



Morena Corridor Specific Plan

Clairemont Community Planning Group – Ad-Hoc Subcommittee Mtg. 8 | CITY OF SAN DIEGO | March 14, 2016



Schedule- Task Force Meeting Topics

- Meeting #1: Introduction to the Project, Issues & Opportunities (June 8, 2015)
- Meeting #2: Gathering Input, General Plan Guiding Principles (July 20, 2015)
- Meeting #3: Vision & Land Use Assessment (August 17, 2015)
- Meeting #4: Preliminary Land Use Concepts & Urban Design Elements (September 21, 2015)
- Meeting #5: Mobility – All modes of travel (auto, bicycle, pedestrian, and transit), parking, traffic, streetscape (November 2nd)
- Meeting #6: Land Use/Zoning Changes (Mobile home sites)/Proposed Site Concepts (Mobile home sites/Town Center Park) (January 11th)
- **Meeting #7: Draft Land Use and Mobility Plan & Design Guidelines** (Tonight)
- Meeting #8: Refined Design Guidelines (April)



Specific Plan Schedule

Community Outreach

- Kick Off – March 2015
- Establishing the Context – Spring/Summer 2015
 - Existing Conditions Review (meeting 1)
 - Establishing the Vision and Guiding Principles (meeting 2 & 3)
- Preparing the Plan Framework – Fall 2015-Winter 2016
 - Specific Plan Goals and Policies (meeting 3 & 4)
 - Land Use Consideration Areas (meeting 3, 4 & 6)
 - Mobility Concepts (meeting 5)
 - Preferred Land Use and Mobility Concepts/Design Guidelines (meeting 7)
- Drafting the Document –Spring/Summer 2016
 - Draft Specific Plan
 - Draft Environmental Impact Report (EIR)
- **Public Review Draft Specific Plan and EIR – Fall 2016 for community and public review**
- Approval Process – Spring/Summer 2017
 - Final Draft Specific Plan and EIR
 - Public Hearings



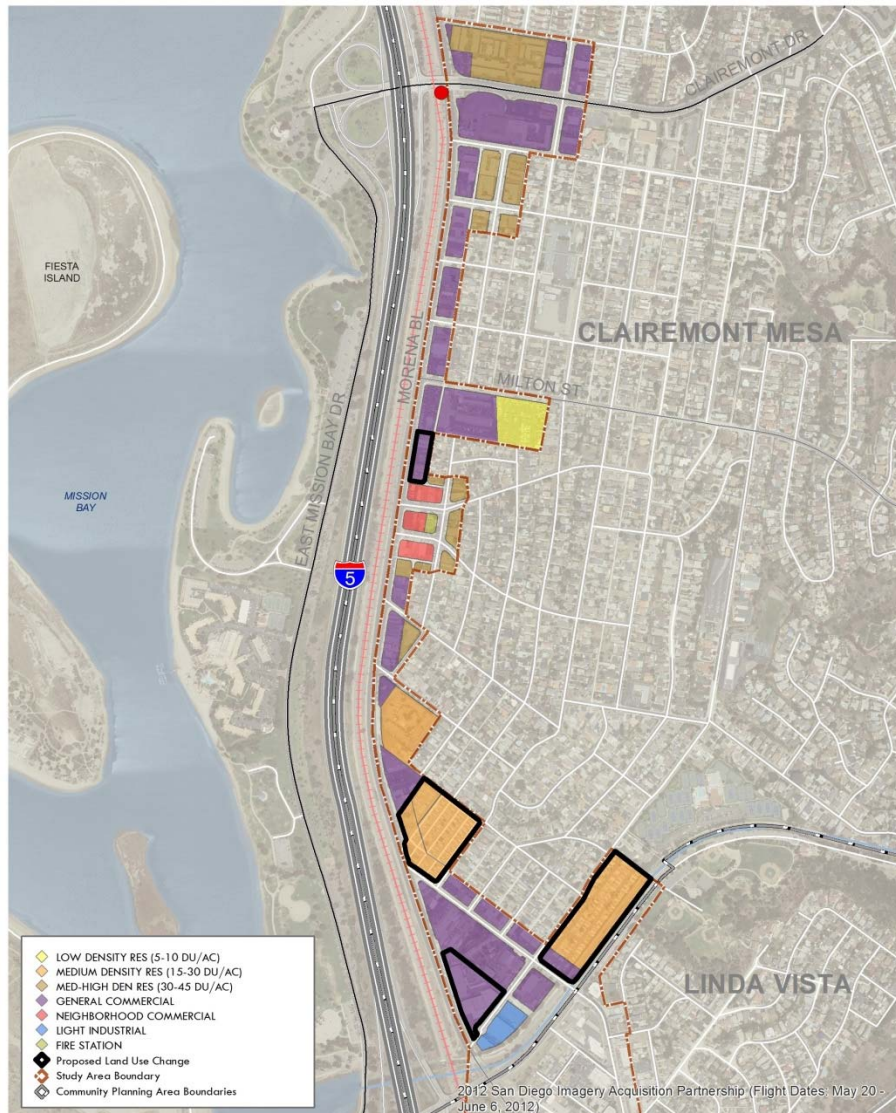
LAND USE

DRAFT Land Use Plan



Specific Plan
Area

LAND USE– Proposed Land Use Map



Proposed Changes include:

- Redesignate Low Density Residential (northern area) to General Commercial to match existing zone (CC-4-2)
- Redesignate two mobile-home park sites to Medium Residential (15-29 du/ac)
- Redesignate a portion of Industrial area to General Commercial



MOBILITY

DRAFT Roadway Cross-Sections



The following is a list of the names of the persons who have been identified as having been involved in the activities of the group, and the names of the persons who have been identified as having been involved in the activities of the group, and the names of the persons who have been identified as having been involved in the activities of the group.

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Date: 3/10/2016



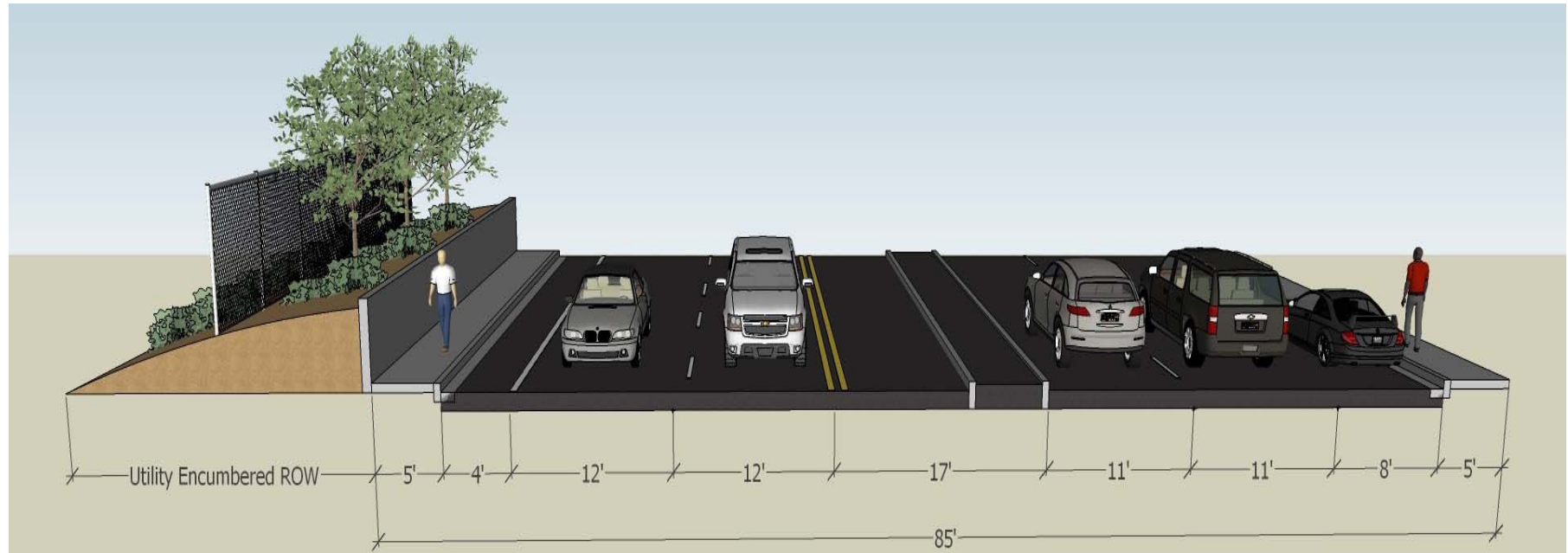
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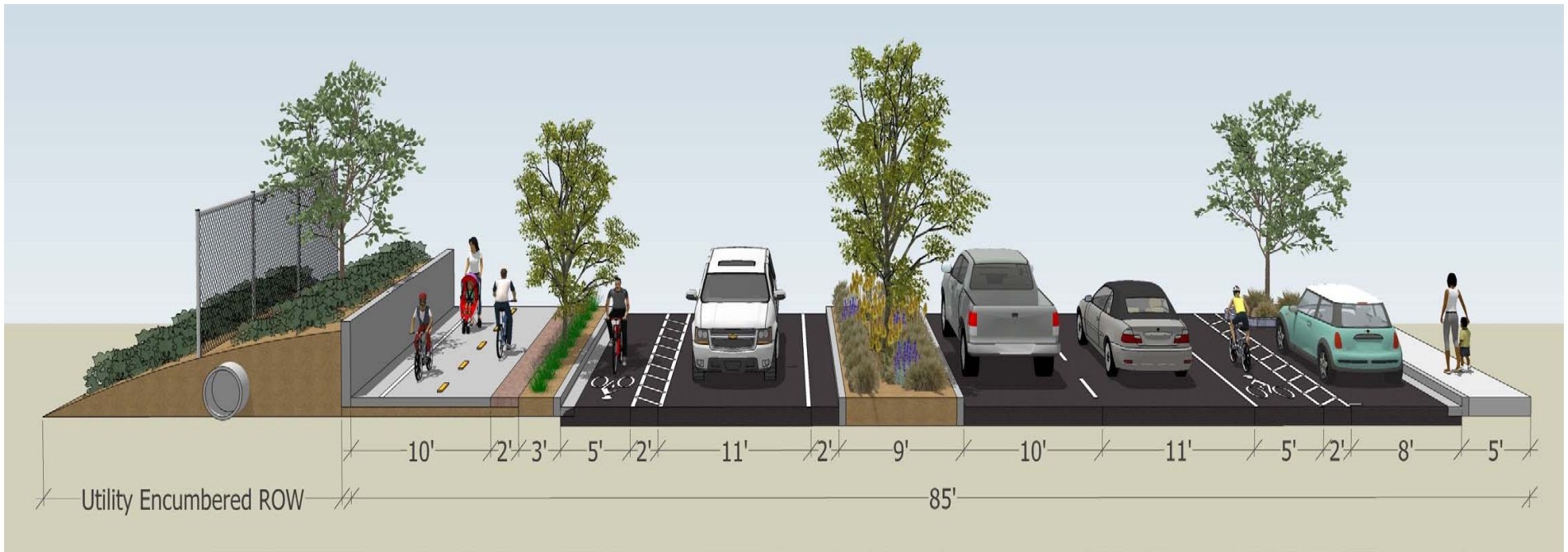




Existing Morena Boulevard Cross Section



Proposed Cross Section - Previous Study



- 2 Northbound Lanes / 1 Southbound Lane
- Multi-use path on west side
- Landscaped Median
- Buffered Bike Lanes
- Parallel Parking on east side only

Community Input – Mobility – 11/2/15

- Bicycle facility moved to west side
- More parking or angled parking options
- Increased landscaping
- Traffic calming measures (yellow bumpers approaching crosswalks, lower speed limit, and a continuous median)
- Address access for emergency vehicles
- Expanded sidewalk/boardwalk



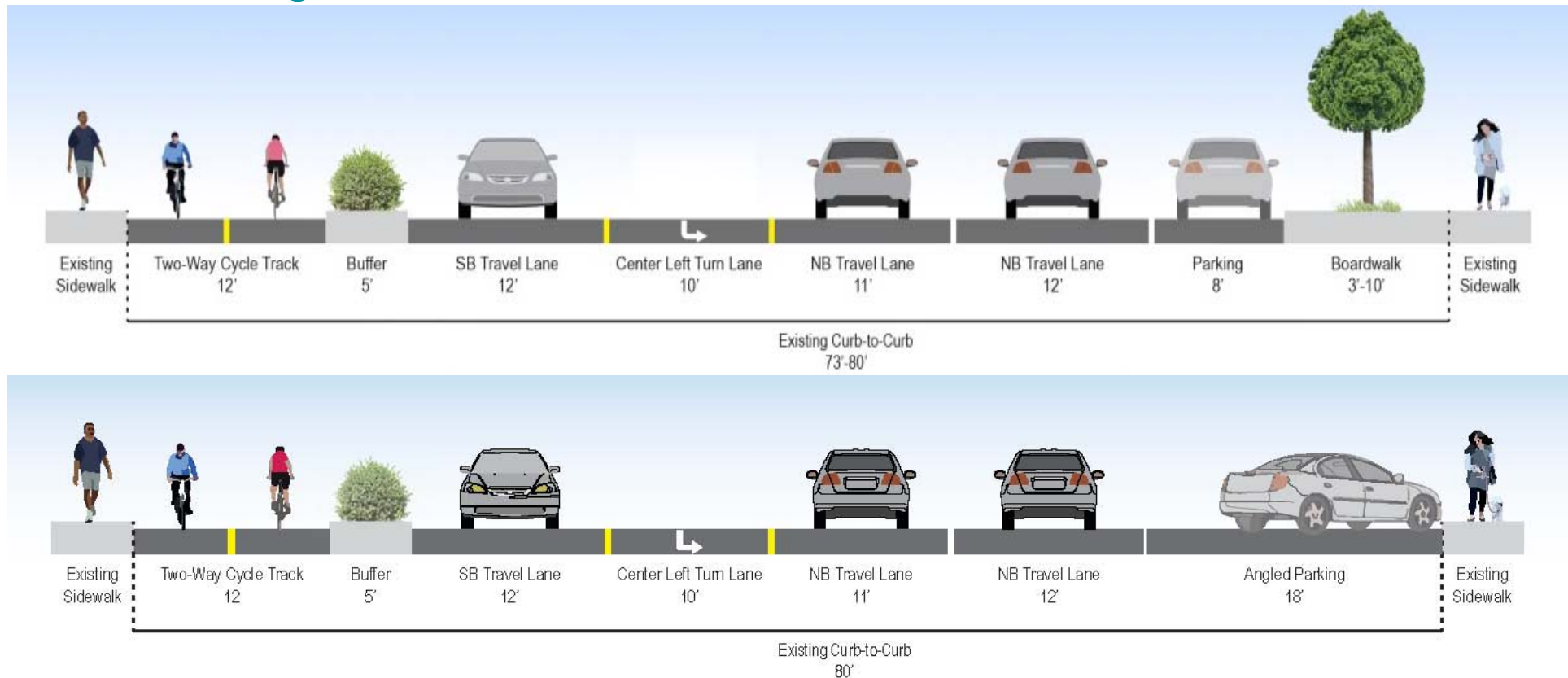
Roadway Cross-Sections – Alternative A



- Two-way Cycle track with a 5' buffer
- 2 northbound lanes / 1 Southbound Lane
- Two-way left turn lane

- 3-10' boardwalk and parallel parking OR angled parking
- Bus pull-in along east side of Morena Blvd.

Roadway Cross-Sections – Alternative A



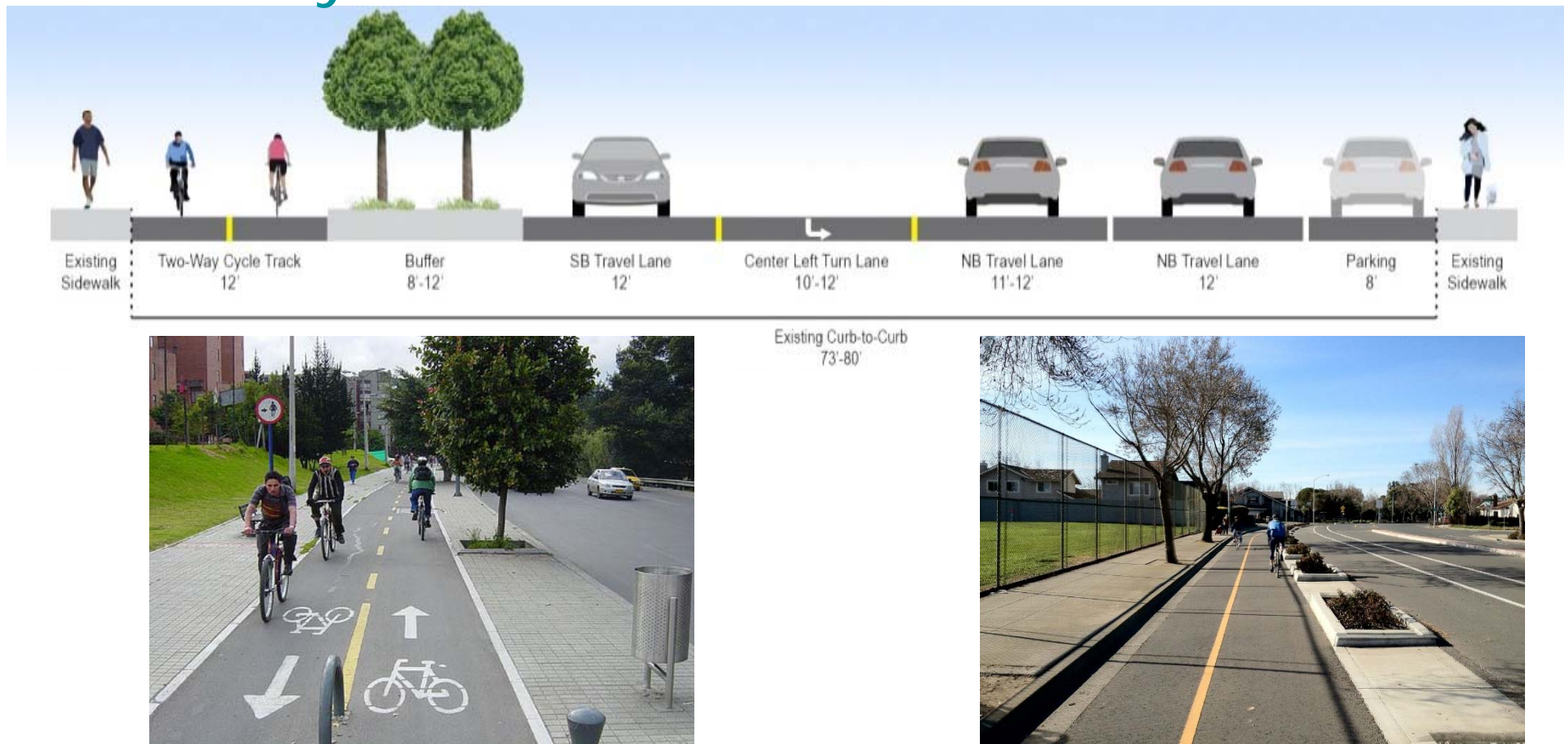
- Two-way Cycle track with a 5' buffer
- 2 northbound lanes / 1 Southbound Lane
- Two-way left turn lane
- 3-10' boardwalk and parallel parking OR angled parking
- Bus pull-in along east side of Morena Blvd.

Roadway Cross-Sections – Alternative B



- Two-way Cycle track with an 8-12' buffer / parking
- 2 northbound lanes / 1 southbound lane
- Two-way left turn lane
- Parallel parking along both sides of Morena Blvd.
- Bus pull-in along both sides of Morena Blvd.

Roadway Cross-Sections – Alternative B



- Two-way Cycle track with an 8-12' buffer / parking
- 2 northbound lanes / 1 southbound lane
- Two-way left turn lane

- Parallel parking along both sides of Morena Blvd.
- Bus pull-in along both sides of Morena Blvd.

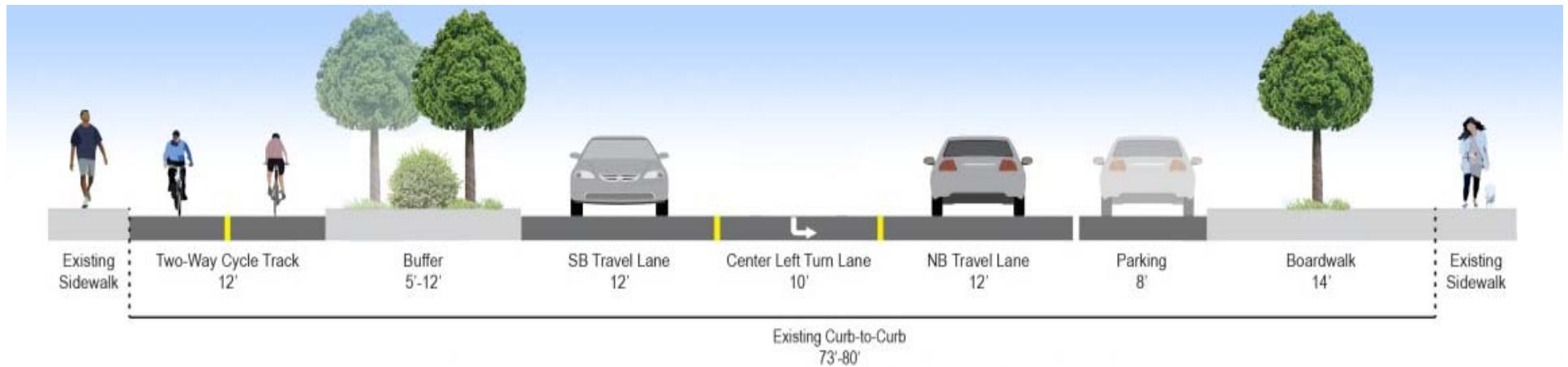
Roadway Cross-Sections – Alternative C



- Two-Way Cycle track with a 5-12' buffer
- 1 northbound lane / 1 southbound lane
- Two-way left turn lane

- 14' boardwalk and parallel parking OR angled parking
- Bus pull-in along both sides of Morena Blvd.

Roadway Cross-Sections – Alternative C



- Two-Way Cycle track with a 5-12' buffer
- 1 northbound lane / 1 southbound lane
- Two-way left turn lane

- 14' boardwalk and parallel parking OR angled parking
- Bus pull-in along both sides of Morena Blvd.



DESIGN GUIDELINES

DRAFT Guideline Components

Design Guidelines

- Public Realm is comprised of three "areas":
 - Amenity Area
 - Pedestrian Area
 - Frontage Area
- The design guidelines are organized into four main sections:
 - Public realm
 - Site design
 - Building design
 - Special treatments



Through-traffic and on-street parking

Parkway, landscaping, bollards,

Path of Travel (5 foot minimum)

Outdoor dining space, plaza space, outdoor display, or landscaping

Amenity Area

Pedestrian Area

Frontage Area

Design Guidelines–Public Realm

1. Pedestrian Area
2. Landscape Architecture
3. Signage
4. Public Art
5. Outdoor Dining/Displays
6. Furnishings





Design Guidelines–Public Realm

1. Pedestrian Area

- Maintain a 5-foot clear walking zone by placing streetscape amenities, including street furniture, utility poles, traffic signs, landscaping, etc., in the public amenity area.
- All new development and redevelopment should include new sidewalks and/or sidewalk widening per the Morena Corridor roadway cross-section standards and City street design manual.

2. Landscape Architecture

- Use landscaping to highlight building facades; soften building contours; screen less attractive elements; add color, texture, and visual interest; and provide shade. Integrated planter boxes in recessed storefronts and second floor windows are one example of how to achieve this.
- Entry spaces, transitional spaces, and gathering spaces should incorporate appropriate landscape architecture elements such as gateways, fountains, and other public amenities to establish a strong sense of identity and way finding throughout the site.

3. Public Art/Outdoor Dining/Displays Furnishings

- Develop public art in the most accessible and visible places and consider it in relation to other visual elements and cues (signage and other elements that may impede or heighten its enjoyment).
- Outdoor dining facilities and equipment shall be of a quality and style that contributes to the Corridor's character and the intent of this Specific Plan. The design, quality, materials and colors used for chairs, tables, lighting and other fixtures shall complement the architectural style and colors used on the adjacent buildings.

Design Guidelines–Site Design

1. Building Placement, Orientation and Access
2. Parking
3. Private Open Space
4. Sustainable Site Design
5. Fences and Walls
6. Services, Loading Areas and Utilities
7. Alleys
8. Development Adjacent Transit Stations





Design Guidelines–Site Design

1. Building Placement, Orientation and Access

- Buildings should be located to front directly onto and be oriented to public streets, pedestrian pathways, and/or common open space.

2. Parking

- Prohibit surface parking at the corners of corner sites; provide surface parking lots behind the building to limit their visibility from public streets and take advantage of building shade to reduce heat buildup during hot afternoons.

3. Private Open Space

- Projects should develop a comprehensive open space network that uses open space areas to connect uses. Examples include on-site plazas, patios, courtyards, paseos, terraces, gardens, and other open spaces that support pedestrian activity and community interaction.

4. Sustainable Site Design

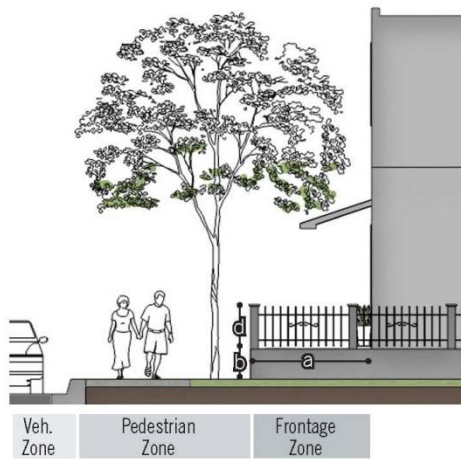
- Incorporate sustainable design features, such as solar panels, light shelves, overhangs, reflective rooftop materials, green roofs, and use of the water district's reclaimed water system.
- Achieve energy efficiency through building design or orientation, materials, window overhangs, arcades or loggia, solar hot water heating, proper placement of shade trees, advanced heating and cooling systems, or other conservation measures.

Design Guidelines–Building Design

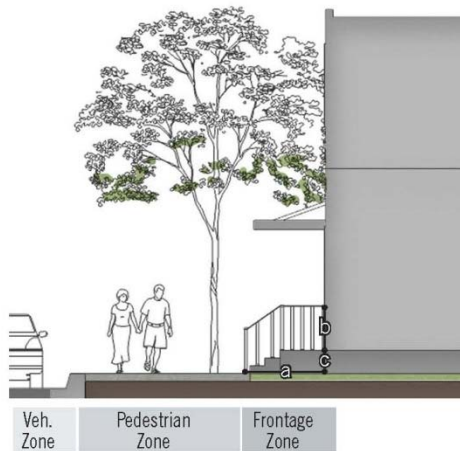
1. Architectural Detail-Façade design and composition
2. New Buildings Adjacent to Historic Buildings
3. Building Massing and Articulation
4. Entryways
5. Windows and Doors
6. Roofs
7. Materials and Colors
8. Lighting
9. Hardscape
10. Corner Treatment
11. Sustainable Building Design
12. Frontage: five frontage types



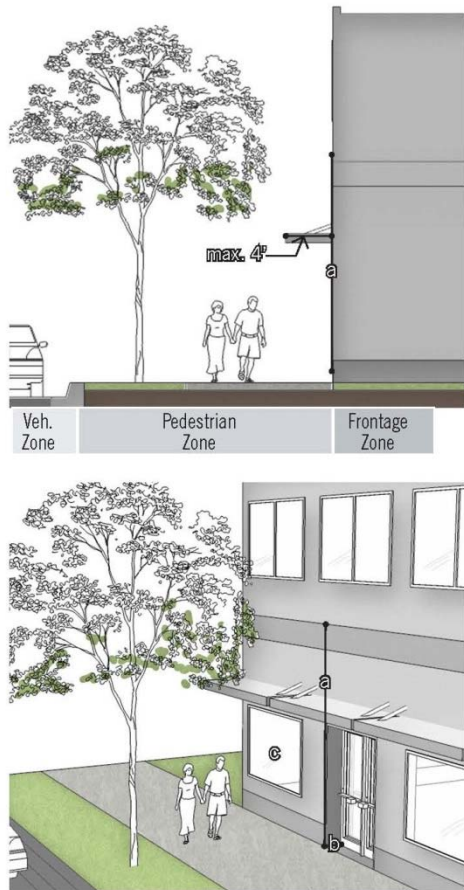
Frontage_Terrace



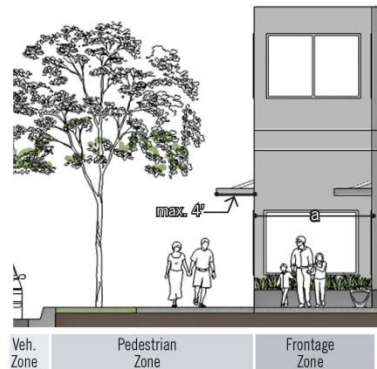
Frontage_Stoop



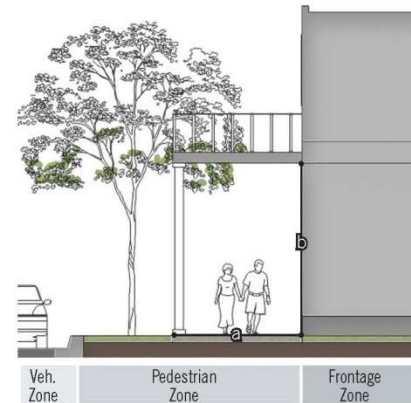
Frontage_Shopfront



Frontage_Forcourt

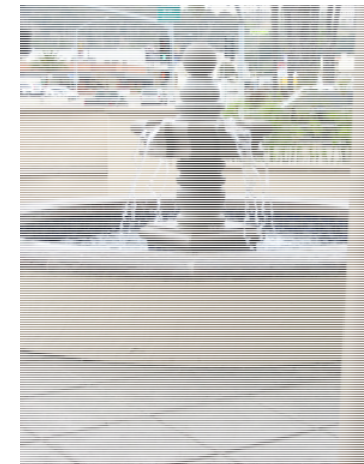


_Gallery



Design Guidelines–Special Treatments

1. Gateways
2. Intersections





Public Comment

- ✓ Maximum 2 minutes
- ✓ No ceding time to others



Feedback & Questions

Next Ad-Hoc Subcommittee Meeting – March 2016