



# UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE MEETING

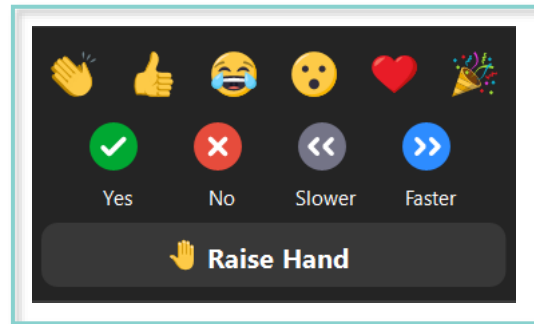
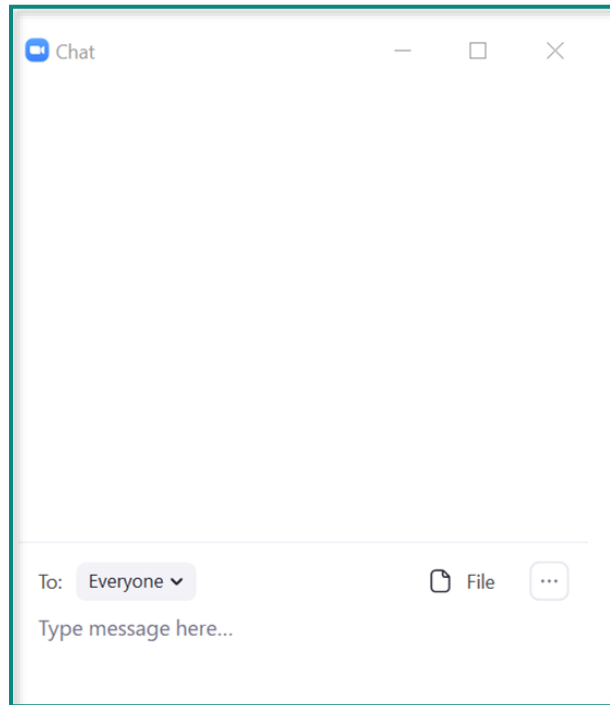
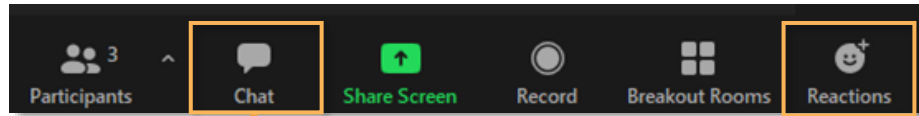
PLANNING DEPARTMENT

*April 20, 2021*

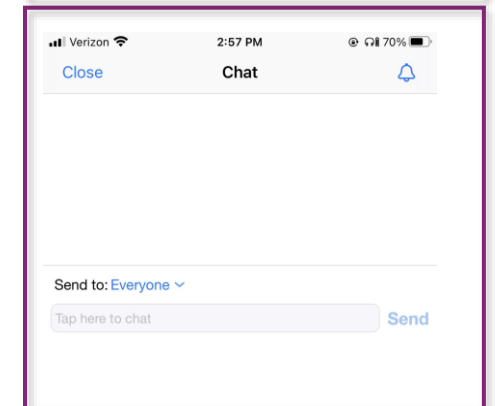
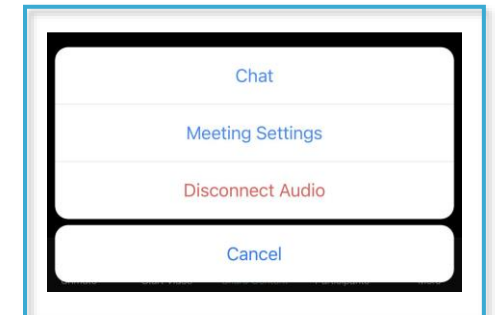
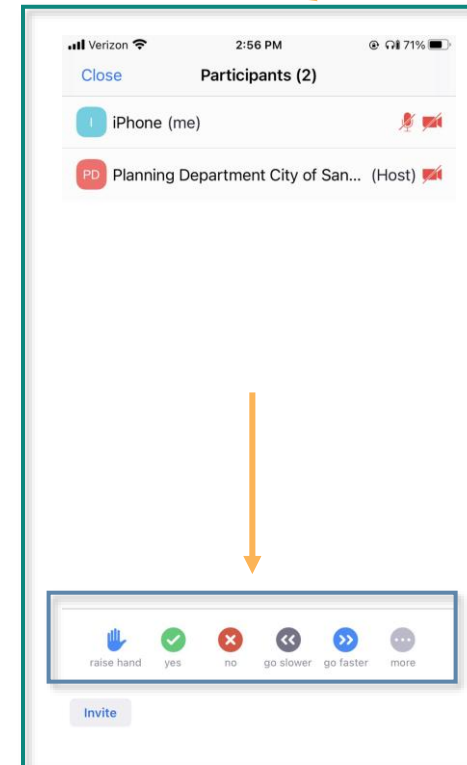
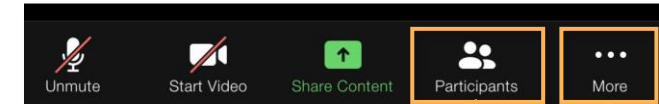


# ZOOM MEETING FUNCTIONS

## ZOOM ON A DESKTOP

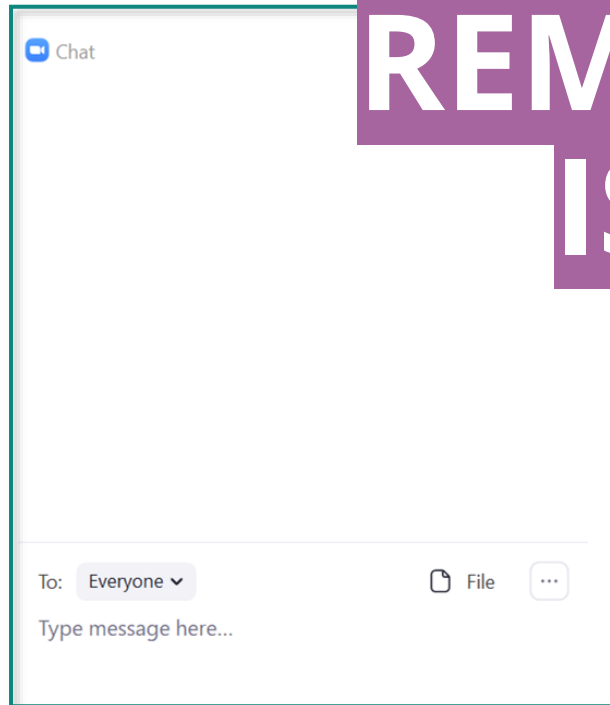
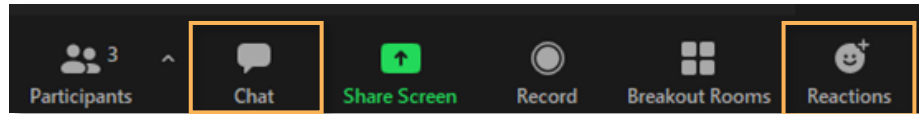


## ZOOM ON A SMARTPHONE

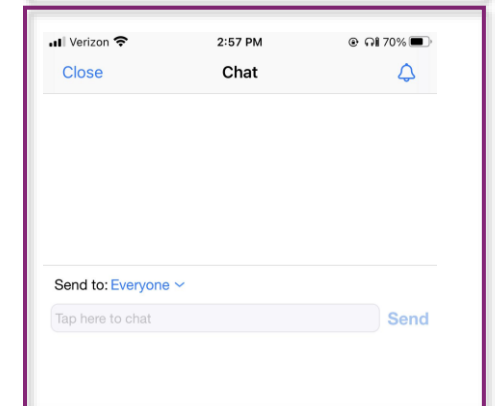
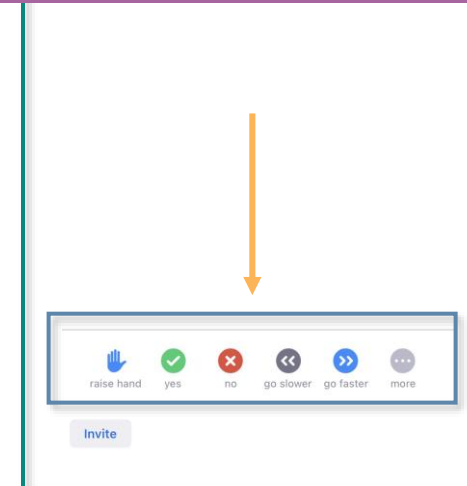
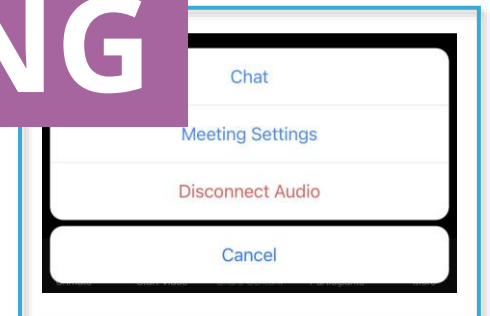
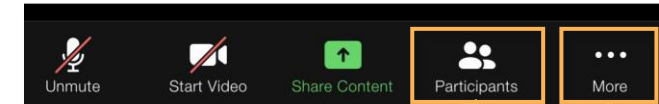


# ZOOM MEETING FUNCTIONS

## ZOOM ON A DESKTOP



## ZOOM ON A SMARTPHONE



**REMINDER: THIS MEETING  
IS BEING RECORDED**

# AGENDA

- 5:30** CALL TO ORDER – Andy Wiese, Chair  
VIRTUAL ROLL CALL  
NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 5:45** ITEM 1 INFO ITEM – Introductions, Meeting Purpose, Schedule
- 5:50** ITEM 2 INFO ITEM – Four “P’s” of Public Space
- 6:00** ITEM 3 INFO ITEM – TOD & Urban Design Concepts Part One
- 6:15** ITEM 3 INFO ITEM – Land Use and Mixed-Use Opportunities
- 8:30** ADJOURNMENT



# MEETING PURPOSE & EXPECTED TAKEAWAYS

## PURPOSE

To review and discuss land use and mixed-use opportunities in the context of urban design

## DISCUSSION

A discussion on the appropriate mix of land uses

## TAKEAWAYS

The Project Team will take the feedback heard during tonight's discussion and develop further concepts for next month's meeting

## WHAT'S NEXT?

Next month we will review the concepts to be included in the Online Community Engagement Tool

# INTRODUCTIONS



*Katie Witherspoon*  
**City of San Diego**  
Senior Planner



*Rick Barrett*  
**MIG, Inc.**  
Principal

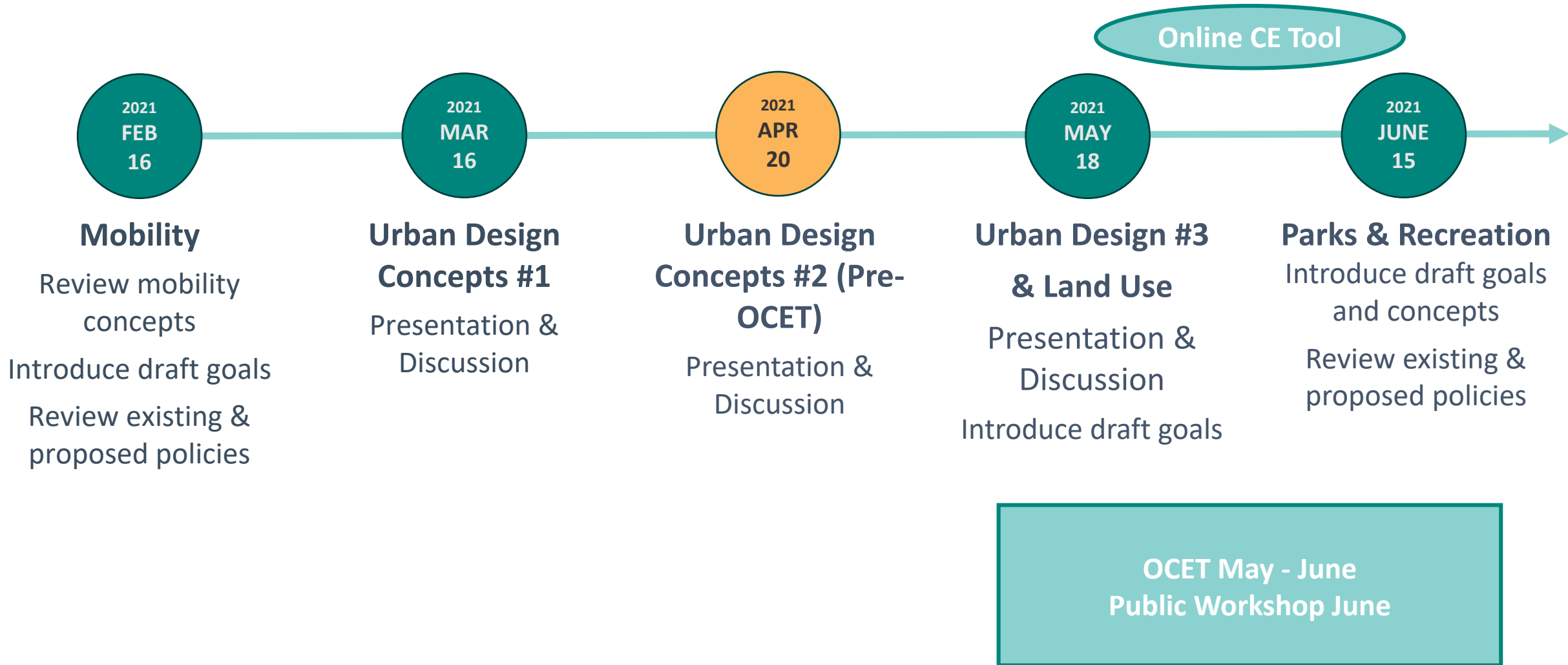


*Diego Velasco*  
**Citythinkers**  
Principal



*Steven Davidovas*  
**MIG, Inc.**  
Project Associate

# UNIVERSITY CPUS SCHEDULE





# WHAT THE COMMUNITY PLAN DOES DO

- It provides community-specific **goals**, tailored **policies**, and a long-range physical development guide for City staff, decisionmakers, property owners, and citizens engaged in community development.
- It establishes **goals** and **policies** to address land use, conservation, mobility, urban design, open space, and public facilities.
- As a component of the City of San Diego's General Plan, it is a long-term blueprint for the future and provides location-based **goals**, **policies**, and recommendations.

# WHAT THE COMMUNITY PLAN DOES NOT DO

- **It does not mandate growth.** The community plan provides options and opportunities for new housing and employment. It does not require property owners to redevelop or mandate that development will happen.
- **It is not a maintenance document.** The community plan is a long-range policy and regulatory document that identifies future infrastructure needs. It is not a plan to address the deferred maintenance of existing infrastructure.
- **It does not approve specific projects.** The community plan establishes policy and regulatory direction—all future projects will still go through an approval process.





# Urban Design Concepts #2

Community Planning Group Subcommittee Meeting

April 20, 2021



# Agenda

**A. Recap of March 2021 Meeting**

**B. Four “P’s” of Public Space**

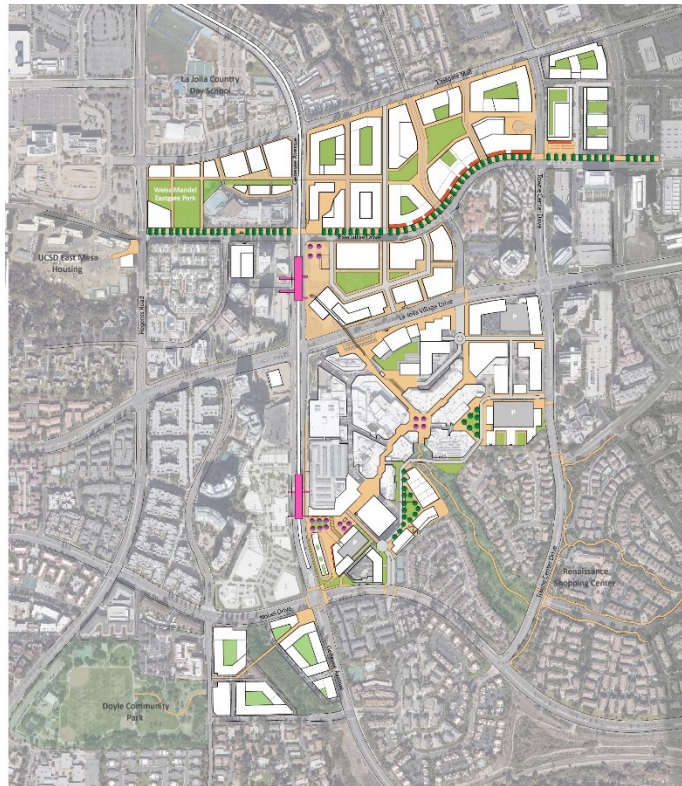
**C. Land Use and Mixed-Use Opportunities**

**D. Next Steps**

What are  
some Design  
Concepts?

# Areas Presented

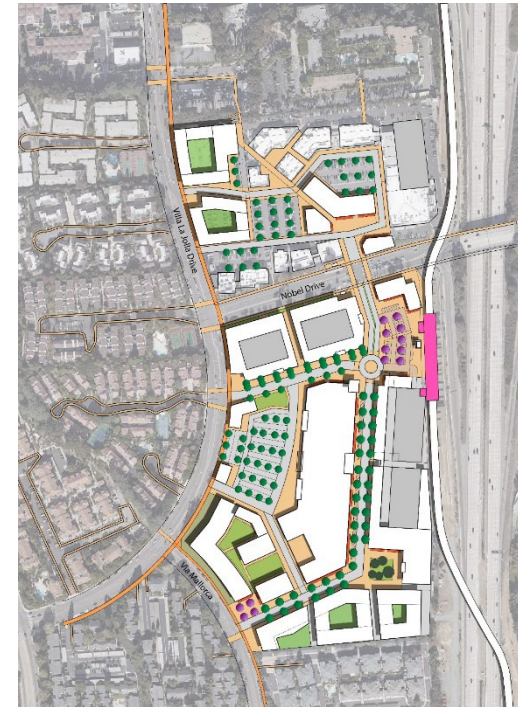
## Focus Area 3: UTC & Executive Drive Station Concepts



## Focus Area 2: Towne Centre Drive Concept



## Focus Area 4: La Jolla Village Square Concept



## Focus Area 5: Governor Drive Concept





# Focus Area 2: Towne Centre Drive Concept

## Key Elements Presented

- Cluster Development and Focus it on Towne Centre Drive
- Activate the Entrances to each Cluster with a Small Plaza and “Micro” Mobility Hub
- Maintain Some Surface Parking Lots but Design Quality Outdoor Spaces between Lots and Buildings
- Connect to the Natural Landscape with a Perimeter Network of Continuous Trails and Paths

## Feedback

- How do we make the area/ trails accessible?
- Architecture that is more compatible with natural environment
- Canyon Edges
- Transit Access





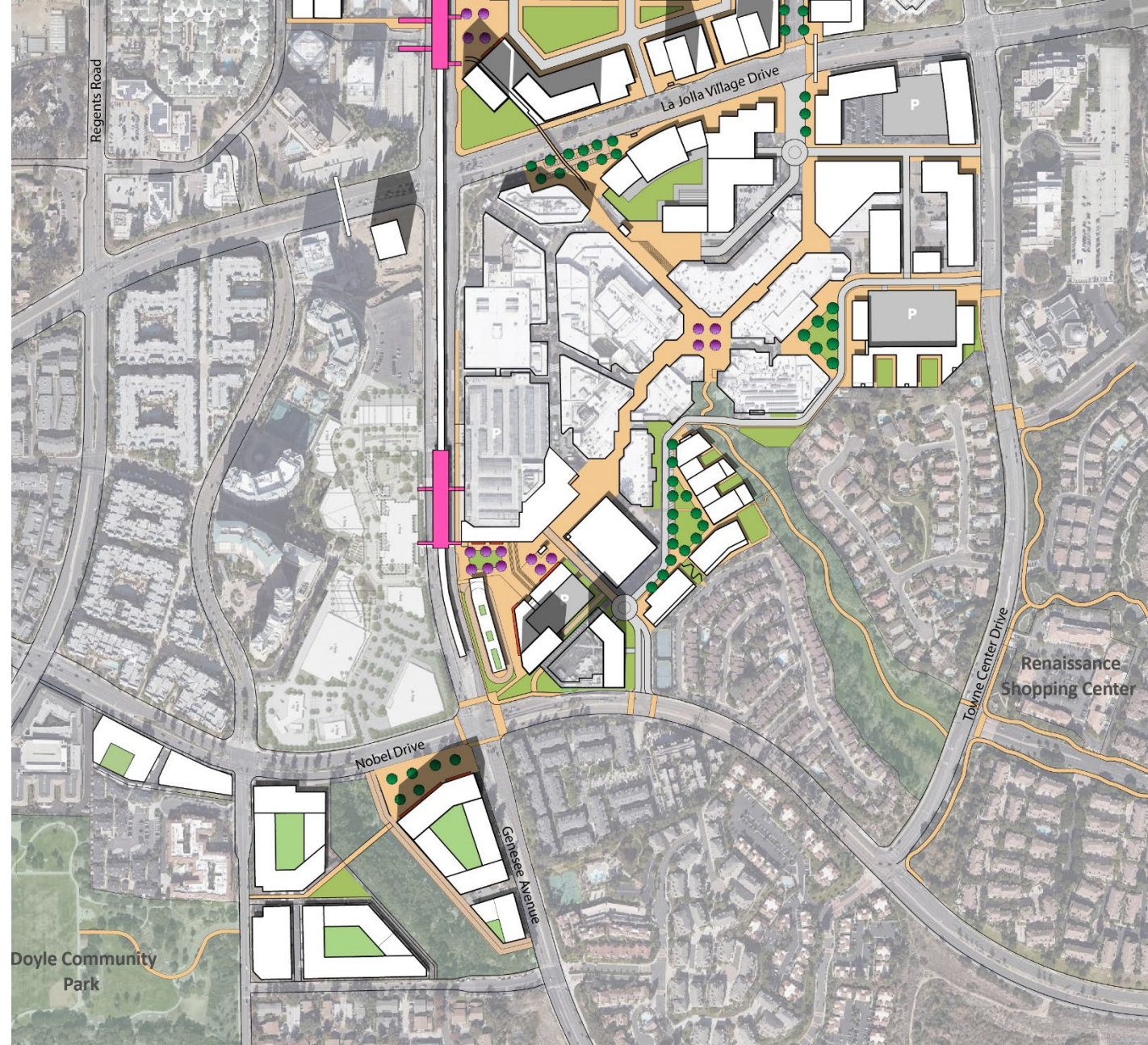
# Focus Area 3: UTC Station Concept

## Key Elements Presented

- Build Up the Street Edge on La Jolla Village Dr. & Genesee Ave.
- Reinforce a Mall Promenade that Runs Diagonally North -South Across the Center
- Locate Housing Near Existing Residential
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large & Small
- Activate the Transit Station with a Plaza and Mobility Hub that Opens to the Mall
- Establish a Local Circulation “Loop”

## Feedback

- Greenway draws people from Renaissance up to UTC
- Clarify Location of Residential & Related Park Spaces
- Density & Height North of Eastgate Mall





# Focus Area 3: Executive Drive Station Concept

## Key Elements Presented

- Build Up the Street Edge on Executive Dr.
- Establish a Promenade on Executive Dr.
- Break Down Superblock
- Provide Community Gathering Spaces, Large and Small internal to the Blocks
- Activate the Transit Station with a Plaza and Mobility Hub that Orients to Executive Dr.

## Feedback

- Mandell Weiss Park should be preserved
- Density & Height North of Eastgate Mall
- North -sided Promenade makes sense
- Opportunities for more Greenways
- Connections to Rose Canyon





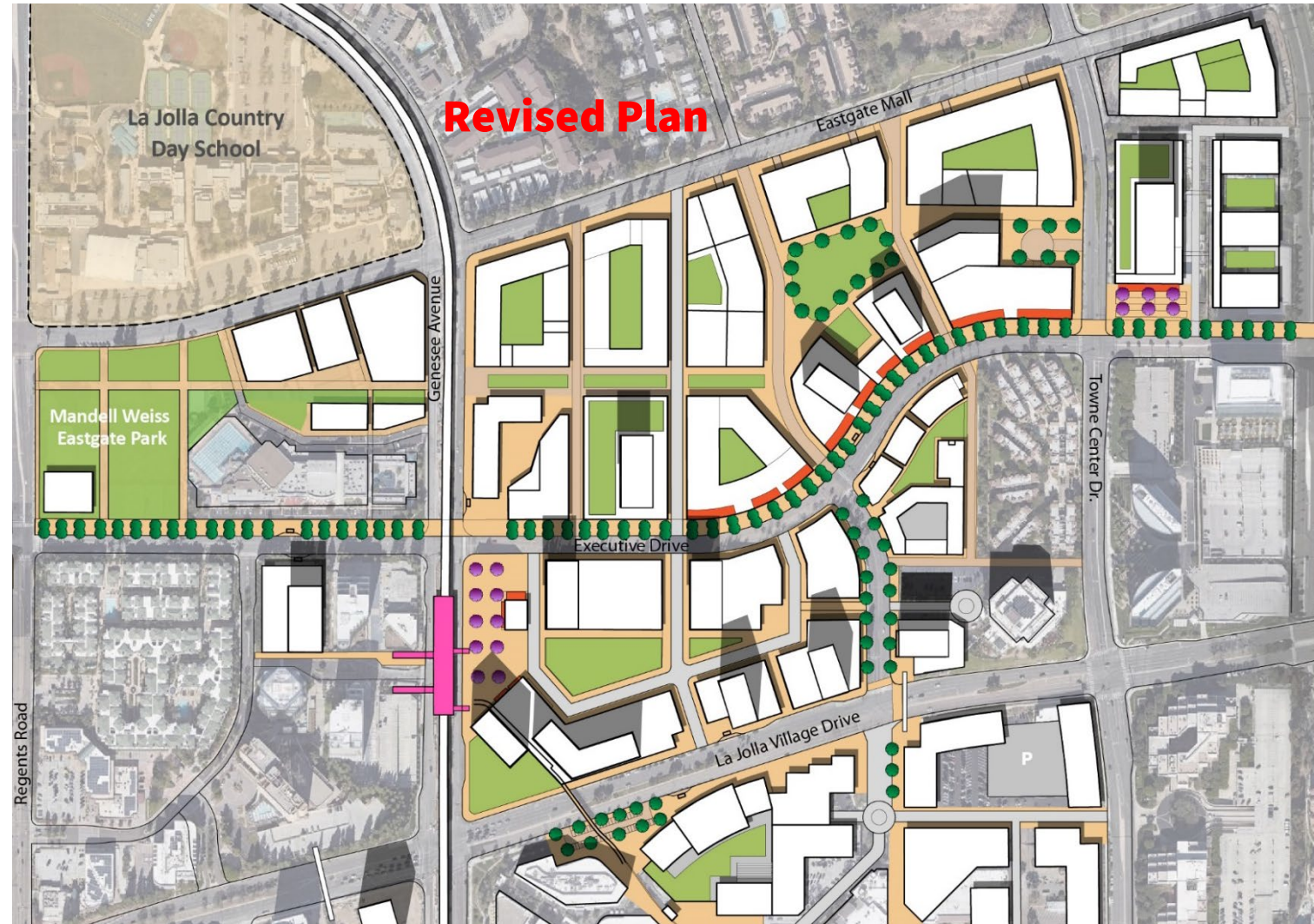
# Focus Area 3: Executive Drive Station Concept

## Key Elements Presented

- Build Up the Street Edge on Executive Dr.
- Establish a Promenade on Executive Dr.
- Break Down Superblock
- Provide Community Gathering Spaces, Large and Small internal to the Blocks
- Activate the Transit Station with a Plaza and Mobility Hub that Orients to Executive Dr.

## Feedback

- Mandell Weiss Park should be preserved
- Density & Height North of Eastgate Mall
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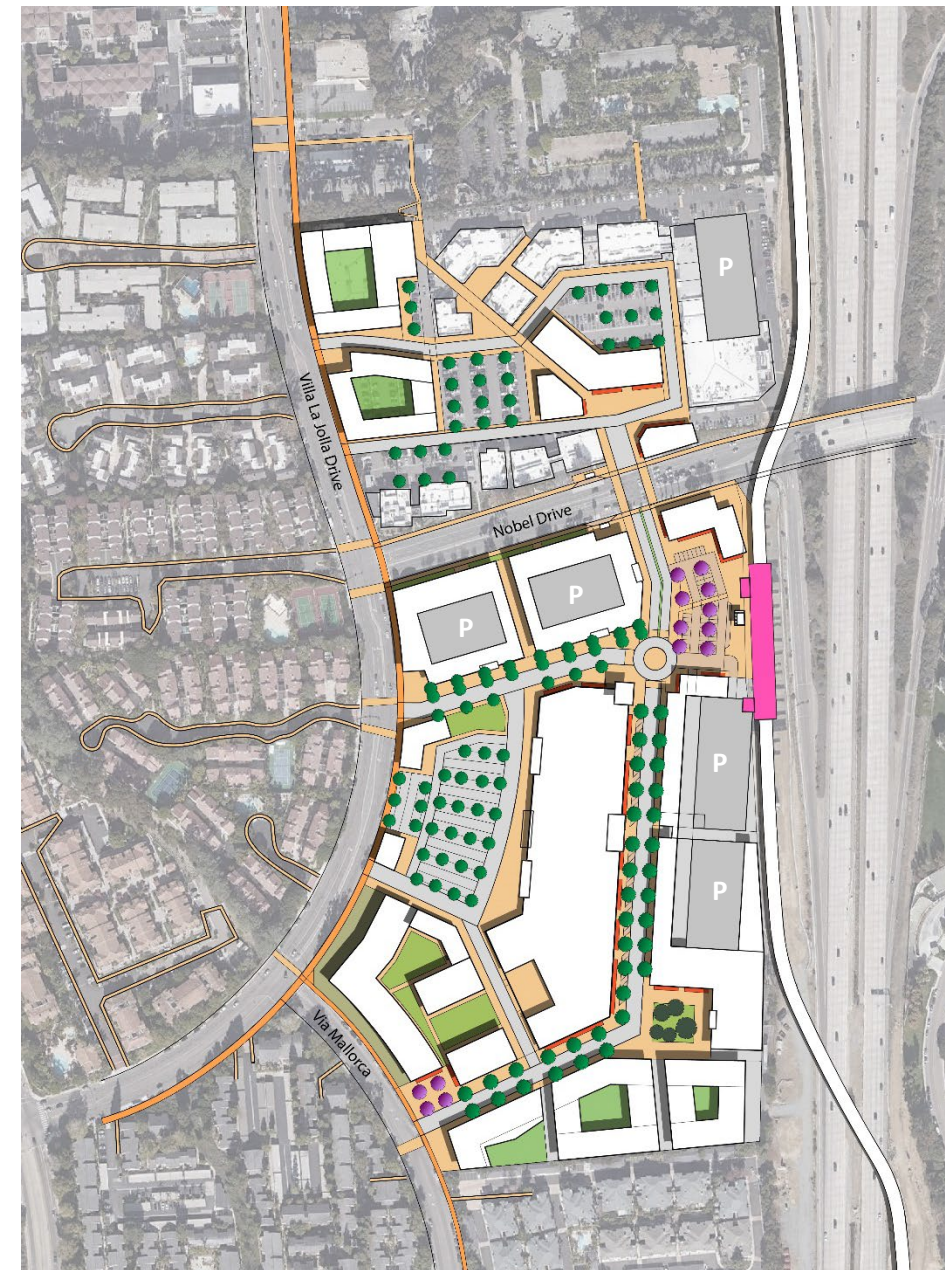
# Focus Area 4: La Jolla Village Square Concept

## Key Elements Presented

- Build Up the Street Edge on Nobel Drive
- Establish a “Main Street” that Runs North –South Across the Center
- Locate Housing Near Existing Residential
- Use Parking as a Buffer to the Freeway
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub

## Feedback

- Station Access is key
- Safe Crossings at Nobel and across Center
- Height options should be considered?
- A place where people want to live because you have everything there
- Welcoming Experience
- Consider redevelopment of the Center Buildings





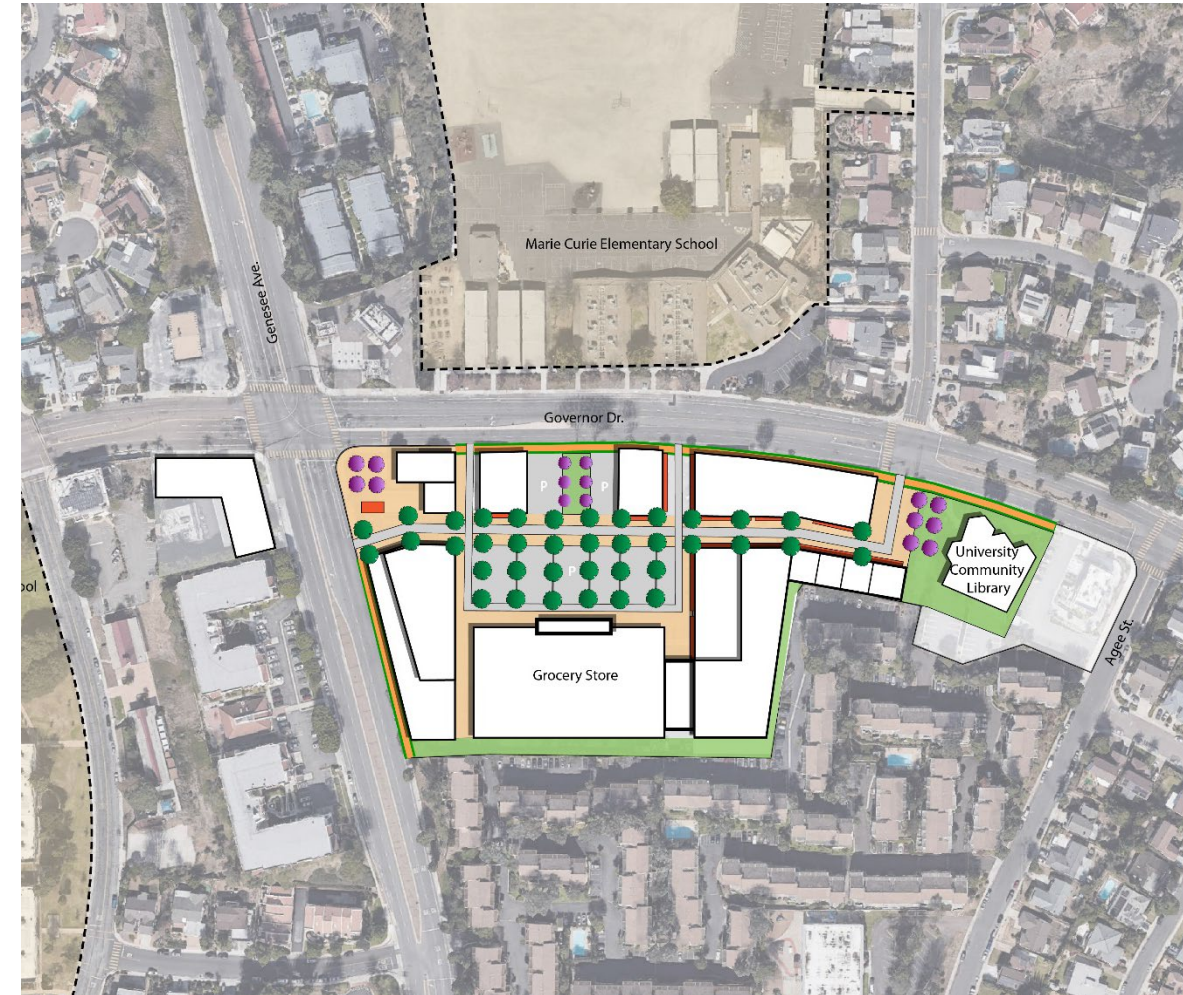
# Focus Area 5: Governor Drive Concept

## Key Elements Presented

- Build Up the Street Edge
- Establish a “Main Street” that Runs East -West Across the Center and to the Library
- Locate Housing Near Existing Residential in Mixed -Use Buildings
- Internalize Parking
- Provide Seating Areas Next to Retail
- Activate the Transit Stop with a Plaza and “Micro” Mobility Hub

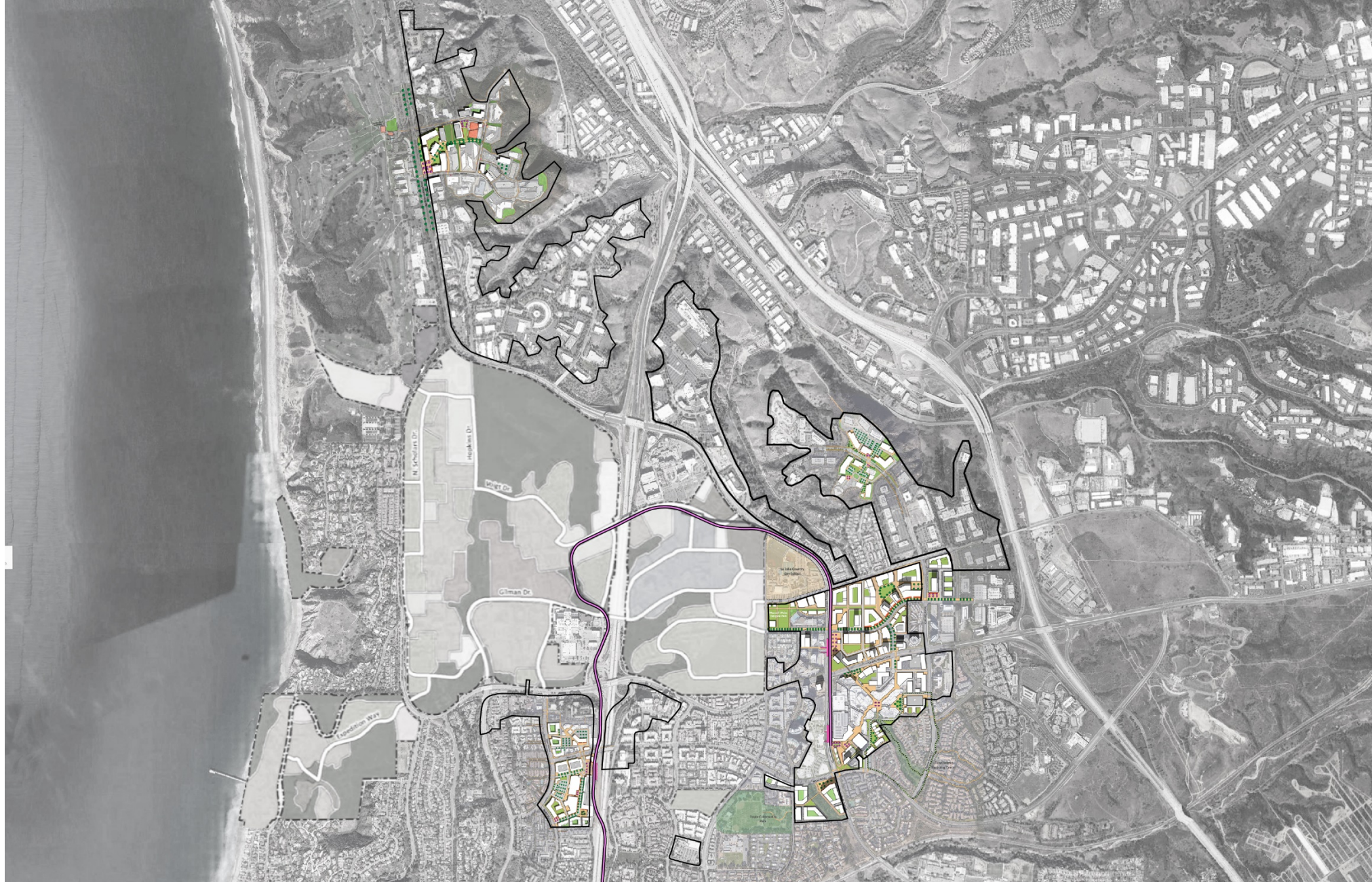
## Feedback

- Outdoor Spaces Attached to Businesses
- Second Level of Residential
- Do we need four gas stations?
- Overflow Parking from Schools
- Traffic Calming on Governor Dr.
- Connection to Library
- Place for more Housing, Community Activities





# Concept Plans





# Key Public Space Opportunities



**Plazas** – Connect People to Transit, Employment and Retail Experiences



**Paseos** – Connect People through and to Blocks, Streets, Plazas and Parks



**Promenades** – Connect People through Neighborhoods and to Services



**Podiums** – Connect Uses & Buildings

# Plazas

**TREES AND SHADE**

**LIGHTING**

**PUBLIC ART**

**SEATING**

**LANDSCAPING**

**BIKE  
PARKING**

**OUTDOOR  
DINING**

**GROUND  
FLOOR  
ACCESS**



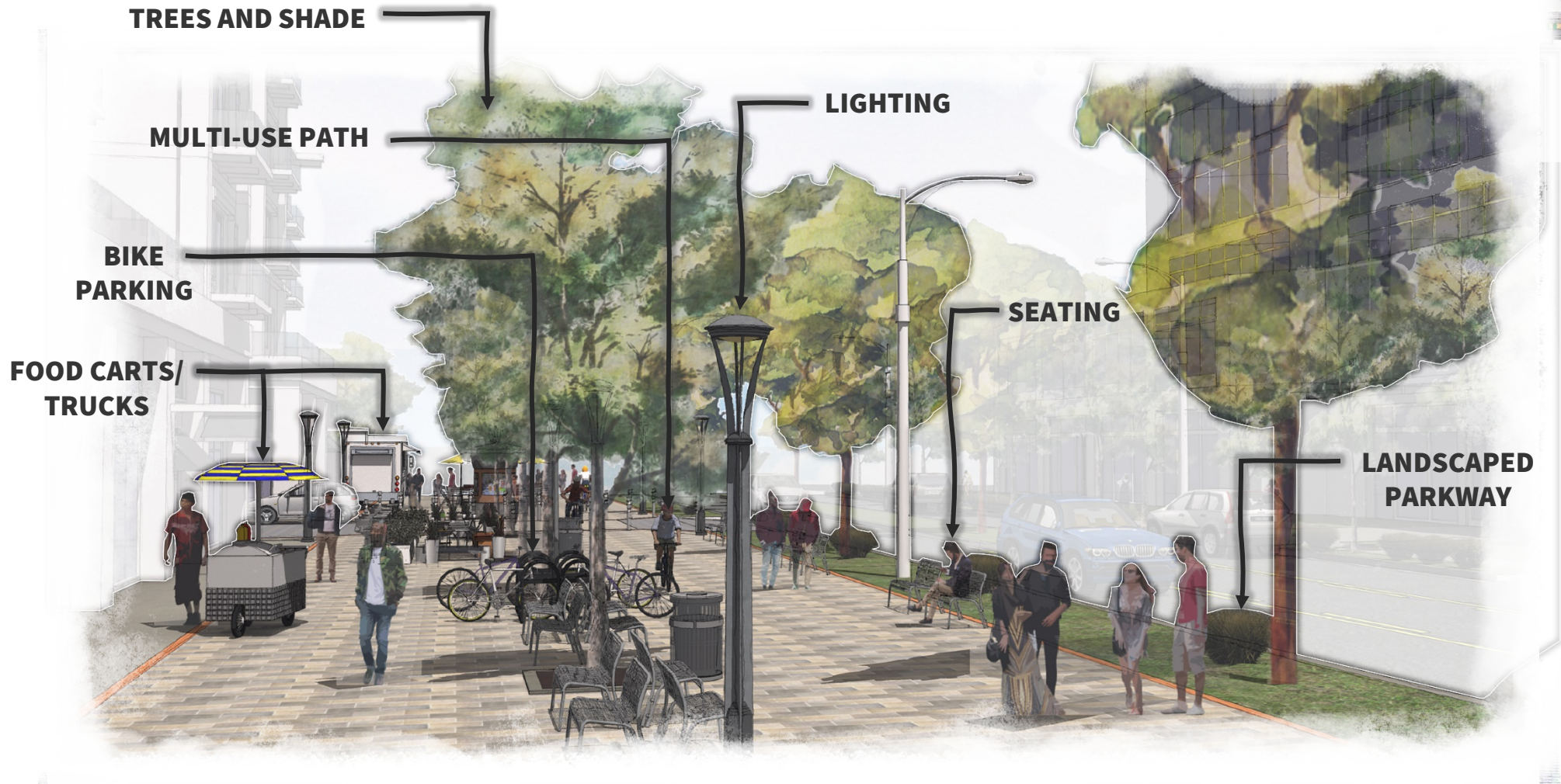


# Paseos



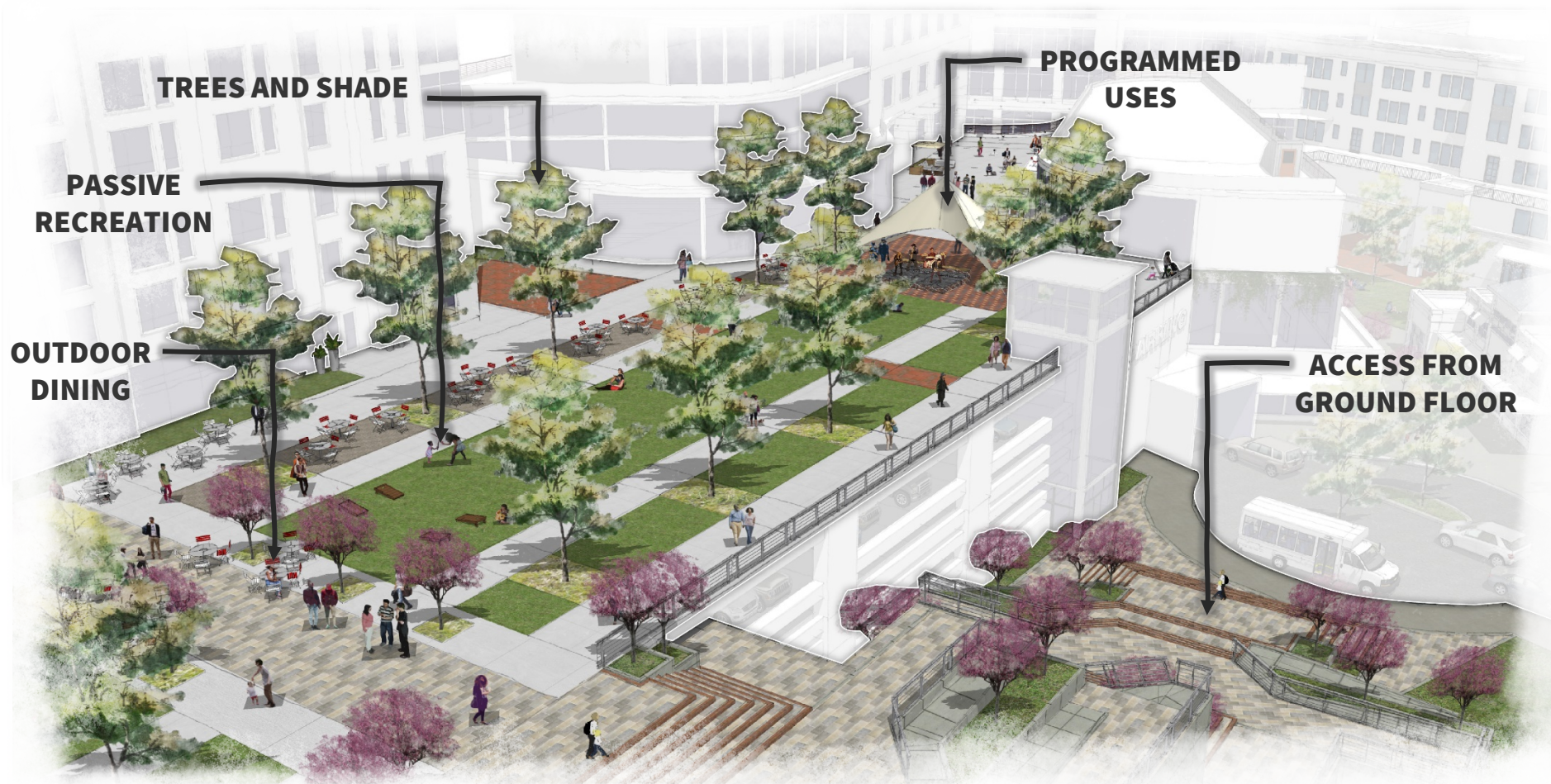


# Promenades





# Podiums



## Questions/ Comments

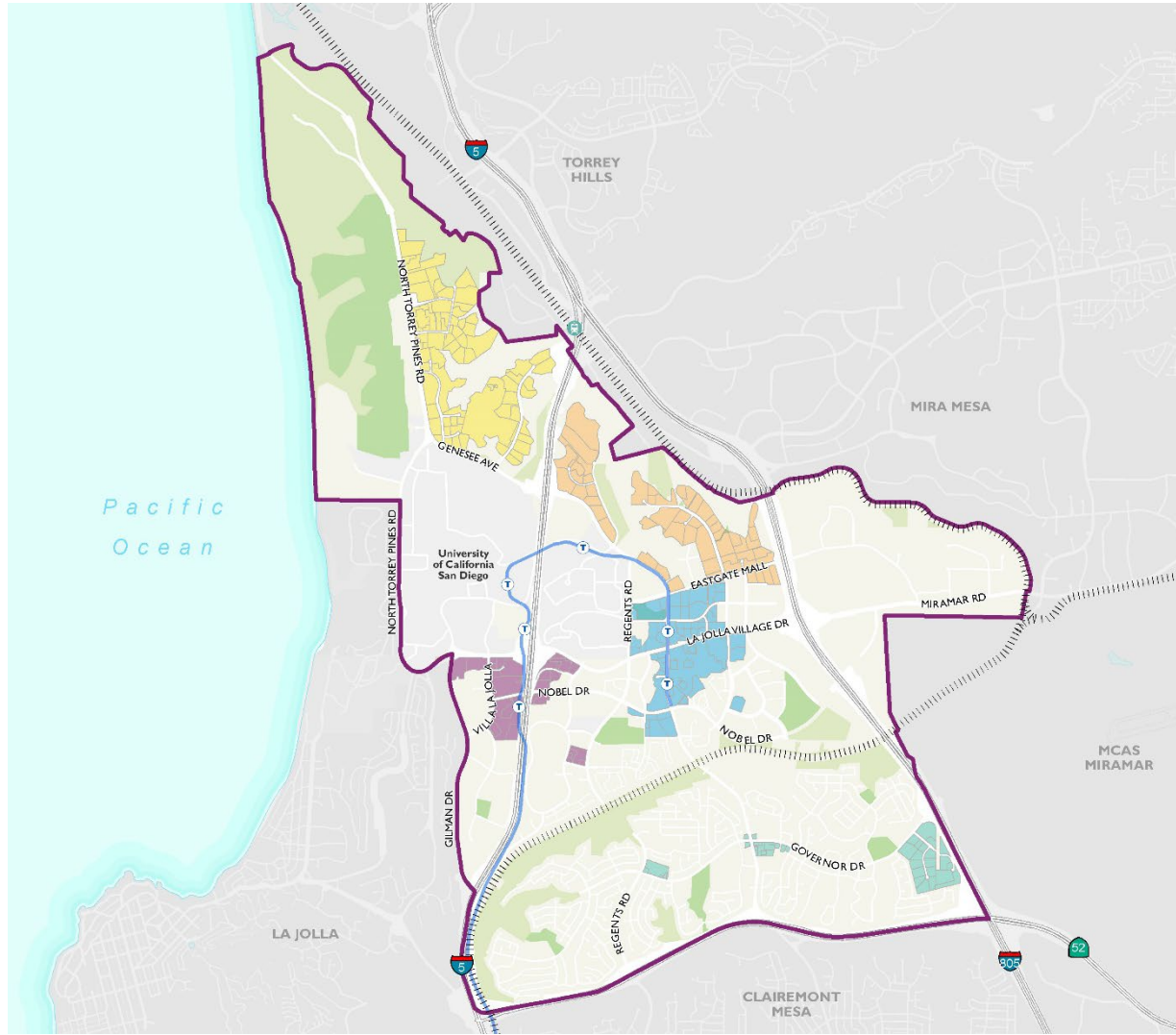
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











# Key Land Use Questions

1. What **land uses** should be emphasized?
2. What are **mixed -use** opportunities to explore?
3. Where should we encourage **ground floor and transit activation** ?
4. Where should we focus **development** ?
5. How and where should **public spaces** be integrated?



# Focus Areas



-  Community Plan Boundary
-  UCSD Campus
-  Parks
-  Open Space
-  Mid-Coast Trolley Extension
-  Trolley Station
-  Coaster Station
-  Railroad
-  Focus Area 1
-  Focus Area 2
-  Focus Area 3
-  Focus Area 4
-  Focus Area 5

# Focus Area 1: North Torrey Pines Road

## Key Questions

1. Primary Uses
2. Mixed -Use
3. Activation
4. Development Focus
5. Public Spaces

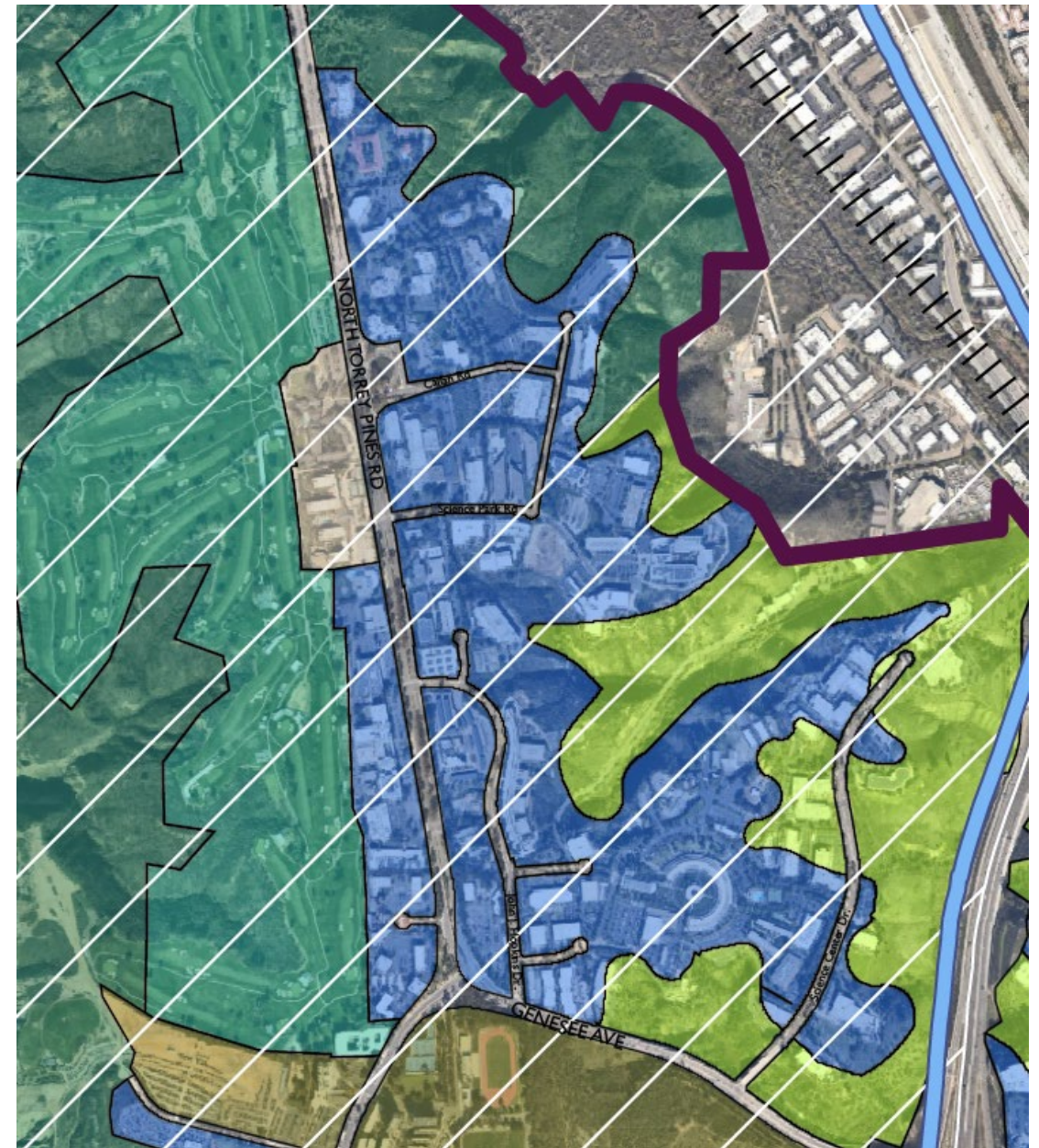




# Focus Area 1: North Torrey Pines Road

## Existing Community Plan Land Uses

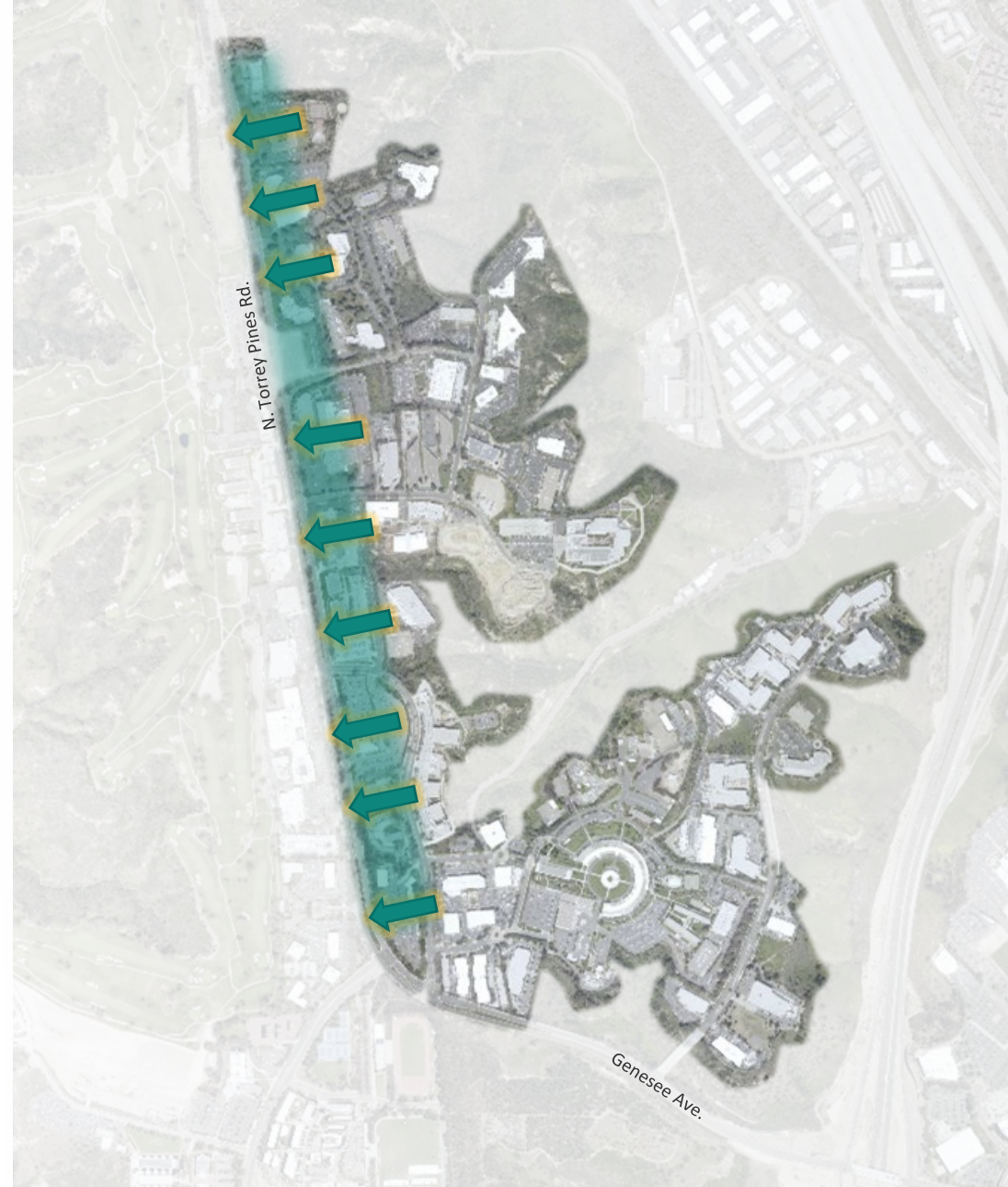
- Scientific Research
- Resource Based Park
- Open Space
- UCSD





# Focus Area 1: North Torrey Pines Road

Should new development focus on North Torrey Pines Road?





# Focus Area 1: North Torrey Pines Road

Should new development  
focus inward around  
campus nodes and clusters?



# Focus Area 1: North Torrey Pines Road

From  
Office Parks:

How are Tech and Science  
Campuses changing?

To  
Innovation  
Districts:



IQHQ's Research and Development District includes a series of mid-rise office buildings and one 17-story tower, all facing the Pacific Ocean. (Courtesy, IQHQ)

SOURCE: <https://www.sandiegouniontribune.com>

"Biotech buyer acquires most of Manchester Pacific Gateway for \$1.5B waterfront life science campus"

Jennifer Van Grove, September 27, 2020



# Focus Area 1: North Torrey Pines Cluster Concept

## Key Concepts

- 1 Micro Mobility Hub/ Plaza
- 2 Paseo/ Canyon Connection
- 3 Central Green
- 4 Positive Frontage
- 5 Structured Parking





# Focus Area 1: North Torrey Pines Road

## Key Questions

1. Primary Uses
2. Mixed -Use
3. Activation
4. Development Focus
5. Public Spaces





# Focus Area 2: Eastgate

## Key Questions










1. Primary Uses
2. Mixed -Use
3. Activation
4. Development Focus
5. Public Spaces

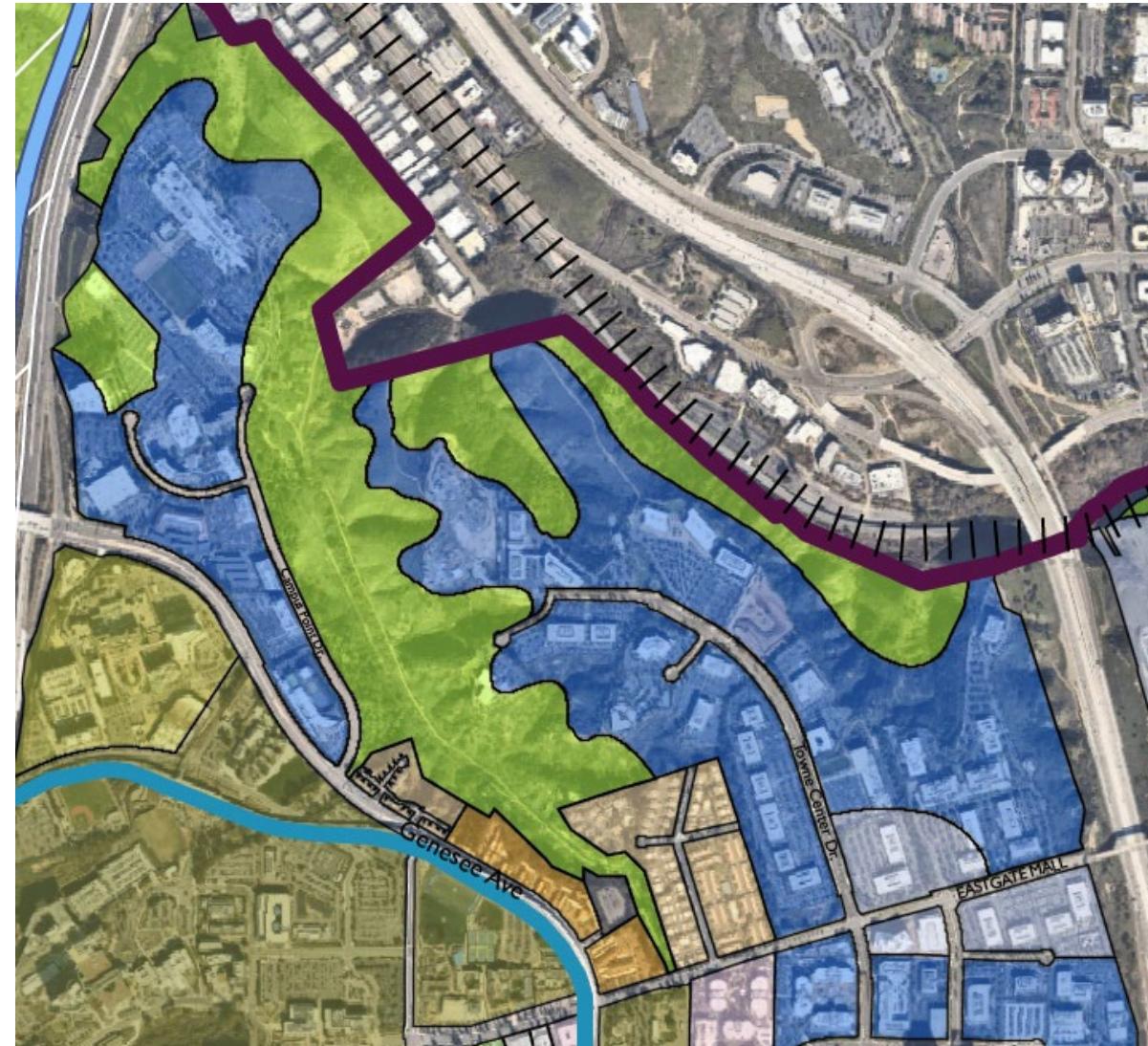




# Focus Area 2: Eastgate

## Existing Community Plan Land Uses

-  Scientific Research
-  Restricted Industrial
-  Open Space
-  School
-  Hospital
-  UCSD
-  Utility
-  Medium Density Residential
-  Medium High Density Residential





## Focus Area 2: Eastgate

Do we need a new  
development pattern  
focused on transit  
access?

### Employment Uses

-  Scientific Research
-  Restricted Industrial



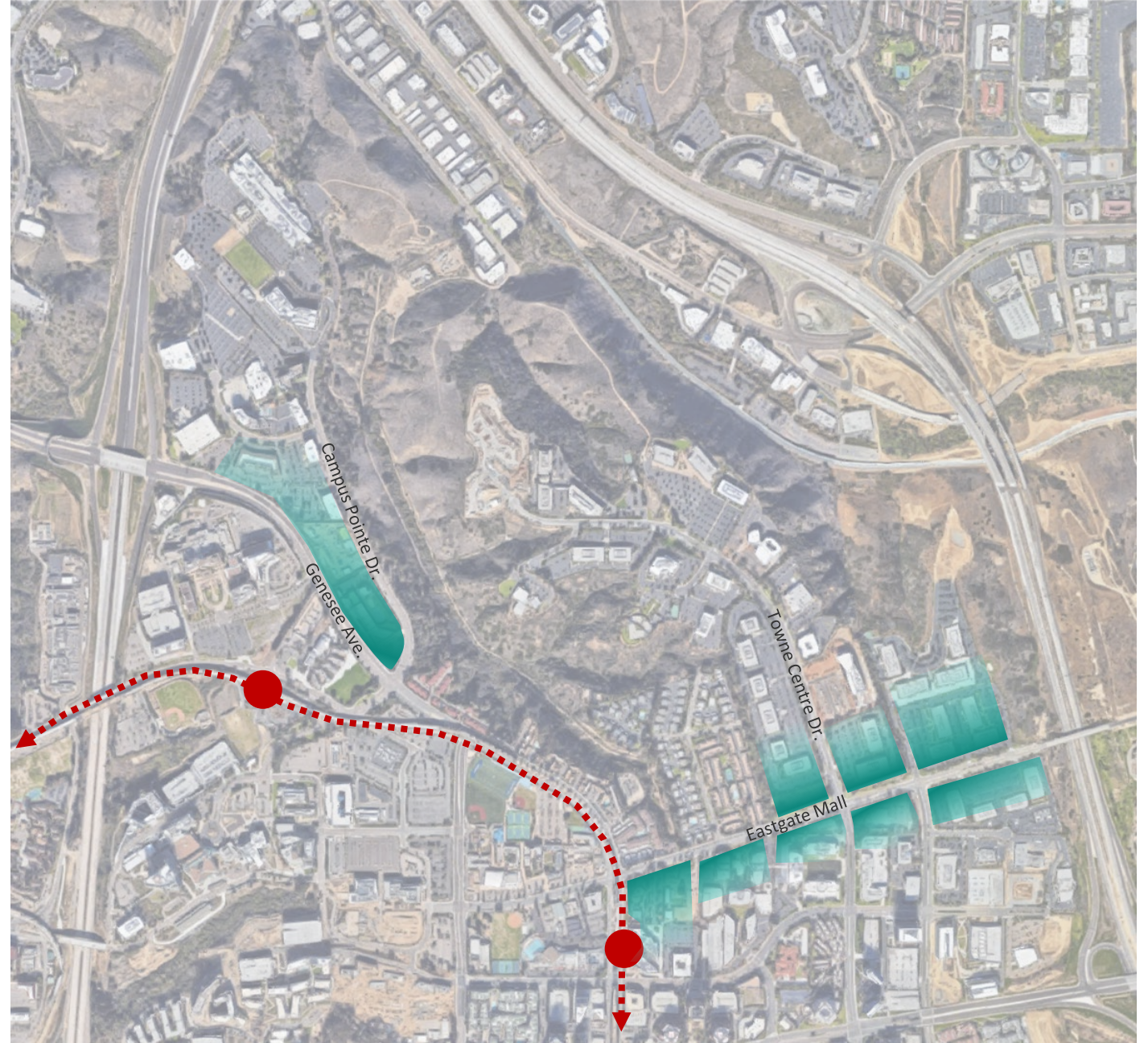


## Focus Area 2: Eastgate

Do we need a new  
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### Employment Uses

-  Scientific Research
-  Restricted Industrial



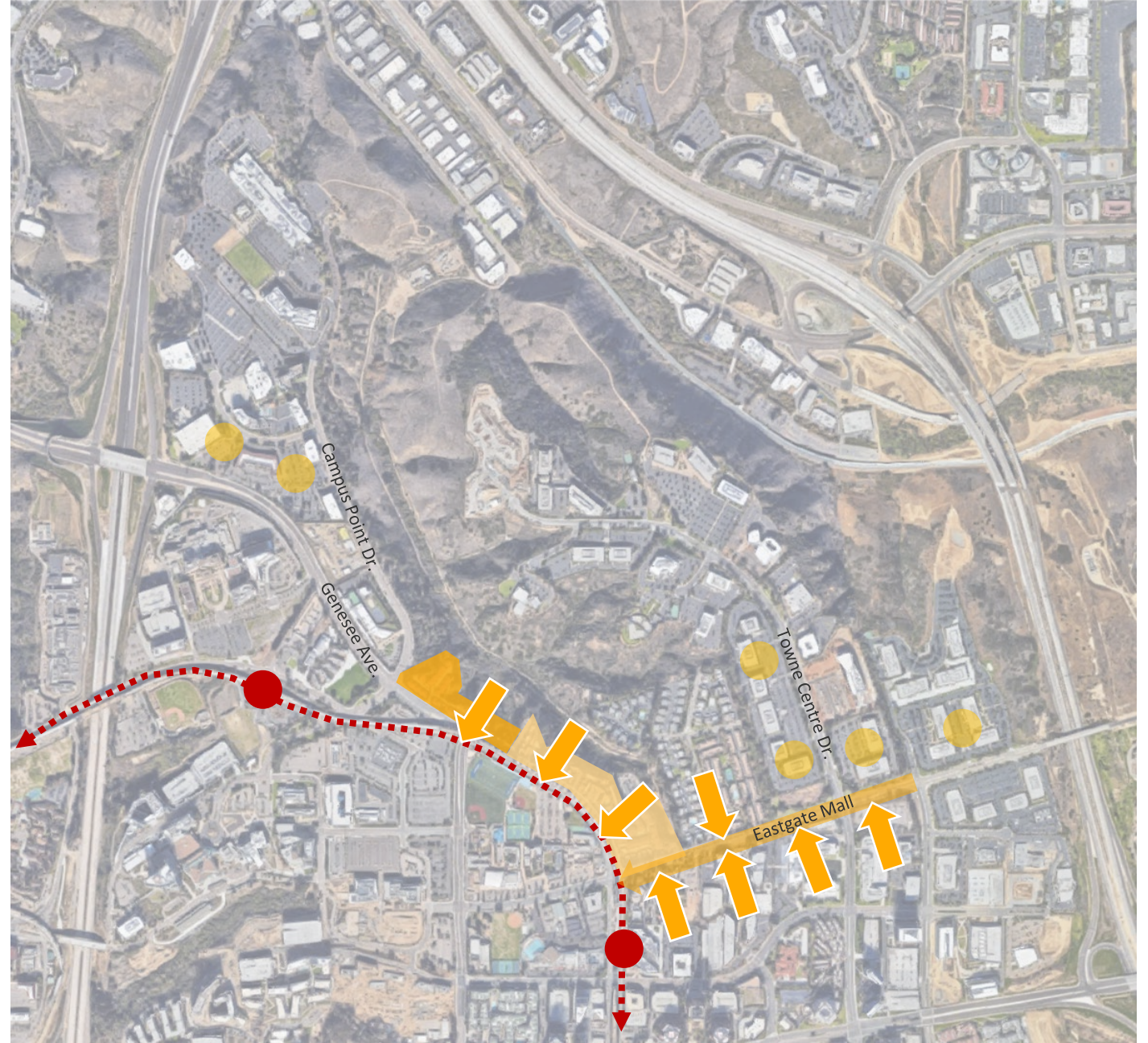


## Focus Area 2: Eastgate

Should we expand  
opportunities for  
housing near transit?

### Residential Uses

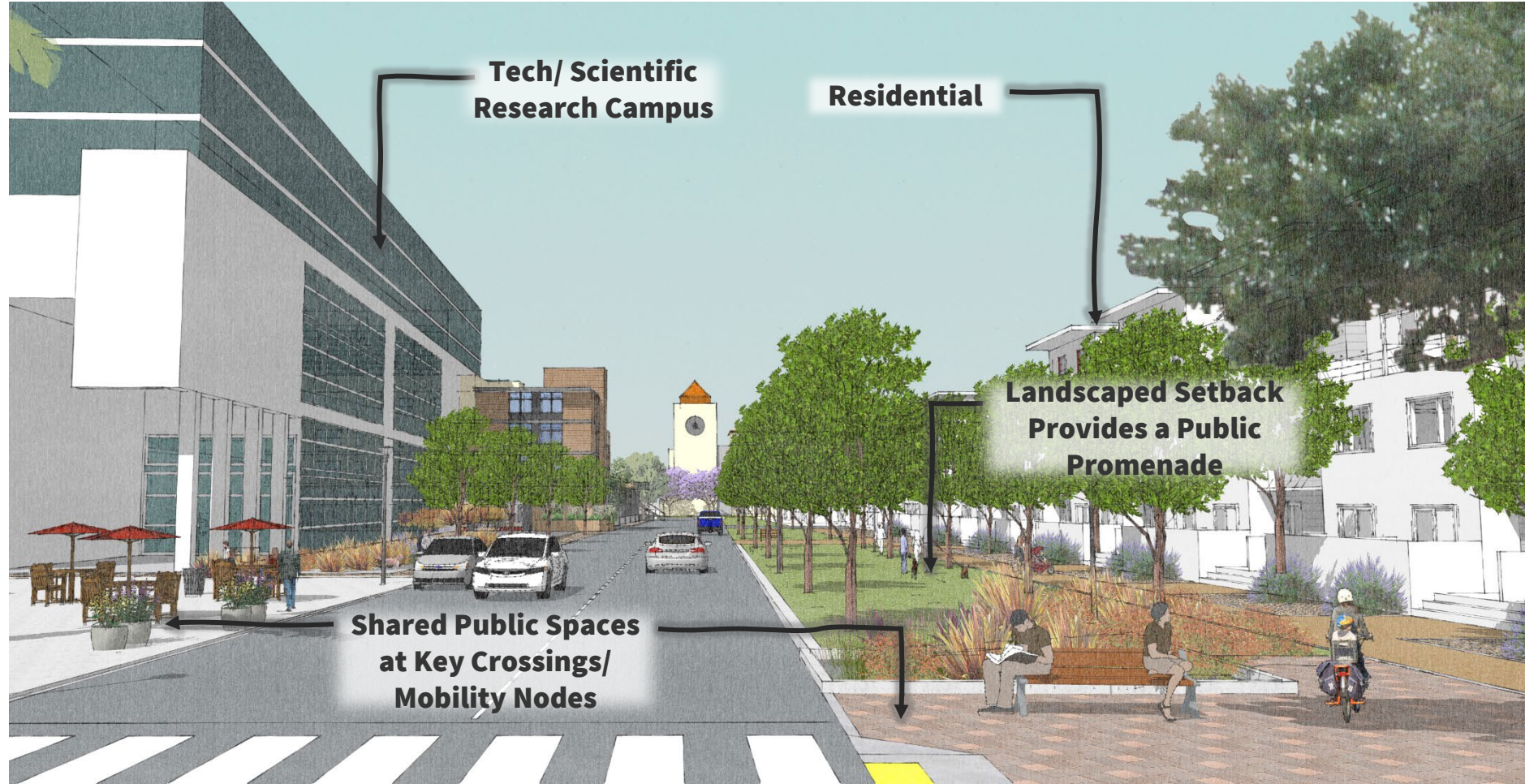
- Medium Density Residential
- Medium High Density Residential





## Focus Area 2: Eastgate

How can  
Housing be  
integrated with  
Employment  
Uses?





# Focus Area 2: Eastgate

## Key Questions

1. Primary Uses
2. Mixed -Use
3. Activation
4. Development Focus
5. Public Spaces





# Focus Area 3: Community Core

## Key Questions











1. Primary Uses
2. Mixed -Use
3. Activation
4. Development Focus
5. Open Spaces

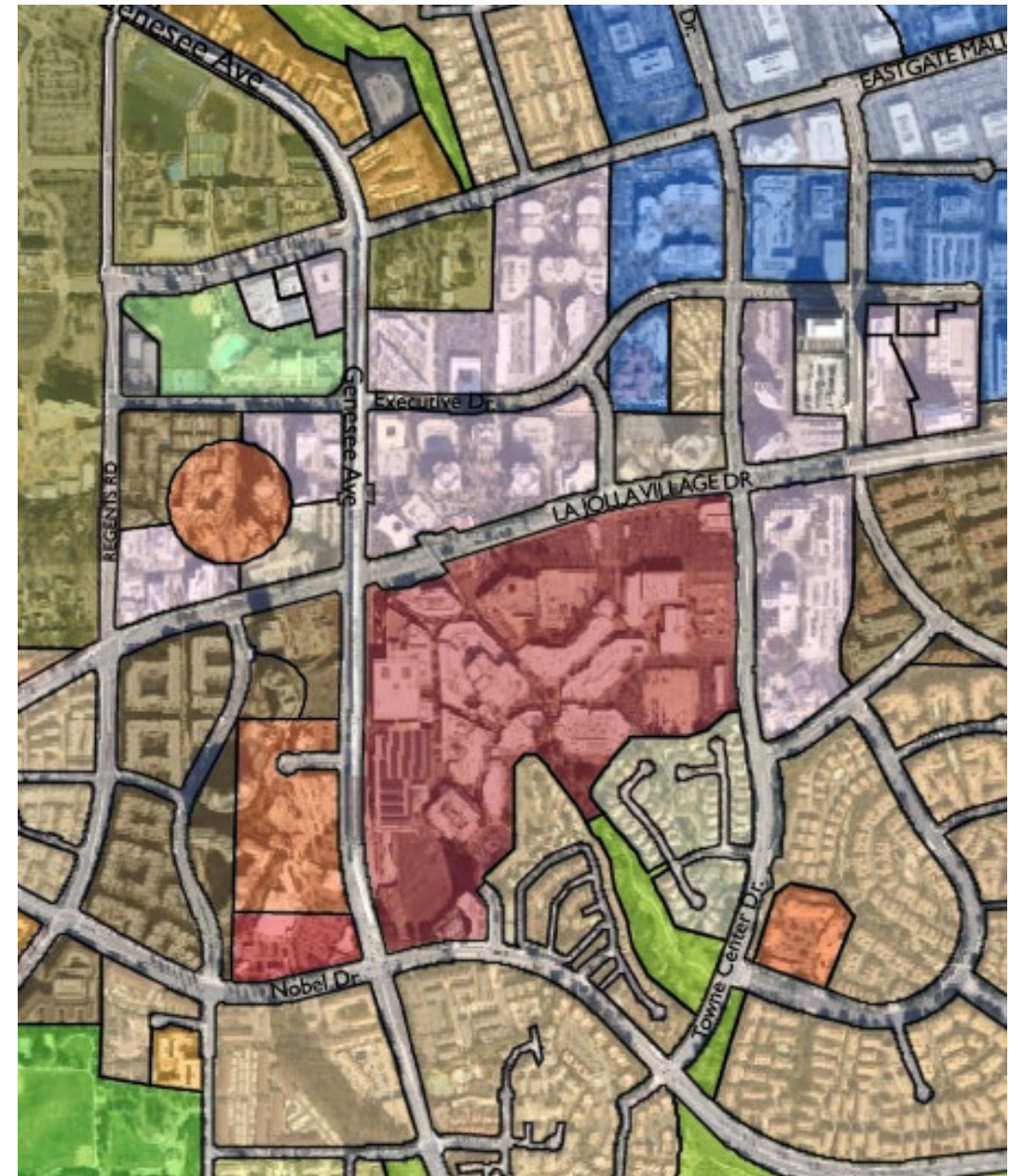
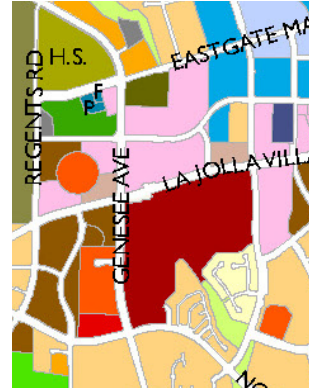




# Focus Area 3: Community Core

## Existing Community Plan Land Uses

-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  Office Commercial
-  Visitor Commercial
-  Scientific Research
-  Neighborhood Park
-  Institutional



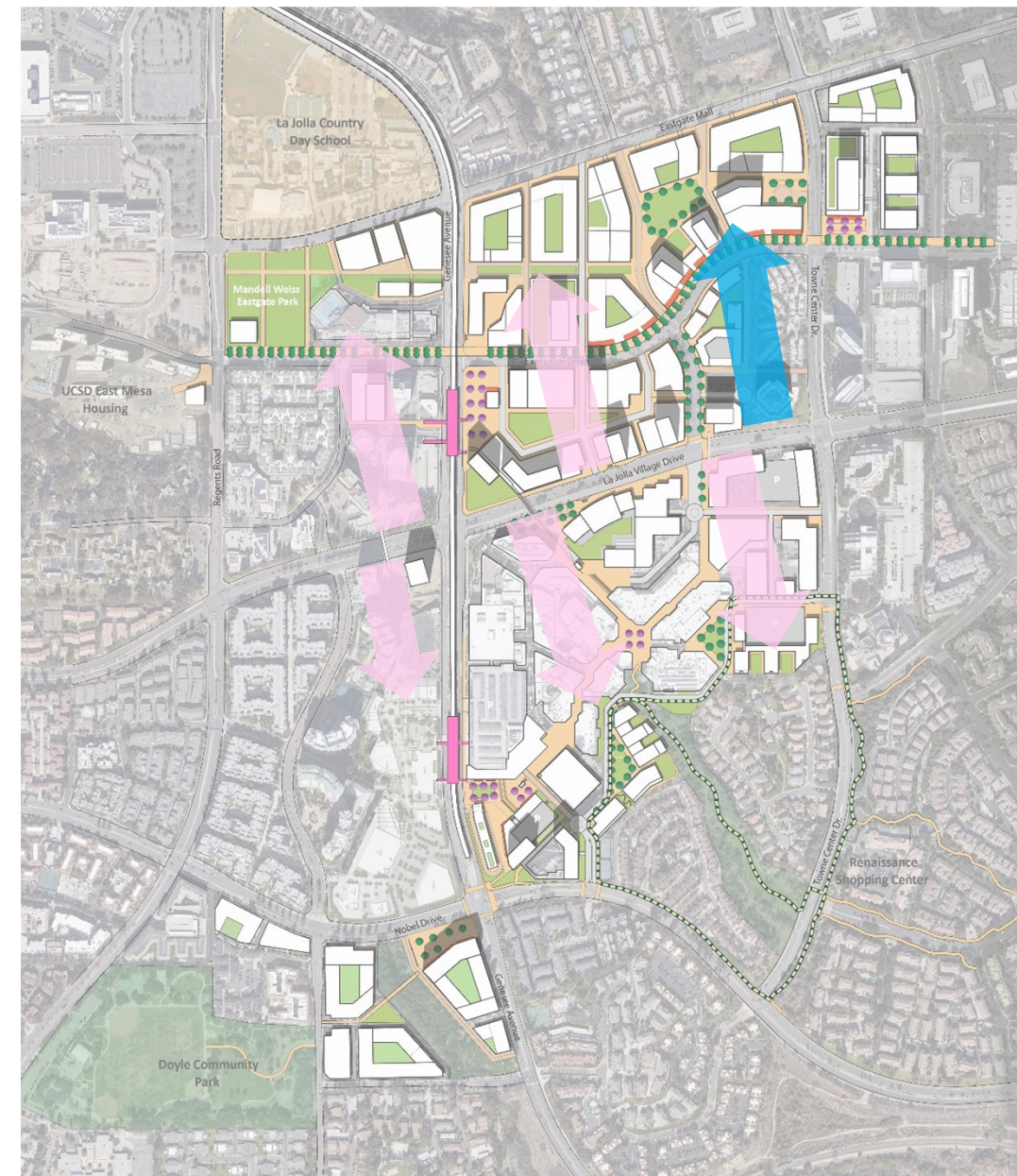


# Focus Area 3: Community Core

How do better integrate employment uses with other uses in the area?

## Employment Uses

- Visitor Commercial
- Office Commercial
- Scientific Research



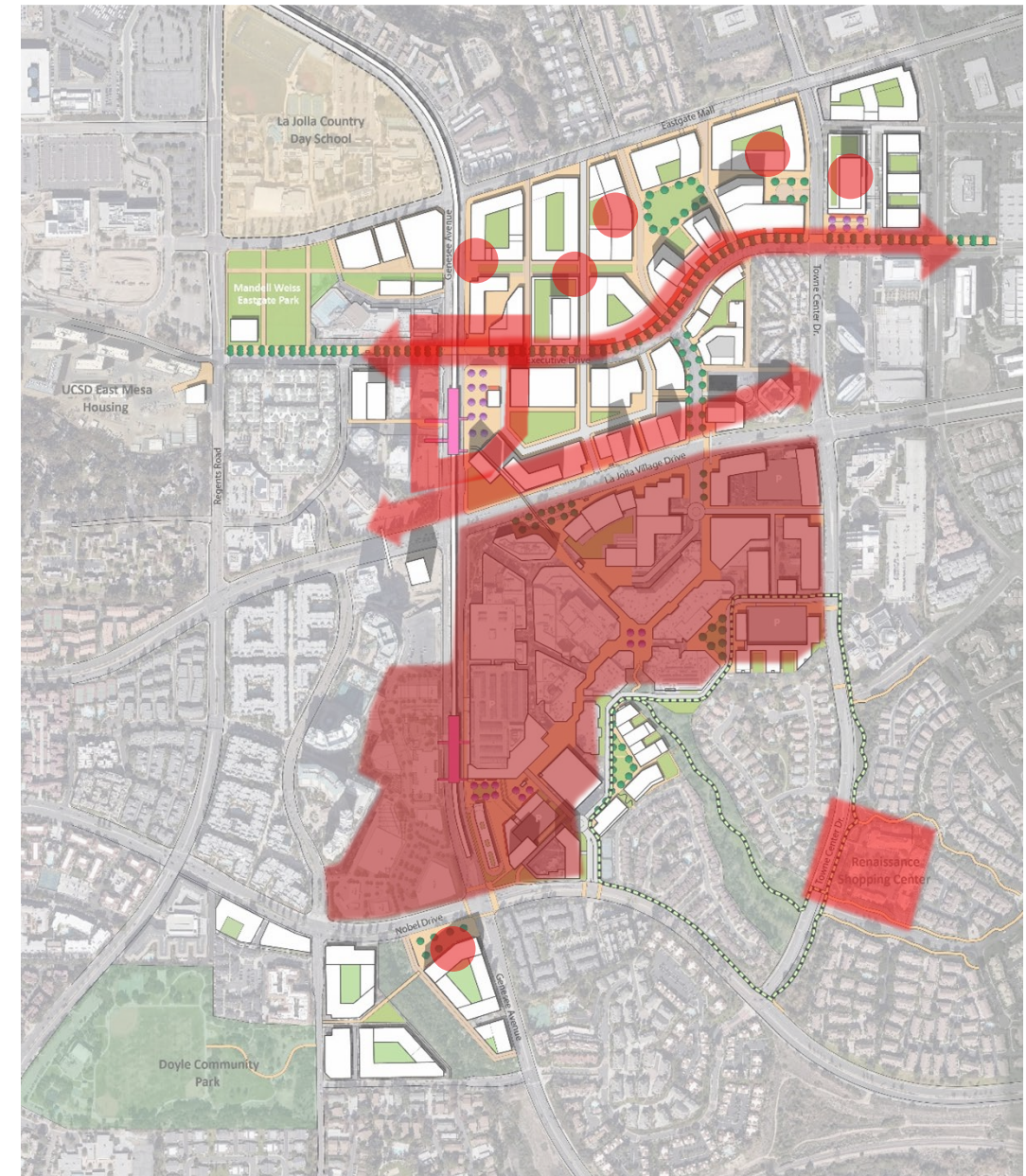


# Focus Area 3: Community Core

Should we expand retail and other active ground floor uses in mixed -use formats?



 Retail Uses

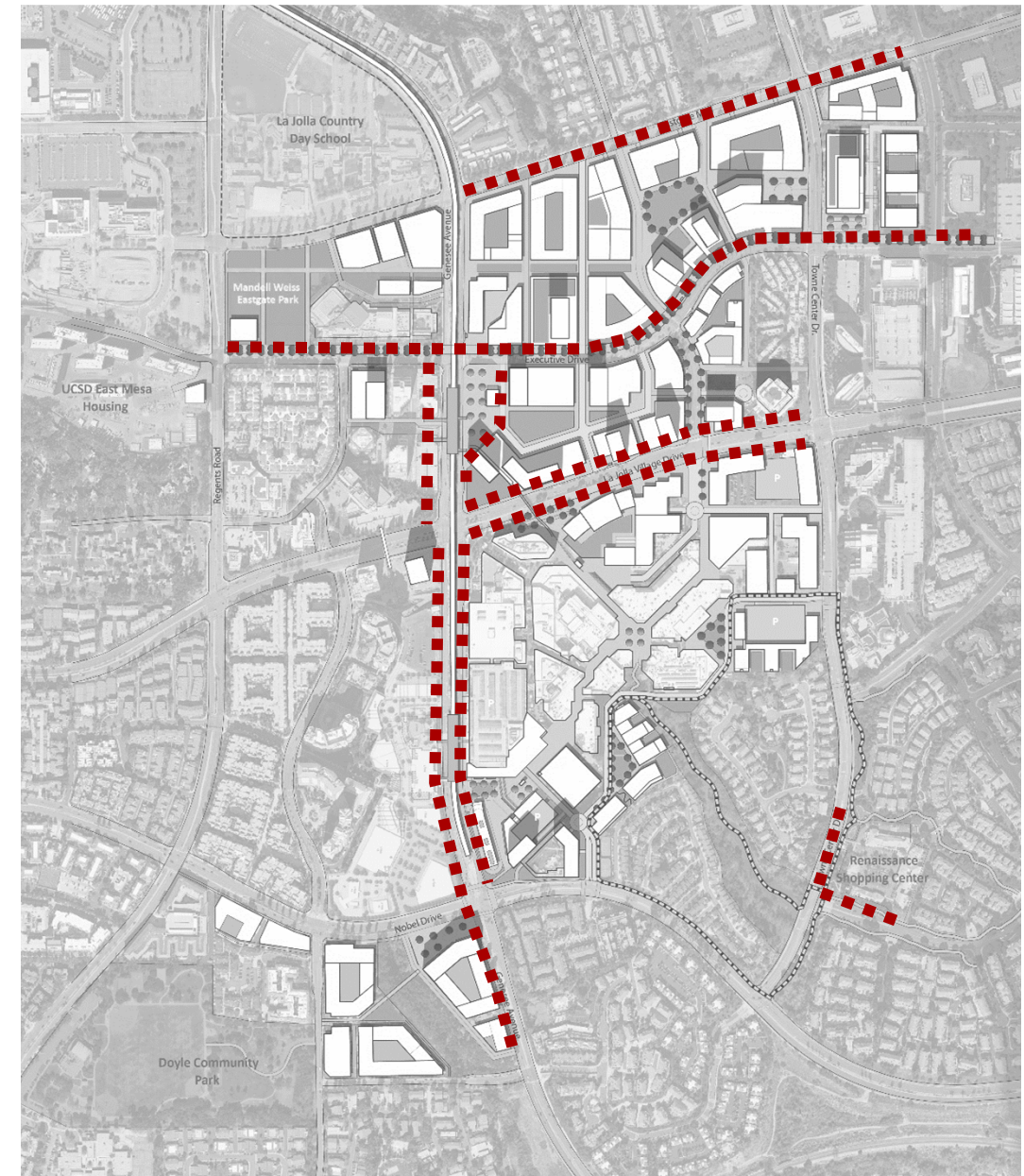




## Focus Area 3: Community Core

How do we activate the ground floor and create walkable streets?

■■■■■ Ground Floor Retail



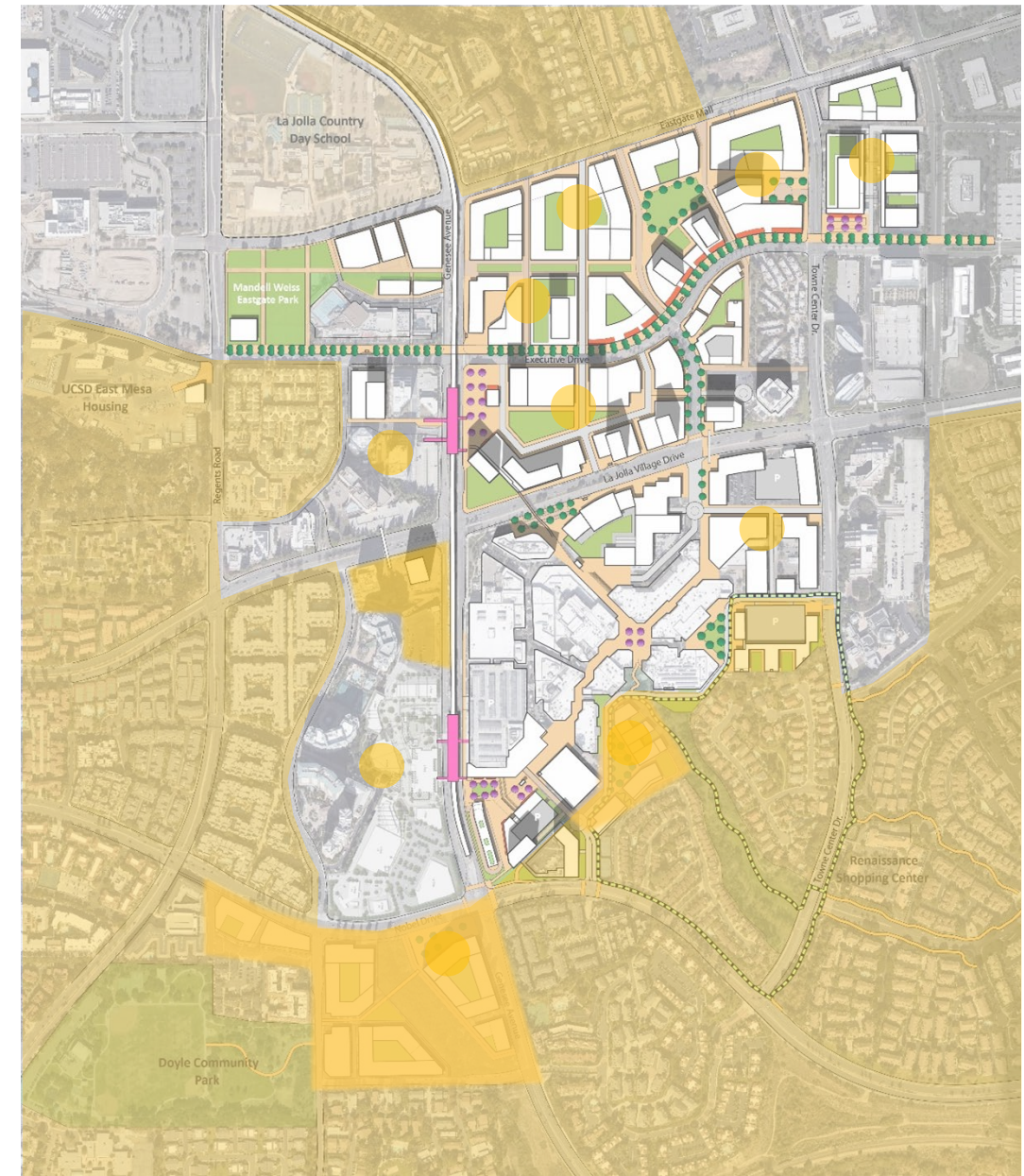


# Focus Area 3: Community Core

How should housing be integrated?



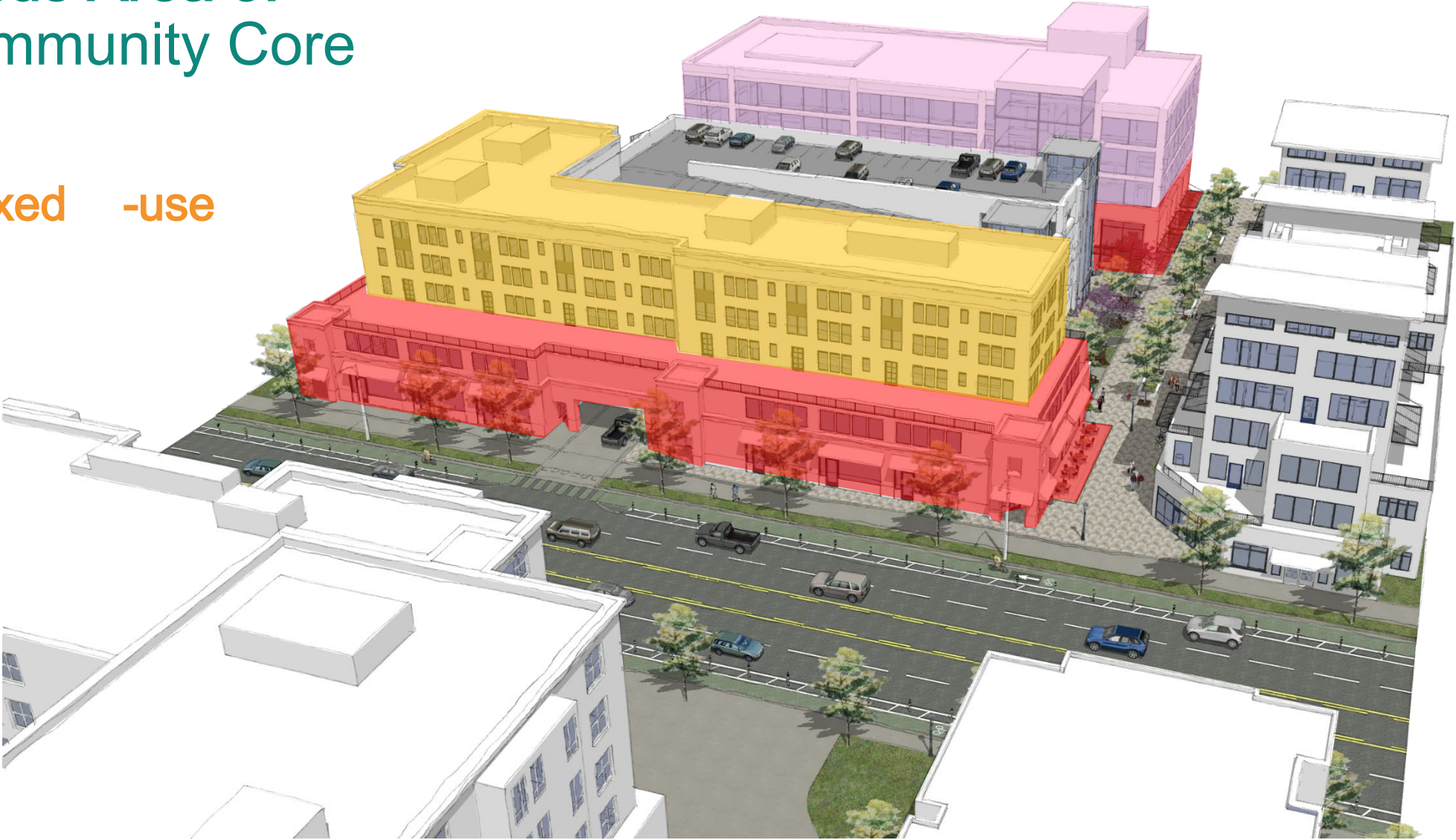
Residential Uses





# Focus Area 3: Community Core

What types of mixed use  
make sense?



Mixed Uses

 Residential/ Retail

 Office/ Retail

Other?



## Focus Area 3: Community Core

The spaces between  
buildings matter



## Focus Area 3: Community Core

Where should we focus  
development?

 Potential Towers





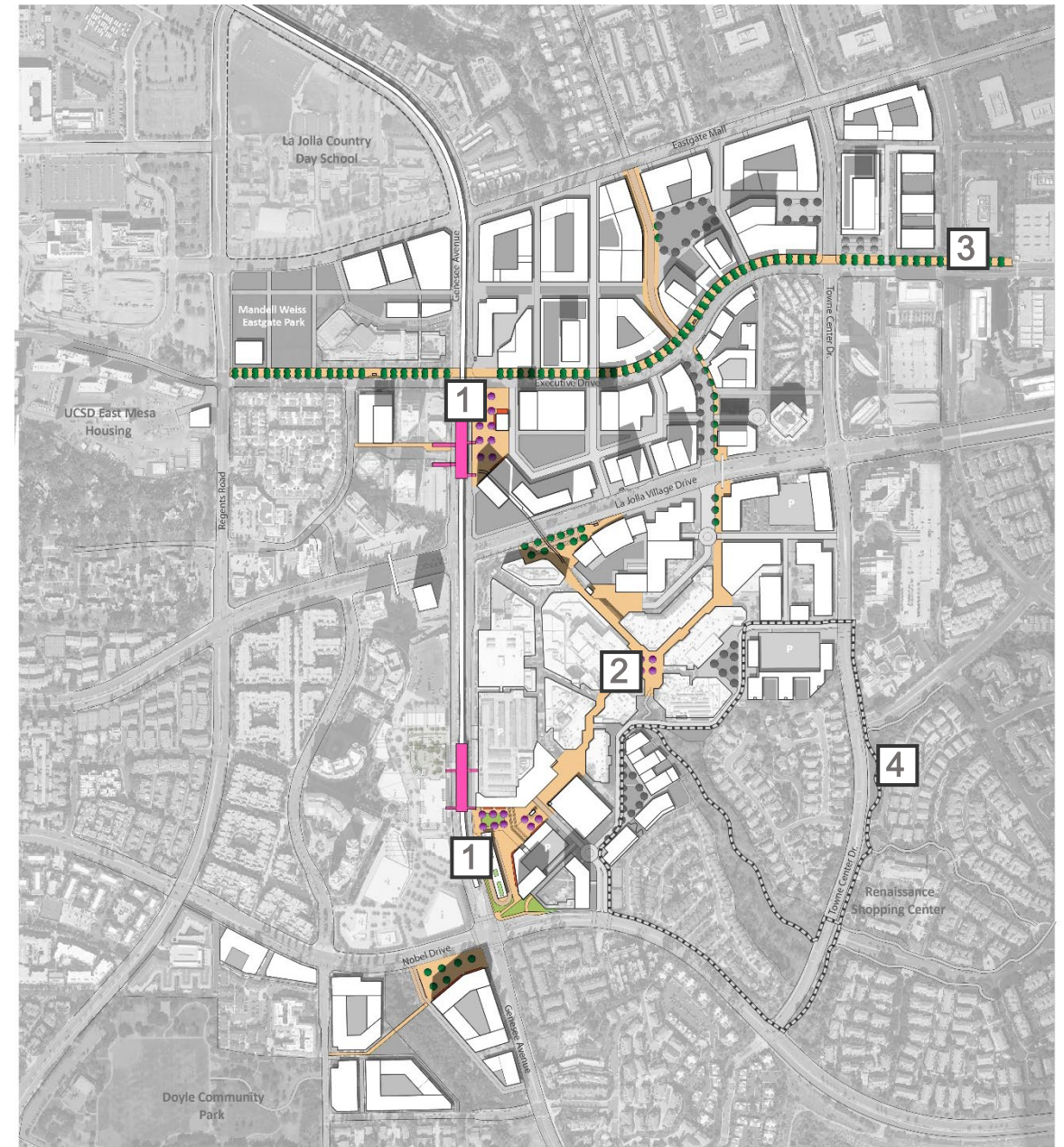




# Focus Area 3: Community Core

How are public spaces integrated ?

- 1 Public Square I Transit Square
- 2 UTC Mall Main Street Connecting toward the Neighborhood
- 3 Executive Drive Promenade
- 4 Residential Loop

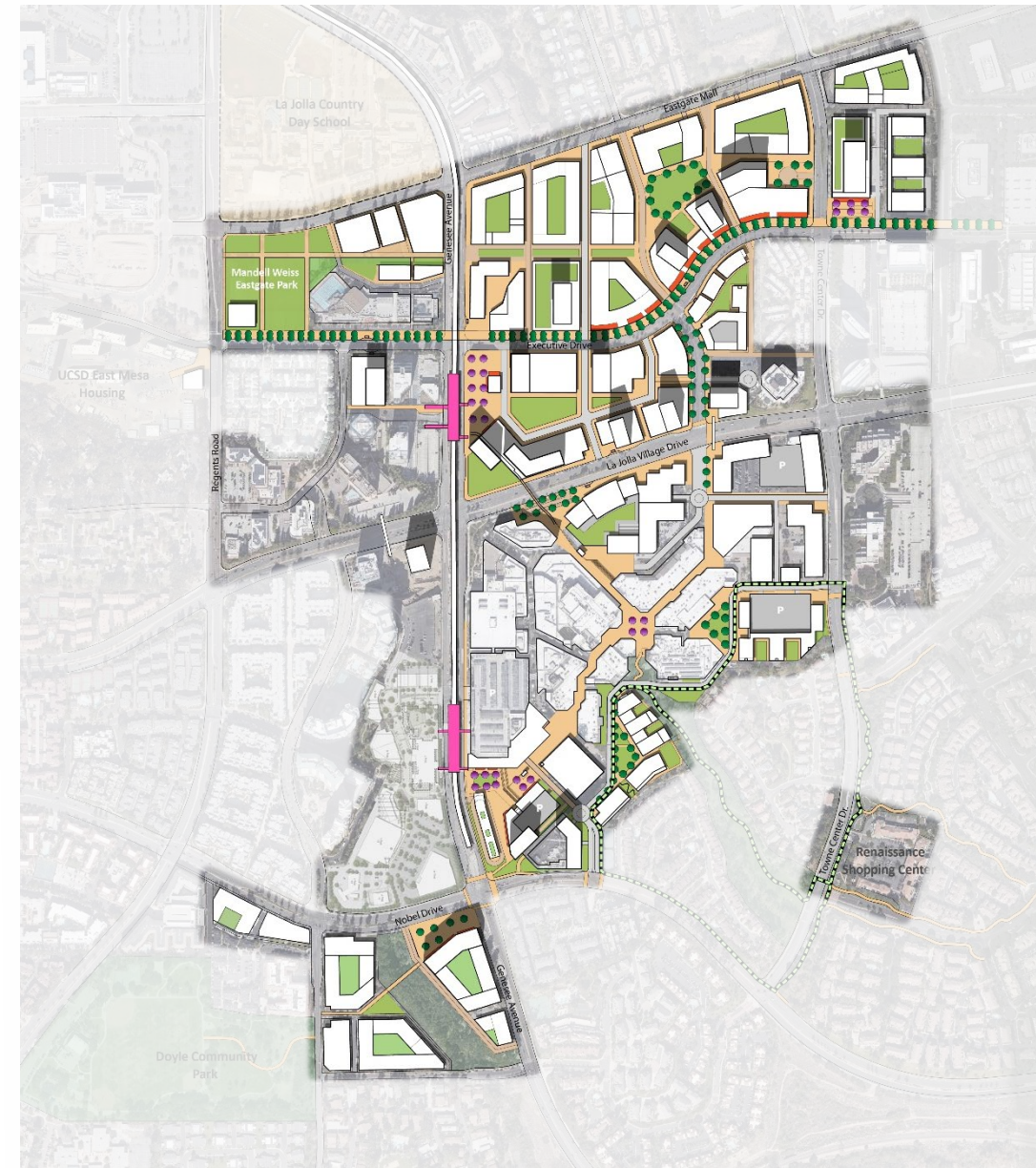




# Focus Area 3: Community Core

## Key Questions

1. Primary Uses
2. Mixed -Use
3. Activation
4. Development Focus
5. Open Spaces





# Focus Area 4: University Village

## Key Questions






1. Primary Uses
2. Mixed -Use
3. Activation
4. Development Focus
5. Public Spaces

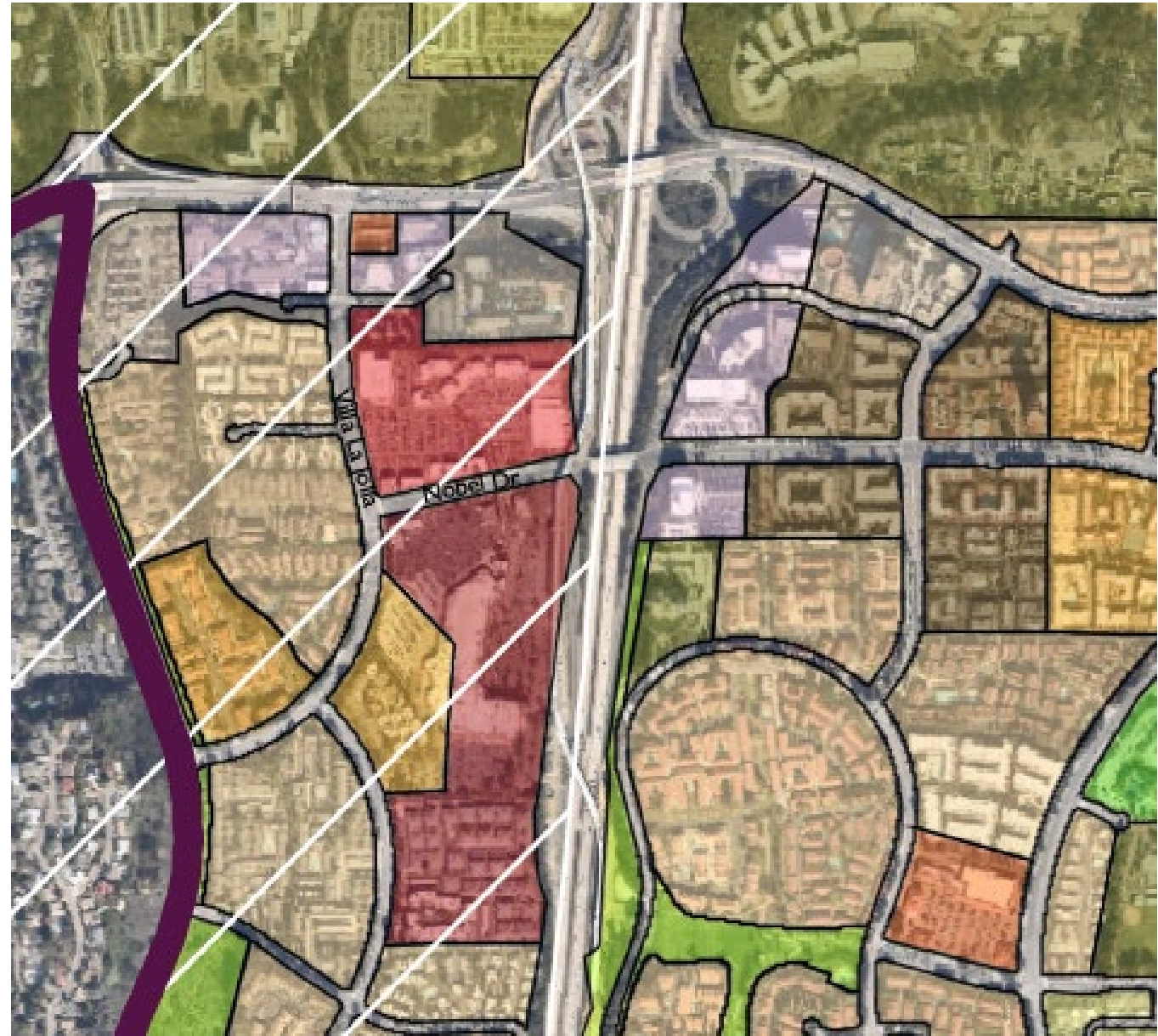




# Focus Area 4: University Village

## Existing Community Plan Land Uses

-  Low Density Residential
-  Medium Density Residential
-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial



## Focus Area 4: University Village

Should Office Commercial  
uses be expanded?  
Perhaps along Nobel Dr.?

 Office Commercial





## Focus Area 4: University Village

Should we expand retail and other active ground floor uses in mixed-use formats?



 Retail Uses





# Focus Area 4: University Village

How do we activate the ground floor and create walkable streets?



..... Active Ground Floor Uses



## Focus Area 4: University Village

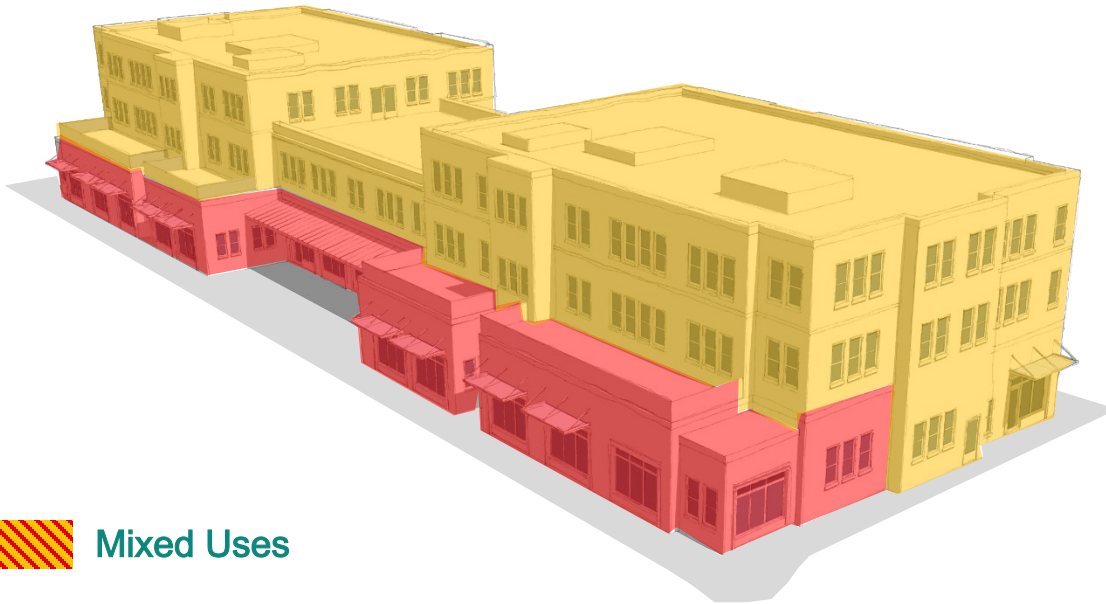
Where should Residential  
uses be focused?

 Residential Uses

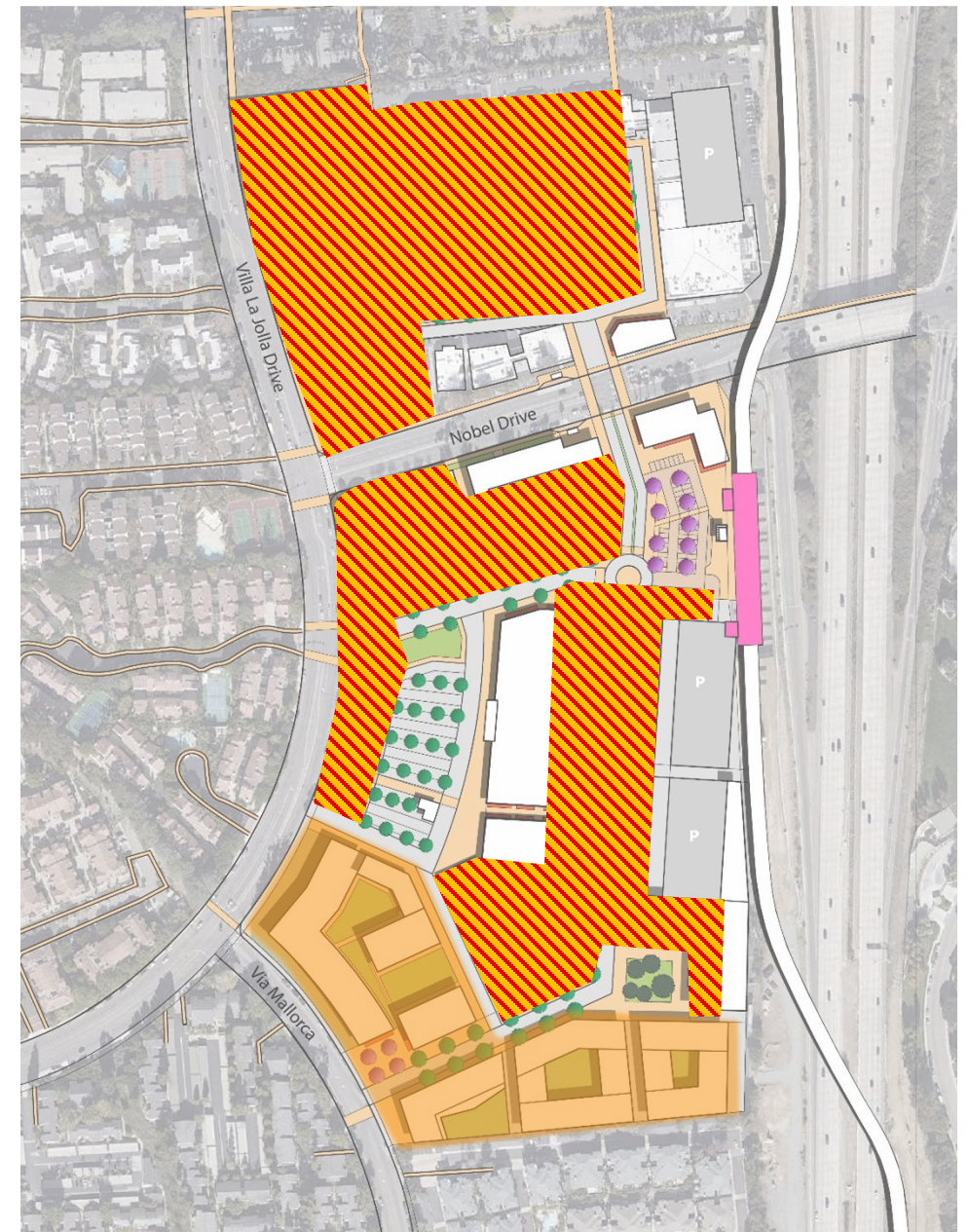


## Focus Area 4: University Village

Can some of it be in a  
mixed -use retail and  
residential building?



 Mixed Uses

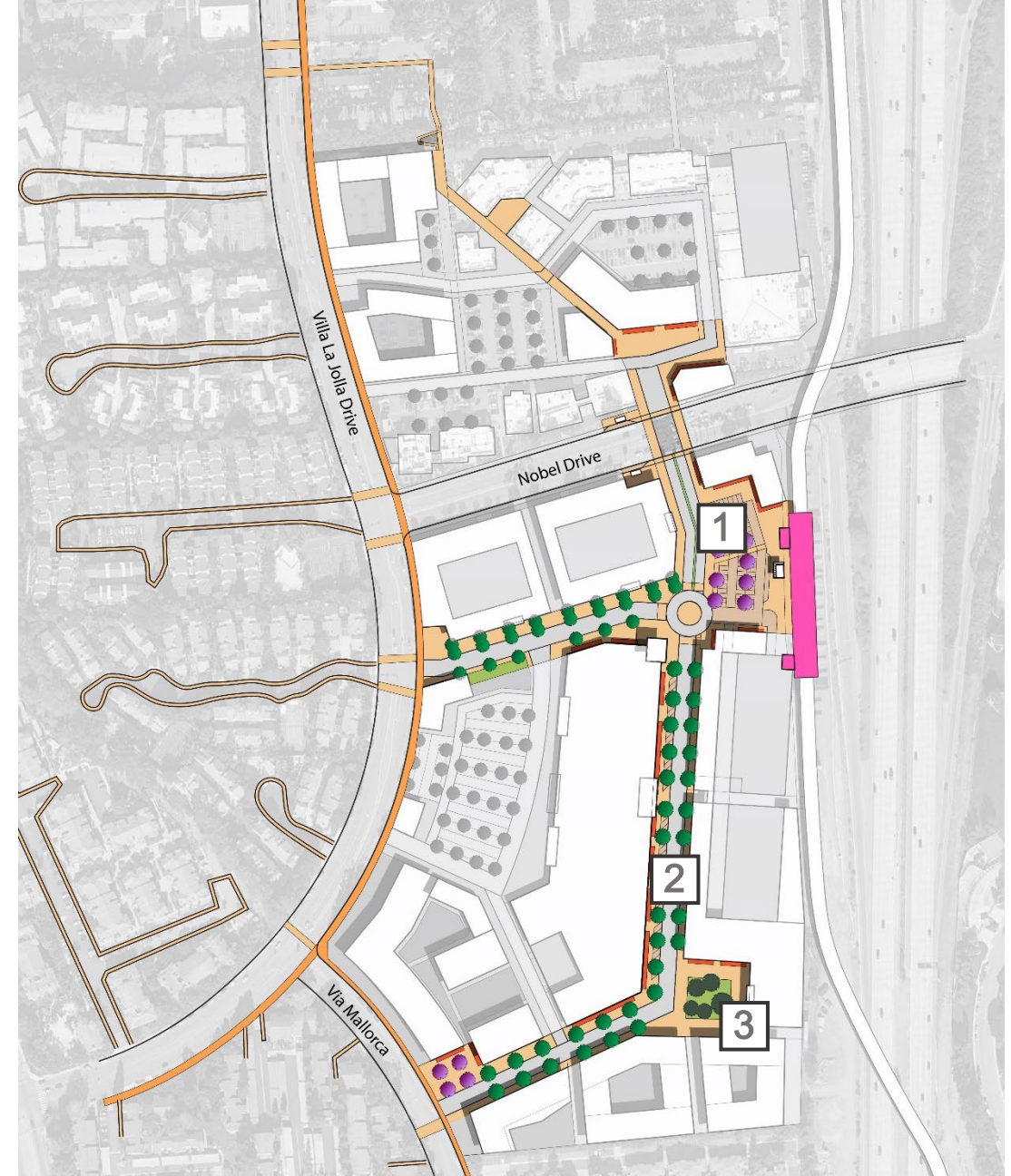




## Focus Area 4: University Village

How can public spaces  
shape the experience?

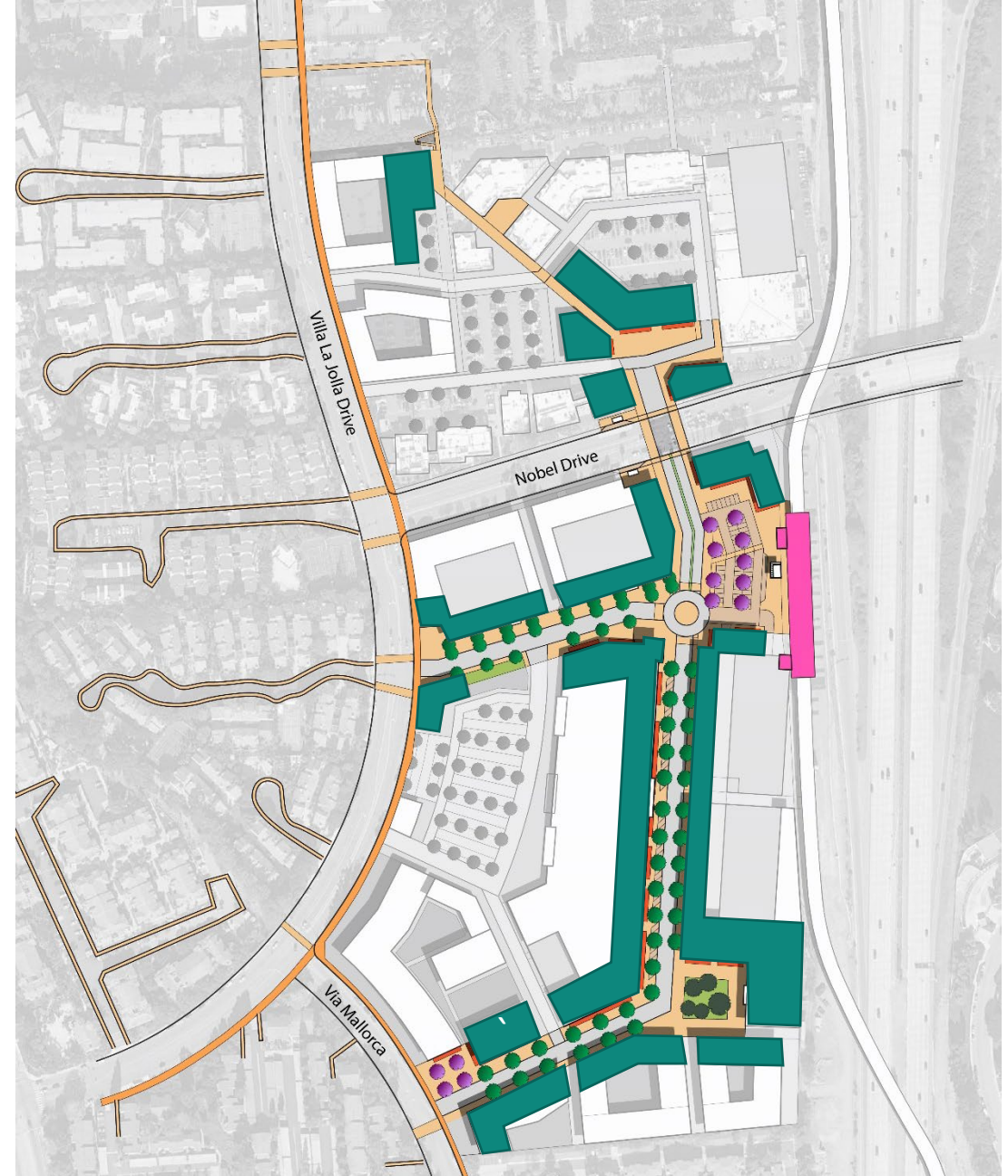
- 1** Plaza – Commuter Hub
- 2** “Main Street” Experience
- 3** Community Green



## Focus Area 4: University Village

Where should  
development be  
focused?

 Focused Development





# Focus Area 4: University Village





# Focus Area 4: University Village





# Focus Area 4: University Village





# Focus Area 4: University Village

## Key Questions

1. Primary Uses
2. Mixed -Use
3. Activation
4. Development Focus
5. Public Spaces





# Focus Area 5: Governor Dr.

## Key Questions






1. Primary Uses
2. Mixed -Use
3. Activation
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5. Public Spaces

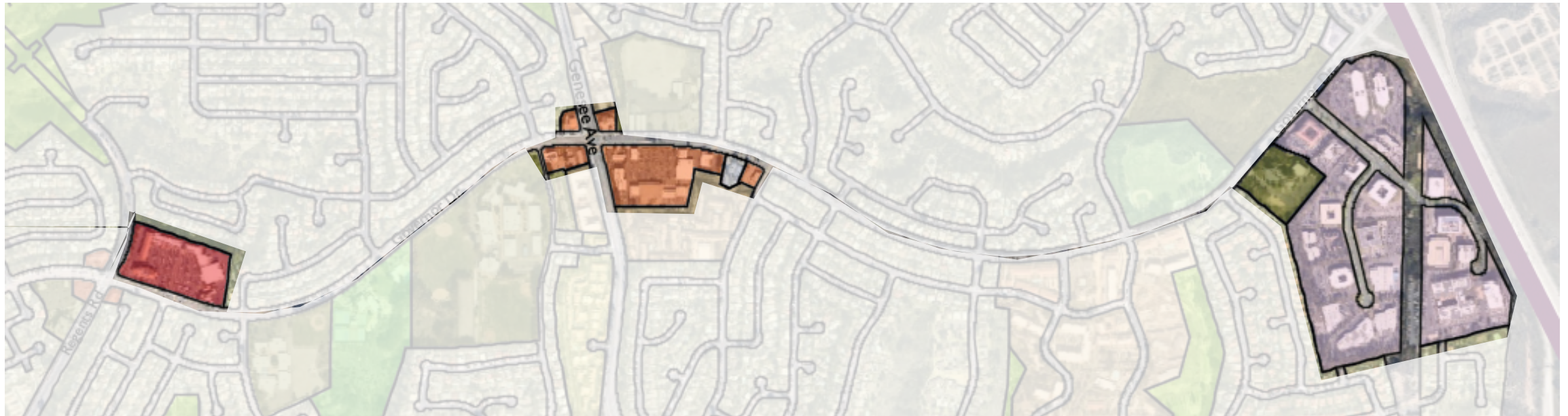
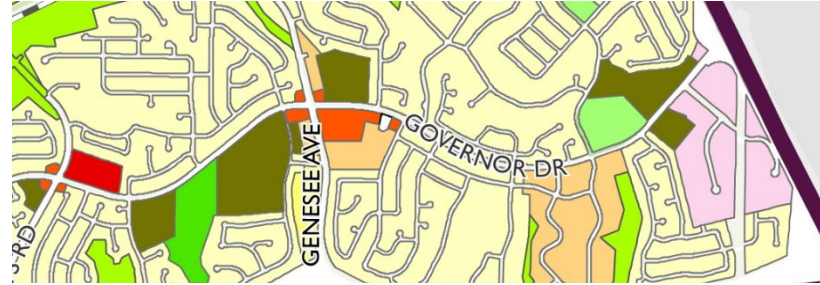




# Focus Area 5: Governor Dr.

## Existing Community Plan Land Uses

	Neighborhood Commercial		Library
	Community Commercial		Institutional
	Office Commercial		





# Focus Area 5: Governor Dr.

How should  
land uses be  
integrated?

-  Residential
-  Residential & Retail
-  Office & Retail
-  Residential & Civic?





## Focus Area 5: Governor Drive

What types  
of mixed -use  
make sense?

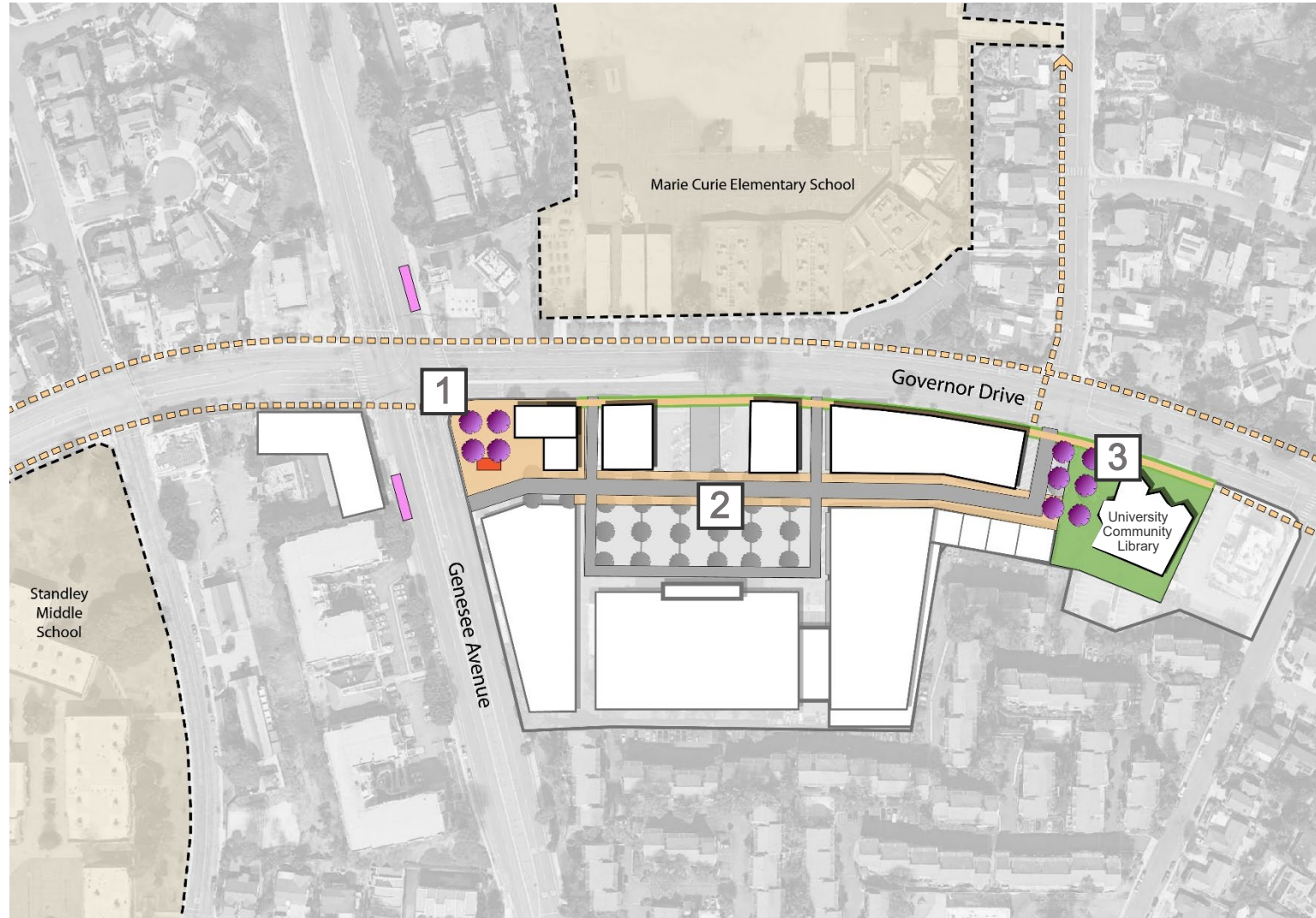




# Focus Area 5: Governor Drive

How should public spaces be integrated?

- 1** Corner Plaza – Commuter Hub
- 2** “Main Street” Experience
- 3** Community Green





# Focus Area 5: Governor Dr.

## Key Questions

1. Primary Uses
2. Mixed -Use
3. Activation
4. Development Focus
5. Public Spaces





# Next Steps

## May Meeting

- Review Content for Online Engagement
- Urban Design & Land Use