

Planning Department

Morena Corridor Specific Plan

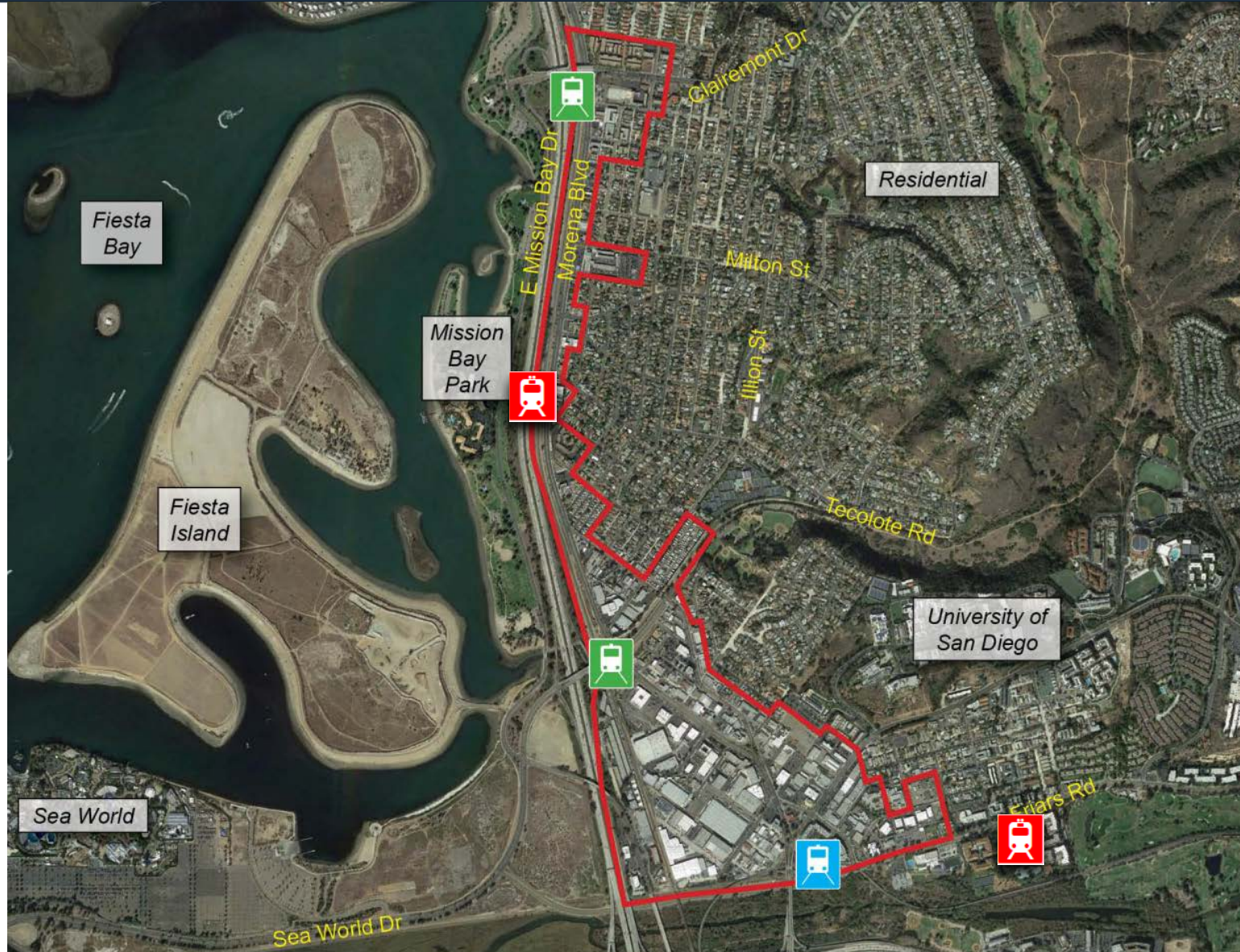
Linda Vista ad hoc Subcommittee

July 27, 2017

# Meeting Topics

- **Background and Overview**
- Mobility
- Land Use

# Specific Plan Area





# Linda Vista area



# Linda Vista Subcommittee Vision Statement

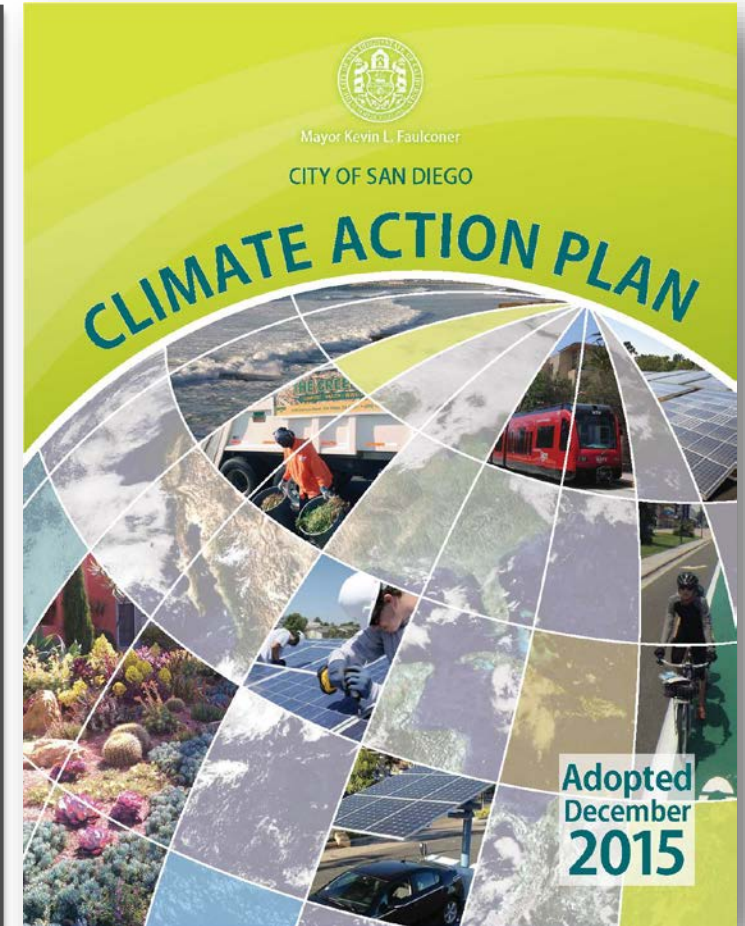
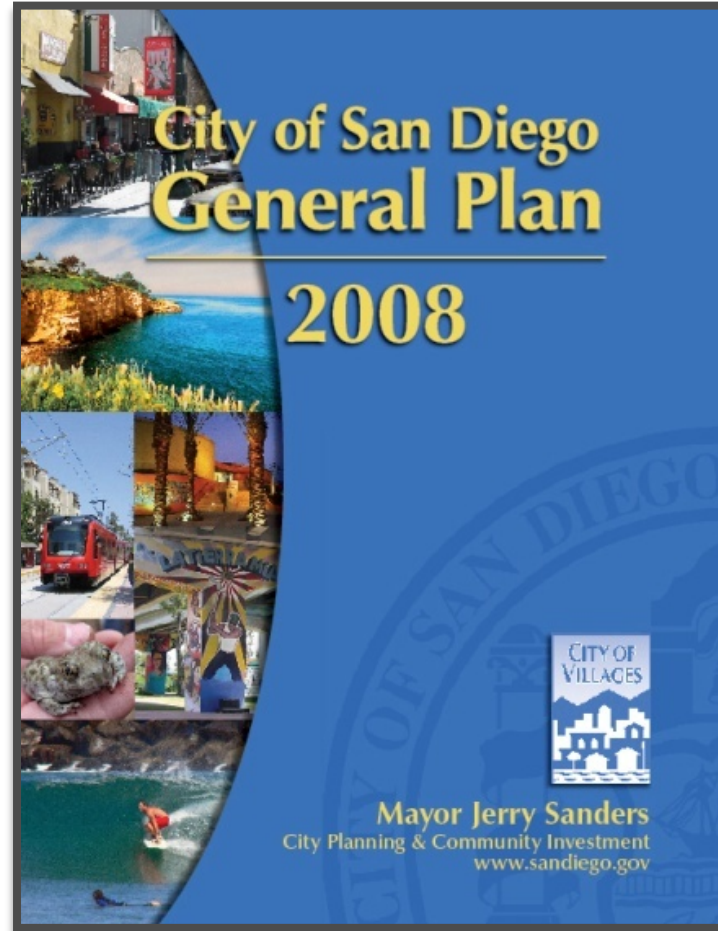
- Has mixed residential/commercial uses;
- Is walkable;
- Retains current height limits;
- Provides greater mobility and no worsening traffic;
- Has density that is compatible with existing neighborhoods;
- Quality design that complements the existing unique neighborhood character;
- Provides infrastructure and parks for any increases in density; and
- Retains jobs.





# Guiding Documents

- Meet Climate Action Plan objectives
- Reduce Greenhouse Gas Emissions
- Provide housing close to transit and employment

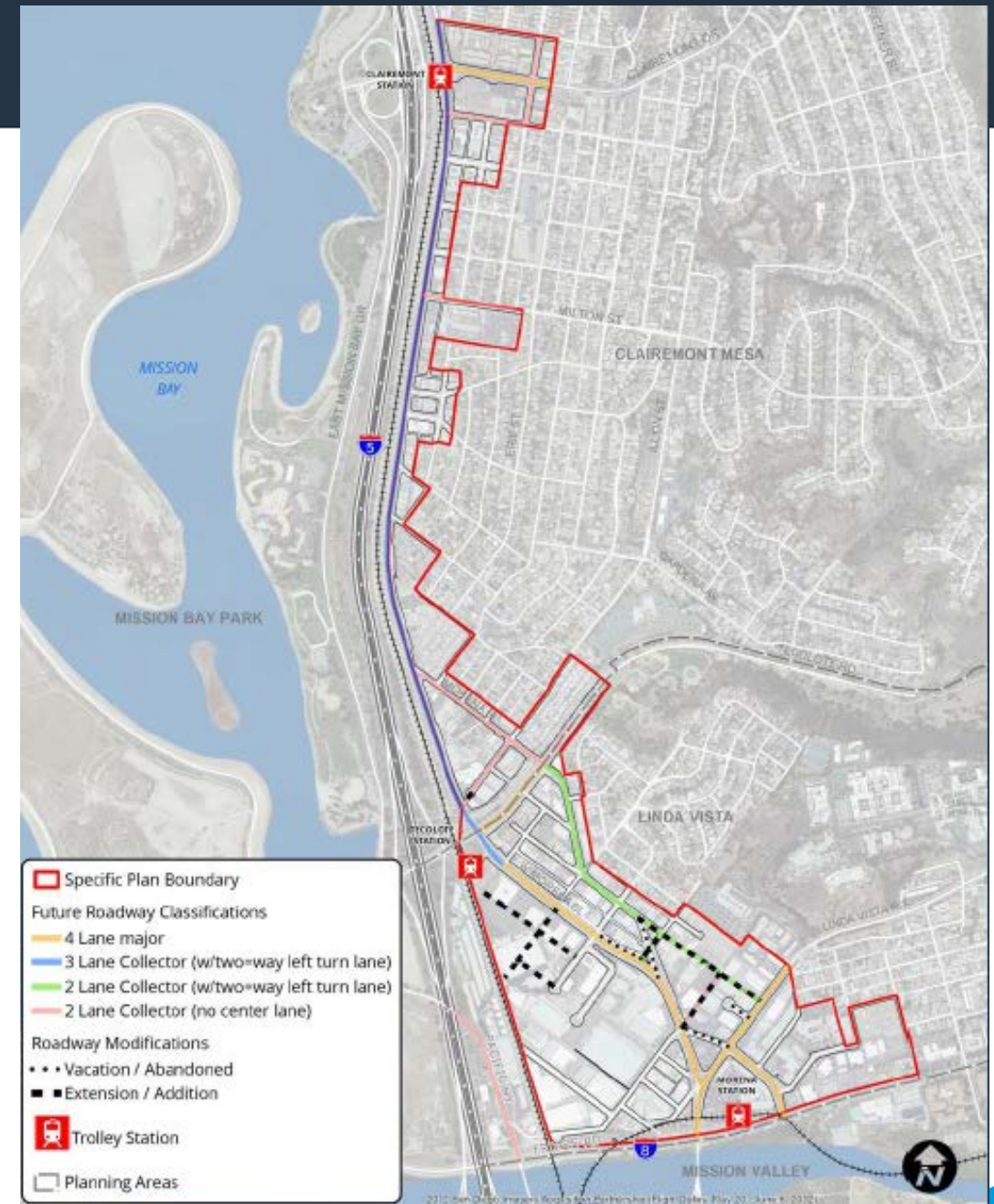


# Meeting Topics

- Background and Overview
- **Mobility**
- Land Use

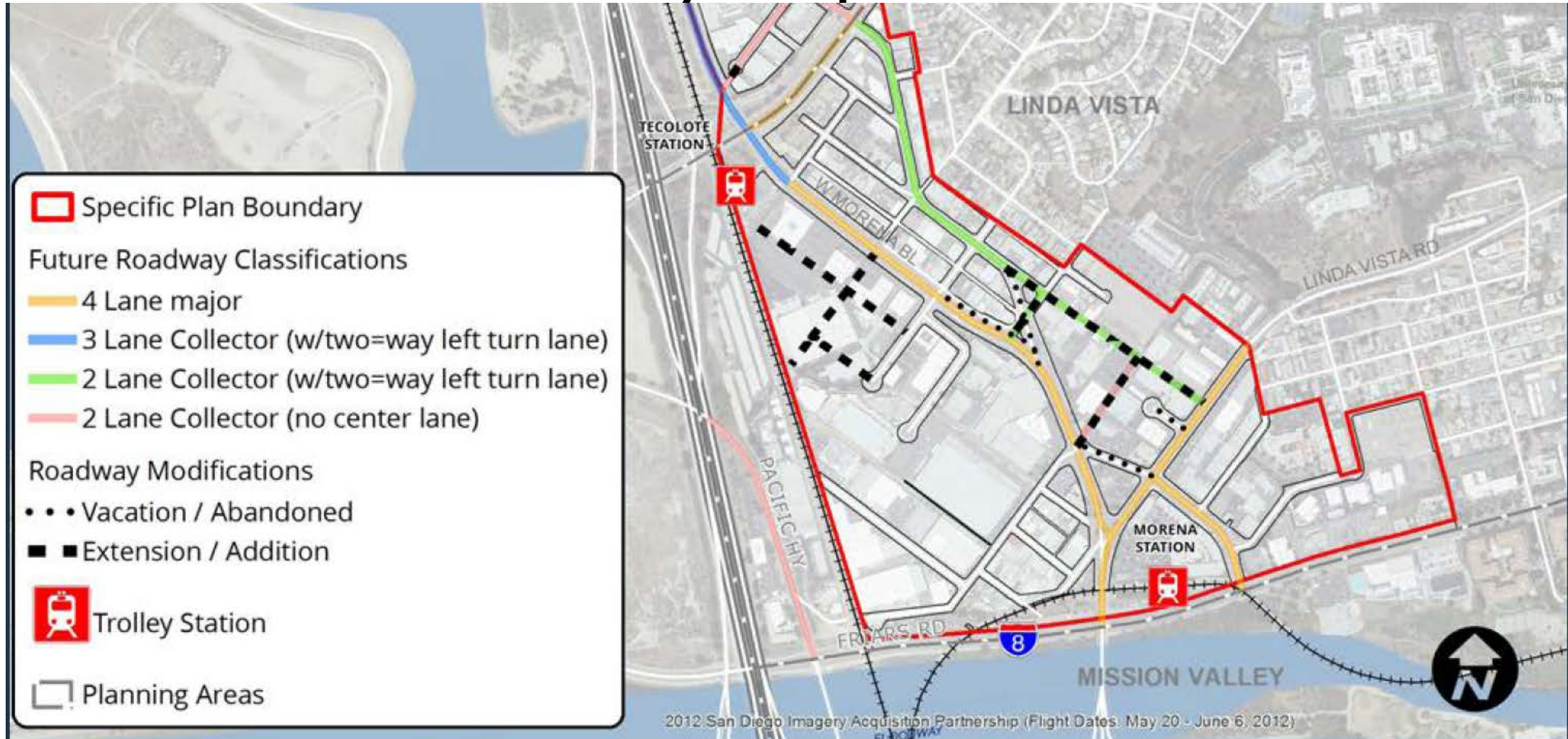
# Mobility Network

- Establish a modified street grid in Linda Vista
- Enhance sidewalks and bike lanes to facilitate greater amount of walking and biking
- Improved network helps to reduce vehicle trips





# Linda Vista Mobility Improvements







# Current Roadway Configuration



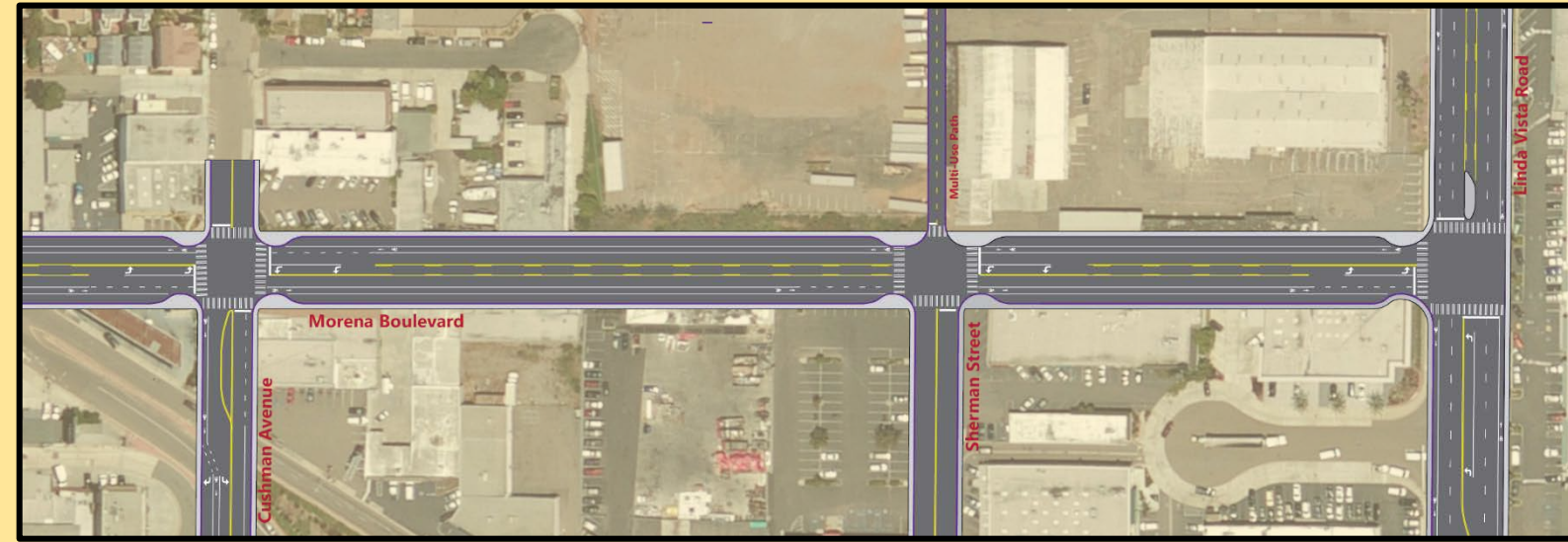
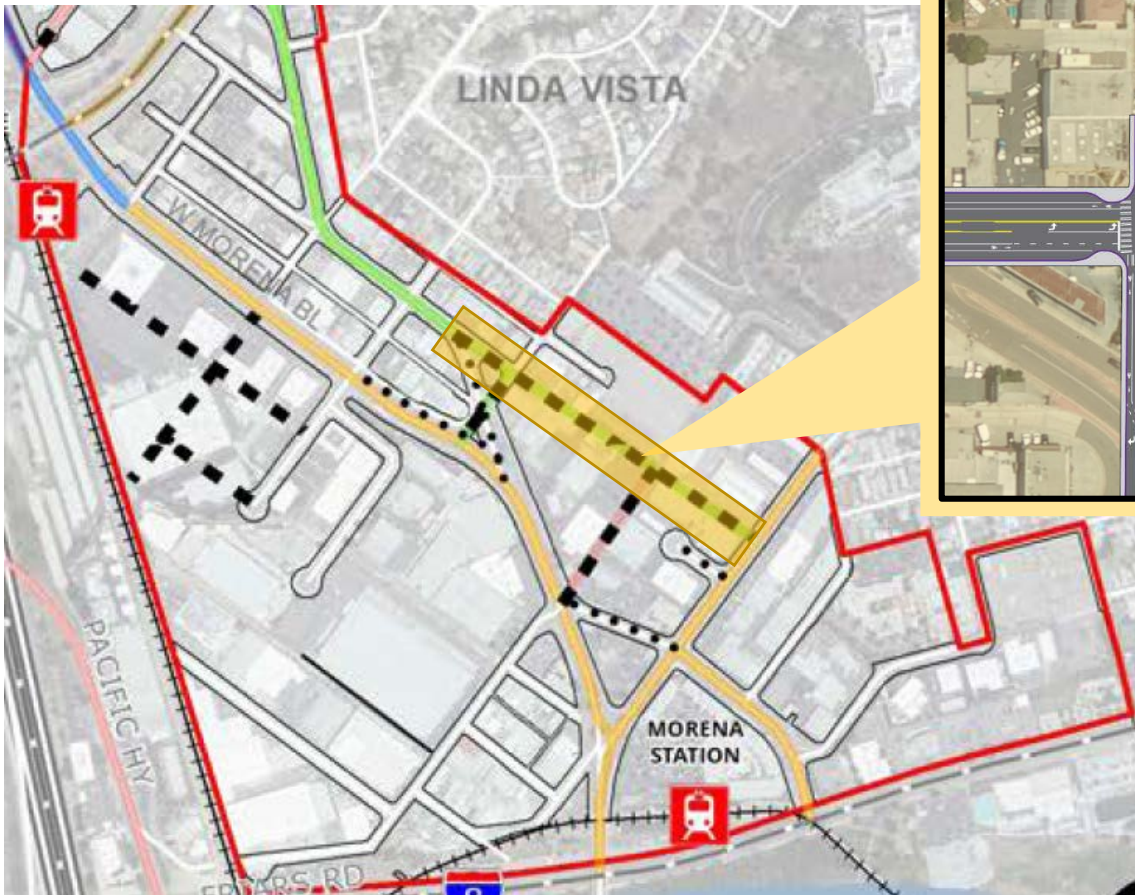


## Proposed Roadway Configuration





# Morena Boulevard Extension



- Greater capacity for motorists
- Additional connections for all users
- Additional on-street parking within community



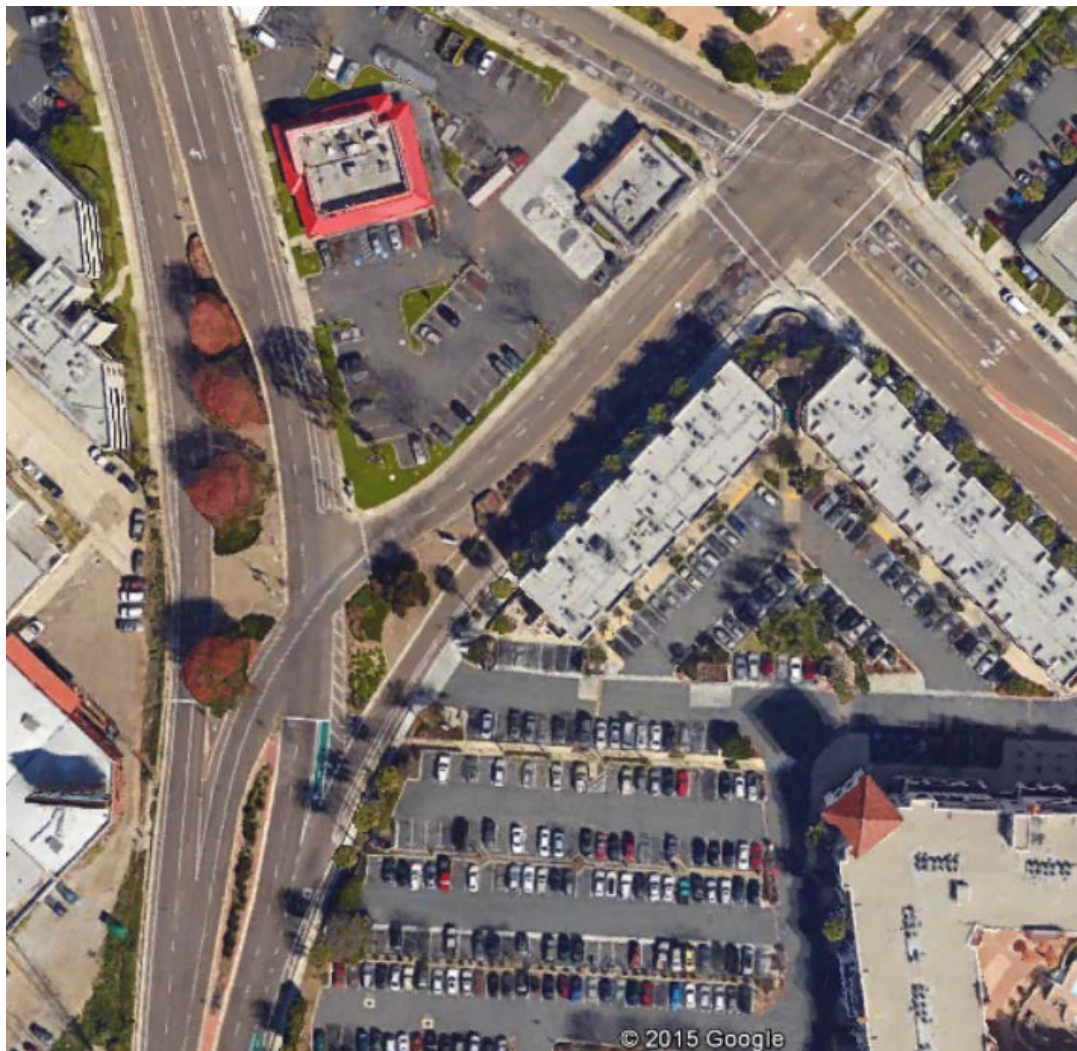
# Morena Boulevard Split Reconfiguration



Intersection redesigned as a standard "T" intersection



# West Morena Boulevard and Linda Vista Road



- Intersection redesigned as a standard "T" intersection



## Vision Statement Priorities

- Network should provide greater mobility and not worsen traffic
- Area is walkable and inviting

## Grid System Improves Mobility

- Relieves congested roadways
- Reduces confusion and improves safety
- Increases bike and pedestrian safety



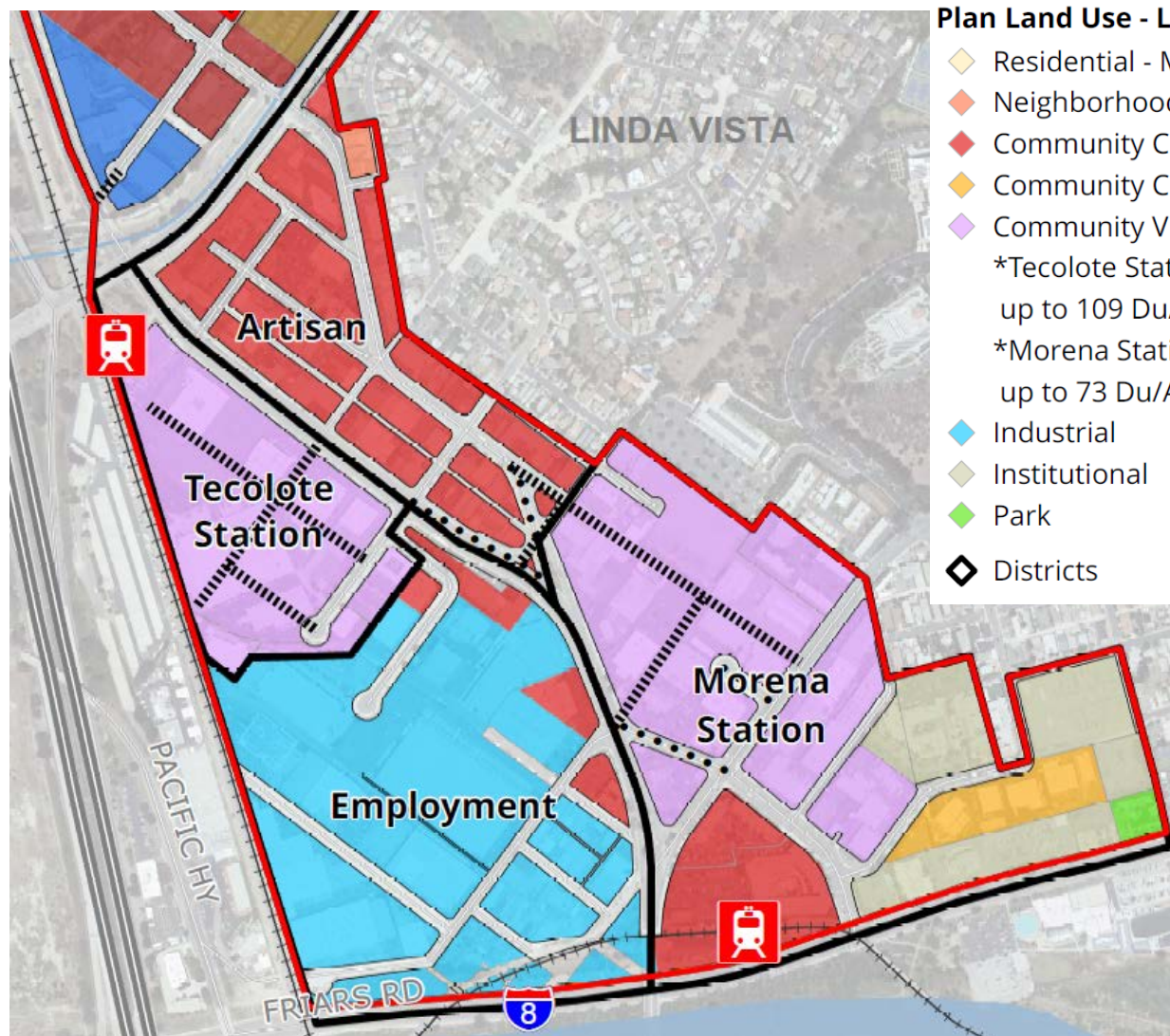
# Meeting Topics

- Background and Overview
- Mobility
- **Land Use**



# Land Use

- Focus increased density around trolley stations
- Establish transition between higher density residential and nearby single family neighborhoods
- Maintain industrial land uses



- Plan Land Use - Linda Vista**
- Residential - Medium (15-29 Du/Ac)
  - Neighborhood Commercial (0-29 Du/Ac)
  - Community Commercial (0-29 Du/Ac)
  - Community Commercial (15-54 Du/Ac)
  - Community Village (0-54 Du/Ac)\*
  - \*Tecolote Station Residential Density up to 109 Du/Ac allowed with PDP
  - \*Morena Station Residential Density up to 73 Du/Ac allowed with PDP
  - Industrial
  - Institutional
  - Park
  - Districts



# Artisan District

- Encourage small and craft goods production
- Promote Morena as a design district





# Employment District

- Promote small manufacturing and goods production that supports local businesses
- Maintain the Industrial and commercial land use designations for the district

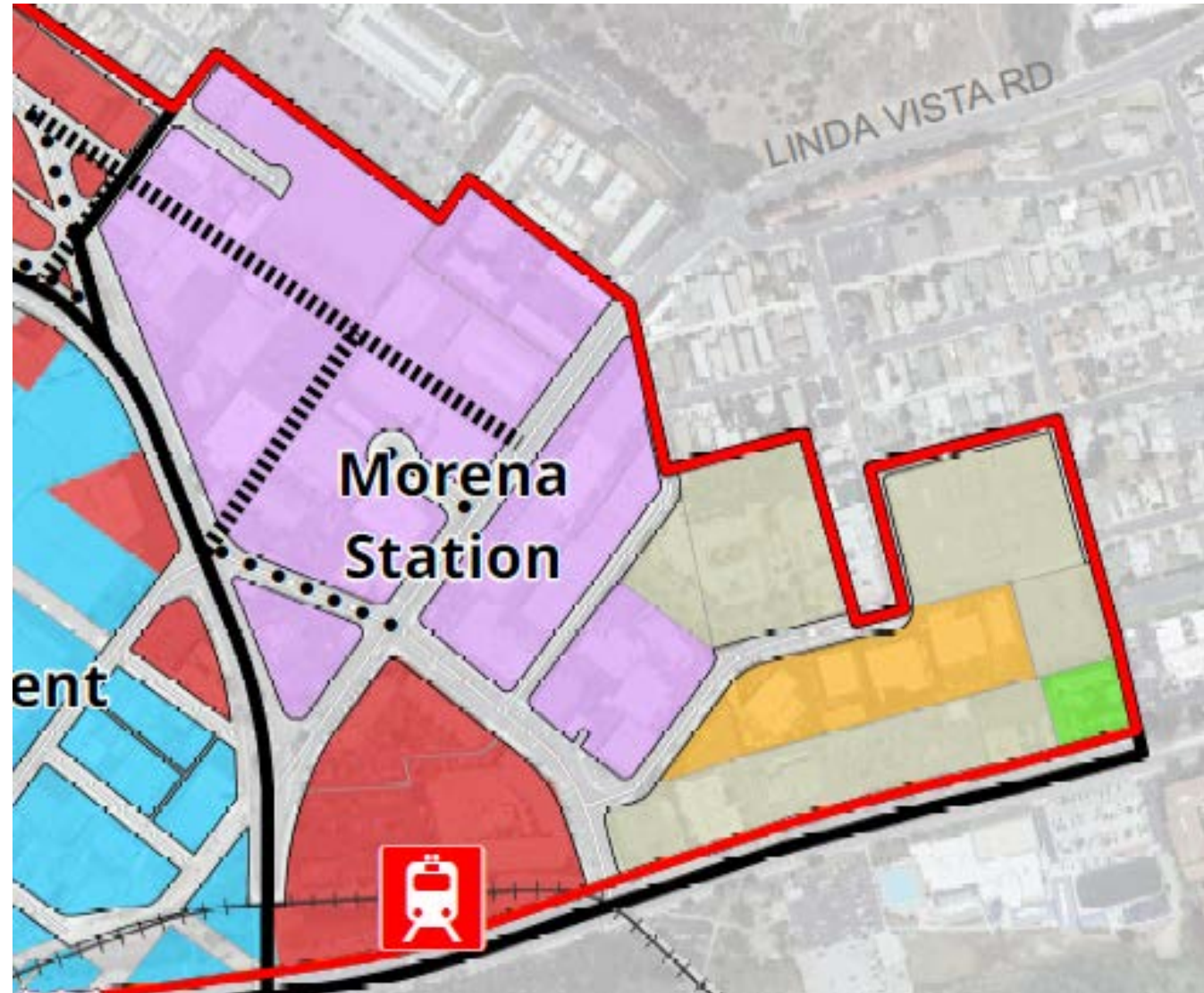
## Vision Statement Priority

- Retains Jobs



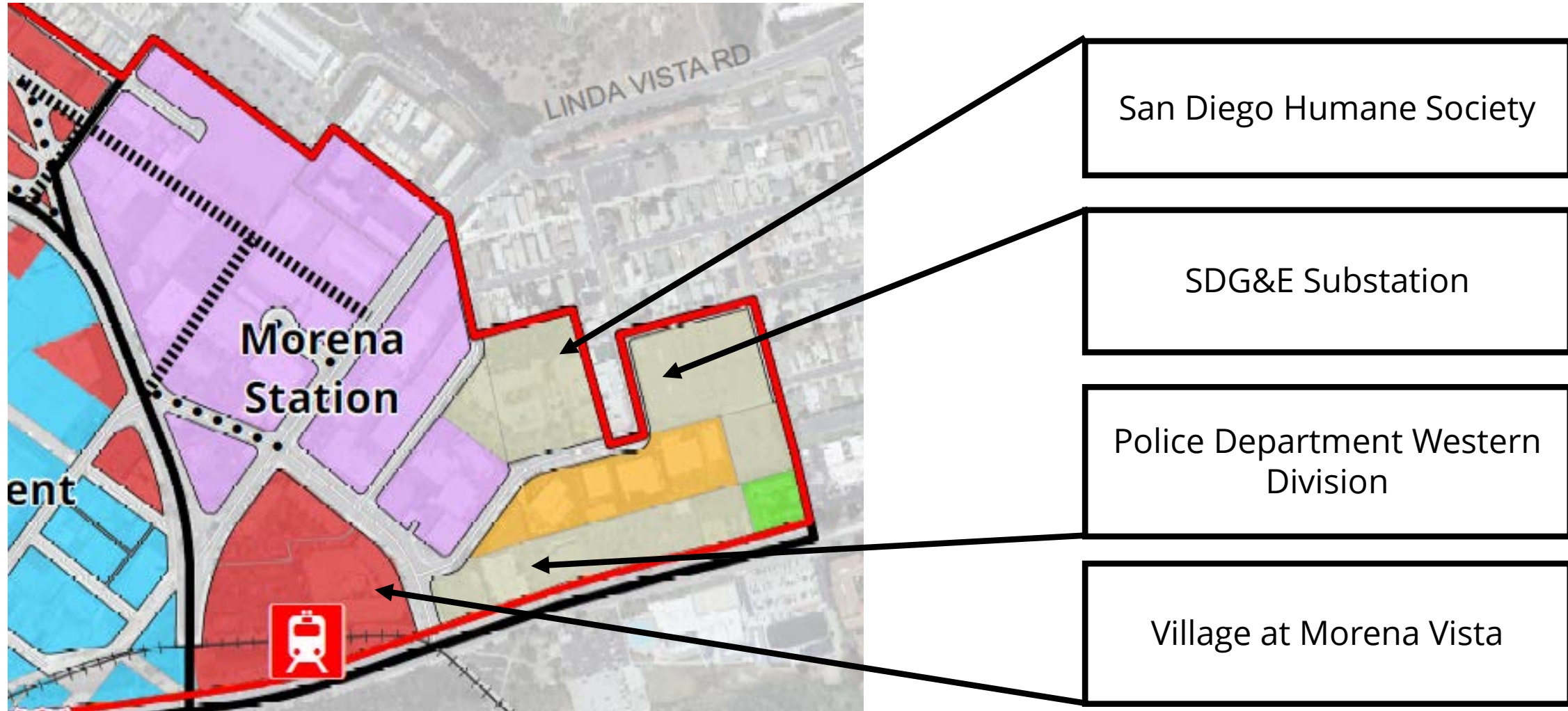
# Morena Station District

- Opportunity for a mixed use village adjacent to USD and the trolley
- Village development would complete grid network through extension of Morena Boulevard

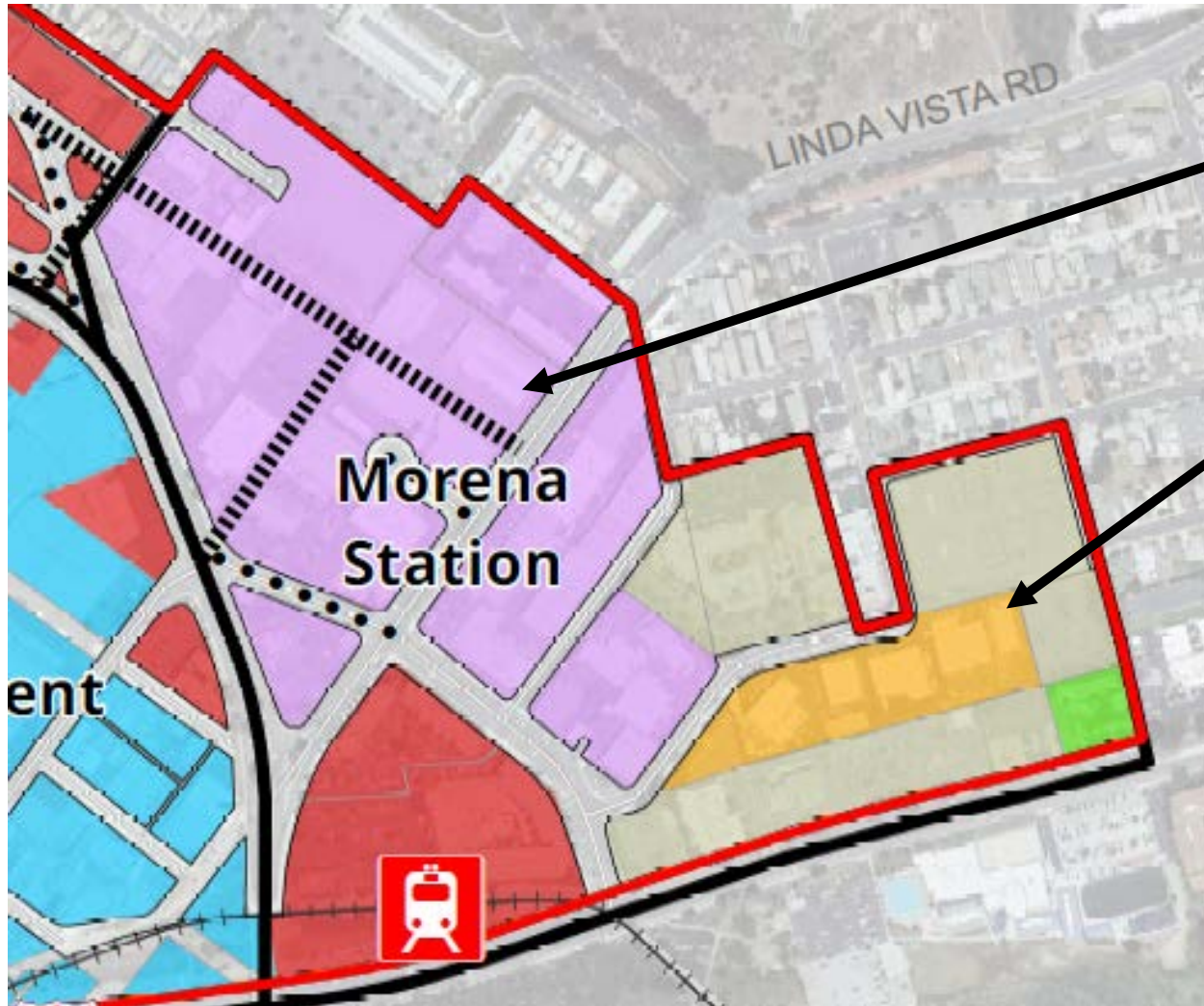




# Morena Station District – Areas of No Change



# Morena Station District – Areas of Change



Community Village  
Allow up to 73 du/acre

General Commercial  
Allow up to 54 du/acre

## Vision Statement Priorities

- Mixed residential/commercial uses
- Walkable
- Provides greater mobility
- Quality design
- Provides infrastructure



# Existing view of Linda Vista looking north





## Conceptual illustration of Morena District – view looking north





Conceptual  
illustration

Morena Station  
District





## Conceptual illustration - Morena Station District





# Tecolote Station District

- Neighborhood-serving retail
- Improved walkability
- Public space opportunities
- Establish view corridors through site
- Unique architecture and gateway features



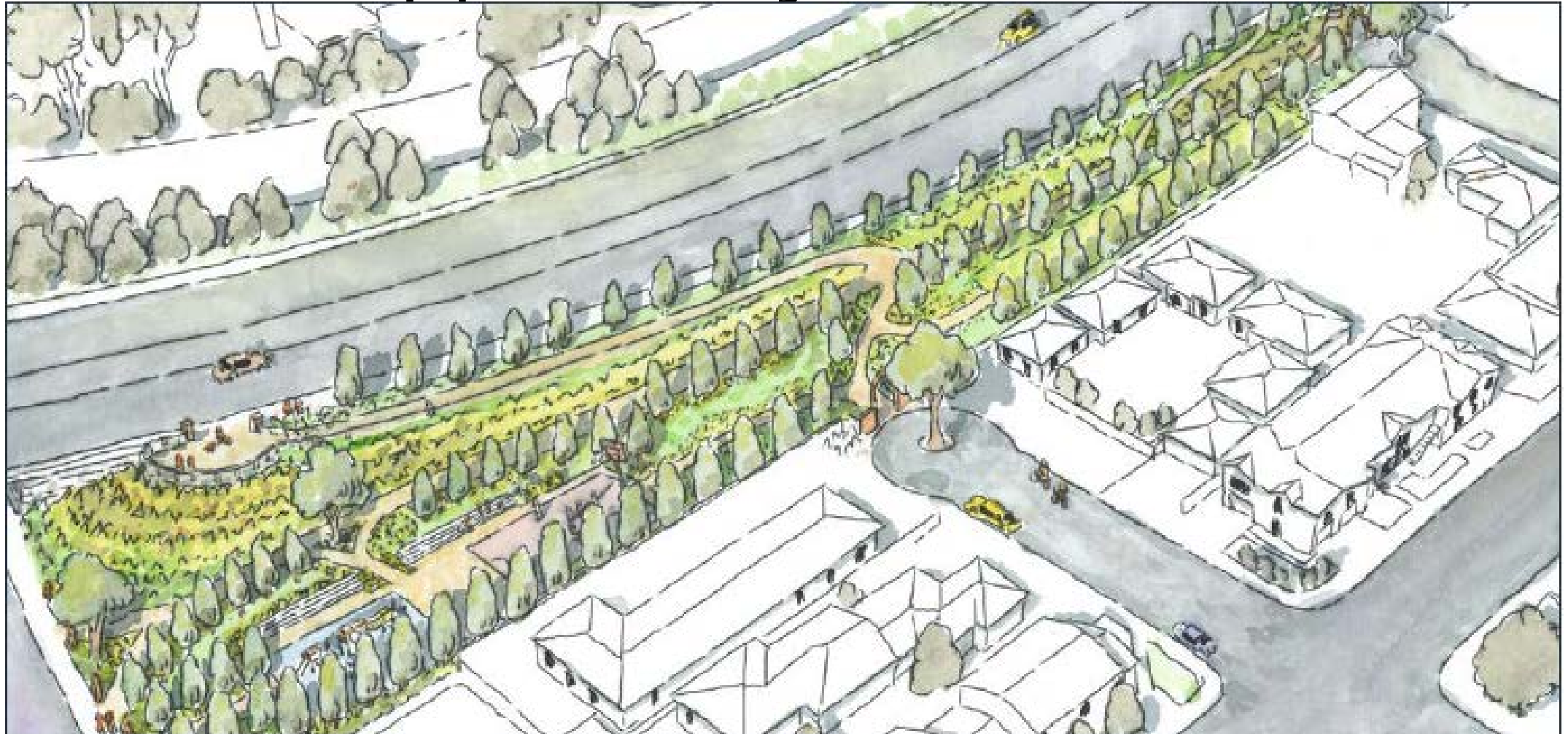
# Tecolote Station

- Create an internal grid network
- Establish view corridors through Dorcas and Buenos
- Provide public park space and plazas



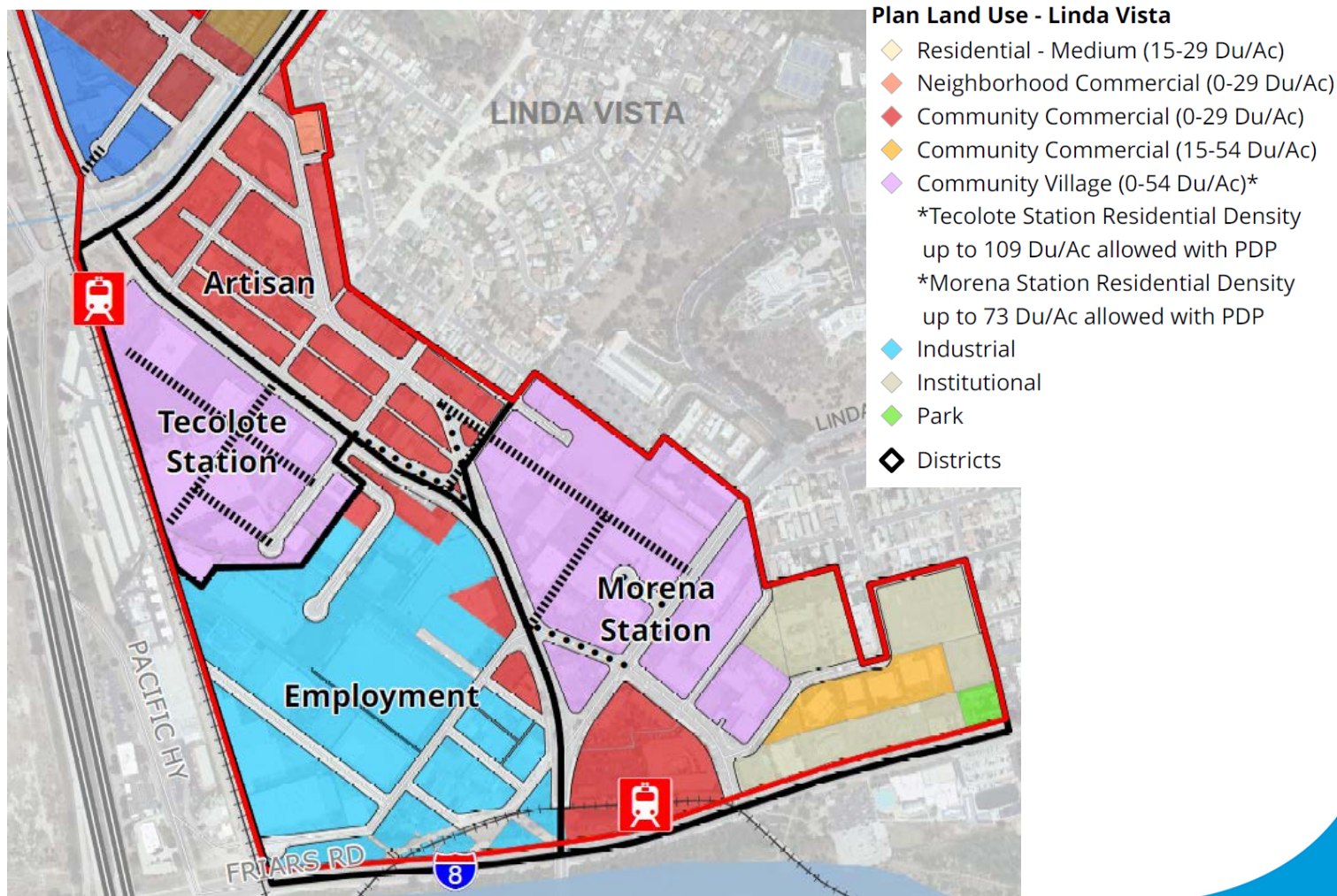


# Recreation Opportunity



# Implementation – Tecolote and Morena Districts

- Citywide zoning
- Supplemental development regulations
- Building height limit – Linda Vista
  - Discretionary review for any project that exceeds 45-foot height limit





# Building Height Limits

- Tecolote Station District
  - Up to 100 feet with community review
- Artisan and Employment Districts
  - Up to 45 feet
- Morena Station District
  - Up to 65 feet with community review

