

Figure III.M: Office/Commercial District Perspective

Residential Neighborhood

The Residential neighborhood is predominantly residential with a small mix of neighborhood-serving commercial uses. It comprises a large part of the west side of the District and branches out from the main west side spine street. The core of the project on this side is planned as a residentially-emphasized mixed-use neighborhood.

The hilly streets in this neighborhood respond to the natural variations of the existing topography and seek to maintain the existing natural drainage patterns. The streets are lined with townhomes, apartments, live-work lofts, and neighborhood-serving commercial uses. Some residential uses are sited against an open space buffer and the San Marcos Creek Trail, with views towards the Creek. The neighborhood is organized around a green corridor made up of Knoll Park, South Neighborhood Green and North Neighborhood Green, which will provide central open space area for passive recreational amenities. This neighborhood also allows for civic/community uses, including but not limited to senior, recreation and day-care centers, or a library.

| This neighborhood also allows for a K-6 elementary school ~~and park~~ on a 10-acre site, with 8 net usable acres. More specifically, the school and park would be located immediately west of Knoll Park. While the school/park is not site-specific and will require further study, the City of San Marcos and Project Team Consultants have been working with the San Marcos School District to refine its possible location ~~and to encourage joint use of the park~~. Should the School District decide that the school facility is not needed, this area would revert to residential without need to amend this Specific Plan. While the City of San Marcos is continuing to grow, demand already exists for construction of an additional elementary school. The anticipated student population for the school would be between 800 to 850 students, some of whom may be residents of the University District project, once developed. Formal selection, acquisition and approval of an appropriate site will occur at the sole discretion of the San Marcos School District, and will be subject to site negotiation with the City of San Marcos.

Refer to Figure III.N: Residential Neighborhood Enlarged Plan, Figure III.O: Residential Neighborhood Perspective, and Figures III.P/III.Q: Residential Block Case Study for more detailed information regarding this neighborhood.







Figure III.N: Residential Neighborhood Enlarged Plan

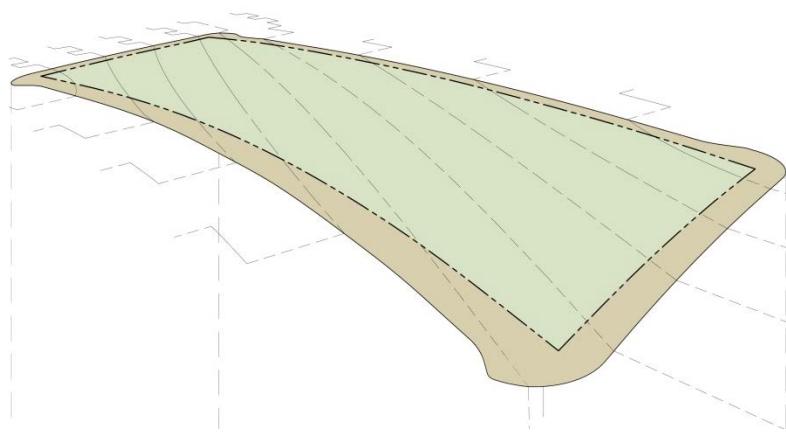




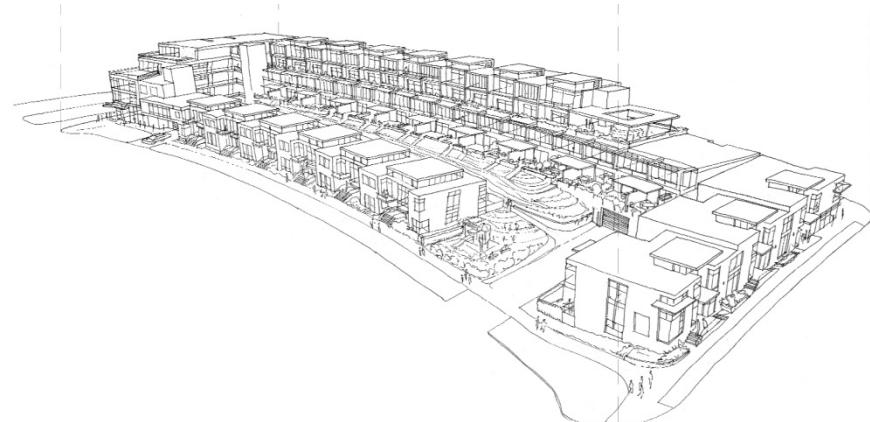
Figure

III.O: Residential Neighborhood Perspective

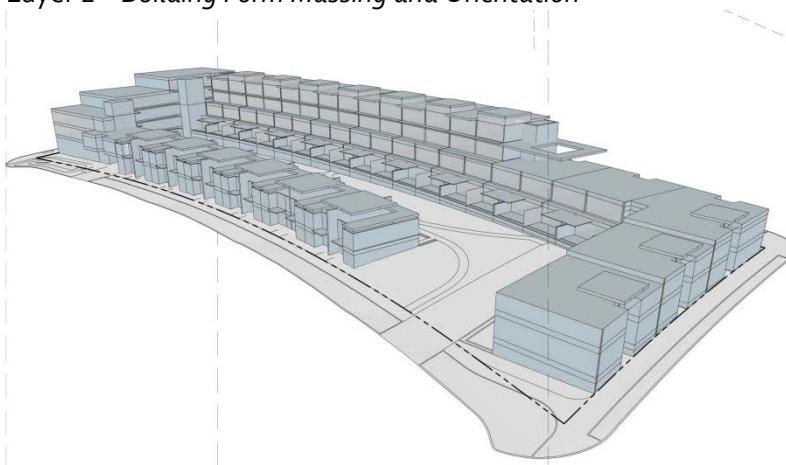
Layer 1 – *Site Grading Conditions*



Layer 3 – *Architectural Elements and Details*



Layer 2 – *Building Form Massing and Orientation*



Layer 4 – *Materials, Colors, and Low-Impact Development Landscaping*



Figure III.P: Residential Block Case Study (Layers)



- *Influence of Grading Conditions*
- *Building Massing at Property Line*
- *Urban Form / Articulation*
- *Upper Floor Setbacks for Balcony Options*
- *Rear Patios / Communal Open Space Options*
- *Low-Impact Development Landscaping*
- *Podium / Vertically-Stacked Parking Options*



Figure III.Q: Residential Block Case Study (Cross-Section)

III.4 Development Intensity

The *University District* Specific Plan includes a diverse mix of land uses that will provide an assortment of amenities for residents and/or visitors upon full build-out. The conceptual land use plan allows for transfer of land use totals (i.e. use square-footage, number of dwelling units) between the west and east sides of the project (separated by Twin Oaks Valley Road), provided there is no overall increase to the total approved development densities outlined in Table III.A: Land Use Statistical Summary below. See Figures III.R-III.S: 3-D Perspectives of Vertical Lands Uses for clarification of use areas.

If the K-6 elementary school/park is constructed, there will be no resulting decrease in the allowed number of Mixed-Use Residential dwelling units. The units that would have been constructed in the area of the potential school site will be absorbed into the residential dwelling units proposed elsewhere within the project boundary. Should the School District decide that the school facility is not needed, this area would revert to residential without need to amend this Specific Plan.

Table III.A: Land Use Statistical Summary

<i>Land Use Description</i>	<i>Unit Type</i>	<i>West Side</i>	<i>East Side</i>	<i>Total</i>
Mixed-Use Residential	Units	2,070±,800	530±00	2,600
Student Housing	Units	0	800	800
Hotel	Rooms	200±50	250±00	450
General Office	SF	452,000±00,000	200,000±38,000	638,000
Medical Office	SF	200,000±50,000	100±50,000	300,000
Mixed-Use Retail/Commercial	SF	100,000±10,000	600±50,000	700±,000,000
Civic/Community	SF	30,000	0	30,000
Parks/Urban Open Space	Acres	20.±25	5.±08	25.3363
Urban Trails/Paths	Miles	1.38	0	1.38
Habitat Preservation	Acres	15.10	0	15.10
Public Streets *	Acres	15±7.96	108.78	25±6.74

* Includes public streets, adjacent sidewalks, and segment of Twin Oaks Valley Road within project boundary.

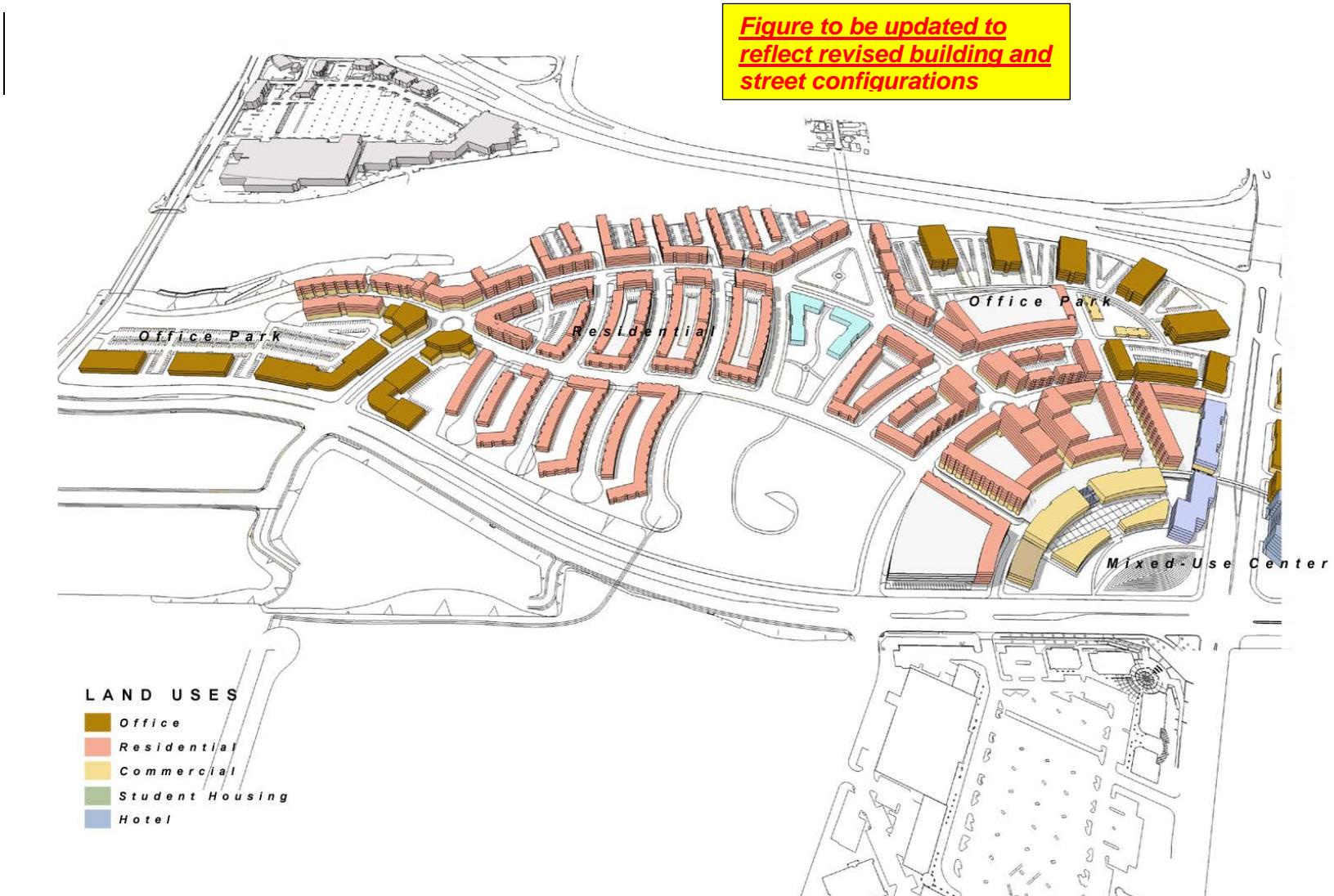


Figure III.R: 3-D Perspective of Vertical Land Uses (West Side)

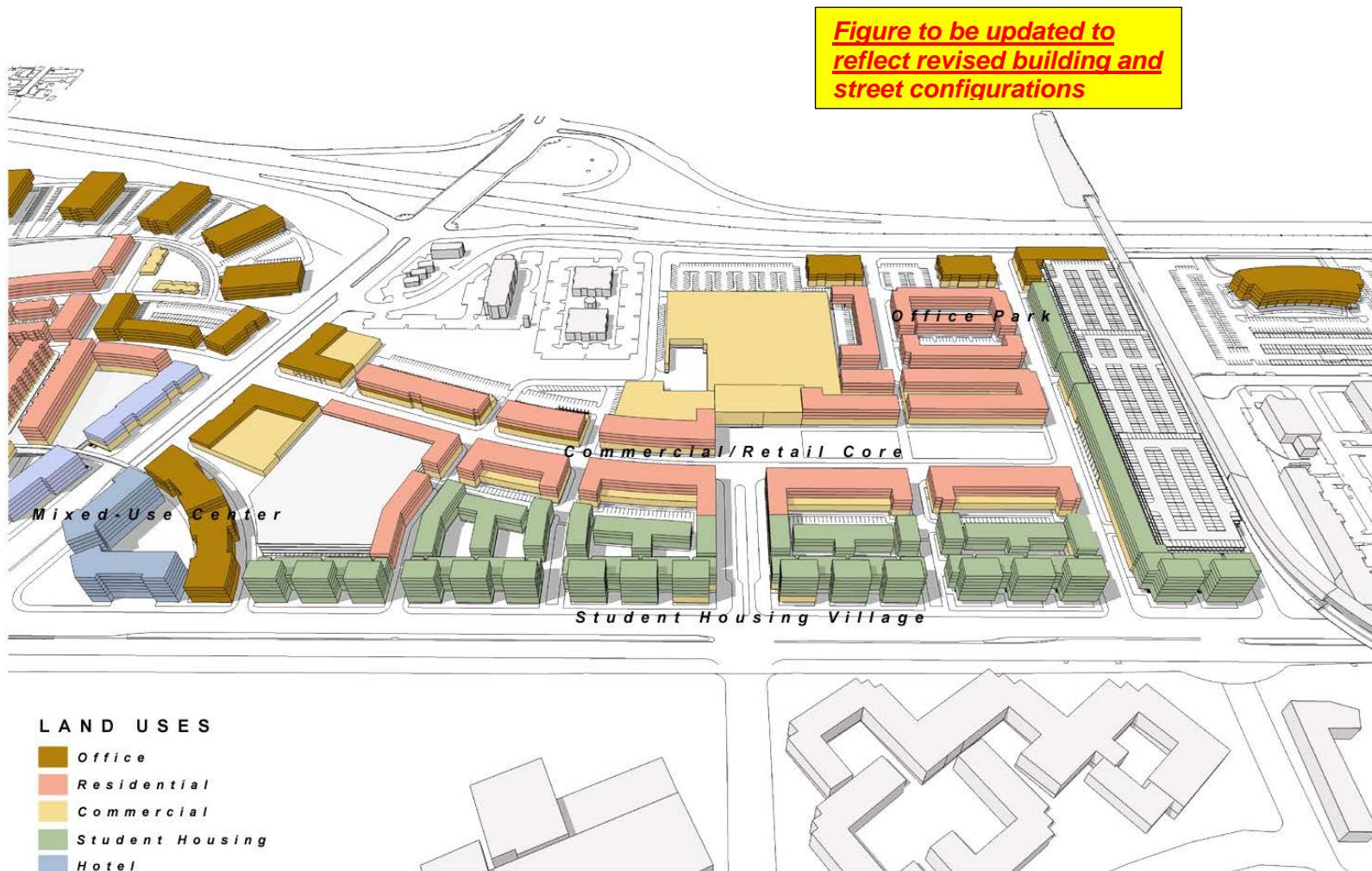


Figure III.R: 3-D Perspective of Vertical Land Uses (East Side)

III.5 Land Use Descriptions

Mixed-Use Residential

The *University District* includes up to 2,600 multi-family residential units. These units will be found in a combination of building types: mixed-use with residential uses located on upper floors above ground floor commercial uses, townhouses, and shopkeeper-type live/work units. Residential uses are located throughout the Specific Plan area.

Student Housing

The *University District* includes 800 Student Housing units. The Student Housing units are generally located along Barham Drive east of Campus Way immediately across from the CSUSM campus, but may be spread throughout other areas of the Specific Plan as described in Section VI, the Form-Based Code.

Hotel

The *University District* includes 450 hotel rooms. Hotel locations are anticipated to be near the Twin Oaks Valley Road intersections with Discovery/Barham or SR-78, but may be located in other areas of the Specific Plan. Hotel uses may be of the full service type with some CSUSM shared facilities.

General Office

The *University District* includes 638,000 square feet of General Office use. Office buildings will be of two types: mixed-use with office and residential uses located on upper floors above ground floor commercial uses and office park type buildings. General Office uses are located throughout the Specific Plan area with the office park type located only in neighborhoods with freeway frontage or along Discovery Street.

Medical Office

The *University District* includes 300,000 square feet of Medical Office use. Medical Office uses are generally located in neighborhoods with freeway frontage or along Discovery Street, but may be spread throughout the Specific Plan area.

Mixed-Use Retail/Commercial

The *University District* includes ~~700,000+~~,~~000,000~~ square feet of Mixed-Use Retail and Commercial uses throughout the project area. A live/work/play urban commercial center with retail, restaurants and entertainment is anticipated along the main street corridor on the east side of Twin Oaks Valley Road. On the west side of Twin Oaks Valley Road near the intersection of Twin Oaks Valley Road and Discovery/Barham, a commercial center emphasizing dining, entertainment, hotel, and high density housing is planned. Small neighborhood-serving commercial uses are spread throughout the Specific Plan area.

Civic/Community

A total of 30,000 square feet of Civic/Community buildings is included in the *University District* area. Uses for these buildings may include daycare, senior or recreation centers and/or libraries.

Parks/Urban Open Space

The *University District* includes over 25 acres of parks and developed open space. The majority of parks and urban open space is located on the west side of the project, close to the residential area and Creek. These spaces include a wide range of uses and amenities such as passive-use and pocket parks, as well as gathering plazas.

Urban Trails/Paths

The *University District* includes an estimated 1.38 miles of urban trails and paths, which meander along the northernmost boundary of the project adjacent to San Marcos Creek. These trails are intended to provide alternative recreational activities for residents and visitors of the *University District*, as well as to link into the larger citywide trails and paths network.

Habitat Preservation

The *University District* will preserve approximately 15.10 acres of existing natural habitat area associated with San Marcos Creek in the northwest portion of the project site. In

addition, off-site habitat may be acquired to contribute to meeting the open space requirements for purposes of mitigation.

Public Streets

The circulation network of public streets and sidewalks within the project area has been designed to facilitate movement of vehicles, bicycles and pedestrians in a safe manner. Refer to Chapter V – Transportation | Circulation for the Conceptual Circulation Plan.

K-6 Elementary School (Optional)

The San Marcos School District requires approximately eight (8) to ten (10) acres of usable land for an elementary school/~~park~~, and has other State-guided regulations pertaining to site access, school bus drop-off zones, parent/child loading and unloading zones, fencing and proximity to adjacent thoroughfares. While the City of San Marcos population continues to grow, demand already exists for construction of an additional elementary school. The anticipated student population for the school would be between 800 to 850 students, some of whom may be residents of the *University District* project, once developed.

Formal selection, acquisition and approval of an appropriate site will occur at the sole discretion of the San Marcos School District, and will be subject to site negotiation with the City of San Marcos. Should the School District decide that the school facility is not needed, this area would revert to residential without need to amend this Specific Plan.



IV. OPEN SPACE | CONSERVATION

IV.1 Existing Natural Open Space Conditions

The *University District* project site largely consists of unimproved, vacant land, with sparse legal non-conforming land uses.

The area west of Twin Oaks Valley Road features a distinctive knoll with granite outcroppings and small areas of grassland and sage scrub that are characteristic of the San Marcos region. Approximately two thirds of the northwestern portion of the site is adjacent to San Marcos Creek, affording views of the riparian landscape. Owing to its proximity to the creek, the project area is subject to the possibility of periodic flooding.

The conceptual landscape plan promotes a “green network” for pedestrians to access every part of the *District*, whether via walkable landscaped paseos and streets, or recreational trails. Fundamental to the plan is preservation of natural open space where possible, and urban development elsewhere that maximizes strong physical connections between every land use.

(Continued on Next Page)

“Open space is an urban environment’s natural ventilation system.”

- John M. Levy, Contemporary Urban Planning

IV.2 Urban Open Space Concept and Illustrative

The urban open space concept for *University District* seeks to create a distinct community character and neighborhood feel that is reinforced by the *University District*'s relationship to a larger open space network of parks and trails. Strong emphasis has been placed on preserving existing natural open space, and creating new habitat opportunities through enhancements to existing open space buffers.

The conceptual landscape plan also provides for an extension of the existing urban trail system in San Marcos, especially along the San Marcos Creek. The urban trails within and around the perimeter of the District have been designed to connect to other nearby trails, residential neighborhoods, and adjacent commercial and civic projects such as the San Marcos Creek District, the Civic Center, and the California State University San Marcos (CSUSM). These open space linkages and landscaped corridors are reinforced by sensitively addressing, and in some cases incorporating, existing streetscape and pedestrian trail conditions, and using native landscaping.

Urban parks, trails, and gathering plazas within *University District* serve the dual function of providing open space amenities, as well as extensive and integrated storm water management. Nearly every public park and open space area within the district has been designed to employ some level of Low-Impact Development (LID) measure. This carefully planned network will not only provide inviting and enriching open space and recreational experiences, but will also contribute to enhanced property values for community residents, while creating a sustainably-designed open space infrastructure that complies with the an evolving regulatory environment.

Refer to the Figure IV.A: Parks, Plazas and Open Space Plan for the conceptual location of all proposed public and private parks, public gathering plazas, as well as preserved natural open spaces. Actual locations and sizes will be determined at the time of project-level site design. Also included are brief descriptions, conceptual photos and perspective views illustrating the character and design intent for the public parks, plazas and open space areas within the *University District*.



FIGURE IV.A: Parks, Plazas and Open Space Plan



LEGEND

- Park / Slope
- Open Space
- Plaza

FIGURE IV.A: Parks, Plazas, and Open Space Illustrative



LEGEND

- Bioretention/Green Belt
- Park/Slope
- Open Space
- Plaza

Note: common usable open space amenities as described herein shall be required of residential developments west of Twin Oaks Valley Road at the time of project-specific design and site development permits



East Urban Plazas

The East Urban Plazas ~~are~~is envisioned as the commercial and urban heart of the community. The plaza provides valuable, flexible, publicly accessible open space that is large enough to accommodate a wide range of activities, including farmer's markets, people-watching, and public performances and festivals. ~~Lined with retail storefronts along two of its faces, Located in a mixed-use neighborhood,~~ the plaza extends light commercial activities such as cafes and retail displays into the public realm, creating a vibrant hub for the District. As part of an alternative Adaptive Reuse Area, where existing buildings may be adaptively re-used, and new buildings reflecting vernacular industrial architecture are incorporated, the plaza extends the indoor-outdoor experience in this special area.

Refer to Figure IV.B: East Urban Plazas Perspective or Section VI.5 – Public Park and Gathering Space Standards in the Form-Based Code for more detailed information.



FIGURE IV.B: East Urban Plazas Perspective



East Paseos and Mini Plazas

Paseos are pedestrian-only corridors that provide protected and visually-interesting means of access between streets, buildings and/or landscaped areas.

The East Paseos are located within the Student Housing Village along Barham Drive east of Campus Way and other areas to and feature a variety of shaded informal gathering and seating areas in a garden like setting. They provide strong pedestrian connections for students, faculty and other visitors from California State University San Marcos (CSUSM) into the Commercial/Retail Core of *University District*. Paseos and mini plazas feature landscaped walkways and informal seating areas

Refer to Figure IV.C: East Paseos Enlarged Plan or Section VI.5 – Public Park and Gathering Space Standards in the Form-Based Code for more detailed information.



FIGURE IV.C: East Paseos Enlarged Plan



East Green

~~This triangular-shaped green space is located in the northern portion of the Commercial/Retail Core of University District, and The green is large enough for informal activities and also serves as a landscaped buffer between the District and other existing commercial uses to the north. The East Green provides publicly accessible green space and informal recreational opportunities in the mixed-use and office/commercial area, just north of the Adaptive Reuse Area. The East Green will be linked to a paseo network which will provide access to Barham Drive and other areas within the University District. The East Green provides an important opportunity to combine a sizeable bio-retention facility with a flexible recreational space for residents. The green is large enough for informal activities and also serves as a landscaped buffer between the District and other existing commercial uses to the north.~~

Refer to Figure IV.D: East Green Enlarged Plan or Section VI.5 – Public Park and Gathering Space Standards in the Form-Based Code for more detailed information.







FIGURE IV.D: East Green Enlarged Plan

Twin Oaks Plaza (East)

This urban plaza is located at the northeast corner of Twin Oaks Valley Road and Barham Drive, and is the highly-visible forecourt of the corner development. ~~It also functions as an important access node for the pedestrian bridge that links both the west and east sides of University District.~~ Given its prominent location, together with the plaza on the west side of Twin Oaks Valley Road, it serves as one of the major gateways into the project area. Landscaping, a monument sign, art work, water feature, or architecturally significant building element would distinguish this corner plaza.

Refer to Figure IV.E: Twin Oaks Plaza (East) Enlarged Plan or Section VI.5 – Public Park and Gathering Space Standards in the Form-Based Code for more detailed information.

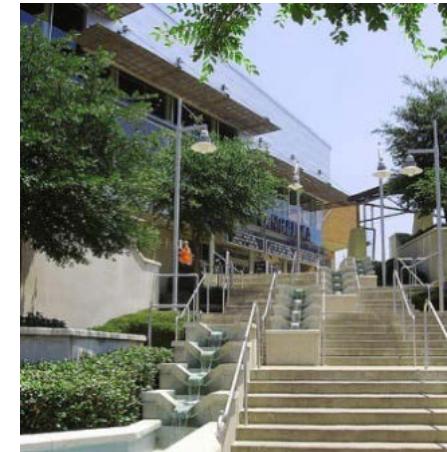






FIGURE IV.E: Twin Oaks Plaza (East) Enlarged Plan

Twin Oaks West Plazas and Paseos (West)

University District. The space ascends from intersection of Twin Oaks Valley Road and Barham Drive to the traffic circle at the intersection of the Residential Avenue and the Spine Street. The plazas and paseos are lined with retail and commercial frontages creating a vibrant urban space. It includes a cascading series of lushly planted sloped promenades, staircases, seating areas and mini plazas that lead to a larger plaza at the intersection of Twin Oaks Valley Road and Discovery Street and the pedestrian bridge that crosses Twin Oaks Valley Road. These urban plazas and paseos are located north and west of the Twin Oaks Valley Road and Discovery Street/Barham Drive intersection. The primary purpose of these plazas and paseos is to provide strong pedestrian connectivity across Twin Oaks Valley Road and to mixed-use development on either side of the street. In concert with Twin Oaks Valley East Plaza, these plazas and paseos forms the southern gateway to the District and serve to anchor the bridge across Twin Oaks Valley Road. Landscaping, monument signage, artwork, water features, or architecturally significant building elements would distinguish these plazas and paseos, including at the northwest corner of the Twin Oaks Valley Road and Discovery Street/Barham Road intersection.

Refer to Figure IV.F: Twin Oaks Plaza (West) Perspective or Section VI.5 – Public Park and Gathering Space Standards in the Form-Based Code for more detailed information.





FIGURE IV.F: Twin Oaks Plaza (West) Perspective

Knoll Park and Neighborhood Greens Trail

The general landform in this area will be preserved as an iconic natural granite formation, the knoll rising nearly 70 feet above the adjacent streets, surrounded on the west and north by neighborhood greens. An approximately 1 acre portion will be graded to accommodate active uses. Tucked into the northwestern edge of the knoll is the community building and recreation facility. This privately owned and operated spacebuilding will serve the surrounding *University District* residential neighborhood, providing a communal and recreational core for the district. The Knoll Park and Neighborhood Greens comprise almost 16 acres of open space. Knoll Park and Neighborhood Greens will provide over six acres of natural parkland, and four acres of graded areas for usable, active and passive recreation serving the District. In addition to the community center, park features may include also includes a boulder scrambling field that is reached by maintained hiking trails, as well as a basketball court, tennis/pickle ball courts, picnic areas, tot lots, playground areas, multi-purpose field, skateboard park, restrooms, downhill mountain bike path and an observation point at the top of the formation, which is reached by an accessible walking path.

Refer to Figure IV.GE: Knoll Park and Trail Perspective or Section VI.5 – Public Park and Gathering Space Standards in the Form-Based Code for more detailed information.

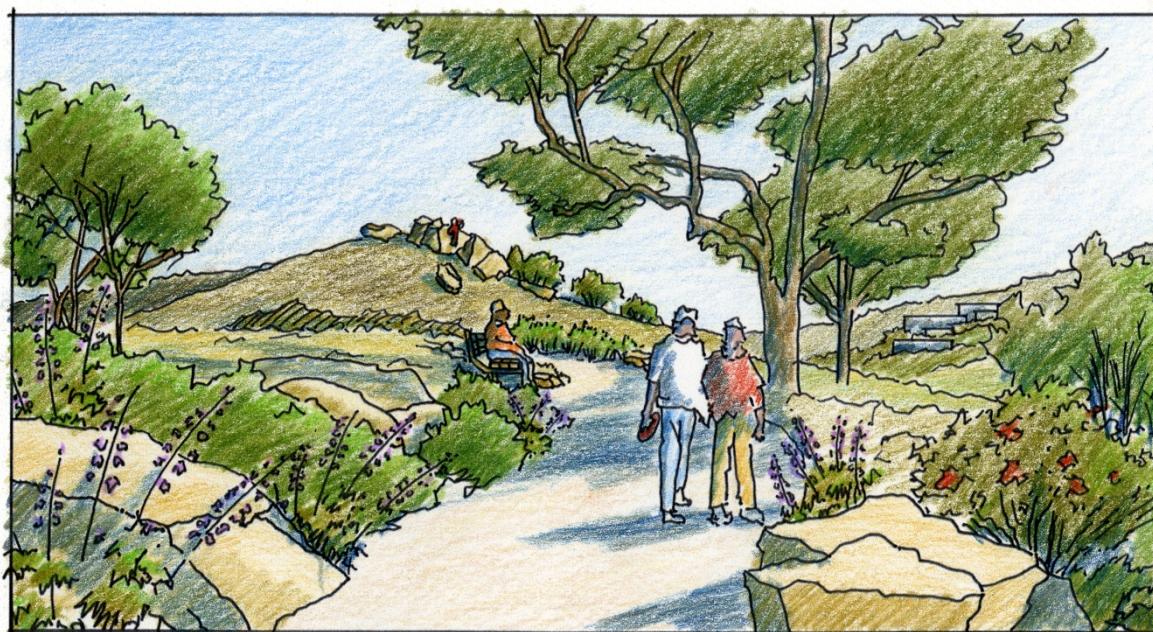
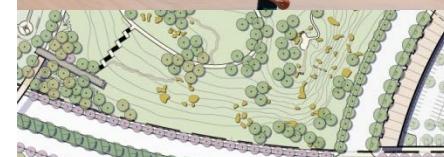
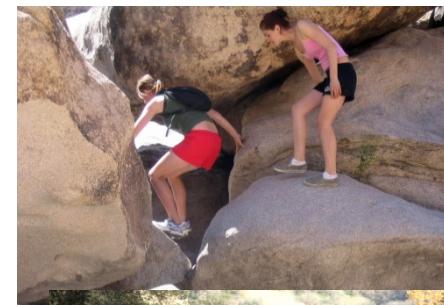


FIGURE IV.GE: Knoll Park and Trail Perspective



South Neighborhood Green

~~Located north of Knoll Park, the South Neighborhood Green park is bound by streets on all sides and serves as a continuation of the Knoll open space amenities. The South Neighborhood Green is centrally located and creates a symbolic grassy heart in the west half of University District. A strolling path traverses the park from south to north, providing a primary pedestrian link from the Knoll Park to the streets and Creek Side Trail further north. The South Neighborhood Green contains an open play area, native tree groves, shaded picnic area, and a playground and tot lot. This community space is to be visually integrated into the North Neighborhood Green and Knoll Park and designed to appear as part of a continuous park.~~

~~Refer to Figure IV.H: South Neighborhood Green Enlarged Plan or Section VI.5 – Public Park and Gathering Space Standards in the Form Based Code for more detailed information.~~



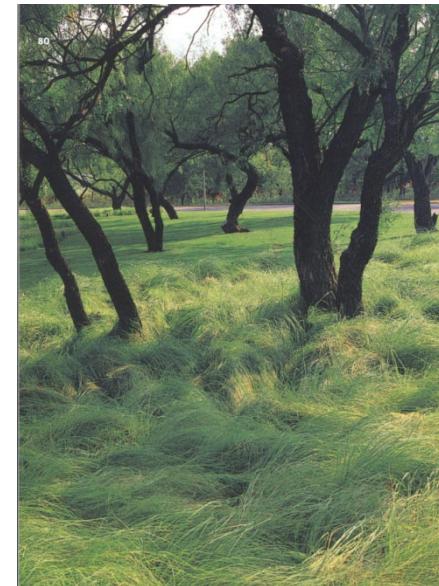
North Neighborhood Green

The North Neighborhood Green park is bound by streets on all sides and forms a visually significant iconic park at the north entry along the west side of University District. Pedestrians enter the park along its southern edge, and a strolling path winds through a grove of canopy trees punctuated with small seating and gathering areas. Plantings should be mature and convey a connection to the native plantings and rock formations of Knoll Park to the south.

Refer to Figure IV.1: North Neighborhood Green Enlarged Plan or Section VI.5—Public Park and Gathering Space Standards in the Form-Based Code for more detailed information.



FIGURE IV.1: North Neighborhood Green Enlarged Plan



Creek Trail at Pedestrian Bridge, West Creek Park, and East Creek Park

The Creek Trail, West Creek Park, and East Creek Park provide an important link to the extensive multi-use trail system throughout San Marcos. At its east end it connects to the proposed Grand Avenue Bridge multi-use trail leading to the north and planned Creek District Promenade as well as to the Discovery Street Trail along the south side of the Creek. This trail is located within a 40 foot wide linear greenway that threads its way between residential development to the south and San Marcos Creek to the north, linking at its west end to the pedestrian walkway at the proposed State Route 78 flyover bridge as well as to the recreational heart of the *University District*. ~~The A series of plazas, mini parks and portals connect the trail is connected~~ to the *University District* pedestrian network.

Refer to Figure IV.JG: Creek Trail Pedestrian Bridge Cross Section or Section VI.5 – Public Park and Gathering Space Standards in the Form-Based Code for more detailed information.

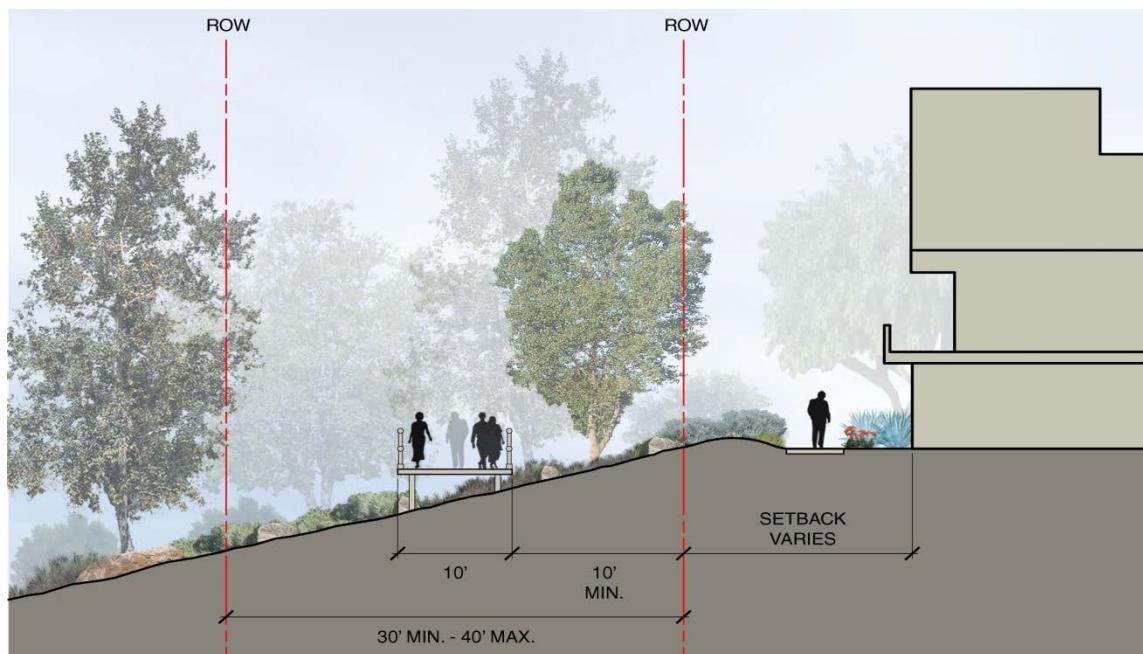


FIGURE IV.JG: Creek Trail Pedestrian Bridge Cross Section



Wetland Trail and Open Space

A nearly 5,000 foot-long boardwalk trail is proposed for the large open space area located at the far west end of *University District*, closer to Grand Avenue. The elevated boardwalk traverses the San Marcos wetlands, with pull-off seating areas, interpretive signage, as well as connections to the Discovery Street Trail at its east and west ends. Graded slopes are not allowed within the mitigation areas.

Refer to Figure IV.KH: Wetland Trail and Open Space Enlarged Plan or Section VI.5 – Public Park and Gathering Space Standards in the Form-Based Code for more detailed information.



FIGURE IV.FH: Wetland Trail and Open Space Enlarged Plan

