



Broad Street Mixed-Use

Mixed-Use in the City of San Luis Obispo

Situation

In 2003, the Broad Street Partners, LP contacted Oasis Associates, Inc. to assist them with the process of obtaining the requisite entitlements for a Planned Development and vesting tentative tract map that included a 51-lot subdivision within the City of San Luis Obispo. This 10-acre development combined both commercial and residential uses that were directly adjacent to industrial type uses, but in close proximity to shopping, work, and transit opportunities.

The proposed subdivision was the first large mixed-use project in the City of San Luis Obispo, which was an excellent opportunity to provide the City with an example of compact urban form; provide affordable housing opportunities; reduce auto travel by providing services, jobs, and housing in close proximity; increase residential and commercial densities along transit corridors; and provide good access for pedestrians, bicyclists, and transit users. Oasis Associates, Inc. prepared all application materials, coordinated with City staff, and represented Broad Street Partners, LP at all public meetings/ hearings.

Challenges

Due to the fact that Broad Street Partners, LP's land was originally zoned Service Commercial (CS-S), it was necessary to rezone the property to Service Commercial/Mixed Use/Planned Development (CS-S/MU/PD) to accommodate all of the proposed uses. The property's inclusion within the Airport Area Land Use Plan (ALUP) also made it necessary to work with the Airport Land Use Commission to revise the ALUP (in order to enable the proposed mix of residential and commercial uses).

Solutions

We were able to address all of the abovementioned challenges by retaining and managing a team of environmental and design professionals (who were hand chosen for their repertoire of project-specific needed skills) and developing a detailed project supplement/statement that addressed many of the City's initial concerns with rezoning the property. We also acted as the liaison between the City and the various consultants, and was able to provide the team members with direction to address the varying suggestions made by the City. A concentrated effort was also made to collaborate and work closely with the adjacent neighbors, City staff, the Airport Land Commission, advisory bodies, and decision makers. Our extensive knowledge of the expectations and concerns of these key players have enabled us to facilitate a high level of communication in a manner that satisfied all parties.

Results

With the guidance from Oasis Associates, Inc., the Broad Street Partners, LP obtained all requisite entitlements for the proposed mixed-use project. The project completed construction in 2007 and is currently housing families, students, and working professionals in approximately 50,000 square feet of residential space, as well as a variety of different retail providers in approximately 30,000 square feet of retail/office space.