

Planning Department

Morena Corridor Specific Plan Clairemont ad hoc Subcommittee

January 14, 2019







Meeting Agenda

- Non-Agenda Public Comment
- Overview of Specific Plan recommendations for Clairemont
- Committee and Public Comment
- Subcommittee Recommendation

Specific Plan Area



LEGEND

-  Specific Plan Boundary
-  Existing Station
-  Proposed Station
-  Light Rail Routes
-  Open Space
-  5' Topo
-  20' Topo
-  Community Plan Boundary

1.2. VISION

Enhance the Morena Corridor as a mixed-use village that has a vibrant community core with strong restaurant/retail/design district components and gathering places, balanced residential density that includes affordable housing, quality urban design, safe and accessible travel for all modes, employment opportunities, supporting infrastructure, and public amenities.

Potential Build-Out

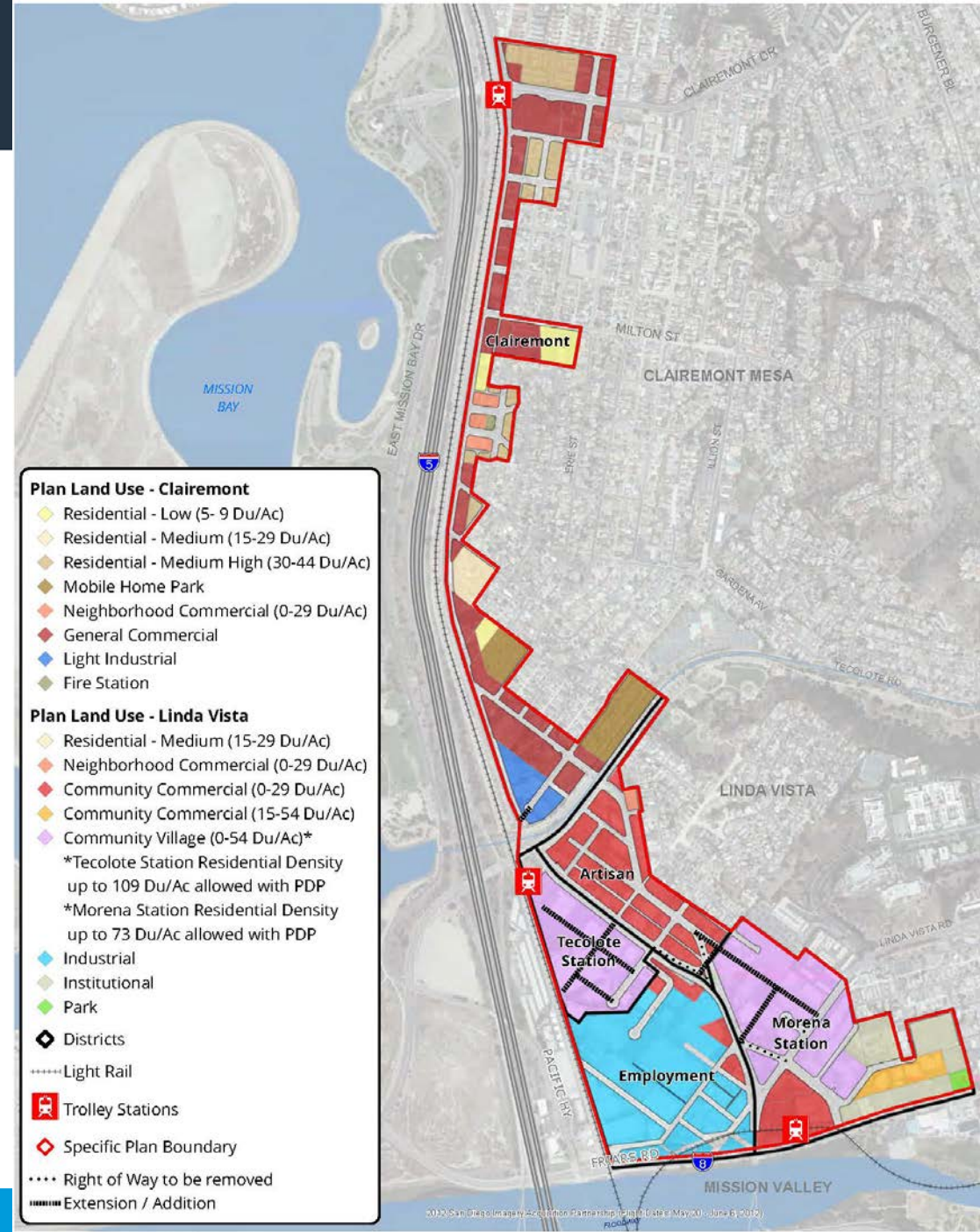
Table 2-1 - Morena Corridor Potential Build-Out

	Existing 2010	Build Out
Residential Development (Number of Dwelling Units)		
Single-Family	27	18
Multi-Family	969	6,898
Total Residential	996	7,016
Non-Residential Development (Floor Area Square Footage)*		
Commercial, Employment, Retail & Services	2,990,000	2,535,000
Institutional	150,000	150,000
Total Non-Residential	3,140,000	2,685,000

**Square footages reflect rounded estimations.*

Land Use Chapter

- Establishes districts to guide development
- Promotes mixed-use environment along Morena Boulevard
- Maintains current height limits
- Maintains adopted land uses in Clairemont
 - Land uses will be addressed comprehensively through the Community Plan update



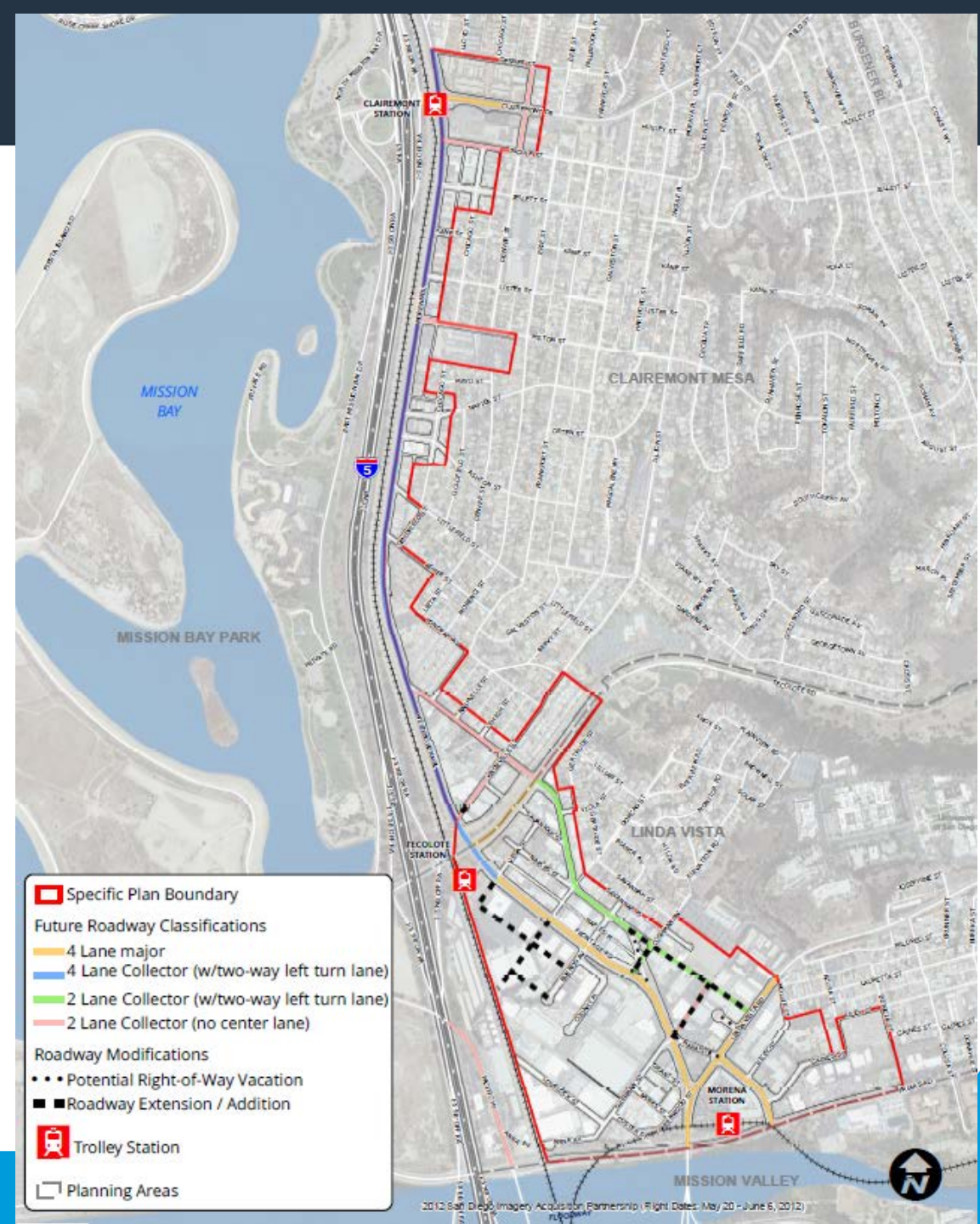
Clairemont District

- Policies to:
 - Support expansion of restaurant and retail uses
 - Support public space in the heart of Bay Park
 - Design buildings with active street frontages



Mobility Network

- Establish a modified street grid
- Maintain 4 lanes along Morena Blvd
- Enhance bicycle facilities
- Identify improvements to Clairemont Drive bridge
- Support a pedestrian bridge to Mission Bay Park



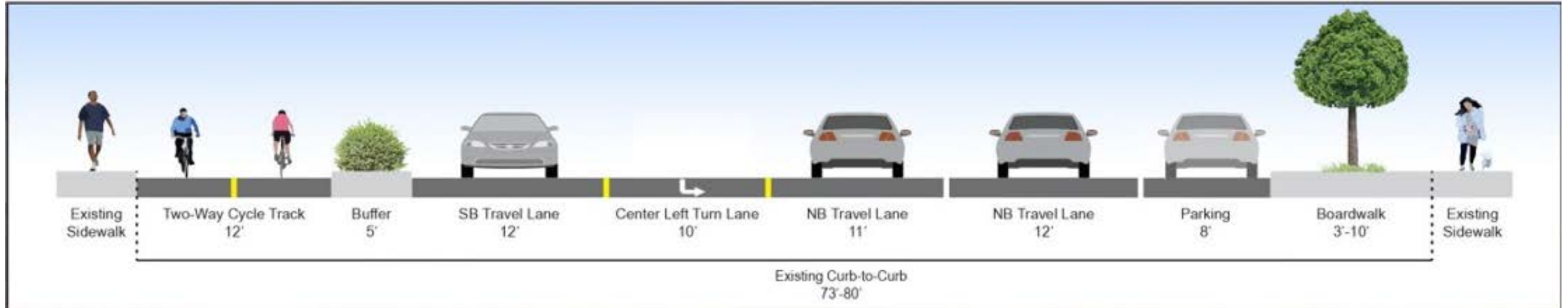
Morena Boulevard Existing Configuration – 4 lanes*



*Currently operating as a 3-lane road during trolley construction

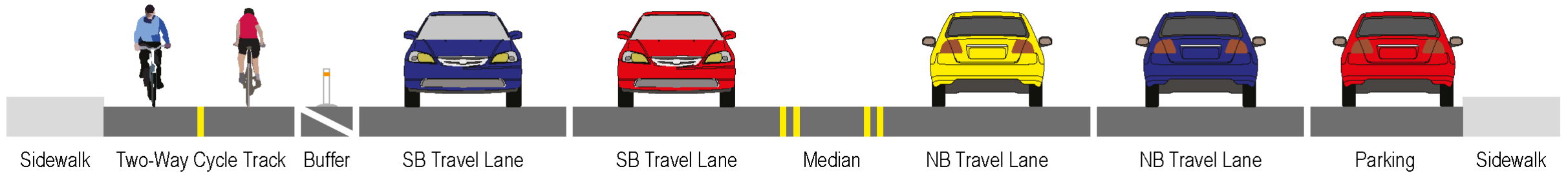


Morena Boulevard – Previously Proposed 3-lane Collector



- Create a 2-way Cycle track on west side of Morena
- Allow for enhanced sidewalk consistent with community vision

Morena Boulevard – Proposed 4-lane Collector



- Create a 2-way Cycle track on west side of Morena
- Maintains parking along east side of Morena

Morena / West Morena

- Reconfigure the intersection at Morena/West Morena Blvd.
- Create a standard “T” intersection to improve safety for all modes

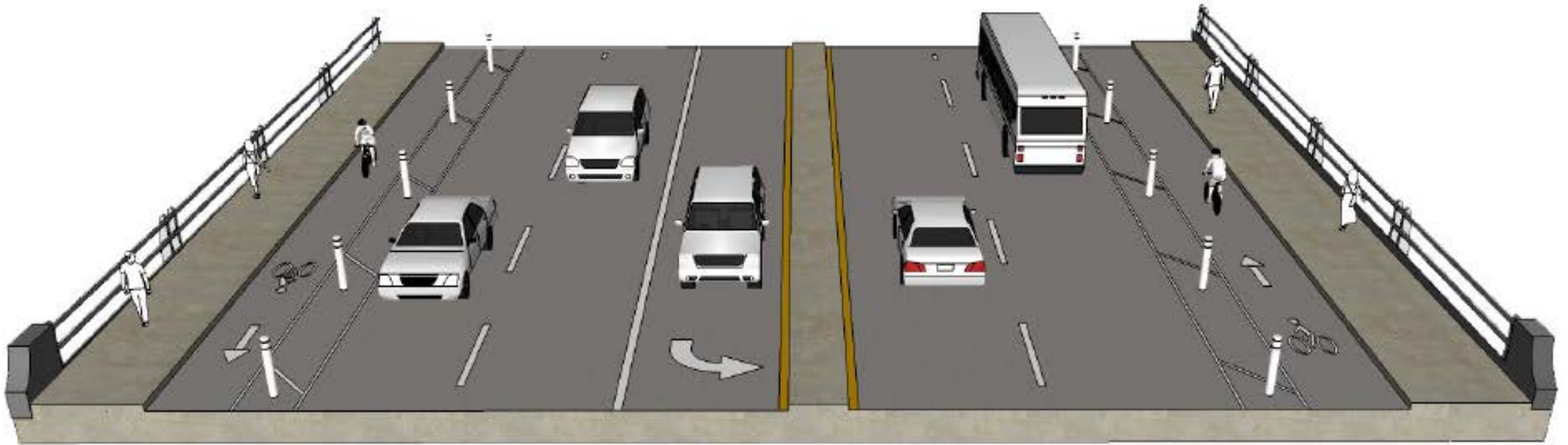


Knoxville Extension

- Extend the two-lane collector to create a new "T" intersection



Clairemont Drive Pedestrian and Bicycle Improvements



Conceptual design of enhanced Class II bicycle facility along Clairemont Drive at the I-5 Overpass bridge.

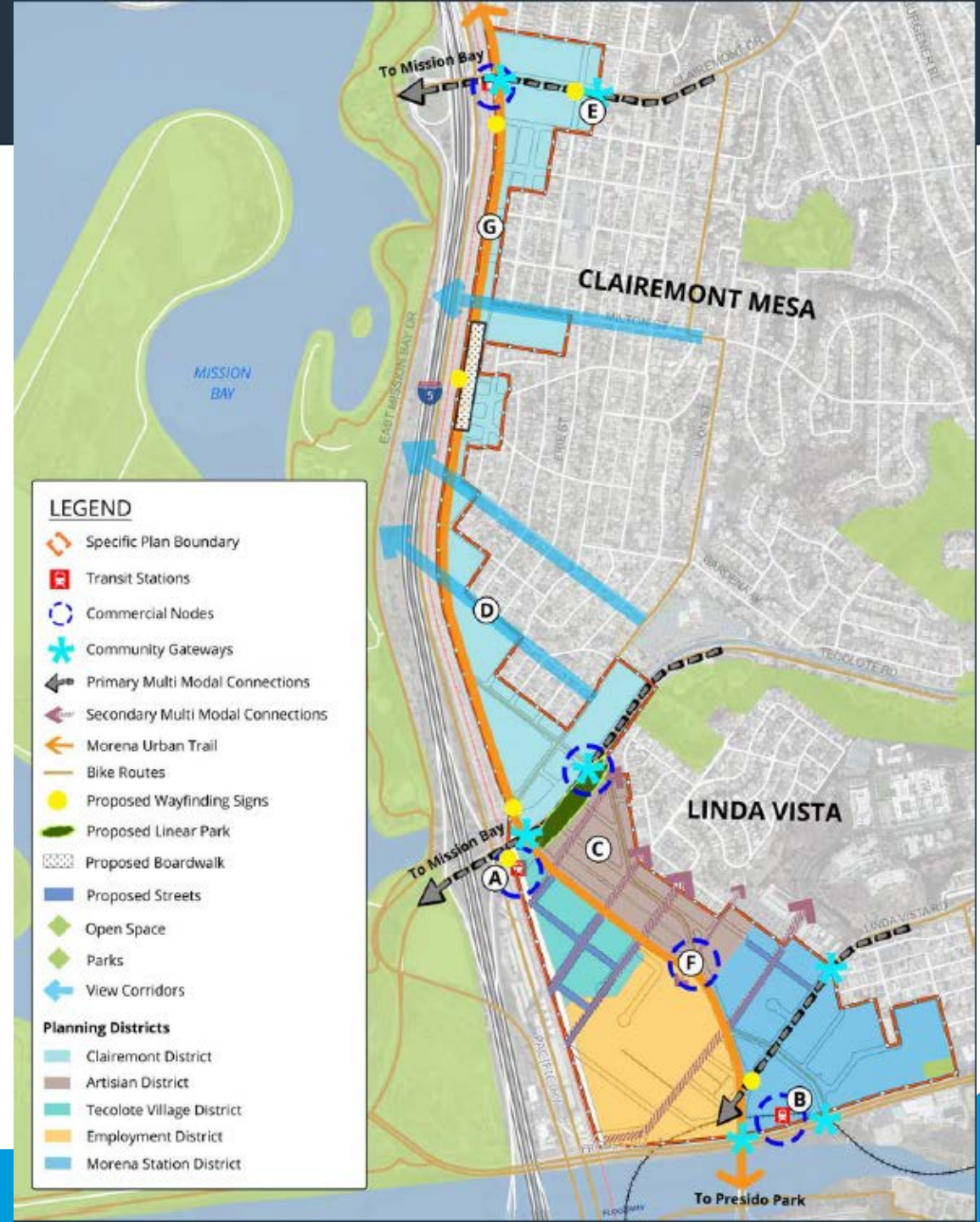
Pedestrian/Bicycle Bridge Policy

- Add Policy 3.4.9 (page 41)

Coordinate with SANDAG and Caltrans to consider implementation of a pedestrian/bicycle bridge over I-5. The location of the bridge should improve access from the community and transit stations to Mission Bay Park.

Urban Design

- Streetscape and Public Realm
 - Maintain public view corridors
 - Incorporate public space to add interest to the public realm
- Development Design
 - Design buildings with a pedestrian-oriented scale
- Sustainable Design
 - Maximize the use of solar energy
 - Promote adapted reuse of existing buildings
 - Incorporate drought-tolerant landscaping



Next Steps

❖ January 2019

Finalize EIR

❖ February 2019

Planning Commission

❖ Spring 2019

Committee and City
Council Hearings