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September 20, 2022

Planning Director Heidi Vonblum
City of San Diego Planning Department
9485 Aero Dr, M.S. 413
San Diego, CA 92123

RE: University Community Plan Update Recommendations

Dear Director Vonblum:

On behalf of Circulate San Diego, whose mission is to create excellent mobility choices and vibrant, healthy neighborhoods, I am writing to urge you to update the University Community Plan to create the greatest capacity for more homes and transit-oriented development.

Of the several options the City is considering, you should move forward with option that allows for the greatest amount of development in the area, to make the most of the recent construction of the Mid-Coast Trolley extension.

San Diego faces an acute housing shortage, yet San Diego's current zoning rules make it illegal to build significant numbers of homes in most locations within the city. The Community Plan Update has the potential to enhance the University community by creating opportunities for families of all incomes to live and work in this transit-rich neighborhood.

The University Community Plan Update should legalize the construction of more homes and transit-oriented development by removing zoning restrictions that stand in the way of building more of what we need.

In addition, the Community Plan should create ample opportunity to build homes and locations for jobs without the use of bonuses. If bonuses are included in the plan, they should be an additive to sufficient underlying zoning capacity. The inclusion of bonuses would be better to be implemented city-wide element, and not just limited to the University Community Plan. This would ensure that the plan is strong enough to achieve its goals without relying on bonus programs that may or may not be workable for developers and employers.

The plan should also ensure safe and efficient transportation by foot, bike, and public transit. This can be accomplished through protected bike lanes, improved sidewalks, and dedicated transit-only lanes.

The University Community Plan Update should capitalize on the opportunity to revamp the University area into a thriving mobility area for families of all income levels by creating a sturdy stand-alone baseline plan.

Sincerely,



Jesse O'Sullivan
Policy Counsel
Circulate San Diego

CC:
University Community Plan Update Subcommittee
University Community Planning Group
Nancy Graham, Supervising Project Manager
Mayor Todd Gloria
Council President Sean Elo Rivera
Councilmember Joe LaCava
Councilmember Jen Campbell
Councilmember Stephen Whitburn
Councilmember Monica Montgomery-Steppe
Councilmember Marni von Wilpert
Councilmember Chris Cate
Councilmember Raul Campillo
Councilmember Vivian Moreno