

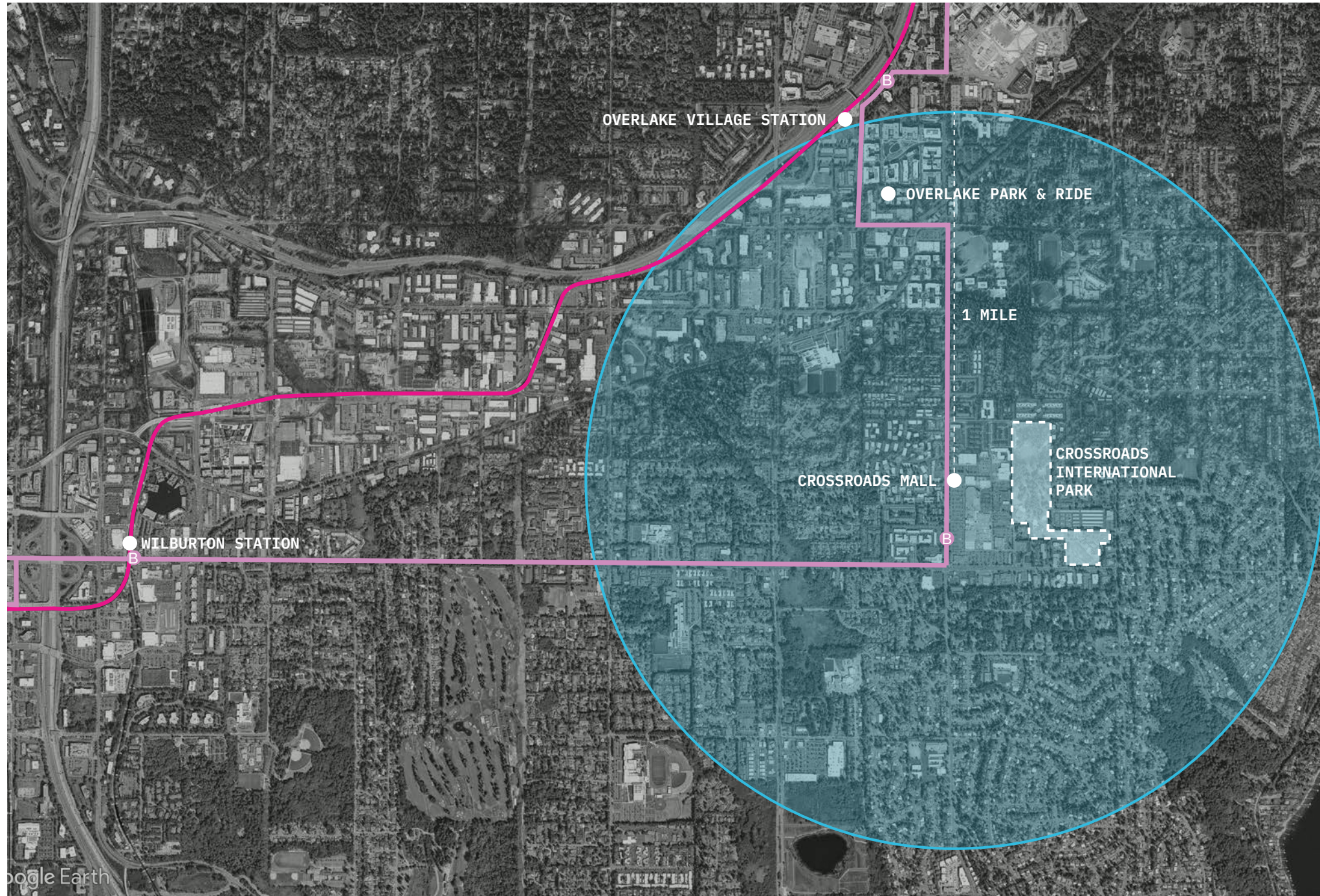
CROSSROADS

STUDY

06.20.24

ARCHITECTURE

$\frac{H}{1}$



1 MILE WALKING RADIUS

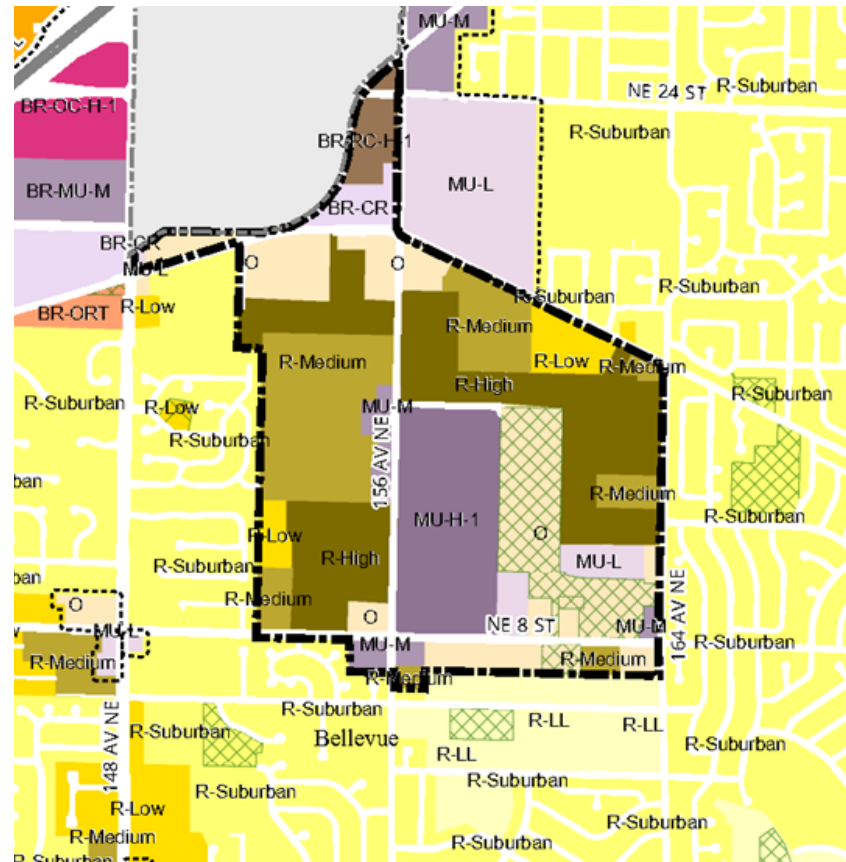
- + 30 minute walk
- + light rail station right on border of 1 mile radius
 - + San Diego approved a plan to allow for high-rises further away from transit - [The San Diego Union-Tribune](#)
 - + original zoning only allowed for high-rises half a mile from transit stops, but this has now been increased to one mile
 - + approved in order to allow for more housing for middle-income and low-income residents
 - + "the policy change makes 5,224 additional acres close enough to transit eligible for developer density bonuses."



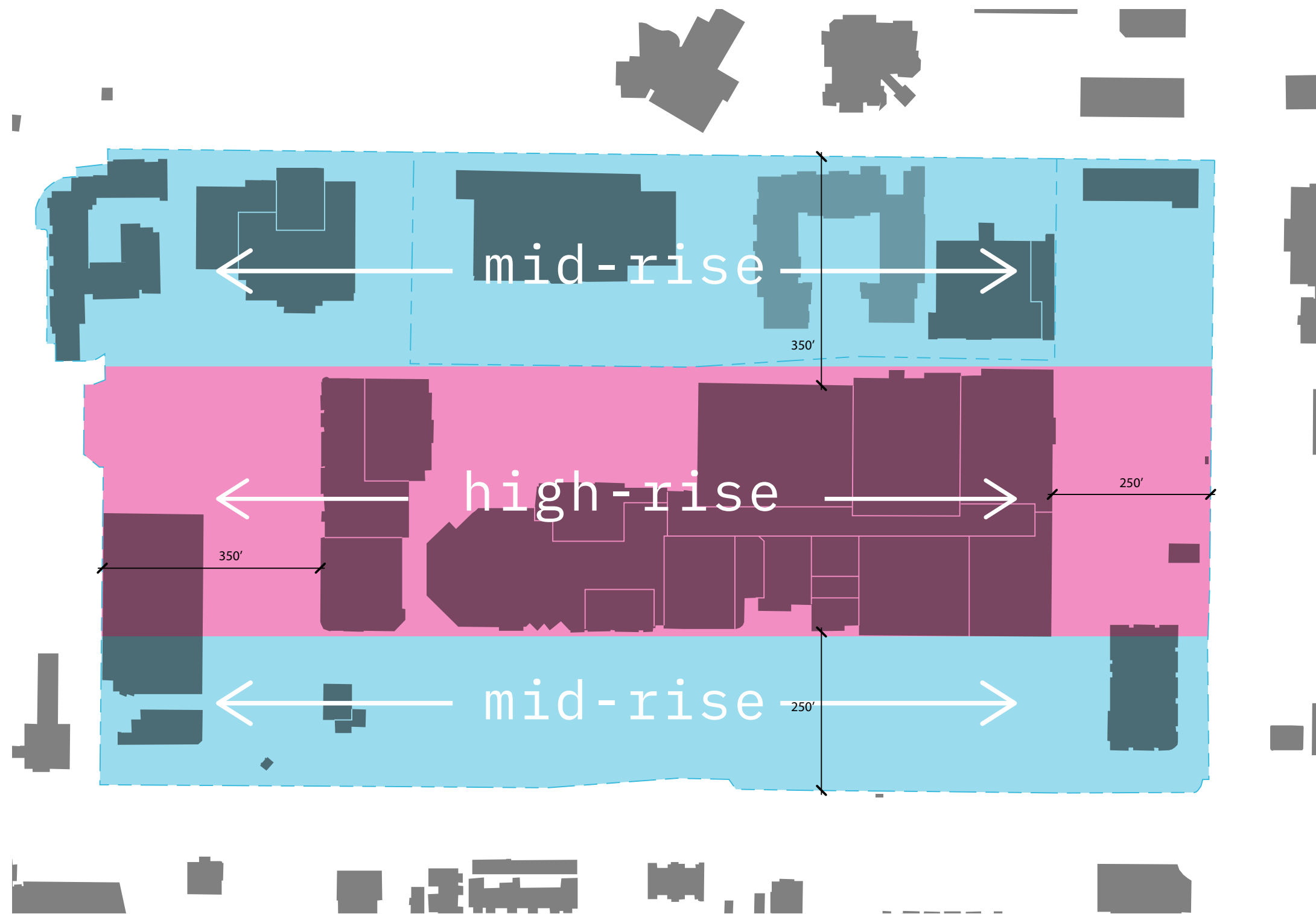
1 MILE RADIUS MAP

What was studied

- Alternative 0:
 - Community Business
- Alternative 1:
 - Midrise Mixed Use
- Alternative 2:
 - Highrise Mixed Use
- Alternative 3:
 - Highrise Mixed Use
- Preferred Alternative:
 - Highrise Mixed Use



Staff proposed reducing the Crossroads designation to Midrise Mixed Use in February 2024. Planning Commission was split on the “right” designation when this was discussed in May. ROIC, as owner of Crossroads, hired Hewitt to evaluate urban design viability for key sites. ROIC asks that the Planning Commission designate only the “core” of Crossroads as Highrise Mixed Use to facilitate maximum flexibility for modern, retail-anchored, mixed-use projects.



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SITE DENSITY OPTION




- MEDIUM POTENTIAL
- HIGH POTENTIAL
- CORE COMMUNITY CIVIL PROGRAM
TO BE RETAINED ON SITE

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DEVELOPMENT POTENTIAL



- 1. RAPID RIDE STOP
- 2. PHASE 2 MID RISE DEVELOPMENT
- 3. PHASE 2 OPEN SPACE COMMUNITY CONNECTOR
- 4. POTENTIAL PARK / SHOPPING / COMMUNITY CONNECTION
- 5. NORTH STREET CONNECTOR
- 6. CROSSROADS ACTIVE SENIOR APARTMENTS - SHAG
- 7. POTENTIAL MID-RISE SITE
- 8. SHAG PHASE 2
- 9. POTENTIAL 16-24 STORY MIXED-USE SITE
- 10. MALL REDEVELOPMENT SITE - 16-24 STORY MIXED-USE
- 11. POTENTIAL MID-RISE SITE
- 12. LOCAL TRANSIT STOP


 CONCEPT AXON



SHADOW STUDY | EQUINOX | 3PM