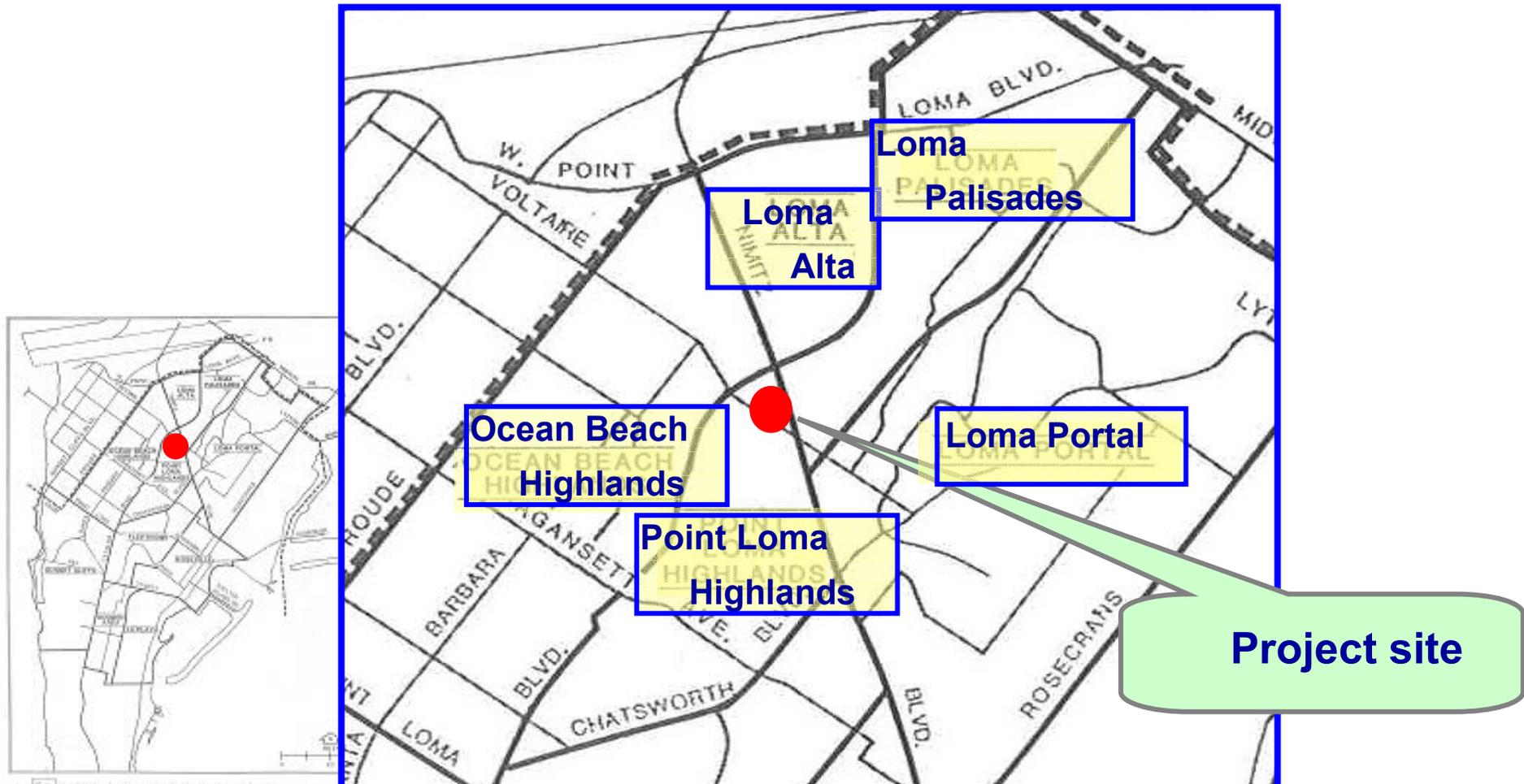
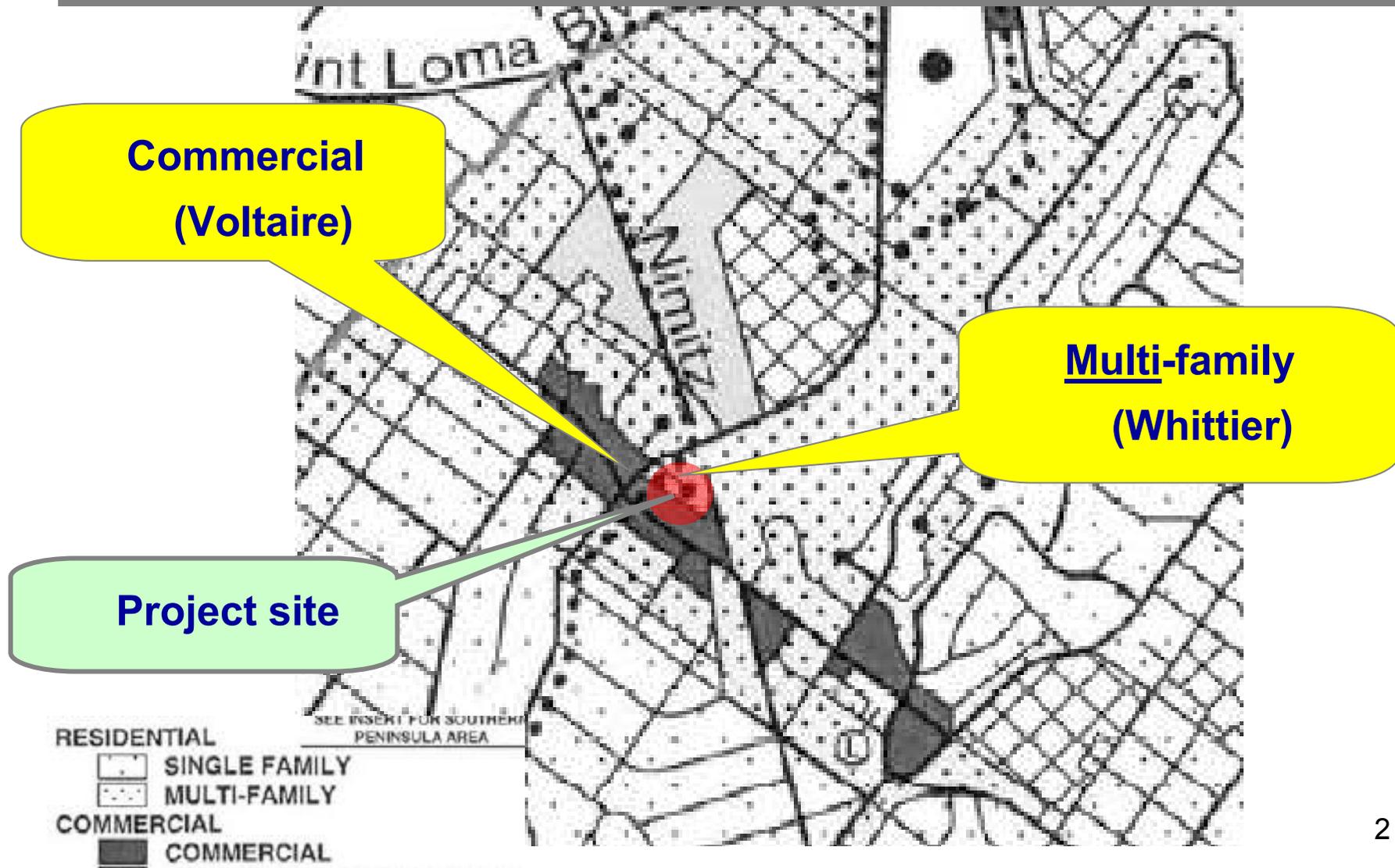


Point Loma Highlands neighborhood



Site is central to 5 Peninsula neighborhoods

Community Plan Land Use Designation



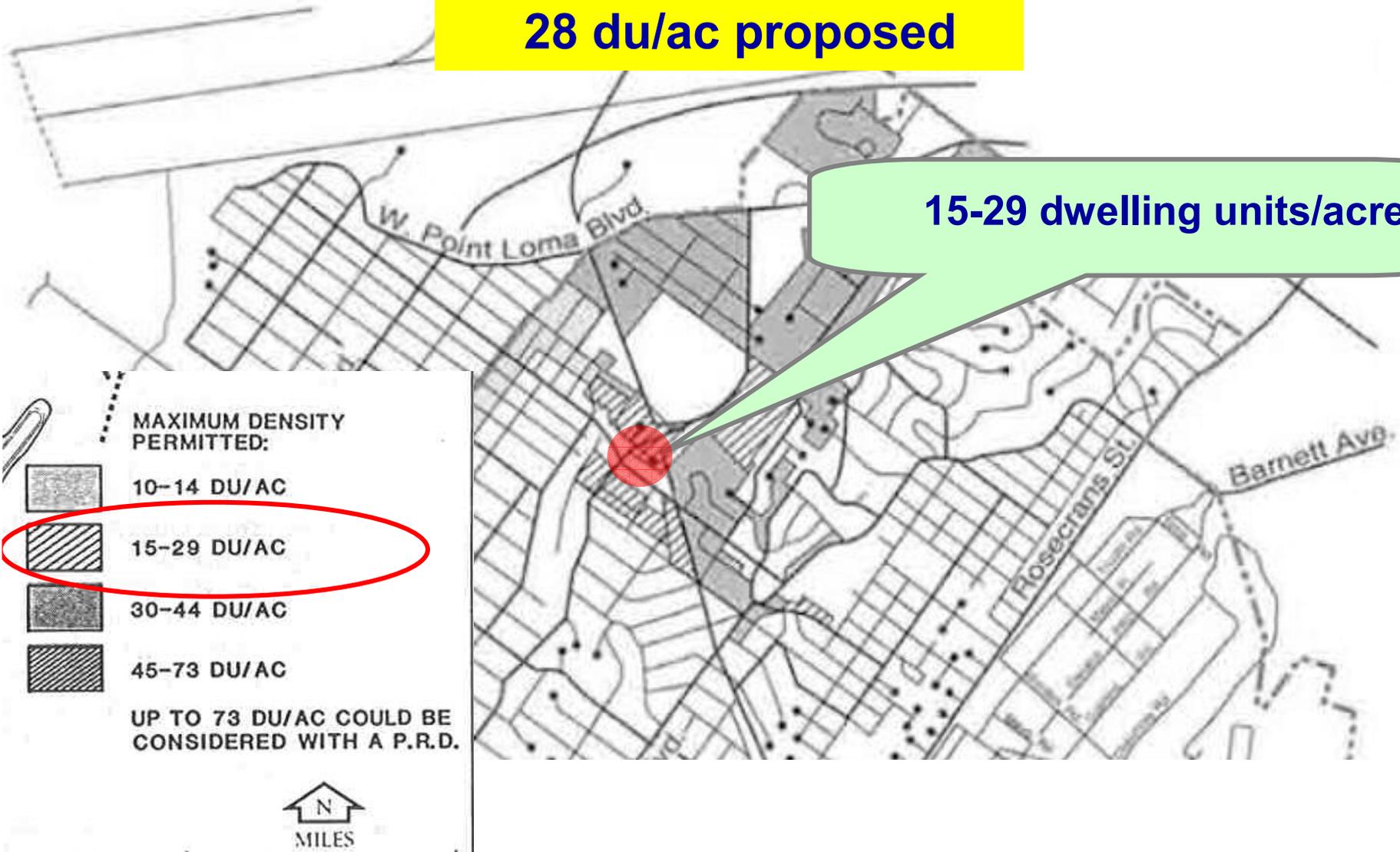
Not a single-family designated area



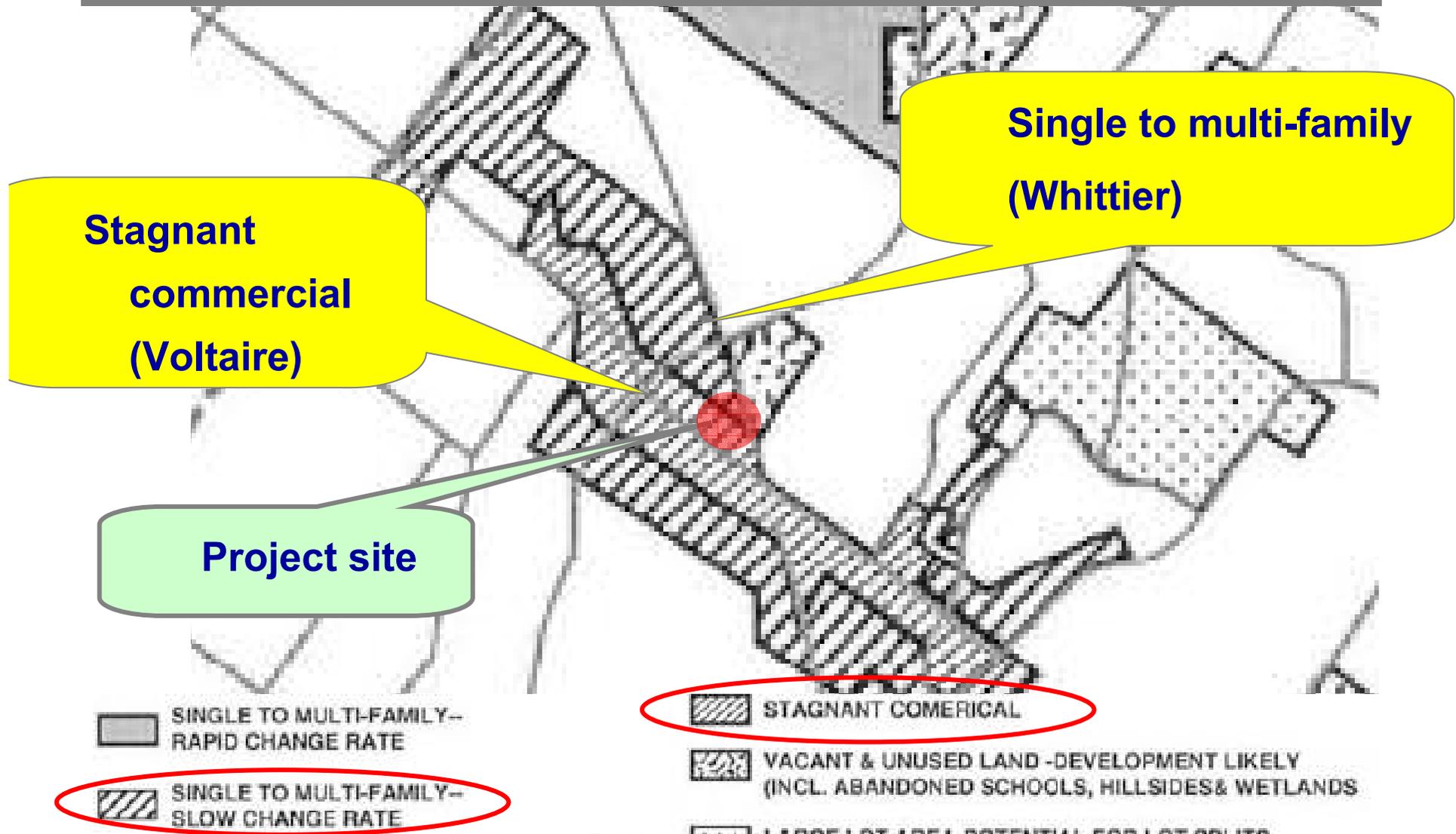
Community Plan Density

28 du/ac proposed

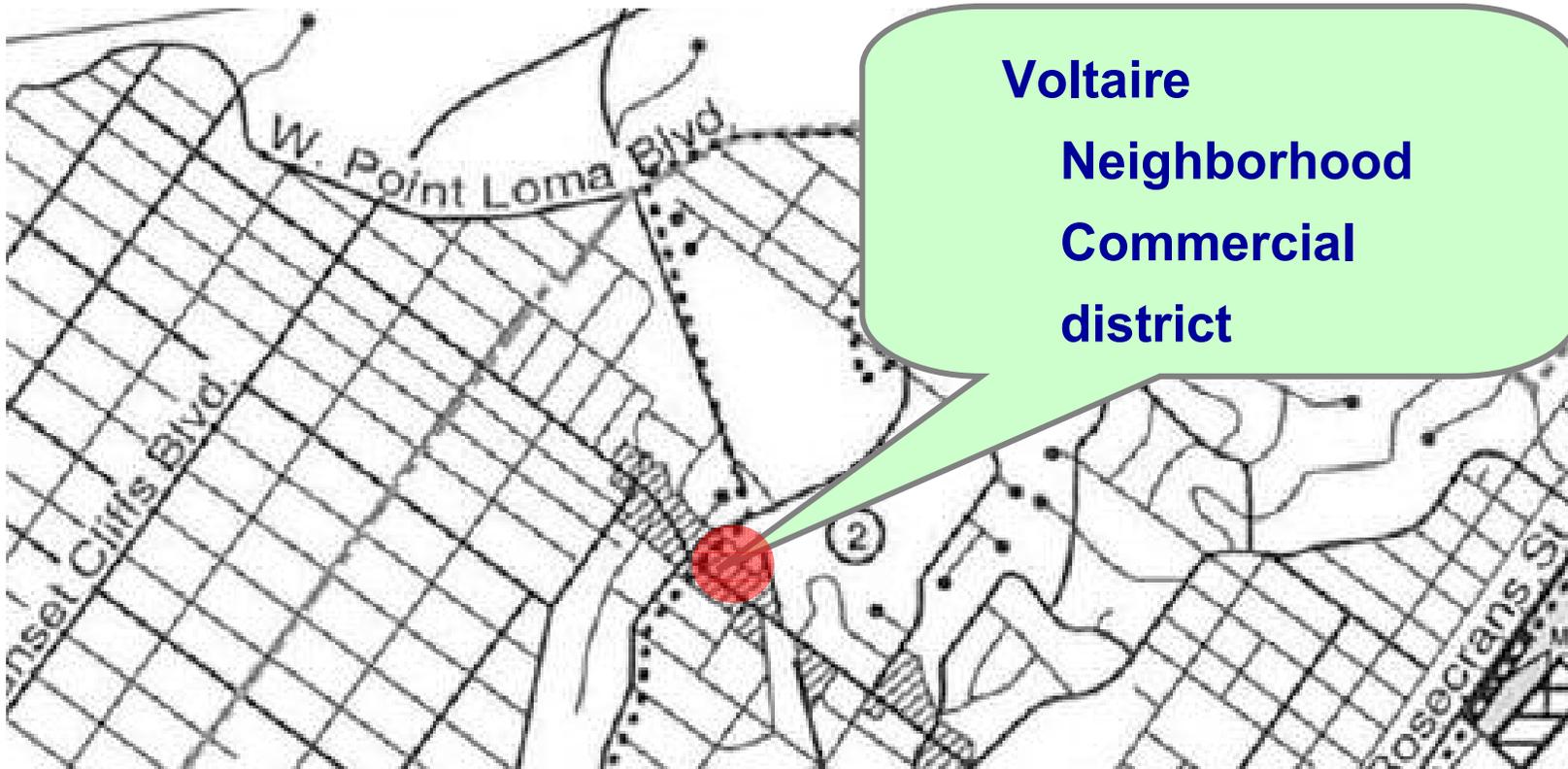
15-29 dwelling units/acre



Project site is in transition

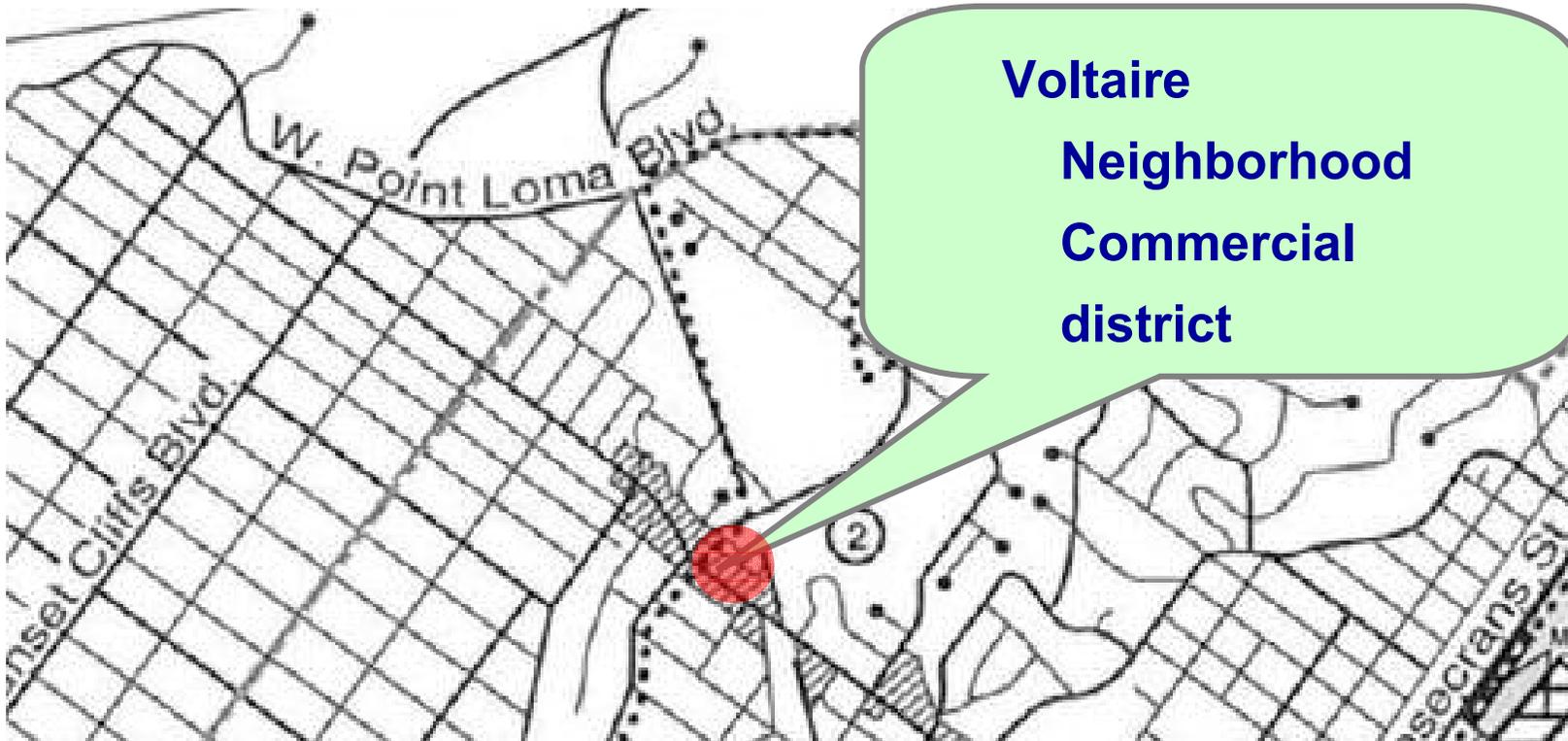


Neighborhood Commercial Center



“should be upgraded to form a viable community commercial center”

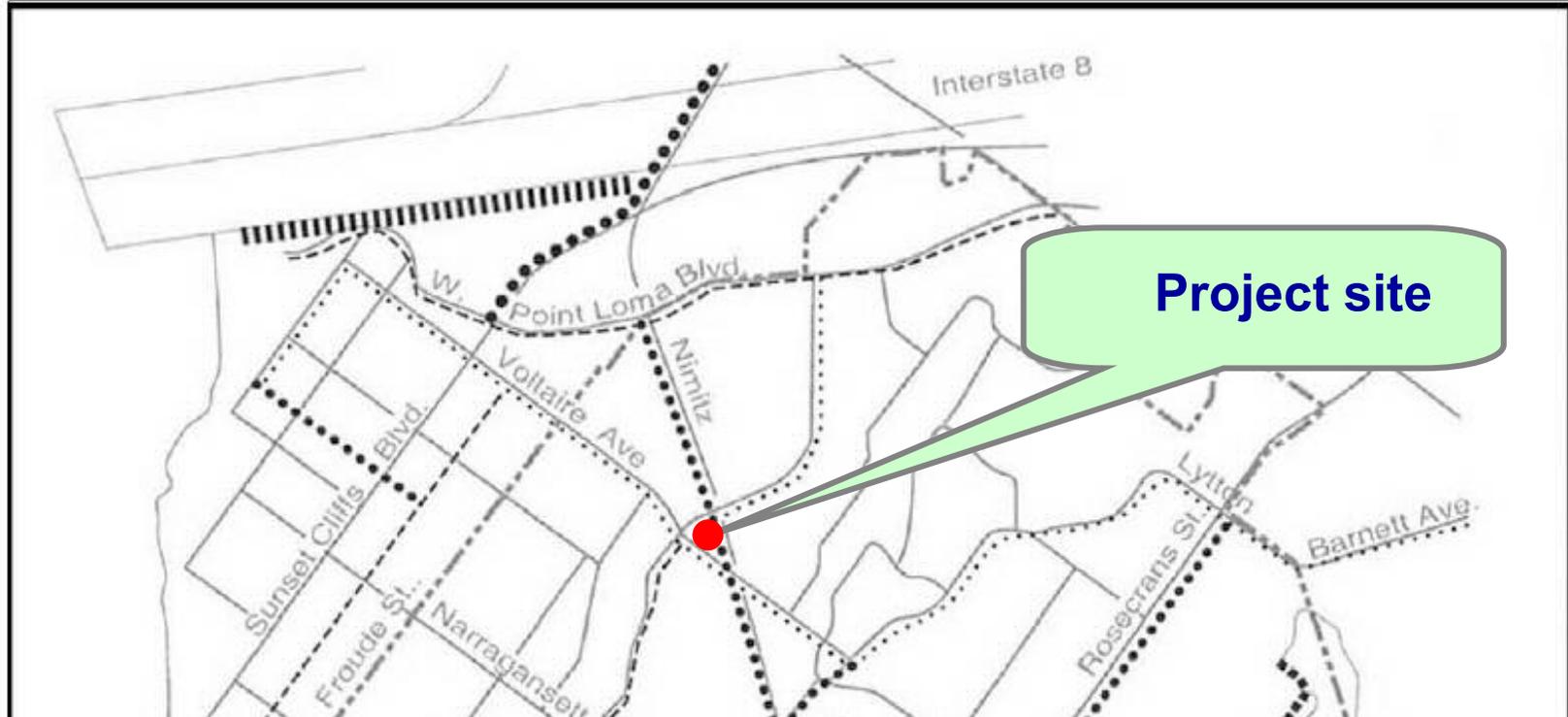
Neighborhood Commercial Center



**Voltaire
Neighborhood
Commercial
district**

**“residential should be allowed on upper floors within
commercial areas with densities up to 29 du/ac”**

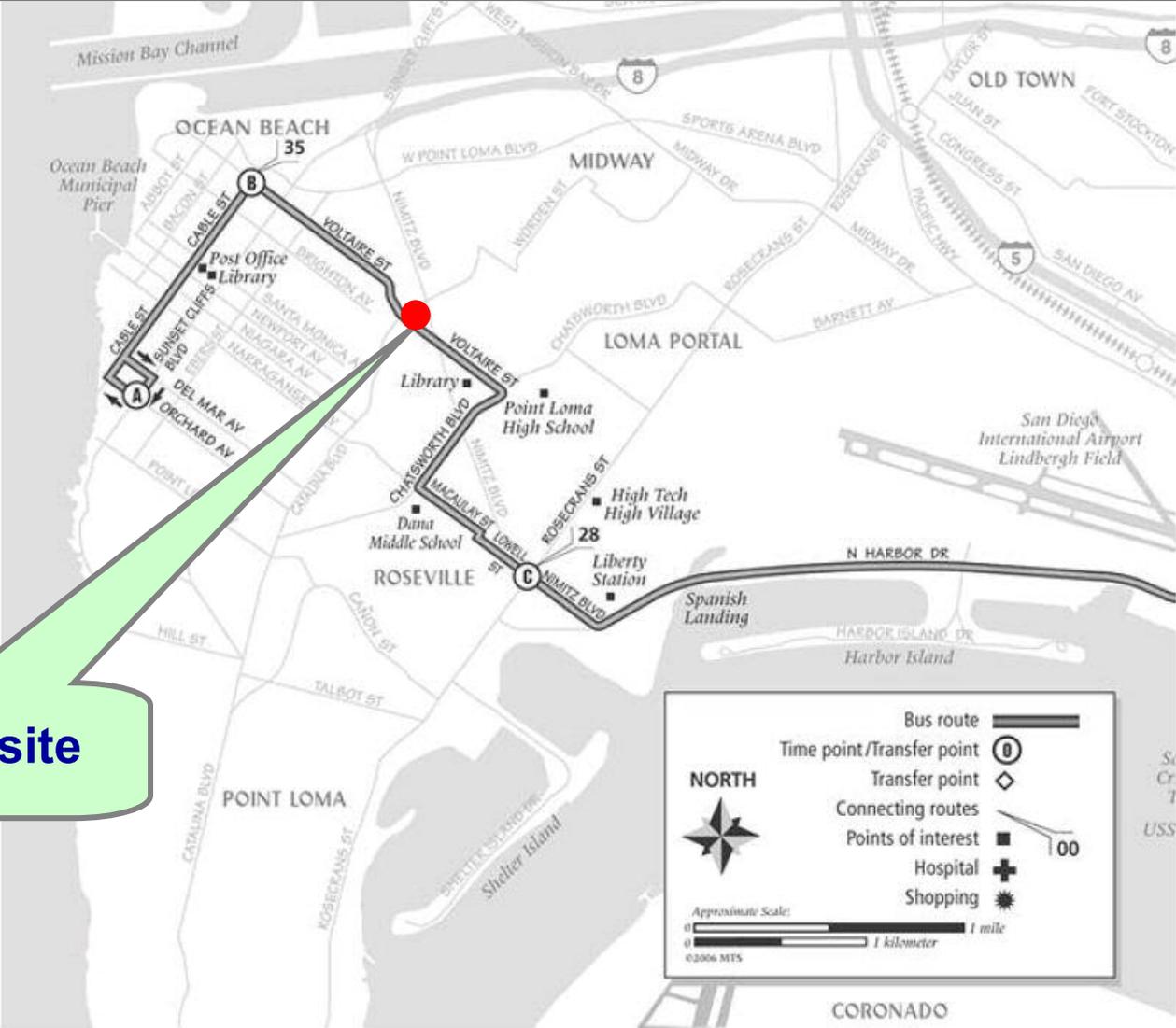
Site is on proposed bike path



	<u>EXISTING</u>	<u>PROPOSED</u>
CLASS I		●●●●●
CLASS II		●●●●●
CLASS III	- - - - -

Class 3 - Bicycle Route - A shared right-of-way designated by signs only, with bicycle traffic sharing the roadway with pedestrian and motor vehicles.

Site is on bus route 923



Project site

Coastal Views Exist along Nimitz



Project site

Coastal views along Nimitz not obstructed

No Historic resources in vicinity



Project site

Community Park in area

Collier Park: 6.7 acres including children's play area



Project site

Legend

OPEN SPACE

- Designated Open Space in Private Ownership
- Designated Open Space in Public Ownership

PARKS

- Community Park
- Neighborhood Park
- Regional Park

MULTI-HABITAT PLANNING AREA

- Multi-Habitat Planning Area