

KEARNY MESA COMMUNITY PLAN UPDATE

July 26, 2018 Subcommittee Meeting



Item #1: Parks Planning

- Recap of community workshop
- Parks concepts for Kearny Mesa

Item #2: Urban Design Concepts:

- Courtyards, Plazas, Parklets, and Green Space

Item#3: Meeting Schedule

- Upcoming meeting topics

1 PRESERVE AND PROTECT PARKLANDS	2 ACQUIRE PARKLAND AND DEVELOP NEW PARKS	3 OPERATE AND MAINTAIN PARKS	4 ENHANCE RECREATION OPPORTUNITIES AND FACILITIES
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- Purpose: “to preserve, protect, acquire, develop, operate, maintain and enhance public recreation opportunities and facilities” for all the residents of Kearny Mesa. - City of San Diego General Plan

Goals and Policies address three main topics

1. Parks and Recreation Facilities
 - Inventory of Existing Facilities
 - Recommendations for Future Facilities
2. Implementation
3. Policy

Categories of Parks



Population-Based Parks



Resource-Based Parks



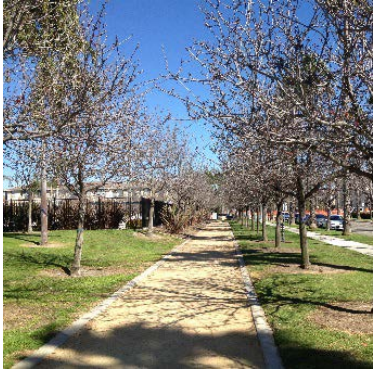
Public Open Space Lands



Other Recreational Opportunities

Park Equivalencies and Amenities

KEARNY MESA
CONNECTED



Linear Parks



Transit Shelters
and Stops



Shaded Seating
Areas



Fitness Course



Interactive Water
Features



Shaded Walkways

Benefits of Parks



Provides a place for physical activity



Promotes physical and mental health



Provides environmental benefits



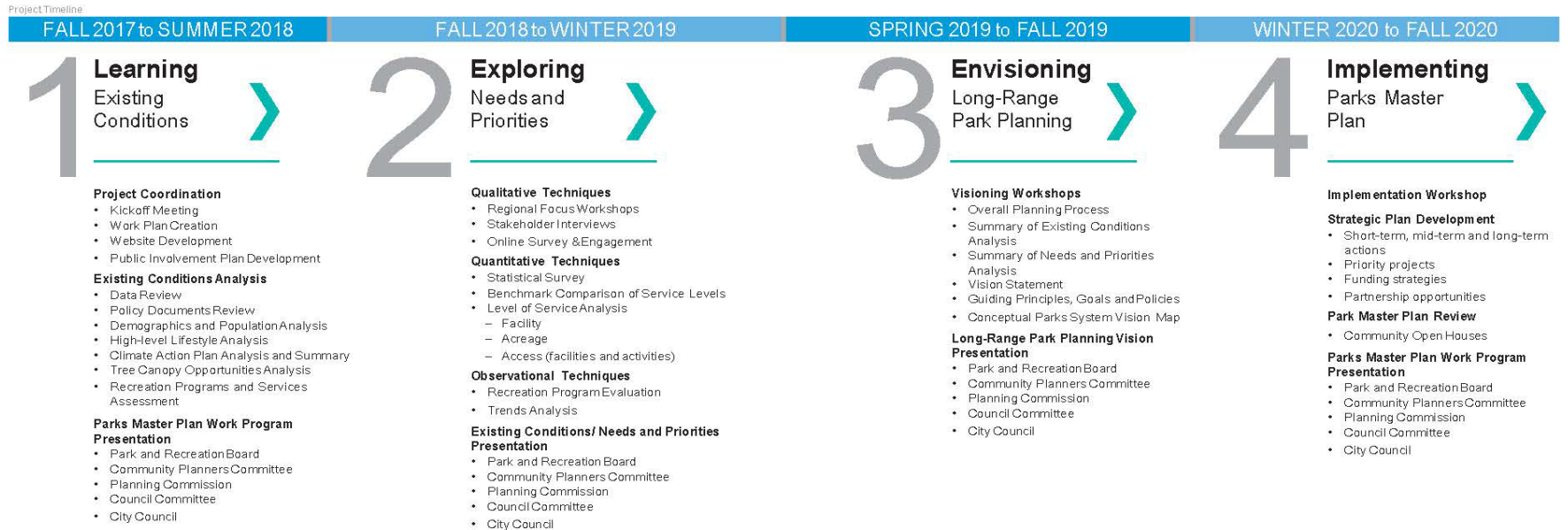
Provides opportunities for social and community interactions

Benefits of Recreation



Lunch time recreation

Parks Master Plan Approach: Step by Step

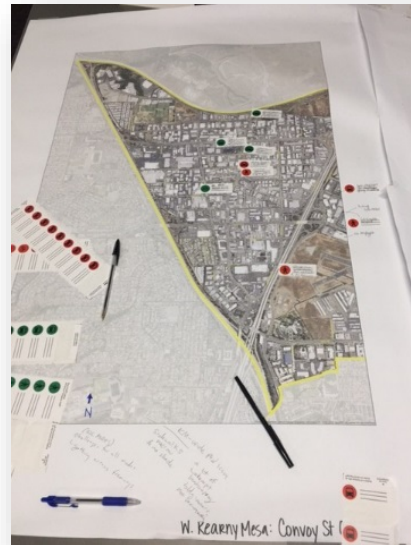


Public Involvement Public Engagement is integrated into each step of the planning process

CityofSanDiegoParksPlan.com

Parks Process

- Existing conditions research
- Public outreach
- Potential opportunities



Workshop Summary

- Multi-use trails
- Fitness areas and picnic areas
- Linear parks with shaded seating and walkways that connect places of interest, including accessible dining
- Creative open spaces in the form of plazas or paseos





- Population-Based Parks

2.8 useable acres per 1,000 residents



- Recreation Centers

17,000 square feet per 25,000 residents



- Aquatic Complexes

1 complex per 50,000 residents

Population-Based Parks

Park Requirement	29.22 acres
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Current Parks	7.59 acres
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Current Deficit	21.63 acres
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Population-Based Facilities

Recreation Centers	0
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Aquatic Complex	0
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Recreation Center Deficit	7,096 sf
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Aquatic Complex Deficit	0.21
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Existing Parks and Residential

KEARNY MESA
CONNECTED

Hickman Field

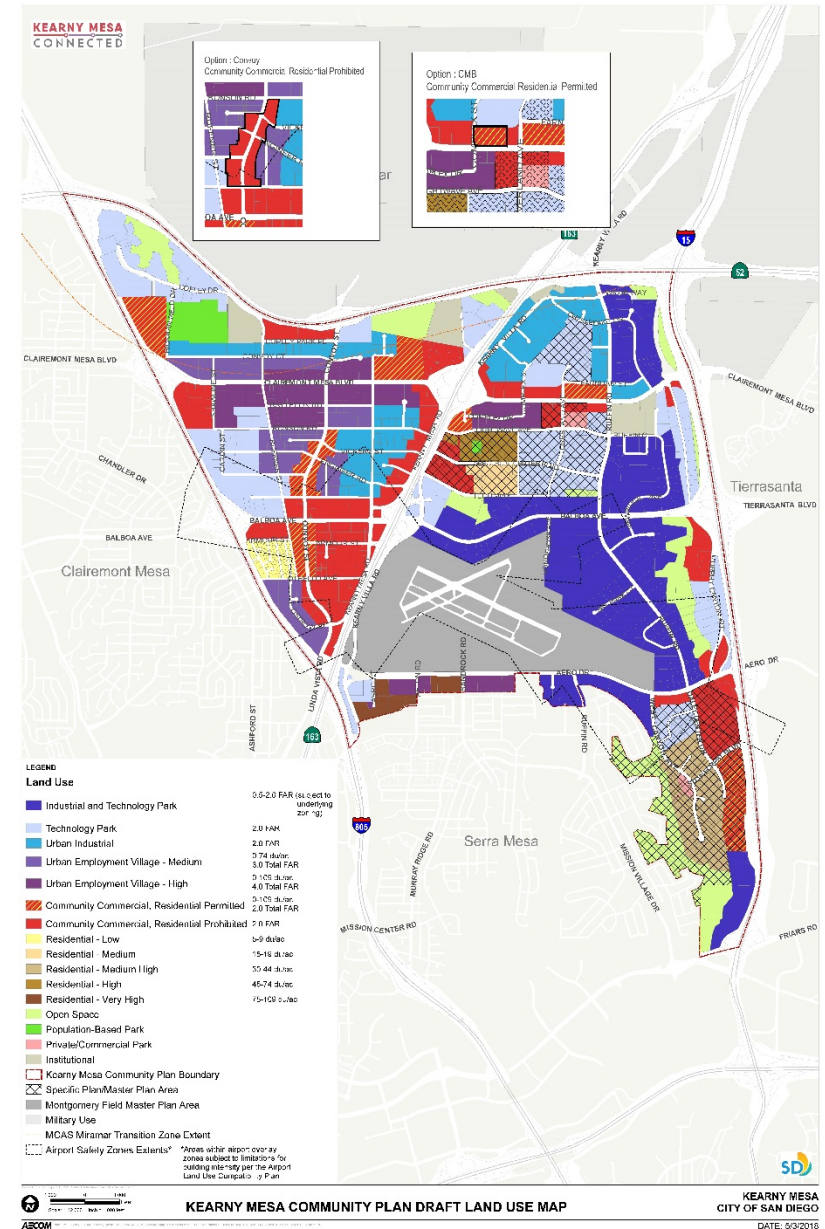
Centrum Park and Jogging Path

-  Kearny Mesa Community Plan Boundary
-  Existing Residential
- City Parks**
 -  Mini Park
 -  Neighborhood Park
 -  Community Park
 -  Regional Park
 -  Open Space Park
 -  Dedicated Open Space
 -  Park Equivalency



Population-Based Needs

- Draft land use map
- Preliminary analysis of potential buildout
- Potential park and facility needs



- Conduct vacant land study
 - City departments
 - Agency coordination
 - New development opportunities
- Identify park opportunities
- Synthesize research, data and public input
- Prepare draft park and recreation strategy for Community Plan Update

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EMPLOYMENT AND RETAIL PLAZAS AND COURTYARDS



Outdoor rooms between employment buildings created by landscape design and use of shade structures



Semi-private outdoor gathering / work spaces within an employment plaza



Retail space interior to development



Campus design approach with flexible outdoor lawn, seating, shade structure, and landscaping

EMPLOYMENT AND RETAIL PLAZAS AND COURTYARDS



Courtyard space with a pan Asian minimalist landscape design and pedestrian bridge



Active public realm re-purposed from loading/parking space in Seoul



Structures and landscape combine to create place identity, potential as Community Gateway feature



Civic and pedestrian space in Little Italy former right-of-way



Simple design features convert industrial building separation to active gathering space



Mural and structures combine to anchor public plaza

RESIDENTIAL PLAZAS, COURTYARDS, AND OPEN SPACES



Urban outdoor space accented with shade structure and branded seat walls



Use of community gardens as social network / gathering space



Active playground spaces within residential developments



Alley converted to hardscape gathering space

PUBLIC PLAZAS



Plaza space opens to the street



Public plaza with layered landscape

PUBLIC PLAZAS



Corner public plaza with enhanced pedestrian crossings. Well landscaped public realm with upgraded hardscape, seatwalls, and pedestrian lighting create a focal gateway space.



Hardscape with shade structures, planting spaces, and site furniture

PAN ASIAN LANDSCAPE INSPIRATION



Thematic hardscape and seating to create landscape form and community identity



Graphic design approach to integrating pan Asian thematic hardscape and landscape

PAN ASIAN LANDSCAPE INSPIRATION



Use of static or dynamic lighting to activate spaces or create social interest



Graphic approach to integrating hardscape and softscape to create thematic community identity



Hardscape patterns create identity



Mixed hardscape and planting courtyard space

SUPER BLOCK PRECEDENTS/SCALE COMPARISONS



Super blocks in Kearny Mesa, as shown above, range in size, with many over 20 acres. For comparison, other notable developments are shown at right, to assist in understanding the scale of potential super block infill and redevelopment. All examples shown are at approximately the same scale.



Spectrum, Kearny Mesa



Civita, San Diego



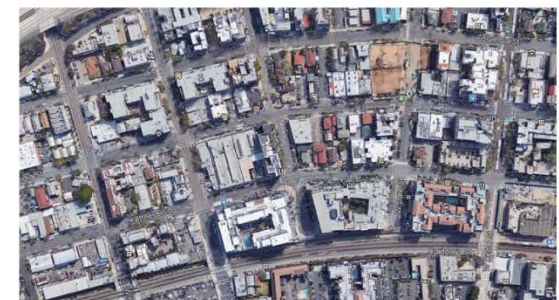
El Cajon/College District



Promenade at Rio Vista, Mission Valley



West Gate, Pasadena

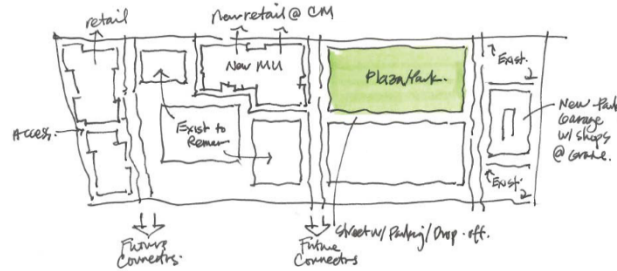


Little Italy, San Diego

SUPER BLOCK DESIGN STUDIES

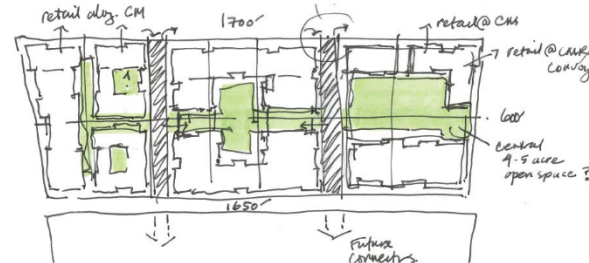
Super blocks limit pedestrian access and tend to create large expanses of impervious space. This sequence of diagrams explores potential urban design strategies that can increase pedestrian permeability of large blocks while increasing usable development area, and introducing public and semi-public open space and parks.

It should be noted that introduction of connections are key to breaking up super blocks. This can be accomplished with paseos, public streets, private streets, or a sequence of public or semi-public spaces that create access through a site for pedestrians and bicyclists.



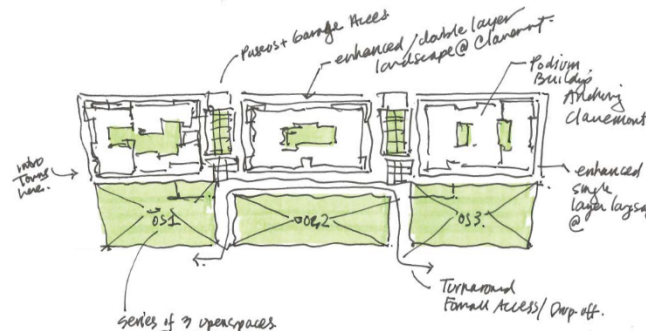
Sketch 1

Incremental/phased development, with 1 public central plaza/ park space.



Sketch 2

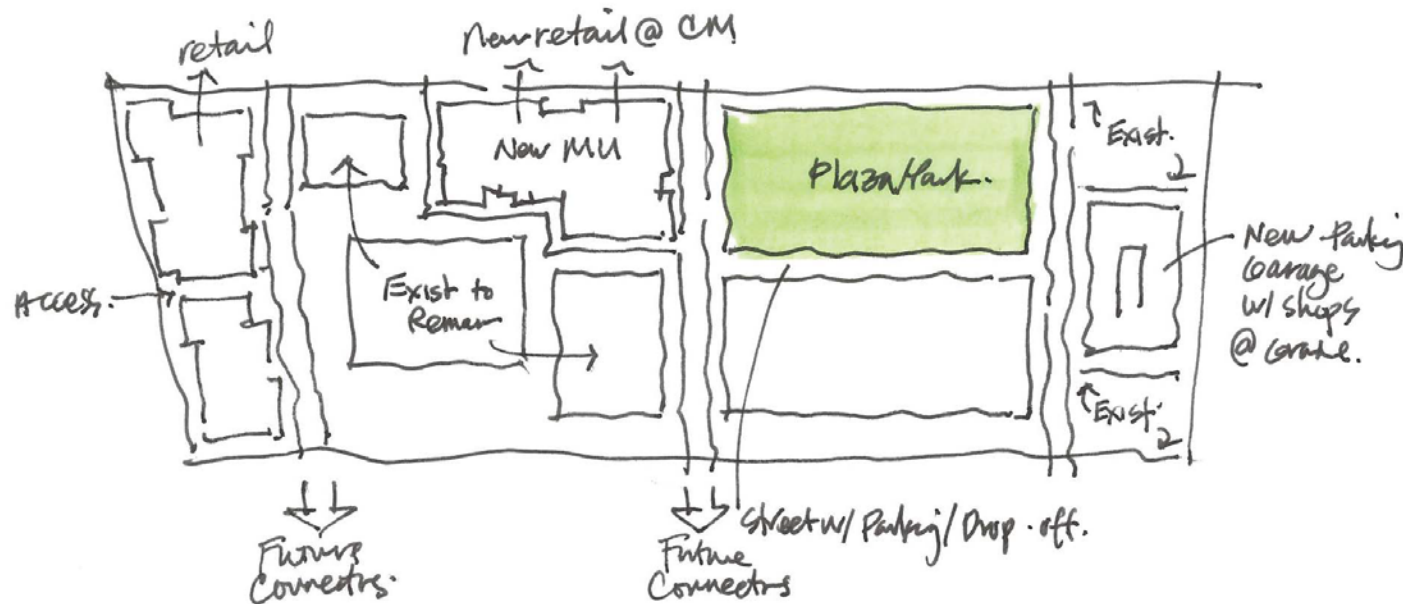
A series of semi-public courtyards and paseos.



Sketch 3

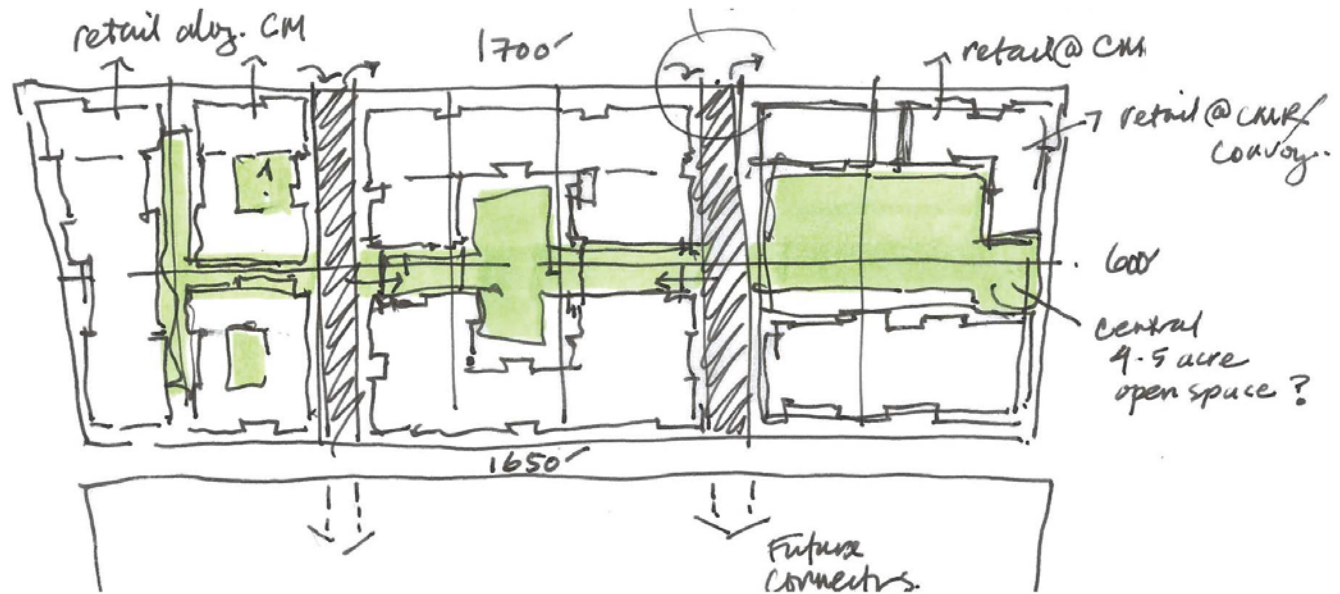
A series of larger public open spaces / linear park. Smaller semi-public courtyards and paseos would be integrated within development.

SKETCH 1: CENTRAL PUBLIC PLAZA/ PARK SPACE



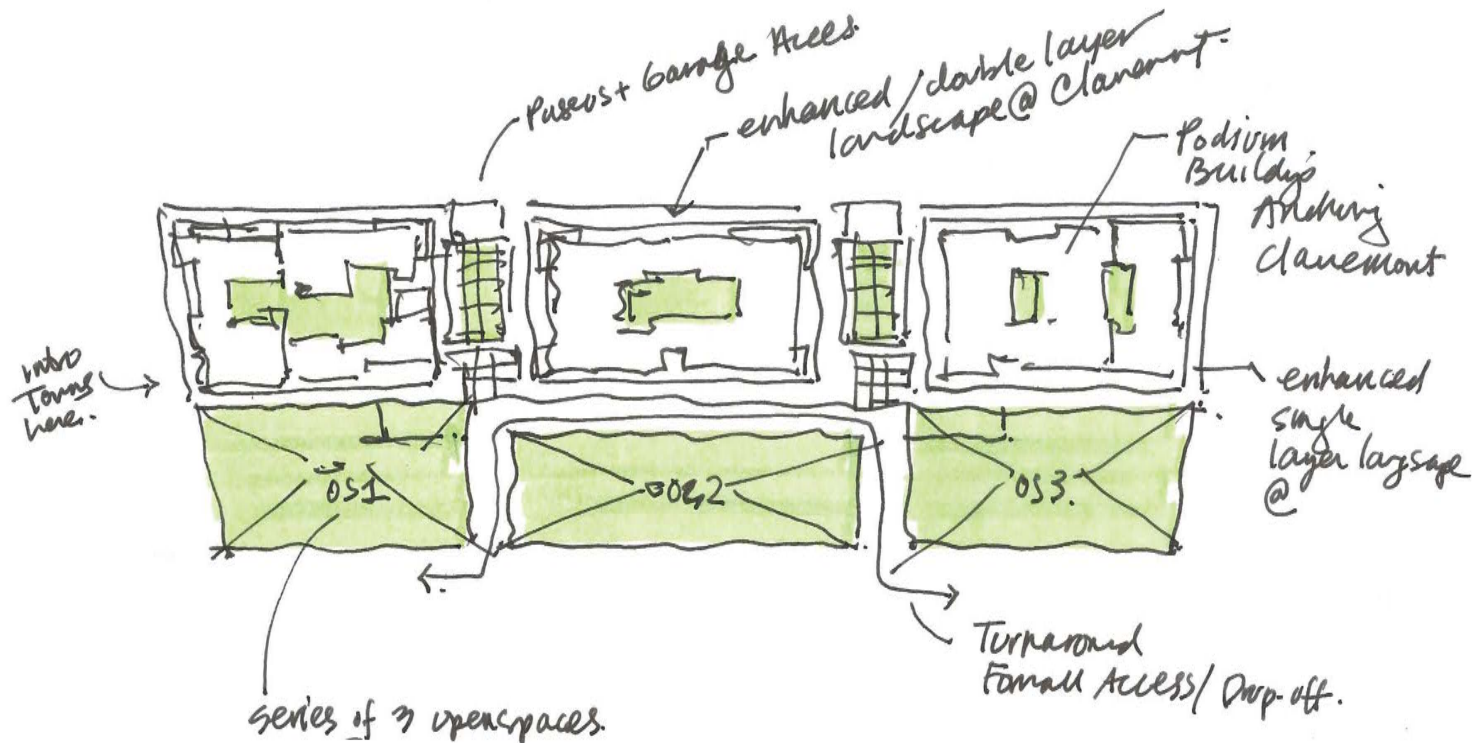
Incremental/phased development, with 1 central public plaza/ park space.

SKETCH 2: SERIES OF SEMI-PUBLIC COURTYARDS AND PASEOS



A series of semi-public courtyards and paseos.

SKETCH 3: LARGER PUBLIC SPACES / LINEAR PARK



A series of larger public open spaces / linear park. Smaller semi-public courtyards and paseos would be integrated within development.

A photograph of a street scene, likely in a city, with a red tint. A large sign on the right side of the road reads 'CONVOY ST.' with a small circular logo to its left. Below it, a smaller sign shows a left-pointing arrow and the number '4600'. A utility pole is visible in the foreground, and palm trees and buildings are in the background. The text 'Questions/Comments' is overlaid in white in the center.

Questions/Comments