

2021 Regional Plan  
Programs and Policies

# LAND USE AND REGIONAL GROWTH

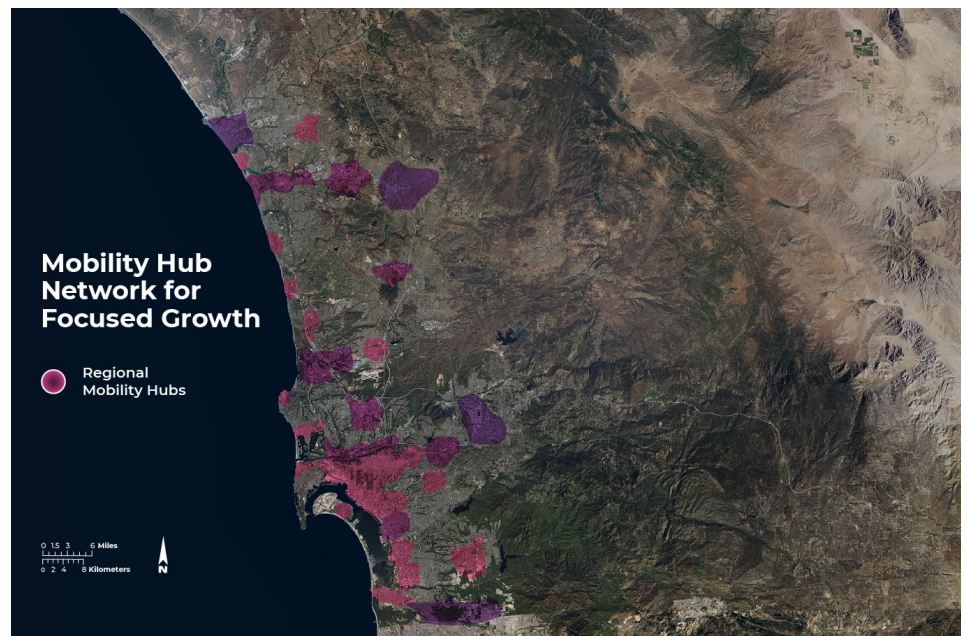


One of the San Diego region's greatest assets is its wealth of open space, which is used for preservation and recreation alike. However, our region's population is growing, and with it, development and traffic are increasing. To address these changes while preserving San Diego's open space, the 2021 Regional Plan will place a special emphasis on connecting our land use to our transportation system through transit-orientated development. Aimed at reducing the number of miles driven by single-occupant cars and creating mixed-use communities, transit-oriented development offers housing, commercial, and recreational options to an area while reducing greenhouse gas emissions and sprawl.

Land use and development patterns are at the foundation of many issues our region faces around affordable housing options, greenhouse gas emissions, equity, and mobility throughout our communities. The 2021 Regional Plan's Sustainable Communities Strategy brings land use development, transportation, policy, and programs together to achieve our region's goals of equitable, safe, and healthy communities for all.

The 5 Big Moves reimagine how we use land to accommodate population growth and address climate change and equity in the San Diego region. Mobility Hubs encourage a diversity of housing options, mixed-use development, and travel options within a centralized area. They connect people with their local communities and increase access to employment and educational opportunities throughout the region.

Mobility Hubs will be supported by Flexible Fleets and Complete Corridors to offer a well-connected network of transit and active transportation options, such as walking and biking. The map below demonstrates the proposed Mobility Hub network where future development will be focused, preserving the vast amount of open space and natural resources most valuable to the region.



## What should I know about land use and regional growth?

Land use and regional growth policies outlined through the 2021 Regional Plan will build on the smart growth planning tools and projects that SANDAG and the region's cities and other local jurisdictions have put in place. These include the Smart Growth Concept Map and Smart Growth Toolbox, Designing for Smart Growth guidelines and scorecard, Smart Growth Incentive Program, and Transit-Oriented Development Strategy, among others.

## What will SANDAG do?

- Provide local planning and capital grants
- Compete for state grants to encourage sustainable land use practices
- Develop technical resources for local jurisdictions to understand transit priority areas, mobility hubs, employment centers, and other areas for priority development
- Analyze the benefits of open space conservation and land-management activities, including carbon sequestration, species preservation, and habitat connectivity
- Continue to preserve and manage open space through the TransNet Environmental Mitigation Program
- Meet state requirements to complete the Regional Housing Needs Assessment by quantifying existing and future housing needs resulting from population, employment, and household growth

## Resources

TransNet Smart Growth Incentive Program and Active Transportation Grant Program

[sandag.org/grants](https://sandag.org/grants)

Regional Transit Oriented Development Strategy

[sandag.org/TOD](https://sandag.org/TOD)

SANDAG Smart Growth Concept Map

[sandag.org/smartgrowth](https://sandag.org/smartgrowth)

California Strategic Growth Council — Affordable Housing and Sustainable Communities Program

[sgc.ca.gov/programs/ahsc](https://sgc.ca.gov/programs/ahsc)