

Mira Mesa Community Plan Update: Phase I Community Engagement Result

Planning Department

January 24, 2019

6:10 pm to 7:00 pm – Mira Mesa Library



AGENDA

1. Update/Recap:
 - Mira Mesa CPU – Schedule
2. Phase I – Community Engagement Report
 - Introduction
 - Metrics
 - Summary of Comments
 - Who Responded
 - Top Priorities, Community Elements & Community Places
 - Focus Area & Character
 - Parks & Trails
3. Draft Vision and Principles
4. Discussion and Next Steps



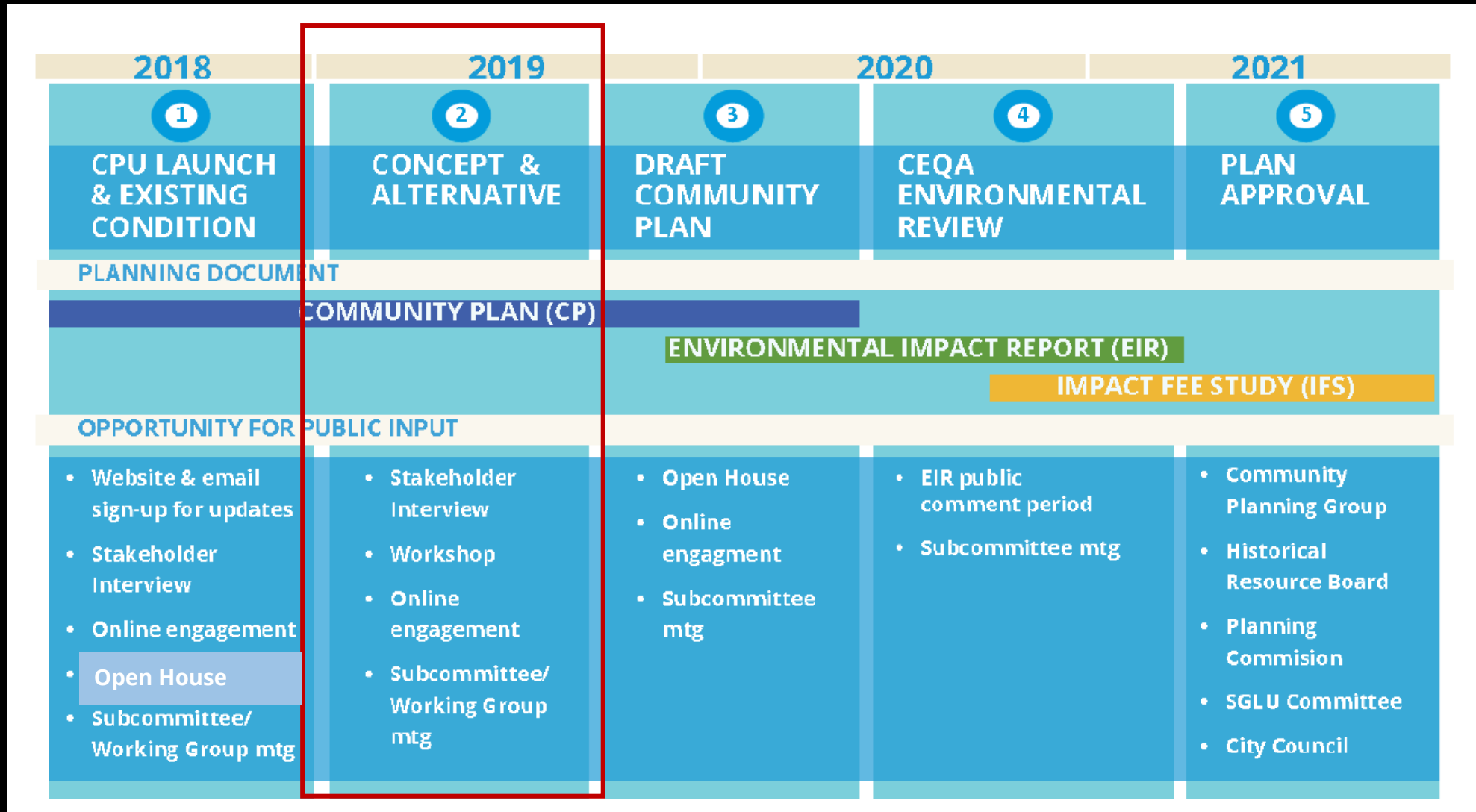
Planning Department – Presentation Outline

Update/Recap

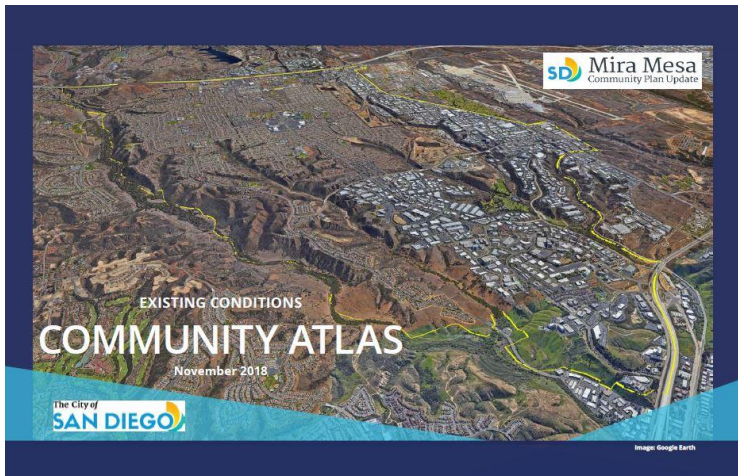




Process and Timeline

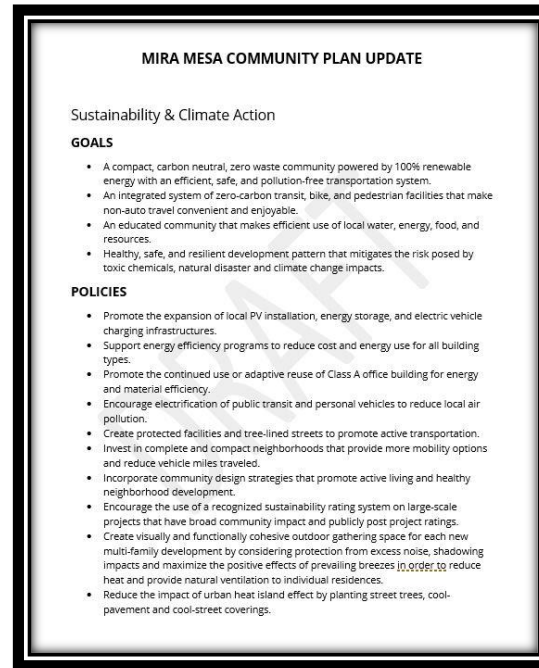


Nov. 2018



Community Atlas: Existing Conditions Report

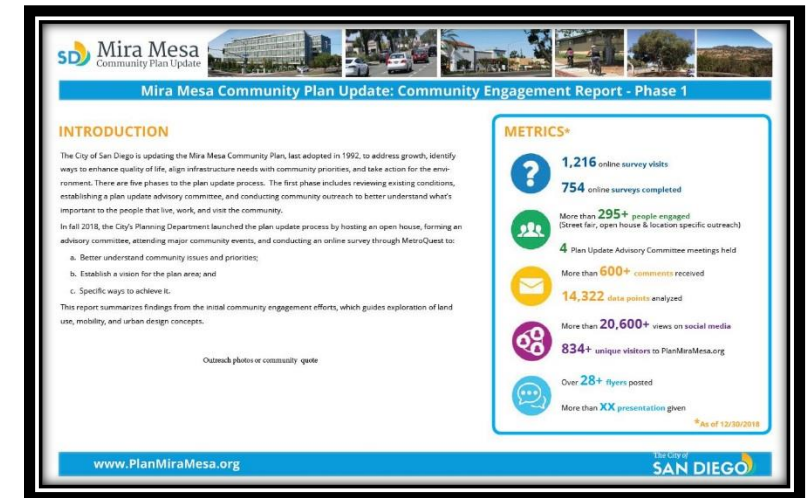
Oct/Nov. 2018



Draft Goals & Policies:

- Sustainability & Climate Action
- Conservation
- Public Facilities, Services & Safety

Jan. 2019



Phase I Community Engagement Report, Draft Vision and Guiding Principles

Mobility

Kimley»Horn

- Draft Mobility Existing Conditions Report: March 2019

Urban Design & Environment

DUDEK

- Urban Design Concepts: Spring/Summer/Fall 2019

Economy



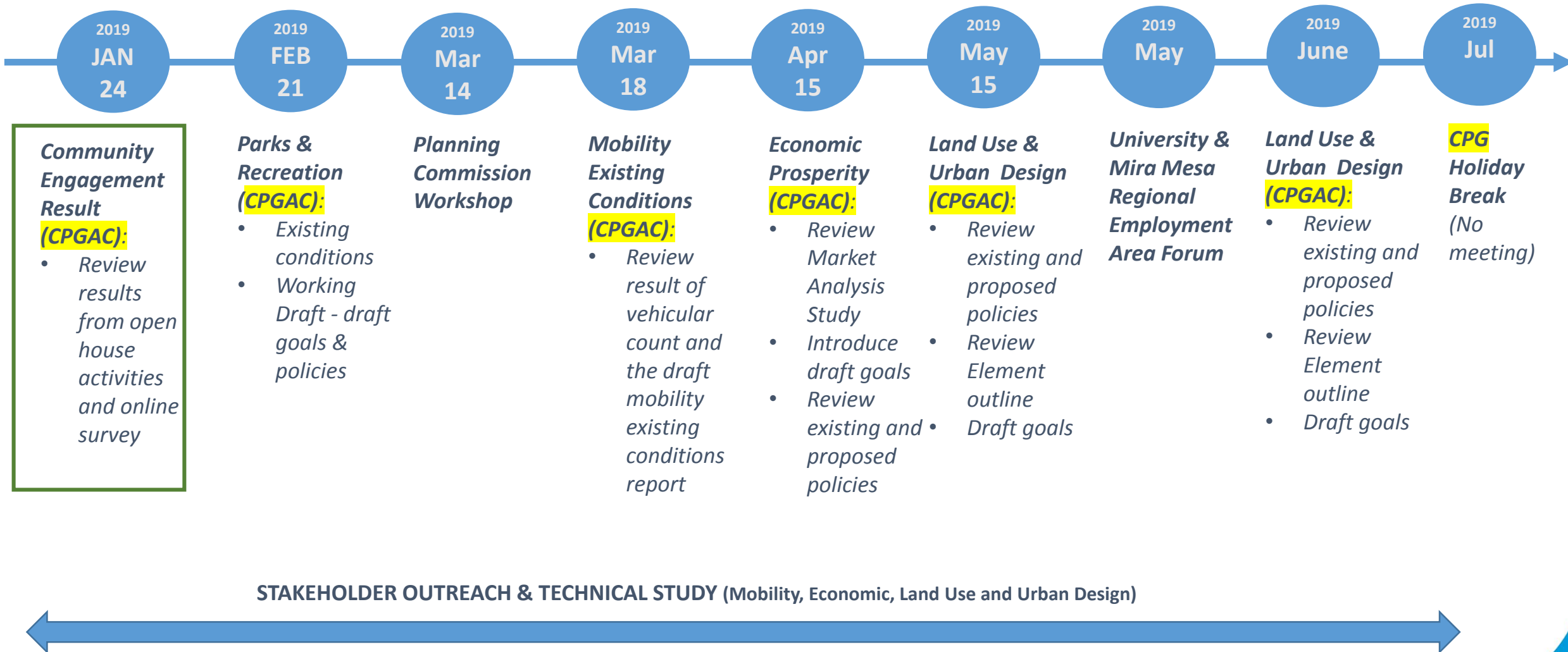
KEYSER MARSTON ASSOCIATES, INC.

- Market Analysis: Spring 2019



Land Use
Planning

- Land Use Suitability Analysis: Feb/Mar 2019
- Land Use Scenarios: Spring/Summer 2019



Community Engagement Result



1,216 online survey visits

754 online **surveys completed**



20,600+ views on social media

868+ unique visitors to PlanMiraMesa.org



295+ people engaged (*street fair, open house, location specific outreach*)

4 Plan Update Advisory Committee meetings held



1,440+ comments received

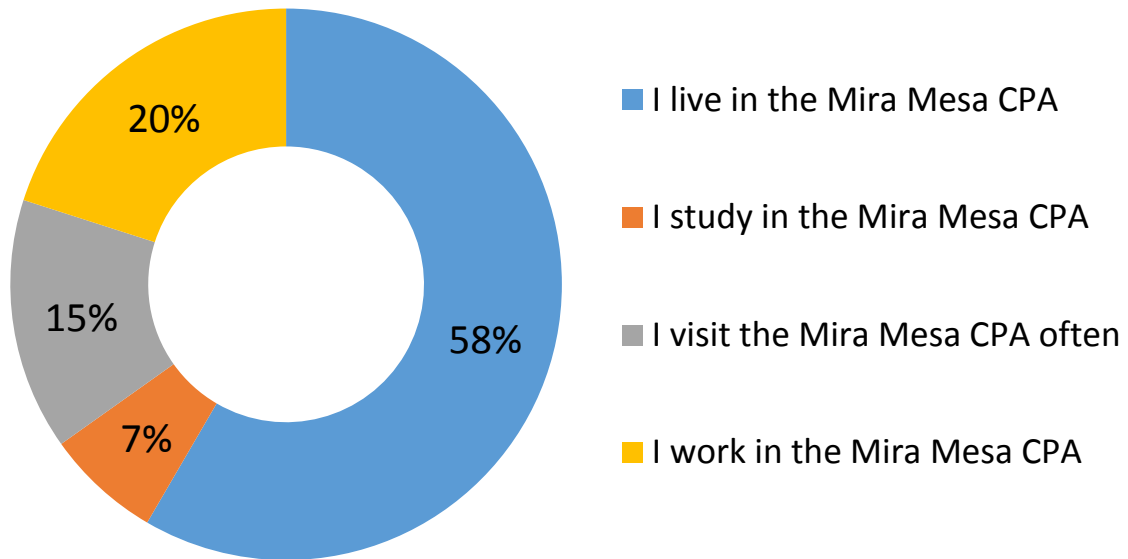
14,322 data points analyzed



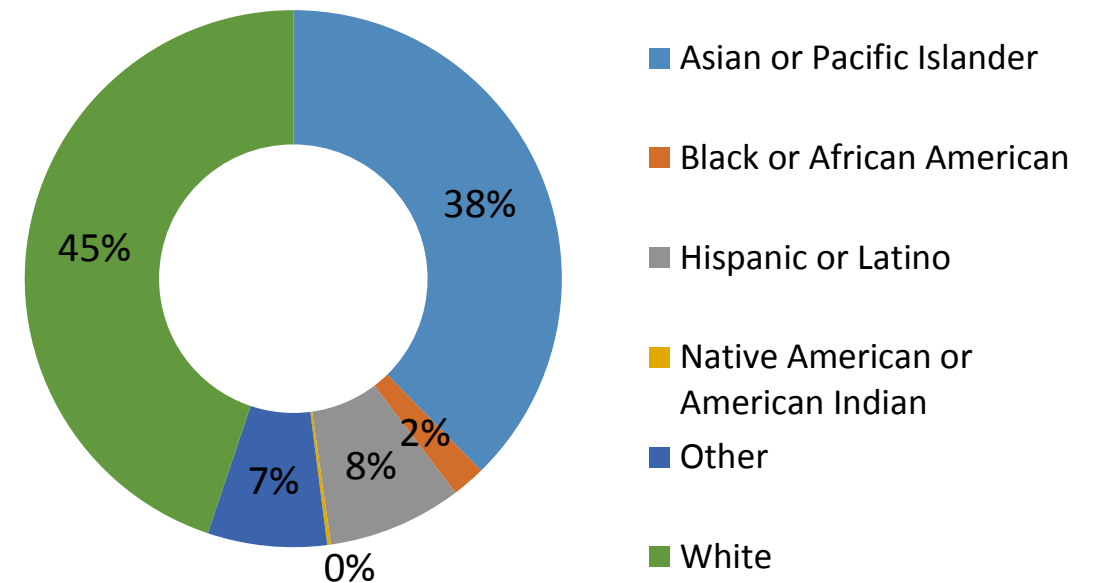
Over **28+ flyers** posted

10+ presentation given

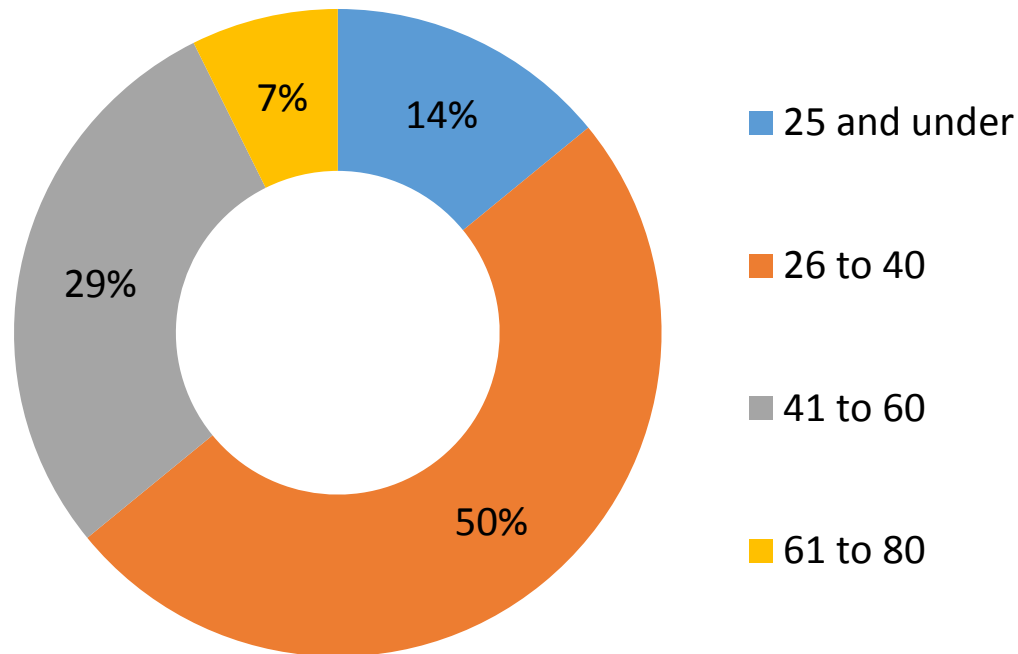
Do you live, study, or work in Mira Mesa?



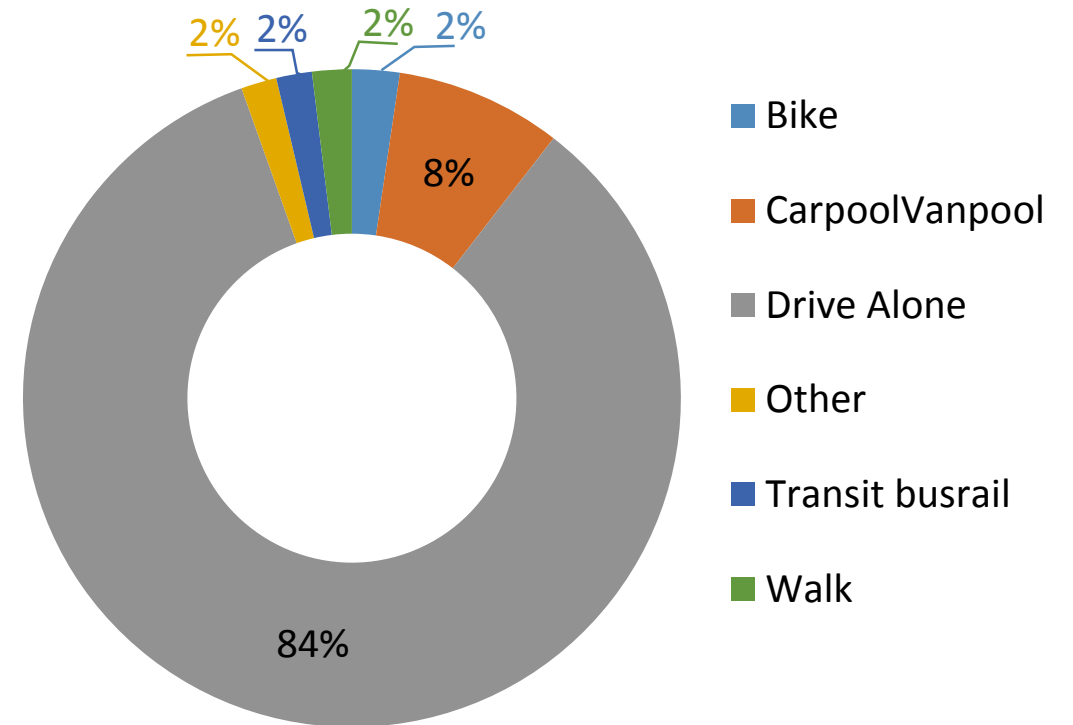
What is your race / ethnicity?



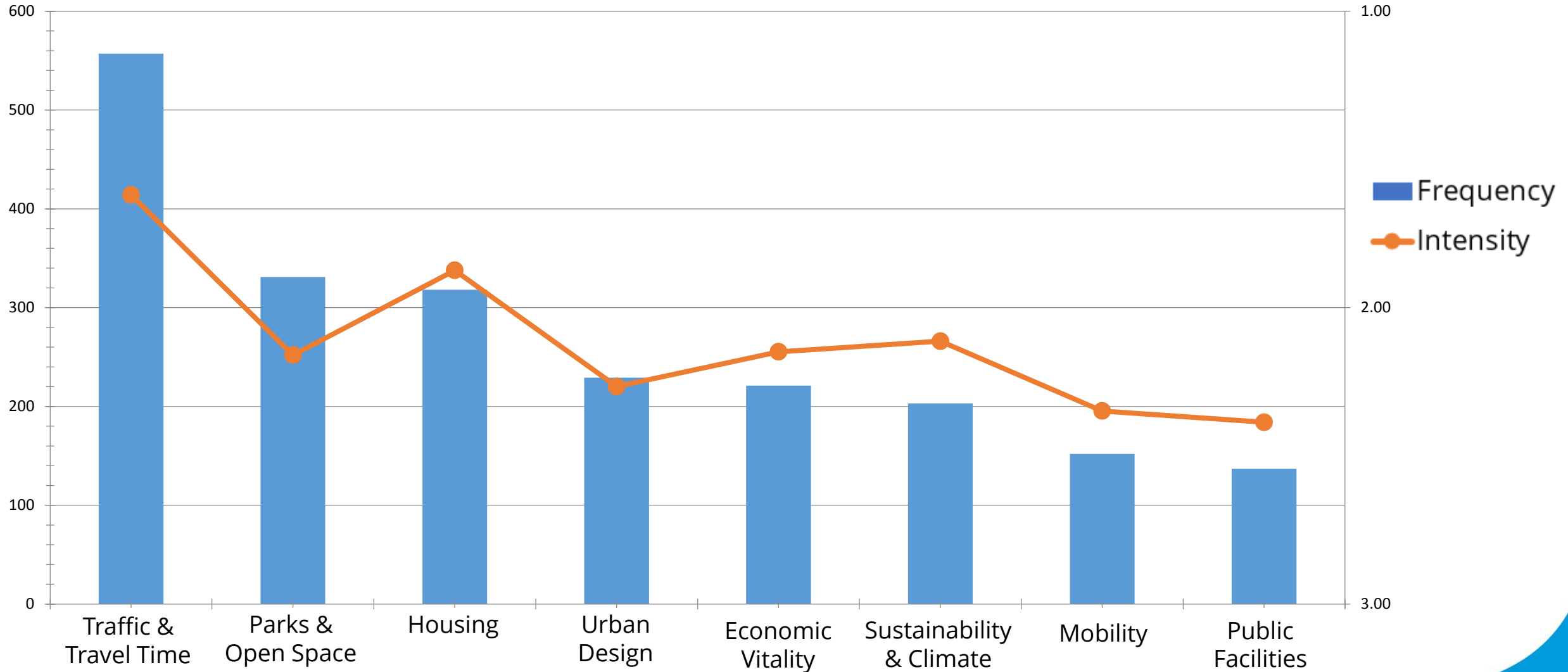
What is your age?



How do you get around?



Online Survey All Rankings Bar Chart





Theme	Code	Description	Total Comments	Total Percent
Mobility	Active	Improve Transit, Bike and Walk Facilities	149	23.2%
	Auto	Improve Vehicular Travel	113	17.6%
Land Use & Urban Design	Lu	Better Land Use and Urban Design	72	11.2%
Housing	Hu	Improve Housing Affordability	99	15.4%
	No	Don't Built Anymore Housing	24	3.7%
	Homeless	Tackle Homeless	11	1.7%
Parks and Recreation	Park	Better Parks and Recreation	65	10.1%
	No Park	No New Park, Maintain Existing Park	1	0.2%
Public Facilities	Public	Invest in Public Facilities	21	3.3%
Economy	Grow	More Business Development	17	2.6%
	No Grow	No More Business Development	3	0.5%
Sustainability	Green	Take Climate Action and Conserve Nature	25	3.9%
Other	Value	What's Special about Mira Mesa	13	2.0%
	Z_Other	General Comment	29	4.5%
			642	100.0%

1

2

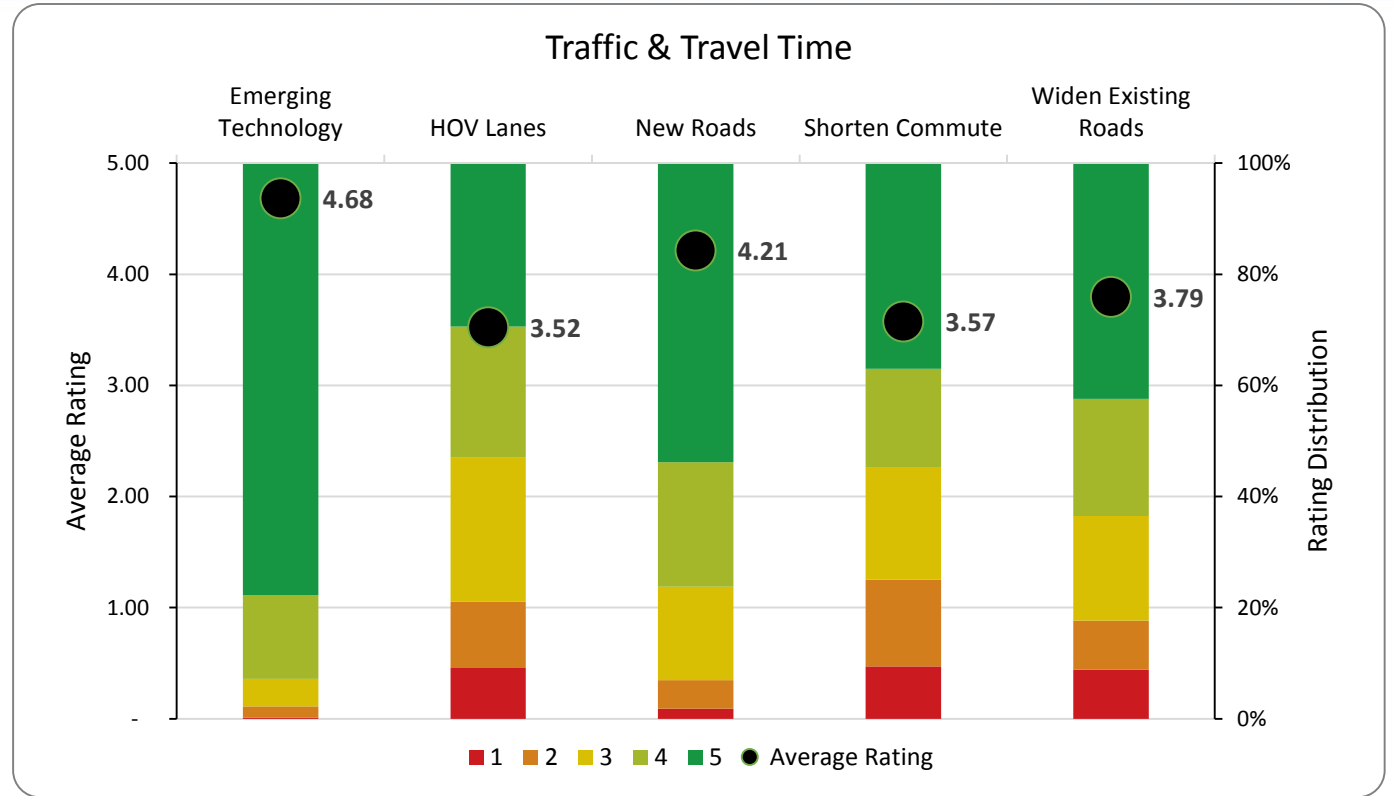
4

3

5

Traffic & Travel Time

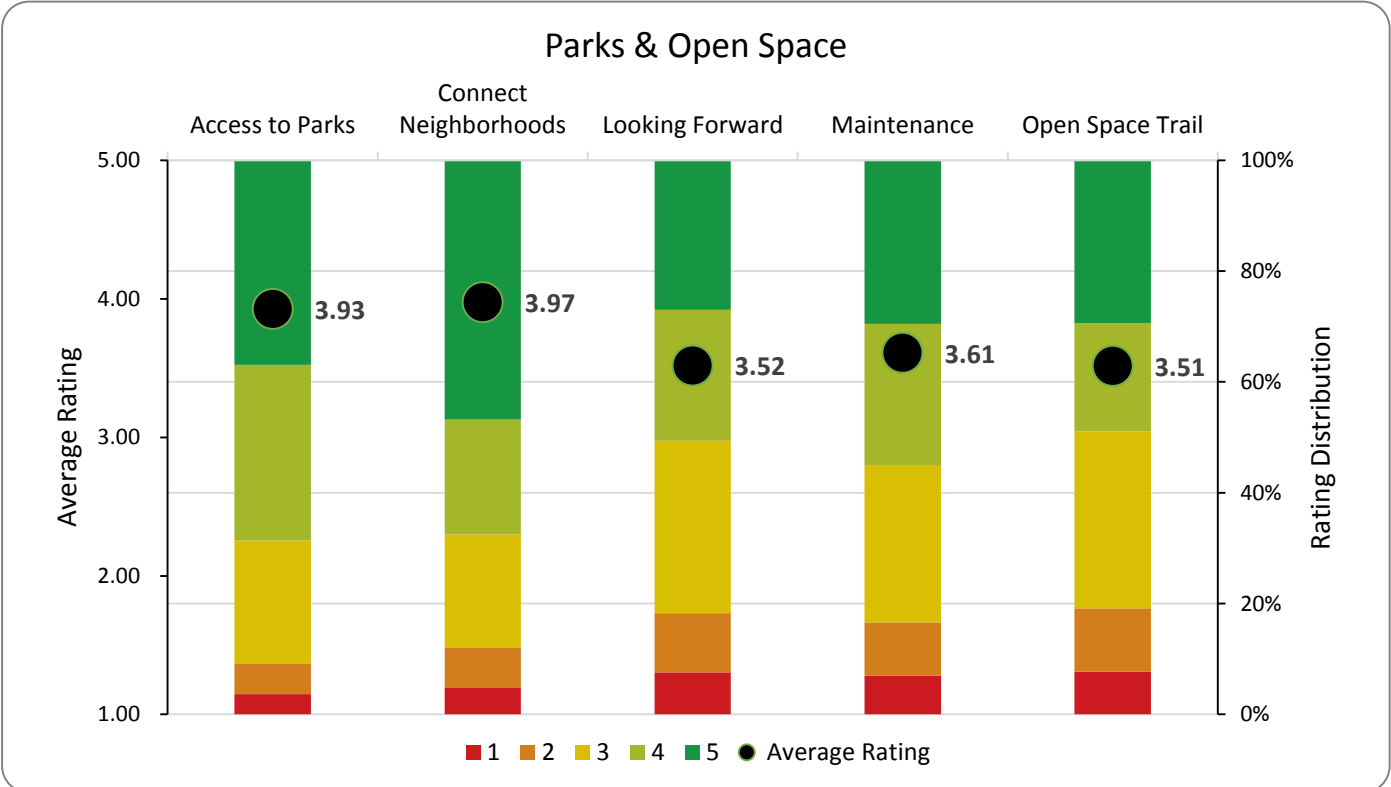
Reflects the need to develop a balanced, efficient transportation system that minimizes the impact of traffic and reduces travel times. This transportation system minimizes environmental impacts and supports desired development patterns.



Emerging Technology	Use technology to synchronize traffic signals and improve traffic flow.
HOV Lanes	Carpool lanes have improved traffic and travel times.
New Roads	Complete Carroll Canyon Road from I-15 to I-805.
Shorten Commute	Allow new housing near job centers to reduce commuter traffic.
Widen Existing Roads	Focus on widening existing roads to accommodate more cars and higher speeds.

PARKS & OPEN SPACE

Speaks to the intentional ways we promote parks and active lifestyles. The community’s parks and open space contribute to health and quality of life by connecting people with recreational and social opportunities.



Access to Parks	Most residents have access to neighborhood parks within a 10-minute walk.
Connect Neighborhoods	Create interconnected biking and walking path to parks and canyons.
Looking Forward	The number of parks being planned is keeping up with community needs.
Maintenance	Existing parks facilities are well maintained.
Open Space Trail	There are adequate opportunities to walk in natural open space areas.

HOUSING

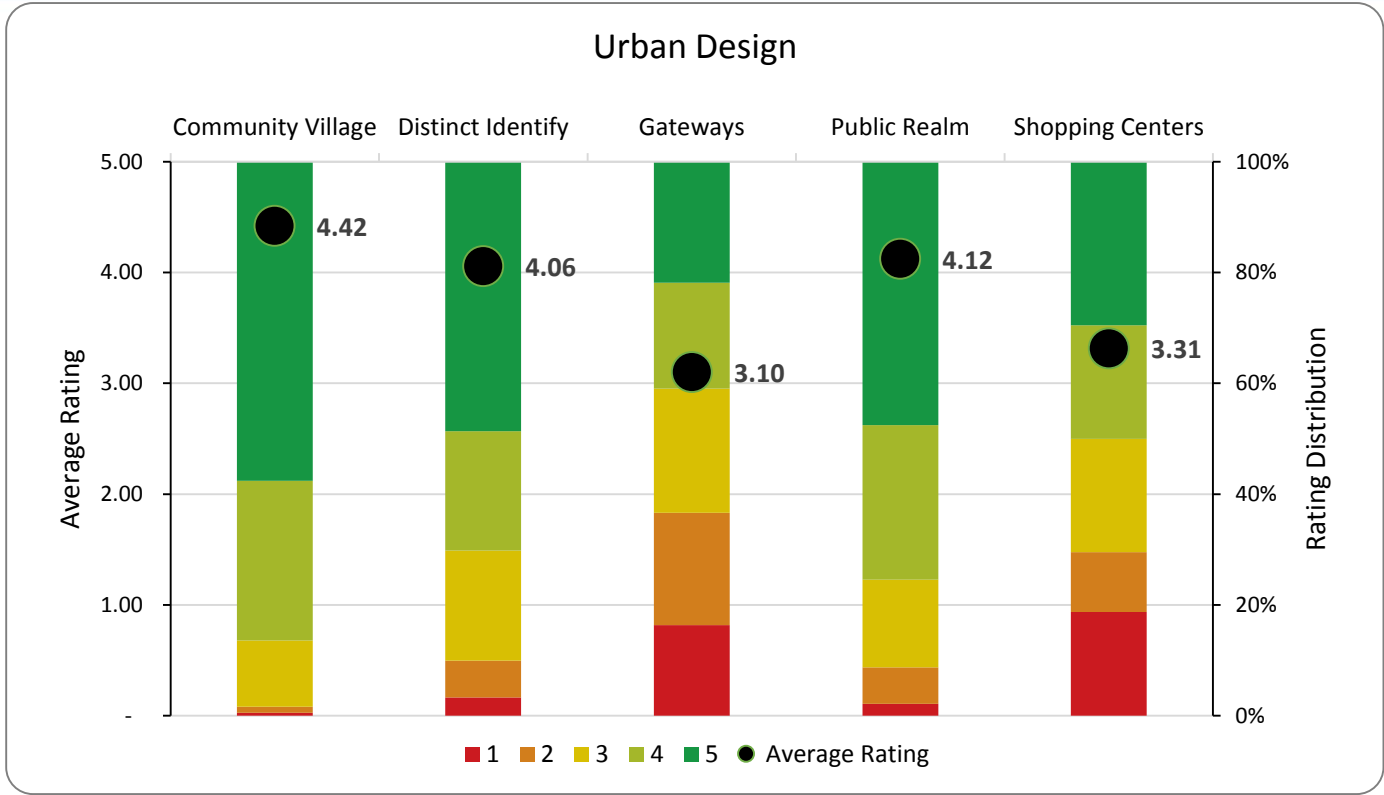
Emphasizes a mix of housing types and prices for young people, family, and seniors. What does our housing market look like, and where are there gaps?



Affordable Housing	Maintain older apartments and mobile homes.
Convert Parking	Allow new housing on parking lots and build parking vertically/underground.
Housing Cost	Housing affordability is not a problem in our community.
Housing Location	Provide more diverse housing near job centers to reduce commuter traffic.
Housing Type	Develop diverse housing types for young people, families, and seniors.

URBAN DESGIN

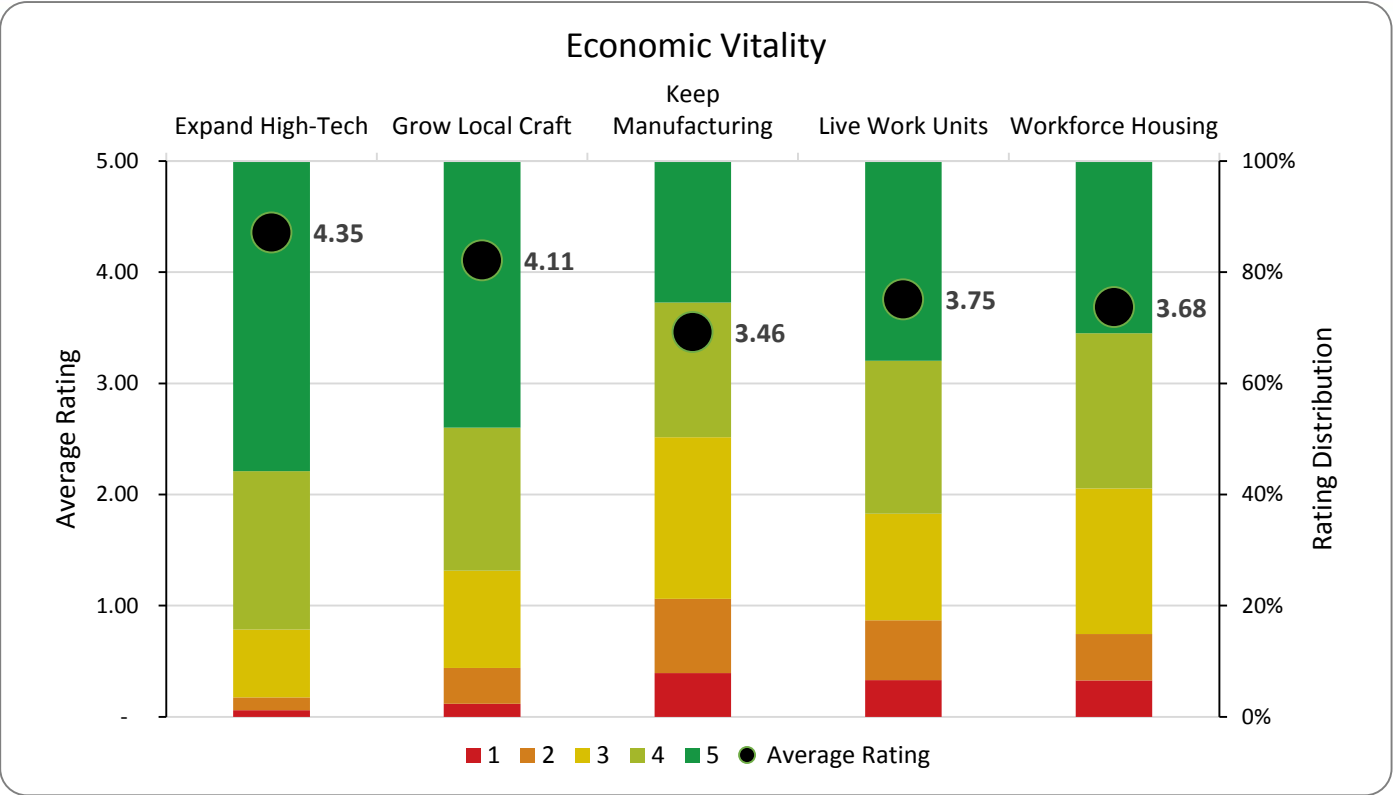
Seeks to create desirable places within the Mira Mesa CPA for people to live, work, play, and engage with each other and the natural and built environments that surround them. Urban design speaks to how development is arranged and how it appears.



Community Village	Encourage vibrant mix of uses, entertainment, and a walkable streetscape.
Distinct Identity	Build on unique thematic districts and neighborhood identity of Plan Area.
Gateways	The community has recognizable, attractive gateways at its key entrances.
Public Realm	Our community needs more plazas, public square, and street trees.
Shopping Centers	Discourage the addition of mixed-use housing at existing retail centers.

ECONOMIC VITALITY

Speaks to how the Mira Mesa CPA takes specific actions to encourage a diverse, resilient, and vibrant economy that attracts employers and employees and encourages private investment in the community.



Expand High-Tech

Encourage more start-ups and knowledge-based jobs.

Grow Local Craft

Promote jobs related to food, beverage, and other locally-made products.

Keep Manufacturing

Protect industrial lands for warehousing and manufacturing jobs.

Live / Work Units

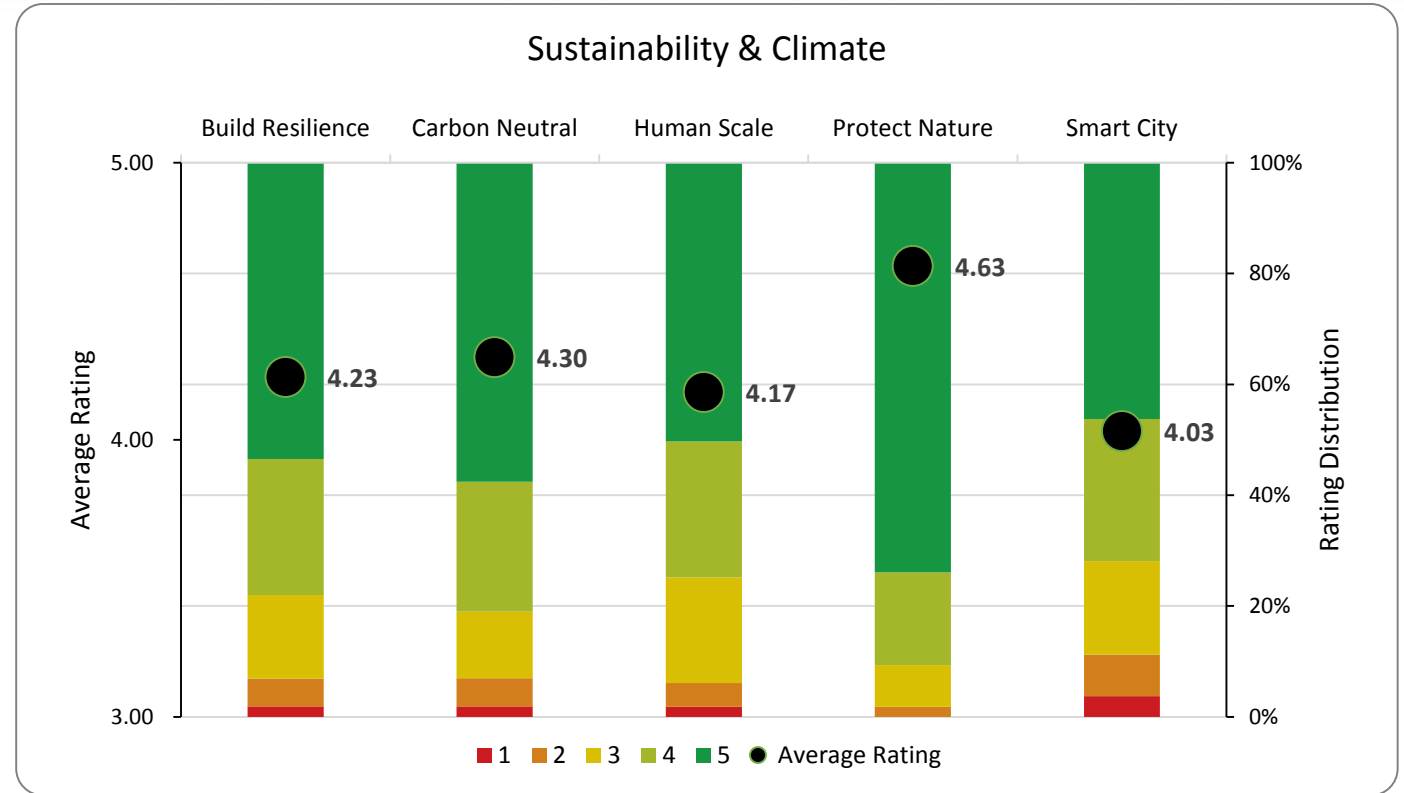
Allow live/work building in an industrial area for small business and artists.

Workforce Housing

Locate new workforce housing near jobs and transit.

SUSTAINABILITY & CLIMATE

Focuses on making better use of resources, such as water, energy and waste; designing walkable, bikeable, and livable neighborhoods; and investing in the future by supporting pollution free technology, innovation, and jobs.



Build Resilience	Encourage development patterns that mitigate the risk from natural disasters.
Carbon Neutral	Develop a pathway to a carbon neutral pollution free community.
Human Scale	Shift from auto-centric development to more compact walkable neighborhoods.
Protect Nature	Focus on protecting sensitive habitats, trees, and the open space network.
Smart City	Embrace innovation for a connected, electric, shared, and autonomous future.

MOBILITY

Recognizes the need for more diverse transportation options that promote an inclusive, connected community and links to regional amenities. Active transportation, including walking, biking, and taking transit, are emphasized.



Accessibility

Mira Mesa is easily accessible by biking, walking, or transit.

Parking / Bike Lanes

I prefer to have enhanced bike facilities instead of street parking.

Protected Bike Lanes

Add protected bike lanes, whenever feasible.

Public Transit

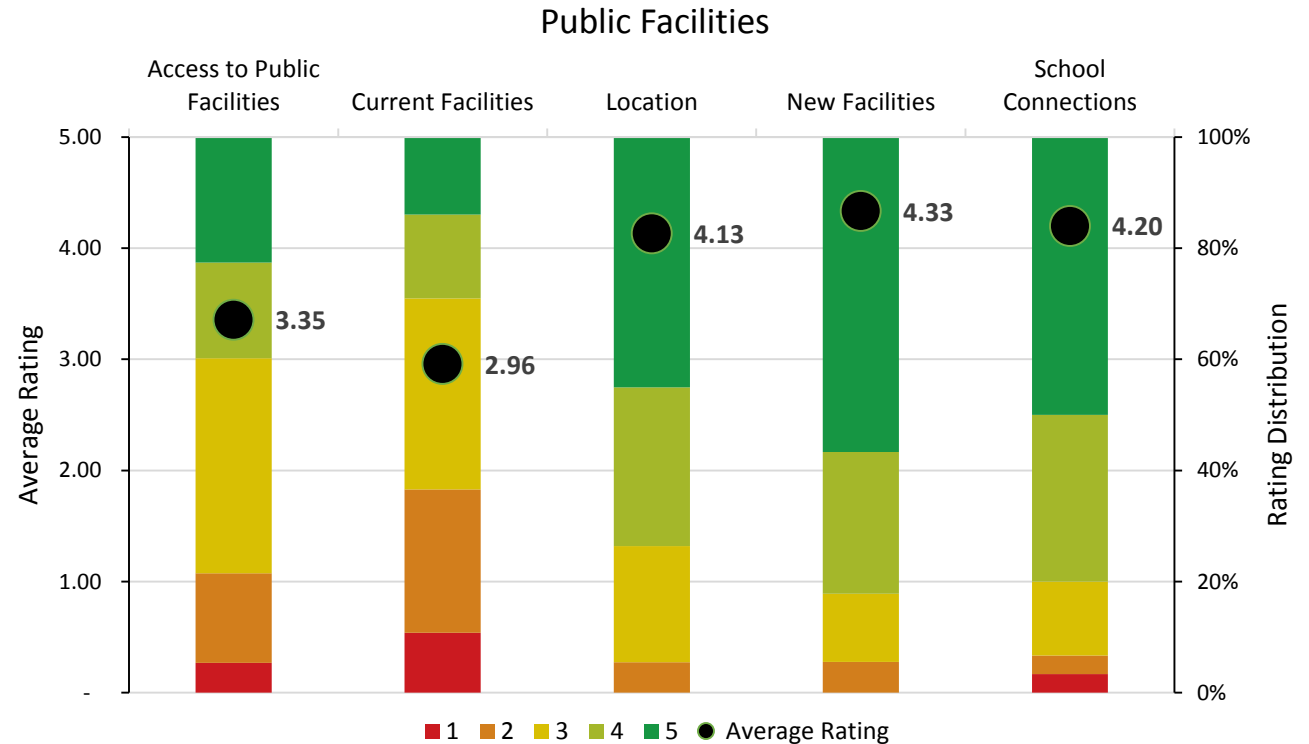
Focus on building dedicated transit lanes or HOV lanes for faster travel.

Walk

I frequently walk in my neighborhood / work location.

PUBLIC FACILITIES

Emphasizes planning that encourages safe and active use of these facilities to enhance quality of life in the Mira Mesa CPA. All citizens rely on public facilities—from libraries to police and fire stations.



Access to Public Facilities	Most residents can conveniently access public facilities.
Current Facilities	Current public facilities are meeting community needs.
Location	Future community facilities should be centrally located in the community.
New Facilities	Invest in new facilities to meet community needs.
School Connections	Improve biking and walking path connection to schools.

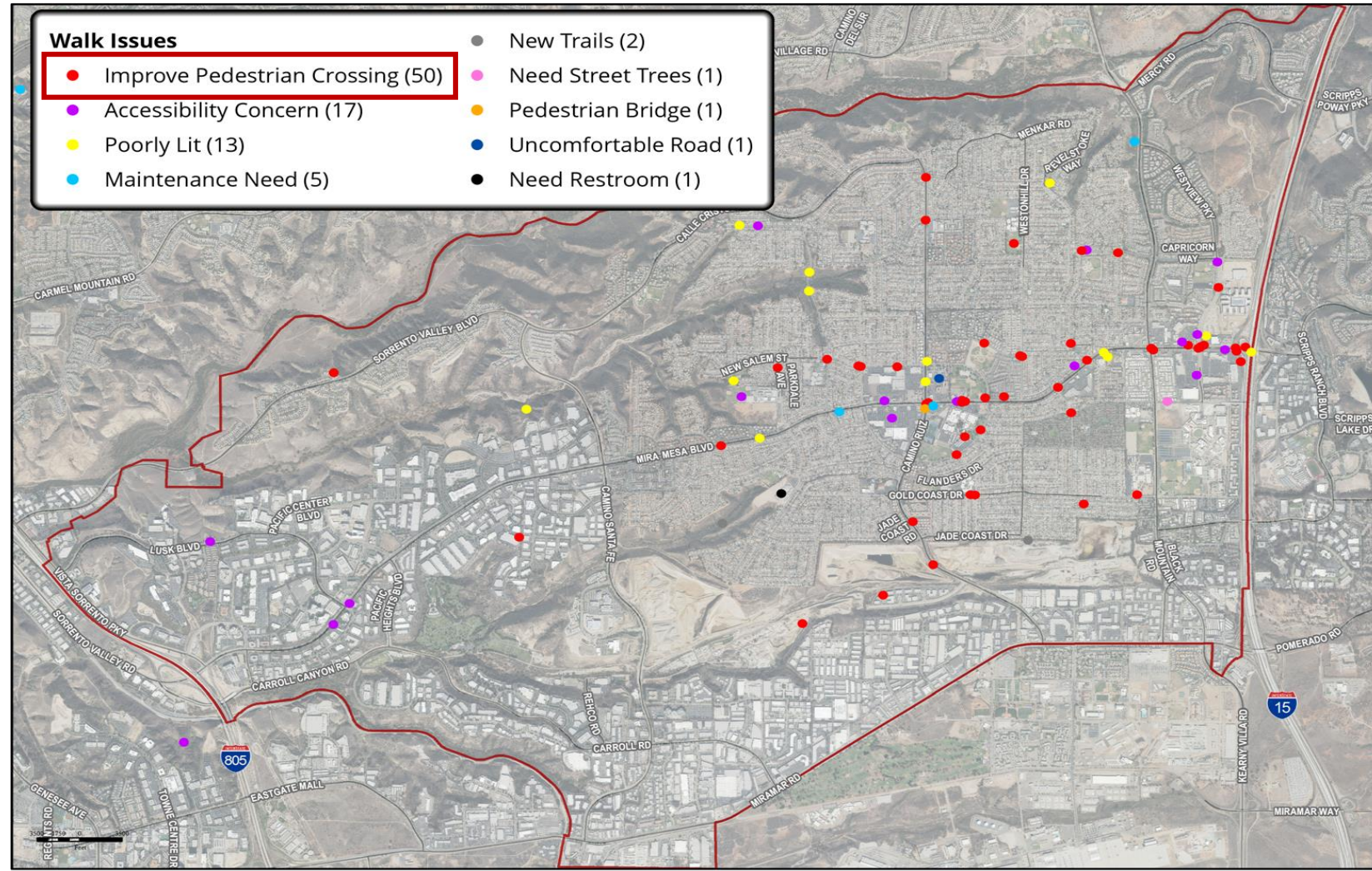
COMMUNITY COMMENTS

“Make our community more walker and bike friendly please. Too many pedestrians are killed on our streets.”

“Please try enhance to walkability at and east of the USPS office. Connect retail centers into an attractively walkable strip from I-15 to central shopping center.”

“All sidewalks need lowered ramp for strollers.”

“When I was a kid I was walking in the crosswalk to Wangenheim Middle School when I was hit by a car. This crossing has not been improved since that time.”

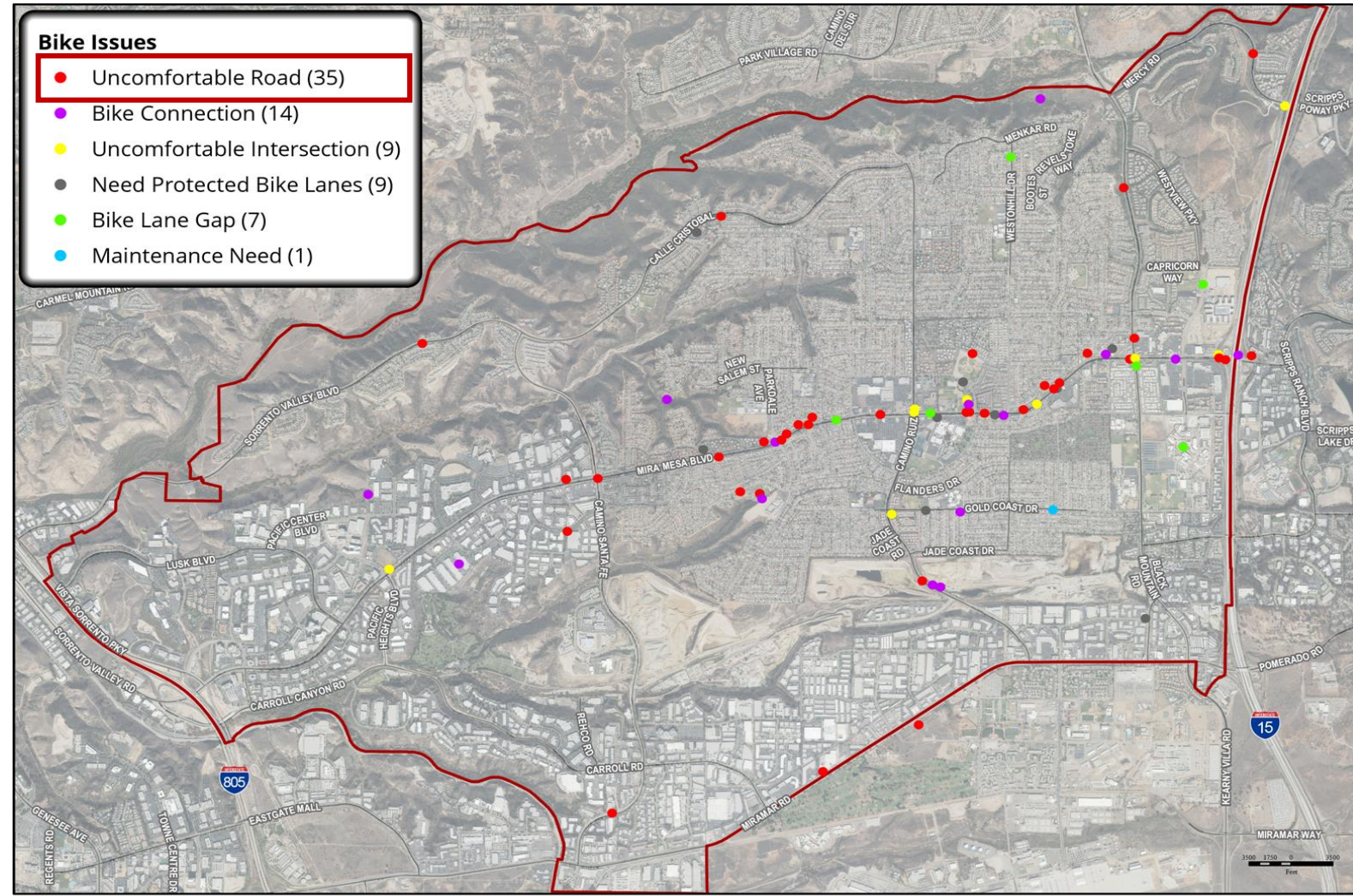


COMMUNITY COMMENTS

“Bike lanes aren't continuous. Please ensure that they remain in existence throughout the entire course of the corridor. Please build them, and to modern standards (i.e. protected).”

“Make protected bike lanes for the entire length of Calle Cristobal. Many bikers use this road to connect from the coast and along the canyon. People drive way too fast on this road. A protected bike lane would be a huge improvement here.”

“Again no bike lane near a huge school! Students commute on these roads with high volume traffic. Just asking for bad events to occur.”



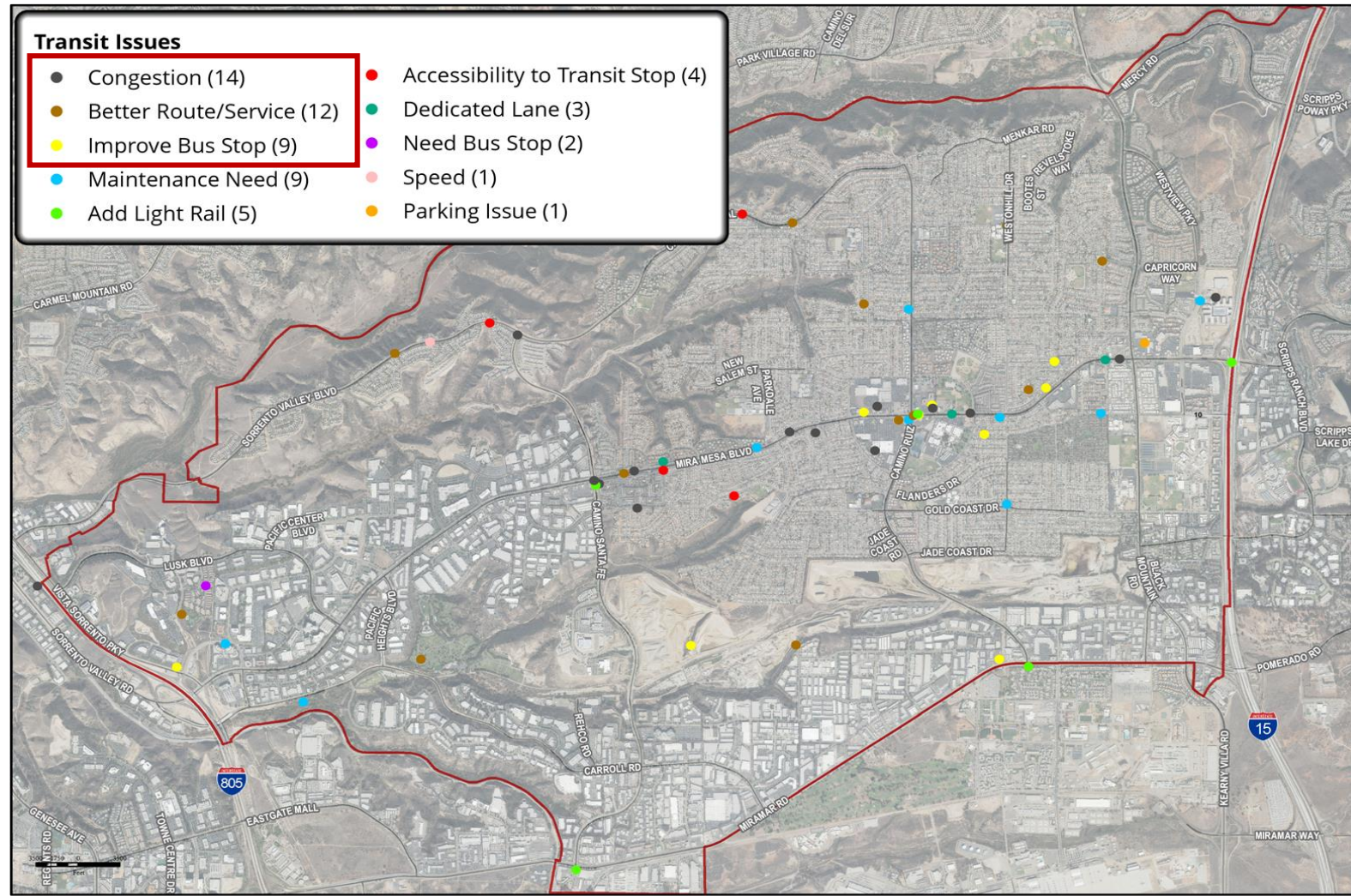
COMMUNITY COMMENTS

“The addition of Miramar Transit Center and Rapid 235 has made my life much easier. With the blue line extension to UCSD, there are more opportunities than ever to link Mira Mesa to the city's growing transit network.”

“Increase the bus routes and frequencies.”

“Add stops to 237 for UCSD students living in Mira Mesa. There are more and more students living out here because of rising costs in La Jolla.”

“Poor public transportation options.”

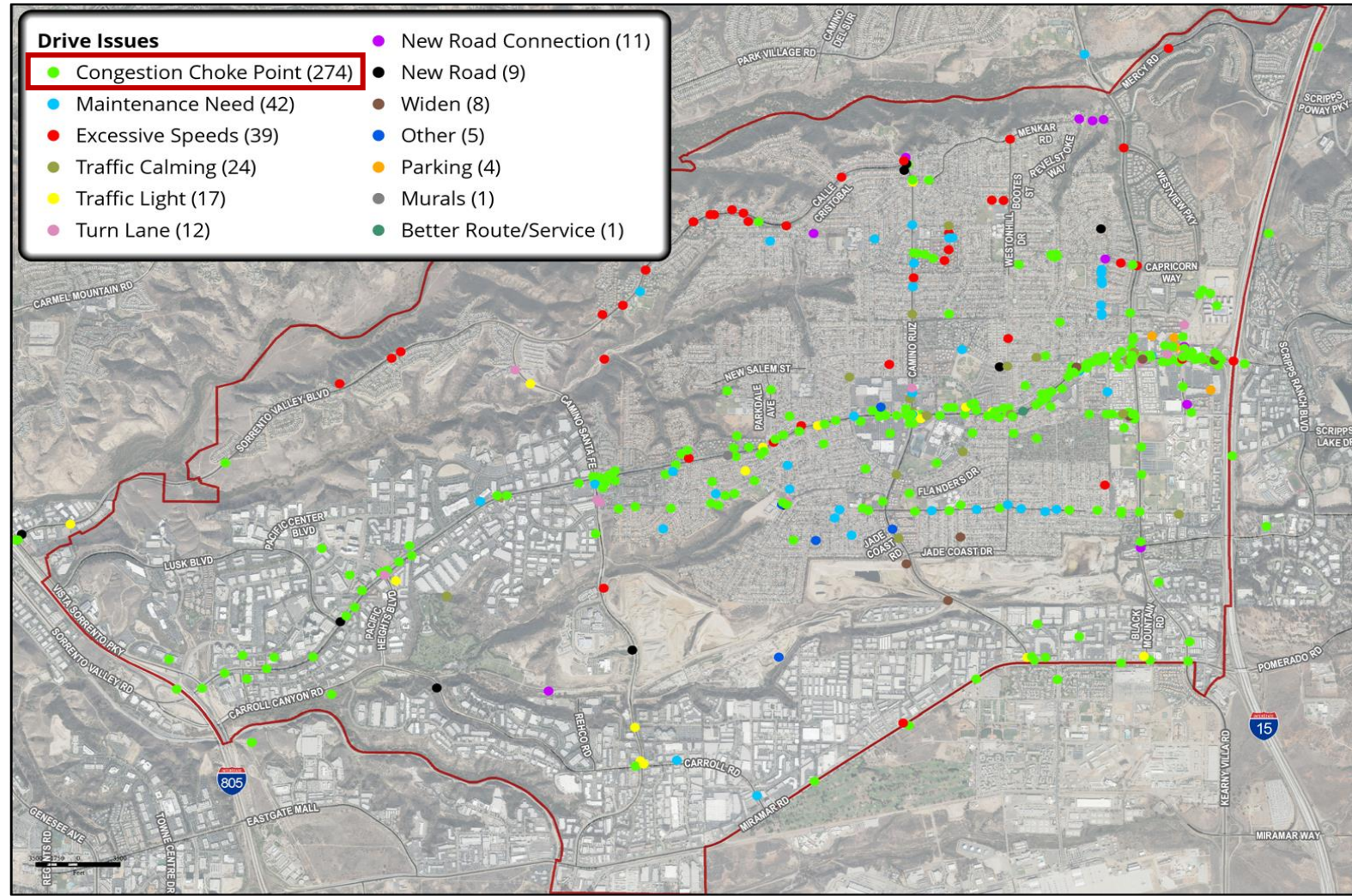


COMMUNITY COMMENTS

“We need to connect Camino Santa Fe to the 805 ASAP. It should not be difficult to do.”

“Traffic during rush hours is absolutely ridiculous on Capricorn. This is a residential street! Traffic is so bad on Mira Mesa Blvd, that people use Capricorn to avoid it. Now Capricorn is just as bad. This cannot be good for the home values on this street or area.”

“The road conditions on Gold Coast Drive between Black Mountain Road and Greenford is horrible and the road needs to be improved.”

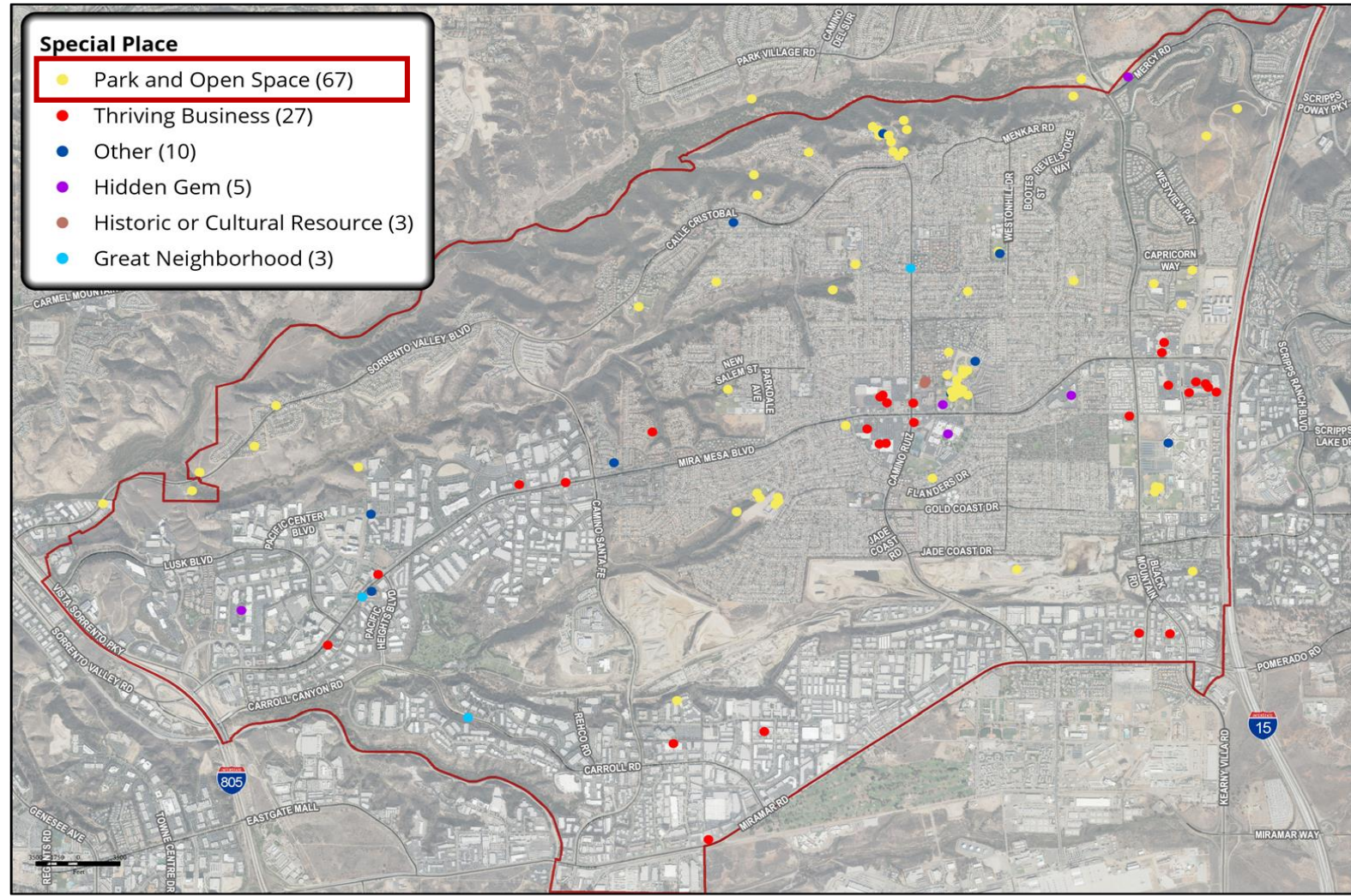


COMMUNITY COMMENTS

“The trails of Los Penasquitos Canyon are so wonderful. They offer a quiet break from the busy streets around them. The canyon also houses a plethora of wildlife, which is wonderful to experience.”

“85 degrees, Annapurna, & Square Bar cafe seem to be very popular and - based on yelp reviews- draw people into Mira Mesa.”

“The parks are generally well maintained, although older facilities would benefit from revitalization efforts and/or upgrades.”

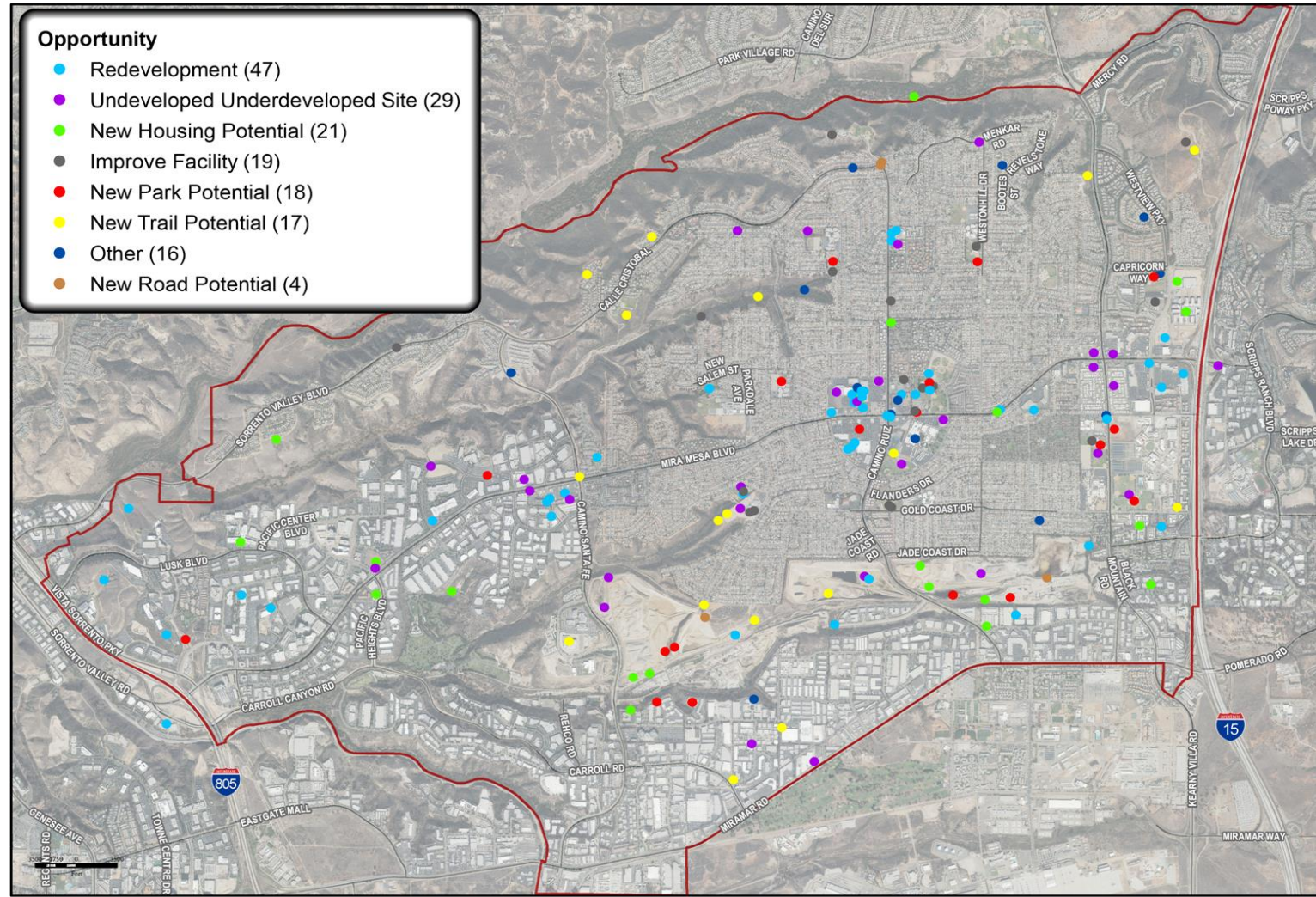


COMMUNITY COMMENTS

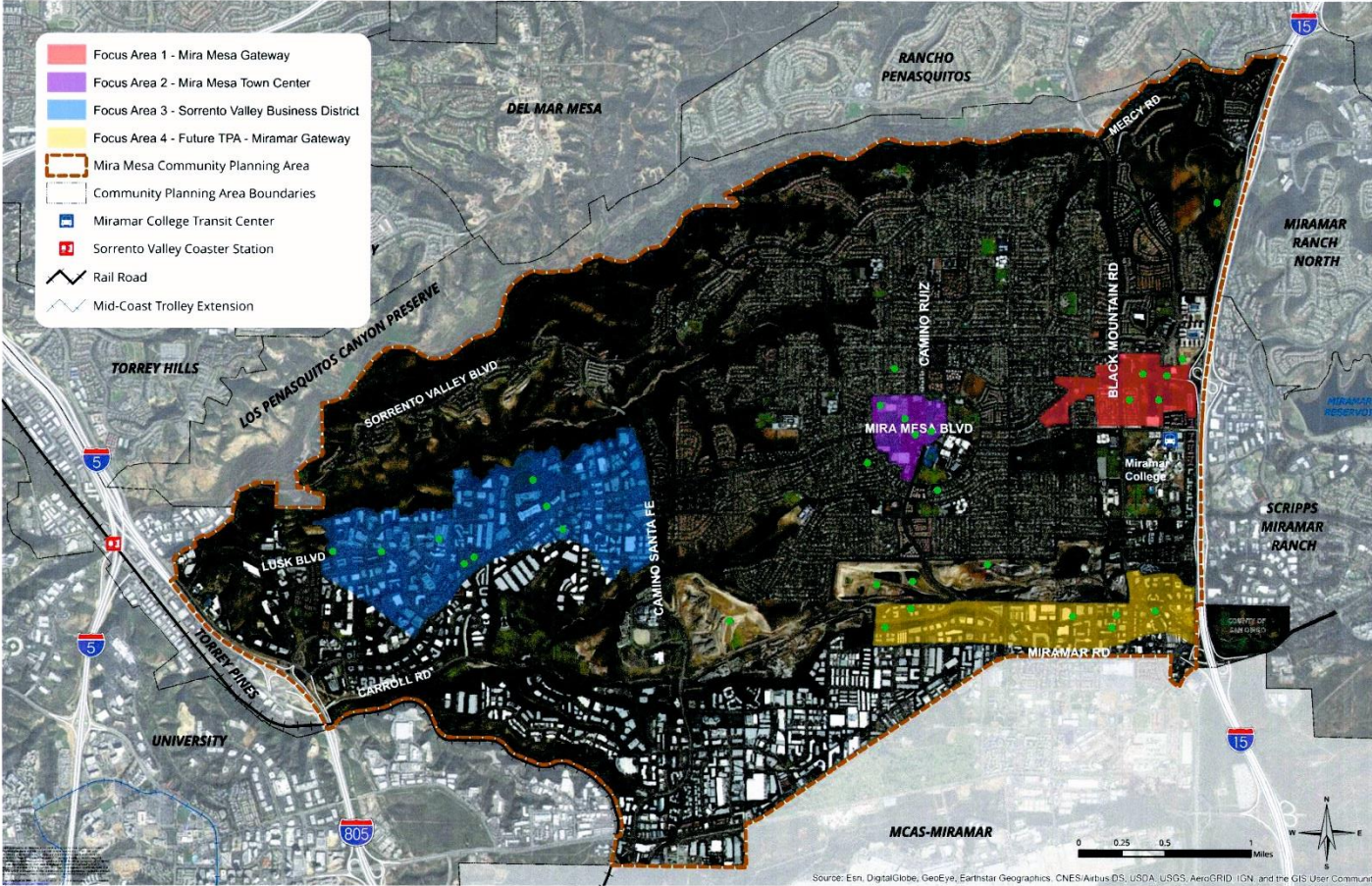
“The site of the mall, located in the heart of Mira Mesa, has endless opportunity for a new development that is respectful of the existing community of residents and business, but embraces placemaking in a timeless way to look to the future.”

“Locating workforce housing near jobs and transit makes sense. Not only does it reduce commute and traffic congestion, it also has the potential to increase ridership in public transportation. This is a boon for our community and the city as a whole.”

“Mira Mesa is unique in having a mix of rich culture as well as representation from a number of age groups, including seniors. What about looking for opportunities to embrace parks and open spaces that embrace this identity? Ideas might include fountains, koi ponds, lush gardens with benches and other places for seniors to gather and be outside enjoying the outdoors.”



In Which Focus Areas Do You See Potential for Redevelopment & Housing?



Focus Area	Dots Within	Dots Nearby
Sorrento Mesa Business District	8	-
Miramar Gateway	6	-
Mira Mesa Town Center	4	3
Mira Mesa Gateway	4	1
Carroll Canyon	4	-

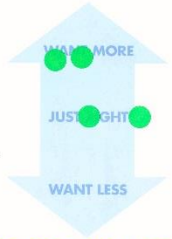
SD **Mira Mesa**
Community Plan Update

LAND USE

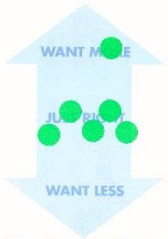
MANUFACTURING, COMMERCIAL, OFFICE & CRAFT



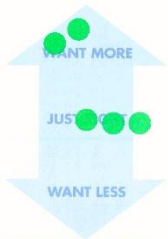
Manufacturing



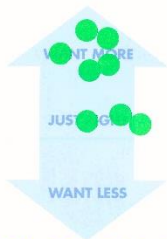
Shopping Centers & Malls



Offices/Research & Development



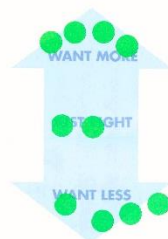
Food, Beverage, & Craft Production



Medium Density Housing



High Density Mixed Use



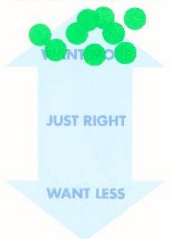
COMMUNITY CHARACTER: CHOOSE YOUR INGREDIENTS

RESIDENTIAL & MIXED USE

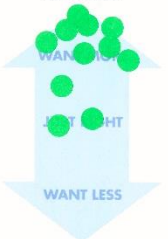
PUBLIC REALM



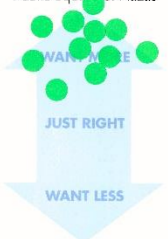
Walkable Environments



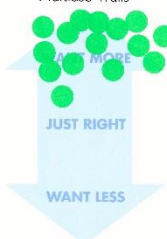
Public Parks



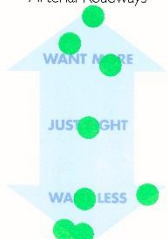
Public Squares & Plazas



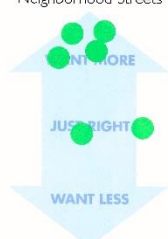
Multiuse Trails




Arterial Roadways




Neighborhood Streets



Type	Want Less	Just Right	Want More
Manufacturing	-	2	2
Shopping Centers and Malls	-	5	1
Offices/Research and Development	-	3	2
Food, Beverage, and Craft Production	-	3	5
Medium Density Housing	6	-	3
High Density Mixed-Use	4	2	4
Walkable Environments	-	-	9
Public Parks	-	2	9
Public Squares and Plazas	-	-	11
Multiuse Trails	-	-	15
Arterial Roadways	4	1	3
Neighborhood Streets	-	2	4




WHAT AMENITIES DO YOU WANT
MORE OF IN YOUR PUBLIC PARKS?




Playgrounds

●●




Soccer fields

●




Ball fields

●●




Off-leash dog parks

●●●●●




Picnic areas

●●●




Multi-purpose courts

●




Tennis courts

●●●●●




Nature exploration areas

●●●●




Recreation Centers

●●●●●




Aquatic Complex

●●●●●




Comfort stations

●●●




Fitness course

●●●●



Non-programmed turf areas

●●




Skateboard park

●



Multi-use trails

●●●●●



Amphitheater/performance space

●●●●●

Write In


Write In

Write In


Write In

Better lighting

Type	Dots
Multi-use trails	7
Off-leash dog parks	5
Tennis courts	5
Natural exploration areas	5
Recreation centers	4
Aquatic complex	4
Fitness course	4
Amphitheater/performance space	4
Picnic areas	3
Comfort station	3
Playgrounds	2
Ball fields	2
Non-programmed turf areas	2
Soccer fields	1
Multi-purpose courts	1
Skateboard park	1
Write in: Better lighting	1




WHAT TRAIL AMENITIES DO YOU WANT MORE OF ON YOUR TRAILS?




Trail structure improvements

6 dots




Trail surface improvements

4 dots




Trail kiosk with map

4 dots




Trail head with benches

5 dots



Distance markers


4 dots



Interpretive signs


4 dots

Replace old signs




Scenic overlooks

5 dots



Revegetation on sides of trails

5 dots



Write In

1 dot

wide and bike friendly

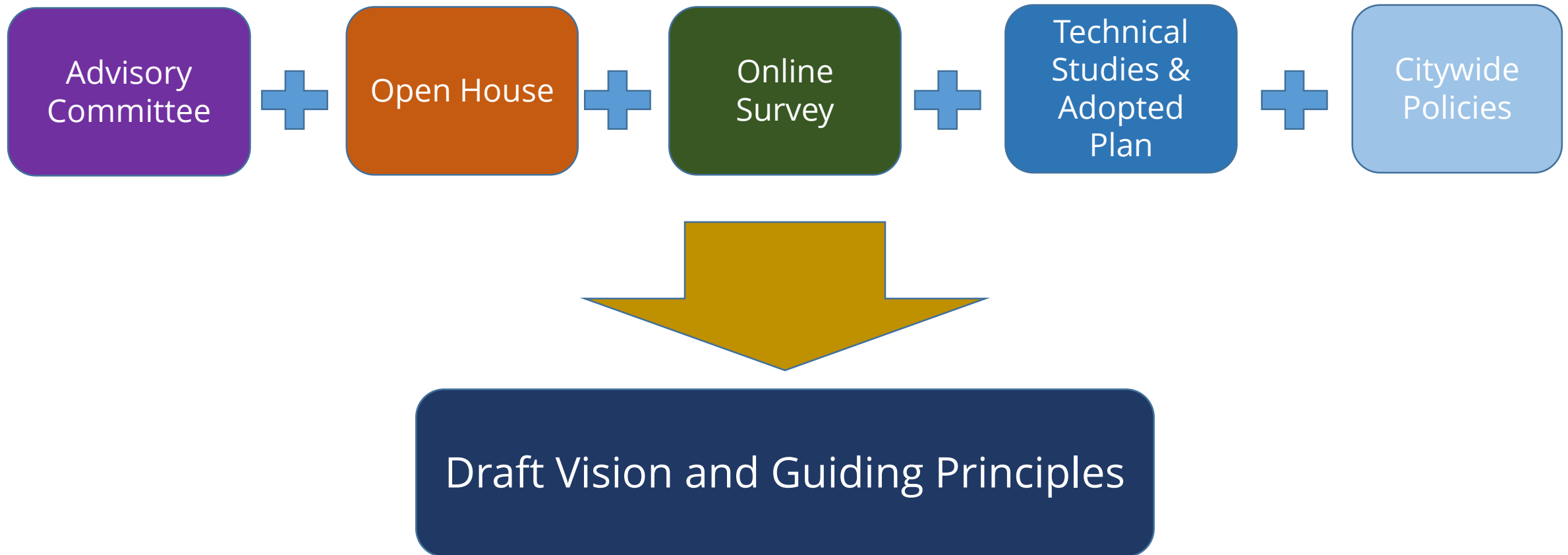
Write In

Write In

Write In

Type	Dots
Trail structure improvements	7
Trail surface improvements	5
Trail head with benches	5
Scenic overlooks	5
Revegetation on sides of trails	5
Trail kiosk with map	4
Interpretive signs	4
Distance markers	3
Write in: Replace old signs	1
Write in: Wide and bike friendly	1

Draft Vision and Guiding Principles



Vision describes a shared image of what people want their community to become over the next 20 years in the future (short, broad and inclusive).

Guiding Principles are broadly stated objectives or precepts to guide the development of land use scenarios, mobility and urban design concepts.



DRAFT VISION

Vibrant employment centers, eclectic community villages, and active neighborhoods.

DRAFT GUIDING PRINCIPLES

LAND USE AND URBAN DESIGN

- Walkable, compact, mixed-use villages of different scales.
- Public plazas, squares, and walkable streetscape that enhance community identity.

HOUSING

- Diverse housing types for variety of incomes and ages located near transit, jobs, activity centers, and other amenities.

PUBLIC FACILITIES

- Investment in new public facilities to meet community needs.

DRAFT GUIDING PRINCIPLES (continued)**MOBILITY**

- A transportation network ensures safe, accessible, and efficient travel.
- Convenient, frequent, and user-friendly public transit network.
- Comfortable neighborhoods for people walking and biking, with continuous sidewalks and bicycle paths, a variety of routes, and good access to schools, parks, shopping, jobs, transit, and villages.

ECONOMY

- Employment centers that include, when appropriate, shopping and after-hour activities as well as housing, so they become richer more vibrant places throughout the day and night.
- Land use and infrastructure investments that promote more start-ups, craft businesses, and knowledge-based jobs.
- Preservation of industrial land for manufacturing and warehousing.

DRAFT GUIDING PRINCIPLES (continued)

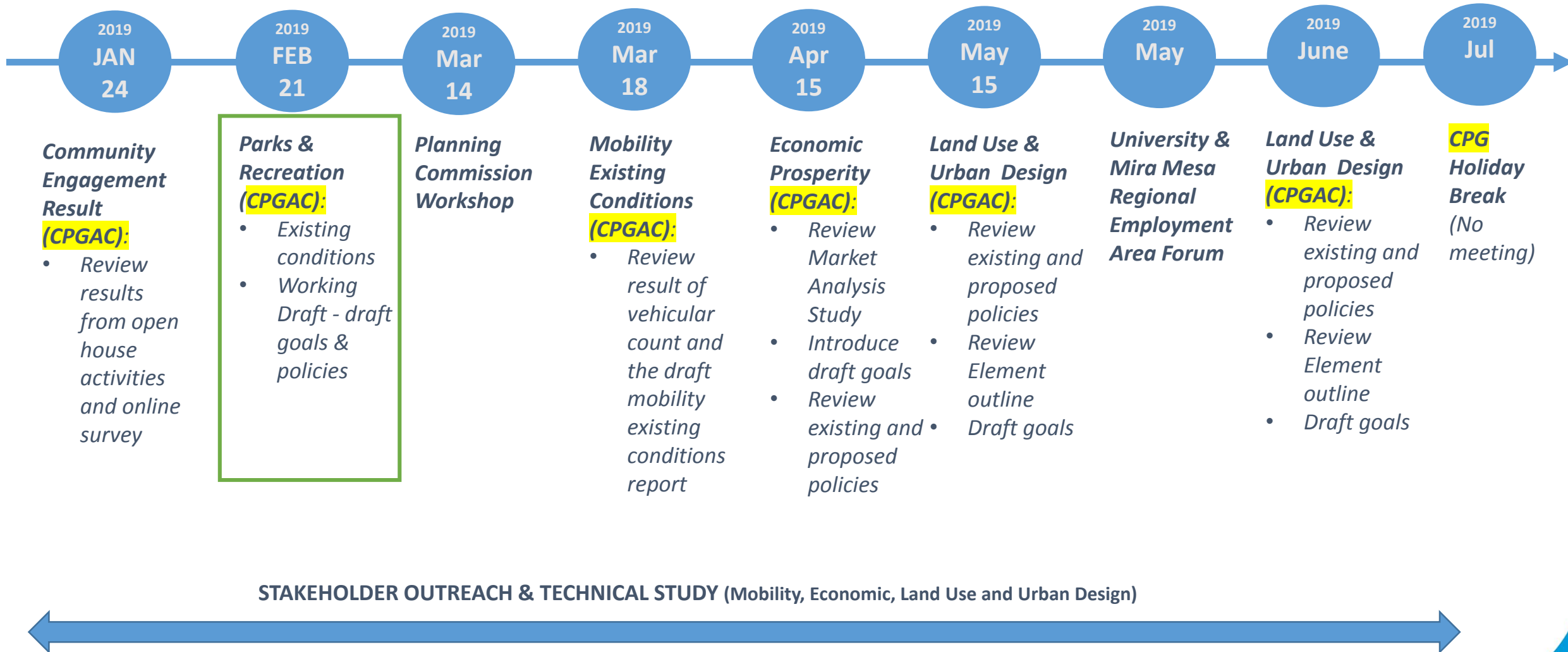
PARKS, RECREATION, AND OPEN SPACE

- Parks, trails and open spaces are easily accessible to residents through the community.
- Restoration of community's creeks and protection of sensitive habitats, canyons, and open space network.

CLIMATE ACTION AND SUSTAINABILITY

- A resilient carbon-neutral community powered by 100% renewable energy and a pollution-free transportation system.

Discussion



For more information please visit:

www.PlanMiraMesa.org

Mira Mesa Community Plan Update:

Phase I Community
Engagement Result

Planning Department

January 24, 2019

6:10 pm to 7:00 pm – Mira Mesa Library