

Planning Department

Morena Corridor Specific Plan Clairemont ad hoc Subcommittee

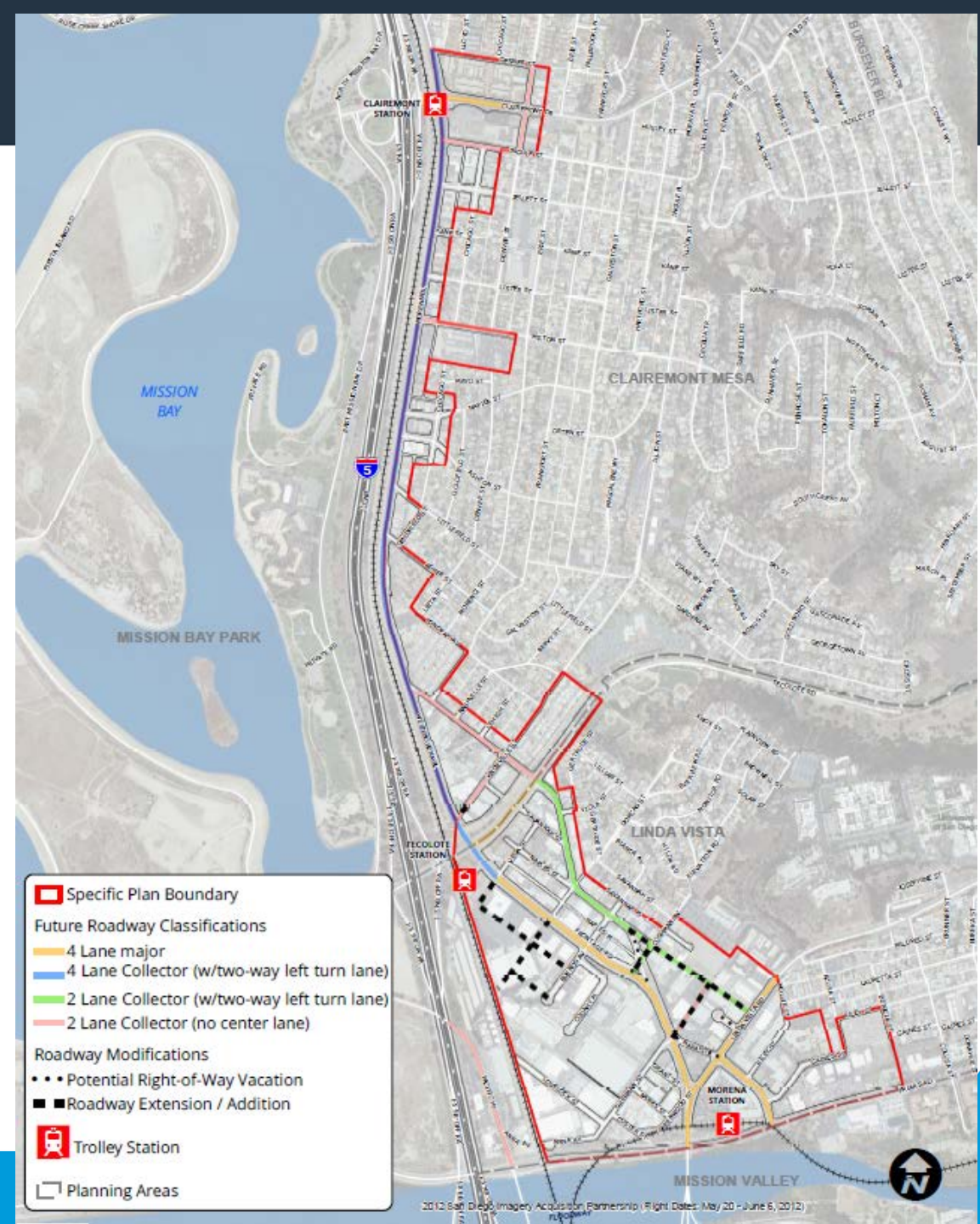
January 14, 2019

Meeting Agenda

- Non-Agenda Public Comment
- Changes to Specific Plan
- Committee and Public Comment
- Subcommittee Recommendation

Mobility Network

- Establish a modified street grid
- Morena Boulevard reclassification
- Enhance bicycle facilities
- Identify improvements to Clairemont Drive bridge
- Support a pedestrian bridge to Mission Bay Park



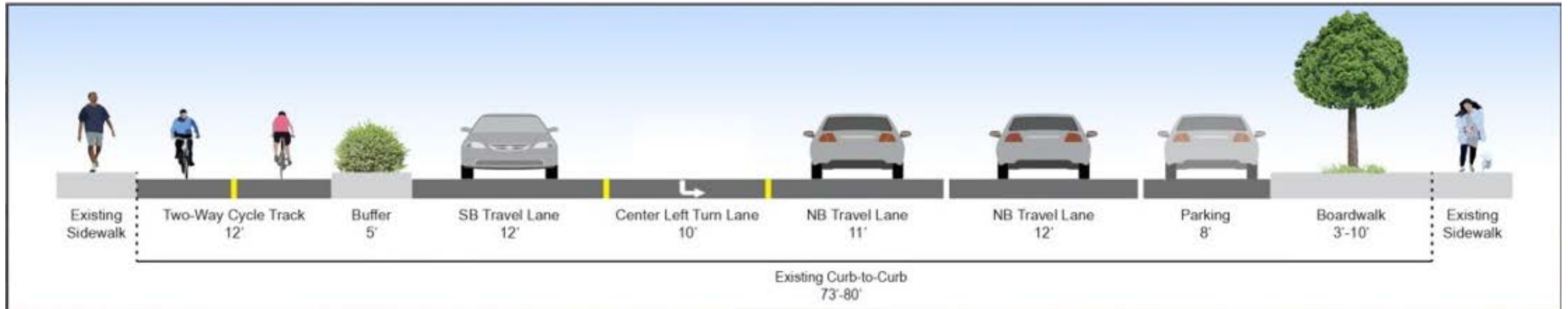
Morena Boulevard Existing Configuration – 4 lanes*



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



Morena Boulevard – Proposed 3-lane Collector



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

Pedestrian/Bicycle Bridge Policy

- Add Policy 3.4.9 (page 41)

Coordinate with SANDAG and Caltrans to provide 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.



Future Tecolote
Transit Station

Future Tecolote
Village

Morena / Linda Vista
Transit Station

Future Morena Village

USD Campus







View position

View angle











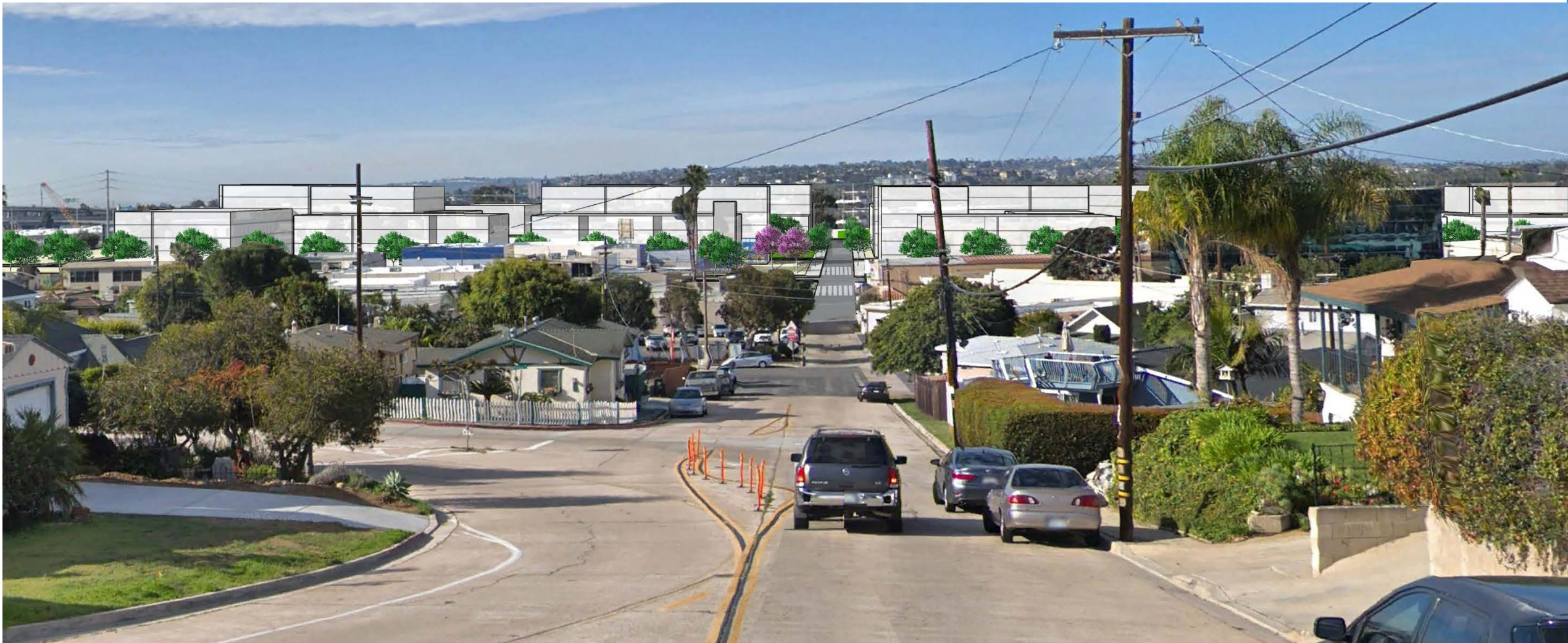
View of Tecolote Village from Overlook Heights



Tecolote Village at 45'



Tecolote Village at 65'



Tecolote Village at 100'











Alternatives to the Proposed Specific Plan

Alternative	Mobility Networks	Building Height Regulations	Land Uses
No Project/Adopted Community Plan	<ul style="list-style-type: none"> No changes to Morena Boulevard; no grid network in Linda Vista 	No changes to current plan	No changes to current plan
Low-Density Land Use Alternative	<ul style="list-style-type: none"> Morena Boulevard = 3-lane roadway Grid network in Linda Vista 	No changes to current plan	<ul style="list-style-type: none"> Max density of 54 du/acre Build out = 3,780 units
Mid-Density Land Use Alternative	<ul style="list-style-type: none"> Morena Boulevard = 3-lane roadway Grid network in Linda Vista 	<ul style="list-style-type: none"> Same height limits as Specific Plan 100' in Tecolote, 65' in Morena districts 	<ul style="list-style-type: none"> Max density of 73 du/acre Build out = 4,734 units

Next Steps

- ❖ February 21st Planning Commission
- ❖ March Land Use & Housing
- ❖ Spring 2019 City Council