multi-Modal Mobility Study

- A. Future travel forecasting

- B. Mobility Concept Development and Initial Vetting (multi-modal access to transit)
- C. Future Conditions Analysis with Mobility Concept Plan
- D. Transportation Impact Analysis as Needed

Environmental Analysis

- A. Prepare Technical Studies
- B. Prepare of CEQA Document Screen checks
- C. Prepare Draft and Final CEQA Document

Draft & Final Station Area Plan

- A. Community Plan Amendments, Rezone, Facilities Financing Plan Amendments
- B. Specific Plan
- C. Implementation Plan