

# Urban Design: Built Form

## Mira Mesa Community Plan Update

Planning Department

June 21, 2021

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





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



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



**Gaurav Srivastava**  
Senior Urban Designer  
Dudek



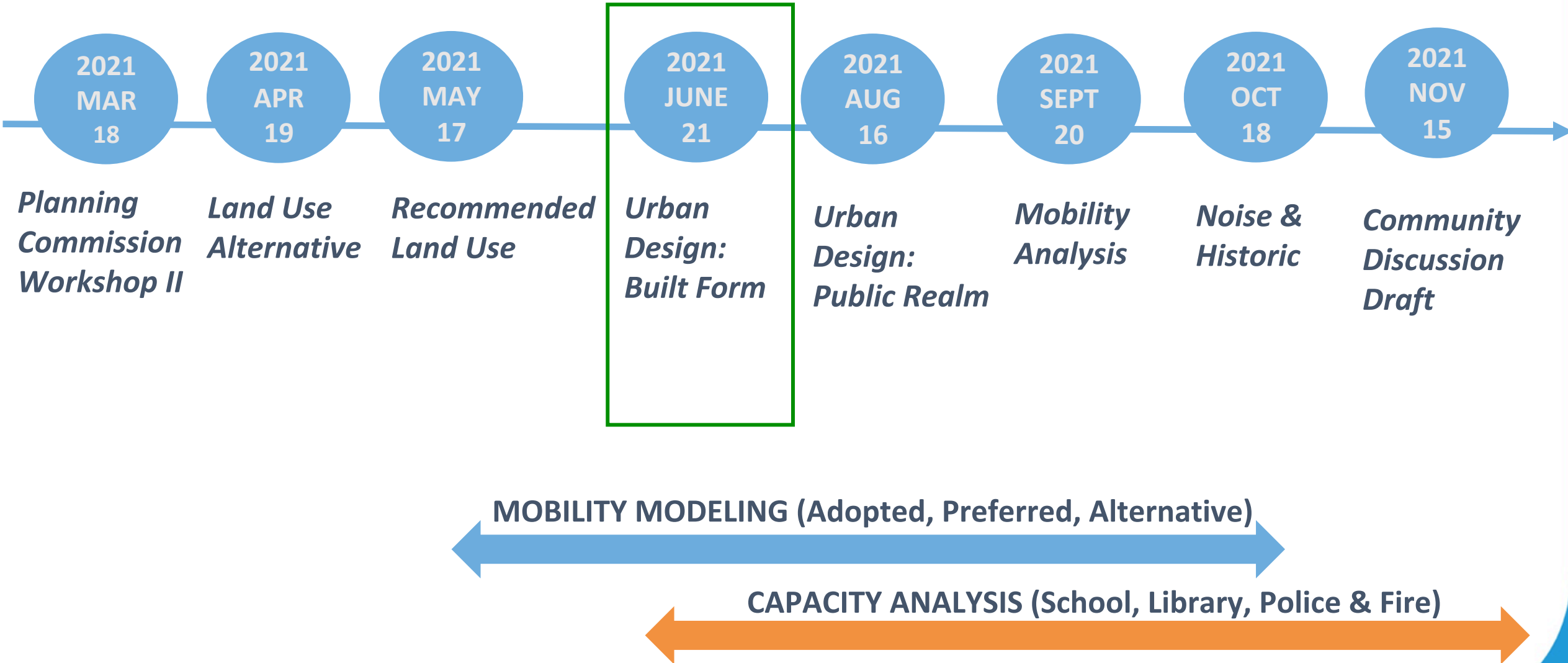
## Presentation Overview

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 - Alex Frost
4. Urban Design: Built Form – Gaurav Srivastava, Dudek
5. Discussion





# MIRA MESA CPU – SCHEDULE





# **MIRA MESA COMMUNITY PLAN UPDATE**

## **URBAN DESIGN: BUILT FORM**

**June 21, 2021**



# **AGENDA**

- 1. COMPONENTS OF URBAN DESIGN**
- 2. WHAT KIND OF DEVELOPMENTS MIGHT WE EXPECT?**
- 3. HOW WILL WE REGULATE NEW DEVELOPMENT?**

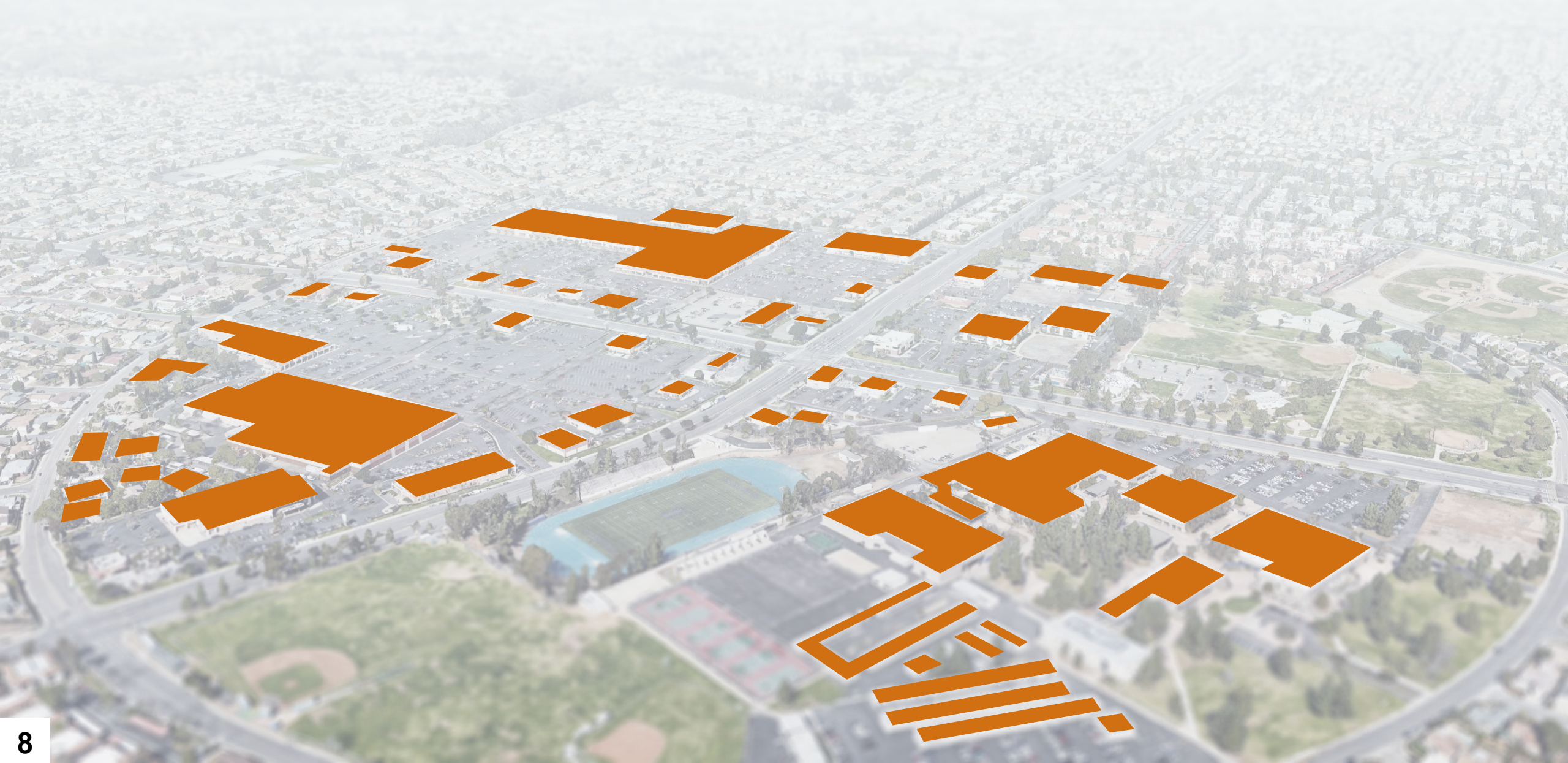


# MIRA MESA TOWN CENTER



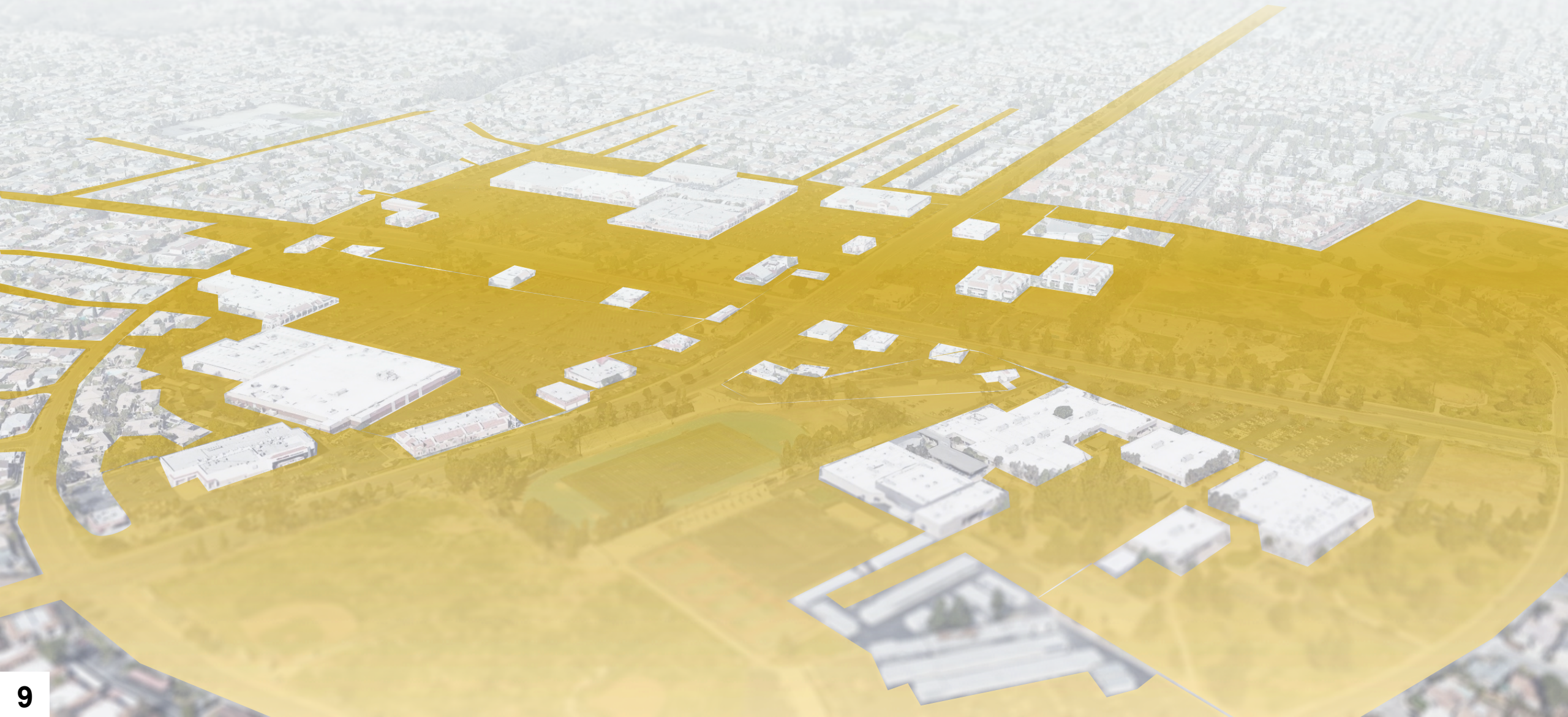


# THE BUILT FORM





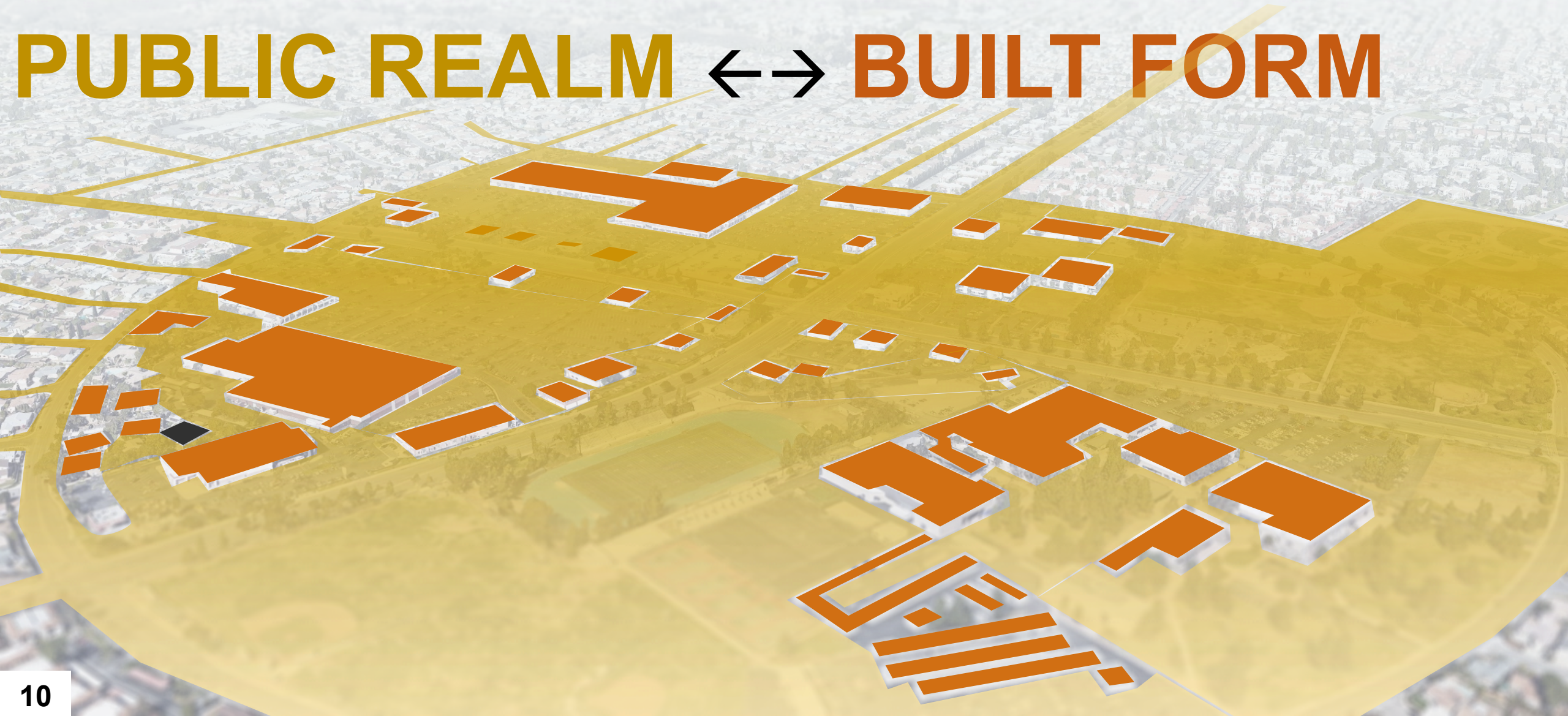
# THE PUBLIC REALM





# URBAN DESIGN IS THE CRAFTED INTERPLAY

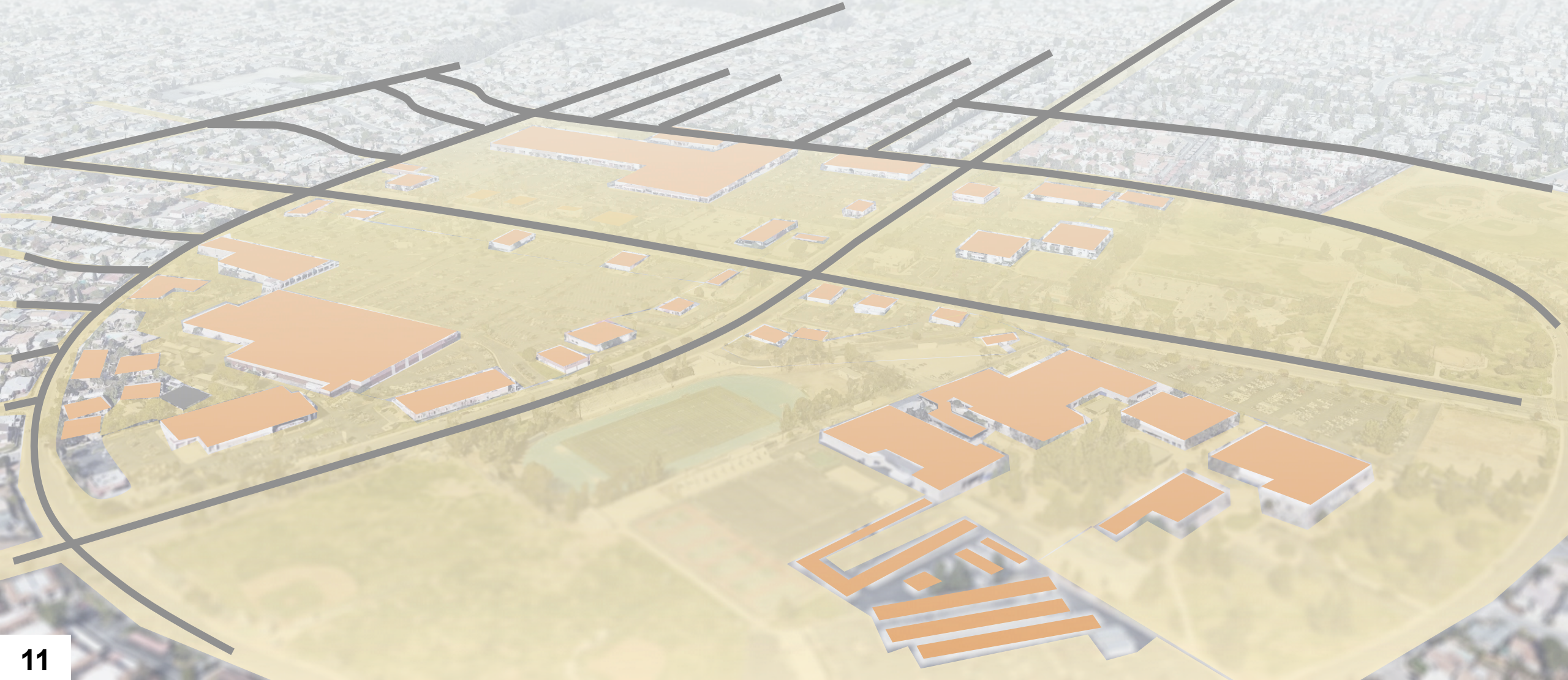
**PUBLIC REALM** ↔ **BUILT FORM**





# ELEMENTS OF THE PUBLIC REALM

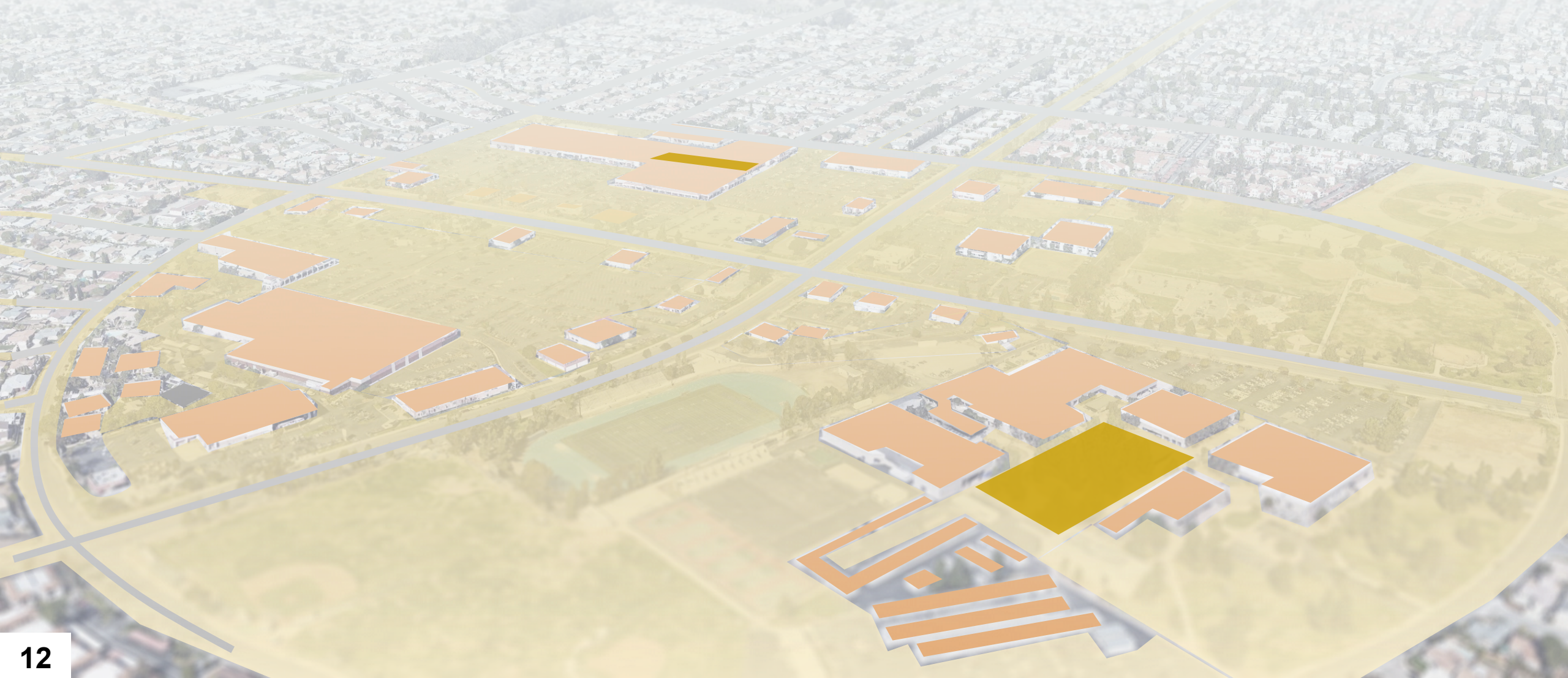
## 1. STREETS AND ALLEYS





# ELEMENTS OF THE PUBLIC REALM

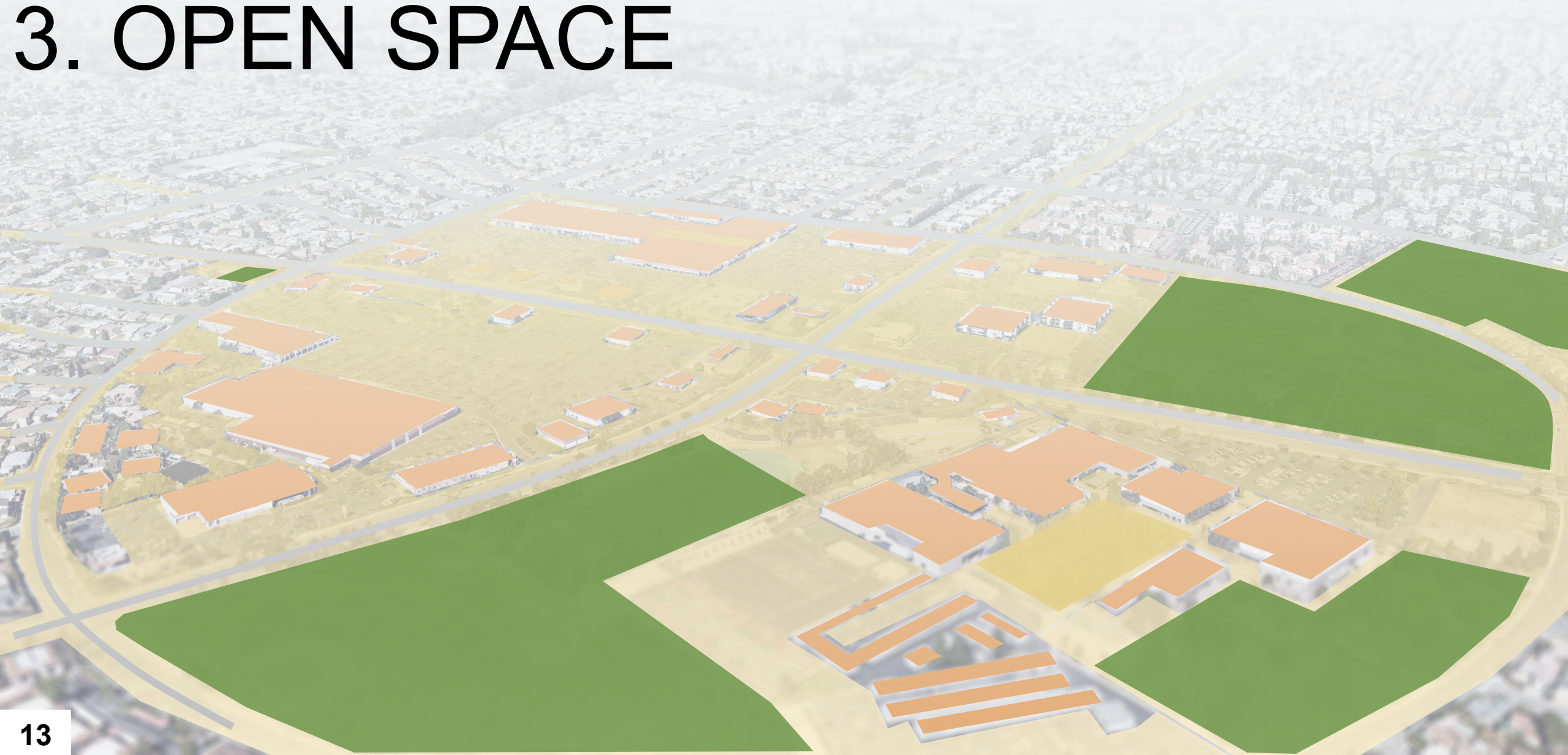
## 2. PLAZAS AND PASEOS





# ELEMENTS OF THE PUBLIC REALM

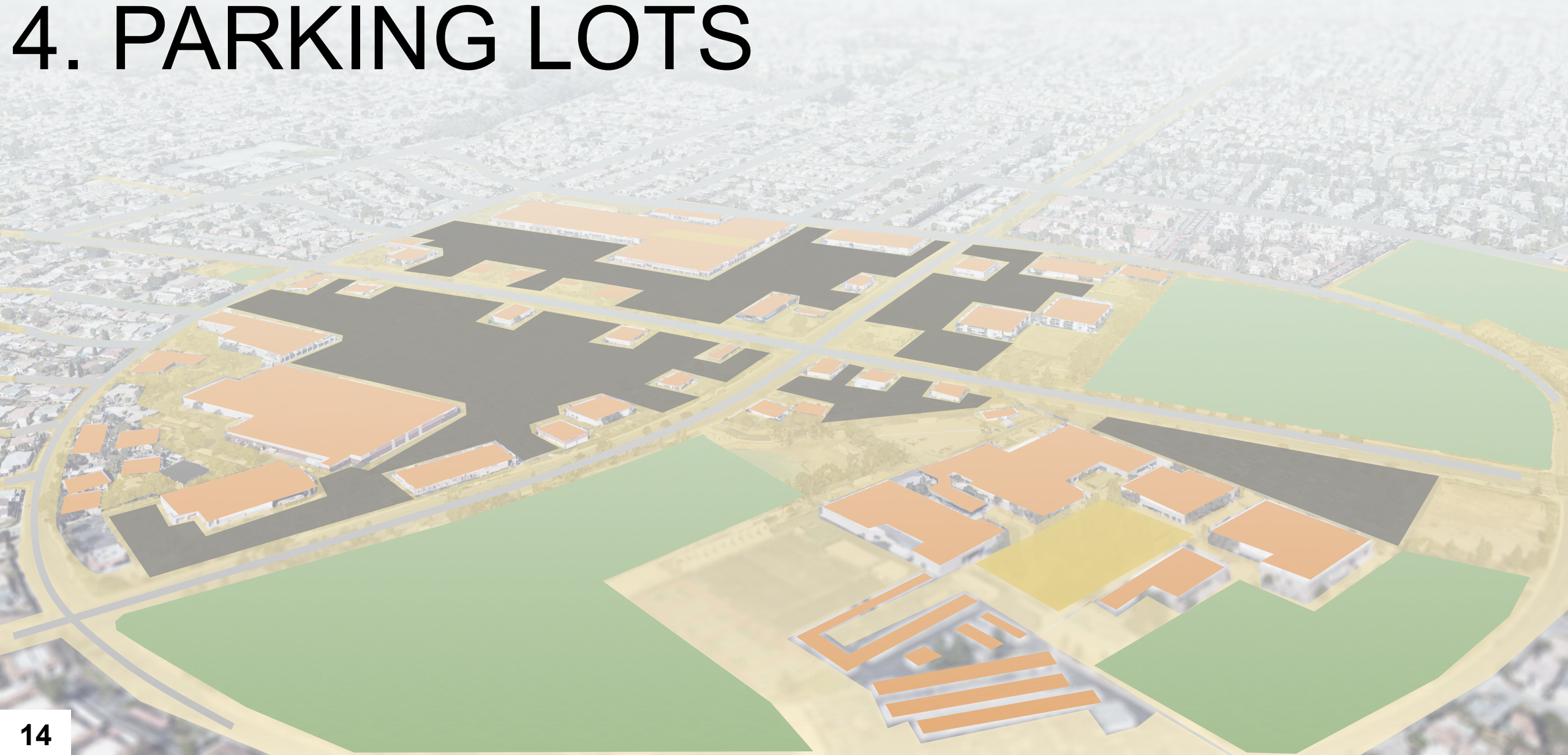
## 3. OPEN SPACE





# ELEMENTS OF THE PUBLIC REALM

## 4. PARKING LOTS







# THE TENETS OF GOOD URBAN DESIGN





# MAKE PLACES, NOT PLANS

Successful places make community's stable and local economies strong





# DESIGN EXPERIENCES, NOT OBJECTS

Emphasize the interplay of built form and public realm





# EVERYBODY IS WELCOME

Places and streets should accommodate and invite all users, regardless of age, ability, and mode





# CONNECT TO NATURE

Preserve nature by treating it as an assets  
that adds value





# DESIGN WELL-BEHAVED BUILDINGS

Buildings should respond to the public realm, facilitating activity and engagement





# PLAN FOR LONGEVITY

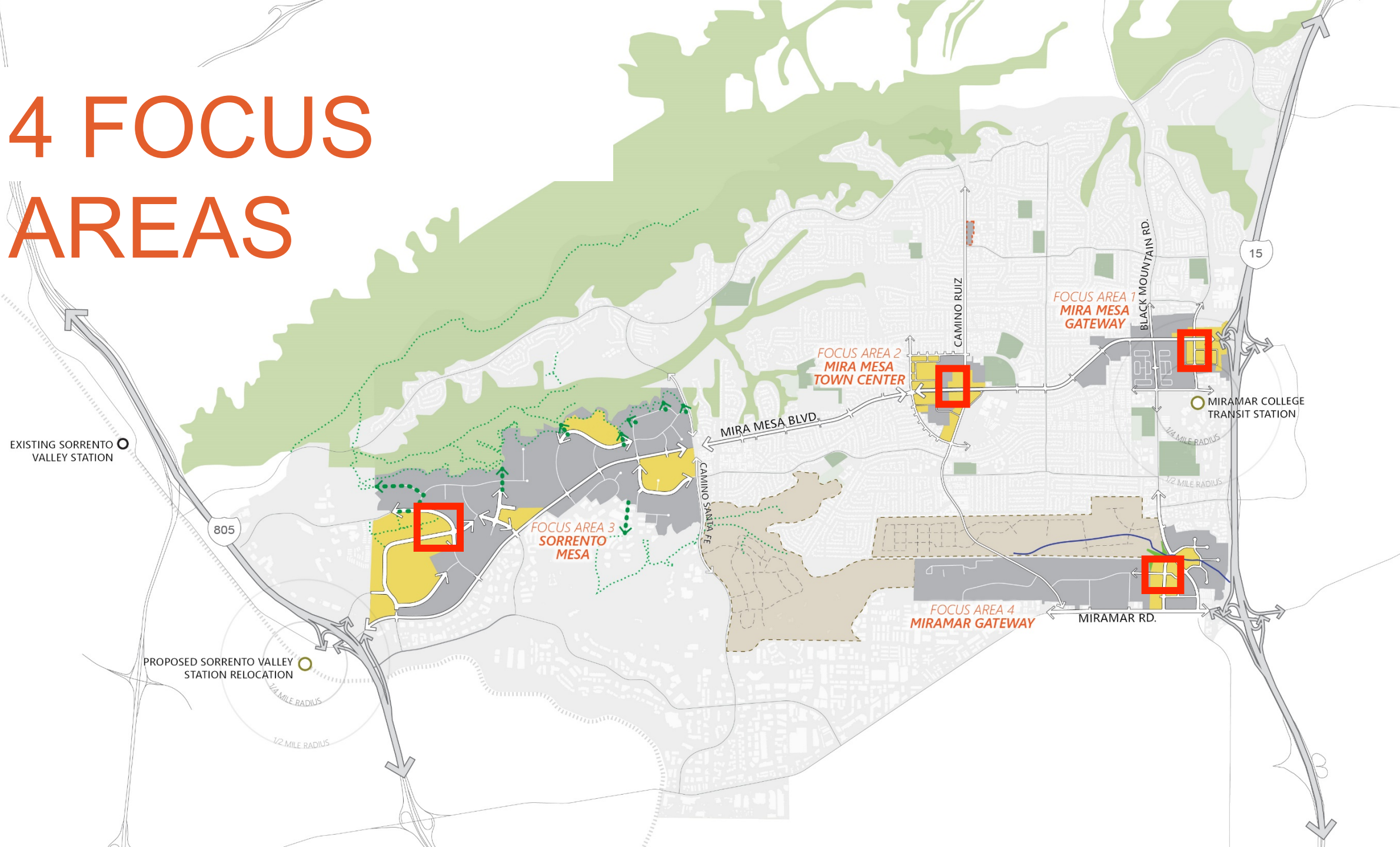
Special places, great streets, active plazas, accessible parks, and well-behaved buildings. These things persist.



# 2. WHAT KIND OF DEVELOPMENTS MIGHT WE EXPECT?



# 4 FOCUS AREAS





# FOCUS AREA 1: MIRA MESA GATEWAY

## EXISTING CONDITIONS



PERSPECTIVE VIEW - EXISTING CONDITIONS



# FOCUS AREA 1: MIRA MESA GATEWAY

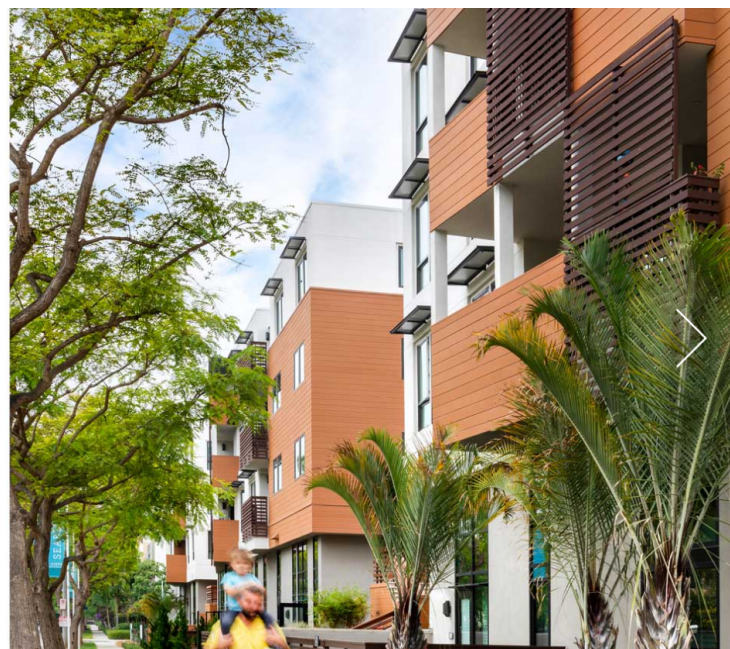
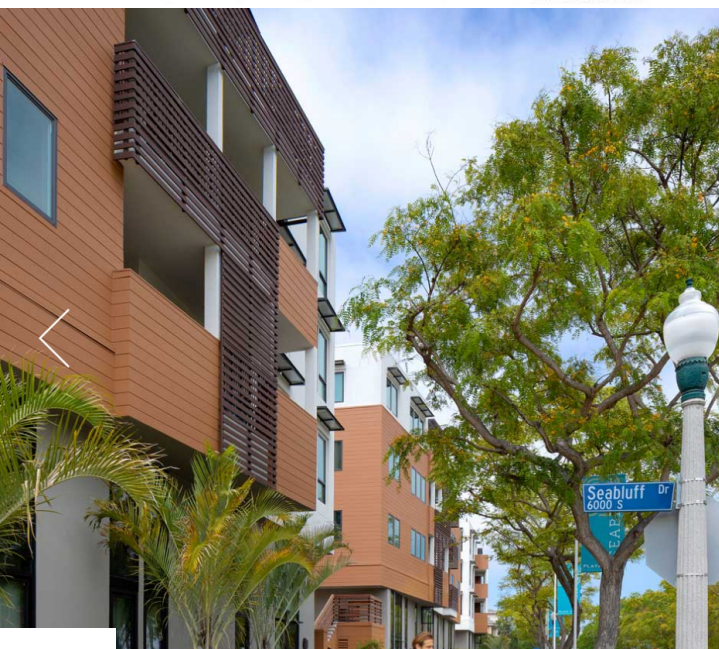
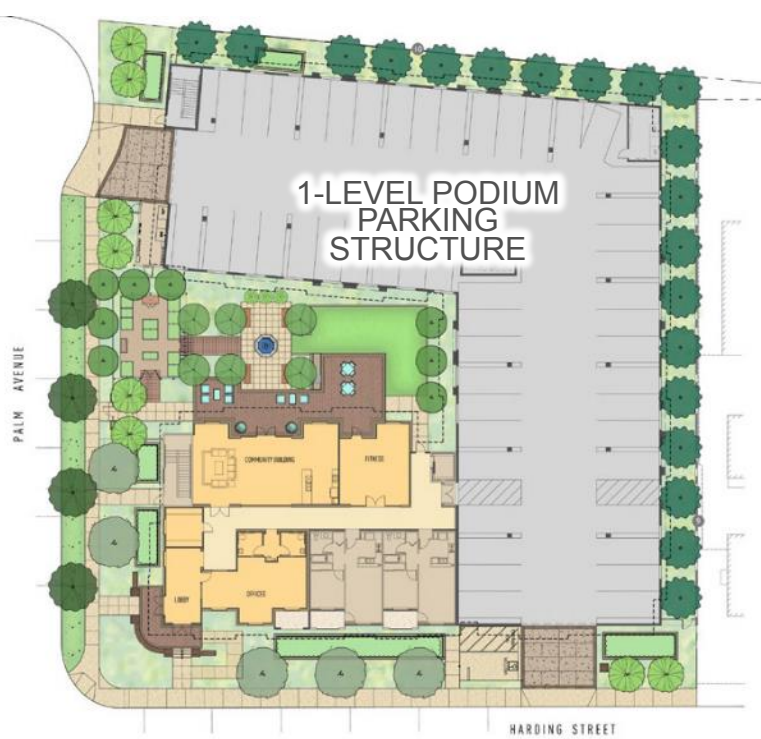
URBAN VILLAGE @ 73 DU/AC MAXIMUM

- EXISTING BUILDING
- NEW RESIDENTIAL
- NEW COMMERCIAL
- NEW PARKING STRUCTURE
- NEW SIDEWALK
- NEW PLAZA



PERSPECTIVE VIEW - POTENTIAL HYPOTHETICAL BUILD-OUT







# FOCUS AREA 2: TOWN CENTER

## EXISTING CONDITIONS



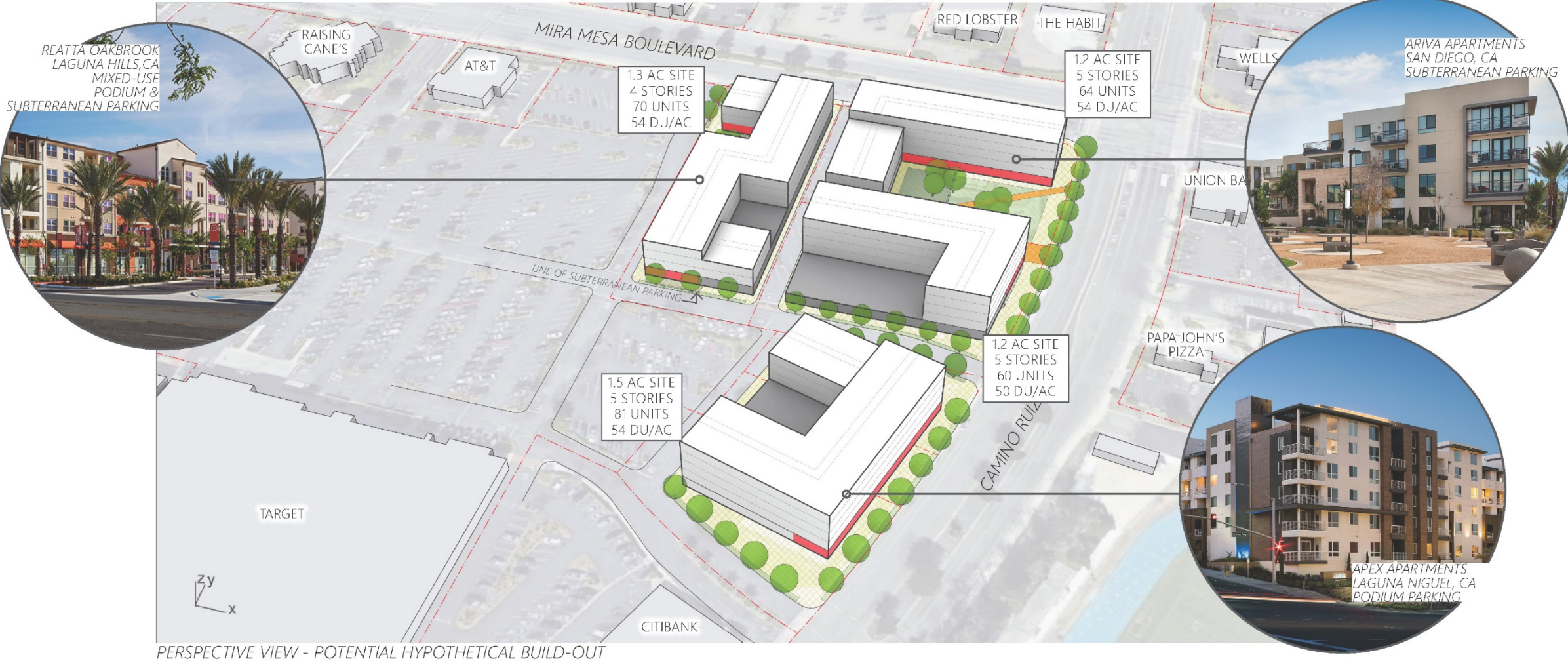
PERSPECTIVE VIEW - EXISTING CONDITIONS



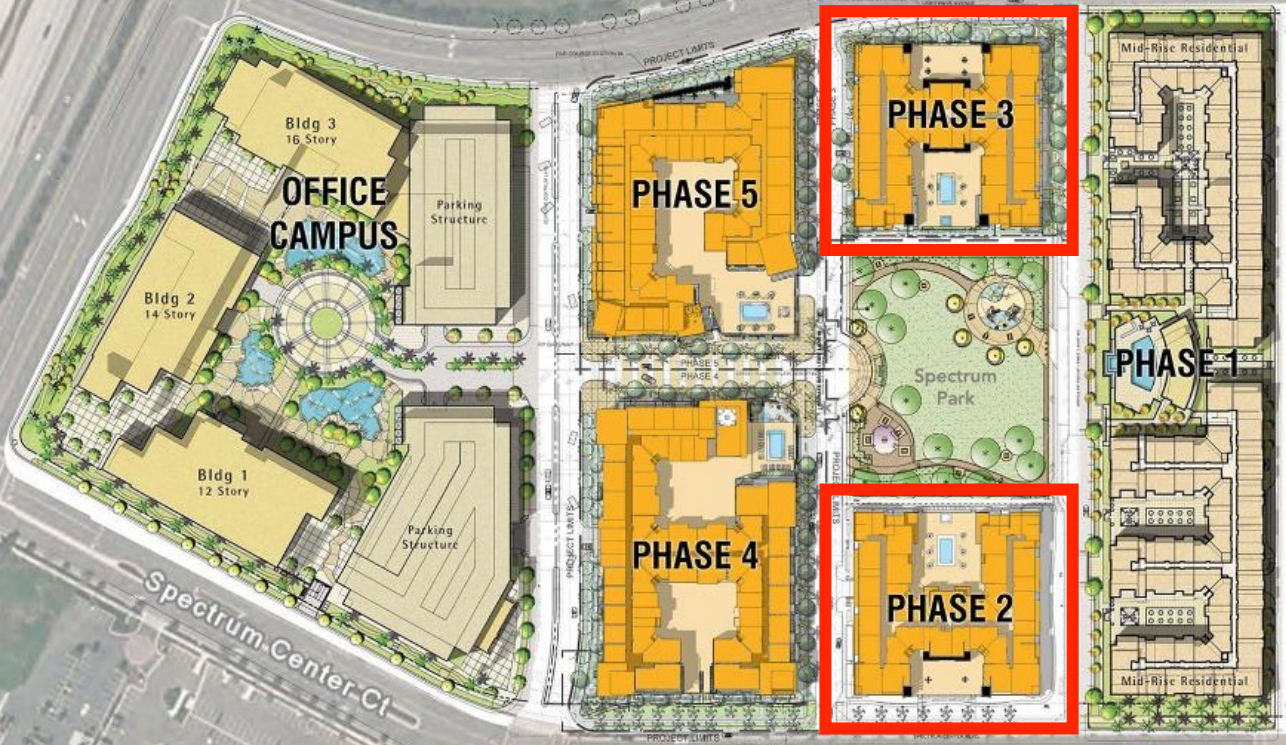
# FOCUS AREA 2: TOWN CENTER

URBAN VILLAGE @ 54 DU/AC MAXIMUM

- EXISTING BUILDING
- NEW RESIDENTIAL
- NEW COMMERCIAL
- NEW PARKING STRUCTURE
- NEW SIDEWALK
- NEW PLAZA







**4-STORY ARIVA APARTMENTS IN KEARNY MESA**



**5-STORY REATA OAKBROOK VILLAGE, LAGUNA HILLS @ 48 DU/ACRE**



# FOCUS AREA 3: SORRENTO MESA

## EXISTING CONDITIONS



PERSPECTIVE VIEW - EXISTING CONDITIONS



FOCUS AREA 3: SORRENTO MESA  
 URBAN EMPLOYMENT VILLAGE @ 54 DU/AC MAXIMUM

- EXISTING BUILDING
- NEW RESIDENTIAL
- NEW COMMERCIAL
- NEW PARKING STRUCTURE
- NEW SIDEWALK
- NEW PLAZA



PERSPECTIVE VIEW - POTENTIAL HYPOTHETICAL BUILD-OUT







# FOCUS AREA 4: MIRAMAR GATEWAY

## EXISTING CONDITIONS



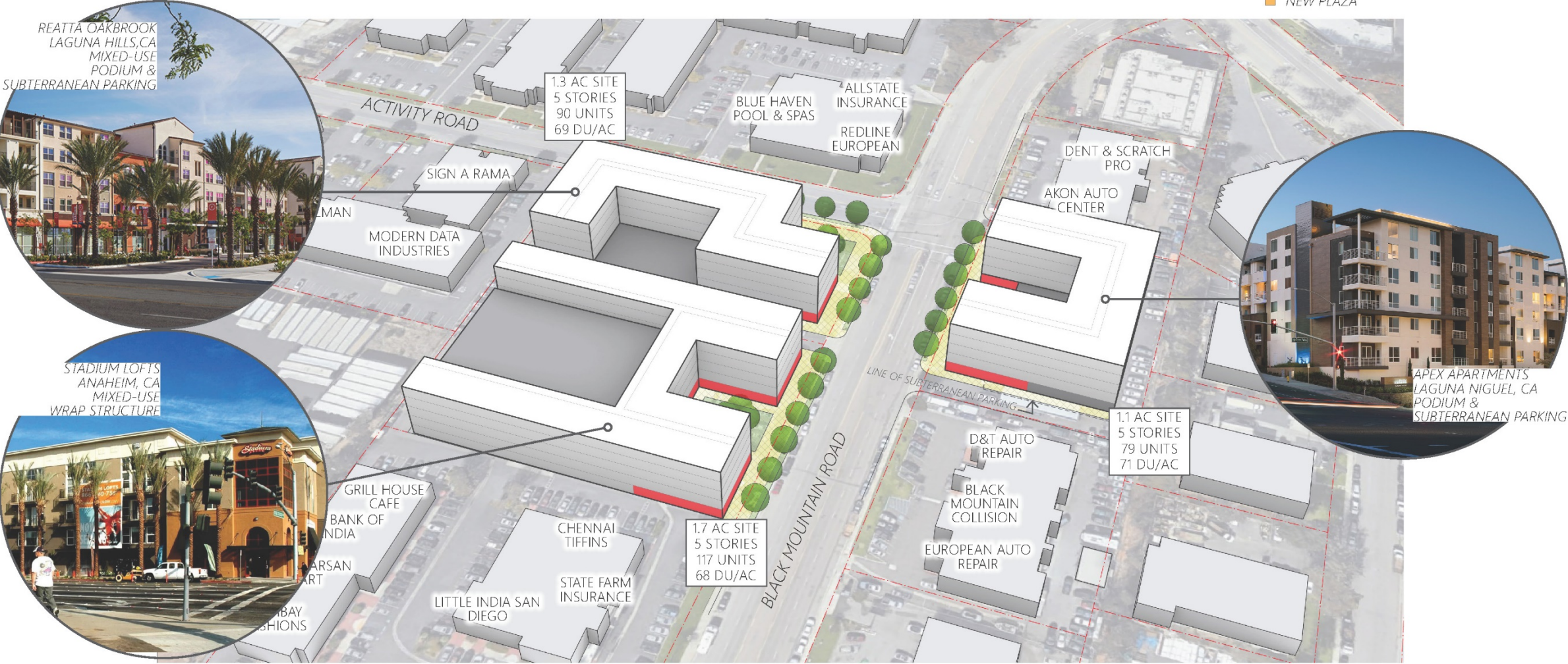
PERSPECTIVE VIEW - EXISTING CONDITIONS



# FOCUS AREA 4: MIRAMAR GATEWAY

COMMUNITY COMMERCIAL @ 73 DU/AC MAXIMUM

- EXISTING BUILDING
- NEW RESIDENTIAL
- NEW COMMERCIAL
- NEW PARKING STRUCTURE
- NEW SIDEWALK
- NEW PLAZA



PERSPECTIVE VIEW - POTENTIAL HYPOTHETICAL BUILD-OUT





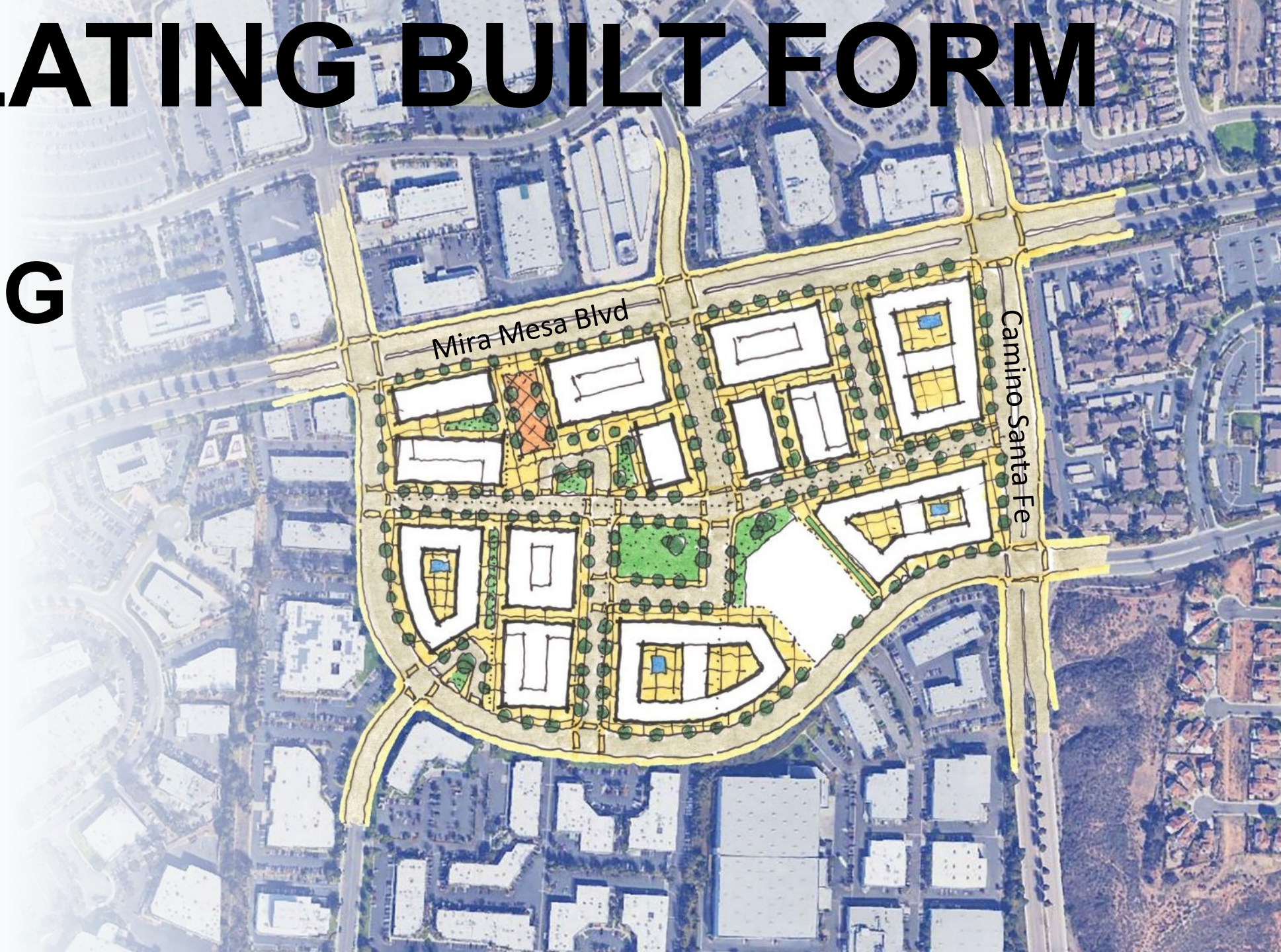


# 3. HOW WILL WE REGULATE NEW DEVELOPMENT?



# REGULATING BUILT FORM

## 1. SITE PLANNING





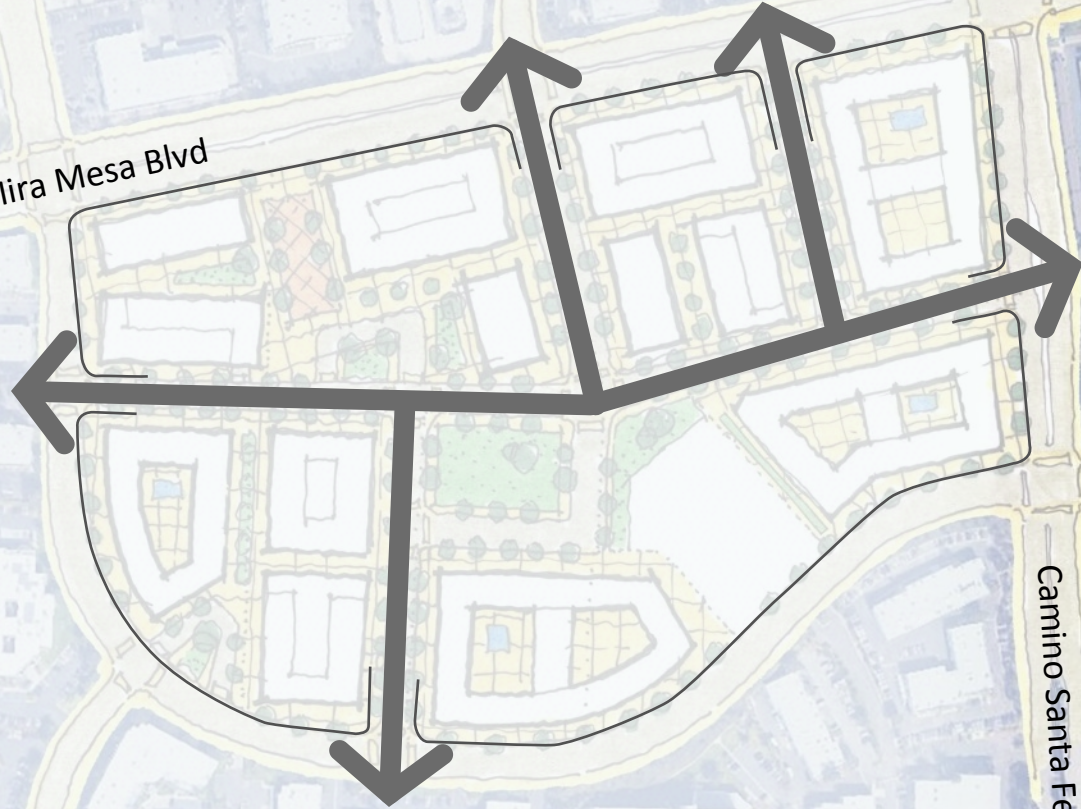
# REGULATING BUILT FORM

## 1. SITE PLANNING

- SUPERBLOCK PERMEABILITY

Mira Mesa Blvd

Camino Santa Fe





# REGULATING BUILT FORM

## 1. SITE PLANNING

- SUPERBLOCK PERMEABILITY
- PEDESTRIAN CONNECTIVITY

Mira Mesa Blvd

Camino Santa Fe



# REGULATING BUILT FORM

## 1. SITE PLANNING

- SUPERBLOCK PERMEABILITY
- PEDESTRIAN CONNECTIVITY
- **PUBLICLY ACCESSIBLE OPEN SPACES**

Mira Mesa Blvd

Camino Santa Fe



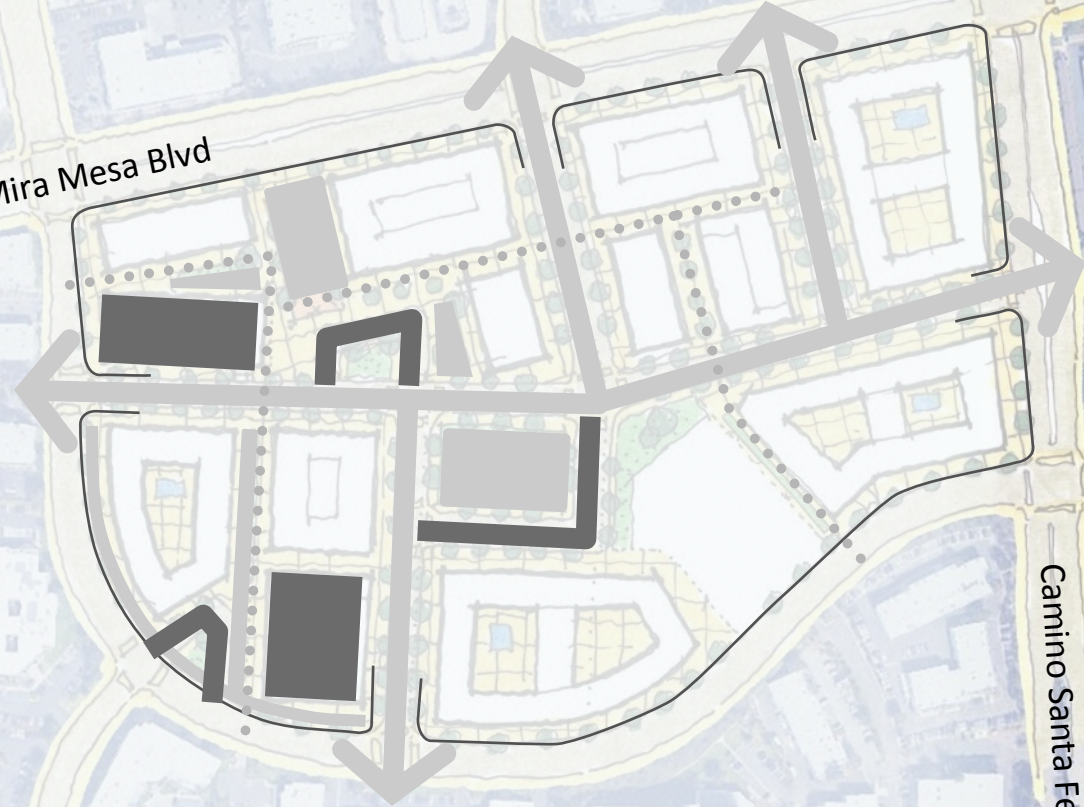
# REGULATING BUILT FORM

## 1. SITE PLANNING

- SUPERBLOCK PERMEABILITY
- PEDESTRIAN CONNECTIVITY
- PUBLICLY ACCESSIBLE OPEN SPACES
- **PARKING, DROP-OFFS & SERVICE AREAS**

Mira Mesa Blvd

Camino Santa Fe

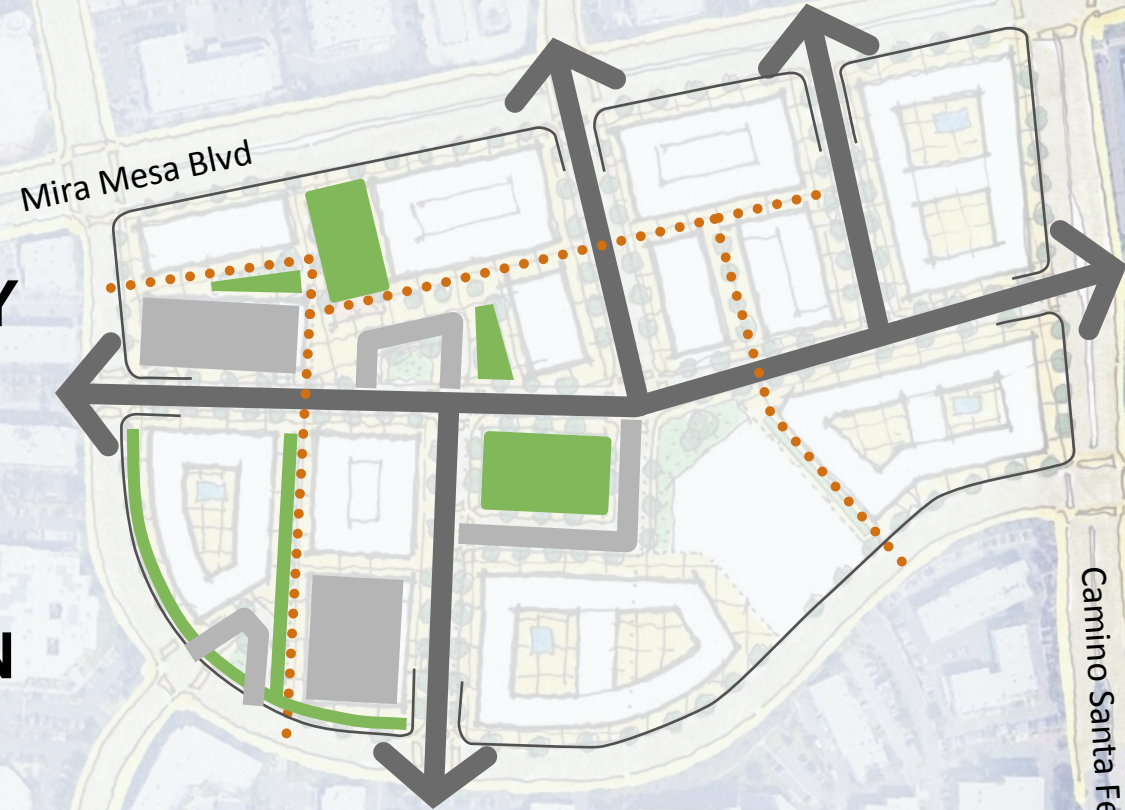




# REGULATING BUILT FORM

## 1. SITE PLANNING

- SUPERBLOCK PERMEABILITY
- PEDESTRIAN CONNECTIVITY
- PUBLICLY ACCESSIBLE OPEN SPACES
- PARKING, DROP-OFFS & SERVICE AREAS

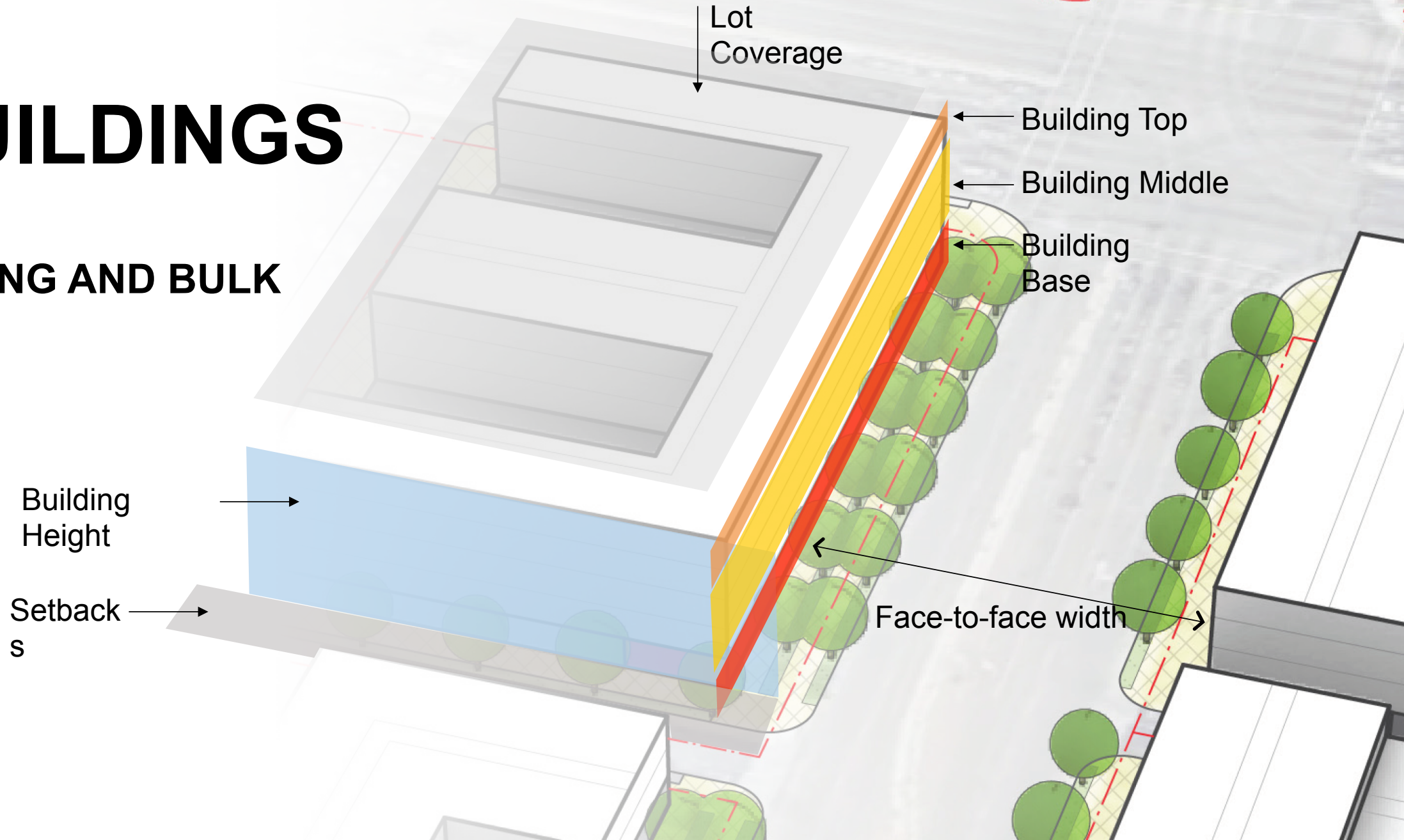




# REGULATING BUILT FORM

## 2. BUILDINGS

### - MASSING AND BULK

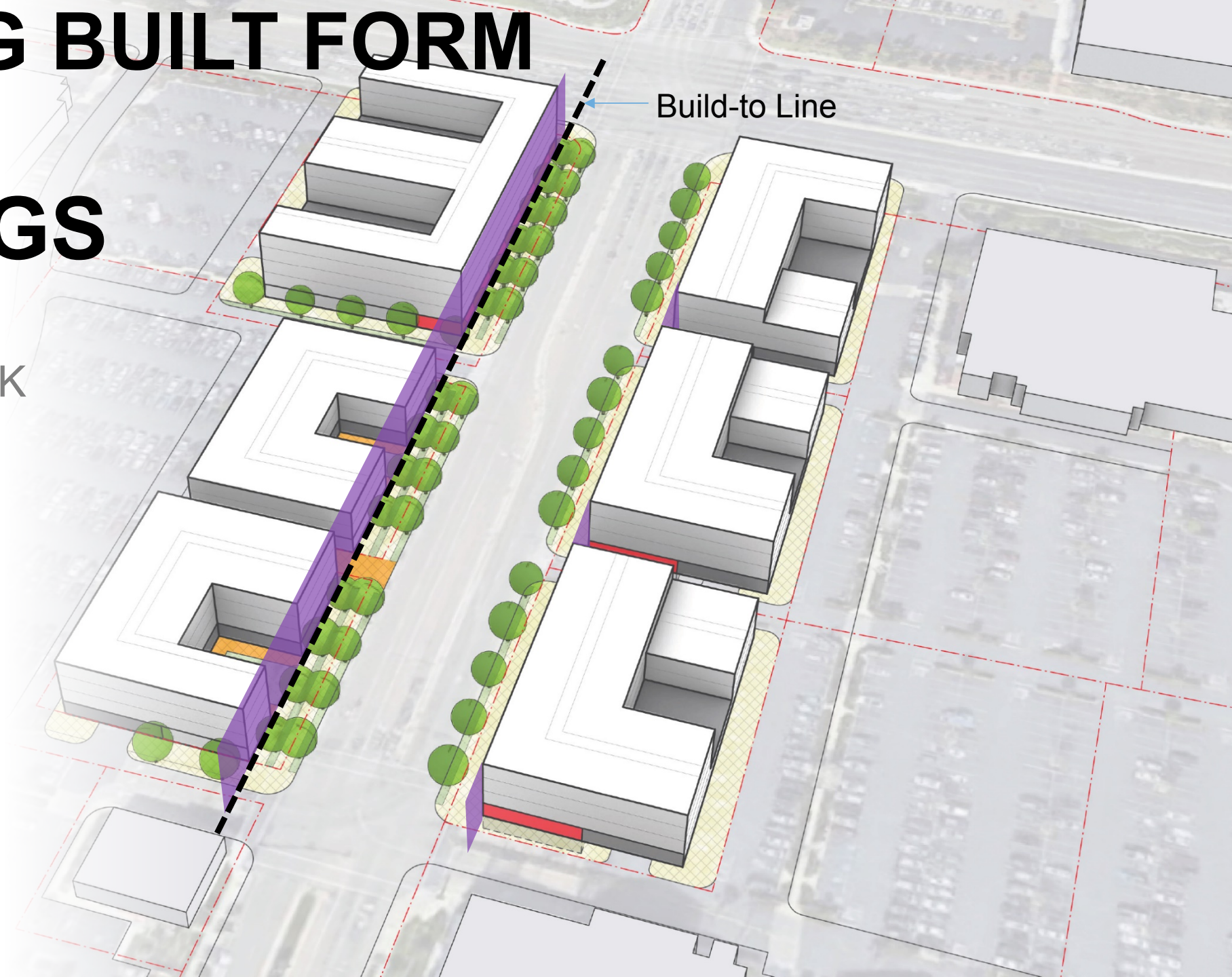




# REGULATING BUILT FORM

## 2. BUILDINGS

- MASSING AND BULK
- STREET WALL

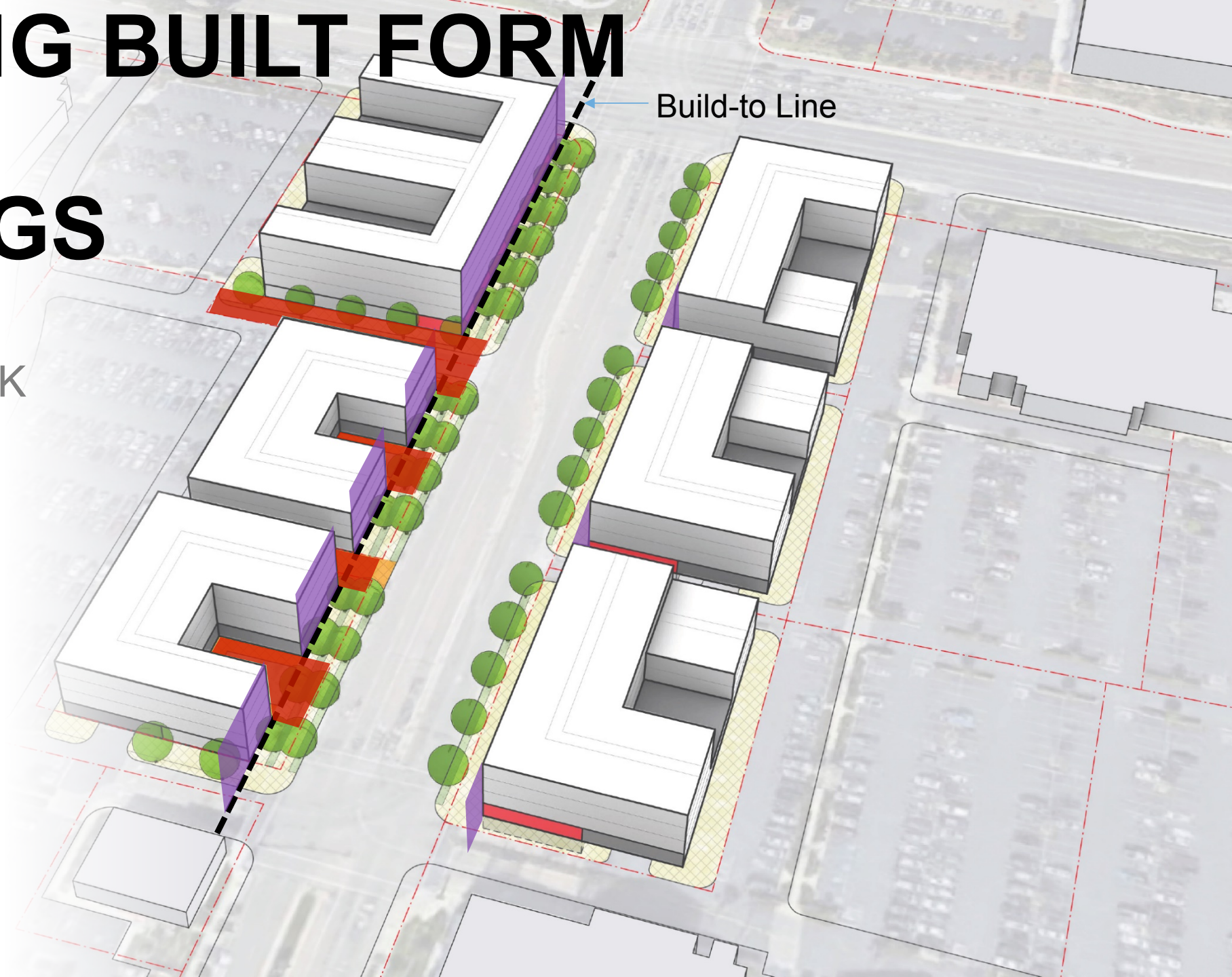




# REGULATING BUILT FORM

## 2. BUILDINGS

- MASSING AND BULK
- STREET WALL
- **ARTICULATION**

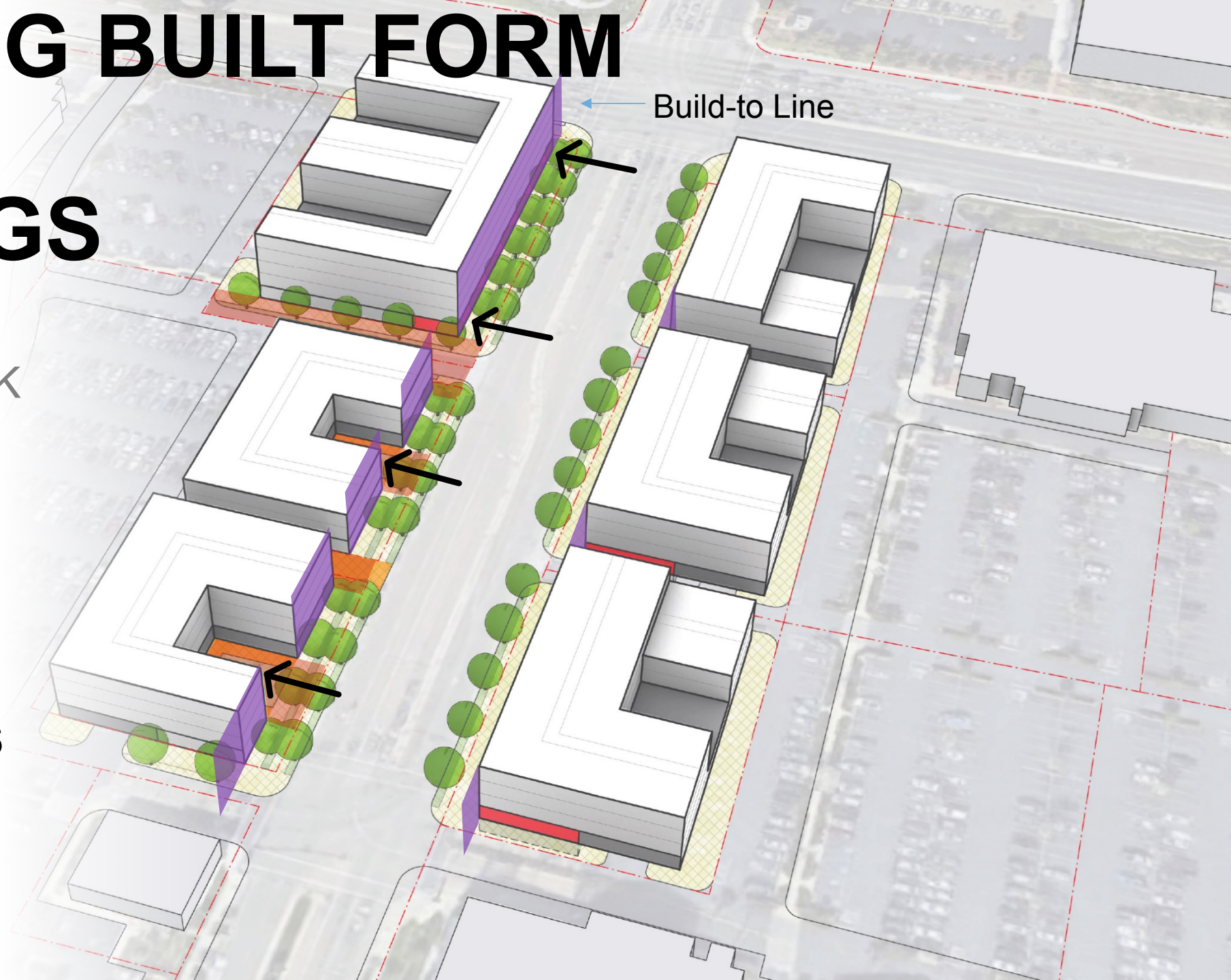




# REGULATING BUILT FORM

## 2. BUILDINGS

- MASSING AND BULK
- STREET WALL
- ARTICULATION
- **BUILDING ENTRIES**

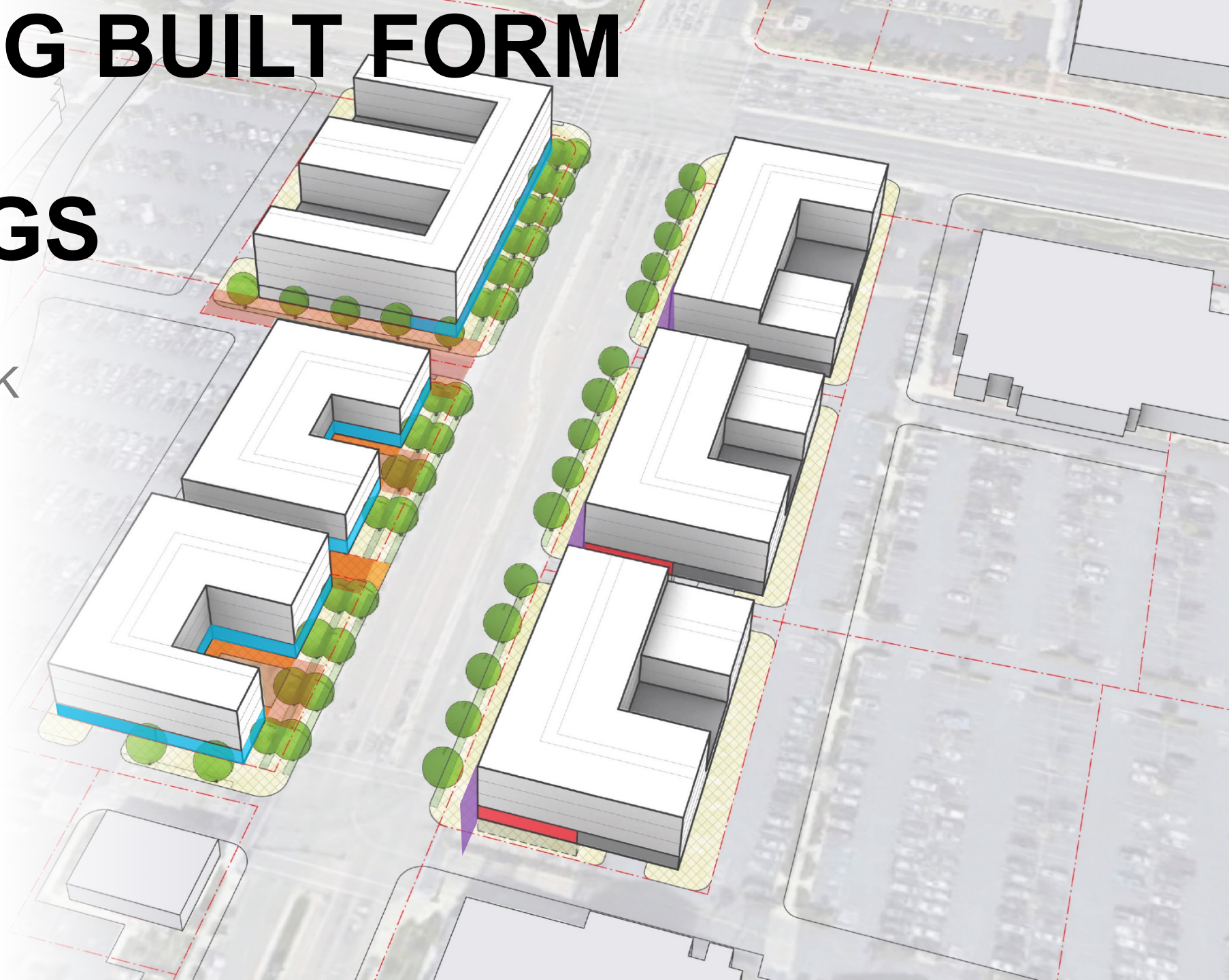




# REGULATING BUILT FORM

## 2. BUILDINGS

- MASSING AND BULK
- STREET WALL
- ARTICULATION
- BUILDING ENTRIES
- **GROUND LEVEL  
TRANSPARENCY**





# AVAILABLE IMPLEMENTATION TOOLS

## Residential Mixed Use (RMX)

- residential development as the primary use
- secondary use may be either non-residential or residential.

## Employment Mixed Use (EMX)

- non-residential development as the primary use
- secondary use may be either non-residential or residential.
- EMX/RMX already address most design standards. These can be used as-is.
- Supplemental standards can be written to address specific contextual issues

## CPIOZ (Community Plan Implementation Overlay Zone)

- Provides another tool to facilitate specific design and layout recommendations.



# Criteria for Successful Development Standards

An aerial photograph of a city block with several 3D architectural models of buildings overlaid. A red dashed line traces a path through the block, possibly indicating a proposed development boundary or a specific street layout. The buildings are rendered in white and grey, with some greenery and trees also visible.

## SIMPLE

- *Easily understood by all*

## NON-DUPLICATIVE

- *Does not repeat – or worse – conflict with other standards*

## OBJECTIVE

- *Unambiguous in intentions*

## SHAPES BEHAVIOR, NOT STYLE

- *Aims above all to facilitate well-behaved buildings*

## ENDURING

- *Deliberately disregards fads and fleeting trends*



# Discussion

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