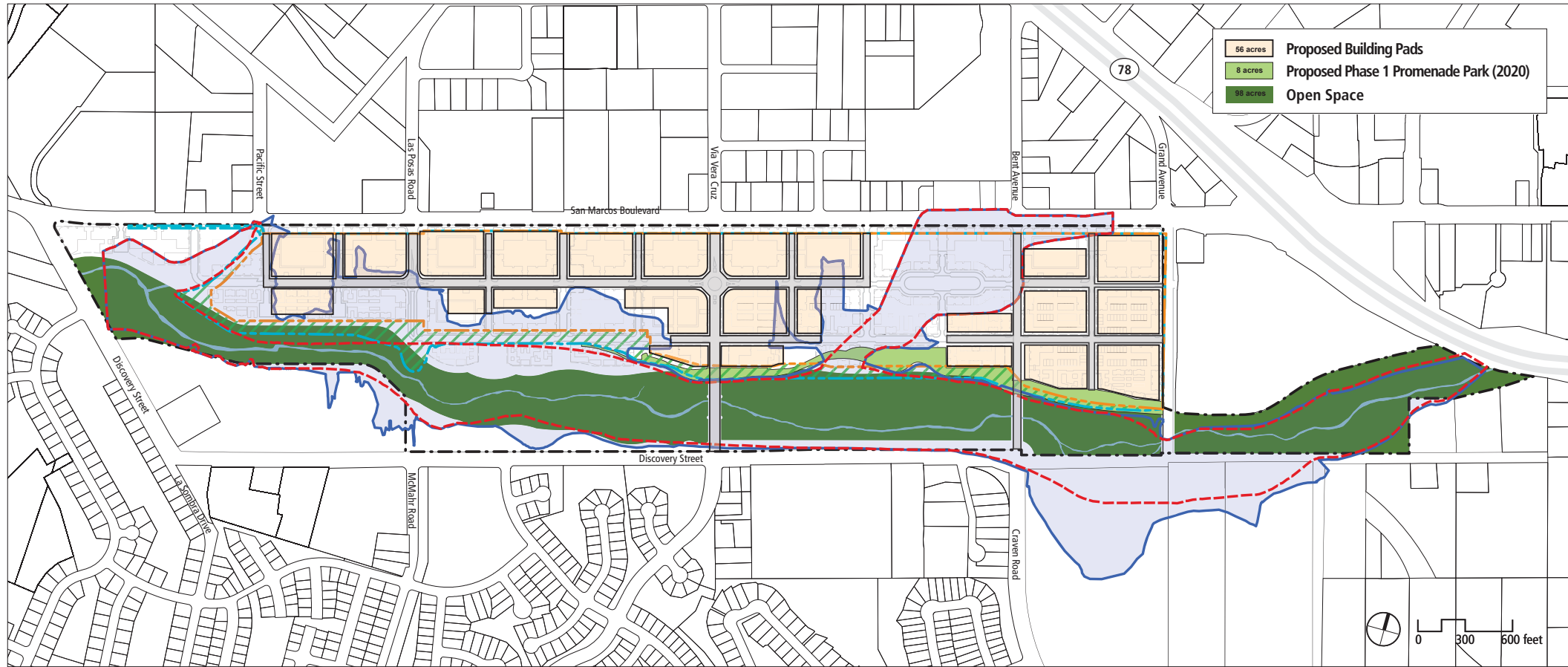




# SAN MARCOS CREEK SPECIFIC PLAN UPDATE

## 1 UPDATED PLAN AREA



**2017 Floodplain Workmap**

- Proposed 100-Yr Floodway (dashed red line)
- Proposed 100-Yr Floodplain (solid blue line)

**2015 San Marcos Engineering Master Plan**

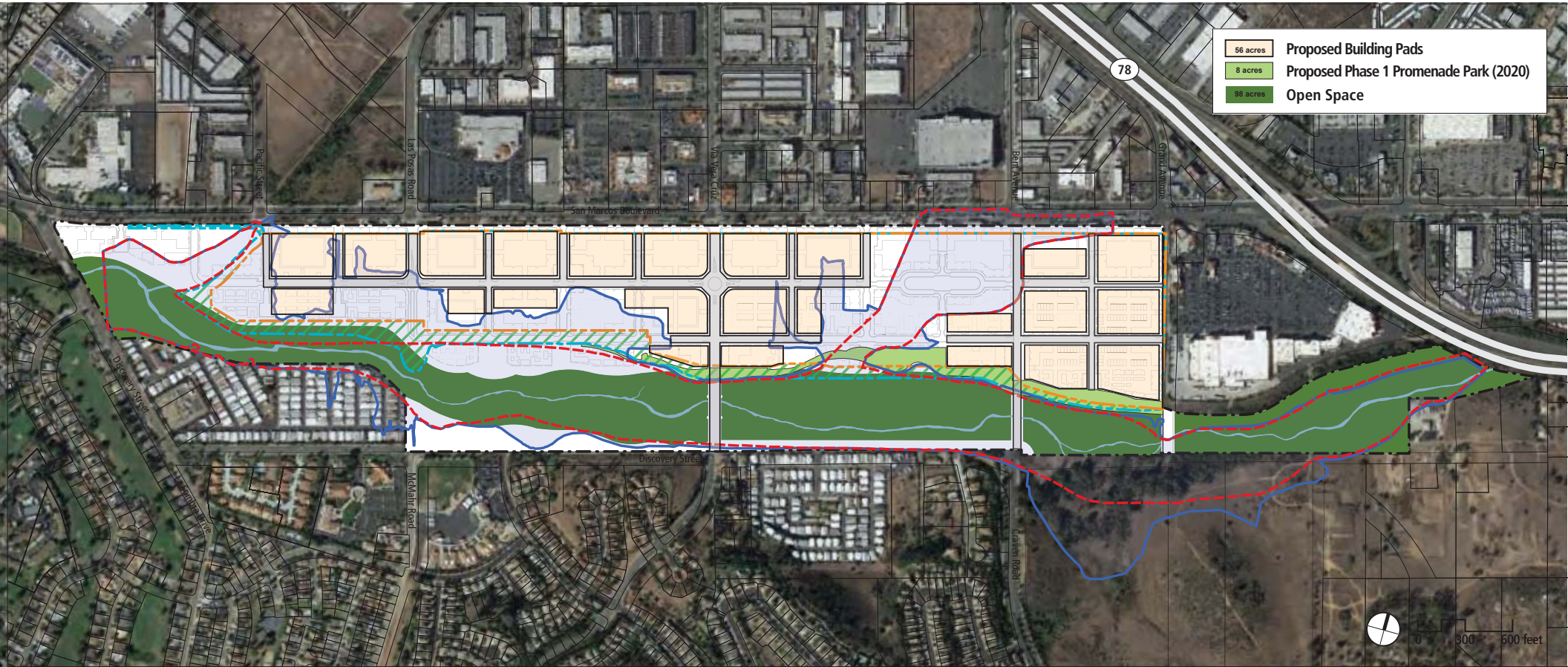
- Building Pad Limits (dashed orange line)
- Limits of Disturbance/Permits (dashed cyan line)
- Creekside Promenade and Park (hatched green area)

This plan is consistent with the 2017 floodway and floodplain and the 2015 SMC Engineering Master Plan.



# SAN MARCOS CREEK SPECIFIC PLAN UPDATE

## 2 UPDATED PLAN AREA



56 acres	Proposed Building Pads
8 acres	Proposed Phase 1 Promenade Park (2020)
98 acres	Open Space

**2017 Floodplain Workmap**

- Proposed 100-Yr Floodway
- Proposed 100-Yr Floodplain

**2015 San Marcos Engineering Master Plan**

- Building Pad Limits
- Limits of Disturbance/Permits
- Creekside Promenade and Park

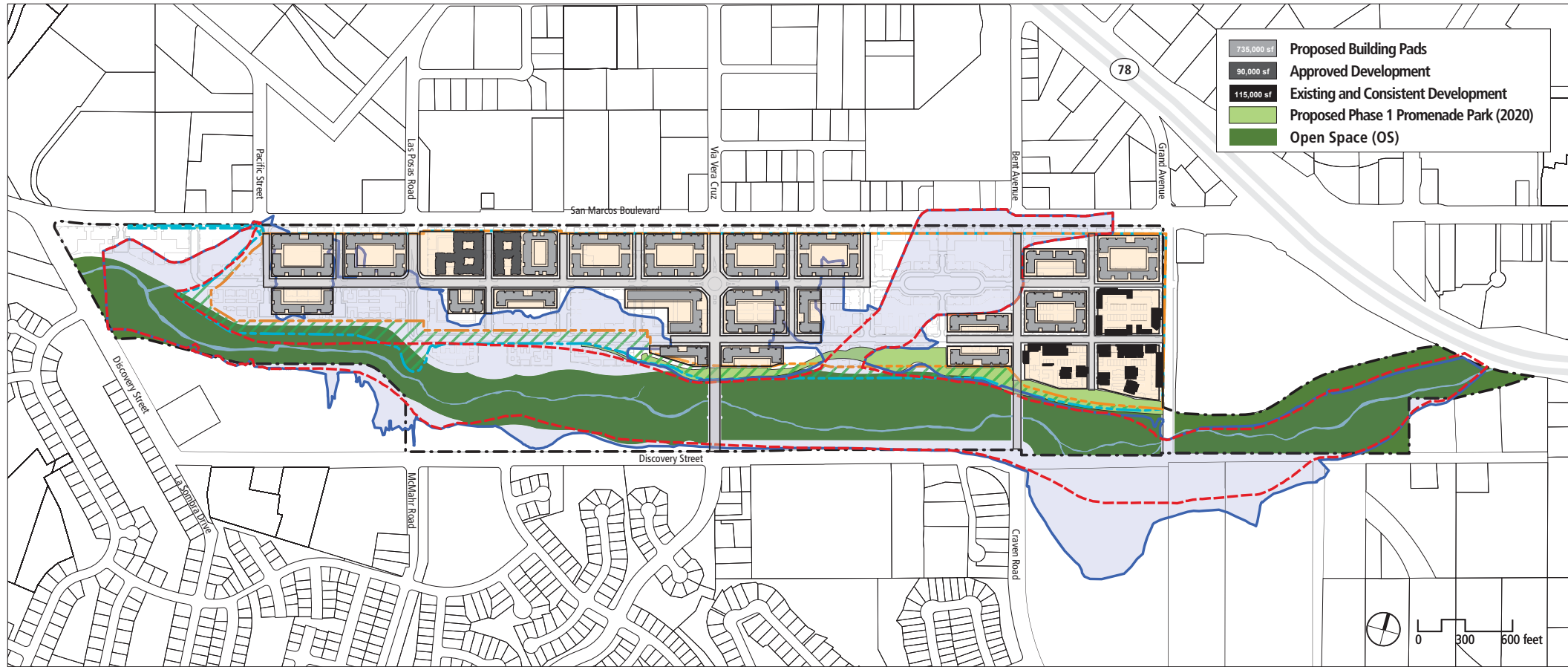
This plan is consistent with the 2017 floodway and floodplain and the 2015 SMC Engineering Master Plan.



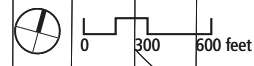


# SAN MARCOS CREEK SPECIFIC PLAN UPDATE

## 3 UPDATED DEVELOPMENT PLAN



735,000 sf	Proposed Building Pads
90,000 sf	Approved Development
115,000 sf	Existing and Consistent Development
	Proposed Phase 1 Promenade Park (2020)
	Open Space (OS)



**2017 Floodplain Workmap**

- Proposed 100-Yr Floodway
- Proposed 100-Yr Floodplain

**2015 San Marcos Engineering Master Plan**

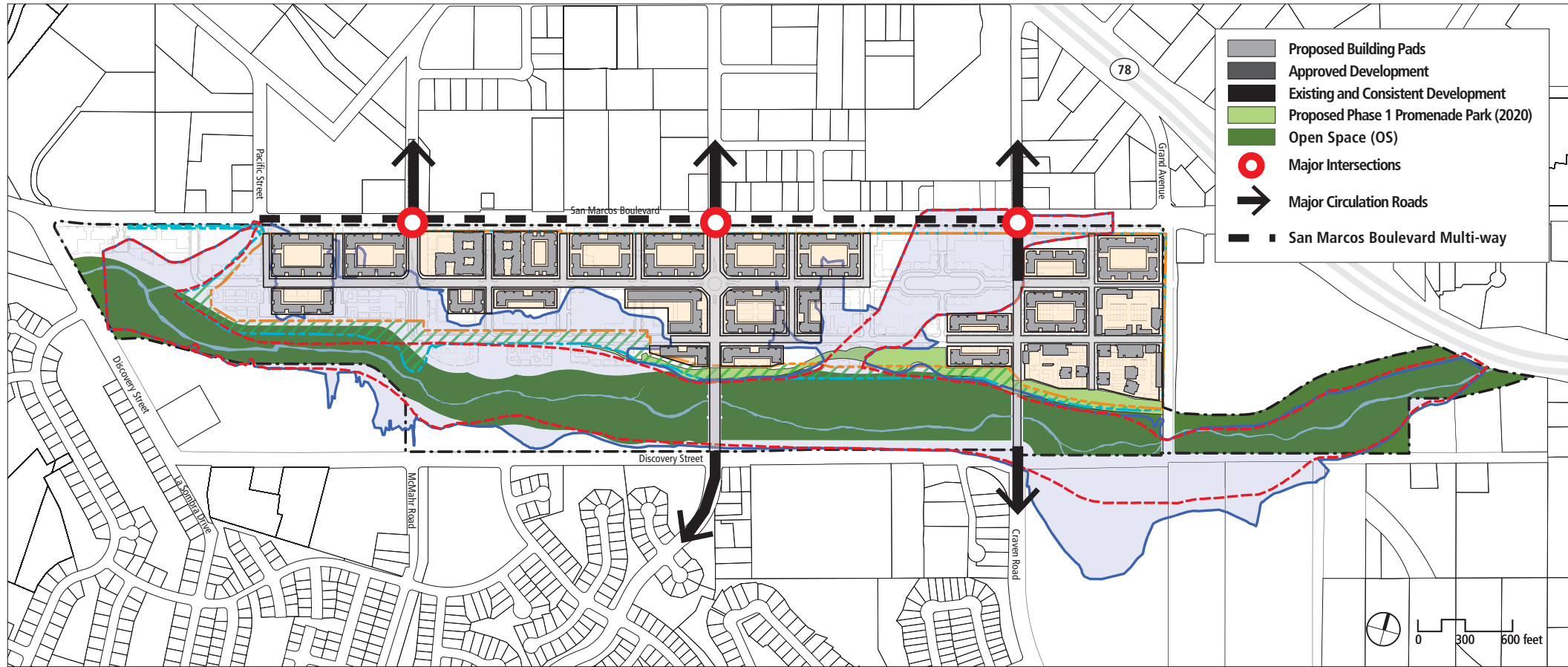
- Building Pad Limits
- Limits of Disturbance/Permits
- Creekside Promenade and Park

This plan is consistent with the 2017 floodway and floodplain and the 2015 SMC Engineering Master Plan.



# SAN MARCOS CREEK SPECIFIC PLAN UPDATE

## 4 UPDATED CIRCULATION PLAN



- Proposed Building Pads
- Approved Development
- Existing and Consistent Development
- Proposed Phase 1 Promenade Park (2020)
- Open Space (OS)
- Major Intersections
- Major Circulation Roads
- San Marcos Boulevard Multi-way

- 2017 Floodplain Workmap**
- Proposed 100-Yr Floodway
  - Proposed 100-Yr Floodplain

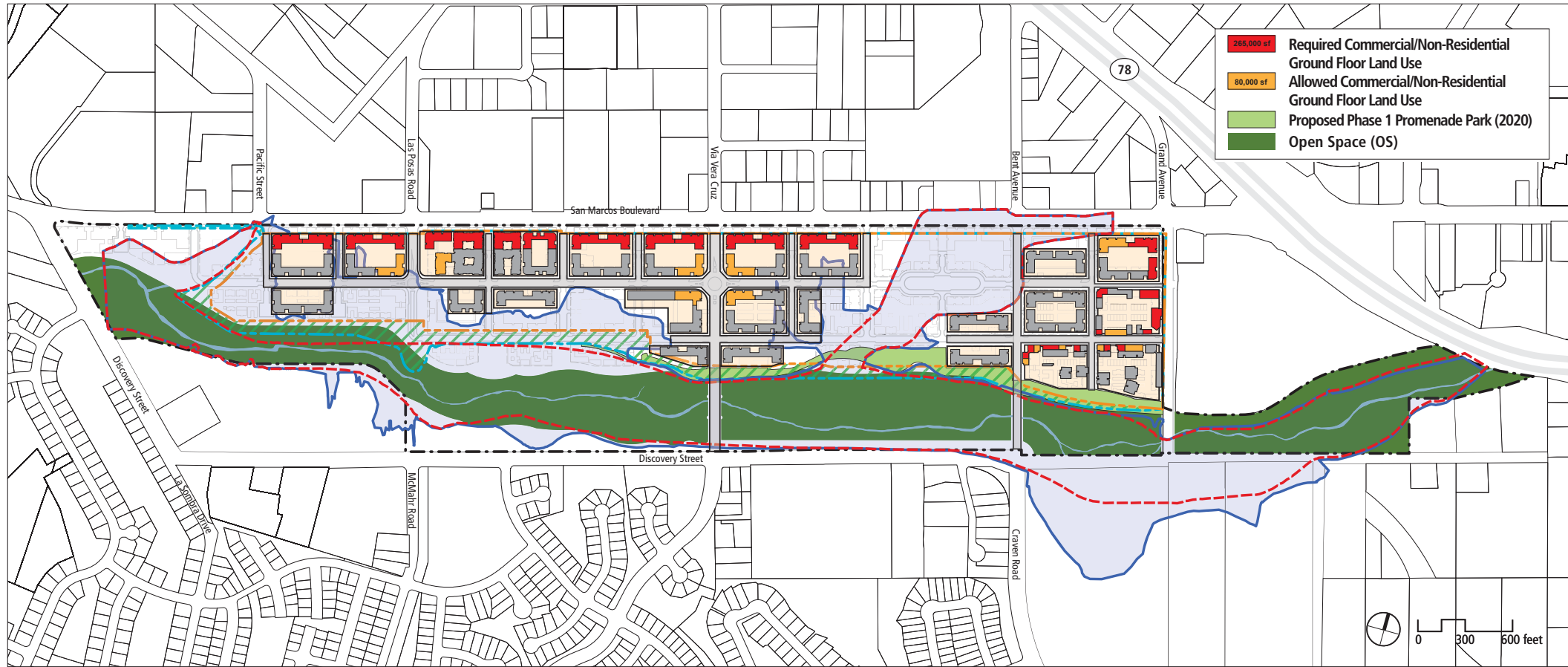
- 2015 San Marcos Engineering Master Plan**
- Building Pad Limits
  - Limits of Disturbance/Permits
  - Creekside Promenade and Park

This plan is consistent with the 2017 floodway and floodplain and the 2015 SMC Engineering Master Plan.



# SAN MARCOS CREEK SPECIFIC PLAN UPDATE

## 5 UPDATED GROUND FLOOR LAND USE PLAN - SAN MARCOS BOULEVARD FRONTAGE CONCEPT



265,000 sf	Required Commercial/Non-Residential Ground Floor Land Use
80,000 sf	Allowed Commercial/Non-Residential Ground Floor Land Use
	Proposed Phase 1 Promenade Park (2020)
	Open Space (OS)

**2017 Floodplain Workmap**

- Proposed 100-Yr Floodway
- Proposed 100-Yr Floodplain

**2015 San Marcos Engineering Master Plan**

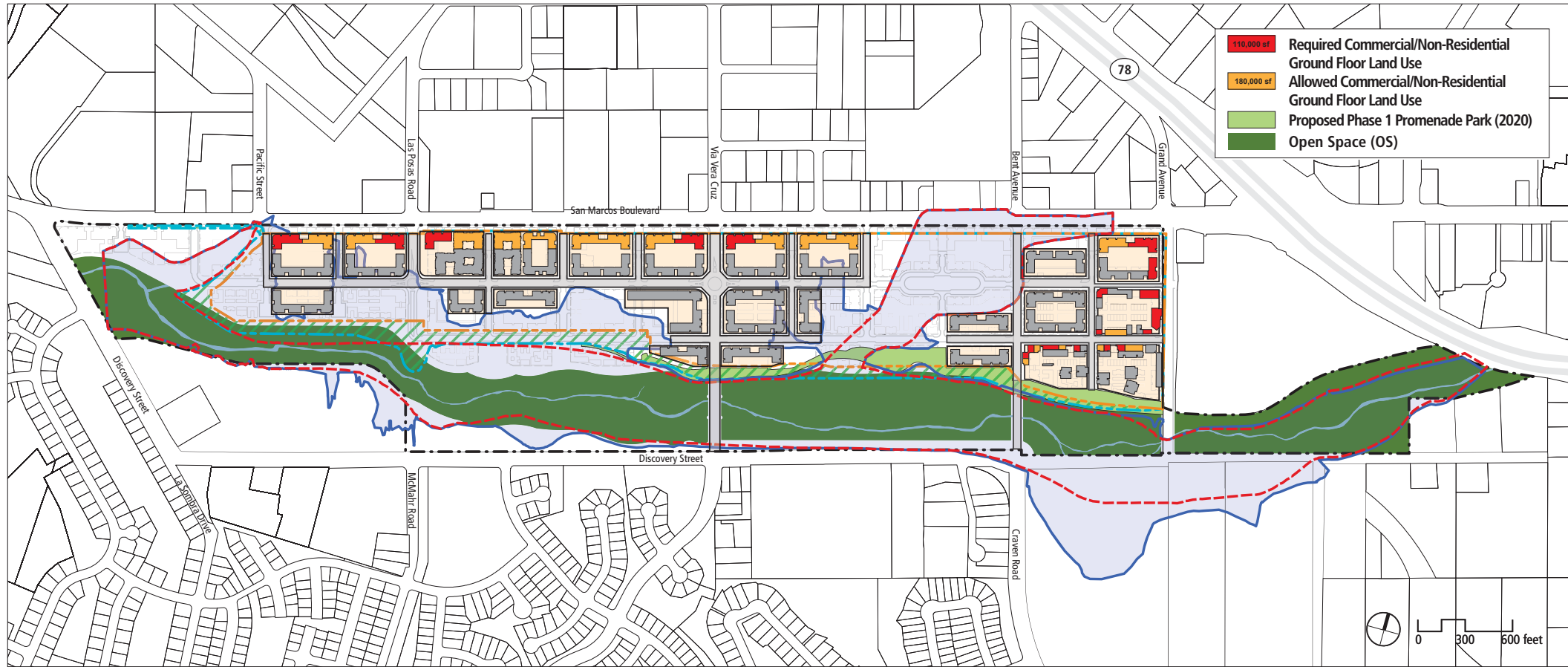
- Building Pad Limits
- Limits of Disturbance/Permits
- Creekside Promenade and Park

This plan is consistent with the 2017 floodway and floodplain and the 2015 SMC Engineering Master Plan.



# SAN MARCOS CREEK SPECIFIC PLAN UPDATE

## 6 UPDATED GROUND FLOOR LAND USE PLAN - SAN MARCOS BOULEVARD NODE CONCEPT



110,000 sf	Required Commercial/Non-Residential Ground Floor Land Use
180,000 sf	Allowed Commercial/Non-Residential Ground Floor Land Use
	Proposed Phase 1 Promenade Park (2020)
	Open Space (OS)

**2017 Floodplain Workmap**

- Proposed 100-Yr Floodway
- Proposed 100-Yr Floodplain

**2015 San Marcos Engineering Master Plan**

- Building Pad Limits
- Limits of Disturbance/Permits
- Creekside Promenade and Park

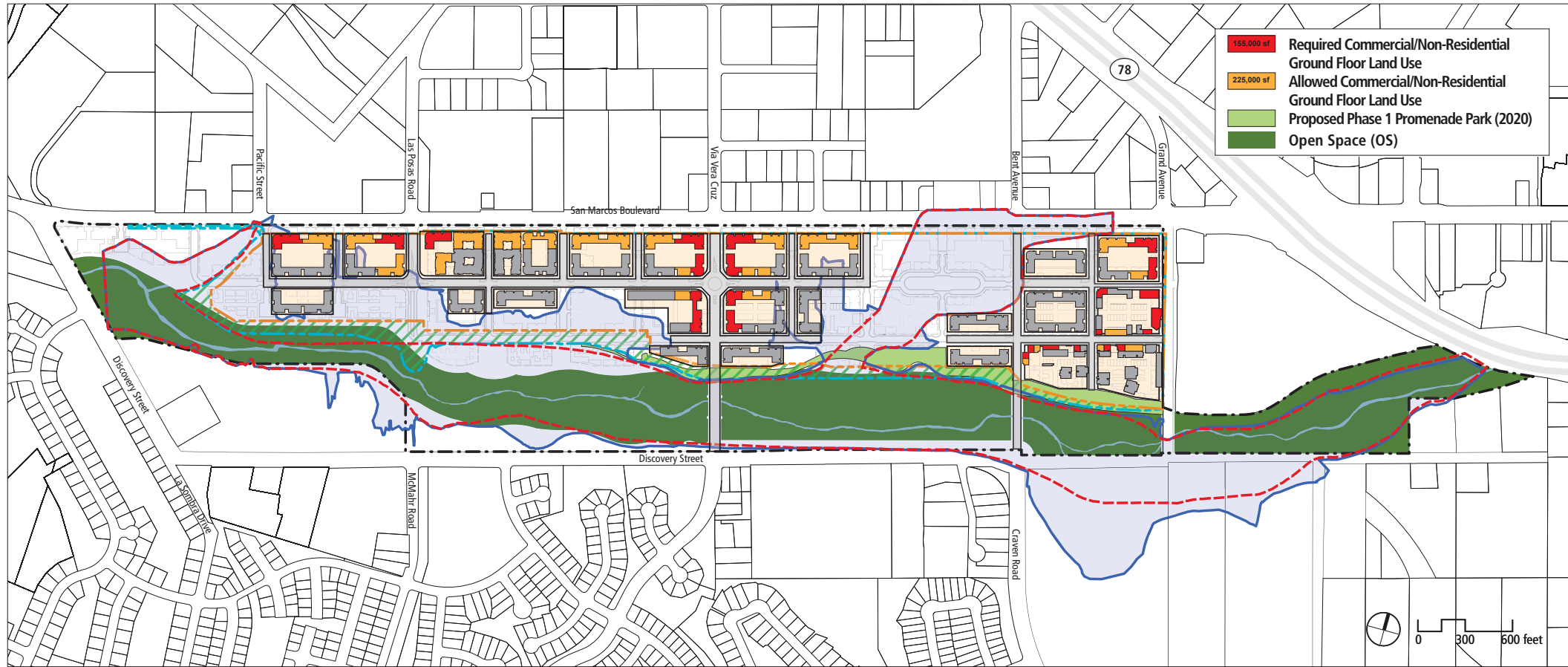
This plan is consistent with the 2017 floodway and floodplain and the 2015 SMC Engineering Master Plan.



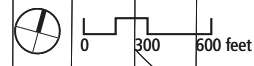


# SAN MARCOS CREEK SPECIFIC PLAN UPDATE

## 7 UPDATED GROUND FLOOR LAND USE PLAN - SAN MARCOS BOULEVARD NODE AND CENTER CONCEPT



155,000 sf	Required Commercial/Non-Residential Ground Floor Land Use
225,000 sf	Allowed Commercial/Non-Residential Ground Floor Land Use
	Proposed Phase 1 Promenade Park (2020)
	Open Space (OS)



**2017 Floodplain Workmap**

- Proposed 100-Yr Floodway
- Proposed 100-Yr Floodplain

**2015 San Marcos Engineering Master Plan**

- Building Pad Limits
- Limits of Disturbance/Permits
- Creekside Promenade and Park

This plan is consistent with the 2017 floodway and floodplain and the 2015 SMC Engineering Master Plan.