



Building Blocks of Land Use Alternatives

CPG Subcommittee Meeting
April 8, 2016

- 3:00 – 3:30: Presentation
 - *Community Feedback*
 - *Highlights from*
 - Existing Conditions
 - Issues and Options
 - *Future Public Improvements*
 - *Strategies for Alternatives*
- 3:30 – 4:30: Activities and Discussion



Community Concerns and Priorities



Slide 3

10

Shouldn't this set of slides be the first thing?

Rajeev Bhatia, 4/6/2016

Community Engagement

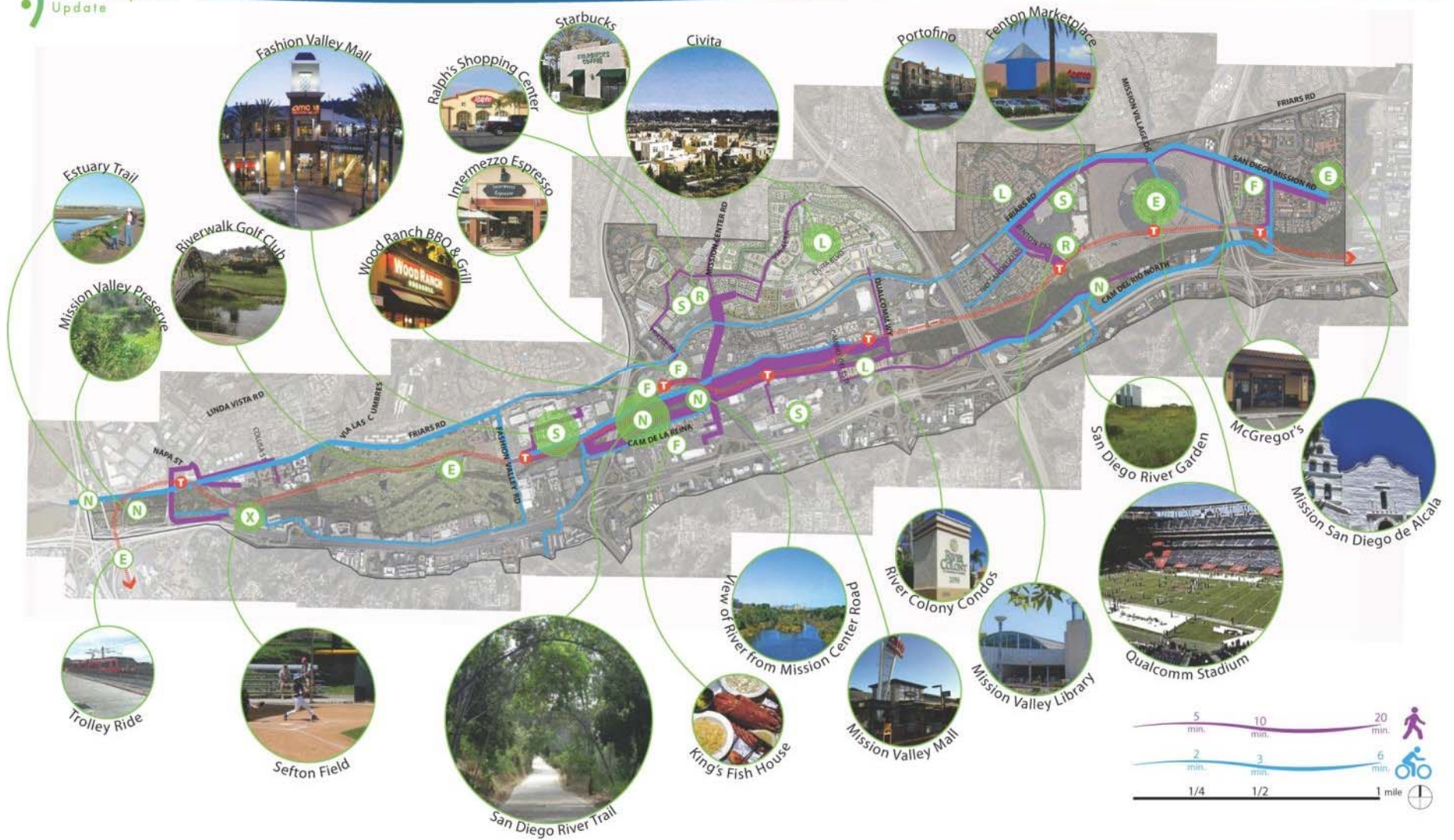
- Community Workshops (2)
 - *June 2015; October 2015*
- CPG Subcommittee Meetings (8 so far, July 2015 – March 2016)
- Stakeholder Interviews (40)
- *Future Engagement will include web-based survey, interactive activity*

Path of Discovery



PROJECT INITIATION ACTIVITY SUMMARY
SUMMARY OF MAPS AND PATHS RECEIVED FROM COMMUNITY STAKEHOLDERS
SEPTEMBER 2015

Paths of Discovery



Themes



Improve the
pedestrian and
bicycle
experience



Address and
manage traffic



Make it easier
to take transit

Themes



A river-focused
community



More parks and
open spaces



More active
recreation
facilities

Themes



Diverse mix of
land uses, while
reinforcing
regional
commercial



More housing
options,
including
affordable ones



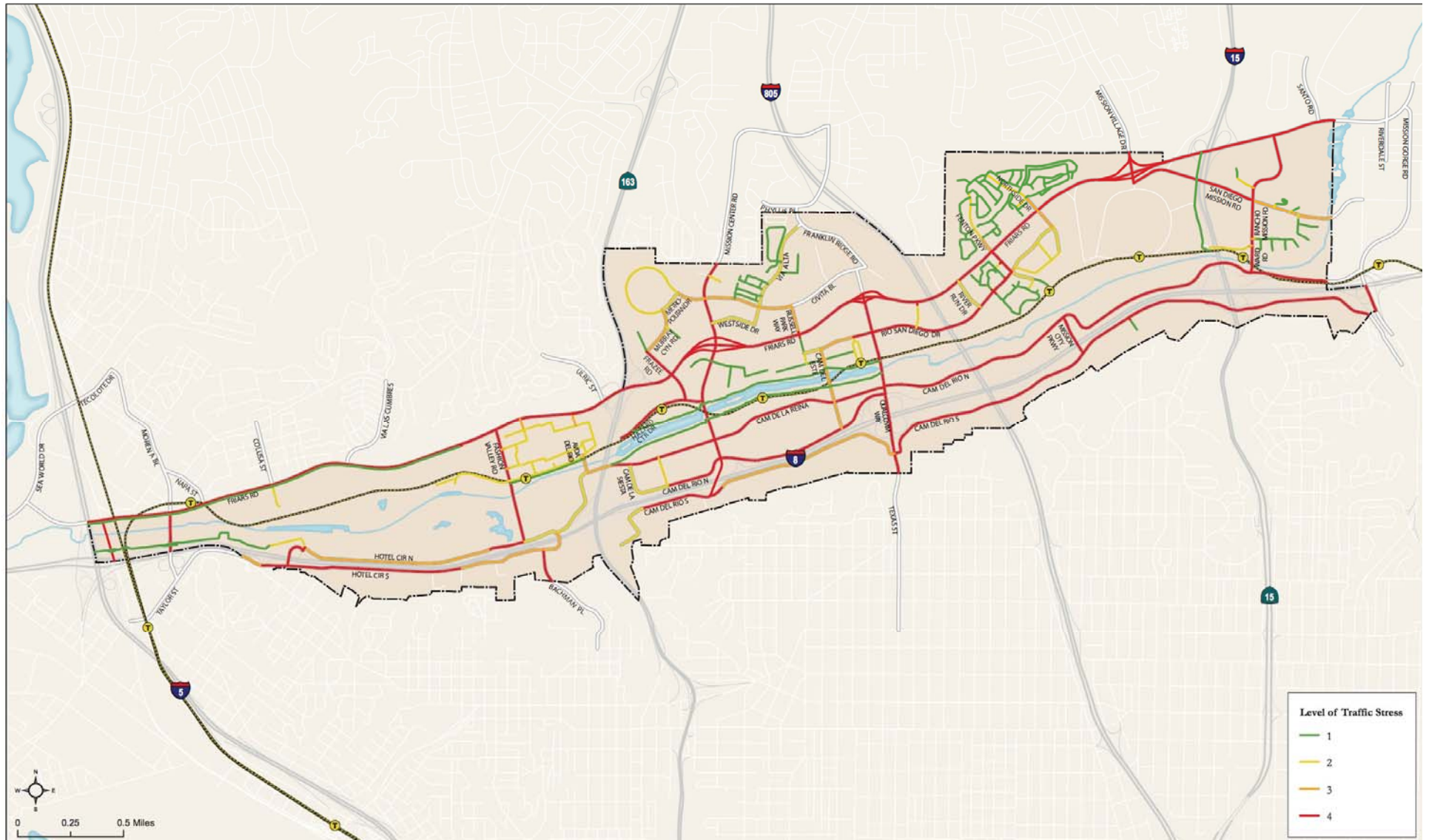
A more urban
experience;
making a great
place



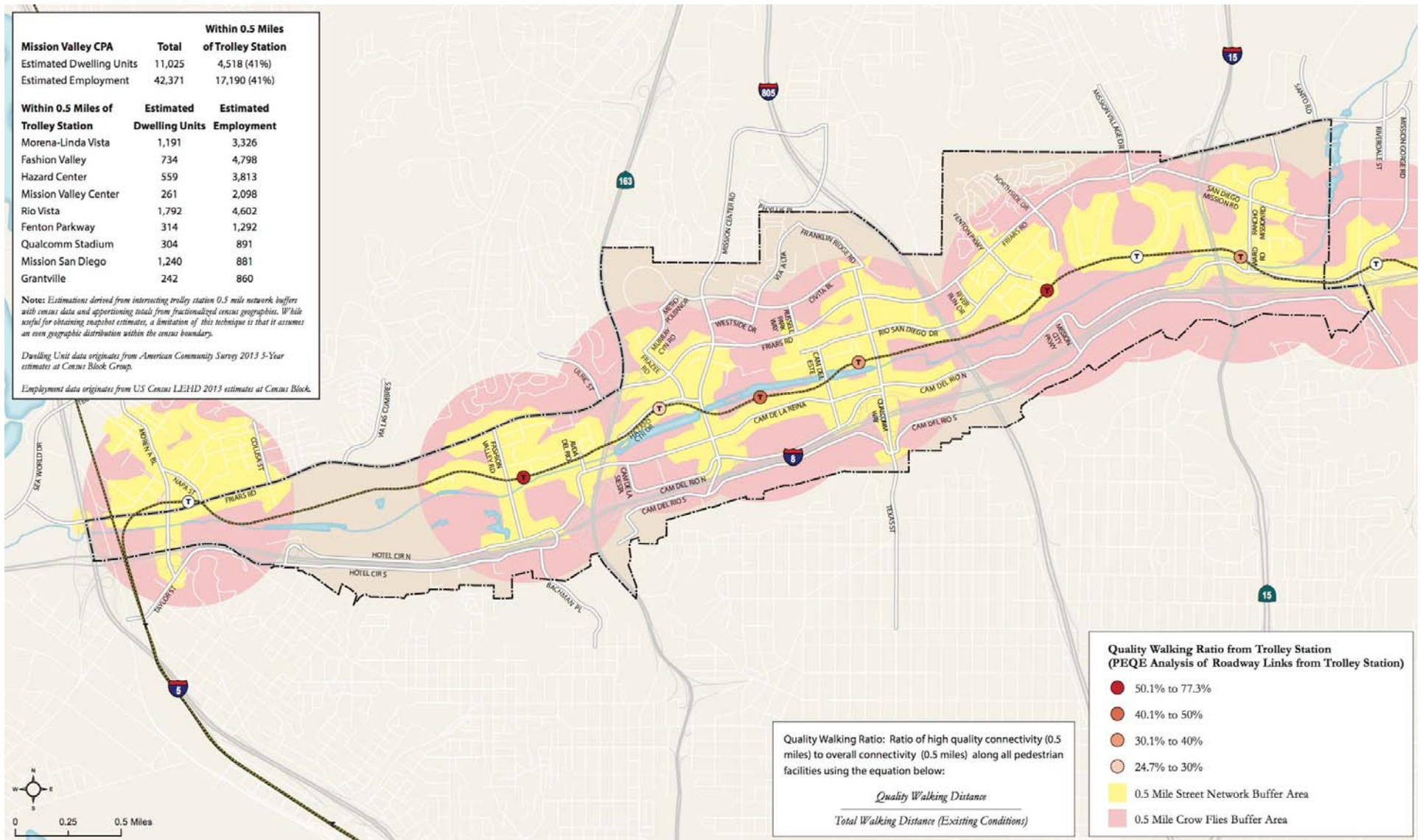
Existing Conditions Issues and Options



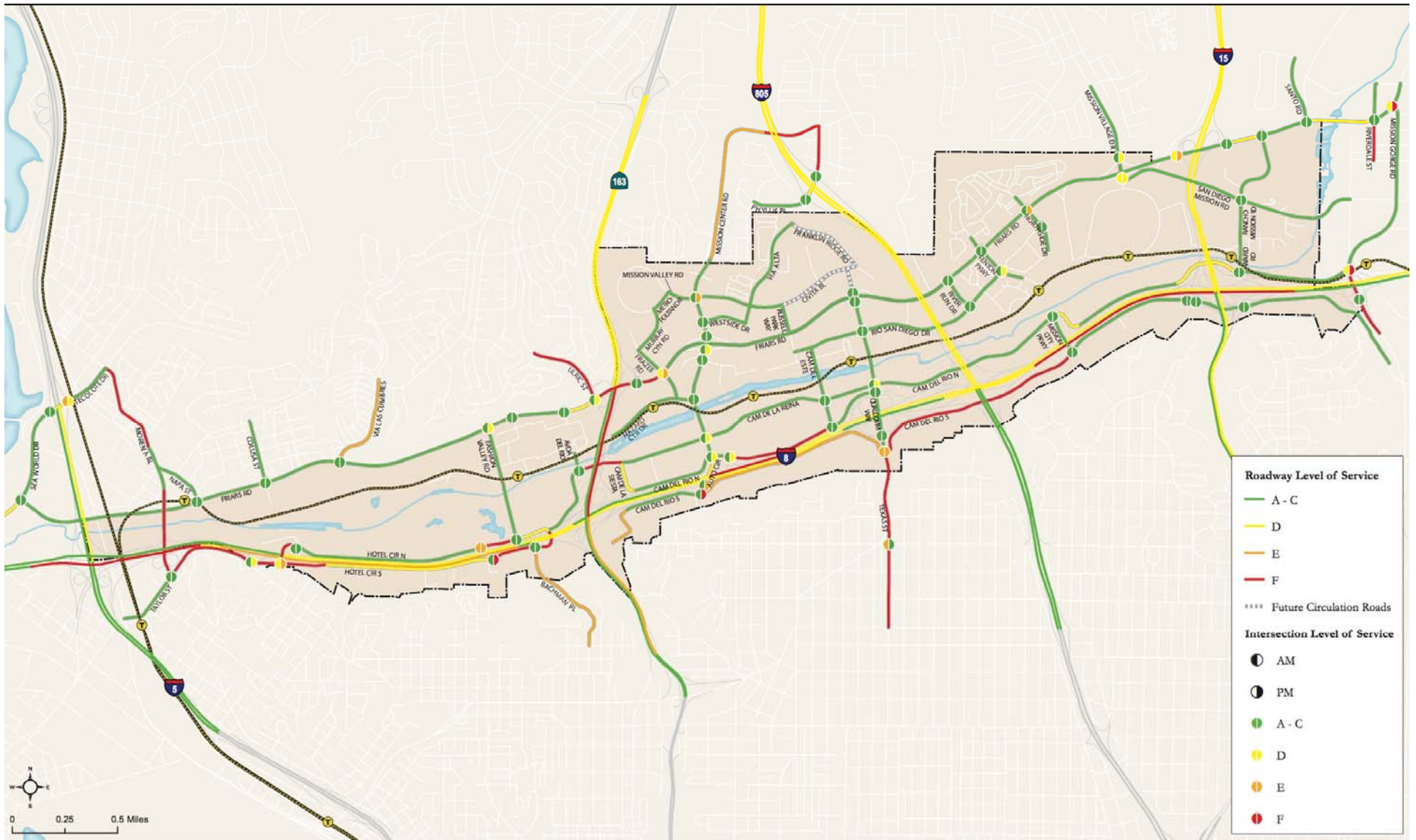
Bicycle Level of Stress



Half-Mile Pedestrian Walkshed From Trolley Stations



Roadway and Intersection Level of Service



Mobility Options

Circulator on Camino de la Reina



Aerial Tram Connection



Improving Pedestrian and Bicycle Infrastructure



Enhancing Access to the Trolley



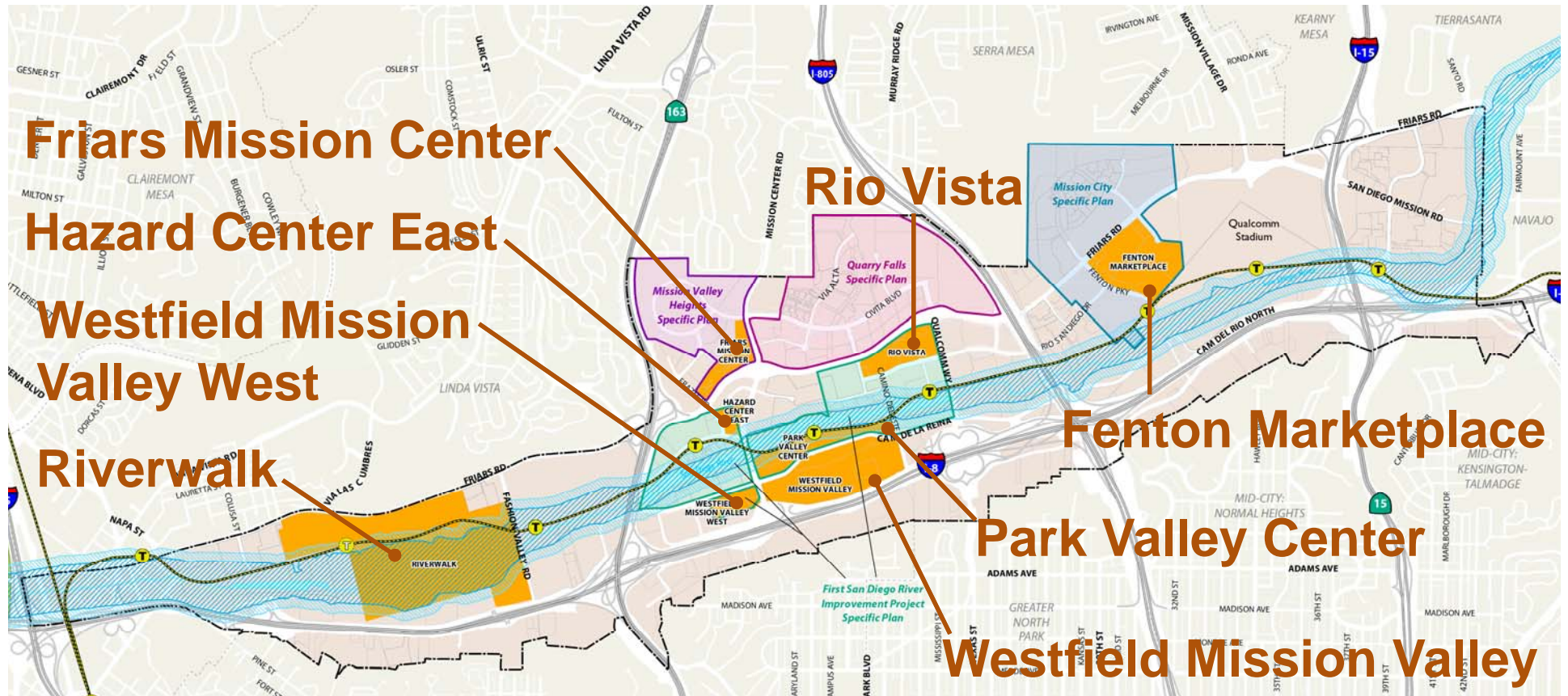
Opportunities for an Interconnected Park and Open Space System



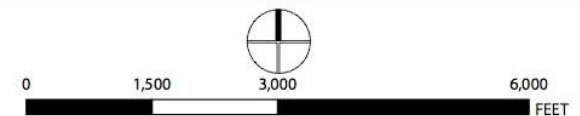
Need for a “Main Street”?



Opportunities on Large Sites

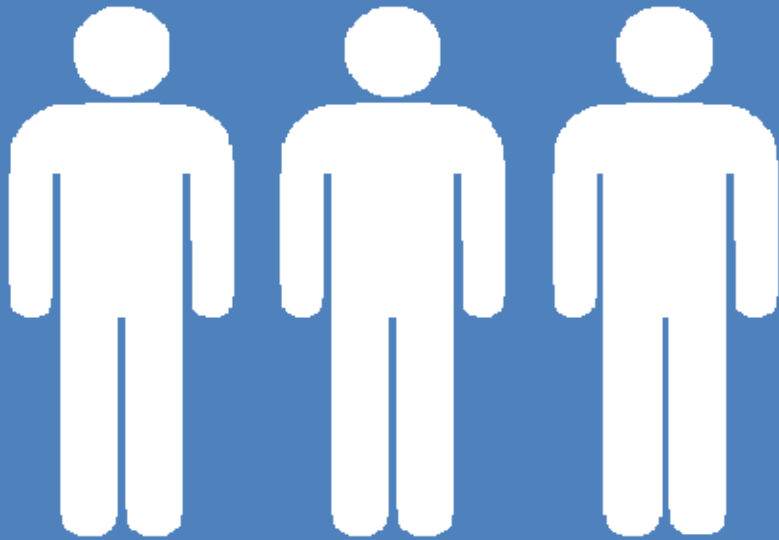


Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. (www.sangis.org)
Dyett & Bhatia, 2015

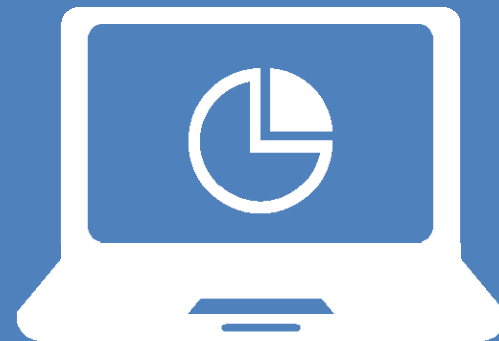


Growth Projections

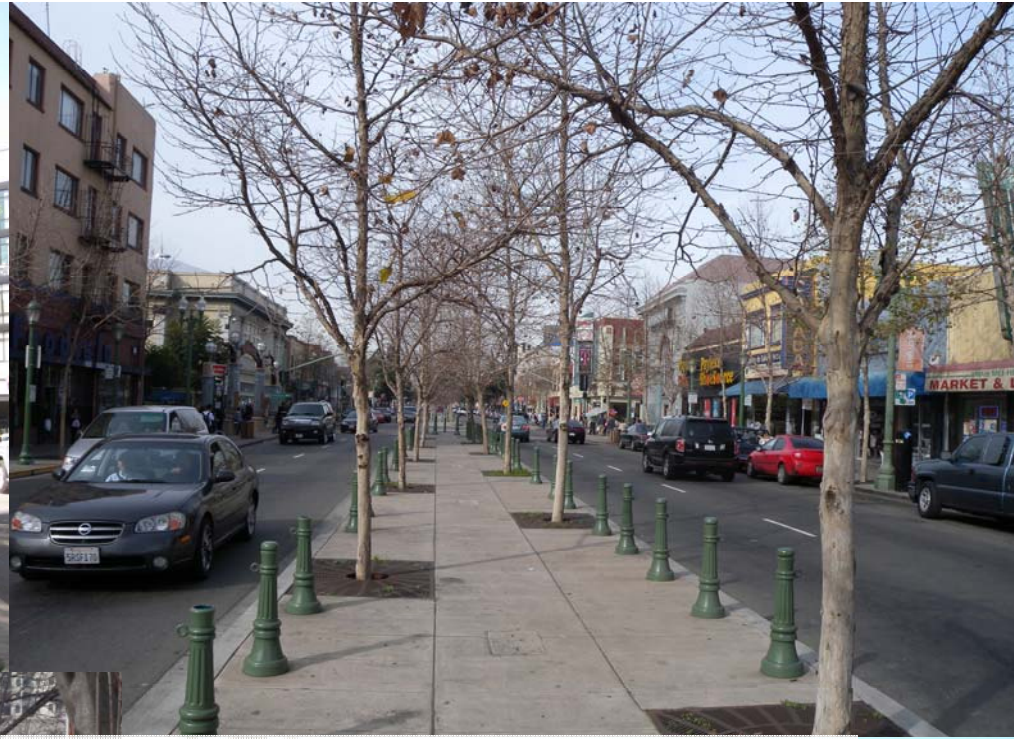
San Diego Association of Governments (SANDAG) projects that in 2040, Mission Valley will have...



86% larger population
(+16,337 people)



30% more jobs
(+13,166 jobs)



Future Public Improvements








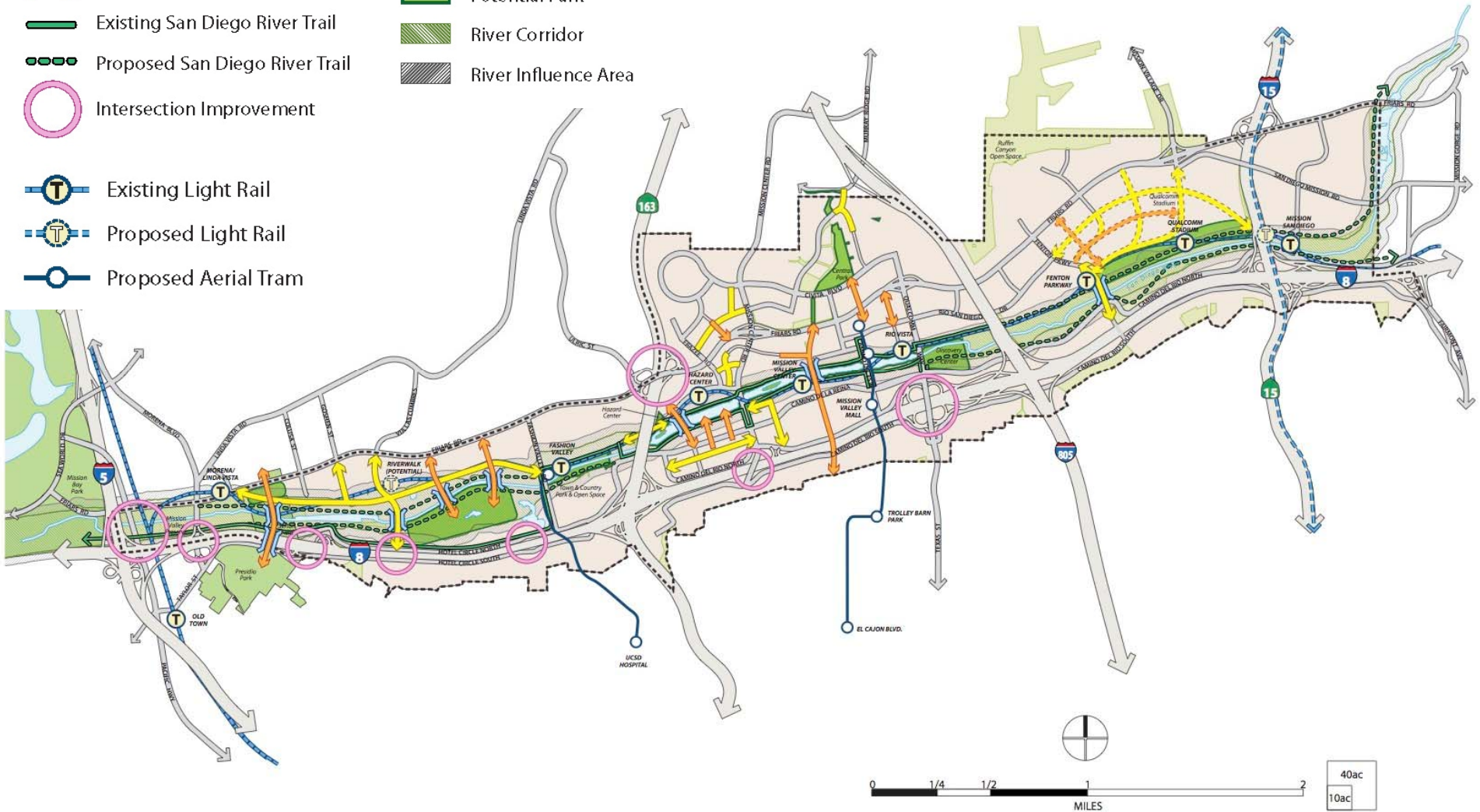
Potential Public Improvements

Circulation Improvement

-  Roadway Connection
-  Pedestrian/Bicycle Connection
-  New Bridge
-  Existing San Diego River Trail
-  Proposed San Diego River Trail
-  Intersection Improvement
-  Existing Light Rail
-  Proposed Light Rail
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Park and Open Space

-  Existing Park
-  Existing Open Space
-  Potential Park
-  River Corridor
-  River Influence Area








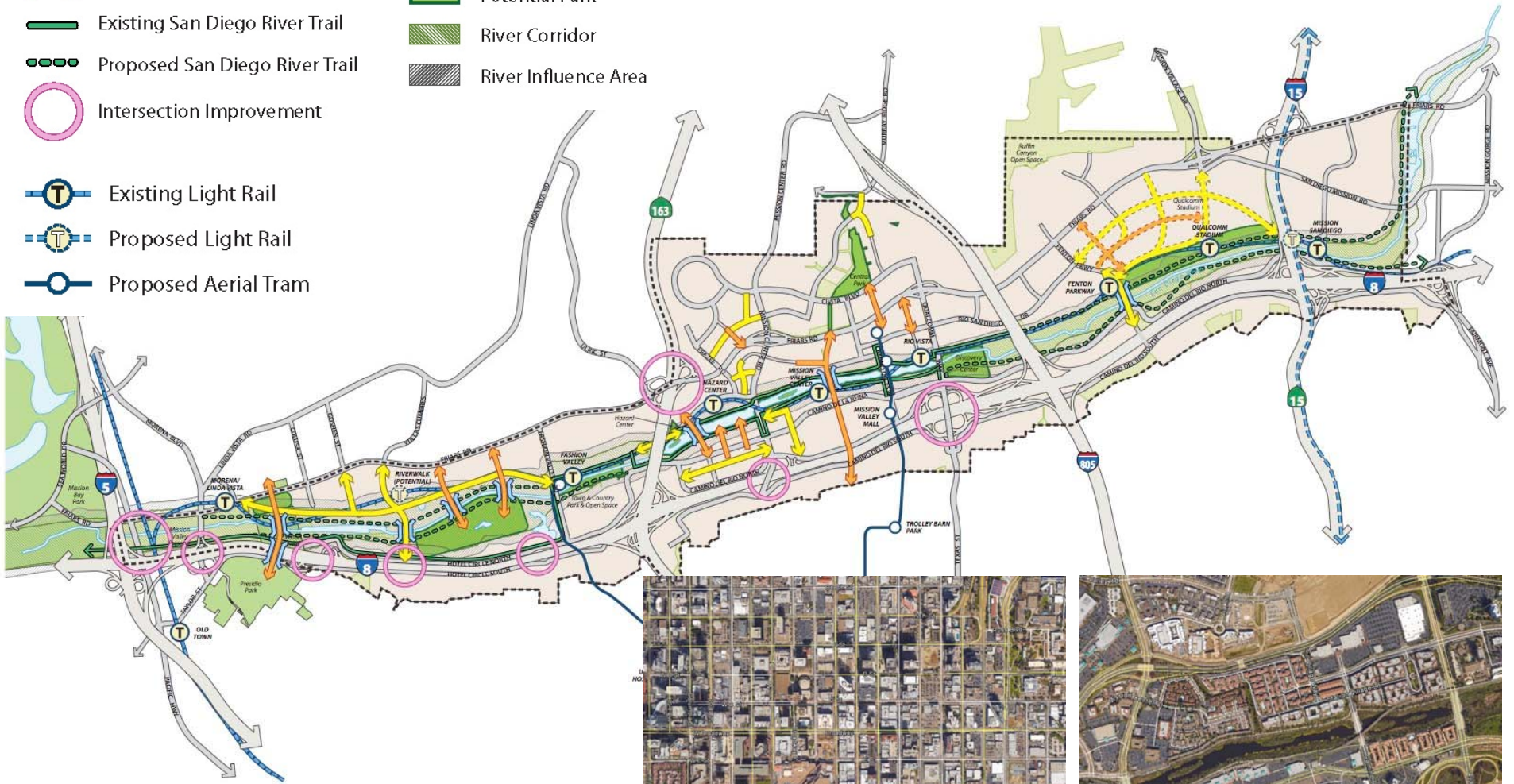
New Streets

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Downtown San Diego








Mission Valley

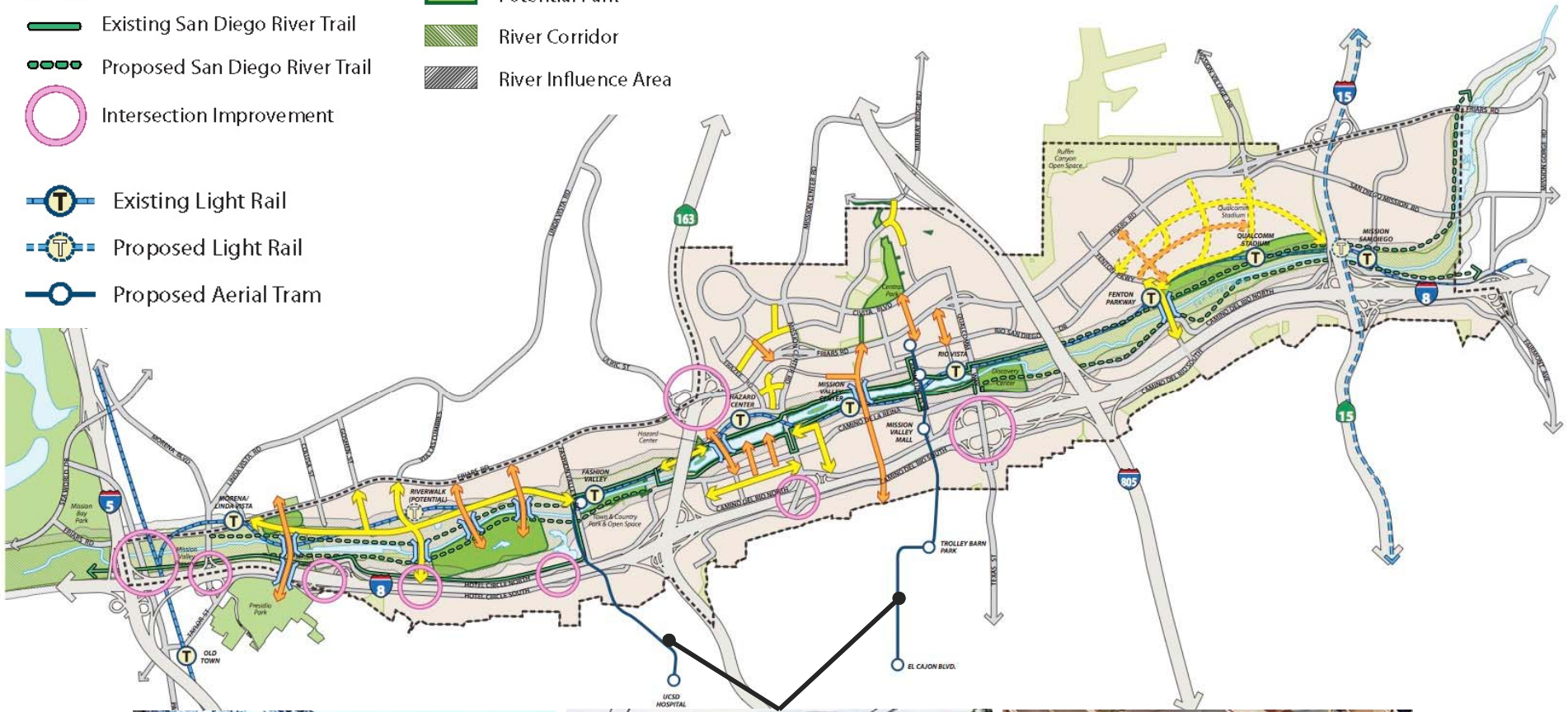
Transit Facilities

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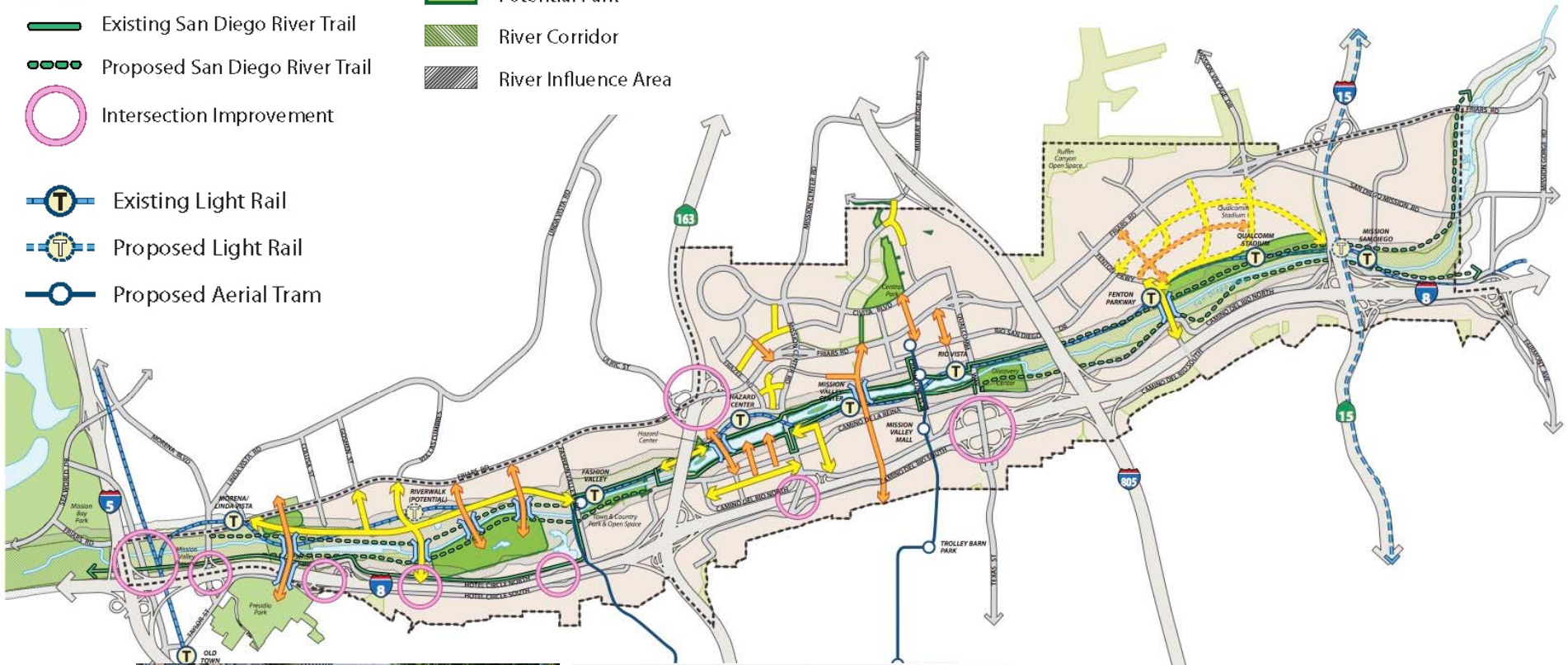
Pedestrian/Bike Enhancements

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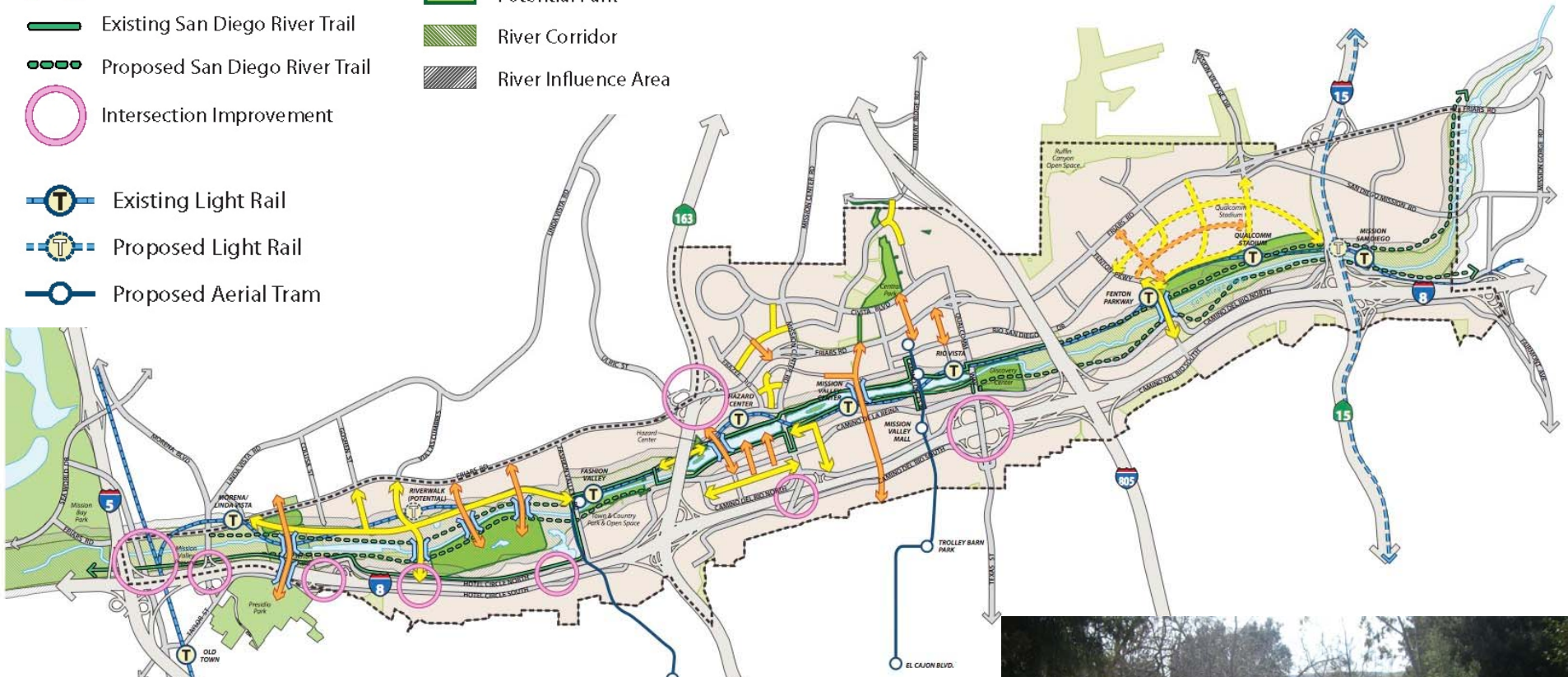
Parks, Trails, Open Spaces

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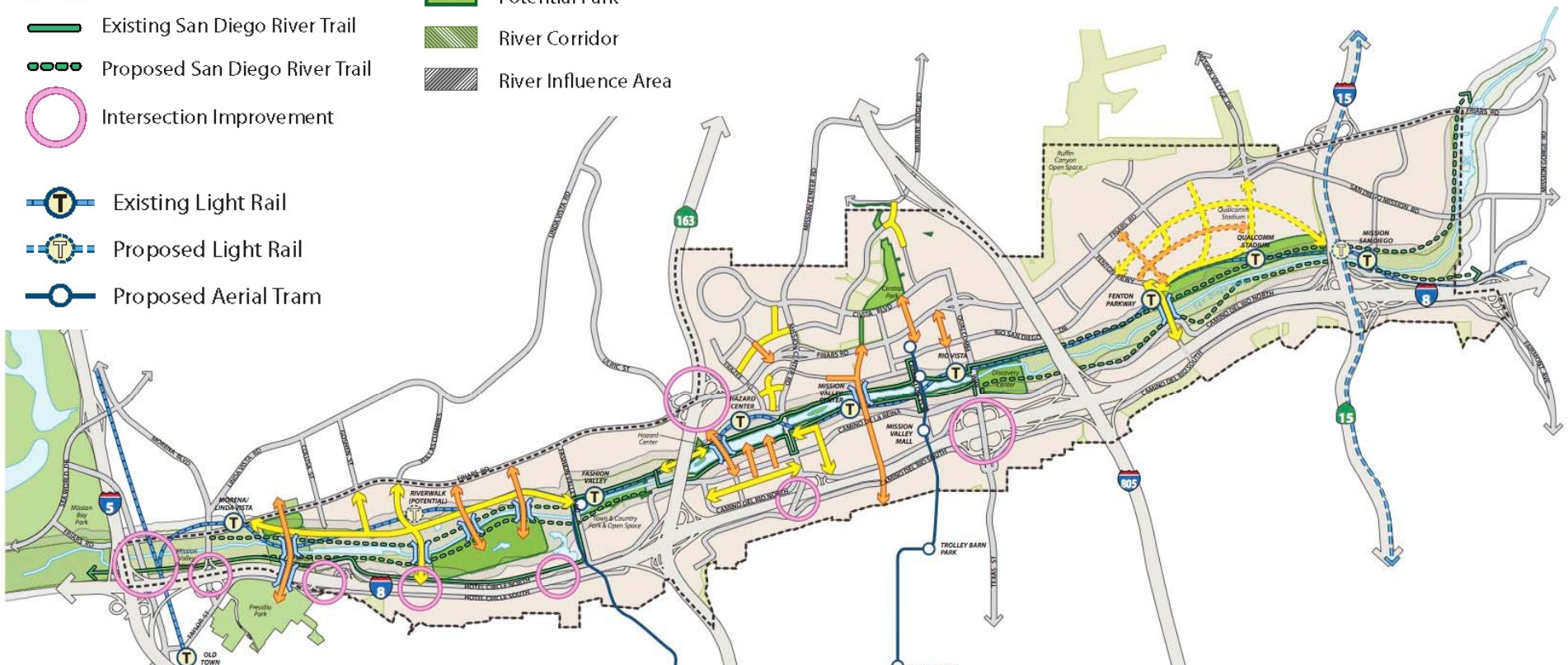
Bridges and Underpasses

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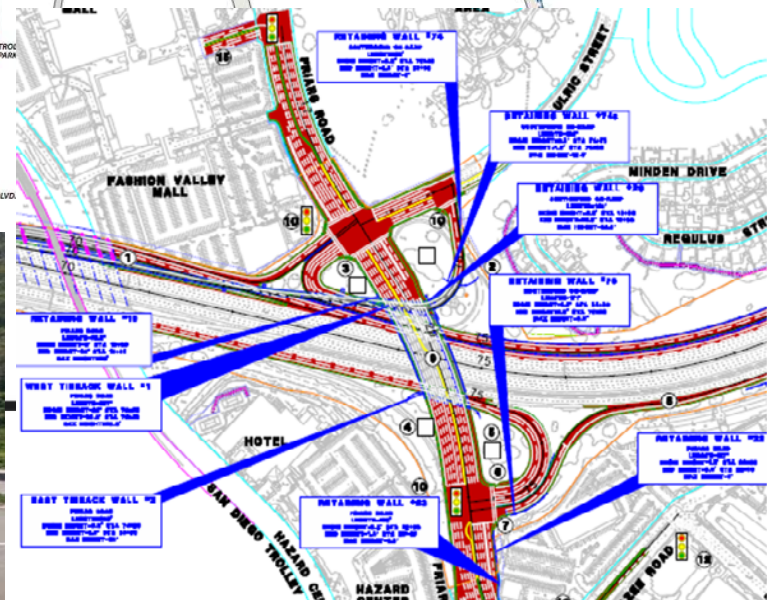
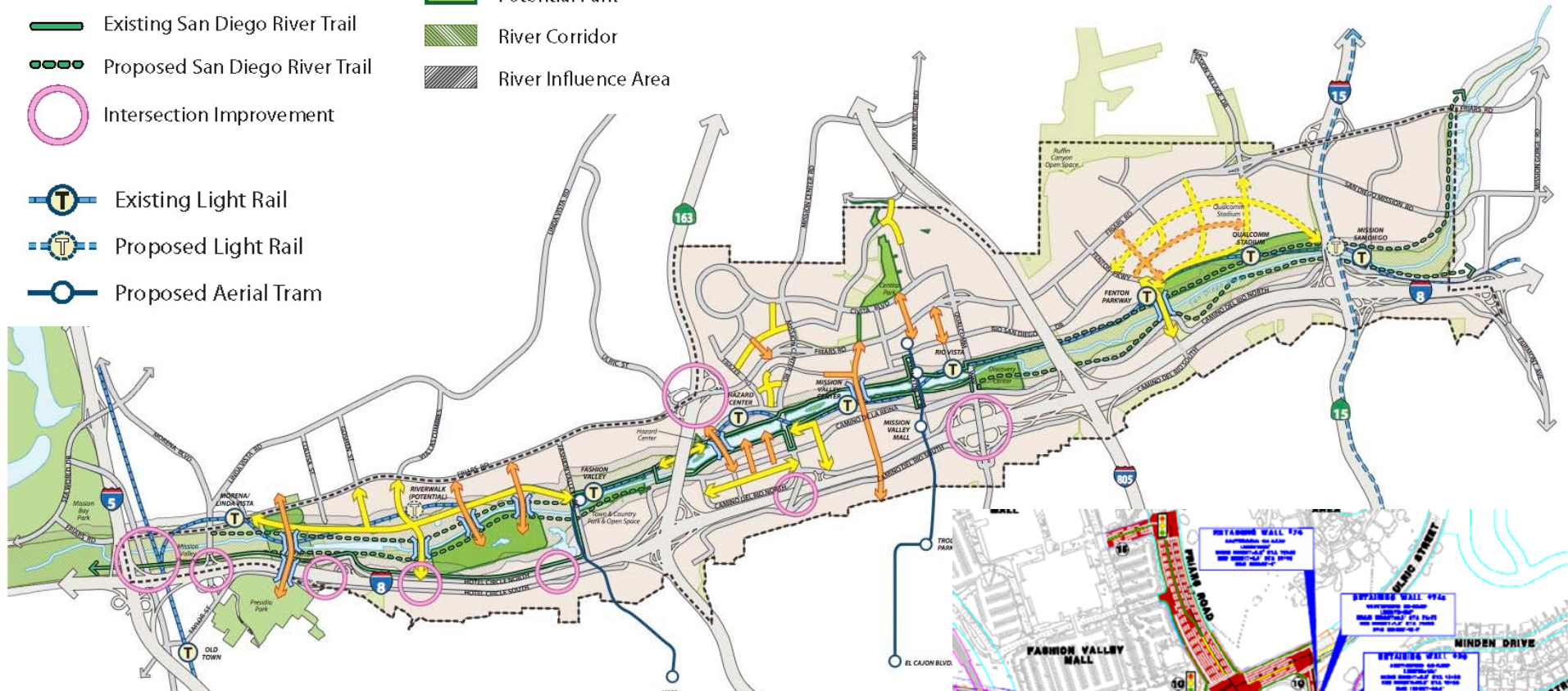
Interchange Improvements

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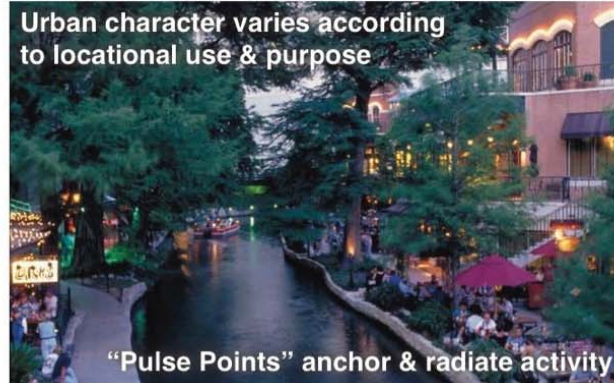
Approaching Alternatives



Approaching Alternatives

- Explore **range of outcomes** that satisfy the needs and vision of community members
- Examine ways to **accommodate growth** and market demand
- **Create a framework** for land use, circulation, and design policies of Community Plan
- Plan will likely be a **hybrid** of different concepts
- **Correlate public investments** with location and amount of future development

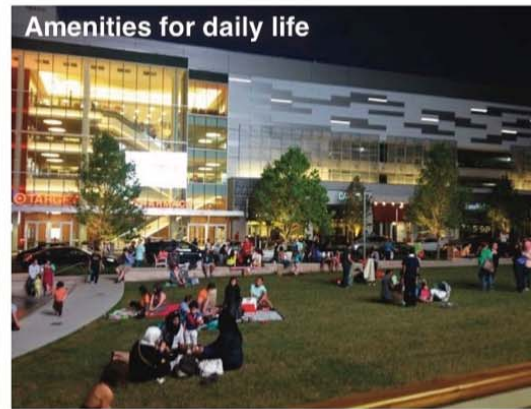
River Park



Great Streets



Complete Neighborhoods








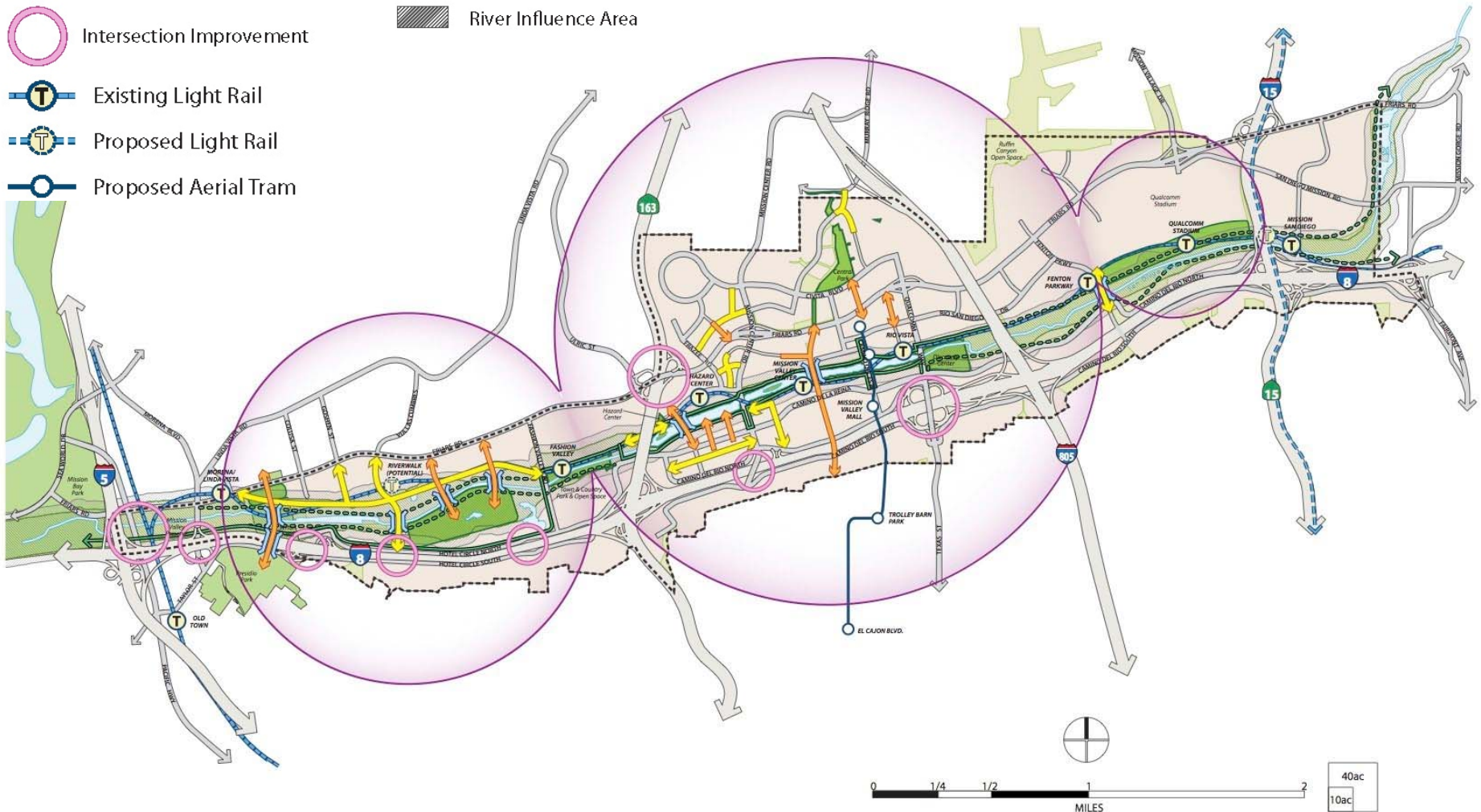
Central Focus

Circulation Improvement

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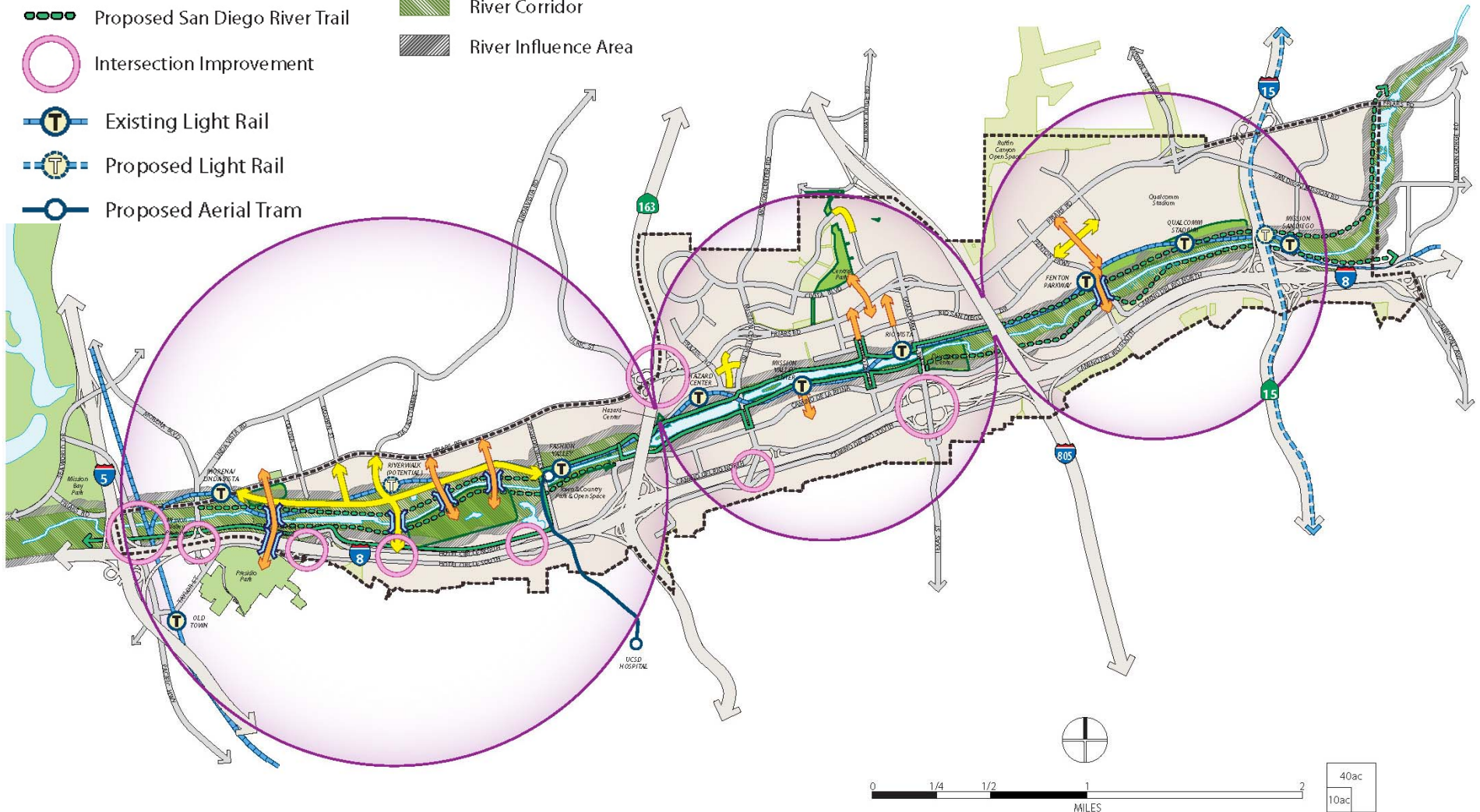
Western Focus

Circulation Improvement

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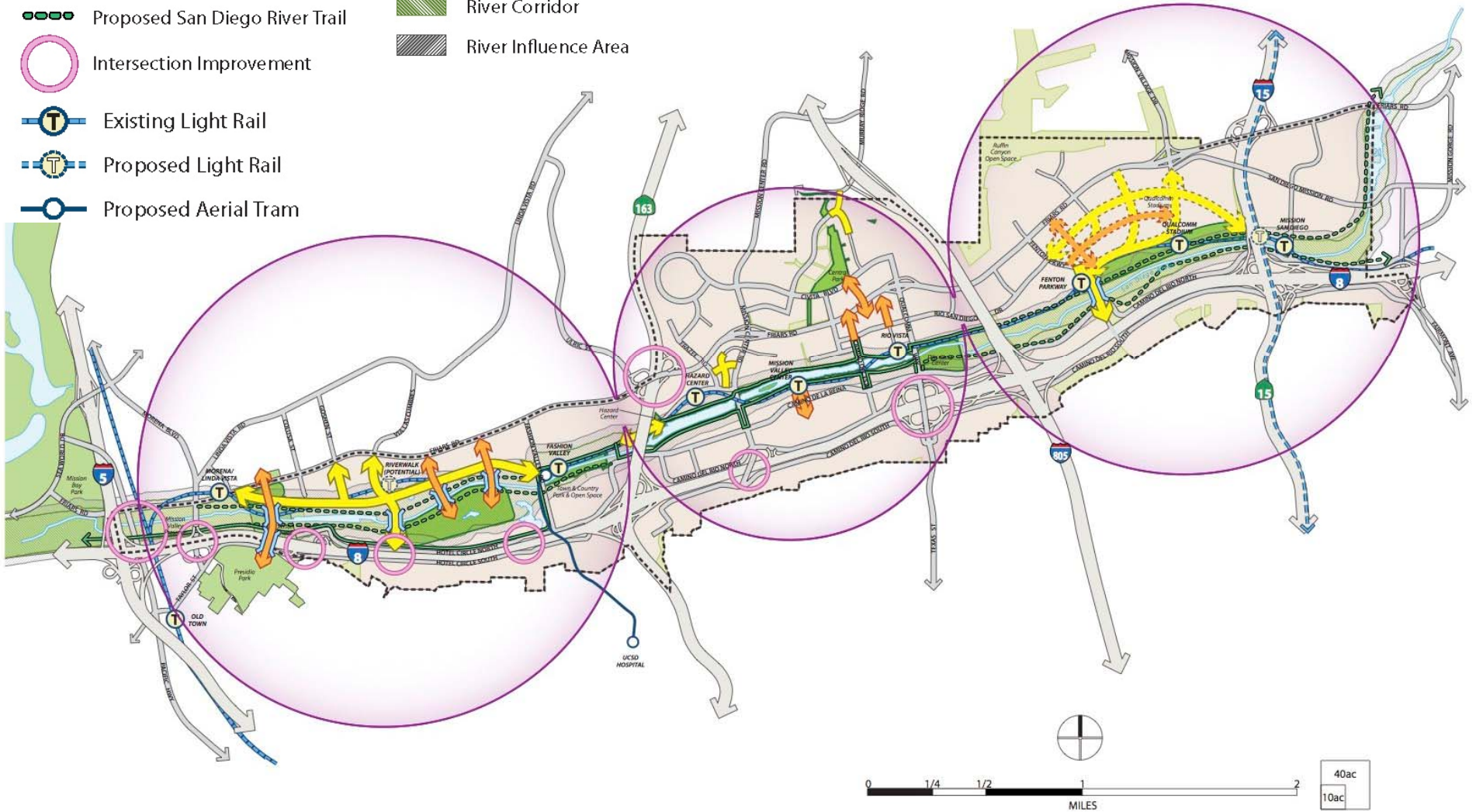
Balanced/Eastern Focus

Circulation Improvement

-  Roadway Connection
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Residential Density



16 - 30 units/acre



44



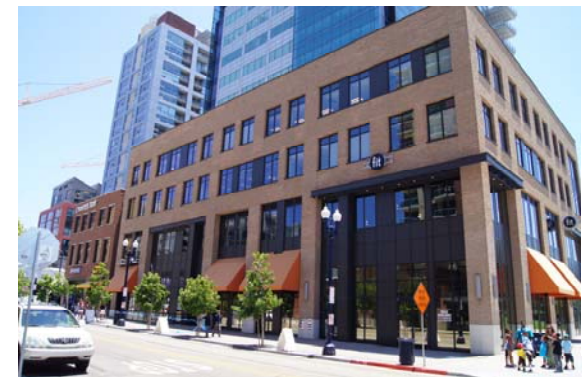
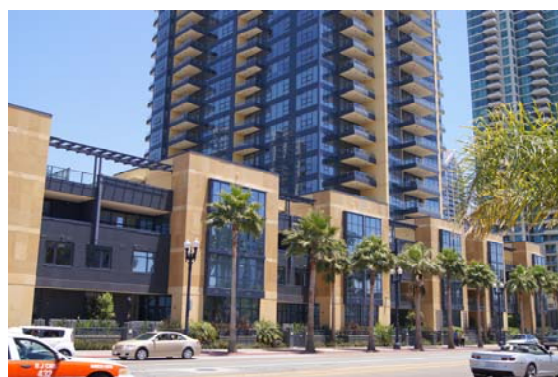
68



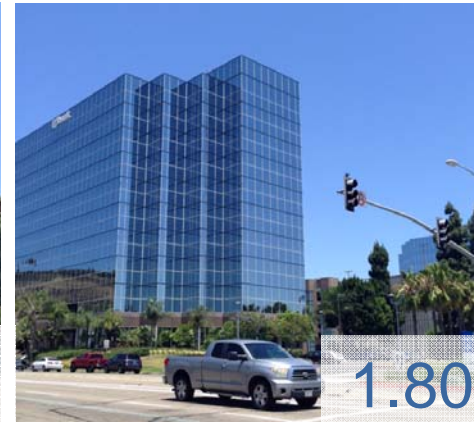
122



153



Non-Residential Intensity



- **Where are the best opportunities for Mission Valley to grow?**
 - *Place the stickers on the places on the map to indicate where, in your opinion, these new residents and workers should live and work.*

- **Where is it most important for Mission Valley to connect?**
 - *Identify your top priorities for new streets, street improvements, bike/pedestrian connections, transit*

- What would you like to see each area of Mission Valley to become?
 - *Identify key words, similar places to describe the future character of Mission Valley's west, central, and east districts*

Next Steps

- CPG Subcommittee Meetings, 3pm-4:30 pm, Mission Valley Library
 - *May 13: Hydrology; Alternatives*
 - *June 10: Alternatives*
- Online Survey, April
- Publication of Issues and Options Paper, April