



**Alternatives Evaluation:
Mission Valley West**

June 9, 2017



- **3:00 – 3:45**

- Presentation:

- Jobs/Housing Balance
- Land use alternatives
- Opportunity on key sites:
 - Riverwalk
 - Fashion Valley Mall
 - Hotel Circle North

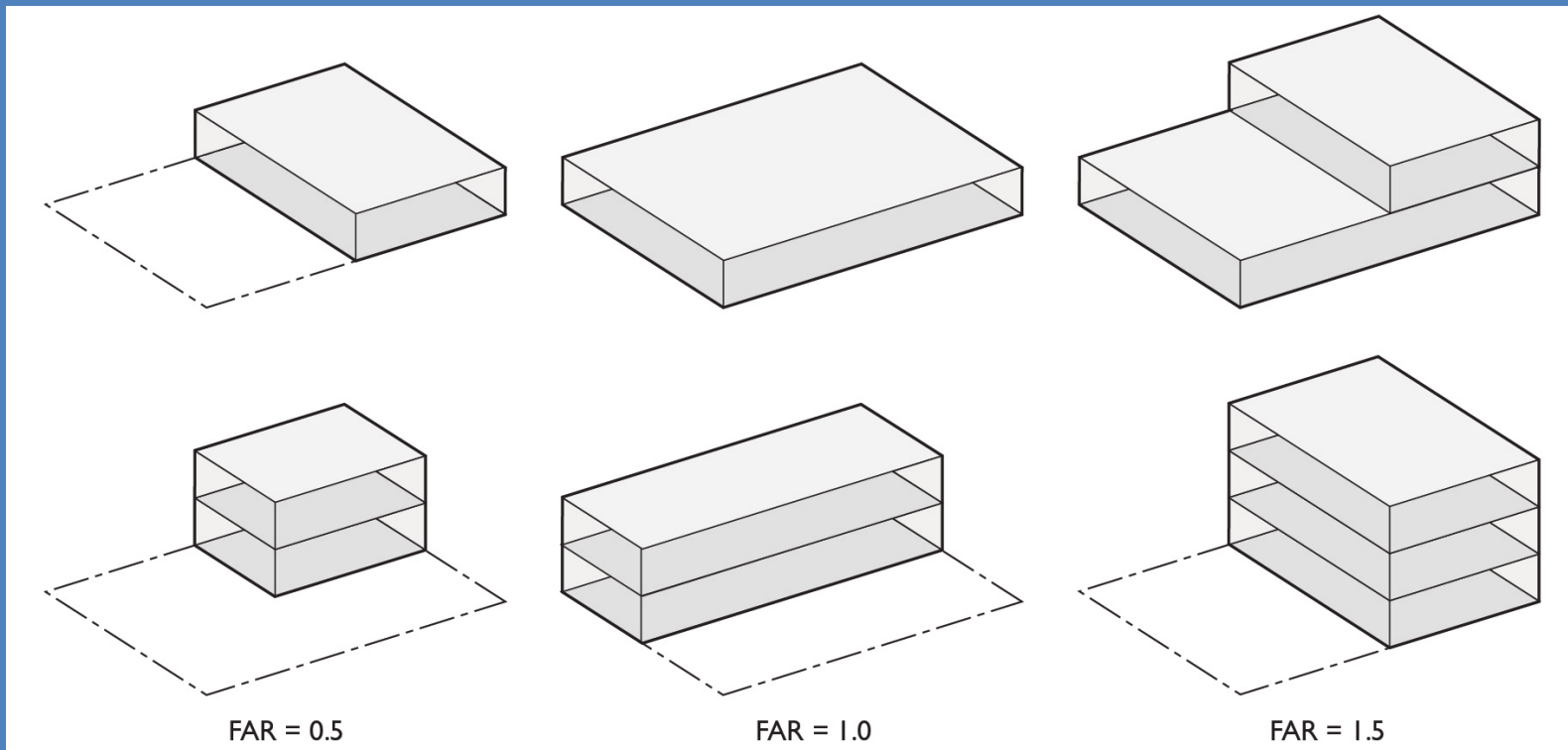


LU Alternatives



Floor Area Ratio (FAR)

Floor Area Ratio: the ratio of the gross building floor area to the lot area



Floor Area Ratio (FAR)

Parking above ground typically not counted towards FAR (however, counted in Downtown)



Building Type Examples

Fenton Little Italy

- 125 residential units
- 22,000 s.f. commercial
- Overall (incl. residential)
3.1 FAR
- Residential: 102 du/ac



Building Type Examples

Paseo Colorado

- 387 residential units
- 645,000 s.f. commercial
- Overall (incl. residential)
2.2 FAR
- Residential: 36 du/ac



Building Type Examples

Town and Country

- 840 residential units
- 700 hotel rooms
- 4 ac public park
- Overall (incl. residential)
1.1 FAR



Densities

BUILDING TYPES: SINGLE USE

FAR excludes parking floor area

LOW DENSITY
RESIDENTIAL



South of Hazard Center
19 du/ac
120 units | 6.3 ac
Mission Valley, San Diego



Origen, Civita
21 du/ac
200 units | 9.4 ac
Mission Valley, San Diego



Artisan Walk
26 du/ac
72 units | 2.8 ac
Emeryville

OFFICE



Stanford Campus in Redwood City
1.0 FAR
35 ac | 1.5m s.f. Office
Redwood City



Bay Meadow Phase II
1.6 FAR
11.0 ac | 750k s.f. Office
City of San Mateo



Pacific Center
1.8 FAR
5.8 ac | 452k s.f. Office
Mission Valley, San Diego

MEDIUM DENSITY
RESIDENTIAL



Glashaus
41 du/ac
145 units | 3.5 ac
Emeryville



Domicilio
46 du/ac
306 units | 6.7 ac
Santa Clara



Rio Del Oro
55 du/ac
103 units | 1.9 ac
Mission Valley, San Diego

REGIONAL RETAIL



Fashion Valley
0.5 FAR
81.4 ac | 1,735k s.f. Retail
Mission Valley, San Diego



Santa Monica Place
1.1 FAR
9.9 ac | 475k s.f. Retail
Santa Monica



Westfield San Francisco
6.1 FAR
6.8 ac | 1,565k s.f. Retail, 250k s.f. Office
San Francisco

HIGH DENSITY
RESIDENTIAL



West Park, Civita
65 du/ac
336 units | 5.1 ac
Mission Valley, San Diego



City Scene
78 du/ac
31 units | 0.4 ac
North Park, San Diego



Misora, Santana Row
90 du/ac
220 units | 2.5 ac
San Jose

Image Source:

- 1,2,8,9,10: Google Street View
- 3: Stanford/Redwood City, Phase I PC Permit Submittal (July 6 Supplemental) http://webgis.redwoodcity.org/community/documents/projects/phase1/2/winc_july_6_supplemental_12x18_528003129.pdf
- 4: HDK <http://www.hdk.com/design/type/commercial/bay-meadows-mixed-use-development/>
- 5: The Dot Connection <http://www.thedotconnection.com/shopping/>
- 6: Mazerich - Mazerich, CC BY-SA 3.0 <https://commons.wikimedia.org/w/index.php?curid=26451600>
- 7: Colloquial of the English language Wikipedia, CC BY-SA 3.0 <https://commons.wikimedia.org/w/index.php?curid=15857756>



Parkloft Condo
120 du/ac
120 units | 1.0 ac
Gaslamp Quarter, San Diego



16th and Market Apt
243 du/ac
134 units | 0.6 ac
East Village, San Diego



Acqua Vista
277 du/ac
382 units | 1.4 ac
Columbia, San Diego

Densities

BUILDING TYPES: MIXED USE

FAR includes residential floor area and excludes parking floor area

MEDIUM DENSITY
MIXED USE



Bay Street Emeryville
Residential/Retail/Entertainment
22 du/ac, 1.0 FAR

17.3 ac | 379 units | 365k s.f. Office/Retail
Emeryville



Paseo Colorado
Residential/Retail
36 du/ac, 2.2 FAR

10.9 ac | 387 units | 557k S.f. Retail
Pasadena



Santana Row
Residential/Retail/Office
21 du/ac, 1.2 FAR

40.6 ac | 840 units | 1,094k s.f. Retail/Office
San Jose



City Center Plaza
Residential/Retail
46 du/ac, 1.6 FAR

1.8 ac | 81 units | 30k s.f. Retail
Pasadena



Pacific Station
Residential/Retail/Office
33 du/ac, 1.8 FAR

1.4 ac | 47 units | 50k S.f. Retail/Office
Encinitas

HIGH DENSITY
MIXED USE



Rich Sorro Commons
86 du/ac, 3.0 FAR

1.2 ac | 100 units | 10k S.f. Retail
SOMA, San Francisco



Fenton Little Italy
102 du/ac, 3.1 FAR

1.2 ac | 125 units | 22k S.f. Retail
Little Italy, San Diego



Form 15
170 du/ac, 3.4 FAR

1.4 ac | 242 units | 10k S.f. Non-Res
East Village, San Diego



Porto Siena
128 du/ac, 3.5 FAR

1.4 ac | 88 units | Ground Floor Retail
Little Italy, San Diego



Ballpark Village
185 du/ac, 4.3 FAR

4.0 ac | 713 units | 58k s.f. Office
Marina, San Diego



Crossing 900
2.9 FAR

2.4 ac | 297k Office 5k Retail
Redwood City



Broadway Station
3.0 FAR

0.7 ac | 67k Office 27k Retail
Redwood City



Kaiser Permanente Mission Bay
3.8 FAR

1.3 ac | 220k S.f. Office
Mission Bay, San Francisco



300 Santana Row
4.0 FAR

0.48 ac | 60k Office 23k Retail
San Jose

Image Source

1. Fenton Little Italy PC Report, Page 1.
<https://www.sandiego.gov/planning-commission/pd/pcnsports/2014/pc14041a.pdf>
2. Google Street View
3. <http://www.sandiegocounty.gov/assault/blog/Ballpark-Village-Condos.jpg>
4. North Sunset Hagerty Architects. <http://jordansblum.com/portfolio-item/crossing-900/>
5. 2025 Broadway Street Planning Re-submittal.
<http://www.redwoodcity.org/Date/showdocument?id=7237>

Density Assumptions

<i>Proposed Land Use</i>	<i>DUIAC</i>	<i>F.A.R.</i>
Mixed Use - HD	90 - 140	2.60 - 4.00
Mixed Use - MD	60 - 85	1.75 - 2.50
Residential - HD	80 - 105	2.30 - 3.00
Residential - MD	60 - 70	1.75 - 2.00

Assuming average unit size = 1,250 s.f.

The following slides show examples of how development could take shape within the three different land use alternatives. This is just a visualization to provide a better understanding of how development potential could vary among the different alternatives and not a finalized proposal.

Alt 1: String of Pearls

Proposed Land Use (Simplified)

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Commercial/Office/Hotel
- Regional Retail
- Strategic Infill
- Public

Park and Open Space

- Existing Park
- Existing Open Space
- Potential Park
- Potential Open Space

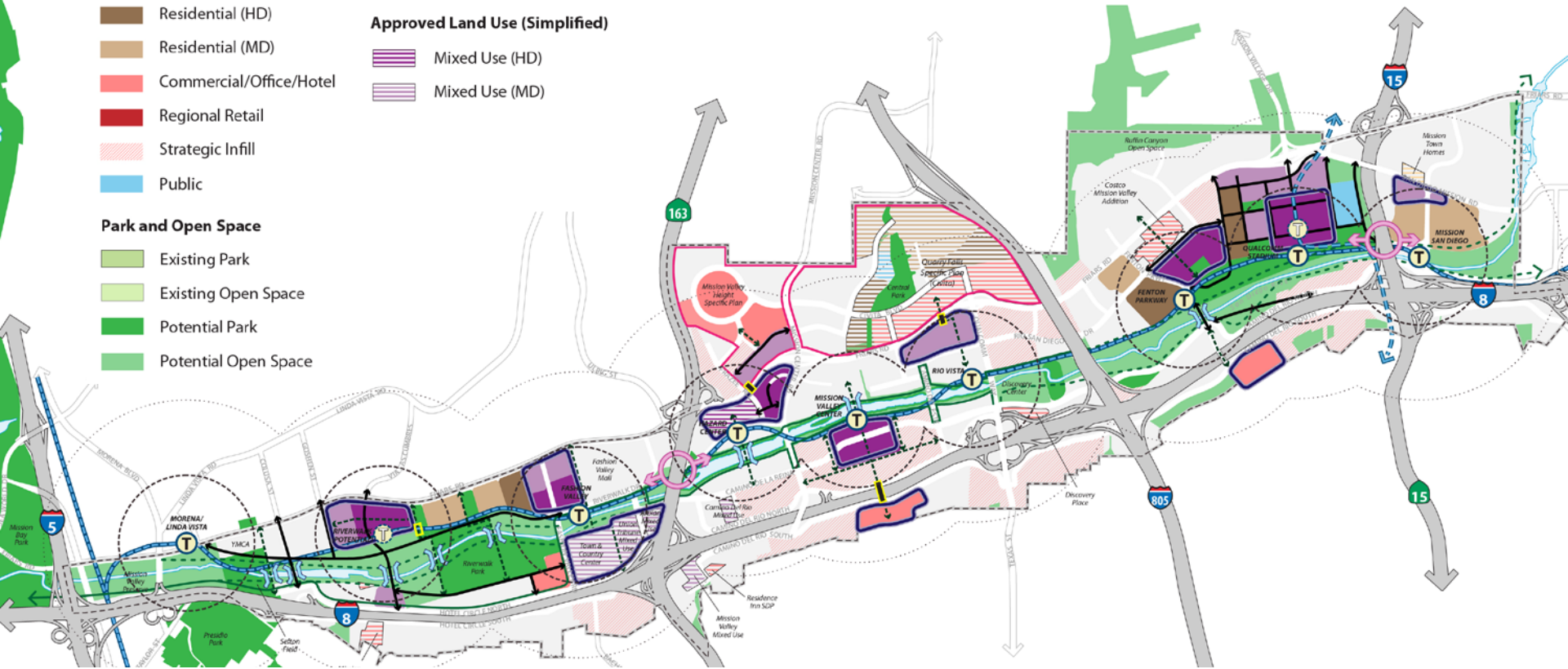
Development Node

Specific Plan

Approved Land Use (Simplified)

Mixed Use (HD)

Mixed Use (MD)



Alt 1: String of Pearls



Mixed use development on the west end of Fashion Valley Mall

Three mixed use nodes – primary residential with supporting retail and office uses – surrounding transit nodes

Alt 2: Vibrant Core

Proposed Land Use (Simplified)

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Commercial/Office/Hotel
- Regional Retail
- Strategic Infill
- Public

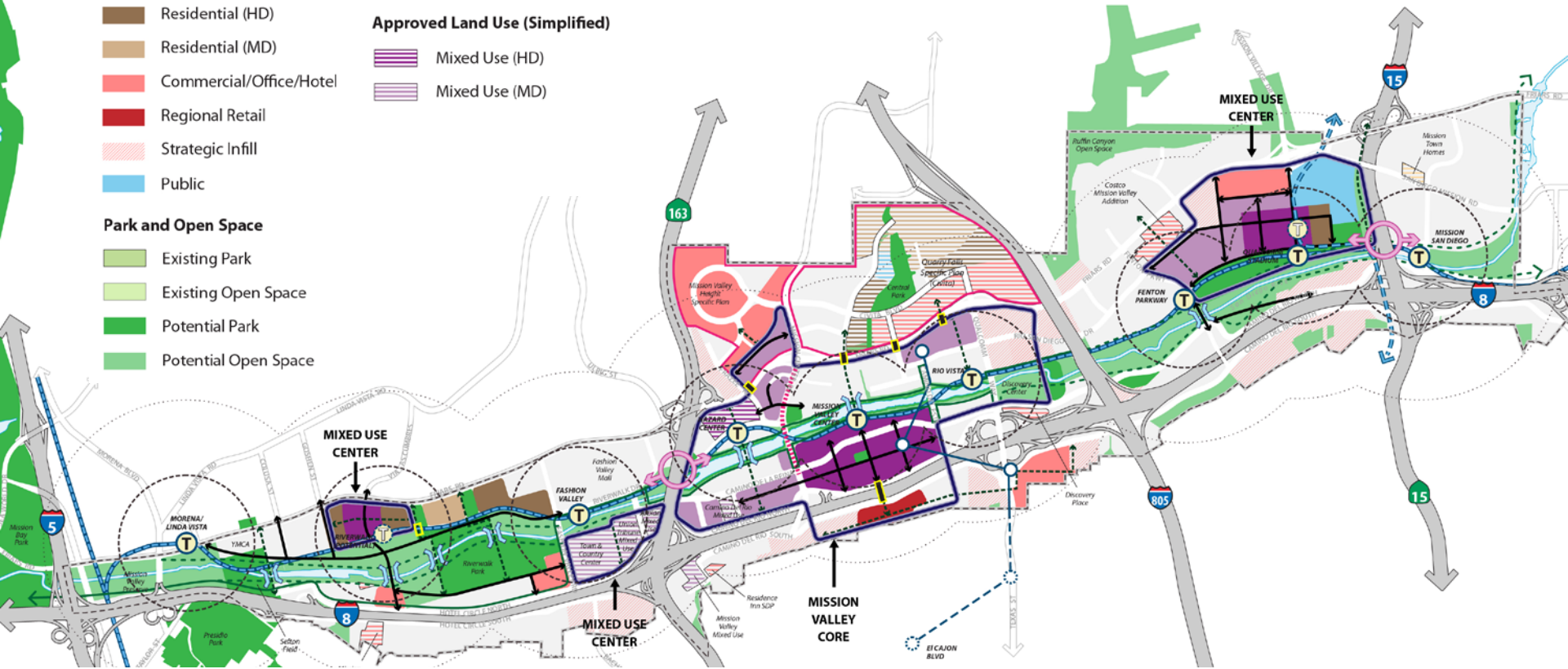
Park and Open Space

- Existing Park
- Existing Open Space
- Potential Park
- Potential Open Space

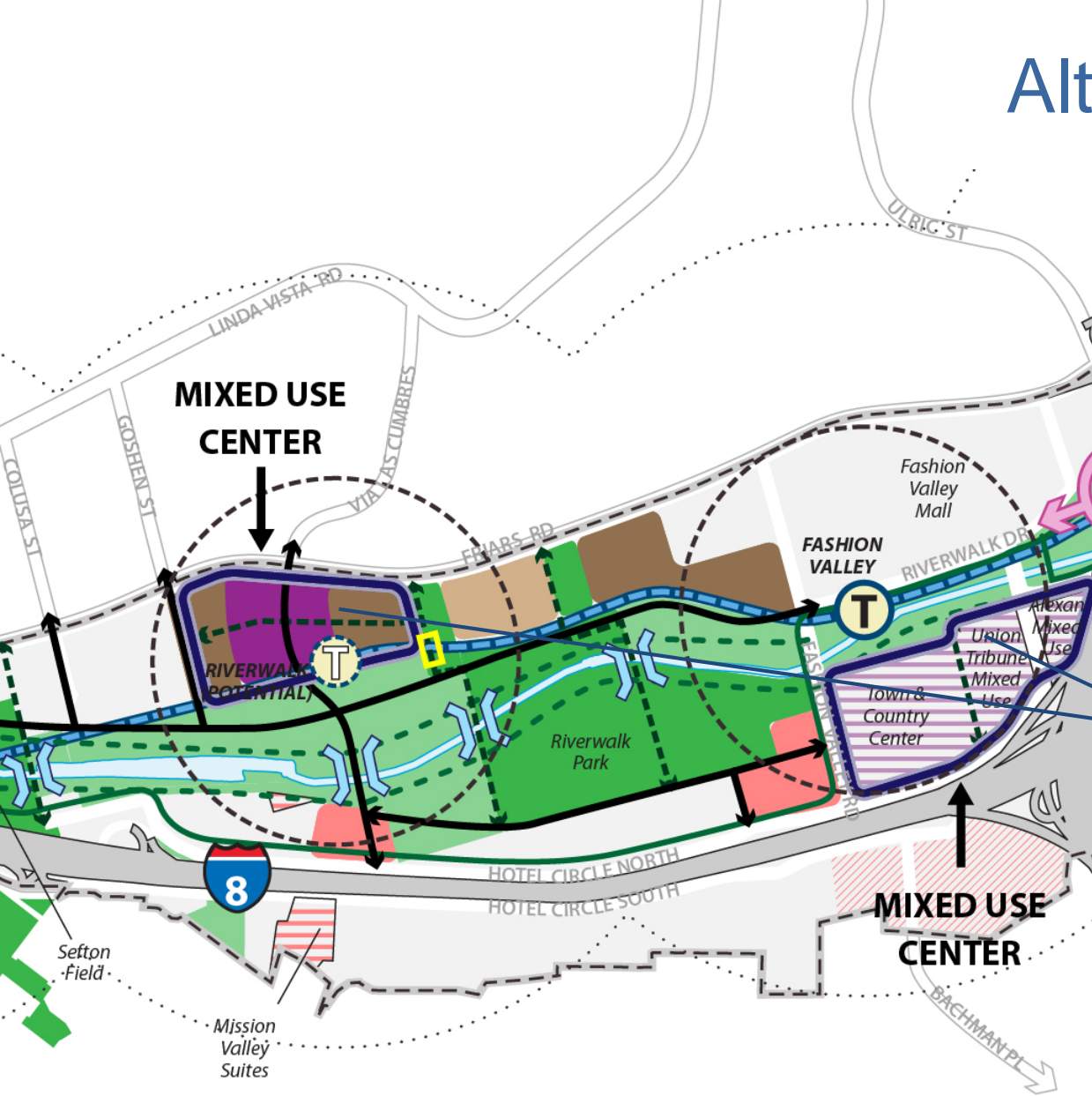
- Center/Core
- Specific Plan

Approved Land Use (Simplified)

- Mixed Use (HD)
- Mixed Use (MD)



Alt 2: Vibrant Core



Two Mixed Use Centers – residential, retail, and office uses – with easy access to the trolley station

Alt 3: Campuses and Clusters

Proposed Land Use (Simplified)

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Commercial/Office/Hotel
- Regional Retail
- Strategic Infill

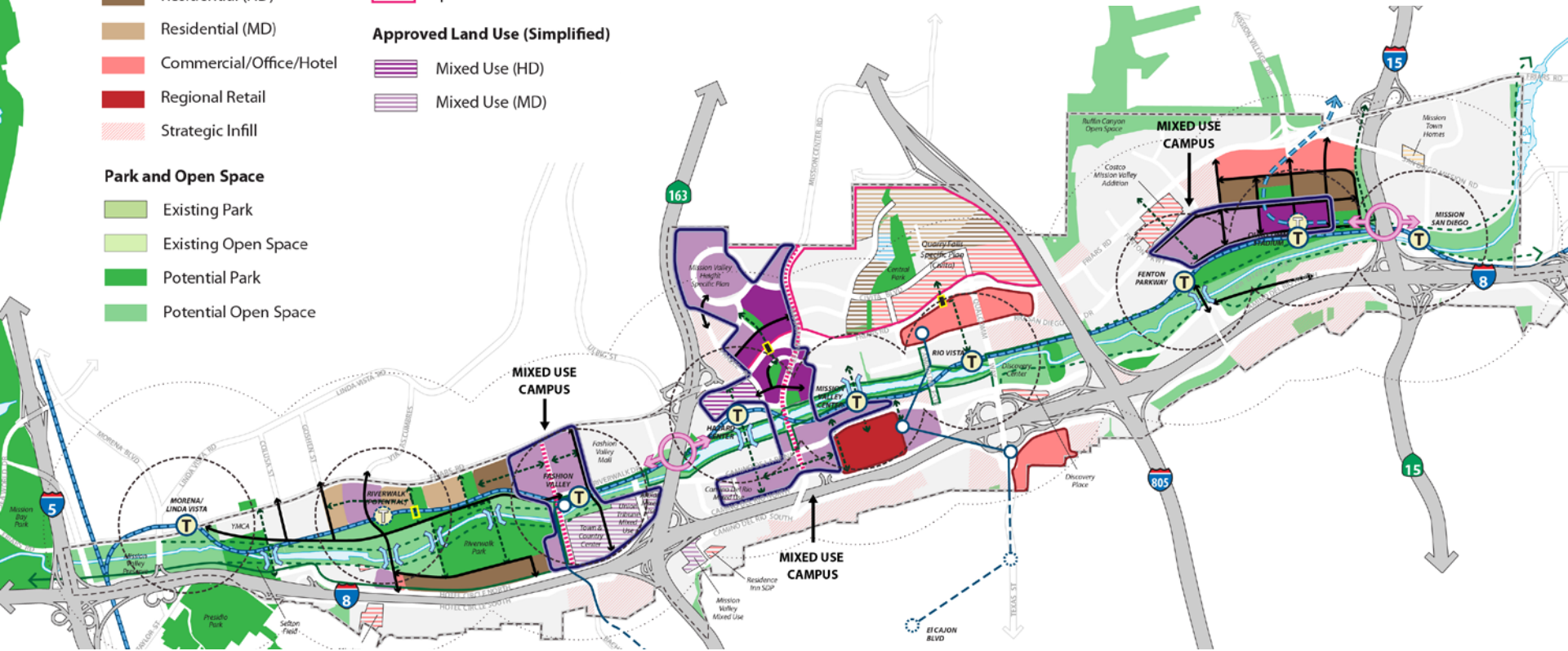
- Campus
- Single-use Cluster
- Specific Plan

Approved Land Use (Simplified)

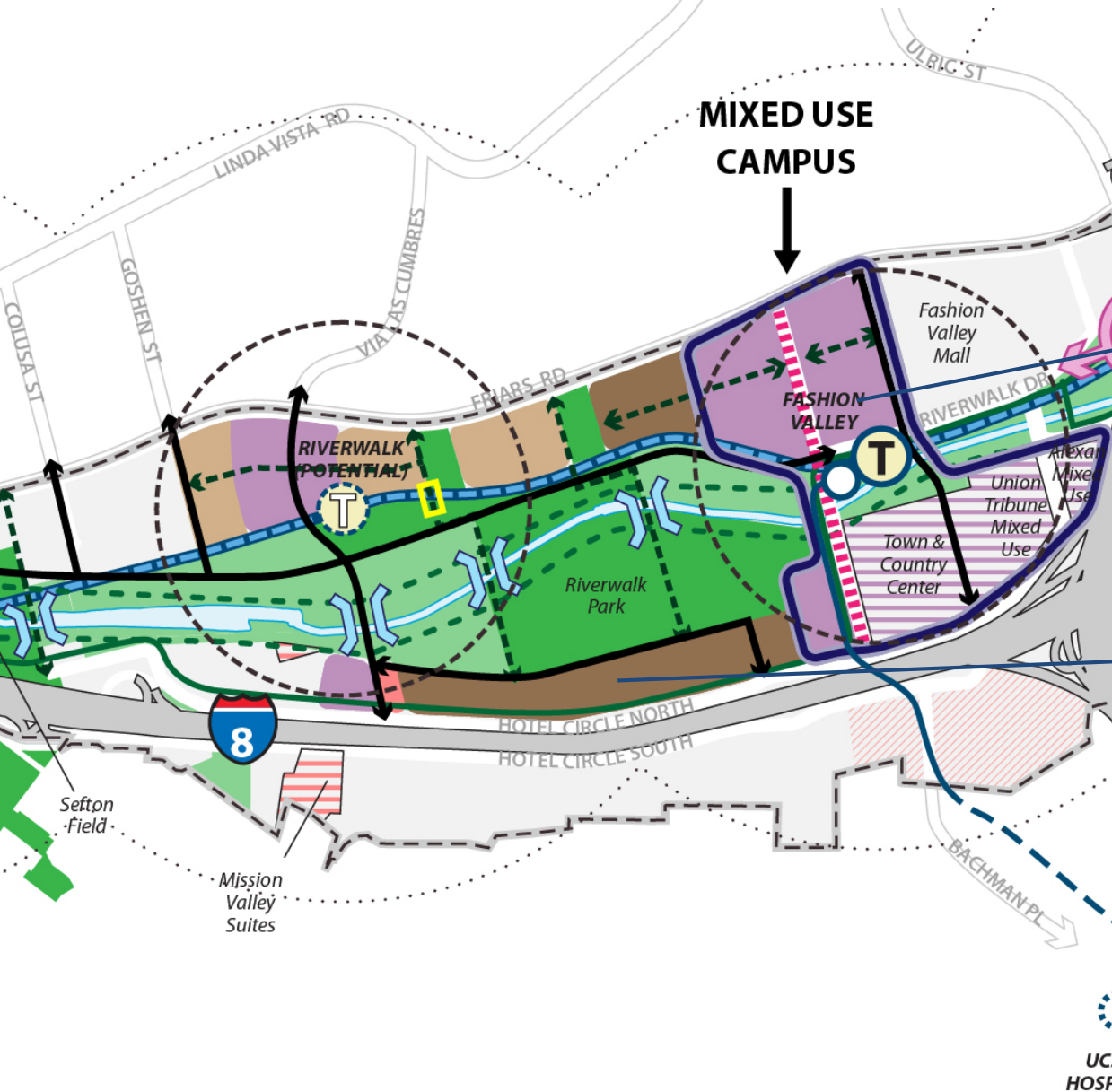
- Mixed Use (HD)
- Mixed Use (MD)

Park and Open Space

- Existing Park
- Existing Open Space
- Potential Park
- Potential Open Space



Alt 3: Campuses and Clusters



A river- and transit-oriented mixed use campus surrounding the Fashion Valley Trolley Station

High density residential development along Hotel Circle North



Key Site: Riverwalk





Levi-Cushman Specific Plan

Development Program:

- 5,300,000 square feet on 200 acres
 - 1,329 dwelling units
 - 1,000 hotel rooms
 - 200,000 square feet retail
- 2,582,000 square feet office

Development Intensity:

- Limit of 67,000 Average Daily Trips
 - Assumed a trip reduction for light rail transit
- 250 foot height limit
- 0.6 total FAR

Parks and Open Space

- **Minimum of 75 acres**
- **25 feet buffer on both sides of river**



Key Site: Fashion Valley Mall

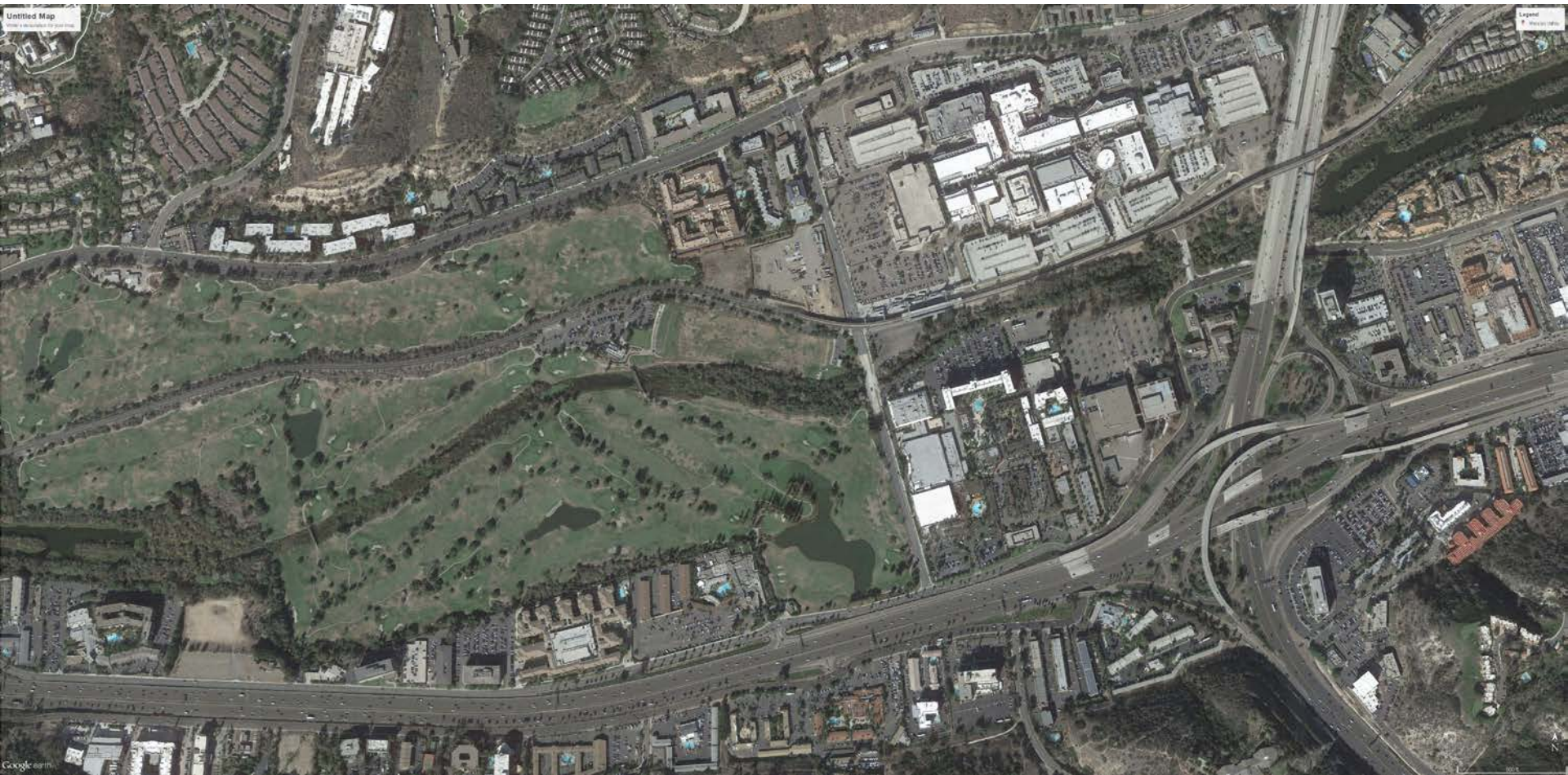


Fashion Valley Mall

- Regional retail anchor
- Surface parking/parking garage on the west side - redevelopment potential



MV WEST AREA



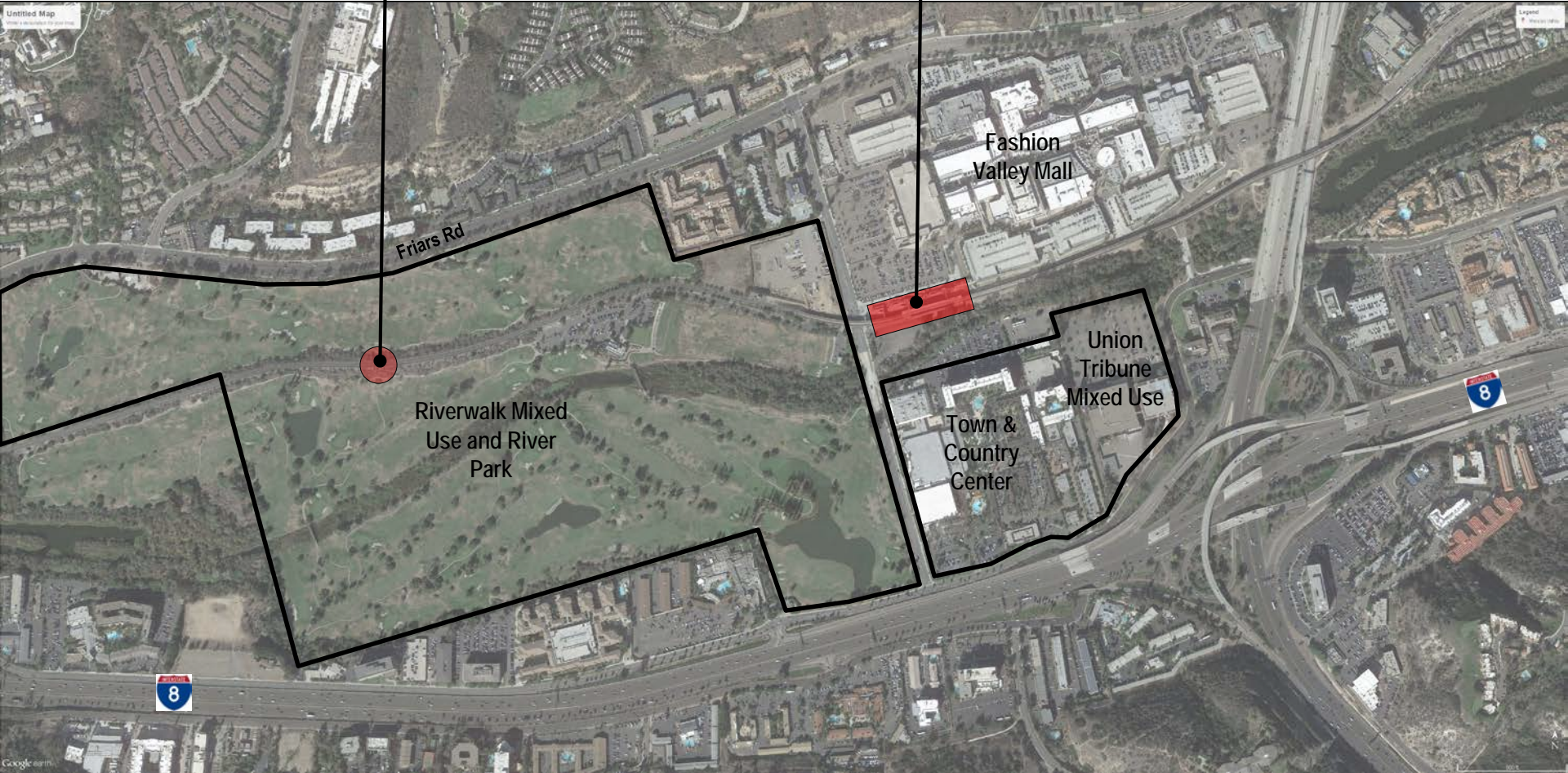
MV WEST AREA



Future Trolley
Station



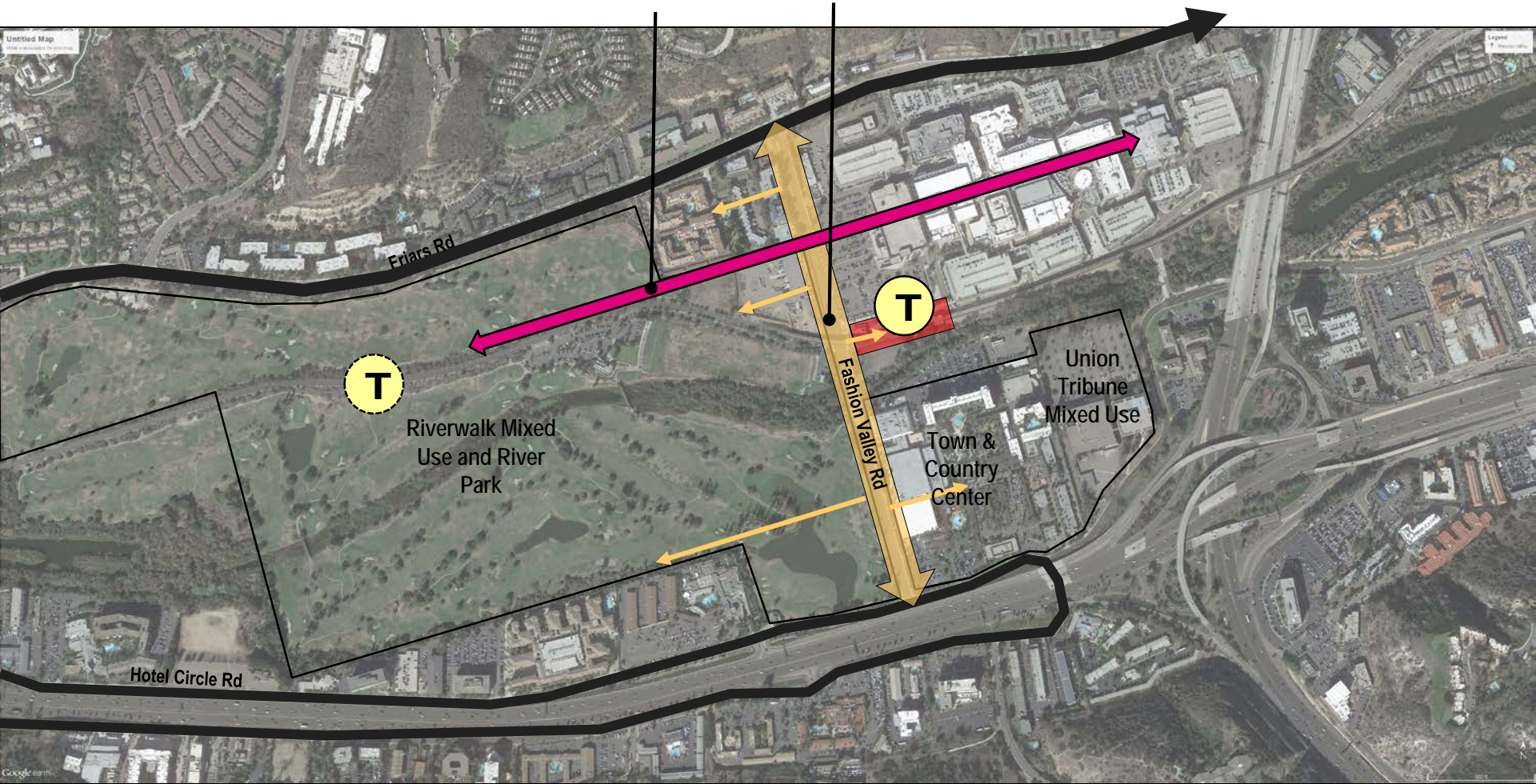
Transit Hub -
Bus & Trolley



MV WEST AREA Public Realm Opportunities

Opportunity to Open and Connect
Commercial and Neighborhood Services

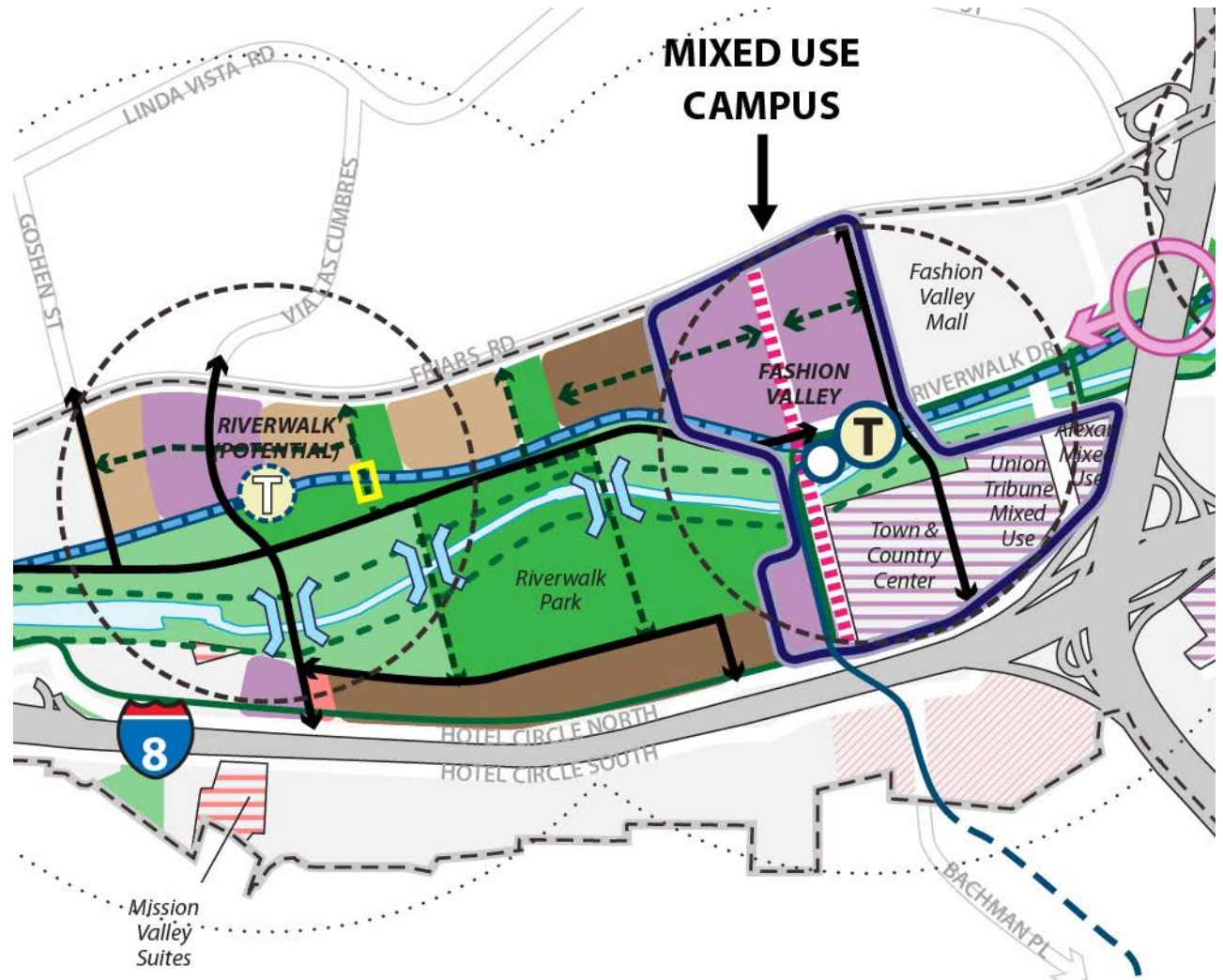
Fashion Valley Road Enhancement
Transit Spine – Improved Pedestrian Experience



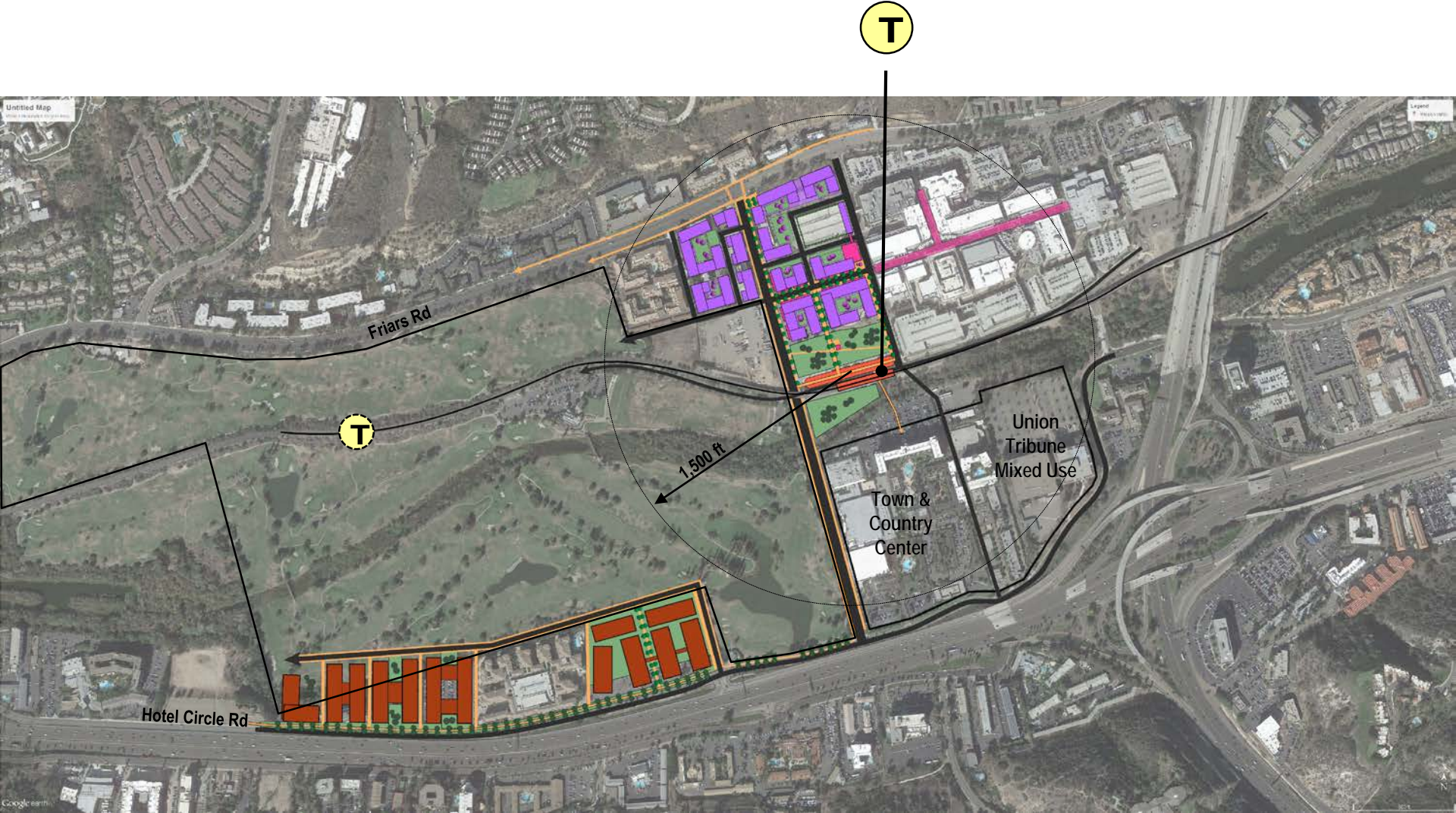
ALT 3: Campuses and Clusters

Potential Development Area Land Use (Simplified)

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Commercial/Office/Hotel



ALT 3: Campuses and Clusters



ALT 3: Campuses and Clusters

Mixed Use Medium Density



Bay Street Emeryville
Residential/Retail/Entertainment
22 du/ac, 1.0 FAR



City Center Plaza
Residential/Retail
46 du/ac, 1.6 FAR

ALT 3: Campuses and Clusters

Mixed Use Medium Density



ALT 3: Campuses and Clusters

Mixed Use Medium Density



Internal Garden & Courtyard

6-8 Story Mixed-Use Residential

Commercial Street

6-8 Story Mixed-Use Residential

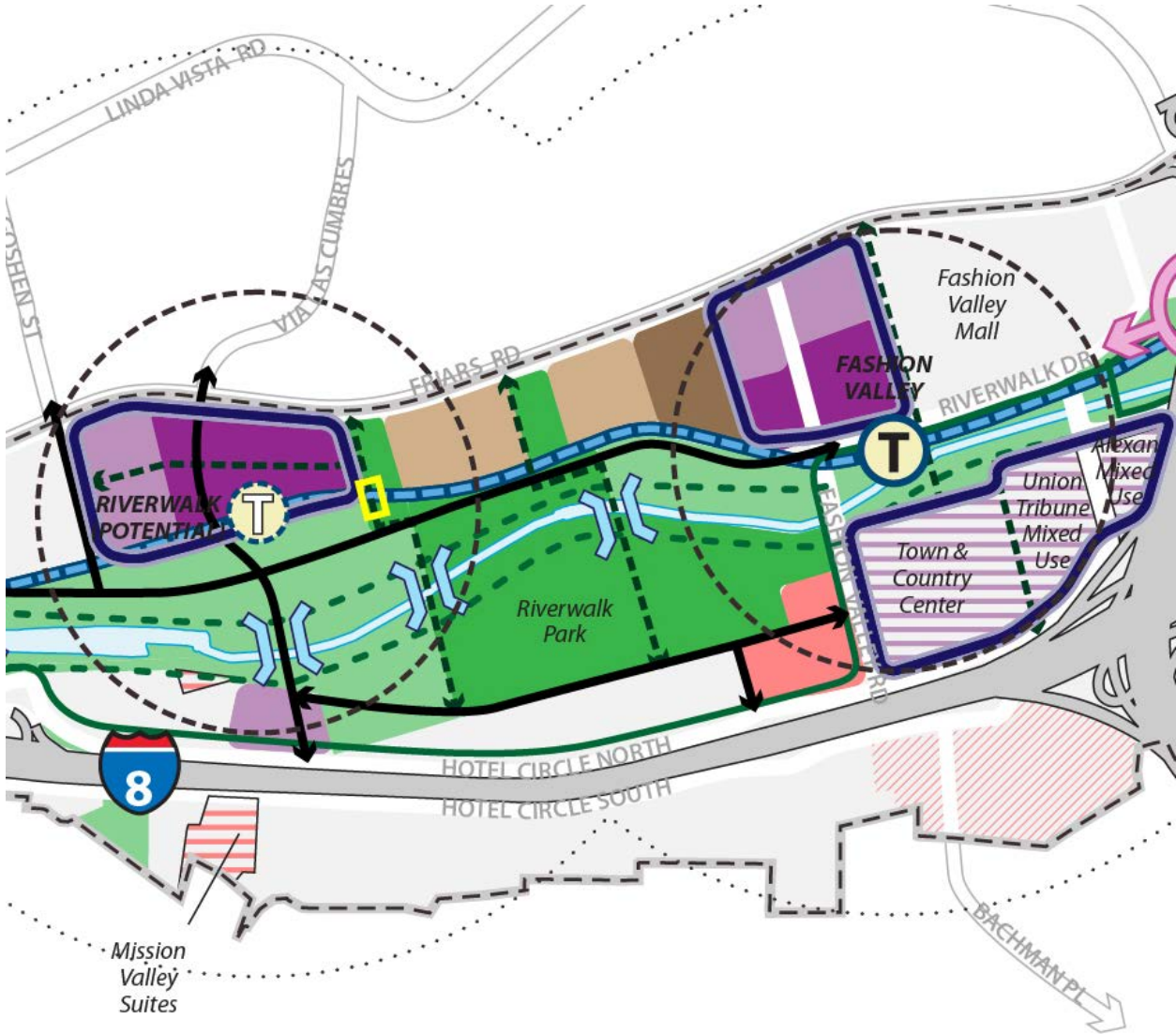
Parking Garage



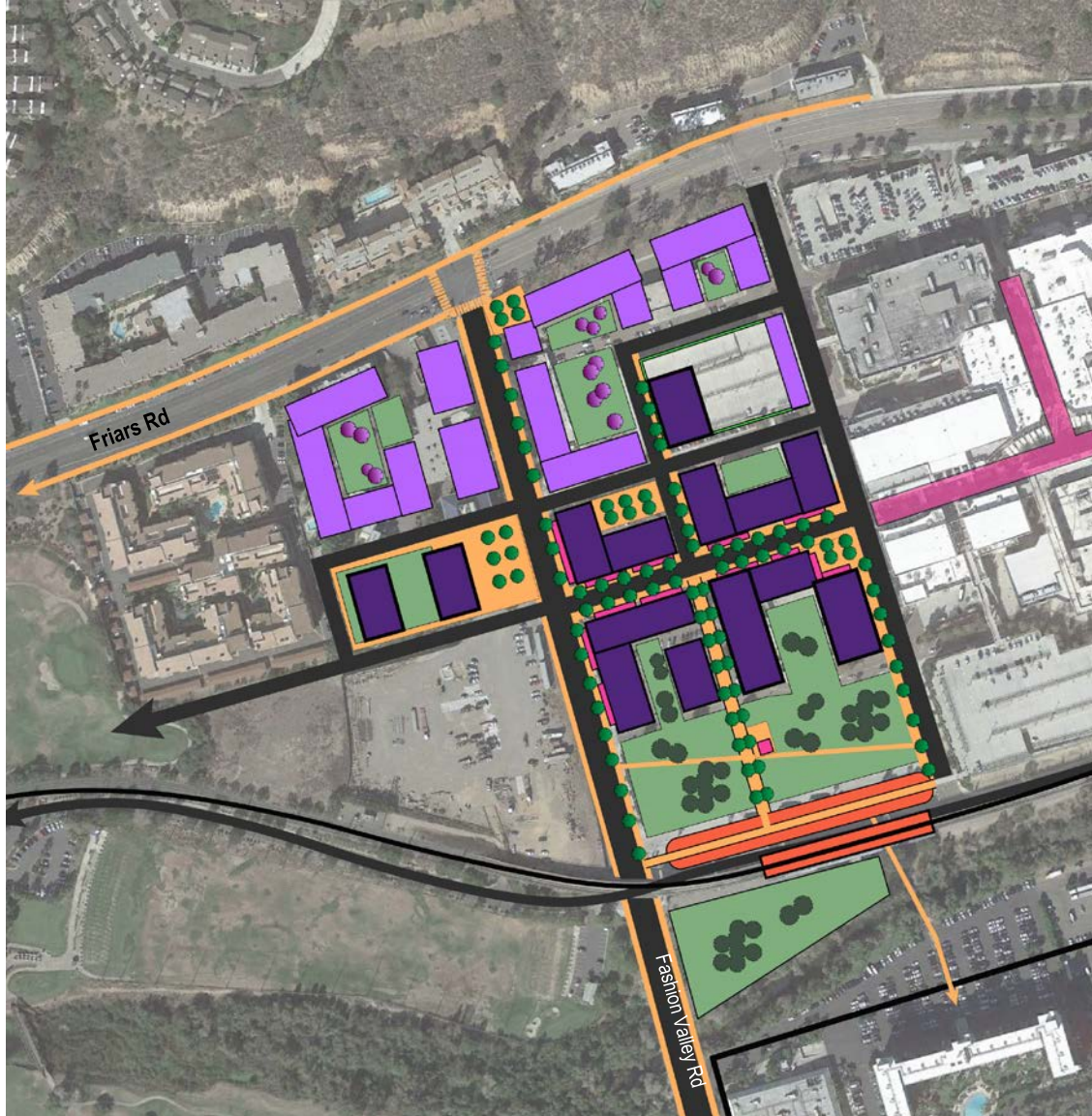
ALT 1: String of Pearls Mixed Use Medium & High Density

**Potential Development Area
Land Use (Simplified)**

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Commercial/Office/Hotel



ALT 1: String of Pearls Mixed Use Medium & High Density



Porto Siena
128 du/ac, 3.5 FAR
1.4 ac | 88 units | Ground Floor Retail
Little Italy, San Diego

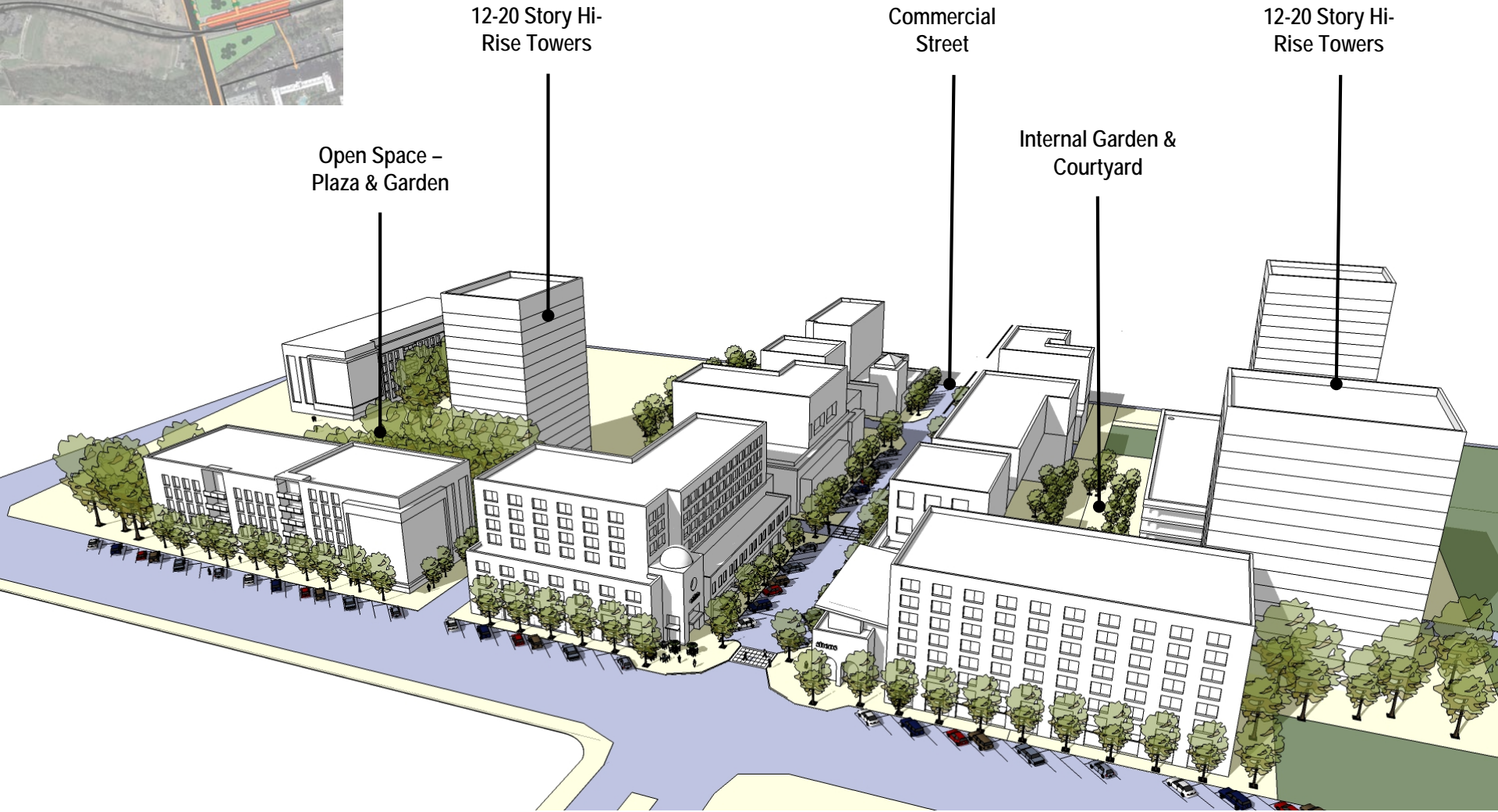


Ballpark Village
185 du/ac, 4.3 FAR
4.0 ac | 713 units | 58k s.f. Office
Marina, San Diego

ALT 1: String of Pearls Mixed Use Medium & High Density



ALT 1: String of Pearls Mixed Use Medium & High Density



12-20 Story Hi-Rise Towers

Commercial Street

12-20 Story Hi-Rise Towers

Open Space - Plaza & Garden

Internal Garden & Courtyard

ALT 1: String of Pearls Mixed Use Medium & High Density



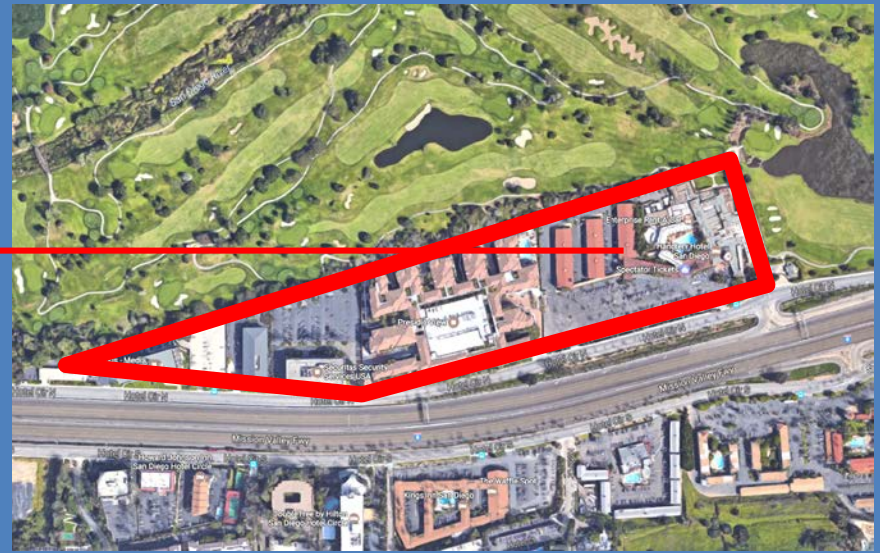


Key Site: Hotel Circle North



Hotel Circle North

- Existing office, hotel, and residential uses
- Close vicinity to the future Riverwalk park



ALT 3: Campuses and Clusters

Residential High Density



West Park, Civita
65 du/ac
336 units | 5.1 ac
Mission Valley, San Diego



Misora, Santana Row
90 du/ac
220 units | 2.5 ac
San Jose



Parkloft Condo
120 du/ac
120 units | 1.0 ac
Gaslamp Quarter, San Diego

ALT 3: Campuses and Clusters Residential High Density

Landscaped Parkway w/
Double Row of Trees

Internal Garden &
Courtyard

Landscaped
Setback

Balcony and
Terraces

Park Street



ALT 3: Campuses and Clusters

Residential High Density

Residential High
Density

Future Park
& Amenities



ALT 3: Campuses and Clusters

Residential High Density



ALT 3: Campuses and Clusters

Residential High Density





Map Exercise



- Place-type sheets demonstrate the type of development represented in the alternative maps
- Give us your feedback on the place-type examples and identify where you think each type is appropriate
- Collaboratively we will work to build a single map of Western Mission Valley for further analysis



Discussion



- Upcoming meetings (3:00 MV Library):
 - Eastern Mission Valley: July 14, 2017
- 3 subarea maps will be combined into a “Draft Preferred Alternative” for further review:
 - Density analysis
 - Mobility analysis
 - Public outreach event



Alternatives Evaluation: Mission Valley West

June 9, 2017