

"Preservation of city-owned open space lands in University Community"

Andrew Wiese presenting

Review, receive input, and reiterate UCPG support for preserving city-owned open space parcels in University Community.

Six, City-Owned parcels:

In Southeast UC-Rose Creek Watershed

1) L307PM - Governor Dr-Gullstrand St, Univ. Gardens-Dinosaur Park

In Rose Canyon

2) L310RU - Nobel Drive "Bowtie"

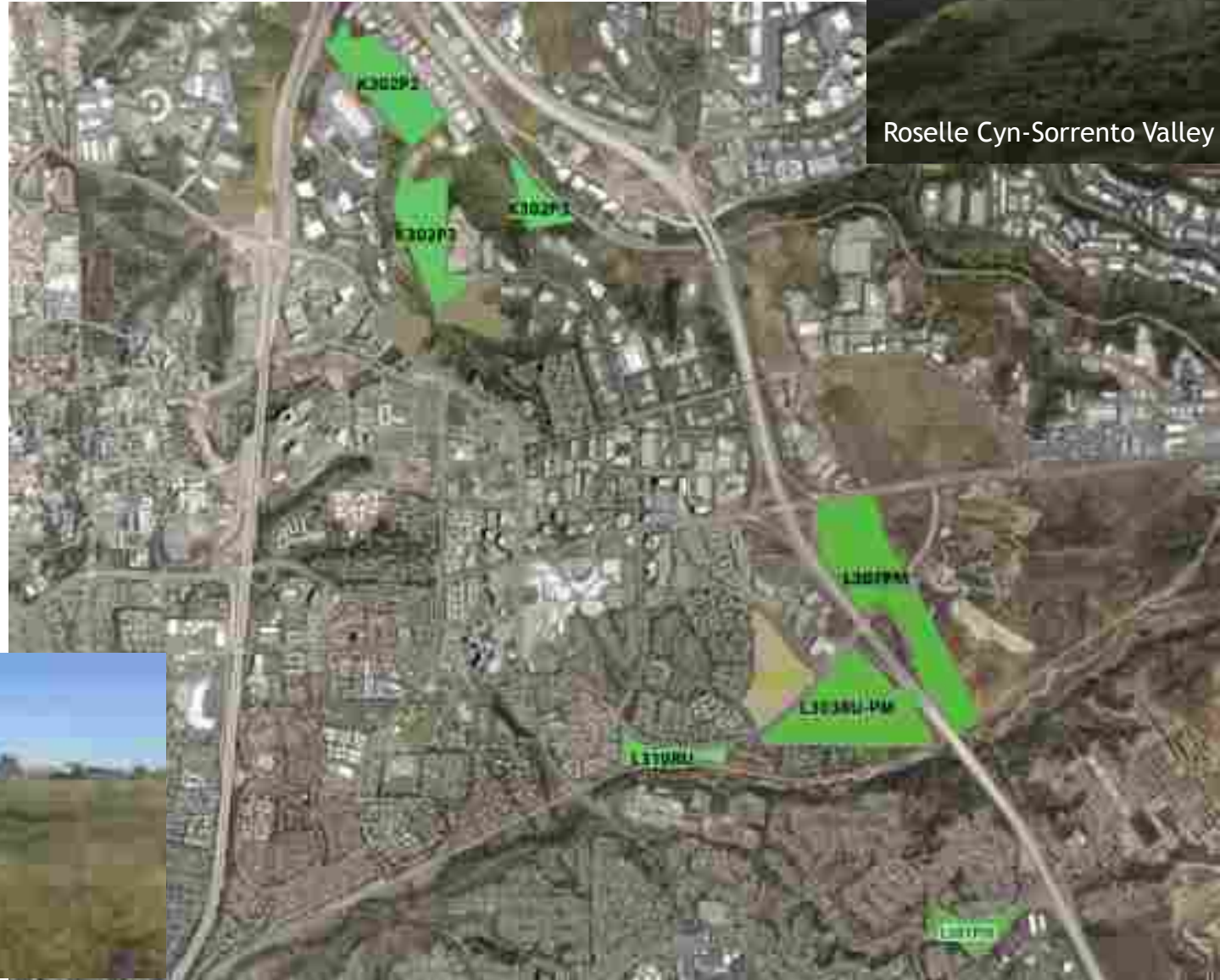
3) L303RU-PM - Nobel Drive, "Nobel Hill"

In Roselle Canyon-Sorrento Valley

4) L307PM - City of San Diego Pueblo Lands

5) K302P2 - Campus Drive Headland

6) K302P3 - Roselle Canyon - Towne Centre Drive Headlands



Roselle Cyn-Sorrento Valley - K302P2-P3



Rose Canyon - Nobel Hill L303RU-PM

UCPG actions to protect 6 city-owned open spaces:

- ▶ July, 2009 - Opposition to sale and development of **Dinosaur Park Open Space (L304MM)**
- ▶ Nov, 2011 -Support for dedicating **Nobel Hill (L303RU)**, **Nobel Bowtie (L310RU)**, **City Pueblo Lands (L307PM)**, **Dinosaur Park OS (L304MM)**. **SD Canyonlands park dedication**. 11-4 in favor.
- ▶ June, 2012 - Opposition to **Power Plant on City Pueblo Lands (L307PM)**. 9-1 against.
- ▶ Oct, 2012 - Support for dedicating **Campus Point Headland (K302P2)** and **Towne Centre Headland (K302P3)**. **SD Canyonlands park dedication**. 12-3 in favor.
- ▶ Nov, 2013 - Support for **Coastal Rail Trail route 2 (UCSD-Gilman)**; opposition to routes impacting **Roselle Canyon - Towne Centre Headland (K302P3)**. Unanimous.
- ▶ June, 2013-July, 2015 - Objection to proposed site for **Fire Station 50** impacting vernal pools on **Nobel Hill (L303RU)**. Collaboration and support for current station (outside L303RU) including: habitat restoration on L303RU and MHPA boundary line adjustment. L303RU-PM fully “conserved” in MHPA. Approval 15-0.
- ▶ Feb, 2016 - Support for **ADT transfer and dedication** of Monarch property in Rose Canyon, adjoining **Nobel Hill (L303RU-PM)** to entitle 150,000 + sf of SR space at 9455 Towne Ctr. 14-0-3 in favor.
- ▶ March, 2016 - Opposition to sale of ‘surplus’ property. **Campus Point Headland (K302P2)**.13-0 against.
- ▶ Apr, 2017 -Support for dedicating **Campus Point Headland (K303P2)**. **Campus Point Masterplan**. 11-2-3 in favor.
- ▶ Jan, 2018 - Opposition to sale of ‘surplus’ property. **Towne Centre Headlands (K302P3)** and **Dino Park Open Space (L304MM)**. 12-1 against.



Rose Canyon

“City-owned land within Rose Canyon should be preserved as dedicated open space.”

(University Community Plan, 1987)

Parcels:

- L310RU - Nobel “Bowtie”
- L303RU-PM - Nobel Hill
- L307PM - City Pueblo Lands

UCPG actions for open space:

- Nov 2011- Canyonlands dedication (L310RU, L303RU, L307PM)
- June 2012-Power Plant protest (L307PM)
- June 2013-July 2015 - Fire Station 50 plng (L303RU-PM)
- Feb 2016 - ADT transfer to 9455 Towne Ctr Dr (adj L303RU-PM)



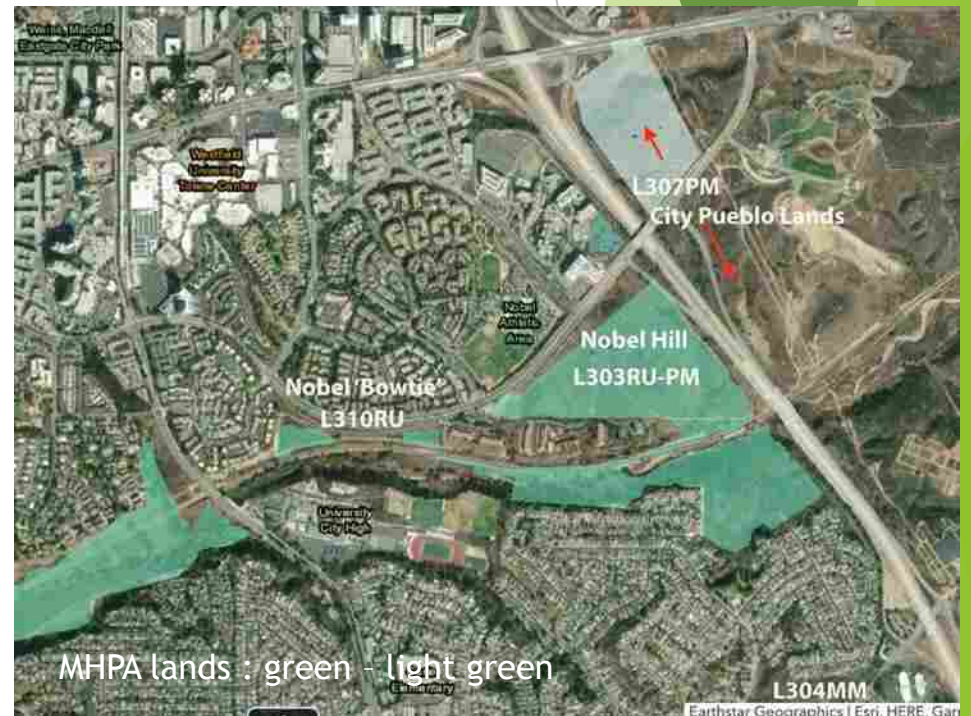
L310RU - “Nobel Bowtie”

Parcel Features:

- 139 acres in Rose Canyon/RC Park
- Rose Creek Watershed
- Regional Wildlife Corridors
- Biodiversity! Vernal Pools and Endangered Species
- MHPA - habitat preserve
- Low-impact recreation, views
- Habitat Restoration, Education



L303RU-PM - Nobel Hill



MHPA lands : green - light green

L304MM



Dinosaur Park Open Space

...the property should “be maintained as a potential open space/park site and... not be developed.”

(Standley Park Rec Council, Oct, 2009)

Parcels:

L304MM - Dinosaur Park Open Space

UCPG actions for open space:

- ▶ July, 2009 - opposition to sale and development as ‘surplus’ property.
- ▶ Nov, 2011 - support for park dedication as part of San Diego Canyonlands dedication process. 11-4 in favor.
- ▶ Jan, 2018 - opposition to sale as ‘surplus’ property. 12-1 against.

Parcel Features:

15 acres adjoining Univ. Gardens-Dinosaur Park

Rose Creek Watershed

Biodiversity -rare species!

Views

Neighborhood/Park connectivity - trail potential

65 db zone (no housing)



Governor Dr & Gullstrand St



Motion:

- ▶ *“The UCPG reiterates its support for the permanent preservation (through parkland dedication or other effective means) of the following City of San Diego-owned parcels in the University Community:*
- ▶ 1) L304MM - Governor Drive-Gullstrand St, University Gardens-Dinosaur Park
- ▶ 2) L310RU - Nobel Drive "Bowtie"
- ▶ 3) L303RU-PM - Nobel Drive, "Nobel Hill"
- ▶ 4) L307PM - City of San Diego Pueblo Lands
- ▶ 5) K302P2 - Campus Point Drive Headland
- ▶ 6) K302P3 - Roselle Canyon - Towne Centre Drive Headlands

Nobel Hill: Past Patterns - Future Opportunities

Many of UC's remaining open spaces were set aside as **mitigation** for earlier development.

Recently, UCPG has prioritized protecting open space and promoting development by supporting **transfers of development intensity (ADTs)** from open space to the high-tech core - a 'win-win' for UC.

Nobel Hill (L303PM-RU) and adjoining lands exemplify both practices.

34ac of Nobel Hill (L303RU) was set aside as mitigation for development of the Eastgate Tech Park, 1996.



Means to more 'permanent' protection:

- * Dedication as city parkland
- * Open space and conservation easements under public/private stewardship
- Other options...?

Nobel Hill - development intensity (ADT's) transferred from open space to support growth nearby, 2010's



9455 Towne Centre Dr - ADT's transferred from Rose Canyon - Nobel Hill area +150,k sf for Scientific Research, 2016

