



UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE MEETING

PLANNING DEPARTMENT

June 15, 2021

AGENDA

- 5:30** CALL TO ORDER – Andy Wiese, Chair
VIRTUAL ROLL CALL
NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 5:50** ITEM 1 INFO ITEM –Meeting Purpose & Schedule
- 6:00** ITEM 2 INFO ITEM – Review & Discussion of Initial Land Use Scenarios
- 8:30** ADJOURNMENT

MEETING PURPOSE & EXPECTED TAKEAWAYS

PURPOSE

To provide an overview of preliminary draft land use scenarios for the five focus areas

DISCUSSION

A discussion on the scenarios and potential edits, additions, refinements to the scenarios

TAKEAWAYS

Subcommittee ideas and priorities on land use, urban form, and other scenario components

WHAT'S NEXT?

Refinement of scenarios and Online Engagement

INTRODUCTIONS



Katie Witherspoon
City of San Diego
Senior Planner



Rick Barrett
MIG, Inc.
Principal



Diego Velasco
Citythinkers
Principal

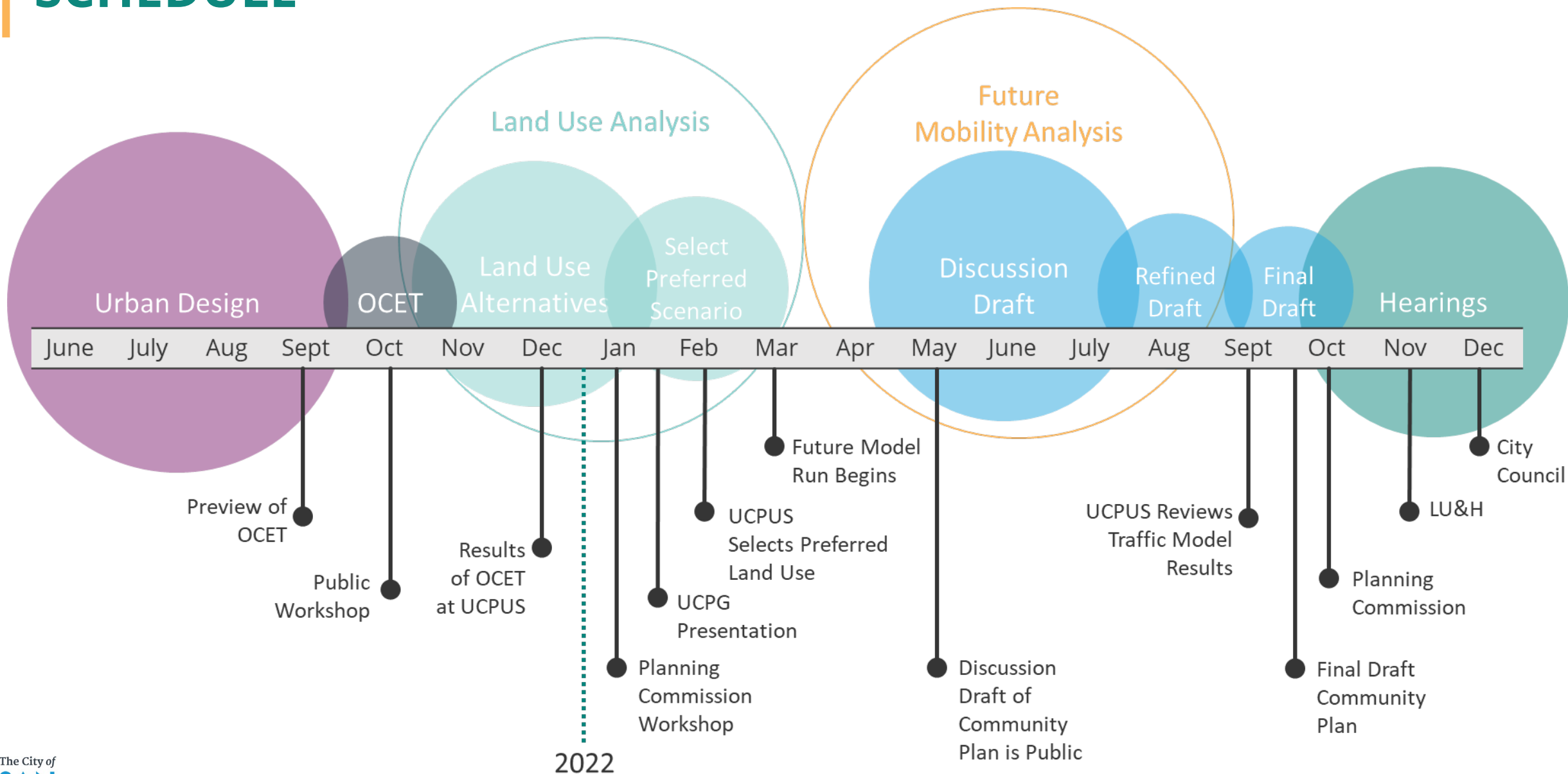


Steven Davidovas
MIG, Inc.
Project Associate

UNIVERSITY CPUS SCHEDULE



SCHEDULE



Online Community Engagement Tool

- Represents an innovative approach to public engagement using technology
- Has the ability to reach a broad range of stakeholders
- It can be replicated for other planning efforts
- Results in a measurable outcome

CLAIREMONT & MIRA MESA CPUs & OCET



- Launched in 2019
- Live for 30 days
- In-person workshop
- 716 valid respondents



- Launched in 2020
- Live for 30 days
- 696 valid respondents
- IP tracking/detection
- 86% of respondents live or live & work in Mira Mesa

Focus Areas / Subarea A Scenarios

Focus Area 1 - Subarea A

Acreage: 46.1

Select an option for subarea A, then click 'Next' to continue to the next subarea. Your results will be reflected on the aerial map and in the progress gauge at the bottom.

Note: For additional information about this focus area and subarea, such as mix of uses and surrounding development, go to "Click Here to View Details" (at the top of the aerial map).

Current Plan - Community Center (0-29 du/acre)



Mix of Uses: Commercial and Residential
Density Range: 0-29 dwelling units per acre
Total Number of Units with this Option: 667 units

[View full size image](#)

Option 1 - Community Commercial (0-44 du/acre)



Mix of Uses: Commercial and Residential
Density Range: 0-44 dwelling units per acre
Additional Units Above Current Plan: 335 units
Total Number of Units with this Option: 1,002 units

[View full size image](#)

Option 2 - Community Commercial (0-54 du/acre)



Mix of Uses: Commercial and Residential
Density Range: 0-54 dwelling units per acre
Additional Units Above Current Plan: 566 units
Total Number of Units with this Option: 1,233 units

[View full size image](#)

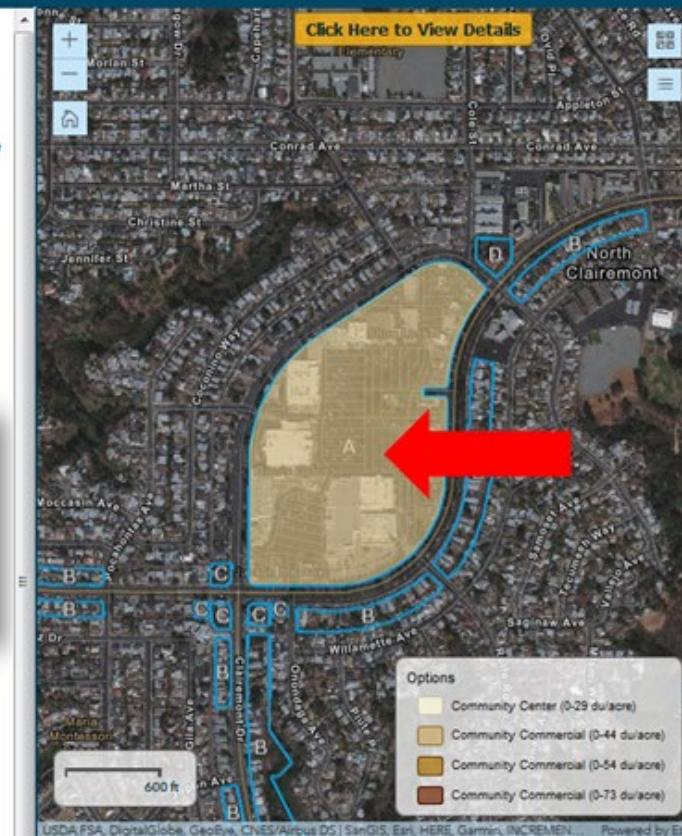
Option 3 - Community Commercial (0-73 du/acre)



Mix of Uses: Commercial and Residential
Density Range: 0-73 dwelling units per acre
Additional Units Above Current Plan: 1,003 units
Total Number of Units with this Option: 1,670 units

[View full size image](#)

Next



What is your progress?

0 of 5,000 new housing units added



☐ You have made changes to 0 area(s).

☐ You have allocated 0% of new units near the three trolley stations.

Please note that by selecting the option associated with the current plan (1989), no additional units would be added towards meeting the housing target.

Focus Areas / Subarea A Scenarios

Focus Area 3 - Subarea A

Acreage: 38

Select an option for subarea A, then click 'Next' to continue to the next subarea. Your results will be reflected on the aerial map.

☐ Option 1 - Science & Tech Park

[View Images and Data](#)



Jobs	Housing	Parks	Investment

☐ Option 2 - Science & Tech Village

[View Images and Data](#)



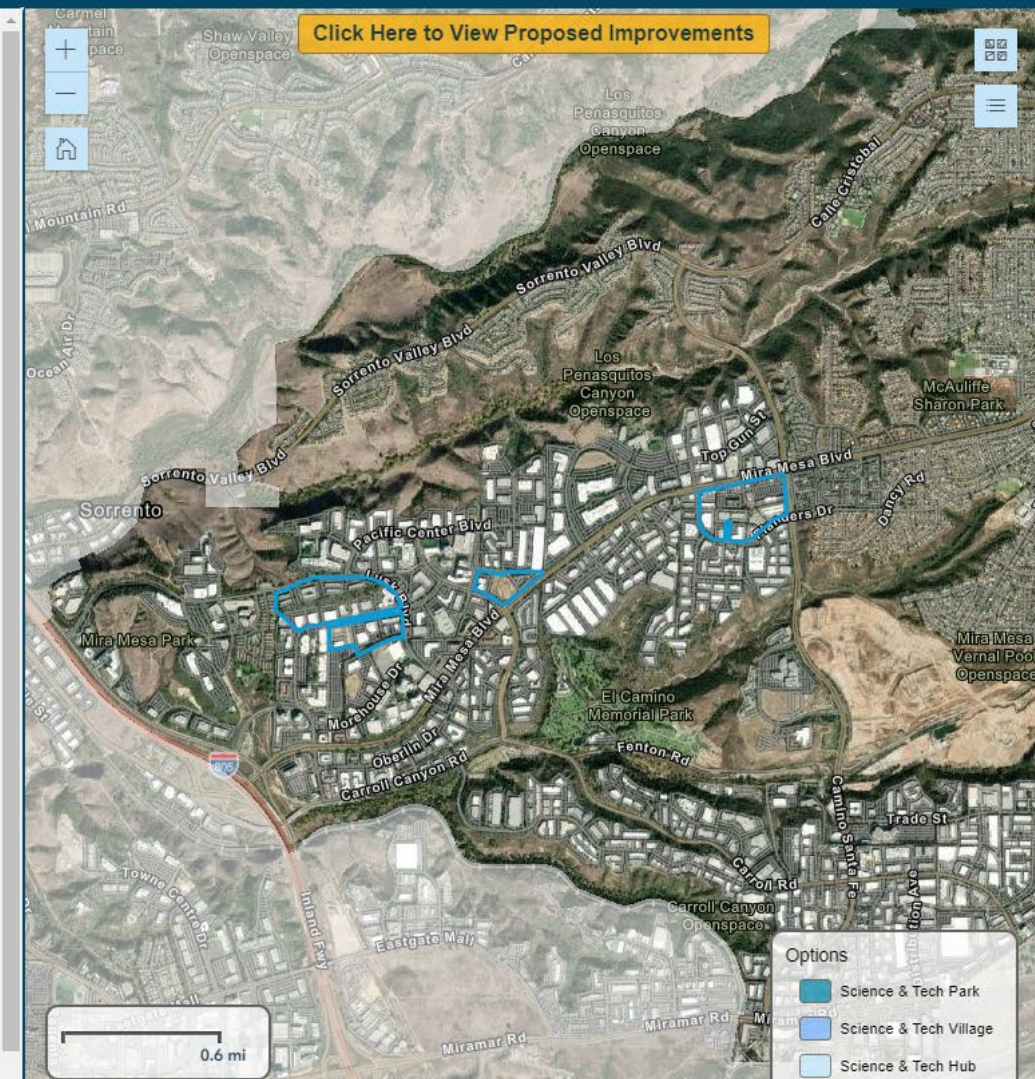
Jobs	Housing	Parks	Investment

☐ Option 3 - Science & Tech Hub

[View Images and Data](#)



Jobs	Housing	Parks	Investment



DEMOGRAPHICS

[Introduction](#) [FAQ](#) [Give Input](#)

Thank You for Your Input!

Please click submit to share your vision with the City of San Diego. The survey results will help inform the development of Mira Mesa's future land-use scenarios. If you would like to make any changes, please click on the Give Input tab.

Tell Us About Yourself

To submit your selection please answer a few optional questions.

Describe your relationship to the Mira Mesa community: ☐ Live ☐ Work ☐ Both ☐ Other (Study, Visit, Etc.)

Zip Code:

What is your age?

What is your race/ethnicity?

Add Comments:

Submit



Land Use Scenarios

Community Planning Group Subcommittee Meeting

June 15, 2021

Agenda

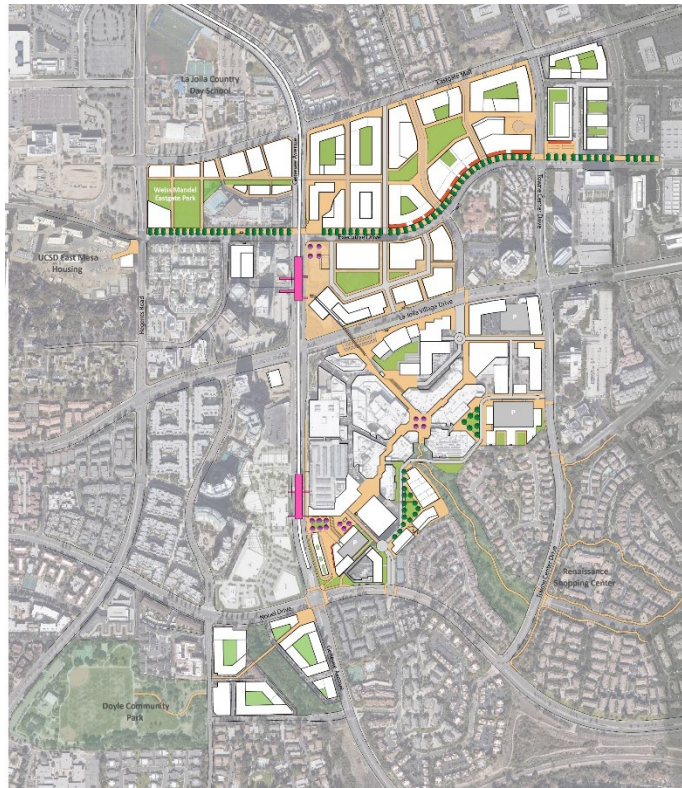
A. Recap of April 2021 Meeting

B. Land Use Scenarios

C. Next Steps

Recap | 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 1:
N. Torrey Pines Concepts



Recap | Key Land Use Questions

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

Recap | 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

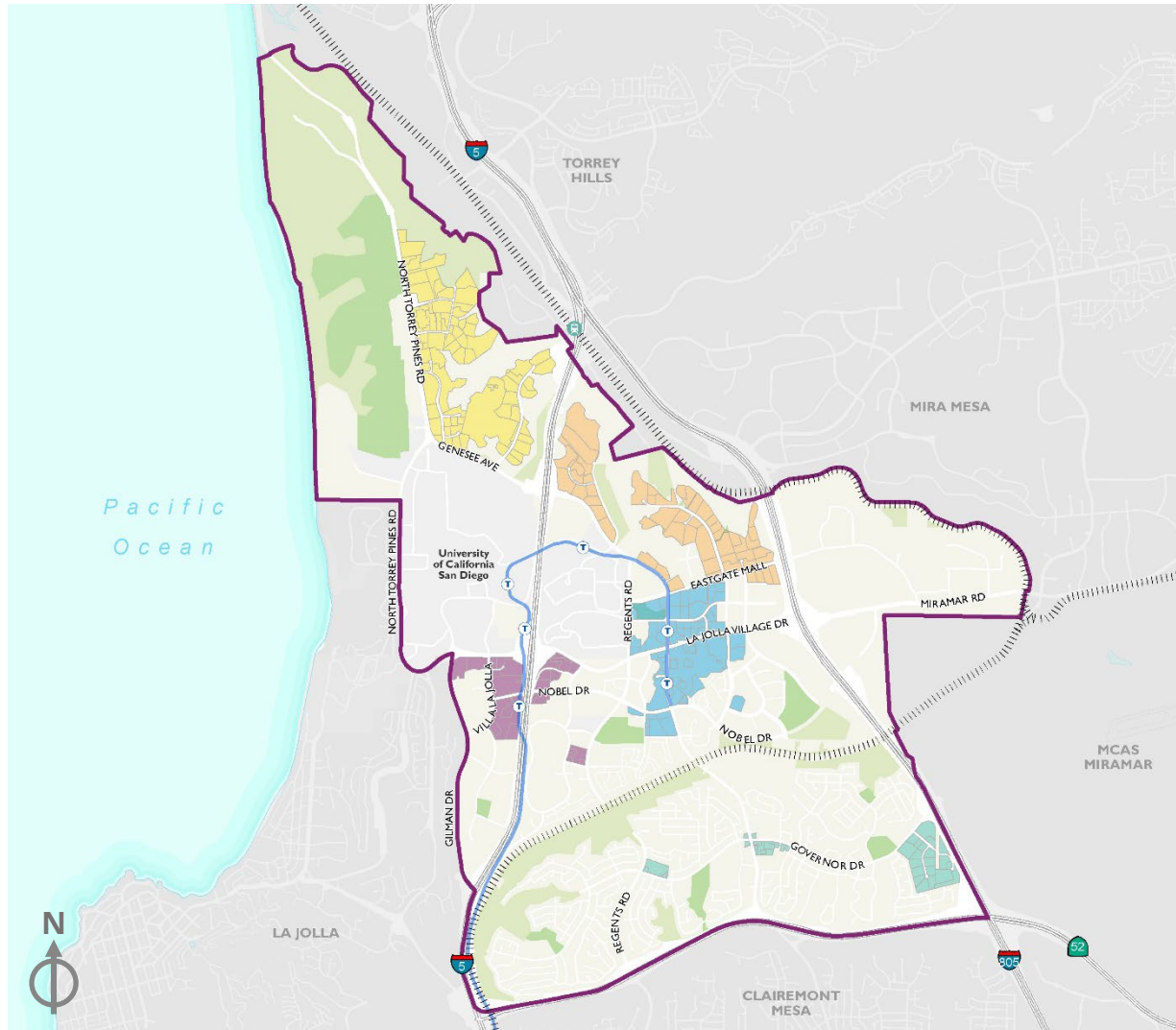
Recap | Feedback from April Meeting














- **Housing Types and Affordability**
- **Construction and Maintenance of Four P's of Public Space**
- **Focus Area 1: Access, Security, Privacy, Traffic Calming, Topography, Scientific Research is Primary Use**
- **Focus Area 2: Housing and added density work in this area, Housing on canyon edge may be challenging, Focus on Eastgate Mall, More mixed-use**
- **Focus Area 3: Costa Verde Plans, Buildings Cast Shadows, Area N. of La Jolla Village Dr. good for further development, How to make UTC more welcoming, Luxury Housing, interface with UCSD**

Recap | Feedback from April Meeting

- **Focus Area 4: Many cycles of development, Area not walkable, Circulation challenges, Explore land uses and within and outside Height Limit, Unique and well-serviced area, Phenomenal property with great potential for redevelopment, Public spaces are key, Pedestrian Bridge over I-5**
- **Focus Area 5: Housing and mix of uses at public facilities, Reduce Curb Cuts, Better connection to South UC Library, Viability of Housing in East area?**

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 5: Governor Drive

Scenario A

HORIZONTAL MIXED-USE WITH A COMMERCIAL FOCUS

Key Points

1. Maintain commercial as the primary use
2. New development and uses are focused in select areas and along primary street frontages and intersections
3. Placemaking around retail
4. Primarily surface parking



Focus Area 5: Governor Drive

University Village: Scenario A



DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal

Focus Area 5: Governor Drive

Marketplace:
Scenario A



Focus Area 5: Governor Drive

Scenario B

VERTICAL MIXED-USE WITH INTEGRATION OF HOUSING

Key Points

1. Maintain commercial as a key use and add housing
2. New development and uses are integrated throughout
3. Placemaking around retail and housing environments
4. Structured Parking



Focus Area 5: Governor Drive

University Village: Scenario B



DRAFT – All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal

Focus Area 5: Governor Drive

Marketplace:
Scenario B



Focus Area 5: Gas Station Reuse Example



Before



After

Focus Area 5: Gas Station Reuse Example



Focus Area 5: Governor Drive

Scenario A

Horizontal Mixed-Use with a Commercial Focus

Key Points

1. Maintain commercial as the primary use
2. New development and uses are focused in select areas and along primary street frontages and intersections
3. Placemaking around retail
4. Primarily surface parking
5. ...

Scenario B

Vertical Mixed-Use with Integration of Housing

Key Points

1. Maintain commercial as a key use and add housing
2. New development and uses are integrated throughout
3. Placemaking around retail and housing environments
4. Structured Parking
5. ...

Focus Area 4: University Village

Scenario A

HORIZONTAL MIXED-USE WITH A
COMMERCIAL FOCUS

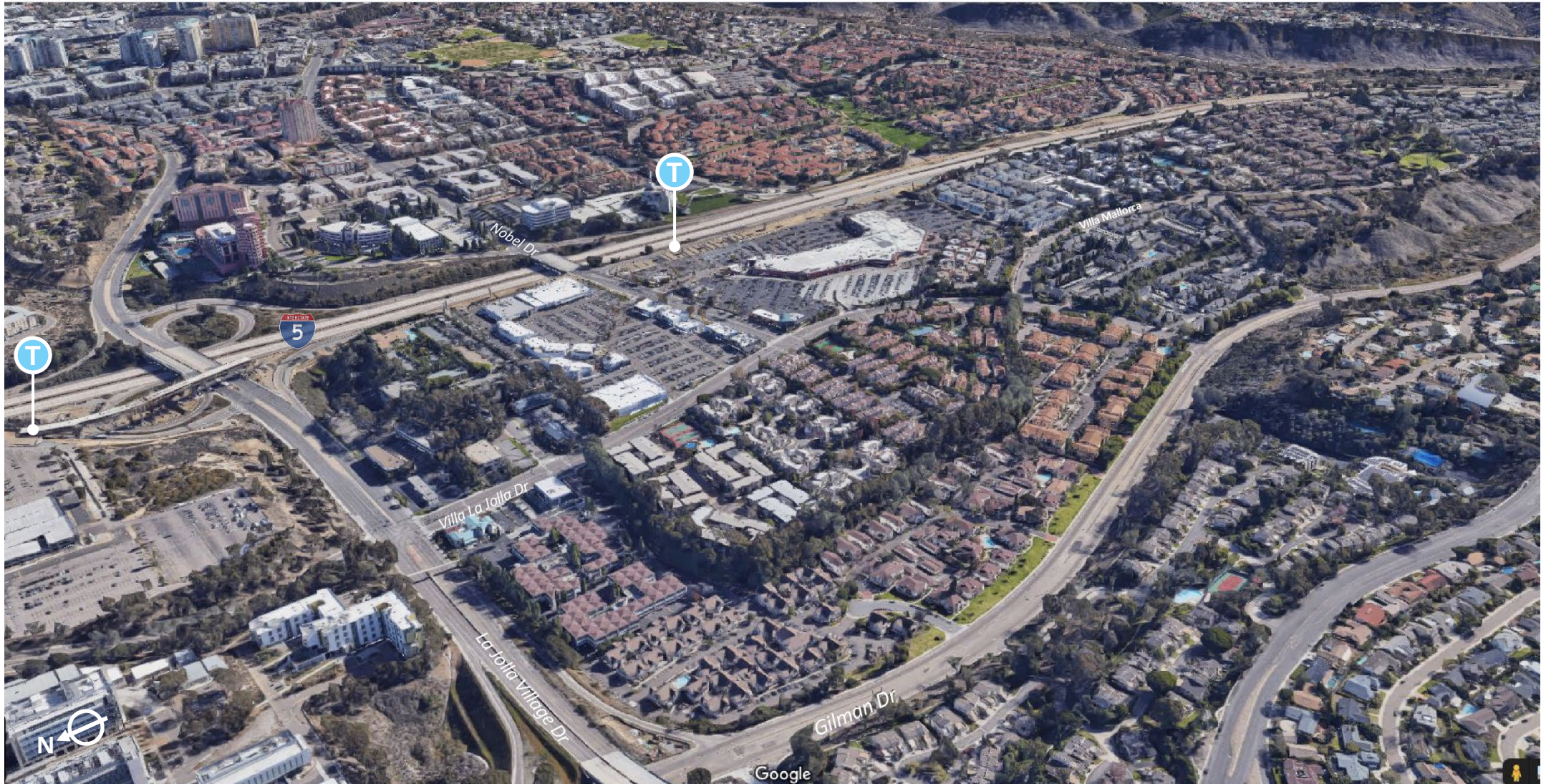
Key Points

1. Maintain commercial as the primary use
2. New development and uses are focused in select areas and along primary street frontages and intersections
3. Placemaking around retail
4. Primarily surface parking
5. Within 30' Height



Focus Area 4: University Village

Existing Conditions



Focus Area 4: University Village

Scenario A



Focus Area 4: University Village

Scenario B

MIX OF HORIZONTAL AND VERTICAL
MIXED-USE WITH A MIX OF
COMMERCIAL AND HOUSING USES

Key Points

1. Maintain commercial as a key use and add housing
2. New development and uses are integrated throughout
3. Placemaking around transit, retail and housing environments
4. Structured Parking
5. Within 45' to 60' Height



Focus Area 4: University Village

Scenario B



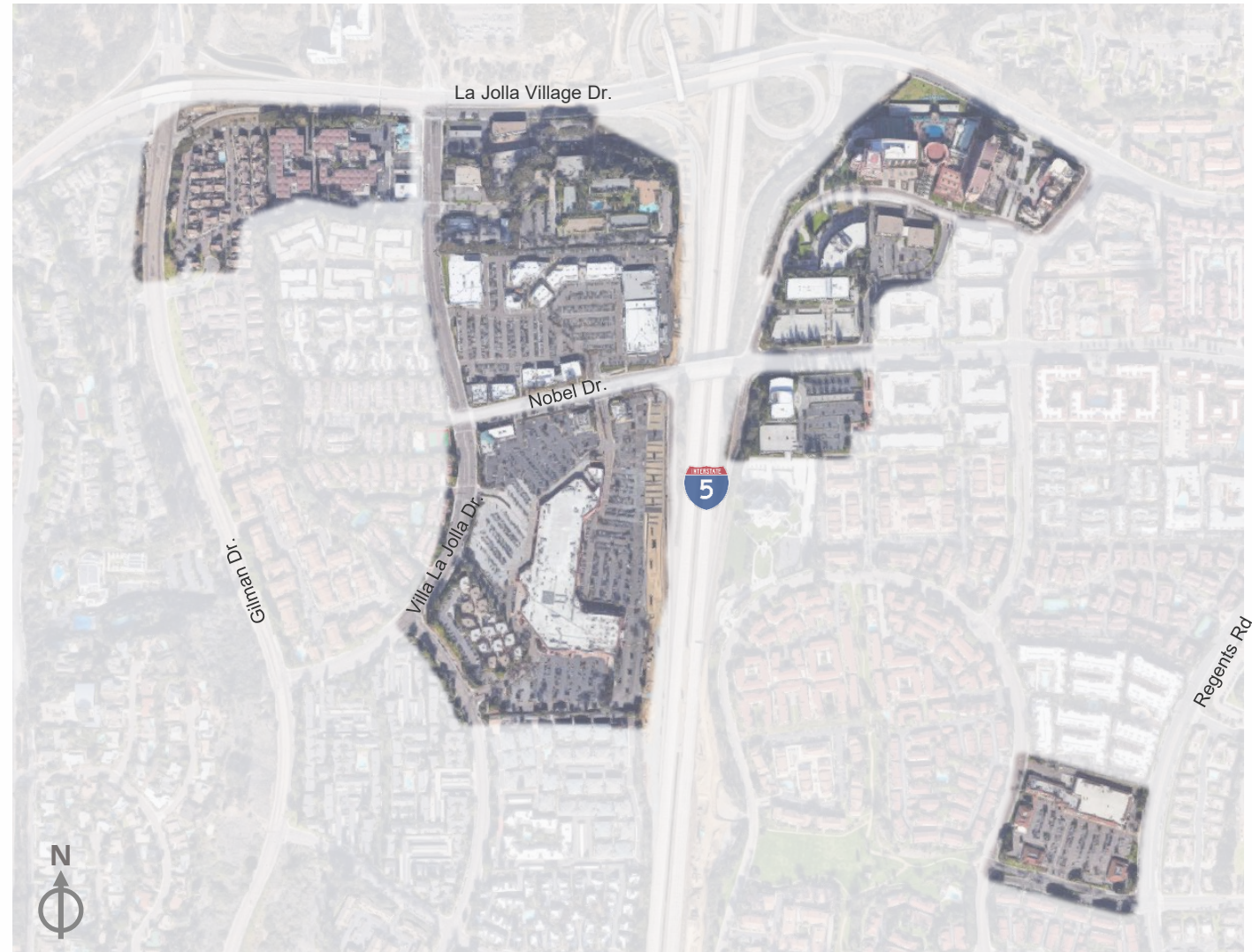
Focus Area 4: University Village

Scenario C

URBAN VILLAGE WITH PRIMARILY VERTICAL MIXED-USE WITH A MIX OF COMMERCIAL AND HOUSING USES

Key Points

1. Maintain and expand commercial as a key use and add housing
2. New development and uses are integrated throughout with height and density focused on key transit corridors
3. Placemaking around transit, retail and housing environments
4. Structured Parking
5. Within 100' Height



Focus Area 4: University Village

Scenario C



Focus Area 4: La Jolla Colony



Key Ideas

1. Integrated with the surrounding area and the community (improved side walks and bike lanes, connections to parks and schools...)
2. Micro Mobility Hub with Bus Stop and urban mobility (bike station, scooter station, electric car charging station...)
3. Neighborhood Serving Commercial – (grocery stores, bank, gym, daycare, co-working space, cafe, flex spaces...)
4. Neighborhood outdoor gathering spaces (farmers market, sidewalk cafes, outdoor movies, terraces...)
5. Small-scale Mixed Use (residential or office, micro units, shared offices, alternative program spaces...)



Focus Area 4: University Village

Scenario A

Horizontal Mixed-Use
with a Commercial Focus

Key Points

1. Maintain commercial as the primary use
2. New development and uses are focused in select areas and along primary street frontages and intersections
3. Placemaking around retail
4. Primarily surface parking
5. Within 30' Height

Scenario B

Mix of Horizontal and Vertical
Mixed-Use with a Mix of
Commercial and Housing Uses

Key Points

1. Maintain commercial as a key use and add housing
2. New development and uses are integrated throughout
3. Placemaking around transit, retail and housing environments
4. Structured Parking
5. Within 45' to 60' Height

Scenario C

Urban Village with Primarily
Vertical Mixed-Use with a Mix of
Commercial and Housing Uses

Key Points

1. Maintain and expand commercial as a key use and add housing
2. New development and uses are integrated throughout with height and density focused on key transit corridors
3. Placemaking around transit, retail and housing environments
4. Structured Parking
5. Within 100' Height

Focus Area 3: Community Core

Scenario A

Urban Village with Employment Focused along La Jolla Village Drive (“Tech Blvd.”)

Scenario B

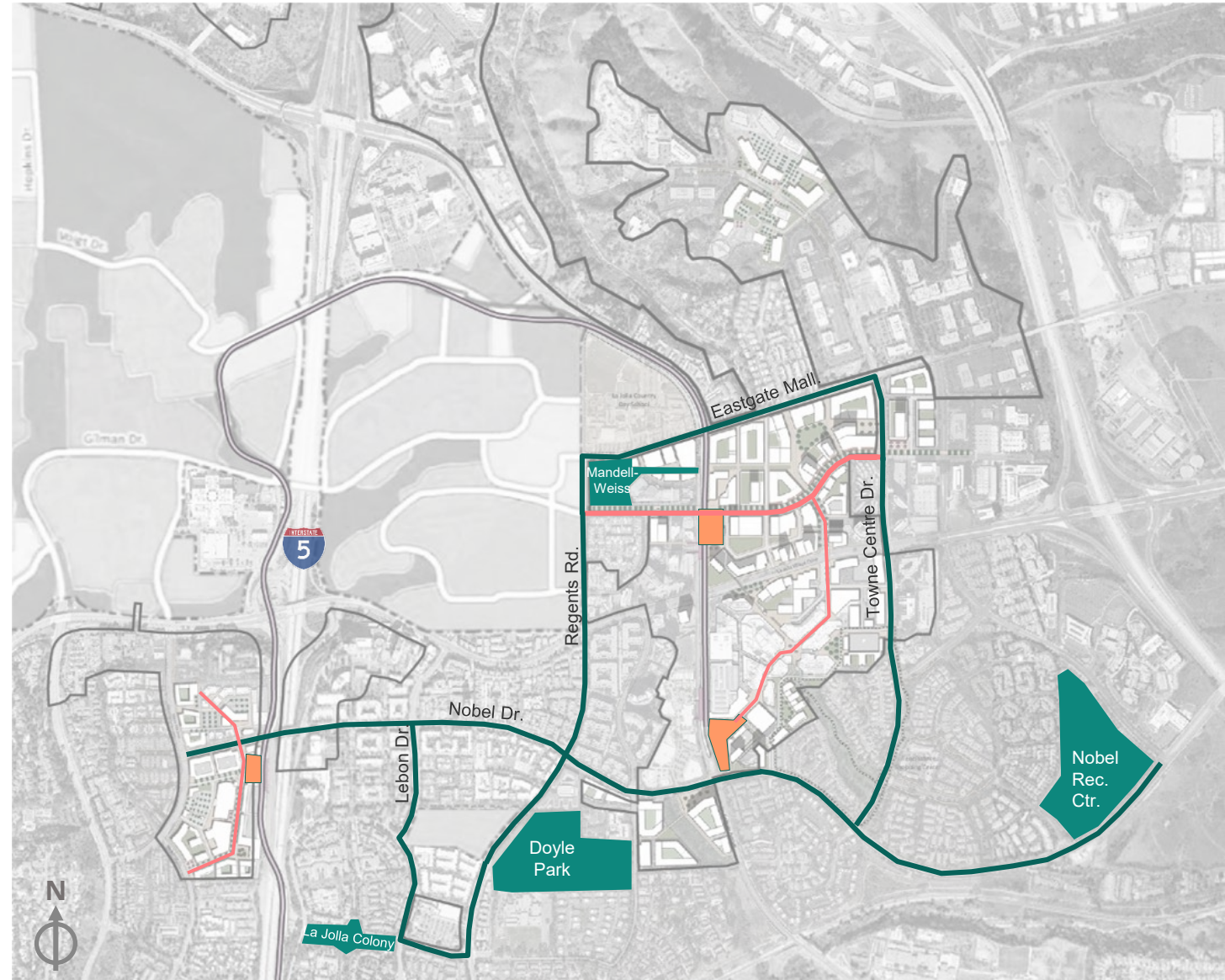
Urban Village with Employment Focused along Executive Drive (“Tech Promenade”)

Scenario C

Urban Village with Housing Focused along Transit Nodes (“Transit Village”)

Scenario D

Urban Village in Patchwork (“Mixed-Use Village”)



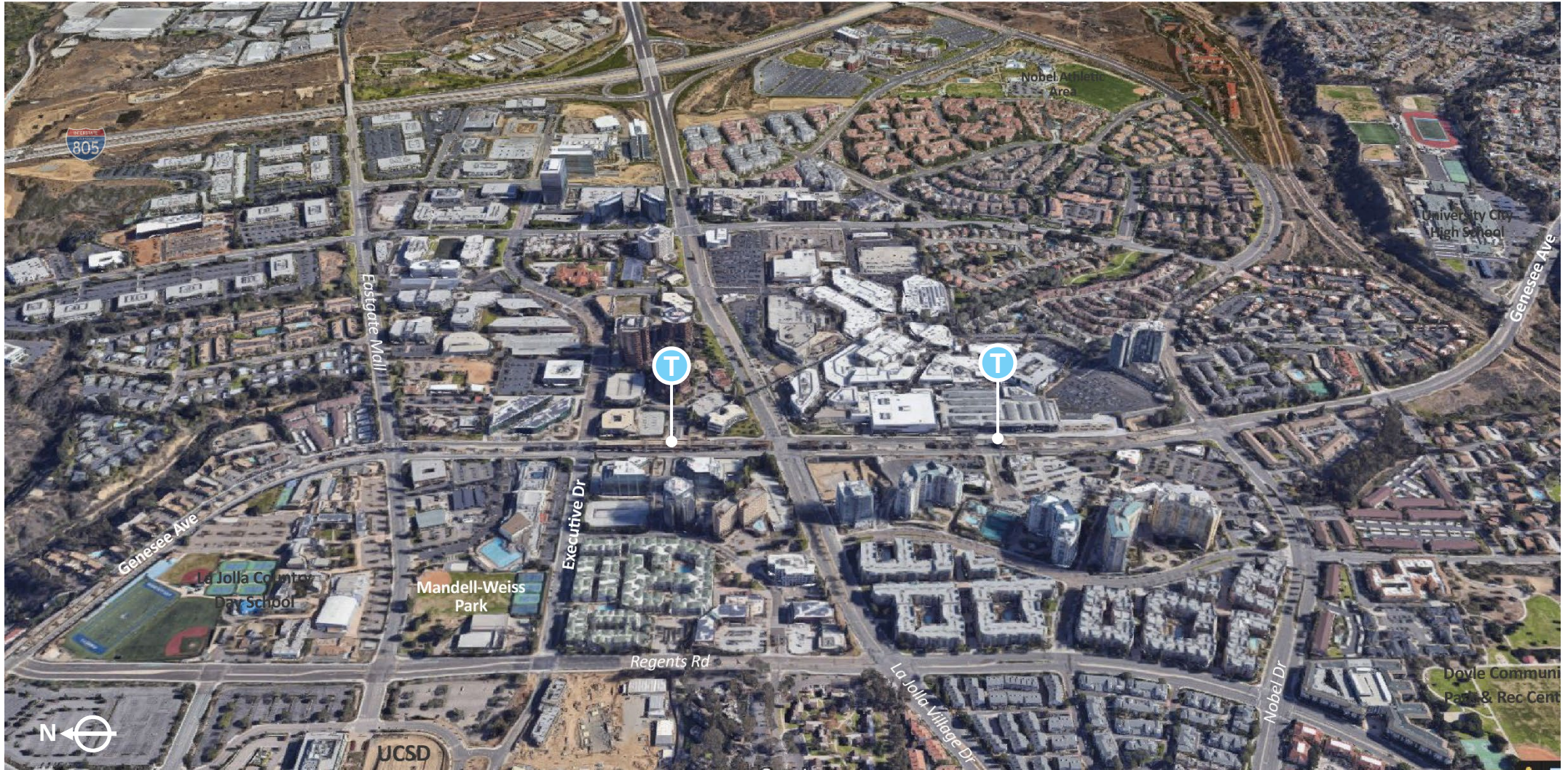
Urban Village with Employment Focused along La Jolla Village Drive ("Tech Blvd.")

1. **Build-up La Jolla Village Dr. as a primary employment corridor**
2. **Focus high-rises along the corridor**
3. **High visibility for automobile access**
4. **Active pedestrian environment away from the corridor at block interiors**



Focus Area 3: Community Core

Existing Conditions



Focus Area 3: Community Core - "Tech Blvd"

Scenario A



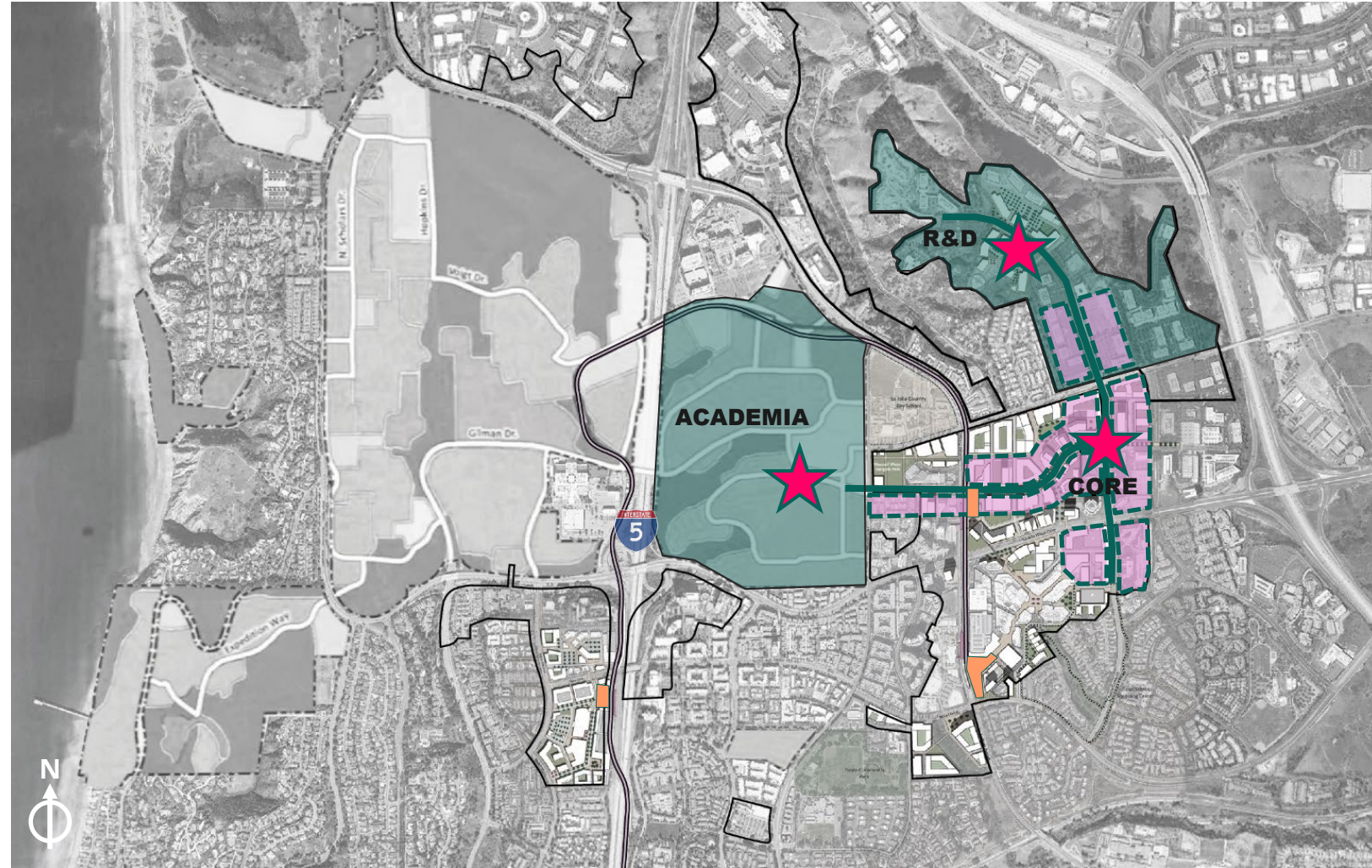
Focus Area 3: Community Core

Scenario B

Urban Village with Employment Focused along Executive Drive ("Tech Promenade")

Key Points

1. Build-up Executive Dr. as a primary employment corridor
2. Innovation Corridor Connecting Academia, Business and R&D
3. Executive Dr. Station becomes a "Tech Gateway"



Focus Area 3: Community Core “Innovation Corridor”

Scenario B



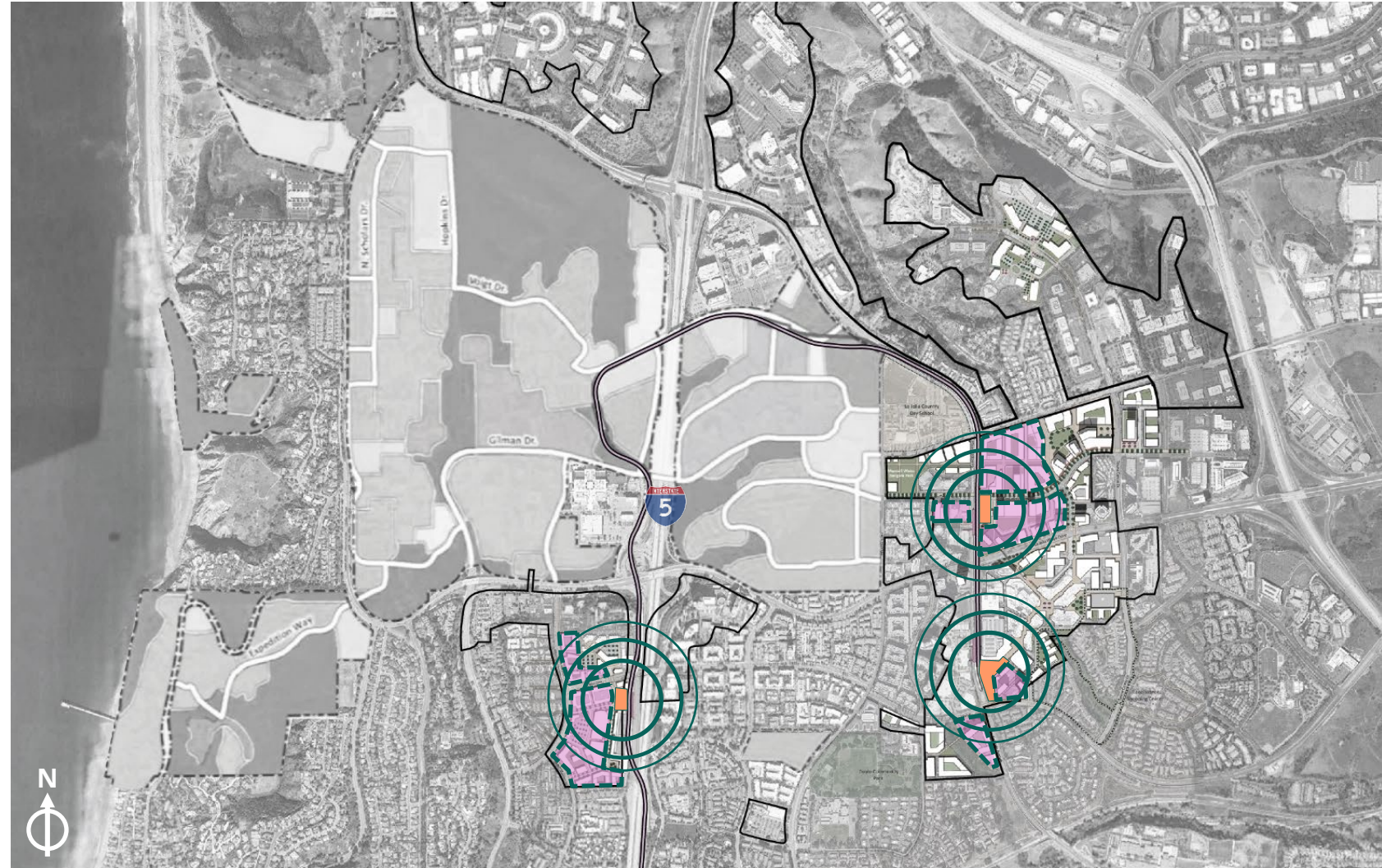
Focus Area 3: Community Core – Transit Village

Scenario C

Urban Village with Housing Focused along Transit Nodes (“Transit Village”)

Key Points

1. Build-up Executive Dr. and UTC Stations with Mixed-Use Housing as a primary use
2. Focus Housing development opportunities near transit
3. Opportunity to diversify housing types across three station areas in the community
4. Prioritize pedestrian environment and street level activation
5. Connections to transit emphasized



Focus Area 3: Community Core – Transit Villages Scenario C



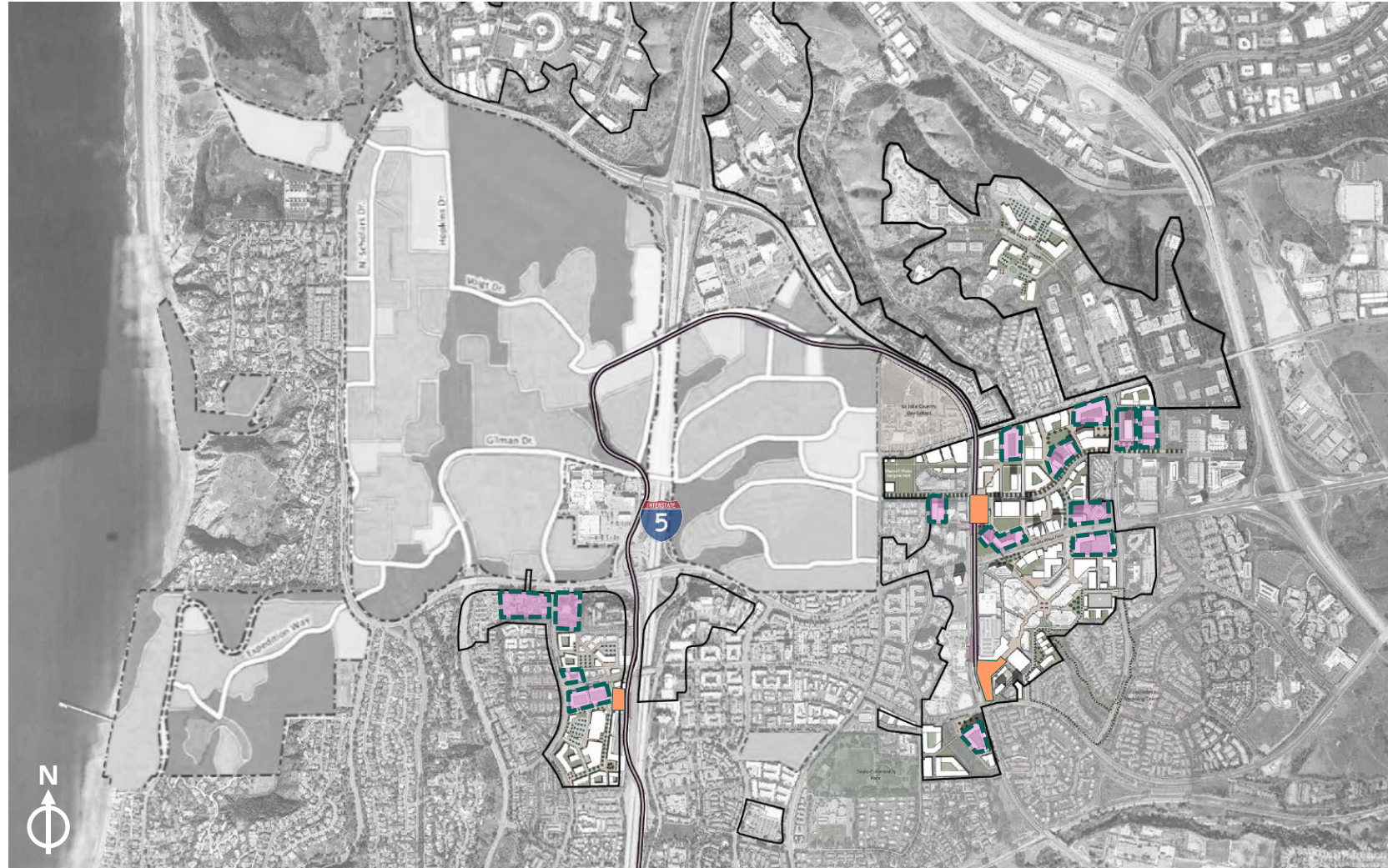
Focus Area 3: Community Core – Patchwork

Scenario D

Urban Village in Patchwork
("Mixed-Use Village")

Key Points

1. Allow for mixed-use development to occur in a "patchwork"
2. Allow for Housing development opportunities everywhere



Focus Area 3: Community Core – Patchwork

Scenario D



Focus Area 3 – Housing / Office Building Typologies



**Commercial
Office/ Research**



Residential



Focus Area 3: Community Core

Scenario A

Urban Village with Employment Focused along La Jolla Village Drive (“Tech Blvd.”)

Key Points

1. Build-up La Jolla Village Dr. as a primary employment corridor
2. Focus Hi-rises along the corridor
3. High visibility for automobile access
4. Active pedestrian environment away from the corridor at block interiors

Scenario B

Urban Village with Employment Focused along Executive Drive (“Tech Promenade”)

Key Points

1. Build-up Executive Dr. as a primary employment corridor
2. Innovation Corridor Connecting Academia, Business and R&D
3. Executive Dr. Station becomes a “Tech Gateway”

Scenario C

Urban Village with Housing Focused along Transit Nodes (“Transit Village”)

Key Points

1. Build-up Executive Dr. and UTC Stations with Mixed-Use Housing as a primary use
2. Focus Housing development opportunities near transit
3. Opportunity to diversify housing types across three station areas in the community
4. Prioritize pedestrian environment and street level activation
5. Connections to transit emphasized

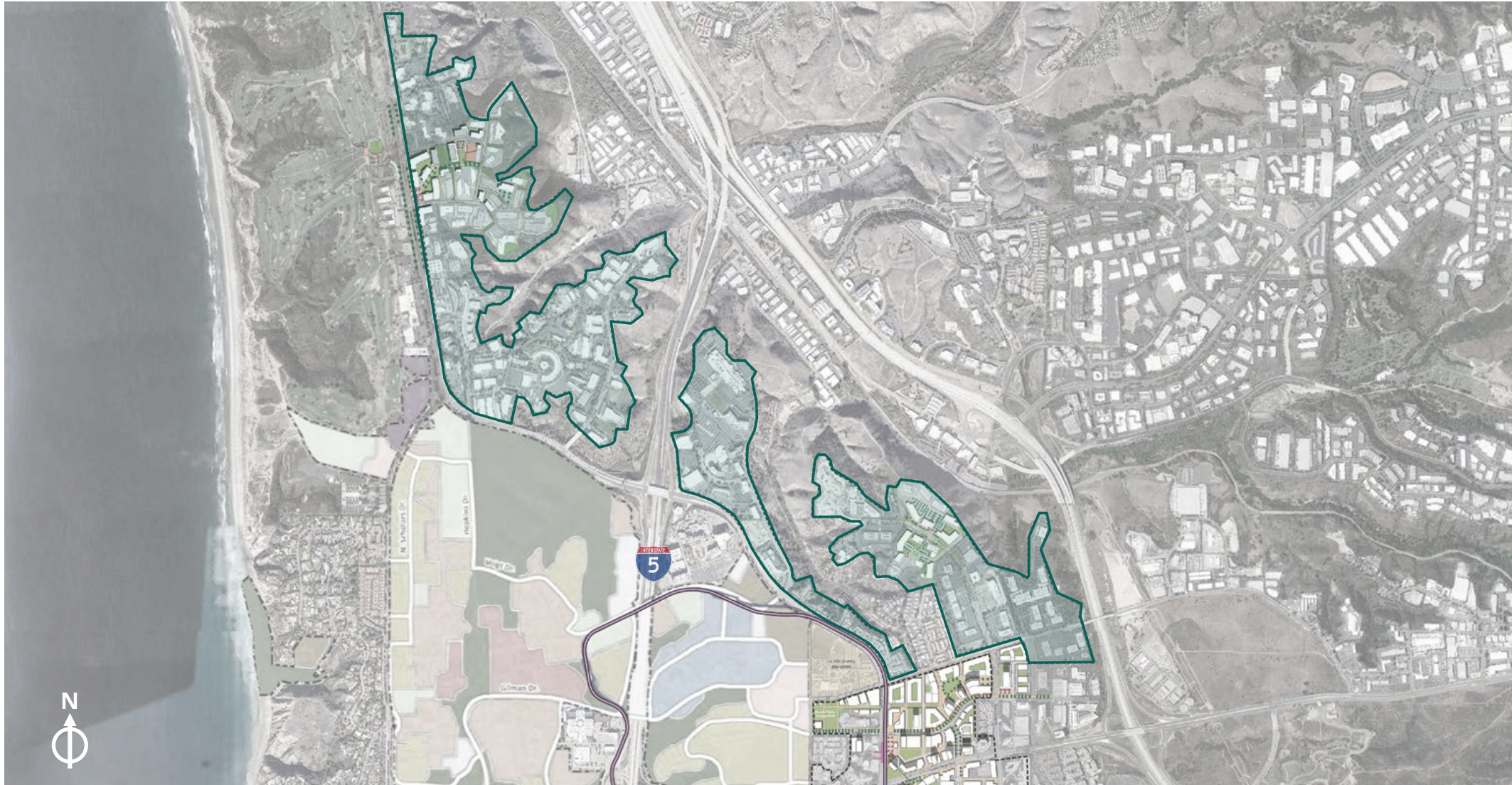
Scenario D

Urban Village with No Focus (“Mixed-Use Village”)

Key Points

1. Allow for mixed-use development to occur in a “patchwork”
2. Allow for Housing development opportunities everywhere

Focus Areas 1 & 2 – Research & Employment Environment



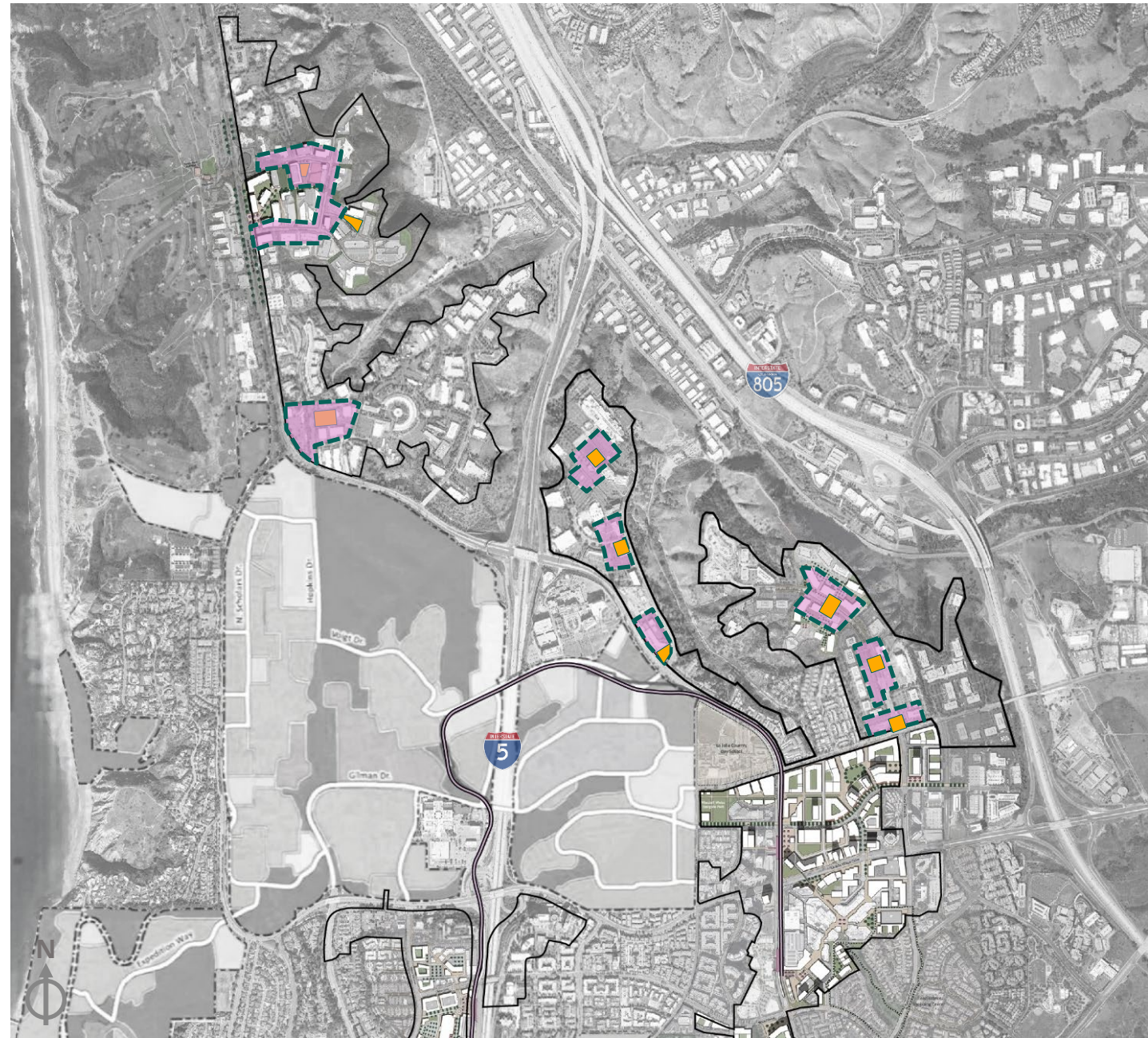
Focus Areas 1 & 2

Scenario A

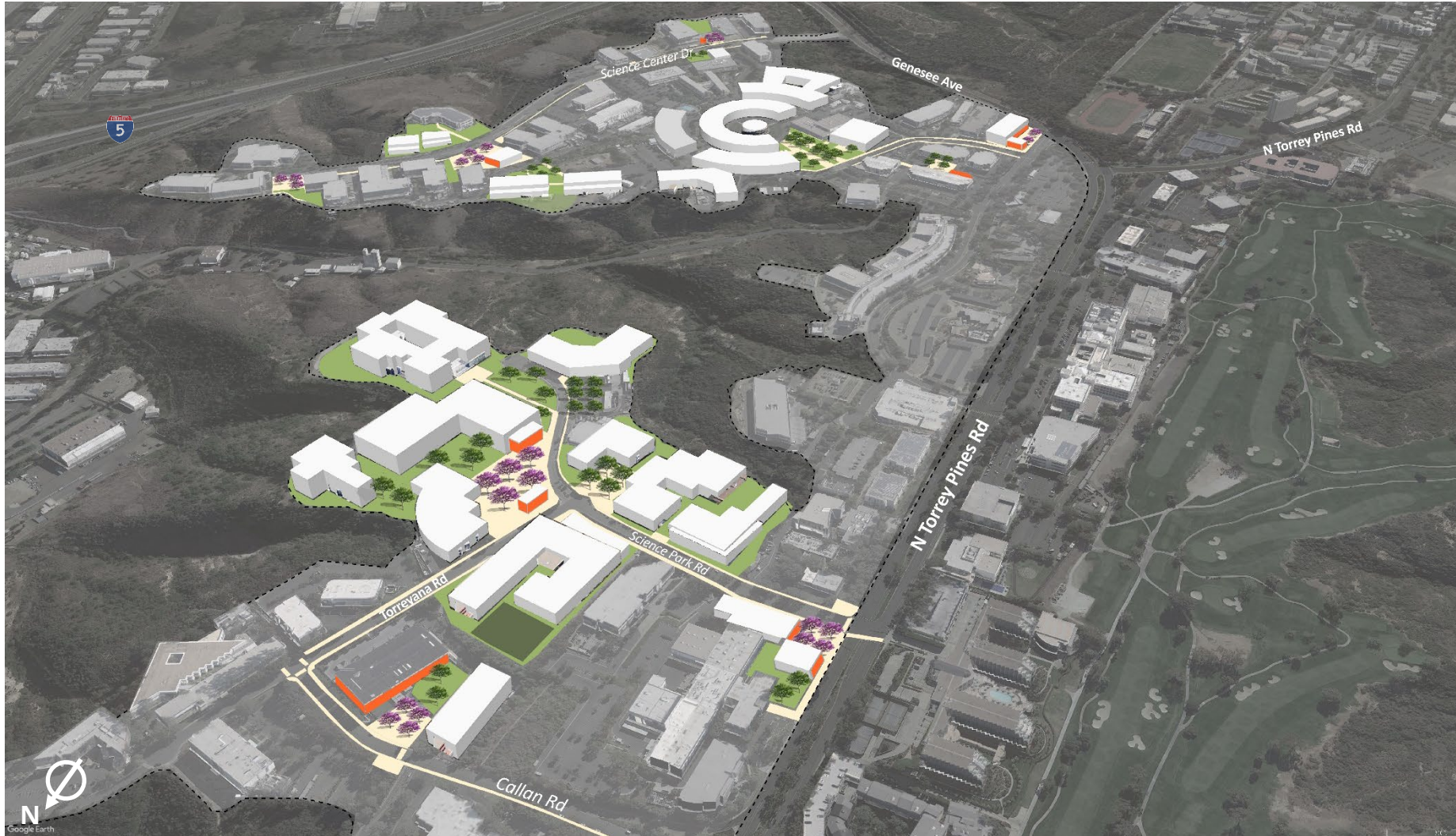
EXISTING PATTERN: FOCUSED GROWTH
IN CAMPUS CLUSTERS

Key Points

1. New development faces inward toward campus clusters
2. Integrate Housing and a mix of uses in Focus Area 2
3. Amenities mainly dedicated to local businesses in diverse environments
4. Clusters can be located on edges with canyon views
5. Where possible, clusters focus toward intersections with primary roadways through the area
6. Cluster components: mini mobility hub, small scale employee amenities and services, plaza with active building frontages



Focus Area 1: North Torrey Pines Campus “Clusters” **Scenario A**



Focus Area 2: Eastgate Tech Blvd & “Zipper” Effect

Scenario A



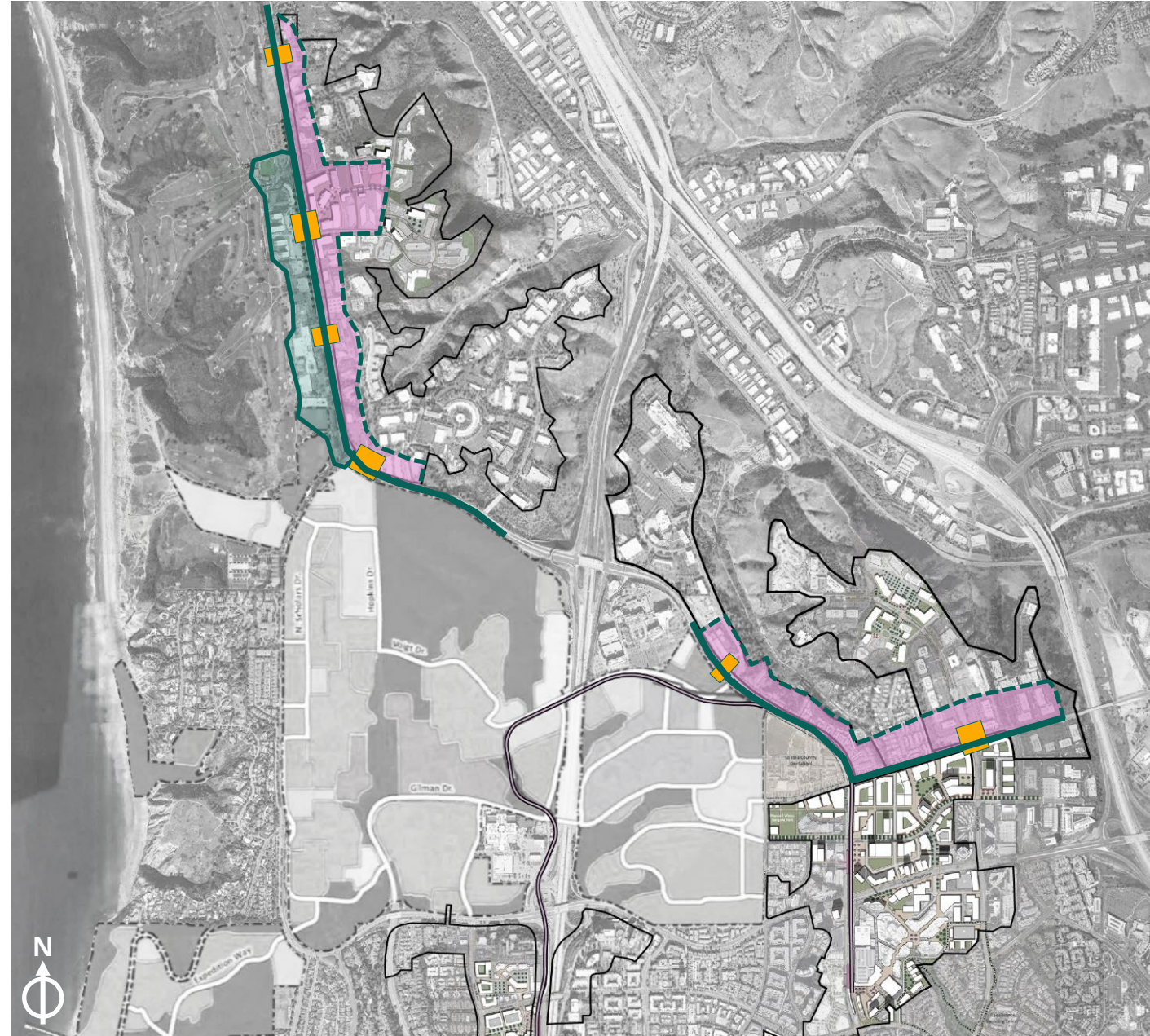
Focus Areas 1 & 2

Scenario B

FOCUSED GROWTH ALONG N. TORREY PINES, GENESEE & EASTGATE

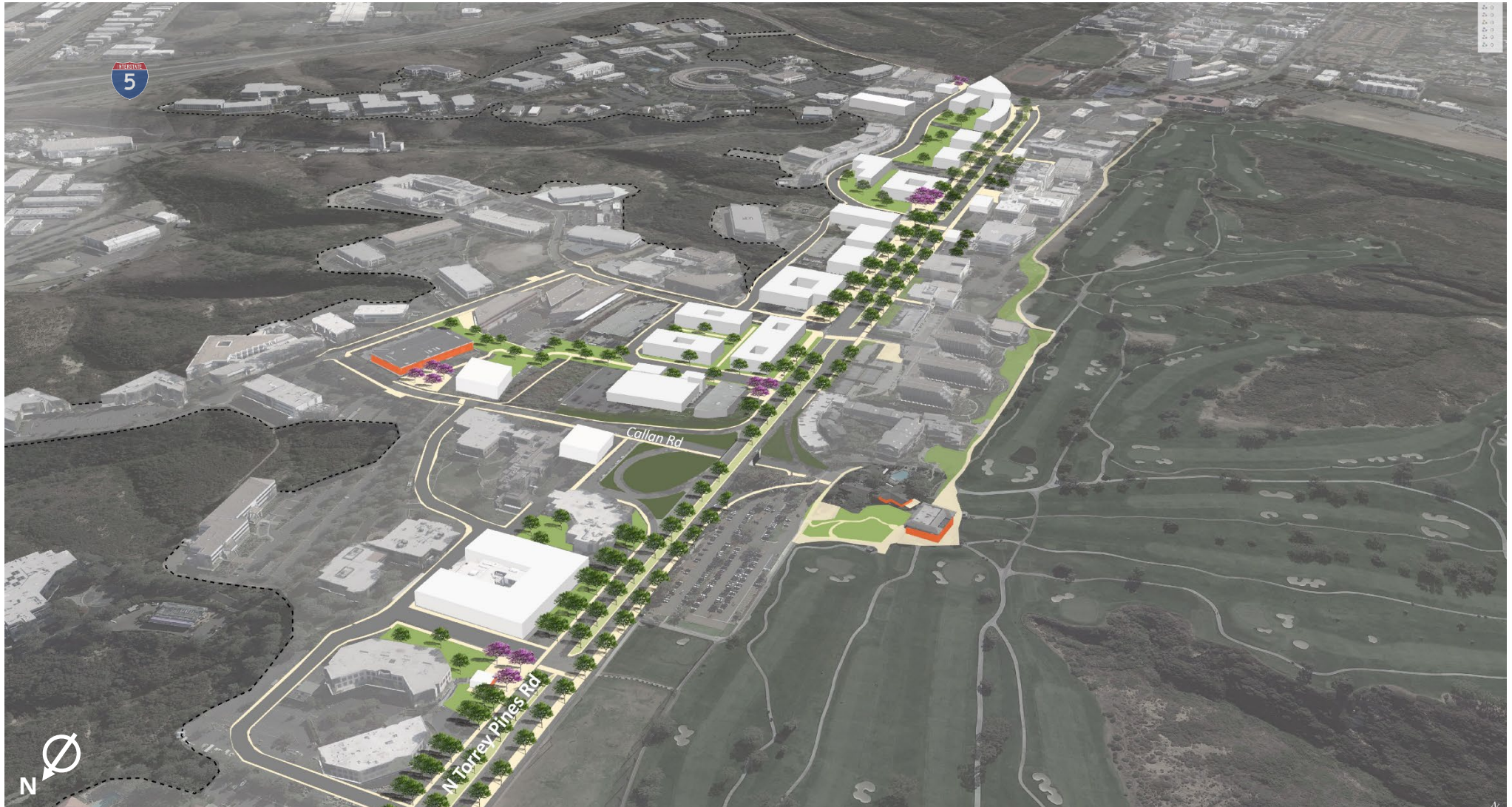
Key Points

1. Maintain Scientific Research & Residential uses
2. New Development Faces and Activates N. Torrey Pines Rd., Genesee Ave. and Eastgate Mall
3. Integrate Housing and a mix of uses in Focus Area 2
4. Tech Boulevard/ Research Corridor
5. Traffic Calming, Buildings Front the Roads
6. “Zipper” effect with program uses on both sides of the roads
7. Greater Visibility and Accessibility for Commercial and Employee Amenities



Focus Area 1: North Torrey Pines Tech Blvd & “Zipper” Effect

Scenario B



Focus Area 1: Eastgate - Campus “Clusters”

Scenario B



Focus Area 1

Scenario C

FOCUSED SCIENTIFIC RESEARCH ALONG
N. TORREY PINES & GENESEE WITH
HOUSING IN SOUTHERNMOST AREA

Key Points

1. Scenario B plus residential at N. Torrey Pines/Genesee parking lot (currently owned by Scripps)



Focus Areas 1 & 2

Scenario A

Existing Pattern:
Focused Growth in
Campus Clusters

Key Points

1. New development faces inward toward campus clusters
2. Integrate Housing and a mix of uses in Focus Area 2
3. Amenities mainly dedicated to local businesses in diverse environments
4. Clusters may be located on edges with canyon views
5. Where possible, clusters focus toward intersections with primary roadways through the area
6. Cluster components: mini mobility hub, small scale employee amenities and services, plaza with active building frontages

Scenario B

Focused Growth
along N. Torrey Pines,
Genesee & Eastgate

Key Points

1. New Development Faces and Activates N. Torrey Pines Rd., Genesee Ave. and Eastgate Mall
2. Integrate Housing and a mix of uses in Focus Area 2
3. Tech Boulevard/ Research Corridor
4. Traffic Calming, Buildings Front the Roads
5. “Zipper” effect with program uses on both sides of the roads
6. Greater Visibility and Accessibility for Commercial and Employee Amenities

Scenario C Focus Area 1

Allow Housing in
Southernmost Area

Key Points

1. Scenario B plus residential at N. Torrey Pines/Genesee parking lot (currently owned by Scripps)

Next Steps

July 20th Meeting

- Revised and Refined Scenarios
- Review Content for Online Engagement
- Urban Greening