



**CPG Subcommittee Meeting**

**October 9, 2015**

Draft Existing Conditions Analysis

## Meeting Purpose

- Present and discuss preliminary existing conditions analysis
- Provide a preview of upcoming workshop

## Agenda

- Preliminary Existing Conditions Maps and Key Issues (40 minutes)
- Discussion (40 minutes)
- Preview of Upcoming Workshop and Wrap-Up (10 minutes)

# Preview Of Existing Conditions Map Atlas

## 2. Planning Boundaries

The Mission Valley planning area is located in the Mission Valley, itself. As indicated in Figure 1-2, the planning area is generally bounded by Friars Road and the north and slopes of the valley on the north, the eastern banks of the San Diego River on the east, the southern slopes of the valley on the south, and Interstate 8 on the west. The planning area encompasses 3,215 acres (with) or 2,460 acres (not including right-of-way).



## Existing Conditions Map Atlas to cover:

- Overview
- Land Use and Development
- Urban Form
- Transportation
- Historic Context and Archaeology
- Natural Environment and Open Space
- Hazards and Community Health
- Key Issues & Implications

# Overview



# Planning Area

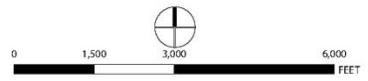


- Trolley Stops
- Light Rail
- Freeways
- Ramps
- Streams/Creeks
- Lakes/Ponds
- Mission Valley Community Plan Boundary
- Community Planning Areas

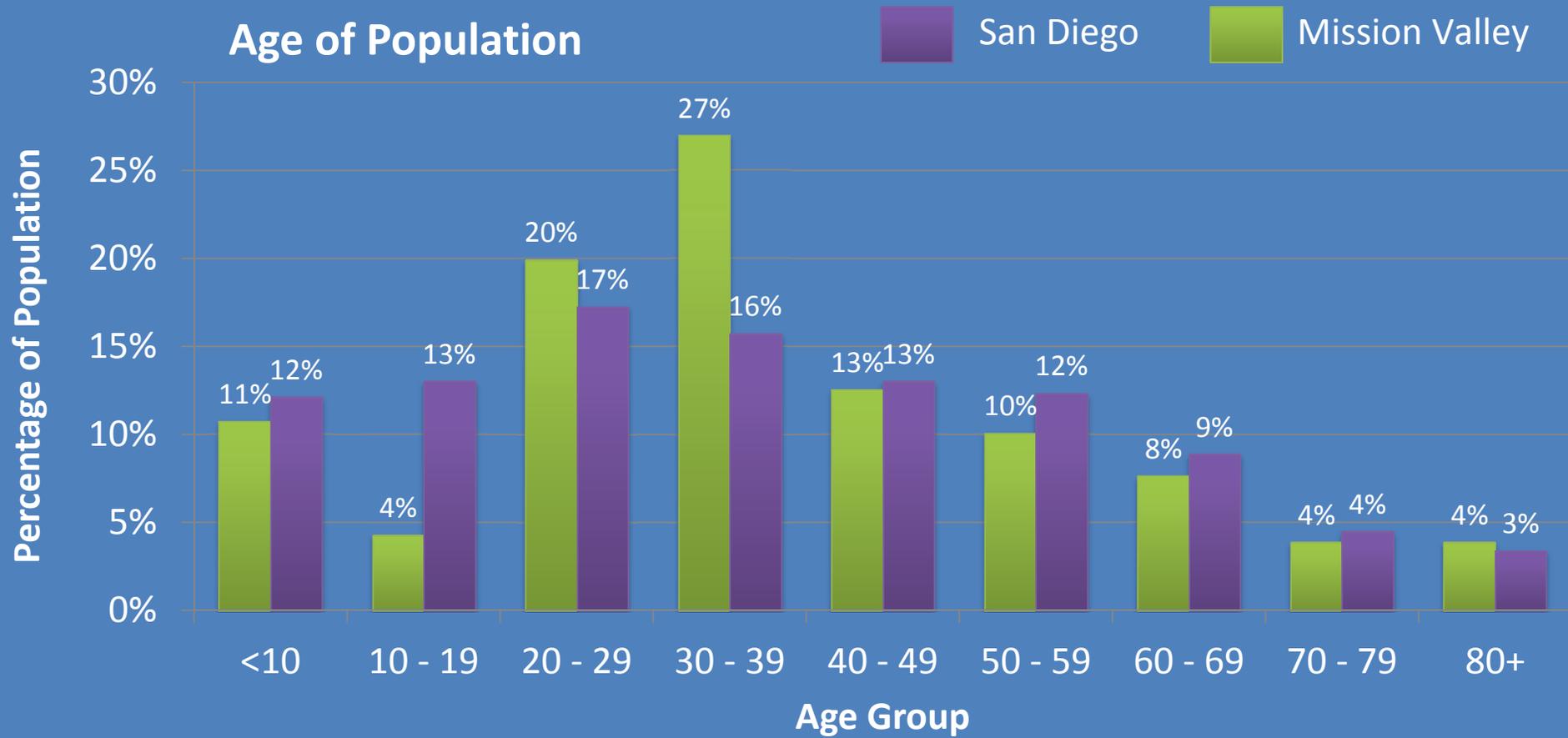
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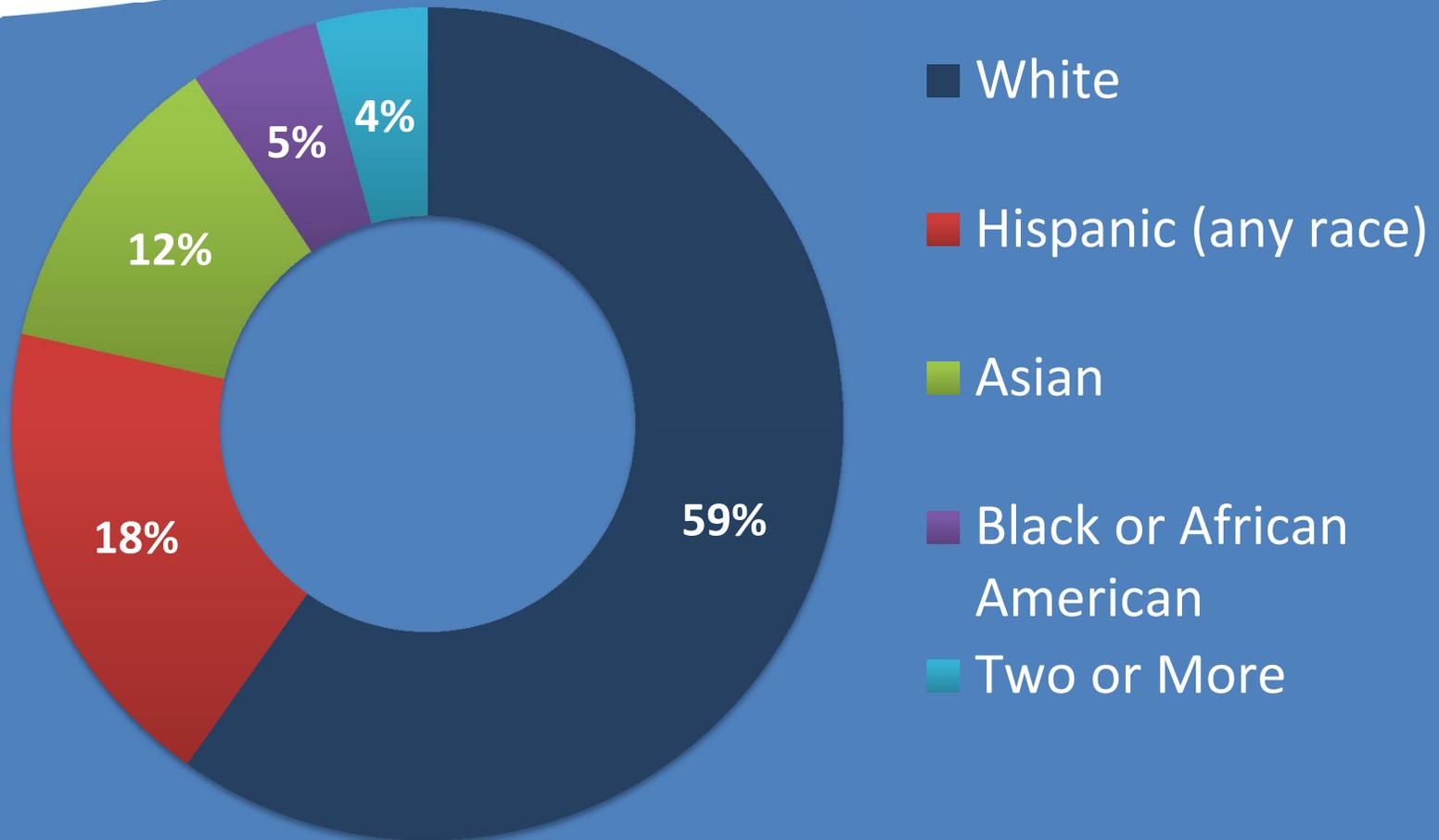
Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. ([www.sangis.org](http://www.sangis.org))  
Dyett & Bhatia, 2015



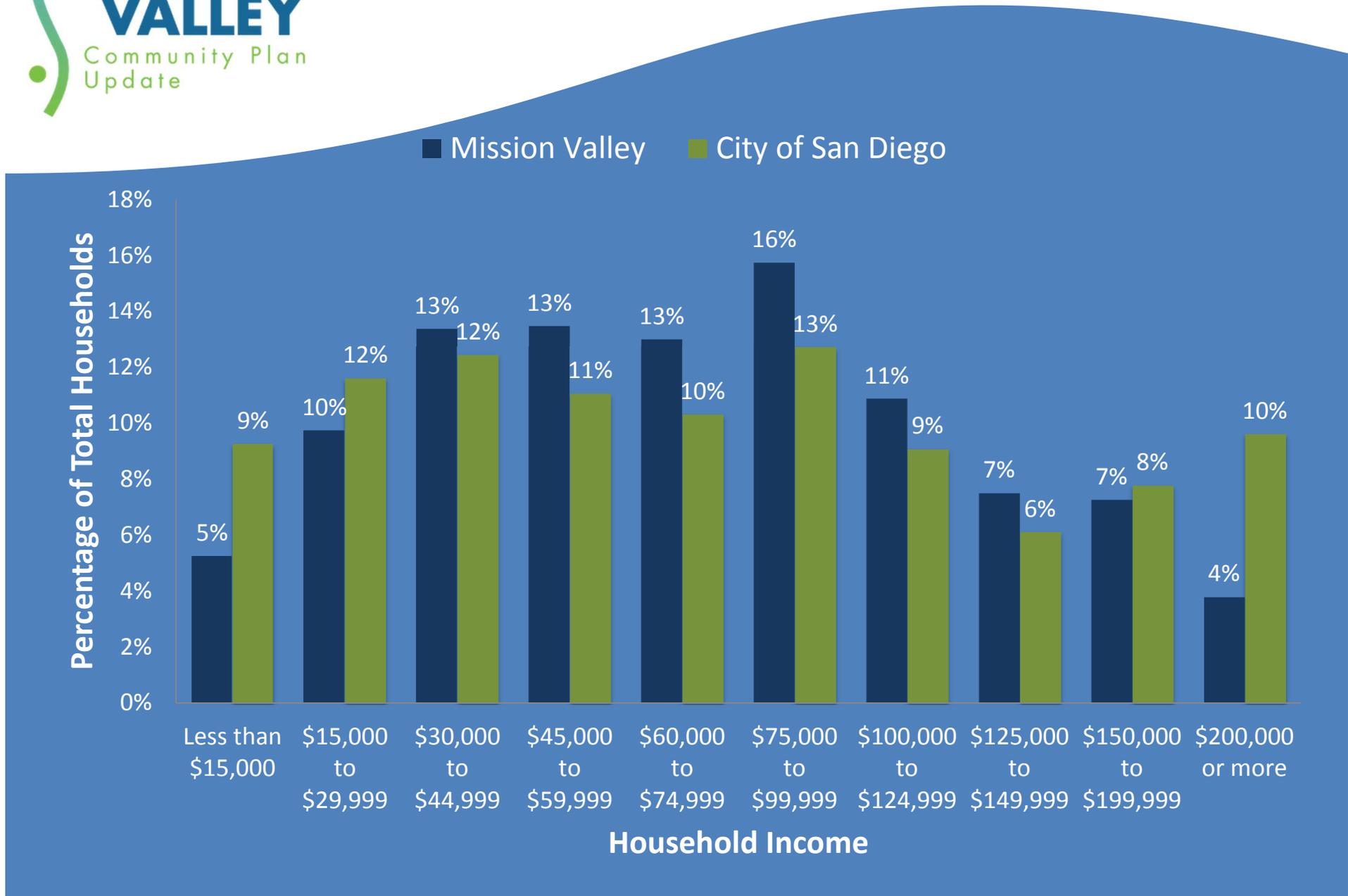
Of the 21,303 people living in Mission Valley:



## Demographics



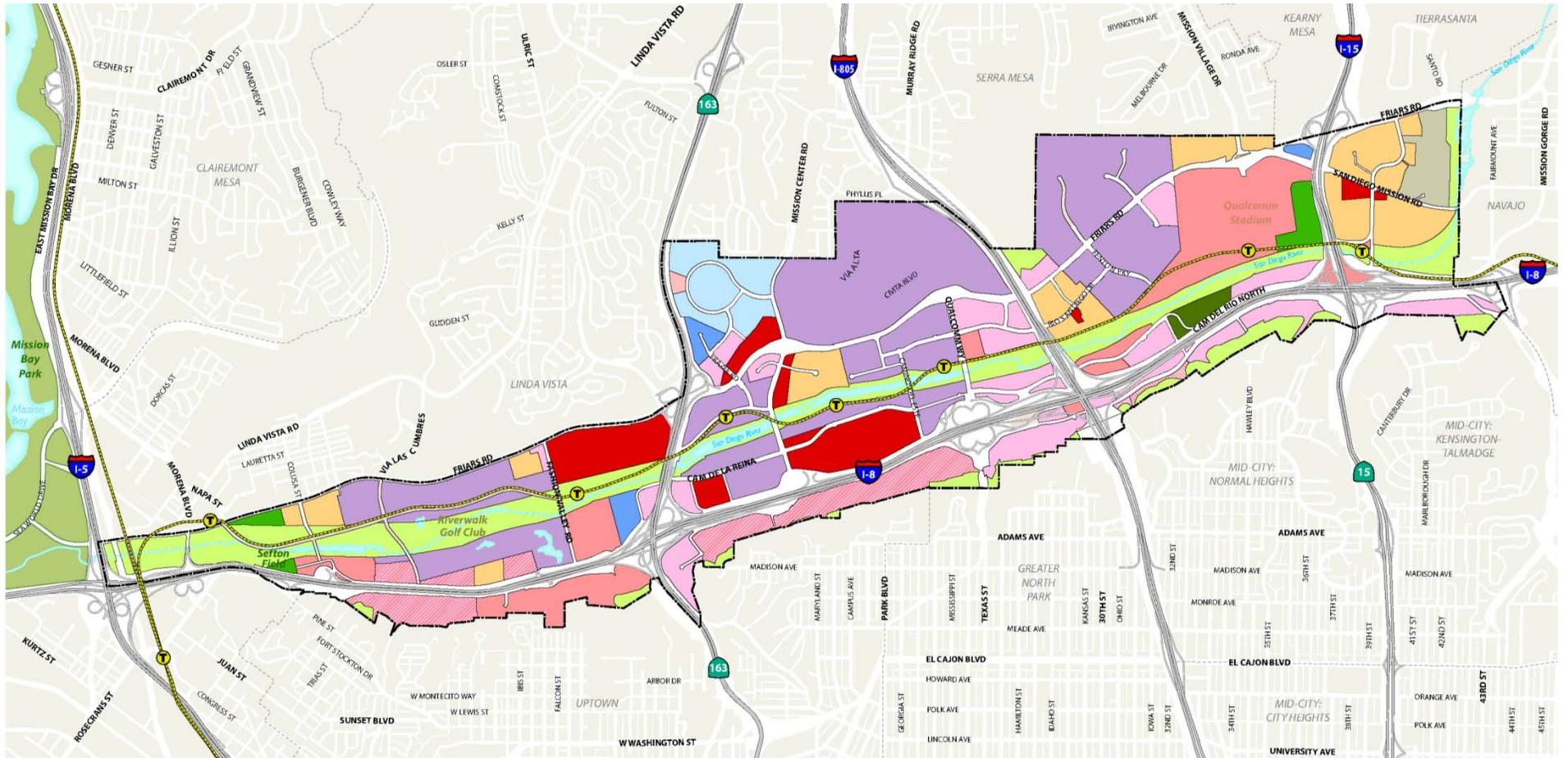
*Note: Categories that constitute less than 1 percent of total population not included in chart.*



## Existing Mission Valley Community Plan

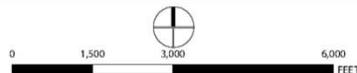
- Existing Community Plan adopted in 1985, amended over 20 times
- Key Concerns of the Plan:
  - Improving the transportation system
  - Relating development intensity to capacity of the transportation system
  - Guiding urban form that responds to River, hillsides
  - Facilitating “multiple use” development on large sites

# Existing Community Plan Community Plan Land Use



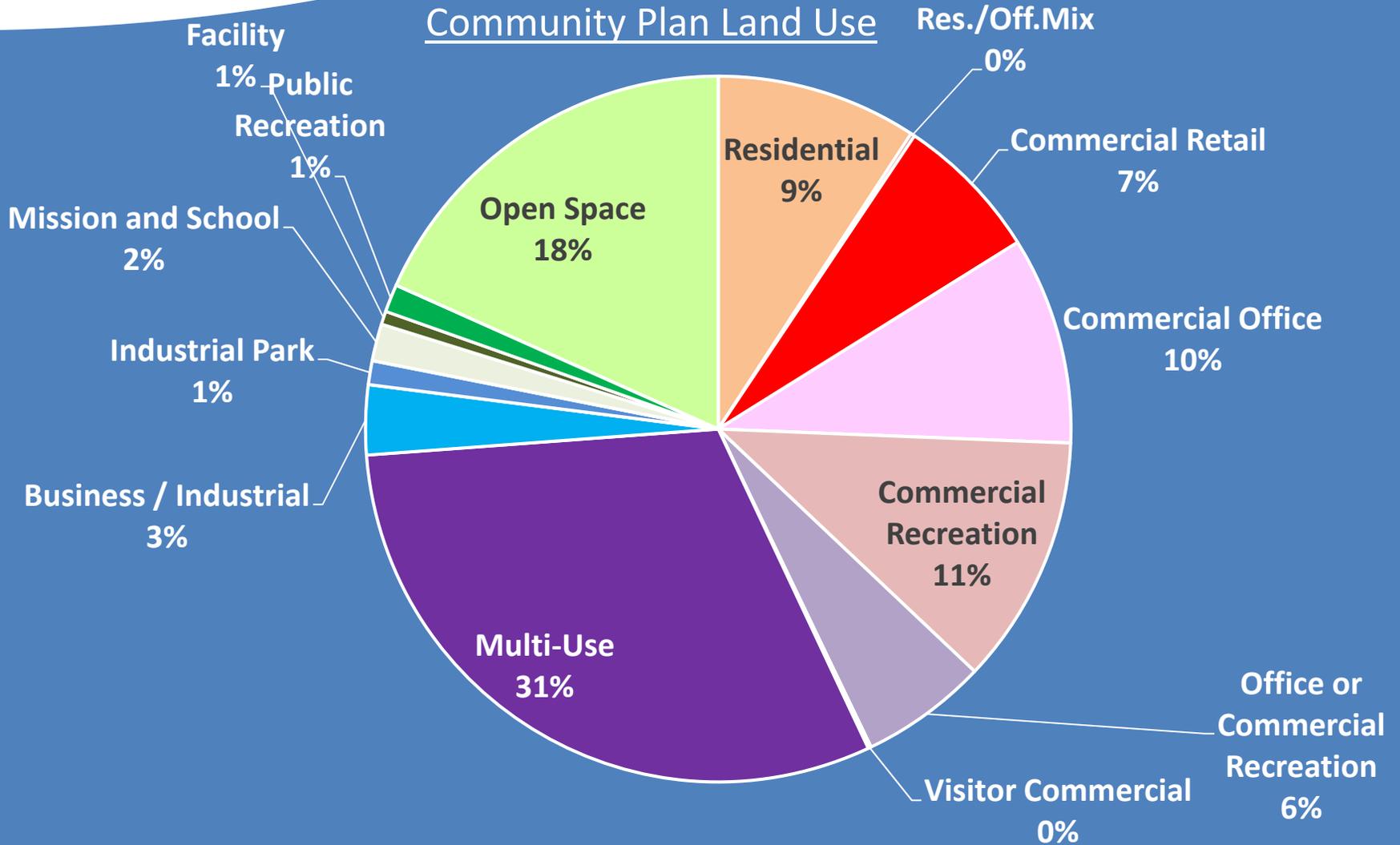

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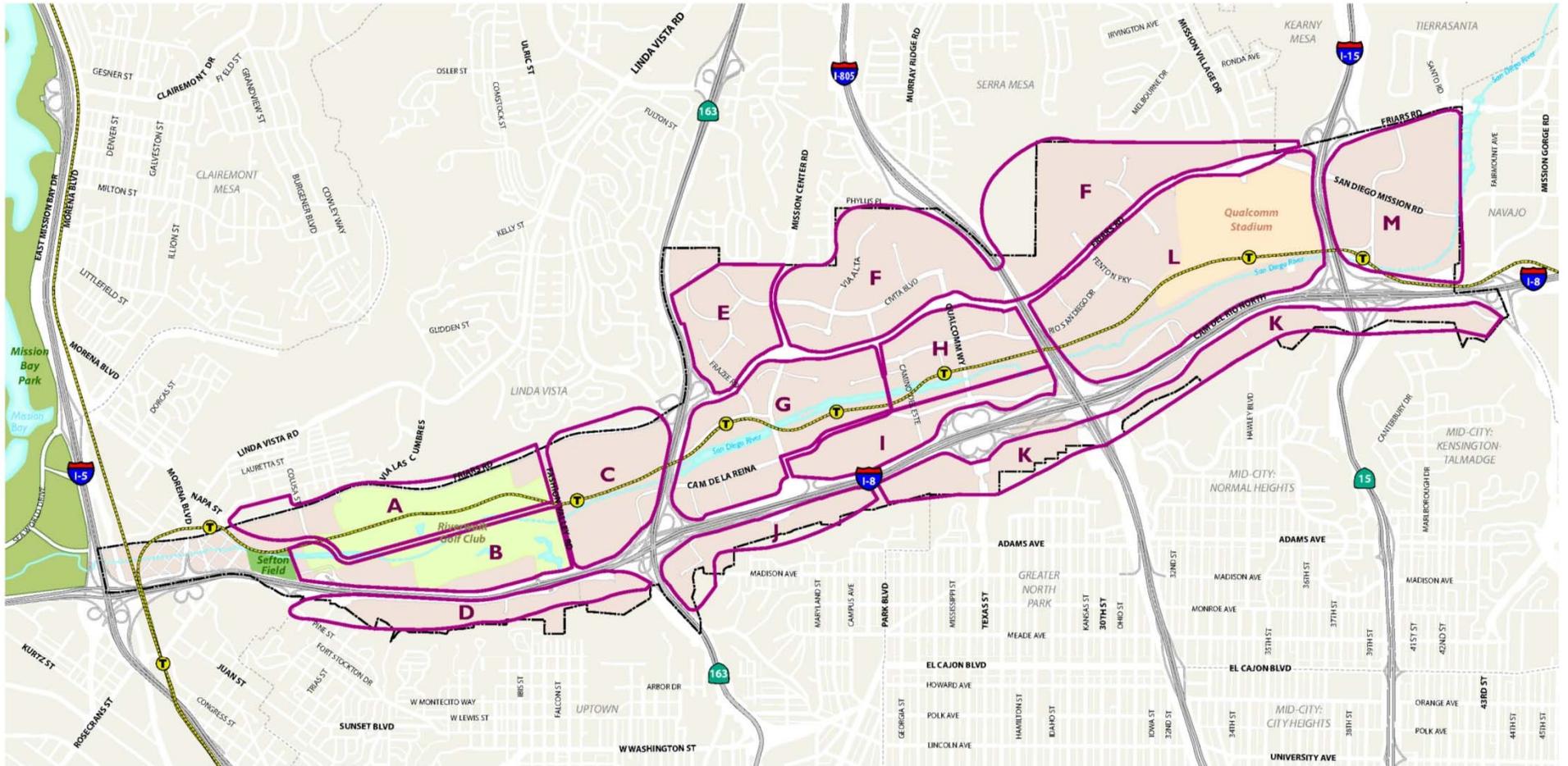


# Existing Community Plan

Community Plan Land Use



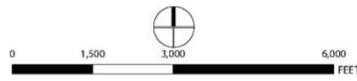
# Existing Community Plan Development Intensity Districts



- Trolley Stops
- Light Rail
- Freeways
- Ramps
- Development Intensity Districts
- Mission Valley Community Plan Boundary
- Community Planning Areas

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## Existing Mission Valley Community Plan

- Land use falls into 3 general categories:
  - Commercial with office or hotel
  - Mixed use (combined residential, commercial and/or office)
  - Everything else
- Not very refined in order to provide range of opportunities
- Development Intensity District becomes the driving force behind land use
- *Pro:* flexibility. *Con:* with so much flexibility, best use has not always been achieved

## Specific Plans

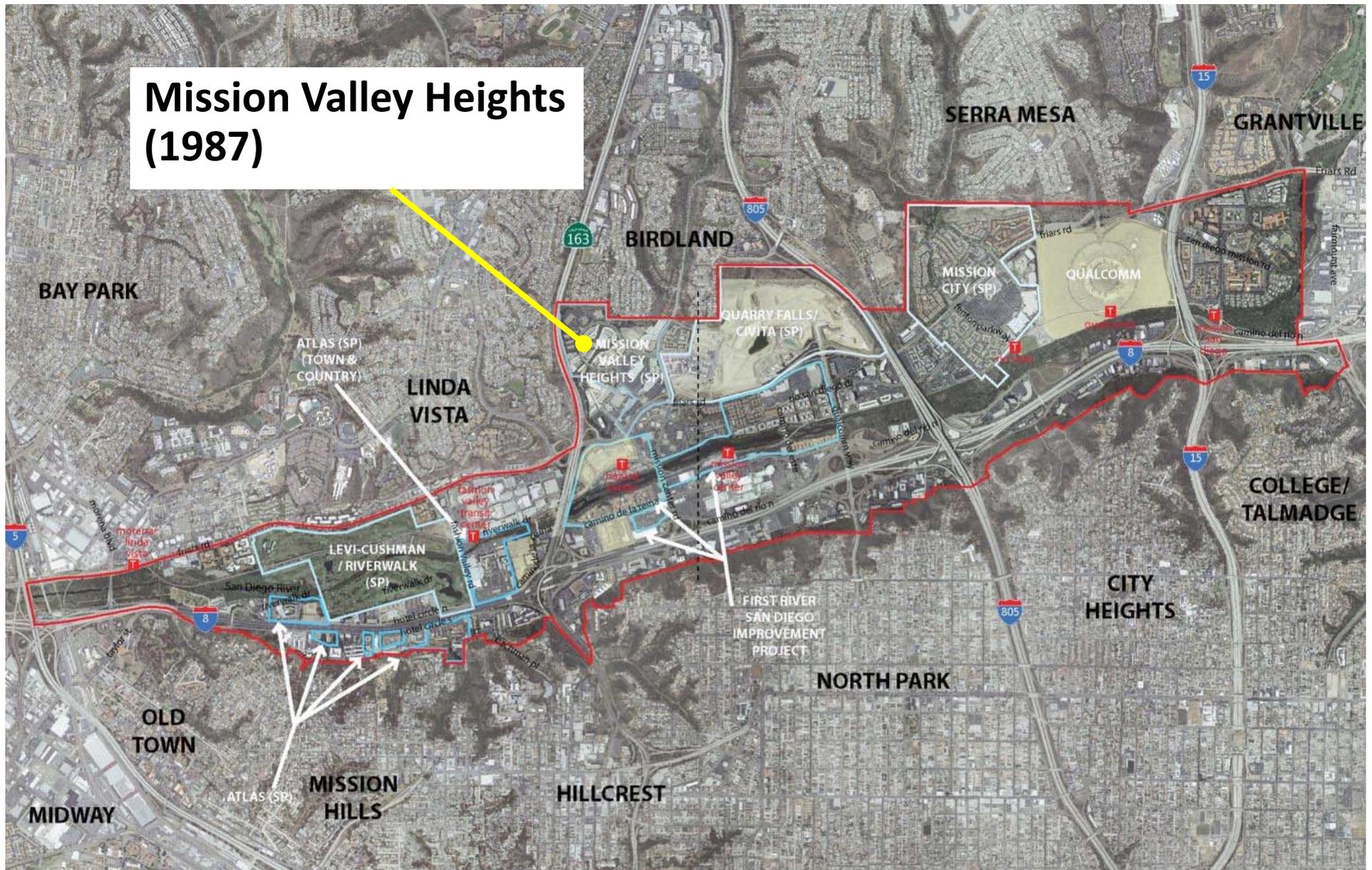
- First San Diego River Improvement Project (1982, last amended 1999)
- Levi-Cushman (1987)
- Mission Valley Heights (1987)
- Atlas (1988)
- Mission City (1998)
- Quarry Falls (2008)



## First San Diego River Improvement Project Specific Plan (FSDRIP)

- 261 acres on both sides of River, mainly between SR163 and Qualcomm Way
- River realignment, floodway revegetation, 88-acre “natural park”
- 4 developments with total of 1.3M sq. ft. office; 815,000 sq. ft. retail, 875 hotel rooms, up to 2,535 residential units
  - Mission Valley West/MBM
  - Hazard Center
  - Park in the Valley
  - Rio Vista West
- Development program was partially realized and floodway improvements were completed

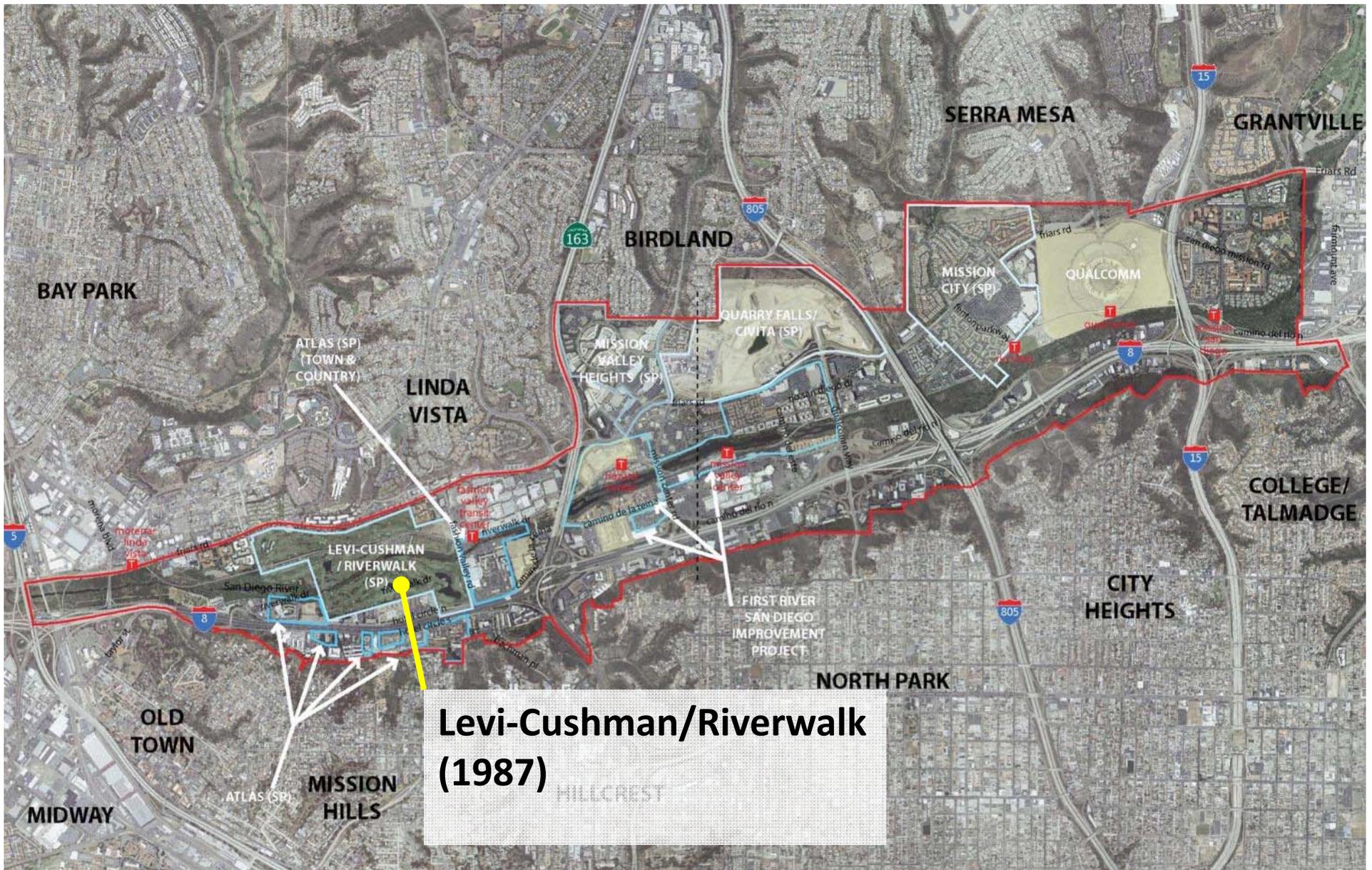
# Specific Plans



## Mission Valley Heights

- Land uses
  - 8 acres Commercial Office
  - 71.2 acres of business park
  - 2.2 acres restaurant
  - 14.6 acres of shopping center
- Development designed to orient views to the river
- Emphasized pedestrian and bicycle connectivity and access to the trolley
- Development was realized

# Specific Plans

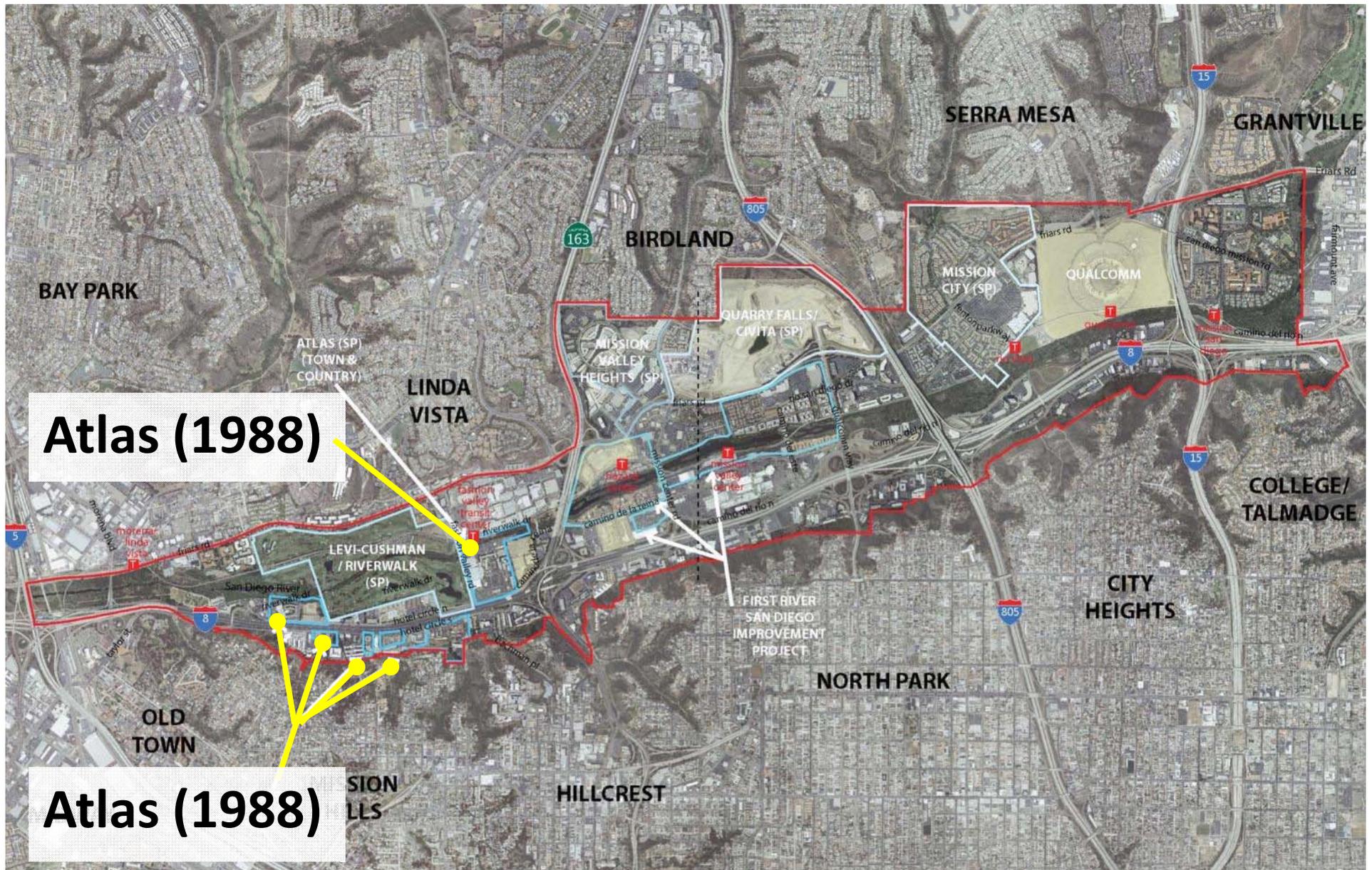


**Levi-Cushman/Riverwalk  
(1987)**

## Levi-Cushman Specific Plan

- Mixed-use development on 200-acre Riverwalk site
- River-oriented public space, housing and commercial to the north, office and hotel uses to the south
- Soft-bottomed flood control channel, 25' buffer, riparian habitat
- Not developed
- Proposed amendment has been initiated

# Specific Plans



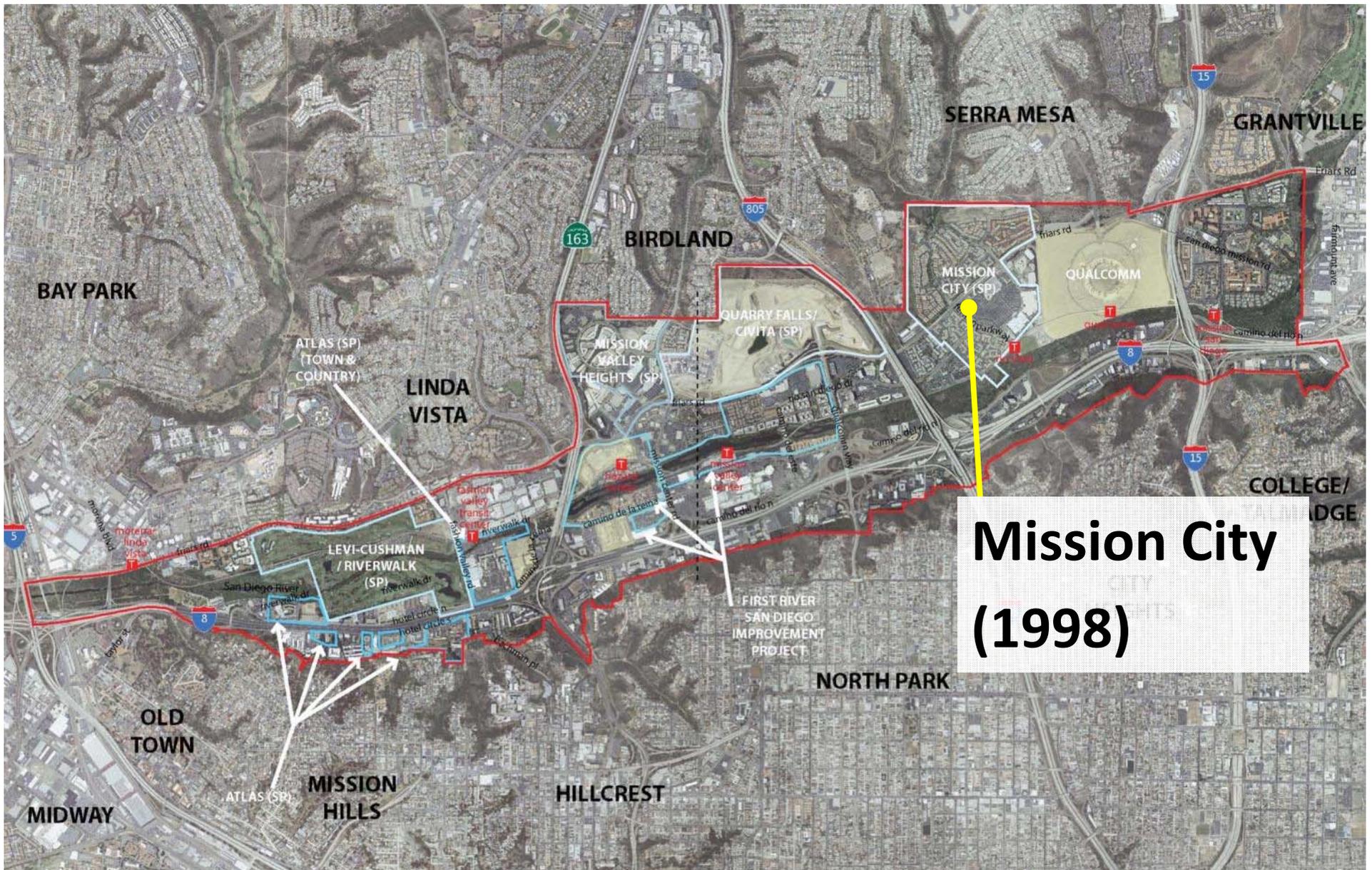
Atlas (1988)

Atlas (1988)

## Atlas Specific Plan

- Covers 7 non-contiguous sites, 86 acres
- Town and Country, Mission Valley Inn, Hanalei Hotel (now Crowne Plaza) would be expanded
- Office use proposed for vacant Hanalei Tower site
- Floodway improvements, buffer along River corridor, public access improvements
- Not developed due to owner bankruptcy
- Proposed amendment initiated Feb. 2015 by new owner

# Specific Plans



**Mission City  
(1998)**

## Mission City Specific Plan

- Integrated mix of residential, office, and commercial uses
- Medium and low-medium density residential north of Friars Rd., multiple use development south of Friars
- Pedestrian linkage across Friars Rd. between north and south areas, and “paseo” across multiple use site
- Open space along San Diego River
- Development was fully realized as Fenton Marketplace and Escala

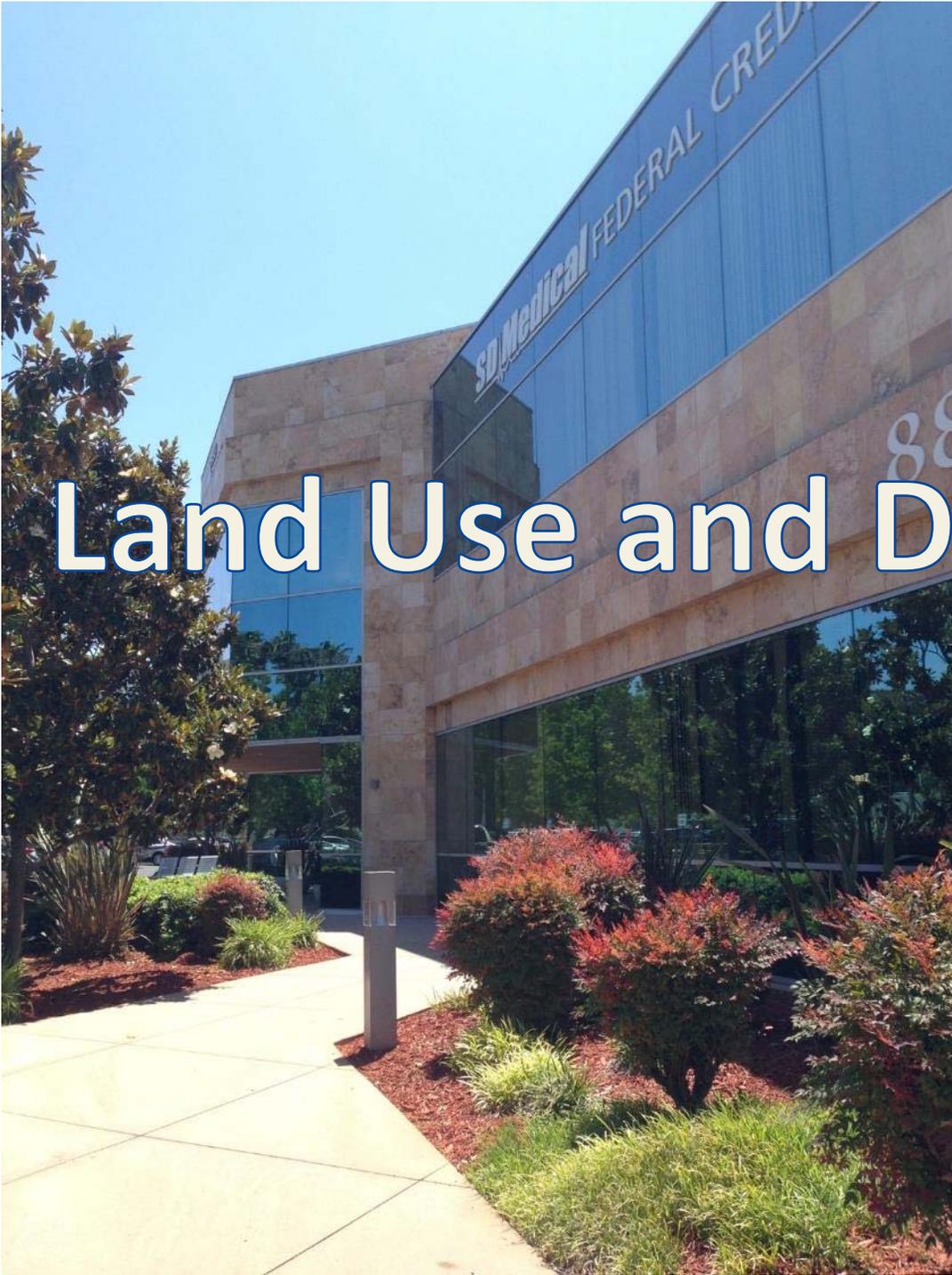


## Quarry Falls Specific Plan

- Development plan for 225-acre former mining site north of Friars Rd. – now known as Civita
- Plan for 6 districts linked by open space system, stepping down from Serra Mesa to valley floor
- Variety of housing types, as well as office and retail; mixed use Village Walk; school; Quarry Falls Park
- Creekside and Foothills Districts are partially completed; grading and construction underway

## Key Takeaways

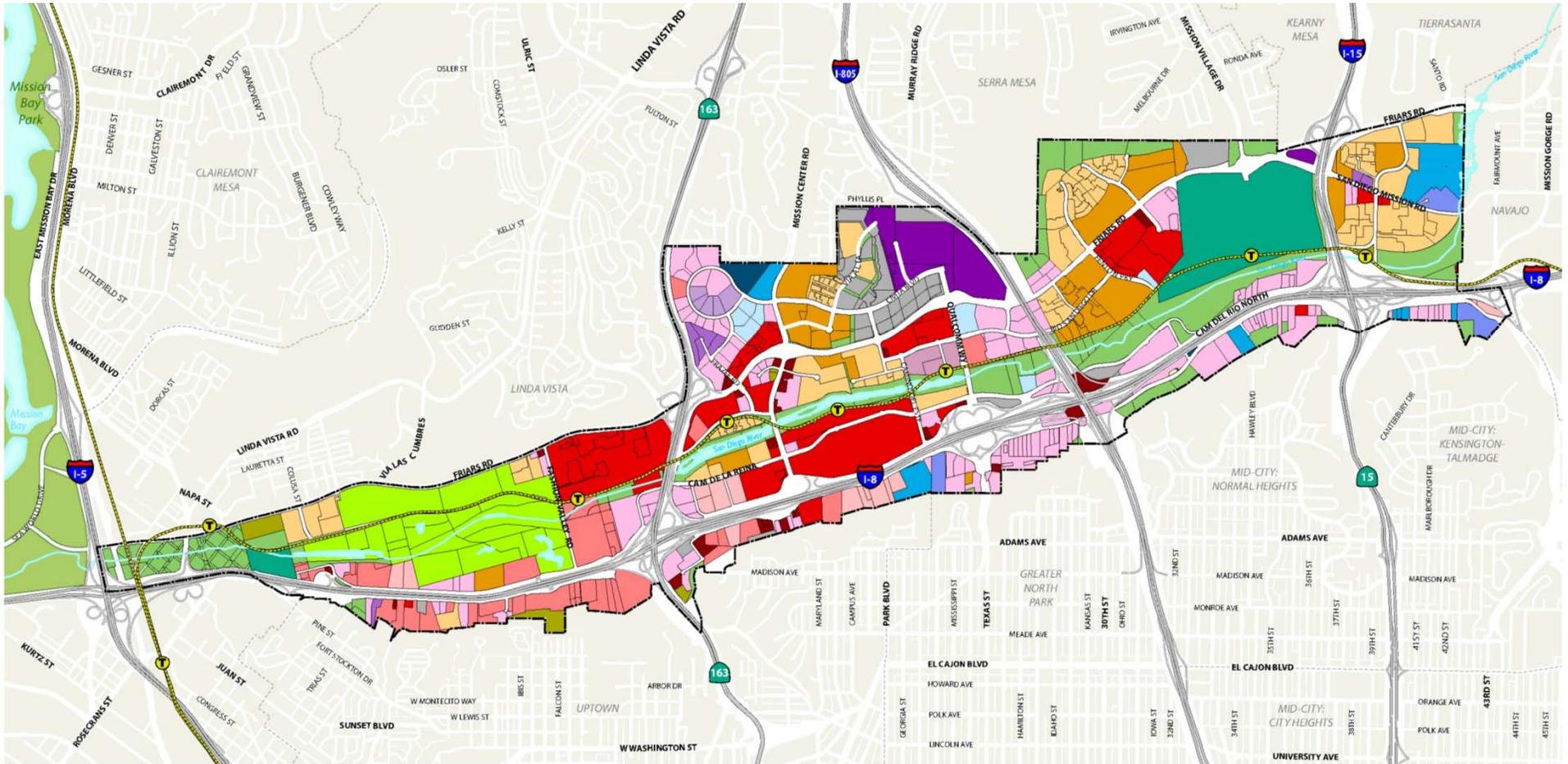
- Specific Plans cover large portions of the Planning Area
- Some have been mostly realized or are under construction
  - Mission City; Quarry Falls; Most of FSDRIP; Mission Valley Heights
- Some property owners have sought amendments to create projects consistent with current market conditions and planning practices
  - Levi-Cushman; Atlas
- Approved Specific Plans will continue to govern
- Plan Update is opportunity to revisit Specific Plans in coordination with property owners



# Land Use and Development



# Existing Land Use

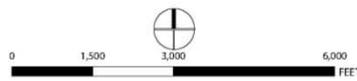


Trolley Stops	Single Family Residential	Hotel/Motel/Lodging Commercial	Business Park/Light Industrial	Religious Facilities	Vacant/Undeveloped Land
Light Rail	Townhomes/Condominiums	Retail/General Commercial	General Industrial/Warehousing	Public/Government	Mission Valley Community Plan Boundary
Freeways	Apartments/Multi Family Residential	Service Commercial	Heavy Industrial	Golf Course	Community Planning Areas
Ramps	Mixed Use Residential	Recreation Commercial	Sports/Recreational Facilities	Open Space/Undevelopable Natural Areas	
	Auto Commercial	Office	Educational/Institutional	Utilities	

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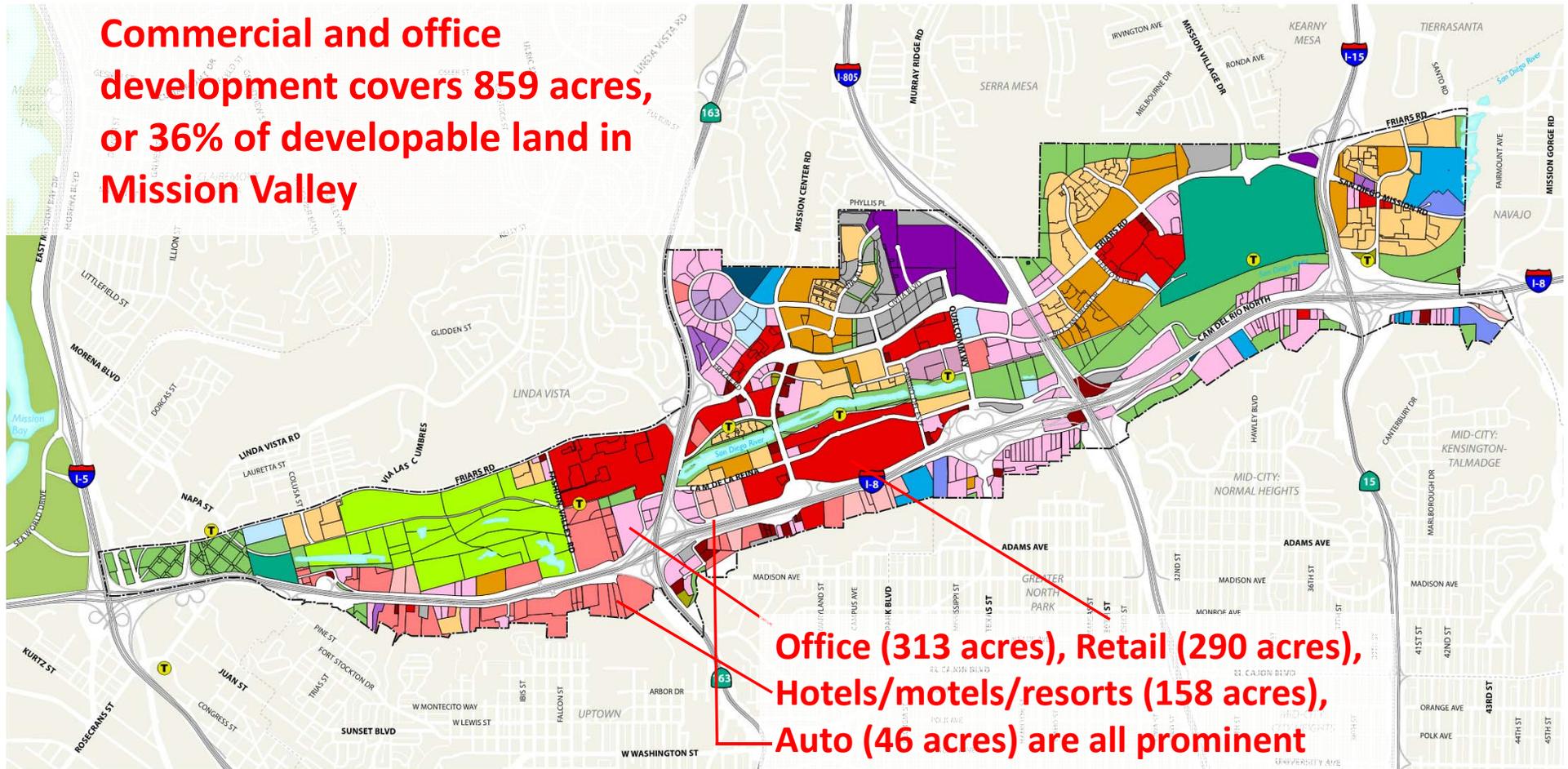
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Dyett & Bhatia, 2015



# Existing Land Use

**Commercial and office development covers 859 acres, or 36% of developable land in Mission Valley**

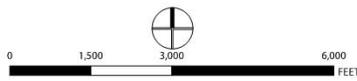


**Office (313 acres), Retail (290 acres), Hotels/motels/resorts (158 acres), Auto (46 acres) are all prominent**

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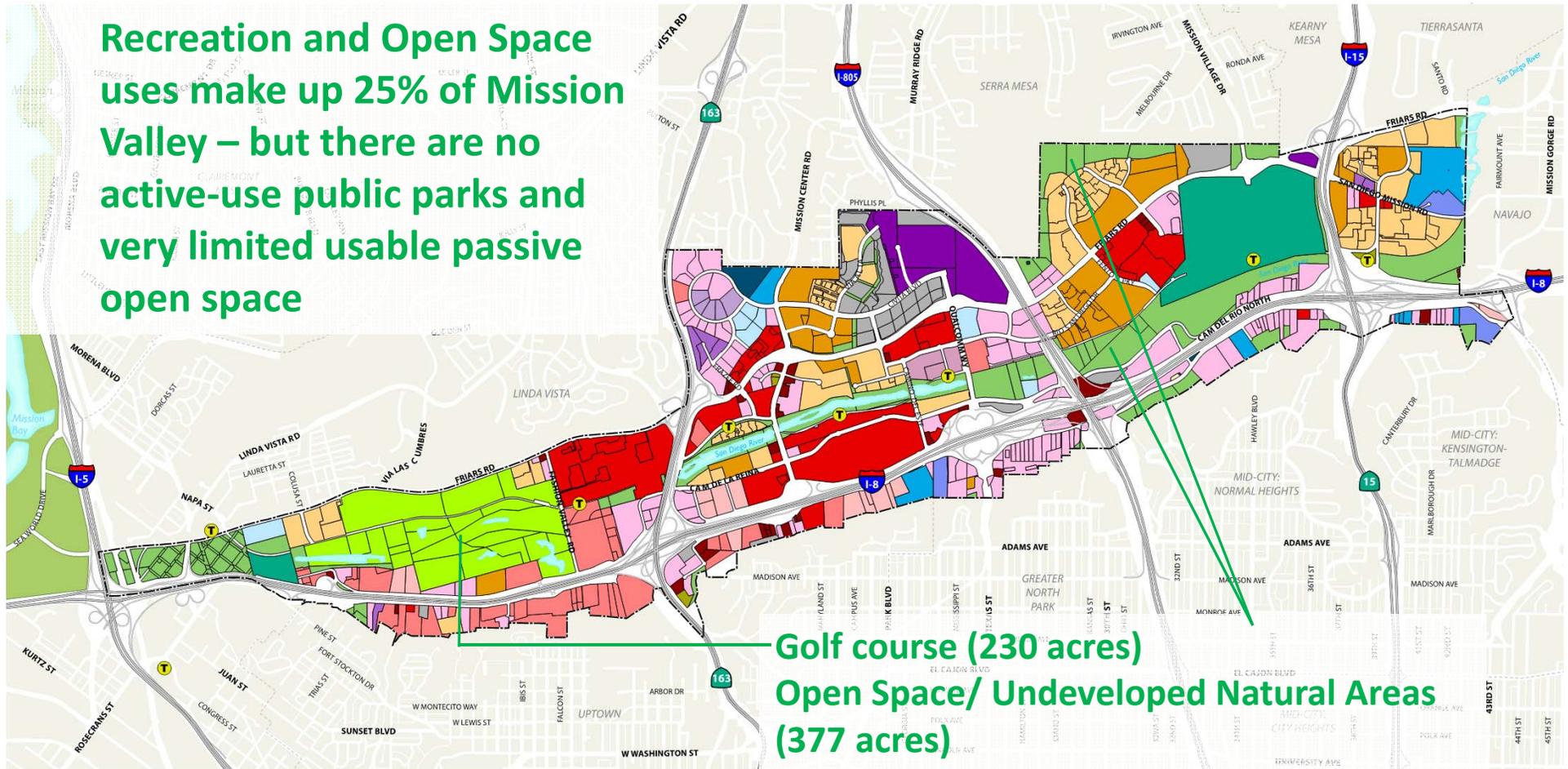
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# Existing Land Use

Recreation and Open Space uses make up 25% of Mission Valley – but there are no active-use public parks and very limited usable passive open space

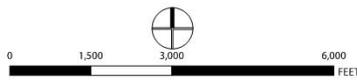


**Golf course (230 acres)**  
**Open Space/ Undeveloped Natural Areas (377 acres)**

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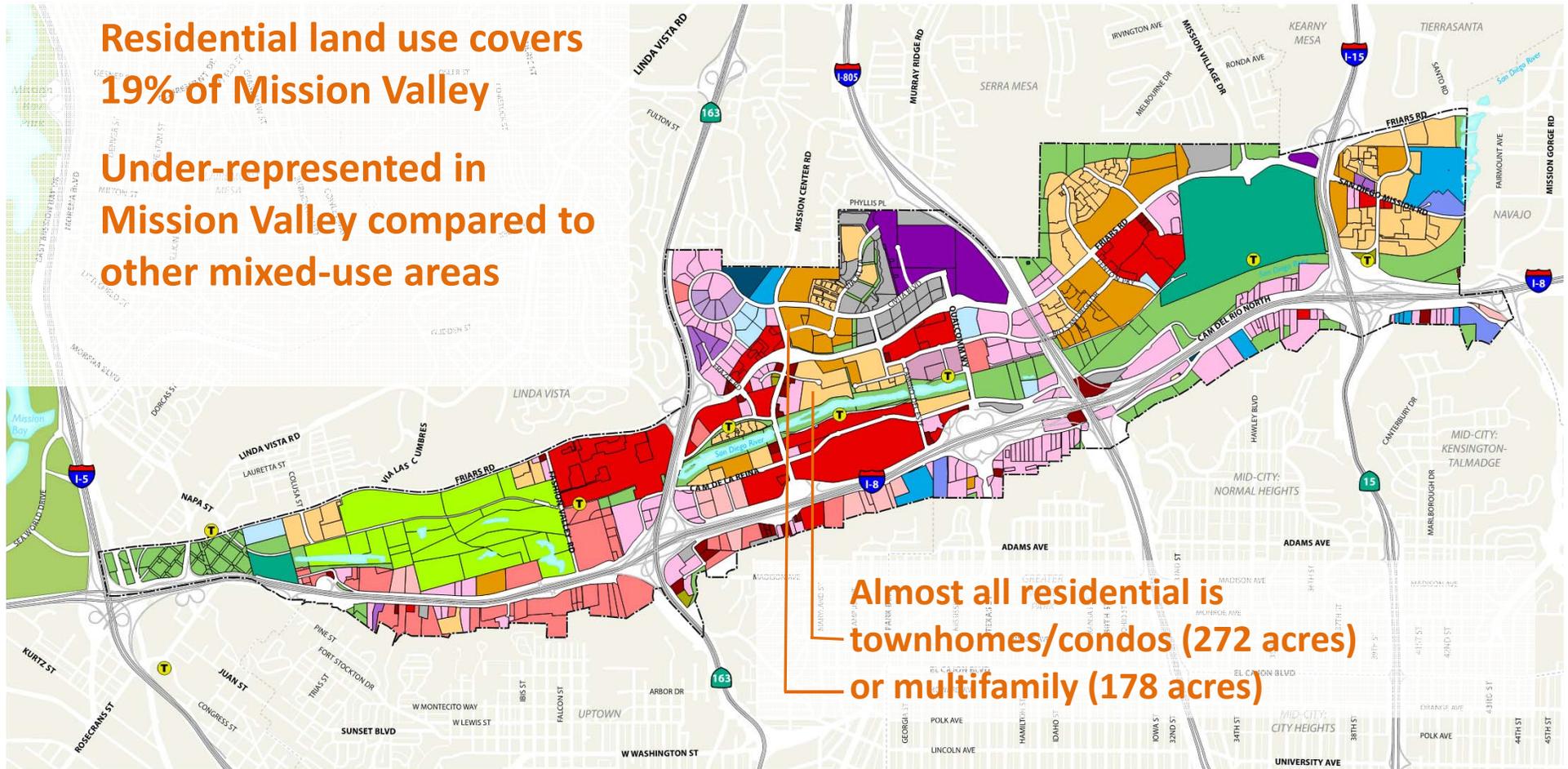
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 Dyett & Bhatia, 2015



# Existing Land Use

Residential land use covers  
19% of Mission Valley

Under-represented in  
Mission Valley compared to  
other mixed-use areas

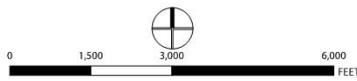


Almost all residential is  
townhomes/condos (272 acres)  
or multifamily (178 acres)

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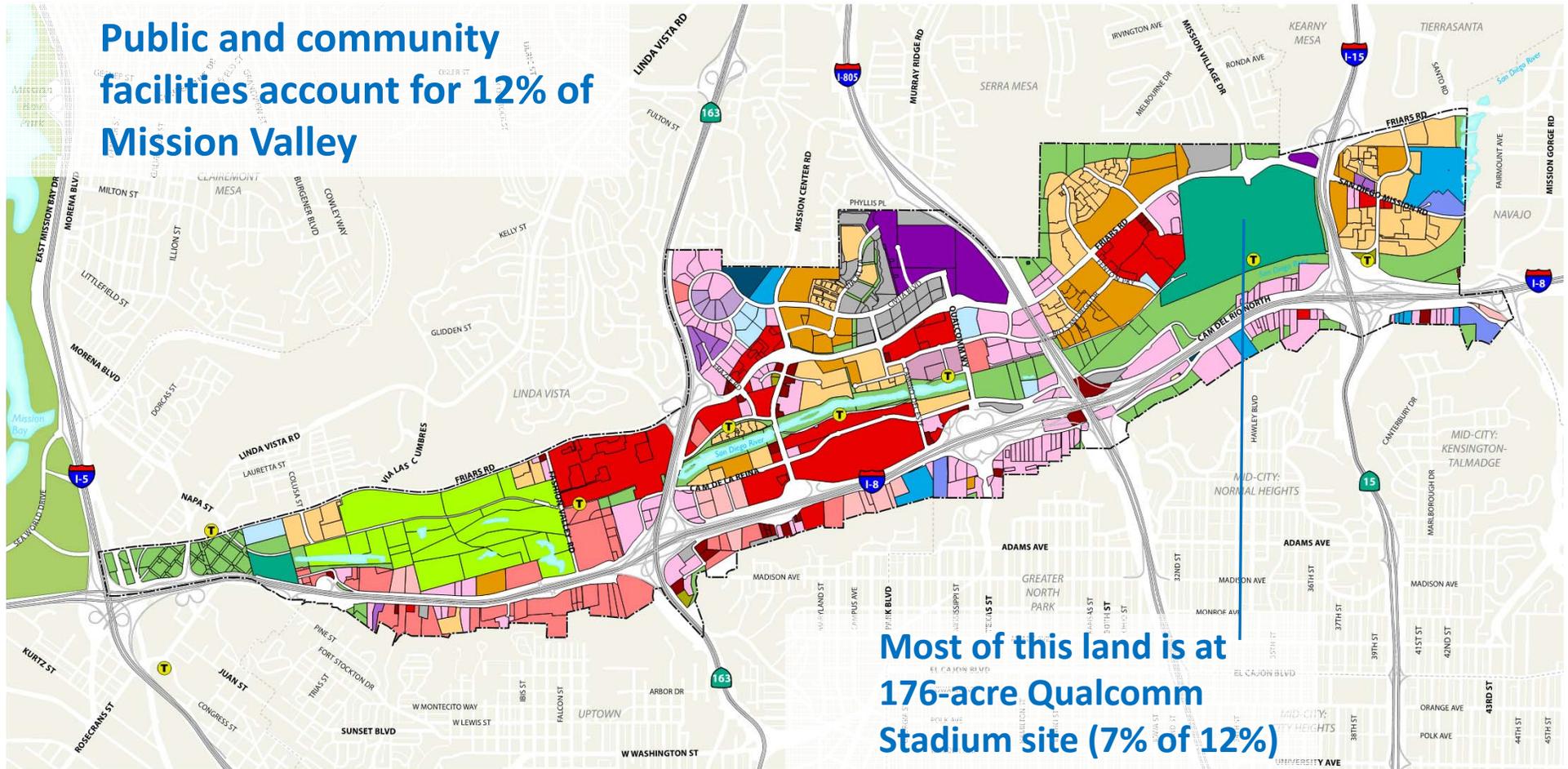
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# Existing Land Use

Public and community facilities account for 12% of Mission Valley

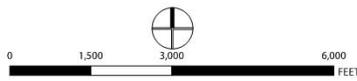


Most of this land is at 176-acre Qualcomm Stadium site (7% of 12%)

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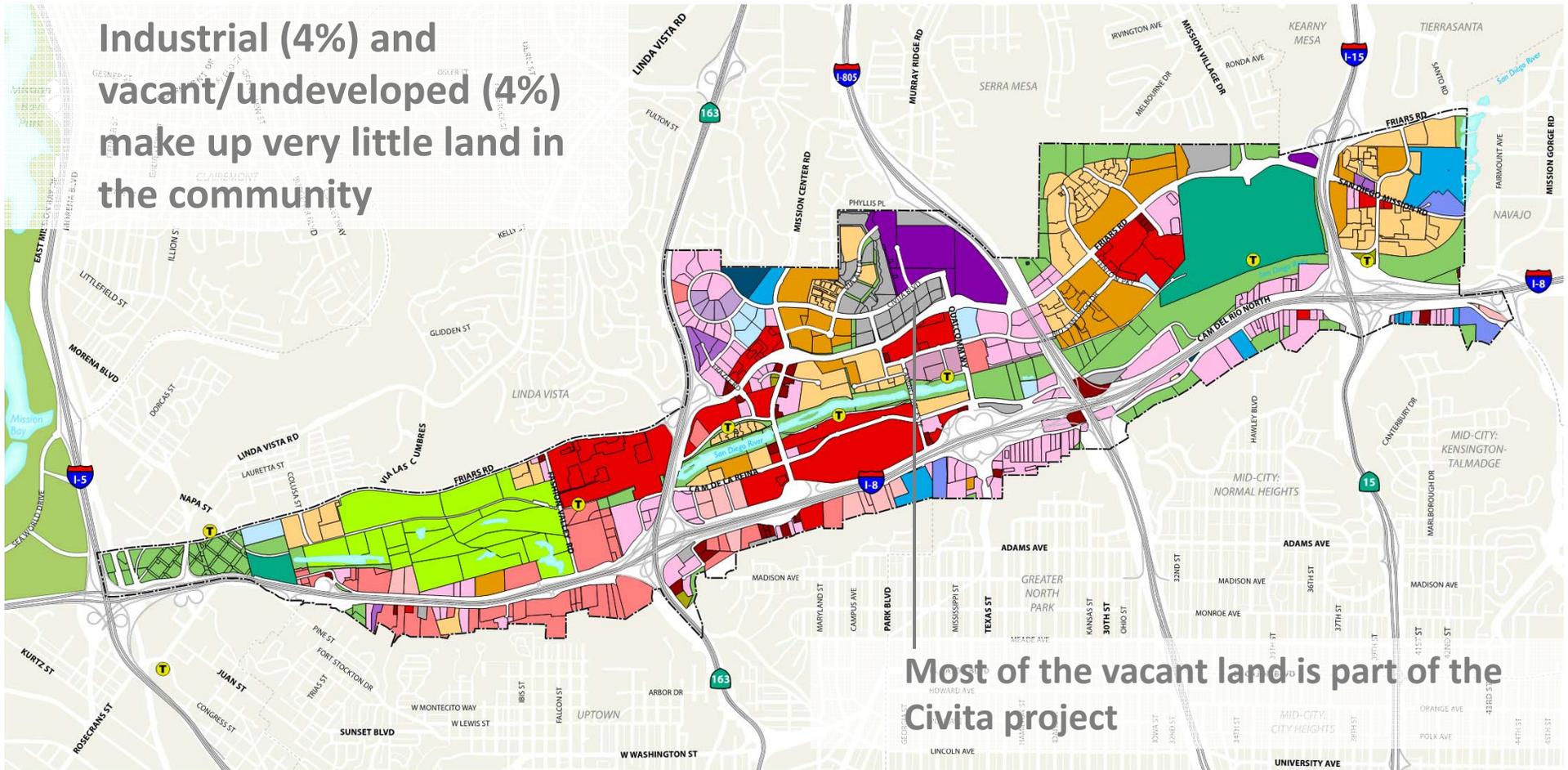
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# Existing Land Use

Industrial (4%) and vacant/undeveloped (4%) make up very little land in the community

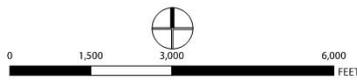


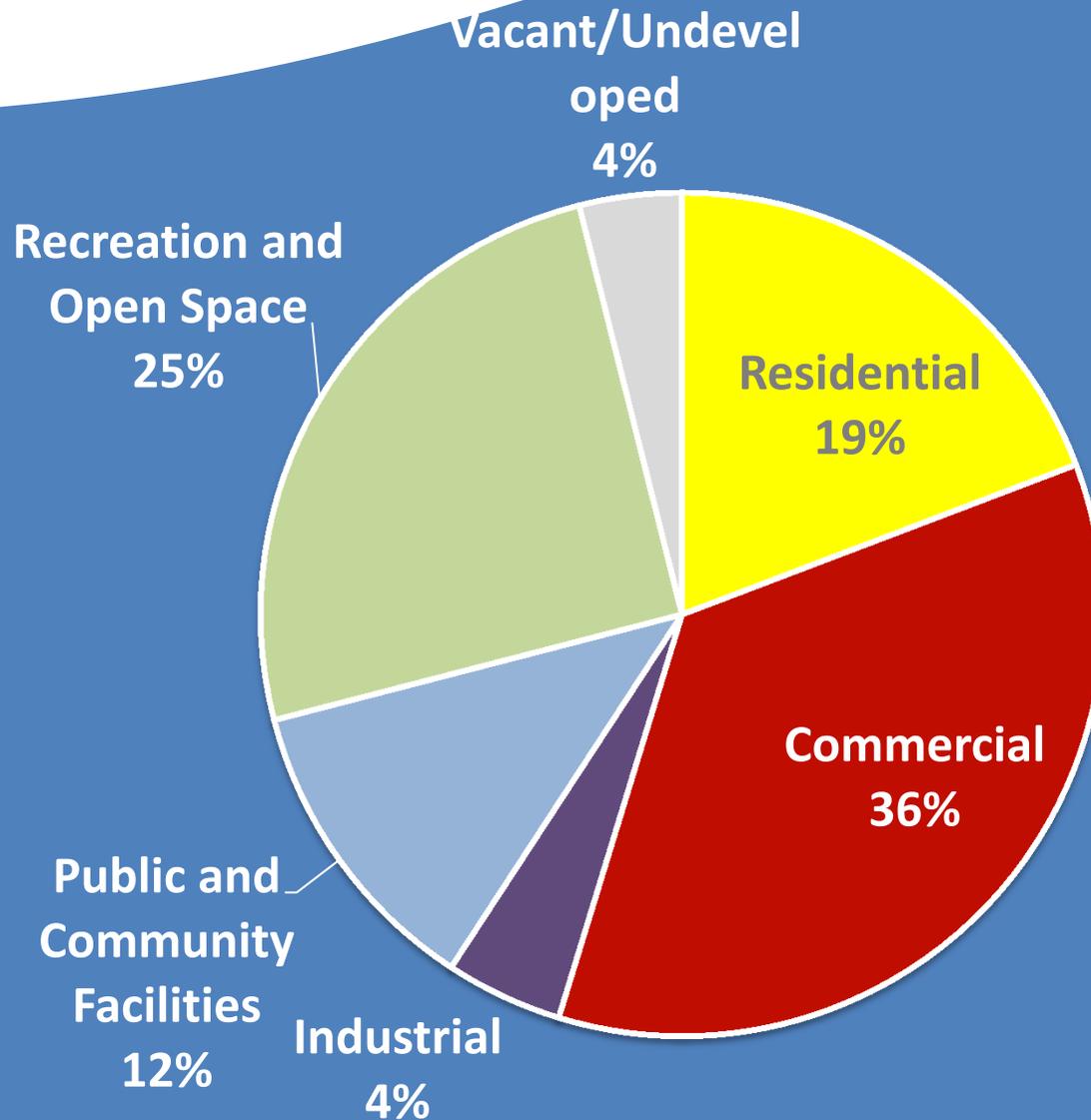
Most of the vacant land is part of the Civita project

Trolley Stops	Single Family Residential	Hotel/Motel/Lodging Commercial	Business Park/Light Industrial	Religious Facilities	Vacant/Undeveloped Land
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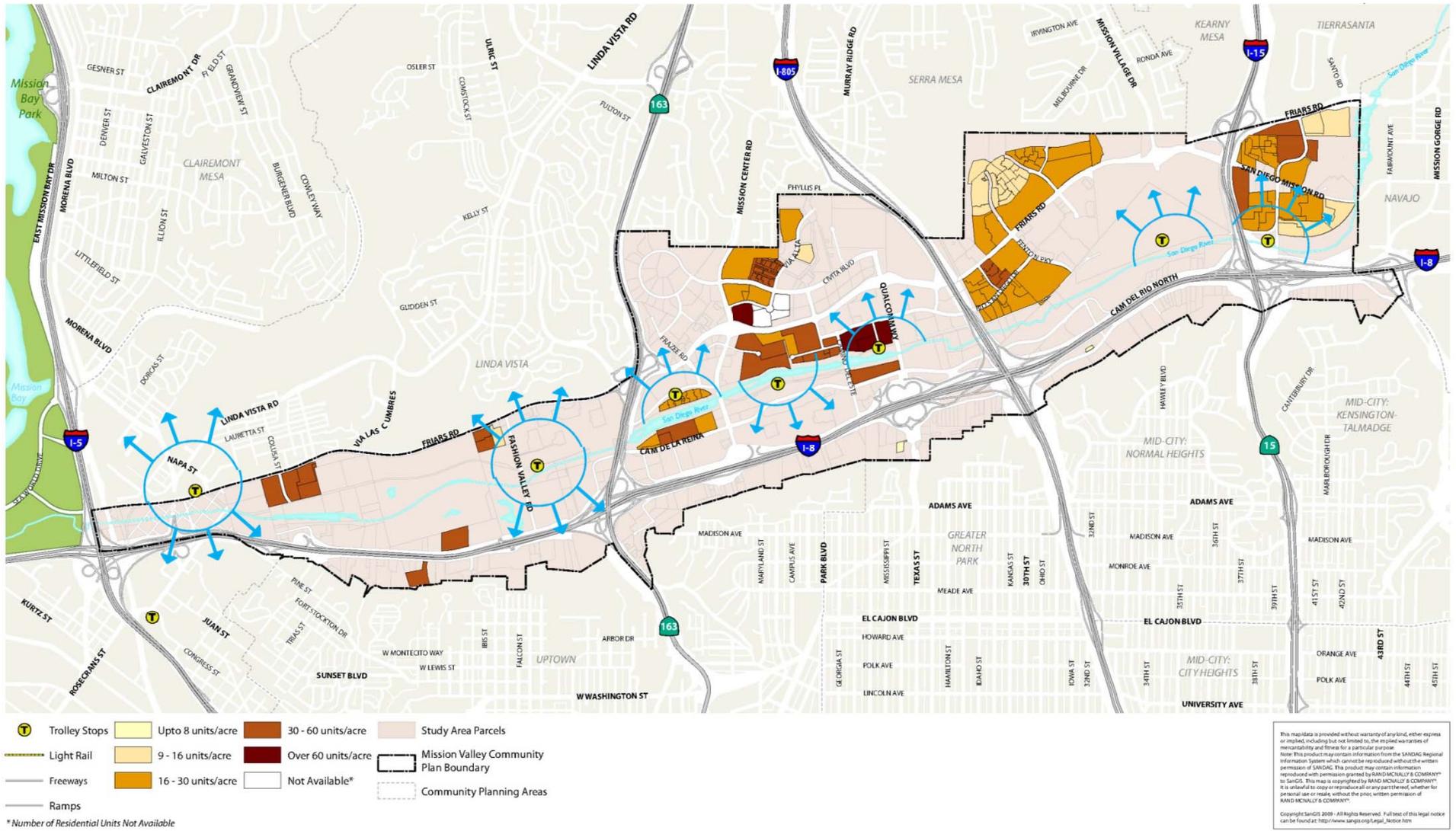
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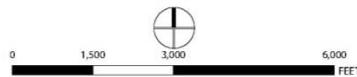




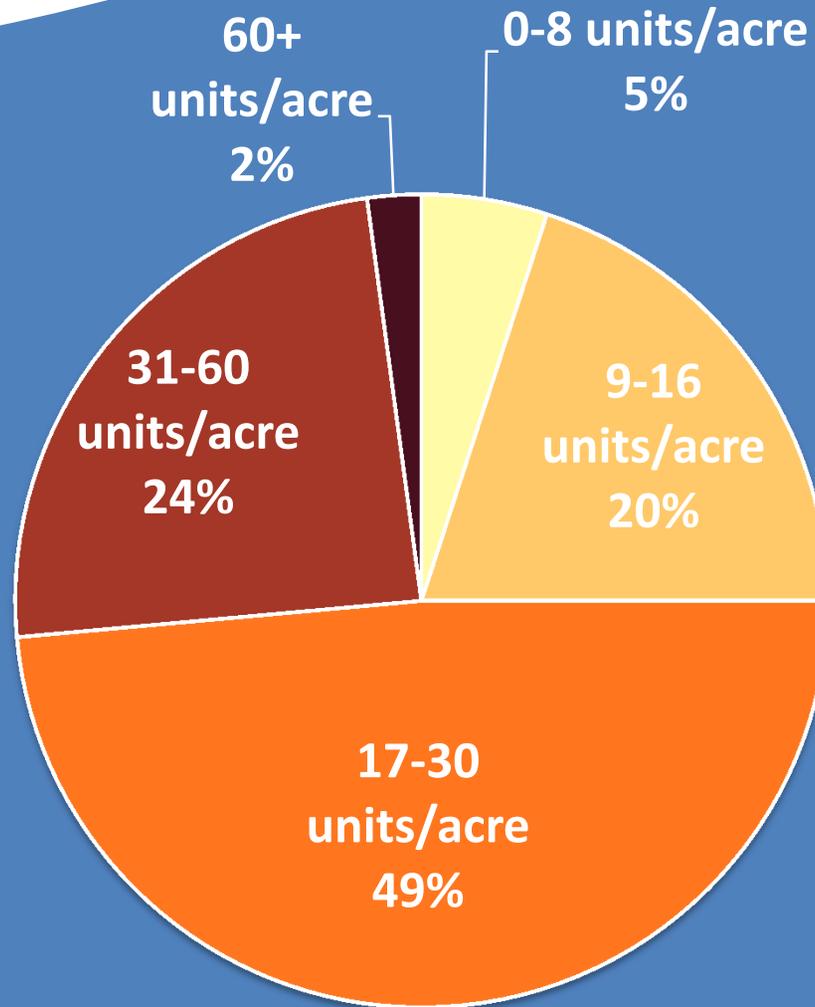
# Existing Residential Density



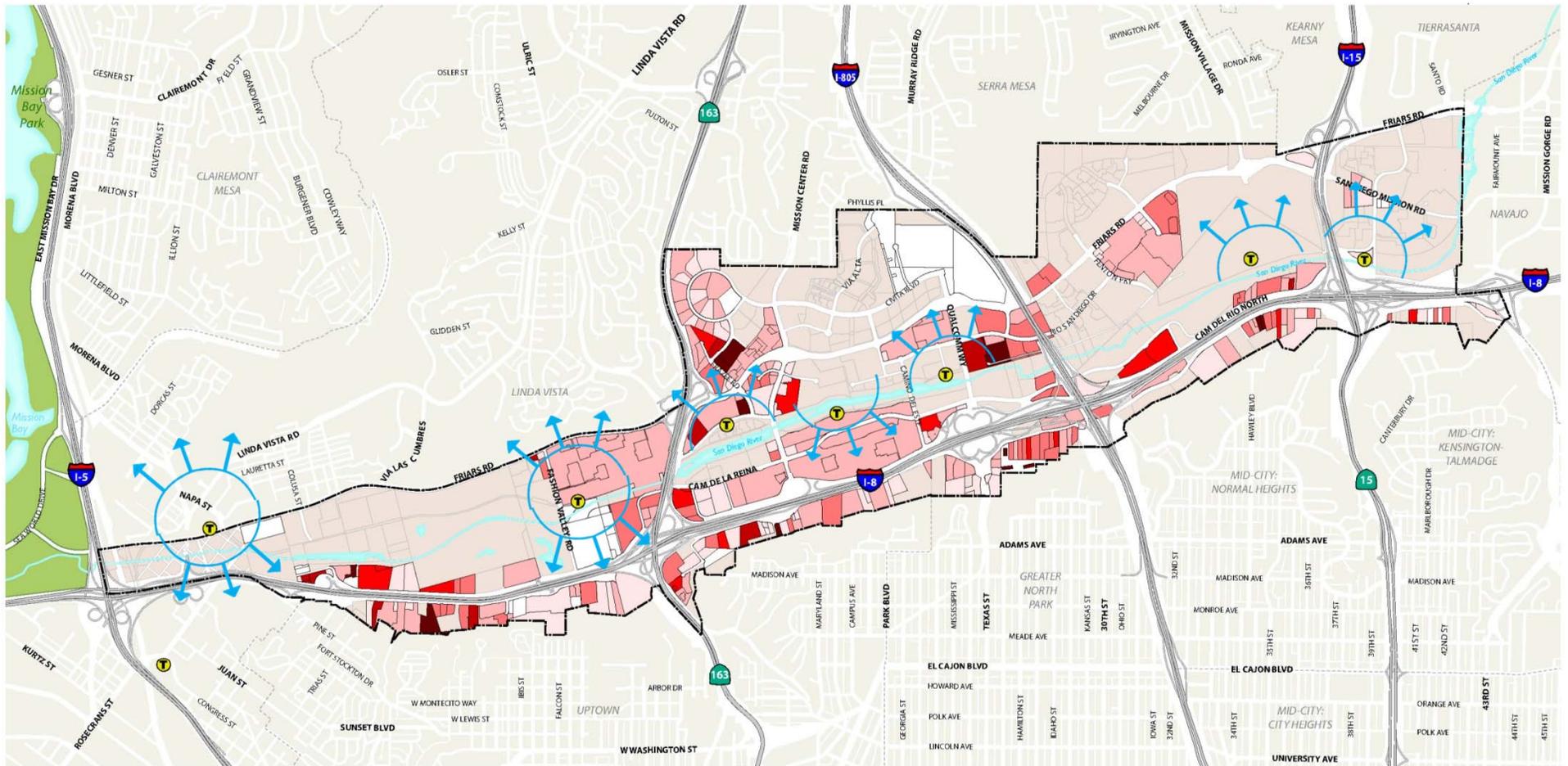
Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. ([www.sangis.org](http://www.sangis.org)) Dyett & Bhatia, 2015



# Existing Residential Density



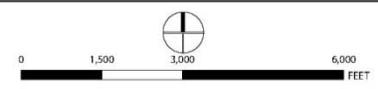
# Existing Non-Residential Intensity



\* Building Square Foot Not Available

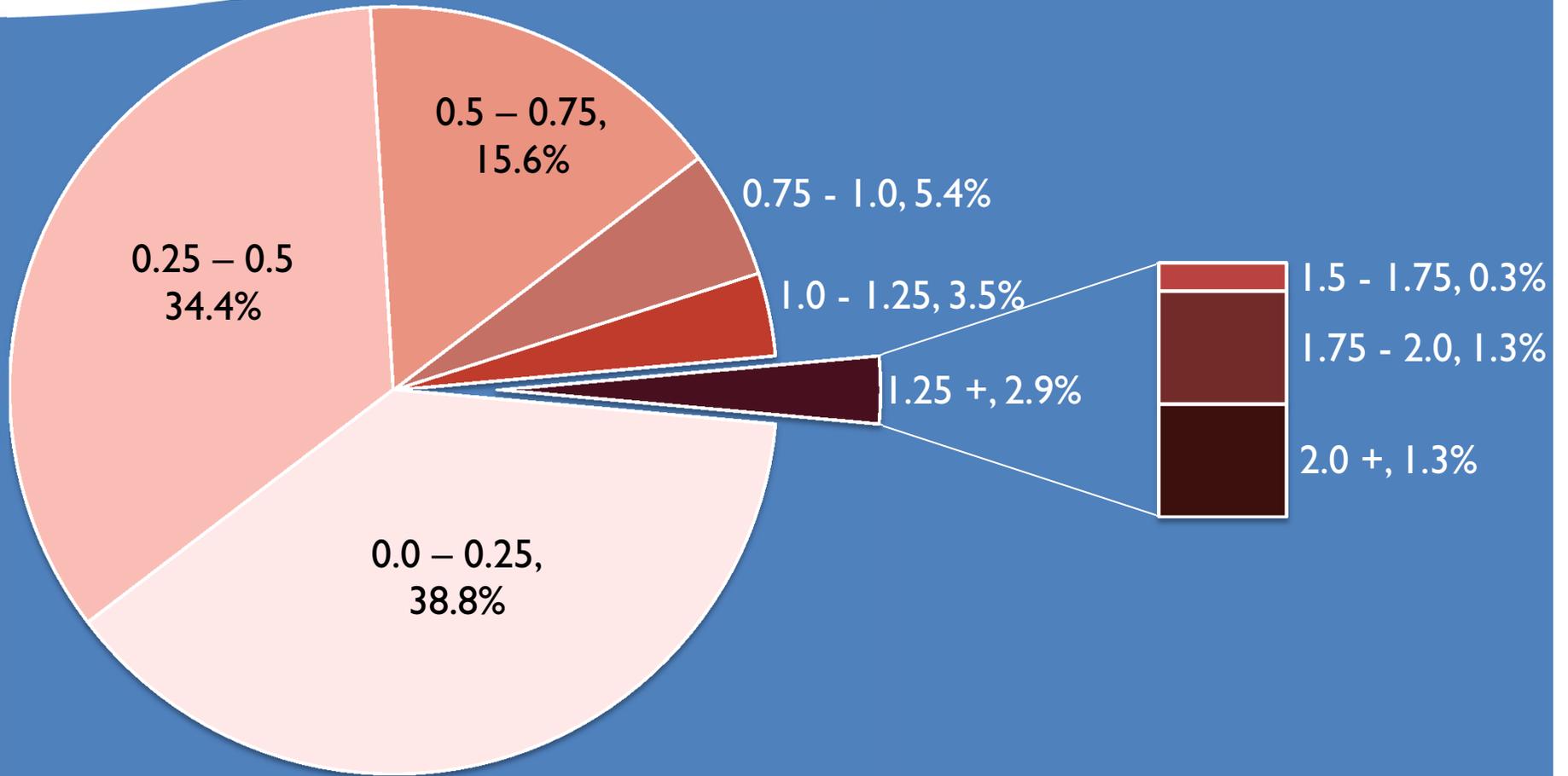
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# Existing Non-Residential Intensity

## FAR Distribution



# Current Development Projects

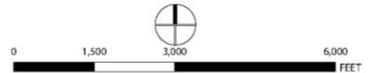


Trolley Stops	<b>Approved/Under Construction Projects</b>	Educational	Planning Area Parcels
Light Rail	Apartments/Multi Family Residential	Public/Government	Mission Valley Community Plan Boundary
Freeways	Mixed Use	Transportation/Trails	Community Planning Areas
Ramps	Hotel/Motel/Lodging Commercial	Specific Plan	
	Retail/General Commercial		

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Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. ([www.sangis.org](http://www.sangis.org)) Dyett & Bhatia, 2015



## What are Opportunity Sites?

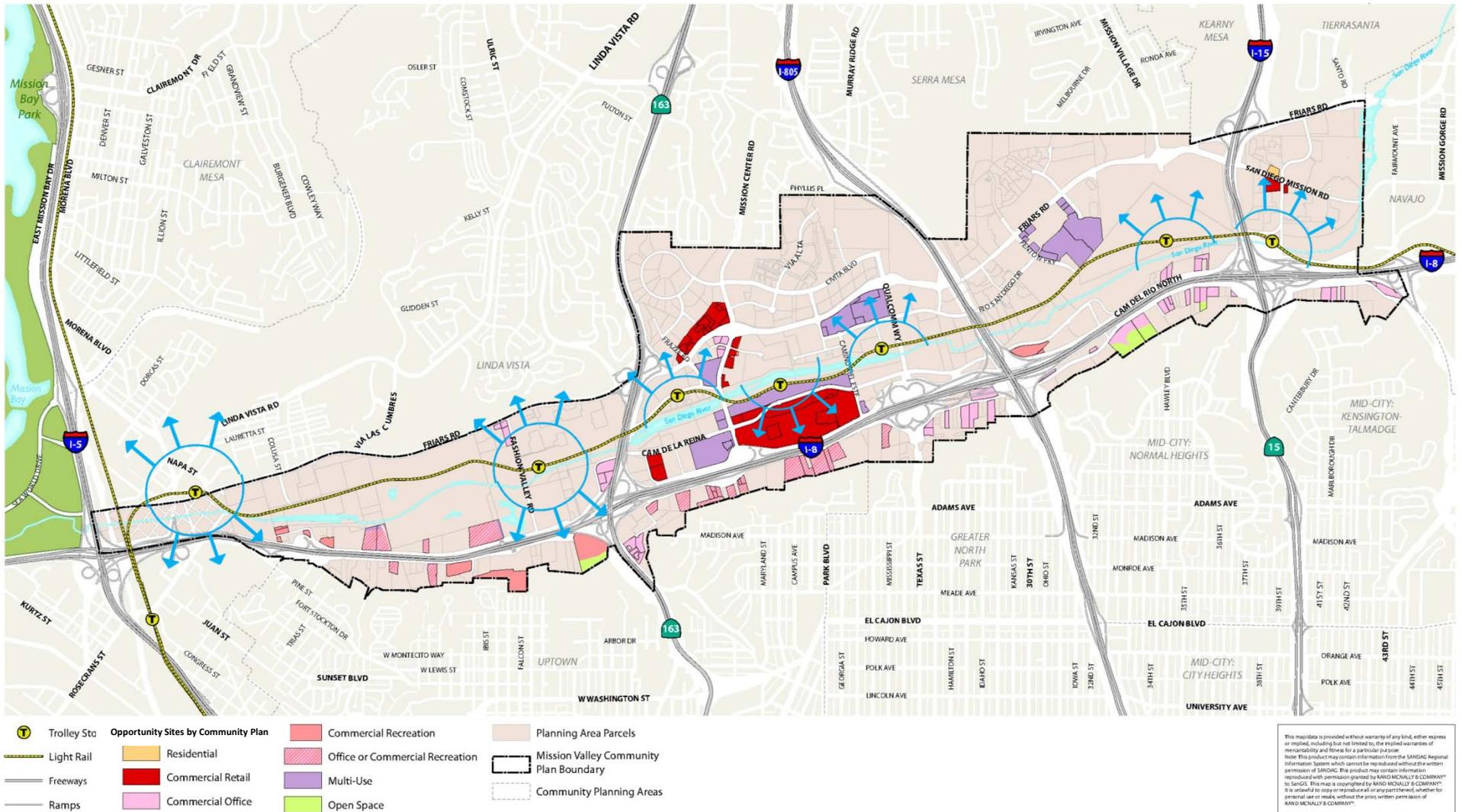
- Vacant Land; Aging Commercial Development

## Opportunities for What?

- Higher-Density Uses with Transit Orientation
- Public Realm Enhancement and Connections
- Community and Recreational Uses
- Community Priorities

*Our task in updating the Community Plan Update is to be flexible enough for creative future development, but prescriptive enough to achieve desires of the community and be responsive to legal context*

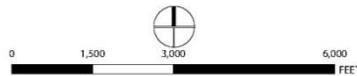
# Potential Opportunity Sites



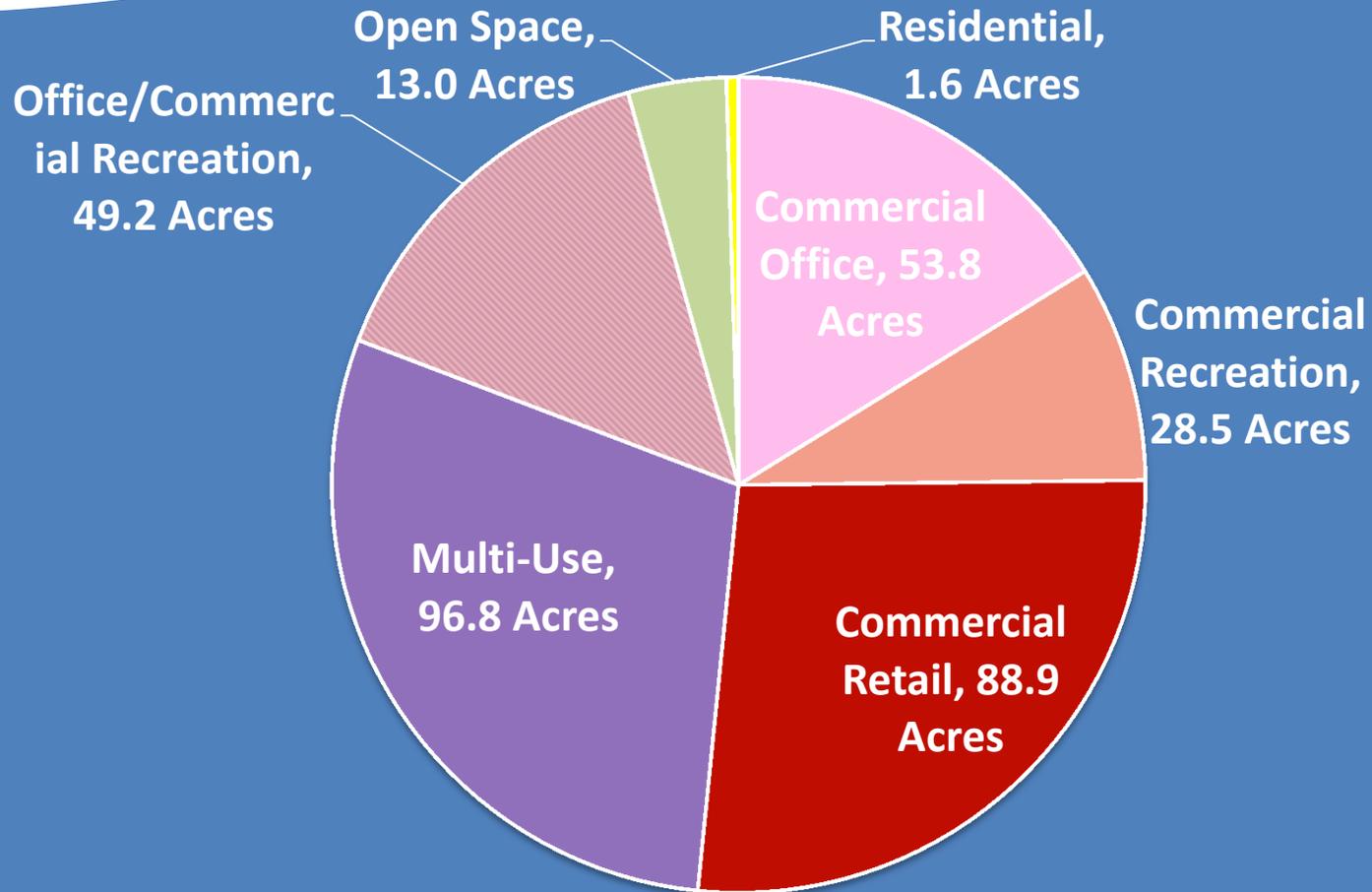
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Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. ([www.sangis.org](http://www.sangis.org)) Dyett & Bhatia, 2015



# Potential Opportunity Sites



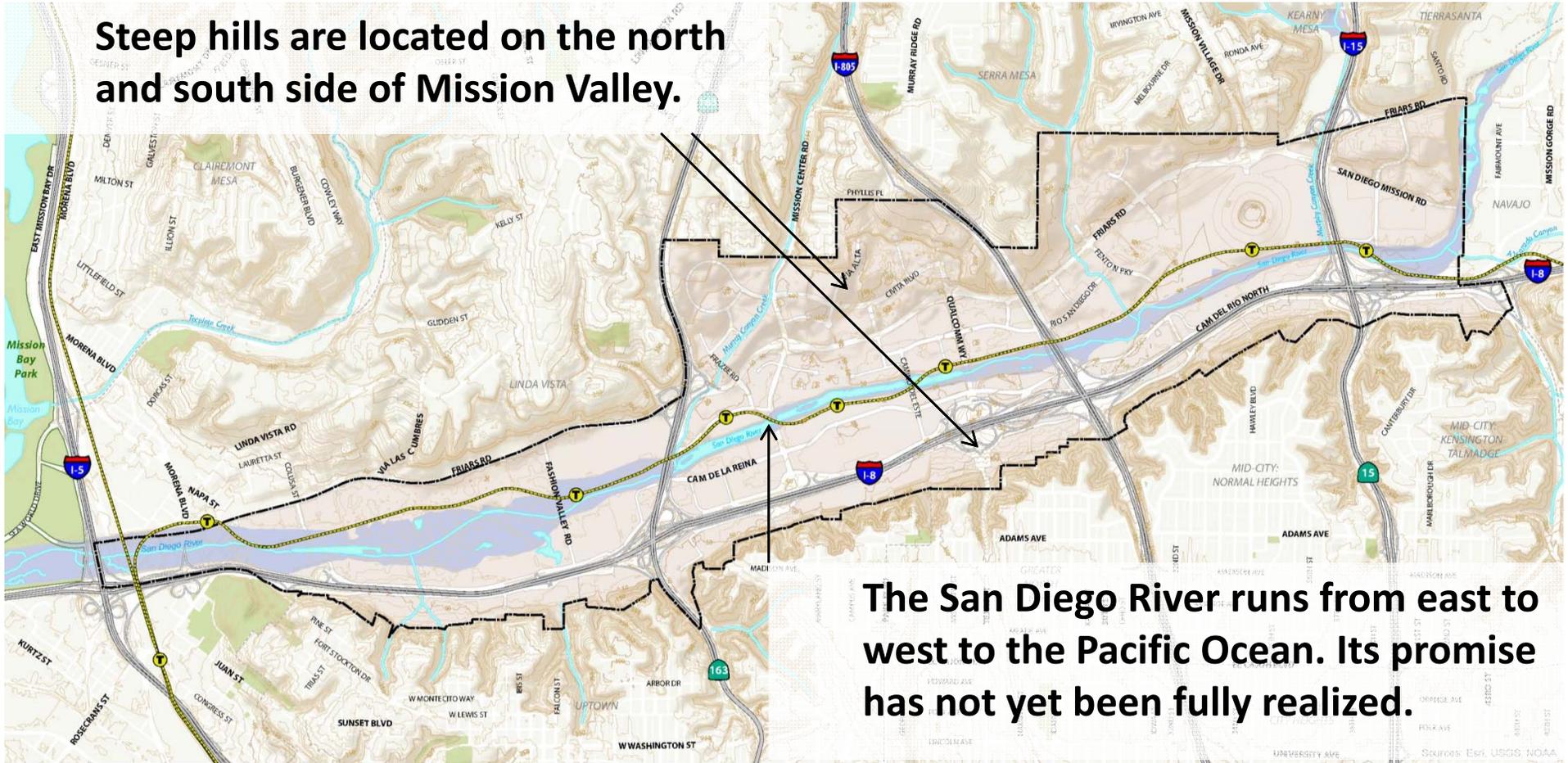
Opportunity Sites by Community Plan Designation

# Urban Form



# Landform and Natural Features

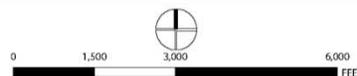
Steep hills are located on the north and south side of Mission Valley.



The San Diego River runs from east to west to the Pacific Ocean. Its promise has not yet been fully realized.

- Trolley Stops
- Light Rail
- Freeways
- Ramps
- 50 ft Contours
- 10 ft Contours
- River, Creek, Stream
- Lakes/Ponds
- Parks & Recreation
- Floodways
- Mission Valley Community Plan Boundary
- Community Planning Areas

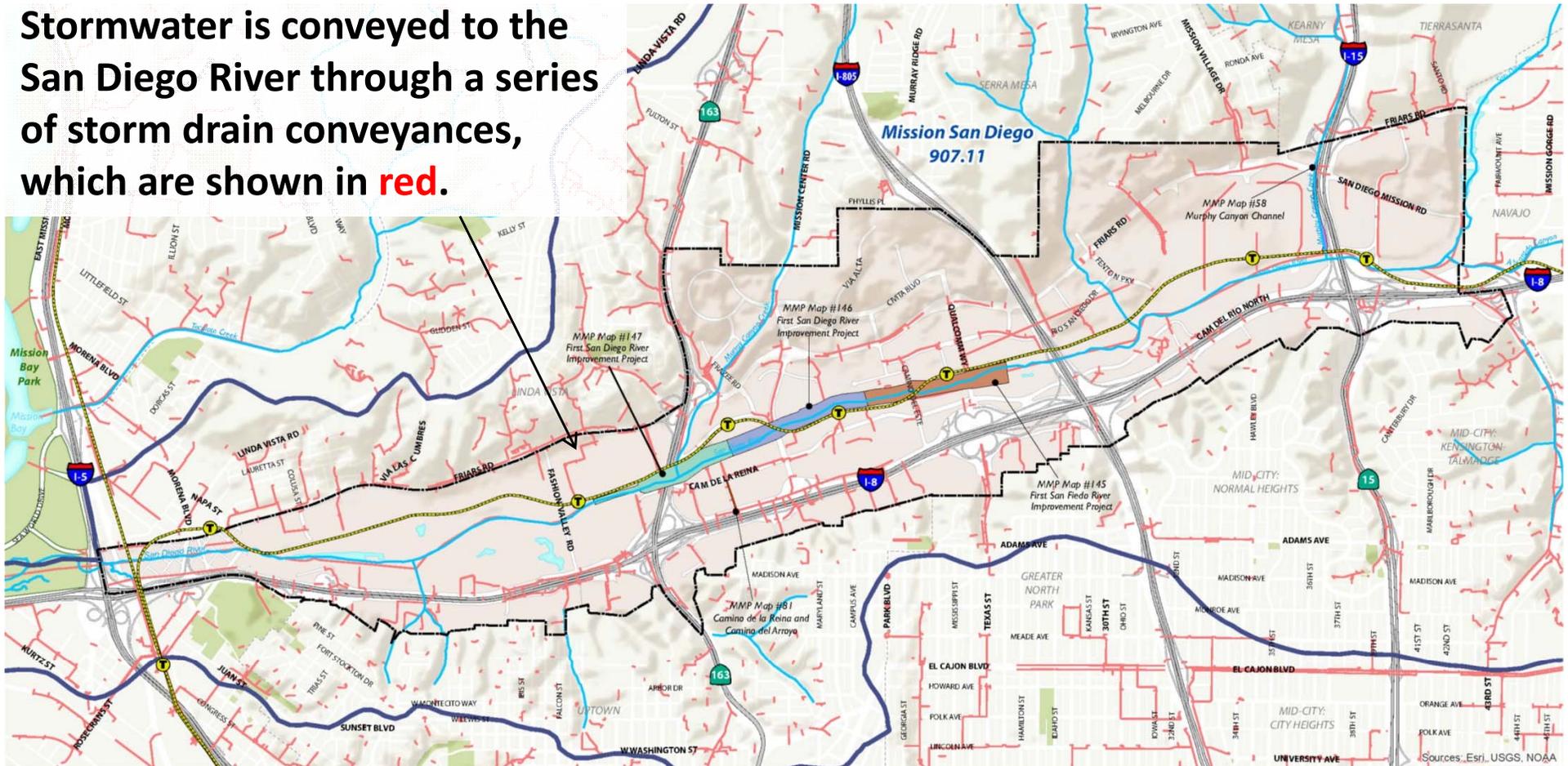
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# Infrastructure

## Storm Drainage

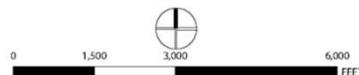
Stormwater is conveyed to the San Diego River through a series of storm drain conveyances, which are shown in red.



- |               |                                    |   |  |
|---------------|------------------------------------|---|--|
| Trolley Stops | Storm Drain Conveyance             | MMP Map #81, Camino de la Reina and Camino del Arroyo   | San Diego Hydrologic Unit (907.11)     |
| Light Rail    | River, Creek, Stream               | MMP Map #145, First San Diego River Improvement Project | Mission San Diego                      |
| Freeways      | <b>Storm Water Channels</b>        | MMP Map #146, First San Diego River Improvement Project | Parks & Recreation                     |
| Ramps         | MMP Map #58, Murphy Canyon Channel | MMP Map #147, First San Diego River Improvement Project | Mission Valley Community Plan Boundary |
|               |                                    | Community Planning Areas                                |  |

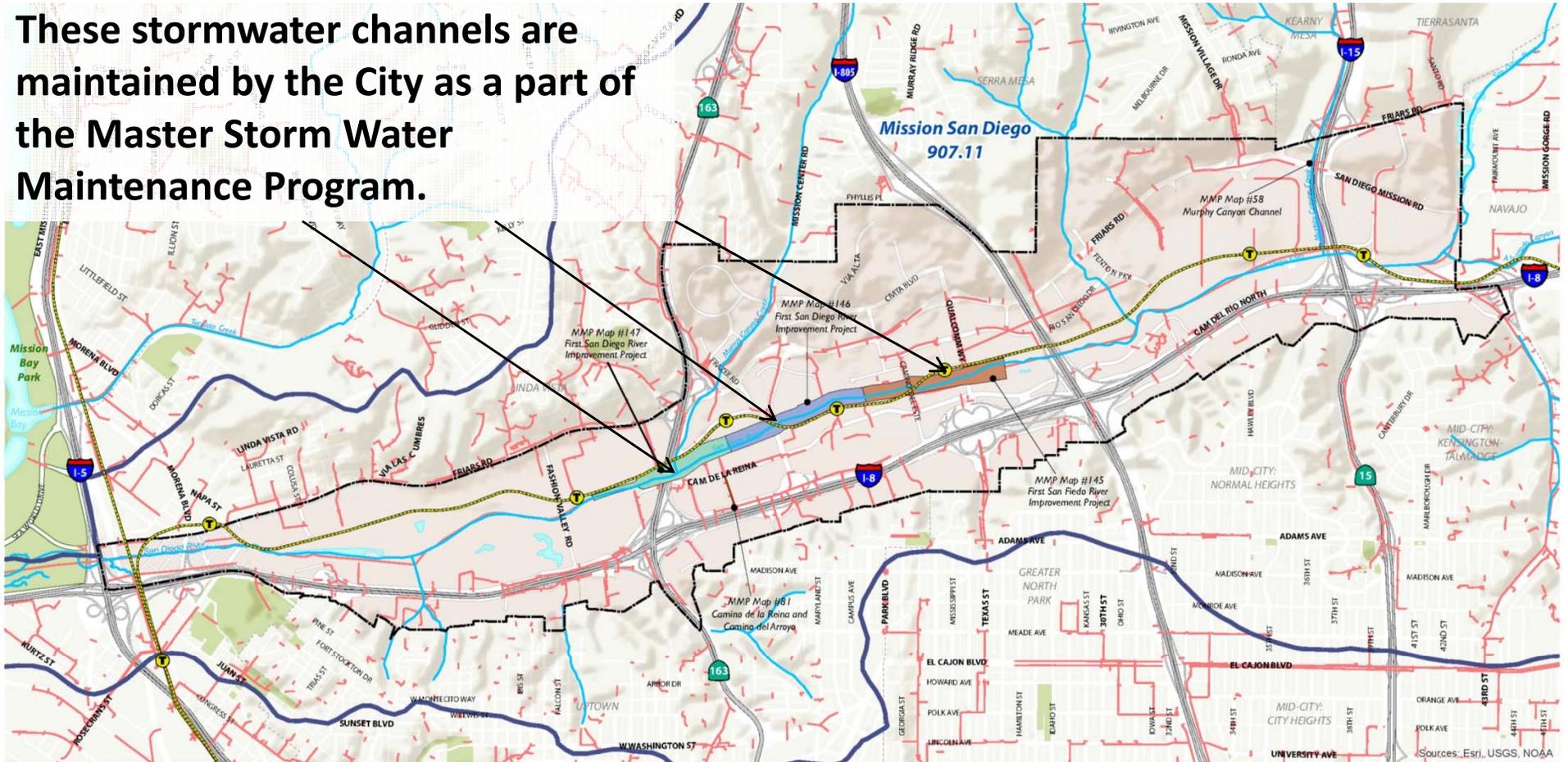
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Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. ([www.sangis.org](http://www.sangis.org)); National Hydrology Dataset (NHD) Flowline, Date Range: 2001 - 2011; SANGIS Drain Conveyance, 2010; Rick Engineering, 2015; Dyett & Bhatia, 2015



# Infrastructure

These stormwater channels are maintained by the City as a part of the Master Storm Water Maintenance Program.

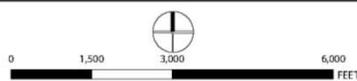


- Trolley Stops
- Light Rail
- Freeways
- Ramps
- Storm Drain Conveyance
- River, Creek, Stream
- Storm Water Channels**
- MMP Map # 58, Murphy Canyon Channel
- MMP Map #81, Camino de la Reina and Camino del Arroyo
- MMP Map #145, First San Diego River Improvement Project
- MMP Map #146, First San Diego River Improvement Project
- MMP Map #147, First San Diego River Improvement Project
- San Diego Hydrologic Unit (907.11) Mission San Diego
- Parks & Recreation
- Mission Valley Community Plan Boundary
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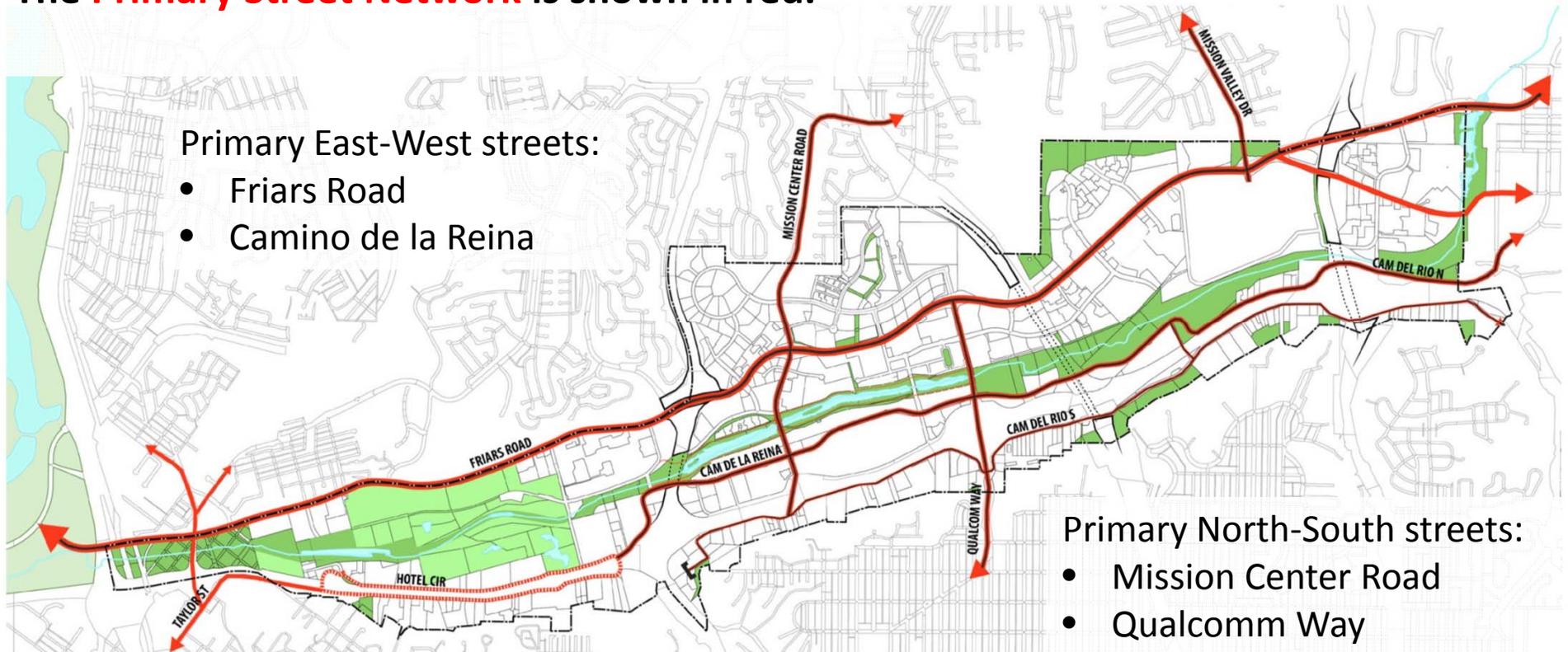
Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. ([www.sandag.org](http://www.sandag.org)); National Hydrology Dataset (NHD) Flowline, Date Range: 2001 - 2011; SANGIS Drain Conveyance, 2010; Rick Engineering, 2015; Dyett & Bhatia, 2015



# Urban Form

## Streets, Blocks, and Lots

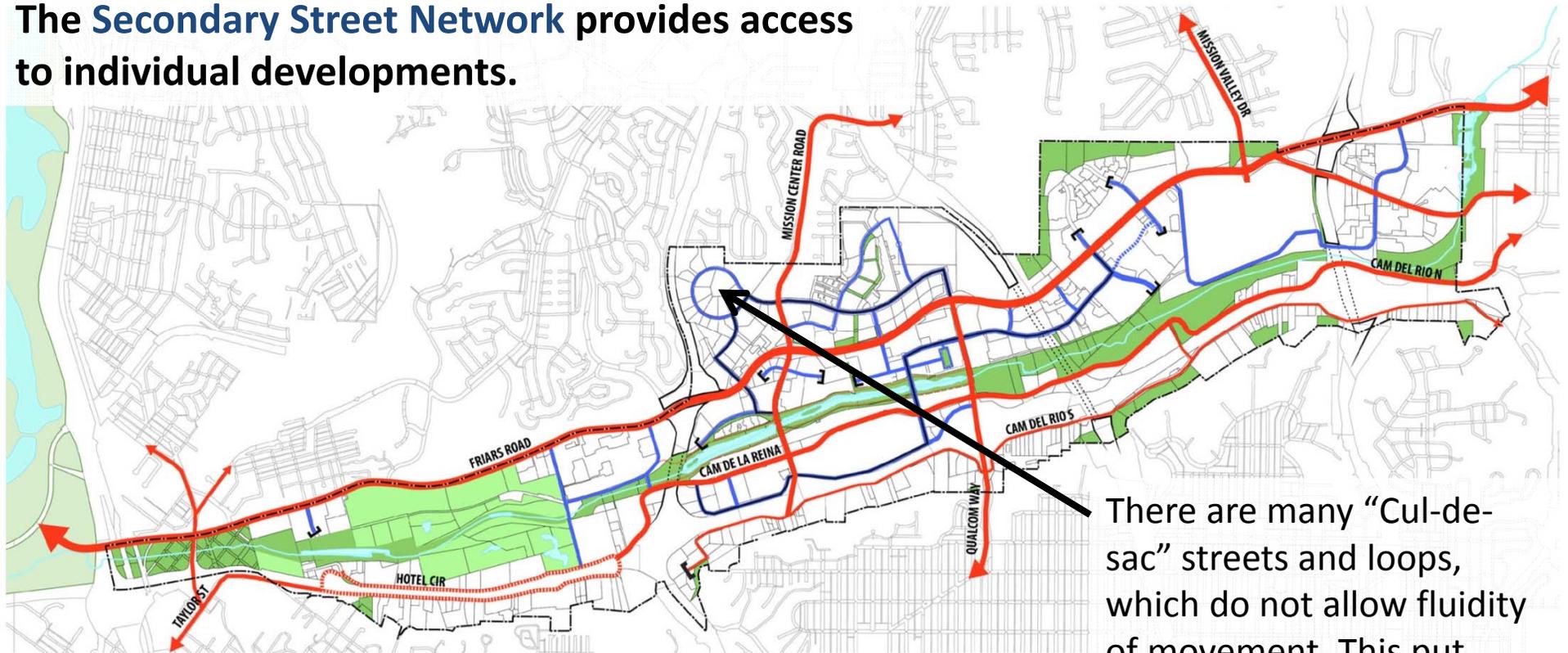
The **Primary Street Network** is shown in red.



# Urban Form

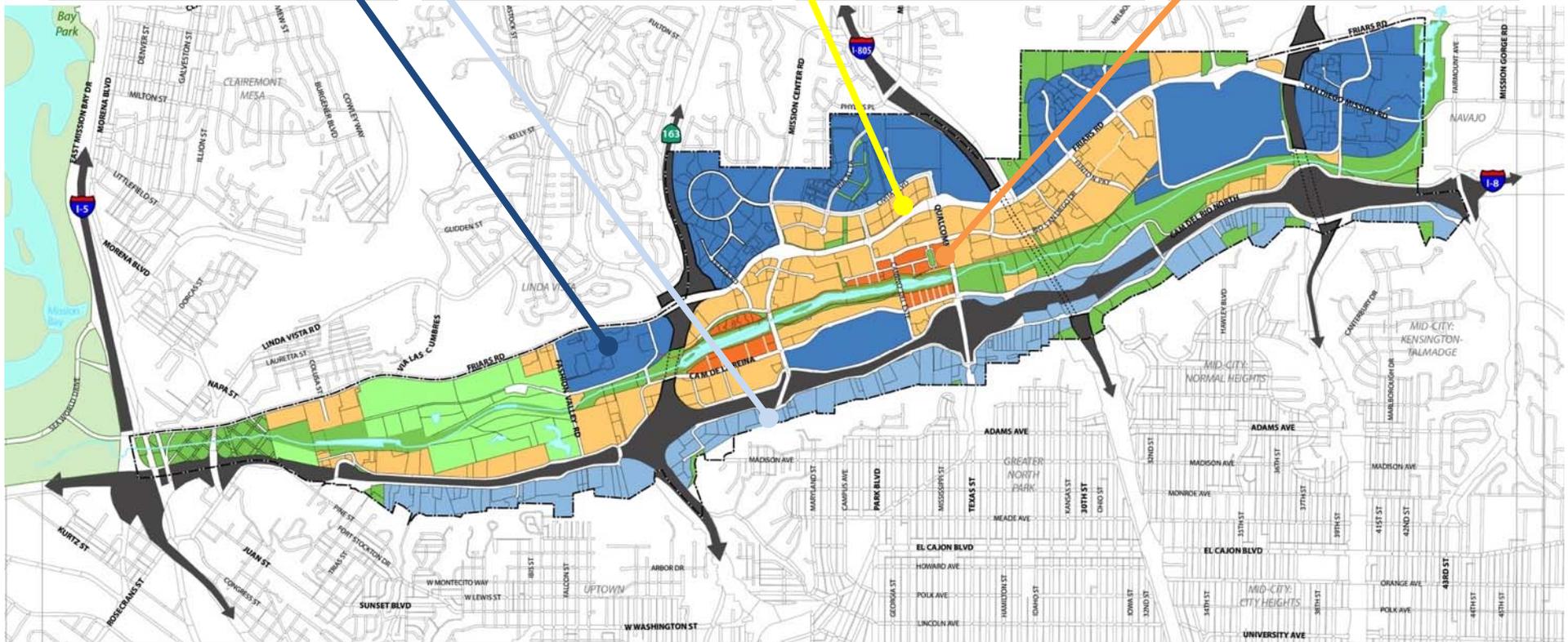
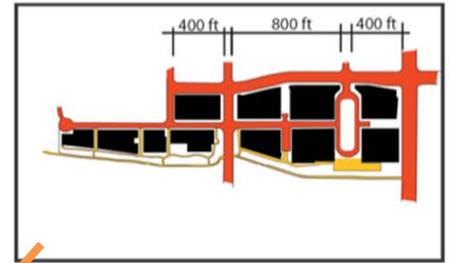
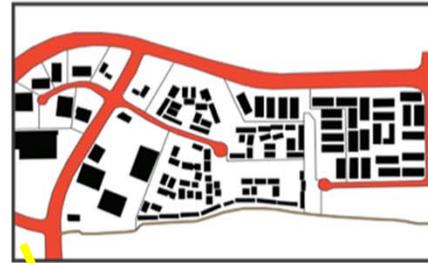
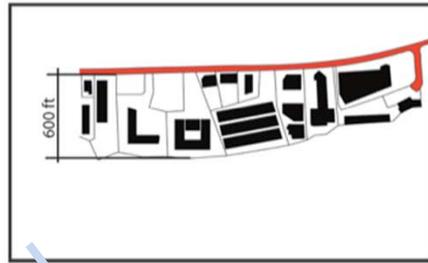
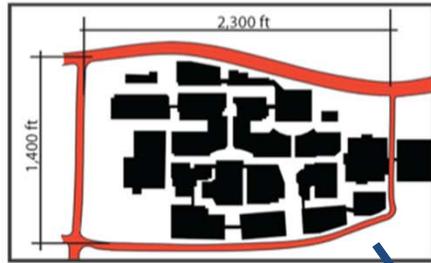
## Streets, Blocks, and Lots

The **Secondary Street Network** provides access to individual developments.

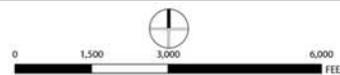


There are many “Cul-de-sac” streets and loops, which do not allow fluidity of movement. This put pressure on the **Primary Street Network**.

# Urban Form



- |                       |                           |                       |                                     |
|-----------------------|---------------------------|-----------------------|-------------------------------------|
| Lots                  | "Super" Block             | Main Pedestrian Path  | Infrastructure Footprint / Obstacle |
| "Mono Oriented" Block | Open Space / Natural Area | Bridge Infrastructure |                                     |
| "Mixed" Block         | Golf Area                 |                       |                                     |
| "Urban" Block         |                           |                       |                                     |



# Urban Form

## Districts, Nodes, Paths, Landmarks, Edges

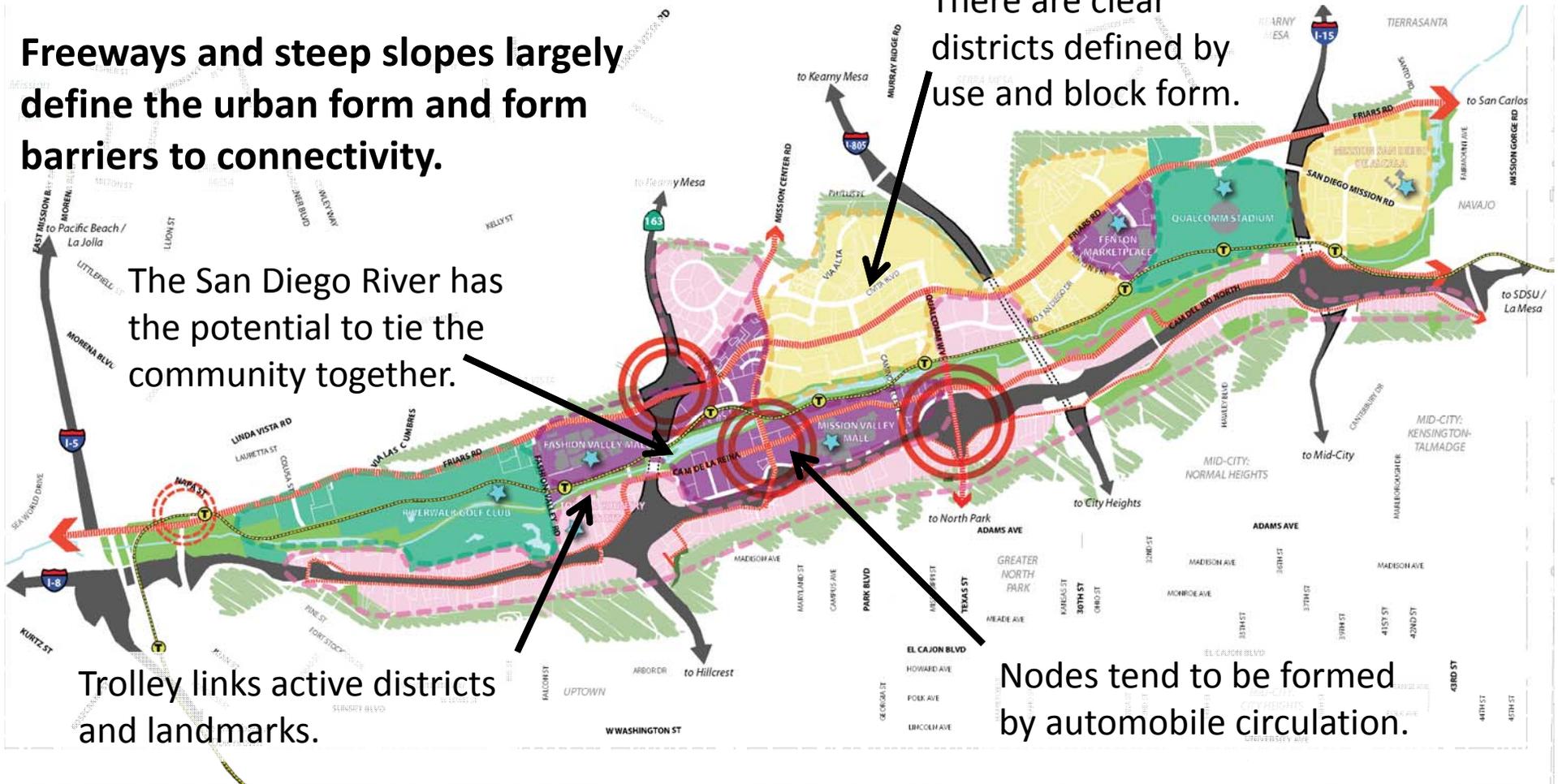
Freeways and steep slopes largely define the urban form and form barriers to connectivity.

The San Diego River has the potential to tie the community together.

Trolley links active districts and landmarks.

There are clear districts defined by use and block form.

Nodes tend to be formed by automobile circulation.



# Urban Form Buildings



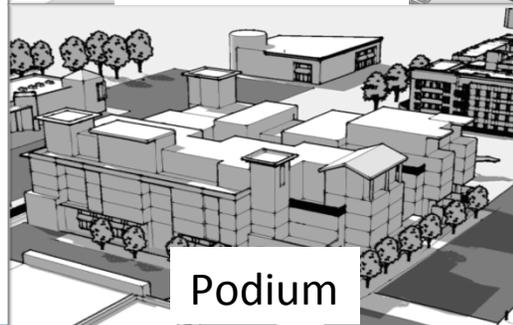
Townhomes



Garden Apartments



Stacked Flats



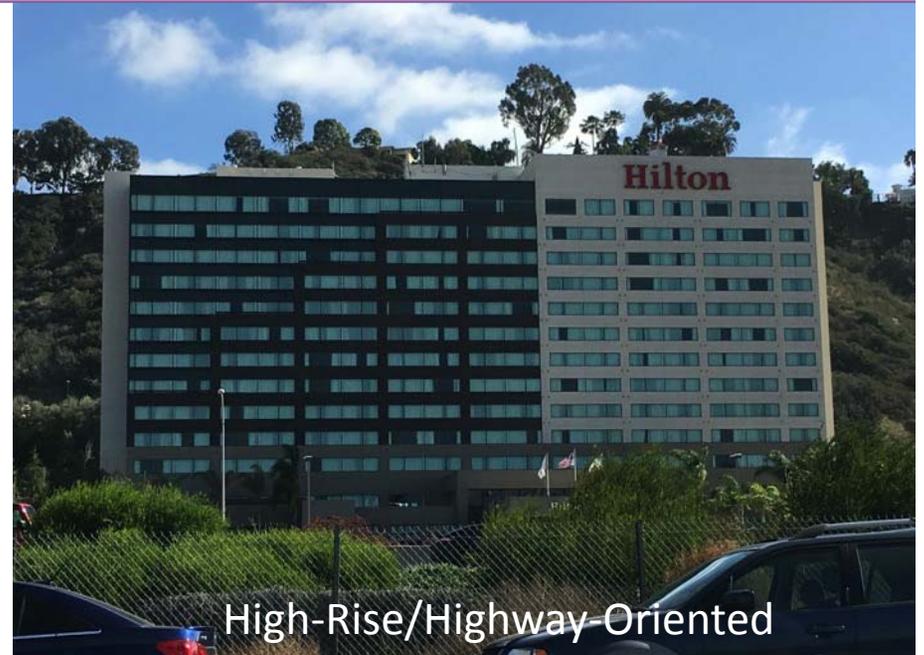
Podium

Residential



# Urban Form Buildings

## Hotel/Motel/Resort



# Urban Form Buildings

## Mixed Use



# Urban Form Buildings

## Office/Institutional



Business Park



High-Rise Tower

## Commercial Retail



Strip Center



Shopping Mall

A photograph of a large, modern concrete building with a curved facade. The words "CONVENTION CENTER" are visible in red letters along the top edge of the building. The building has multiple levels with large windows and a prominent entrance area. In the foreground, there is a paved road with a red curb. A white and yellow golf cart is parked on the road. A person in a dark uniform is standing near the cart. The scene is set against a clear blue sky with several tall palm trees and lush greenery on the left side.

# Historic Context and Archaeology

Thousands of years ago: Cosoy, Kumeyaay Indian village, established in Mission Valley.

Late 1700s: Spaniards arrive, construct Mission San Diego de Alcalá. Agricultural and livestock economy is developed.

Mid 1800s: Anglo-American settlement begins.

Early 1900s: Sand and gravel extraction introduced.

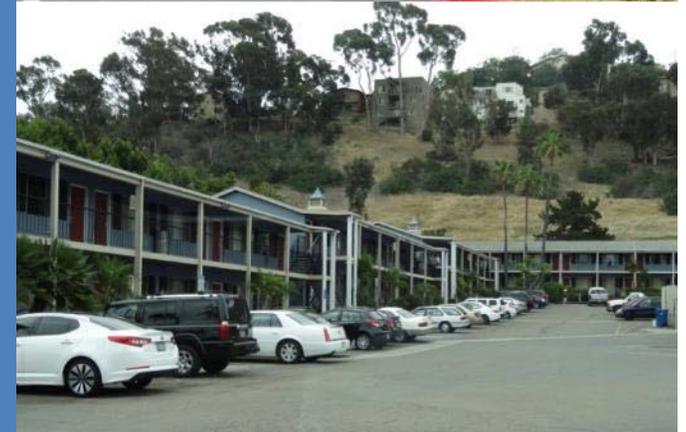
Mid 1900s: Major urban development begins: Mission Valley Shopping Center, Hotel Circle, Jack Murphy Stadium, Fashion Valley SC.



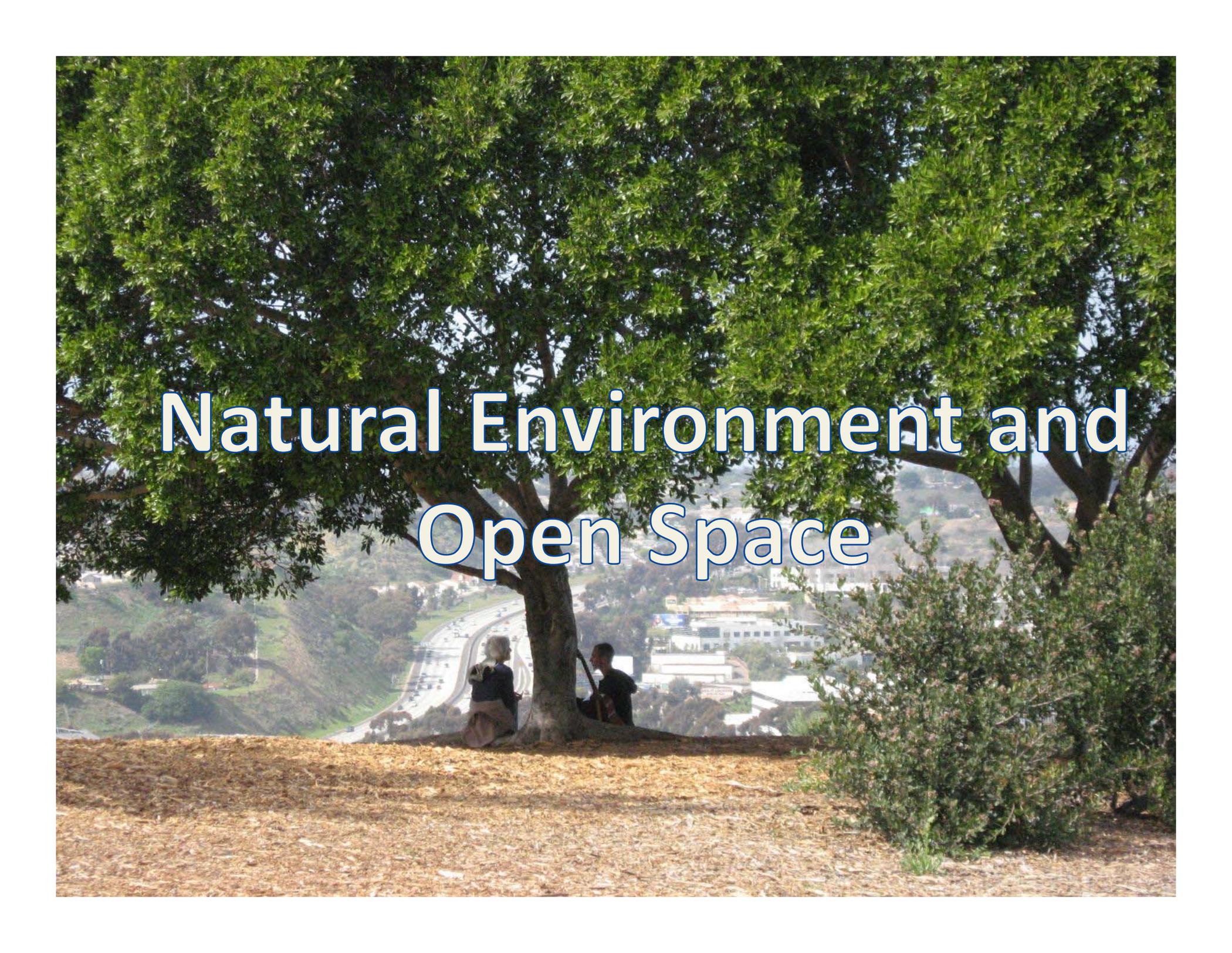
One locally, statewide, and nationally recognized historic resource in Mission Valley: Mission San Diego de Alcalá (1779).

## Potential Historic Sites

- Development from the 1950s and 1960s now potentially eligible for listing
- In general, to be designated as historic resources, properties must:
  - Be sufficiently old (generally 50+ years old);
  - Have integrity, meaning they look the same way they did in the past; and
  - Be significant (associated with significant events, people, or developments).



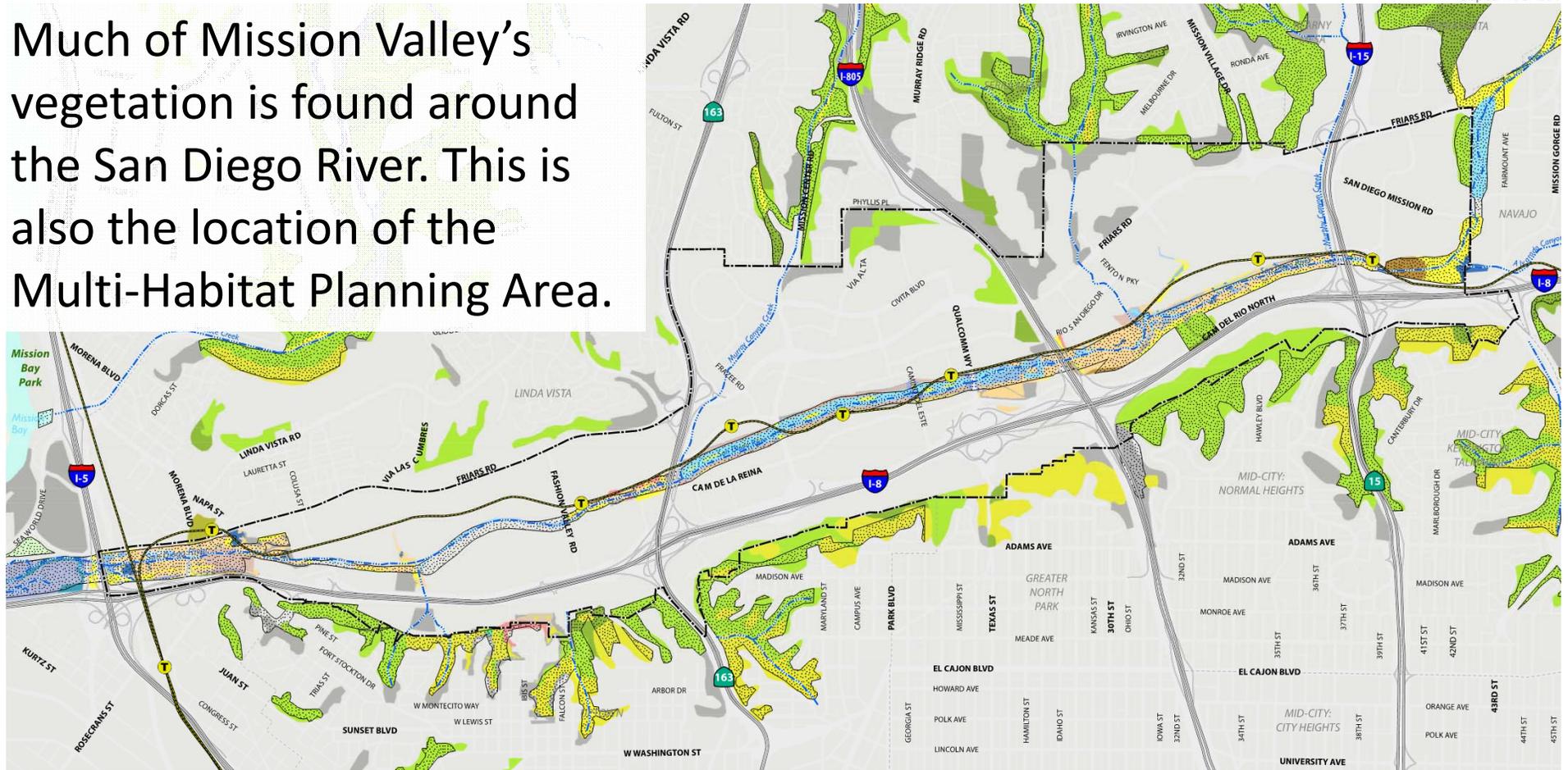
- San Diego River Valley has been used over the past thousands of years
- 49 resources located in the area; potential for intact cultural deposits at depth at many locations
- High sensitivity in western end of Valley related to prehistoric use, including by the Kumeyaah.
- High sensitivity in eastern end of Valley due to San Diego Mission de Alcalá.



# Natural Environment and Open Space

# Biological Resources Vegetation

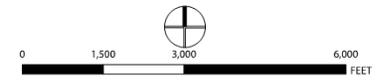
Much of Mission Valley's vegetation is found around the San Diego River. This is also the location of the Multi-Habitat Planning Area.



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## Special Status Species



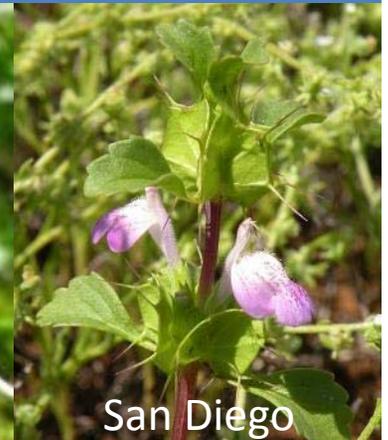
Least Bell's Vireo



San Diego Ambrosia



San Diego  
Button-Celery



San Diego  
Thorn-Mint



San Diego Fairy Shrimp



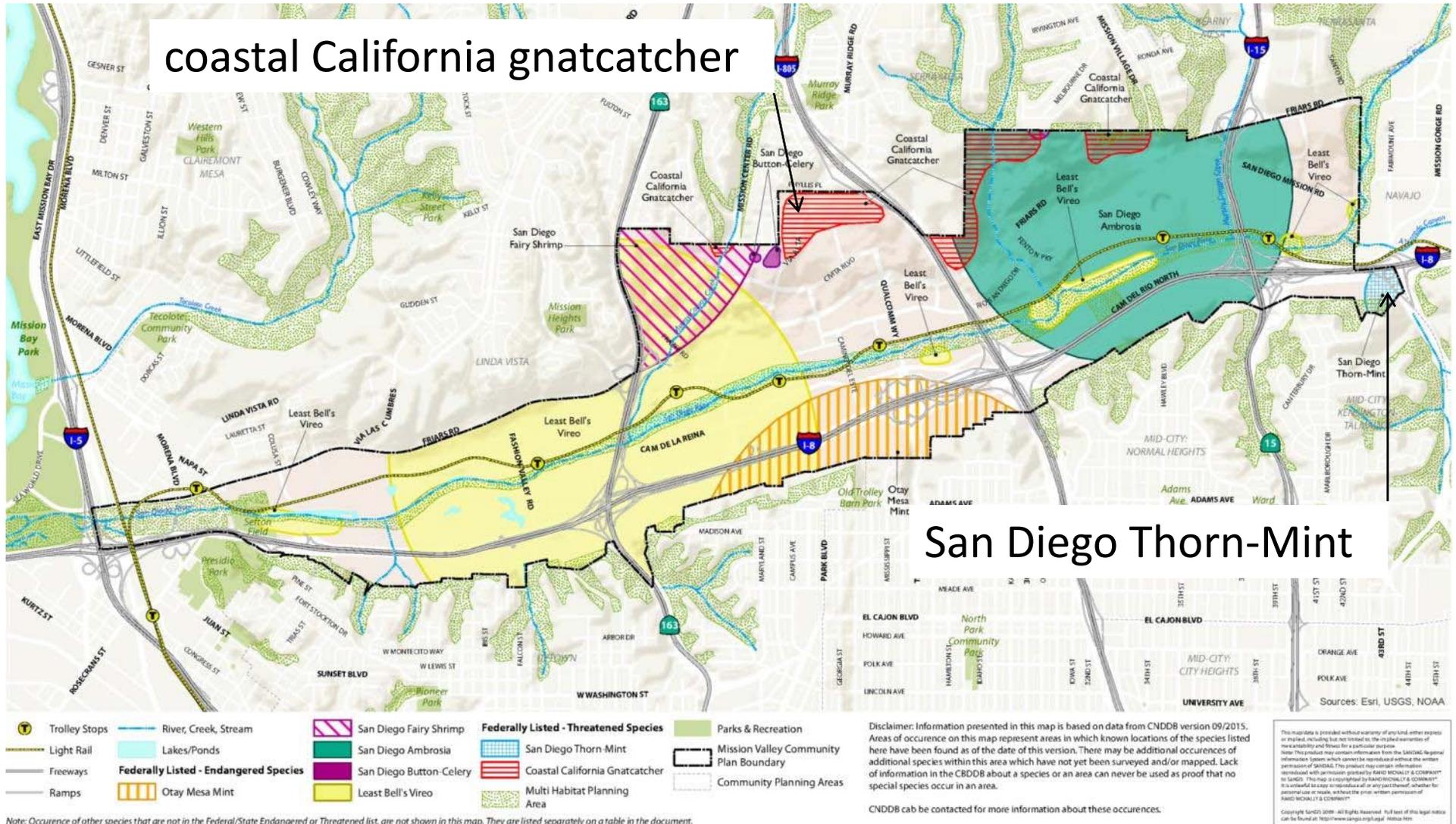
Otay Mesa Mint



coastal California  
gnatcatcher



# Biological Resources Threatened Species

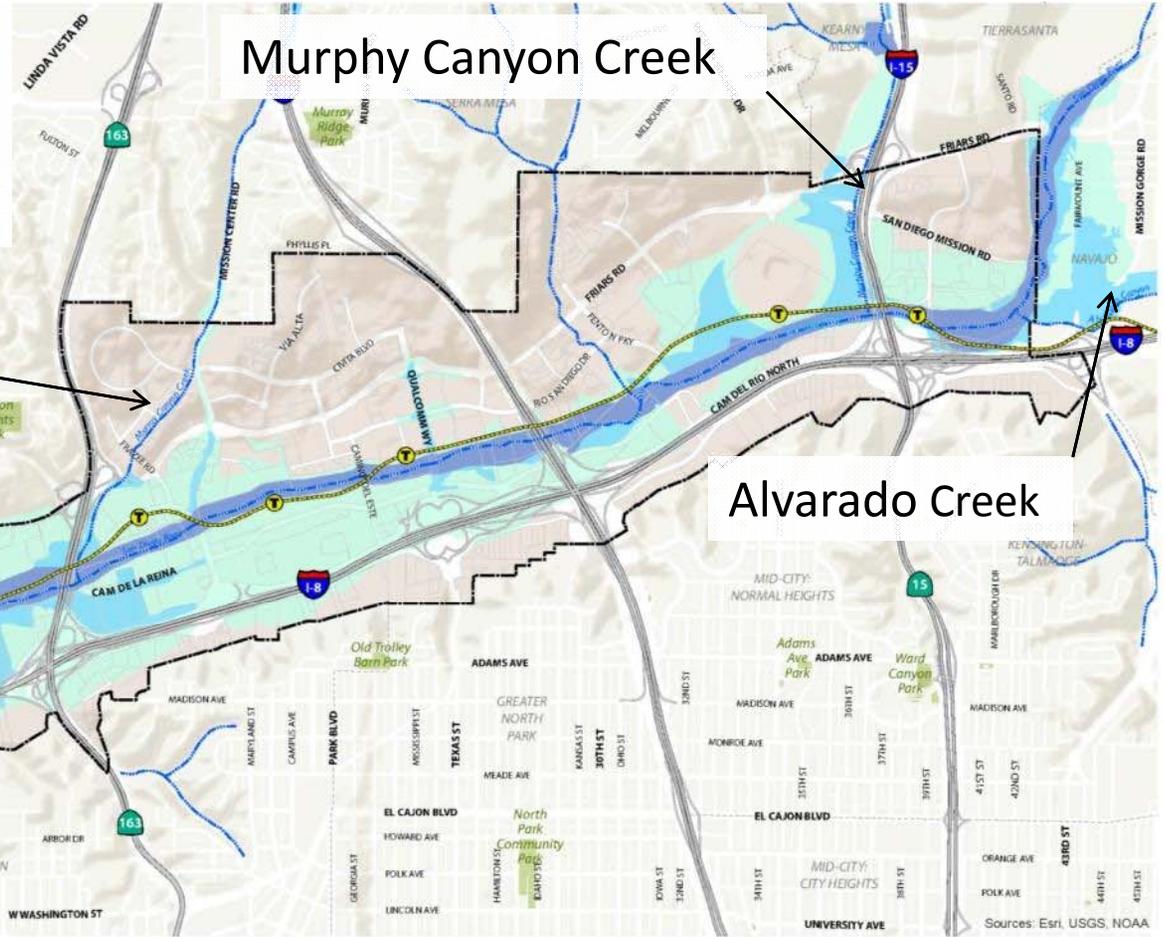


Data Source: City of San Diego, 2015; SANGIS Regional GIS Data Warehouse, 2015. ([www.sangis.org](http://www.sangis.org)); National Hydrology Dataset (NHD) Flowline, Date Range: 2001 - 2011; California Natural Diversity Database (CNDDDB), Biogeographic Data Branch, Department of Fish and Wildlife, 2015; Dyett & Bhatia, 2015



# Hydrology and Flooding

The San Diego River and three creeks drain through Mission Valley.



Murray Canyon Creek

Murphy Canyon Creek

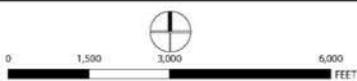
Alvarado Creek

San Diego River

- Trolley Stops
- Light Rail
- Freeways
- Ramps
- River, Creek, Stream
- 100 Year Floodway
- 100 Year Floodplain
- 500 Year Floodplain
- Planning Area Parcels
- Parks & Recreation
- Mission Valley Community Plan Boundary
- Community Planning Areas

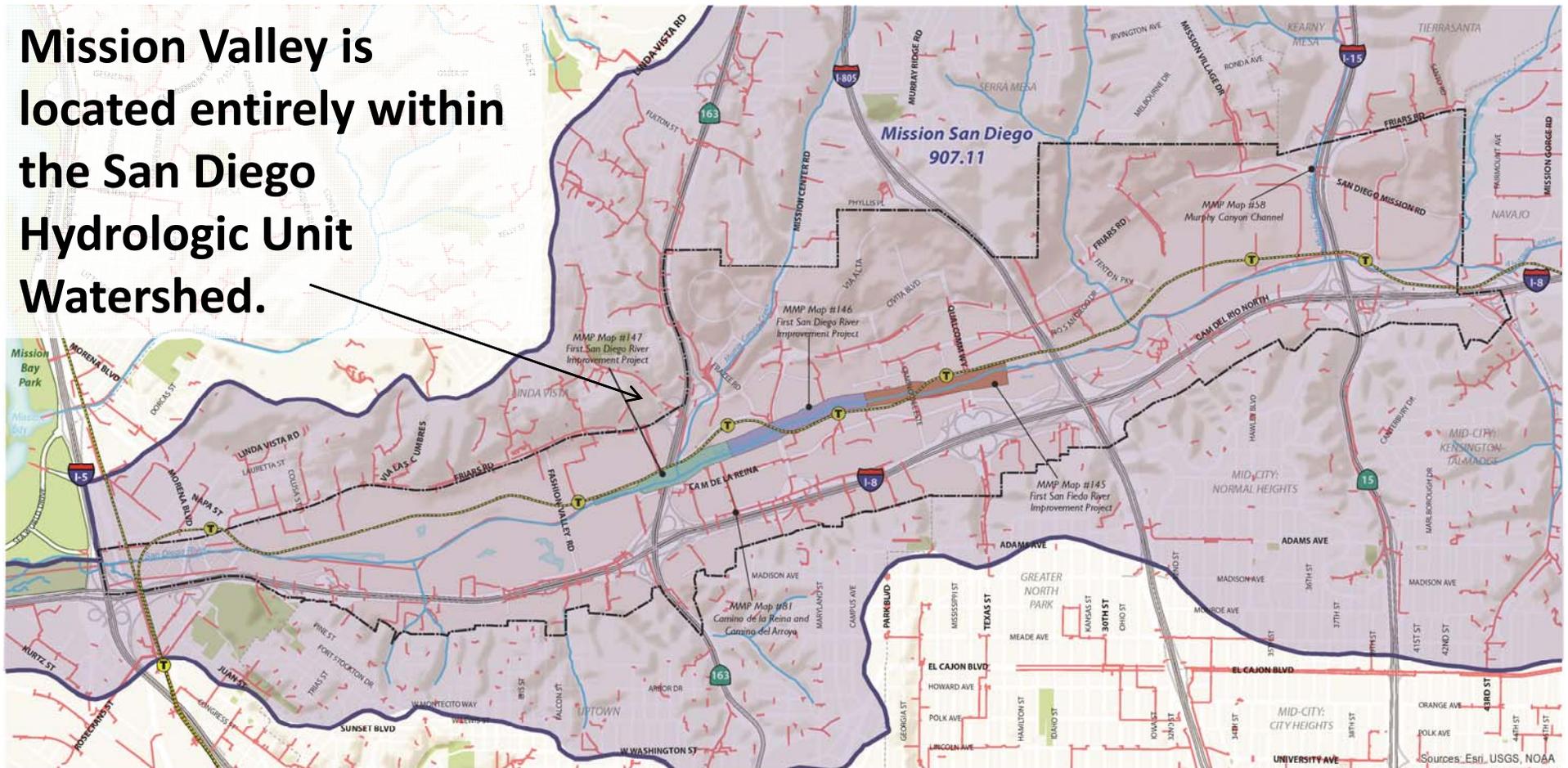
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# Hydrology and Flooding Watershed

Mission Valley is located entirely within the San Diego Hydrologic Unit Watershed.

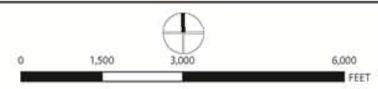


- Trolley Stops
- Light Rail
- Freeways
- Ramps
- Storm Drain Conveyance
- River, Creek, Stream
- Storm Water Channels**
- MMP Map # 58, Murphy Canyon Channel
- MMP Map #81, Camino de la Reina and Camino del Arroyo
- MMP Map #145, First San Diego River Improvement Project
- MMP Map #146, First San Diego River Improvement Project
- MMP Map #147, First San Diego River Improvement Project
- San Diego Hydrologic Unit (907.11) Mission San Diego
- Parks & Recreation
- Mission Valley Community Plan Boundary
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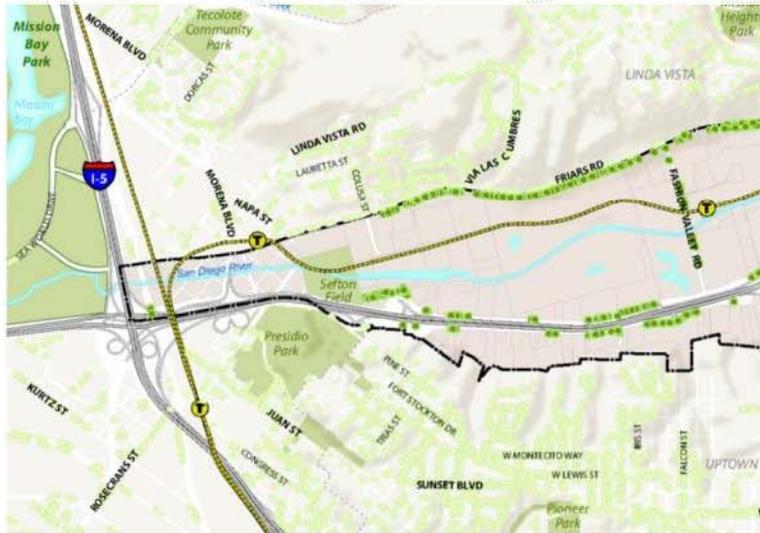
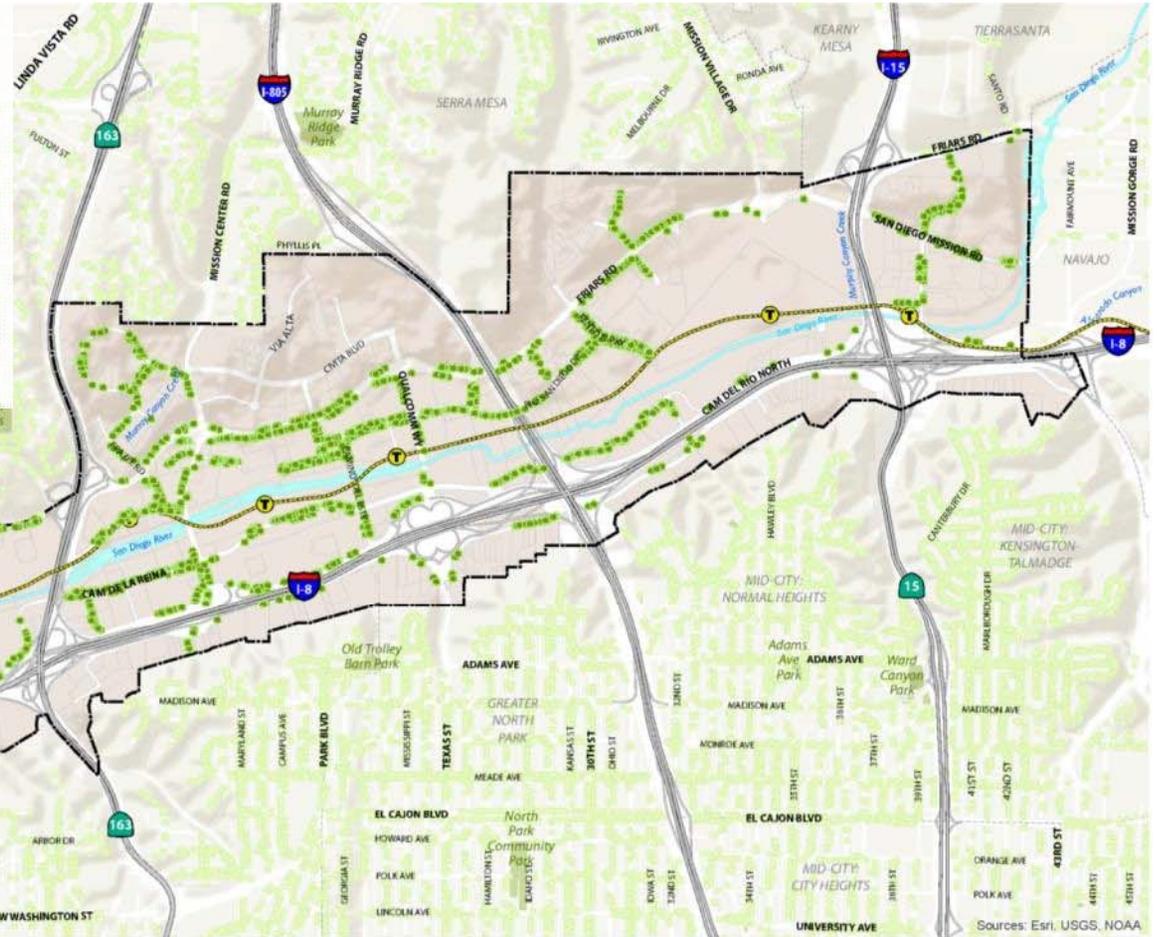
The portion of the San Diego River within Mission Valley is an impaired water body on the Clean Water Act Section 303(d) list of Water Quality Limited Segments.

- Pollutant of concern is indicator bacteria: fecal coliform, total coliform, and/or enterococcus
- Land development for areas that drain into the River must adhere to stricter water quality standards



# Urban Forest

It is estimated that Mission Valley has 2,076 street trees in its 99 miles of streets. Full capacity is ~19,800 street trees.



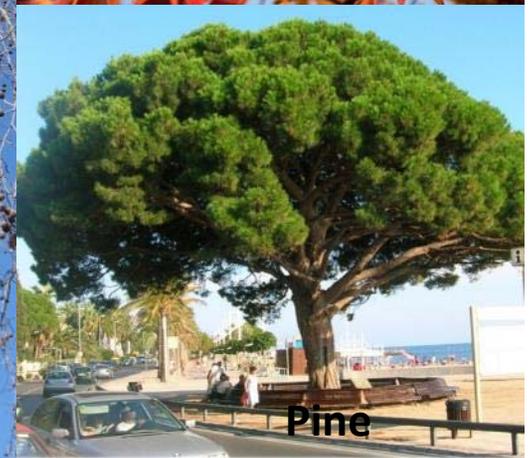
-  Trolley Stops
-  Tree Canopy
-  Planning Area Parcels
-  Light Rail
-  Streams/Creeks
-  Parks & Recreation
-  Freeways
-  Lakes/Ponds
-  Mission Valley Community Plan Boundary
-  Ramps
-  Community Planning Areas

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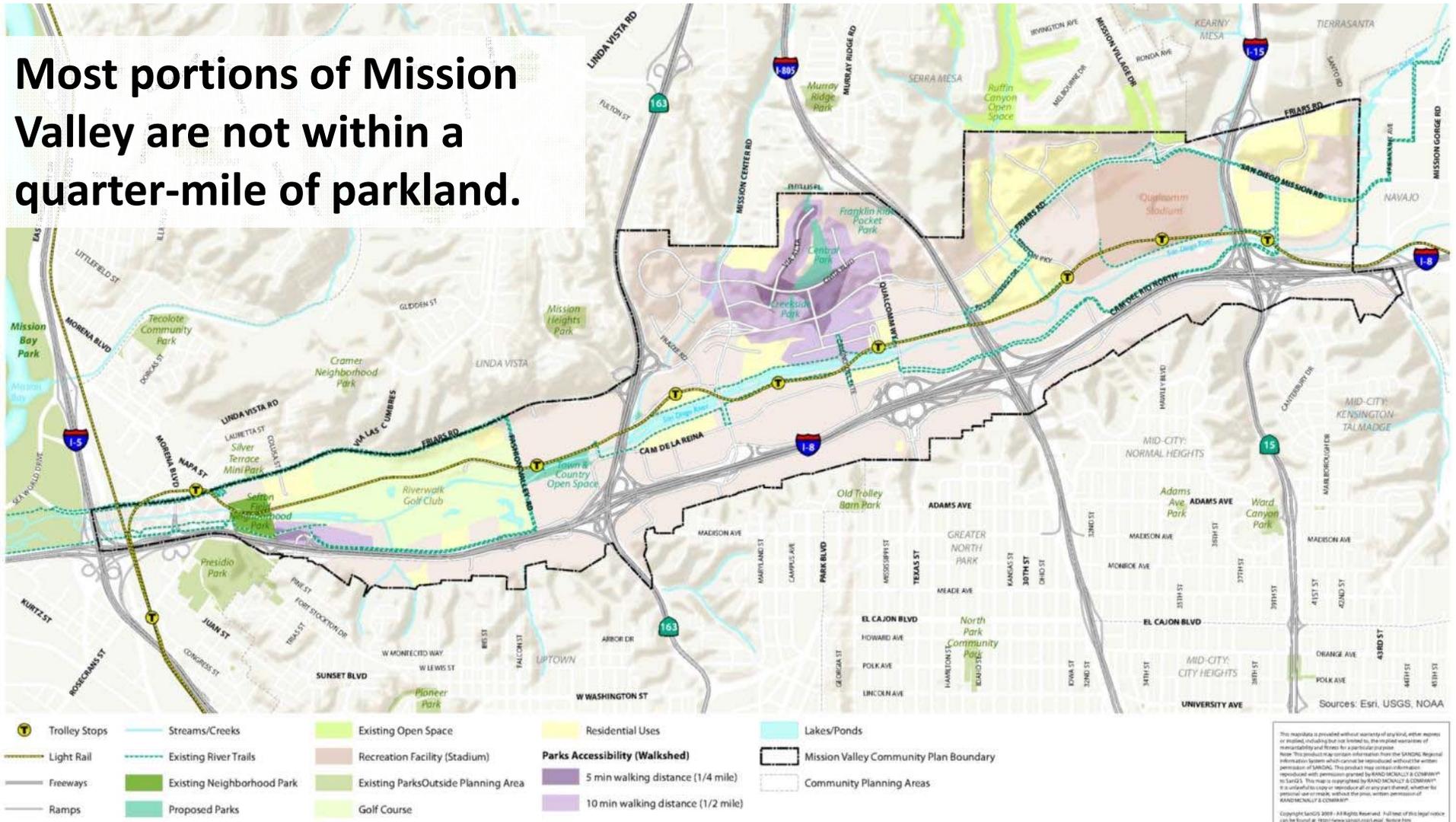


## Street Trees Frequently Found in Mission Valley

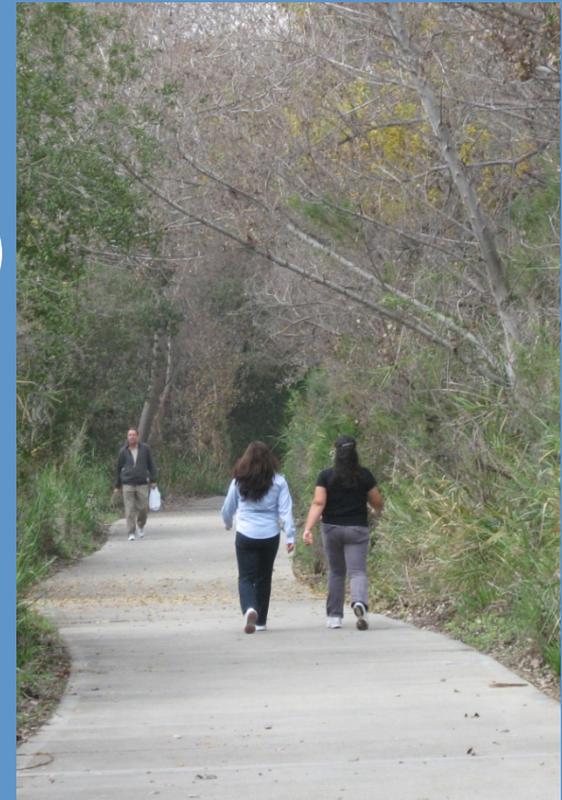


# Open Space and Recreation

Most portions of Mission Valley are not within a quarter-mile of parkland.



- Current population-based park deficit is approximately 50 acres
- Existing Parks (8.5 acres)
  - Sefton Field (8.5)
- Parks in development (15.13 acres)
  - Civita Neighborhood Park (12.53)
  - Phyllis Place Mini Park (.83)
  - Franklin Ridge Pocket Park (.33)
  - Hazard Center Pocket Park (.63)
  - UT Pocket Park (.81)
  - Town and Country (TBD)

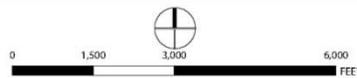
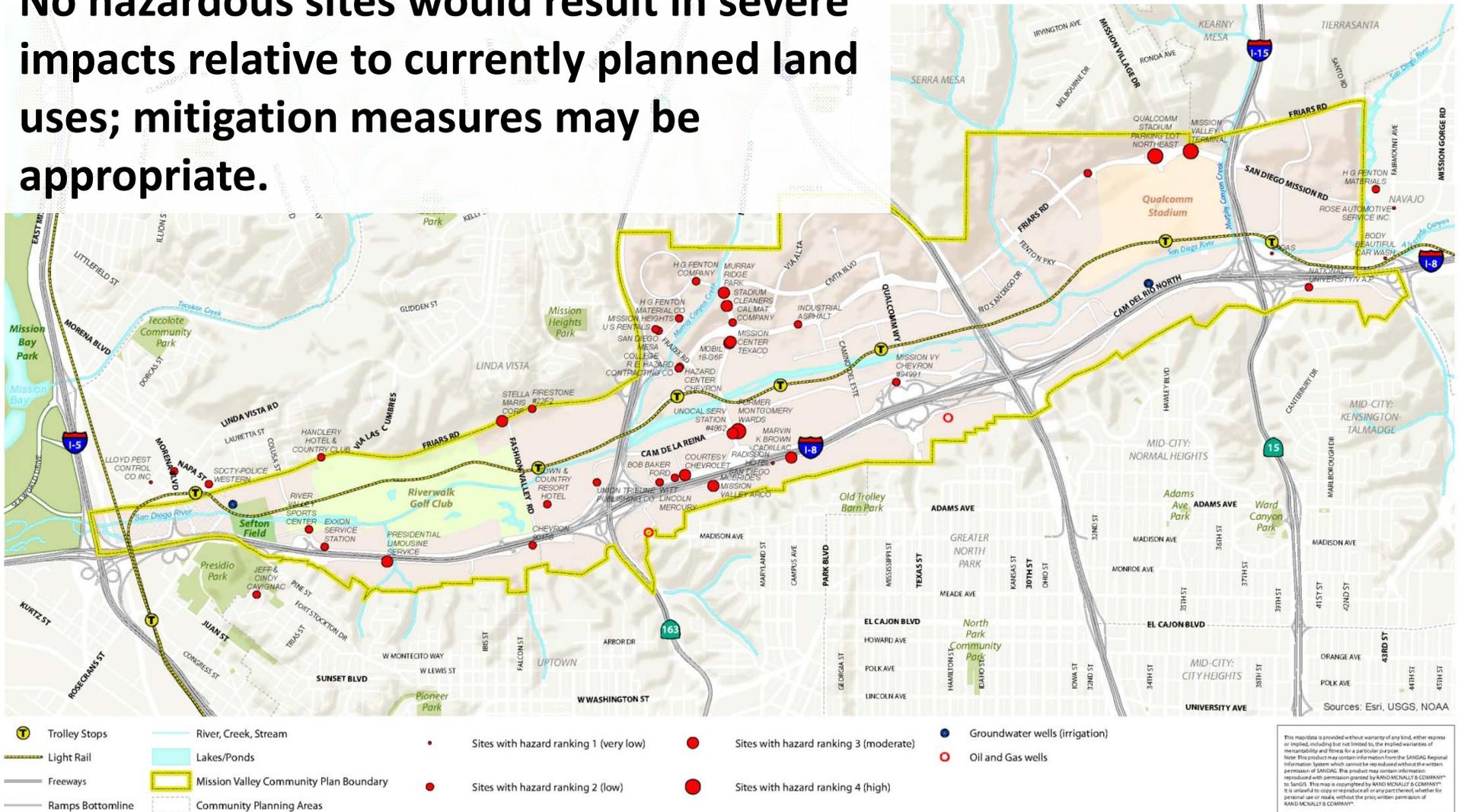


# Environmental Hazards and Community Health



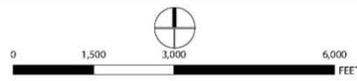
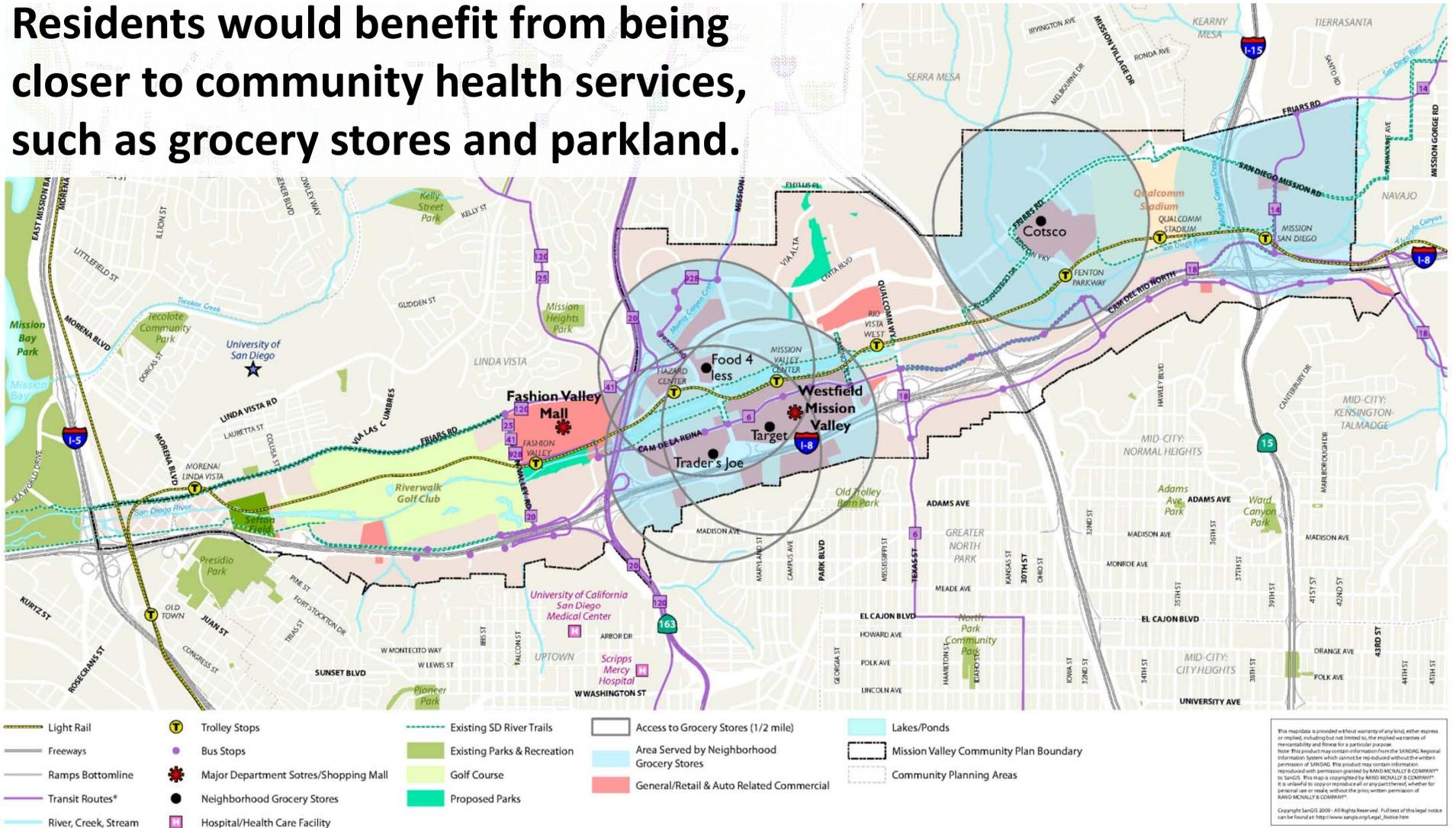
# Hazardous Materials

No hazardous sites would result in severe impacts relative to currently planned land uses; mitigation measures may be appropriate.



# Community Health

Residents would benefit from being closer to community health services, such as grocery stores and parkland.



# Discussion



## Next Steps

- Community Workshop: October 29
- Online Community Survey, Oct. 29 – Nov. 30 (tentative)
- CPG Subcommittee Meeting, November 13, 3pm to 4:30pm, Mission Valley Library
  - Parks & Recreation
  - Results of Outreach
  - Guiding Principles



# Wrap-Up and Next Steps

## Preview of Community Workshop

- Connecting Neighborhoods – brainstorm how you would improve connectivity in Mission Valley
- Building Your Future District – discuss and draw how you would build a future district in Mission Valley

*We hope to see you there!*



Thank you!