



**Concept/ Massing Image from the Southwest**

Grantville Transit Oriented Development  
Urban Design Study  
Ahrens Partners/ A-6 & Nathan A. Blood 1992 Trust Properties



June 18, 2019  
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# Project Narrative

## FOREWORD

The following Urban Design/Yield Analysis for a site in Grantville San Diego was commissioned by the property owners of three adjacent parcels. These properties are strategically located in and on the heart of the proposed Alvarado Creek Park and can provide a critical direct pedestrian/bicycle connection between the community and the Grantville Trolley Station.

### Property Description

Two of the parcels totaling 1.9 acres, are owned by the Ahrens Partners/A6 (“Ahrens”) and the third by the Blood Family Trust (“Blood”) which is 1.94 acres for a total of 3.84 acres. Thirty Six Percent (36%) (1.4 Acres) of the area of these properties fall within the Alvarado Creek Park & mitigation area and as such are unbuildable. With the exception a few small 1 to 2 story structures the Ahrens Partners/A6 sites are vacant. The Blood parcel has several buildings with multiple tenants. They front on Alvarado Creek which has a large watershed coming from the south, east and north and connects to the San Diego River watershed.

### Neighborhood Description

The northwestern edge of the subject properties has a small frontage on Mission Gorge Rd. which is named for an area that is also a large watershed coming from the north for the San Diego River. The southern end of Mission Gorge Rd. has a number of uses, which for the first few miles are primarily commercial; including retail, offices & institutional as well as the Kaiser Permanente Hospital and Medical Center. Presently Mission Gorge Rd. is not a pedestrian oriented commercial spine, given the numerous car dealerships, gas stations and strip center type businesses with large parking areas fronting the sidewalks/streets. Mission Gorge Rd. does have the Grantville San Diego Trolley Station at it's southern end adjacent to Interstate 8. The subject properties are within a 750 ft. distance, as the crow flies, of the Station with a difference of 20 feet in vertical elevation. However there are no connecting paths, walkways or streets over the creek at this location. The San Diego Metropolitan Transit District (MTS) currently is in negotiations for medium density, mixed use residential development proposed by two developers directly adjacent and to the northeast of the elevated Grantville transit station. This transit station is one stop away from the San Diego State University (SDSU) Station stop which is in the center of the large campus.

### Floodplain Redesigned into Urban Park and Village

The confluence of City Ordinances, zoning, proposed park, state legislation, FEMA Floodplain Issues, parallel development at SDSU/SDSU West and citywide housing demand have created a unique urban planning and development opportunity.

Alvarado Creek has FEMA 100 year floodplain development impacts on most of the properties adjacent to the creek bed. In August 2017 The City of San Diego, SANDAG, and TransNet completed The Grantville Trolley Station/Alvarado Creek Revitalization Study. This study states: “In 2015, the City of San Diego adopted a Focused Plan Amendment to the Navajo Community Plan, putting into motion the revitalization of the Grantville neighborhood. ... The Study provides a high level analysis of conceptual improvements to both revitalize the Creek and improve connectivity in the area around the Trolley Station. The Study will help inform future plans for implementation. While it would be ideal that the transformation of Alvarado Creek would be undertaken as a comprehensive project, it is recognized that funding and development constraints may require implementing Creek improvements in smaller segments....”. This is such a development, from a project timing standpoint and a required (as indicated in the Mitigation Plan) proposed building location on the subject properties. On a percentage of site impact by mitigation, the Ahrens & Blood properties are among the most impacted in terms of unbuildable area. This study proposes to use the FAR & Unit Density allowable on the entire site areas utilizing only the unaffected areas. Thus enabling the full implementation of the “proposed mitigation”. This analysis illustrates how a 17 story and a 22 story mixed use residential development totaling over 877,000 gross square feet in two buildings and 536 units (depending on unit sizes) and associated parking can help facilitate the mitigation, create a Grantville community core, and enable neighboring properties to redevelop around it.

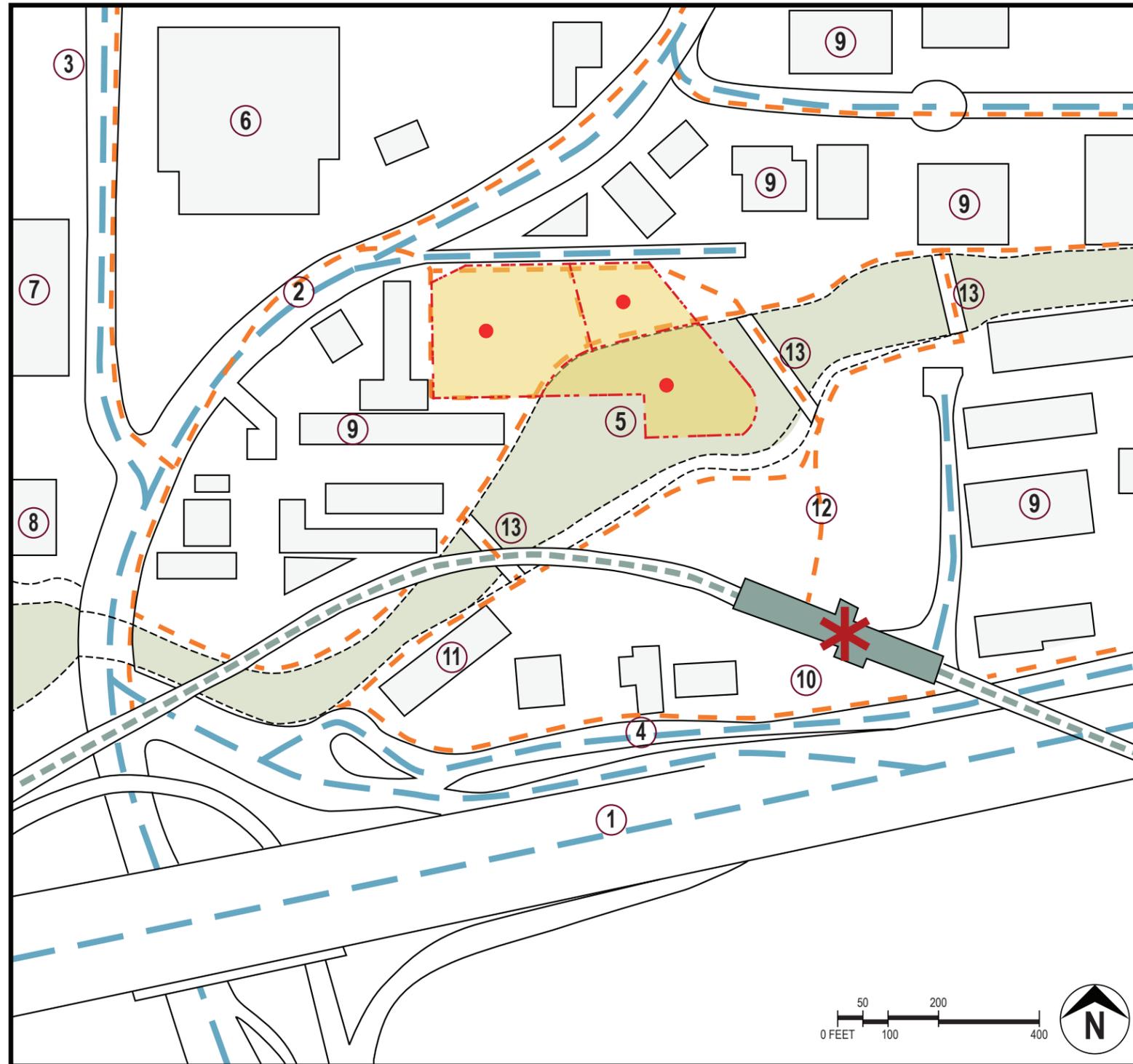
The combination of these specific parcels enable the highest and best use of high rise, high density, mixed use development of community connection and housing with a Park & Public Transit at its doorstep.

### What Can Be Built By-Right

This analysis reveals that the current zoning and State legislation easily enable a development capacity ranging from 877,735 sf to 1,316,603 sf.



# Site Analysis



## LEGEND

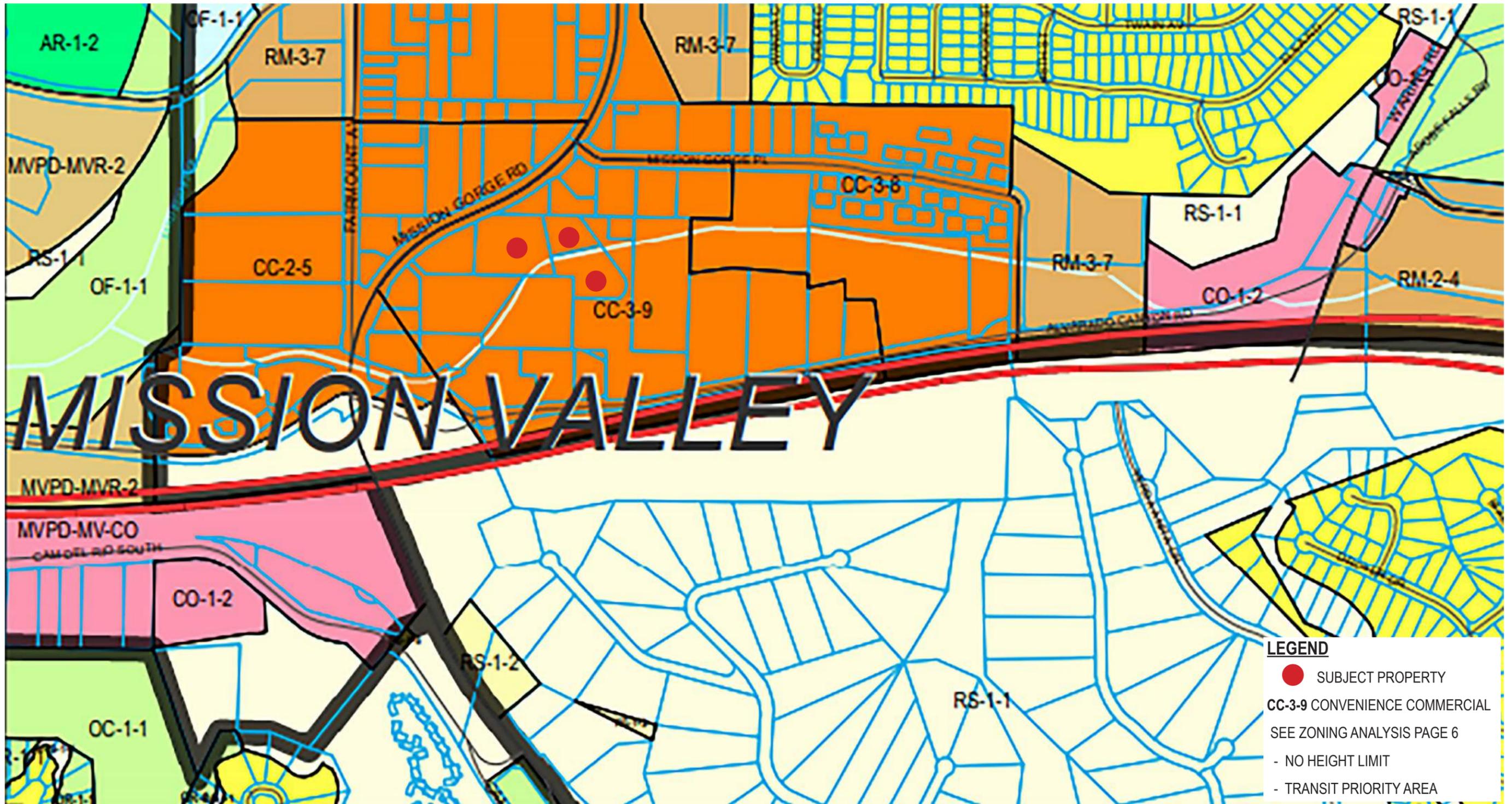
- 1 INTERSTATE 8 (EAST/WEST)
  - 2 MISSION GORGE RD
  - 3 FAIRMONT AVE
  - 4 ALVARADO CANYON ROAD
  - 5 ALVARADO CREEK MITIGATION AREA
  - 6 TOYOTA DEALERSHIP
  - 7 HOME DEPOT
  - 8 HONDA DEALERSHIP
  - 9 EXISTING COMMERCIAL DEVELOPMENT
  - 10 EXISTING MTS PARKING
  - 11 EXISTING VETERANS HOUSING
  - 12 PROPOSED HOUSING DEVELOPMENT (MTS PROPERTY)
  - 13 PEDESTRIAN/ BICYCLE BRIDGES
- 
- VEHICULAR ACCESS
  - PEDESTRIAN & PUBLIC TRANSIT ACCESS
  - MAJOR PUBLIC TRANSIT NODE
  - SUBJECT PARCELS

Central & easy access to many of San Diego's Institutions and amenities.

APN #'s: 461-320-06-00, 461-320-09-00, 461-320-08-00

Address: 5901-13 Mission Gorge Rd., San Diego CA 92120  
5915-5927 Mission Gorge Rd., San Diego CA 92120

# Zoning Map & Features



# Zoning Analysis

San Diego Municipal Code (4-2018) Chapter 13: Zones

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones				
		CC-				
		1-2-4-5-	1-2-4-5-	1-2-4-5-	2-3-4-5-	5-
		1	2	3	4	
<b>Building Articulation</b> [See Section 131.0554]		applies	applies	applies	applies	
<b>Parking Lot Orientation</b> [See Section 131.0556]		applies	applies	applies	applies	
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	applies	applies	applies	
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies	applies	applies	applies	
<b>Visibility Area</b> [See Section 113.0273]		applies	applies	applies	applies	

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones				
		CC				
		2-3-4-5-	3-4-5-	3-	3-	3-
		5	6	7	8	9
<b>Max permitted Residential Density<sup>(1)</sup></b>		1,500	1,000	800	600	400
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies	applies	applies	applies	applies
<b>Lot Area</b>						
Min Lot Area (sq. ft.)		2,500	2,500	2,500	2,500	2,500
Max Lot Area (ac)		--	--	--	--	--
<b>Lot Dimensions</b>						
Min Lot Width (ft)		25	25	25	25	25
Min Street Frontage (ft)		25	25	25	25	25
Min Lot Depth (ft)		--	--	--	--	--
Max Lot Depth (ft)		--	--	--	--	--
<b>Setback Requirements</b>						
Min Front Setback (ft)		--	--	--	--	--
Max Front Setback (ft) [See Section 131.0543(a)]		10 <sup>(2)</sup>				
Min Side Setback (ft)		10	10	10	10	10
Optional Side Setback (ft) [See Section 131.0543(b)]		0	0	0	0	0
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies
Min Street Side Setback (ft)		--	--	--	--	--
Max Street Side-Setback (ft) [See Section 131.0543(a)]		10 <sup>(2)</sup>				
Min Rear Setback (ft)		10	10	10	10	10
Optional Rear Setback (ft)		0	0	0	0	0

Ch. Art. Div.  
13 1 5 34

San Diego Municipal Code (4-2018) Chapter 13: Zones

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones				
		CC				
		2-3-4-5-	3-4-5-	3-	3-	3-
		5	6	7	8	9
[See Section 131.0543(b)]						
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies
<b>Max Structure Height (ft)</b>		100	65	65	100	-
<b>Min Lot Coverage (%)</b>		35	35	35	35	35
<b>Max Floor Area Ratio</b>		2.0 <sup>(4,5)</sup>				
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]		2.0	2.0	2.5	2.5	3.0
Minimum Floor Area Ratio for Residential Use		1.0	1.0	1.5	1.5	2.0
<b>Ground-floor Height</b> [See Section 131.0548]		applies	applies	applies	applies	applies
<b>Pedestrian Paths</b> [See Section 131.0550]		applies	applies	applies	applies	applies
<b>Transparency</b> [See Section 131.0552]		applies	applies	applies	applies	applies
<b>Building Articulation</b> [See Section 131.0554]		applies	applies	applies	applies	applies
<b>Parking Lot Orientation</b> [See Section 131.0556]		-	-	-	-	-
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	applies	applies	applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies	applies	applies	applies	applies
<b>Visibility Area</b> [See Section 113.0273]		applies	applies	applies	applies	applies

Ch. Art. Div.  
13 1 5 35



# Zoning Analysis

1

## Zoning Analysis for Ahrens & Blood Properties

**3 Parcels (1.9 Ac, 0.71 Ac & 1.94 Ac Totaling 3.84 Ac) 167,270 sf (App. 400 ft east of Mission Gorge Rd. & app. 500 ft south of Mission Gorge Pl.), San Diego, CA**

**For:** Ahrens Partners/ A-6 & Nathan A. Blood 1992 Trust

**By:** Martinez + Cutri Corp, Architects - AC

**Date:** April 22, 2019

<b>Site:</b> 3.84 Ac sf Site -	Existing commercial/industrial bldgs and surface parking & storage
<b>Zoning Ordinance-Zone:</b>	San Diego Municipal Code – CC-3-9 Table 131-05E, City of SD Zoning Ordinance, 4/2018
<b>Land Use Designation:</b>	TOD – Transit Oriented Development Central Urbanized, Pedestrian & Transit Oriented, High Density Mixed Use Residential
<b>Development Permit Req'd:</b>	Yes, FEMA 100 Year Flood Zone
<b>Airport Approach Overlay Zone:</b>	No
<b>Airport Environs Overlay Zone:</b>	Not applicable to this site, as it is outside the Airport Influence Area boundary and outside the 60 dB CNEL per the Lindbergh Field Noise Contours (1999) for Centre City Community Plan Area Map. (City of San Diego Planning Department October 2003 map)
<b>Uses Permitted:</b>	Commercial and Multi Dwelling Mixed Use Residential & Commercial including Restaurants and Retail
<b>Residential:</b>	Multifamily M/U Residential is permitted.
<b>Comm./Professional Office:</b>	Permitted
<b>Commercial Retail:</b>	Permitted
<b>Commercial Services:</b>	Permitted
<b>FAR (Blood Trust):</b>	2.0 (+Mixed Use Res Bonus 3.0) + 50% Affordable Housing Bonus = 5.0 x 1.5 = 7.5 Proposed – 6.97 w/ Affordable Housing Bonus
<b>FAR (Ahrens Trust):</b>	2.0 (Mixed Use Res Bonus 3.0) + 50% Affordable Housing Bonus = 5.0 x 1.5 = 7.5 Proposed – 4.64 w/o Affordable Housing Bonus
<b>Min/Max Coverage:</b>	None
<b>Minimum Bldg. Setbacks:</b>	Front Min – 0, Max None Proposed - None Rear – 10', Optional - 0 - Proposed 10' Street Side – Min 10, Max 10' Proposed 20' Rear – 0 to 10', proposed 20' to 150'
<b>Residential Incentive Area:</b>	Residential FAR Increase of 100%, Used
<b>Required Street Level Uses:</b>	Retail/Commercial
<b>Residential Units Allowed:</b>	1 dwelling unit (du)/400 sf * = 418 units
<b>Maximum # of units/project:</b>	418 x 1.5 = 627 units
<b>Maximum Bldg Height:</b>	None
<b>Minimum Bldg Ht Grnd FI:</b>	13' - Proposed 15'
<b>Building Bulk for building:</b>	5 offsetting planes required. - provided

## Zoning Analysis for Ahrens & Blood Properties

2

<b>Building Base/Streetwall:</b>	13' as proposed
<b>Building Tops and Roof Treatments:</b>	Penthouse space, mechanical equipment must be enclosed
<b>Street Wall:</b>	See Transparency below
<b>Signage:</b>	Initial application for sign permit shall be made to Planning. Separate Sign permits must be applied for. See 155.0240(c)
<b>Logos:</b>	A logo must be an integral part of the exterior of the building. Logos may not be located on 2 adjacent facades. The maximum area of a logo is 75sf for a building 126-200ft high.
<b>Transparency:</b>	Between 3ft and 12ft above grade, required entries and windows shall be transparent clear or lightly tinted glass. Blank wall area including solid doors shall be a maximum of 30% of the first story street wall. Maximum length of any continuous blank wall is 15ft, or a maximum of 30ft if the wall area is enhanced with architectural detailing, ornamentation, or art work.
<b>Pedestrian Entrances:</b>	All uses adjacent to the public right-of-way shall have direct pedestrian access to the public right-of-way at the level of the sidewalk.
<b>Limited Vehicular Access Area:</b>	Not applicable to this site.
<b>Vehicular Access:</b>	NA
<b>Parking:</b>	Residential - None Req'd - Transit Node - Provided - 1 /unit - 542 (includes 33 space on ground floor for retail) Retail – Sales – 2.5/1,000sf Eating/drinking – 5.0/1,000sf – Proposed as required for auto, motorcycle & bicycle parking
<b>Carpool &amp; Zero Emissions:</b>	8 designated space for retail
<b>Motorcycle Parking:</b>	2% of total spaces provided – 3' x 8"ea min
<b>Bicycle Parking/Storage:</b>	Short Term Non Res: 0.1/1,000 sf (2 spaces) or 5% of total provided spaces for non res (4 spaces) whichever is greater. Long Term Non Res - 5% of 63 spaces – 4 spaces – covered, locable enclosures w/ anchored bicycle racks
<b>Transportation Demand Management:</b>	No
<b>Off Street Loading:</b>	Yes
<b>Transit and Parking Improvement Fund:</b>	No

**\*Affordable Housing is proposed for the Ahrens/ Blood Development - increase in housing density to 536 units total on both sites and parking not required but 1 space/unit provided plus up to 5 other development incentives as per 143.0740 – 143.07 of City of SD Zoning Ordinance. Note California State Senate Bill 35 – eliminates entitlement discretionary review requirements (Page 1 of 12 – item 12).**

**FEMA will require a CLOMR & LOMR (Conditional Letter of Map Revision) to the FEMA 100 Year Floodplain map. This can be a parallel process to the building permit process.**

# Unit Density Worksheet & Bonus Calculations

*Ahrens Partners/ A-6 & Nathan A. Blood 1992 Trust Density Worksheet vis a vis Density Bonus for Providing Affordable Housing (AH)*

4/24/2019

4 Options for FAR	Ahrens	Blood	Total Area
<b>Site Area (Square Footage)</b>	<b>82,764 SF</b>	<b>92,783 SF</b>	<b>175,547 SF</b>
<b>1 - No Density Bonus on either Sites for AH</b>	5.00 413,820	5.00 463,915	<b>877,735</b>
<b>2 - AH Density Bonus on Ahrens &amp; not on Blood</b>	7.50 620,730	5.00 463,915	<b>1,084,645</b>
<b>3 - AH Density Bonus on Blood &amp; not on Ahrens</b>	5.00 413,820	7.50 695,873	<b>1,109,693</b>
<b>4 - Density Bonus on both Ahrens &amp; Blood</b>	7.50	7.50	
	<b>620,730 SF</b>	<b>695,873 SF</b>	<b>1,316,603 SF</b>
	<b>Highest &amp; Best Use</b>		

1 - Based on City Of San Diego Zoning Ordinance Table 131-05E for Zone CC-3-9 - FAR of 2.0 plus FAR Bonus of 3.0 for Residential/Mixed Use  
 2 - Affordable Housing (AH) Bonus of 50% increase for 15% of units at Very Low Income Table 143-07A

**Number of Units Allowed - Based on Allowable Number of Units per SF of Subject Lot(s)**

4 Options for Allowable Units Per SF of Subject Lot	Ahrens	Blood	Total Units
<b>Site Area (Square Footage)</b>	<b>82,764 SF</b>	<b>92,783 SF</b>	<b>175,547 SF</b>
<b>1 - No Density Bonus on either Sites for AH</b>	400.00 207	400.00 232	<b>439</b>
<b>2 - AH Density Bonus on Ahrens &amp; not on Blood</b>	200.00 414	400.00 232	<b>646</b>
<b>3 - AH Density Bonus on Blood &amp; not on Ahrens</b>	400.00 207	200.00 464	<b>671</b>
<b>4 - Density Bonus on both Ahrens &amp; Blood</b>	200.00	200.00	
	<b>414 Units</b>	<b>464 Units</b>	<b>878 Units</b>
	<b>Highest &amp; Best Use</b>		

Based on Allowable Number of Units per SF of Lot(s) - 1/400sf & 1/200sf with Affordable Housing (AH)

1 - Based on City Of San Diego Zoning Ordinance Table 131-05E for Zone CC-3-9 -Allowable Units/SF of Subject Lot(s)  
 2 - Affordable Housing (AH) Bonus of 50% increase for 15% of units at Very Low Income Table 143-07A



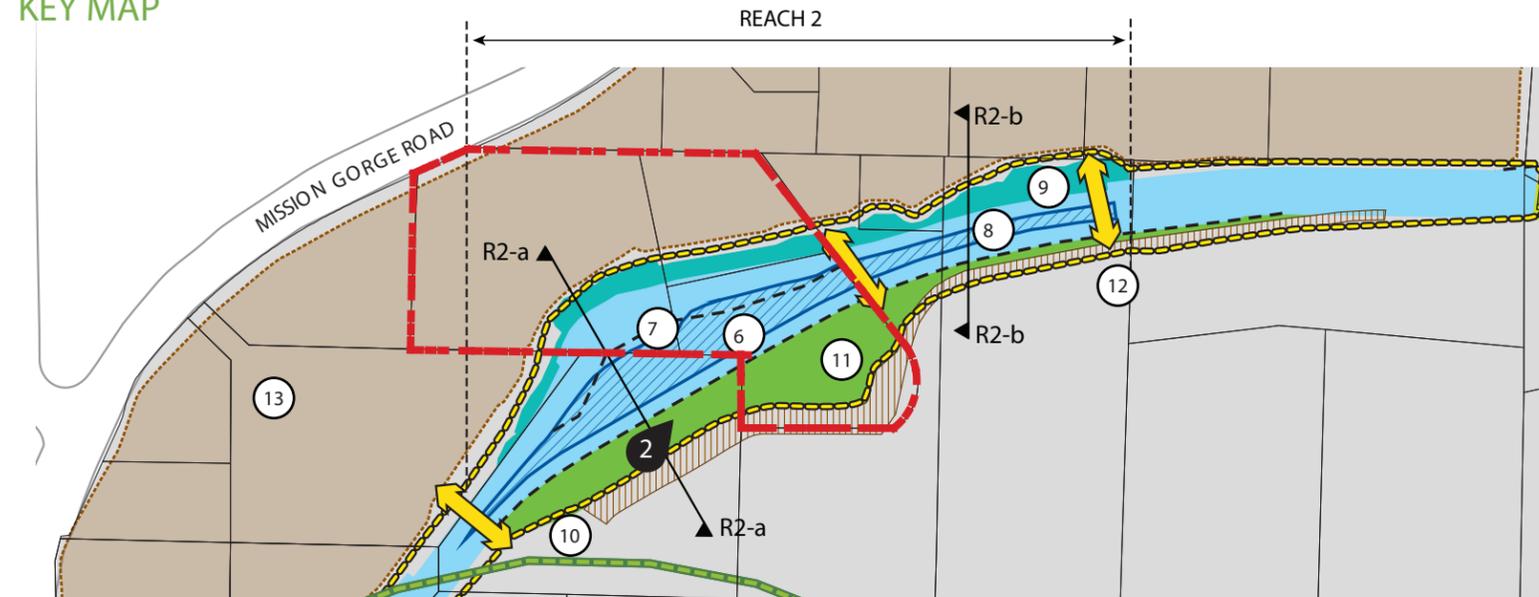
# Parcel Map & Mitigation Plan

From City of San Diego, SANDAG & TransNet  
GRANTVILLE TROLLEY STATION/ ALVARADO CREEK REVITALIZATION STUDY  
August 2017

## REACH 2

- ⑥ Construct a realigned channel, south of existing channel, to improve flood control. Figures 3-3 and 3-4 show a portion of the channel bottom and sides constructed of natural materials, and a portion with concrete or equivalent materials.
- ⑦ Grade and widen key areas of the original channel to marry the original channel with the realigned channel.
- ⑧ Mitigate any unavoidable, temporary losses of sensitive vegetation with new and enhanced wetlands located in the area between the existing and realigned channels, as well as within the natural portions of the channels.
- ⑨ Provide a 20-foot Wetland Buffer around existing and created wetlands, per San Diego Municipal Code Section 143.0141(b). A buffer area to the south of the wetlands is contained within the creek, and therefore not shown.
- ⑩ Provide ten-foot-wide, Multi-Use Trails along the creek corridor. In all instances, provide trails outside the Wetland Buffer. Two potential alignment options are shown (Figures 3-3 & 3-4). One is provided within the channel to increase its hydraulic capacity. The other is shown adjacent to the channel, and would not be inundated during large storm events.
- ⑪ Enhance hydraulic capacity with the addition of a Floodable Green Space south of the realigned channel, and a Wetland Buffer north of the existing channel.

### KEY MAP



- ⑫ Construct two pedestrian/bicycle bridges, to increase connections to Grantville Station and within Grantville.
- ⑬ Raise the bank height north of the channel and use grading to elevate finished floor elevations of structures at least two feet above the 100-year frequency base flood elevations.

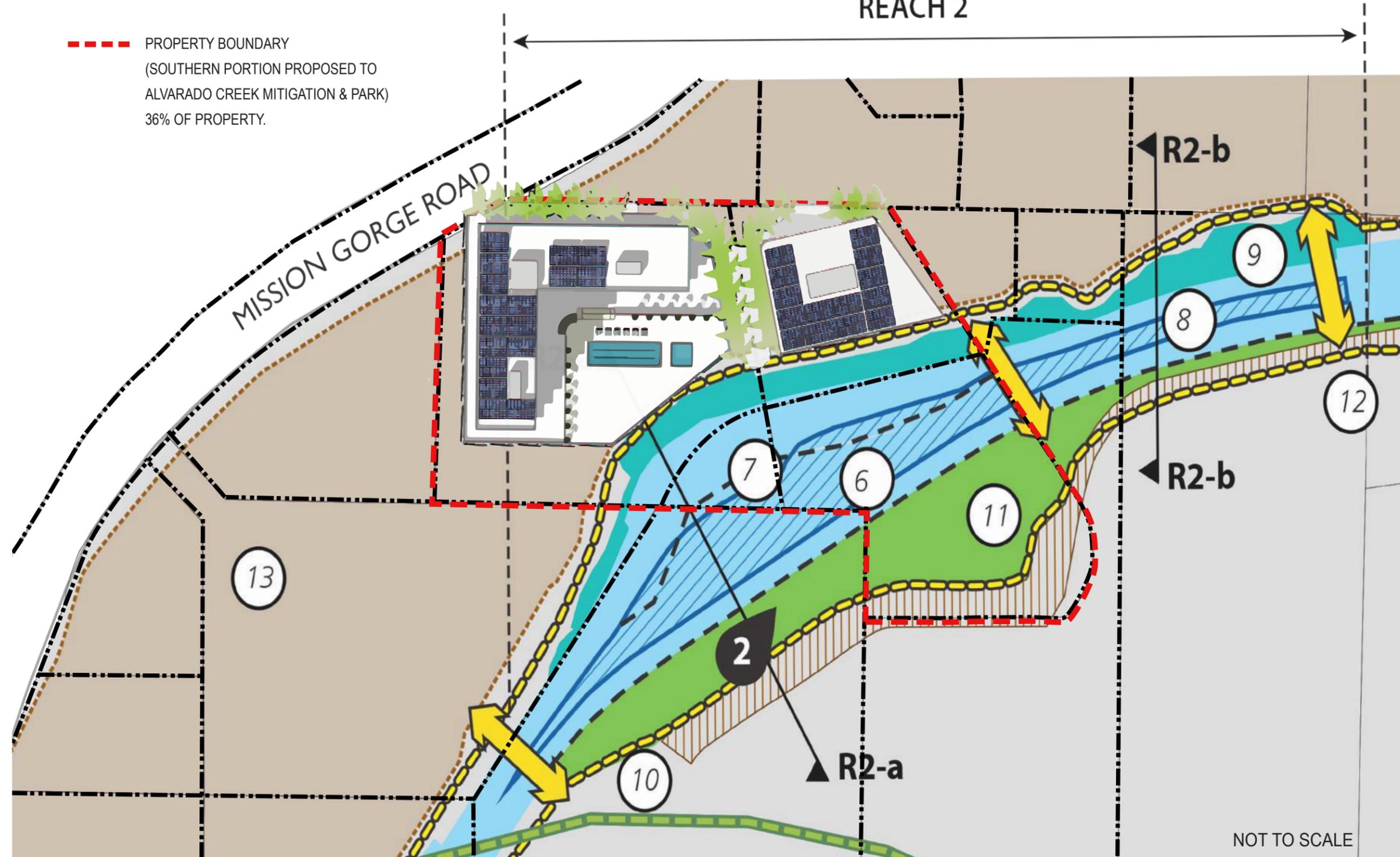
See the Reach 2-A and Reach 2-B Conceptual Sections on the following page.

--- Property Boundary Ahrens & Blood Trust

- CHANNEL IMPROVEMENTS**
- Existing  
 To Remain - Open Channel (and walls)
- Recommended  
 Realigned/Widened Channel  
 Fill required for Floodplain Management  
 Limits of Grading for Flood Control Green Space  
 Floodable Green Space
- VEGETATION**
- Recommended  
 Created/Enhanced Wetland Area  
 Wetland Buffer
- CIRCULATION IMPROVEMENTS**
- Recommended  
 Pedestrian/Bicycle Bridge  
 Multi-Use Trail
- Section  
 PhotosimView

# Site Plan & Mitigation Plan

## REACH 2



\*See Legend on previous page.

## North Bank of Reach 2

From City of San Diego, SANDAG & TransNet  
GRANTVILLE TROLLEY STATION/ ALVARADO CREEK REVITALIZATION STUDY  
August 2017



# Conceptual Sections from Mitigation Report

From City of San Diego, SANDAG & TransNet  
 GRANTVILLE TROLLEY STATION/ ALVARADO CREEK REVITALIZATION STUDY  
 August 2017

FIGURE 3-3 REACH 2-A CONCEPTUAL SECTION

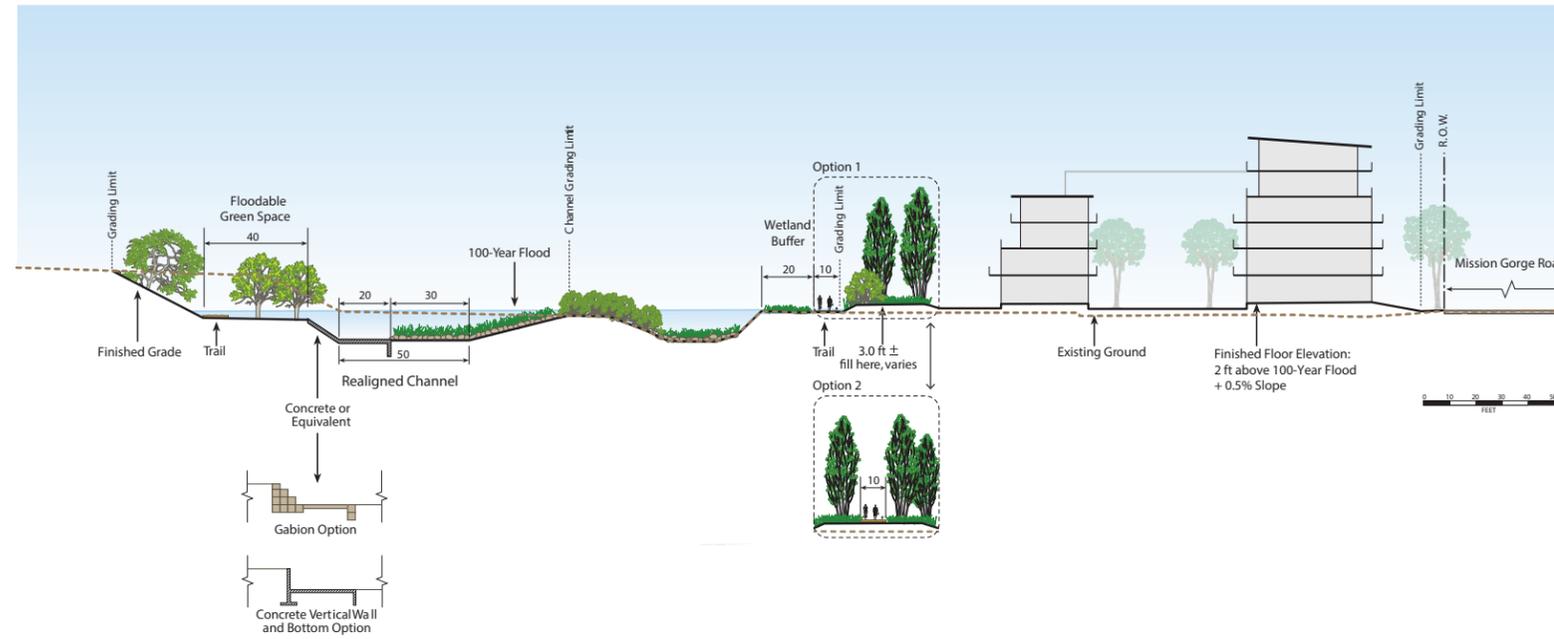
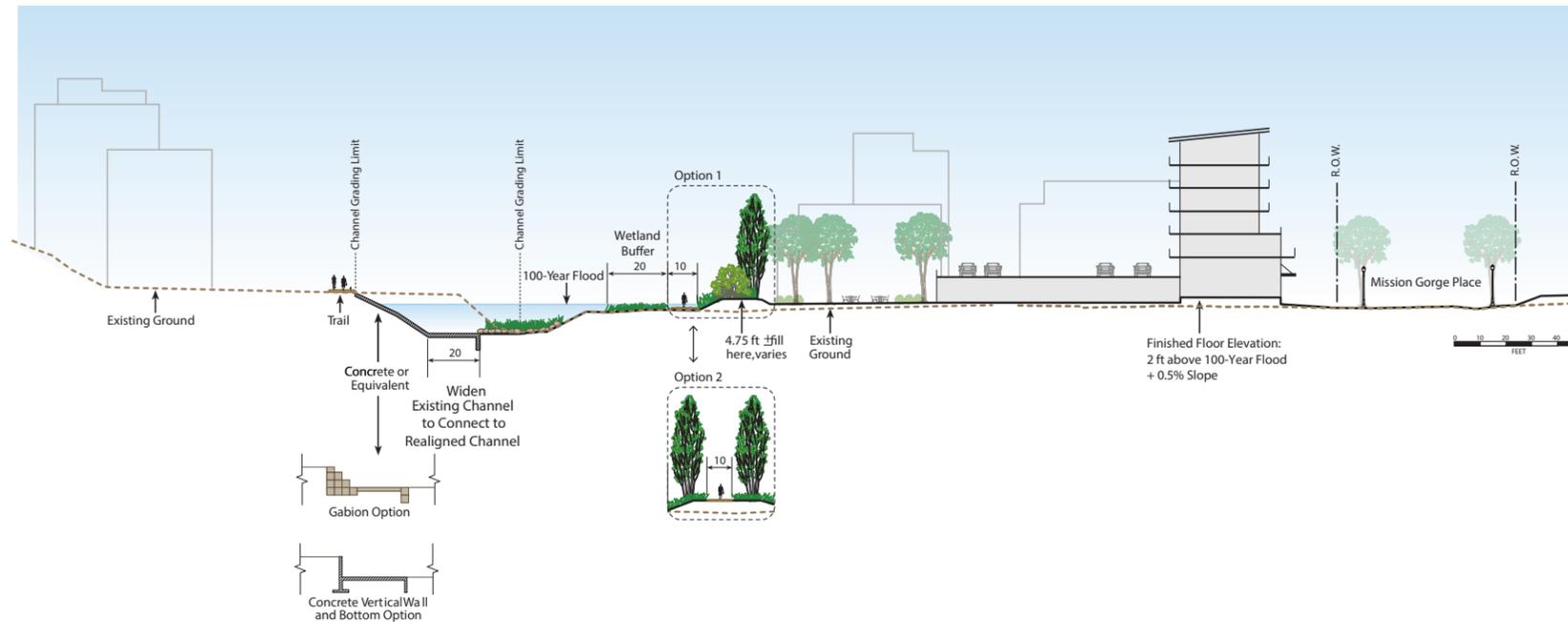


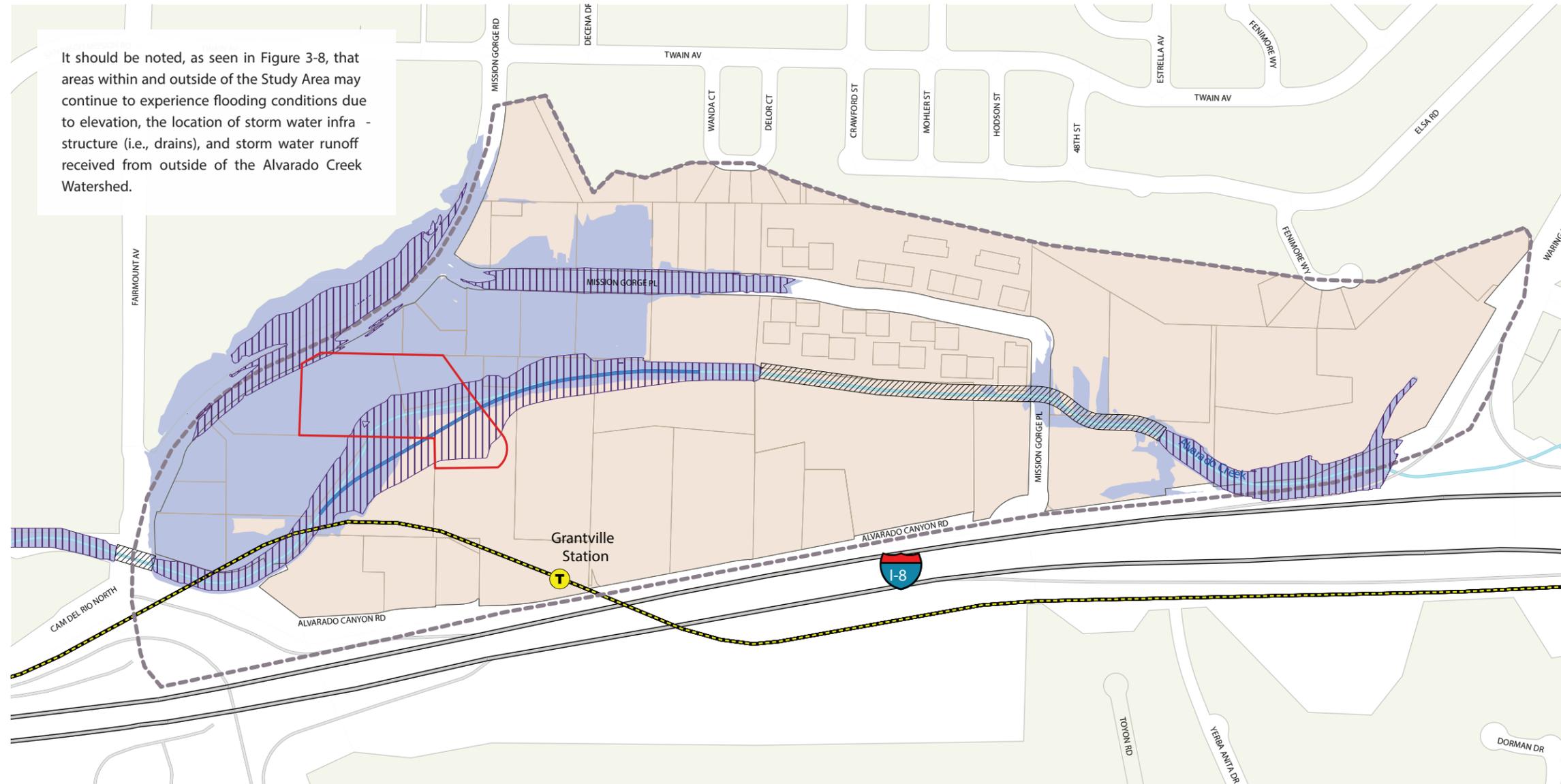
FIGURE 3-4 REACH 2-B CONCEPTUAL SECTION



# 100-Year Floodplain from Mitigation Report 50 Affected Properties in Study Area

From City of San Diego, SANDAG & TransNet  
GRANTVILLE TROLLEY STATION/ ALVARADO CREEK REVITALIZATION STUDY  
August 2017

FIGURE 3-8 100-YEAR FLOODPLAIN



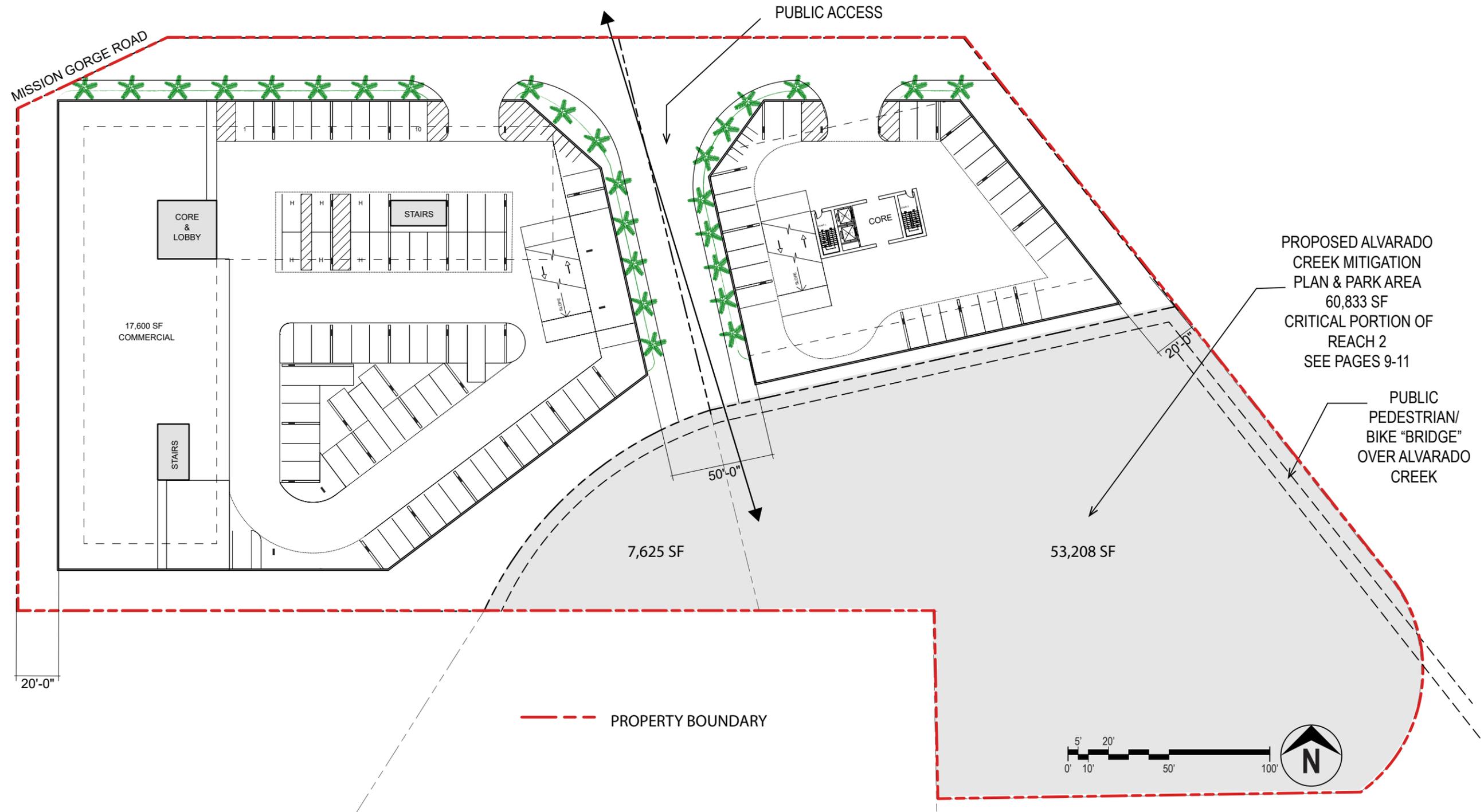
It should be noted, as seen in Figure 3-8, that areas within and outside of the Study Area may continue to experience flooding conditions due to elevation, the location of storm water infrastructure (i.e., drains), and storm water runoff received from outside of the Alvarado Creek Watershed.

Trolley Stop	Major Roads	<b>Floodplain</b>	Study Area Parcels
Green Line	Existing Stream	100Year Floodplain (Existing)	Study Area
Freeway	Recommended Channel	100Year Floodplain (Revitalization Strategy)	
Ramps	Underground Culvert		

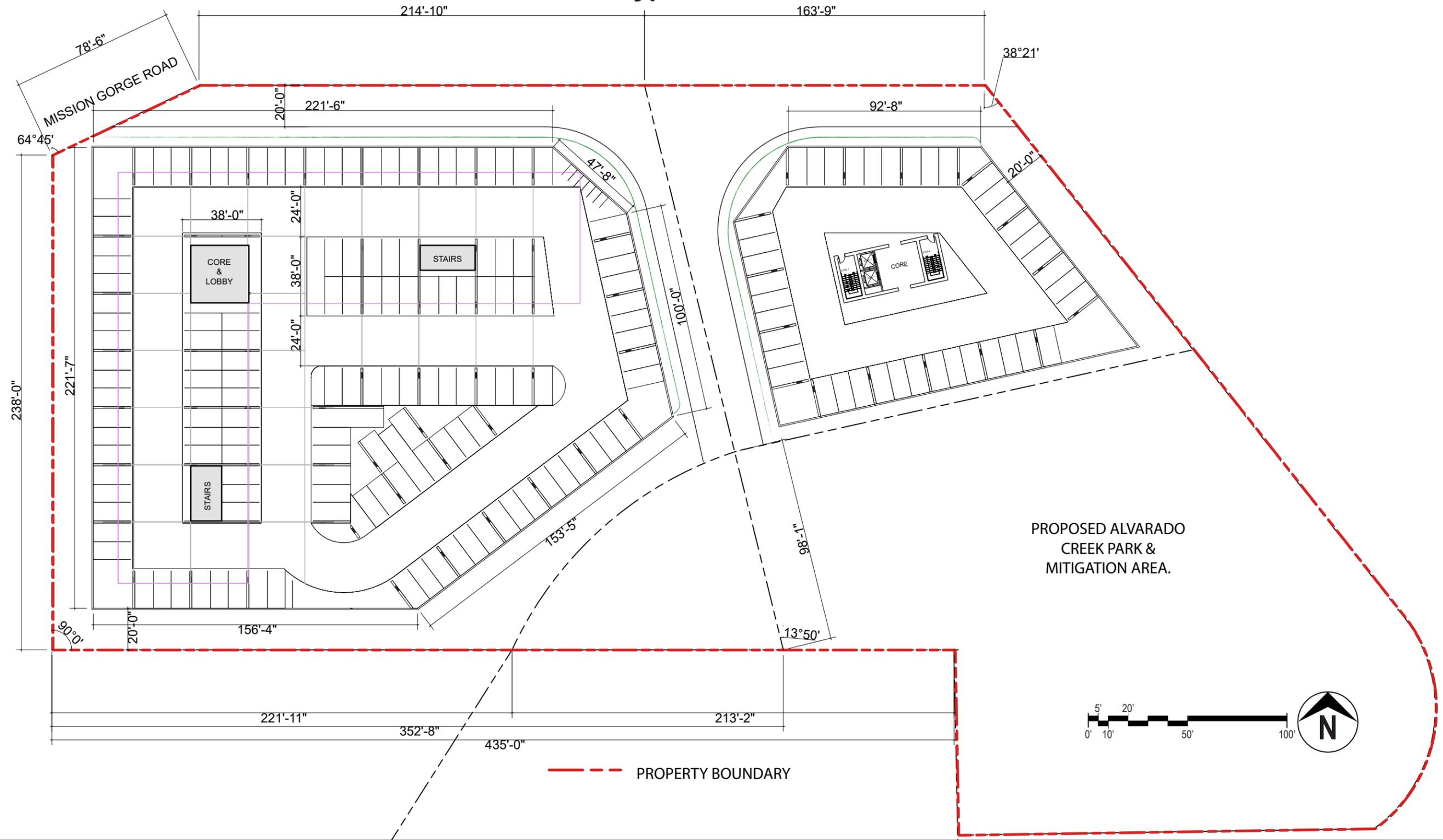
Data Source: Rick Engineering Hydraulic Modeling, 2017; SANGIS/SANDAG Regional GIS Data Warehouse, 2016; Dyett & Bhatia, 2016

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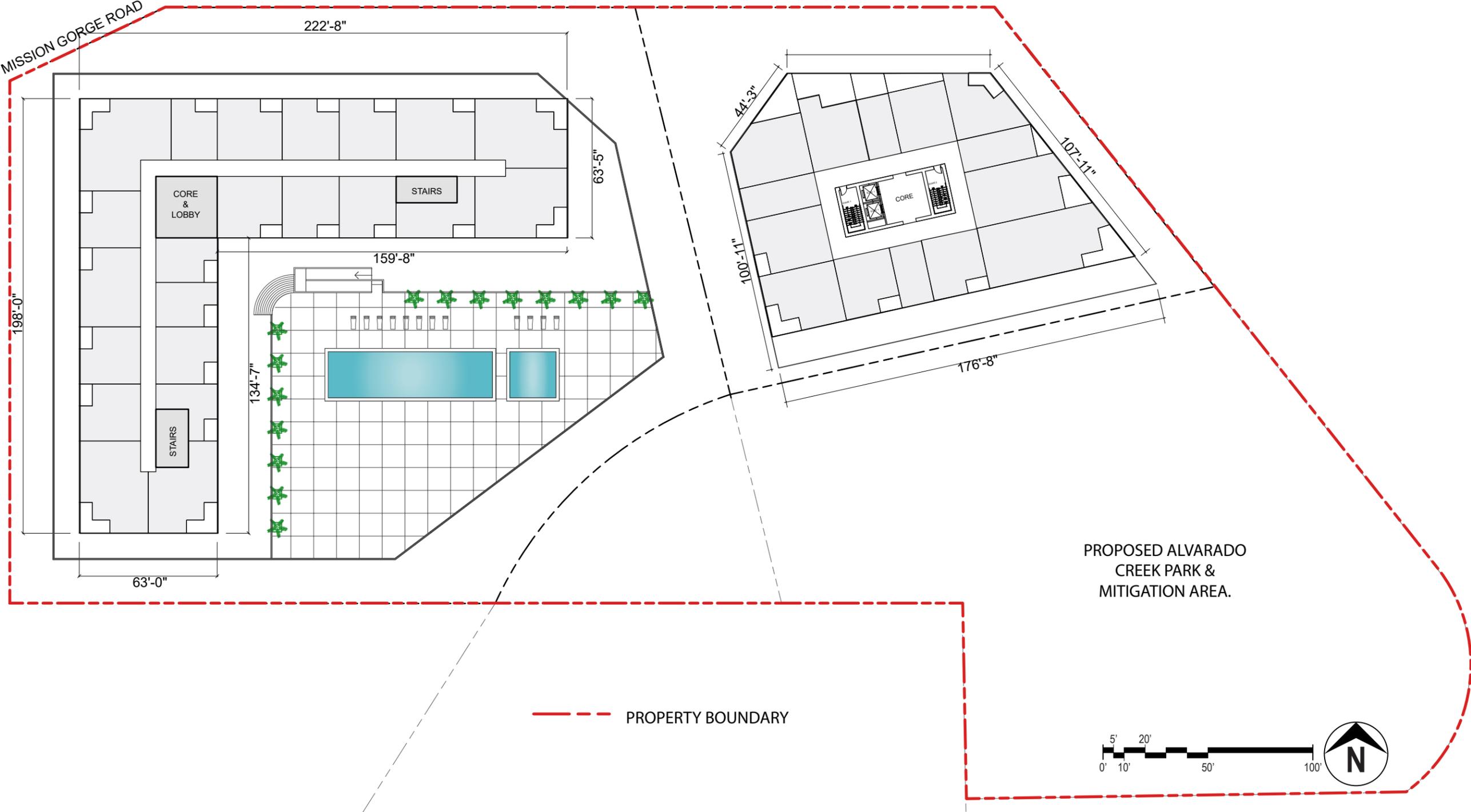
# Ground Level Parking Plan



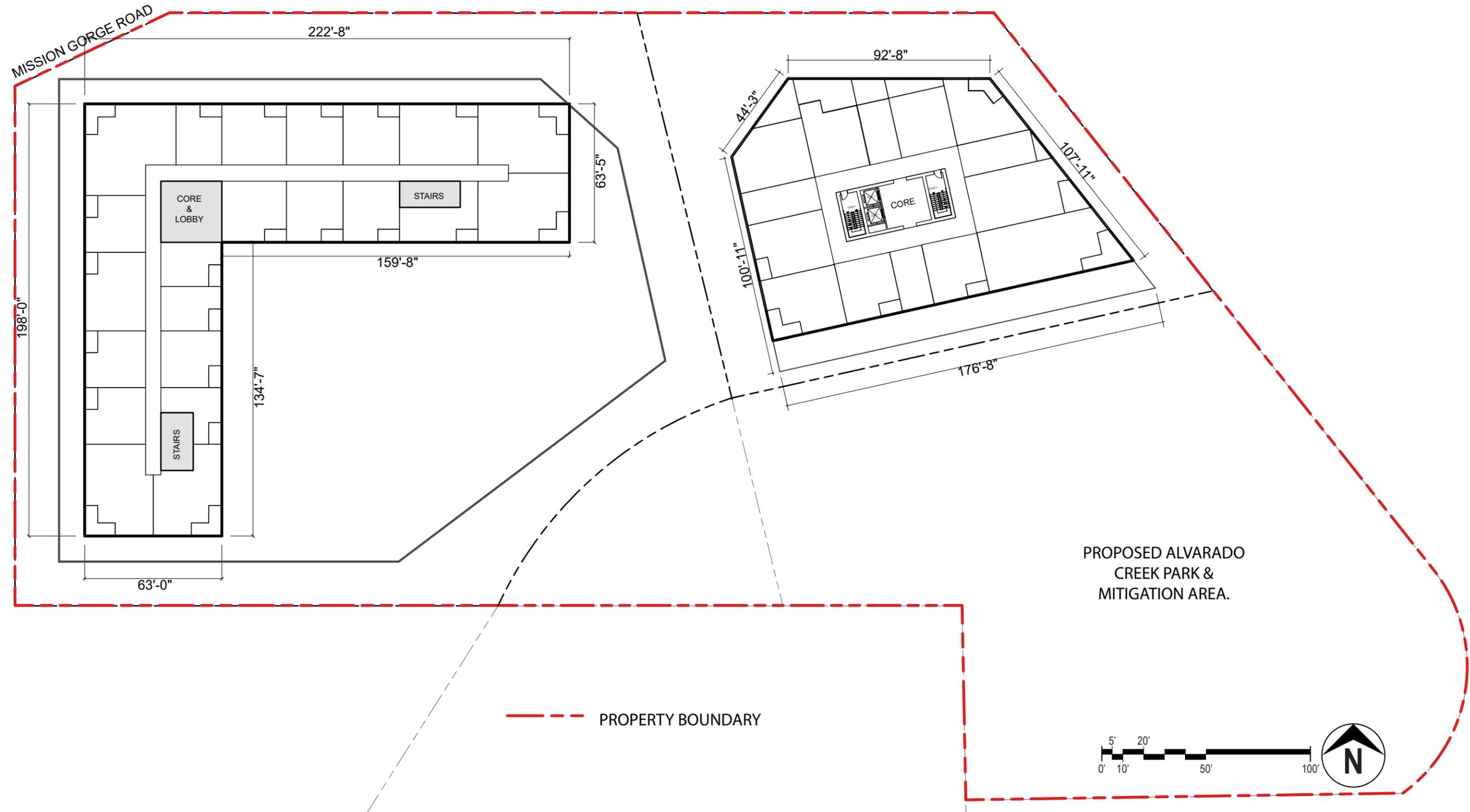
# Typical Floor Plan



# Podium Level - 3rd Floor



# Typical Floor Plan



## Project Data

### Areas, Unit Counts, FAR, du/Ac & Parking (all parking is at & above grade)\*

Building 1 -	Parking Levels -	58,321 gsf x 3 =	174,963 gsf***
	Residential Levels -	22,505 gsf x 14 =	315,070 gsf
	Total gsf -		490,033 gsf
	Units/Flr - 22 x 14 Flrs -	308 units	
	Parking - 3 levels -	342 spaces	
	Site Area (1 parcel)		92,783 gsf
Building 2 -	Parking Levels -	17,620 gsf x 5 =	88,100 gsf
	Residential Levels -	17,620 gsf x 17 =	299,540 gsf
	Total gsf -		387,640 gsf
	Units/Flr - 14 x 17 Flrs -	238 Units	
	Parking - 5 levels -	211 (Incl 34 from Bldg 1)	
	Site Area (2 parcels)		82,764 gsf

#### Totals Bldg 1 & 2

Residential -	614,610 gsf
Total Units -	546 Units
Parking Area -	263,063 gsf
Total Bldg Area -	877,673 gsf
Total Parking Spaces -	553 spaces
Total Site Area (3 parcels) -	175,547 gsf/4 Ac
Total FAR	5.00
Total sf of du/site area -	321**

\* This development scenario purposefully keeps the buildings under 240 ft in height so it avoids the necessity of providing a redundant structural lateral resisting system or doing a performance based peer review of a proposed structural system which allows a building of about 40 stories but this is very costly. See the Density Worksheet in this report for denser and higher developments.

\*\* Work Force Housing (Affordable Housing) Bonus Used (50% Increase in allowable - du/400sf to du/321sf of site - du/200sf allowed) on one of the buildings.

\*\*\* Includes 17,000sf of commercial on the NW ground floor corner of Building 1 partially fronting on Mission Gorge Rd.

Ac - Acre  
 du - Dwelling units  
 FAR - Floor area ratio  
 Flr - Floor  
 ft - Feet  
 gsf - Gross square feet  
 sf - Square feet

# Sample Calculation for Soil Remediation

January 22, 2019

GRANTVILLE CALCULATION OF COMPARABLE COSTS OF SOIL REMEDIATION - 546 UNITS  
SURCHARGE FOR SOIL REMEDIATION - COST FOR PRESENT LEIGHTON GROUP PROJECT IN MISSION VALLEY:  
WITH SIMILAR SAN DIEGO RIVER CONDITIONS NEARBY DOWNSTREAM.

FROM: Bob Stroh - Leighton Group, Geotechnical Group

\$300k - \$500k/Acre - Soil Remediation  
 \$6.89/SF = \$11.47/SF

Coverage - 546 Units:

A.	$59,000 \times \$6.89 =$	$\$406,570/308 =$	$\$1,320/\text{Unit} -$	(A - Low)
	$59,000 \times \$11.47 =$	$\$676,630/232 =$	$\$2,197/\text{Unit} -$	(A - Hi)
B.	$18,000 \times \$6.89 =$	$\$124,020/238 =$	$\$ 669/\text{Unit}$	(B - Low)
	$18,000 \times \$11.47 =$	$\$206,460/206 =$	$\$1,114/\text{Unit}$	(B - Hi)

Totals:

Low A & B =	$\$530,530/546 =$	$\$ 971/\text{Unit}$	(A&B AVG) Low
High A & B -	$\$883,090/546 =$	$\$1,618/\text{Unit}$	(A&B AVG) Hi





Grantville Transit Oriented Development  
Urban Design Study  
Ahrens Partners/ A-6 & Nathan A. Blood 1992 Trust Properties

