

# Urban Design IV: Mira Mesa Community Plan Update

Planning Department

April 20, 2020

5:30 p.m. to 6:50 p.m. – Mira Mesa Community Plan Update Advisory Committee – **Live Webinar**



An aerial photograph of a modern office complex. The central building is a multi-story structure with a mix of white and grey facades and large glass windows. A sign on one of the buildings reads "Qualcomm". To the left, there's a taller, more angular building with a glass facade. The complex is surrounded by parking lots filled with cars, landscaped areas with trees, and a multi-lane road with crosswalks. In the background, there's a suburban residential area with houses and hills under a clear sky.

# Non-Agenda Public Comment



- 1. Call to Order / Roll Call by Chair: Jeff Stevens**
- 2. Non-Agenda Public Comment (via email): Jeff Stevens**
- 1. Mira Mesa Community Plan Update Overview: Alex Frost**
- 2. Urban Design Concept Revision – Shopping Centers: Gaurav Srivastava, Dudek**
- 3. Next Steps**



**Jeff Stevens**  
Chair,  
Mira Mesa Community Planning  
Group



**Alex Frost**  
Project Manager  
City of San Diego Planning  
Department



**Gaurav Srivastava**  
Urban Designer  
Dudek, Inc.



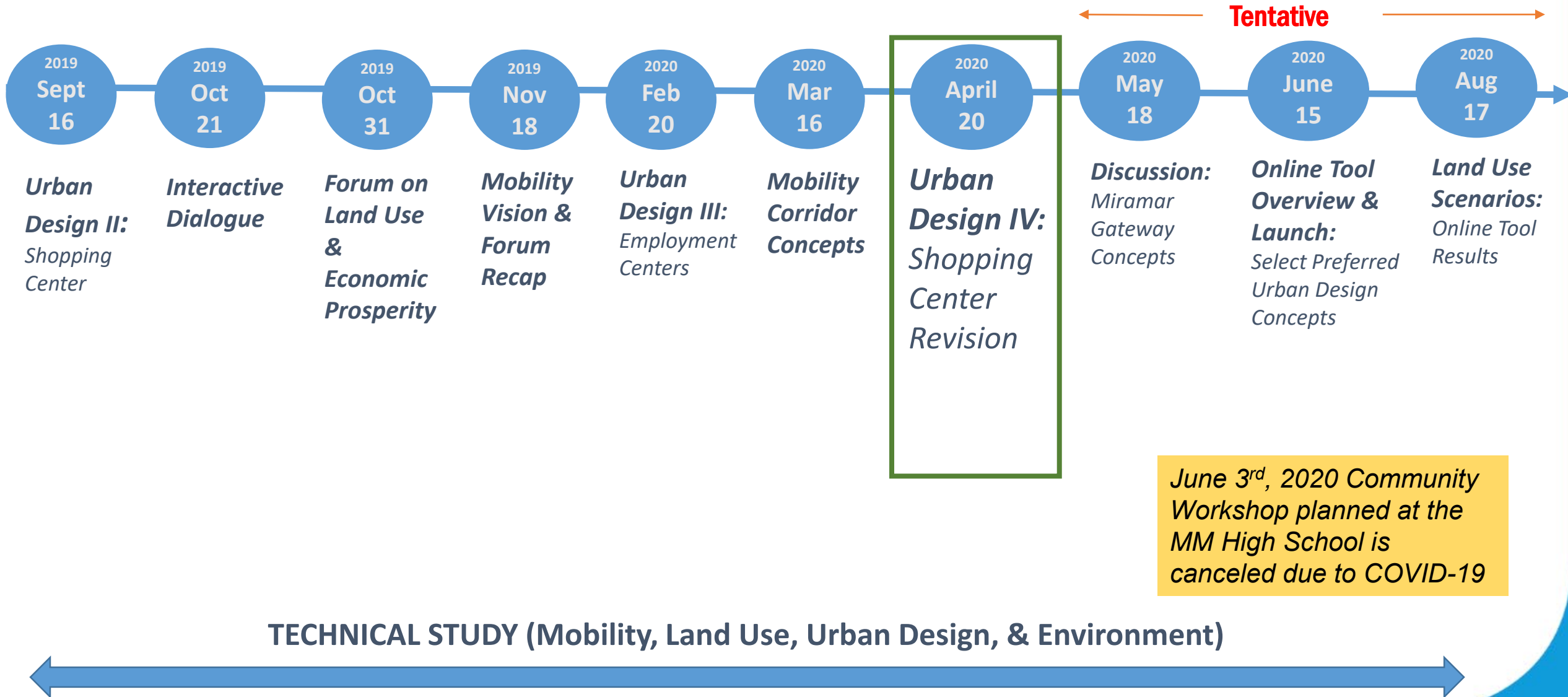
An aerial photograph of a suburban area in Mira Mesa, California. The image shows a mix of commercial and residential development. In the upper left, there's a large shopping center with stores like 'Sears & Roebuck' and 'CVS'. To the right, a multi-lane highway (likely I-15) runs vertically, with several cars visible. Further right, there's a gas station and more commercial buildings. The foreground shows a large parking lot and a yellow building. A semi-transparent dark grey rectangle is centered over the image, containing the title text in orange.

# Mira Mesa Community Plan Update Overview



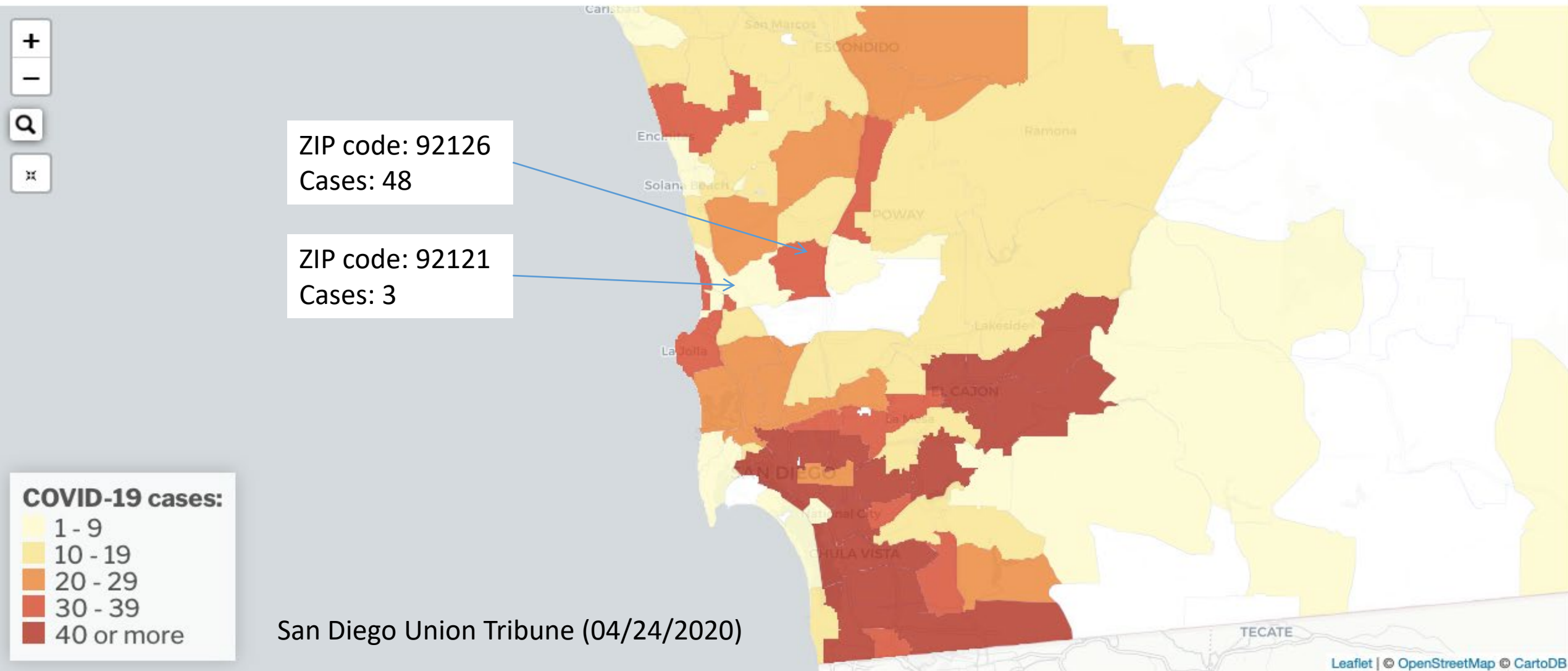


## Mira Mesa Plan Update Schedule





# How many COVID-19 cases are in your ZIP code?





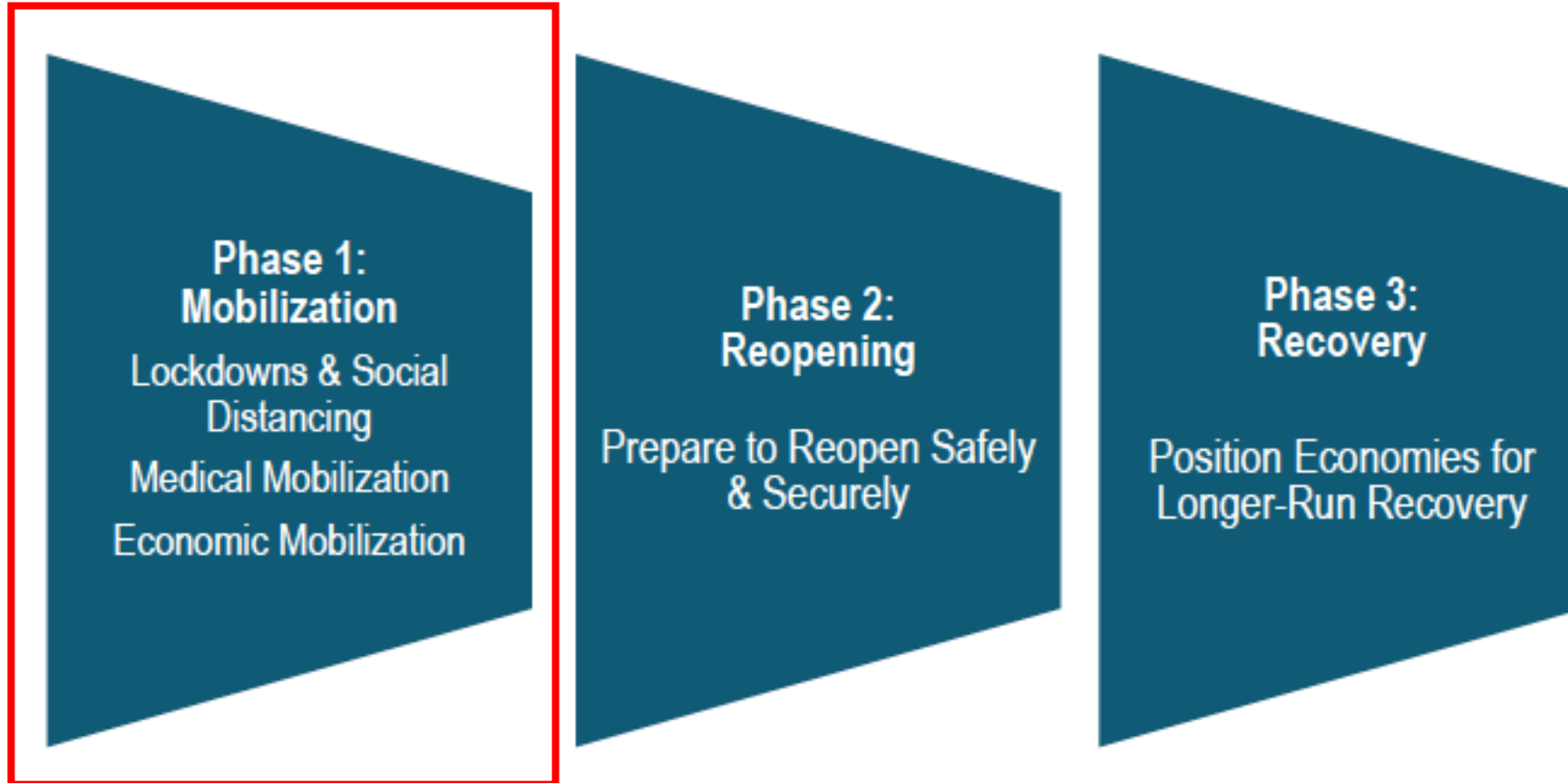


Diagram: ICMA Presentation – Moving Beyond the Current Crisis: A Plan for Reopening Our Cities – Richard Florida and Steven W Pedigo (April 2020)





Diagram: ICMA Presentation – Moving Beyond the Current Crisis: A Plan for Reopening Our Cities – Richard Florida and Steven W Pedigo (April 2020)





# Mira Mesa Community Plan Update **COMMUNITY PLANNING GROUP (MMCPG)**

APRIL 20, 2020

## **URBAN DESIGN CONCEPTS FOR SHOPPING CENTERS:**

- MIRA MESA TOWN CENTER
- MIRA MESA GATEWAY



# FOCUS AREAS:

## **TOWN CENTER AND GATEWAY**

### WHAT WE HEARD

#### **INVEST IN MIRA MESA'S ACTIVITY HUBS**

Ensure that changes to Mira Mesa Blvd. do not take away from the community's identity and character.

#### **PRIORITIZE SAFETY**

Improved sidewalk and crosswalk conditions for pedestrians and safety countermeasures for bicyclists are necessary.

#### **ENHANCE TRANSIT**

Investments in transit infrastructure should go alongside any new uses or intensification.

#### **BE FLEXIBLE AND FORWARD THINKING**

Consider the housing, amenity, and mobility needs of future generations.



# FOCUS AREA: **TOWN CENTER**





# FOCUS AREA: **TOWN CENTER**

Existing Transit



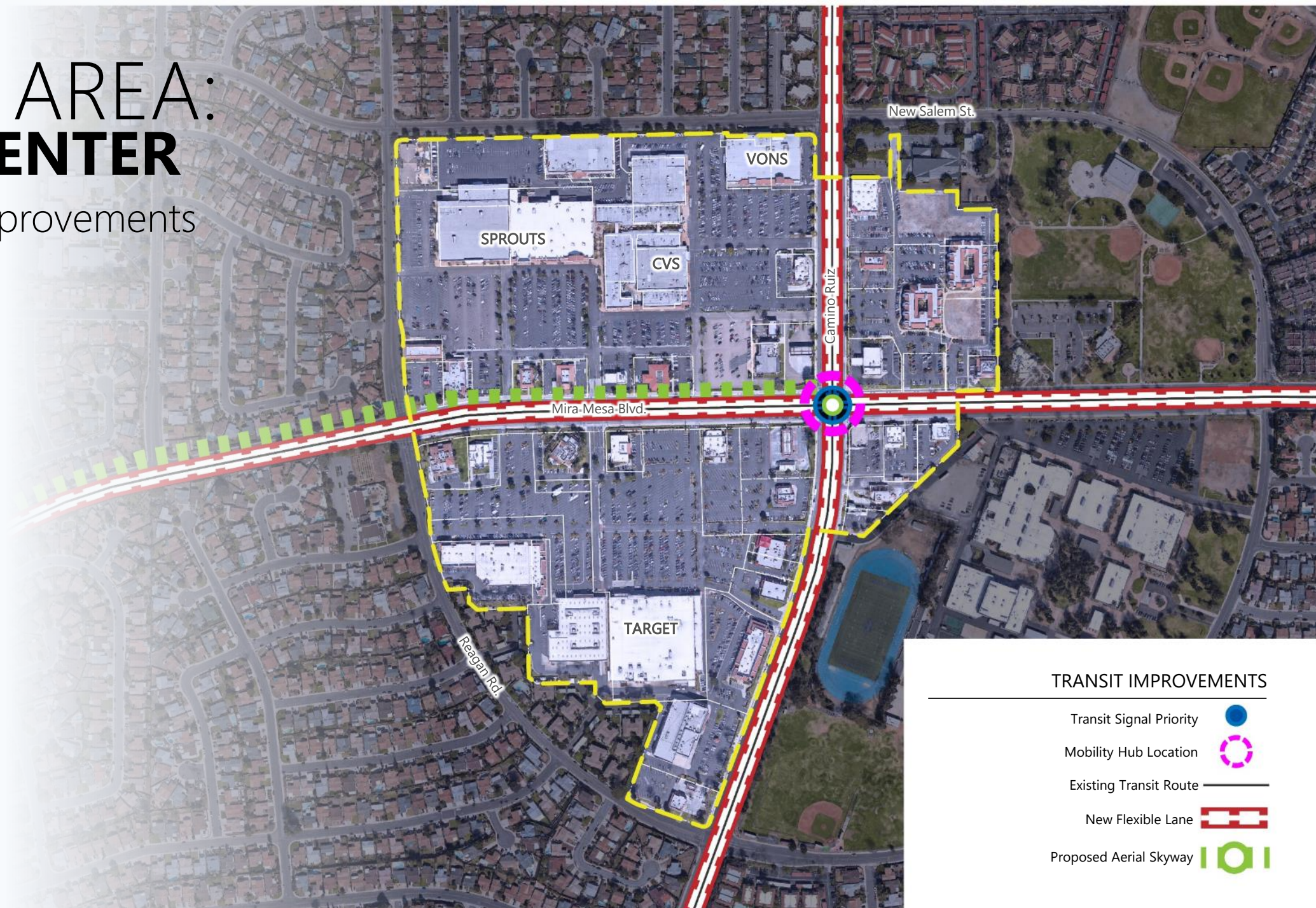
## EXISTING TRANSIT

- Bus Stop ○
- Rapid Bus Route 237
- Local Bus Route 110
- Local Bus Route 921
- Local Bus Route 964



# FOCUS AREA: **TOWN CENTER**

New Transit Improvements



## TRANSIT IMPROVEMENTS

Transit Signal Priority



Mobility Hub Location



Existing Transit Route



New Flexible Lane



Proposed Aerial Skyway





# FOCUS AREA: **TOWN CENTER**

New Bikeway Improvements



## BIKEWAY IMPROVEMENTS

- Shared Use Path (One-Way) 
- Bicycle Trail/Multi-Use Path 
- Bicycle Boulevard 
- Buffered Bicycle Lane 
- Separated Bikeway (One-Way) 
- Separated Bikeway (Two-Way) 



# FOCUS AREA: TOWN CENTER

## Transit Improvements: Camino Ruiz

For more information, please visit [planmiramesa.org](http://planmiramesa.org).

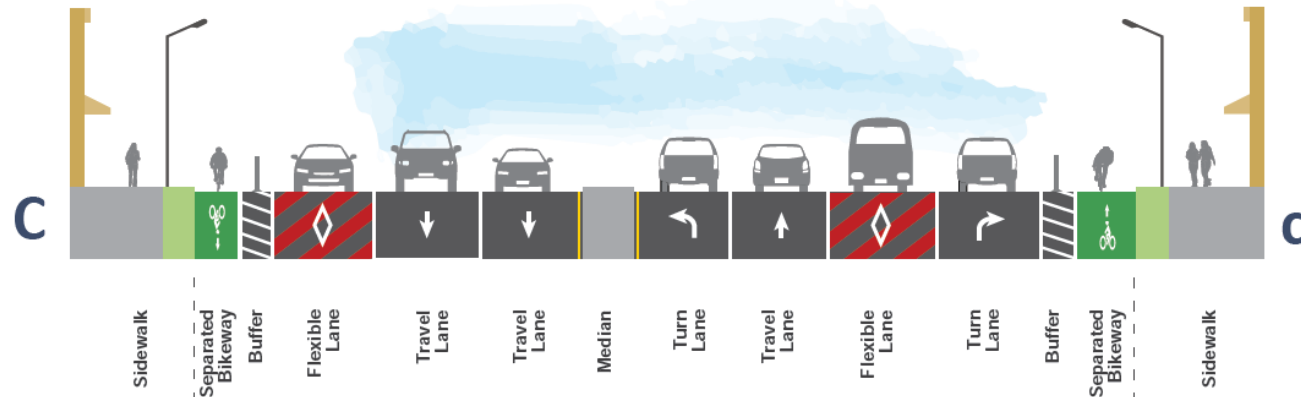
### Potential Corridor-wide Feature

**Flexible lanes:** dedicated roadway space for any combination of non-single occupancy vehicles, such as transit, autonomous/connected vehicles, or other emerging mobility concepts



### Proposed

## New Salem St to Reagan Rd (South of New Salem St Intersection)



### Existing



### Reconfigure existing right-of-way to include:

- Two general purpose travel lanes southbound
- One general purpose travel lane northbound
- One flexible lane each way
- A center raised median
- One-way separated bikeway each way

### Right-of-way modifications:

- None

### Future Redevelopments:

- Proposed reconfiguration fronts potential redevelopment of Mira Mesa Town Center and should comply with recommendations in the Urban Design Element



# FOCUS AREA: TOWN CENTER

## Transit Improvements: Mira Mesa Blvd.

For more information, please visit [planmiramesa.org](http://planmiramesa.org).

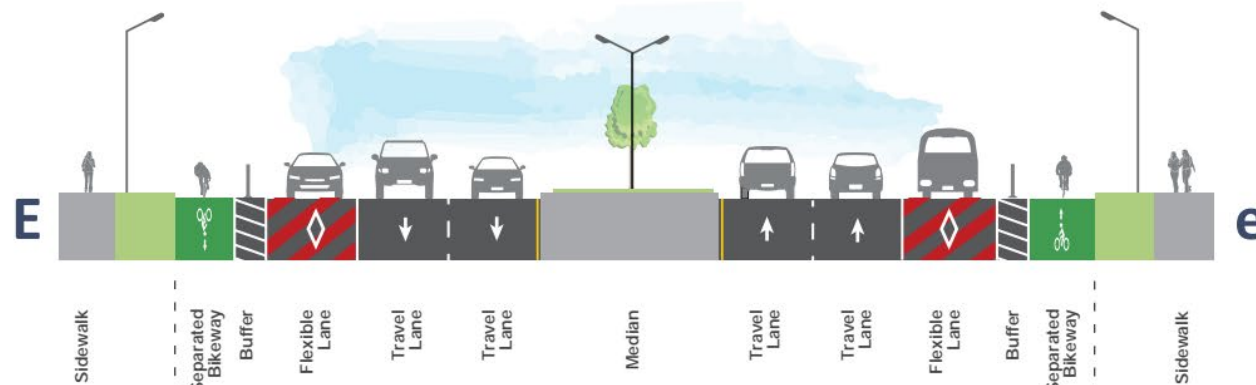
### Potential Corridor-wide Feature

**Flexible lanes:** dedicated roadway space for any combination of non-single occupancy vehicles, such as transit, autonomous/connected vehicles, or other emerging mobility concepts



### Reagan Rd to New Salem St/Marauder Way

#### Proposed



#### Existing



#### Reconfigure existing right-of-way to include:

- Two general purpose travel lanes each way
- One flexible lane each way
- A center raised median
- One-way separated bikeway each way

#### Right-of-way modifications:

- None

#### Future Redevelopments:

- Proposed reconfiguration fronts potential redevelopment of Mira Mesa Town Center and should comply with recommendations in the Urban Design Element



# MIRA MESA TOWN CENTER

## SCENARIO 1: **EXISTING ZONING**

- Hypothetical future development that is consistent with existing auto-oriented zoning.
- Development occurs at margins replacing aging existing uses.
- Far majority of existing structures are retained.
- Developments retain auto-centric identity and do not accommodate walkable places and open space.
- ~ 450 units
- ~ 40,000 SF of retail
- 0 acres open space





# MIRA MESA TOWN CENTER

## SCENARIO 1: **EXISTING ZONING**

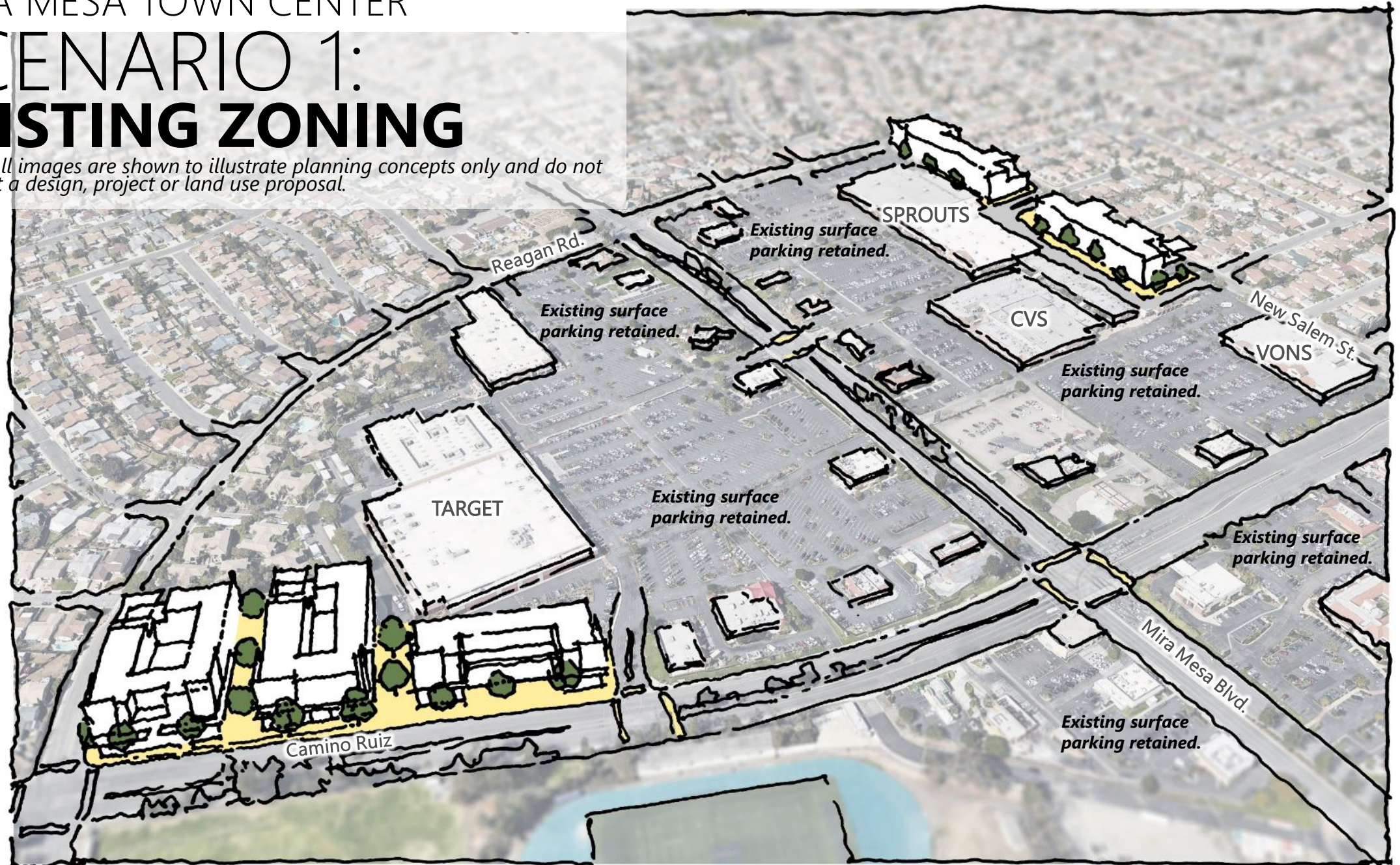




# MIRA MESA TOWN CENTER

## SCENARIO 1: **EXISTING ZONING**

*Draft – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.*





# MIRA MESA TOWN CENTER

## SCENARIO 2: COMMUNITY VILLAGE

- Hypothetical future development occurs along Camino Ruiz and with sufficient footprint to provide new open space amenities and improved streetscapes for community benefit.
- Most large footprint structures (accommodating existing anchors like Target, Vons, and CVS are retained).
- ~ 750 units
- ~ 70,000 SF of retail
- ~ 2 acre open space





# MIRA MESA TOWN CENTER

## SCENARIO 2: **COMMUNITY VILLAGE**

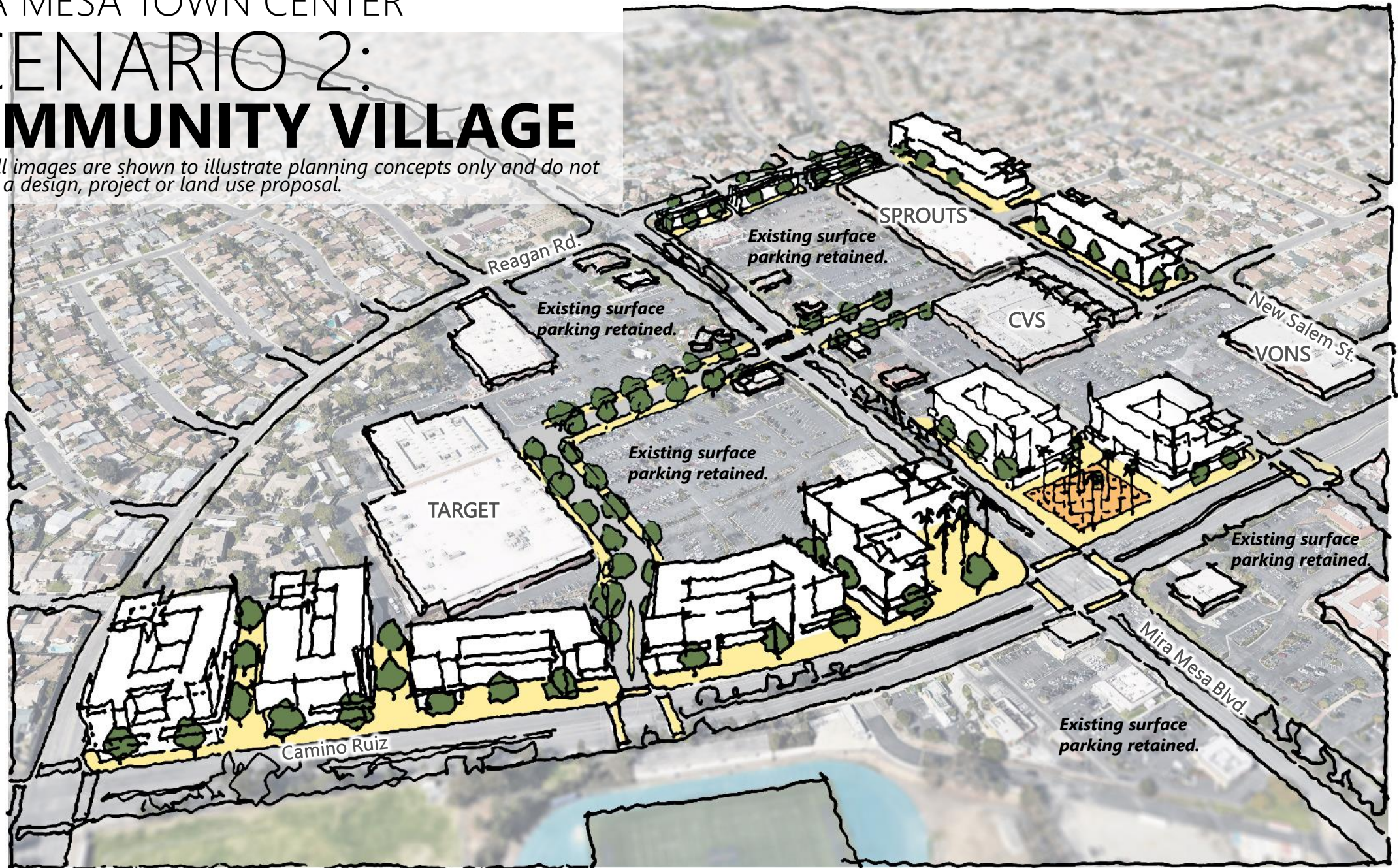




# MIRA MESA TOWN CENTER

## SCENARIO 2: COMMUNITY VILLAGE

*Draft – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.*





MIRA MESA TOWN CENTER  
**SCENARIO 2:**  
**COMMUNITY VILLAGE**



*EXISTING:  
Reagan Rd  
looking south*



MIRA MESA TOWN CENTER

# SCENARIO 2: **COMMUNITY VILLAGE**

*Draft – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.*



*HYPOTHETICAL:  
Reagan Rd  
looking south  
with potential  
live-work  
townhomes*



# MIRA MESA TOWN CENTER

## SCENARIO 3: URBAN VILLAGE

- Hypothetical future development occurs primarily at two locations.
- In north-west quadrant: to replace low-performing and aging uses and occupies sufficient footprint to provide improved plazas, paseos, parks, and streets.
- At intersection of Mira Mesa Blvd and Camino Ruiz: the most visible location in the focus area.
- Most large footprint structures (accommodating existing anchors like Target, Vons, and CVS are retained).
- ~1,600 units
- ~190,000 SF of retail
- ~5 acres open space





# MIRA MESA TOWN CENTER

## SCENARIO 3: **URBAN VILLAGE**

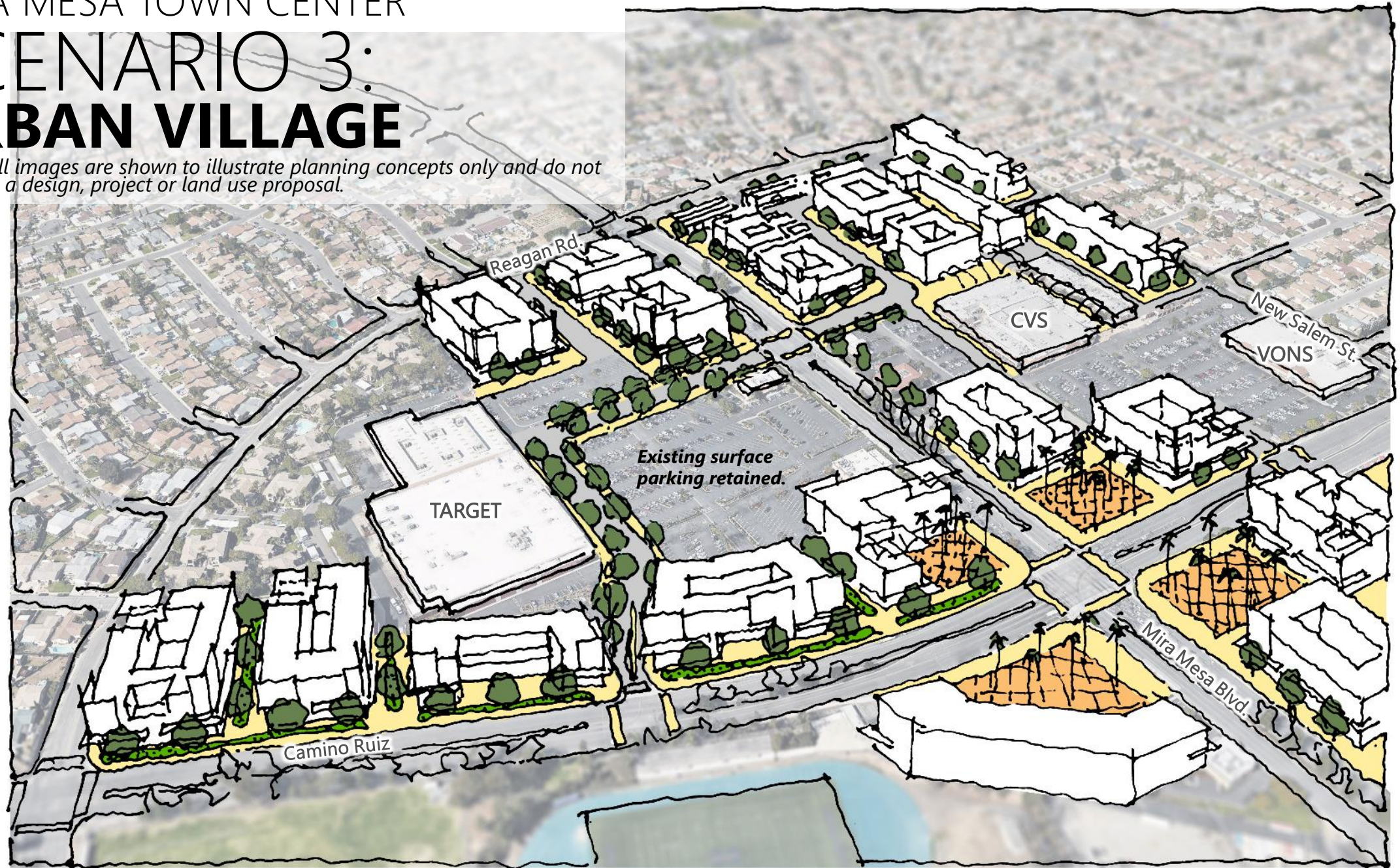




# MIRA MESA TOWN CENTER

## SCENARIO 3: **URBAN VILLAGE**

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# MIRA MESA TOWN CENTER

## SCENARIO 3: **URBAN VILLAGE**



*EXISTING:*  
*Mira Mesa Blvd.*  
*looking east*



# MIRA MESA TOWN CENTER

## SCENARIO 3: **URBAN VILLAGE**

*Draft – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.*

*HYPOTHETICAL:  
Widened,  
reconfigured  
sidewalk,  
protected bike  
lane, and mixed-  
use along Mira  
Mesa Blvd*





# MIRA MESA TOWN CENTER

## ALL OPTIONS

*Draft – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.*

### SCENARIO 1: EXISTING ZONING

450 units  
40,000 sf retail  
0 acres open space



### SCENARIO 2: COMMUNITY VILLAGE

750 units  
70,000 sf retail  
2 acres open space



### SCENARIO 3: URBAN VILLAGE

1,600 units  
190,000 sf retail  
5 acres open space









# FOCUS AREA: **MIRA MESA GATEWAY**





# FOCUS AREA: MIRA MESA GATEWAY

Existing Transit



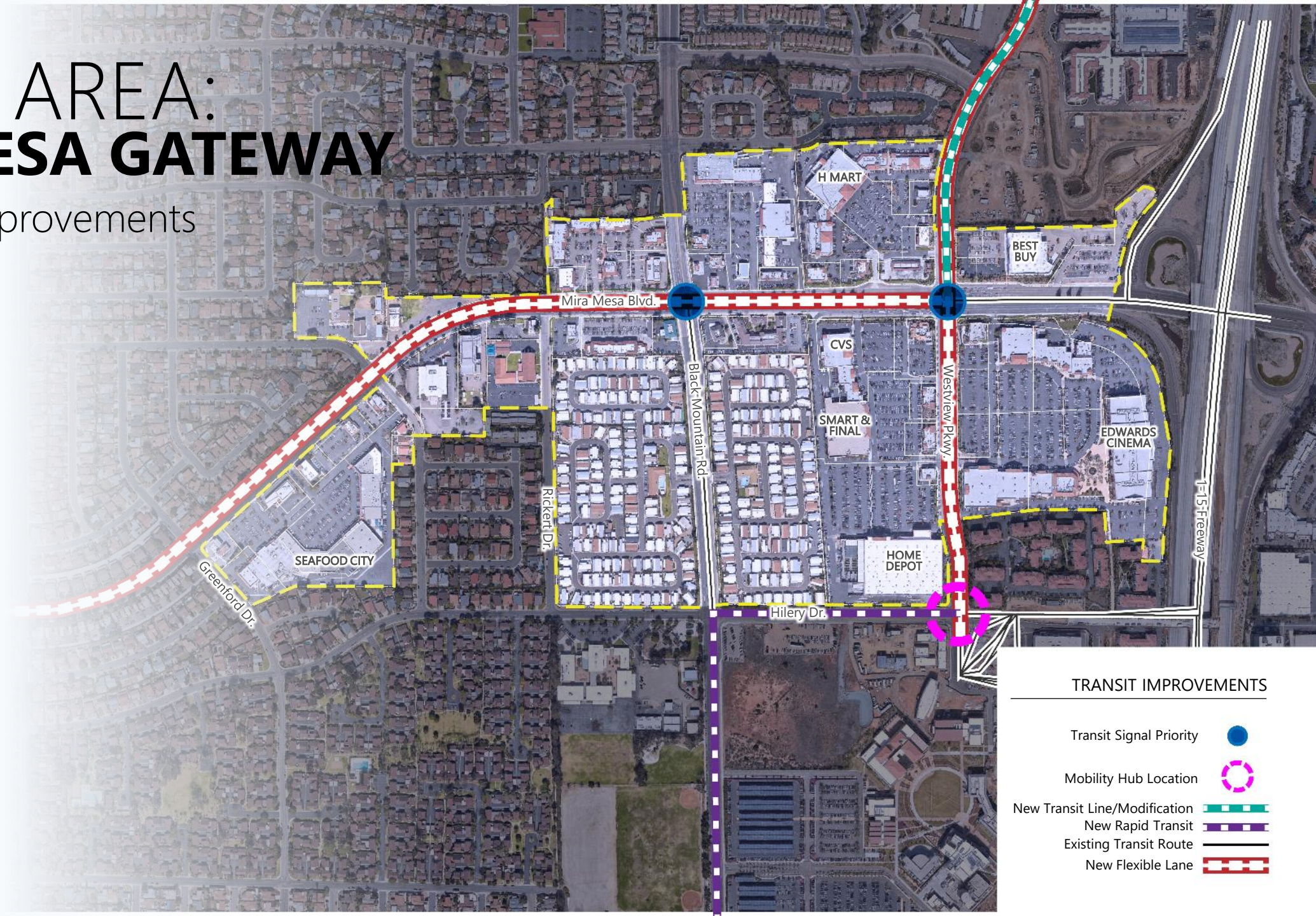
## EXISTING TRANSIT

Bus Stop	○
Rapid Bus Route	235
Rapid Bus Route	237
Local Bus Route	110
Local Bus Route	20
Local Bus Route	921
Local Bus Route	31
Local Bus Route	964



# FOCUS AREA: **MIRA MESA GATEWAY**

New Transit Improvements



## TRANSIT IMPROVEMENTS

Transit Signal Priority



Mobility Hub Location



New Transit Line/Modification



New Rapid Transit



Existing Transit Route



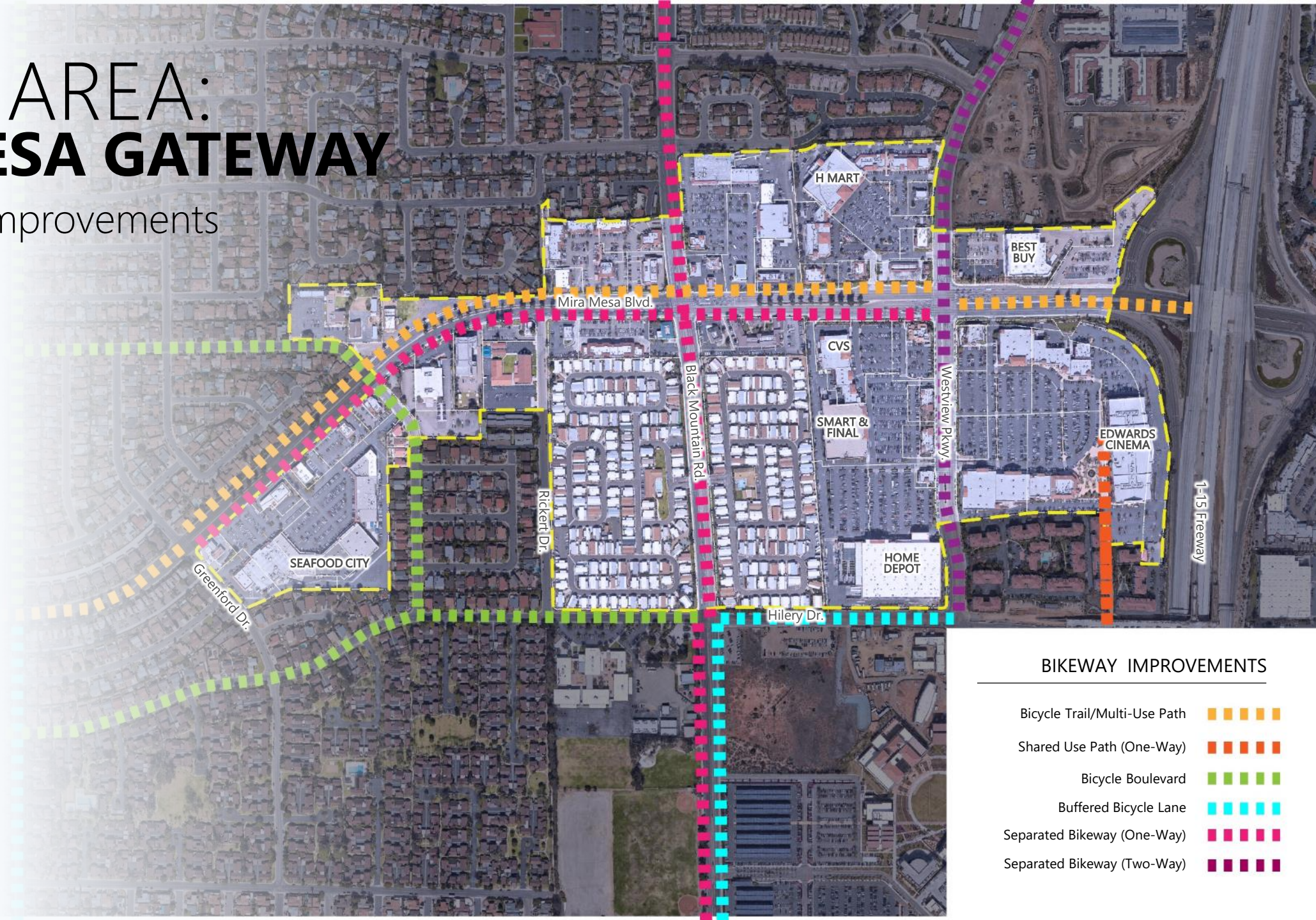
New Flexible Lane





# FOCUS AREA: **MIRA MESA GATEWAY**

New Bikeway Improvements



## BIKEWAY IMPROVEMENTS

- Bicycle Trail/Multi-Use Path 
- Shared Use Path (One-Way) 
- Bicycle Boulevard 
- Buffered Bicycle Lane 
- Separated Bikeway (One-Way) 
- Separated Bikeway (Two-Way) 



# FOCUS AREA: MIRA MESA GATEWAY

## Transit Improvements: Westview Pkwy

For more information, please visit [planmiramesa.org](http://planmiramesa.org).

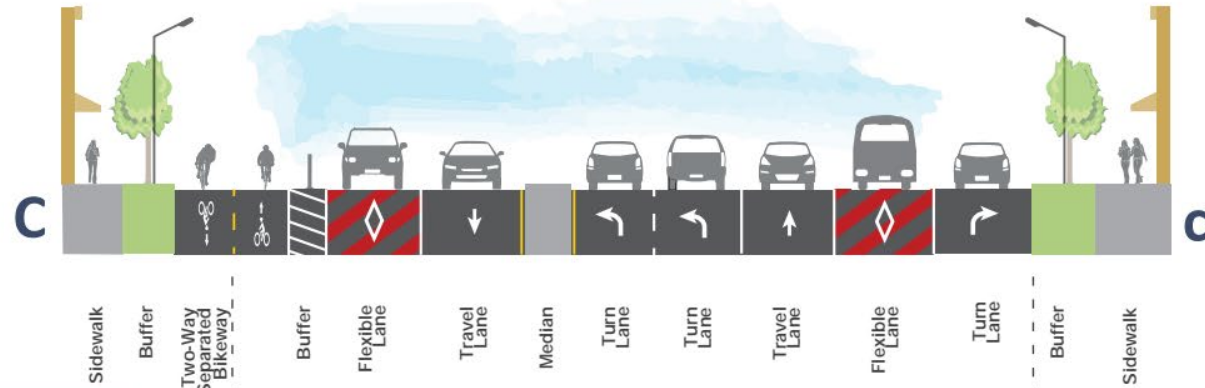
### Potential Corridor-wide Feature

**Flexible lanes:** dedicated roadway space for any combination of non-single occupancy vehicles, such as transit, autonomous/connected vehicles, or other emerging mobility concepts



### Proposed

## Mira Mesa Blvd to Hillery Dr (South of Mira Mesa Blvd Intersection)



### Existing



### Reconfigure existing right-of-way to include:

- One general purpose travel lane each way
- One flexible lane each way
- A center raised median
- Two-way separated bikeway on the west side

### Right-of-way modifications:

- Proposed reconfiguration would require widening to the west

### Future Redevelopments:

- Proposed reconfiguration fronts potential redevelopment of Mira Mesa Gateway and should comply with recommendations in the Urban Design Element



# FOCUS AREA: MIRA MESA GATEWAY

Transit Improvements: Mira Mesa Blvd.

For more information, please visit [planmiramesa.org](http://planmiramesa.org).

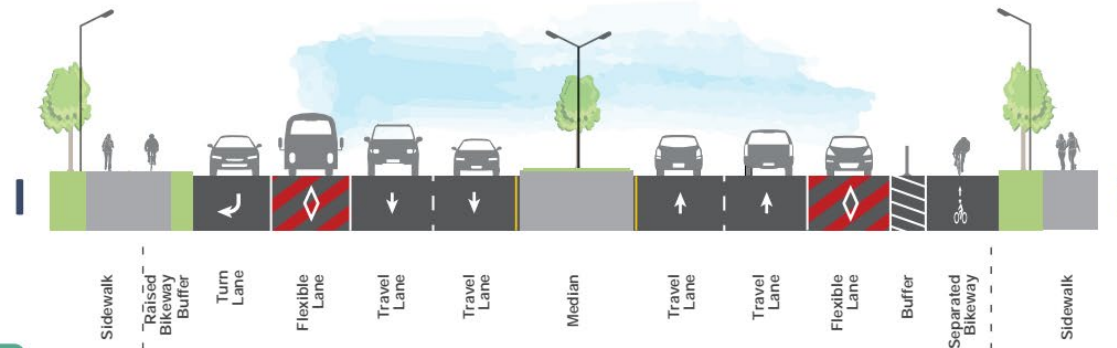
## Potential Corridor-wide Feature

**Flexible lanes:** dedicated roadway space for any combination of non-single occupancy vehicles, such as transit, autonomous/connected vehicles, or other emerging mobility concepts

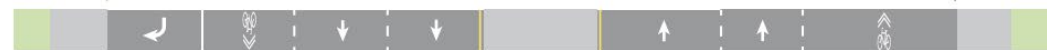


## Black Mountain Rd to Westview Pkwy

### Proposed



### Existing



### Reconfigure existing right-of-way to include:

- Two general purpose travel lanes each way
- One flexible lane each way
- A center raised median
- One-way raised bikeway westbound
- One-way separated bikeway on the south side

### Right-of-way modifications:

- None

### Future Redevelopments:

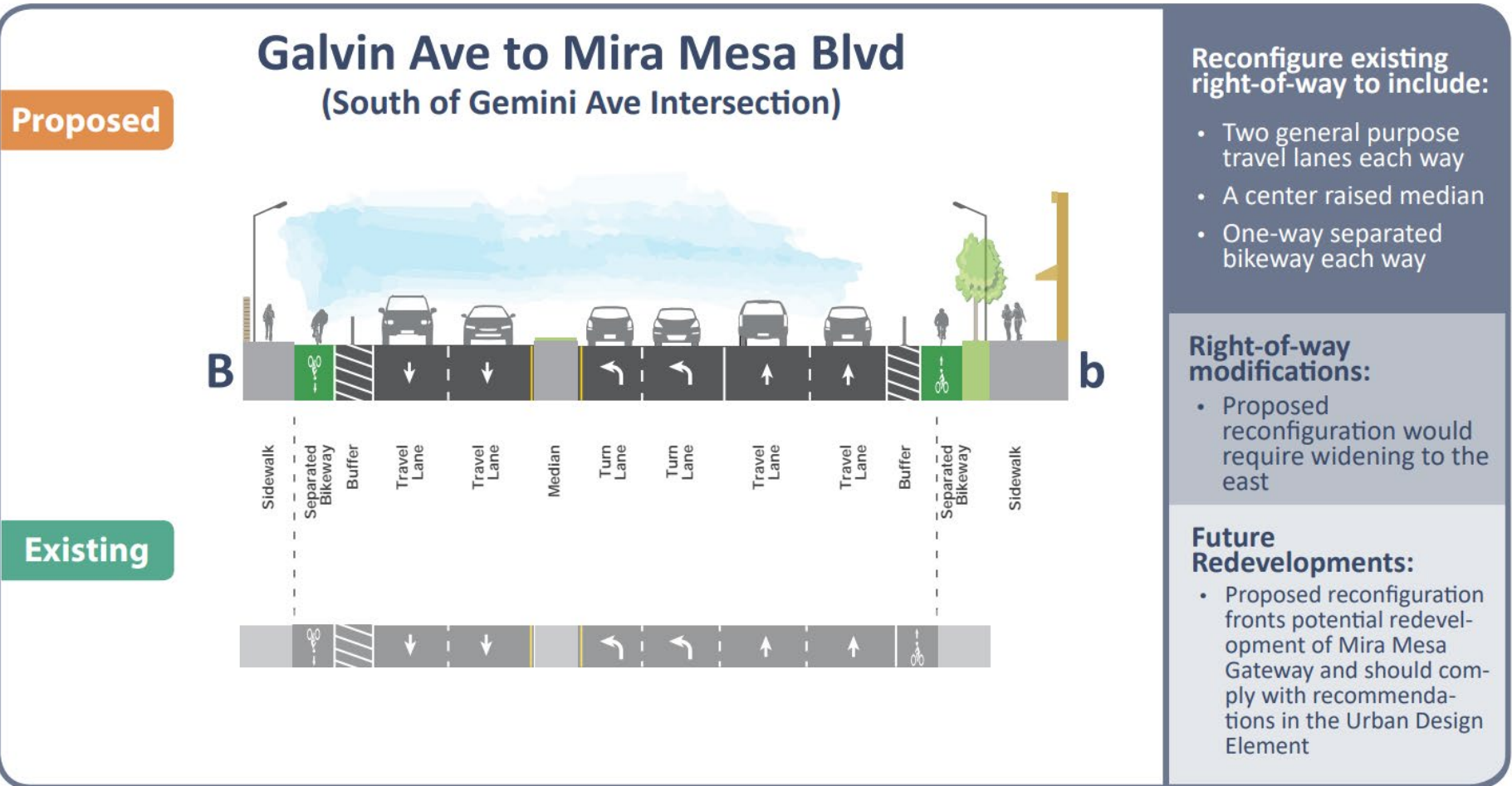
- Proposed reconfiguration fronts potential redevelopment of Mira Mesa Gateway and should comply with recommendations in the Urban Design Element



# FOCUS AREA: MIRA MESA GATEWAY

Transit Improvements: Black Mountain Rd.

For more information, please visit [planmiramesa.org](http://planmiramesa.org).





## MIRA MESA GATEWAY

# SCENARIO 1: EXISTING ZONING

- Hypothetical future development that is consistent with existing auto-oriented zoning.
- Development occurs at margins replacing existing uses.
- Far majority of existing structures are retained.
- Developments retain auto-centric identity and do not accommodate walkable places and open space.
- ~ 350 units
- ~ 20,000 SF of retail
- 0 acre open space





# MIRA MESA GATEWAY

## SCENARIO 1: **EXISTING ZONING**

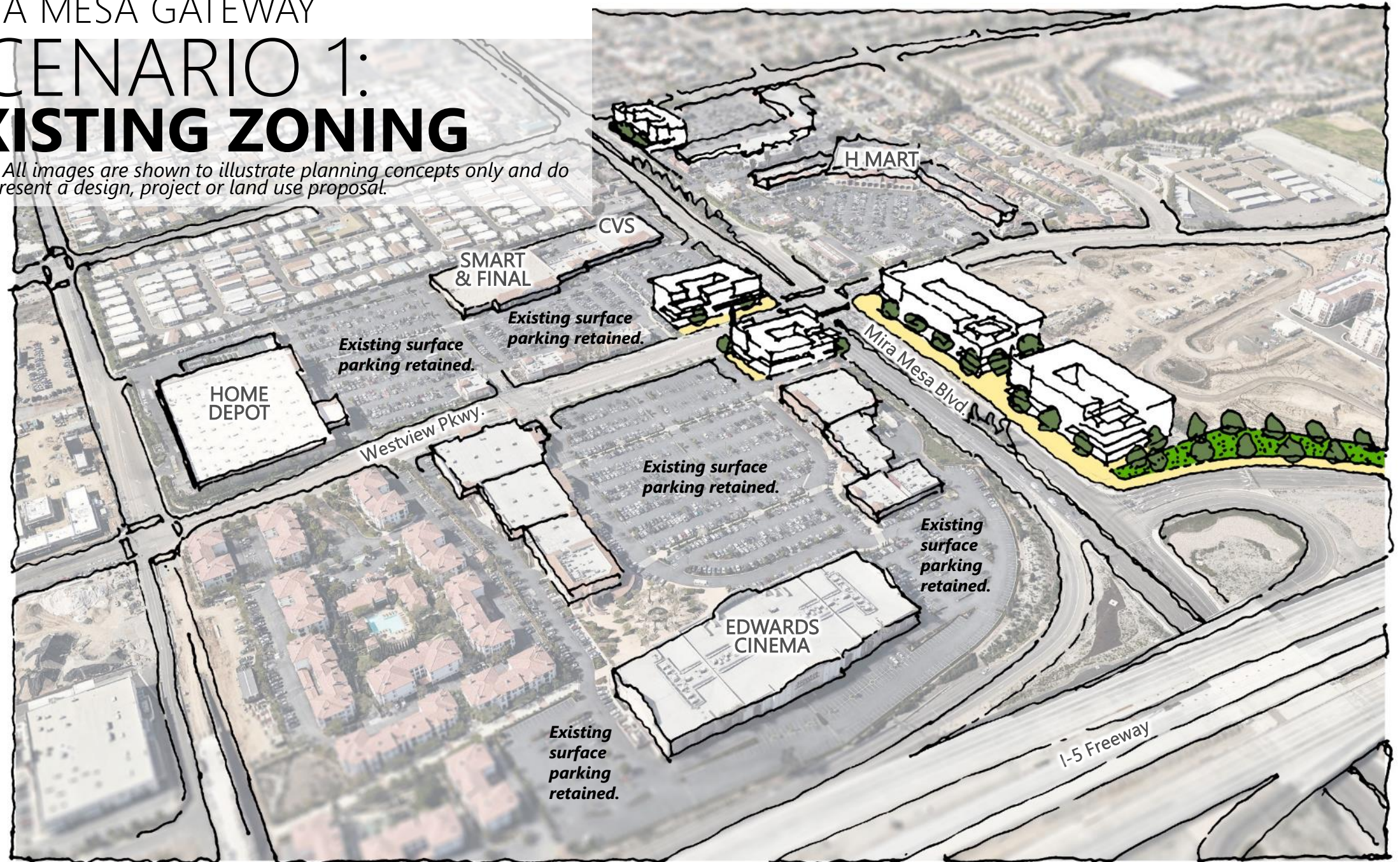




# MIRA MESA GATEWAY

## SCENARIO 1: **EXISTING ZONING**

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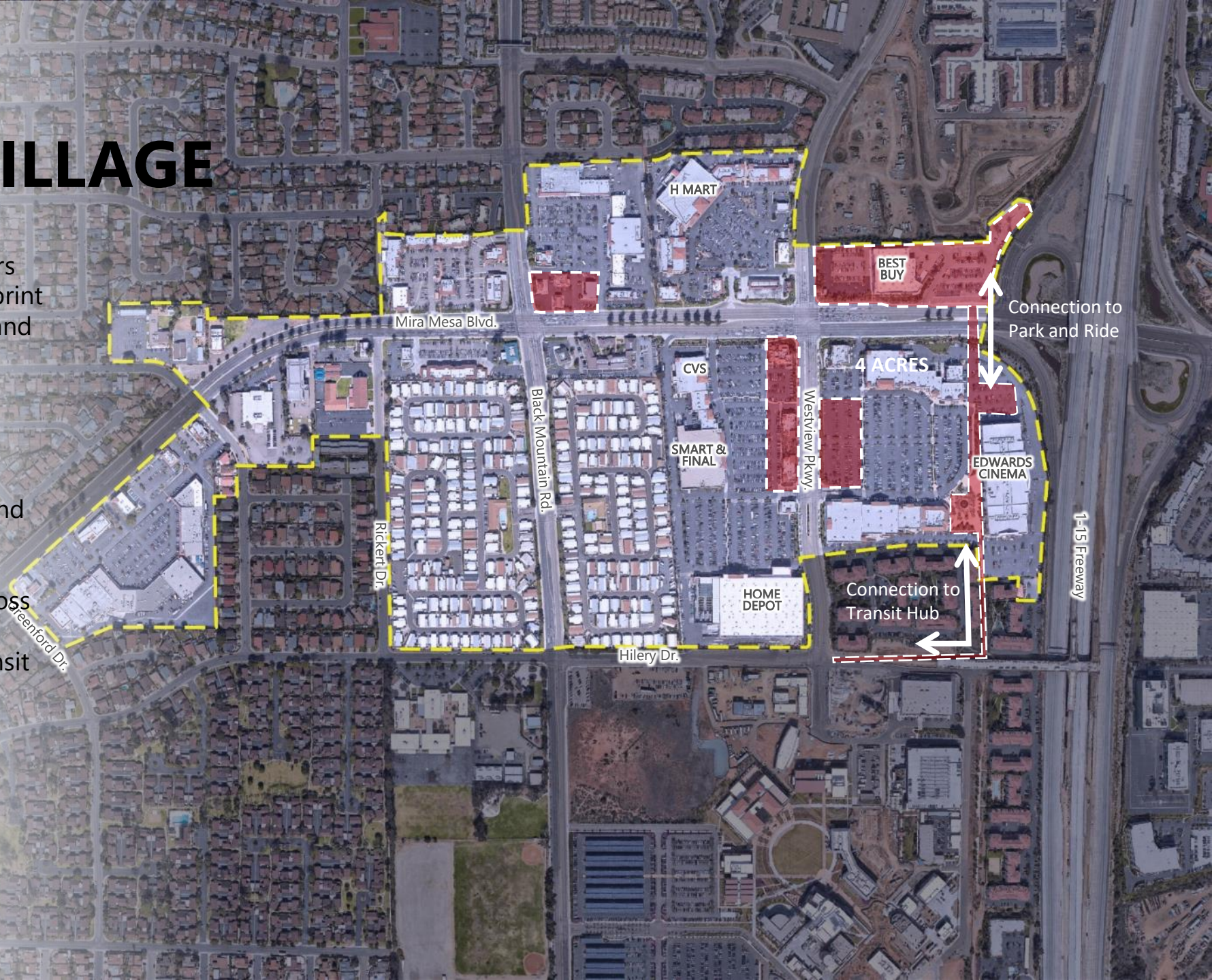




# MIRA MESA GATEWAY

## SCENARIO 2: COMMUNITY VILLAGE

- Hypothetical future development occurs along margins and with sufficient footprint to provide new open space amenities and improved streetscapes for community benefit.
- Most large footprint structures (accommodating existing anchors like Home Depot, H-Mart, Smart & Final, and CVS) are retained.
- New pedestrian and bicycle bridge across Mira Mesa Boulevard will improve connectivity and provide access to Transit Center at MM College.
- ~ 560 units
- ~ 53,000 SF of retail
- ~ 1 acre of open space





MIRA MESA GATEWAY

# SCENARIO 2: **COMMUNITY VILLAGE**

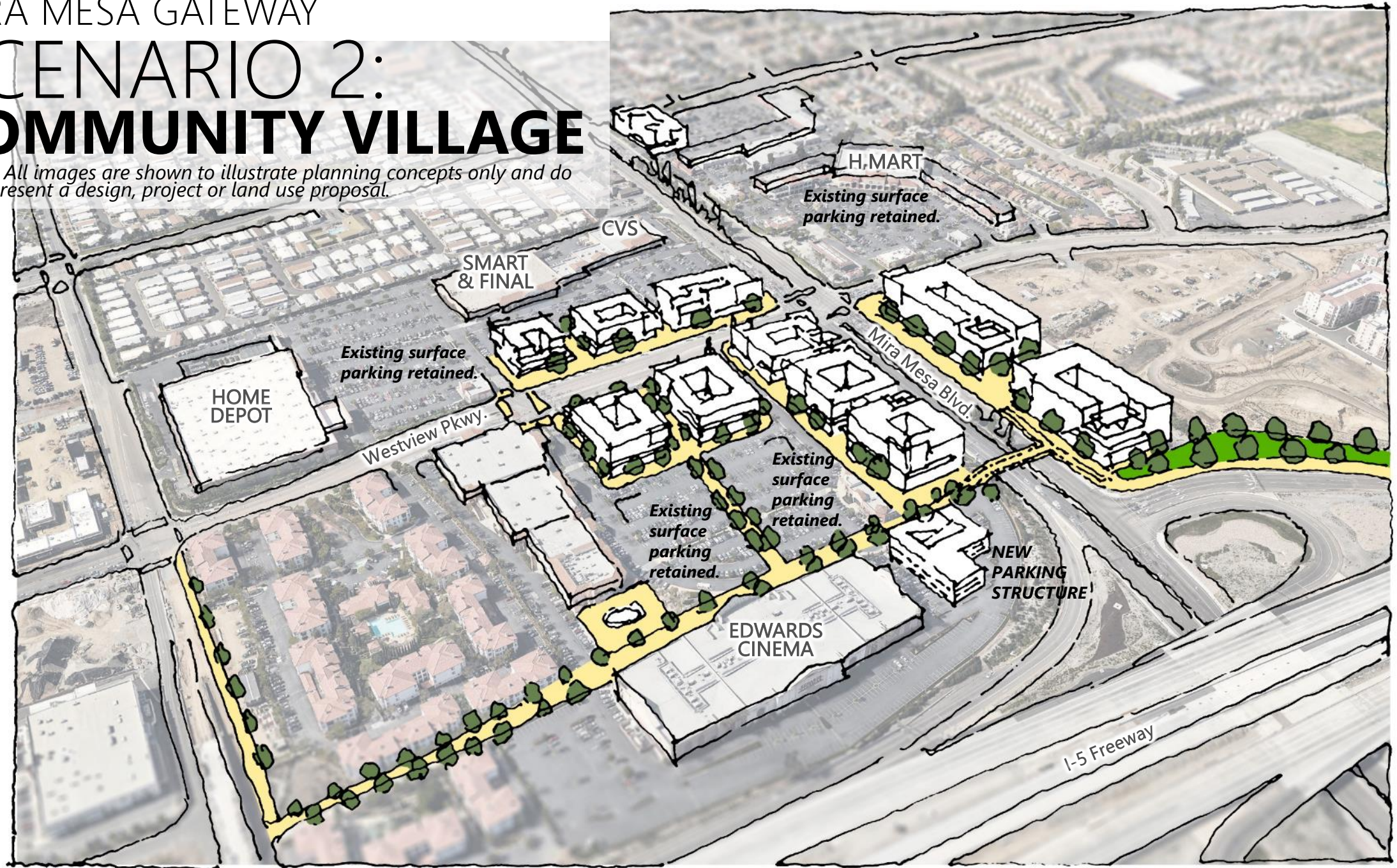




# MIRA MESA GATEWAY

## SCENARIO 2: COMMUNITY VILLAGE

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# MIRA MESA GATEWAY

## SCENARIO 3: URBAN VILLAGE

- Hypothetical future development is illustrated at one high-visibility location.
- The intersection of Westview Pkwy and Mira Mesa Blvd provides large footprints of surface parking available to repurpose and is proximate to the transit center at MM College.
- Most large footprint structures (accommodating existing anchors like Home Depot, H-Mart, Smart & Final, and CVS) are retained.
- ~ 1,350 units
- ~100,000 SF retail
- ~ 4 acres open space





# MIRA MESA TOWN CENTER

## SCENARIO 3: **URBAN VILLAGE**

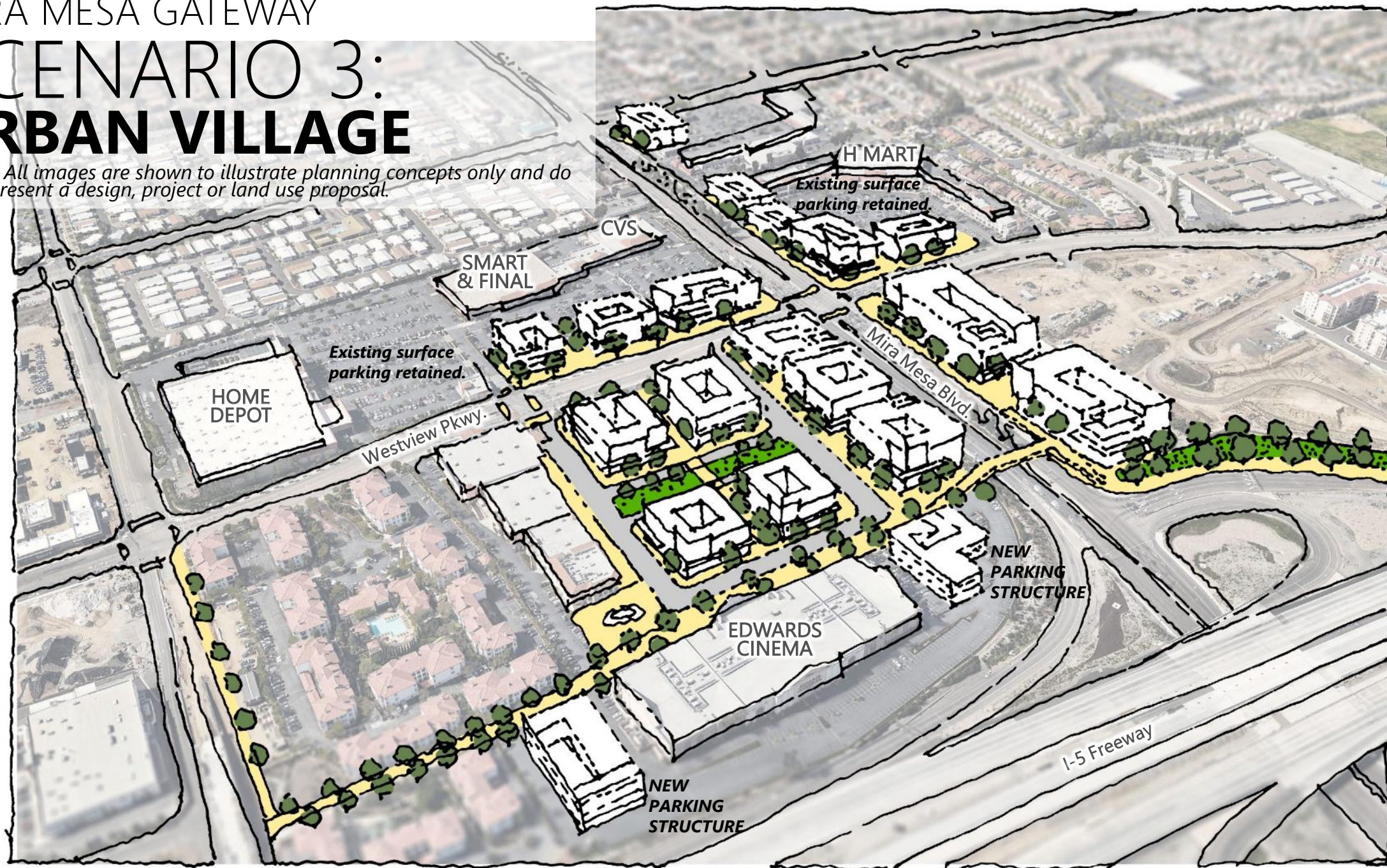




# MIRA MESA GATEWAY

## SCENARIO 3: URBAN VILLAGE

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# MIRA MESA TOWN CENTER

## SCENARIO 3: **URBAN VILLAGE**

*EXISTING:  
Surface parking  
at Mira Mesa  
Market Center*





# MIRA MESA TOWN CENTER

## SCENARIO 3: **URBAN VILLAGE**

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*HYPOTHETICAL:  
New mixed-use  
infill at Mira Mesa  
Market Center*



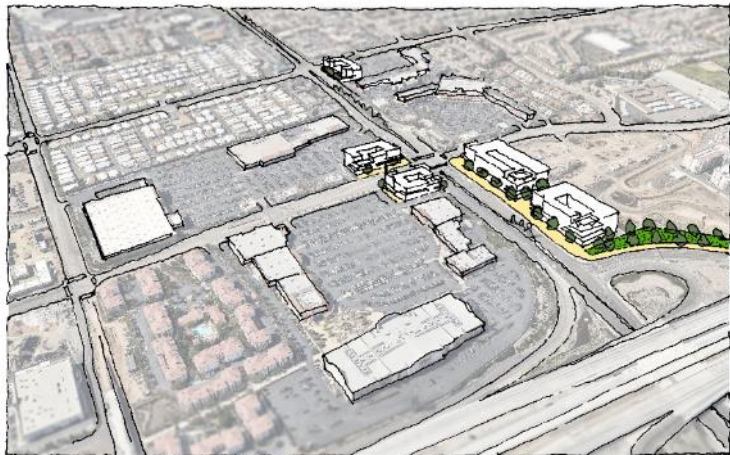
# MIRA MESA GATEWAY

## ALL OPTIONS

*Draft – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.*

### SCENARIO 1: **EXISTING ZONING**

*350 units  
20,000 sf retail  
0 acres open space*



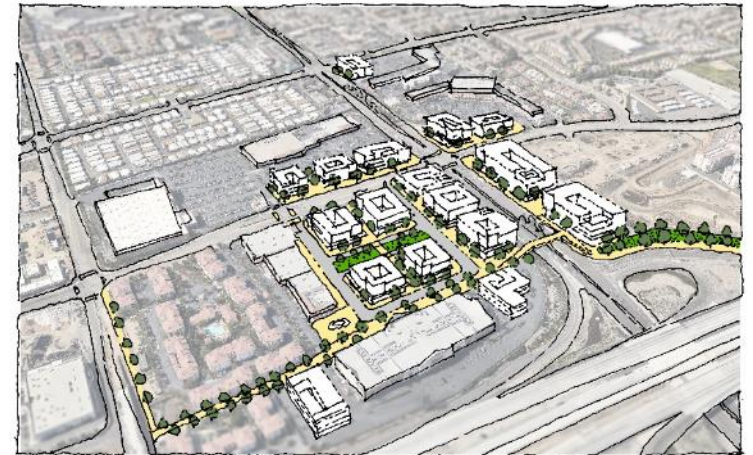
### SCENARIO 2: **COMMUNITY VILLAGE**

*560 units  
53,000 sf retail  
1 acres open space*



### SCENARIO 3: **URBAN VILLAGE**

*1,350 units  
100,000 sf retail  
4 acres open space*





# Urban Design IV: Mira Mesa Community Plan Update

# Q&A



- **MM CPU Advisory Committee Meeting - May, June, & August**
- **Online Community Engagement Tool - June**
- **Questions/comments**  
Email: [afrost@sandiego.gov](mailto:afrost@sandiego.gov)

For more information please visit:  
[www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)