



# San Clemente Vision Plan

HIGH QUALITY TRANSIT AREA  
PILOT PROJECT

Southern California  
Association of Governments

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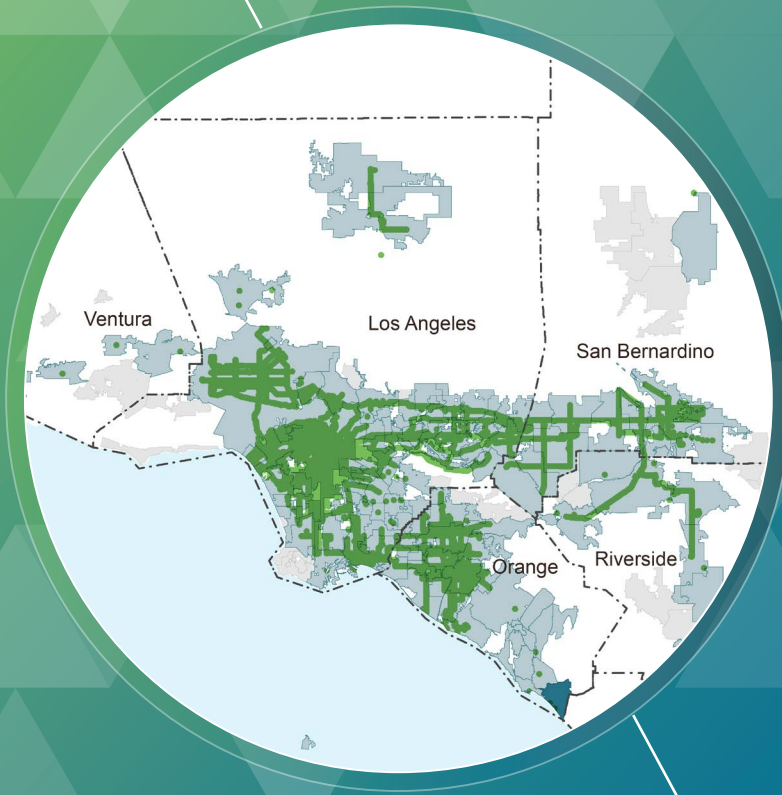
# Part 1

## Executive Summary

The Executive Summary provides background on the HQTA Pilot Program, the structure of the Vision Plan, and a brief summary of the project goals and proposed developments.

**High Quality Transit Area (HQTA) Analysis Pilot Program**

**San Clemente HQTA - 2048 Vision**





## High Quality Transit Area (HQTA) Analysis Pilot Program

## EXECUTIVE SUMMARY

### Pilot Program Overview

The High Quality Transit Area (HQTA) Analysis program was created by SCAG in 2017 to help implement the goals and objectives of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2016 RTP/SCS, the 30-year plan for the Southern California Region, forecasts that 46% of future household growth will be located in HQTAs, which comprise just 3% of land area. HQTAs are areas within easy walking distance to current or anticipated transit service with 15-minute or better service. The three main goals of the HQTA Analysis program are as follows:

- Implement the RTP/SCS for future job and housing near high quality transit through actionable transit-oriented development (TOD) projects
- Promote development and active transportation within HQTAs
- Reduce Greenhouse Gases (GHG) and Vehicle Miles Traveled (VMT) by 21% over 2005 levels

### Benefits of Transit-Oriented Development

Transit-Oriented Development (TOD) is a vibrant, mixed-use form of urban development that clusters a variety of housing types, employment opportunities, and community amenities at or near major transit stations. Integrated clusters of TODs establish a multi-modal network of public and private realm improvements that allow residents to walk, bike, or take transit to major attractions, which results in several environmental, economic, and social benefits:

#### Environment

- Increased transit ridership
- Reduced VMT
- Improved air quality through reduced GHG emissions
- Conservation of land and open space

#### Social

- Increased housing and employment choices
- Greater mobility choices
- Health benefits
- Enhanced sense of community
- Enhanced public safety
- Increased quality of life

#### Economic

- Catalyst for economic development
- Redevelopment of vacant and underutilized properties
- Increased property value
- Decreased infrastructure costs
- Revenue for transit systems
- Reduced household spending on transportation
- Increase in housing opportunities

### What is a Vision Plan?

The Vision Plan for each HQTA Pilot Project is an illustrative tool that provides city staff, elected officials, and community stakeholders with a high-level analysis of the HQTA's existing conditions, TOD opportunity sites, and potential public realm improvements that could catalyze future development activity. The plans include a long-term buildout scenario and a phasing and financial strategy for identified priority projects. HQTA Vision Plans are not regulatory documents and do not need to be adopted. Pilot Project Cities will use the Vision Plans to start discussions with SCAG and community stakeholders in future efforts to update adopted general and specific plans. The main sections of this Vision Plan are as follows:

#### Part 2: Station Area Profile

The Station Area Profile describes the current planning, urban design, socioeconomic, and transportation context within the San Clemente HQTA Study Area. The Profile also includes a summary of previous planning efforts.

#### Part 3: Outreach

Outreach efforts included a public meeting and reoccurring correspondence with City of San Clemente staff members.

#### Part 4: Opportunities & Constraints Analysis

This analysis includes a summary of urban design, land use, and mobility constraints and identifies potential investments that will support walking, biking, and the use of transit.

#### Part 5: Vision

The Vision presents a 30-year vision for a transit-supportive San Clemente HQTA. It includes a redevelopment strategy, specific infrastructure investments, active transportation projects, and placemaking amenities that will help to make the area more livable, walkable, and accessible to transit and boost the economic vitality.

#### Part 6: Implementation Plan

Policies, programs, initiatives, and partnerships will be key to the success of the plan. In addition, a customized financial strategy is included that targets funding streams to specific projects outlined in the Vision Plan. SCAG will partner with the City to help secure funding for the projects. A Metrics Worksheet establishes a baseline and long-term targets for jobs, housing, the modal shift to non-motorized forms of transportation, and other key metrics that will be tracked by SCAG and the City over the next several years.

#### HQTA Toolkit (Appendix)

The development strategy and priority projects outlined in the Vision Plan are tied to the HQTA Toolkit, which will give the City a range of options for meeting the goals and objectives set forth in the Vision Plan. The Toolkit includes transportation investments with cost estimates, TOD precedent projects, open space typologies, and other components of an innovative HQTA.

# San Clemente HQTA - 2048 Vision

## EXECUTIVE SUMMARY

### Vision Plan Goals

**Goal #1:** Promote safety, collision reduction, and expanded economic vitality with pedestrian improvements to critical corridors

**Goal #2:** Encourage economic development through focused redevelopment projects

**Goal #3:** Identify select locations where infill housing may be incorporated to balance commercial and non-commercial uses in the downtown area

### Major Development Areas (MDA)

*Focused areas of development proposed in the buildout scenario with clusters of complementary priority projects which may catalyze the envisioned development.*

- MD 1** Transit Station Area Infill
- MD 2** El Camino Real Infill
- MD 3** Los Molinos Industrial Village
- MD 4** Pico Plaza Infill
- MD 5** Outlets Infill

### Corridors

*Roadways with envisioned traffic calming, pedestrian amenities, or other improvements.*

- C 1** El Camino Real
- C 2** Calle de Los Molinos
- C 3** Via Pico Plaza

See "Public Realm Improvements Map" on page 54 for full priority project legend.



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