

Mira Mesa Community Plan Update: Urban Design I Planning Department August 19, 2019

5:30 pm to 6:50 pm – Mira Mesa Library

Image: Google Earth

www.PlanMiraMesa.org

1. Community Plan Update/Recap

Alex Frost, Senior Planner, City of San Diego Planning Department

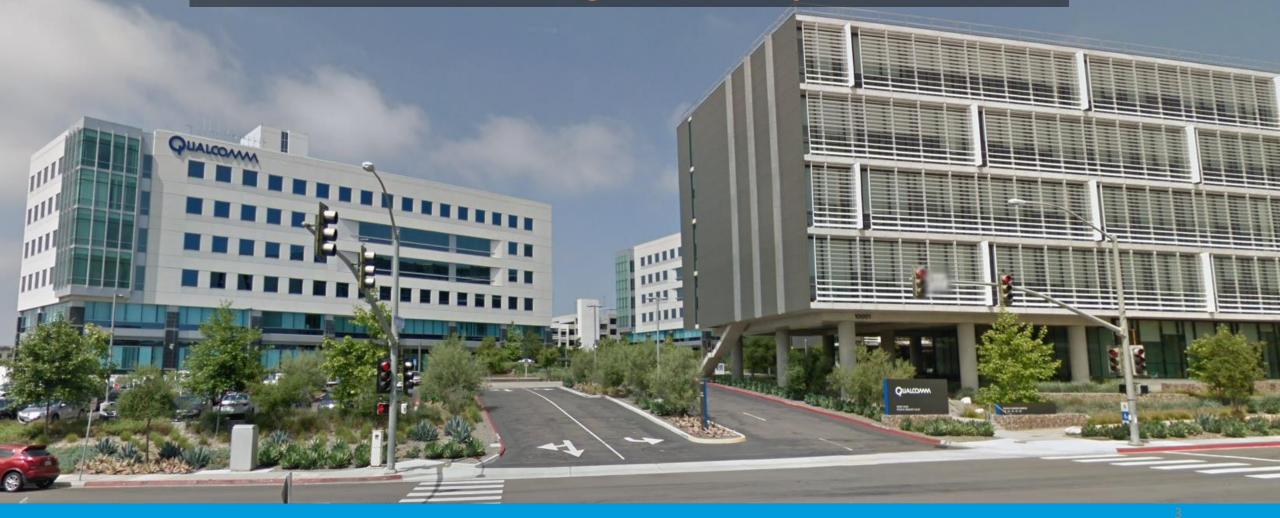
2. Urban Design Observation and Principles

• Gaurav Srivastava, Dudek



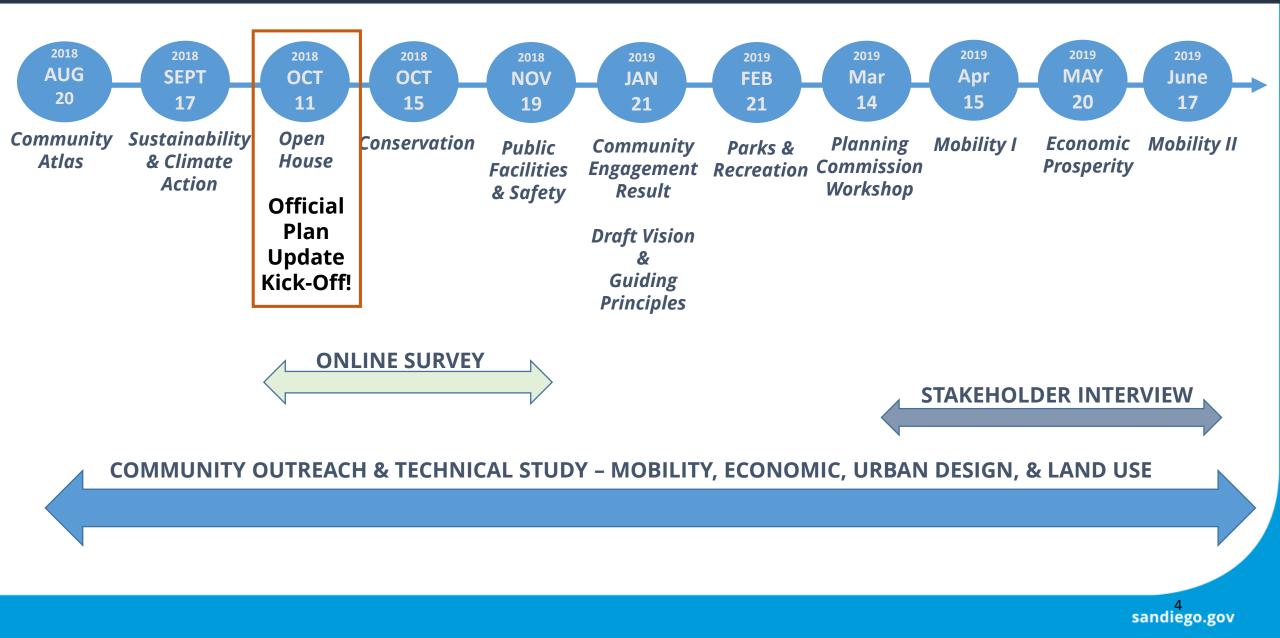


Community Plan Update



Planning Department

Mira Mesa Plan Update Schedule



Planning Department

Mira Mesa Plan Update Phase I Documents

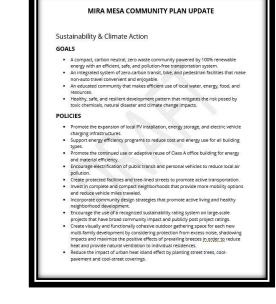
Nov. 2018

Jan. 2019

Oct/Nov(18)/Feb 2019







Community Atlas: Existing Conditions Report

Phase I Community Engagement Report, Draft Vision & Principles

Reports available @ www.PlanMiraMesa.org

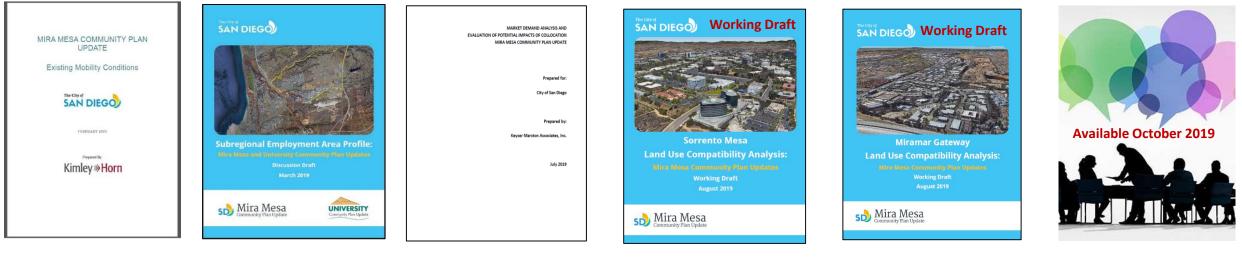
Draft Goals & Policies

- Sustainability & Climate Action
- Conservation & Open Space
- Public Facilities
- Parks & Recreation

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sby Phase II Technical Studies – Mobility, Economy & Land Use

Spring/Summer/Fall 2019



Draft Mobility Existing Conditions Report

Subregional Employment Area Profile Market Demand & Collocation Study Sorrento Mesa LUCA Miramar Gateway LUCA Stakeholder Interview Summary & Comparison Cities Analysis

Available @ <u>www.PlanMiraMesa.org</u>

Land Use Compatibility Analysis (LUCA)

Purpose

Planning Dept.

 Inform the development of economic prosperity, land use, and urban design strategies for the employment focus areas

Method

- Evaluate the focus areas based on General Plan Economic Element Appendix C, EP-1 and EP-2 criteria
- Document, map and assess 280 parcels (context, types, and uses)



Sorrento Mesa Land Use Compatibility Analysis: Mira Mesa Cammunity Plan Updates Working Draft August 2019



Available @ www.PlanMiraMesa.org

sandiego.gov

Land Use Compatibility Analysis (LUCA)

Preliminary Recommendation

Planning Dept.

Explore the concept of mixed-use employment village:

- Two locations in Sorrento Mesa (92 ac)
- Two locations in Miramar Gateway (131 ac)

Next Steps

- Begin the urban design study and prepare the online community engagement tool
- Present to economic development stakeholders
- If any land use changes are proposed the working draft will be updated and finalized



Miramar Gateway Land Use Compatibility Analysis: Mira Mesa Community Plan Updates Working Draft August 2019

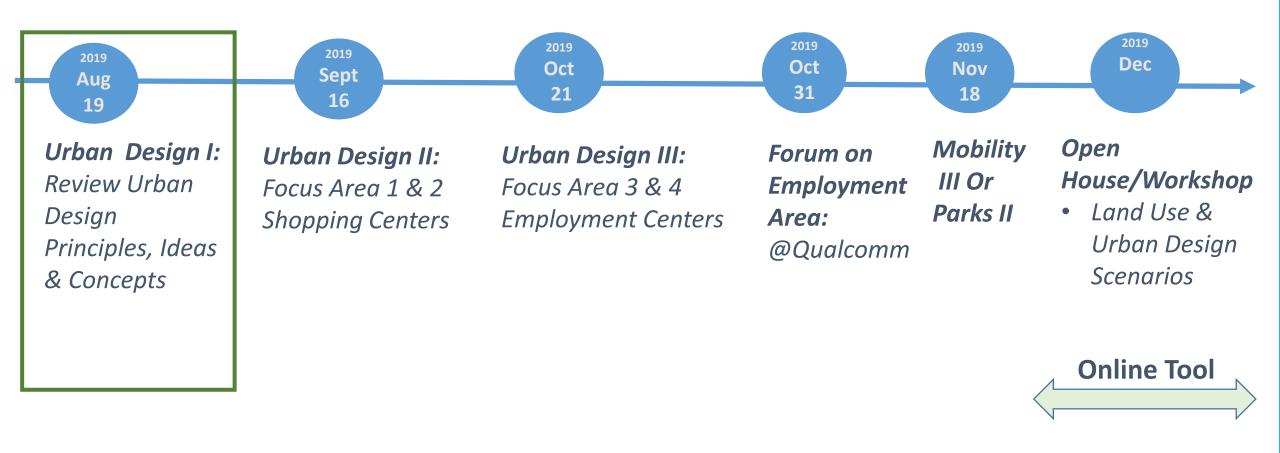
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Available @ www.PlanMiraMesa.org

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D Planning Department

Mira Mesa Plan Update Schedule



TECHNICAL STUDY (Mobility, Land Use and Urban Design)

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Planning Department

Online Community Engagement Tool

Review

Site conditions, renderings, & photos

Select

Preferred • land use scenarios

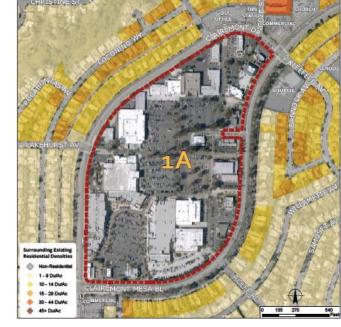


FOCUS AREA 1



INSTRUCTIONS: Please select your preferred land use option for this subarea by marking your selections in your comment booklet.

EW AND SURROUNDING EXISTING RESIDENTIAL DENSITIES



SUBAREA EXISTING CONDITIONS LOCATION: CLAIREMONT MESA BLVD & CLAIREMONT MESA DR ACREAGE: 46.1 ACRES **DENSITY: NOT APPLICABLE (o UNITS)**

USES ON-SITE: RETAIL COMMERCIAL

CURRENT PLAN - COMMUNITY CENTER (0-29 DU/ACRE)



MIX OF USES: COMMERCIAL & RESIDENTIAL

NUMBER OF UNITS: 667 UNITS (Total with Current Plan)

MIX OF USES: COMMERCIAL &

ADDITIONAL UNITS: 335 UNITS (Above Current Plan)

NUMBER OF UNITS: 1,002 UNITS (Total with Option 1)

MIX OF USES: COMMERCIAL &

ADDITIONAL UNITS: 566 UNITS (Above Current Plan)

NUMBER OF UNITS: 1,233 UNITS (Total with Option 2)

RESIDENTIAL

RESIDENTIAL

COMMUNITY COMMERCIAL (0-44 DU/ACRE)



............................... ION 2 - COMMUNITY COMMERCIAL (0.54 DU/ACRE)



OPTION 3 - COMMUNITY COMMERCIAL (0-73 DU/ACRE)



MIX OF USES: COMMERCIAL &

ADDITIONAL UNITS: 1,003 UNITS (Above Current Plan)

RESIDENTIAL

NUMBER OF UNITS: 1,670UNITS (Total with Option 3)

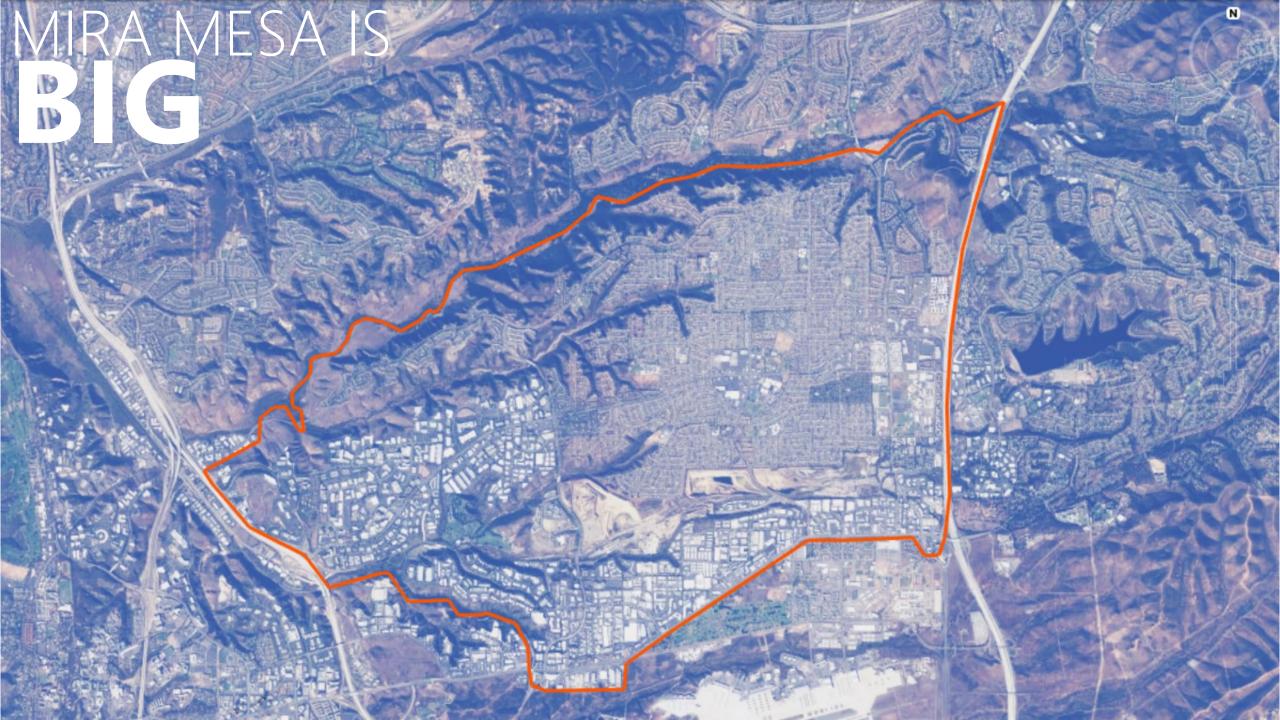
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MIRA MESA COMMUNITY PLAN UPDATE ADVISORY COMMITTEE MEETING

August 19, 2019

URBAN DESIGN

OBSERVATIONS & PRINCIPLES



DOWNTOWN SAN DIEGO

IIRA MESA IS

TUTLINIA ALBERT TRANSPORT

MIRA SA IS BIG

Rancho Santa Fe

Solana Beach

Del Mar

Fairbanks Ranch

NORTH COUNTY

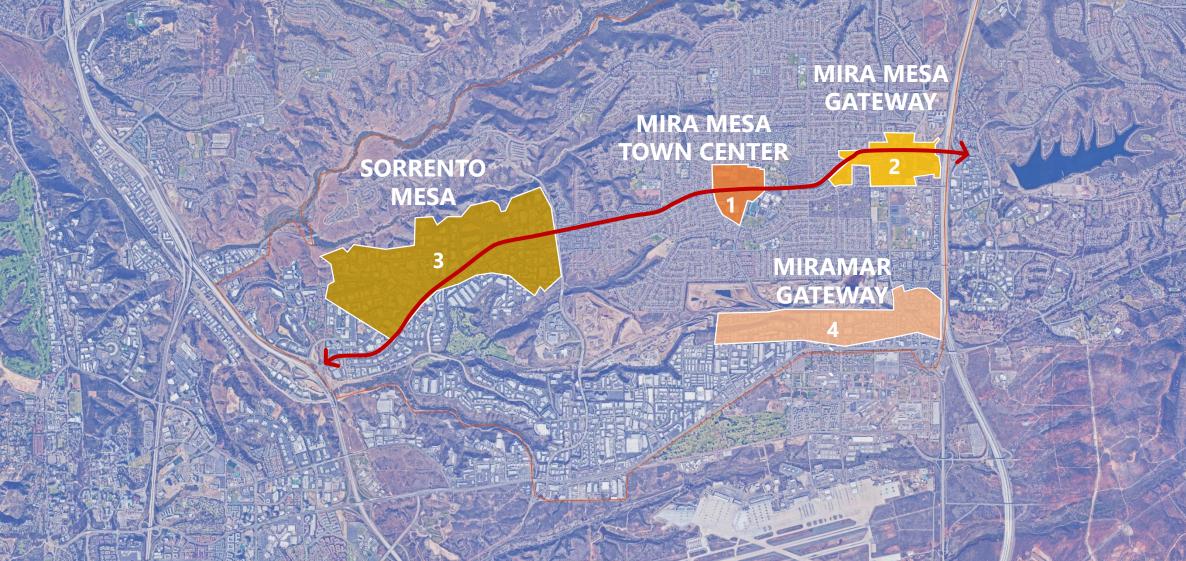
MIRA MESA BOULEVARD NARRATES THE COMMUNITY'S STORY

5.5 MILES

MIRA MESA BOULEVARD NARRATES THE COMMUNITY'S STORY



FOCUS AREAS MIRA MESA BLVD IS THE CONNECTING THREAD



A COMMUNITY OF DISCOVERY







MEAD · CIDER · FOOD · BEER



Punjabi Tandoor CUISINE OF INDIA Specializing In Catering



Proudly support Mira Mesa Community Garden

MIRA MESA IS ASSERTIVELY MULTICULTURAL

















AUTOCENTRIC (BUT NOT WHOLLY)



IN MIRA MESA GATHERING SPACES ARE FEW AND FAR IN BETWEEN







RETROFITTED PARKING LOTS REVEAL A NEED



IN MIRA MESA FOOD FUELS NEIGHBORHOOD'S ECONOMY & IDENTITY











INSERTION OF SOCIAL INFRASTRUCTURE





IN MIRA MESA Some engage, but many uses turn their back to the public realm

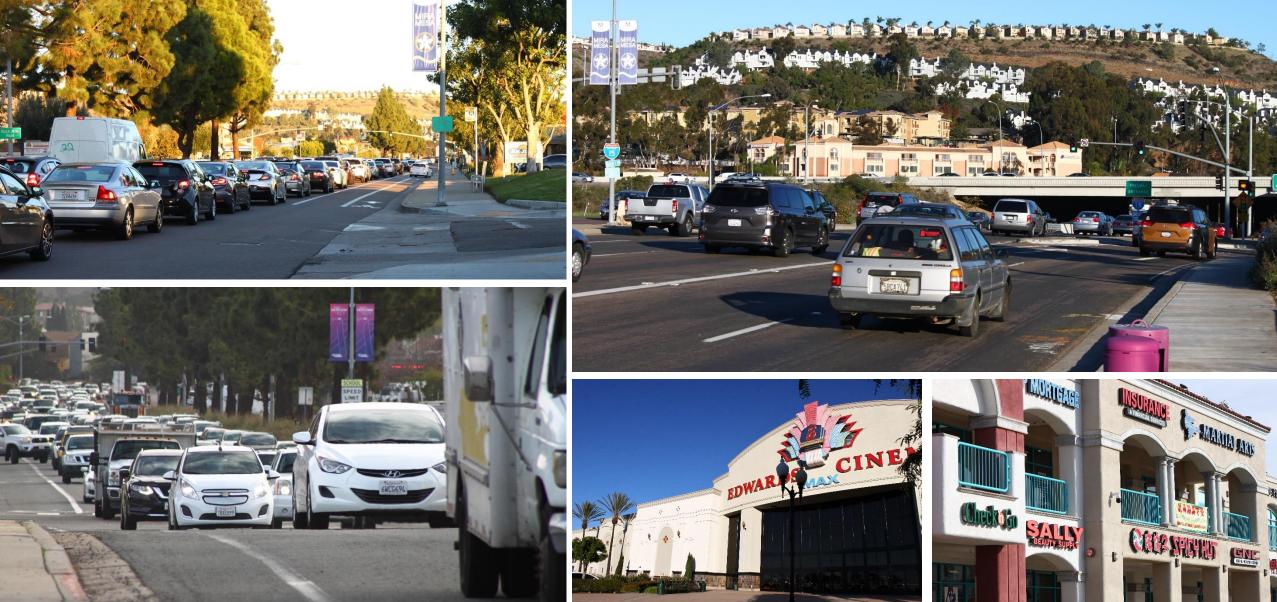




IN MIRA MESA Students make the streets come alive



FREEWAY ADJACENCY **HELPS AND HARMS**



CARRENTIN ENC

NATURE IS YOUR BIGGEST ASSET

DEEP CANYONS TO HIDDEN CREEKS









WHAT IS URBAN DESIGN?

Determinants of the Built Environment

POLICY PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING

SHAPES THE URBAN EXPERIENCE

MIRA MESA TOWN CENTER

(WE A)

Mira Mesa Blvd

TARGET *

Camino Ruiz

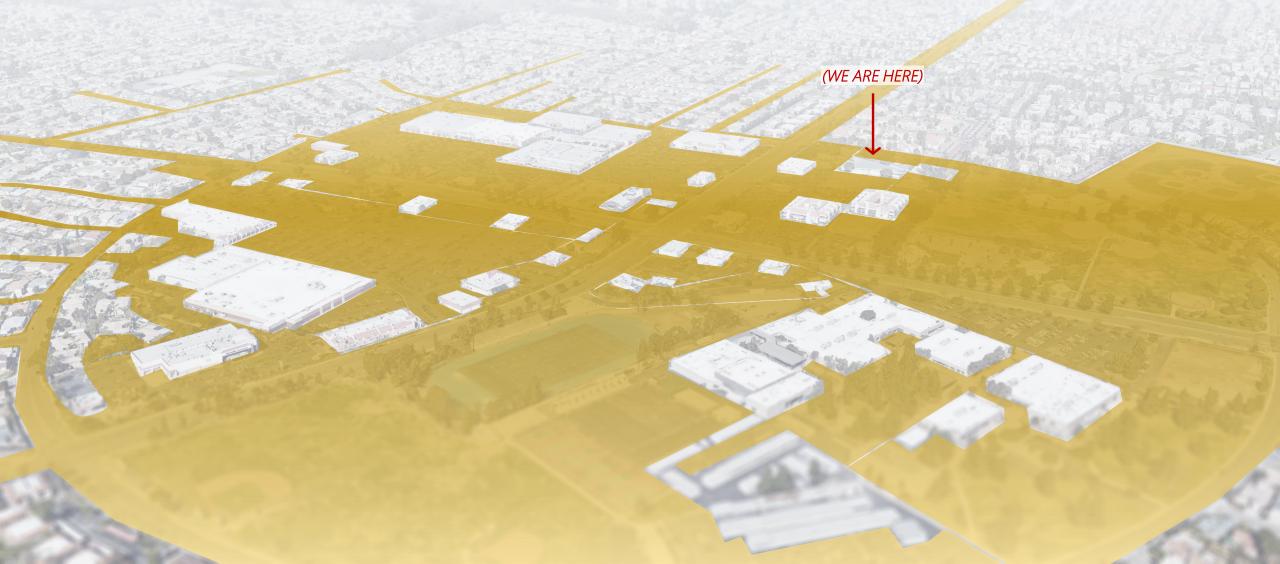
(WE ARE HERE)

VONS

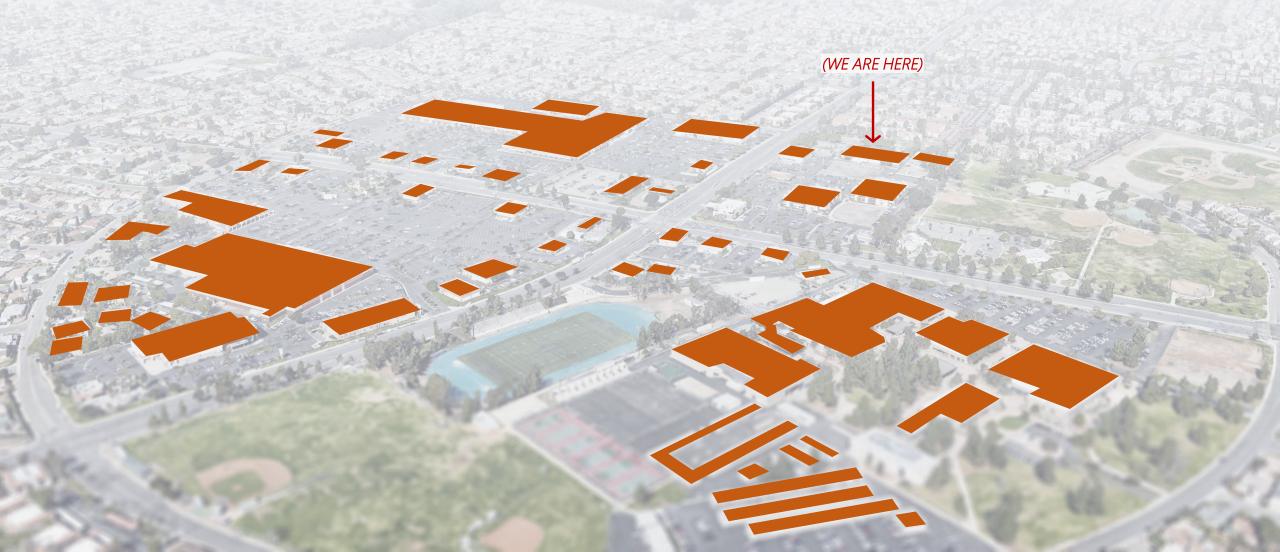
MIRA MESA COMMUNITY PARK

MIRA MESA HIGH SCHOOL

THE PUBLIC REALM



THE BUILT FORM



URBAN DESIGN IS THE CRAFTED INTERPLAY PUBLIC REALM ←→ BUILT FORM

(WE ARE HERE)

ELEMENTS OF THE PUBLIC REALM 1. STREETS AND ALLEYS

ELEMENTS OF THE PUBLIC REALM 2. PLAZAS AND PASEOS

ELEMENTS OF THE PUBLIC REALM 3. OPEN SPACE

ELEMENTS OF THE PUBLIC REALM 4. PARKING LOTS



Marine Corps Recruit Naval Base Point Loma North Island National City Naval Base San Diego Cahrillo National Monumen Today STREETS HAVE PERMANENCE GRIDS LAST CENTURIES

STREET CHARACTER IS DETERMINED BY: WHEN BUILT?

(FIFTH & ISLAND – SAN DIEGO, circa 1887)

D CARTETS.

STREET CHARACTER IS DETERMINED BY: WHEN BUILT?

(FIETH & ISLAND - SAN DIEGO, today)

MIRA MESA BOULEVARD (Built 1970s)

STREET CHARACTER IS ALSO DETERMINED BY: WHAT FLANKING ACTIVITIES?



SHOP













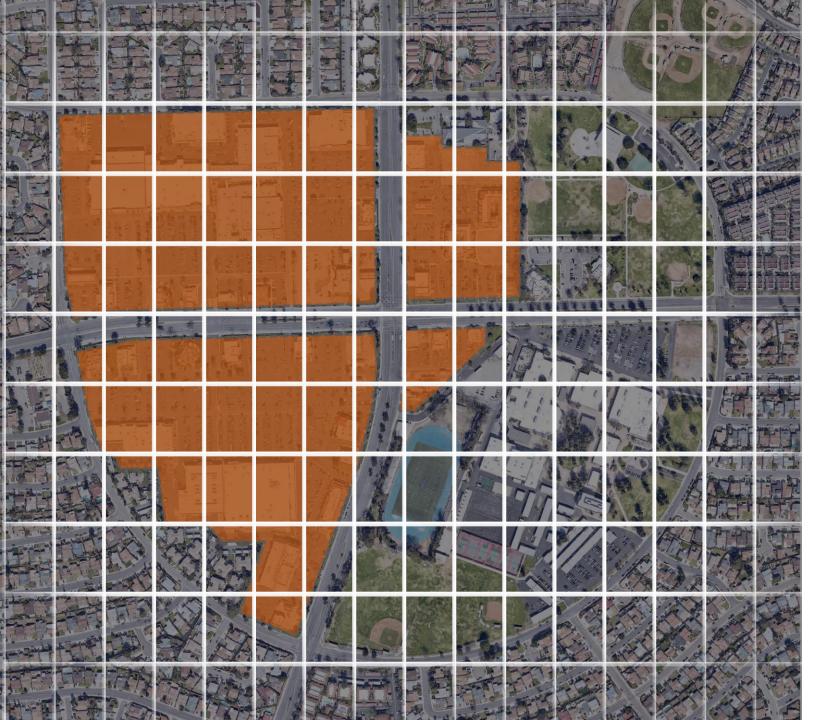


THE STREET GRID PLAYS A CRITICAL ROLE IN SHAPING EXPERIENCE



DOWNTOWN SAN DIEGO *STREET GRID*

~ 275' X 380' BLOCKS



MIRA MESA TOWN CENTER SAN DIEGO CITY GRID OVERLAY

~ 30 Downtown San Diego blocks in 4 blocks of Mira Mesa Town Center









PARKS



Community Park

MIRA MESA

CITY OF SAN DIEGO





PARKS

THE TENETS OF TIMELESS URBAN DESIGN

MAKE PLACES, NOT PLANS Successful places make community's stable and local economies strong DESIGN EXPERIENCES, NOT OBJECTS Emphasize the interplay of built form and public realm

STRIVE TO BE MEMORABLE Places stay and linger even after a visit

PEDESTRIANS FIRST

The pedestrian experience is the defining experience of cities



Places and streets should accommodate and invite all users, regardless of age, ability, and mode

CONNECT TO NATURE Preserve nature by treating it as an assets that adds value

DESIGN WELL-BEHAVED BUILDINGS Buildings should respond to the public realm, facilitating activity and engagement

PLAN FOR LONGEVITY

ST.

Special places, great streets, active plazas, accessible parks, and well-behaved buildings. These things persist.

NEXT STEPS

SORRENTO



MIRA MES GATEWAY

GATEWAY

1/2 MIRAMAR

Conduct design studies at focus areas
Test applicability of principles
Share and receive feedback



For more information please visit:

www.PlanMiraMesa.org

Mira Mesa
Comunity Plan
Date:
Update:
Urban Design IPlanning DepartmentAugust 19, 20195:30 pm to 6:50 pm – Mira Mesa Library

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