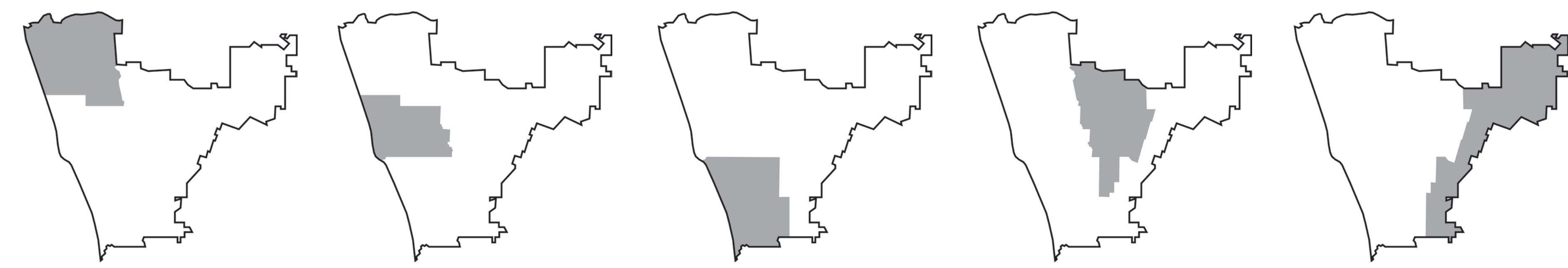


5A READY-MADE HOUSING STRATEGIES

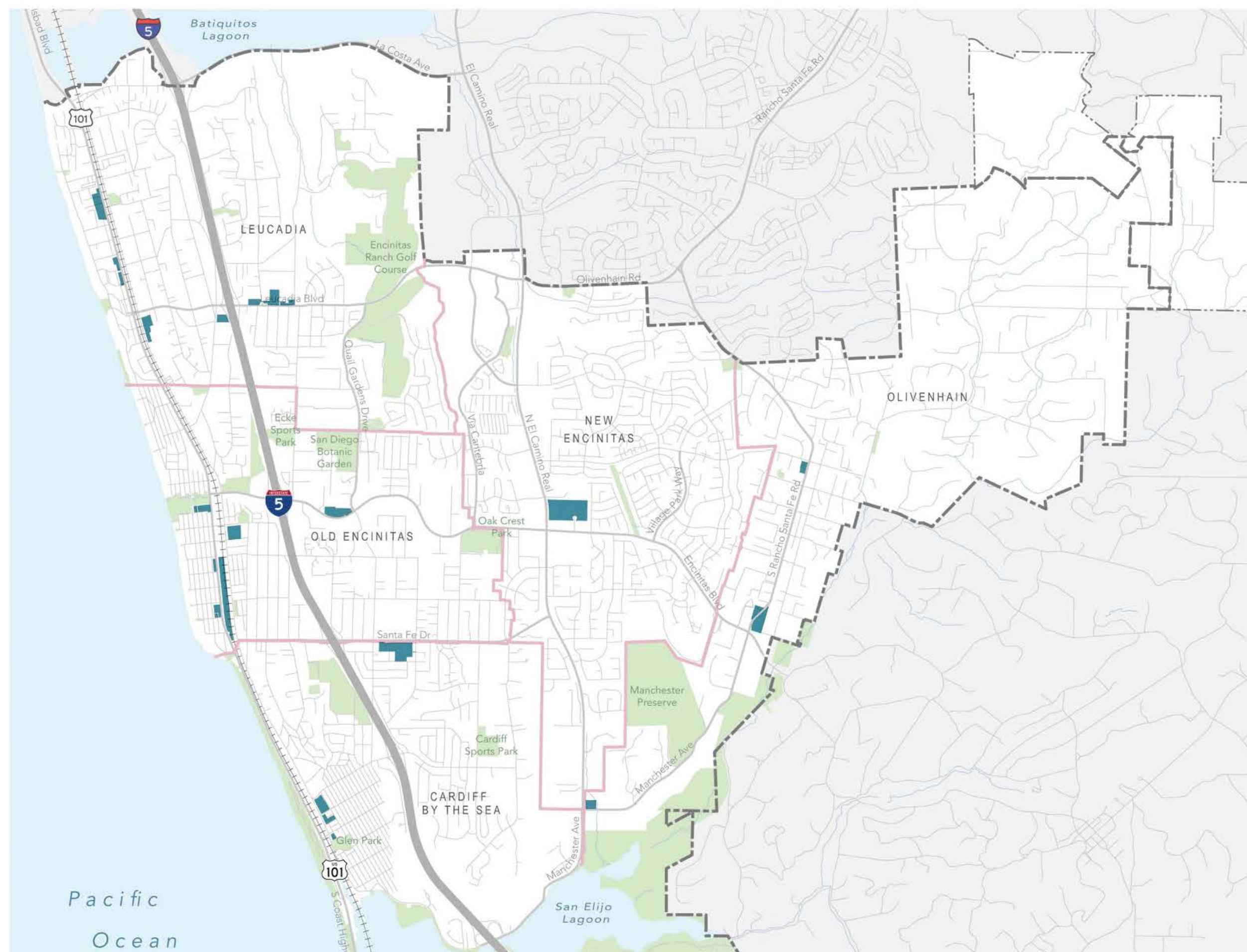
DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



OVERVIEW: These ready-made ideas are intended to suggest different strategies for providing a range of housing choices on a different combination of viable housing sites. As applied with a different focus and mix of sites, each strategy finds a different way to accommodate the City's future housing needs. You are encouraged to identify your preferred option, along with any comments, or suggest your own strategy.

MIXED USE PLACES

This housing strategy idea takes advantage of the benefits of mixing housing with retail and employment land uses. It introduces new mixed-use allowances into existing mixed-use places or existing commercial areas and allows new housing development within other places where it would be most compatible with existing community character.



21 SITES **87** ACRES **1,442** HOUSING UNITS **2&3** STORIES **12** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

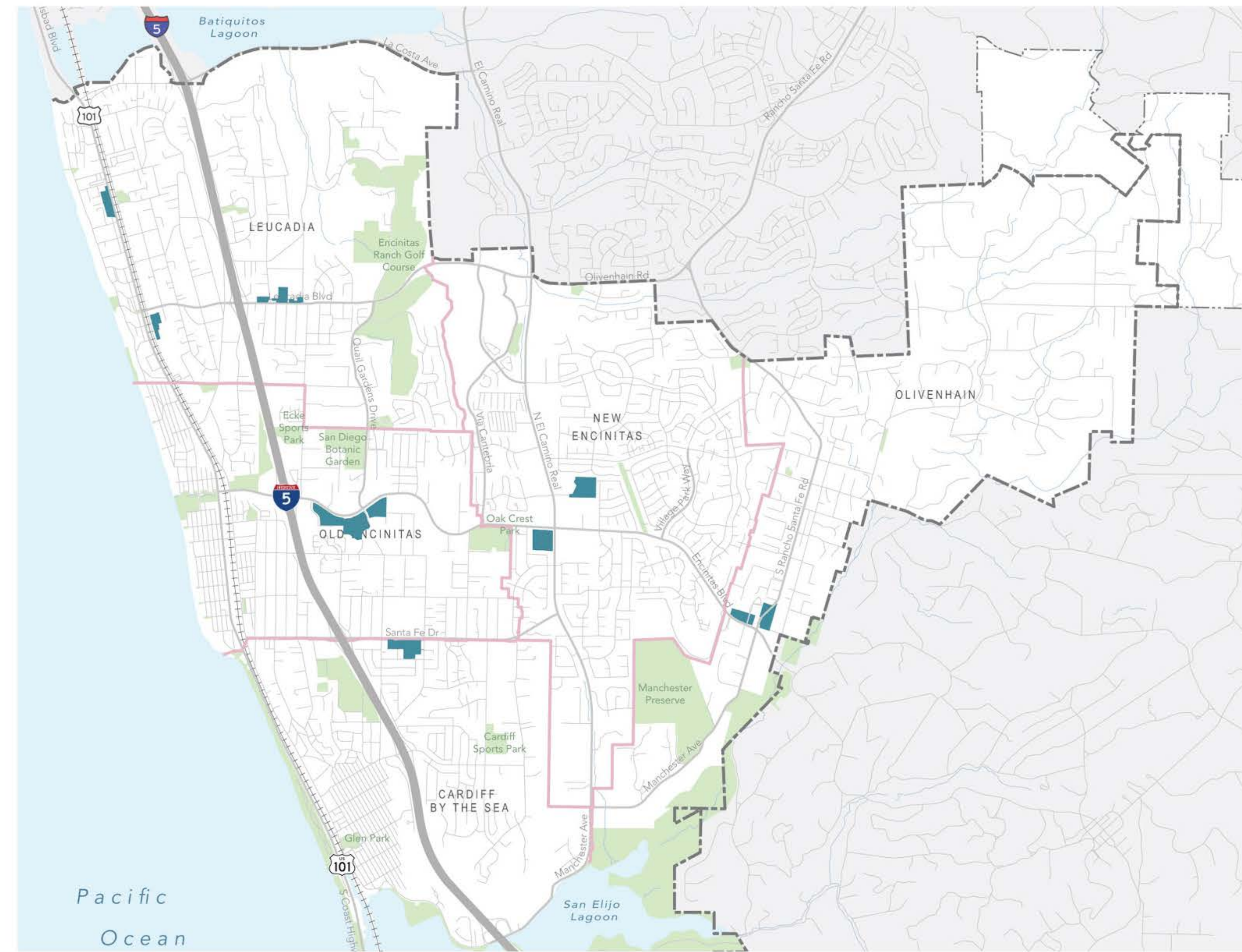
- Compatible with existing community character
- Mix of land use and size types that enhance livability and preserve the City's "small town" identity
- Mixed use places in all 5 communities
- Many opportunities for small-scale employment growth within commercial part of mixed-use

OTHER COMMENTS:

- More sites due to the amount of mixed-use
- Disperses housing sites throughout each community
- May take more time to assemble due to small size of sites

MAJOR CORRIDORS

This strategy idea focuses housing primarily in medium to large underutilized sites along major corridors. These sites would be built as a mix of two- and three-stories. Some sites would include a mix of housing and commercial uses.



12 SITES **84** ACRES **1,368** HOUSING UNITS **2&3** STORIES **6** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

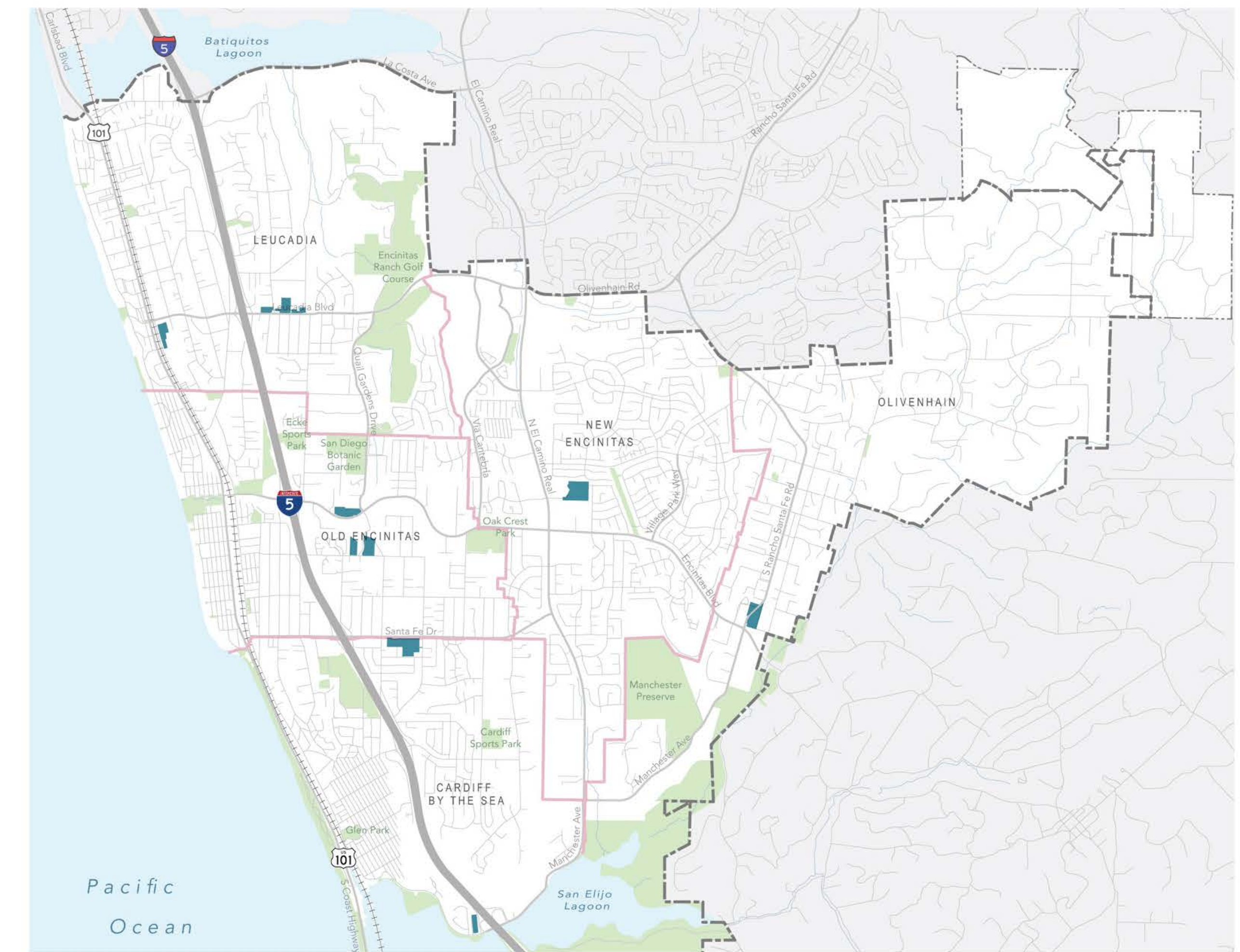
- Compatible with existing community character
- Wide range of housing choices that transition in height and scale to existing neighborhoods
- Improves access to commercial goods and services and transit

OTHER COMMENTS:

- New housing located on medium to large sites along three major east-west corridors
- Does not necessarily take full advantage of strengthening the sustainability and livability of Encinitas and preserving a "small town" identity with eclectic character

HIGHLY CONCENTRATED

This strategy idea accommodates necessary housing in the simplest manner to comply with State Law. Neighborhoods would primarily be three-story condo flats and apartments.



11 SITES **53** ACRES **1,284** HOUSING UNITS **3** STORIES **0** MIXED-USE SITES

BENEFITS OF THIS STRATEGY:

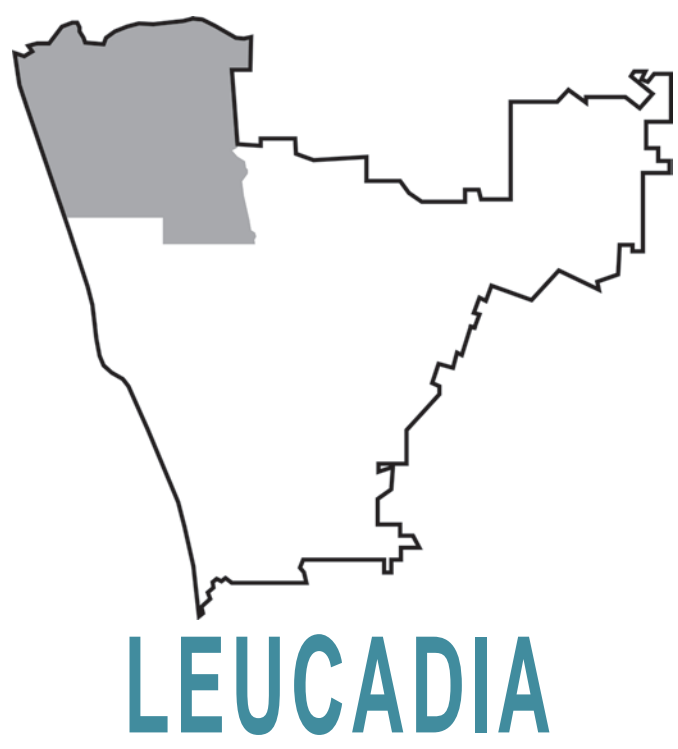
- Most amount of housing on the fewest sites (i.e. highest density)
- Accommodates minimum housing needs for the city, in terms of meeting State Law.
- Creates new housing efficiently because it is not mixed with commercial land uses

OTHER COMMENTS:

- Limited variety of housing choices
- Transitions to existing neighborhoods not as smooth
- Requires higher density, which may diminish existing community character in highly sensitive areas

5B READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



LEUCADIA OVERVIEW

Leucadia is primarily a beach-oriented community located in the northern part of the City. Residential land uses predominate, with limited commercial and specialty retail along Coast Highway 101. Recreation, parks and open spaces, including the Encinitas Ranch Golf Course, are located along the coast and in the eastern part of the community. There are a few remaining agricultural uses east of Interstate 5.

Coast Highway 101, the community's commercial corridor, includes a variety of strip commercial buildings that line the western side of the road. Businesses are typically set back behind storefront parking, but in some instances front directly onto the street. The railway corridor runs parallel to and directly east of Coast Highway 101. There are few pedestrian amenities located along the length of Coast Highway 101 through Leucadia, which limits pedestrian connectivity and direct east-west access. By contrast, Interstate 5 is a major freeway that acts as a barrier between Leucadia's eastern and western neighborhoods.

Residential zoning is higher along Coast Highway 101 (R8, R11 and R25). Almost all of the City's mobile home parks are located in Leucadia, off of Vulcan Avenue or west of Highway 101. The remaining residential areas in this community have lower density designations (RR2, R3, and R5).



LEUCADIA PLANNING AREA

24%
OF CITY LAND
(2,984 ACRES)

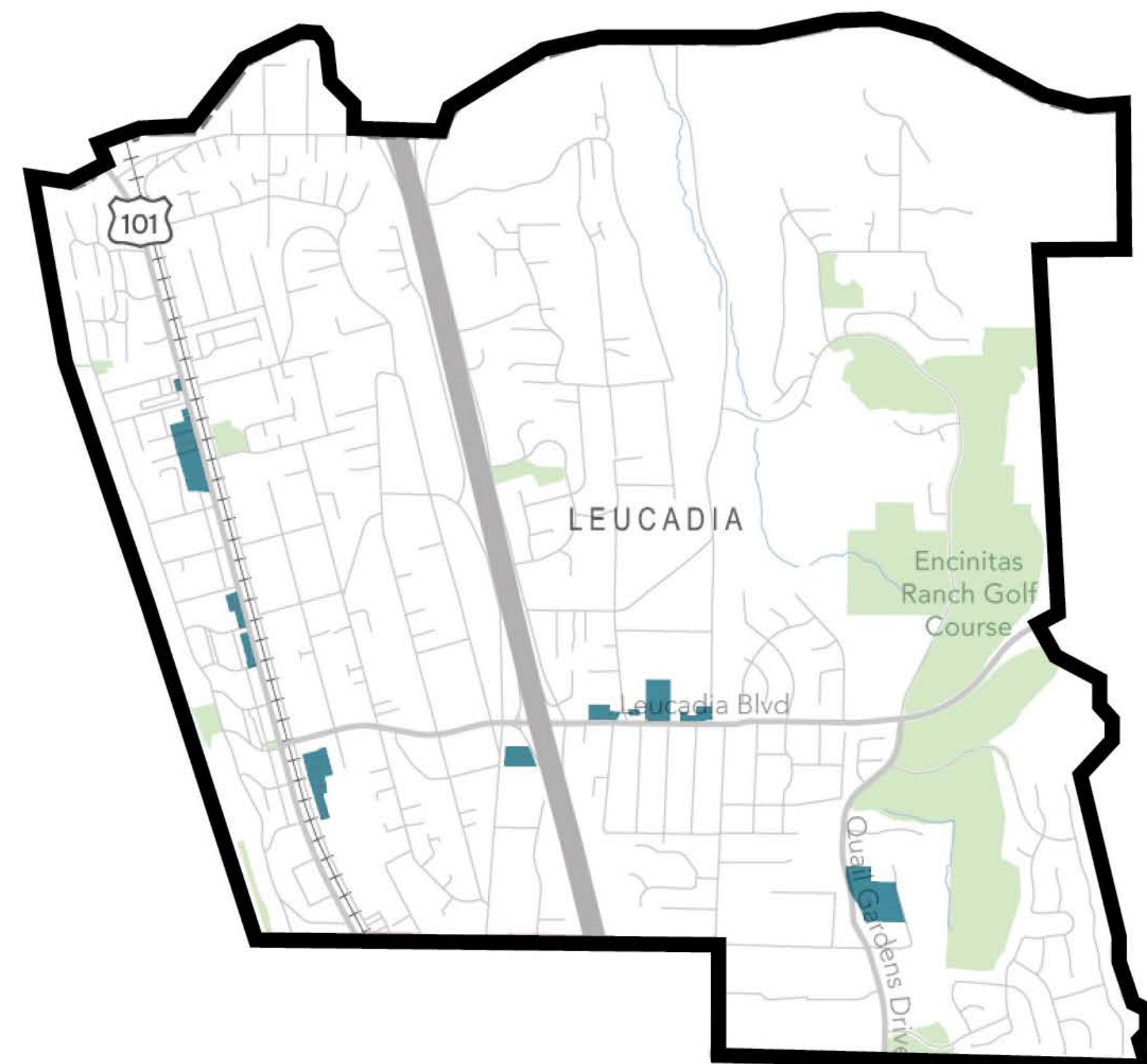
23%
OF CITY HOUSING UNITS
(5,720 UNITS)

LEUCADIA AMENITY PROXIMITY

35%
OF HOUSEHOLDS ARE WITHIN
1/4 MILE OF AN ACTIVE PARK
WITHOUT PEDESTRIAN BARRIERS
(I.E. RAILROADS OR FREEWAY)

40%
OF HOUSEHOLDS ARE
WITHIN 0.6 MILES OF A
PUBLIC SCHOOL

LEUCADIA POTENTIAL SITES



Based on the dispersed approach to accommodating housing throughout the city, **Leucadia** needs to accommodate about **23%** of the share, or a **target of 295 housing units**, to meet state requirements. The below map includes all viable sites for future housing in Leucadia. The following page has suggested strategies, however there is also a "build your own" activity as well, which can be completed with the online tool.

295
HOUSING UNITS
TARGETED

LEUCADIA LAND USE BREAKDOWN

67%
SINGLE FAMILY
RESIDENTIAL

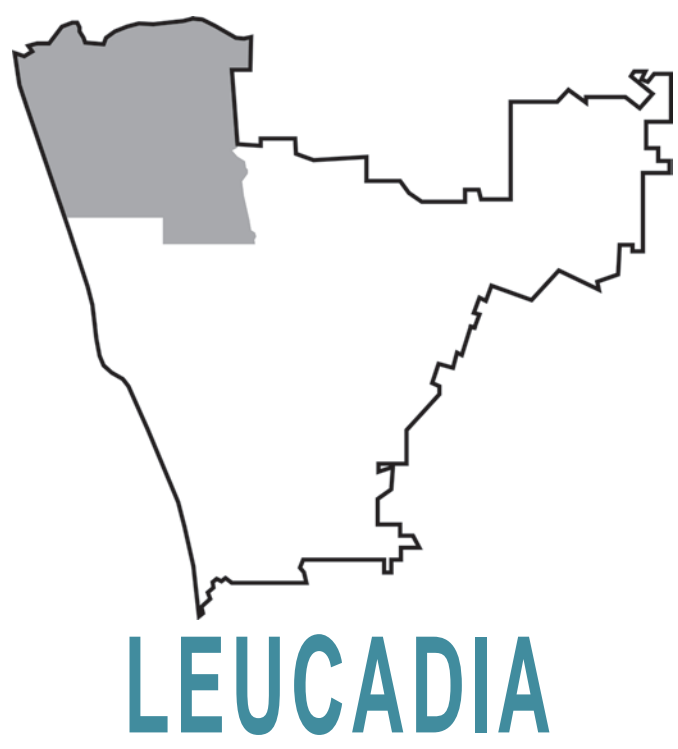
3%
COMMERCIAL
AND OFFICE

13%
OPEN SPACE
OR PARKS

3%
EXCLUSIVE
MULTI-FAMILY
RESIDENTIAL

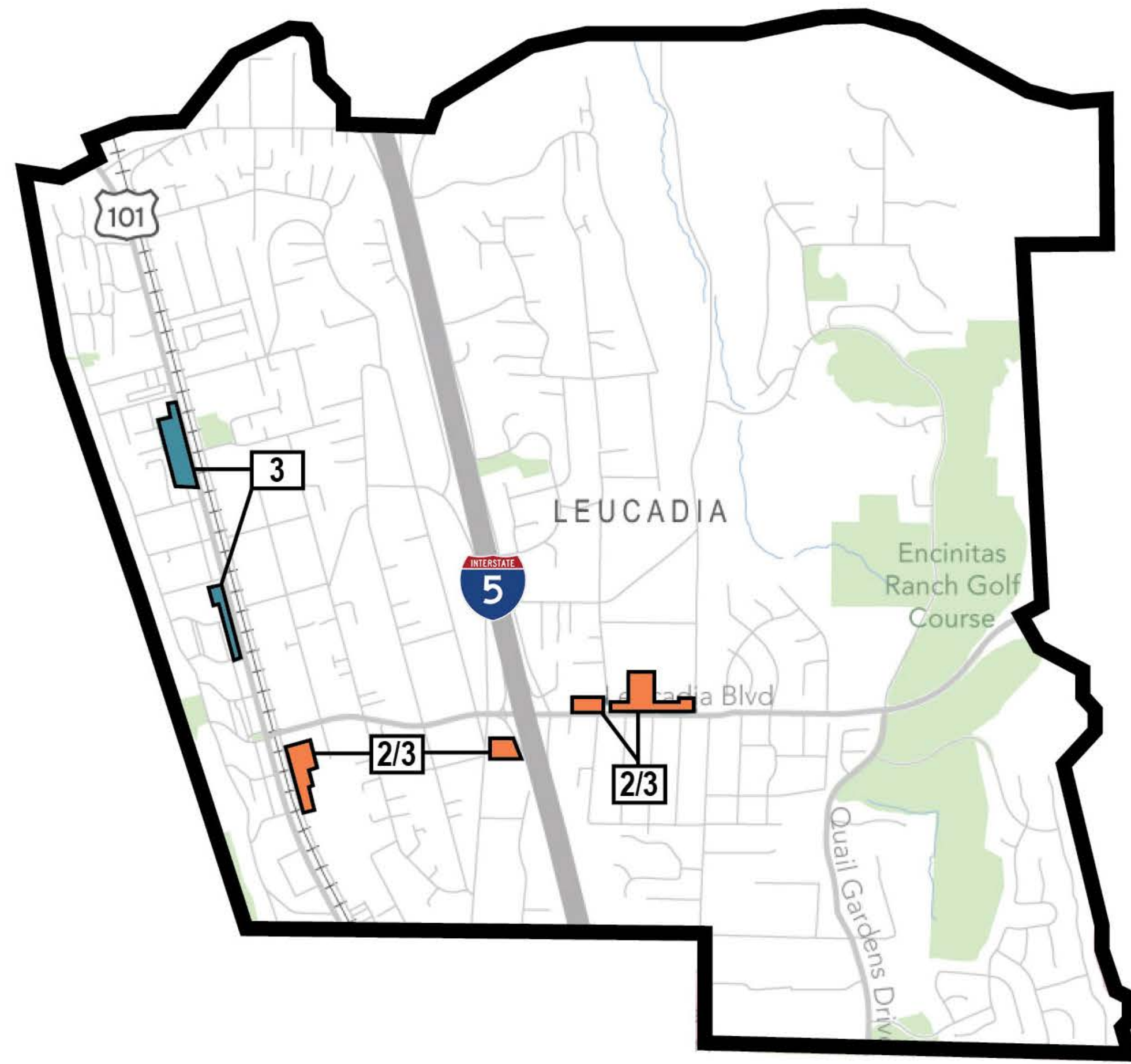
5 © READY-MADE HOUSING STRATEGIES

DECIDE WHERE FUTURE HOUSING SHOULD BE LOCATED



MIXED USE PLACES

New housing is dispersed throughout the community, along Leucadia Boulevard and Highway 101. Most of the new housing would be two- to three-stories; however, three-story mixed use would be proposed on underutilized sites on Coast Highway 101. This strategy enhances connectivity to adjacent neighborhoods and creates new places for the surrounding community to enjoy.



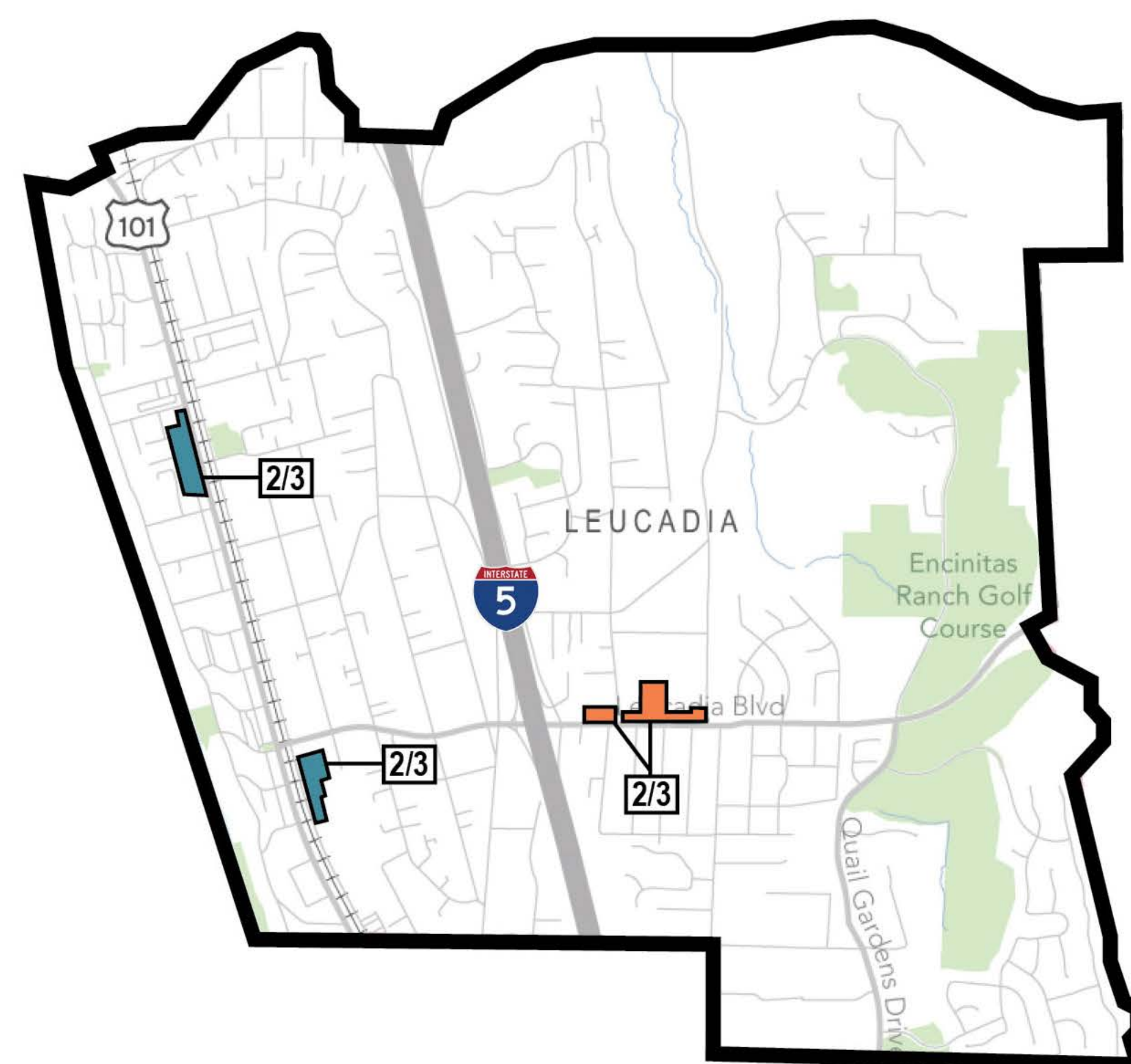
6	21	360	2&3	2
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

- Blue square: MAIN STREET/MIXED USE - SMALL SITE
- Orange square: RESIDENTIAL INFILL - MEDIUM TO LARGE SITE
- 3 in a box: 3-STORIES
- 2/3 in a box: 2 & 3-STORIES

MAJOR CORRIDORS

New housing is focused along Highway 101 and Leucadia Boulevard. Underutilized sites are chosen to strengthen the identity and character of these corridors and to enhance connectivity to existing neighborhoods.



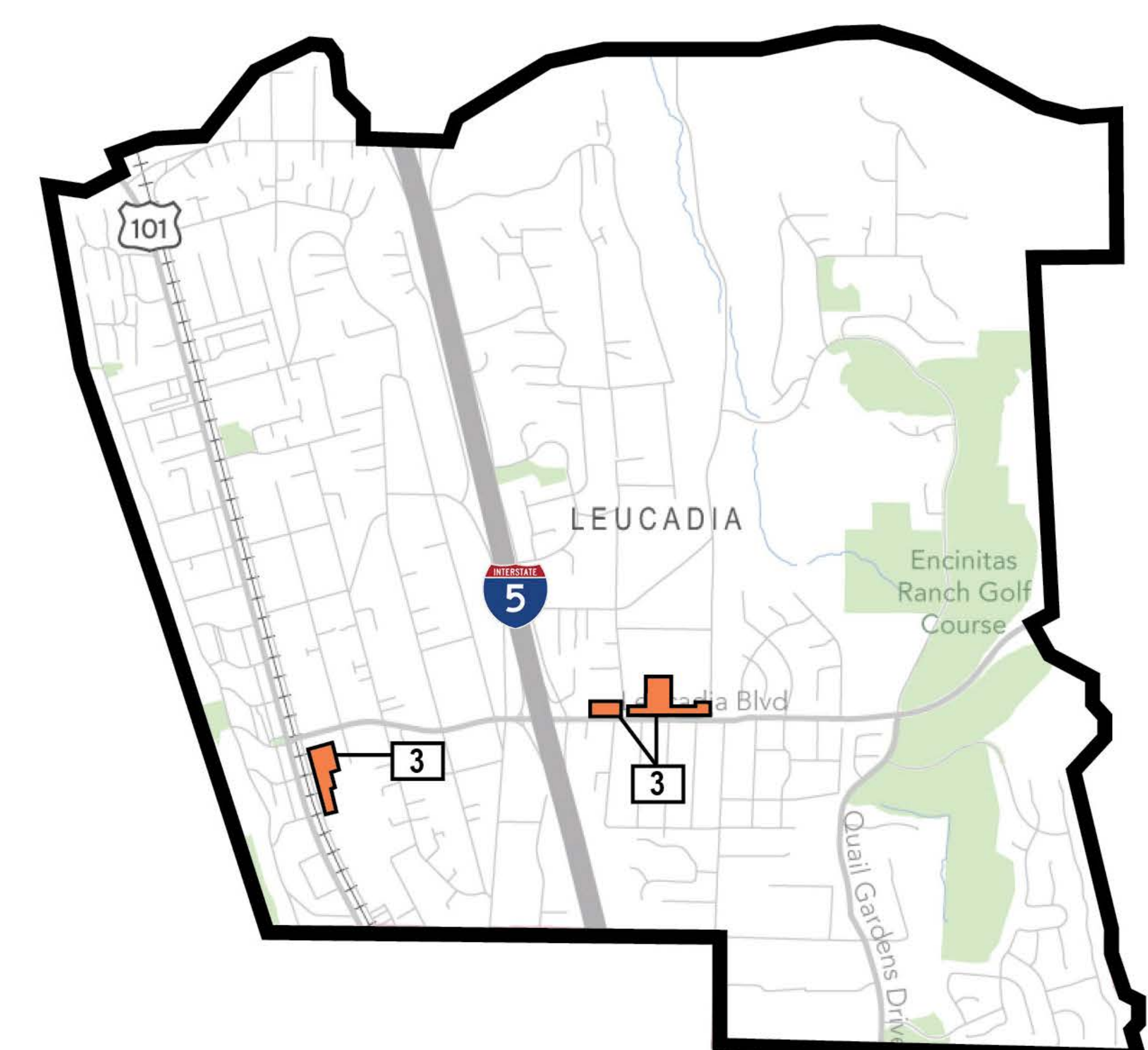
4	17	269	2&3	2
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

- Blue square: MAIN STREET/MIXED USE - SMALL SITE
- Orange square: RESIDENTIAL INFILL - MEDIUM TO LARGE SITE
- 2/3 in a box: 2 & 3-STORIES

HIGHLY CONCENTRATED

New housing is focused on Leucadia Boulevard, east and west of Interstate 5. Underutilized sites are chosen to create new housing and improve connectivity along the Leucadia Boulevard corridor, which will enhance the character of existing neighborhoods.



3	12	285	3	0
SITES	ACRES	HOUSING UNITS	STORIES	MIXED-USE SITES

LEGEND:

- Orange square: RESIDENTIAL INFILL - MEDIUM TO LARGE SITE
- Blue square: MAIN STREET/MIXED USE - SMALL SITE
- 3 in a box: 3-STORIES