

# Urban Design V: Mira Mesa Community Plan Update

Planning Department

May 18, 2020

6:00 p.m. to 6:50 p.m. – Mira Mesa Community Plan Update Advisory Committee – **Live Webinar**

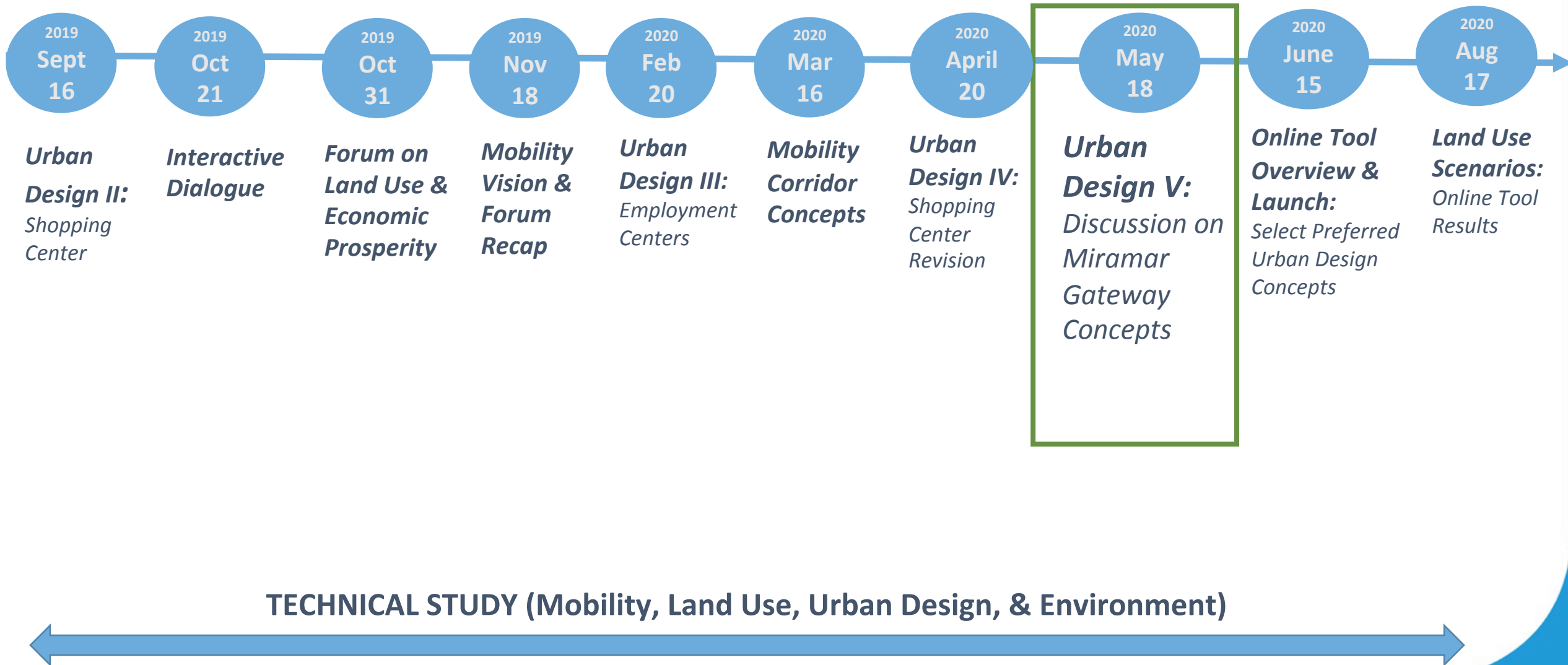


An aerial photograph of a modern, multi-story office building complex, identified by the 'Qualcomm' logo on its facade. The building features a mix of white and blue glass panels. It is situated in a suburban area with other commercial buildings and parking lots visible. In the background, there are rolling hills and mountains under a clear sky. A large, semi-transparent dark rectangle is overlaid on the center of the image, containing the text 'Non-Agenda Public Comment' in a bold, orange, sans-serif font.

# Non-Agenda Public Comment



- 1. Call to Order / Roll Call by Chair: Jeff Stevens**
- 2. Non-Agenda Public Comment (via email): Jeff Stevens**
- 3. Mira Mesa Community Plan Update Schedule: Alex Frost**
- 4. Miramar Gateway Concepts Recap: Gaurav Srivastava,  
Dudek**
- 5. Discussion**





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

MAY 18, 2020

## **URBAN DESIGN CONCEPTS RECAP** **- MIRAMAR GATEWAY**





# FOCUS AREA: MIRAMAR GATEWAY

EXISTING





# MIRAMAR GATEWAY

## WHAT WE HEARD

### TRANSIT FIRST

The enhancement of transit is a top priority and necessary to make any scenario work.

### RE-CONSIDER “PRIME INDUSTRIAL”

Open to mix of uses, such as providing housing to accommodate users who currently commute long distances, commercial amenities that enhance quality of life, and facilities that provide health care for an aging population

### 24-HOUR CULTURAL HUB

Balancing the daytime busyness with vibrant nightlife amenities, so that residents do not have to drive out of the area during evenings and weekends. Ideal opportunity to explore cultural gathering spaces, to celebrate the diverse Mira Mesa Community.

### FLEXIBILITY FOR THE FUTURE

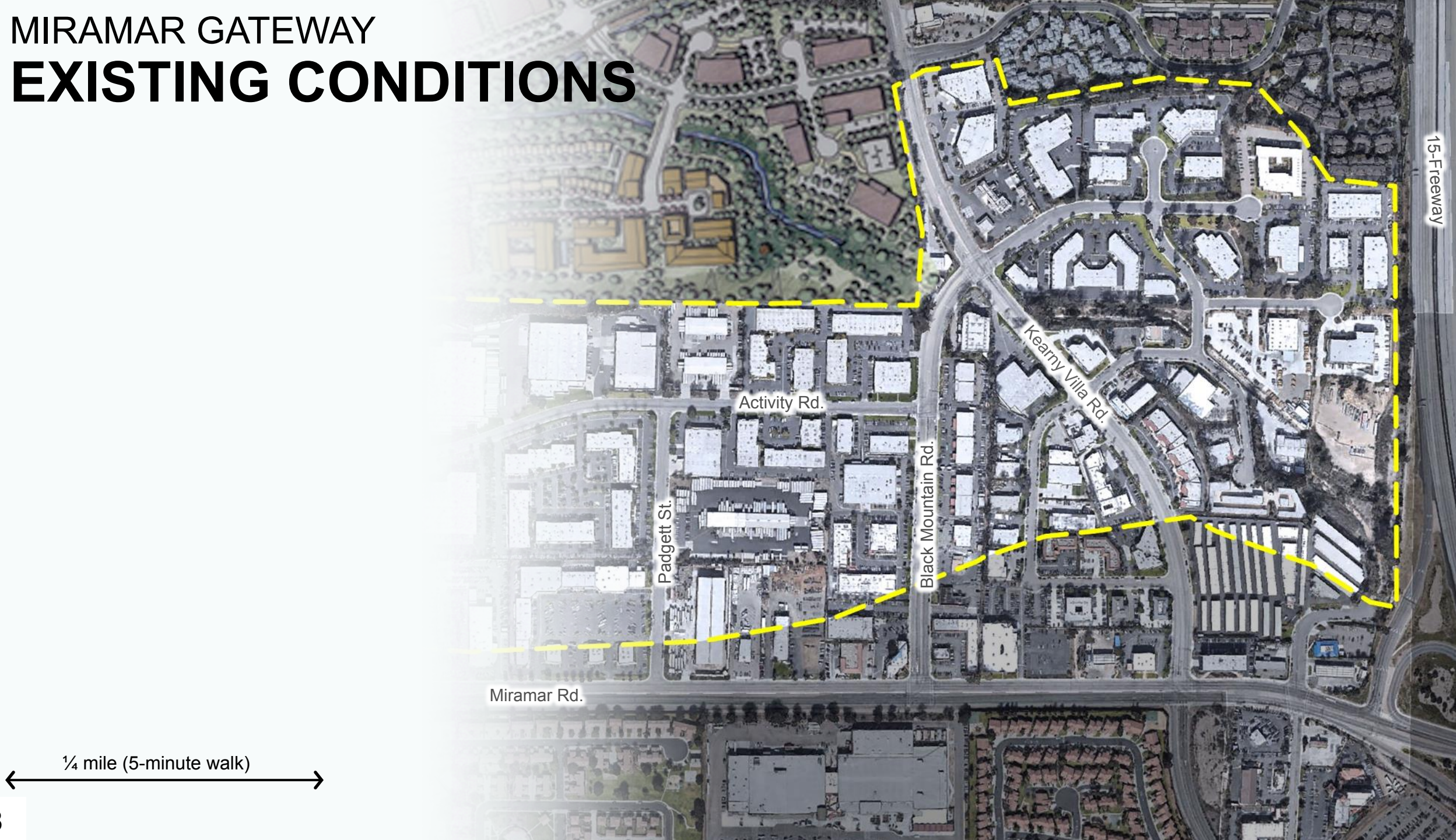
Create a plan that is flexible and responsive to economic changes.

### EMBRACING NATURE

Desires to take advantage of potential scenic views, create trail connections to Stone Creek



# MIRAMAR GATEWAY EXISTING CONDITIONS



15-Freeway

← 1/4 mile (5-minute walk) →



# MIRAMAR GATEWAY

## SCENARIO 1: BUSINESS & INDUSTRIAL PARK

- Residential along creek and adjacent to existing residential.
- Office and commercial uses for on Black Mountain Rd.
- New nature connections to Carroll Canyon Creek
- Residential options for Miramar Base (MACAS) workers

← ¼ mile (5-minute walk) →





# MIRAMAR GATEWAY

## SCENARIO 1: BUSINESS & INDUSTRIAL PARK

- Residential along creek and adjacent to existing residential.
- Office and commercial uses for on Black Mountain Rd.
- New nature connections to Carroll Canyon Creek
- ~1,144 units
- ~3.6 million SF of office
- ~85,000 SF of retail
- ~46 acres of pedestrian space
- ~33 acres of open space

← ¼ mile (5-minute walk) →





MIRAMAR GATEWAY

# SCENARIO 1: BUSINESS & INDUSTRIAL PARK





# SCENARIO 1: BUSINESS & INDUSTRIAL PARK







# NATURE

Riparian Corridor at Playa Vista, Los Angeles, CA



# NATURE



Civita Park, Mission Valley, San Diego,  
CA

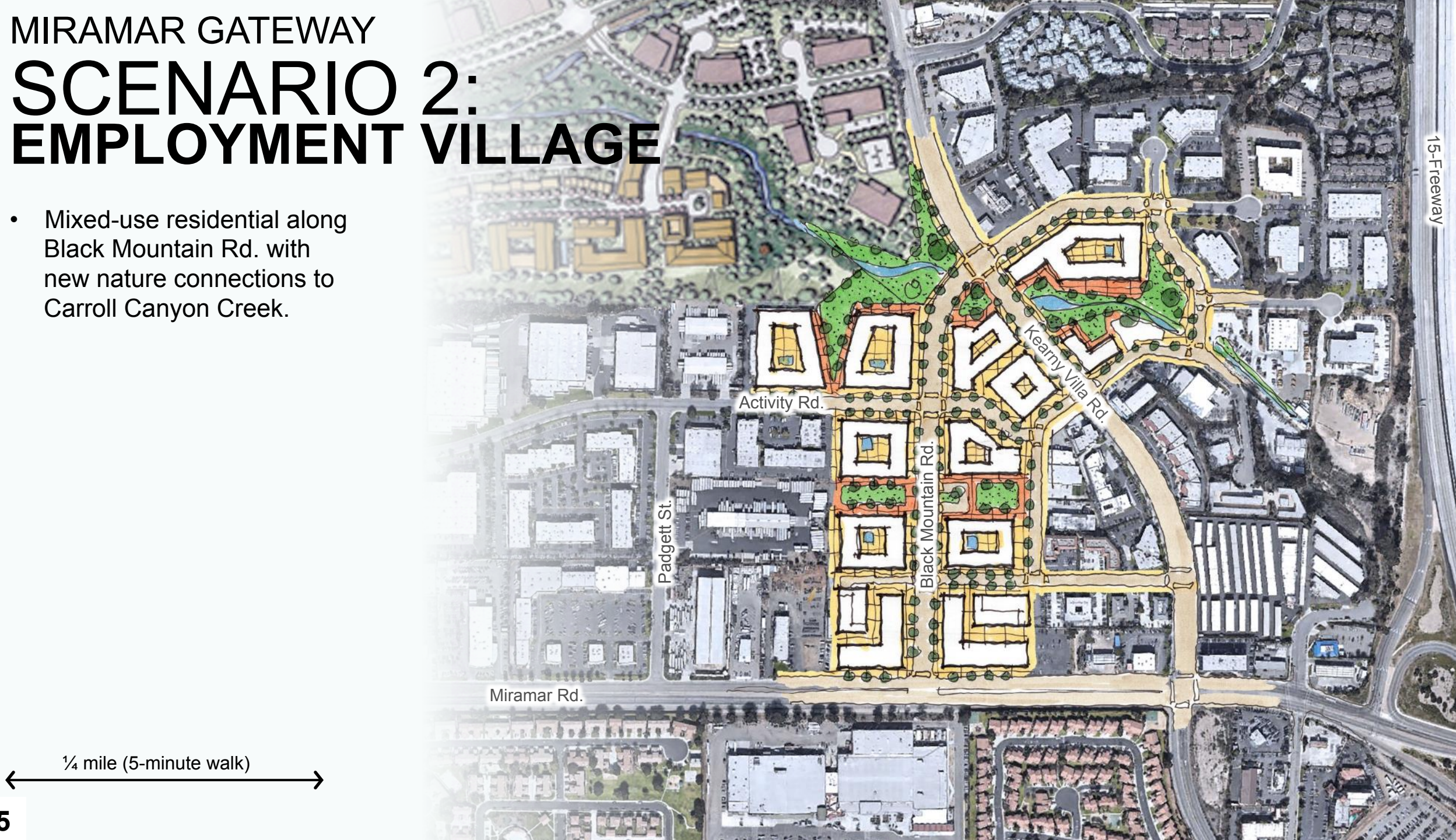


Portofino Apartments, Mission Valley, San Diego,  
CA



# SCENARIO 2: EMPLOYMENT VILLAGE

- Mixed-use residential along Black Mountain Rd. with new nature connections to Carroll Canyon Creek.



← 1/4 mile (5-minute walk) →



# MIRAMAR GATEWAY

## SCENARIO 2: EMPLOYMENT VILLAGE

- Mixed-use residential along Black Mountain Rd. with new nature connections to Carroll Canyon Creek.
- Residential options for Miramar Base (MACAS) workers
- ~1,892 units
- ~535,000 SF of office
- ~40,000 SF of retail
- ~22 acres of pedestrian space
- ~13 acres of open space

← ¼ mile (5-minute walk) →





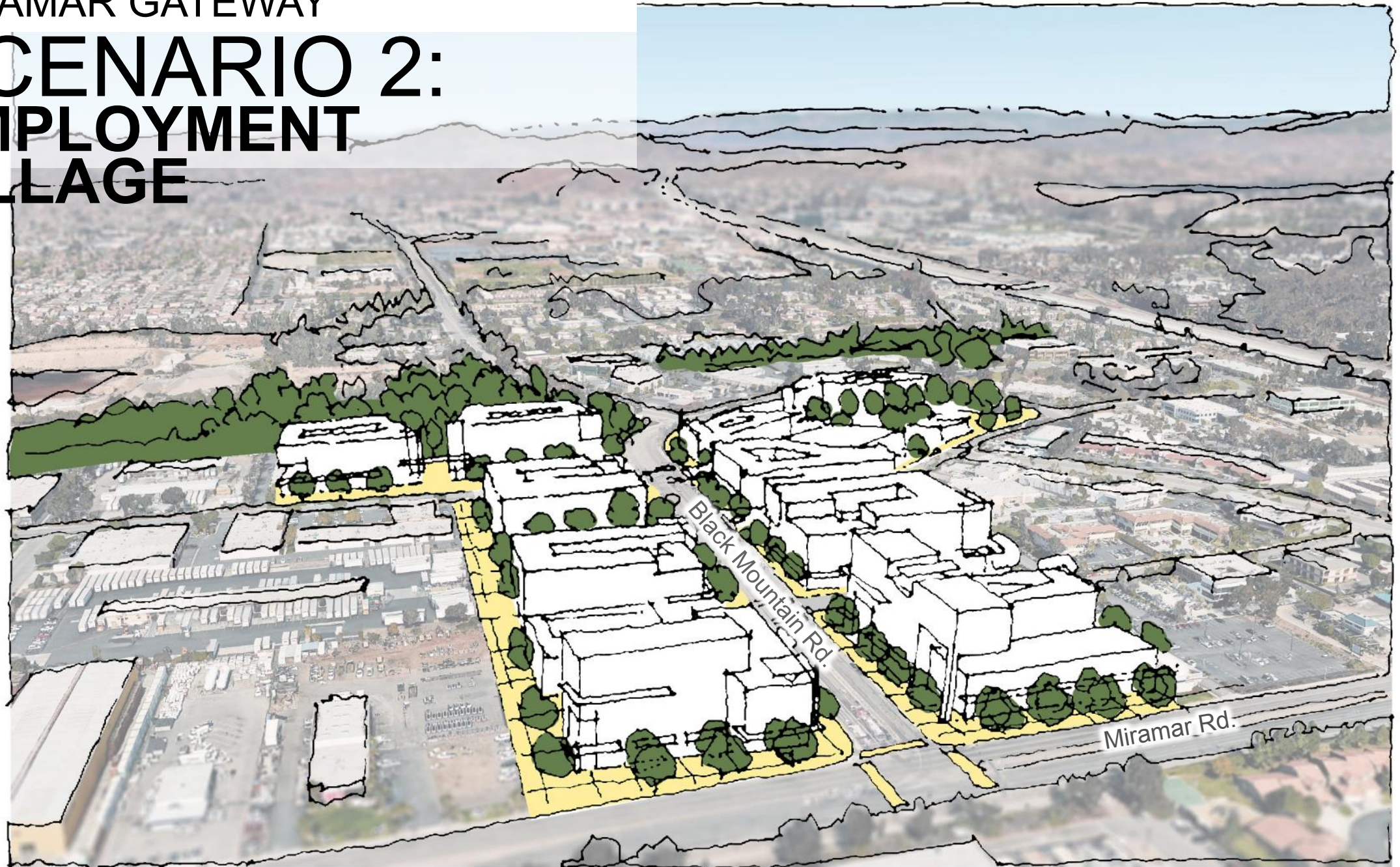
MIRAMAR GATEWAY

# SCENARIO 2: EMPLOYMENT VILLAGE





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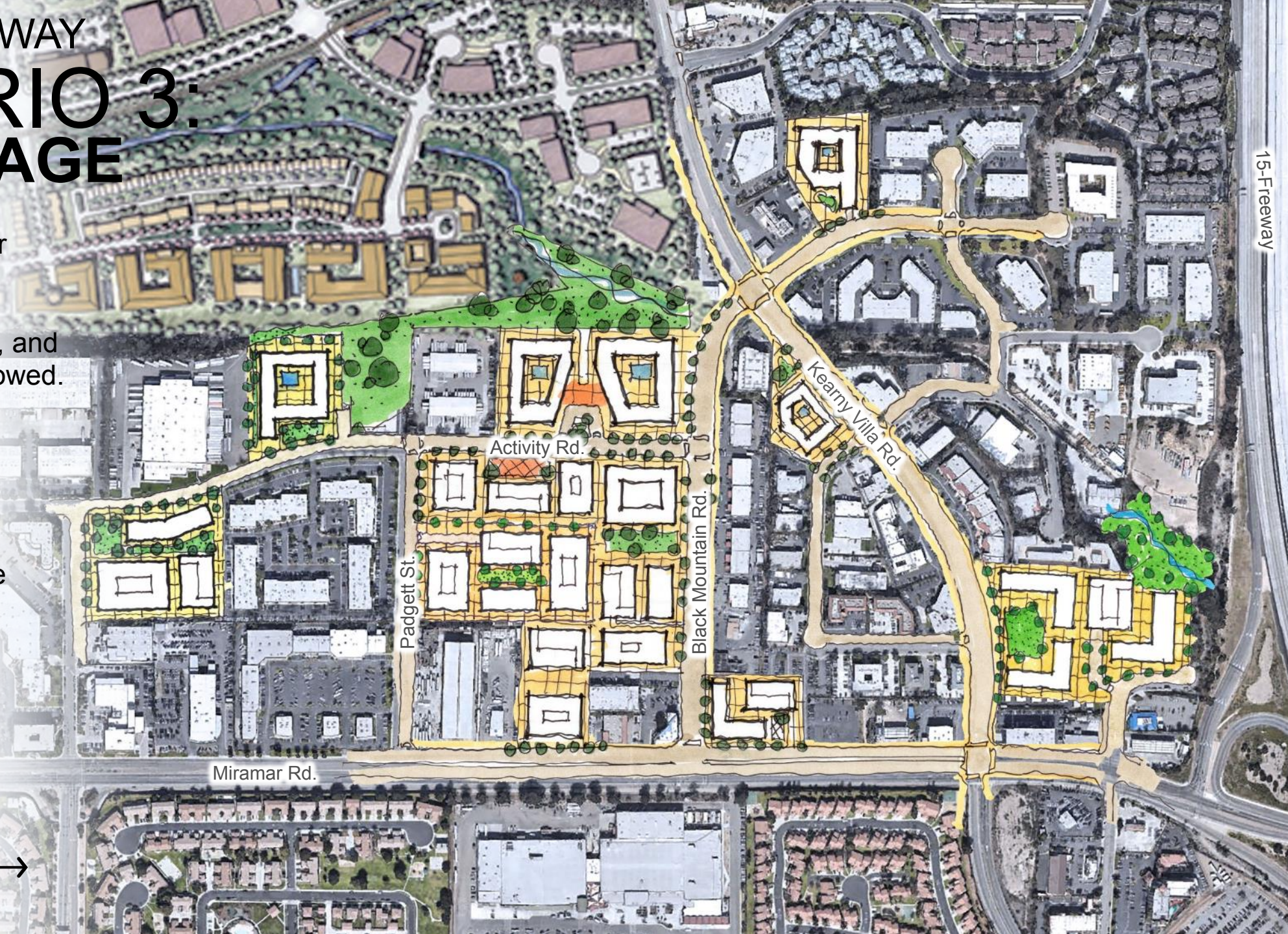




# MIRAMAR GATEWAY

## SCENARIO 3: FLEX VILLAGE

- Parcels developed over time per market forces, where industrial and residential adjacencies, and other mix of uses is allowed.
- Residential options for Miramar Base (MCAS) workers
- Freeway-oriented office development
- Senior Housing



← 1/4 mile (5-minute walk) →



# MIRAMAR GATEWAY

## SCENARIO

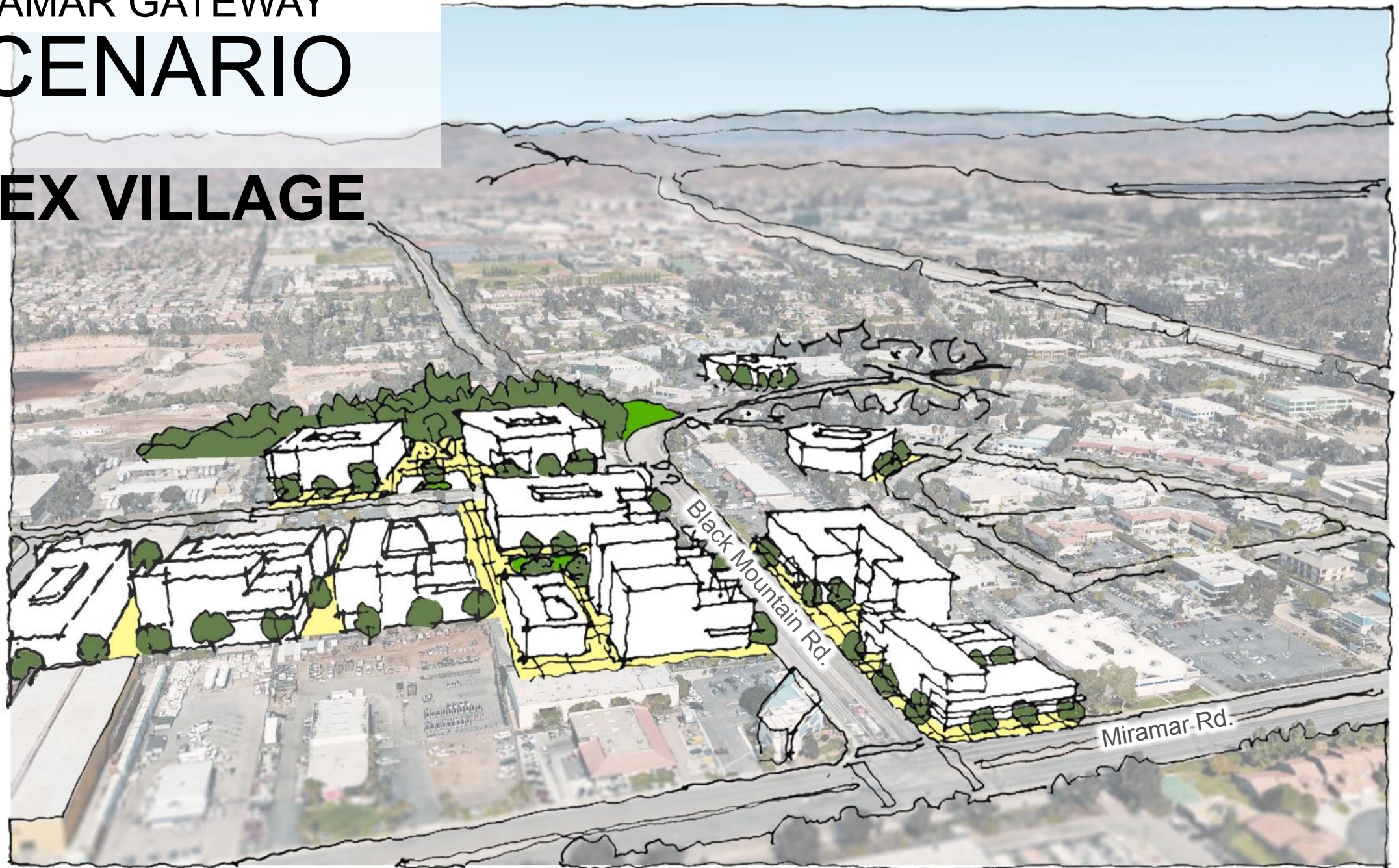
### 3:

## FLEX VILLAGE





MIRAMAR GATEWAY  
**SCENARIO**  
**3:**  
**FLEX VILLAGE**





# DAY/NIGHT LIFE



Ballast Point, Miramar, San Diego, CA



MIRAMAR GATEWAY

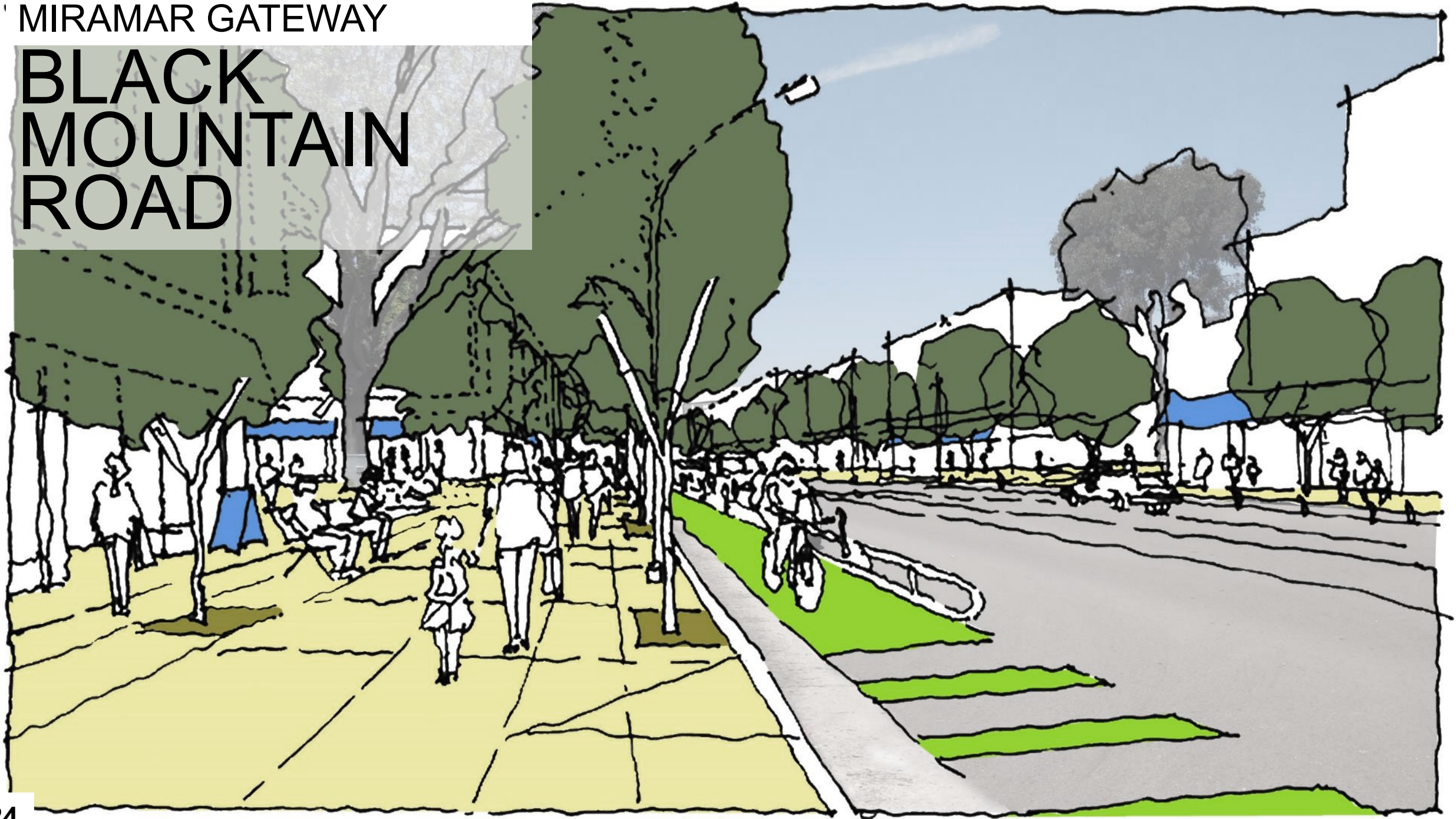
# BLACK MOUNTAIN ROAD





MIRAMAR GATEWAY

# BLACK MOUNTAIN ROAD

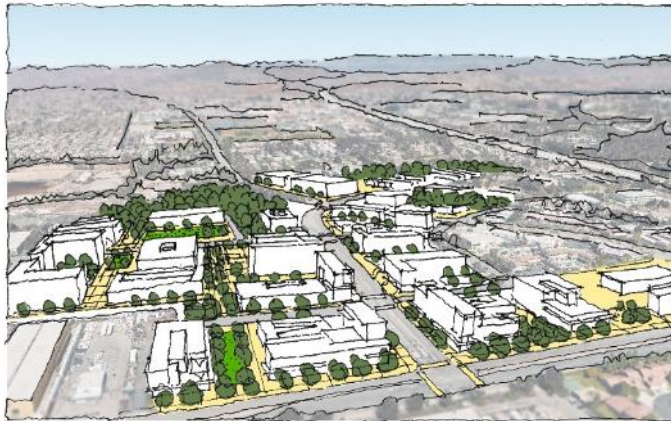




# BLACK MOUNTAIN RD- ALL OPTIONS

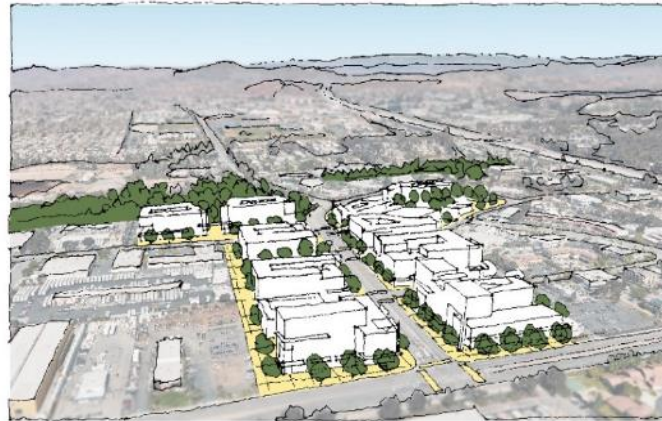
## SCENARIO 1: BUSINESS & INDUSTRIAL

~1,144 units  
~3.6 million SF of office  
~85,000 SF of retail  
~46 acres of pedestrian space  
~33 acres of open space



## SCENARIO 2: EMPLOYMENT VILLAGE

~1,892 units  
~535,000 SF of office  
~40,000 SF of retail  
~22 acres of pedestrian space  
~13 acres of open space



## SCENARIO 3: FLEX VILLAGE Market to Determine (TBD)





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**URBAN DESIGN CONCEPTS FOR MIRAMAR GATEWAY**

# Discussion/Q&A



