

URBAN DESIGN FRAMEWORK AND MOBILITY

KEARNY MESA COMMUNITY PLAN UPDATE



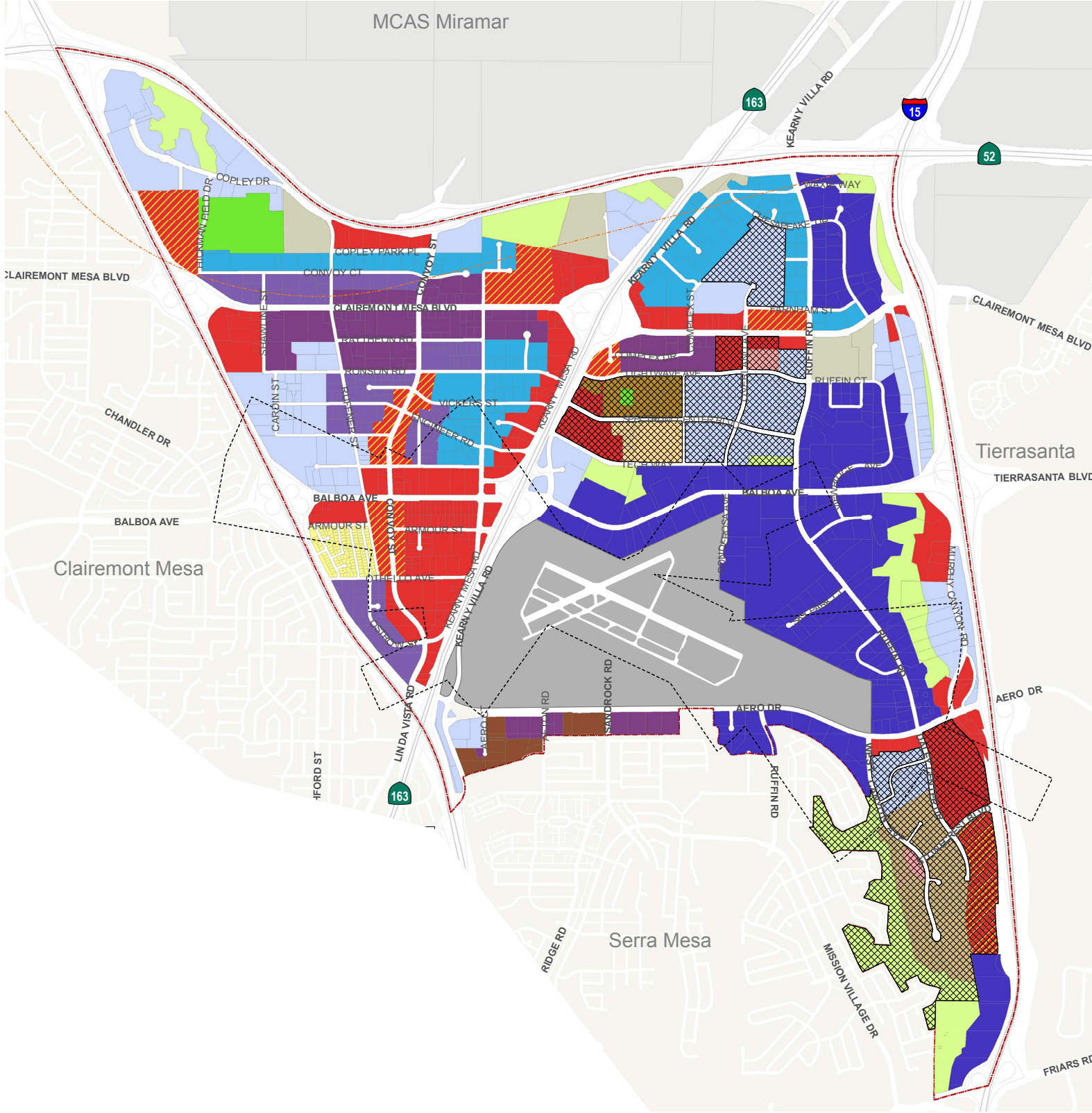
8/23/2018

Preferred Land Use Plan: Refresher

LEGEND

Land Use

Industrial and Technology Park	0.5-2.0 FAR (subject to underlying zoning)
Technology Park	2.0 FAR
Urban Industrial	2.0 FAR
Urban Employment Village - Medium	0-74 du/ac 3.0 Total FAR
Urban Employment Village - High	0-109 du/ac 4.0 Total FAR
Community Commercial, Residential Permitted	0-109 du/ac 2.0 Total FAR
Community Commercial, Residential Prohibited	2.0 FAR
Residential - Low	5-9 du/ac
Residential - Medium	15-19 du/ac
Residential - Medium High	30-44 du/ac
Residential - High	45-74 du/ac
Residential - Very High	75-109 du/ac
Open Space	
Population-Based Park	
Private/Commercial Park	
Institutional	
Kearny Mesa Community Plan Boundary	
Specific Plan/Master Plan Area	
Montgomery Field Master Plan Area	
Military Use	
MCAS Miramar Transition Zone Extent	
Airport Safety Zones Extents*	*Areas within airport overlay zones subject to limitations for building intensity per the Airport Land Use Compatibility Plan.



Preferred Land Use Plan: High-Tech Employment

LEGEND

Land Use

Industrial and Technology Park

Technology Park

Urban Industrial

Urban Employment Village - Medium

Urban Employment Village - High

Community Commercial, Residential Permitted

Community Commercial, Residential Prohibited

Residential - Low

Residential - Medium

Residential - Medium High

Residential - High

Residential - Very High

Open Space

Population-Based Park

Private/Commercial Park

Institutional

Kearny Mesa Community Plan Boundary

Specific Plan/Master Plan Area

Montgomery Field Master Plan Area

Military Use

MCAS Miramar Transition Zone Extent

Airport Safety Zones Extents*

0.5-2.0 FAR (subject to underlying zoning)

2.0 FAR

2.0 FAR

0-74 du/ac
3.0 Total FAR

0-109 du/ac
4.0 Total FAR

0-109 du/ac
2.0 Total FAR

5-9 du/ac

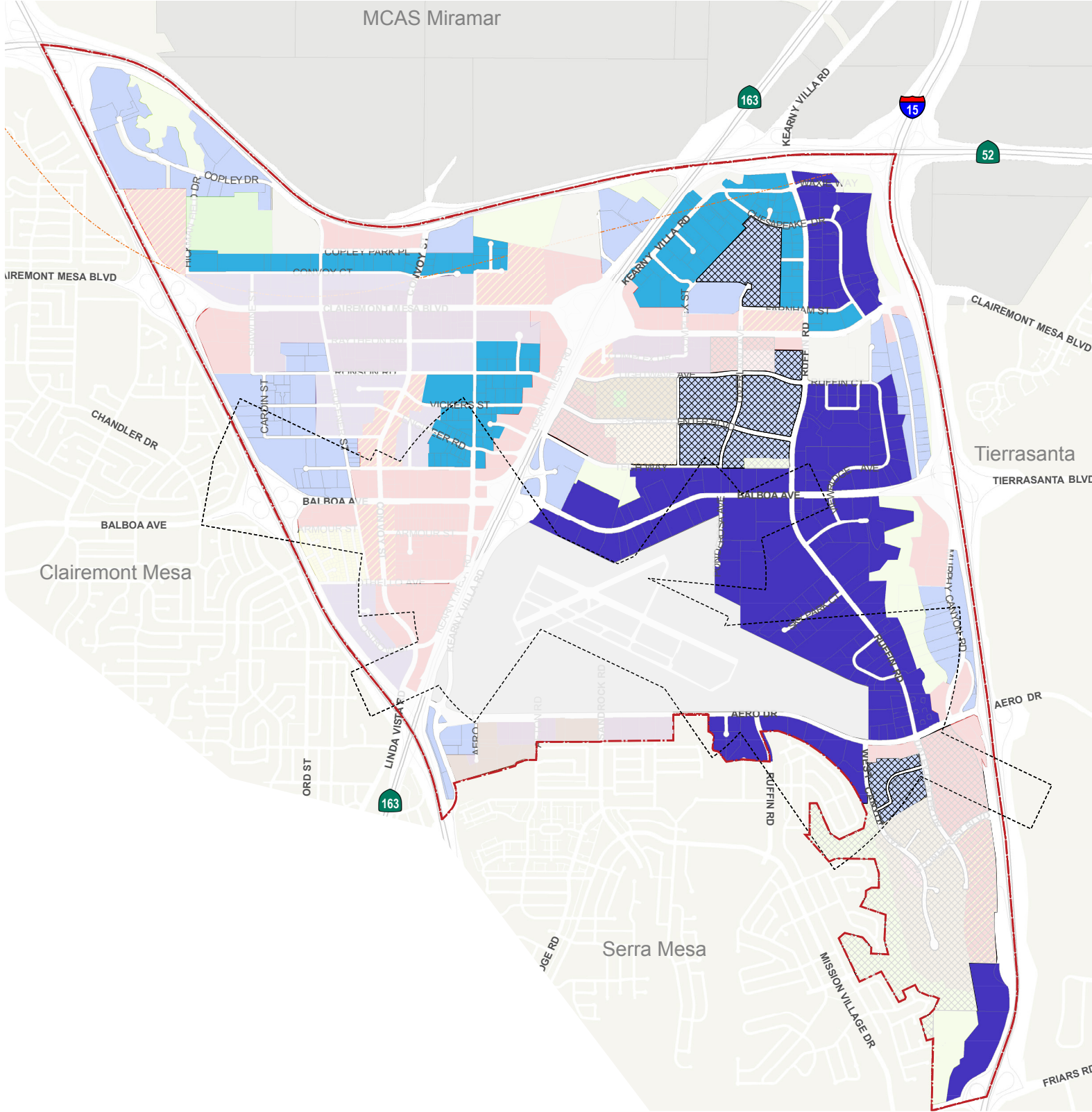
15-19 du/ac

30-44 du/ac

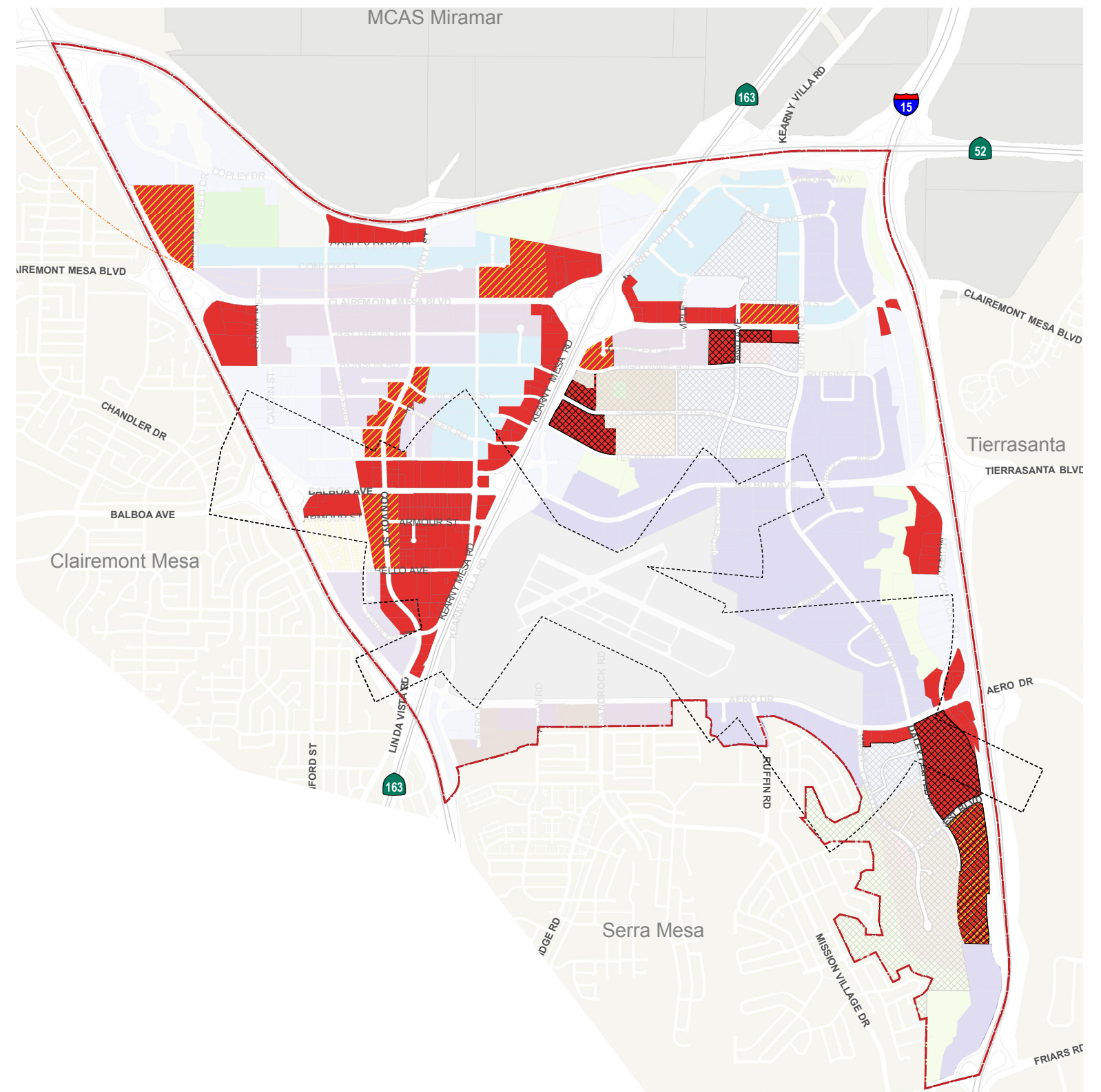
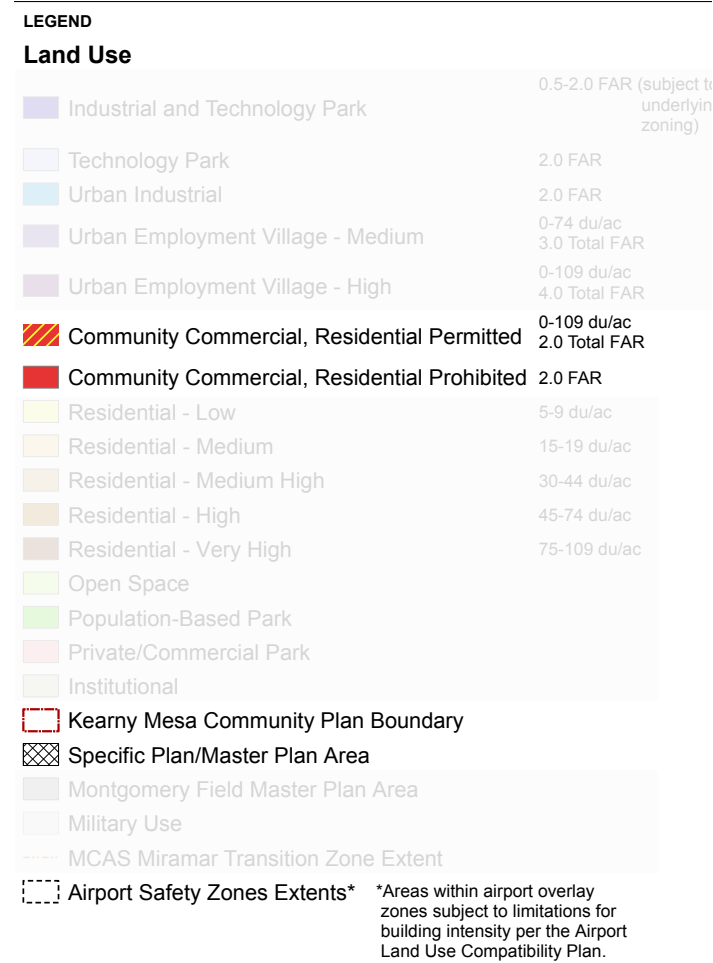
45-74 du/ac

75-109 du/ac

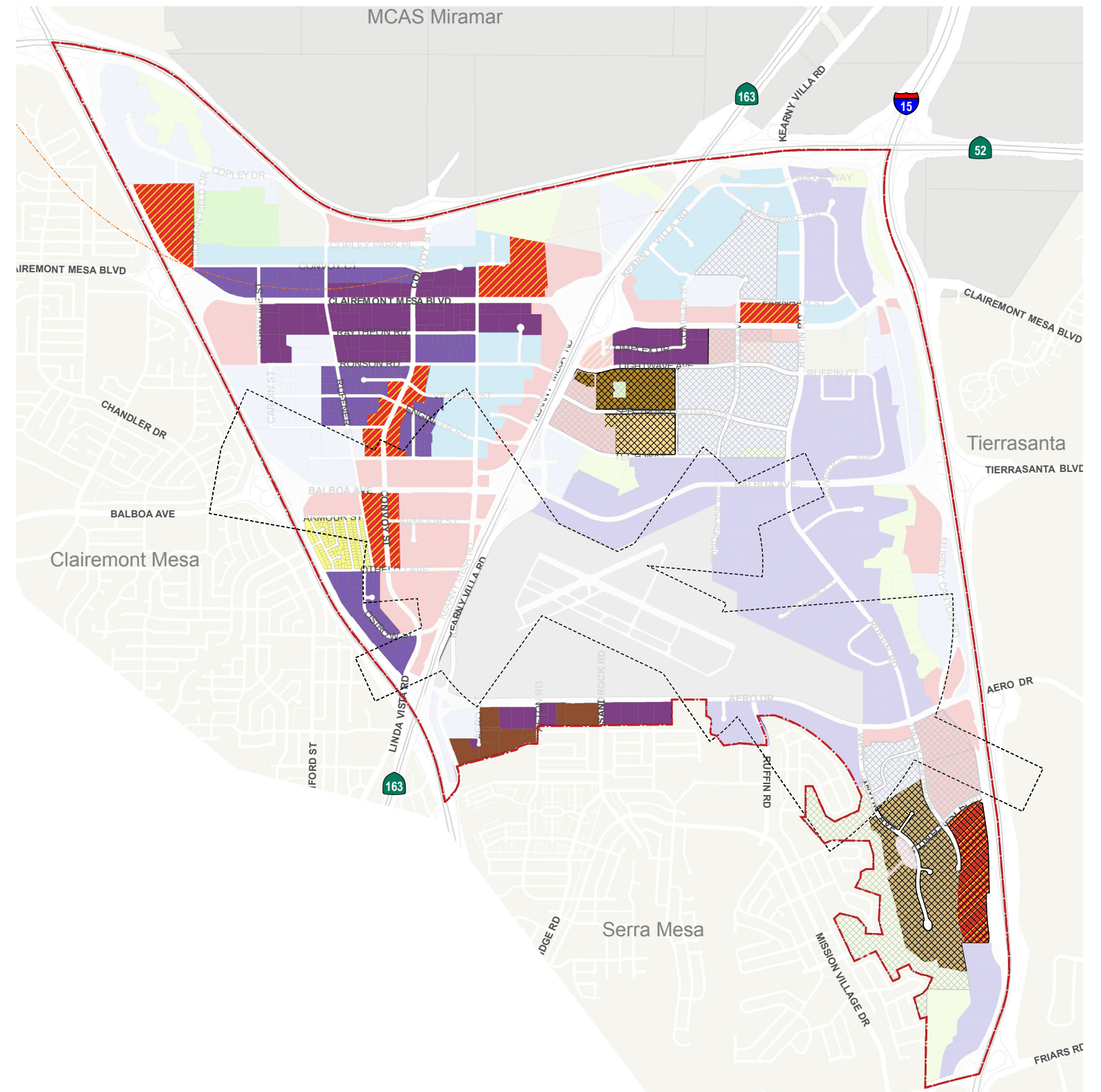
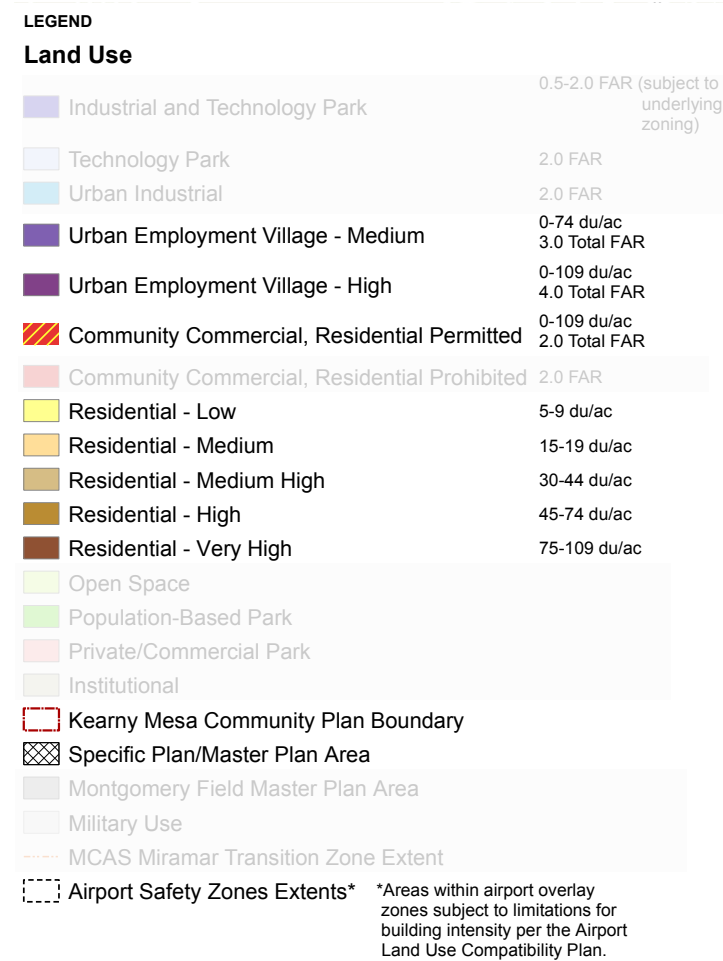
*Areas within airport overlay zones subject to limitations for building intensity per the Airport Land Use Compatibility Plan.



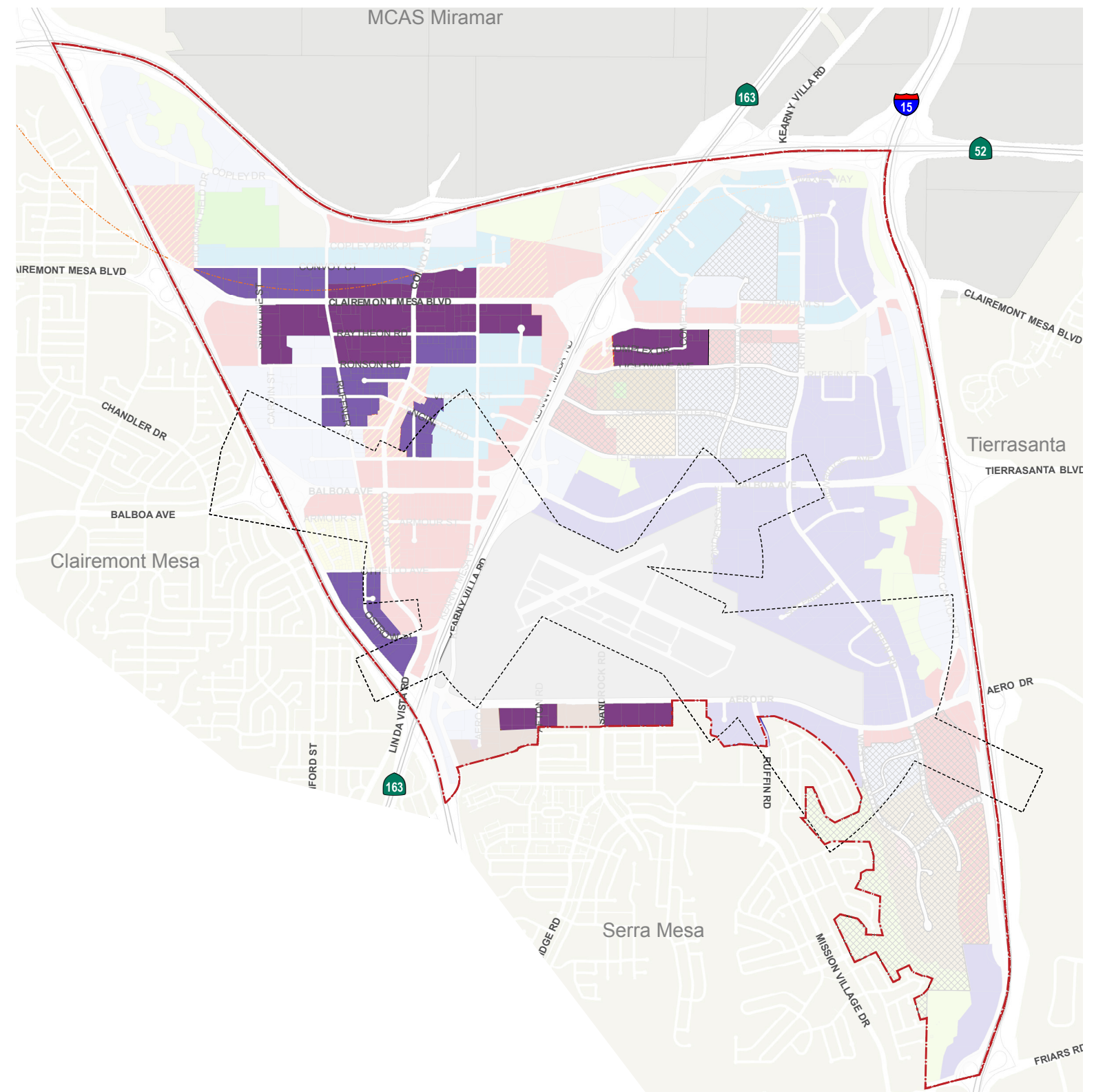
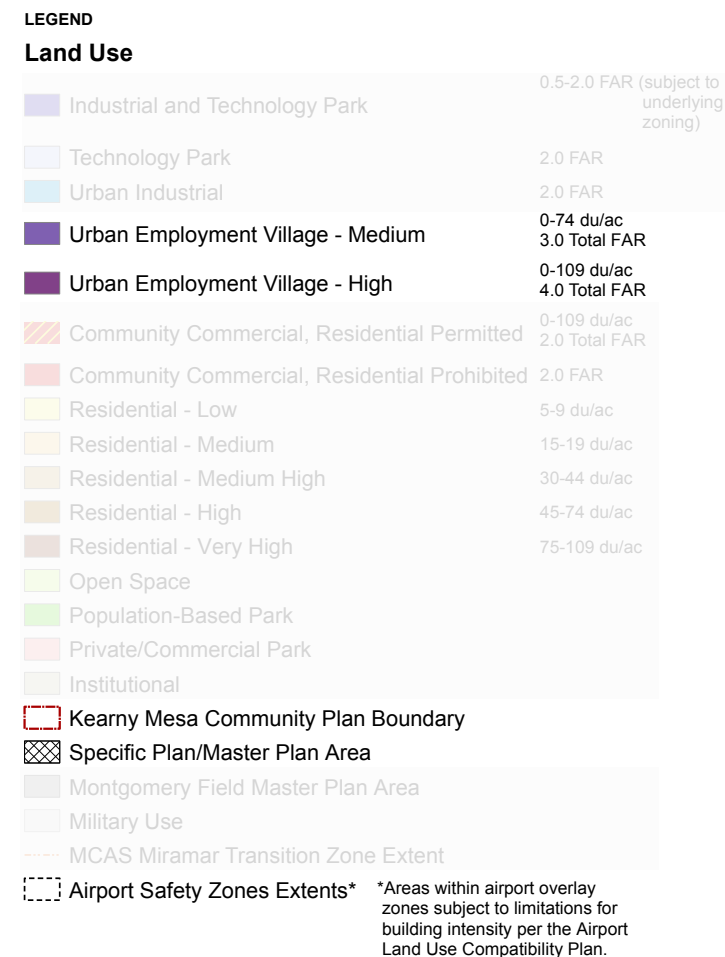
Preferred Land Use Plan: Commercial



Preferred Land Use Plan: Residential Opportunities

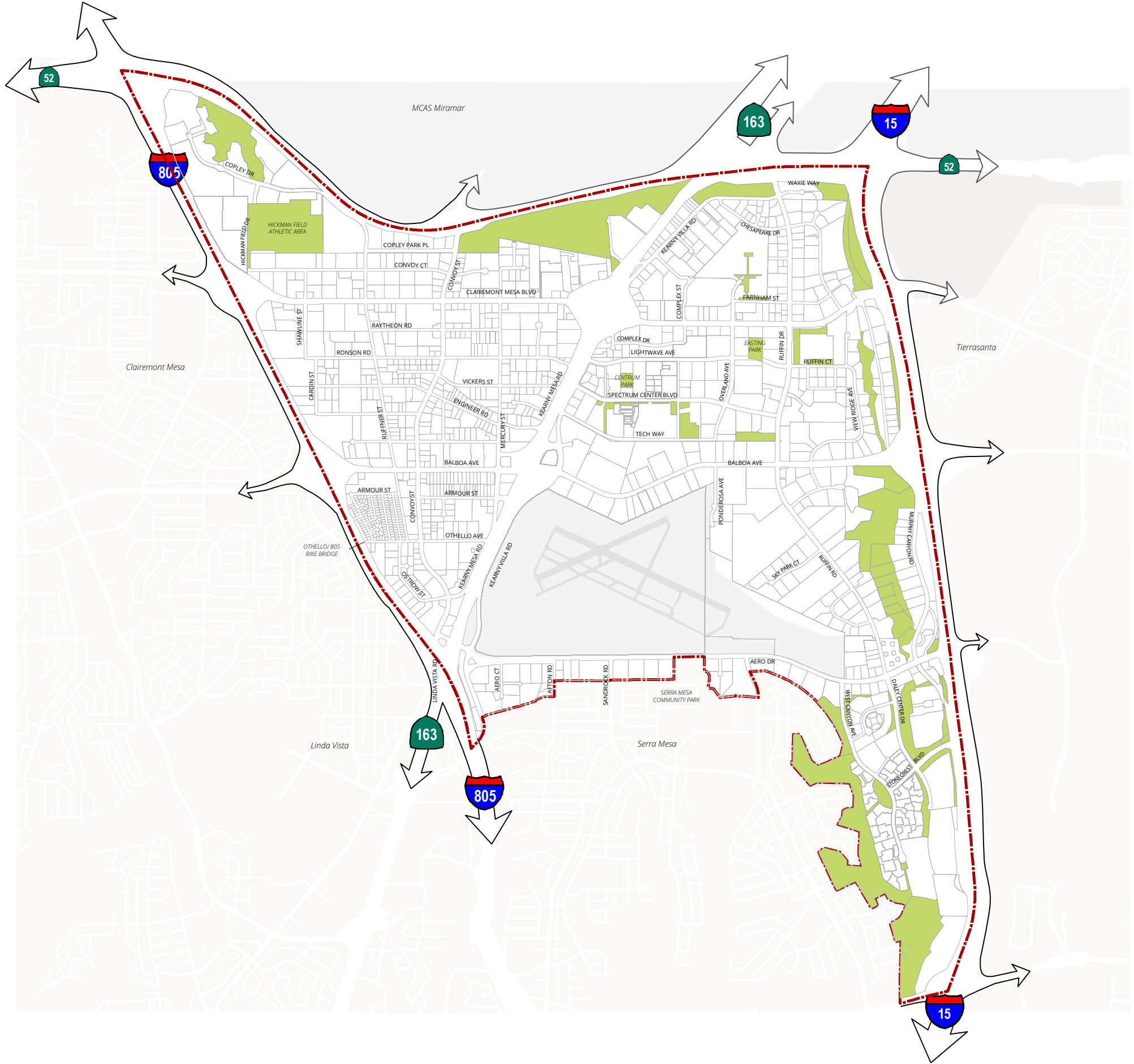


Preferred Land Use Plan: Urban Employment Village



Community Connections Draft August 2018

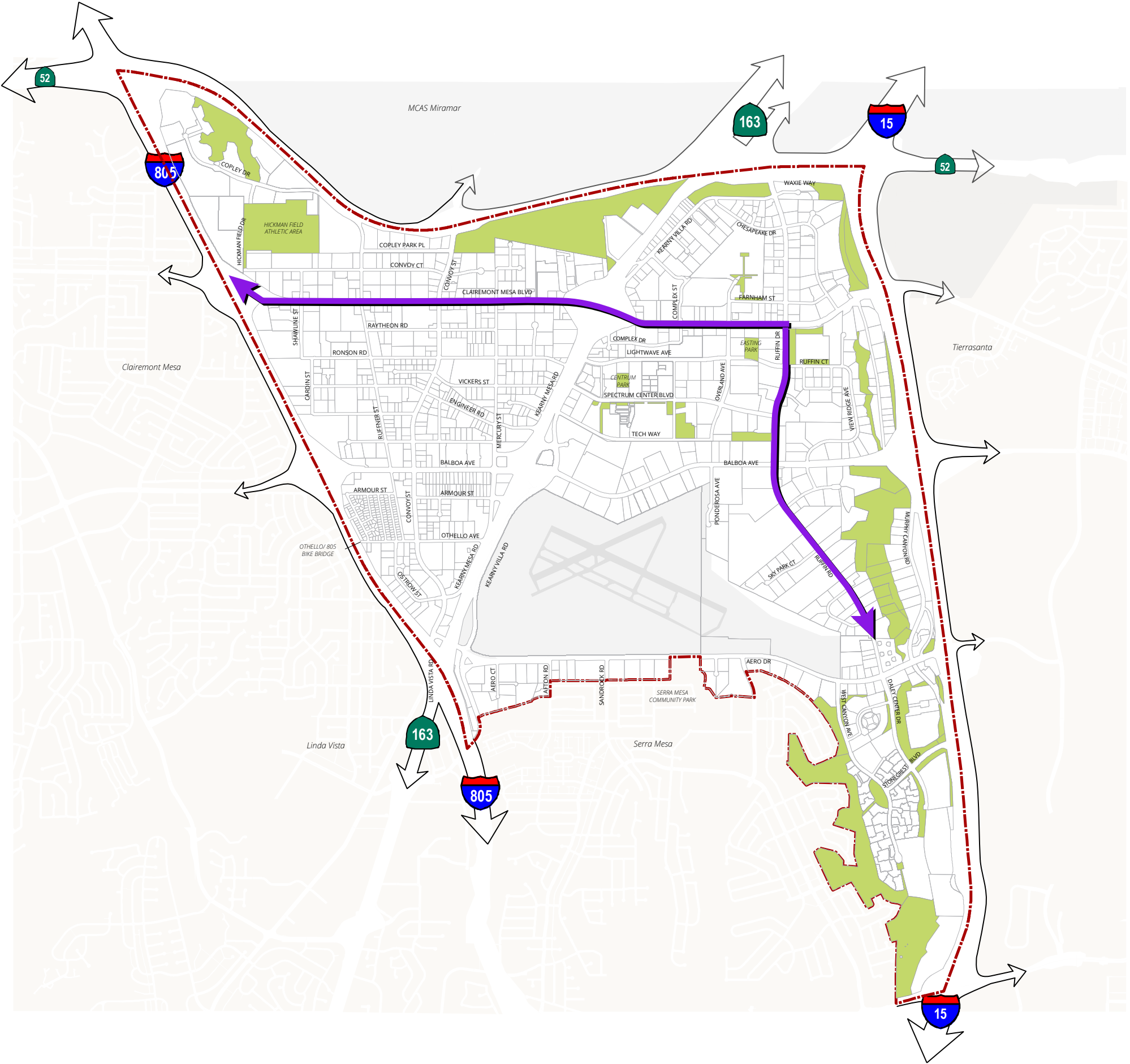
Supporting land use updates
with coordinated mobility and
urban design improvements



Community Connections

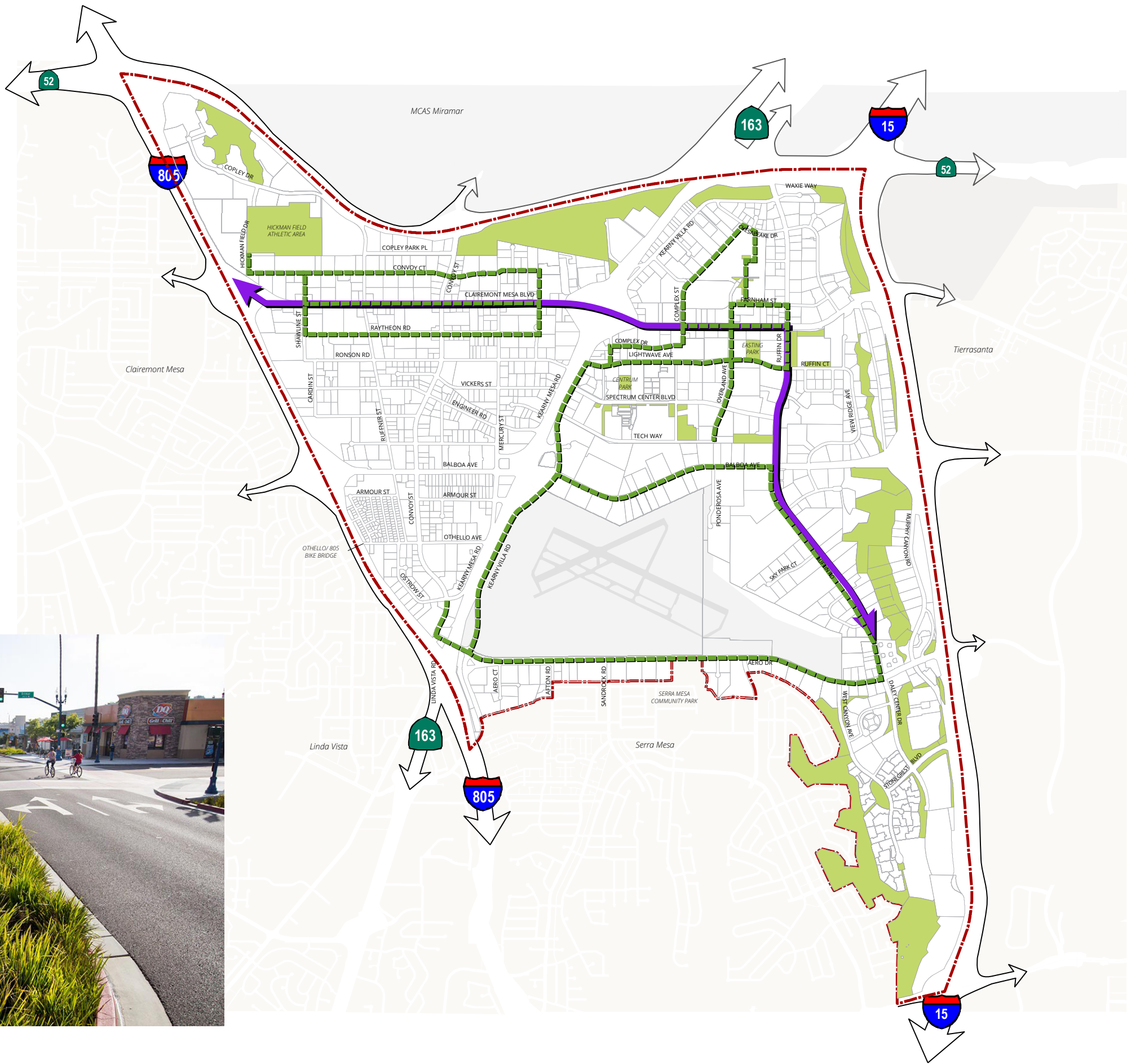
Draft August 2018

1. Future Transit Corridor along Clairemont Mesa Boulevard and Ruffin Road



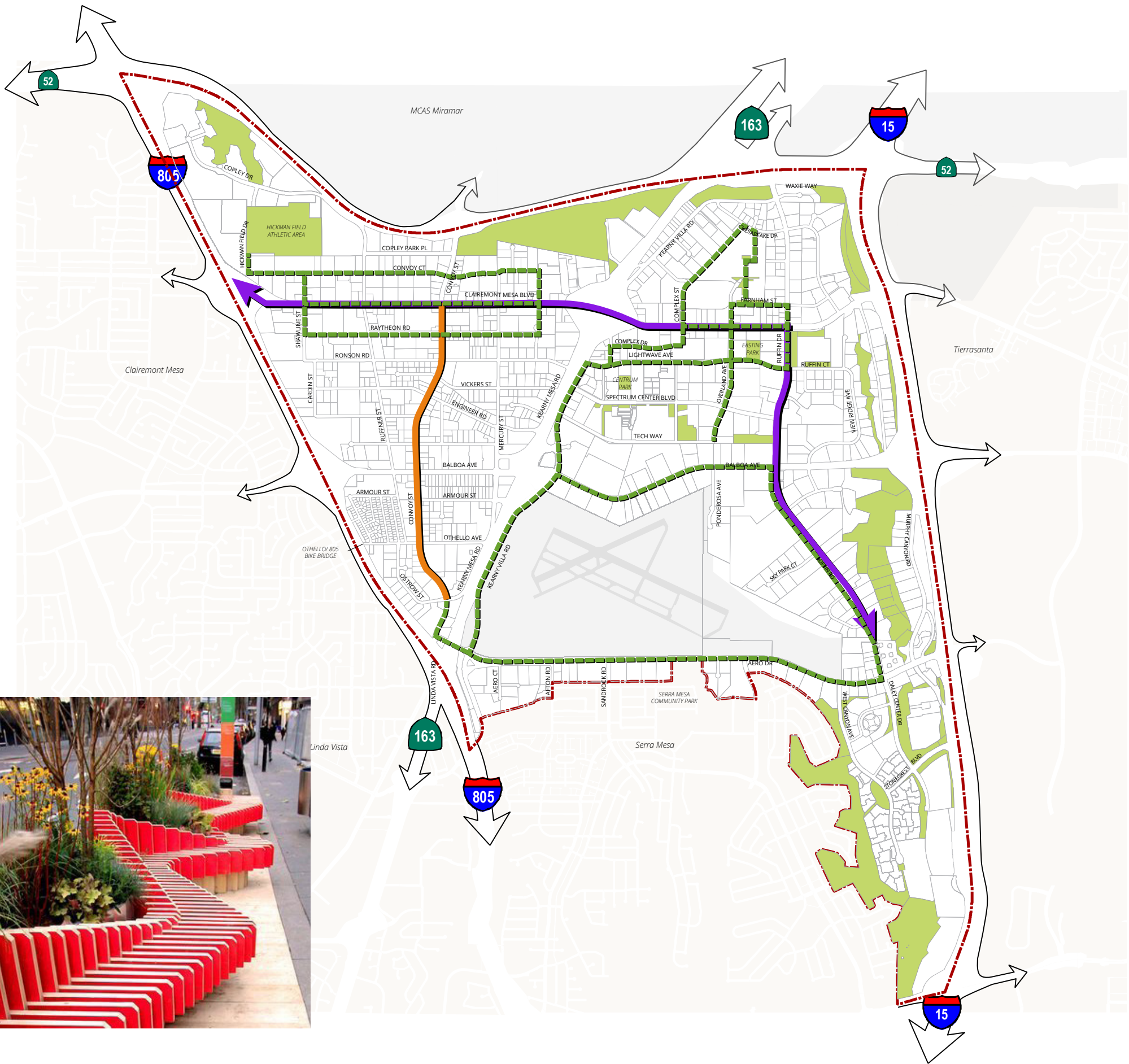
Community Connections Draft August 2018

2. Coordinated system of Urban Trails



Community Connections Draft August 2018

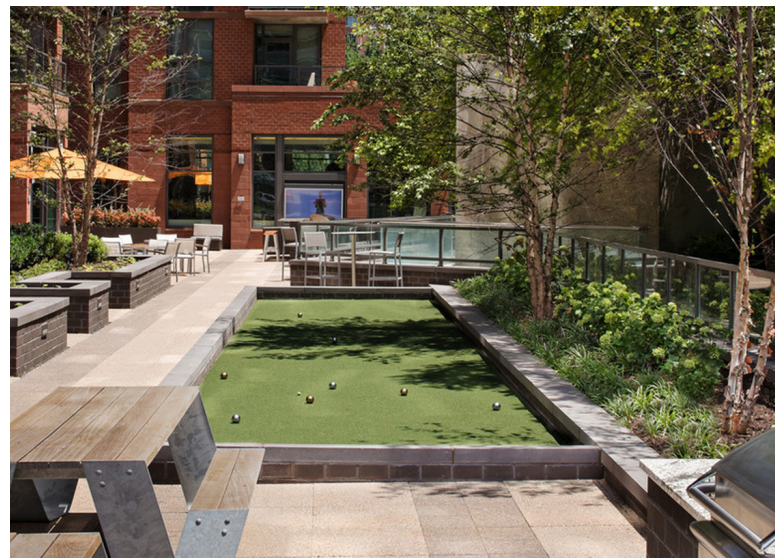
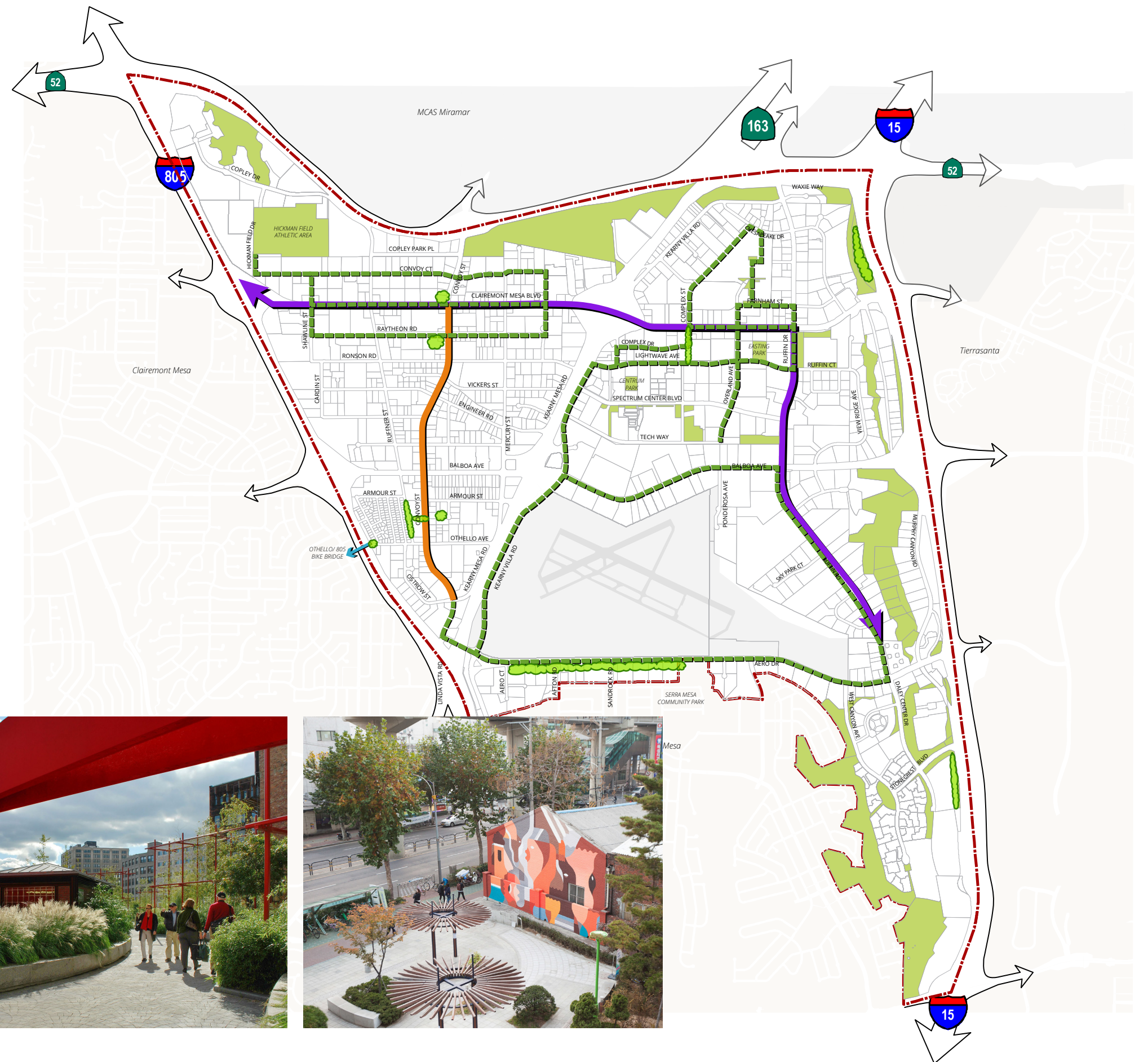
3. Urban Streetscape along Convoy Street



Community Connections Draft August 2018

4. Additions to Open Space and Parks network:

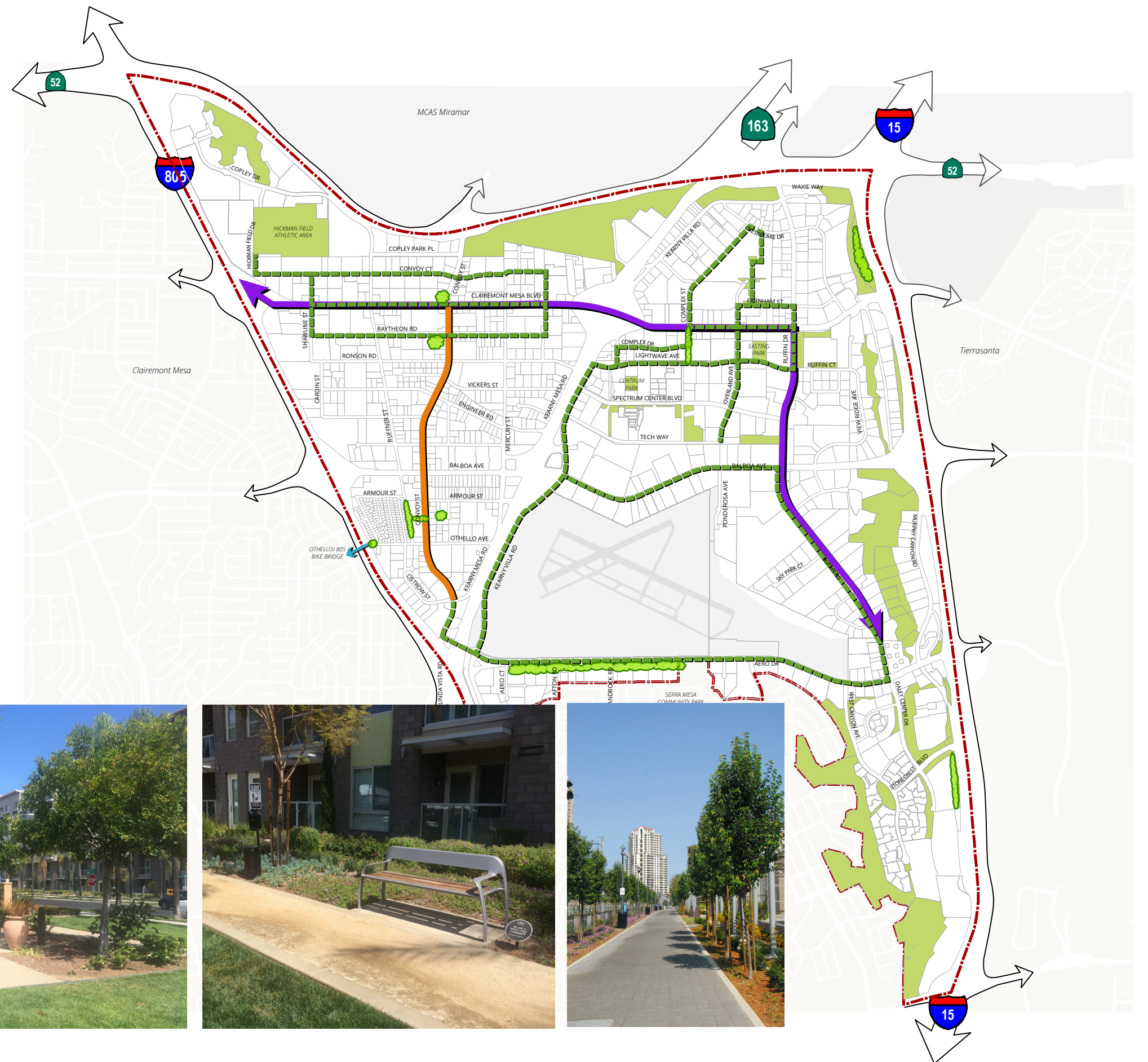
- Parks
- Pocket Parks
- Plazas
- Linear Parks
- Courtyards
- + other Components



Community Connections Draft August 2018

4. Additions to Open Space and Parks network:

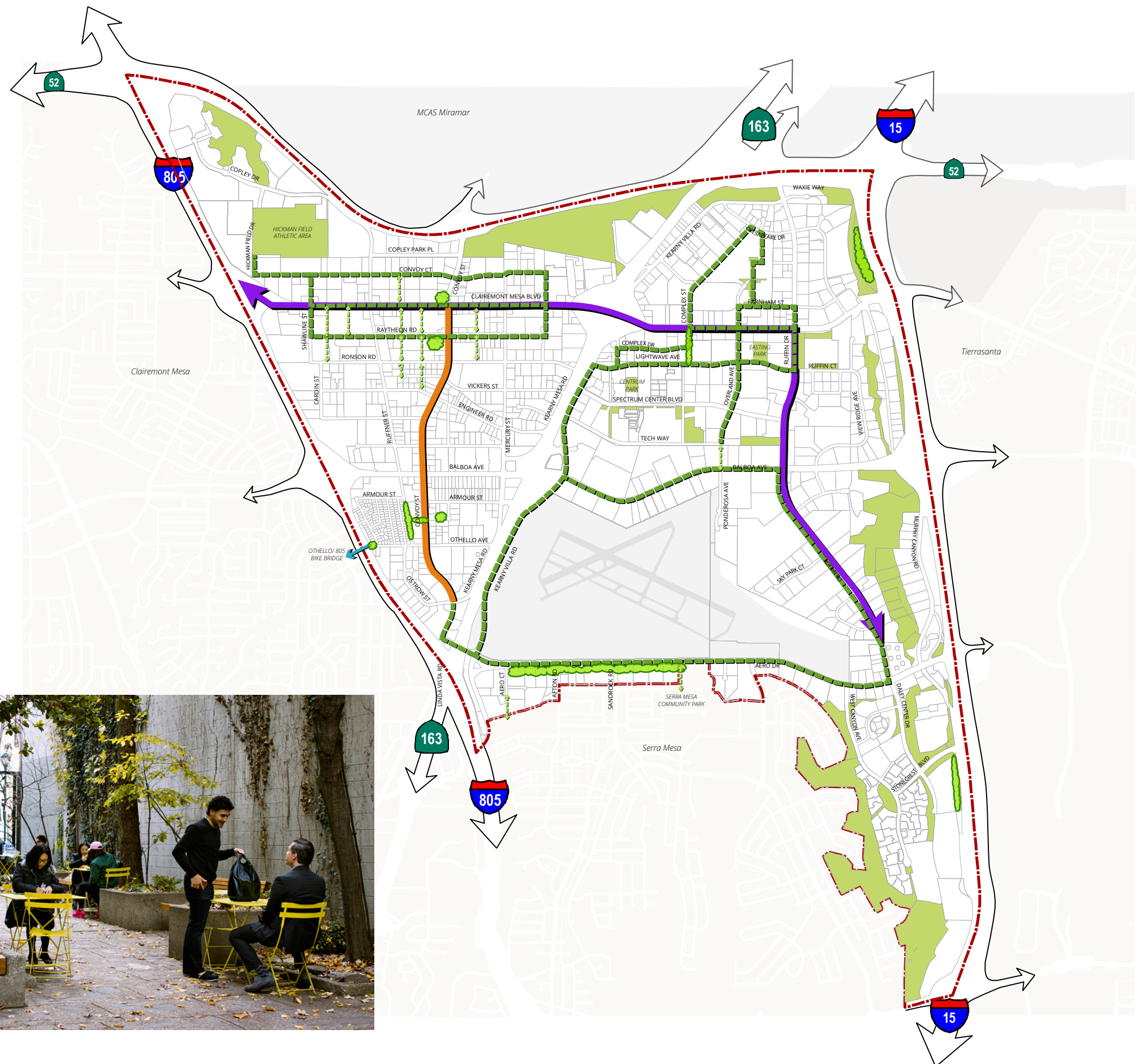
- Parks
- Pocket Parks
- Plazas
- Linear Parks
- Courtyards
- + other Components



Community Connections Draft August 2018

5. Smaller-scale Connections:

- Paseos
- Sidewalk Enhancements
- Mid-block Connections
- Linkages



Community Connections Draft August 2018

6. Mobility and Transit Hubs:

- Transit Stops
- Car Share
- Bike Share
- Parking
- + other Components



Source: UMKC Wordpress

Community Connections Draft August 2018

7. Enhanced Pedestrian Crossings

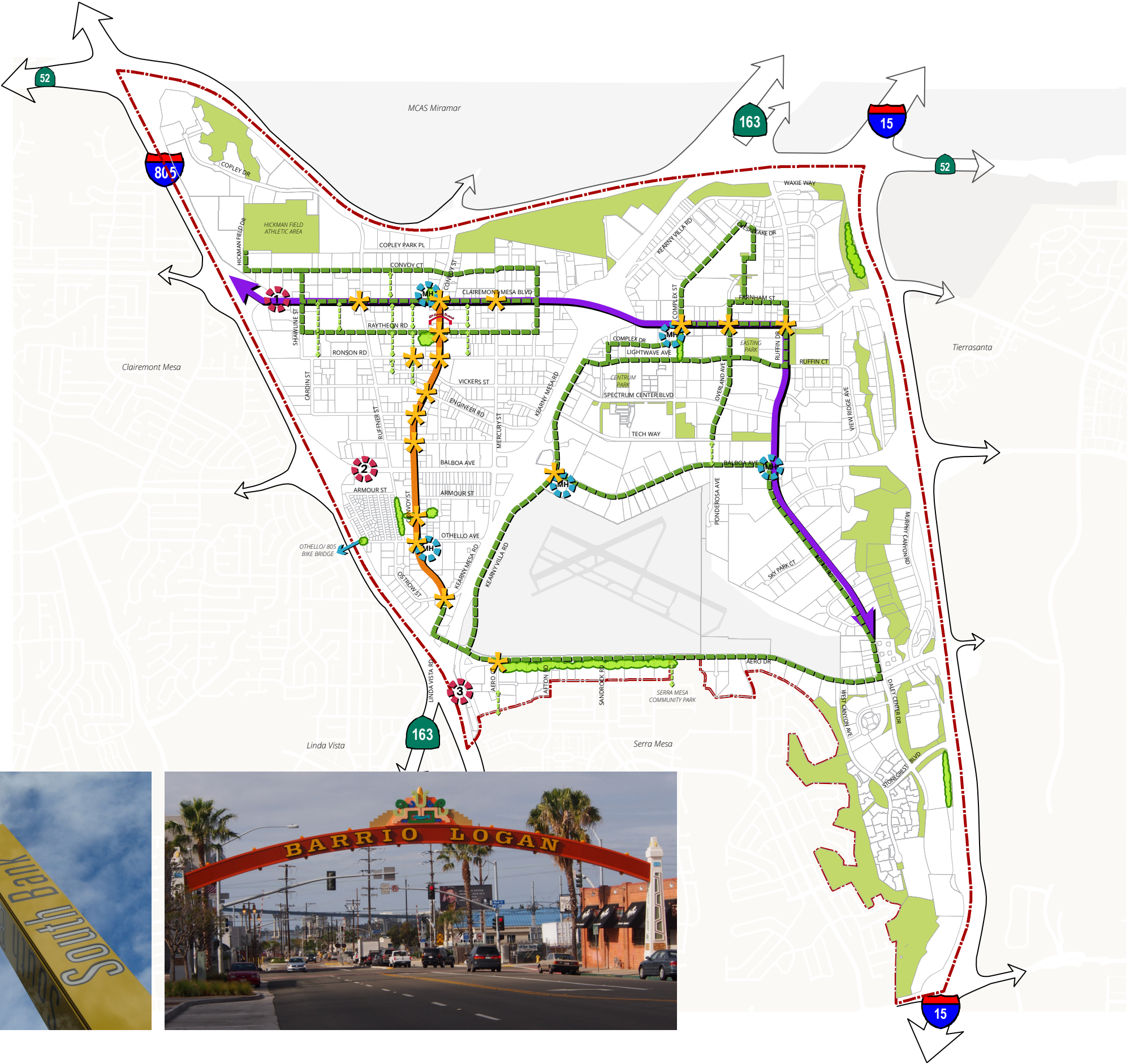


Source: Google



Community Connections Draft August 2018

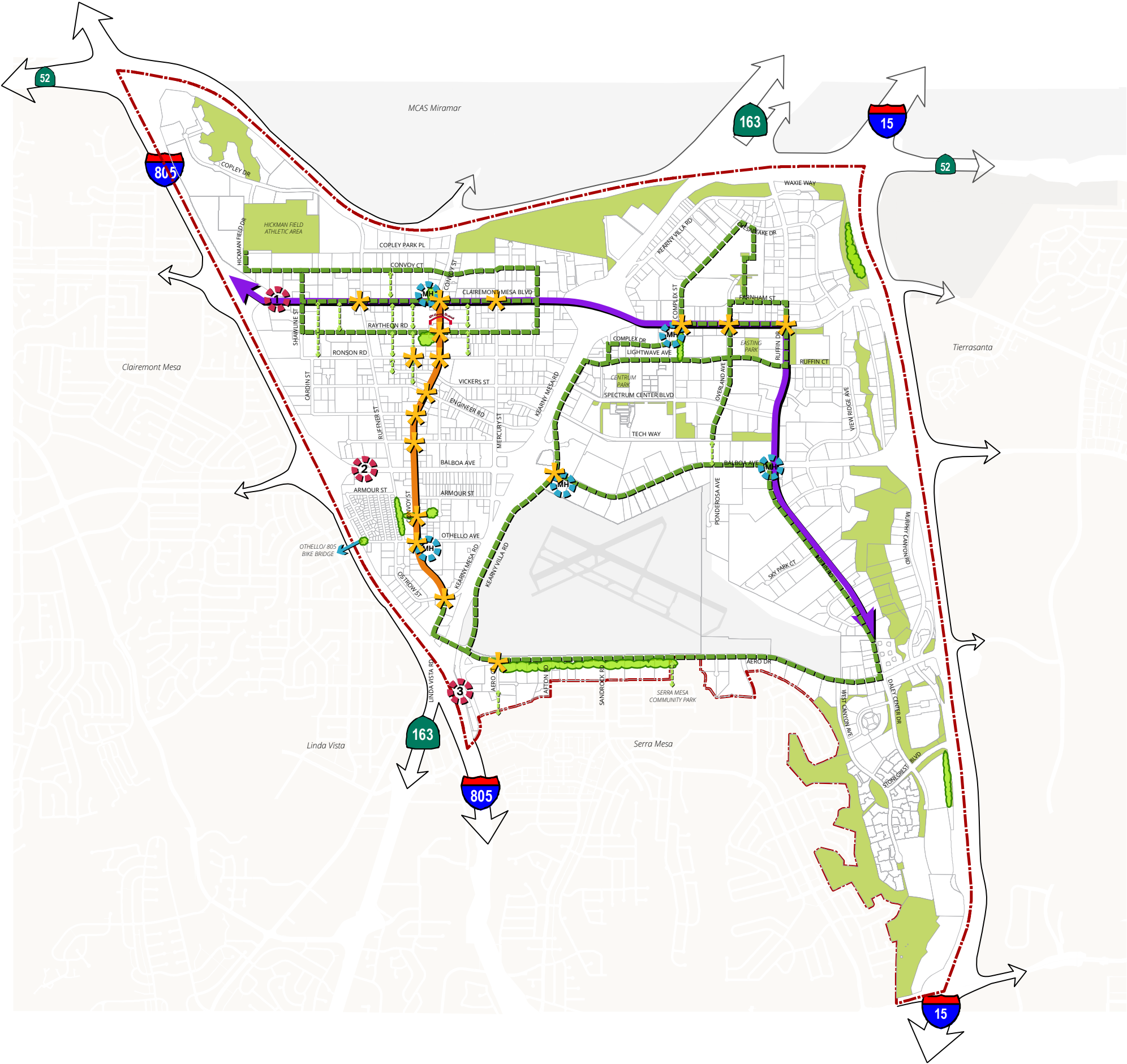
8. Signage and Gateways:
- Convoy Street
 - + other?



Community Connections

Draft August 2018

- Streetscape and Open Space
- Urban Streetscape
 - Urban Trail
 - Connection or Paseo
 - Parks/ Open Space/ Linear Parks
 - Parks/Open Spaces - Existing
 - Enhanced Pedestrian Crossing
- Gateways
- 1 West Clairemont Mesa Boulevard
 - 2 West Balboa
 - 3 South Kearny Villa Road
 - Convoy District Arch (Conceptual Location)
- Transit and Mobility Infrastructure
- Future Transit Corridor
 - Mobility Hub
- Kearny Mesa Community Plan Boundary

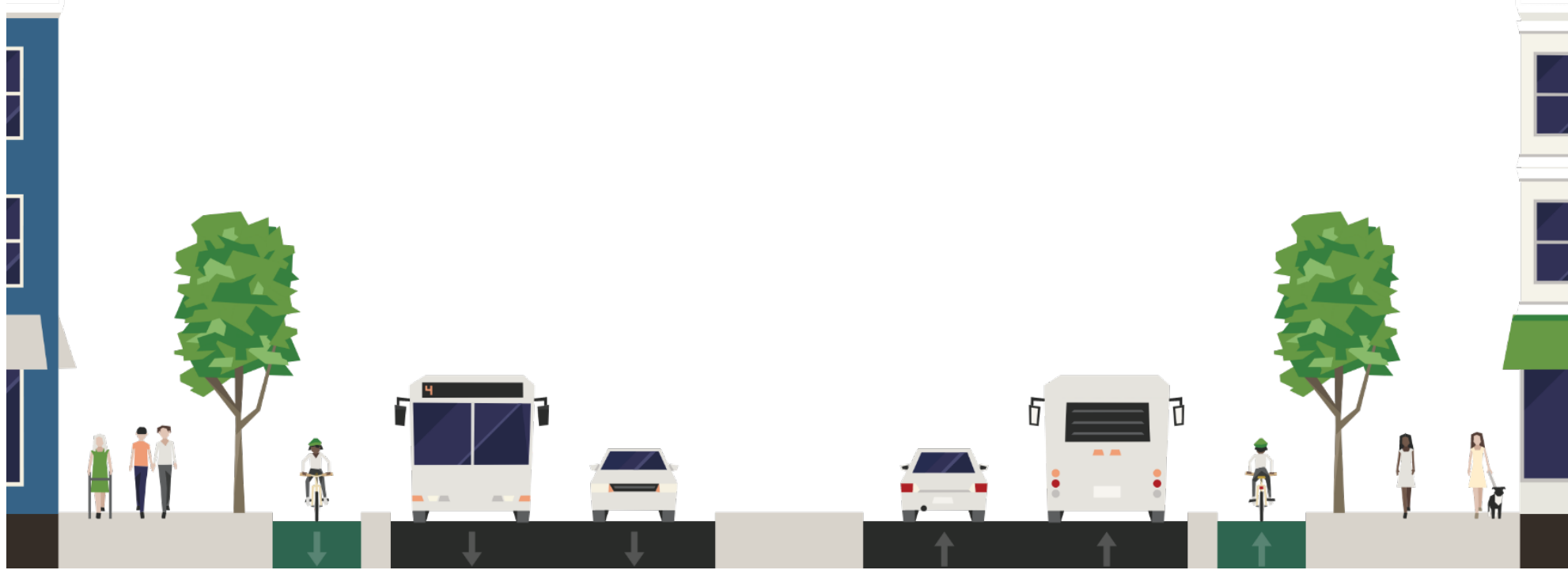


Urban Employment Village Transition: Convoy Focus



Draft Mobility Concepts

Multimodal w/ Relocated Parking



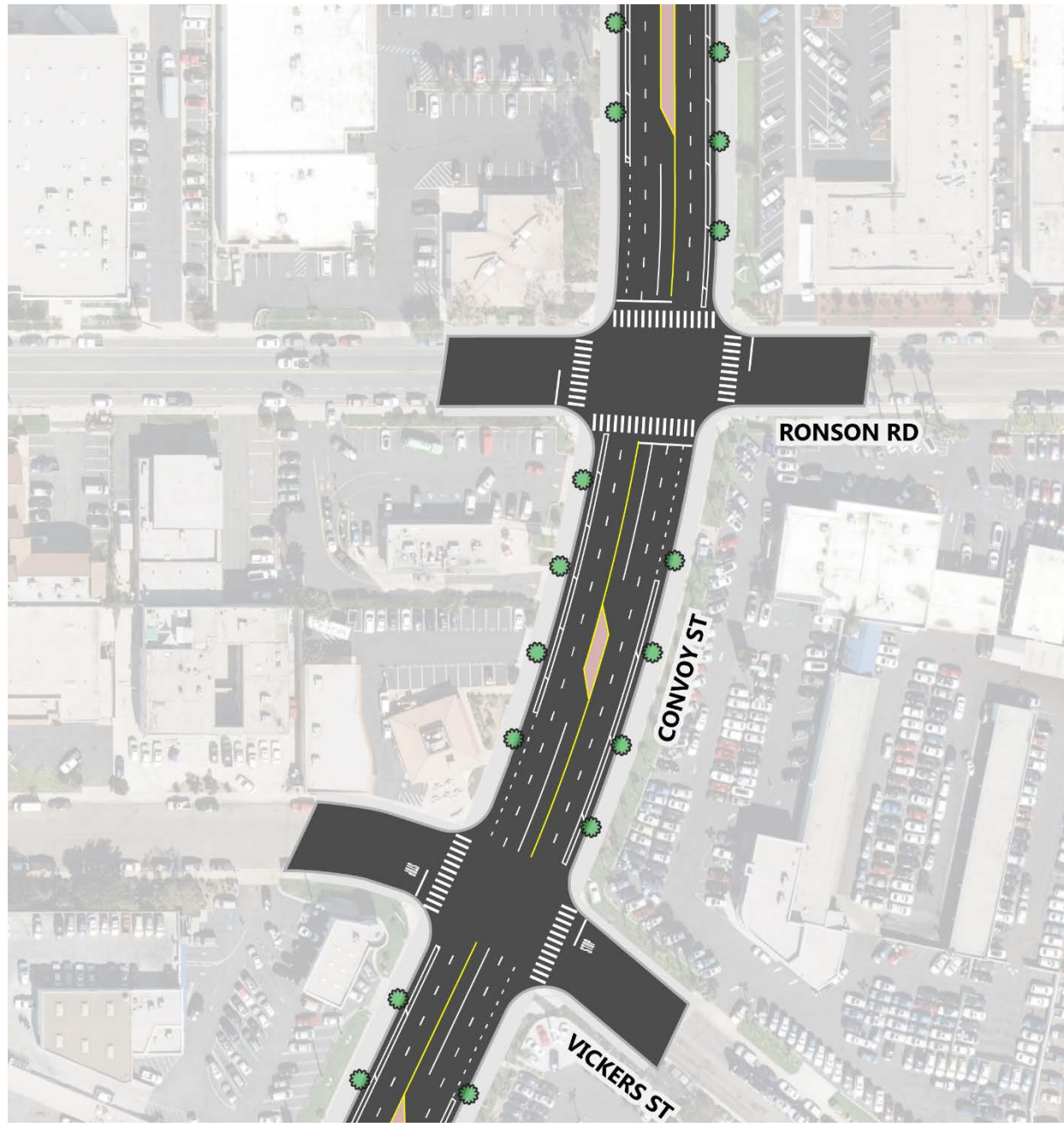
Features

- Enhanced pedestrian environment
- Separated or protected bicycle facilities
- Four travel lanes

Trade Offs

- On-street parking relocation

Draft Mobility Concepts



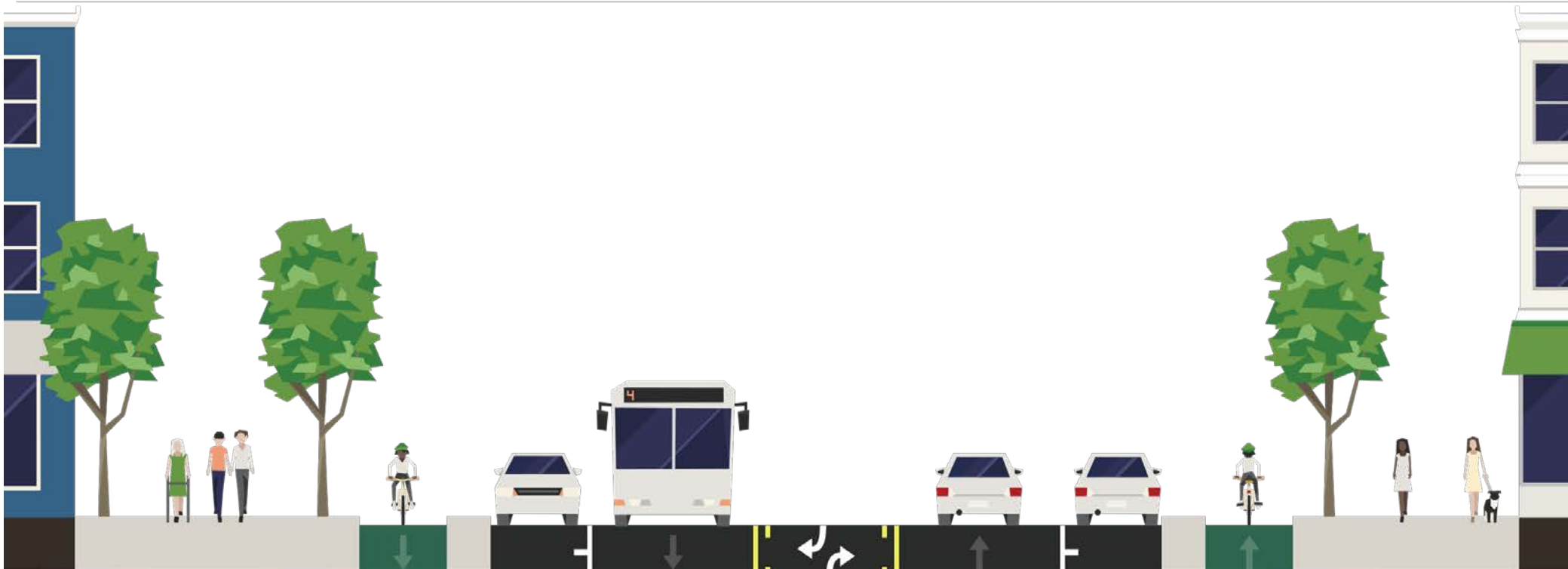
Draft Mobility Concepts

Protected Intersection



Draft Mobility Concepts

Protected Active Transportation Facilities



Features

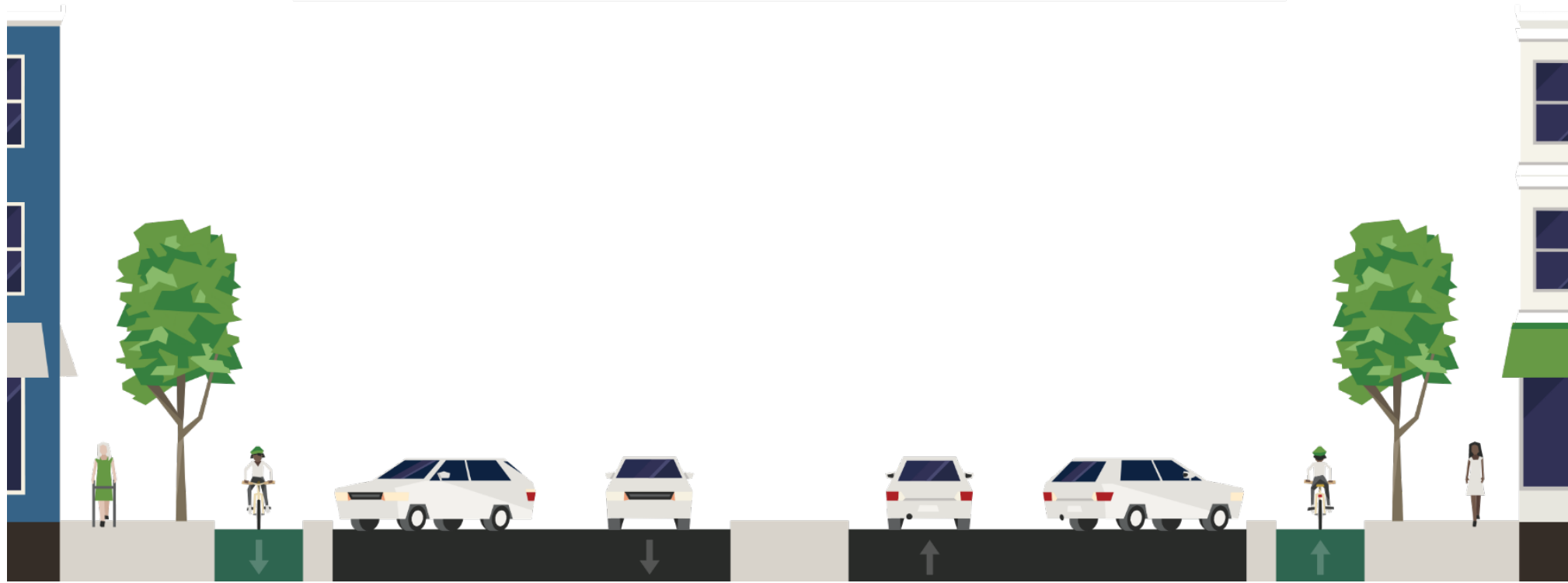
- Enhanced pedestrian environment
- Separated or protected bicycle facilities
- Maintain on-street parallel parking

Trade Offs

- Travel lane reduction from four to two

Draft Mobility Concepts

Angled Parking w/ Roundabouts



Features

- Enhanced pedestrian environment
- Separated or protected bicycle facilities
- Added on-street angled parking
- Roundabouts

Trade Offs

- Travel lane reduction from four to two

Draft Mobility Concepts

