

## Preparing the Smart Growth Concept Map

The Regional Comprehensive Plan calls for better coordination between land use and transportation. A key implementation step is the preparation of a "Smart Growth Concept Map" that identifies locations in the region that can support smart growth and transit. The map serves as the foundation for prioritizing transportation investments and determining eligibility for Smart Growth Incentive funds.

The Concept Map contains almost 200 existing, planned, or potential smart growth locations. Transportation and planning professionals from all jurisdictions have provided recommendations for these locations. The SANDAG Board of Directors has accepted the Concept Map for planning purposes and for use in the *TransNet* Smart Growth Incentive Program.

Smart growth in an urban center like University City looks different from a town center in Escondido or a community center in Imperial Beach. The following defines the types of smart growth areas that are featured on the map.

### Metropolitan Center

The region's primary business, civic, commercial, and cultural center • Mid- and high-rise residential, office, and commercial buildings • Very high levels of employment • Draws from throughout the region and from beyond the region's borders • Served by numerous transportation services

Example: Downtown San Diego

### Urban Center

Subregional business, civic, commercial, and cultural centers • Mid- and high-rise residential, office, and commercial buildings • Medium to high levels of employment • Draws from throughout the region, with many from the immediate area • Served by transit lines and local bus services

Examples: University City, Uptown/Hillcrest, Chula Vista Urban Core

### Town Center

Suburban downtowns within the region • Low- and mid-rise residential, office, and commercial buildings • Some employment • Draws from the immediate area • Served by corridor/regional transit lines and local services or shuttle services

Examples: Downtowns of La Mesa, Oceanside, National City, Encinitas

### Community Center

Areas with housing within walking/biking distance of transit stations • Low- to mid-rise residential, office, and commercial buildings • Draws from nearby communities and neighborhoods • Served by local high-frequency transit

Examples: Imperial Beach 9<sup>th</sup> and Palm, Otay Ranch Heritage Village

### Rural Village

Distinct communities within the unincorporated areas of San Diego County • Low-rise employment and residential buildings • Draws from nearby rural areas • Concentrated local road network within the village, with possible local transit service

Examples: Alpine, Fallbrook

### Mixed Use Transit Corridor

Areas with concentrated residential and mixed use development along a linear transit corridor • Variety of low-, mid- and high-rise buildings, with employment, commercial and retail businesses • Draws from nearby communities

Examples: University Avenue and El Cajon Blvd. in San Diego, Mission Road in Escondido, La Mesa Blvd. in La Mesa, South Santa Fe in Vista

### Special Use Center

Employment areas consisting primarily of medical or educational facilities • Variety of low-, mid- and high-rise buildings • Dominated by one non-residential land use (e.g., medical or educational) • Draws from throughout the region or immediate subregion

Examples: SDSU, Sharp Memorial Hospital, Cal State San Marcos, UCSD

# Smart Growth in the San Diego Region

## What is Smart Growth?

Smart growth is a compact, efficient, and environmentally-sensitive urban development pattern. It focuses future growth and infill development close to jobs, services, and public facilities to maximize the use of existing infrastructure and preserve open space and natural resources.

Smart growth is characterized by more compact, higher density development in key areas throughout the region that is walkable, near public transit, and promotes good community design. Smart growth results in more housing and transportation choices for those who live and work in smart growth areas.

For more information on smart growth areas visit [www.sandag.org/rcp](http://www.sandag.org/rcp)



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