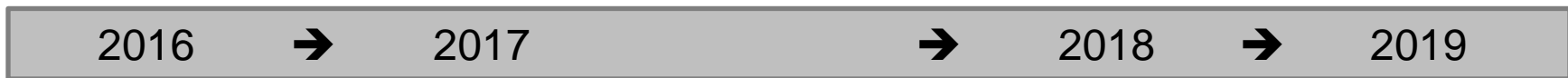


KEARNY MESA COMMUNITY PLAN UPDATE

December 4, 2017
SUBCOMMITTEE MEETING

- Opening Remarks: Councilmember Chris Cate
- Recap Activity Feedback
- Draft Land Use Scenarios

Community Plan Update Timeline



PLAN UPDATE LAUNCH Summer/Fall	EXISTING CONDITIONS Winter/Spring	PLAN ALTERNATIVES Fall	ENVIRONMENTAL REVIEW Spring/Fall	FINAL PLANS Winter/Spring
Plan Update Kick-off Data Collection	Existing Conditions Documentation Subcommittee Meetings	Opportunities and Constraints Land Use Alternatives Mobility Concepts	Draft Environmental Impact Report (EIR)	Preparation of Final Community Plan and EIR Public hearing process

Meeting Timeline and Topics

Activity Feedback

- Oct. 26th

Land Use Concepts

- Monday, December 4th
- 11:30am-1pm

Mobility and Urban Design

- January 18th
- 3-4:30pm

Refined Land Use Plan

- February 22nd
- 3-4:30pm

Map Activities

- Opportunities for Growth
- Minimum Lot Size and Building Intensity
- Community Character

Employment Lands

Compile Feedback on Land Use Concepts

Traffic Modeling and Environmental Review

Activity Feedback

Community Plan Update Issues

- Connections to and from employment, transit, and amenities
- Incubator space and flexibility
- Floor area ratio
- Prime Industrial Lands
- Amenities to attract and retain employees
- Convoy corridor
- Work place housing, mobile home park



Activity Feedback

Guiding Principles – Working Draft



Provide more trees and landscaping



Accommodate walking and biking

Improve transit options and connections



Increase opportunities for mixed-use development



Build on the Convoy corridor to create a regional destination

Activity Feedback

Guiding Principles – Working Draft (con't)



Identify strategic locations to allow for infill housing



Increase employment through office, industrial, and commercial



Promote the airport to support the region's economy



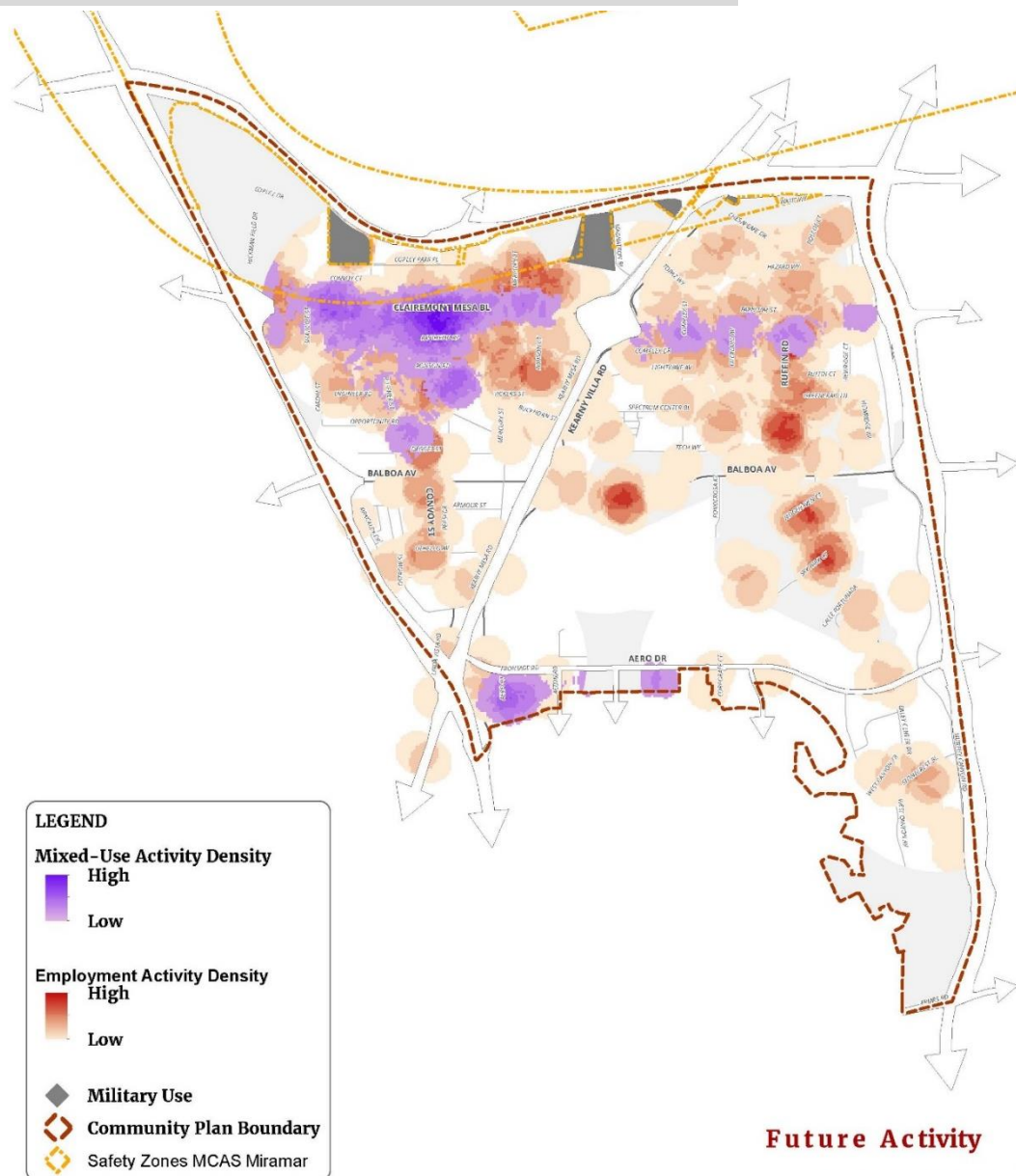
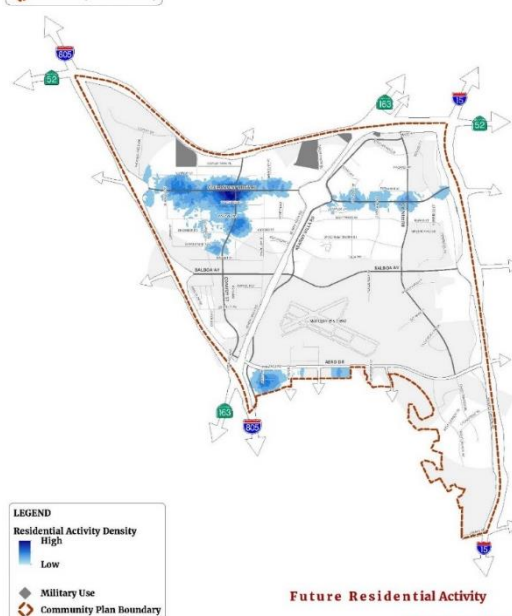
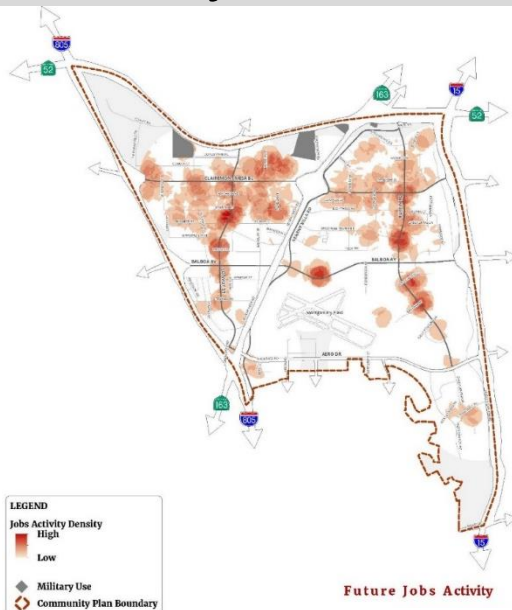
Protect the industrial employment lands



Maintain Kearny Mesa as a hub for automobile sales and service

Activity Feedback

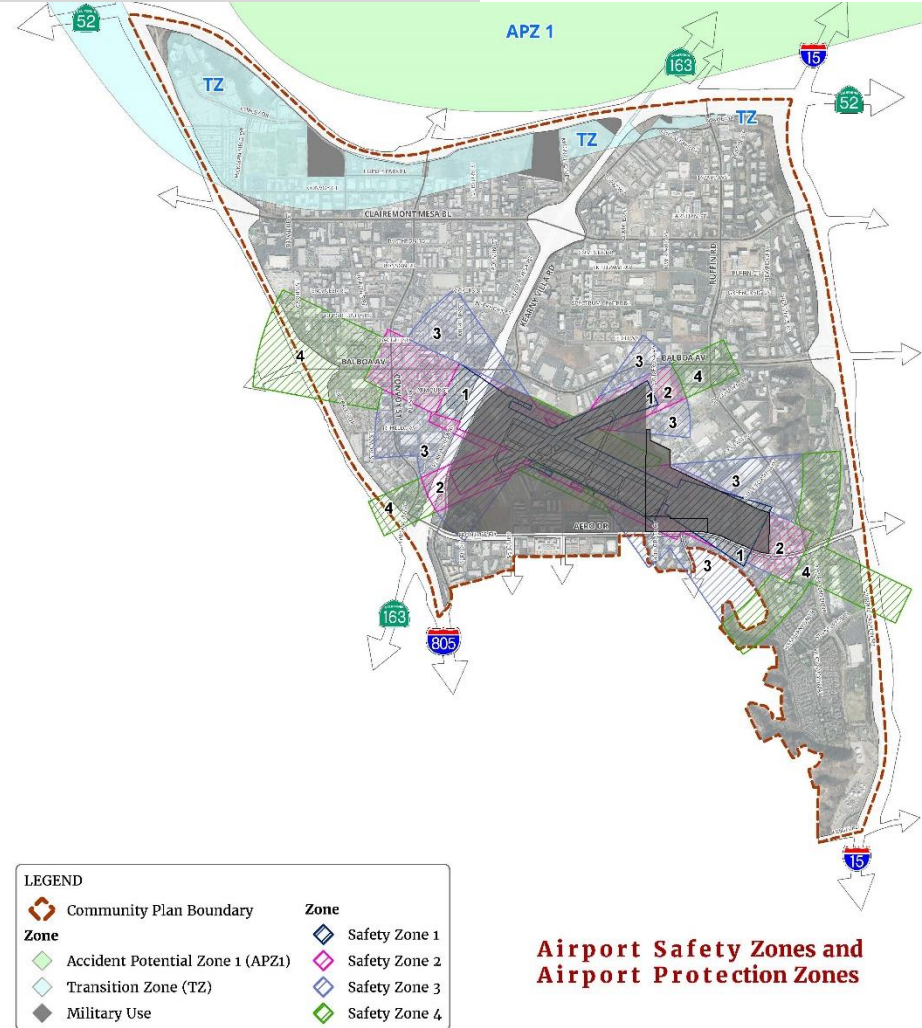
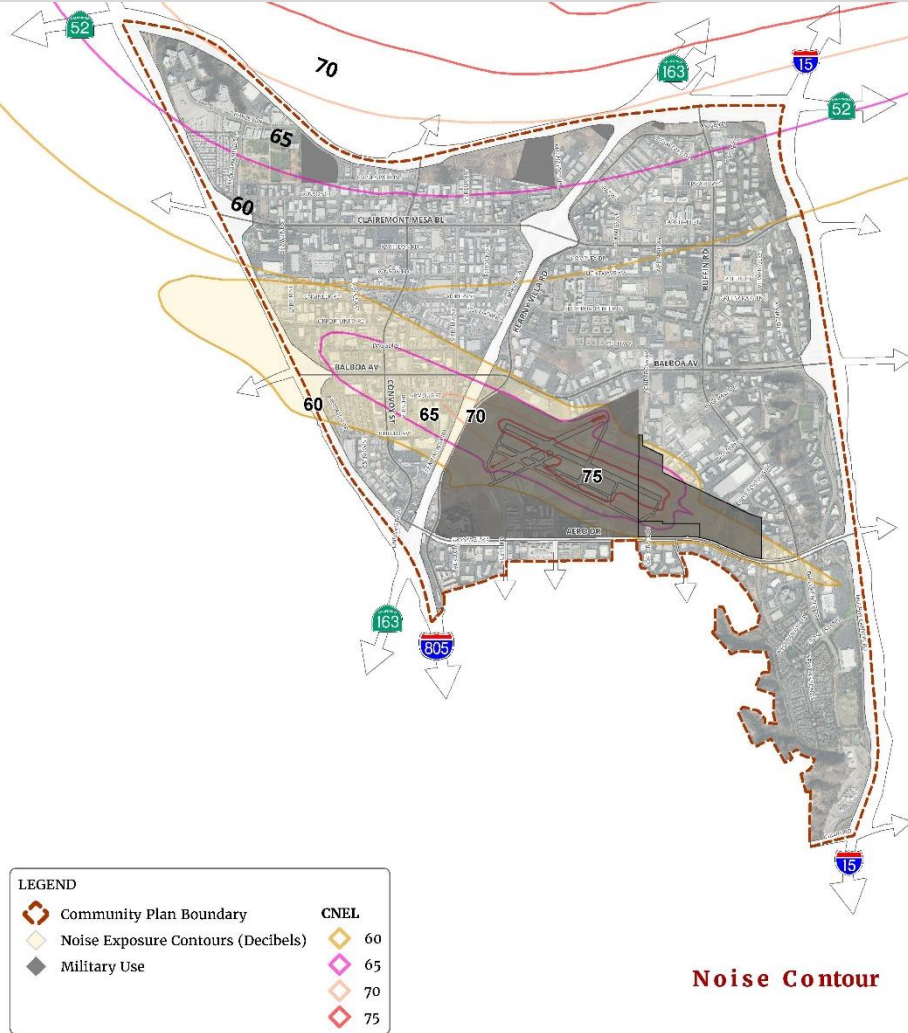
Activity Results with Constraints



Draft Land Use Scenarios

Constraints and Opportunity Areas

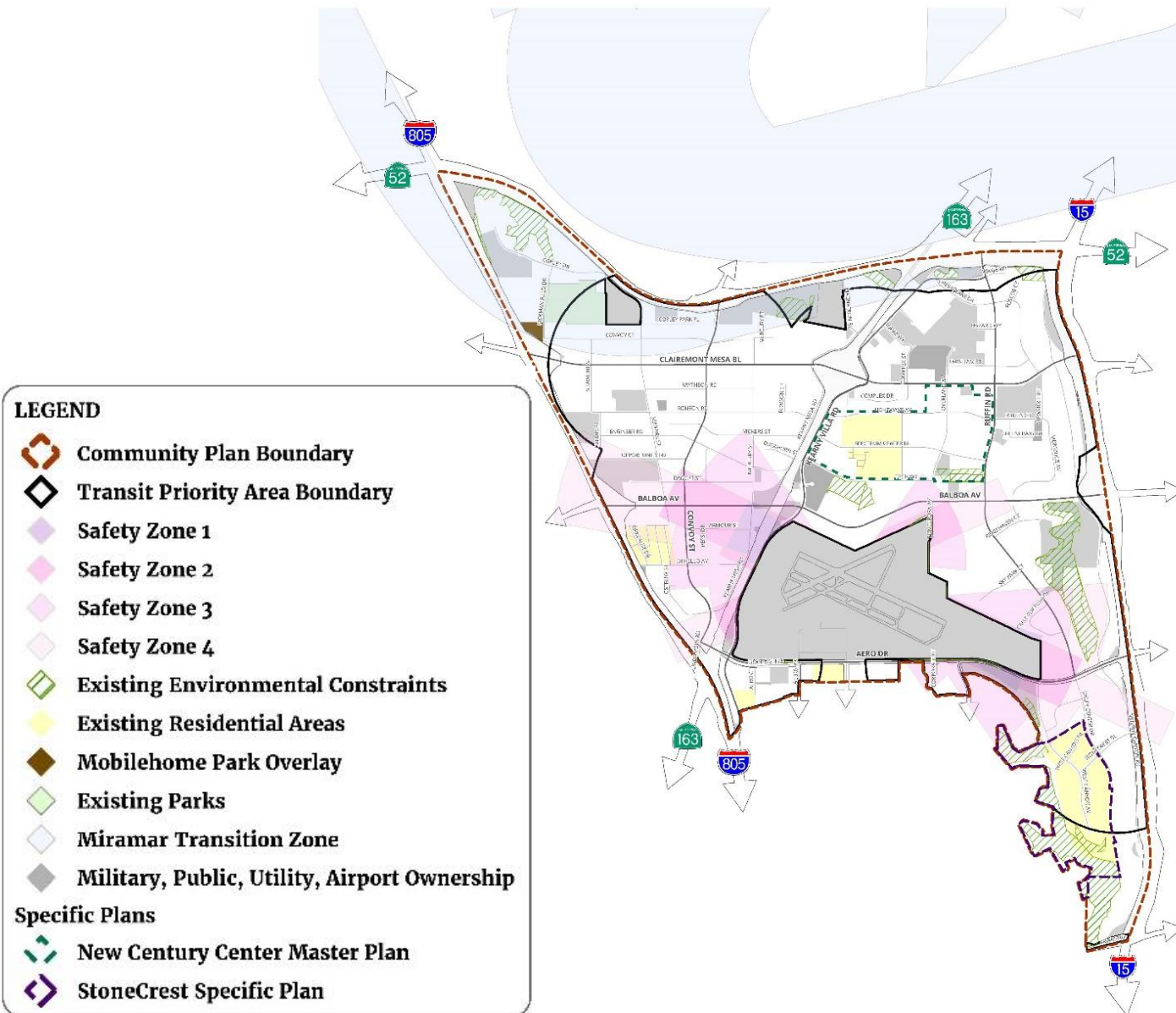
KEARNY MESA
CONNECTED



Graphics and summary available on FAQ page of project website: KearnyMesaConnected.com/faq/

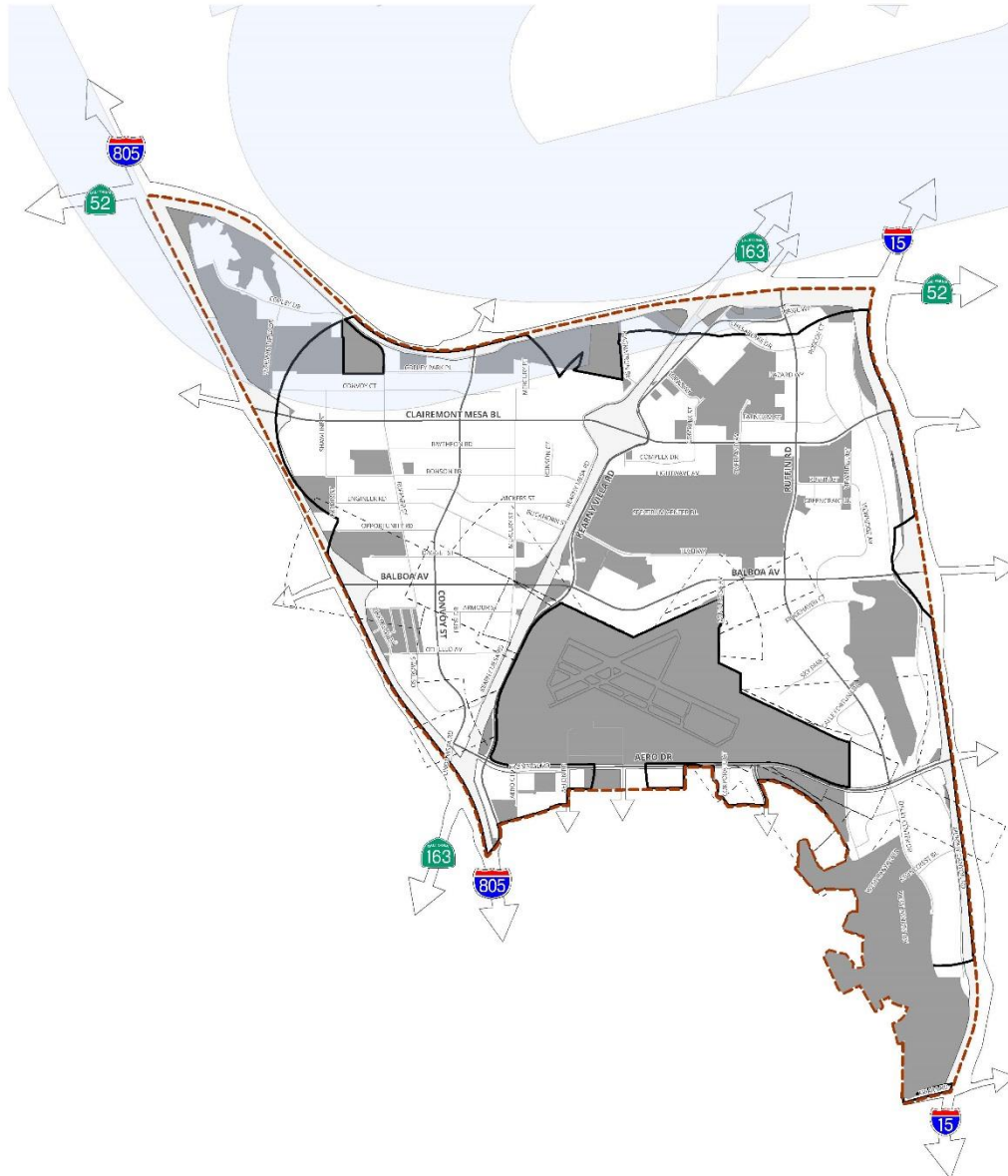
Draft Land Use Scenarios

Constraints and Opportunity Areas















Draft Land Use Scenarios

Constraints and Opportunity Areas



Draft Land Use Scenarios

Draft Land Use Descriptions

	Industrial and Technology Park	- 1.0 FAR
	Business Park	- 1.5 FAR
	Urban Industrial	- 2.0 FAR
	Urban Industrial – Limited*	
	Mixed Employment Residential – High	- 45-74 du/ac, 4.0 Total FAR
	Mixed Employment Residential – Med	- 30-44 du/ac, 3.0 Total FAR
	Mixed Employment Residential – Low	- 15-29 du/ac, 2.0 Total FAR
	Residential - Very High	- 75-109 du/ac
	Residential - High	- 45-74 du/ac
	Residential – Medium High	- 30-44 du/ac
	Commercial	
	Commercial – Limited*	

* Applies to overlay zones subject to limitations for use and density in an Airport Land Use Compatibility Plan

Draft Land Use Scenarios

Draft Scenarios

Descriptions

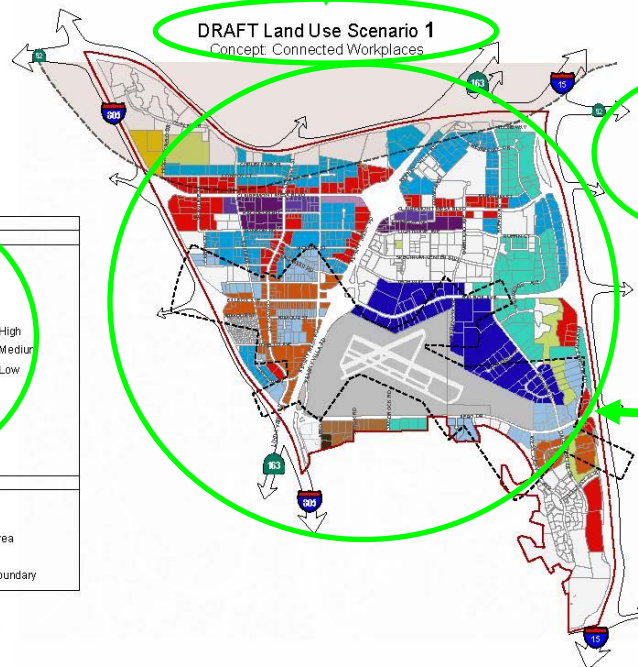
*Concept Name and
number 1, 2, or 3*

*Request for
comments
and feedback*



LEGEND	
Land Use Descriptor	
	Industrial and Technology Park
	Business Park
	Urban Industrial
	Urban Industrial - Limited
	Mixed Employment Residential - High
	Mixed Employment Residential - Medium
	Mixed Employment Residential - Low
	Residential - Very High
	Residential - High
	Residential - Medium High
	Commercial - Limited
	Commercial
General Conditions	
	Existing Park/Open Space
	MCAS Miramar Influence Area
	Montgomery Field Master Plan Area
	Airport Safety Zones Extents
	Kearny Mesa Community Plan Boundary

Scale: 0 1000 2000 Feet
Data Sources: City of San Diego, 2015; SANDAG Regional GIS Data, 2015; (www.sandag.org)
AECOM December 2017



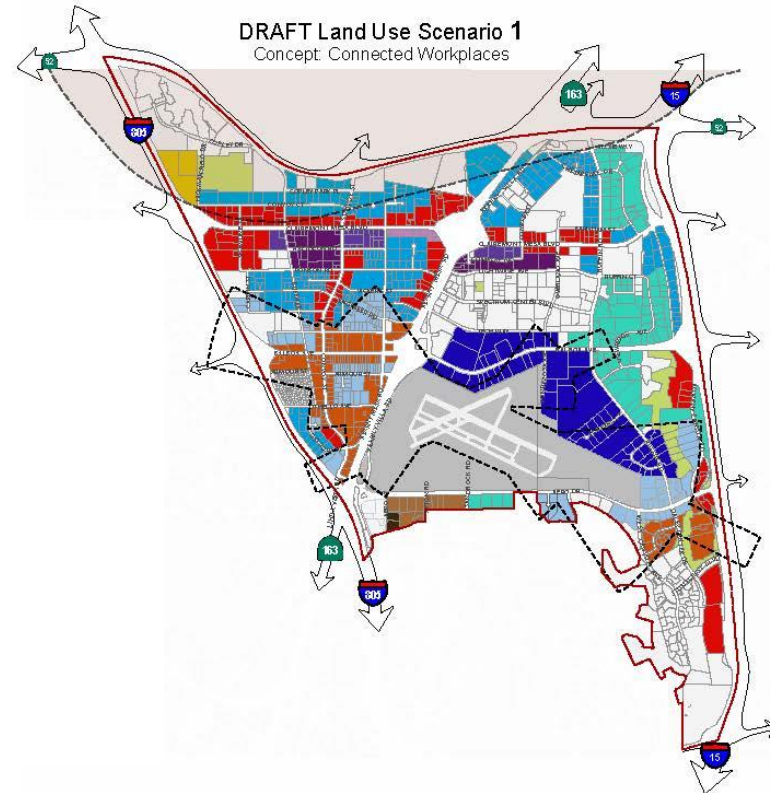
Name	(Optional)
Comments	
Please indicate if comments correspond to a specific location on the map.	
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*Location
on map*

*Draft scenarios available for download and comment
on KearnyMesaConnected.com/plan-documents/*

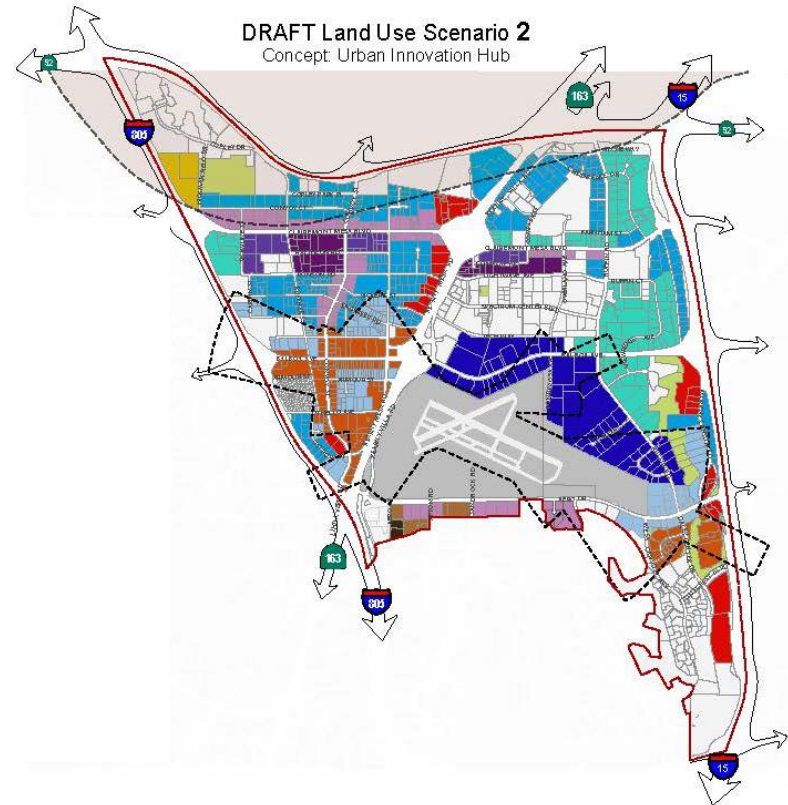
Connected Workplaces

- Focus on enhanced employment
- Connect to lifestyle amenities, transit, and the Convoy Corridor
- Add workplace housing in key locations



Urban Innovation Hubs

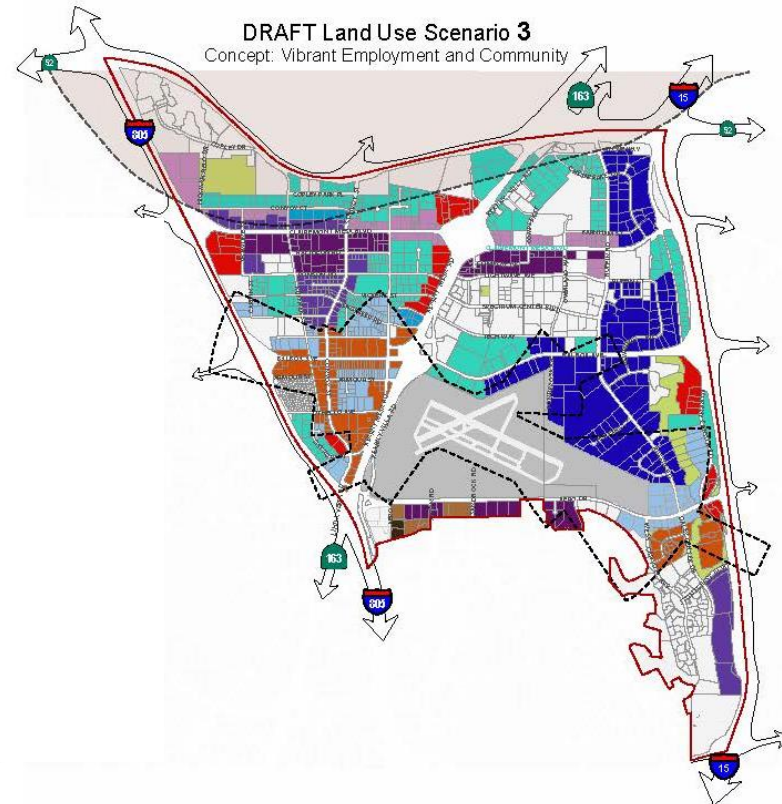
- Increase intensity based on access to transit
- Support integrated activity centers
- Foster live-work environments for a creative community



Draft Scenario 3

Vibrant Employment and Community

- Transform community into an urbanized center
- Increased vertical and horizontal mixed employment/residential areas
- Spur innovation and attract talent



Next Steps

- Provide feedback and comments on scenarios
 - Deadline: Jan. 18, 2018
- Meet with City Staff
- Drop in at Community “Office Hours”
 - Wed., Dec. 6th from 1-3 pm
 - Wed., Dec. 20th from 1-3 pm
 - Wed., Jan. 10th from 1-3 pm

Name _____ (Optional)
Comments
Please indicate if comments correspond to a specific location on the map.
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A photograph of a street intersection, likely in a desert environment, featuring palm trees and a building in the background. A street sign for 'CONVOY ST.' is visible, along with a directional sign pointing left to '4600'. The entire image is overlaid with a red tint. The text 'Thank You' is centered in white.

Thank You