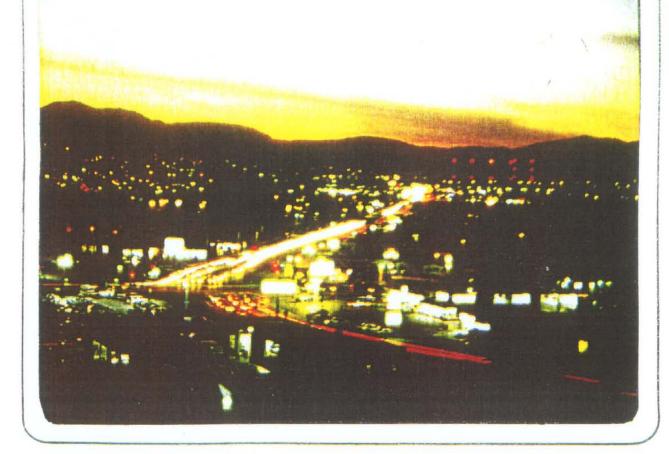
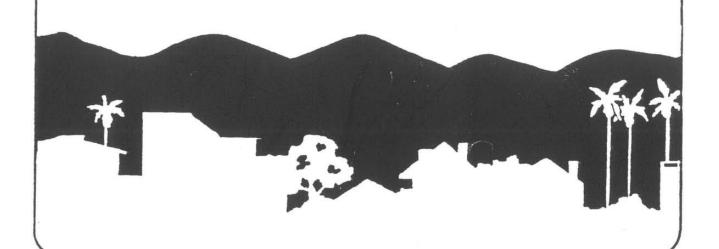
## SANTEE TOWN CENTER



# SANTEE TOWN CENTER

Specific Plan



### TOWN CENTER SPECIFIC PLAN City of Santee, California

Adopted: City Council Resolution No. 162-86 October 22, 1986

City Council:
Jack Doyle, Mayor
Jim Bartell, Vice-Mayor
Mike Clark
Pat Gallardo
Gerry Solomon

Planning Commission:
Don Blevins, Chairman
Jim Holman, Vice Chairman
Susan Conniry
Walt Ekard
Gene Hatton

City Manager: Ron Ballard Prepared By: City of Santee

Department of Planning & Community Development

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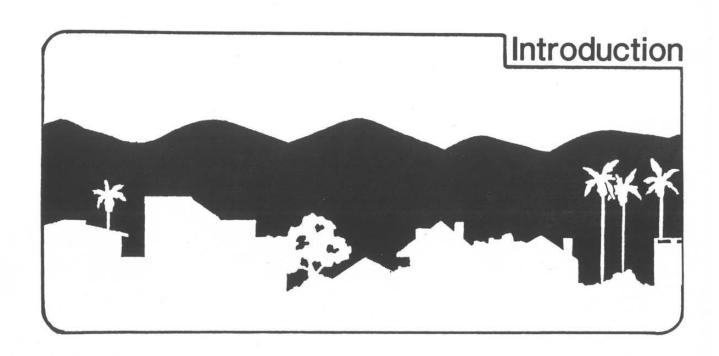
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#### I. INTRODUCTION

#### A. Summary of the Town Center Plan Process

City Council adoption of the Town Center Specific Plan represents the culmination of a two-year planning process for Santee's new downtown. The process began with the designation of a Town Center Specific Plan Area in the Draft General Plan in early 1984. Later, goals for the Town Center were added to the Draft General Plan as part of the Community Design Element. Following the adoption of the General Plan in August, 1984, the planning for Town Center officially began.

The fall of 1984 saw Town Center public workshops which gave Santee citizens the opportunity to express their aspirations for their own City. The citizen input from the Town Center workshops led to the creation of a conceptual land use plan. The preliminary land use plan along with the beginnings of the present Specific Plan text was first presented to the Town Center Task Force in December, 1984. During the following five Task Force meetings, the Land Use Plan was refined and the text expanded. In October, 1985, the Task Force concluded with a Draft Specific Plan to be sent to the Planning Commission for public review after the preparation of an EIR.

The Planning Commission began a formal public review of the proposed plan in February, 1986, when the Draft EIR was released. Public comments on the EIR and Plan resulted in refinements being made to the Plan. A Supplemental EIR was completed in June, 1986, that further addressed environmental concerns raised by the Draft EIR and proposed refinements to the Land Use Plan. The Planning Commission hearing process culminated on July 22, 1986, with recommendations to the City Council on the Specific Plan.

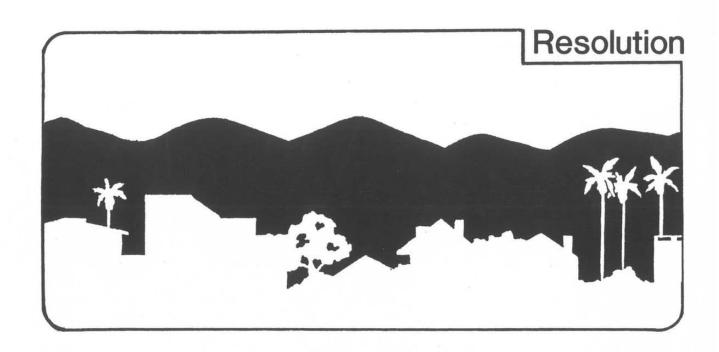
The City Council reviewed the Specific Plan at their August 13, 1986, September 10, 1986, September 24, 1986, October 8, 1986 and October 22, 1986 meetings. During this process changes were made to the Land Use Plan. An addendum to the EIR was prepared to address the modifications that were made.

On October 22, 1986 the City Council adopted the Town Center Specific Plan.

#### B. Plan Organization

The Town Center Specific Plan was originally prepared as three separate volumes. A "Report Summary" was Volume I, which primarily dealt with land uses. Volume II was "Design Manual" identifying both design concepts and standards. The third volume was an "Implementation Plan". This final volume of the Plan proposes both a framework for implementation and a specific work program. The Plan is being presented here as one document.

The final report incorporates all environmental mitigations. These have been identified in the Final EIR and also in the City Council resolution of approval for the Specific Plan.



#### II. RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE SANTEE TOWN CENTER SPECIFIC PLAN

WHEREAS, the General Plan of the City of Santee calls for the preparation of a specific plan for the Town Center area comprising approximately 706 acres located north of Mission Gorge Road, south of Mast Blvd., east of Mast Park and west of Magnolia Avenue; and

WHEREAS, the City of Santee desires to promote the development of a Town Center which includes retail commercial, office/professional, civic center, recreational and other appropriate uses to establish a focal point for the City; and

WHEREAS, a Draft Santee Town Center Specific Plan has been prepared that is based on the Santee General Plan; and

WHEREAS, the Draft Santee Town Center Specific Plan has been prepared in accordance with the State of California Planning and Zoning Laws and the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission has completed a series of duly noticed and advertised Public Hearings on the Draft Santee Town Center Specific Plan; and

WHEREAS, the Planning Commission has reviewed and considered information provided at the Public Hearing on the Draft Santee Town Center Specific Plan; and

WHEREAS, the Draft Santee Town Center Specific Plan is necessary for the sound development of the Town Center and the preservation of community and city-wide values and the promotion of general health, safety, convenience and the welfare of the citizens of the City of Santee; and

WHEREAS, the Planning Commission has made a report to the City Council with regard to the Draft Santee Town Center Specific Plan; and

WHEREAS, the Planning Commission of the City of Santee has read and considered the Final Environmental Impact Report with Supplemental and Addendum for the "Santee Town Center Plan" and recommends that the City Council certify that the report is complete and prepared in compliance with the provisions of the California Environmental Quality Act; and

WHEREAS, the City Council has completed a series of duly noticed and advertised Public Hearings on the Draft Santee Town Center Specific Plan; and

WHEREAS, the City Council has reviewed and considered information provided at the Public Hearing on the Draft Santee Town Center Specific Plan; and

WHEREAS, the City Council has made various modifications to the Santee Town Center Specific Plan all of which were previously considered by the Planning Commission during its hearings and, therefore, no further referral to the Planning Commission is required; and

NOW, THEREFORE, BE IT RESOLVED THAT the foregoing recitals of fact are found to be true and correct; and

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT:

IT IS FOUND, DETERMINED AND CERTIFIED in accordance with the Final Environmental Impact Report that the Town Center Specific Plan would have a significant impact on the environment, but changes or alterations have been required in, or incorporated into the project, which mitigate or avoid the significant environmental effects thereof as identified in the Environmental Impact Report, with the exception of potential traffic impacts, as follows:

Issue

#### <u>Impacts</u>

Land Use

Significant and mitigable

Mitigation: Provision of corridor/ open space and other buffering between dis-similar land uses, including a 75 to 100 foot buffer around Las Colinas detention facility.

Visual Quality/Aesthetics

Significant and mitigable

Mitigation: Provision of buffering and development review of projects near the western site limit to maintain the views of the site from the west.

Biology

Significant and mitigable

Mitigation: Preparation of detailed re-vegetation plan including a comprehensive trails system prior to issuance of grading permits to provide for lost riparian and freshwater marsh habitat.

<u>Mitigation</u>: A setback of 50 to 100 feet to be required between development and the revegetation area.

Mitigation: Project lighting adjacent to the revegetation area shall be designed so as to not cast light into the revegetation area. Issue

Impacts

<u>Mitigation</u>: Parking lots and roadways shall incorporate grease traps where appropriate to avoid polluted runoff into the river system.

#### 4. Cultural Resources

Significant and mitigable

Mitigation: If subsurface testing reveals significant resources, a data recovery program would be implemented or the resource preserved in open space.

Mitigation: For the archeological loci identified as Site C-2 subsurface testing would be required prior to submittal of application for projects proposed in the immediate vicinity.

#### Geology/Sand Mining

Significant and mitigable

Mitigation: Remedial grading techniques will be employed and removal of native expansive and sandy soils will occur to prevent structural damage to on-site structures.

The Uniform Building Code and recommendations of consulting geotechnical engineers will be used to mitigate potential harmful effects of groundshaking and proposed development.

<u>Mitigation</u>: A sediment catch basin is required either on-site or east of Magnolia Avenue to offset the affects the reduced gradient of a portion of the San Diego River would have on sedimentation impacts during periods of flooding.

#### 6. Hydrology

Significant and mitigable

Mitigation: All projects will conform with the Town Center Specific Plan Flood Control policies to mitigate flooding and erosion impacts. Detailed hydrological reports will be required for all proposed development. Issue

#### <u>Impacts</u>

#### 7. Traffic Circulation

Significant and partially mitigable

Partial Mitigation: Specific Plan adequately provides for the circulation needs of the City by recommending the implementation of a combination of the following measures and the individual review of development projects to determine specific impacts and additional mitigations;

Widen Town Center Drive, Cuyamaca Street, Mission Gorge Road, and Magnolia Avenue to 6 lanes;

Extend trolley service to the site;

Extend SR52 to Highway 67;

Construct SR125 through Santee;

Complete Mast Boulevard through Santee Lakes;

Encourage employee ridesharing and staggered business hours:

Construct a new interchange at SR67; and

Cottonwood to be improved as a four lane Parkway and collector street between Mast Blvd. and Mission Gorge Road.

Mitigation: Specific studies of traffic impacts and additional mitigation measures for individual development projects should be conducted. If mitigations are not feasible to maintain a Level of Service E or better, projects should be denied.

#### 8. Noise

Significant and mitigable

<u>Mitigation</u>: Acoustical studies are required for residential development in noise impacted areas; and

Residential uses shall be clustered to mitigate impact.

Issue

Impacts

9. Schools

Significant and mitigable

<u>Mitigation</u>: Payment of school fees by project applicants; and

Provision of a school site

10. Radio Wave Transmission

Potentially significant and mitigable

Mitigation: All buildings shall incorporate measures to protect electronic equipment from radio transmission interference from KCBQ.

No commercial structures 35 feet or more in height shall be allowed.

#### BE IT FURTHER RESOLVED THAT:

IT IS FOUND, DETERMINED AND CERTIFIED in accordance with the Final Environmental Impact Report et al that the Santee Town Center Specific Plan could have a potentially significant impact on traffic circulation because specific economic, social, or other considerations make infeasible: further street improvements in order to maintain Levels of Service C or above at major Town Center intersections; the disapproval of development proposals; or project alternatives identified in the Final EIR. In accordance with Section 15093 of the California Environmental Quality Act, remaining potentially significant traffic impacts are found to be "acceptable" upon balancing the benefits of the project against the potential environmental risks for the following reasons:

- -- The population of Santee is expected to increase from the current level of approximately 50,000 to over 65,000 by the year 2000. As a city with a growing population and associated growing demands for city services, Santee must increase its tax base to maintain and expand essential services. The Santee Town Center Specific Plan area contains the majority of land available in the City for revenue producing uses. At ultimate build-out the Town Center could have an employment base of 12,000 people and up to 4,000,000 square feet of commercial, business park and office development; thereby providing revenue sources necessary to fund the growing civic fiscal requirements;
- -- The purpose of Santee Town Center Specific Plan is to guide and unify development of a variety of land uses together into a community focal point. It is a fundamental ingredient for the orderly development of the community. The Plan will ensure the provision of diverse yet complimentary land uses, services, and recreational opportunities in the central portion of Santee. While including residential development, the commercial, office, business park, and institutional

land uses would increase employment opportunities for Santee residents. The Plan also includes additional recreational areas and the provision of civic and transit centers; the accomplishments of the foregoing goals outweigh the potential environmental risks involved herewith;

- -- The implementation of the Santee Town Center Specific Plan will expand City sales and property tax revenues which will fund needed governmental services such as fire and police protection, flood control improvements, parks and recreation facilities, and street maintenance and construction;
- -- Approval of the Santee Town Center Specific Plan is integral to the success of the Santee Redevelopment Project which has as one of its goals the development of underutilized and unused properties, the enhancement of now blighted areas, the stabilization of land values, the improvement of the economic climate of the City, the remedying of economic dislocation and disuse, the proper utilization of land now underutilized due to faulty planning and layout, the provision of adequate streets and utilities, the prevention of flooding, increasing the capacity of the Santee Town Center Area to pay taxes, thus improving and enhancing the health, safety, and general welfare of the people of Santee, and providing for the social, economic, and psychological growth and well being of the people of Santee.

#### BE IT FURTHER RESOLVED THAT:

- A. The Final Environmental Impact Report, including supplement and addendum on the Santee Town Center Plan is certified as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA), and that the information contained therein has been reviewed and considered.
- B. The Santee Town Center Specific Plan consisting of a land use plan and text dated August, 1986, as revised, is hereby adopted, and the land use regulations therein set forth are imposed upon all real property with the Santee Town Center Specific Plan area.

#### RESOLUTION NO. 162-86

PASSED, APPROVED AND ADOPTED this 22nd day of October, 1986 by the following vote:

AYES:

BARTELL, GALLARDO, CLARK, SOLOMON

NOES:

DOYLE

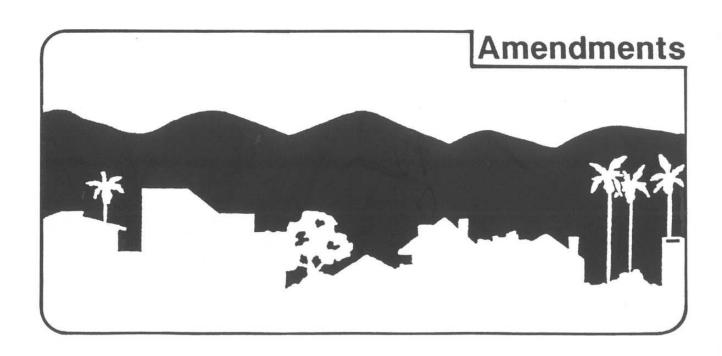
ABSTAIN: NONE

ABSENT: NONE

APPROVED:

ATTEST:

9



#### RESOLUTION NO. 072 - 2007

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING THE TOWN CENTER SPECIFIC PLAN TCSPA 07-02 TO REMOVE THE MISSION CREEK DEVELOPMENT

(RELATED CASE FILES: GPA07-02, ZA07-05, AND R07-01)

WHEREAS, on October 22, 1986 the City Council adopted the Town Center Specific Plan for the area comprising approximately 706 acres located north of Mission Gorge Road, south of Mast Blvd., east of Mast Park, and west of Magnolia Avenue as called for in the City of Santee General Plan; and

WHEREAS, the Town Center area, "Mission Creek", is fully developed with a mix of residential, park/open space, and commercial developments as envisioned by the Town Center Specific Plan; and

WHEREAS, replacing the existing Town Center land use designation with corresponding General Plan land use designations that reflect existing development will facilitate the implementation of development standards and uses; and

WHEREAS, as required by state law, the San Diego County Regional Airport Authority has received notification of the General Plan Amendment, Town Center Specific Plan Amendment, Zone Code Amendment and Zone Reclassification and has not objected to the City moving forward with the Amendment at this time; and

WHEREAS, the project is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) because removing the Mission Creek development from the Town Center Specific Plan and replacing the Town Center land use designation and zone district with conventional General Plan land use designations and zone districts that reflect existing development within the project area could not have a significant effect on the environment; and

WHEREAS, on September 12, 2007 the City Council held a duly advertised public hearing on General Plan Amendment GPA07-02, Town Center Specific Plan Amendment TCSPA07-02, Zone Code Amendment ZA07-05, and Zone Reclassification R07-01; and

WHEREAS, the City Council considered the Staff Report, considered all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

#### RESOLUTION NO. 072 - 2007

**SECTION 1:** The proposed removal of the Mission Creek development depicted in Exhibit A, attached hereto and incorporated herein, from the Town Center Specific Plan is hereby approved.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12<sup>th</sup> day of September 2007 by the following roll call vote to wit:

AYES:

DALE, JONES, MINTO, RYAN, VOEPEL

NOES:

NONE

ABSENT:

NONE

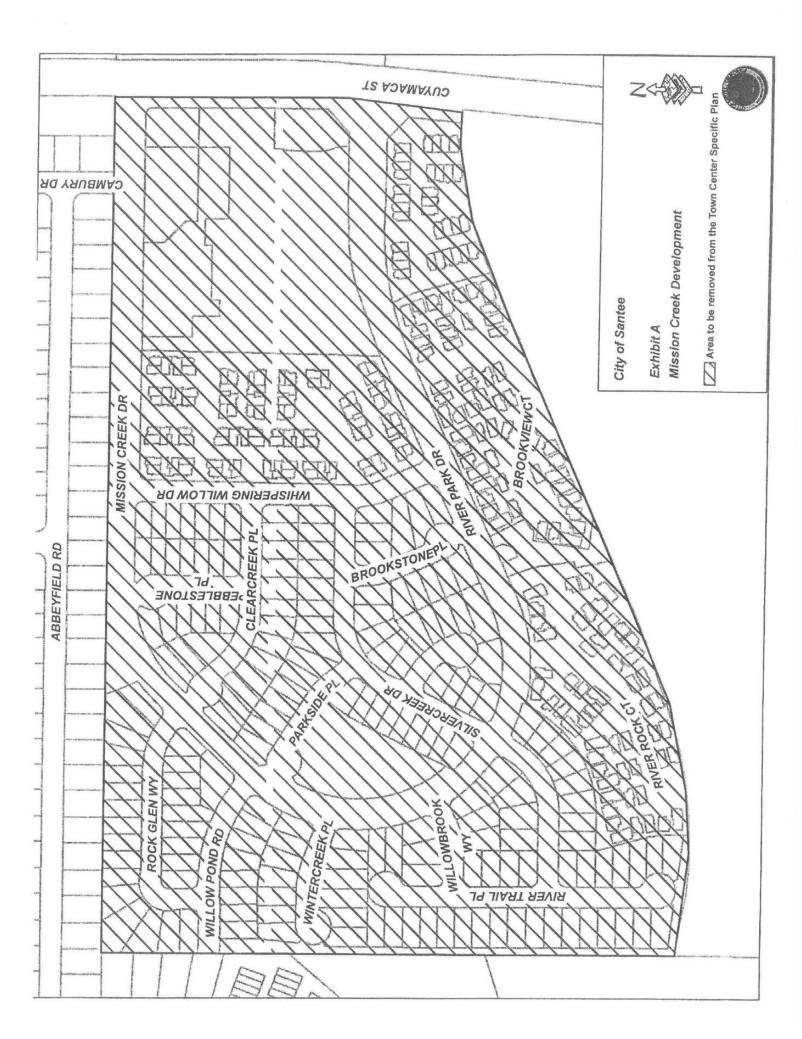
APPROVED

- / W//

ATTEST:

LINDA A. TROYAN, MMC, CITY CLERK

Attachment: Exhibit A - Mission Creek Project Area



#### RESOLUTION NO. 149-2001

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING THE TOWN CENTER SPECIFIC PLAN TCSPA 01-02 TO ADD ATHLETIC AND HEALTH CLUBS AS A PERMITTED USE IN THE COMMERCIAL DESIGNATION

WHEREAS, on October 24, 2001 the Director of Development Services set this item for public hearing in accordance with Section 17.04.100 of the Santee Municipal Code; and

WHEREAS, on November 14, 2001, the City Council held a duly advertised public hearing on TCSPA01-02; and

WHEREAS, the City Council considered the Staff Report, all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

<u>Section 1:</u> The Town Center Specific Plan Amendment TCSPA01-02 will not result in a significant adverse impact upon the environment and the Negative Declaration dated October 24, 2001 is approved.

<u>Section 2</u>: The Town Center Specific Plan, Section C, "Land Use Element", Table 2, entitled "Land Use Matrix", Subsection D,"Commercial", is hereby amended to add athletic and health clubs as a permitted use in the commercial designation.

#### RESOLUTION NO. 149-2001

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 14<sup>th</sup> day of November, 2001 the following roll call vote to wit:

AYES:

VOEPEL, HOWARD, DALE, RYAN,

NOES:

BARTELL

ABSTAIN:

NONE

ABSENT:

NONE

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

DORA J. ROMINGER CWY CLERK

		V.	

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING THE TOWN CENTER SPECIFIC PLAN TCSPA 01-02 TO INCREASE THE RESIDENTIAL DENSITIES ON COUNTY-OWNED PROPERTIES NORTH OF THE SAN DIEGO RIVER, TO ESTABLISH A RESIDENTIAL R 22-30 DWELLING UNITS PER ACRE DESIGNATION, AND TO ESTABLISH THE RESIDENTIAL/INSTITUTIONAL OVERLAY FOR THE R 14 DESIGNATION

WHEREAS, on October 24, 2001 the Director of Development Services set this item for public hearing in accordance with Section 17.04.100 of the Santee Municipal Code; and

WHEREAS, on November 14, 2001, the City Council held a duly advertised public hearing on TCSPA01-02; and

**WHEREAS**, the City Council considered the Staff Report, all recommendations by staff and public testimony.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

<u>Section 1:</u> The Town Center Specific Plan Amendment TCSPA01-02 will not result in a significant adverse impact upon the environment and the Negative Declaration dated October 24, 2001 is approved.

<u>Section 2</u>: The proposed amendment to change the residential land use designations within Town Center, as depicted in Exhibit A is hereby approved.

#### RESOLUTION NO. 145-2001

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 14<sup>th</sup> day of November, 2001 the following roll call vote to wit:

AYES:

VOEPEL, BARTELL, HOWARD, RYAN,

NOES:

DALE

ABSTAIN:

NONE

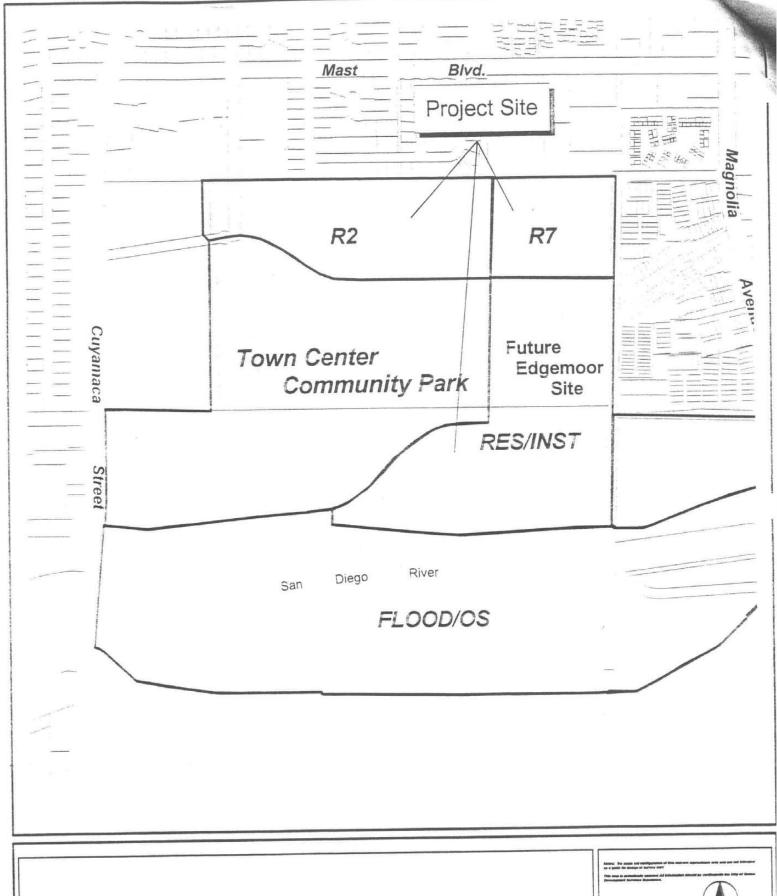
ABSENT:

NONE

RANDY VOEPEL, MAYOR

ATTEST:

DORA J. ROMINGER, CITY CLERK



### Existing Town Center Land Use Designations

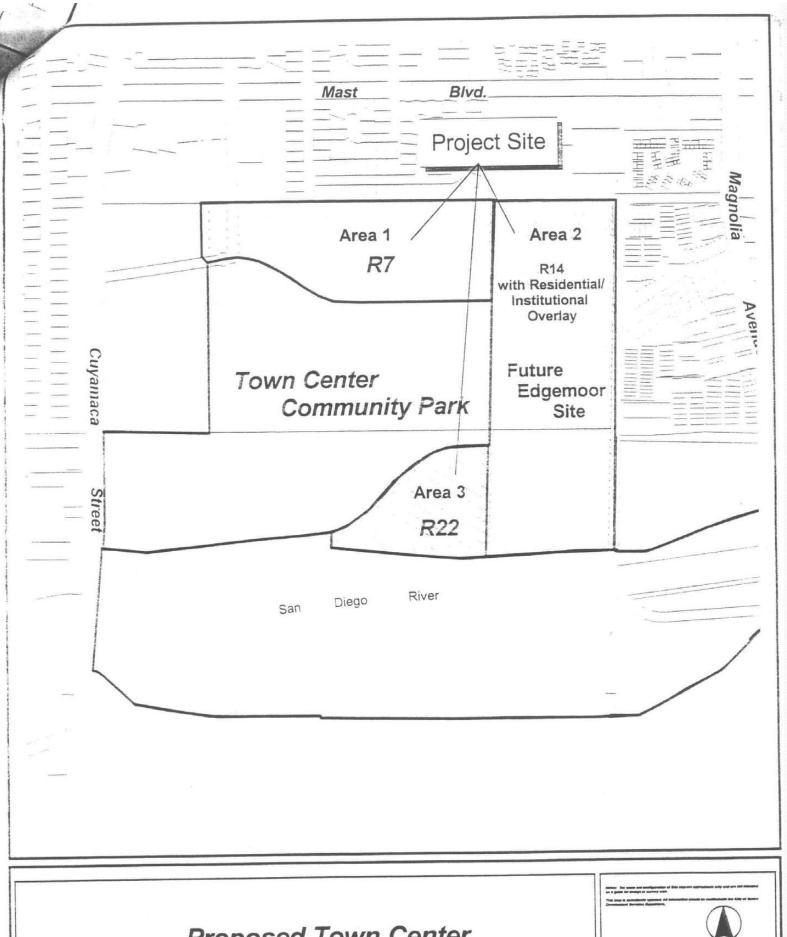
Exhibit B



The City of Santee
Department of Development Services







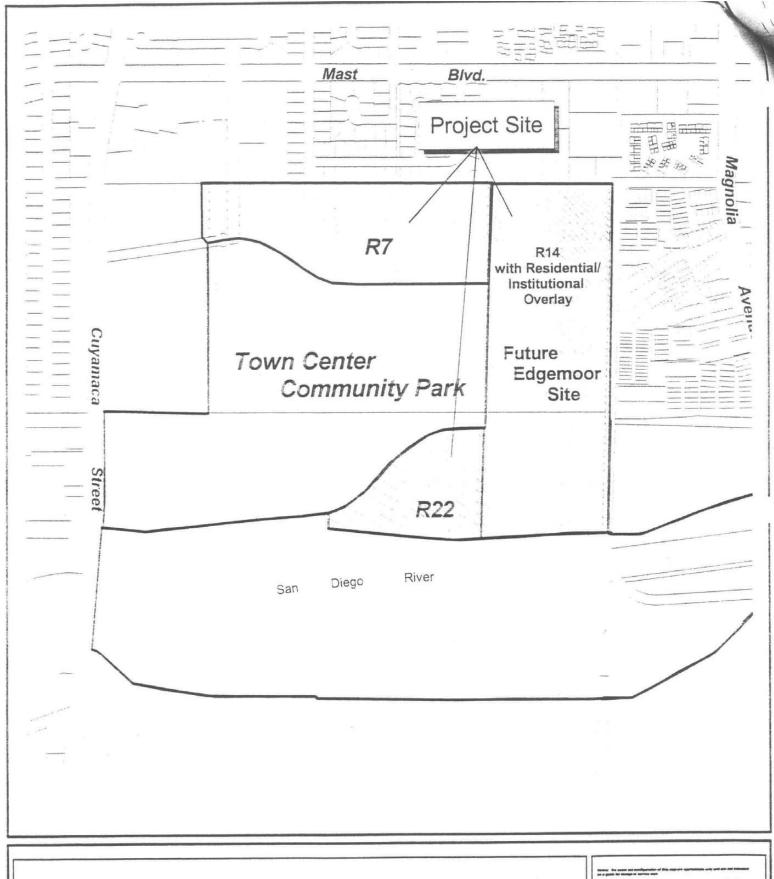
Proposed Town Center Land Use Designations

**EXHIBIT A** 



The City of Santee Department of Development





# Exhibit A Town Center Land Use Designations TCSPA01-02

November 14, 2001

Constitution of the consti

The City of Santee Department of Development Services





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#### RESOLUTION NO. 95-2001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE CALIFORNIA APPROVING THE APPLICATION OF VESTAR DEVELOPMENT II, L.L.C. FOR AN AMENDMENT TO THE TOWN CENTER SPECIFIC PLAN TCSPA01-01 TO ALLOW LIBRARIES AS CONDITIONALLY PERMITTED USES IN THE COMMERCIAL LAND USE DESIGNATIONS IN THE TOWN CENTER ZONE

APN: 381-050-45; 381-050-51 (PORTION OF) (RELATED TO P01-06 AND TPM01-01))

WHEREAS, on March 28, 2001 the Community Development Commission of the City of Santee approved an Amended and Restated Disposition and Development Agreement with Vestar Development II, L.L.C., an Arizona Limited Liability Company for commercial development of the Santee Trolley Square property; and

WHEREAS, on May 15, 2001 Vestar Development II, L.L.C. submitted a complete application for Town Center Specific Plan Amendment TCSPA01-01 to allow the construction of a 452,582 square foot commercial center including a pad for a 30,000 square foot future public library located at the northeast corner of Mission Gorge Road and Cuyamaca Street in the Town Center Specific Plan Area; and

WHEREAS, on June 13, 2001 the Director of Development Services set the Item for a public hearing in accordance with Section 17.04.100 of the Santee Municipal Code; and

WHEREAS, on July 25, 2001 the City Council held a duly advertised public hearing on Town Center Specific Plan Amendment P01-01; and

**WHEREAS**, the City Council considered the Staff Report, the Environmental Impact Report, all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

Section 1: The City Council has certified the Final Revised Environmental Impact Report ("Final REIR") pursuant to the California Environmental Quality Act and adopted Findings of Fact and Statement of Overriding Considerations for the Trolley Square project. The City Council hereby incorporates by reference, as if fully set forth herein, the Resolution certifying the Final EIR and the Findings of Fact and Statement of Overriding Considerations for the Trolley Square project. The Final EIR, which is attached to the Resolution of Approval for Conditional Use Permit P01-06 as Exhibit A, is hereby incorporated by reference as if fully set forth herein.

# RESOLUTION NO. 95-2001

Section 2: The Land Use Matrix of the Town Center Specific Plan is hereby amended to permit libraries as conditionally permitted uses, in the Commercial land use designation.

# RESOLUTION NO. 95-2001

**ADOPTED** by the City Council of the City of Santee, California at a Regular Meeting held this 25th day of July, 2001 by the following roll call vote to wit:

AYES:

VOEPEL, HOWARD, DALE, BARTELL

NOES:

NONE

ABSTAIN:

NONE

ABSENT:

RYAN

APPROVED:

RANDY MOEPEL, MAYOR

ATTEST:

RICHEL THALER, CITY CLERK

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### RESOLUTION NO. 145-2000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING THE TOWN CENTER SPECIFIC PLAN TCSPA 00-01 TO CREATE AN OFFICE PARK OVERLAY DESIGNATION AND CHANGE CERTAIN LAND USES WITHIN TOWN CENTER ON PROPERTY OWNED BY THE COUNTY OF SAN DIEGO AND THE CITY OF SANTEE

WHEREAS, on August 4, 2000 the Director of Development Services set this item for public hearing in accordance with Section 17.04.100 of the Santee Municipal Code; and

WHEREAS, on August 23, 2000 the City Council held a duly advertised public hearing on TCSPA00-01; and

**WHEREAS**, the City Council considered the Staff Report, all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

<u>Section 1:</u> The Town Center Specific Plan Amendment TCSPA00-01 will not result in a significant adverse impact upon the environment and the Negative Declaration dated July 17, 2000 is approved.

<u>Section 2</u>: The proposed amendment to create an Office Park Overlay Designation and description is hearby approved per Exhibit A.

<u>Section 3</u>: The proposed amendments to land use designations within Town Center is hearby approved per Exhibit B.

# RESOLUTION NO. 145-2000

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting held this 23<sup>rd</sup> day of August, 2000 by the following roll call vote to wit:

AYES:

VOEPEL, DALE, HOWARD

NOES:

NONE

ABSTAIN:

RYAN

ABSENT:

BARTELL

APPROVED:

ATTEST:

RICHEL THALER, CITY CLERK

#### **EXHIBIT A**

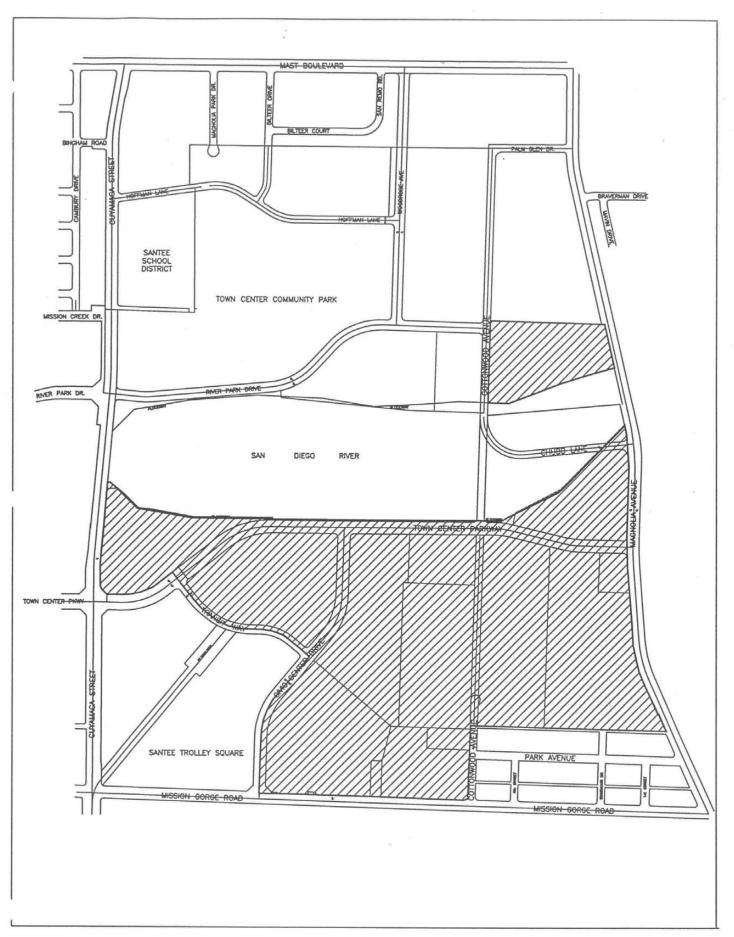
Section III. C of the Town Center Specific Plan text shall be amended to read as follows:

# Office Park Overlay

The Office Park Overlay is intended to provide for a significant, high end, master planned office park development including, but not limited to, uses engaged in scientific, technical, communication or other related endeavors. While certain high tech assembly or clean room manufacturing uses may be considered in conjunction with research and development facilities, this designation is not intended for traditional light industrial or manufacturing uses, but rather predominately office related uses.

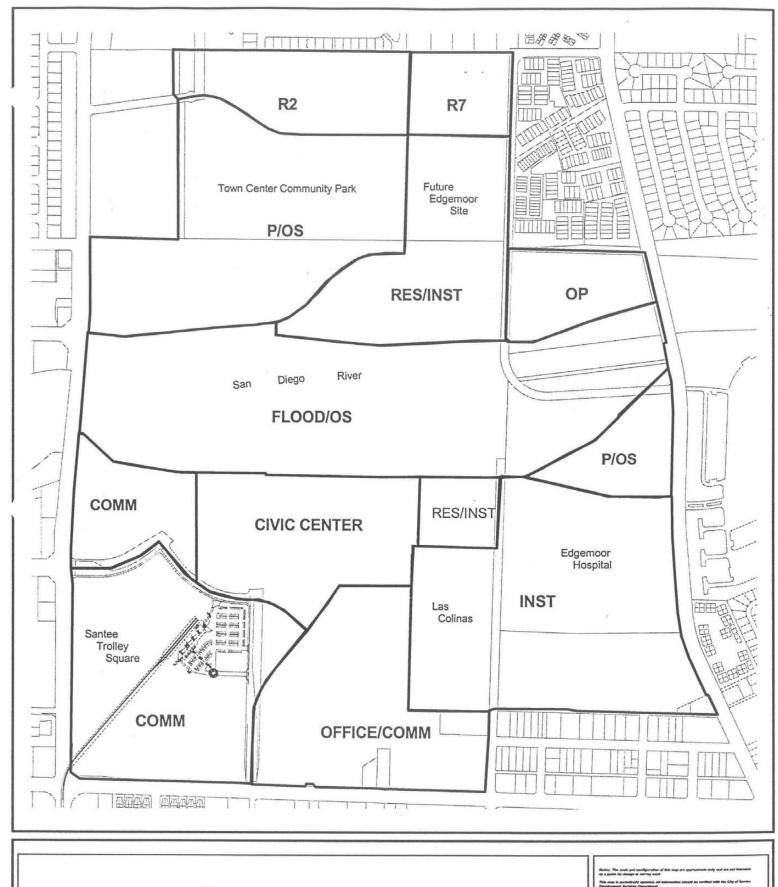
High quality commercial and residential uses may also be permitted, as ancillary to an office park development and integrally designed into a master planned concept.

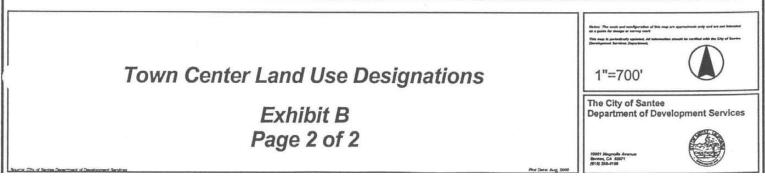
All development shall require approval of a Development Review Permit.



Office Park Overlay
Exhibit B

Page 1 of 2





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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE

FOR TOWN CENTER SPECIFIC PLAN AMENDMENT

TCSP88-01 (A),(B),(C) AND (D)

REGARDING COMMERCIAL HEIGHT LIMITS, SUPERMARKETS

OFFICE PROFESSIONAL OVERLAY AND MUSEUMS

WHEREAS, the following requests to amend the Town Center Specific Plan have been received:

A. To amend Section IV C.7 of the Town Center Specific Plan deleting the following:

All structures designed for commercial uses shall be limited to a height of 35 feet.

- B. To amend Table 2 of Chapter III of the Town Center Specific Plan deleting supermarkets as a conditional use within the Commercial zone.
- C. To amend the adopted Town Center Land Use Plan as shown on Exhibit A to add an Office-Professional Overlay to the 59.4 acres of residential land located within the northwest quadrant of Town Center.
- D. To amend Table 2 of Chapter III of the Town Center Specific Plan adding museums as a conditional use in all residential zones.

WHEREAS, the Planning Commission has held a duly noticed and advertised Public Hearing on said amendment; and

WHEREAS, the Planning Commission has reviewed and considered information provided at said Public Hearing; and

WHEREAS, the Planning Commission has made a report to the City Council with regard to said amendment; and

WHEREAS, the Planning Commission has read and considered the Negative Declaration for TCSP88-01 (A),(B),(C) and (D) and recommends that the City Council approve the Negative Declaration as complete and prepared in compliance with the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council has completed a duly noticed and advertised Public Hearing on the requested amendment; and

WHEREAS, the City Council has reviewed and considered information provided at the Public Hearing on the requested amendment.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals of fact are found to be true and correct; and BE IT FURTHER RESOLVED THAT:

- A. The Negative Declaration for TCSP88-01 is complete and in compliance with the provisions of CEQA; and
- B. Town Center Specific Plan Amendment TCSP88-01(A) to amend Section IV C.7 of the Town Center Specific Plan deleting the following is hereby approved:

All structures designed for commercial uses shall be limited to a height of 35 feet.

- C. Town Center Specific Plan Amendment TCSP88-01(B) to amend Table 2 of Chapter III of the Town Center Specific Plan deleting supermarkets as a conditional use within the Commercial zone is hereby approved.
- D. Town Center Specific Plan Amendment TCSP88-01(C) to amend the adopted Town Center Land Use Plan to add an Office-Professional Overlay to the 59.4 acres of residential land located within the northwest quadrant of Town Center is hereby partially approved, adding an Office-Professional Overlay to 20.36 acres as shown on Exhibit A.
- E. Town Center Specific Plan Amendment TCSP88-01(D) to amend Table 2 of Chapter III of the Town Center Specific Plan adding museums as a conditional use in all residential zones is hereby denied.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Santee at a Regular Meeting thereof held this 8th of June, 1988 by the following vote, to wit:

AYES:

BARTELL, WOODWARD, CLARK, DOYLE

NOES:

NONE

ABSTAIN:

NONE

ABSENT:

DALE

APPROVED:

JACK DOYLE, MAYOR

ATTEST:

LØRETTA H. ROPER / CITY CLERE

# RESOLUTION NO. 90-89

# A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE AMENDING THE TOWN CENTER SPECIFIC PLAN REGARDING SIGNAGE PROVISIONS AND ADDING LAND USES WITHIN THE OFFICE-COMMERCIAL DESIGNATION (TCSP89-01 A/B)

WHEREAS, the Town Center Specific Plan was adopted in October, 1986; and

WHEREAS, the City adopted a new citywide Sign Ordinance in October, 1987; and

WHEREAS, the City desires to amend the Town Center signage provisions to increase their compatibility with the citywide Sign Ordinance; and

WHEREAS, the City also desires to amend the Town Center Office-Commercial designation to permit "City Halls" and "Community Centers"; and

WHEREAS, the Planning Commission and City Council have both held duly advertised public hearings for these items;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee hereby approves Amendment to the Town Center Specific Plan 89-01(a) and (b) per attached Exhibit "A".

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Santee at a Regular Meeting thereof held this 24 day of May , 1989 by the following vote to wit:

AYES:

WOODWARD, DALE, BARTELL, CLARK, DOYLE

HULL, Dep.

NOES:

NONE

ABSTAIN: NONE

ABSENT: NONE

APPROVED:

ACK DOYLE, MAYOR

ATTEST:

#### EXHIBIT "A"

Within the Town Center Specific Plan:

Delete existing Section IV.C.6. - Design Standards - Signage

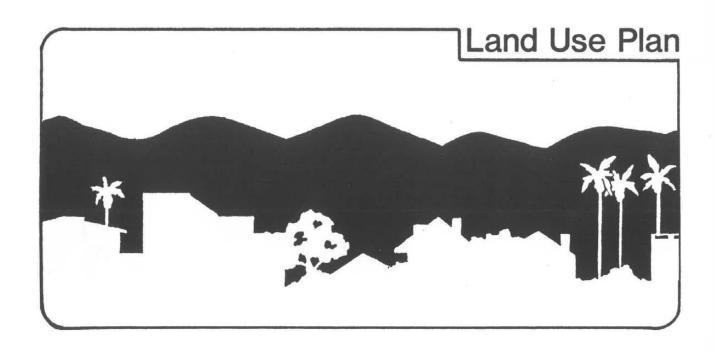
Add revised Section IV.C.6. - Design Standards - Signage

All signage standards within Town Center shall be according to Chapter 17.32 of the Santee Zoning Ordinance except as specified below.

- Individual pad buildings which are both within a commercial center and adjacent to a public street may have a single 24 square foot, six (6) foot high freestanding sign providing their maximum permitted wall signage is reduced by 50 percent. At the discretion of the Planning Director, a smaller freestanding sign may be approved in conjunction with a smaller reduction in wall signage.
- The maximum number of different colors, other than black and white, permitted within a commercial center's signage shall be five (5).
- Special Event Signs within commercial centers shall be limited to a single, temporary, wall mounted sign.

Amend Table 2 of the Land Use Plan to add as a permitted use within the Office-Commercial designation, the following:

City Hall Community Center

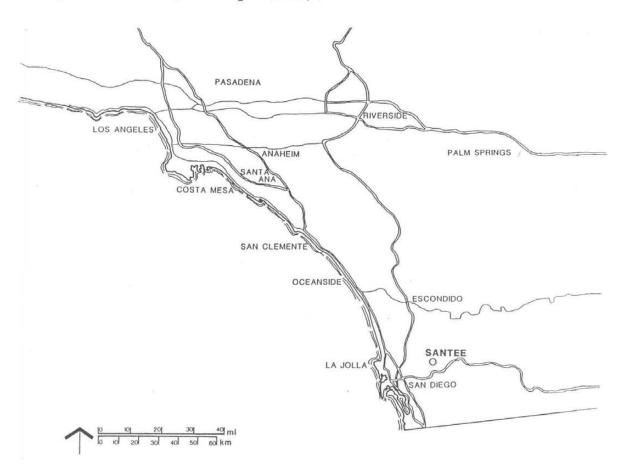


# III. LAND USE PLAN

# A. Introduction

# 1. Background and Purpose

Town Center is a master planned focal point for the City of Santee, designed to create a people-oriented commercial, business, civic and residential hub along the San Diego River. The unique opportunities presented by Town Center's location on 706 acres, located in the center of a growing Southern California community of 50,000 residents, offers the rare occasion of creating a central core consisting of interwoven conservation and development areas (see map below).



The Santee Town Center Specific Plan is designed to protect and enhance the natural features of the Town Center site, especially the San Diego River. It will allow the Santee Planning Commission and City Council to comprehensively direct the location of new residential, commercial, institutional, office, civic center, and open space uses within the context of a Specific Plan.

The Specific Plan is oriented toward establishing a land use and design framework, which can cohesively tie the new downtown together. The plan establishes a river and water oriented theme with landscaped boulevards, biological preserves, and defined scale and bulk of buildings. A principal goal of the plan is to dictate overall guidelines for development while simultaneously allowing for flexible response to future business market opportunities. The document presents, through the development programs and graphic illustrations, both the goals and objectives of the City of Santee and its citizenry, and a development review process to achieve those goals.

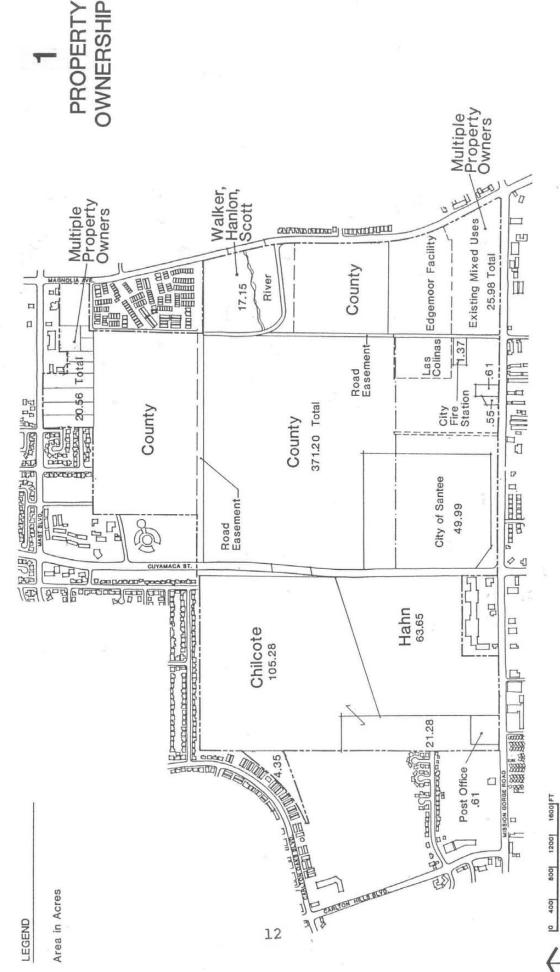
Programs presented in the following chapters represent a composite of desired goals of the citizenry of the City of Santee, elected officials, and landowners. These goals were determined after completion of an extensive public participation program which included town meeting workshops, task force forums and a structured public hearing process.

# 2. Plan Concept

This Specific Plan will enable the Town Center site to be developed according to a broad concept which envisions Town Center as a vital composite of compatible and innovative land uses. At the same time, this Specific Plan supplements existing city zoning by establishing development standards. Existing standards for residential, commercial and industrial development deemed appropriate by the Director of Planning and Community Development can be applied on a case by case basis.

The Specific Plan will provide guidance for development at the subdivision and planned development approval levels, and is the fundamental reference for determining basic land use densities and standards for development. The Plan provides the framework within which individual projects must function if the entire Town Center is to develop in a sensitive and orderly manner. The comprehensive framework for development, which this Specific Plan delineates, will insure that Town Center becomes a positive and productive focal point for the City of Santee, its residents, and the site's property owners (see Figure 1).

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# 3. Regulatory Review

The Town Center Specific Plan represents an extension of the City of Santee General Plan and implements all appropriate Plan Elements.

The Town Center District is included in the City of Santee Zoning Ordinance (17.18) to implement the goals, objectives and land uses specifically desired for Town Center.

Where the Specific Plan is silent in regard to development standards or other regulations, the Santee Zoning Ordinance will be used as a guide. Where there is a conflict between the Zoning Ordinance and the Specific Plan, the Specific Plan standards shall apply. When determined to be appropriate, the Zoning Ordinance development standards may be waived by a Conditional Use Permit or Development Review Permit.

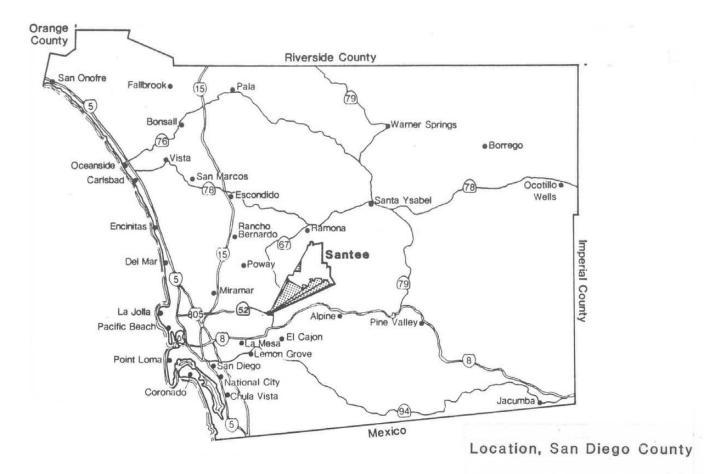
According to the Zoning Ordinance, all development which is proposed within the Town Center District pursuant to the Town Center Specific Plan shall require the submittal of an application for a development review permit or a conditional use permit.

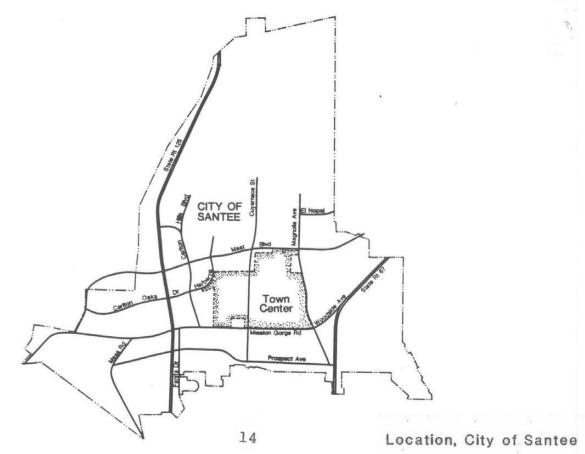
# 4. Location and Setting

The City of Santee is located in San Diego County about 18 miles east of downtown San Diego. Santee is bordered on the west and southwest by the City of San Diego, on the south by the City of El Cajon, on the north by San Diego County lands and on the east by the unincorporated community of Lakeside (see map below).

The area surrounding Santee contains scenic undisturbed hills and ridgelines. The San Diego River flows through the central portion of the City providing another example of the rich natural history of the region that still exists today.

Town Center, itself, is bounded on the south by Mission Gorge Road, on the west by Mast Park and adjacent residential developments, on the north by Mast Boulevard, and on the east by Magnolia Avenue (see map below).

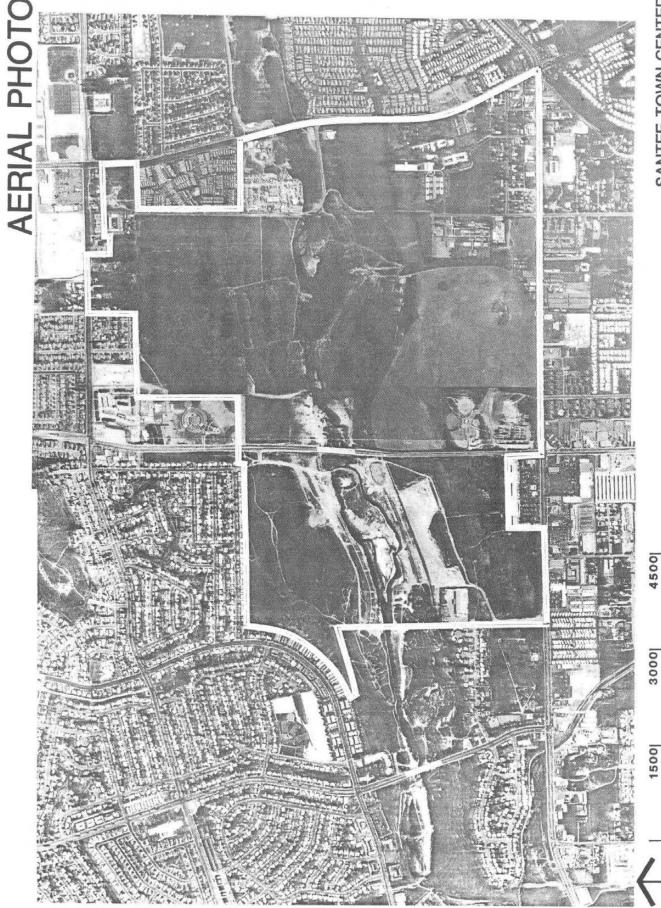




Town Center is predominantly undeveloped. Existing land uses include single-family homes located in the southeast corner of the site and adjacent strip commercial facilities. Single-family homes are also located along Mast Boulevard. A warehouse previously used for manufacturing is located south of the river in the western portion of Town Center. On-site public facilities include Las Colinas Detention Center, the Santee Fire Station, a U.S. Post Office, the Santee Recreation Center, and the Edgemoor Geriatric Hospital. The RCP sand mining and manufacturing operation, located on the north side of the river and eastern section of site, and baseball fields situated north and south of the river along Cuyamaca Street constitute the remaining on-site land uses (see aerial photograph and Figure 2).

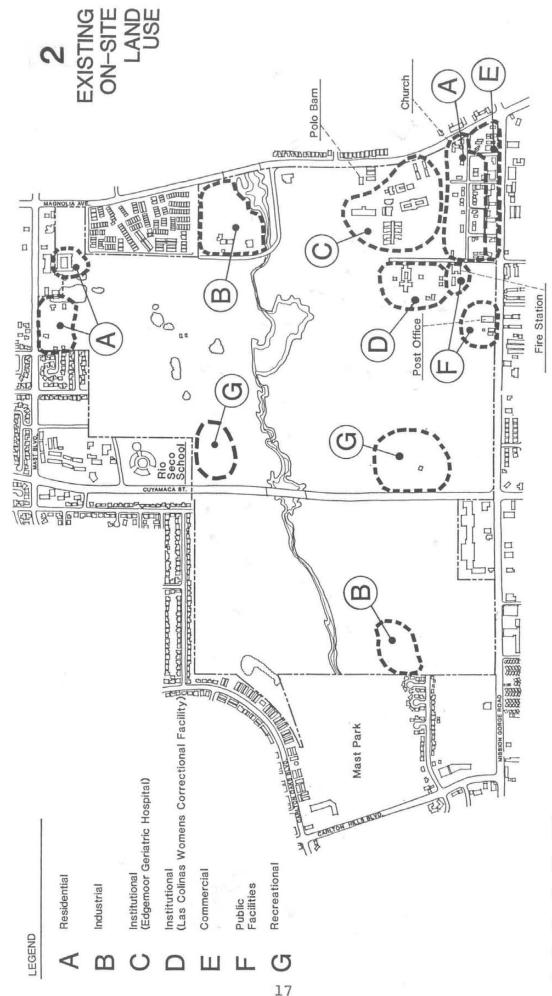
The basin of the San Diego River has created a wide floodplain which meanders through the entire Town Center site. Significant channelization has occurred in and adjacent to the site often confining the entire floodplain into a narrow channelized section.

Town Center is comprised of only a handful of landowners who control most of the land within Town Center. Ernest Hahn, Chilcote, the County of San Diego, and the City of Santee control major portions of Town Center which could streamline the Town Center implementation process.



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#### 5. Environmental Factors

## O Biological Resources

Investigations indicate that the Town Center site is composed primarily of disturbed biological resources (see Figure 3). Significant biological habitats may be established through reconstruction in tandem with development of Town Center.

The Town Center Specific Plan includes a Revegetation Plan (see Figure 4). The intent of the plan is to establish wetland habitats which are representative of natural riparian woodlands and marshlands. These habitats are specifically designed to attract wildlife in the area including both birds and animals in decline due to ongoing development.

The plan calls for approximately 27 acres to be planted on islands within the new configuration of the San Diego River and on the northern shore of the river in the central and eastern portion of the Town Center Plan.

These new habitats will be integrated into an overall park open space system providing both passive and active recreation within the Town Center.

Prior to issuance of any grading permits within Town Center, detailed re-vegetation plans, including a comprehensive trails system for each area affected is required to provide for lost riparian and freshwater marsh habitats.



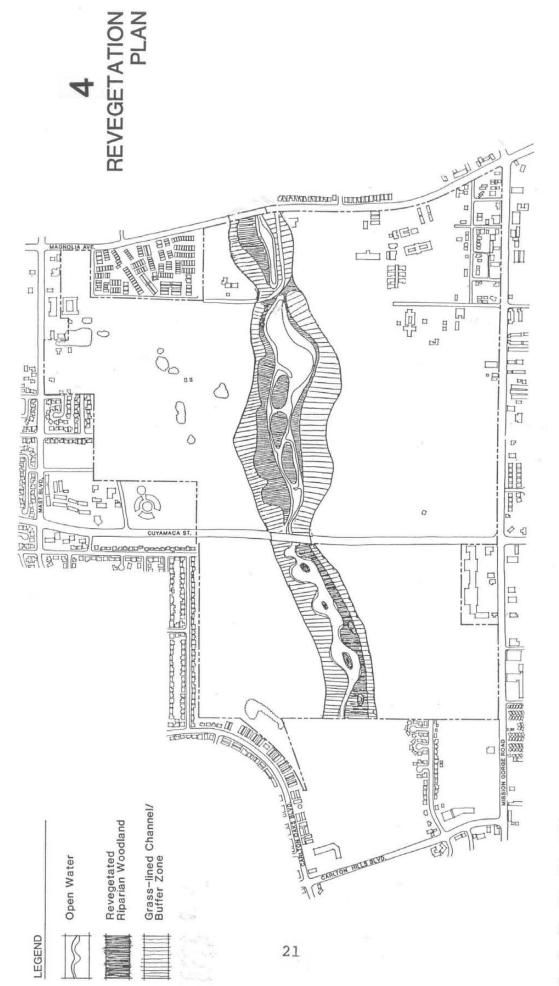
#### O Cultural Resources

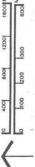
The Town Center Plan includes the Edgemoor Farm Polo Barn, a recognized historic landmark for the City of Santee. The "Polo Barn" is a symbolic link to Santee's and eastern San Diego County's agricultural beginnings. This landmark, built in 1913, was the site of the "finest stocked, equipped, and conducted dairy operation in the West and one of the finest in the world." (Brandes and Alexander, 1983). Representing a unique architectural style uncommon to the west, the structure has been placed on the National Register of Historical Places.

The "Polo Barn" and surrounding grounds are designated as Theme Commercial on the Land Use Plan.









#### O Visual Resources

The visual resources of Town Center consist primarily of two opportunities, visual access to the San Diego River and views of surrounding hillsides from within the site (see Figure 5). In recognition of these opportunities, the Specific Plan delineates a system of visual gateways to allow and enhance visual access to the river. Architectural standards pertaining to bulk and scale of buildings minimizes blockage of views of surrounding hillsides. Enhancement of the total visual experience is the goal of plans for the future development of Town Center.

Projects located near the western site limits of Town Center shall be required to maintain views of the site from the west and provide a buffer for the existing adjacent land uses along that edge.

## O Hydrology

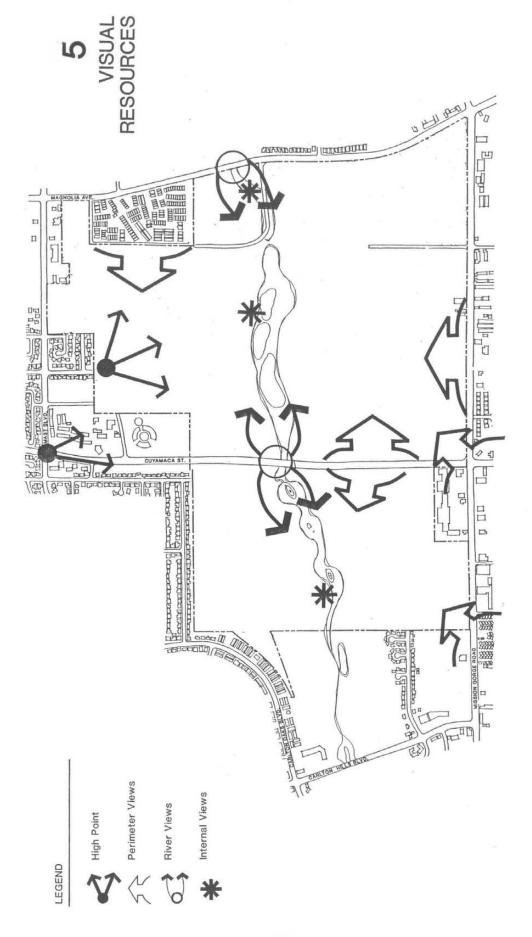
The location of the San Diego River bisecting the Town Center planning area represents, in general, an asset to the City of Santee. The overall plan and specifically the Floodway Open Space designation is designed to eliminate flood hazards by restricting future development to that area outside the Floodway Open Space designation. At the same time, the compatibility of the biological habitat restoration with the floodway concept is a major design consideration. Thus, the hydrological engineering solution to flood impacts is to create a "natural" channel varying in width from 700 feet to 1100 feet. The Floodway Open Space area is designed to contain a 100-year storm as defined by the County of San Diego plus a 20% increase in water volume.

## O Geology

Special consideration and analysis was focused upon geotechnical hazards. After careful study it was determined that only limited geotechnical concerns were present. These concerns, which focus on liquefaction, can be mitigated at the construction phase and are limited in occurrence.

### O Transportation/Circulation

A crucial aspect of the Town Center plan is transportation. Goals of transportation for the plan include the provision of easy access to Town Center, a variety of transportation modes within the proposed development, and a de-emphasis of the automobile.





A variety of solutions to achieve these goals includes centralized parking structures, provision for the San Diego Trolley, establishment of a Town Center tram and creation of a master planned pedestrian circulation system. Hiking, biking, and equestrian trails complete the circulation system.

Other major factors in achieving balanced circulation include the construction of a parkway through the southern section of Town Center from east to west with an eventual link to Highway 67 and ultimate completion of Highway 52 in the southern portion of the City.

### O Economic and Demographic Profile

The Town Center Specific Plan presents a challenge to diversify both the economic and demographic profile of the City of Santee. In providing a variety of housing types the Town Center will have an estimated population of 3,229 to 4,291 residents. The plan also calls for up to 4,000,000 square feet of commercial, office and civic center development for a potential employment population of 12,000.

Town Center will provide a new employment base and shopping facilities which have not existed in Santee. The principal theme of the plan is to provide a central focus for the citizens of Santee and create new options for living, working and recreating in one central location.

# B. Town Center Goals and Objectives

The Town Center Specific Plan represents a unique development concept within the City of Santee. In developing the overall master plan for the Town Center the City of Santee received direct input from citizens, landowners, business interests and civic leaders through a series of public workshops and town meetings. The result of this input is a series of "Goals and Objectives" which have guided both the character of the Town Center plan and the location and intensity of land uses.

The following goals represent the vision for development of the Town Center.

### Overall Goal

The Town Center shall become Santee's vibrant focal point by providing a balance of development with conservation, enhancement of the community's regional image, and the creation of opportunities for people to live, work, and play.

### Open Space

### Goal

A UNIFIED COMPREHENSIVE OPEN SPACE SYSTEM SHOULD BE AN INTEGRAL PART OF THE BASIC DESIGN CONCEPT OF TOWN CENTER. THE RIVER SHALL BE A CENTRALLY LOCATED OPEN SPACE AREA FOR THE BENEFIT OF THE COMMUNITY.

- 1.1 Major views in the Town Center area should be protected.
- 1.2 Programs and techniques to encourage private land owners to create and/or preserve open space areas and/or linear strips of land connecting open space areas should be developed.
- 1.3 Ecologically important areas within the site which are worthy of preservation and protection should be identified, preserved and/or conserved.
- 1.4 Unique natural features, scenic areas and historical sites which are desirable for preservation should be identified.
- 1.5 Those lands necessary as open space land in order to protect the public health and safety should be identified, preserved and/or conserved.

- Standards, criteria and an order of importance for the location, quantity, quality, conservation and preservation of open space should be established.
- 1.7 Flood control improvements shall utilize when possible natural design features such as greenbelts, retention ponds and low-flow channels to retain the natural character of the River.
- 1.8 Open space buffers should be provided to maintain the integrity and character of the San Diego River system.
- 1.9 The San Diego River should be rehabilitated and enhanced as a natural setting. Introduction of a water theme in the developed areas of Town Center should occur to lend additional emphasis to the San Diego River.

### Parks and Recreation

### Goal

BOTH ACTIVE AND PASSIVE RECREATIONAL OPPORTUNITIES SHOULD BE PROVIDED AND ENCOURAGED TO HELP MEET THE RECREATIONAL NEEDS OF THE COMMUNITY.

- 2.1 A trails system to provide for equestrian use, bicycle use, hiking and pedestrian use should be provided throughout the site with connection to surrounding areas. Equestrian trails shall be oriented along the San Diego River.
- 2.2 Among the recreational activities made available, the opportunity for participation by the handicapped and elderly should be a part of the design.
- 2.3 Active recreation should include indoor and outdoor facilities for team and individual sports and recreation activities for all ages.
- 2.4 A community center, open to the general public, should be located in close proximity to active outdoor recreation areas.
- 2.5 Passive recreation should be included in preserved open space areas along the river channel.

### Urban Design

### Goal

ARCHITECTURAL DESIGNS AND CONCEPTS SHOULD BE GUIDED BY CRITERIA WHICH REINFORCE THE SENSE OF COMMUNITY IDENTITY. THESE CRITERIA SHOULD FOSTER UNIQUENESS AND COHESIVENESS OF DESIGN ENHANCING SANTEE'S CHARACTER.

- 3.1 Reinforce community identity through the application of a unifying architectural theme or features in the design of civic center, commercial, office professional, residential and recreational uses.
- 3.2 Encourage the use of architectural styles that are in scale with the natural and man-made environment.
- 3.3 Enhance Santee's character by using architectural techniques and elements which draw upon Santee's history and provide a tie to the area's heritage.
- 3.4 Provide for variety and discourage monotony in dwelling design by use of creative guidelines.
- 3.5 Promote building form that will respect and improve the integrity of open spaces and other public areas.
- In recognition of both functional and visual concerns, heights and mass of buildings should be varied to provide for a transition from lower scale development along the edges of the site to more intensive, large scale development within the Town Center site.
- 3.7 The height and placement of buildings should retain major views of the surrounding hill forms and maximize long distance view opportunities for buildings located within the Town Center area.
- 3.8 Form and spacing of buildings within a particular development area should be sufficient to maintain necessary pedestrian and vehicular circulation, retain reasonable solar access to all major public or private outdoor areas or pedestrian paths and provide visual privacy to indoor residential uses.

- 3.9 Signage within Town Center should adequately convey directional information and business identification and contribute positively to the visual appearance of the area.
- 3.10 Create incentives for the developer to encourage open space opportunities.
- 3.11 Encourage energy efficient development through appropriate site planning techniques and architecture.

### Landscape Design

### Goal

LANDSCAPE DESIGN SHOULD ENHANCE THE QUALITY OF THE ENVIRONMENT AND CONTRIBUTE TO HIGH QUALITY, SAFE AND ENERGY EFFICIENT DEVELOP-MENT.

- 4.1 Mandatory standards relative to tree type, size and spacing for streets, center medians, parkways, parking lots, and trails should be developed.
- 4.2 Guidelines for fencing to enhance community identity should be developed.
- 4.3 Landscape techniques which preserve and enhance rural character where possible should be utilized.
- 4.4 Landscaping in excess of requirements should be encouraged.
- 4.5 Landscaping within Town Center should emphasize use of indigenous trees and shrubs.
- 4.6 Replacement vegetation and landscaping should be compatible with that of the surrounding area and should harmonize with the natural landscaping.

### Circulation and Parking

### Goal

PROVIDE FOR THE DEVELOPMENT OF A SAFE, EFFICIENT AND COST EFFECTIVE VARIETY OF TRANSPORTATION SYSTEMS TO ADEQUATELY SUPPORT THE CIRCULATION NEEDS OF THE TOWN CENTER AREA WITH MINIMAL NEGATIVE IMPACT ON THE COMMUNITY.

# <u>Objectives</u>

- 5.1 Access points should be well defined, located on major streets, and utilize adequate traffic control features.
- 5.2 Alternate vehicular access should be provided to Carlton Hills Boulevard and Mast Boulevard to provide relief to Cuyamaca Street, Magnolia Avenue and Mission Gorge Road.
- 5.3 Parking areas should be strategically located to serve all areas of Town Center and should not act as prominent visual features.
- 5.4 Adequate off-street parking should be provided.
- 5.5 A regional transit center should be provided to handle local and regional bus and trolley service.
- 5.6 Parking facilities should be provided in close proximity to the Transit Center to encourage regional use of the mass transit services provided.
- 5.7 Parking structures should be provided to assure adequate parking while allowing open landscaped areas throughout the Town Center site.
- 5.8 A freeway shall not be located through the Town Center site.
- 5.9 Extensive landscaping, mounding and grade separations for the development of interior and periphery streets are techniques that should be used to de-emphasize the presence of the automobile.

### Residential

### Goal

A VARIETY OF HOUSING TYPES AND SIZES AND A MIXTURE OF OWNERSHIP AND RENTAL HOUSING SHOULD BE PROVIDED.

- 6.1 Higher densities up to a maximum of 22 units per acre should be allowed in locations where there are adequate transportation opportunities and minimal impact on surrounding uses.
- 6.2 Residential uses should be adequately buffered from active recreation, commercial and civic center uses to eliminate potential noise, traffic, and land use conflicts.
- 6.3 The provision of housing opportunities designed for the special needs of the elderly in proximity to the Edgemoor Hospital site should be provided.
- 6.4 Mixed use commercial, residential and office projects should be encouraged in locations in close proximity to adequate transportation opportunities and where there is minimum impact on adjacent land uses.
- 6.5 Government and private action should be coordinated to produce living environments which offer their residents safety, amenities, and reasonable access to transportation, services and recreation.

# Commercial/Office Professional

### Goal

A VARIETY OF COMMERCIAL AND OFFICE/PROFES-SIONAL OPPORTUNITIES SHOULD PROVIDE GOODS, SERVICES AND EMPLOYMENT OPPORTUNITIES TO THE REGION AND ESTABLISH THE TOWN CENTER AS AN ACTIVITY CENTER OF THE COMMUNITY.

- 7.1 Diverse retail commercial opportunities should be provided in an integrated design concept with adjacent areas set aside for future expansion.
- 7.2 A variety of retail, service and special commercial uses should be encouraged with one or more general retailers as the major tenants and apparel, home furnishings, appliances and specialty shops emphasized as part of the retail outlets.
- 7.3 Shopper traffic patterns should not conflict with civic or residential uses.
- 7.4 Office professional uses should be integrated with other commercial and civic uses.
- 7.6 Commercial facilities should include specialty theme oriented shops.
- 7.7 A motel and resort complex should be encouraged within the Town Center area.

### Civic/Institutional

### Goal

A CIVIC CENTER AND ASSOCIATED USES SHOULD BE LOCATED AS PART OF THE DEVELOPED PORTION OF THE SITE TO PROVIDE A PUBLIC FOCAL POINT FOR THE CITY.

### Objectives 8.1

- Adequate acreage for municipal offices, police facilities, fire facilities, library facilities, an amphitheater, a community theatre, restaurants, office/professional facilities and/or other community uses should be provided for the Santee Civic Center.
- 8.2 Architectural treatments and site planning features of the civic center should be coordinated with adjacent commercial and residential uses and maximize orientation and enhancement of the river system, and other natural features in Santee, as much as possible.
- 8.3 An educational facility may be considered within Town Center.

### Employment Center

### Goal

AN EMPLOYMENT CENTER SHOULD BE ESTABLISHED TO PROVIDE JOB OPPORTUNITIES FOR THE COM-MUNITY AND ESTABLISH REVENUE SOURCES WITHIN TOWN CENTER. THE EMPLOYMENT CENTER SHOULD INCLUDE RESEARCH AND DEVELOPMENT, OFFICE/PROFESSIONAL AND NON-POLLUTING LIGHT ASSEMBLY TYPES OF USES.

- 9.1 The siting of employment center uses should be sensitive to adjacent uses through the provision of adequate buffering as well as a coordinated circulation system.
- 9.2 Activities associated with Research and Development and Light Assembly should be contained within enclosed structures.

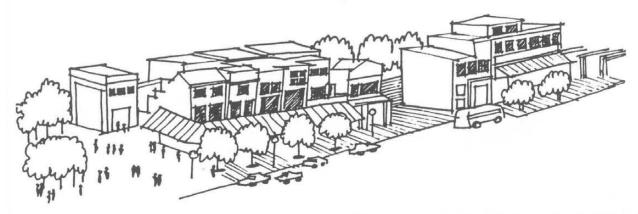
# C. Land Use Element

# 1. Summary

Town Center includes a mixture of land uses oriented to the San Diego River and a comprehensive Park/Open Space system. The master land use plan relates directly to the goals and objectives established by the public as well as planning, environmental, economic and circulation studies completed to identify long and near term development opportunities.

The intent of the land use plan is to establish an urban and open space core in the City of Santee that provides a central location for civic, employment, commercial, residential, and recreational uses (see illustrations below).





Conceptual Illustration, Commercial

The first phase of planning and critical concept behind the Town Center Plan is an extensive Park/Open Space system which focuses on the San Diego River. Ultimate enhancement of this fragile resource into an exciting active and passive river oriented park system toward which all future land uses focus, is an overriding theme in Town Center. Preservation and creation of visual access to the river system from proposed development areas and major arterials is also provided (see Figure 6).

Secondly, the centralized location of a Civic Center on the banks of the San Diego River assists in creating a magnet for activity in the heart of the Town Center.

This core activity area is complemented with a concentration of commercial uses surrounding the intersection of the new east-west boulevard and Cuyamaca Street and office, retail and business park uses along Mission Gorge Road. The remaining portions of the plan include a variety of attached residential housing types with supporting commercial developments and retention of existing institutional uses.

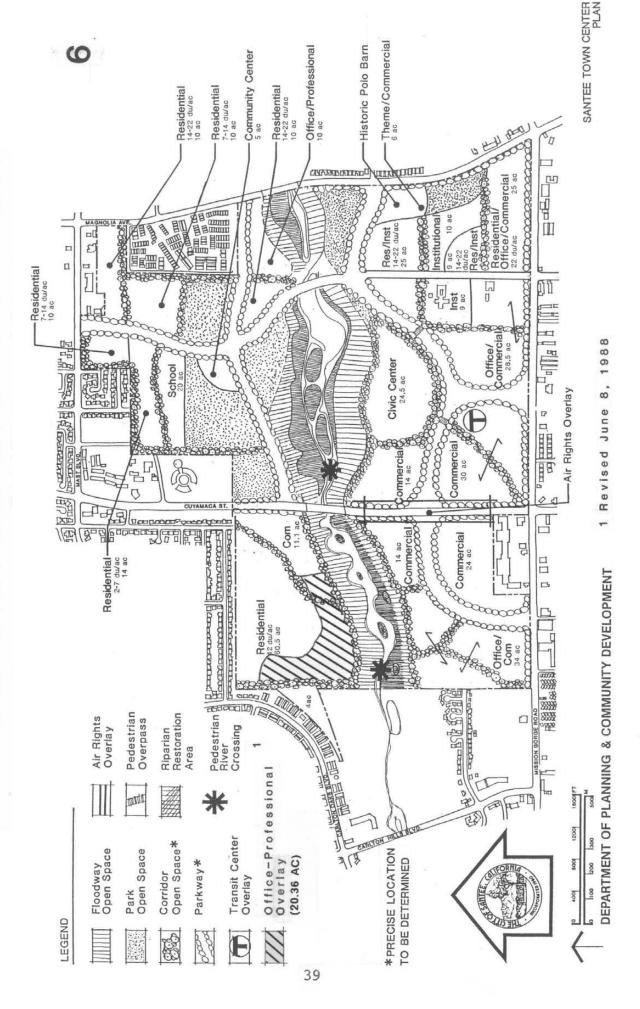
At completion, Town Center could have an ultimate employment base of 12,000 people, a residential population of 3,229 to 4,291 and up to 4,000,000 square feet of commercial, business park and office development (see Table 1).

# LAND USE PLAN AND STATISTICAL ABSTRACT

LAND USE	UNITS	ACRES	%AREA	DU/GR,AC	RESIDENTS	EMPLOYEES
Floodway Open Space		126.9	17.9			
Park Open Space		79.5	11.2			
Corridor Open Space		31.85	4.5			
Civic Center		24.5	3.0			597
Community Center		4.0	.5			15
Institutional		19.0	3.0			498
Commercial		93.1	13.1			4,444
Office/Commercial		62.5	8 8			2,983
Office/Professional		10.0	1.4			477
Residential	748	60.5	8.5	12	1421	
Res/Office/Comm	176	25.0	4.0	22	334	2,177
Res/Institutional	308-484	34.0	5.0	14-22	585-919	533
Residential	28-98	14.0	1.9	2-7	53-186	1
Residential	140-280	20.0	2.8	7-14	266-532	1
Residential	300-472	21.5	2.9	14-22	570-899	1 1 1
Parkway		50.0	7.0			
Public School		20.0	3.0			70
Theme Commercial		0.9	1.0			262
Undesignated	(F)	4.0	٠. د			
Totals	1,700-2,259	706.35	100.0		3,229-4,291	12,056

density bonus is applied. Ø acre would vary, if gross dwelling units per \* The number of

# ADOPTED TOWN CENTER LAND USE PLAN



A brief description of the land use designations is provided below.

### Floodway Open Space

The Floodway Open Space are those areas which are located within the floodway of the San Diego River as it traverses the Santee Town Center site. Floodway Open Space is set aside for restoration and preservation of native plant and animal communities, predominantly associated with the San Diego River environment. Floodway Open Space areas also are reserved for low intensity recreational activities such as hiking, picnicking and nature appreciation, as well as for facilities essential to flood control.

### Park Open Space

The Park/Open Space District is intended to provide active recreation areas and facilities. This designation will allow for low-intensity development while encouraging the provision of recreational activities and preservation of natural resources.

### Corridor/Open Space

The Corridor/Open Space designation pertains to public rights-of-way, visual corridors, and the circulation system of pedestrians, bikes, and non-auto transportation systems. The special emphasis of this designation is the preservation of pedestrian and visual access to the San Diego River. The precise location of these areas will be determined as specific development proposals are made.

### Civic Center

The Civic Center Area is a center and focal point for municipal activities, including administrative and legal needs of the City as well as limited commercial office and pedestrian oriented environments. Facilities for public services, as well as cultural centers will be situated in this important area.

It is recognized that if less than 24.5 acres are exchanged with San Diego County as part of the Tax Augmentation Agreement that any excess area designated as Civic Center be redesignated as Commercial

and grouped on the west side of the Civic Center so as to adjoin the other County land west of the Civic Center designated for Commercial.

### Public School

The Public School designation is designed to set aside a defined area for future school development. This designation would allow the construction of elementary, junior, senior high school, or any other public owned and operated educational facility.

### Institutional

Institutional areas are reserved for educational, community centers and medical care facilities which are intended to provide instructive classes. Also included in this designation are support commercial and public facilities which would be compatible with other land uses in Town Center. The continuance of the Las Colinas and Edgemoor facilities are recognized, per the Memorandum of Agreement between Santee and San Diego County. However, the expansion or addition of new detention facilities are neither intended nor compatible uses within Town Center.

### Commercial

Commercial areas provide for a wide variety of retail, service, financial and specialty shops in the context of a consolidated development plan with unifying elements such as architecture, signage, and site planning. Also provided within this category are visitor oriented uses such as hotels and restaurants. Office development that is complimentary to Commercial may also be allowed. However, retail uses should comprise a minimum of 70 percent of the overall area.

### Theme Commercial

The Theme Commercial designation is focused on six acres encompassing the Polo Barn. The major objectives within this land use category is to create a specialty shopping area which reflects the historic significance of the Polo Barn. Visitor-oriented uses such as restaurants, crafts, and other specialty shops are encouraged within this designation.

Upon request by San Diego County, consideration should be given to the possible expansion of the Theme Commercial into the adjacent Park/Open Space to the south as well as the Institutional area to the southwest so that a usable site configuration results. The maximum Theme Commercial area would be 12 acres.

# Office/Commercial

These areas provide a range of facilities including administrative, educational, executive, clerical, professional and financial services, manufacturing, and laboratories as well as a wide variety of retail, service, and specialty shops. These facilities will be established within the context of a consolidated development plan with unifying elements such as architecture, signage, and site planning with special emphasis on a mixed use concept.

# Office/Professional

This district is intended primarily for the development of professional/administrative offices and personal services rather than sale of commodities. Site development standards should be designed to make such uses relatively compatible with residential uses.

# Residential/Office/Commercial

This area provides for multi-family residential development including a range of housing types such as apartments, townhomes, condominiums, and senior citizen housing. In addition, development in this area provides for a variety of retail, service, office, and specialty shops. The consolidation of small lots and private sector rehabilitation is encouraged. Individual development plans must be coordinated to maximize unified site planning, including architecture, access, landscaping, and signage. Mid-block pedestrian access is to be encouraged.

# Residential

These areas allow a wide range of residential development including housing types such as single family residences, apartments, townhomes, condominiums, and senior citizen housing.

# Residential/Institutional

These areas provide for residential opportunities in association with existing and future institutional uses. Specific residential development includes senior citizen housing in the form of apartments, townhomes, condominiums or other forms of multi-residential products.

### Parkway

Areas designated as Parkway within Town Center encompass the larger roads within the circulation system. Components of the system include collector streets, through parkways, bikeways and pedestrian walkways as part of the overall right-of-way and bordering landscape setbacks. The precise location of the parkways will be determined as specific development proposals are made.

# Transit Center Overlay

The Transit Center Overlay designation identifies a general area which could support a future transportation center including a station connection to the San Diego Trolley, as well as a Town Center Tram and associated commercial uses. The location of this center is partially based on the future location of the rail system for the Trolley.

# Air Rights Overlay

This designation preserves future development potential in the central commercial core planned for the site. Opportunities may include a linkage of commercial uses above (bridging) Cuyamaca Street.

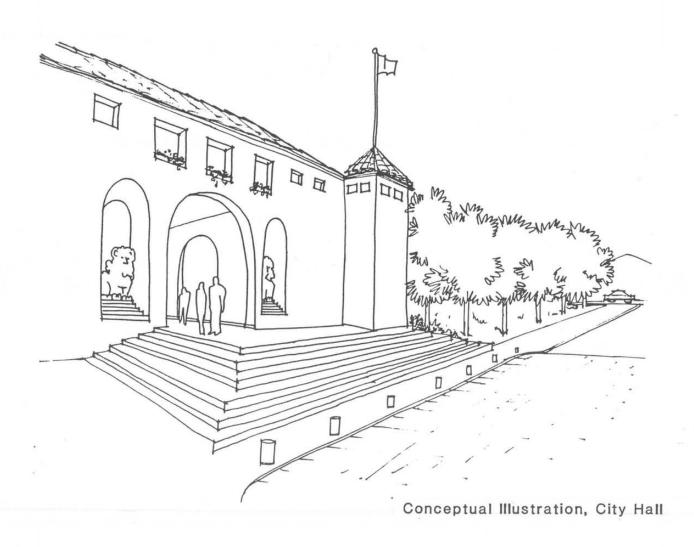
# 2. Strategy

In forming the overall land use element, a clear understanding of the interrelationship of uses to both their location and function has been important in achieving the stated goals of the Specific Plan. The location and function of one use should support and encourage development of a second related use on both a short and long term basis.

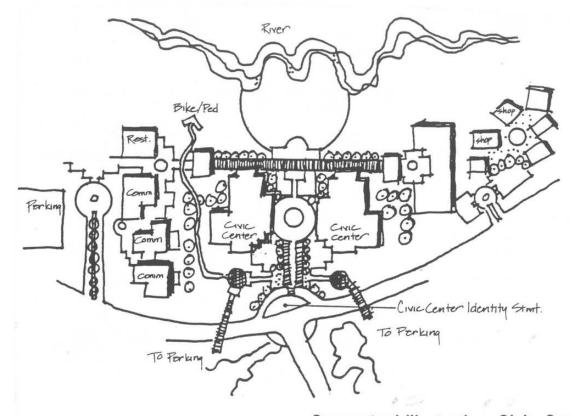
The Land Use Strategy includes an explanation of how these commercial, residential, institutional and civic uses interrelate as building blocks for the ultimate goals of Town Center.

# O Civic Center/Institutional

Civic Center/Institutional land use designations represent both future and existing land uses which include commercial development and employment areas which encourage high volume pedestrian traffic. The principal uses planned within these designations include the future City Hall with its supporting public offices and facilities, a future school site, existing and future police and fire stations and existing and future medical care facilities. Support uses within this designation will include retail commercial and office professional. The graphic below is a conceptual illustration of the City Hall.



The location of the Civic Center and future City Hall on the south of the San Diego River in the center of the Specific Plan Area has been established to form the focal point of the business development. Based on previous examples of Civic Centers in the west, it is anticipated that these uses will generate a need for supporting office, retail, restaurant and other service oriented businesses in the immediate vicinity. Because the Civic Center will act as a major employment center, its location within commercial development is important in order to supply a purchasing base for such development within walking distance of public buildings. The graphic below is a conceptual illustration of the Civic Center.



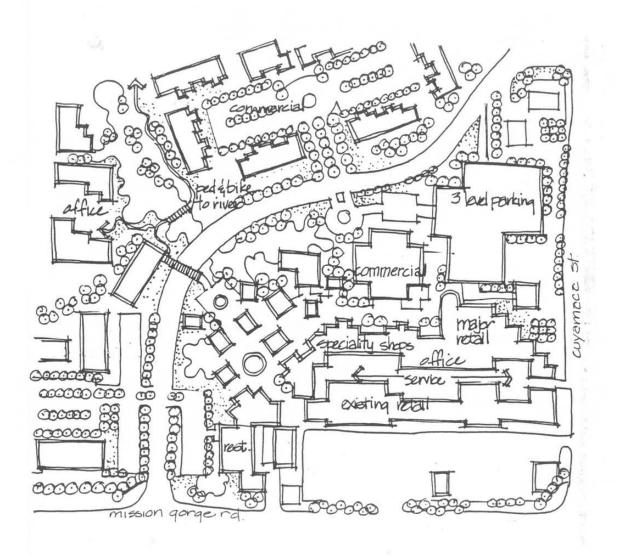
Conceptual Illustration, Civic Center

A possible future public school site on the north bank of the river, adjacent to both Park/Open Space land uses and existing school facilities provides for a concentration of educational facilities with ample supporting recreation facilities immediately adjacent.

Institutional uses have been defined to accommodate existing operations and offer opportunities for new developments such as expanded medical care facilities and the possibility of a future college or university campus within the Town Center. With respect to circulation needs, these facilities are located with direct access to perimeter roads such as Mission Gorge Road, Mast Boulevard and Magnolia Avenue.

### O Commercial

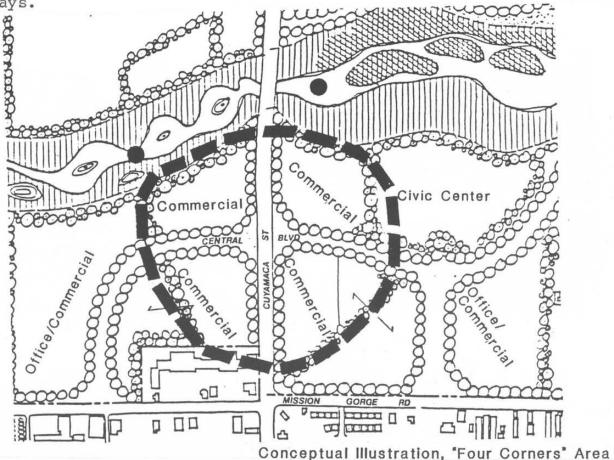
Commercial uses for the Town Center are divided into four principal categories: regional/community serving retail, specialty shopping, visitor oriented resort, and neighborhood commercial (see illustration below).



Conceptual Illustration, Commercial Core

Based upon demographic and economic studies of the region, the City of Santee has a significant opportunity and need for the establishment of retail commercial developments. Research indicates that Santee's existing population of young families who own their own homes currently must make most of their major retail purchases outside of the City. There is currently only one major retail outlet in Santee where its population can purchase furniture, appliances, hardware, clothes or other similar merchandise. Evidence also indicates that these goods should be concentrated within defined areas for commercial success.

In response to these needs, the Town Center Plan concentrates its major regional/community retail commercial development in a consolidated area occupying the four corners of the Town Center central boulevard and Cuyamaca Street (see illustration below). The location also borders the San Diego River to the north and Civic Center to the east. Principal factors determining the final concentration of retail commercial at the four corner areas include the opportunity to create a new focus away from Mission Gorge Road capitalizing on proximity of the site to the San Diego River; the relationship to the Civic Center uses to the east; the ultimate connection of the central boulevard to Highway 67; and the ability to concentrate parking near major circulation gateways.



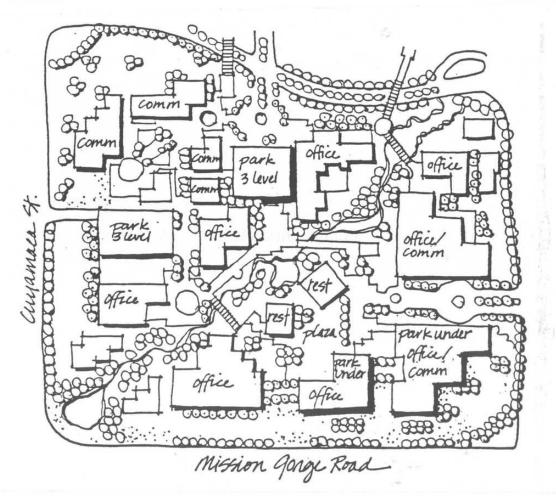
Specialty shopping and visitor oriented commercial development, while allowed within all commercial designations for flexibility purposes, is anticipated to be developed along the northern and southern banks of the San Diego River. Specific types of development encouraged within these areas include river and pedestrian oriented restaurants, and specialty shops dealing in regional merchandise. Commercial businesses catering to tourists encourage hotel development which serves both the business needs of the community and a destination resort population attracted by the enhanced San Diego River (see illustration below).



### O Employment Center

One of the major goals of the Town Center Specific Plan is to create new employment opportunities within the City of Santee. Based on studies completed during 1985, only 20% of the existing population in Santee is currently employed within the City's boundaries. (See SRI Report, Technical Appendix). This fact, combined with the limited availability of employment-oriented business facilities, creates a unique opportunity for new development within the planning area.

In response to these needs and in recognition of both the short term and long term employment market, the Town Center includes flexibility for business employment uses to be developed within the Office/Commercial designation. This development designation is located in the southern half of the planning area and intermixed with other uses where possible as shown in the example below.



Conceptual Illustration, Employment Center



Major emphasis for near term development is placed on high quality facilities supporting a mix of commercial, offices and light manufacturing facilities. On a longer term basis, the potential for office professional facilities is preserved with the prime location being adjacent to the Civic Center development. Although not precisely determined, it is believed that an employment base of at least 12,000 people could be achieved at final development.

### O Residential

Town Center includes a variety of housing types for a broad segment of the community within Town Center. The mix of housing types is aimed at supplementing the existing stock of single family detached residences located throughout Santee. The Town Center residential development will include single family residences, condominiums, townhomes, garden apartments and senior housing. These developments are located north of the San Diego River and on its southeastern bank. A special emphasis has been placed on creating housing opportunities within the plan area to maximize the integration of living space with work and recreation areas (see illustration below).



Conceptual Illustration, Residential

### 3. Permitted Land Uses

The Land Use Matrix (see Table 2) contains the recommended allowed uses for the various land use districts within Town Center. Unless otherwise specified in this Specific Plan or by Conditional Use Permit, all activities, work and storage of materials within the Town Center District shall be entirely within an enclosed building. This section shall not be construed to supersede more restrictive use regulations contained in the Conditions Covenants and Restrictions of any property or dwelling units.

The uses listed in the Land Use Matrix shall be allowable in one or more of the land use districts as indicated in the columns beneath each district. Where indicated with the letter "P", the use shall be a permitted use in that district. Where indicated with the letter "C" the use shall be a conditional use subject to a Conditional Use Permit process.

In the event that there is difficulty in categorizing a given use in one of the Districts, the procedure outlined in Section 17.04.040 of the City Zoning Ordinance shall be followed.

TABLE 2
LAND USE MATRIX

# LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial		Transit Center Overlay	Air Rights Overlay	lic Scho	FI	Community Center
A. RESIDENTIAL															
<pre>l. Single Family     Dwellings</pre>								P	P						
2. Patio Homes								P	P						
3. Townhomes								P	P P						
4. Garden Apartments								P	P						
<ol><li>Senior Citizen</li></ol>								Р	D	D					
Apartments								P	P	P					
<ol> <li>Residential Care Facility</li> </ol>								С	С	С					

\* See Santee Zoning Ordinance for uses.

### LAND USE DISTRICT

		USE	Floodway/Open Space	Park/Open Space			Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	ic Scho	Theme/Commercial	Community Center
В.	OFF																	
	1.	Administrative and Executive Offices				P	P	P	Р			P						
	2.	Artist and Photo- graphic Studios						P	P			P			P		P	
	3.	Clerical and Pro-						P	Р			P					P	$\Box$
		fessional Offices							F		_	F					F	
	4.	Financial Services and Institutions						P	P			P						
	5.	General Offices	+	-	-	P	-	P	P	-	-	P		-	-	$\dashv$	-	$\vdash$
	6.	Medical, dental and	1			T.		T	E			T				$\exists$	-	$\vdash$
		related health					~		_									
		services including					C	С	C				C					
		clinics																
	7.	Public utility				Р	P	P	P			Р						
-		service offices				-	-	-	-			-					_	
	8.	Political and Philanthropic Head-						P	Ρ			P					P	
* 500	-	quarters	500															

\* See Santee Zoning Ordinance for uses.

USE	Floodway/Open Space	Park/Open Space	idor/Open	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Transit Center Overlay	14	ols	PI	Community Center
C. INDUSTRIAL															
1. Craft Production							C								
2. Research and							P								
Development	$\perp$														
3. Laboratories							C								
4. High Tech Manufac- turing							C								
5. Sand Mining	c														

<sup>\*</sup> See Santee Zoning Ordinance for uses.

	USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space			Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	/Institu	Transit Center Overlay	H	-1	Theme/Commercial	Community Center
	IMERCIAL CONF	-															
1.	Small Conference Center				P		P	Р								С	
2.	Convention Center	+			P		P	P			$\vdash$	-	H	$\vdash$		C	
3.	Family Restaurant				P		P	P			P		$\vdash$	P		P	
4.	Gourmet Restaurant				P		P	P			P			P		P	
5.	Cafeteria				P		P	Р			P		P	P		P	
6.	Food Stand				P	P P	P	P			P		P	P		P	
7.	Flower Stand				P	P	P	P			P	P	P	P		Р	
8.	Specialty Food Stores (Butcher, Baker, candy, etc.)						P	P			P			P			
9.	Farmer's Market						С							С		С	
10.	Cabaret						C									C	
11.	Drug Store						P	P				C		P			
12.					P		P	-			P			P		P	
13.		$\perp$		_			P				P			P		P	
14.		+	-	-	_		P	P	-		P		$\vdash$	P	$\dashv$		$\Box$
15.	Arts and Crafts Shop							Р			Р			Р		P	
16.	Gift Shop	$\perp$		$\rightarrow$	P			P			P			P		P	
17.		$\perp$	_		P		P				P			P		P	
18.	Department Store Clothing Store	+	_	_			P P	C			P P			P		P	

<sup>\*</sup> See Santee Zoning Ordinance for uses.

### LAND USE DISTRICT

	USE	Floodway/Open Space	()	0		Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay		Theme/Commercial	Community Center
21.	Automotive Services in conjunction with, and accessory to department or dis-						C	С								
	count stores (does not include gaso- line sales)										,					
22.	Home Furnishings Store						P	Р			P			P		
23.	Furniture Store						P	Р			P			P		
24.	Sporting Goods Store						P	P			P			P		
25. 26.	Florist Shop				P		P	P			P	P		P	P	
26.	Beauty Shop						P	P			P			P		
27.	Pet Store						P	P			P			P		
28.	Record Store						P	P			P P			P		
29.	Travel Bureau				P		P	P					$\overline{}$	P	Р	
30.	Photography Store						P	P			P			P	P	
31.	Bank/Savings Facil- ities				P		P	Р			P			Р	P	
32.	Professional				_		_	-			_					
	Services				P		P	P			P				P	
33.	Motel						C	C			C					
34.	Resort Hotel						C	C								
35.	Office and Business Machine Stores				P		P	P			P					
36.	Commercial Parking Facilities				P	P	P	P			P				P	

\* See Santee Zoning Ordinance for uses.

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space		Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Transit Center Overlay	its Over	lic Schools	Theme/Commercial	Community Center
37. Photocopy Services				P		P	P			P		P		P	
38. Printing Shops				P		P	P			P		P			
39. Tailor						P	P			P		P			
40. Television, Radio sales and services						P	P			Р		Р			
The second second second															
42. Convenience Store (does not include) gasoline sales)						P	P								
43. Bed and Breakfast	1									C				C	

<sup>\*</sup> See Santee Zoning Ordinance for uses.

	_	_	_	_	111	71/1		101		TE	111	17.	-1		,	
	Floodway/Open Space	Park/Open Space	Corridor/Open Space		Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/Commercial	Community Center
USE	-	_		_	_											
E. PUBLIC AND SEMI-PUBLIC USES																
1. Arboretum	$\vdash$	С				$\vdash$	-	-	$\vdash$	$\vdash$		-	-	-	$\vdash$	
2. Botanical Gardens	$\vdash$	C	-	-	-	-	Н	-	$\vdash$	$\vdash$	-	-		-	$\vdash$	
3. Museum	$\vdash$	C		P										P	$\vdash$	
4. Art Gallery (Public)	$\vdash$	_		P										P		
5. Information Center		C		P										P		P
6. Youth Center				C	C									-		C
7. Community Theater				C	C					- 1					С	Ť
8. Ampitheater				C	C											
9. Library				P												
10. City Hall				P			P									
ll. Post Office				P	P	P	P									
12. Sheriff Station					Р											
13. Fire Station	$\vdash$				P											
14. State/County Offices	$\vdash$		-	P	P	-	P	_								90
15. Community Center 16. Trolley Line	$\vdash$		-	P	P	P	۲	-		-	-	D		-	-	P
17. Transit Depot	$\vdash$			-	-	$\vdash$	-	-	-	-	-	P P	-		-	-
18. Park and Ride	$\vdash$			C	С	C	С	$\dashv$	С	С	С	P			С	1
19. Private and Public	$\vdash$								_		_	T			-	
Clubs (YMCA, YWCA)				C	C	C	C			C						
20. Educational Insti-	$\Box$			_												
tutions				С	C	С	C							P		
21. Vocational and				Р	Р	Р	Р							Р		
Business Schools				F	r	r	F							F		

<sup>\*</sup> See Santee Zoning Ordinance for uses.

USE	Floodway/Open Space	Park/Open Space	0	Civic Center	1.1	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	Residential/Institutional	Transit Center Overlay	Over	Public Schools	Theme/Commercial	Community Center
F. OPEN SPACE USES	_	_	_	Щ												
1. Conservation Area 2. Fishing	P P	P	P	-	-	-	-	-	-	-	-	_	_		-	$\vdash$
3. Sports Fields					-	-		-	$\dashv$			_			-	$\vdash$
(soccer, softball)	P	P														P
4. Sports Courts (volleyball, basket-ball, tennis, shuf-fleboard)		P														Р

<sup>\*</sup> See Santee Zoning Ordinance for uses.

# LAND USE MATRIX

# LAND USE DISTRICT

USE	Floodway/Open Space	Park/Open Space	Corridor/Open Space	Civic Center	Institutional	Commercial	Office/Commercial	Office/Professional*	Residential	Residential/Office/Commercial	-	Transit Center Overlay	H	Public Schools	Theme/Commercial	Community Center
G. INSTITUTIONAL																
<ol> <li>Day Care Center (more than</li> </ol>				C	C	C	C		С	С	C					
12 students)										C	C					
2. Medical Office					C		С			С	C					
3. Hospital					C						C					
4. Public School					C				C	C	C			P		
5. Church					C				C	C	C					

<sup>\*</sup> See Santee Zoning Ordinance for uses.

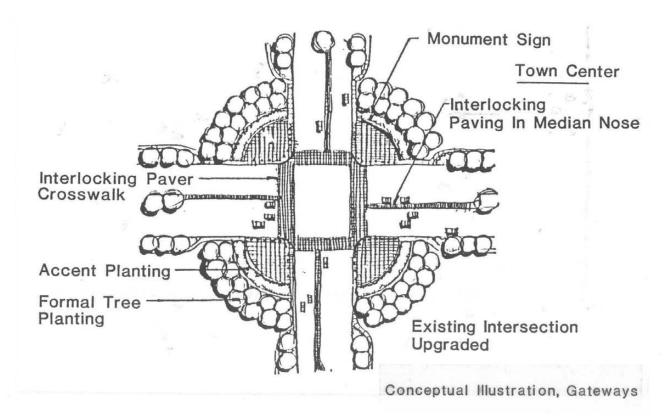
# D. Circulation Element

#### CIRCULATION SUMMARY

#### Summary

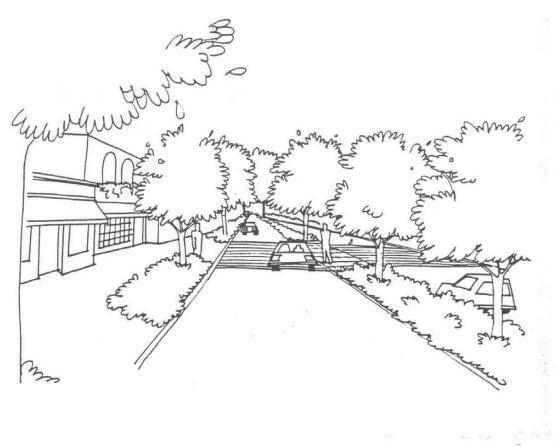
This Specific Plan delineates a schematic circulation system for Town Center. The precise alignments of the streets will be determined in the future in conjunction with development plans. This system as denoted on the Circulation Map (see Figure 7) is oriented toward facilitating automobile, bicycle, and pedestrian traffic within and through the Town Center.

Primary access points from adjacent existing roads are included within this circulation system. The distance of these "gateways" from existing major intersections is an important consideration in their ultimate location (see illustration below).



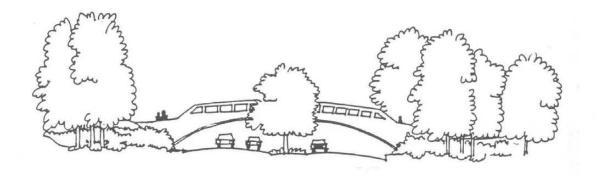
The Town Center circulation system also contains on-site four lane and six lane parkways and medians used to distribute and collect traffic within and through the site. Bikeways and walk-ways are provided in conjunction with the parkways in order to maximize use of a public right-of-way. The character of the walkway, however, should not only provide a safe, separate pedestrian system, but should enhance the appearance of the

parkway through the use of appropriate landscape elements (see illustration below).



Conceptual Illustration, Parkways

The circulation system also includes pedestrian paths and trails which occur in conjunction with the open space corridors and linear trail system along and within the floodway. In order to assure that open space corridors serve as a link between land uses, separation between vehicular and pedestrian traffic should occur at the intersection of an open space corridor and parkways or existing arterials. Pedestrian bridges designed to retain the character of Town Center could accommodate such a separation (see illustration below). As an alternate to pedestrian bridges depressed open space areas where they cross into the parkways could be considered. The pedestrian ways and bike trails could be carried beneath slightly elevated roadways to connect them with the trail systems along the river front.

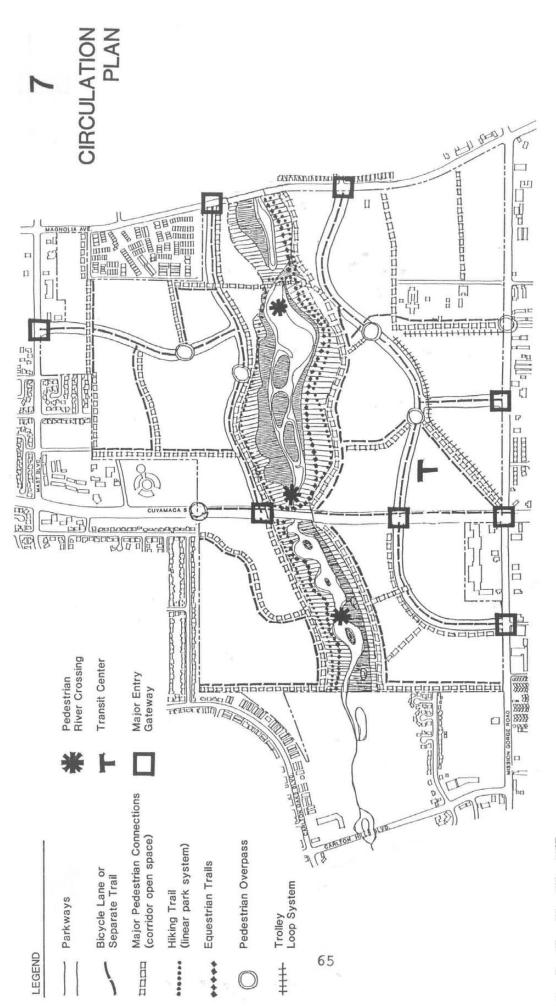


Conceptual Illustration, Pedestrian Bridge

In order to improve transportation movement into and out of Town Center the Circulation Plan has also delineated a location for a future San Diego Trolley Station and created new access points along Mission Gorge Road and Mast Boulevard.

Cuyamaca Street will be upgraded to six lanes in the future to provide access to State Route 52 located on the south near Prospect Avenue. The existing low flow vehicles crossing to the river along Cottonwood Avenue will be retained to enhance north-south vehicle and pedestrian circulation. The establishment of a tram system serving the Town Center area and the identification of centrally located parking structures should be considered.

Specific studies of traffic impacts and mitigation measures for individual development projects should be conducted. If mitigations are not feasible to maintain a Level of Service E or better on affected streets, projects should be redesigned or denied. Further, acoustical studies are required for residential development in noise impacted areas.



# E. Park and Open Space Element

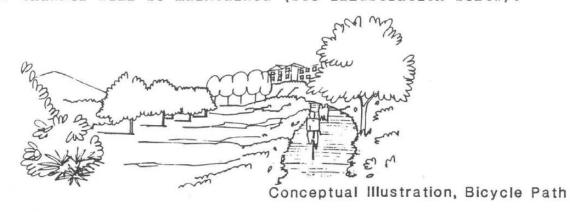
#### PARK AND OPEN SPACE SUMMARY

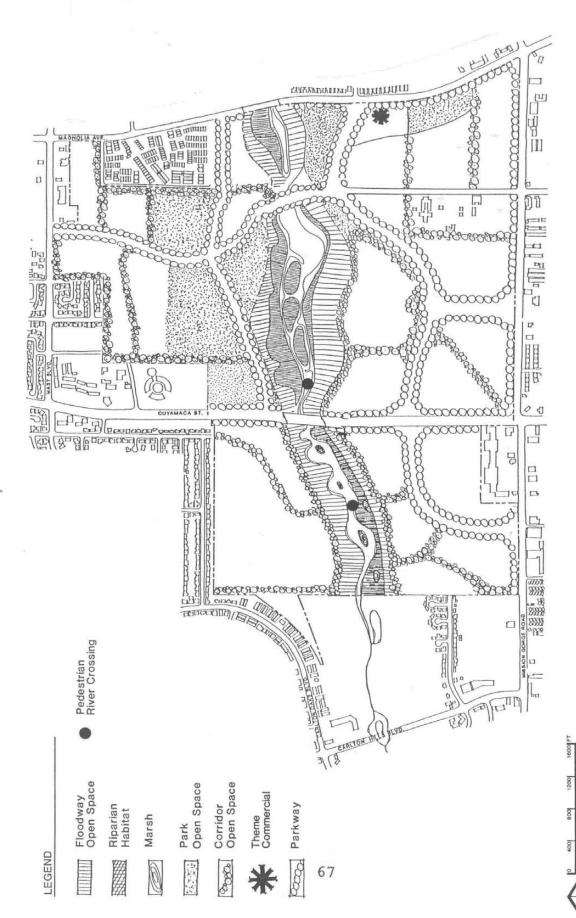
#### Summary

The Town Center Park and Open Space Element is intended to preserve and enhance the unique resources of the San Diego River for the community, while preserving lands necessary to protect the public health and safety. A unified, comprehensive park and open space plan, comprised of diverse open space elements, has established a framework for other land uses within Town Center (see Figure 8).

The concept for open space and park development within Town Center addresses a program that is comprised of several components. The first of these is Floodway/Open Space. This area contains the floodway, a low flow channel, ponds and a riparian/wildlife habitat. A primary purpose of this designation is to provide a flood control zone, while simultaneously serving as a recreation and environmental preserve area. Recreation within the Floodway/Open Space area would be passive in nature. Picnic facilities and open play areas will be compatible uses to these open areas.

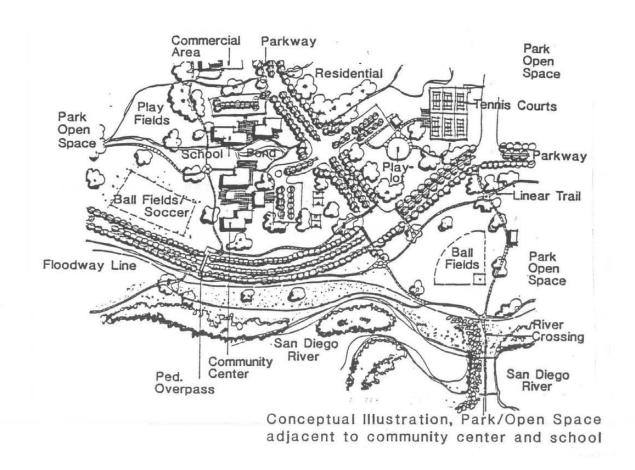
Trail systems as described in the Circulation Plan accommodate pedestrians, bicycles and equestrians and are important features of the Floodway/Open Space Area. Trails will provide access across the low flow channel and will provide connection to the regional linear trail system proposed in the upper San Diego River Project. As part of this linear trail system, pedestrian access will be provided at intermittent points across the low flow channel. Trails and separated bike paths will also be situated under the Cuyamaca Street and Magnolia Avenue bridges. Water bodies, such as ponds and lakes, within the floodway shall be made visually accessible from within Town Center, as well as from Magnolia Avenue and Cuyamaca Street. At the same time, significant riparian and wildlife habitat areas adjacent to the low flow channel will be maintained (see illustration below).



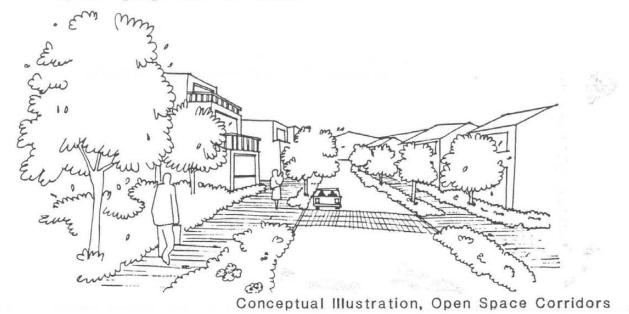


The second component of the Open Space Plan are those areas designated for park use. These areas are located out of the floodplain control zone. Park Open Space is adjacent to the flood control zone and provides for a more expansive open space and park system. Park Open Space also courses into the interior of Town Center to allow adjacent land uses to benefit from its proximity.

A Park/Open Space designation on the Open Space Plan allows areas for community oriented active recreation areas and play fields, passive recreation, and a cultural resource preservation area to include the Polo Barn. This designation provides recreational opportunities for youths, adults and senior citizens within the Santee community. An illustration of the north bank of the San Diego River with Park/Open Space, institutional development and the flood control zone for the San Diego River is provided below.



The final component of the Town Center park and open space program is open space corridors (see illustration below). These corridors are intended to be developed as a significant, visually substantial system linking the various land uses within Town Center to the River, as well as providing access for adjacent developments to Town Center. Open space corridors will also allow flexibility in expanding a water oriented theme from the San Diego River into Town Center development. The precise location of the open space corridor will be determined when specific development proposals are made.



# F. Flood Control Element

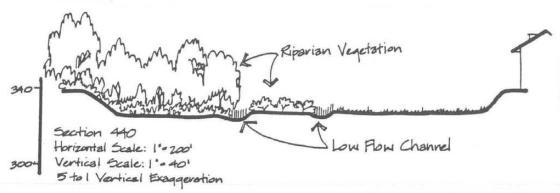
#### FLOOD CONTROL SUMMARY

#### Summary

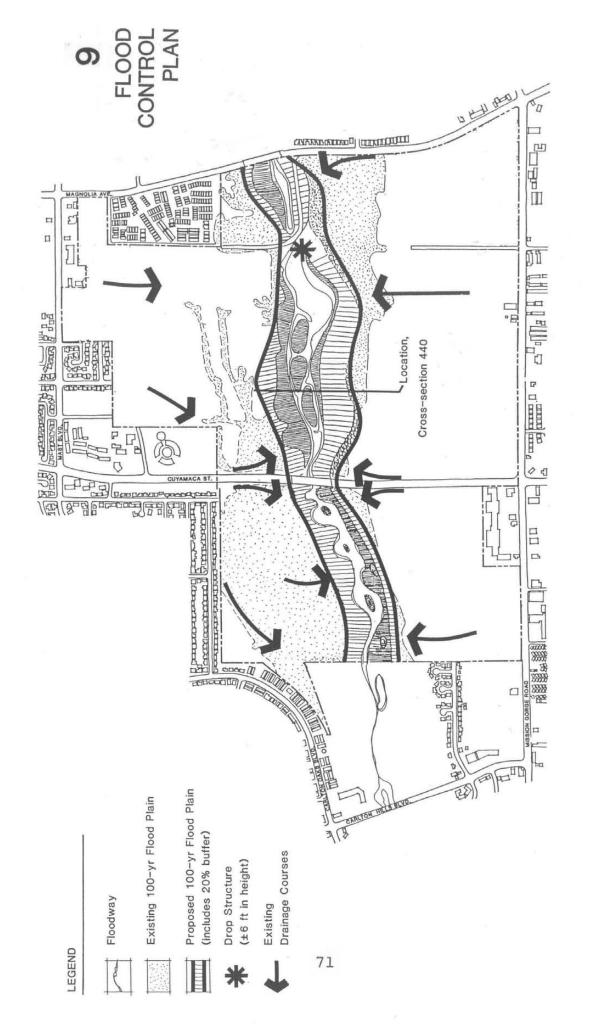
Flood control measures within Town Center have been designed to be compatible with existing and proposed channel improvements upstream and downstream on the San Diego River. The Floodway designated on the Flood Control Plan also provides for the passage of the 100-year storm levels of the San Diego River, as well as additional area for riparian habitat restoration. Calculations for determining the width of the overall flood control plan are based on County of San Diego 100 year flood standards plus 20% (see Figure 9).

The concept used to develop the reach between Cuyamaca Street and Magnolia Avenue maintains a 12.2 foot deep channel that slopes at 4-5 feet per mile. This slope would be achieved by locating a drop structure immediately downstream of Cottonwood Avenue which accommodates 6 feet of fall and serves as a grade control. This location will enable the drop structure to provide protection for existing utilities upstream of Cottonwood Avenue. In addition, the drop structure will provide an opportunity for the design of an aesthetically pleasing as well as functional element. Finally, the drop structure will be designed to serve as a pedestrian link and roadway across the river.

Slopes along the river, varying from 5:1 to 10:1 would provide for pedestrian access to the river and also for recreational opportunities. The reach of the river downstream of Cuyamaca Street to Mast Park provides for similar approaches to floodway development. Development programs for this area will conform with floodway development programs upstream of Cuyamaca Street. A sample cross-section of the channel is shown below.



Sample, Channel Cross-Section





# G. Utilities and Facilities Element

#### UTILITIES AND PUBLIC FACILITIES SUMMARY

#### Summary

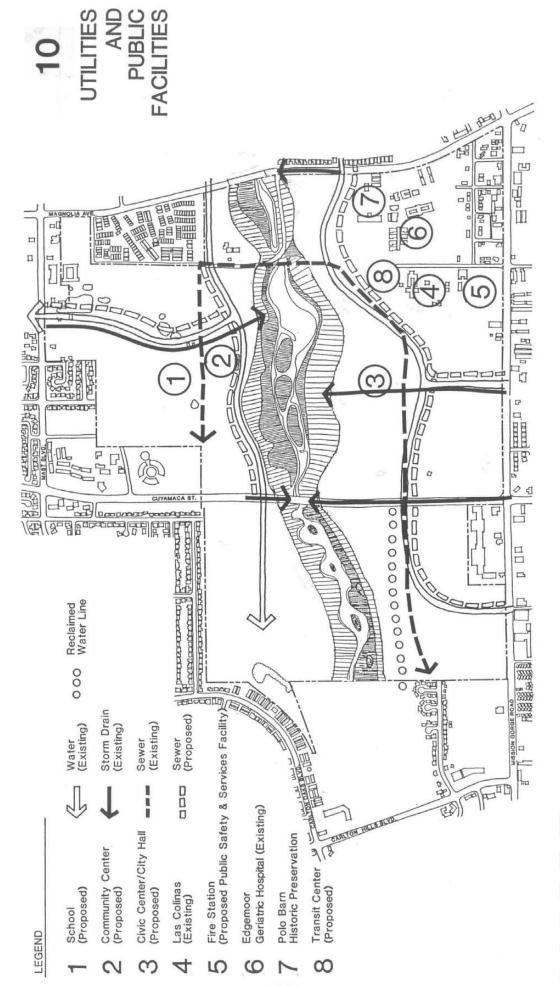
Major public facilities within the Town Center project area include several utility services such as water service, sewer service, gas and electric power, library and public school facilities, fire and police protection facilities, and telephone service (see Figure 10). A brief review of required services and their facilities follows.

#### Water Service

Water service in the Town Center area will be provided by the Padre Dam Municipal Water District upon execution of a water availability agreement between the District and the developer. At present, an 18" main exists on site along Cuyamaca Street. A 14" main is located along Magnolia Avenue and a 20" main is situated along Mission Gorge Road. In addition, a main exists on-site which had been used for reclaimed water many years ago. Use of reclaimed water was discontinued by the request of the County Health Department. Required improvements would most likely involve an on-site water system with a 12" main for 14,000 lineal feet in new streets, connections, gate valves, and fire hydrants. In addition, the development of Town Center may require the upgrading of the District's existing facilities.

#### Sewer Service

Sewer service in the Town Center area will be provided by the Padre Dam Municipal Water District. The District has limited sewer capacity at present pending execution of a sewer service availability agreement between the District and the developer. The site is traversed by, among others, an 18" sewer line and an alternating 18" and 15" sewer line. It is also traversed by the 27" Lakeside interceptor. A joint study is currently being conducted by all parties using the Mission Gorge trunk line to determine its life span and additional needs of the areas served by this line. Sewer improvements required by the development of Town Center would include an on-site 10" line for 15,000 linear feet.



#### Power

Power lines and service will be provided by San Diego Gas and Electric Company (SDG&E). According to that company, Town Center development should not obstruct access to and along the transmission facilities for patrol, repair and maintenance. Proposed grading, improvements, impacts of increased drainage, impacts to right-of-way by proposed adjacent uses and aspects of project design and function that could affect power transmission should be reviewed and approved by SDG&E.

#### Telephone Service

Pursuant to its regulations filed with the Public Utilities Commission, Pacific Bell will provide telephone service to Town Center. Existing facilities serve development within and surrounding Town Center. New developments will require an extension of existing facilities.

## Library

The Town Center Land Use Plan delineates a civic center area which may include a public library. Currently the Santee public library has no plans for expansion because of restricted funding but that library has stated that the Town Center would be an excellent site for a second library because of its location with an active civic center area.

#### Public School

Preliminary estimates indicate that residential development in Town Center will generate 1,200 to 1,500 elementary and junior high school students. According to the Santee School District, Town Center students in grades K-6 residing south of the San Diego River would attend Santee Elementary School located at 10445 Mission Gorge Road. Town Center students in grades K-6 residing north of the river would attend Rio Seco Elementary School at 9545 Cuyamaca Street and potentially a new on-site school.

The development of a new school within Santee Town Center would mitigate the impact of Town Center on school capacity. A new school site is designated on the Town Center Land Use Plan. The location of this site on the Land Use Plan would allow the new school to share park and recreational facilities with existing Rio Seco School. The district suggests that if Rio Seco School is converted to a junior high school, the new Town Center school would be an elementary school. The opposite would also apply.

The Grossmont Union High School District will provide adequate public school services and facilities to Town Center high school

students after developers pay certain sums at time of building permit issuance.

#### Fire Protection

The Santee Fire Department would provide fire protection to Town Center. The first response to a fire would come from the on-site fire station located at 8950 Cottonwood Avenue. The Department currently has adequate staffing and facilities to serve the site. As the City of Santee grows, however, the Department may need to expand to serve the increasing population. As precise development plans are formulated, the Santee Fire Department will require access equipment and sufficient water pressure to meet fire flow requirements.

#### Police Protection

The City of Santee contracts with the San Diego County Sheriff's Department for law enforcement services. The Santee station is located at 8811 Cuyamaca Street south of Town Center. The Department currently serves existing development within Town Center. As development within Town Center and all of Santee proceeds, the Department may need to expand.

# RiverView Office Park

# Amendment to the Town Center Specific Plan TCSPA04-01

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(Figures are intended for conceptual purposes only. The final dimensions, designs and improvements are subject to final City approval).

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#### I. Introduction

#### A. Background & Purpose

In August of 2000 the City Council of the City of Santee adopted Resolution No.145-2000 establishing an Office Park Overlay within the Town Center Specific Plan area. This Overlay provides for the development of a corporate office park and ancillary uses over County owned land in Town Center. The Overlay did not eliminate the underlying land use designations, but rather established a master planned corporate office park development option for the largest remaining undeveloped property remaining in Town Center.

The development of the office park is to occur under the guidance of a Master Plan to ensure that the highest quality development occurs in a comprehensive and coordinated fashion. This Town Center Specific Plan Amendment provides broad development guidelines. The Town Center Specific Plan, together with the City's Municipal Code, will be utilized in the development review process. The Amendment does not supercede existing design objectives set forth in the Town Center Specific Plan, but rather; it augments these standards within the RiverView Office Park. The Amendment is therefore incorporated in the Town Center Specific Plan as a distinct but internally consistent section.

# B. Plan Concept and Goals

The 2000 amendment to the Town Center Specific Plan established the Office Park Overlay designation. As such, Section III.C of the Town Center Specific Plan states:

"The Office Park Overlay is intended to provide for a significant, high end, master planned office park development including, but not limited to, uses engaged in scientific, technical, communication or other related endeavors. While certain high tech assembly or clean room manufacturing uses may be considered in conjunction with research and development facilities, this designation is not intended for traditional light industrial or manufacturing uses, but rather, such uses may also be permitted, as ancillary to an office park development, and integrally designed into a master planned concept."

As such, the overarching vision is to create a premier office park in a campuslike setting that will become a significant employment center for outstanding jobs for the City of Santee as well as the entire region.

In addition, RiverView has utilized smart growth principals through the inclusion of a "Mixed Use Area" that will include both high density residential as well as a regional entertainment complex. RiverView will take full advantage of the multimodal transit station at Santee Trolley Square by strategically locating this mixed use development within easy walking distance of the station and by creating a network of pedestrian/bicycle paths throughout the project that will link uses to the station as well as to surrounding areas in Town Center. As such, RiverView is recognized as a Transit Oriented Development (TOD).

The "Office Campus Planning Area" is largely intended for office uses, supported by ancillary uses and amenities primarily for the use of on-site employees and firms. Typically office uses are placed over ground floor retail, personal services, and delicatessens/restaurants. However, in this planning area, ancillary uses may be either horizontal or vertical, and will depend on the type of ancillary use being included.

The following are additional features of the overall vision for the RiverView Office Park:

- Creation of a vibrant downtown for the Santee community.
- Creation of a more balanced community wherein Santee residents can live, work and play.
- Creation of high quality and high paying jobs for Santee residents and the surrounding region.
- Pedestrian and bicycle friendly environment throughout the Office Park that will serve to establish a connection between the campus, the San Diego River, and the remainder of Town Center.
- Creation of an interpretive nature center adjacent to the San Diego River.
- Architectural designs that emphasize quality, identity, and use of appropriate materials and design that will showcase its adjacency to the San Diego River and surrounding mountains.
- Ancillary commercial and residential uses that meet the needs of employees, residents and visitors and lessen reliance on the automobile.

#### C. Location and Setting

RiverView Office Park is located within the City of Santee, California, generally described as the area bounded by the San Diego River on the north, Cuyamaca Street and Santee Trolley Square on the west, Mission George Road on the south and Cottonwood Avenue and Magnolia Avenue on the east. This area is within the larger 706 acre Town Center Specific Plan area. The Santee Town Center Specific Plan, adopted on October 22, 1986, has enabled the creation of a diverse, mixed use downtown for Santee that has become the focal point for the community. It is intended that RiverView Office Park will be a key component of the downtown area.

#### II. Office Campus Planning Areas

#### A. Purpose and Intent

It is the purpose of the office campus planning area to provide areas for office/professional, research and development, and technology-based clean manufacturing uses in a comprehensively planned, cohesive environment, which will attract desirable corporate tenants. Development areas will be

flexible and range in size to accommodate the needs of a variety of potential tenants.

The large contiguous land areas provide an opportunity to establish the "campus" environment, preferred by many corporate users. The key to the success of the project is the overall integrity of the development, to which the project's theme, physical amenities, landscaping, CC&R's and quality of users all will contribute.

#### B. Permitted Uses

All permitted uses, conditionally permitted uses and accessory uses for the Office Campus Planning Areas will be pursuant to Appendix A.

#### C. Prohibited Uses

Any use not allowed under the Land Use Matrix in Appendix A for Office Campus Planning Areas is prohibited.

#### D. Development Intensity

The development intensity noted in Appendix B denotes the minimum and maximum building square footage contemplated in each planning area (i.e. building intensity/density). Greater than the maximum square footage shown for each planning area can be approved, so long as the total amount of square footage approved for the entire RiverView Office Park is not exceeded. The minimum amount of square footage designated for each planning area shall be met, unless otherwise specifically approved by the City.

#### E. Design Standards

# 1. Overall Design Concept

The overall design concept of RiverView Office Park is to create a state of the art, effective office campus that meets the needs of corporate users, while at the same time establishing a highly amenitized setting that emphasizes quality landscaping, water features, pedestrian and bicycling pathways, and outstanding architecture. It is not intended that a single architectural theme be used throughout the entire Office Park, but rather that a variety of complementary, but individual, designs be incorporated. Consistency within the Office Park shall be created by use of common themed public amenities and landscape motifs.

RiverView should strive to create a campus setting wherein two or more buildings are grouped in an excellent landscaped setting, and may include parking structures to de-emphasize surface parking and add to the development potential of the site. Individual development areas should share access by means of interior drives wherever possible rather than having multiple direct access points to the public street. Special consideration is given to project entries and identified "nodes" in the planning areas. The entry points and nodes function as "project windows" and should, therefore, project a prestigious corporate image for the anticipated users.

Additional design considerations include:

Emphasis on pedestrian access and circulation, especially between and around roads and buildings.

Encourage boundary-less and barrier-less lot perimeters, utilize low decorative walls and landscape materials where property demarcation is needed.

Encourage building clusters or nodes which are sited around courtyards and plazas.

Encourage employee amenities such as courtyards and outdoor eating areas. Encourage the location of service areas at the rear of buildings or concealed with adequate decorative walls and landscaping to minimize visibility from public streets.

#### Buffers and Setbacks

Landscaped buffers around the perimeter of the property shall be used to screen on site parking, while still ensuring necessary visibility for public safety.

All setbacks shall be determined with each individual entitlement permit. The Zoning Ordinance requirements for landscape buffers and building setbacks shall act as a guideline, but alternative site design standards may be approved. It is anticipated that, in general, all perimeter areas should include a landscape buffer.

The setbacks for buildings and parking from public streets shall incorporate the Town Center Open Space Corridor design found within the Specific Plan, which includes combined pedestrian\bicycle pathways, substantial landscaping and public amenities. The precise width of each Open Space Corridor, whether adjacent to a public street or located elsewhere within the Office Park, shall be established with each individual entitlement.

#### Building massing/scale/form

Long unbroken exterior walls should be avoided with articulation along the building. Where buildings are more than one story, staggered or stepped walls will be encouraged to create visual interest. Buildings should be designed to include curved or other alternative shaped facades to avoid over repetition of rectangular building exteriors and rooflines should be articulated with varying elements to reduce apparent building massiveness. Where applicable, buildings should allow vistas to the San Diego River area from the public right of way.

All buildings should incorporate "four-sided" architecture. Specifically, all building facades should include similar architectural treatment, detail and overall design quality as the building's primary entrance side, although it is recognized that areas of high importance or destination, such as a main entryway, may include unique architectural or other design features.

# Building Materials and Color

While few materials are considered inherently undesirable, quality, creation of individual identity and simplicity in the use of materials is encouraged. The use of locally occurring stone or related surface treatments is encouraged.

There shall be a goal that at least 15% percent of the total vertical exterior surface of each building shall be decorative concrete, natural or cut stone, stone veneer, brick or cultured stone. However, this minimum should not be viewed as a limitation of design quality desired for each building, nor should building designs be visually repetitive as to the amount or percentage of decorative surface that occurs within different development phases.

Neither pre-engineered metal buildings nor metal-sided "Butler" type buildings are permitted.

In general, a wide variety of colors may be used ranging from neutral tones of white to deeper earth tones. More prominent colors should be kept to a minimum and should be primarily utilized as accent colors and to express corporate identity.

# 6. Screening of Mechanical Equipment

Any equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view. The method of screening shall be architecturally integrated with the building design in terms of material, color, shape and size. Consideration will be given specifically to viewsheds from adjacent developments, as well as adjacent public rights of way.

#### III. Mixed Use Planning Area

#### A. Purpose and Intent

The Mixed Use Area is envisioned to be a lively interaction of uses, which support one another. This is designed to create a sophisticated environment enhancing the experience to all users. It is envisioned that the potential theater complex would be adjacent to the residential units. The office component will share parking with the theater complex. The residential units are located to take advantage of natural vistas afforded by the San Diego River, and to provide a high quality of life environment.

## B. Permitted Uses and Development Intensity

The Mixed Use Area is specifically intended to include a multi-screen, stadium seat movie theater complex, multiple family residential development ranging between 22 to 30 units per acre, and an office complex of up to 150,000 square feet. Additional uses, including support retail and live place / work place development is also permitted. It is anticipated that a parking structure will be included in order to achieve this development intensity.

If a movie complex cannot be secured for this site, then the City Council may approve in lieu office development within the entire Mixed Use Area pursuant to the same standards of development oultined for the Office Campus Area.

# C. Design Standards - Mixed Use Area

#### 1. Design Concepts

#### Theater Area

The architectural character of the theater complex is envisioned to consist of a lively, eclectic array of contemporary architectural styles intended to create high visual interest and energy. It is envisioned that the theater complex will have a strong signature statement towards its primary street frontage and Santee Trolley Square. Entry gateway features may be provided at the transitions between the adjacent mixed-use and retail developments, providing a strong address and identity for the theater area. Icon elements such as gateways, marquees, towers and banners will be essential elements of the theater area's overall character.

#### Residential Area

The residential area is envisioned as a high-density, urban environment that will include high quality architecture, site design, and recreational amenities and create an overall identity unique to this site. Specifically, it will include an orientation toward the San Diego River, provide access to the Town Center Open Space Corridor system and be designed in conjunction with both the office complex and theater portions of the mixed use development.

#### Office Area

The office complex is intended to be designed and utilized based on the same land use and design guidelines established for the Office Campus phases found elsewhere within the Office Park.

#### Site Design

All uses within the mixed-use area shall be integrally planned and designed. The theater should be sited to provide strong visual identification from Santee Trolley Square and the residential development shall be sited to take maximum advantage of the adjacent San Diego River. The edges of use between the residential/retail/theater components shall be designed seamlessly to the extent possible, while providing a sense of place and security for all residents, tenants and users.

A strong pedestrian connection shall be established between Santee Trolley Square, all three portions of the mixed use development and the San Diego River. This shall be accomplished through the use of a safe and pedestrian-friendly street crossing between Trolley Square and the theater, creative hardscape and significant, quality landscaping. Specialty water features are encouraged as well as opportunities for outdoor seating and use.

#### Buffers and Setbacks

Requirements for buffers and setbacks shall be the same as for the remainder of the Office Park.

# Building Massing/Scale/Form

#### Theater Area

The theater complex is anticipated to be a single building and oriented to create an animated entertainment experience. The visual scale of the building will be broken up through use of a variety of architectural devices, such as arcades, that may be used to create pedestrian scale at both the street level and the upper level(s); building elevations that may incorporate stepped facades to create shadows and increase visual interest; and use of varying colors and materials.

#### Residential

The residential area is likely to be multi-story with numerous individual buildings. Design should accommodate vertical building articulation to lessen the mass of each unit, particularly where three story or higher units are proposed. Varied elements such as building heights, rooflines, garage doors, balconies, trellises and entry nodes will be encouraged.

#### Offices

The overall massing, scale and form of the offices within the mixed use area will be similar as to the remainder of the Office Park, other than that the office complex proposed herein will be comprehensively designed in conjunction with the theater and residential development and will address compatibility concerns and opportunities with these other uses.

- 5. Building Materials/Color See Section II Item E-5
- 6. Roofs See Section II Item E-6

#### IV. Common Design Standards (All Planning Areas)

#### A. Screening/Storage

Storage, service, maintenance, loading areas and refuse collection areas must be constructed, maintained and used in accordance with the following conditions:

1. Each building site shall provide sufficient on-site vehicle loading, if needed by the respective tenants. No on-street loading shall be permitted.

- Outdoor work areas or storage of materials will be discouraged on site. If such uses are critical to the function of a permitted or conditionally permitted use, they may be allowed inside or behind a decorative solid wall that is integrally incorporated into the design of the main building and which effectively screens such activities from adjacent lots. Storage areas may not be in the front of the building and should normally only be located to the rear or least visible side of a given building.
- All loading areas will orient away from the primary street side elevations, and shall be screened from public streets through the use of decorative walls, landforms and landscaping.
- 4. Each building site shall provide sufficient on-site space for refuse and recycling containers, per City of Santee standards. All outdoor refuse and or recycling containers shall be visually screened with concrete/masonry wall and have a durable gate. The enclosures shall be of materials, finishes and colors that are harmonious with the overall architectural theme.
- 5. Fiberglass, chain link fences and corrugated metal work will not be permitted for use as an enclosure.
- Any exterior components of plumbing, heating, cooling and ventilation systems which will be visible from adjacent buildings should be installed in a consolidated area where possible and effectively screened from public view.

#### B. Fences and walls

- 1. Walls and fences between buildings and frontage streets are discouraged. Security purposes may require walls or fences between buildings and their street frontage in some cases, pursuant to City approval.
- 2. All screening, storage or security walls or fences will be a minimum of six feet high. Maximum heights will vary, depending on screening needs, pursuant to City approval.
- 3. All fences and walls will be designed as an integrated part of the overall architectural and site design scheme.
  - a. All materials will be durable and finished in textures and colors complementary to the overall architectural design.
  - b. Fences and walls visible from the public right-or way shall be visually buffered with landscape plantings.
- 4. No fence or wall, except retaining walls, seat, or water feature walls will be constructed within the approved landscape front yard setback.

# C. Parking

Parking lots shall be reasonably screened from view by landscaping and/ or berms. These berms and/or landscaping or a combination of both should be placed to reasonably screen parking areas from street level views, as seen in recent adjacent developments of Santee Trolley Square and Hartford Insurance. They should be designed and constructed to requirement standards of the City of Santee and shall take into account the community oriented policing needs of the City.

# Parking Standards

All parking standards, stall size aisle width, standard/compact ratio, etc. will follow those specified in the Off Street Parking Requirements of the City of Santee Zoning Ordinance.

Required number of parking spaces for each use will be determined using the City of Santee standards at the time of each project approval.

All landscape areas within parking areas shall meet or exceed City-wide landscape regulations.

All landscape and irrigation for permanent parking lots shall conform to the City of Santee Landscape Technical Manual and all other applicable City and Regional standards for landscape installation and maintenance.

No street parking shall be counted towards meeting an on-site parking requirement per the City of Santee Municipal Code.

Parking demands and requirements not clearly indicated in the City of Santee Municipal Code (Title 17) shall be determined by the City, based upon the particular use and it's particular off-street parking demand.

#### Parking Structures

As an alternative to surface parking, well-designed parking structures in close proximity to existing and proposed buildings are encouraged where appropriate. Parking structures should be designed as secondary elements of the built environment and not as focal points. This will be accomplished both in the design of the structure, and of building materials. However, such structures should incorporate quality design and materials and should not be visually plain or monotonous.

#### V. Circulation

# A. Traffic circulation and roadway design

This Town Center Specific Plan Amendment depicts the major road circulation system.

The backbone vehicular circulation through RiverView is provided through the extension and improvement of two primary roads. RiverView Parkway will be extended and improved from its current location (formerly designated Civic Center Drive), east to Magnolia Avenue and Town Center Parkway will be improved from Cuyamaca Street east to its intersection with RiverView Parkway. Project specific traffic studies will dictate roadway system phasing.

Improvements to roadway, pedestrian and bikeway systems should be consistent with the City's Town Center standards for streetscape improvements. Pedestrian crossings should include items such as curb extensions at Intersections, decorative crosswalk paving, complementary plant materials, pedestrian lighting and bus shelters and turnouts where appropriate.

# B. Bicycle Circulation

The RiverView Office Park intends to provide a conducive environment for bicycle use. Bicycle pathways are provided along the perimeter of all properties as well as along all river walk areas and will connect to the existing bicycle system within Town Center and adjacent areas.

#### C. Pedestrian Circulation

Enhanced pedestrian movement is an important part of the Office Park. Pedestrian circulation both on and off site should be paved and well lit. Onsite private pedestrian circulation will be provided, which connects the river walk trails. Meandering walkways are preferred. See exhibits for pedestrian circulation design concepts.

#### D. Transit Circulation

The Santee Trolley and Transit Station, located within Trolley Square, is immediately adjacent to RiverView. The mixed use planning area, that is closest to the station, will include smart growth site design principals in order to take full advantage of the nearby transit opportunities. These designs will include higher density residential within walking distance to the station, employment center and shopping areas, as well as pedestrian and bicycle pathways connecting the station directly to the entire mixed use area. Additional bus stops may be added along primary roadways as needed.

# VI Sensitive Lands and Open Spaces

#### San Diego River

The San Diego River is seen as a major thematic element throughout RiverView. The creation of viewsheds to this natural wetland should be taken into account with the design of buildings adjacent to the River. A major landscaped pedestrian and bicycle system and additional site amenities will be developed along the south boundary of the River that will provide access to the office park as well as the Town Center Open Space Corridor system.

#### VII Landscape Design

#### A. Landscape Plan

# Landscape Design Standards

Landscape design standards contained herein are intended to apply primarily to public areas within the Santee Town Center and are intended to provide direction for design continuity of site elements. Landscaping and site improvements on private property will be determined at time of project review, but should be consistent with both the quality and design of public area improvements. Concepts and standards are presented for entry gateway areas, parkways, interior streets, river walk trail, interpretative nature area and other general walkways. Signage, lighting, and street furniture standards are also described under separate headings.

Generous landscaping and monumentation throughout the office park is intended to accomplish the following objectives:

- Enframe and articulate views of the RiverView developments
- Create an outstanding visual image of RiverView Office Park as well as the larger Santee Town Center planning area
- Articulate project entries by projecting the prestigious corporate image envisioned for RiverView Office Park.

# 2. Entry Gateways

The entry gateways to Santee Town Center will be the most identifiable design features as they are the first elements seen as one enters the project from Mission Gorge Road, Magnolia Avenue, Cottonwood Avenue and Cuyamaca Street. A combination of elements including raised planters, elevated water elements, enhanced hardscape and accentuated landscaping will set the tone for the design character of the office park.

The entry gateway landscape shall introduce the hard and soft elements that will be utilized in varying ways throughout the site. Informal plantings will add to the distinct character of the development and provide a visual connection to the river landscape and its more natural character.

Monument signs at entry gateways should be substantial sculptural elements, incorporating stone or rock, the element of water and/or art piece as the signature materials. The use of water as an entry element will provide a means of relating to the San Diego River and Santee's overall natural setting. This connection to the natural features that are in close proximity to the site can be achieved while also promoting a corporate image for the site.

Design elements used in the entry gateways should create a visual continuity for the office park. Where possible, utility conflicts and other components should be identified early in the design process to determine the most suitable locations and incorporation into the overall design scheme. Wherever possible, utility cabinets should be placed underground so as to not adversely affect the design continuity of the office park, not only near gateways, but anywhere within the Office Park.

# 3. Parkways

Landscape, signage, lighting, walkways and site furnishings will define the distinct character of the parkways and be usable to the public and clients of the office park. The use of these materials in a unified statement will support the design continuity of site elements along parkways. Specific standards for parkway signage, lighting, walkway paving, and street furniture are noted under separate headings within this chapter.

# 4. RiverView Parkway

RiverView Parkway, connecting Mission Gorge Road to Magnolia Avenue, is intended as the main entry point into the RiverView Office Park. A special median landscape treatment will reinforce that connection while introducing the selected planting palette, the RiverView Parkway Plant Palette, found in Appendix C.

It is important that the landscape theme in the section of RiverView Parkway from Mission Gorge Road to its intersection with Town Center Parkway interface with the existing Santee Trolley Square development to the west.

#### Town Center Parkway

Town Center Parkway, connecting RiverView Parkway to Cuyamaca Street, will serve as the primary connection of RiverView to the rest of Town Center. Landscaping in this area shall incorporate materials utilized in the Trolley Square development to provide a seamless visual continuation and blending of the two developments. The street crossing over Town Center Parkway from Trolley Square to the planned movie theater will encourage pedestrian use and safety through the use of an enhanced intersection, four-way stop, lower speed limit and reduced street width. Planting along this street and medians shall utilize the Town Center Parkway Plant Palette found in Appendix C.

#### 6. River Walk Trail

Similar to other public areas of Santee Town Center, a uniform system of lighting, signage, site furniture and paving will provide design continuity within the River Walk Trail. Naturalized landscaping shall be utilized to provide a more rural and natural design within this area. The use of trees such as California Sycamore and White Alder will provide a shade canopy for users of the trail and create visual interest. Planting on and around the River Walk Trail shall utilize the River Walk Trail and Riparian Area Plant Palette found in Appendix C.

Minimum dimensions have been established for the River Walk Trail. However, varying the width and incorporating areas for public activity within individual projects is encouraged.

# 7. Pedestrian Paths / Walkways

All standard walkways in the public right of way shall be a 9'-0" wide combined sidewalk \ bike path per the City's pathways design. Walkways shall meander where possible and in all areas where additional landscape setbacks have been provided. Where setbacks do not allow for the meandering sidewalk a non-contiguous sidewalk shall be utilized. The primary paving material for walkways shall be concrete with exposed aggregate and medium broom finish where specified. Special decorative paving within public streets for crossing areas or entrance driveways shall be a combination of integral color concrete with stamped concrete or other complementary material, such as interlocking pavers. All materials within public streets shall be subject to final approval at time of project review.

# 8. Nature Interpretive Center

An area adjacent to the San Diego River is anticipated to be developed as a "Nature Interpretive Center". This facility is primarily intended to provide information about the San Diego River's flora and fauna. This area is envisioned to include a open-sided enclosure, designed with natural materials to reflect its surroundings, informational display signage, site furniture, lighting, and native landscaping. The Nature Interpretive Center will be accessed via the River Walk pathway system, as well as the pathway system along RiverView Parkway.

#### 9. RiverView Linear Park Trail Corridor

A pedestrian \ bicycle trail connection has been established in the Master Plan to connect users from Mission Gorge Road through the various parcels to RiverView Parkway and the Nature Interpretive Area. Pathway dimensions shall be 9'-0" wide per the approved city bicycle/pedestrian path design. Lighting and benches shall be provided as per the approved guidelines. Walkways shall meander in all areas where sufficient landscape setbacks exist. A decorative paved area at the trail connection at Mission Gorge Road is shown on landscape exhibit L-15. Planting in this corridor shall utilize the RiverView Linear Park Trail Corridor Plant Palette found in Appendix C.

# 10. Signage

A complete system of signage for the overall area should clearly identify and direct individuals to and through the Santee Town Center and specific facilities. The system will be divided into signs for business identification, internal direction and traffic control.

All signs shall be designed to blend with the size, scale and character of the architecture and shall be consistent with the Santee Sign Ordinance. Monument signs shall be designed to enhance the office park and be architecturally related to the developments for they identify.

Notwithstanding other sign regulations, theater marquee sign(s) shall be permitted within RiverView Office Park and their location, design, size and number shall be determined at time of project approval for the theater development.

# 11. Site Furnishings

Site furniture includes elements such as benches, trash containers, bollards, tree grates and any other special elements introduced into the landscape. Specific products will be specified for use within RiverView Office Park per the approved materials list for Town Center or similar as approved by the City.

#### 12. Plant Material

Planting schemes should vary throughout RiverView based on location and use. Gateway entries should incorporate a somewhat formal tree and shrub layout utilizing ornamental shrubs and groundcover to quickly establish the theme of the gateway. Plantings along streets and in medians should transition from the more formal arrangement at the Gateway entries to a more casual, informal layout that supports the meandering pathways throughout the site. A combination of deciduous and evergreen trees should be incorporated into the palette to provide year round visual interest. A combination of ornamental and low water use plant material should be incorporated into the design of the streetscape. Tree and shrub layouts in riparian areas should be informal and include a wide variety of material as is commonly found in riparian and native habitats. Specific plant material legends designed for use as a guide in planting layouts in and around all areas of the Santee Town Center can be found in Appendix C. Modification of these materials shall be for the purposes of accomplishing the same landscape goals and shall only be permitted with approval of the City.

#### VIII Implementation

#### A. Processing

All development shall require the approval of a Development Review Permit or a Conditional Use Permit. All submittals for entitlements and the specific decision-making process shall be per the requirements of the Zoning Ordinance for Development Review Permits and Conditional Use Permits.

# B. Infrastructure Phasing

An infrastructure plan tied to development phasing and intensity ensures that required improvements will occur according to the needs and impacts of each specific proposed phase or project. Precise timing of infrastructure will be determined pursuant to individual entitlements.







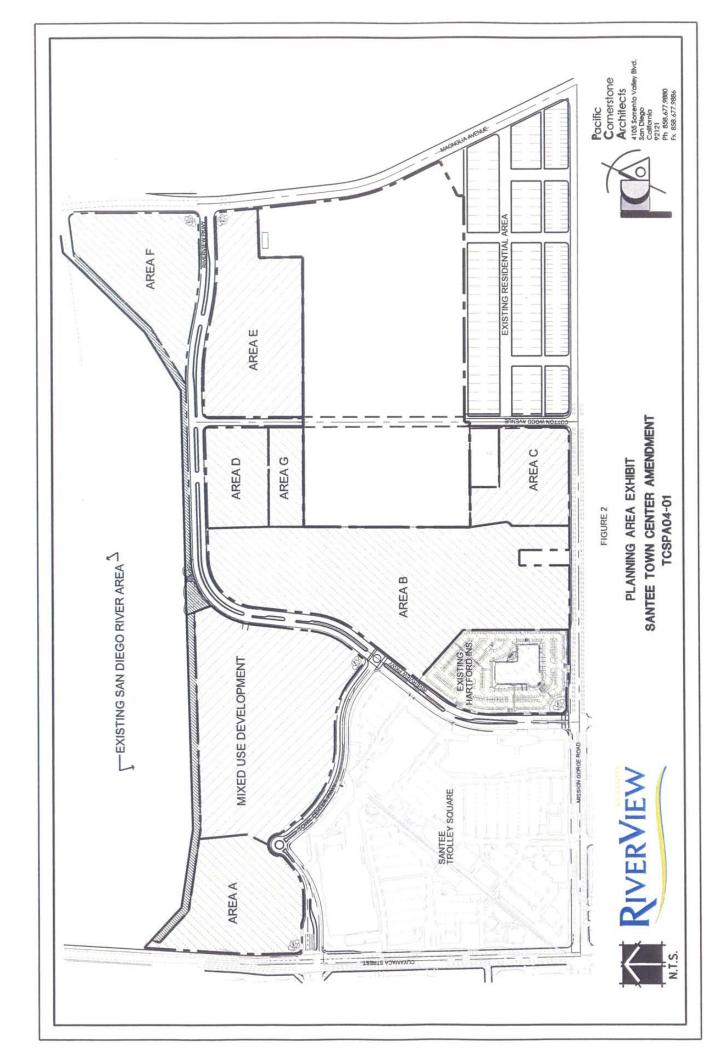


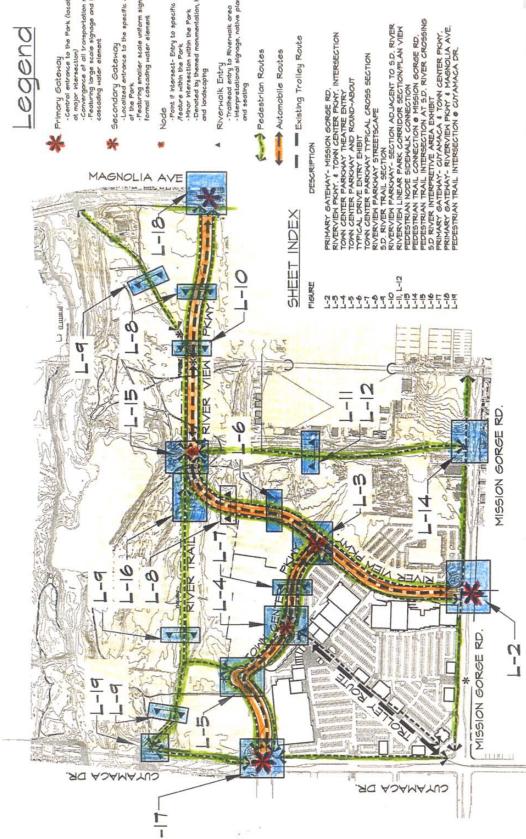
# AERIAL VIEW OF PROJECT AREA

SANTEE TOWN CENTER AMENDMENT TCSPA04-01









### legend

Primary Gateway
-Central entrance to the Park (located
of major intersection)
-Convergence of all transportation made:
-Feduring large scale signage and Infort

Secondary Gateway
Localized entrance to the specific areas of
at the Park
"Festuring smaller scale willown signage and
formal cascading water alement

-Point if intersect- Entry to specific location Meeting within the Ponk - Minor intersection within the Ponk - Denoted by themed monumentation, hardscope and landscaping

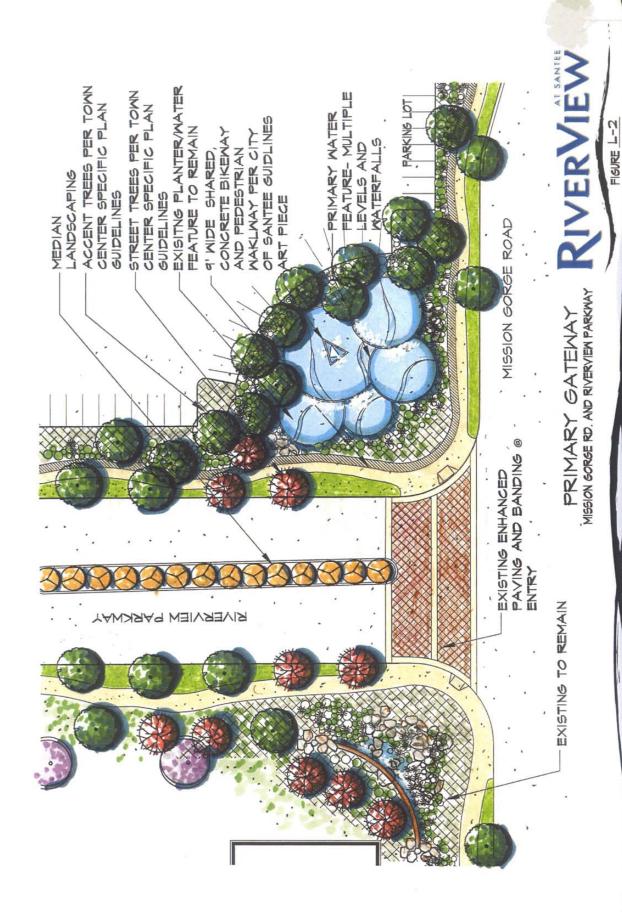
Riverwalk Entry
- Trailbead entry to Riverhalk area
- Interpretational algnage, native plantings
and seating

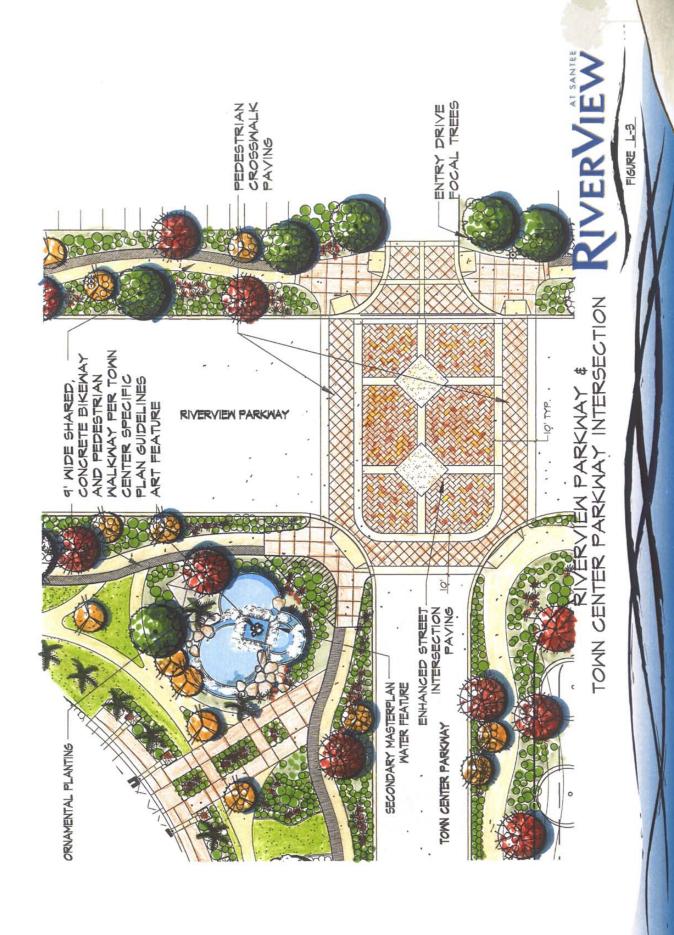
Pedestrian Routes

Automobile Routes

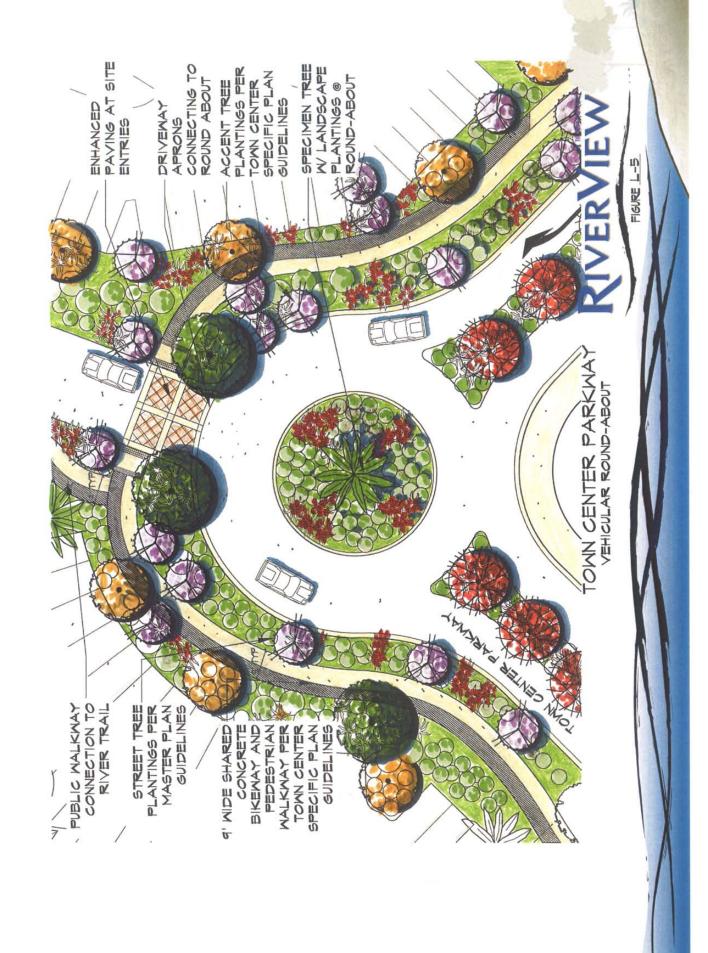
Existing Trolley Route

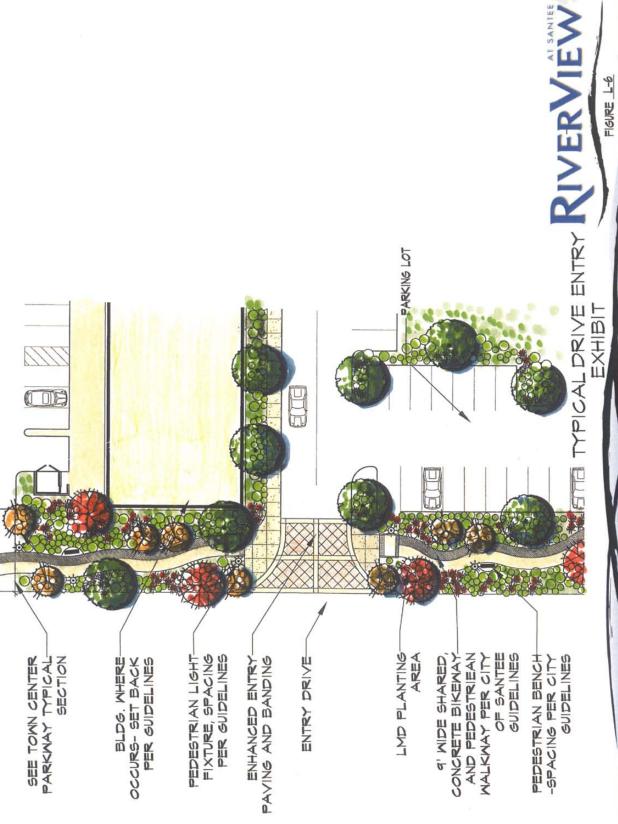
TOWN CENTER SPECIFIC PLAN EXHIBITS RIVERVIEW

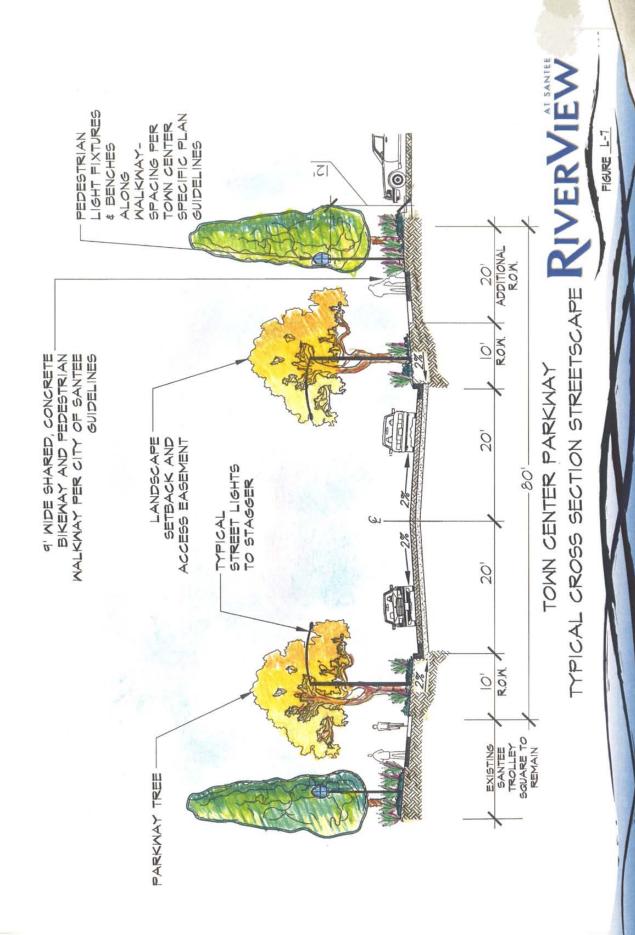


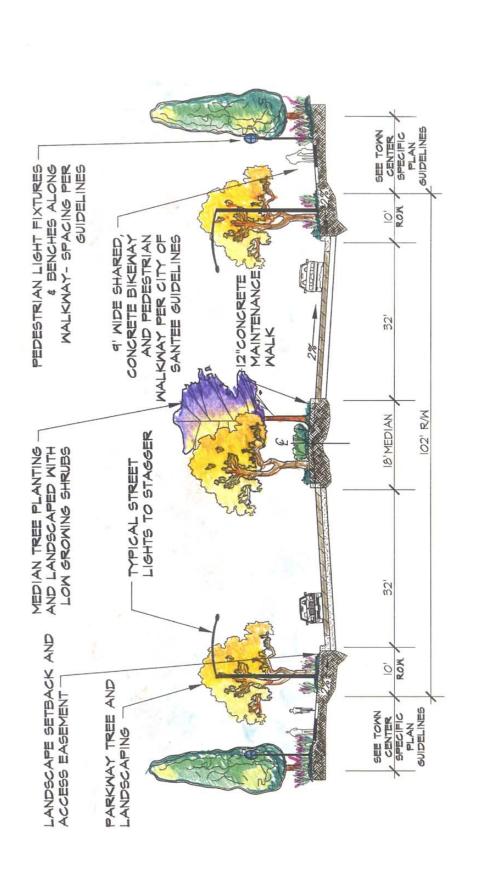




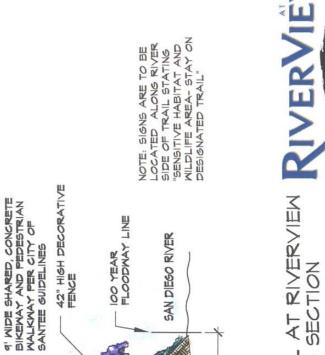








RIVERVIEW PARKMAY STREETSCAPE RIVERVIEW SECTION



PEDESTRIAN LIGHT FIXTURES & BENCHES ALONG WALKWAY- SPACING PER GUIDELINES

LANDSCAPED EMBANKMENT WITH RIVER TRAIL PLANT PALETTE PER TOWN CENTER SPECIFIC PLAN GUIDELINES

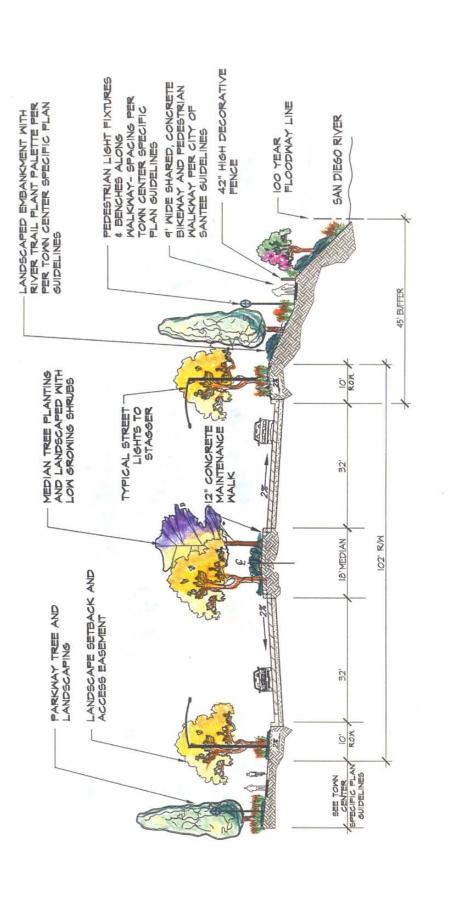
# SAN DIEGO RIVER TRAIL AT RIVERVIEW RIVERVIEW TOWN CENTER - SECTION

45' BUFFER

SETBACK- SEE
TOWN CENTER
SPECIFIC
PLAN
CUIDELINES

PARKING LOT BUILDING





GRADE CONSTRAINED SECTION RIVERVIEW ALONG S.D. RIVER EDGE

NOTE: SIGNS ARE TO BE LOCATED ALONG RIVER SIDE OF

HABITAT AND WILDLIFE AREA-STAY ON DESIGNATED TRAIL"

TRAIL STATING "SENSITIVE

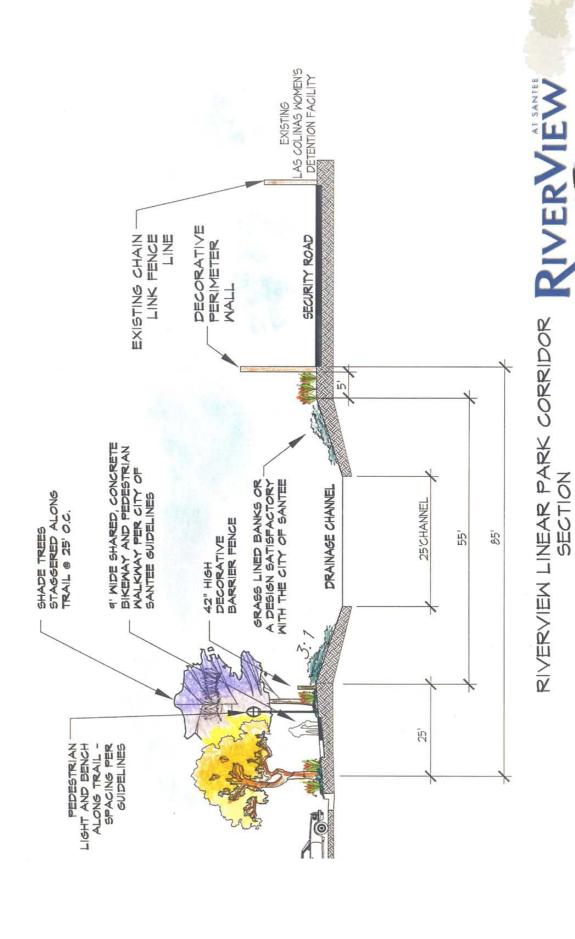
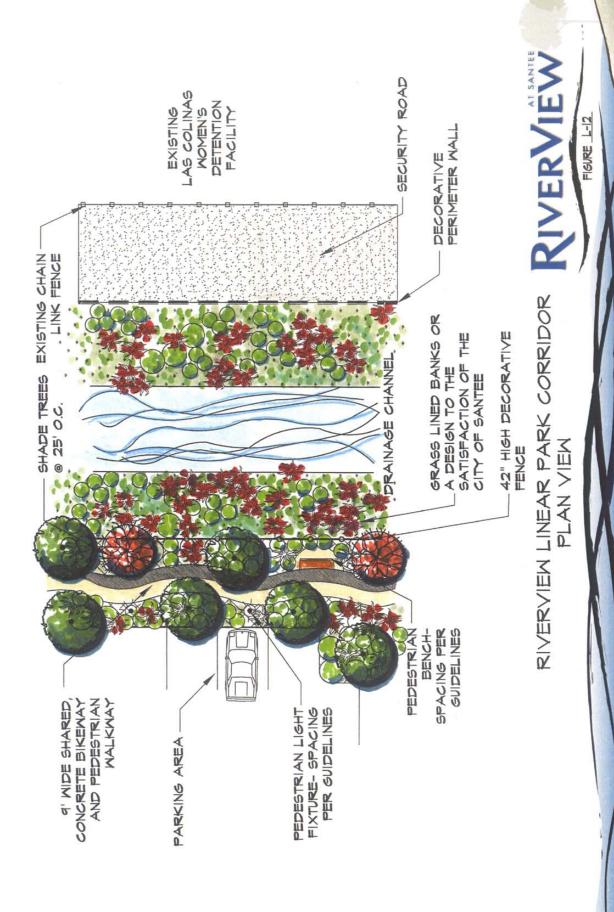
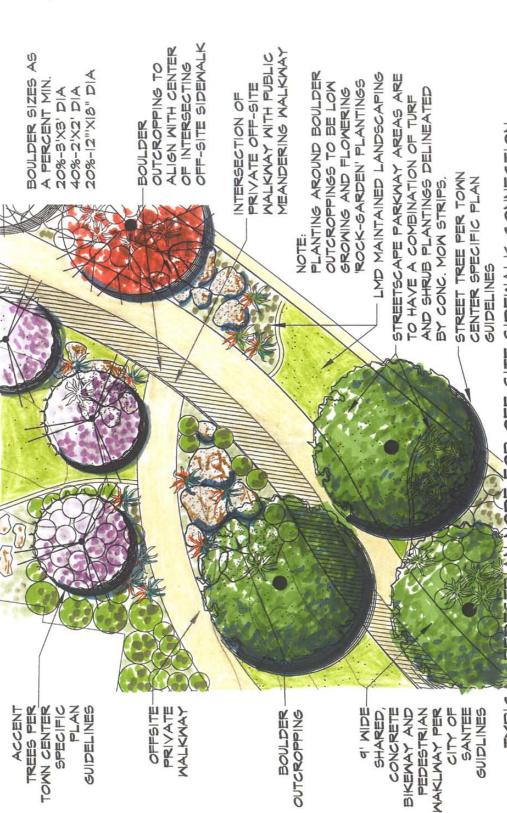


FIGURE L-II

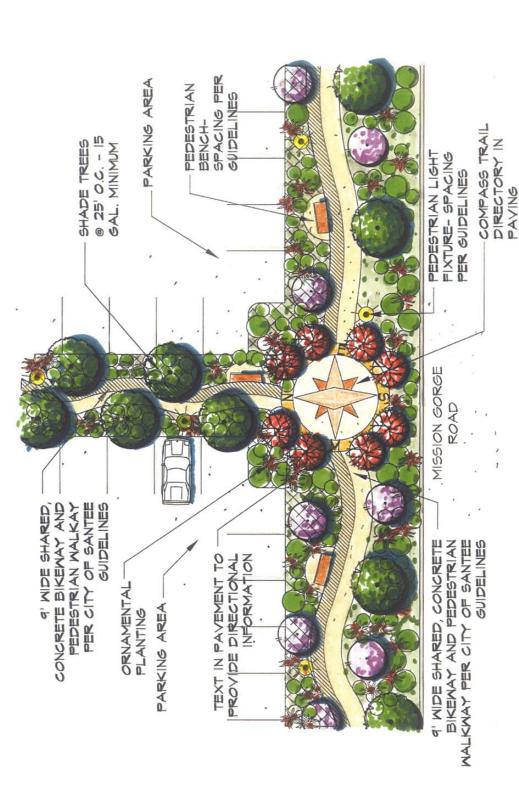




TYPICAL PEDESTRIAN NODE FOR OFF-SITE SIDEMALK CONNECTION

NOTE: THIS EXHIBIT IS A TYPICAL' FOR PRIVATE SIDEMALK CONNECTIONS TO PUBLIC R.O.W. OR SIDEMALKS WITHIN THE TOWN CENTER SPECIFIC PLAN AREA, LEVEL OF DETAIL ON FINAL MORKING DRAWINGS SHALL BIF TO THE SATISFACTION OF THE CITY FLANNER.

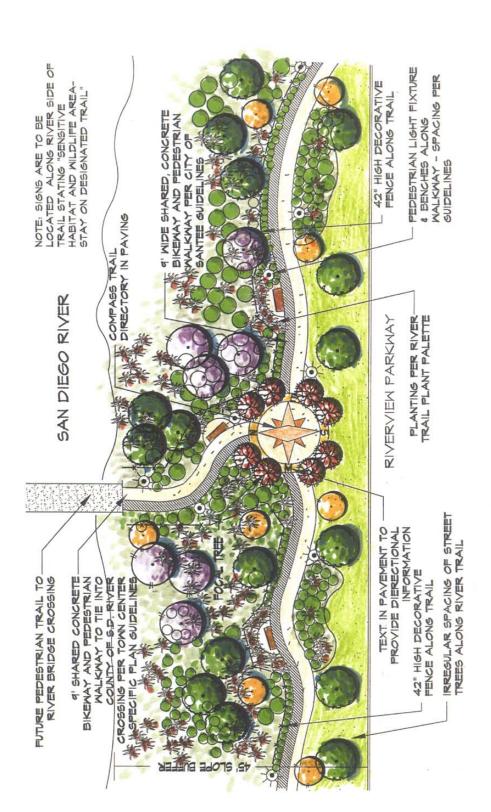
IVERVIEW



PEDESTRIAN TRAIL CONNECTION RIVERVIEW

© MISSION GORGE RD.

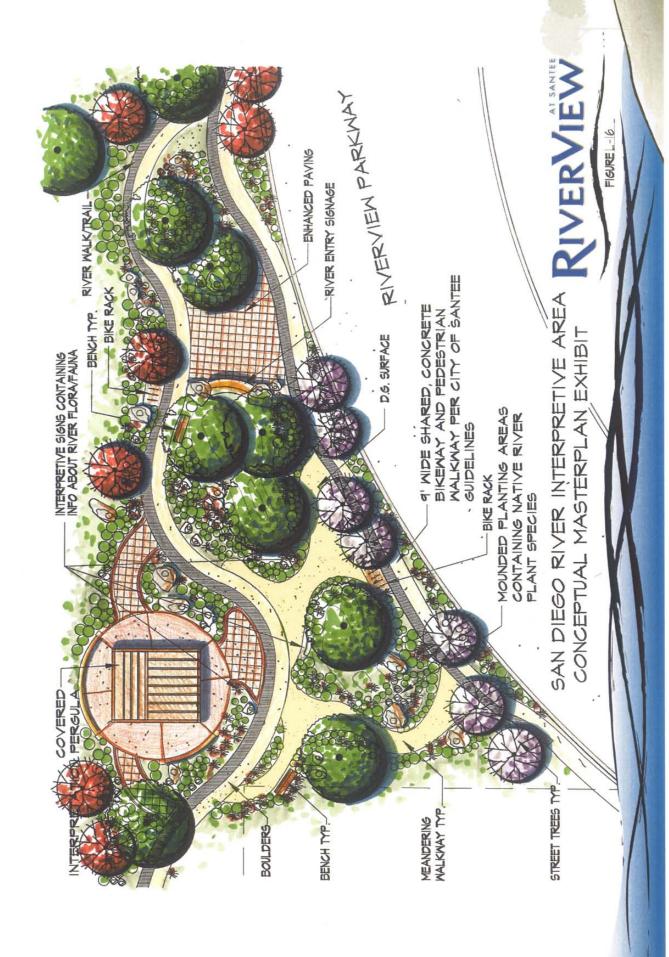




PEDESTRIAN TRAIL INTERSECTION RIVERVIEW AT SAN DIEGO RIVER CROSSING

NOTE: ALL PLANTING ALONG RIVERTRAIL 19 TO BE NATIVE. REFERENCE RIVER TRAIL PLANT PALETTE IN THE TOWN CENTER SPECIFIC PLAN GUIDELINES





TOWN CENTER SPECIFIC PLAN GUIDELINES STREET TREES PER

ACCENT TREES PER TOWN

SPECIFIC PLAN SUIDELINES

CENTER

DRIVE

PRIMARY MATER FEATURE- MULTIPLE LEVELS AND

MATERFALLS

MAKLMAY PER CITY OF SANTEE AND PEDESTRIAN GUIDELINES CONCRETE BIKEWAY A WIDE SHARED

**DAMAYUD** 

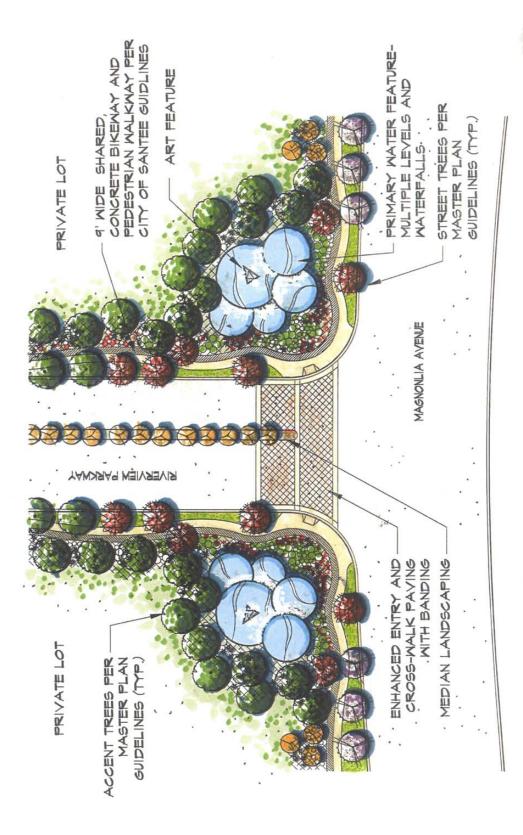
ENHANCED EXISTING PAVING

TOWN CENTER PARKNAY

SQUARE IMPROVEMENTS
TO REMAIN EXISTING TROLLEY

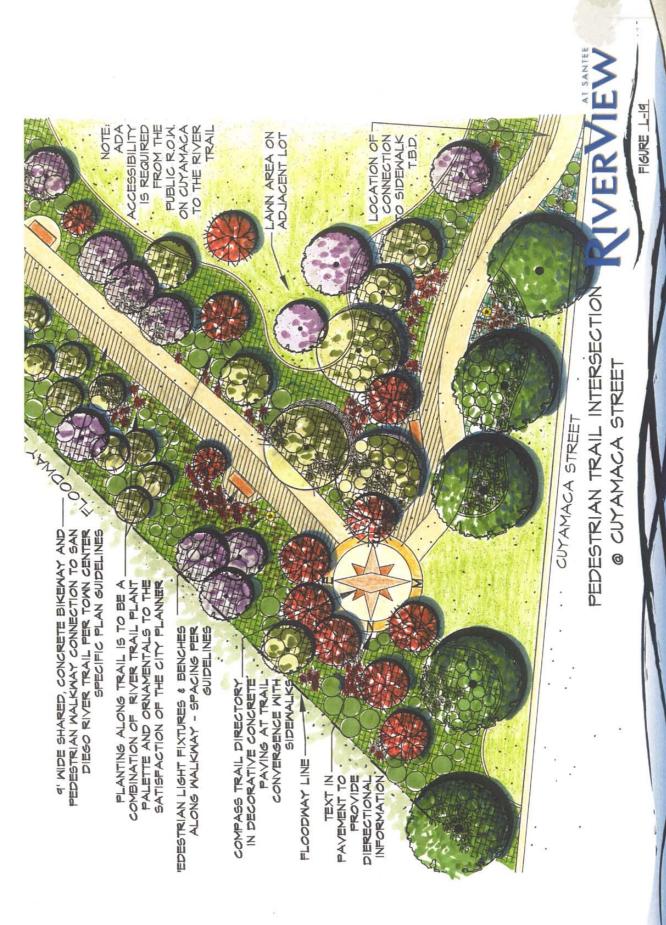
PRIMARY OATEMAY CENTER PARKWAY

RIVERVIEW



PRIMARY GATEMAY RIVERVIEW PARKWAY AND MAGNOLIA AVENUE





### Appendix A - RIVERVIEW LAND USE TABLE

### **Principal Uses**

- 1. Executive and/or Professional Office
- 2. Regional and/or Corporate Headquarters.
- 3. Research and Development
- 4. Laboratories
- 5. High Technology and Clean Room Manufacturing
- 6. Financial and Professional Consulting services
- 7. Medical / Dental and related health services including clinics
- 8. Political and philanthropic Headquarters (C)
- 9. Federal, State and Local Government Office Facilities (C)
- 10. Utility service offices (C)
- 11. Educational Institutions (C)
- 12. Hospitals or similar major medical facilities (C)
- 13. Hotel (C)
- 14. Other uses, as determined by the Director, which are similar in use to the primary uses listed above.

### Accessory Uses

- 1. Beauty and Barber Shop
- 2. Bank Branches or Services
- 3. Travel Bureau
- 4. Photocopying and Printing Services
- 5. Sundry shop (minor convenience retail shop)
- 6. Delicatessen and accessory food services
- 7. Day Care Services
- 8. Other uses, as determined by the Director, which are similar in scope and type and are specifically intended to serve the employees of the principal use(s).

### Accessory Uses

Uses intended to be accessory to principal uses within the development shall not total more than five (5) percent of the total square footage approved within the Office Park at any given point (not including square footage for either the movie theatre or residential uses). These uses shall be integrally designed and contained within the same building(s) as the principal uses but may have separate entrances. All accessory uses shall utilize similar parking requirement as the principal uses in the same development.

RiverView Land Use Table Appendix "A" TCSPA04-01

### Executive and Professional Office

This category is intended to include office uses in which the employees hold executive, management and administrative positions. These employees may also possess specialized training and experience in highly technical or professional fields. Principal uses such as call centers warehousing, storage, distribution, industrial services, clerical or maintenance services or similar uses are not permitted.

## APPENDIX B -TCSPA04-01 RIVERVIEW LAND USE INTENSITY MATRIX

		MINIM	MINIMUM PROJECTED (.32 FAR)	2 FAR)		MAXIMUM PROJECTED	
Current Planning Area	Land Area (Acres)	Bldg. Area	Density (BSF/Acre)	F.A.R.	Bldg. Area	Density (BSF/Acre)	F.A.R.
Area A- NW Corner	9.80	136,604	13,939	32.0%	166,600	17,000	39.0%
Mixed Use Area-Condos	11.0	336,000	30,518	70.1%	336,000	30,518	70.1%
Mixed Use Area-Theater	7.00	45,000	6,429	14.8%	45,000	6,429	14.8%
Mixed Use Area-Office	3.87	63,500	16,408	37.7%	150,000	38,760	%0.68
Area B- West of Las Colinas Drainage	25.80	359,631	13,939	32.0%	438,600	17,000	39.0%
Area C - SE Corner of Cottonwood/MGR	6.26	87,259	13,939	32.0%	106,420	17,000	39.0%
Area D - East of Las Colinas Drainage	5.00	969'69	13,939	32.0%	85,000	17,000	39.0%
Area E- N. of Edgemoor	13.20	183,997	13,939	32.0%	224,400	17,000	39.0%
Hartford Insurance Building (existing)	8.23	97,000	11,786	27.1%	97,000	11,786	27.1%
Area F: NE Corner near Magnolia	9.75	135,907	13,939	32.0%	165,750	17,000	39.0%
Area G: Las Colinas North	2.60	36,242	13,939	32.0%	44,200	17,000	39.0%
Current Total:	102.52	1,550,837	15,127	34.7%	1,858,970	18,133	41.6%
* A							
Areas do not include all right-of-way areas.							

### Town Center Specific Plan Appendix C: Master Plan Plant Material Legend

### Town Center Parkway Plant Palette (medians and street)

### <u>Trees: 36" box minimum</u> Common Name

Pistacia chinensis

Quercus agrifolia

Coast live oak
Tipuana tipu

Tipu tree

### Shrubs:

Cistus species

Cotoneaster lacteus

Dietes bicolor

Escallonia exoniensis 'Frades'

Nerium oleander – dwarf species only

Pyracantha koidzumii 'Santa Cruz'

Raphiolepis species

Rockrose

Parney cotoneaster

Fortnight Lily

Escallonia

Dwarf Oleander

Santa Cruz Pyracantha

Raphiolepis

### **Riverview Parkway Plant Palette** (medians and street)

### Trees: 36" box minimum Common Name

### Shrubs and Ornamental Grasses: 50% 5gal./50% 1 gal

Cistus species Rockrose Dietes vegeta Fortnight lily Escallonia exoniensis 'Frades' Escallonia Iris douglasiana Canyon Snow Iris Hemerocallis species Daylily Liriope muscari Big blue lily turf Liaustrum texanum Japanese privet Nassella tenuissima Mexican Feather Grass Phormium species Flax Pittosporum species Tobira

Plant Material Pallette-Appendix "C" TCSPA04-01

Raphiolepis species

Raphiolepis

### Groundcover:

Dymondia margaretae Dymondia Hedera helix English ivy Myoporum parvifolium Myoporum Rosmarinus officinalis Rosemary

### <u>Planning Area Landscape Plant Palette</u> (includes in-tract landscapes)

### Trees: 15 gal. / 12' b.t.h.

Arecastrum romanzoffianium
Lagerstroemia 'Zuni' (Multi-Trunk)
Pinus canariensis
Pistacia chinensis
Chinese pistache
Pittosporum tobira
Pyrus calleryana
Ulmus parvifolia
Queen palm
Zuni Crape Myrtle
Canary Island pine
Chinese pistache
Victorian Box
Ornamental pear

### Shrubs and Ornamental Grasses: 50% 5gal./50% 1 gal

Cistus species Rockrose
Dietes vegeta Fortnight lily
Hemerocallis species Daylily

Liriope muscari Big blue lily turf Ligustrum texanum Japanese privet

Nassella tenuissima Mexican Feather Grass

Phormium species Flax
Pittosporum species Tobira
Raphiolepis species Raphiolepis
Strelitzia reginae Bird of Paradise

### Groundcover:

Dymondia margaretae Dymondia
Gazania rigens Gazania
Hedera helix English ivy
Myoporum parvifolium Myoporum
Trachelospermum asiaticum Star Jasmine
Rosmarinus officinalis Rosemary

### River Walk Trail- Riparian Area Plant Palette

### Trees: 5 & 15 gal.

Acacia baileyana Alnus rhombifolia Platanus racemosa Populus fremontii Quercus agrifolia Bailey acacia
White alder
California sycamore
Fremont cottonwood
Coast live oak

### **Shrubs and Ornamental Grasses:**

Elymus condensatus 'Canyon Prince'
Heteromoles arbutifolia
Muhlenbergia rigens 'Regal Mist'
Rhus integrifolia
Rhus ovata
Ribes speciosum
Salvia regal
Salvia clevelandii
Sambuca mexicana
Sisyrinchium bellum

Blue Oat Grass
Toyon
Deer Grass
Lemonade Berry
Sugar Bush
Fuschia flwr'g gooseberry
Mountain Sage
Cleveland Sage
Blue elderberry
Coral bells

### Groundcover:

Arctostaphylos species Baccharis pilularis 'Twin Peaks' Scripus species Verbena tenulsecta Manzanita Dwarf Coyote Bush Low bulrush Verbena

### Riverview Linear Park Trail Corridor Plant Palette

### Trees: 50% 24" box and 50% 36" box

Acacia baileyana
Koelrueteria bipinnata
Lagerstroemia 'Zuni' (Multi-Trunk)
Lagerstroemia 'Natchez'
Pittosporum tobira
Pyrus calleryana
Pinus canariensis

Bailey acacia Chinese Flame Tree Zuni Crape Myrtle Natchez Crape Myrtle Victorian Box Ornamental pear Canary Island pine Plant Material Pallette-Appendix "C" TCSPA04-01

### **Shrubs and Ornamental Grasses:**

Cistus species

Elymus condensatus 'Canyon Prince'

Escallonia exoniensis 'Frades' Muhlenbergia rigens 'Regal Mist'

Ligustrum j. 'Texanum' Nassella tenuissima

Nerium oleander – dwarf species only

Nolina recurvata

Prunus caroliniana 'Columnar'

Pyracantha koidzumii 'Santa Cruz'

Raphiolepis species

Rhus ovata

Salvia clevelandii

Rockrose

Blue Oat Grass

Escallonia

Deer Grass

Japanese Privet

Mexican Feather Grass

Dwarf Oleander

Bottle Palm

Carolina Cherry

Santa Cruz Pyracantha

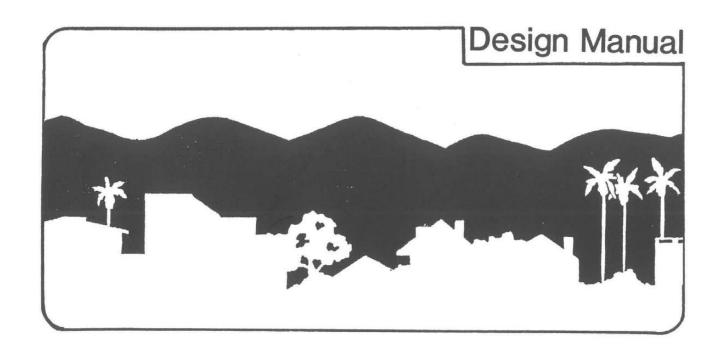
Raphiolepis

Sugar Bush

Cleveland Sage

### Groundcover:

Arctostaphylos species Dymondia margaretae Trachelospermum asiaticum Rosmarinus officinalis Manzanita Dymondia Star Jasmine Rosemary



### IV. DESIGN MANUAL

### A. Introduction

### Purpose and Organization

The Design Manual establishes design concepts and guidelines for the Town Center Specific Plan Area and provides a clear yet flexible guide for the development and review of individual projects.

The Design Manual is organized in two sections. Section B contains design concepts which serve as a guide in developing Town Center. The design concepts should be viewed as elements establishing a framework for the development of Town Center. Section C contains design standards that are to be applied in specific project development. The intent of the standards is to provide a continuity to the Town Center as individual projects are built.

### B. Design Concepts

The general concepts established as a guide to developing Town Center are a result of the community participation process and subsequent Task Force Workshops. The Design Manual reinforces both the goals and objectives set forth in the Town Center Specific Plan and the community's concept of Town Center.

- o Town Center is perceived as a focus for community, cultural and civic activities. Therefore, the physical image of the Civic Center should be one of a "village center".
- o The San Diego River corridor is a significant natural resource and presents a potential for establishing the landscape character for the open space network in all of Town Center.
- o The Civic Center area and the River are intended to set the spirit for Town Center and ultimately for the entire community.

- o The Town Center area and the River are intended to set the spirit for Town Center and ultimately for the entire community.
- o The Town Center setting should reinforce a park-like campus ambience with development clustered around activity centers.
- All development within Town Center should be concerned with the creation of outdoor spaces relating to human scale and activity.
- o The automobile is acknowledged but not emphasized. The pedestrian orientation of Town Center is to be reinforced with the development of continuous pedestrian links between activity centers, the river, open space areas and adjacent developments.

### Introduction

Section I describes the design concepts for individual areas within Town Center and presents site design considerations for project development.

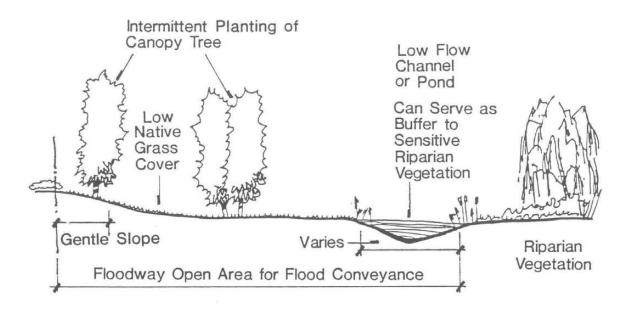
### 2. Open Space

A comprehensive open space is comprised of three major components: Floodway Open Space, Corridor Open Space and Park Open Space.

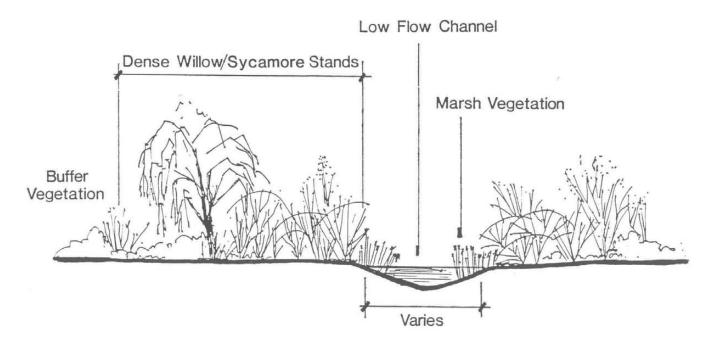
### San Diego River: Floodway Open Space

The development of the San Diego River Floodway for passive recreation and trail systems makes it a key component of the comprehensive Town Center Open Space system.

The character of the landscape within Town Center draws from the image of the vegetation native to the San Diego River corridor. Generally, the landscape of the river is characterized by the mature tree canopy, marsh planting and emergent wetland plantings (see illustrations below). A detailed description of the revegetation plan is contained in Volume 5: Technical Appendices. The Flood Control Plan and the Open Space and Park Plan are descriptions of the physical form of the Floodway Open Space.



Open Area

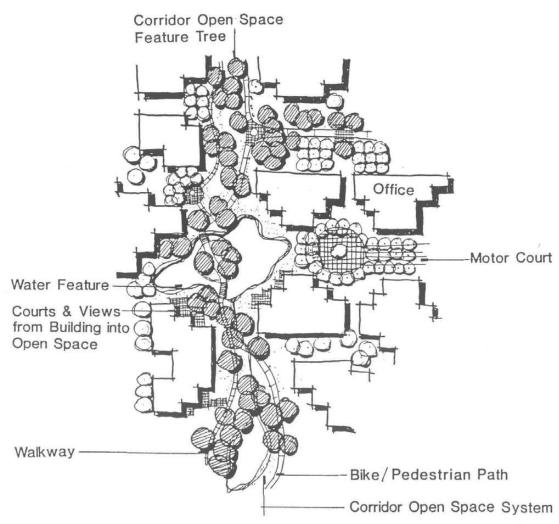


Riparian Habitat

Typical Floodway Conditions

### Corridor Open Space

The intent of the Corridor Open Space is to preserve pedestrian and visual access through Town Center development to the San Diego River (see illustration below). The precise location of the corridor open space areas will be determined in conjunction with future development plans. Primarily linear in form, the character of these connectors is substantiated by the visual significance of the landscape. The Corridor Open Space provides a safe, aesthetically pleasing access to the river, and adds substantially to the imageability of the Town Center. The Corridor Open Space system will guarantee the Town Center floodway and Park Open Space is accessible to the surrounding development. All Corridor Open Space systems should include a walkway, bike path, street furniture, lighting, appropriate signage and landscape area.



Concept For Corridor Open Space Adjacent to Office Land Use

Corridor Open Spaces have been refined by the Department of Planning and Community Development to include both "promenades" and active/passive trail systems. The definition of Corridor Open Spaces as either promenade or trail would be dependent on adjacent land uses and development patterns.

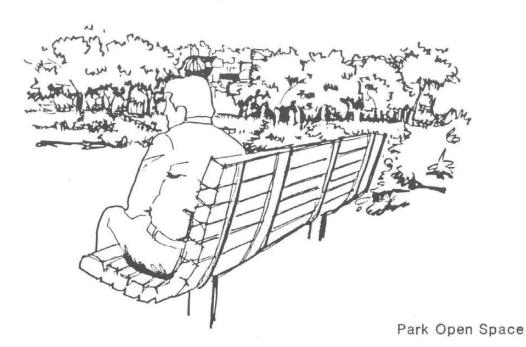
Promenades are defined as urban style walkways, connected plazas, and mall type(s) of linear walking elements. Promenades are characterized by their integration into high density urban style development and an emphasis on hardscape, plazas, raised planters, and other formal landscape elements/design organization (see page 104). The illustration on page 84 also gives an example of a promenade approach to design of a Corridor Open Space.

Active and passive trails are Corridor Open Space elements used in a park-like natural setting, to provide connections to various land uses and the San Diego River. Trail type Corridor Open Spaces are characterized by an emphasis on plant materials and a naturalistic design theme with meandering paths, natural appearing landscape, and an informal organization (see pages 103 and 105).



### Park Open Space

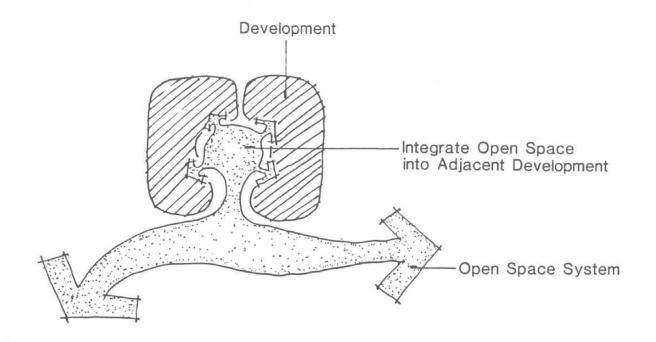
Because of its adjacency to the San Diego River, the character of the river landscape should extend visually into the Park Open Space through the use of similar materials as in other Town Center structures. Consistency in furniture, lighting, signage, walkway patterns and materials will retain the Town Center design character (see illustration below).



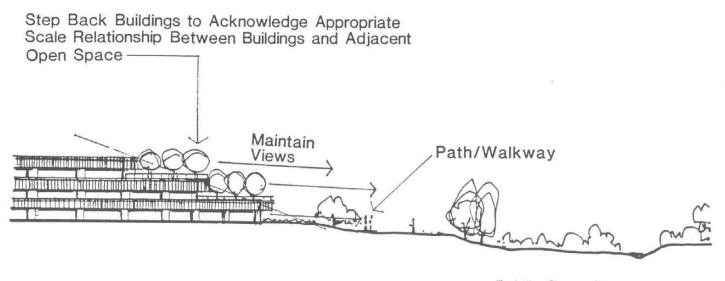
### Site Design Considerations

Individual site plans within Town Center should provide the necessary open space and circulation links set forth by the Town Center Specific Plan. By both site design and architecture all developments should recognize the San Diego River and the Civic Center as the focal point for Town Center. The Design Manual does not mandate an architectural theme or style, rather it addresses design concerns relating to buildings, site development and land use in a general sense and as relates to the different type of developments.

Building and site features should be located to take advantage of adjacencies to open space or activity areas. Site design should consider solar orientation of buildings and other site elements as well as the effect on adjacent development. Private and public courts and plazas should be sited to take advantage of sun and wind patterns (see illustrations below).

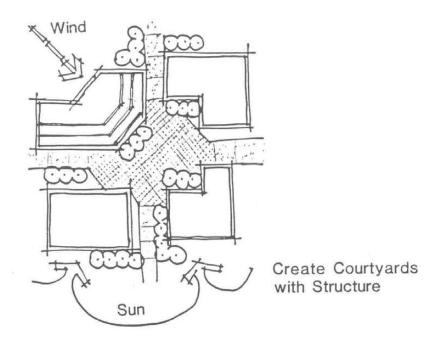


Relationship of Development to Open Space

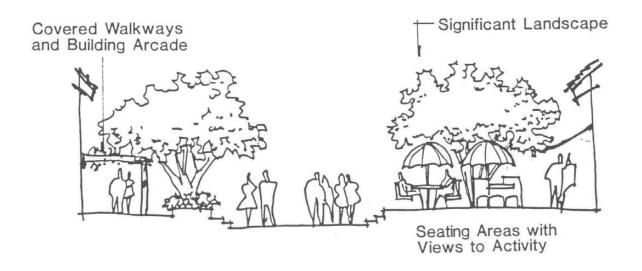


Public Open Space

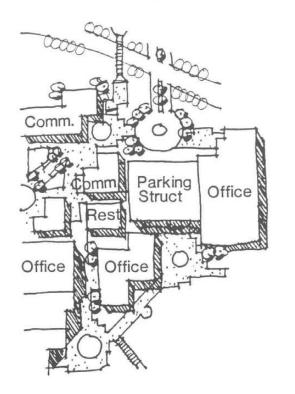
Development Adjacent to Open Space



Buildings Sited to Form Plazas

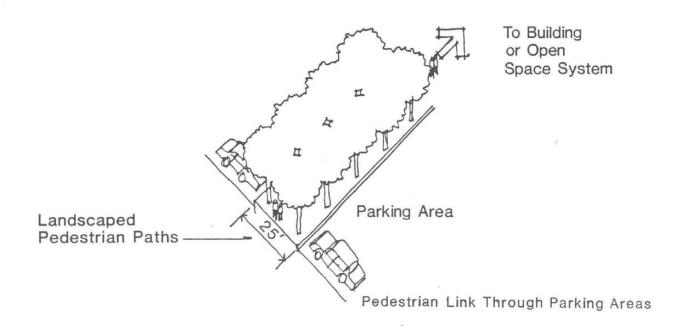


Pedestrian Areas

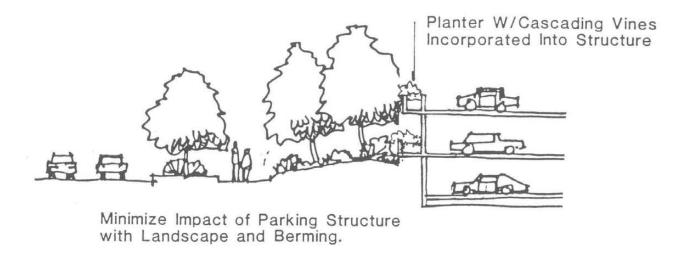


Centralize Parking Structures to Accommodate Multiple Users

Shared Parking Facilities

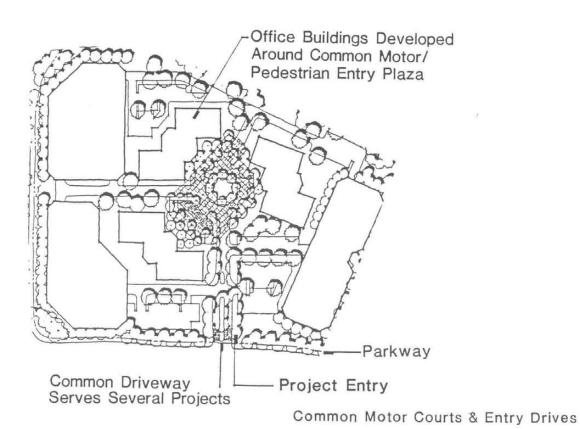


Parking areas and parking structures should be developed in distinct precincts and be screened from open space and parkways. Landscaped pedestrian links are required through parking areas to building entries and open space (see illustration below).



Screening of Parking Structure

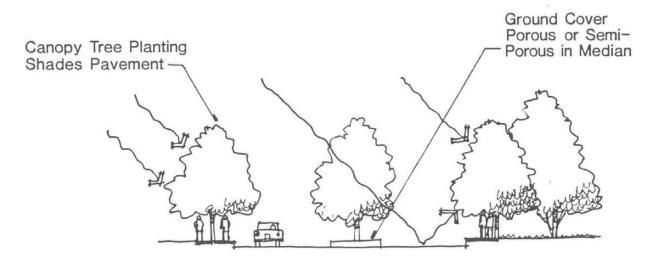
Individual project entries should be featured by a distinctive landscape statement as well as special paving such as interlocking pavers. Identification signs for projects should be ground mounted. The minimum distance between project entries should be 150' and a 200'-300' distance should be maintained from street intersections. Common driveways which provide vehicular access to more than one site are encouraged (see illustration below).



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Service areas should be designed as an integral part of a structure and shall be screened from view to all adjacent land uses. Conflict between service and other vehicular and pedestrian movement should be minimized. A clearly defined pedestrian circulation system should be developed for individual projects and should be designed to provide a link to the open space systems and activity corridors.

Slopes within Town Center developments shall not exceed 5:1. A minimum of 1% slope must be maintained on all paved areas, and a minimum of 2% slope must be maintained on all landscaped and semi-porous materials. Porous landscape and other surfaces should be used where applicable to permit rain infiltration at the source (see illustration below).



Minimize Street and Parking Area Surfaces for Solar Reflection, Heat Radiation Control and Surface Water Run-off

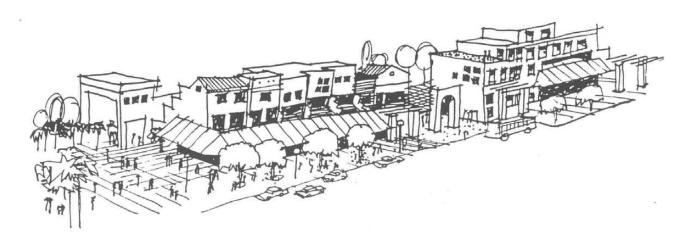
Minimize Street and Parking Surfaces for Solor Reflection and Radiation Control

### 4. Civic Center

The Civic Center area plays a special role in establishing an image for Town Center. Consideration should be given to the physical and visual connection of the Civic Center area to the San Diego River and the surrounding community. In anticipation of a national competition to design the Civic Center, a comprehensive program and design considerations will be developed in the future.

### Commercial Areas

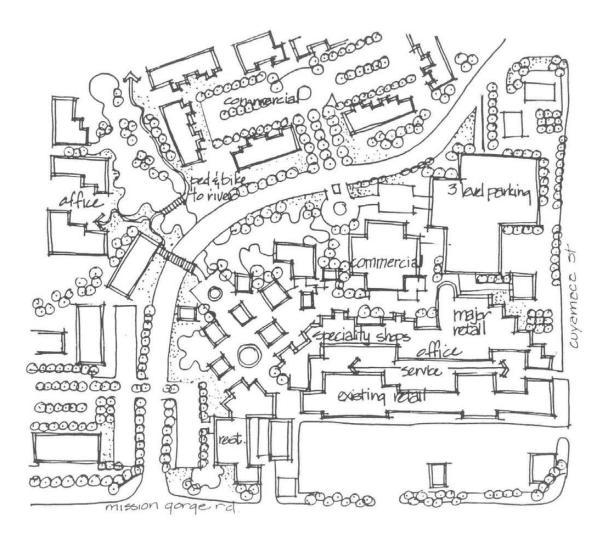
The commercial areas within Town Center are the "activity centers" for the project. The major commercial development occurs in the southern areas of the project in conjunction with the Civic Center and the San Diego River, as well as having frontage on the existing major arterials and the new Town Center Parkways. To ensure that a "village center" character scale and function is retained throughout, building layout should emphasize the creation of pedestrian streets and outdoor courts and plazas. Pedestrian connections over major roads will ensure that pedestrian movement is facilitated between all areas. In order to take advantage of the Mediterranean climate and provide protection from sun and rain, a continuous system of freestanding or attached arcades should be developed within the commercial areas. This arcade system then becomes the common imageable element for identifying commercial zones (see illustration below).



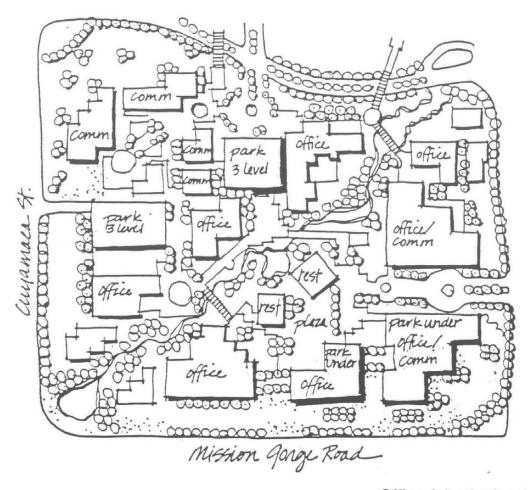
Commercial Concept

### 6. Office and Institutional Areas

The intent within these areas is to provide a continuous land-scaped park-like setting uninterrupted by fencing. Building materials and design provides diversity and interest. Buildings should be clustered using common drives and motor courts. Private interior courts and entry plazas are encouraged for buildings. The use of water elements such as fountains or ponds is suggested to reinforce the symbolic connection to the San Diego River (see illustrations below).



Conceptual Illustration, Commercial Core

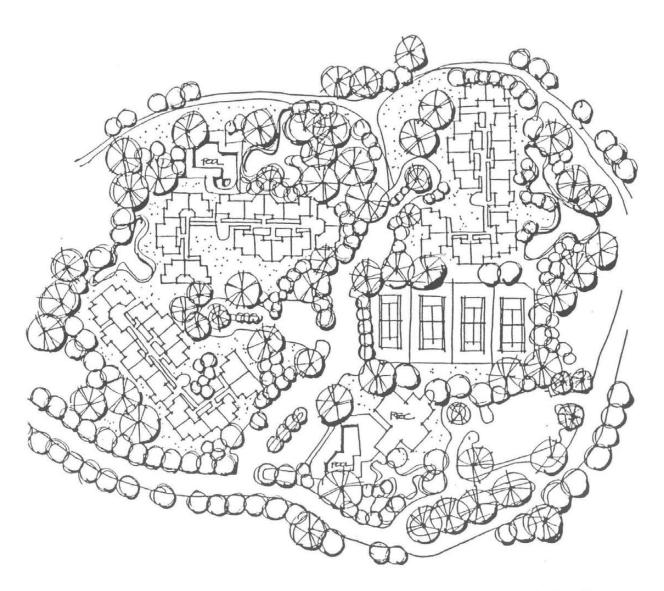


Office & Institutional Concept

The screening and fencing of service, loading, and parking should be integrated into the building and site design in order to provide the appearance of landscape continuity within the street yard setbacks of adjacent projects.

### 7. Residential Area

Because of its unique location, residential development within Town Center should emphasize an urban character and provide connections to adjacent commercial, employment and recreation centers. The site planning of the projects should take into account the adjacent land use and provide appropriate buffers as well as open view. Open space within residential projects should be maximized. Publicly visible landscape of residential areas should acknowledge the adjacent Town Center landscape (see illustration below).

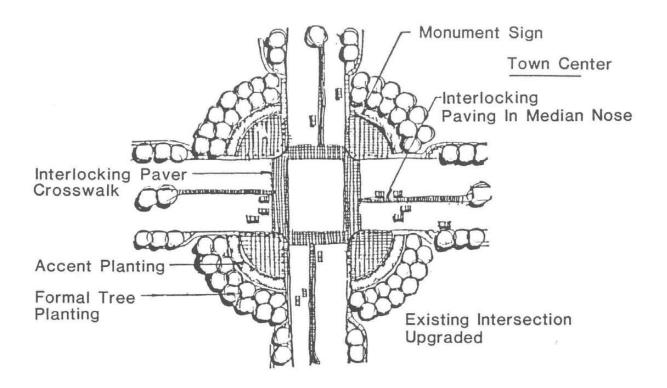


Residential Concept

# 8. Gateways at Existing Intersection/Edges

As Town Center develops, four existing major intersections will take on greater significance as perceived gateways (see illustration below):

- o Mast Boulevard/Cuyamaca Street
- o Cuyamaca Street/Mission Gorge Road
- o Mission Gorge Road/Magnolia Avenue
- o Magnolia Avenue/Mast Boulevard.



Enhancement of Existing Intersections

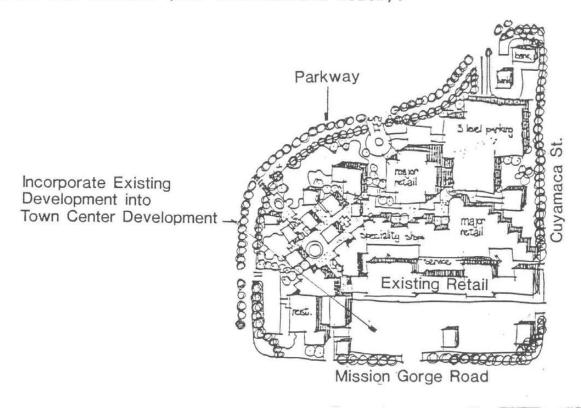
Existing development, either on Town Center or adjacent corners, should be upgraded and enhanced by landscape and signage to compliment Town Center development. When the opportunity occurs to reorganize uses at these major intersections, cohesive gateway statements should be developed.

Gateway statements should also be developed at the following proposed intersections:

- o Civic Center Drive/Mission Gorge Road
- o Town Center Parkway/Mission Gorge Road

- o Town Center Parkway/Cuyamaca Street (minor gateway)
- o Town Center Parkway/Magnolia Avenue
- o Cuyamaca Street/River Park Drive (minor gateway)
- o River Park Drive/Magnolia Avenue
- o Cottonwood Avenue/Mast Boulevard

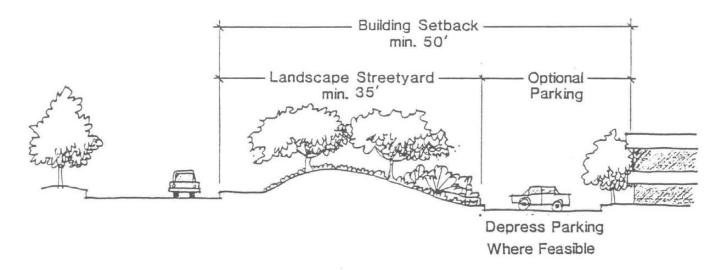
A street tree program for Mission Gorge Road, incorporating a distinctive median planting similar to the median planting west of Cuyamaca, could serve to transition and integrate existing developed edges with Town Center development. A similar land-scape treatment of medians is appropriate for other perimeter roads. The improvement of existing major perimeter roads should allow for medians (see illustration below).



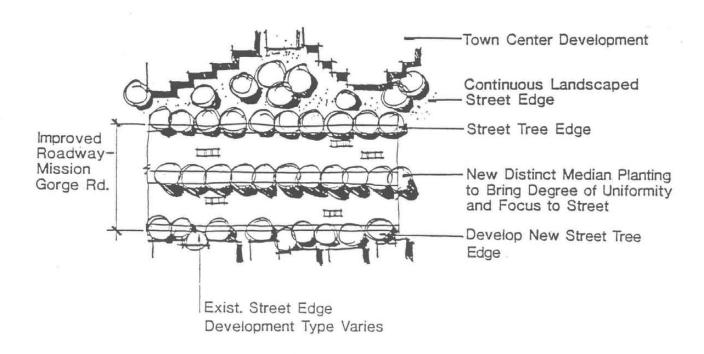
Transition From Existing to New Development

Development adjacent to Cuyamaca Street and Mission Gorge Road will need to consider a number of special concerns relating to site development. Major vehicular entry into Town Center is focused at the entry gateways. Individual project entry will occur primarily from the Town Center parkways and internal streets. Because of traffic restrictions, locating individual project entry and exit drives will be limited along Cuyamaca or Mission Gorge Road. Project visibility, especially for commercial areas, is both desirable and necessary, however, the concept of a well developed continuous landscaped edge fronting the arterials should be maintained. Site design is of primary concern. Preferably, parking areas should be located having a

minimum of frontage along Cuyamaca or Mission Gorge. A combination of landscape, earth berming and setbacks can be utilized to screen parking areas when they are located adjacent to an arterial. Varied setbacks of buildings are encouraged. Compatibility of building, site and landscape materials of adjacent projects will maintain visual continuity along the street edge. Accent statements are reserved for the designated gateway areas (see illustrations below).



Typical Landscape Edge



Typical Site Design Along Arterial

# C. Design Standards

### Introduction

The design standards developed apply primarily to public area site improvements within Town Center. Standards and specific concepts are presented for entry gateway areas, parkways, interior streets, Corridor Open Space, parking areas, trails and walkways. Signage, lighting, and street furniture standards are also described under separate headings.

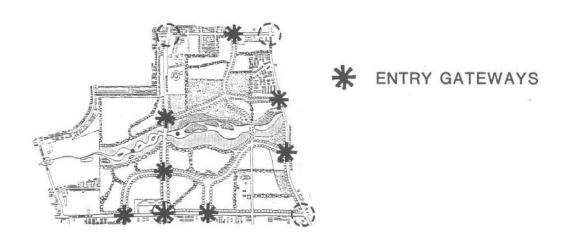
The design standards do not set forth an architectural theme or style. It is intended that the standardization of site elements and material in the public areas of Town Center provide visual and design continuity. In addition to the Design Manual will be used to evaluate private development projects in Town Center.

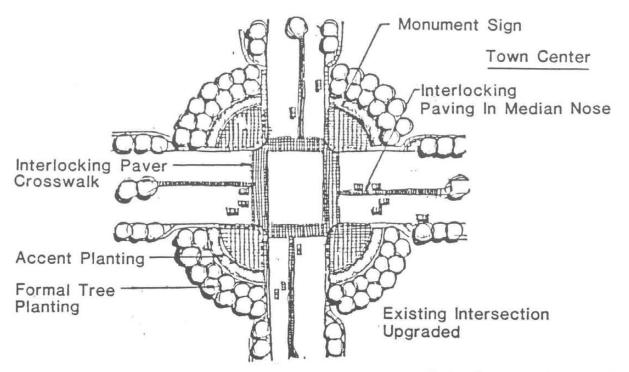
## 2. Gateways/Parkways/Interior Streets

### Entry Gateways

Because of their strategic locations, entry gateways to Town Center draw attention to themselves as some of the most easily identifiable design features. A special statement composed of landscape, signage, hardscape and other featured elements serve to give the entry gateway a distinct design character.

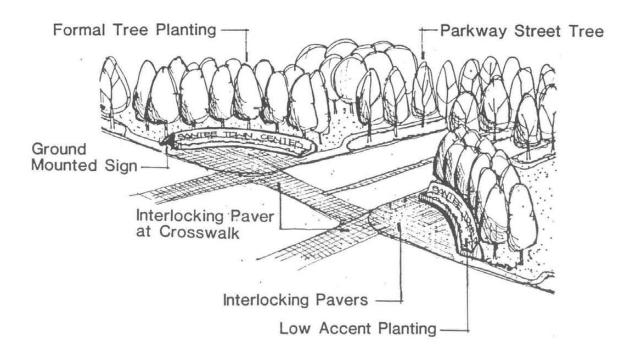
The landscape within an entry gateway should be reminiscent of the River landscape, however, a formal organization rather than informal plantings should be used to give the gateways a distinctive character (see illustrations below).





Entry Gateway Intersection

Monument signs within gateways should be low (a maximum of 42"), substantial sculptural elements, incorporated into the composition of the special gateway design statement. Smooth river rock and wood are the two main materials used in gateway signs (see illustration below).



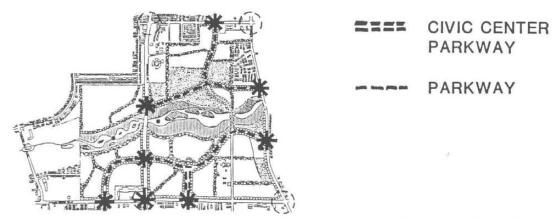
Entry Gateway

Consideration should be given to all elements introduced into the gateway zone to ensure continuity of design. Particularly within the gateway zone, above ground utilities and other components such as manholes, irrigation controllers, backflow preventers and valves should be located so as not to detract from the attractiveness of the area.

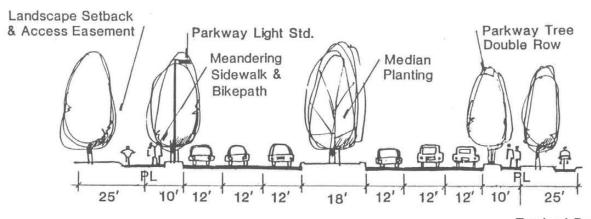
Gateways of special note should incorporate water features or artwork which relates to Santee history or the San Diego River.

### Parkways

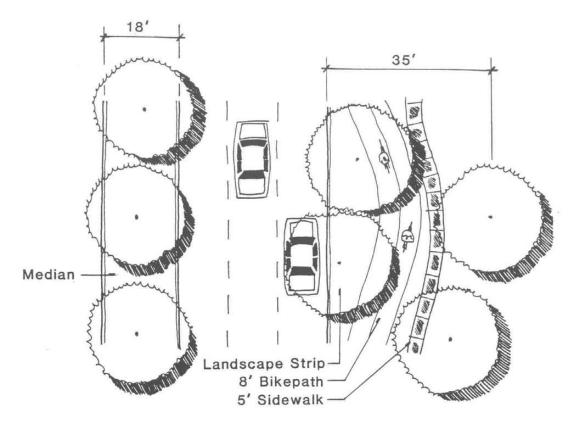
Parkways are the major collectors and thoroughfares through Town Center (see illustrations below). Where appropriate, grease traps shall be provided to avoid polluted runoff into the River system. A unified statement composed of landscape, signage, walkways and lighting serves to give the parkways a distinct design character. A coordinated system of street furniture also supports the design continuity of the site elements within the parkway. Specific standards for parkway signage, lighting, walkway paving and street furniture are noted under separate headings within this chapter.



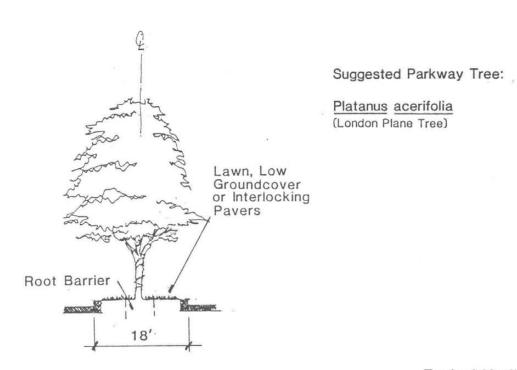
Parkway Locations



Typical Parkway



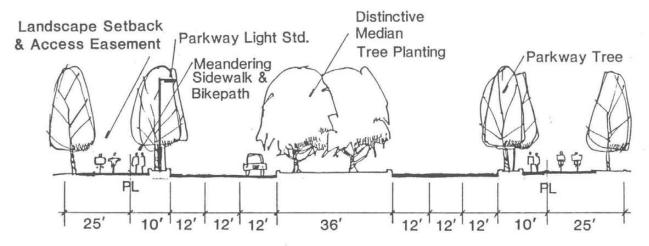
Parkways



Typical Median Planting

### Civic Center Drive

The parkway connecting Mission Gorge Road to the Civic Center area is intended as the symbolic main entry to Town Center area. A special median landscape treatment reinforces that symbolism (see illustration below). The Civic Center Drive should be included as an element of the Civic Center design competition.

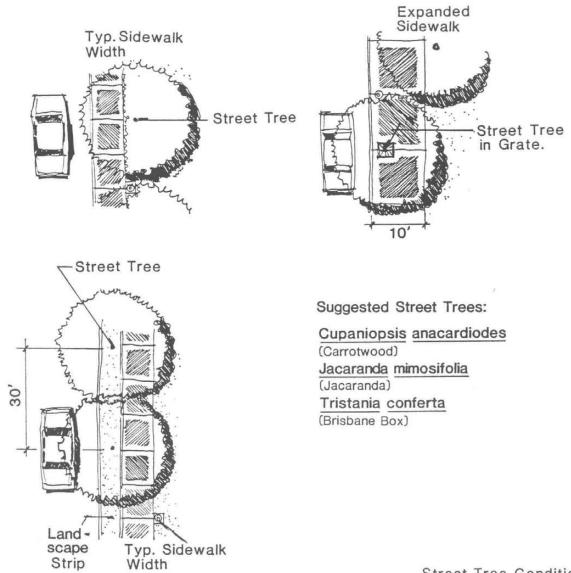


Suggested Civic Center Dr. Median Tree: Platanus racemosa (California Sycamore)

Civic Center Drive

### Interior Streets

Interior streets should maintain a similar concept of design continuity within the right-of-way (see illustration below). Grease traps shall be provided where appropriate to avoid polluted runoff into the River system. Street tree planting (other than parkways) will include varieties from the permitted street tree list. Trees may be located within the landscaped parkway or in tree wells with grates located in the walkway. All street trees should be planted with root barriers to inhibit surface roots.

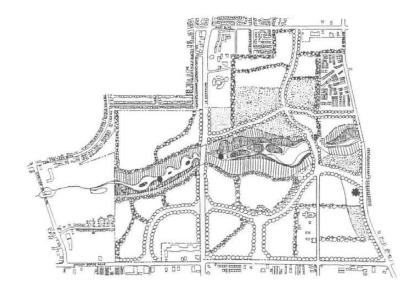


Street Tree Conditions

# Corridor Open Space

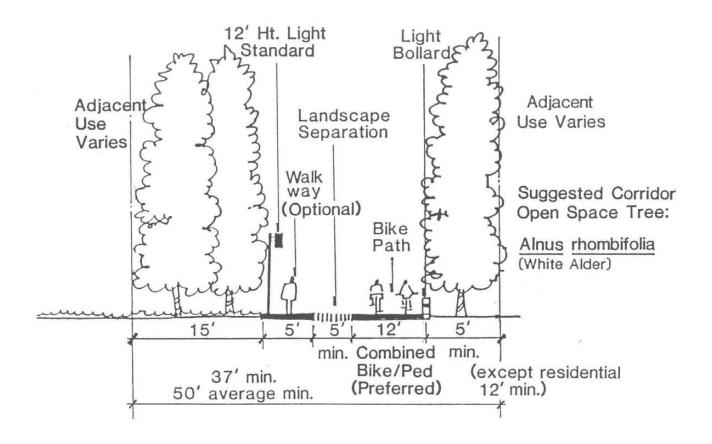
Similar to other public areas of Town Center, a uniform system of lighting, signage, street furniture and paving provides design continuity within the Corridor Open Space. A key component of the Corridor Open Space landscape is the feature tree - Alnus rhombifolia (White Alder).

Minimum dimensions have been established for the Corridor Open Space, however, varying the width and incorporating Corridor Open Space areas with public activity areas within individual projects is encouraged. Meandering bike paths and walkways are preferred within parking areas. A Corridor Open Space area can be jointly used, for example, as a building setback or within parking area. The 50-foot corridor may also include undeveloped private land. Public access will not necessarily be required throughout Corridor Open Space areas (see illustrations below).

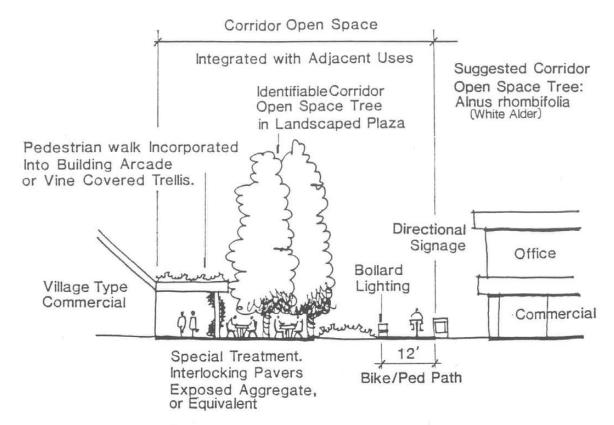


# SPACE SPACE

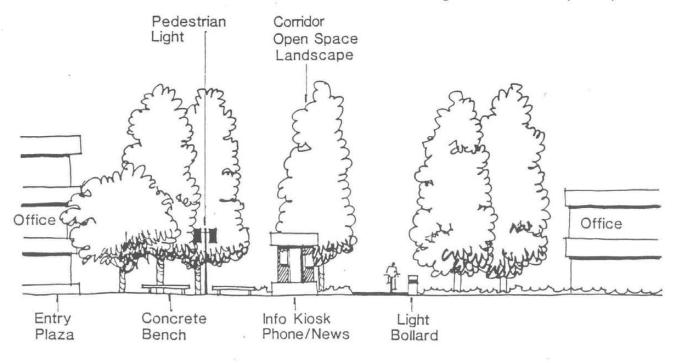
Corridor Open Space Locations



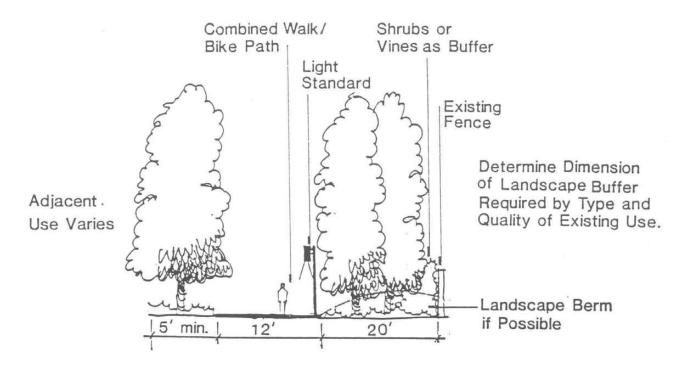
Typical Corridor Open Space Section



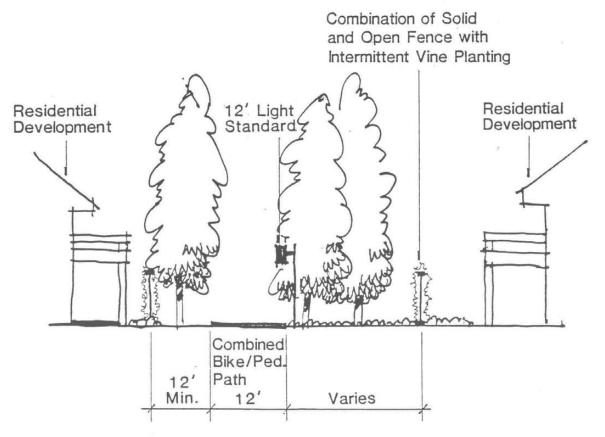
Retail/Commercial With Frontage on Corridor Open Space



Open Space, Office Development and Plaza Adjacent to Corridor Open Space



Corridor Open Space Adjacent to Existing Development



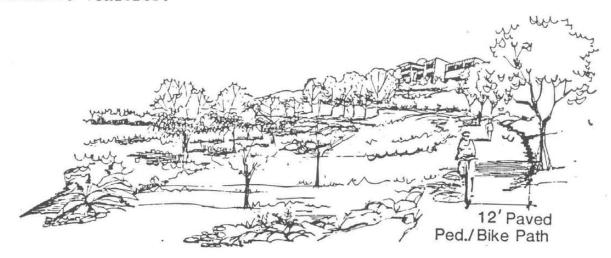
Residential Development Adjacent to Corridor Open Space

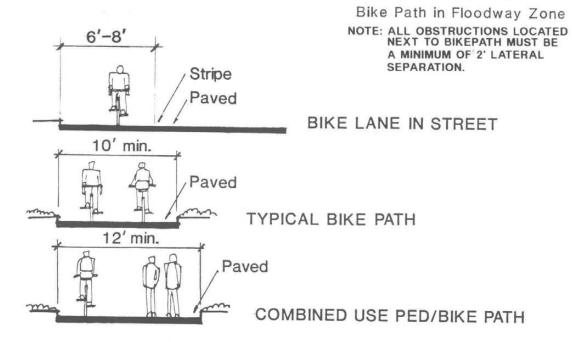
# 4. Trails/Walkways

There are several categories of trails within Town Center. They include bike paths (which are categorized based on location), equestrian trails and pedestrian paths and walkways.

#### Bike Paths

Several categories of bike paths are located within Town Center. Dimensions and paving material for the bike paths vary according to location and intended use (see illustrations below). Bike paths in open space areas will be used for access of service maintenance vehicles.



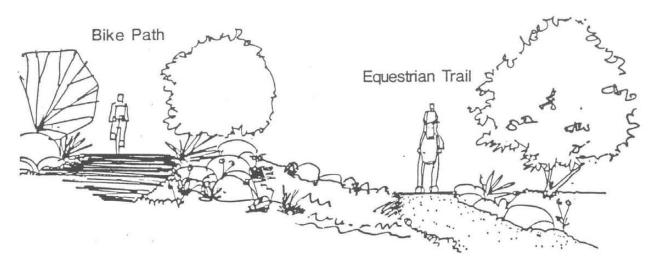


TYPICAL: DAVIS #61222 (EASTERN TAN) AT 1.5 LBS./SACK MIX BROOM FINISH.

Bike Paths

### Equestrian Trails

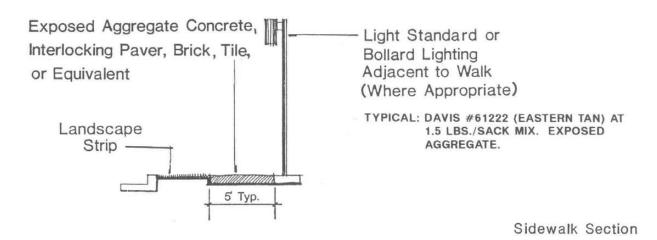
An equestrian trail is located in the Floodway Open Space as part of a linear trail system proposed along the San Diego River (see illustration below). The 8' to 10' wide path can be either decomposed granite or, preferably, compacted natural soil.

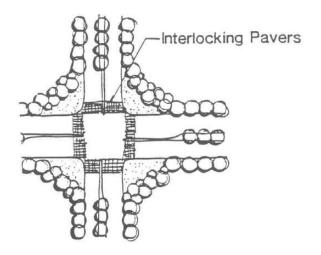


Paths and Trails in Floodway Open Space

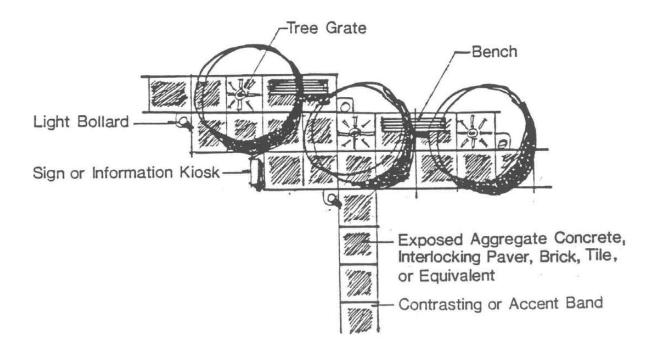
### Pedestrian Paths/Walkways

Walkway dimensions and materials are partly a function of use and location. Walkways should be paved and well lighted. All standard walkways in the public right-of-way shall be a minimum of 5'-0" wide. Meandering walkways are preferred. The primary paving material is exposed aggregate concrete, however, other complementary suitable material, such as interlocking paving stones, may be submitted for approval (see illustrations below).

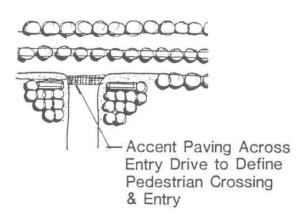




Major Street Intersection

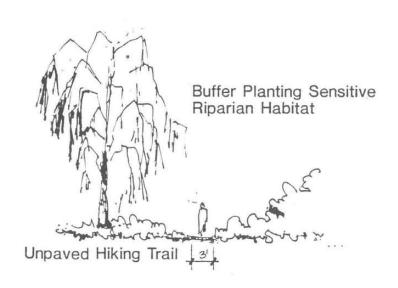


Walkway Intersection



Project Entry Drive

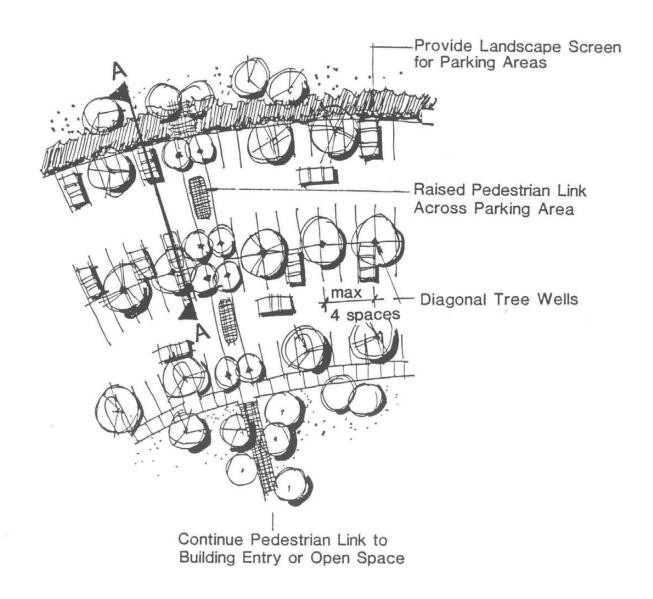
A separate hiking or jogging trail system is to be incorporated within the Floodway Open Space. Paths shall be unpaved and a minimum of three feet (3') wide. They should be located within the less sensitive vegetation or riparian habitat areas of the floodway and are intended to provide some measure of control for pedestrian movement in order to offer protection to restored riparian habitat areas (see illustration below).



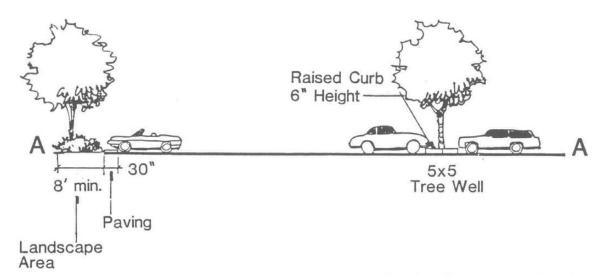
Trails Within Riparian Area

# Parking Areas

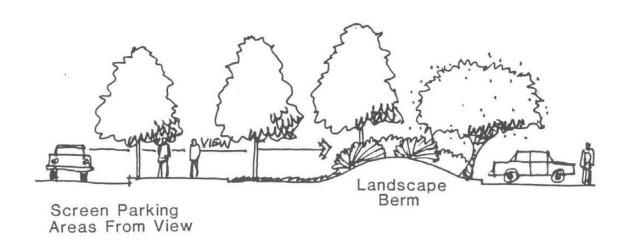
Landscape plays a significant role in integrating parking areas with the rest of the site. Design continuity is reinforced through the use of standard lighting, signage and planting. All parking areas will have well defined pedestrian circulation that is integrated with the site circulation. Interlocking paving or equivalent decorative paving material shall be used to define pedestrian paths in parking areas. Grease traps shall be provided where appropriate to avoid polluted runoff into the River system (see illustrations below).



Concept for Parking Area



Section Through Parking Area



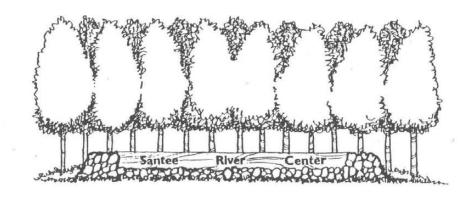
Screening Parking Area

### 6. Signage

A complete system of signage for the overall area should clearly identify and direct individuals to and through the Town Center and to specific facilities. The system can be divided into signs for business identification, internal direction and traffic control, and temporary signage.

All signs shall be designed to blend with the size, scale and character of the architecture or as in the case of open space-the site.

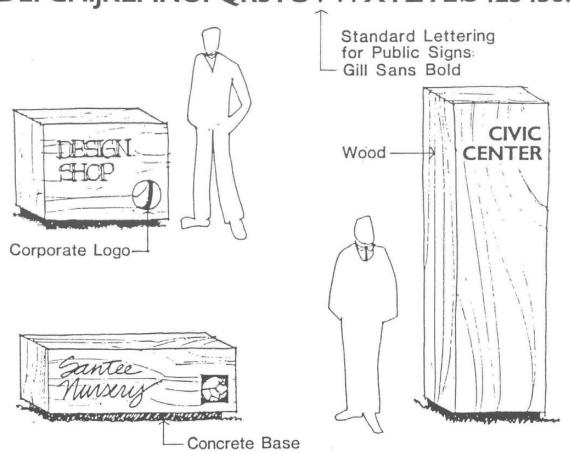
All identification signs must be either attached to the building or ground mounted. Each business is allowed one identification sign, unless approved by the Director of Planning and Community Development. Ground mounted signs shall not have a gross surface area of more than twenty four square feet and shall not exceed four feet in height from grade. Ground mounted signs shall be minimum of five feet from public right-of-way. A concrete base may be an extension of site features such as retaining walls, planters or building walls (see following illustration).



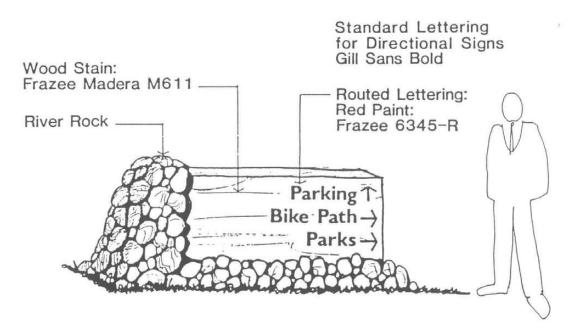
Gateway Signage

Building mounted signs will be installed so as to be parallel to and be contiguous with the building wall in a manner proportionate to the wall on which it is mounted. No sign shall project more than fifteen inches from the building wall and shall not project above the roof line. The design and materials shall be compatible with the building design and materials. One square foot of sign area is allowed for every three feet of building footage not to exceed twenty four square feet. Flashing or rotating signs and internally illuminated signs are not acceptable.

# abcdefghijklmnopqrstuvwxyz æøß &?!£\$ (.,;:)¾«/-′'° ABCDEFGHIJKLMNOPQRSTUVWXYZ ÆØ 1234567890



Identification Signage



Directional Signage

The only other allowed signs will be internal directional signs or temporary signs.

Directional signs indicating loading or delivery areas, employment offices, various building entries, parking lots, trail systems, etc., shall not exceed eight square feet nor employ lettering larger than eight inches in height. The design of these signs should reflect the character of the signage used for the project and be constructed for low maintenance (see preceeding illustration).

All standard signing such as stop signs, traffic control signs, no parking, or yield, will generally be the international sign system subject to conformance to the California Motor Vehicle Code. The color and shape of poles and fixtures for regulatory signs and such elements as traffic control lights should match the anodized black finish of other fixtures within Town Center.

Temporary signs shall meet the following requirements:

A sale or lease sign shall be permitted not exceeding thirty two square feet in area advertising the sale, lease or hire of the site.

One construction sign not to exceed six square feet in area, noting the contractor, architect, engineers and other related subjects at the beginning of construction shall be permitted. This sign shall be removed prior to occupancy.

All signs shall obtain approval by a sign permit granted by the Director of Planning and Community Development. Modifications to the above criteria may be requested from the Director of Planning and Community Development.

# 7. Building Height

### Setbacks

Corridor/open space or other similar buffering shall be provided between dissimilar land uses. A 75 to 100 foot buffer shall be provided around the Las Colinas detention facility. A setback of 50 to 100 feet shall be required between any development and the revegetation area of the floodway. As per Figure 20, the setback from designated parkways is 35 feet from curb to parking and 50 feet from curb to buildings. The development standards for

setbacks from collector streets, side yards, rear yards, etc., will be established in the future via an amendment to the City Zoning Ordinance.

### 9. Lighting

Exterior Lighting complements and reinforces the architecture and site design character of projects. Site lighting also contributes to site security and provides for a safe and efficient use of a facility. Site lighting should be designed to eliminate the intrusions of glare on to adjacent property and streets such as to decrease the safety of vehicular movement. Specific products and models listed are approved for use within Town Center, however, similar fixtures may be submitted for approval to the Director of Planning and Community Development (see illustrations below).

- Building illumination and architectural lighting shall be indirect in character. The light source shall not be visible. Indirect wall lighting or wall washing overhead, dowel lighting or interior illumination which spills outside is encouraged. Architectural lighting should articulate and provide lighting for the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.
- Project lighting adjacent to revegetation areas of the floodway shall be designed so as not to cast light into the revegetation area.
- Lighting levels should emphasize the walking areas so as to clearly identify the pedestrian walkway and direction of travel. Stairway, steps and changes of vertical level shall be clearly identified and safely lit.
- Service area lighting shall be contained within service yard boundaries and enclosure walls. No light spillover should occur outside the service area and the lights should not be visible from the streets.
- Lighting for park activity areas shall not intrude on residential or institutional areas.
- Special lighting may be introduced at gateways and other key entries (auto and pedestrian) to indicate points of entry and should be combined with identity signing.



B31-10RC (LIGHTED) BUFF OR NATURAL CONCRETE (OR EQUIVALENT)

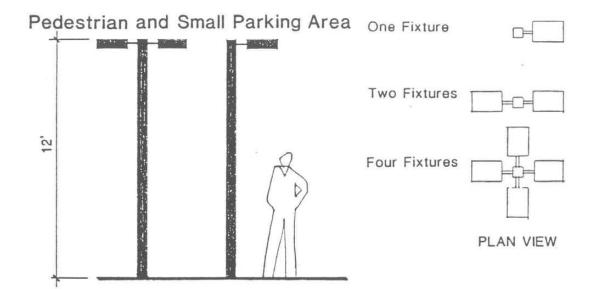
NOTE: USE HOUSESIDE SHIELD IN RESTRICTED SPACE APPLICATIONS.

BOLLARD LIGHTING #3345
(OR EQUIVALENT)

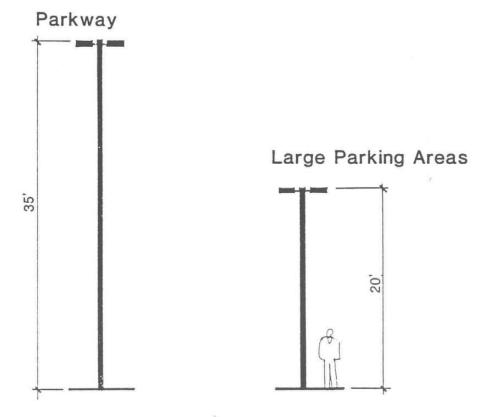
WOODFORM COLUMBIA CASCADE TIMBER CO. 1975 S.W. FIFTH AVENUE PORTLAND, OR 97201 (503) 223-1157

**BOLLARD LIGHTING #3272** 

Light Bollards



HADCO, MULTI-GROOVE DOWNLIGHTS, 8" SQUARE, AMERSHIELD "RAPID RESPONSE" AMERON RT-1405 (DARK BROWN) FINISH, SINGLE FIXTURE OR MULTIPLE FIXTURE ON 12', 4" SQUARE POLE (OR EQUIVALENT)

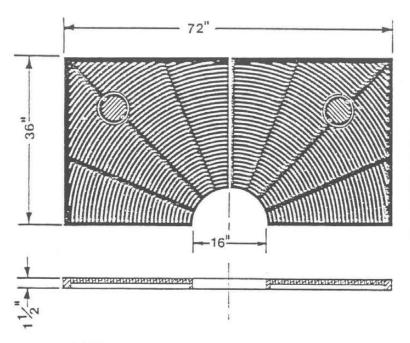


HADCO, POLYQUAD 20/AMERSHIELD "RAPID RESPONSE" AMERON RT-1405 (DARK BROWN) FINISH, ON 35', 4" SQUARE POLE (OR EQUIVALENT)

HADCO, POLYQUAD 15/AMERSHIELD "RAPID RESPONSE" AMERON RT-1405 (DARK BROWN) FINISH, ON 20', 4" SQUARE POLE (OR EQUIVALENT)

### Site Furniture

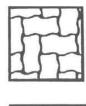
Site furniture includes elements such as benches, trash containers, bollards, kiosks and any special elements introduced into the landscape. Specific products and models listed are approved for use within Town Center, however, similar fixtures may be submitted for approval to the Director of Planning and Community Development (see illustrations below).

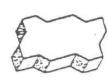


Tree Grate
Olympian M7204
Ironsmith Inc. Design
826 So. Crenshaw Boulevard
Los Angeles, CA 90005
(213) 963-7273
(or equivalent)

NOTE: HALF GRATE SHOWN, GRATE IS MADE IN QUARTERS

Tree Grate







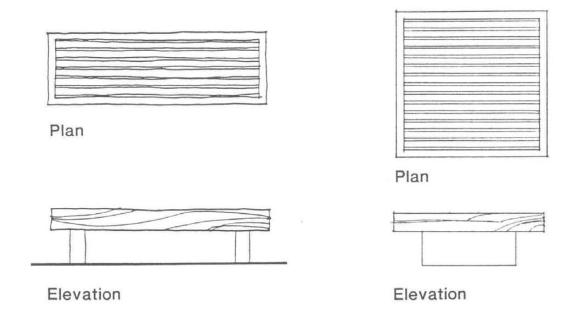




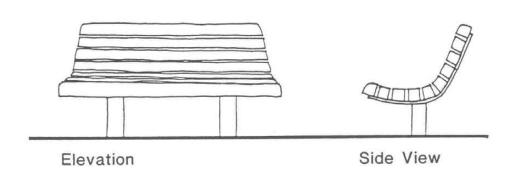


Venus Colorburst II (use in medians)

Interlocking Pavers

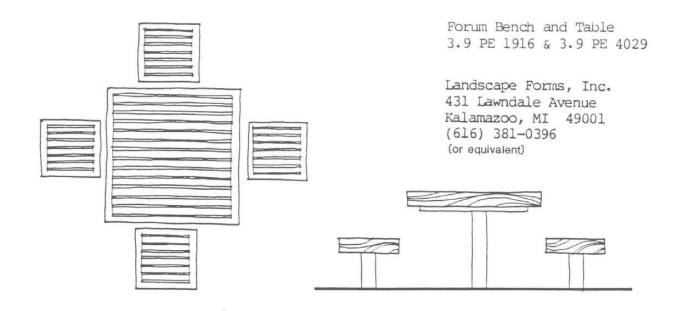


Shadowline Bench 3.1 PE 2272 (or equivalent)



Timberline Bench 3.13 PE 2572 (or equivalent) Landscape Forms, Inc. 431 Lawndale Avenue Kalamazoo, MI 49001 (616) 381-0396 (or equivalent)

Benches



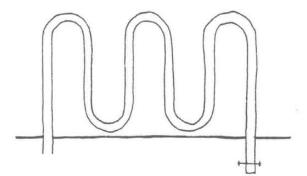
Tables and Benches



PEDESTAL DRINKING FOUNTAIN 3176 HAWS DRINKING FAUCET CO. 1435 4TH STREET P.O. BOX 1999 BERKELEY, CA 94701 (415) 525-5801 (OR EQUIVALENT)



Drinking Fountain

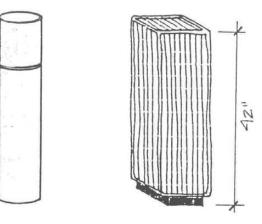


RIBBON RACK
BRANDIR INTERNATIONAL INC.
200 PARK AVENUE, SUITE 303E
NEW YORK, NY 10166
(212) 505-6500
(OR EQUIVALENT)

**Bikerack** 

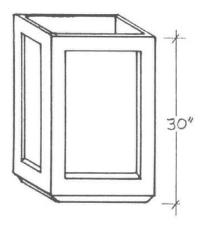


Kim Lighting



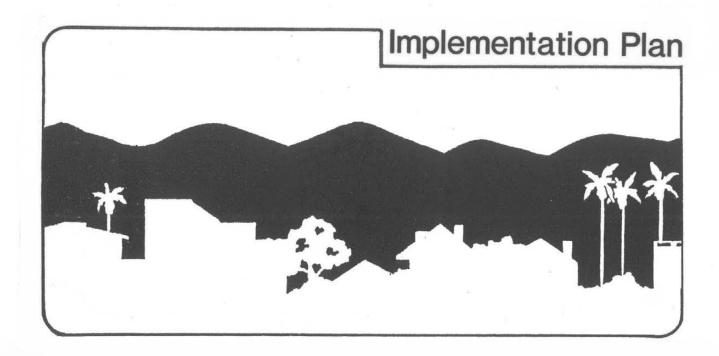
wood bollard to match wood light bollard Columbia Cascade

#### **Bollards**



#TR25S SAN DIEGO PRECAST CONCRETE 9702 PROSPECT AVENUE SANTEE, CA 92071 (619) 449-6810

Trash Container



# V. IMPLEMENTATION PLAN

## A. Introduction

The preparation of an Implementation Plan for Town Center must develop from a vision that Santee residents share for the future of the City. The Town Center Task Force has expressed its desire to transform the existing Town Center area into a viable community focus which provides a balance of development with conservation, enhancement of the community's regional image, and the creation of opportunities for people to live, work, and play. The task force was also concerned that the Town Center development be self supporting. Thus, growing out of this general consensus is the task force's desire to develop a Town Center Plan which promotes quality development and is economically sound.

A successful implementation program is essential to the successful development of Town Center. The purpose of the program is to implement the broad based Goals and Objectives of the Town Center plan and specific goals, and actions recommended as they relate to Town Center Implementation.

In general, the plan is designed to (a) identify Town Center assets and liabilities; (b) determine implementation goals and objectives; (c) provide implementation mechanisms designed to oversee Town Center implementation; (d) provide marketing strategies designed to encourage development within Town Center; (e) identify short and long term infrastructure improvements and costs; and, (f) identify financing mechanisms designed to pay for infrastructure improvements.

In many instances more than one group or department may be responsible for implementation, thus a significant amount of both "in house" and community wide cooperation is necessary.

The recommendations and strategy for each action may be expanded as additional information becomes available.

All infrastructure costs are approximate. It was determined best to list an estimated cost in lieu of providing no cost at all.

All the deadlines established may not be realized. However, it is important to set a time line. If a recommendation or strategy has not been completed by a specific date, the plan may be amended, allowing the City Council an opportunity to determine why a particular action or strategy has not been accomplished.

## B. Assets and Liabilities

#### 1. Assets

The following Assets and Liabilities are designed to identify and define existing conditions within the City of Santee which could influence the ultimate development of Town Center. The Town Center Implementation Plan is designed to capitalize on the positive assets of the City and to minimize negative liabilities.

#### a. City Focal Point

The physical setting of Town Center which surrounds the San Diego River is a great natural amenity and provides a strong focal point to Town Center development. The San Diego River could provide the City of Santee with needed recreational space for active and passive recreational uses. In addition, the Town Center Planning area is strategically located in the center of Santee and can function as the hub or nucleus for the entire City.

#### b. Small Number of Landholders

Town Center is comprised of only a handful of landowners who control most of the land within Town Center. Ernest Hahn, Chilcote, the County of San Diego, and the City of Santee control major portions of Town Center which could streamline the Town Center implementation process.

#### c. Large Vacant Parcels

The Town Center area is comprised of large vacant parcels which promote total, comprehensive planning. In addition, larger parcels are more attractive to potential developers due to the variety of different site plan concepts which could be accommodated in a larger parcel vs. a smaller one. Lastly, all of the major parcels within Town Center are vacant, containing no built structures. These assets simplify the planning process due to the fact that (a) parcels do not have to be consolidated; (b) structures do not have to be removed; and, (c) people do not have to be relocated.

#### d. Housing Costs

Historically, Santee has offered some of the lowest cost single-family housing within the East County. The median price of a single-family house in 1980 was \$80,600, compared with \$98,646 for San Diego County.

#### e. Redevelopment District

The Town Center planning area lies within the City's redevelopment area and thus will receive increased tax increment money as development occurs within the planning area. In turn, this additional money can be used to finance Town Center infrastructure improvements.

#### f. Town Center Specific Plan

The Town Center Specific Plan will become an important asset to the successful implementation of Town Center. The plan contains a detailed set of regulatory provisions designed to streamline development processing, providing applicants with the information necessary to develop within Town Center.

#### g. Political Climate

Currently, civic leaders within Santee are very supportive of efforts to spur development within the Town Center planning area. In addition, civic leaders are concerned with providing quality development within Town Center which will provide a needed economic base for the City.

## 2. Liabilities

#### a. Traffic

Town Center is bisected and bounded by four existing arterial streets which have experienced high traffic volumes over the last few years. A comparison of 1980 traffic levels with those of 1984 reveals a 20% growth along Mission Gorge Road. Overall, a 6 percent growth in traffic levels has occurred from 1980-1984. More of the existing traffic levels, especially along Mission Gorge Road, are growing at such a rate that the capacity of the roadway to provide an adequate Level of Service will be exceeded in the near future.

#### b. San Diego River Flooding

A large portion of the Town Center planning area is located within the 100 year storm floodplain. Currently, this portion of the planning area is subject to flooding, thus any improvements or structures located within or adjacent to the floodplain could presently become endangered through streambed degradation. All future structures must be located at or above the 100 year floodplain elevations.

#### c. City Image

Currently, the City of Santee is characterized as being a bedroom community of San Diego. The City is currently lacking a strong commercial, office, and industrial base which could provide the City with a community focus and expanded revenue base.

#### d. Community Focus

The City of Santee currently lacks a community focal point designed to encourage participation in civic affairs or recreational activities. In addition, there currently exists no civic center complex designed to integrate all public and quasi-public facilities.

#### e. Labor Force

Approximately 40 to 45% of Santee's residents are in the labor force. Nearly half of those that are employed work in the City of San Diego, 16% work in El Cajon, and only about 20% work in Santee. Because so many of Santee's residents work outside of the City, over 90% use a private vehicle to commute to work, which, in turn generates greater amounts of traffic within Santee. In addition, Santee lacks a professional labor force comprised of highly educated professionals. This makes it more difficult to attract research and development oriented businesses to the community.

#### f. Lack of Major Magnet Employer

Because there is a lower concentration of jobs in the East County, those that are available tend to be local serving. Local serving companies are those that sell primarily to local residents. In addition, few employment opportunities exist in Santee for jobs with companies whose customers are primarily outside of the City. These types of businesses are important due to the fact that they bring revenues into the community.

#### g. Town Center Improvements

In order to promote development within Town Center various physical improvements including river restoration, roadway construction, open space acquisition, etc., should be completed either prior to or in connection with Town Center development. However, as is evident, these start-up improvements must be financed in order to implement the Town Center plan.

		×	

# C. Implementation

#### 1. Goals

The following goals are proposed to guide the City's efforts in its quest to encourage development within Town Center, and to ensure an economically viable plan. In addition, these goals are also designed to implement the physical planning program listed under Appendix B. Goals are defined as generalized ideals which provide a sense of direction for specific implementative action.

- Goal 1. Promote development within Town Center which supports the local economy, attracts investment, increases the tax base, and creates employment opportunities for Santee residents.
- Goal 2. Establish a Town Center Development Committee designed to focus and encourage development within Town Center.
- Goal 3. Increase cooperation and coordination between public and private sectors in the implementation of the Town Center Specific Plan.
- Goal 4. Attract light industrial uses which will enhance Santee's local economy.
- Goal 5. Aggressively market Town Center in order to attract development to the planning area.
- Goal 6. Provide incentives such as infrastructure financing, reimbursement districts, and assessment districts, designed to encourage development within Town Center. (Services and Facilities provided by the City shall, to the maximum extent possible, be paid for by those benefitting. Benefit assessment districts or direct payment through fees should be utilized).
- Goal 7. Promote Town Center assets, such as its location, a mix of housing costs and large vacant parcels, in order to attract business to Town Center.
- Goal 8. Work towards developing a transportation system (i.e., trolley lines) designed to promote convenient access to businesses located within Town Center.
- Goal 9. Provide infrastructure improvements such as river reclamation and major street construction, designed to attract developers to Town Center.

- Goal 10. Provide for a significantly wider range of goods and services to local residents through the establishment of new and larger retail commercial activities.
- Goal 11. Provide for near term employment opportunities such as businessparks while preserving long term options for office development.
- Goal 12. Work in concert with the County to investigate State and Federal river reclamation funding sources.

## 2. Implementation Mechanisms

Currently, the City Council for the City of Santee has designated itself as the redevelopment agency with respect to the City redevelopment district which includes a portion of the Town Center area. Staffing is provided by the City's redevelopment consultant and the Planning Director who are currently responsible for promoting development within Town Center. This configuration has proven satisfactory to date and can be retained for the Town Center project area.

However, it is hoped that the adoption of the Town Center Plan and an aggressive marketing program will lead to increased development activity within Town Center. Thus, in order to assure that development opportunities occur within Town Center, an economic development committee should be established, designed to enable Santee to coordinate major projects, organize business development efforts, implement infrastructure improvements, and aggressively market economic opportunities. This committee would be called the Town Center Development Committee.

The advantages to establishing a Town Center Development Committee include its strong organizational focus and political leadership. It is recommended that the present Economic Development Task Force Review and propose to the City Council the structure and membership of TCDC.

#### Organizational Focus

The Town Center Development Committee will have a clearly defined mission (see goals above) and can pursue a few specialized tasks. The Town Center Development Committee will reinforce the goals of the Implementation Plan by providing clear direction needed to guide specific implementation actions. Although not every goal may be attainable, consensus in the TCDC can be realized more easily due to its specialized mission and localized scope.

#### Political Leadership

The Town Center Development Committee will act as a third party designed to help focus and support economic development proposals. The TCDC will function as a vital link between the City and the private sector in order to focus on the implementation of Town Center.

In addition, the Town Center Development Committee would be responsible for clarifying the County's role in the development of Town Center. As is evident, the County is a major landholder within Town Center and could provide needed expertise necessary to implement the Town Center Specific Plan.

Lastly, the TCDC would coordinate and promote an aggressive marketing campaign designed to spur development within the Town Center area.

## Town Center Development Committee, Implementation Strategy:

Action 1: Establish a Town Center Development Committee designed to focus and encourage development within Town Center.

Step A: Appoint an organizational committee to serve as the TCDC.

- The Town Center Development Committee will be responsible for creating a positive public image for the Town Center project.
- 2. The Town Center Development Committee will be responsible for developing and focusing a mission statement designed to define the purpose and policy direction that will direct the Town Center throughout its existence. (See goals section above).

Responsibility: City Manager/City Council

Deadline: Near term

<u>Step B</u>: Evaluate the feasibility of establishing a Town Center Economic Corporation.

- The Town Center Development Committee shall be responsible for investigating the formation of a formal Town Center Economic Corporation.
- The Town Center Economic Corporation would be a non-profit public benefit corporation formed for the purpose of implementing the actions and recommendations of this study.

3. The organizational committee consisting of the City Council, City Manager, and the County Special Projects Coordinator, shall be formed to investigate the formation of the TCDC, its board and its management.

Responsibility: Town Center Development Committee

Deadline: Near term

## 3. Marketing

The successful implementation of the Town Center Plan will depend in large part upon the marketing of the Town Center Concept. Currently, the City of Santee is characterized by a poor regional image which has contributed to a lack of development opportunities enjoyed by other communities. In addition, Santee currently lacks any existing magnet businesses which would promote increased commercial and industrial development within the City.

The Town Center Specific Plan is designed as a catalyst for development within Town Center. However, to insure that development occurs, a <u>marketing strategy</u> should be undertaken to improve Santee's image and determine target businesses and industries.

In addition, a <u>marketing program</u> should be developed, designed to implement the Town Center marketing strategy. The marketing program should be designed so that the City will shape the market, not the market shaping the City. It is important that quality development occur within Town Center in order to overcome a negative citywide image.

#### Town Center Marketing Strategy:

#### Short Term Marketing Actions (1-2 years)

The following actions are designed to implement the marketing aspects of the Town Center Implementation Plan in order to encourage quality development.

- Action 1: Develop a marketing plan designed to examine the economic realities of Santee and determine target businesses, which could be attracted to Town Center.
  - Step A: Develop various techniques for marketing the Town Center site.
    - The Town Center Development Committee will adopt a marketing strategy for Town Center.

- The marketing strategy will contain information as to which businesses can be expected to be attracted to Santee. In addition, the plan will outline a program by which Santee can further attract business to the City.
- 3. The Town Center Development Committee will be responsible for investigating the ability of the following marketing techniques:
  - a) a promotional film
  - b) a press release
  - c) a newsletter

Responsibility: Town Center Development Committee, City staff, Redevelopment Consultant.

Deadline: Near term

## 4. Town Center Infrastructure

#### 1. Minimum Short Term Infrastructure Improvements

In an attempt to encourage development within the project area, <u>basic</u> (minimal) infrastructure needs must be provided. These improvements include:

#### a. San Diego River Floodway Improvements

Minimal floodway improvements consist of providing drop structures, berming, adjacent to the San Diego River and filling within floodplain areas in order to provide raised building pads above existing 100-year flood levels.

#### b. Park Open Space

A minimum of 10 acres of park open space is recommended within Town Center in order to provide near term active recreational needs.

#### 2. Maximum Long Term Infrastructure Improvements

The description of public infrastructure needs listed below represents the maximum level of improvements which will ultimately be necessary to service Town Center.

#### a. San Diego River Floodway Improvements

The successful development of Town Center will depend, to a large extent, upon the creation of a unique environment. Specifically, the river lying adjacent to Town Center should be sufficiently attractive to encourage development and investment in the area, as well as be pleasurable to Santee residents and visitors. Thus, a major focus of the plan is the restoration of the San Diego River floodway and the development of surrounding recreational facilities. Approximately 123 acres of floodway open space has been planned for the Town Center area and will include: pedestrian trails, equestrian/bicycle trails, low cover vegetation/ trees, water features, and riparian habitat. Other improvements include river berming and the inclusion of water drop structures.

#### b. Corridor Open Space

Corridor open space is designed to separate and buffer individual land uses from one another while providing pedestrian and visual access to the river system and other public amenities. Corridor open space will include paved pedestrian paths, landscaping, landscape irrigation lighting features, and signage.

#### c. Park Open Space Improvements

Park open space is essential to providing an atmosphere which will encourage Santee residents to frequent the Town Center area. Currently, a need exists to establish active recreational parks within Santee, due to a lack of such facilities which now exists. The City of Santee currently has an ordinance requiring the dedication of parkland, payment of fees, or both as necessary to provide for parkland acquisition and development. It is proposed that future developers will work in concert with the City to negotiate for the full 90 acres of parkland. Ultimately, the plan calls for active recreational use to include: play areas, restrooms, pedestrian paths, lighting features, signage, picnic/barbecue facilities, ball fields, and play lots. A portion of the remaining acreage will be composed of passive recreation areas.

The Town Center site currently contains 13 base-ball/softball fields: 7 fields on the Grossmont property (Cecil Gordon Fields), and 6 fields on

the County property north of the river, adjacent to Cuyamaca (Paul Kay Fields). To ensure the continued availability of ball fields when these properties are developed, new fields shall be constructed to replace them. The developer shall be required to construct (or pay equivalent cost) new ball fields equal to the number being removed. The design and location of the new fields shall be at the direction and to the satisfaction of the City. The fields shall be completed and ready for use prior to the closing of the existing fields.

#### d. Interior Parkway Improvements

It is proposed that the financing and construction of the major internal circulation system will be provided by public funding sources in addition to developer contributions. Major interior parkways will consist of 112 and 150 foot right-of-ways composed of paving, striping, curbs, gutters, sidewalks, landscaping irrigation, lighting, signage and street furniture. The major internal circulation system is designed to spur development within Town Center by providing access to newly created interior parcels.

#### e. Off-site Road Improvements

In addition to various interior parkway improvements, other off-site improvements are associated with development within Town Center. These include: (a) widening of Cuyamaca, Mission Gorge, Magnolia, and Mast Boulevard (b) installation of traffic control lights, and (c) expansion of the Cuyamaca/Magnolia bridges.

While vehicle traffic on local streets within Town Center should be kept to a minimum, it is realized that the movement of through traffic, particularly in a north/south direction should be enhanced. The widening of both Cuyamaca Street and Magnolia Avenue, as well as the inclusion of off-site road improvements is necessary to mitigate future traffic impacts.

#### f. Sewer/Water/Drainage

Town Center sewer, water, and drainage systems will be provided as roadway infrastructure improvements are constructed. Specific improvements include: new 10" sewer lines, fire hyd-

rants, 12" water mains, curb inlets, and storm culverts.

Total cost for all infrastructure improvements is estimated at \$38,652,000.

## Financing Mechanisms

Town Center will have a variety of major expenditures connected with the development of short and long term infrastructure improvements within the project area. These expenditures include: the acquisition of property, infrastructure improvements, open space park and street maintenance, construction of public facilities and administration. It is important to note that the intent of the Town Center Implementation Plan is to provide many financing alternatives designed to support required infrastructure improvements for Town Center. In addition, Appendix A contains a preliminary cost breakdown of improvements which will be required for the Town Center Planning Area.

#### 1) Tax increment financing

Tax increment financing could provide increased revenue to the City through the issuance of tax increment bonds. At the time a redevelopment project is adopted (a portion of Town Center lies within the redevelopment project boundary) the base year value of all locally assessed, and state assessed, property within the project area is frozen. As new development within the redevelopment district increases, so does the assessed value of development within the district, increasing tax reserve over the base year by a rate of one dollar per \$100.00 of assessed value of the property. increases in value can occur either from reassessments of existing property, or from the development and assessment of new property. Through the issuance of tax increment bonds, the City's redevelopment agency would be pledging future tax increment revenues to pay off bonded indebtedness. In most cases, the estimated amounts of future annual tax increment receipts are known at the time of bond issuance. In other words, such funds are either already being annually received from the project area, or there are developments already under construction which when completed will result in producing the estimated amounts.

The City of Santee's Redevelopment Agency now receives approximately \$900,000 of annual tax increment revenue. These funds can be used to support a tax allocation bond to finance public improvements, purchase or "writedown" land, and finance redevelopment plans and

studies. In addition to the City's existing tax revenue, it is possible to sell bonds based upon future, anticipated increment revenues.

Katz, Hollis, Coren and Associates have undertaken an analysis of existing and projected tax increment revenue for the purpose of determining the amount of bonds that could be sold to support infrastructure improvements.

#### 2) Mello-Roos Community Facilities Act

The Mello-Roos Community Facility Act allows cities to finance public improvements by establishing an assessment district whereby land owners within a Town Center assessment district would be taxed on a square foot or dwelling unit basis. The tax would be used to repay assessment bonds over the 10-20 year life of the bonds. In order to establish such a district, the majority of property owners within the district would have to agree to establishing such a district, in order to assess future property owners. In general, property owners would pay for all or a portion of the public improvements through the use of an assessment that is computed in proportion to the benefit each owner receives from that improvement. Through the establishment of such a district, improvement funds could be provided up front and repaid over the 10-20 year life of the bonds.

#### 3) Benefit Assessment District

Special assessment financing is applicable when the value or benefit of an improvement can be assigned to a particular property. Assessments are levied in specific amounts against each individual property on the basis of the benefit each property receives. Assessments may be used as collateral for the issuance of assessment bonds.

The 1915 Bond Act is commonly used to finance capital improvements and is typically issued in conjunction with the 1913 Improvement Act. Assessments are levied and bonds are issued prior to the actual construction of public improvements. Bonded indebtedness is the collective responsibility of all parcels within the assessment district. The bond issue is a lien against all properties, although each parcel does have a specific assessment against it. Bonds are not issued to represent individual parcels, but are pooled in market wide denominations. The 1915 Bond Act offers some flexibility in that bonds can be issued in series

(phased) designed to parallel the cash loan needs of major projects that are staged over time.

The 1911 Act Bonds are issued for each individual parcel. Each bond is a direct lien against that parcel. The bonds and assessments are issued after public improvements are completed. Bond payments are not considered a liability of the local agency.

#### 4) Dedications

Dedications of land by developers for public facilities is a common financing tool designed to provide land for public use (parks, streets, open space). As Town Center develops, these public improvements can be provided by individual developers through subdivision map act provisions.

#### 5) Special Fees

Special development fees have been established for the City and consist primarily of traffic mitigation, drainage, park, and traffic sign fees. Currently, developers are responsible for paying traffic fees in order to mitigate existing off-site traffic impacts. The disadvantage to this improvement financing mechanism is that off-site improvement will be "brought on line" in an incremental fashion as development occurs throughout the City. However, special fees could provide a source of income designed to pay for the bonded indebtedness associated with assessment district bonds.

# 6. Infrastructure Implementation Strategy

# Short Term Infrastructure Actions (1-2 Years)

- <u>Action 1</u>: Provide a detailed cost breakdown in order to assess short term (parks, river berming, filling) and long term (parks, open space, trails, parkways, etc.) infrastructure improvements.
  - Step A: Select an engineering firm responsible for providing the City with a detailed cost breakdown of short and long term improvements.
    - The engineering firm shall be responsible for providing the City Manager with a detailed breakdown of all on and off-site improvement costs for Town Center in order to earmark specific revenue

sources (assessment bonds, dedications, tax increment financing) to projected costs.

- The engineering firm shall provide the City Manager with recommendations on improvement phasing within Town Center.
- 3. The City planning and engineering staffs will choose an engineering firm capable of estimating all on and off-site improvement costs for Town Center.
- 4. Costs will be itemized and determined on a linear foot, square foot, and acre basis, in order to equitably assess costs and to phase improvements.
- 5. The engineering firm shall make recommendation to the City Manager as to appropriate financing mechanisms designed to implement Town Center improvements.
- 6. The engineering firm shall make recommendations as to phasing of improvements including short term and long term improvements.

Responsibility: Town Center Development Committee, Public Works/ Engineering Division.

Deadline: On-going

Status/Action to date:

The engineering firm of BSI has been hired to determine all short and long term infrastructure costs. A preliminary cost estimate for development costs was completed on August 13, 1985 (see Appendix A).

- Action 2: Provide financing mechanisms designed to generate upfront capital to pay for short and long term improvements.
  - Step A: Assign specific financing authority and responsibility to the City Manager in order to select a public finance team.

The City Manager shall be responsible for selecting a public finance team for Town Center, composed of the following members:

 Bond Underwriter - retain the services of a public finance expert as required.

- a. The public finance consultant shall work with the City Manager, City staff, major Town Center land owners, and bond attorney, in order to establish assessment districts designed to provide infrastructure financing.
- Redevelopment Consultant retain the services of a redevelopment consultant.
  - a. The City's redevelopment consultant shall work with the City Manager, bond underwriter, City staff, and major Town Center land owners in order to provide marketing implementation and financing expertise.
- Financial Consultant retain the services of a financial consultant.
  - Manager, City staff, and redevelopment consultant in order to market Town Center. The consultant shall be responsible for generating tax increment projections, in order to determine the amount of bonds which could be secured.
- 4. <u>Bond Attorney</u> a bond attorney shall be selected to work in concert with the bond underwriter in order to issue assessment bonds for infrastructure improvements.

Responsibility: Town Center Development Committee, City Manager

Deadline: On-going

Status/Action to date: Consultants have been retained for an initial bond issuance.

- Step B: Provide tax increment projections designed to determine existing and future tax revenue in order to determine the amount of bonds which could be secured.
  - The financial consultant will provide detailed tax increment projections designed to estimate existing and future tax increment revenues.
  - The financial consultant will work in concert with the City's redevelopment coordinator and City staff in order to initiate a tax allocation bond issue.

Responsibility: Financial consultant

Deadline: On-going

Status/Action to date:

The City's Redevelopment Agency now receives approximately \$900,000 of annual tax increment revenue. In November 1985, an initial Tax Allocation Bond issuance of \$6,400,000 was sold. Additional bond issues should be considered as the tax increment continues to increase and as part of a comprehensive financing program for the Town Center.

<u>Step C</u>: Investigate financing programs in order to provide infrastructure financing.

- 1. The Redevelopment Agency should be given authorization to select a financial advisor for the purpose of preparing a full proposal for infrastructure financing including assessment districts (Mello Roos; 1915 Act).
- 2. The financial advisor shall work in concert with City staff in order to earmark specific infrastructure costs to Town Center property tax.

Action 3: Provide short term river berming improvements to the San Diego River.

- Step A: Negotiate with Chilcote or other sand extraction companies to construct San Diego River berming improvements and sand extraction operations.
  - The TCDC and City staff will be responsible for negotiating with Chilcote or other sand extraction companies to construct San Diego River improvements.
  - The river berming, filling, and sand mining operations shall occur between Cuyamaca Street and Magnolia Avenue.
  - 3. A conditional use permit shall be drafted allowing Chilcote or other sand mining operators to sandmine within the San Diego River. In turn, all river berming improvements shall be provided.

Responsibility: Town Center Development Committee, City Staff.

Deadline: Near term (1-2 years)

Action 4: Provide ten acres of park/open space for near term usage, and an additional 80 acres for future usage.

Step A: Negotiate with the County of San Diego for the dedication of park/open space.

- 1. The TCDC, City staff, and redevelopment coordinator will be responsible for negotiating with the County's Special Projects Coordinator in an effort to establish a process for obtaining 90 acres of open space parkland.
- The City shall negotiate for ten acres of parkland for near term active recreational uses.
- An additional 80 acres of parkland shall be negotiated for.

Responsibility: City Manager, Redevelopment Consultant, City staff

Deadline: Near term (1-2 years)

Action 5: Establish a river restoration committee.

#### Step A:

- The River Restoration Committee will be responsible for overseeing development of all San Diego River improvements.
- The goal of the committee will be to establish short term river improvements within two years after plan adoption.
- 3. The committee will be composed of Town Center Development Committee members, City staff, County staff, civic leaders, or developers concerned with Town Center development.

Responsibility: Town Center Development Committee

Deadline: Near term (1-2 years)

Action 6: Promote a design competition for a civic center complex.

#### Step A:

- 1. City staff will be responsible for distributing RFP's for the design of a civic center complex.
- The design should provide a nucleus, or focal point, to the community of Santee.
- The TCDC will be responsible for choosing an appropriate design for Town Center.

Responsibility: TCDC, City staff

Deadline: Mid term (2-7 years)

Action 7: Acquire the Grossmont Parcel.

Step A: Negotiate with the Grossmont School District in order to acquire the Grossmont parcel.

- The City shall acquire the Grossmont parcel from the Grossmont School District.
- The City shall market the Grossmont parcel for high quality development within two years after purchase.
- 3. Tax increment money shall be earmarked to pay bonded indebtedness on the Grossmont parcel and/or assist in financing infrastructure necessary for its development.

Responsibility: City Manager, City staff, redevelopment consultant

Deadline: Immediate

Status/Action to date: The purchase of the Grossmont parcel has been completed.

#### Mid Term Infrastructure Actions (2-7 years)

- Construct all, final San Diego River improvements including landscaping, berming, parks, trails, picnic areas, nature areas, etc.
- Complete all interior roadways.
- Sell the Grossmont parcel.

- 4. Begin construction of a new school and community building within the northeast quadrant.
- Begin construction on the Santee Civic Center complex.
- 6. Completion of Highway 67 link and full interchange at the eastern boundary of the City.
- Completion of all off-site improvements including the Mast Boulevard extension, and Cuyamaca/Magnolia improvements.
- 8. Completion of San Diego Trolley link to Santee.

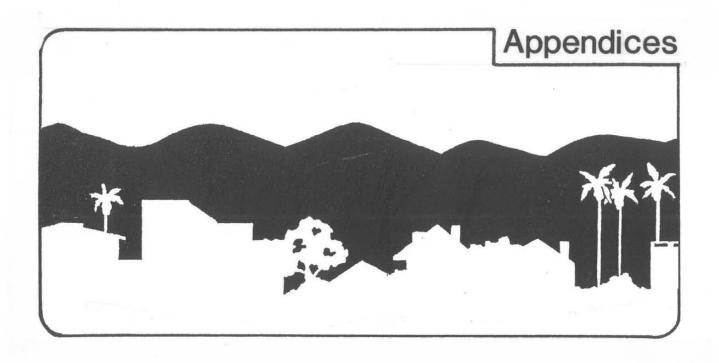
### Long Term Infrastructure Actions (7+years)

- 1. Completion of complete Town Center park system.
- 2. Completion of Santee Civic Center complex.

# D. Summary Time table

NEAR TERM IMPLEMENTATION TIMETABLE ( 1-2 YEARS)

¥.		NOV 1 DEC 1		on-going operations			on-going operations		y.	on-going operations		On-qoing oberations.	<b>^</b>		
MEAN TON'T THE LEFTENIALION LIFELABLE ( 1-2 LEAKS)	1987	JAN I FEB I MAR I APR I MAY I JUN I JUL I AUG I SEP I OCT I		formation of Town Center Development Corporation			formation of a marketing plan, and marketing program			Establish a River Restoration Committee	negotiate with developers for sand extration/ berming improvements	negotiate with the county for park/open space acreage		promote design competition for Civic Center Complex	
	1986	OCT   NOV   DEC	formation of Town Center Development Committee		Town Center	Marketing Strategy formation			Infrastructure cost estimates/ financing mechanisms/ tax increment projections						
			Town Center Organizational Structure		-	Narketing		143	nter ructure						



Appendix A

Preliminary Infrastructure Cost Estimates

	v.	

SANTEE TOWN CENTER
PRELIMINARY COST ESTIMATES OF
INFRASTRUCTURE REQUIRED WITHIN
PROPOSED PRINCIPAL ROADWAY SYSTEM
TO SUPPORT THE TOWN CENTER DEVELOPMENT

REVISED 8/13/85

PREPARED BY BSI CONSULTANTS, INC.

SECTION I (SOUTHWEST QUADRANT - 72 acres)

FAC	CILITY	\$ 0	OST
Α.	OPEN SPACE  1) Floodway Development (Cost included in Willow Pond Project)  2) Corridor Development- 6 acres @ \$100,000 =		0
	Subtotal	\$	600,000
В.	<pre>INTERIOR PARKWAYS 1) Grading-10,000 CY @ \$4.00 = 2) Preparation of Subgrade-184,000 = SF @ \$0.30 = 3) Paving AC-140,300 SF @ \$1.65 =</pre>		40,000 55,200 231,500
	4) Curb and Gutter-9200 LF @ \$10.00 = 5) Sidewalk-20,700 SF @ \$2.70 = 6) Lighting-25 each @ \$3,000 = 7) Landscape/Irrigation-2 acres		92,000 55,900 75,000
	0 \$200,000 = 8) Signage and Furniture-Lump Sum =		400,000
	Subtotal	\$	959,600
С.	STORM DRAINAGE  1) 30" storm sewers (culverts)- 2800 LF @ \$70.00 =  2) Curb Inlets-8 each @ \$2,500 =  3) Cleanouts-6 each @ \$3,000 =		196,000 20,000 18,000
	Subtotal	\$	234,000
D.	WATER DISTRIBUTION SYSTEM  1) 12" Water Main-2300 LF @ \$30.00 =  2) 12" Gate Valve-4 each @ \$1,500 =  3) Fire Hydrants-5 each @ \$2,500 =		69,000 6,000 12,500
	Subtotal	\$	87,500

# SECTION I (CONT.)

E	SEWER SYSTEM  1) 10" sewer-2300 LF @ \$30.00  2) Manholes-8 each @ \$1,500	= =	 69,000 12,000
	Subtotal		\$ 81,000
F.	TRAFFIC SIGNALS-1.5 each @ \$60,000	=	\$ 90,000
G.	UTILITIES Gas, Electric, Cable TV, and Telephone- 2300 LF @ \$100.00	=	\$ 230,000
Н.	OFF-SITE STREET IMPROVEMENTS City of Santee - Circulation Improvements Implementation Plan Cost Allocation 72 acres @ \$10,000	=	\$ 720,000
Tot	al Construction estimate Contingency (10%)		3,002,100
ENGIN	EERING AND ADMINISTRATION (15%)		 3,302,000
	GRAND TOTAL SECTION I		\$ 3,797,000

SANTEE TOWN CENTER PRELIMINARY COST ESTIMATES OF INFRASTRUCTURE REQUIRED WITHIN PROPOSED PRINCIPAL ROADWAY SYSTEM TO SUPPORT THE TOWN CENTER DEVELOPMENT BSI CONSULTANTS, INC.

REVISED 8/13/85

PREPARED BY

SECTION II (SOUTHEAST QUADRANT - 197 acres)

FAC	ILITY		\$ C	OST
Α.	OPEN SPACE  1) Floodway Development  43 acres @ \$50,000  Drop Structure-50% (\$1,000,000)	= =		2,150,000
	2) Corridor-18 acres @ \$100,000 3) Park (POS)-22 acres @ 75,000	=		1,800,000 1,650,000
	Subtotal		\$	6,100,000
В.	INTERIOR PARKWAYS  1) Grading-23,000 CY @ \$4.00  2) Preparation of Subgrade-456,000	=		92,000
	SF @ \$0.30 3) Paving AC-347,700 SF @\$1.65 4) Curb and Gutter-22,800 LF @ \$10.00 5) Sidewalk-51,300 SF @ \$2.70	= = =		136,800 573,700 228,000 138,500
	6) Lighting-60 each @ \$3,000 7) Landscaping/Irrigation-5 acres @ \$200,000	=	990	180,000
	8) Signage and Furniture-Lump Sum	=		25,000
	Subtotal		\$	2,374,000
C.	STORM DRAINAGE  1) Extend existing Twin 54" Storm Drain 1600 LF @ \$200.00  2 30" storm sewers (culverts)- 62 LF @ \$70.00	=		320,000
	3) Curb Inlets-16 each @ \$2,500 4) Cleanouts-16 each @ \$3,000	===		40,000
	Subtotal		\$	842,000
D.	WATER DISTRIBUTION SYSTEM  1) 12" Water Main-5700 LF @ \$30.00  2) 12" Gate Valves-7 each @ \$1,500  3) Fire Hydrants-12 each @ \$2,500	=		171,000 10,500 30,000
	Subtotal		\$	211,500

# SECTION II (CONT.)

Ε.	SEWER SYSTEM  1) 10" sewer-5700 LF @ \$30.00  2) Manholes-20 each @ \$1,500	=		171,000
	Subtotal		\$	201,000
F.	TRAFFIC SIGNALS-3.5 each @ \$60,000	=	\$	210,000
G.	UTILITIES Gas, Electric, Cable TV, and Telephone- 5700 LF @ \$100.00	=	\$	570,000
Н.	PEDESTRIAN BRIDGE-2 each @ \$250,000	=		\$500,00
Ι.	OFF-SITE STREET IMPROVEMENTS City of Santee - Circulation Improvements Implementation Plan Cost Allocation 192 acres @ \$10,000	=	\$ 1	,970,000
Tot	al Construction Estimate CONTINGENCY (10%)		1	,978,500 ,297,500
ENGIN	EERING AND ADMINISTRATION (15%)			,141,000
	GRAND TOTAL SECTION II		\$ 16	,417,000

SANTEE TOWN CENTER PRELIMINARY COST ESTIMATES OF INFRASTRUCTURE REQUIRED WITHIN PROPOSED PRINCIPAL ROADWAY SYSTEM PROPOSED PRINCIPAL ROADWAY SYSTEM PREPARED BY
TO SUPPORT THE TOWN CENTER DEVELOPMENT BSI CONSULTANTS, INC.

REVISED 8/13/85

PREPARED BY

SECTION III (NORTHEAST QUADRANT - 153 acres)

FAC	ILITY		\$	COST
Α.	OPEN SPACE  1) Floodway Development     43 acres @ \$50,000     Drop Structure-50% (\$1,000,000)  2) Corridor-3 acres @ \$100,000  3) Park (POS)-68 acres @ \$75,000	= =	-	2,150,000 500,000 300,000 5,100,000
	Subtotal		\$	8,050,000
В.	INTERIOR PARKWAYS  1) Grading-26,000 CY @ \$4.00  2) Preparation of Subgrade- 528,000 SF @ \$0.30  3) Paving AC-402,000 SF @ \$1.65  4) Curb and Gutter-26,400 LF @ \$10.00  5) Sidewalk-59,400 SF @ \$2.70  6) Lighting-70 each @ \$3,000  7) Landscape/Irrigation-5 acres @ \$200,000  8) Signage and Furniture-(Lump Sum)  Subtotal		\$	104,000 158,400 664,300 264,000 160,400 210,000 1,000,000 25,000 2,586,100
С.	STORM DRAINAGE  1) 30" storm sewers (culverts)- 6400 LF @ \$70.00  2) Curb Inlets-16 each @ \$2,500  3) Cleanouts-16 each @ \$3,000  Subtotal	=======================================	\$	448,000 40,000 48,000 536,000
D.	WATER DISTRIBUTION SYSTEM  1) 12" Water Main-6600 LF @ \$30.00  2) 12" Gate Valves-8 each @ \$1,500  3) Fire Hydrants-13 each @ \$2,500  Subtotal	=======================================	Ş	198,000 12,000 32,500 242,500

## SECTION III (CONT.)

Ε.	SEWER SYSTEM  1) 10" sewer-6600 LF @ \$30.00  2) Manholes-22 each @ \$1,500	=		198,000 33,000
	Subtotal		\$	231,000
F.	TRAFFIC SIGNALS-4 each @ \$60,000	=	\$	240,000
G.	UTILITIES Gas, Electric, Cable TV, and Telephone- 6600 LF @ \$100.00	=	\$	660,000
Н.	PEDESTRIAN BRIDGE-2 each @ \$250,000	=	\$	500,000
I.	OFF-SITE STREET IMPROVEMENTS City of Santee - Circulation Improvements Implementation Plan Cost Allocation 153 acres @ \$10,000	=	\$ J	1,530,000
	al Construction Estimate CONTINGENCY (10%)		10	4,575,600 1,457,400 6,033,000
ENGIN	EERING AND ADMINISTRATION (15%)  GRAND TOTAL SECTION III			2,405,000
	GRAND TOTAL SECTION 111		5 T	3,438,000

#### SUMMARY OF COSTS

FACILITIES BASED ON	ESTIMATED (	COSTS		
LAND USE PLAN TOWN CENTER	SECTION I SOUTHWEST QUADRANT 72± ACRES	SECTION II SOUTHEAST QUADRANT 197± ACRES	SECTION III NORTHEAST QUADRANT 1853± ACRES	TOTALS
OPEN SPACE INTERIOR PARKWAYS STORM DRAINAGE WATER SYSTEM SEWER SYSTEM TRAFFIC SIGNALS UTILITIES OFF-SITE STREETS PEDESTRIAN BRIDGE	600,000 959,600 234,000 87,500 81,000 90,000 230,000 720,000	6,100,000 2,374,000 842,000 211,500 201,000 210,000 570,000 1,970,000 500,000	8,050,000 2,586,100 536,000 242,500 231,000 240,000 660,000 1,530,000 500,000	14,750,000 5,919,700 1,612,000 541,500 513,000 540,000 1,460,000 4,220,000
TOTAL ESTIMATED CONSTRUCTION COST: CONTINGENCIES, ENGINEERING, & ADMINISTRATION:	3,002,100	12,978,500	14,575,600 3,862,400	30,556,200 8,095,800
GRAND TOTALS	3,797,000	16,417,000	18,438,000	38,652,000

### IMPROVEMENT COST PER ACRE

### A. Total Gross Acreage

Southwest Quad = \$ 6,398,000/72 acres = \$89,000 per acre

Southeast Quad = \$18,094,000/197 acres = \$92,000 per acre

Northeast Quad = \$14,160,000/153 acres = \$92,000 per acre

\$38,652,000/422 acres = \$91,592 per acre

# B. Gross Buildable Acreage (minus open space and Civic Center site)

Southwest Quad = \$ 6,398,000/72 acres = \$ 89,000 per acre

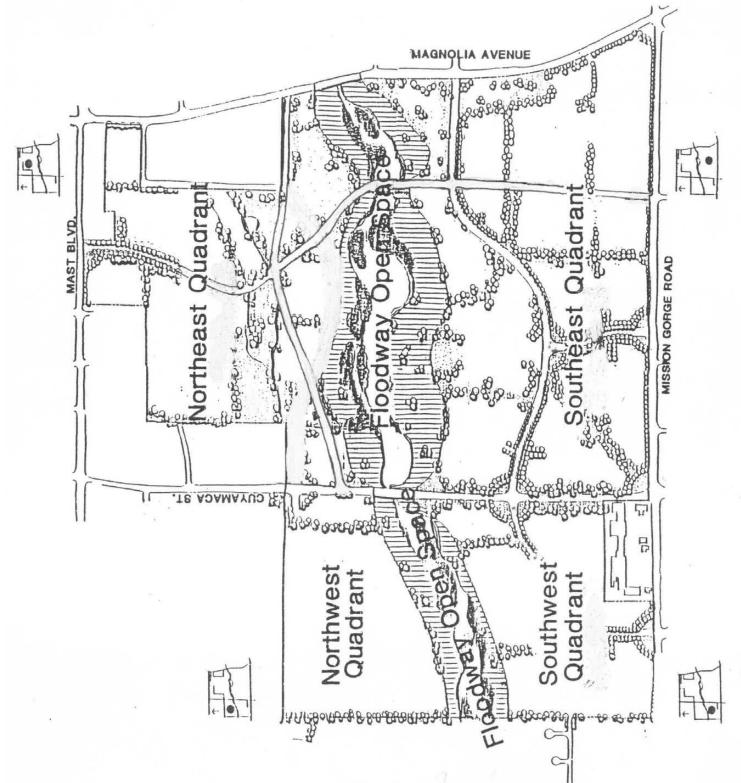
Southeast Quad = \$18,094,000/150 acres = \$120,626 per acre

Northeast Quad = \$14,160,000/67 acres = \$211,343 per acre

TOTALS \$38,652,000/289 acres = \$133,743 per acre

QUADRANT KEY PLAN

SANTEE TOWN CENTER



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Appendix B

Physical Planning Implementation Program

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### PHYSICAL PLANNING IMPLEMENTATION PROGRAM

Implementation of the Town Center Specific Plan requires a clear set of guidelines and programs. These programs must be oriented with both the large scheme of development and site specific needs. The following action programs are designed to form specific guidelines for development within Town Center. For clarity purposes the action programs are presented by element.

### LAND USE ELEMENT

The action programs listed below are focused on ensuring the vitality of Town Center by clearly setting the overall guidelines for future development as they relate to land use goals and objectives.

- Promote a mixed-use development concept that provides for housing, employment, shopping and recreation to be integrated into a central village theme.
- Concentrate major retail commercial development in the central boulevard/Cuyamaca Street intersection promoting a centralized shopping core area.
- Promote specialty and theme retail and visitor serving commercial along the San Diego River Open Space/Park.
- Provide for near term employment opportunities such as business parks while preserving long term options for office development.
- Utilize open space corridors and landscaping to provide adequate transition between existing institutional use and adjacent future development.
- Ensure land use design compatibility through implementation of the design guidelines.
- Require all land use development proposals to emphasize pedestrian-oriented scale at street levels at all times.
- Phase all development with improvement to the San Diego River as a passive and active linear park system.

### CIRCULATION ELEMENT

The following action programs are oriented to improving overall traffic circulation in and around Town Center while encouraging other modes of transportation with the core community are:

 Provide for landscaped parkways within and through Town Center with direct linkage to Highway 67 for through circulation of vehicular Action Programs.

- Establish a transit center which serves to facilitate regional transportation including the San Diego Trolley, bus service, automobile, and a Town Center tram.
- Construct parking facilities strategically located to serve multiple land uses and to encourage pedestrian land uses and to encourage pedestrian activity within Town Center.
- Develop direct linkage to (SR) 52 and (SR) 125 to the south and west of Town Center.
- Establish bikeways within Town Center to promote alternate modes of transportation.
- Establish equestrian trails within Floodway/Open Space areas as part of San Diego River linear trail system.
- Provide hiking and jogging trails within the Floodway/ Open Space area.
- Provide for paved walkways within private and public development open space areas.
- Provide for circulation over major roads and the San Diego River with pedestrian bridges which link all parts of Town Center.
- Develop distinctive gateway entries at principal access points along Mission Gorge Road, Magnolia Avenue and Mast Boulevard which facilitate movement into and through Town Center.

### OPEN SPACE AND PARK ELEMENT

Action programs which will ensure a balanced recreation development include:

- The provision of open space corridors which allow pedestrian and alternative vehicle access through Town Center development to the San Diego River.
- Utilization of landscaping in the Open Space areas which draws from the image of vegetation native to the San Diego River corridor.
- Develop a landscape within the Park Open Space area which provides for continuity from the natural landscape to a more structured urban landscape.
- Develop a landscape within the Park Open Space area which accommodates both passive and active recreation uses.

- Create facilities for a community program which include picnic areas, conservation areas, nature trails, view points and fishing areas.
- Development of an active recreation area adjacent to the existing school facilities on the north banks of the San Diego River. This active recreation area should include baseball fields, softball fields or other sports related facilities.
- Construct a community center within the Open Space areas north of the San Diego River which would serve as a social and culture focal point for Santee residents.
- Develop a program for the preservation of the historically important Edgemoor Polo barn so it might function as a link for Santee residents with their cultural heritage.

### FLOOD CONTROL ELEMENT

To ensure the citizens of Santee and adjacent landowners a flood free and safe environment the following programs have been identified:

- All flood control facilities within the San Diego River will be environmentally sensitive and reflect requirements of the Open Space and Park Element.
- All flood control structures will be designed to facilitate a 100-year storm and will be in conformance with the City's Public Work Standards.
- Hydrological analyses will be required for all developments adjacent to the San Diego River.
- Prior to the approval or construction of any flood control facility a review and analysis of ongoing sand mining operations for their impact on new or existing structures will be required.
- Prior to the placement of any structural objects within the flood control area a review of possible hydrologic effects will be required.
- Any recreation facilities within the floodplain area will be designed to include flood free features.

### PUBLIC FACILITIES ELEMENT

In recognition of the need to coordinate public service facilities within Town Center the following programs have been identified:

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- Prior to the approval of any development permits within Town Center an assessment of sewer and water facilities will be required to ensure short and long term needs can be met by proposed and future development.
- An upgrading of existing public facilities should correspond to new construction of Town Center.
- . All power and communication facilities shall be located underground within the Town Center site.
- All new construction shall include fire protection features designed to control and limit the loss of property due to fire.
- Architectural and landscape design shall incorporate programs which enhance police and fire protection.
- . Wherever possible communication systems shall be centralized and coordinate between uses.

### REGULATORY REVIEW

The Town Center District is included in the City of Santee Zoning Ordinance (17.18) to implement the goals, objectives and land uses specifically desired for Town Center.

According to the Town Center Specific Plan, all development which is proposed within the Town Center District shall require the submittal of an application for a development review or a conditional use permit.



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

# Appendix A - RIVERVIEW LAND USE TABLE

### **Principal Uses**

- 1. Executive and/or Professional Office
- Regional and/or Corporate Headquarters.
- 3. Research and Development
- 4. Laboratories
- 5. High Technology and Clean Room Manufacturing
- 6. Financial and Professional Consulting services
- 7. Medical / Dental and related health services including clinics
- 8. Political and philanthropic Headquarters (C)
- 9. Federal, State and Local Government Office Facilities (C)
- 10. Utility service offices (C)
- 11. Educational Institutions (C)
- 12. Hospitals or similar major medical facilities (C)
- 13. Hotel (C)
- 14. Other uses, as determined by the Director, which are similar in use to the primary uses listed above.

# Accessory Uses

- 1. Beauty and Barber Shop
- 2. Bank Branches or Services
- 3. Travel Bureau
- 4. Photocopying and Printing Services
- 5. Sundry shop (minor convenience retail shop)
- 6. Delicatessen and accessory food services
- 7. Day Care Services
- Other uses, as determined by the Director, which are similar in scope and type and are specifically intended to serve the employees of the principal use(s).

# Accessory Uses

Uses intended to be accessory to principal uses within the development shall not total more than five (5) percent of the total square footage approved within the Office Park at any given point (not including square footage for either the movie theatre or residential uses). These uses shall be integrally designed and contained within the same building(s) as the principal uses but may have separate entrances. All accessory uses shall utilize similar parking requirement as the principal uses in the same development.

RiverView Land Use Table Appendix "A" TCSPA04-01

# Executive and Professional Office

This category is intended to include office uses in which the employees hold executive, management and administrative positions. These employees may also possess specialized training and experience in highly technical or professional fields. Principal uses such as call centers warehousing, storage, distribution, industrial services, clerical or maintenance services or similar uses are not permitted.

# APPENDIX B -TCSPA04-01 RIVERVIEW LAND USE INTENSITY MATRIX

		MININ	MINIMUM PROJECTED (.32 FAR)	2 FAR)		MAXIMUM PROJECTED	
Current Planning Area	Land Area (Acres)	Bldg. Area	Density (BSF/Acre)	F.A.R.	Bldg. Area	Density (BSF/Acre)	F.A.R.
Area A- NW Corner	9.80	136,604	13,939	32.0%	166,600	17,000	39.0%
Mixed Use Area-Condos	11.0	336,000	30,518	70.1%	336,000	30,518	70.1%
Mixed Use Area-Theater	7.00	45,000	6,429	14.8%	45,000	6,429	14.8%
Mixed Use Area-Office	3.87	63,500	16,408	37.7%	150,000	38,760	89.0%
Area B- West of Las Colinas Drainage	25.80	359,631	13,939	32.0%	438,600	17,000	39.0%
Area C - SE Corner of Cottonwood/MGR	6.26	87,259	13,939	32.0%	106,420	17,000	39.0%
Area D - East of Las Colinas Drainage	5.00	969'69	13,939	32.0%	85,000	17,000	39.0%
Area E- N. of Edgemoor	13.20	183,997	13,939	32.0%	224,400	17,000	39.0%
Hartford Insurance Building (existing)	8.23	97,000	11,786	27.1%	000'26	11,786	27.1%
Area F: NE Corner near Magnolia	9.75	135,907	13,939	32.0%	165,750	17,000	39.0%
Area G: Las Colinas North	2.60	36,242	13,939	32.0%	44,200	17,000	39.0%
Current Total:	102.52	1,550,837	15,127	34.7%	1,858,970	18,133	41.6%
* Areas do not include all right-of-way areas.							

		· ·	

### Town Center Specific Plan Appendix C: Master Plan Plant Material Legend

### Town Center Parkway Plant Palette (medians and street)

### <u>Trees: 36" box minimum</u> <u>Common Name</u>

Pistacia chinensis

Quercus agrifolia

Coast live oak
Tipuana tipu

Tipu tree

### Shrubs:

Cistus species

Cotoneaster lacteus

Dietes bicolor

Escallonia exoniensis 'Frades'

Nerium oleander – dwarf species only

Pyracantha koidzumii 'Santa Cruz'

Raphiolepis species

Rockrose

Parney cotoneaster

Fortnight Lily

Escallonia

Dwarf Oleander

Santa Cruz Pyracantha

Raphiolepis

### Riverview Parkway Plant Palette (medians and street)

### Trees: 36" box minimum Common Name

### Shrubs and Ornamental Grasses: 50% 5gal./50% 1 gal

Cistus species Rockrose Dietes vegeta Fortnight lily Escallonia exoniensis 'Frades' Escallonia Iris douglasiana Canyon Snow Iris Hemerocallis species Daylily Liriope muscari Big blue lily turf Liaustrum texanum Japanese privet Nassella tenuissima Mexican Feather Grass Phormium species Flax Pittosporum species Tobira

Plant Material Pallette-Appendix "C" TCSPA04-01

Raphiolepis species

Raphiolepis

### Groundcover:

Dymondia margaretae Hedera helix Myoporum parvifolium Rosmarinus officinalis

Dymondia English ivy Myoporum Rosemary

## Planning Area Landscape Plant Palette (includes in-tract landscapes)

### Trees: 15 gal. / 12' b.t.h.

Arecastrum romanzoffianium Lagerstroemia 'Zuni' (Multi-Trunk) Pinus canariensis Pistacia chinensis Pittosporum tobira Pyrus calleryana Ulmus parvifolia

Queen palm Zuni Crape Myrtle Canary Island pine Chinese pistache Victorian Box Ornamental pear Evergreen elm

# Shrubs and Ornamental Grasses: 50% 5gal./50% 1 gal

Cistus species Dietes vegeta Hemerocallis species Liriope muscari Ligustrum texanum Nassella tenuissima Phormium species

Rockrose Fortnight lily Daylily Big blue lily turf Japanese privet

Flax Pittosporum species Tobira Raphiolepis species Strelitzia reginae Bird of Paradise

Raphiolepis

Mexican Feather Grass

### Groundcover:

Dymondia margaretae Gazania rigens Hedera helix Myoporum parvifolium Trachelospermum asiaticum Rosmarinus officinalis

Dymondia Gazania English ivy Myoporum Star Jasmine Rosemary

### River Walk Trail- Riparian Area Plant Palette

### Trees: 5 & 15 gal.

Acacia baileyana Bailey acacia
Alnus rhombifolia White alder

Platanus racemosa California sycamore
Populus fremontii Fremont cottonwood

Quercus agrifolia Coast live oak

### Shrubs and Ornamental Grasses:

Elymus condensatus 'Canyon Prince' Blue Oat Grass

Heteromoles arbutifolia Toyon

Muhlenbergia rigens 'Regal Mist'

Rhus integrifolia

Rhus ovata

Deer Grass

Lemonade Berry

Sugar Bush

Ribes speciosum Fuschia flwr'g gooseberry

Salvia regal Mountain Sage
Salvia clevelandii Cleveland Sage
Sambuca mexicana Blue elderberry
Sisyrinchium bellum Coral bells

### Groundcover:

Arctostaphylos species

Baccharis pilularis 'Twin Peaks'

Scripus species

Manzanita

Dwarf Coyote Bush

Low bulrush

Verbena tenulsecta Verbena

### Riverview Linear Park Trail Corridor Plant Palette

### Trees: 50% 24" box and 50% 36" box

Acacia baileyana

Koelrueteria bipinnata

Lagerstroemia 'Zuni' (Multi-Trunk)

Lagerstroemia 'Natchez'

Pittosporum tobira

Pyrus calleryana

Pinus canariensis

Bailey acacia

Chinese Flame Tree

Zuni Crape Myrtle

Natchez Crape Myrtle

Victorian Box

Ornamental pear

Canary Island pine

Plant Material Pallette-Appendix "C" TCSPA04-01

### **Shrubs and Ornamental Grasses:**

Cistus species

Elymus condensatus 'Canyon Prince' Escallonia exoniensis 'Frades'

Muhlenbergia rigens 'Regal Mist'

Ligustrum j. 'Texanum' Nassella tenuissima

Nerium oleander – dwarf species only

Nolina recurvata

Prunus caroliniana 'Columnar'

Pyracantha koidzumii 'Santa Cruz'

Raphiolepis species

Rhus ovata

Salvia clevelandii

Rockrose

Blue Oat Grass

Escallonia

Deer Grass

Japanese Privet

Mexican Feather Grass

**Dwarf Oleander** 

Bottle Palm

Carolina Cherry

Santa Cruz Pyracantha

Raphiolepis

Sugar Bush

Cleveland Sage

### Groundcover:

Arctostaphylos species Dymondia margaretae Trachelospermum asiaticum Rosmarinus officinalis Manzanita Dymondia Star Jasmine Rosemary