

# UDSP AMENDMENT PHOTO SIMULATIONS



# UDSP AMENDMENT PHOTO SIMULATIONS KEY PLAN



## TWIN OAKS VALLEY ROAD:

1. TWIN OAKS VALLEY ROAD & CRAVEN DRIVE - LOOKING NORTH
2. TWIN OAKS VALLEY ROAD & CAMPUS MARKET - LOOKING NORTH
- 3A. TWIN OAKS VALLEY ROAD & NORTH CITY DRIVE - LOOKING SOUTH-EAST
4. TWIN OAKS VALLEY ROAD & SR 78 BRIDGE - LOOKING SOUTH
- 4A. TWIN OAKS VALLEY ROAD & SAN MARCOS BOULEVARD - LOOKING SOUTH
5. TWIN OAKS VALLEY ROAD & MISSION ROAD - LOOKING SOUTH

## PARKS:

14A. KNOLL PARK - LOOKING EAST

## STATE ROUTE 78:

19. SR 78 & SAN MARCOS BOULEVARD - LOOKING SOUTH EAST
- 19A. EAST BOUND SR 78 - LOOKING EAST
20. WEST BOUND SR 78 - LOOKING WEST
21. 104 RANCHEROS DRIVE - LOOKING SOUTH

## BARHAM DRIVE:

24. BARHAM DRIVE & SPRINTER STATION - LOOKING SOUTH-WEST

## DISCOVERY STREET:

25. DISCOVERY STREET & RUSH DRIVE - LOOKING NORTH-EAST

 VANTAGE POINT WHERE BUILDINGS ARE VISIBLE

## DISCLAIMER

The attached renderings are meant to serve as a visual tool to assist the City of San Marcos in assessing a proposed change to the development regulations within the University District Specific Plan area that would allow for increased building height. The drawings are solely meant to represent typical massing and scale.

They are not intended to illustrate actual building design.

No additional density or intensity beyond what has already been approved in the Specific Plan is being requested. In fact, the proposed amendment would result in a decrease of approximately 187,000 square feet of non-residential uses and no change to the overall number of housing units.

The proposed modification to the building height regulations is intended to provide for greater architectural variation and contribute to a “downtown” identity for the City of San Marcos. Increased height limits would allow for smaller building footprints at the ground level, opening up additional lot area for public realm enhancements such as urban plazas, paseos, and other pedestrian amenities.

## BUILDING HEIGHT REGULATION - CURRENTLY ALLOWED

THESE RENDERINGS ARE SOLELY INTENDED TO ILLUSTRATE POTENTIAL BUILDING HEIGHTS AND DO NOT REFLECT ACTUAL ARCHITECTURAL DESIGN.



## PROPOSED BUILDING HEIGHT REGULATION - AMENDED UD-SPA

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1 - TWIN OAKS VALLEY ROAD & CRAVEN DRIVE  
LOOKING NORTH

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2 - TWIN OAKS VALLEY ROAD & CAMPUS MARKET  
LOOKING NORTH

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3A - TWIN OAKS VALLEY ROAD & NORTH CITY DRIVE  
LOOKING SOUTH-EAST

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4 - TWIN OAKS VALLEY ROAD & SR 78 BRIDGE  
LOOKING SOUTH

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**4A - TWIN OAKS VALLEY ROAD & SAN MARCOS BOULEVARD  
LOOKING SOUTH**

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5 - TWIN OAKS VALLEY ROAD & MISSION ROAD  
LOOKING SOUTH

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14A - KNOLL PARK  
LOOKING EAST

## BUILDING HEIGHT REGULATION - CURRENTLY ALLOWED

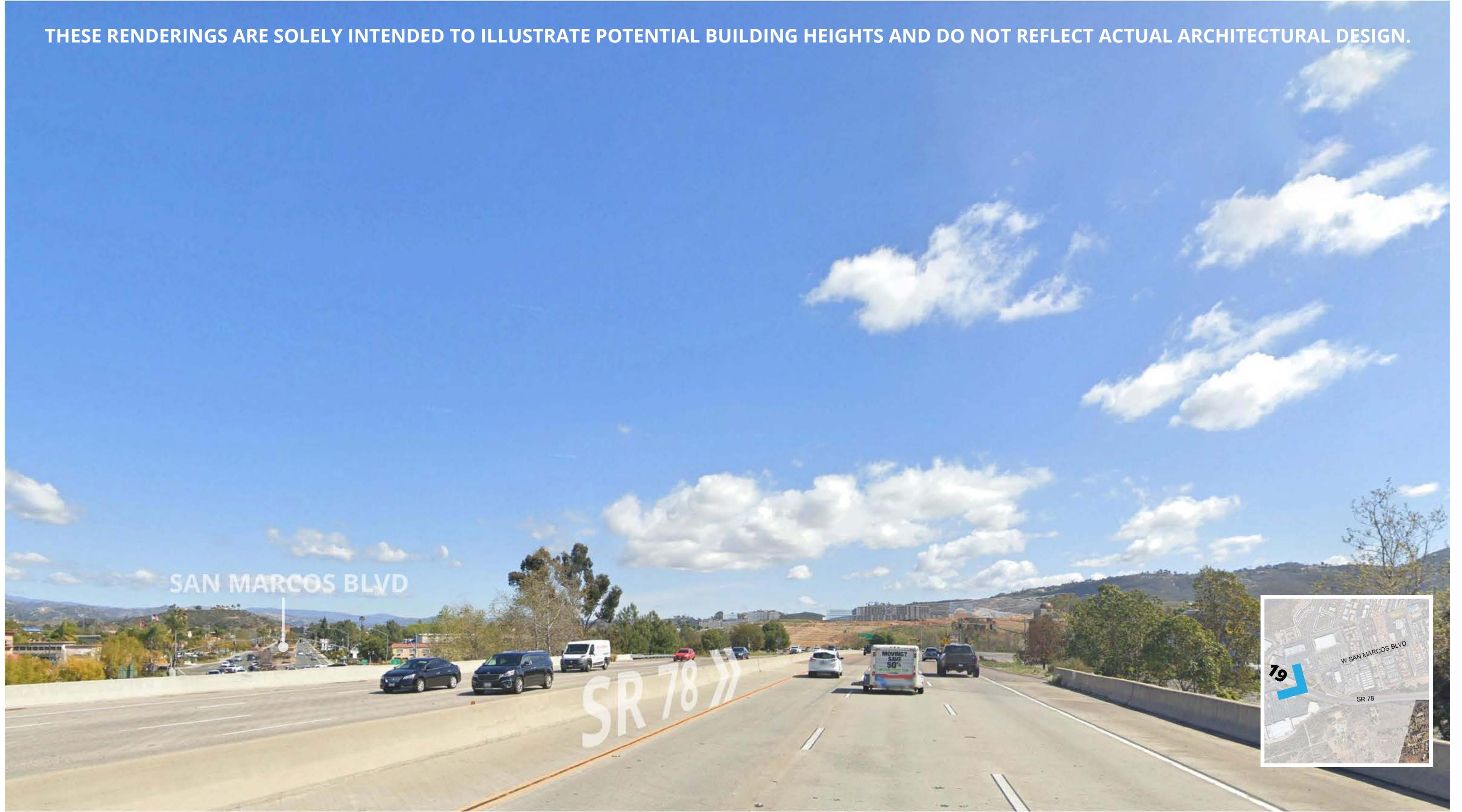
THESE RENDERINGS ARE SOLELY INTENDED TO ILLUSTRATE POTENTIAL BUILDING HEIGHTS AND DO NOT REFLECT ACTUAL ARCHITECTURAL DESIGN.



19 - SR 78 & SAN MARCOS BOULEVARD  
LOOKING SOUTH-EAST

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19A - EAST BOUND SR 78  
LOOKING EAST

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20 - WEST BOUND SR 78  
LOOKING WEST

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LOOKING WEST

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24 - BARHAM DRIVE & SPRINTER STATION  
LOOKING SOUTH-WEST

## PROPOSED BUILDING HEIGHT REGULATION - AMENDED UD-SPA

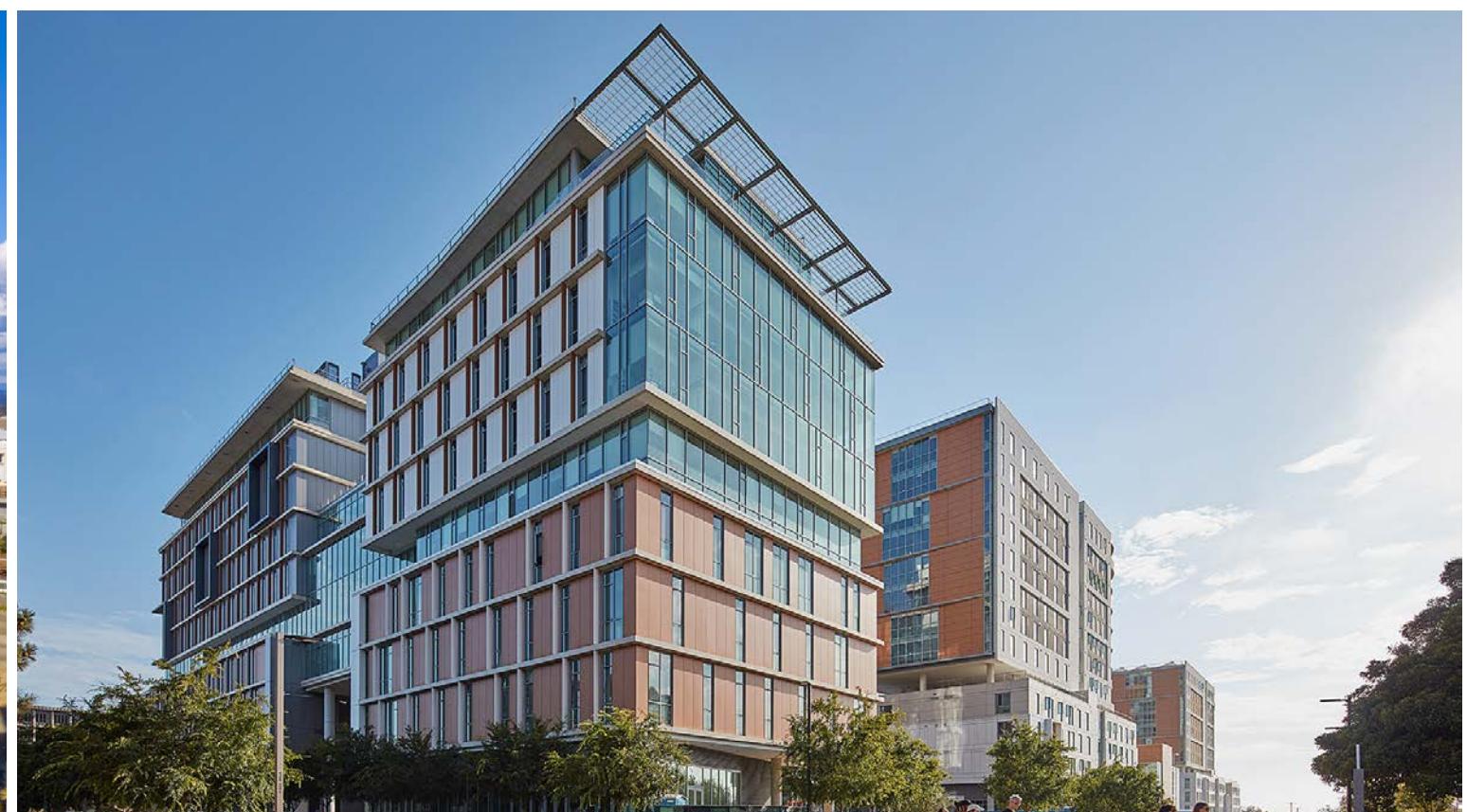
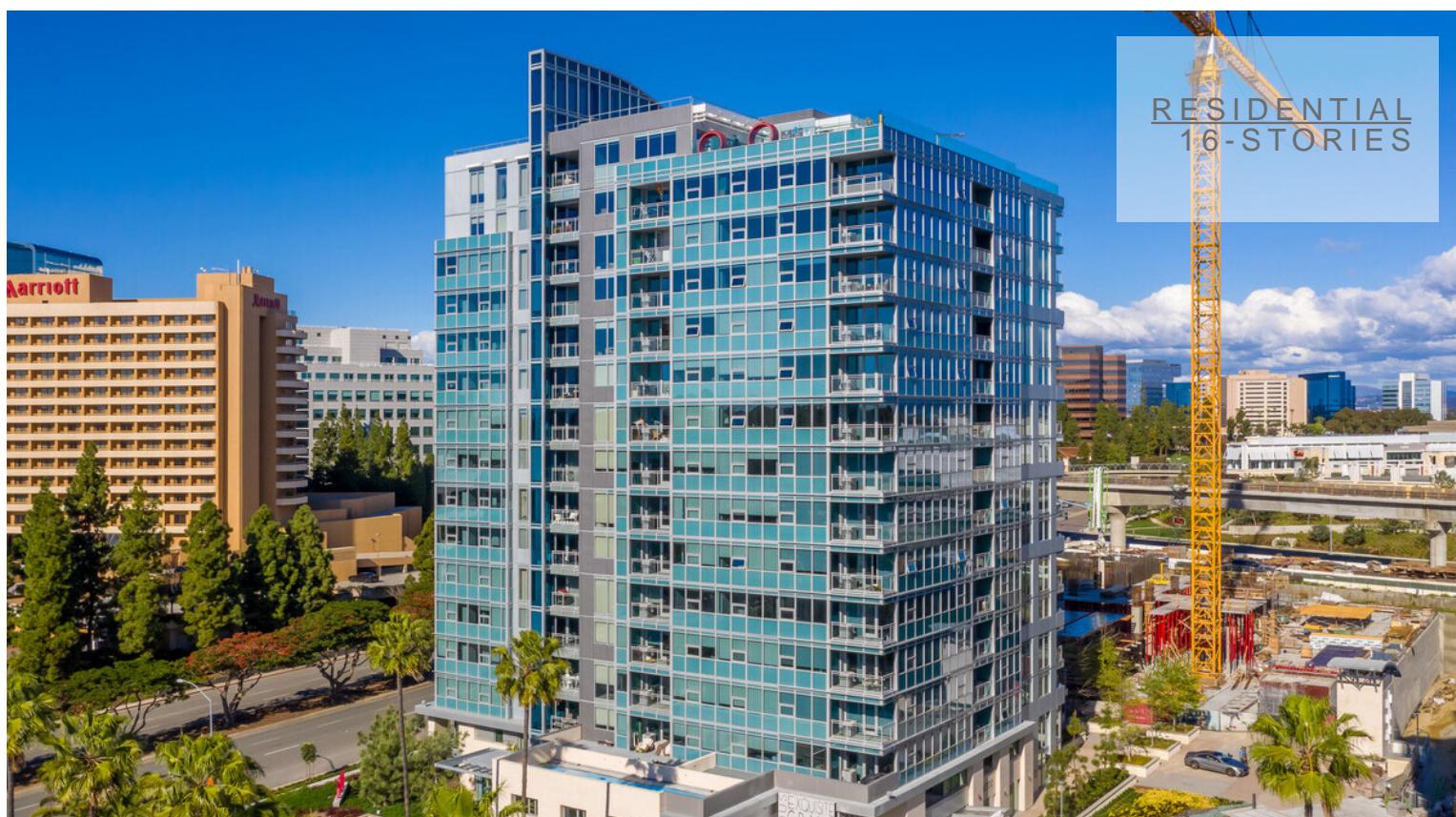
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## REFERENCE BUILDINGS



SUNROAD SPECTRUM



LUX UTC

NORTH TORREY PINES LIVING & LEARNING

## BUILDING HEIGHT DIAGRAMS

MARKSTEIN HALL - 803'

KAISER - 755'

KNOLL PARK - 720'

80'-8"

ELB - 590'

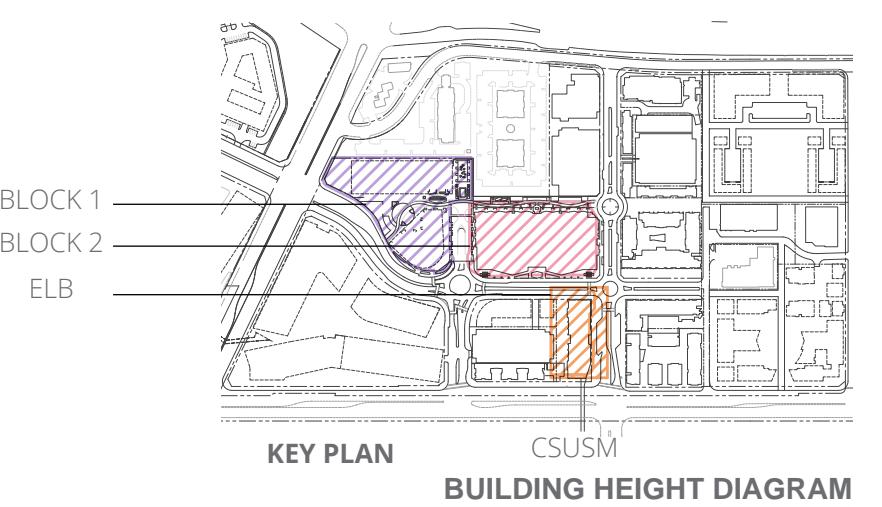
145'-0"

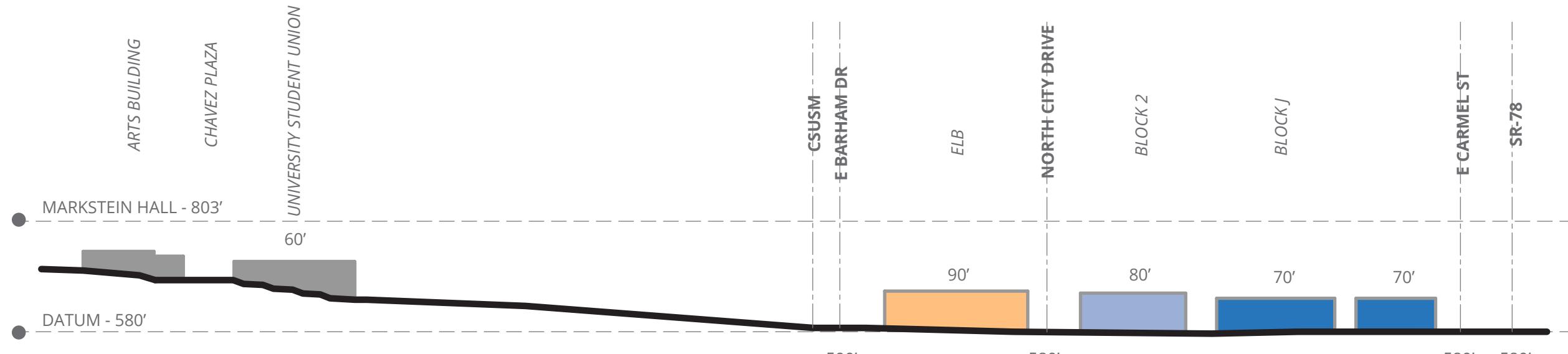
BLOCK 2 - 587'

185'-0"

BLOCK 1 - 577'

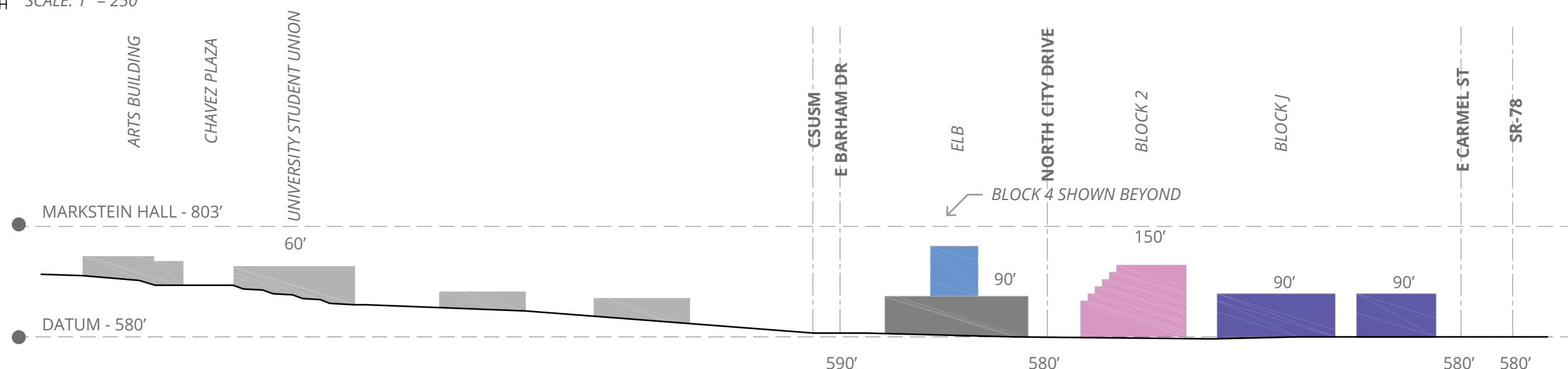
\* ELEVATIONS ARE NOTED RELATIVE TO SEA LEVEL





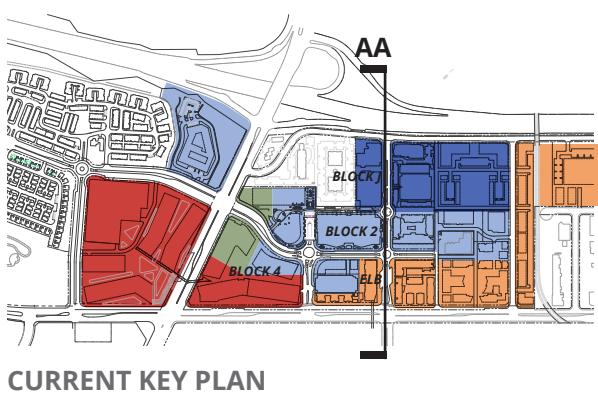
**SECTION AA - CURRENT**

SCALE: 1" = 250'



**SECTION AA - AMENDED**

SCALE: 1" = 250'



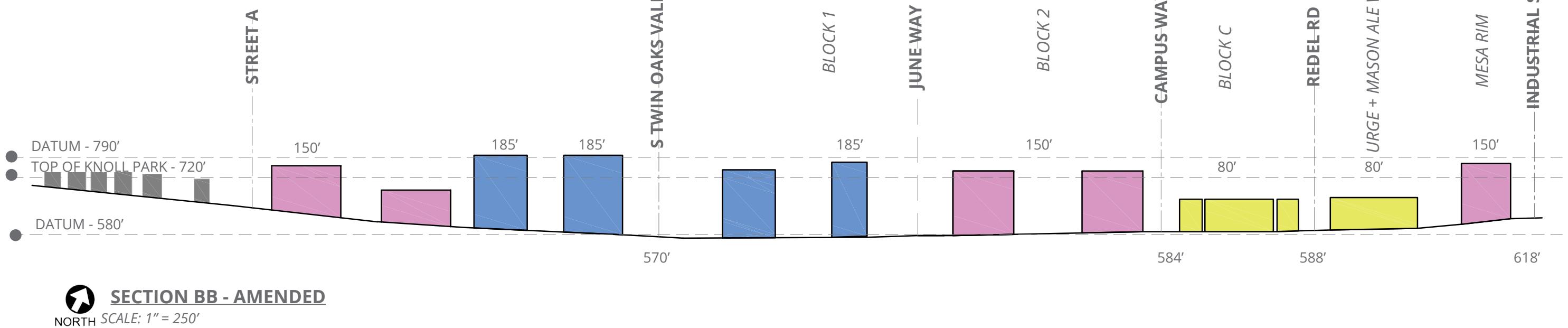
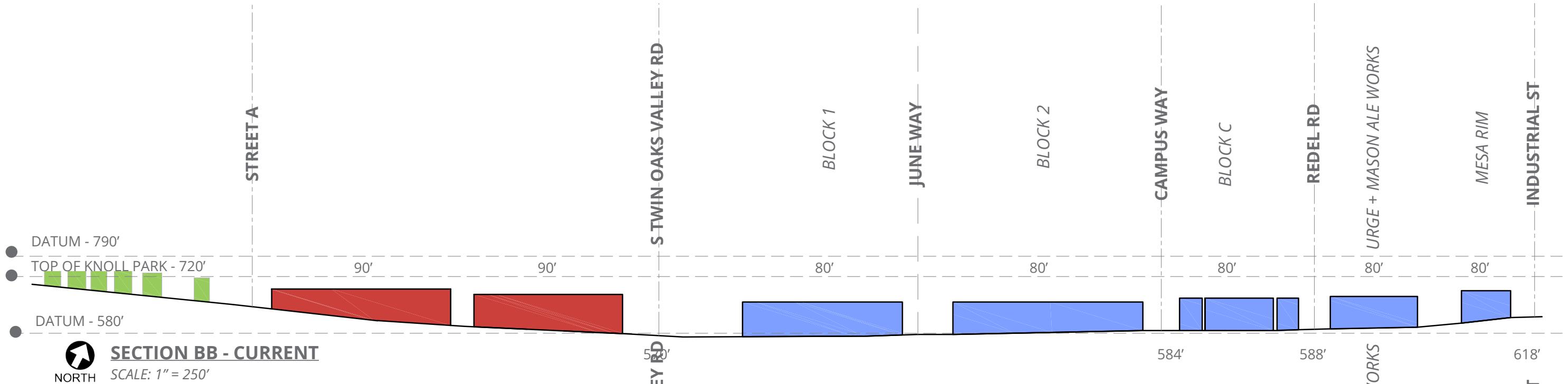
**LEGEND - CURRENT**

- 3-stories or 30' min. / 7-stories and 90' max.
- 2-stories or 20' min. / 6-stories and 90' max.
- 3-stories min. / 5-stories and 70' max. if developed as Freeway Commercial Building A or Mixed-Use Building A and 1-story and 36' min. / 3-stories and 70' max. for parts of the building designed for an anchor retail store.
- 3-stories or 30' min. / 6-stories and 80' max
- no change



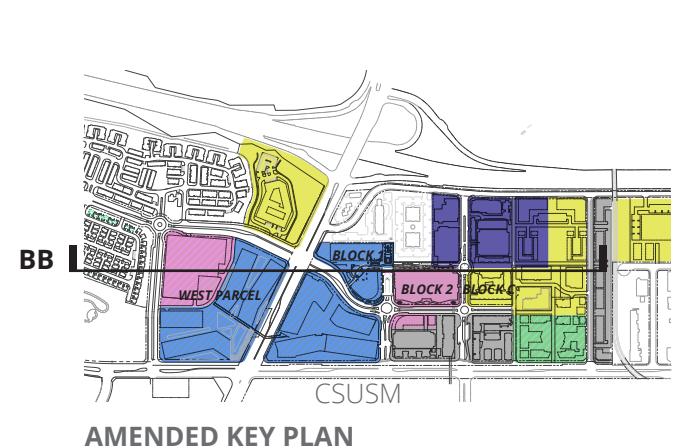
**LEGEND - AMENDED**

- 3-stories or 30' min. / 150' max
- 3-stories or 30' min. / 185' max
- 3-stories or 30' min. / 175' max
- 2-stories or 20' min. / 6 Stories and 90'-100' max
- 3-stories or 30 min. / 5-6 Stories and 70'-90' max
- no change



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- 3-stories or 30' min. / 7-stories and 90' max.
- 3-stories or 30' min. / 6-stories and 80' max.
- 3-stories min. / 5-stories and 70' max. if developed as Mixed-Use Building A and 1-story and 28' min. / 3-stories and 70' max. if developed as Commercial Building



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- 3-stories or 30' min. / 150' max
- 3-stories or 30' min. / 185' max
- 3-stories or 30' min. / 175' max
- 2-stories or 20' min. / 6 Stories and 90'-100' max
- 3-stories or 30 min. / 5-6 Stories and 70'-90' max
- no change