

# Town Center Specific Plan Update Workshop



September 13, 2023

# Timeline

Town Center Specific Plan Update/Arts & Entertainment District

Project "Visioning" Workshop



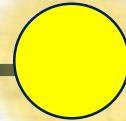


# Timeline

Town Center Specific Plan Update/Arts & Entertainment District

Consolidation

Project "Plan Making"



2023

March

April

Outreach

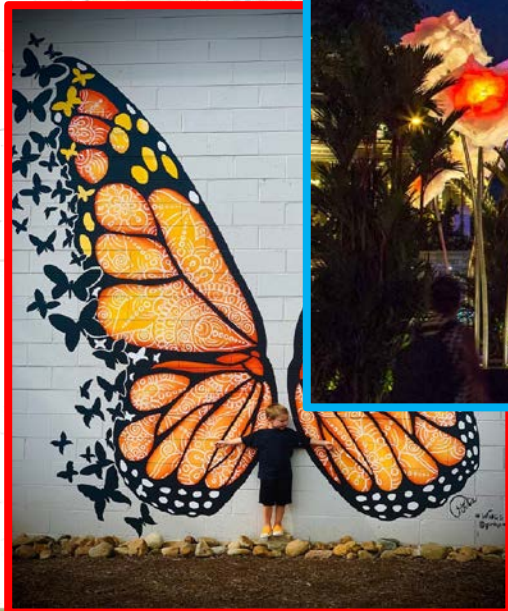
September



What  
We  
Heard



Color

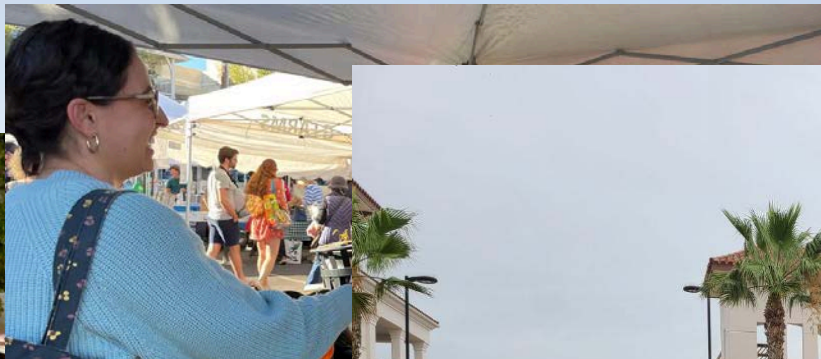


Activating  
wow factor Spaces



# What We Heard

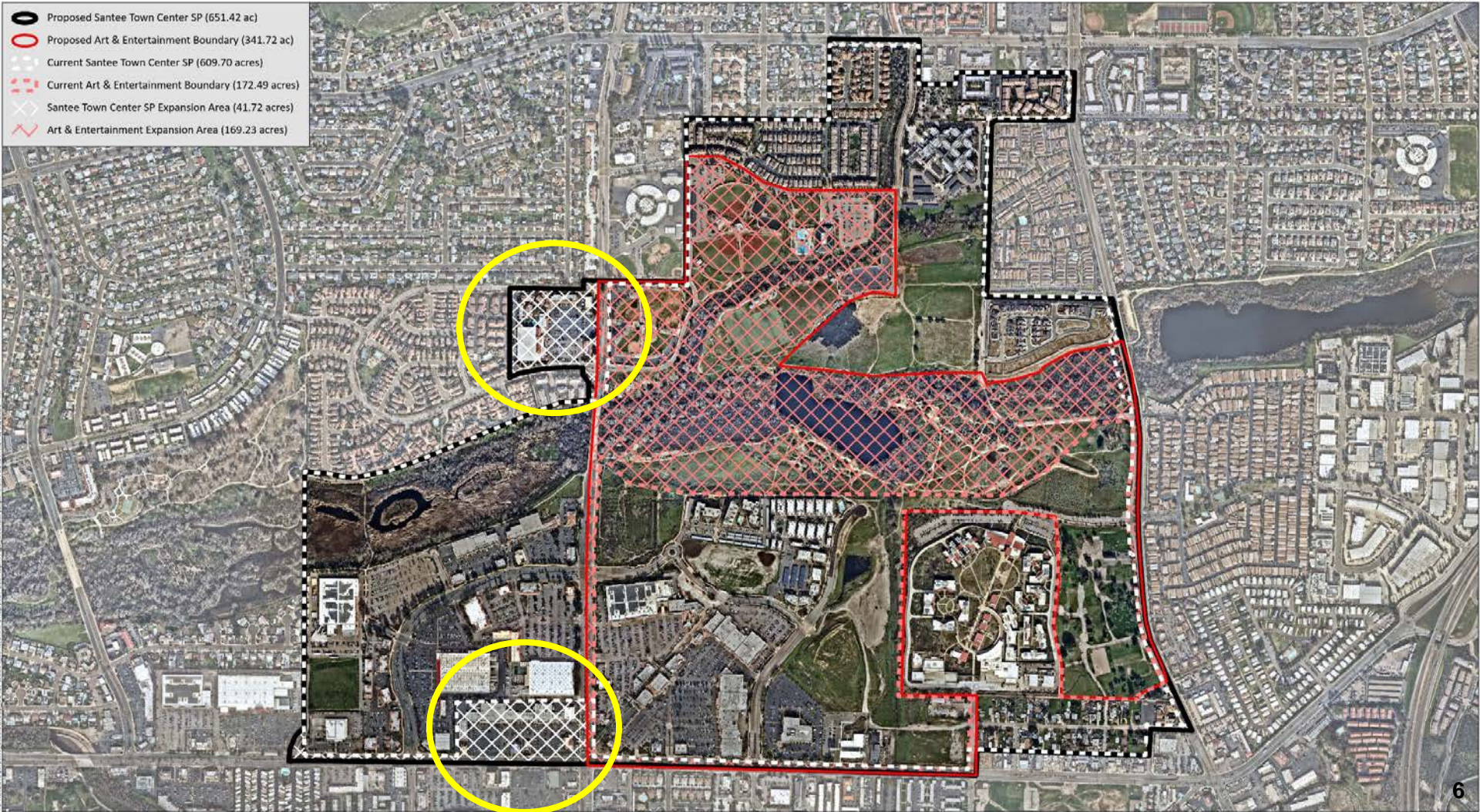
Unique



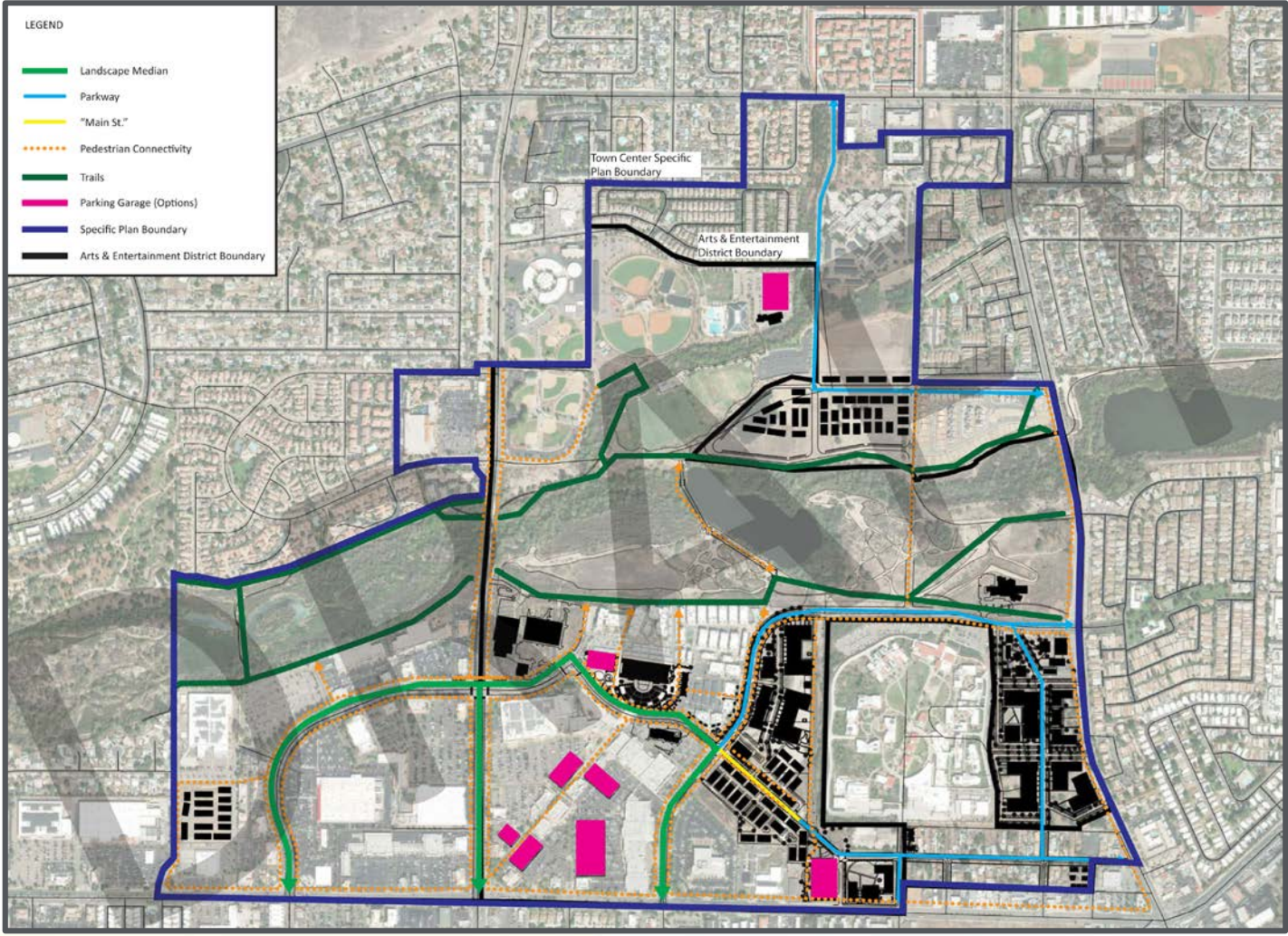
*Village Area with a “main street” that is the center of town*



- Proposed Santee Town Center SP (651.42 ac)
- Proposed Art & Entertainment Boundary (341.72 ac)
- Current Santee Town Center SP (609.70 acres)
- Current Art & Entertainment Boundary (172.49 acres)
- Santee Town Center SP Expansion Area (41.72 acres)
- Art & Entertainment Expansion Area (169.23 acres)







LEGEND

- █ Landscape Median
- █ Parkway
- █ "Main St."
- - - Pedestrian Connectivity
- █ Trails
- █ Parking Garage (Options)
- █ Specific Plan Boundary
- █ Arts & Entertainment District Boundary



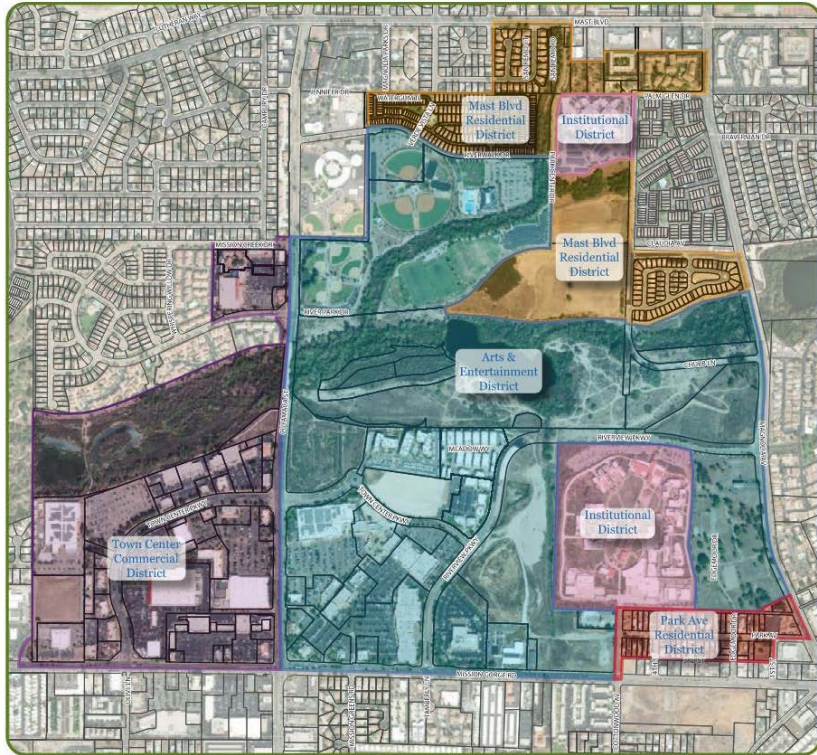
# TOWN CENTER SPECIFIC PLAN LAND USE MAP (9-13-2023 DRAFT)



- Residential TC-R-2 (2 to 6 DU/AC)
- Residential TC-R-7 (7 to 14 DU/AC)
- Residential TC-R-30 (30 to 36 DU/AC)
- Residential TC-R-22 (22 to 30 DU/AC)
- Residential TC-R-14 (14 to 22 DU/AC)
- Mixed-Use Overlay
- Commercial
- Office Commercial
- Entertainment Commercial
- Floodway / Open Space
- Park / Open Space
- Institutional



# LAND USE DISTRICTS MAP



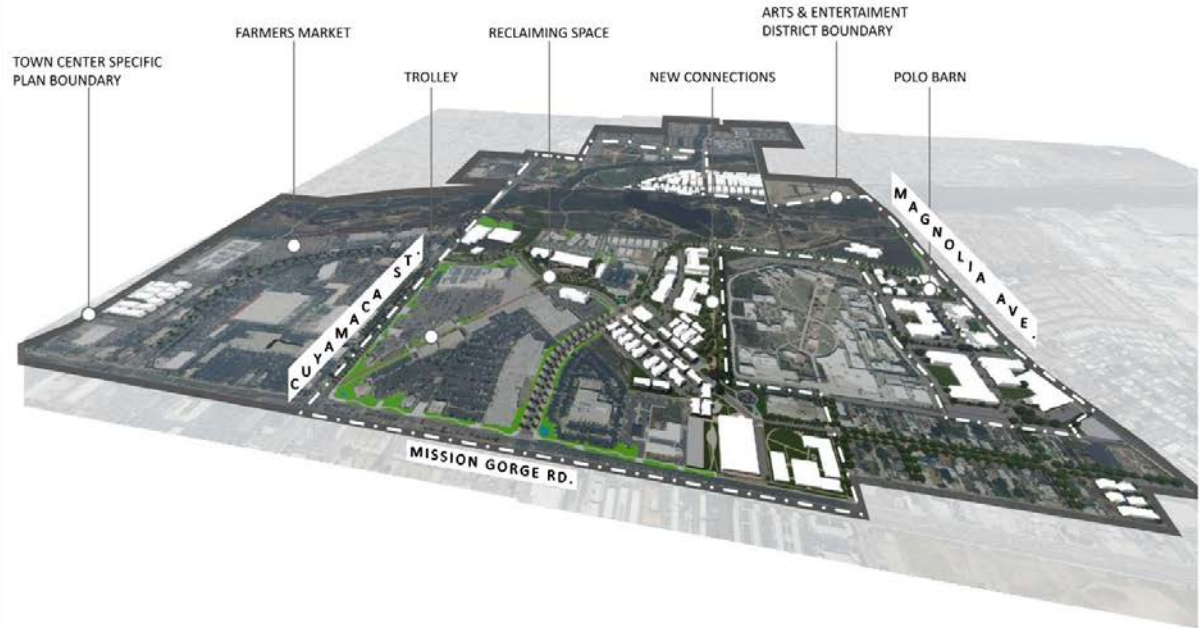
	Area (S.F.)	Area (Acres)	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.) <sup>1</sup>	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption <sup>2</sup>	Total Dwelling Units <sup>3</sup>
<b>Town Center Commercial District</b>									
SUBTOTALS	5,762,581	132.29	748,868	N/A	1,138,664	116	158	47	205
<b>Arts &amp; Entertainment District</b>									
SUBTOTALS	13,895,976	326.48	607,371	300	2,399,474	1,225	1,482	298	1,780
<b>Mast Boulevard Residential District</b>									
SUBTOTALS	3,332,053	76.49	N/A	459	N/A	878	1,252	N/A	1,252
<b>Institutional District</b>									
SUBTOTALS	2,378,737	54.61	367,293	N/A	367,293	N/A	N/A	N/A	N/A
<b>Park Avenue Residential District</b>									
SUBTOTALS	797,851.77	18.32	33,035	55	N/A	403	549	168	717
<b>TOWN CENTER SPECIFIC PLAN TOTALS</b>									
	26,167,199 <sup>4</sup>	608.19 <sup>4</sup>	1,756,567	814	3,905,431	2,622	3,441	513	3,954

**Footnotes:**

- <sup>1</sup> Non-residential buildings square footage assumes either 0.3 FAR, 10% for Mixed-Use Overlay sites, or no change where applicable (further detail will be included in the EIR)
- <sup>2</sup> Assumption of 30% density bonus
- <sup>3</sup> Total Dwelling Units = Maximum Allowable Number of Dwelling Units + Density Bonus Assumption
- <sup>4</sup> Total square footage and acreage excludes right-of-way parcels

- Town Center Commercial District
- Arts & Entertainment District
- Mast Boulevard Residential District
- Institutional District
- Park Avenue Residential District

# Creating a *vision*



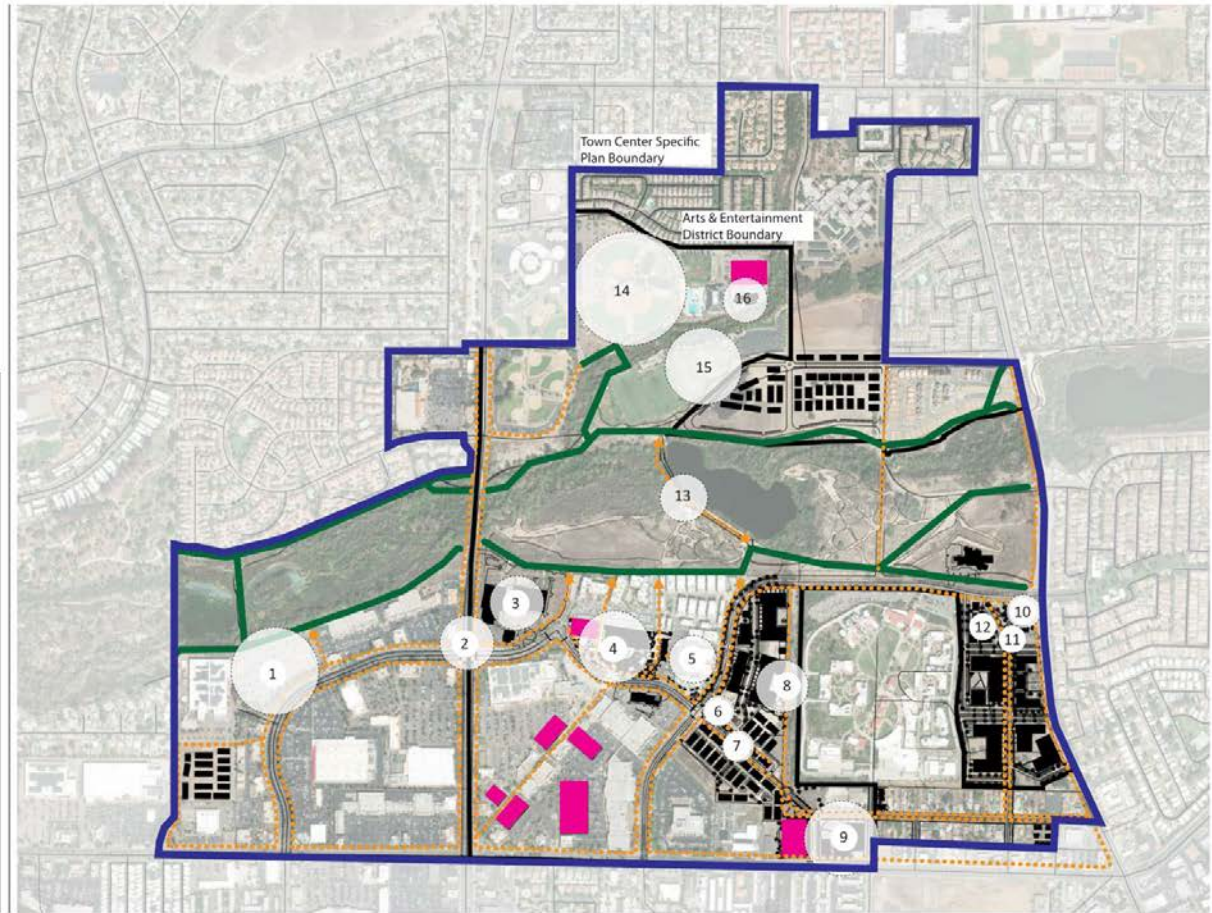


# Making a connection

**LEGEND**

- Pedestrian Connectivity
- Trails
- Parking Garage (Options)
- Specific Plan Boundary
- Arts & Entertainment District Boundary

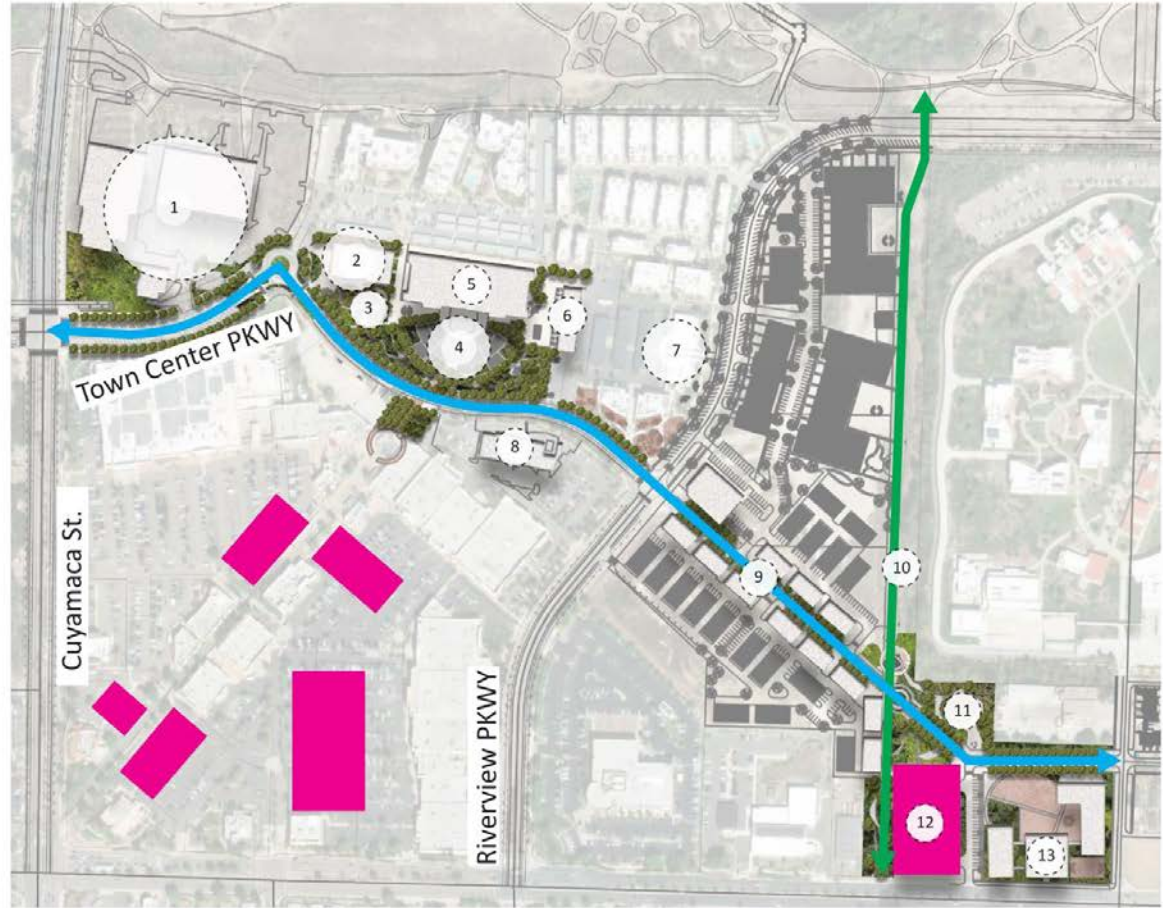
- 1) Market Yard
- 2) Pedestrian Bridge
- 3) Beer/food and entertainment
- 4) Theater in the Park
- 5) Performing Arts (option) and dining
- 6) Library
- 7) "Main St"
- 8) Art Trail
- 9) Performing Arts (Option)
- 10) Performing Arts (Option)
- 11) Polo Barn
- 12) Retail Village
- 13) Open space bridge
- 14) Sportsplex
- 15) Town Center Community Park
- 16) Community Center



Connectivity network

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# Making a connection



**LEGEND**

- Las Colinas Art Trail
- Town Center Pkwy
- Parking Garage (Options)
- 1 1) Karl Strauss
- 2 2) Performance Studio (Option)
- 3 3) Recreation area
- 4 4) Amphitheater (Option)
- 5 5) Movie theater
- 6 6) Restaurant
- 7 7) Food Hall/Dance studio
- 8 8) Hotel
- 9 9) "Main St"
- 10 10) Art trail
- 11 11) Patriot Point and Park
- 12 12) Parking garage (Option)
- 13 13) Performing Arts Center (Option)

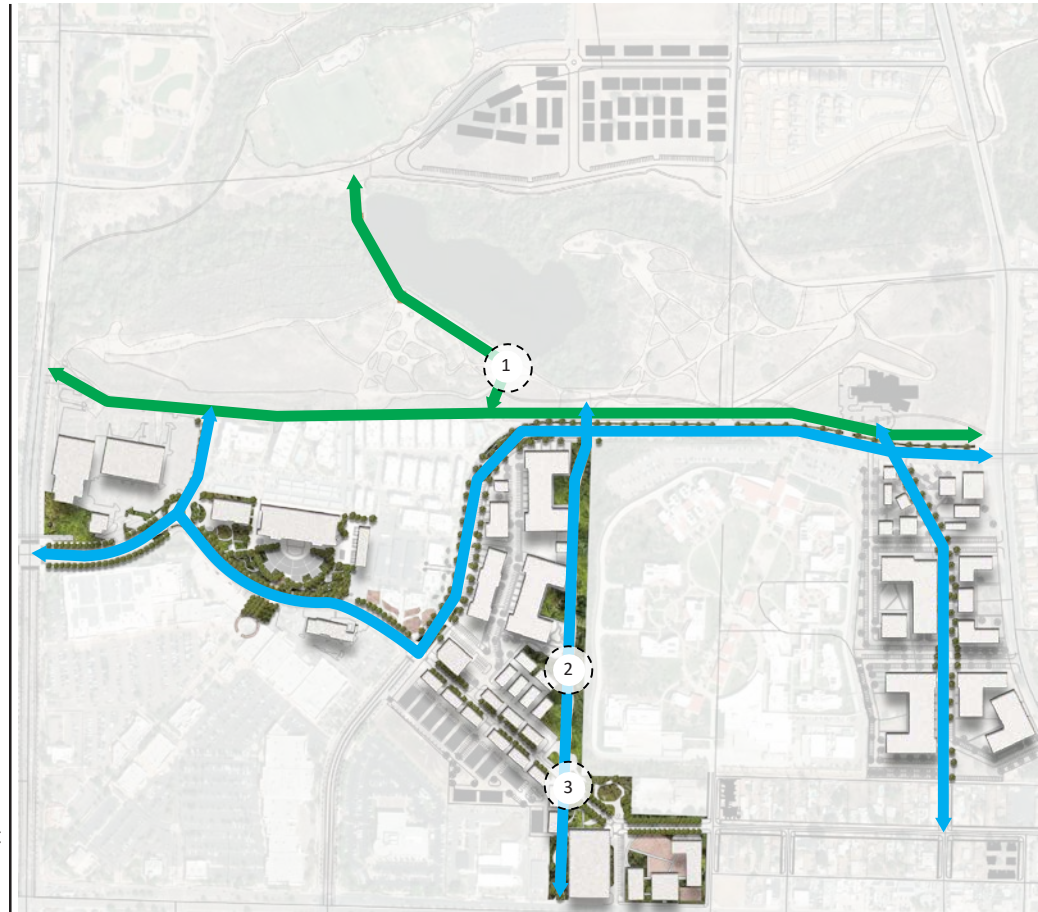
Town Center PKWY

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# Making a *connection*

- 1: Open space pedestrian bridge
- 2: Las Colinas Art Trail
- 3: Art trail roundabout



Connecting through the river

# Making a connection





# Making a *connection*

- 2: Las Colinas Art Trail
- 3: Art trail roundabout



# Making a *connection*



Las Colinas Art Trail

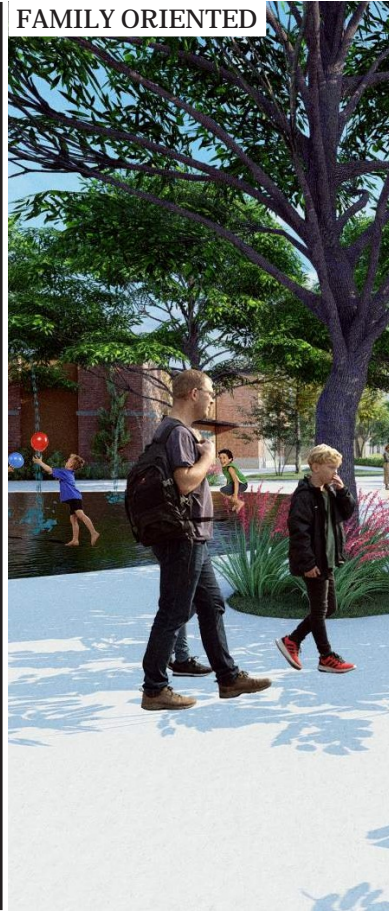


# Making a *connection*



“A day  
the  
*life*”

FAMILY ORIENTED



ENHANCED STREETScape



DINING AND LATE NIGHT

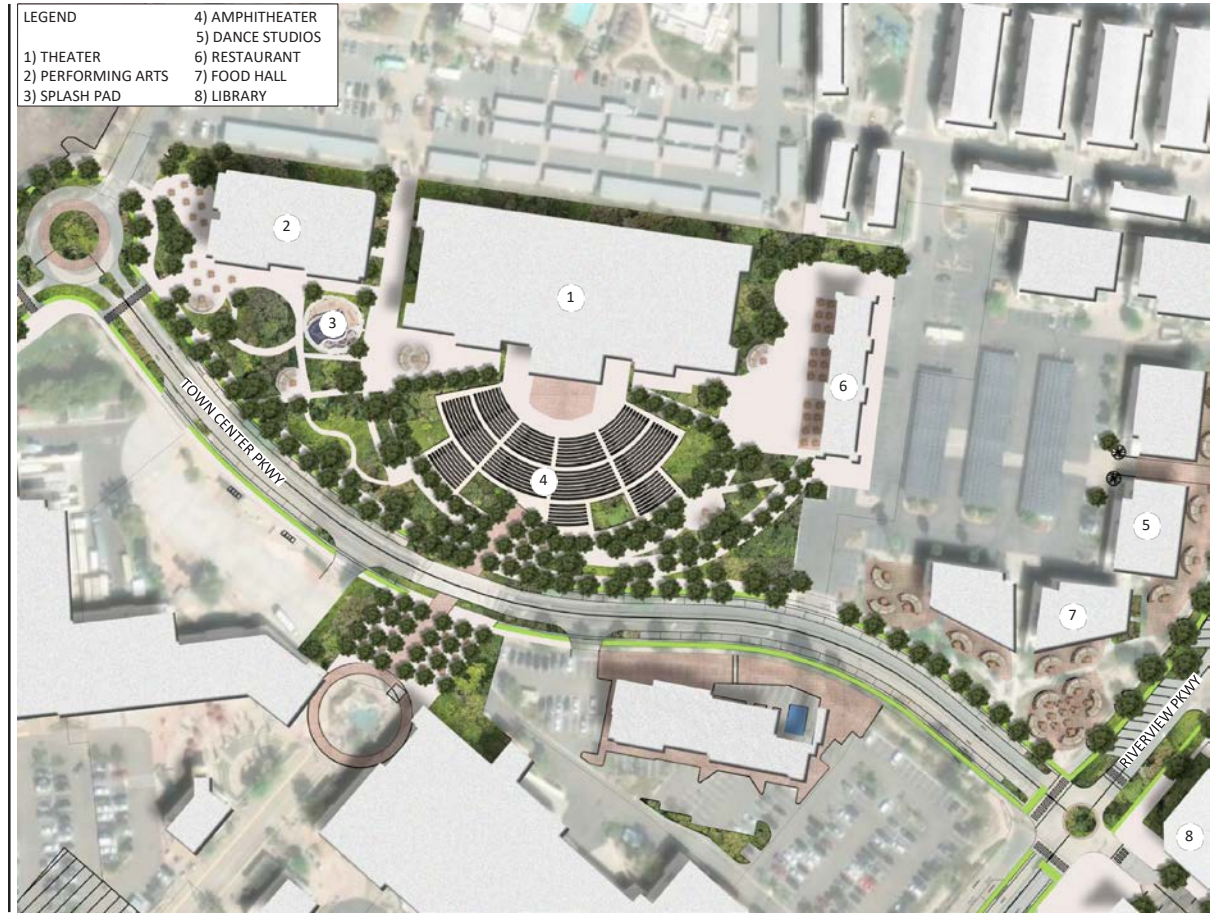




“A day  
in the  
*life*”



“A day  
in the  
*life*”



Plan Alternatives - Theater site\_Option 1



“A day  
in the  
*life*”



Connecting to Trolley Square

“A day  
in the  
*life*”



An active space for events, entertainment and recreation



“A day  
in the  
*life*”



Splash Pad



“A day  
in the  
*life*”



Theater Site\_ West Plaza



“A day  
in the  
*life*”



Night at the Food hall

“A day  
in the  
*life*”



Plan Alternatives - Parcel 6 Option 1 and 2



“A day  
in the  
*life*”



Active "Main St."

“A day  
in the  
*life*”





“A day  
in the  
*life*”



“A day  
in the  
*life*”





“A day  
in the  
*life*”



“A day  
in the  
*life*”



Connecting to the Polo Barn



M.W. STEELE GROUP  
ARCHITECTURE | PLANNING



“A day  
in the  
*life*”



Active shared spaces

“A day  
in the  
*life*”





# Next Steps

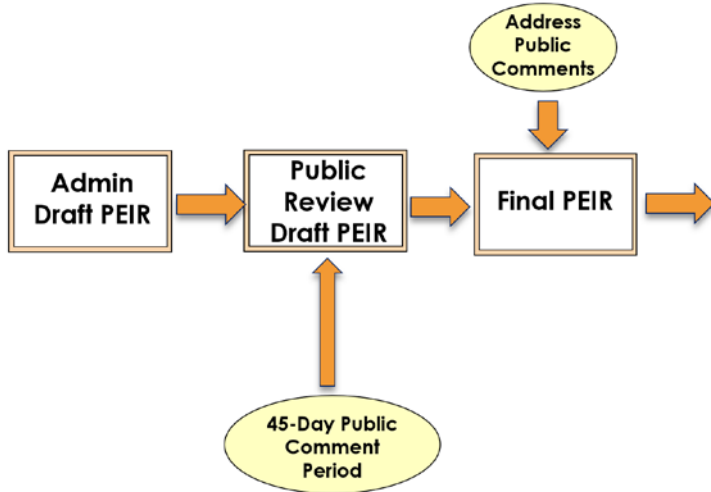
Town Center Specific Plan Update/Arts & Entertainment District

*EIR Preparation*



January

August  
September



# Comprehensive Plan

## Town Center Specific Plan Update/Arts & Entertainment District

- Repeal and replace Town Center Specific Plan
  - Updated Land Use Plan Map
  - Updated Land Use Table
  - Updated design and development standards
  - New streetscape and landscape standards
  - New Lighting standards
  - New sign standards



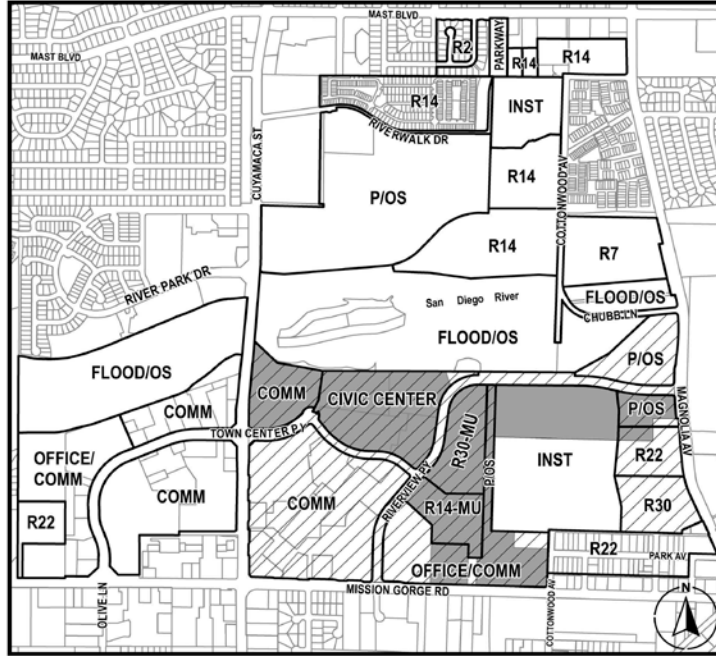


# Staff Recommendation



## Town Center Specific Plan Update/Arts & Entertainment District

- Provide input on preferred Town Center site plan concepts and proposed boundary, circulation plan, land uses, and buildout assumptions with an assessment on the direction of the project.

# EXHIBIT A: TOWN CENTER LAND USE PLAN



- R2 – Residential 2-6 DU/AC
- R7 – Residential 7-14 DU/AC
- R14 – Residential 14-22 DU/AC
- R22 – Residential 22-30 DU/AC
- R30 – Residential 30 DU/AC
- MU – Mixed Use
- P – Park
- OS – Open Space
- Comm – Commercial
- Flood – Floodway
- Inst – Institutional

-  Arts & Entertainment Overlay District
-  RiverView Office Park Area



**EXHIBIT B  
ARTS & ENTERTAINMENT DISTRICT BOUNDARY (ADOPTED)  
AERIAL MAP**



 **Adopted Arts & Entertainment District Overlay Boundary**