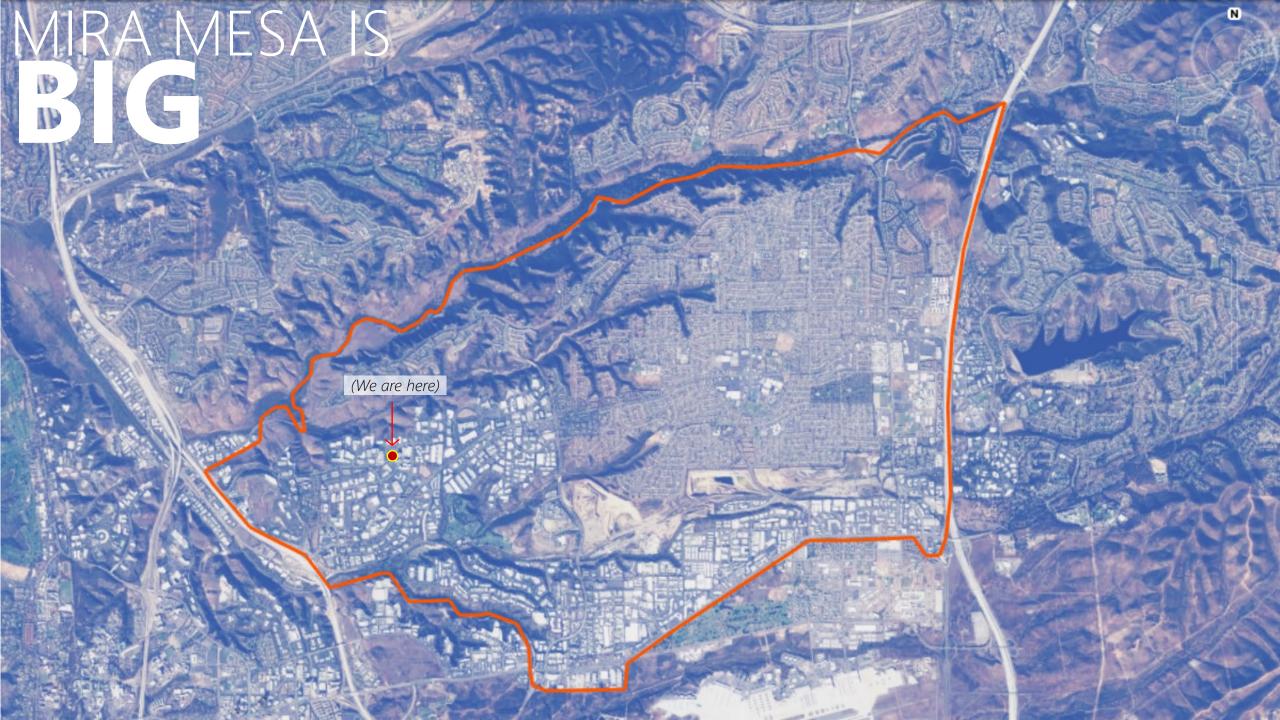
MIRA MESA COMMUNITY PLAN UPDATE Forum on Land Use and Economic Prosperity

OCTOBER 31, 2019 Urban Design Observations and Approaches



DOWNTOWN SAN DIEGO

11RA MESA IS

TUTIONNY ADDRESS

OHIHHH

MIRA MESA BOULEVARD NARRATES THE COMMUNITY'S STORY



MIRA MESA IS ASSERTIVELY MULTICULTURAL

















A COMMUNITY OF DISCOVERY







MEAD · CIDER · FOOD · BEER



Punjabi Tandoor CUISINE OF INDIA Specializing In Catering



Proudly support Mira Mesa Community Garden

AUTOCENTRIC (BUT NOT WHOLLY)



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





RETROFITTED PARKING LOTS REVEAL A NEED





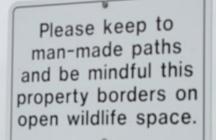


INSERTION OF SOCIAL INFRASTRUCTURE



NATURE IS YOUR BIGGEST ASSET

DEEP CANYONS TO HIDDEN CREEKS



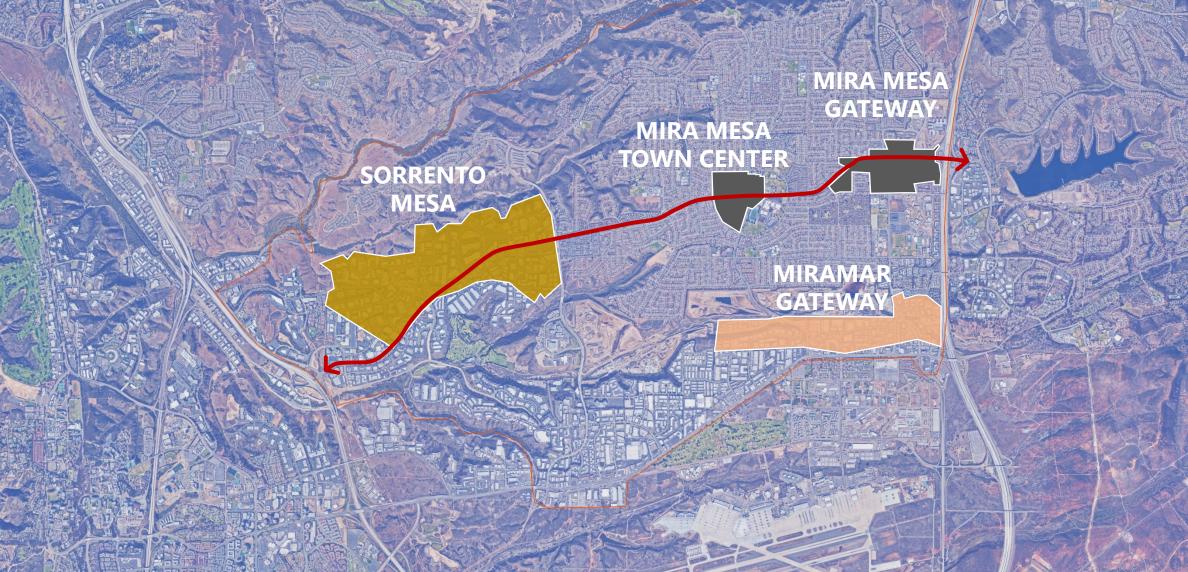


6. P. A





FOCUS AREAS MIRA MESA BLVD IS THE CONNECTING THREAD



URBAN DESIGN PRINCIPLES LAND USE

The Campus at Playa Vista, Los Angeles, CA

The Runway at Playa Vista, Los Angeles, CA

MEDITERRANEAN FOOD

1.1

HEAL

PANIN

EXPLORE MIXED-USE

Provide opportunities for workers to live near jobs to reduce traffic congestion.

URBAN DESIGN PRINCIPLES

The Alexandria at Torrey Pines, San Diego CA

CREATE PLACES THAT ATTRACT TALENT Walkable, bike-able, transit-accessible, and amenity rich.

URBAN DESIGN PRINCIPLES

Culver City Creative Offices, Culver City, CA

PREPARE FOR FUTURE JOB GROWTH Recognize the changing nature and needs of employment space.

URBAN DESIGN PRINCIPLES PLACE-MAKING

Microsoft Campus, Redmond, WA

PEDESTRIANS FIRST

The pedestrian experience is the defining experience of places.

URBAN DESIGN PRINCIPLES PLACE-MAKING

Qualcomm Campus, San Diego, CA

DESIGN WELL-BEHAVED BUILDINGS

Buildings should respond to and complement activities outside.



🛿 Riparian Corridor at Playa Vista, Los Angeles, CA

STALLA R. VALLES

CONNECT TO NATURE

Facilitate experiences that contribute to better physical and mental health.

FOCUS AREA: SORRENTO MESA

sequence Dr

(We are here)

Lusk Blvd

Barnes Canyon Rd

Mira Mesa Blvd

Flanders Dr

SORRENTO MESA SCENARIO 1: SCIENCE & TECH PARK

MIRA MESA BLVD/PACIFIC HEIGHTS BLVD

mont

PLAZA SORRENTO

Mira Mesa Blvd

BARNES CANYON ROAD

Lusk Blvd

Potential Areas of Change:

- Area kept predominately for employment.
- Allow some residential and mixed-use.

SCENARIO 1: Science & tech park







Barnes Canyon Road





SORRENTO MESA SCENARIO 2: EMPLOYMENT VILLAGES

MIRA MESA BLVD/PACIFIC HEIGHTS BLVD

SEQUENCE DRIVE

Mira Mesa Blvd

PLAZA SORRENTO

BARNES CANYON ROAD

Lusk Blvd

Pacific Center Blva

Potential Areas of Change:

- Keep the area mostly for employment.
- Allow clustering of employment villages with some residential.

SCENARIO 2: Employment villages





SORRENTO MESA SCENARIO 3: SCIENCE & TECH HUB

SEQUENCE DRIVE

TOP GUN STREET

Mira Mesa Blvd

PLAZA SORRENTO

MIRA MESA BLVD/PACIFIC HEIGHTS BLVD

Potential Areas of Change:

• Plan the area to be the city's third major walkable mixed-use employment center.

Pacific Center Blva

Allow major increases in jobs, non-residential, and residential mixed-use.

BARNES CANYON ROAD

SCENARIO 3: Science & tech hub





MIRAMAR GATEWAY SCENARIO 1: BUSINESS & INDUSTRIAL PARK

-amino Ruiz

Miralani Drive

BLACK MOUNTAIN

CORRIDO

Miramar Road MIRAMAR CORRIDOR

Potential Areas of Change:

• Area kept predominately for employment and commercial.

Carroll Canyon Road

Arjons Drive

Allow some residential and mixed-use.

SCENARIO 1: Business & Industrial Park









Miramar Corridor

MIRAMAR GATEWAY SCENARIO 2: EMPLOYMENT VILLAGE

ACTIVITY CORRIDOR

Miramar Road

KEARNY VILLA

BLACK MOUNTAIN

CORRIDO

CORRIDOR

Potential Areas of Change:

• Allow clustering of employment villages and introduce residential in a limited area.

Camino Ruiz

Miralani Drive

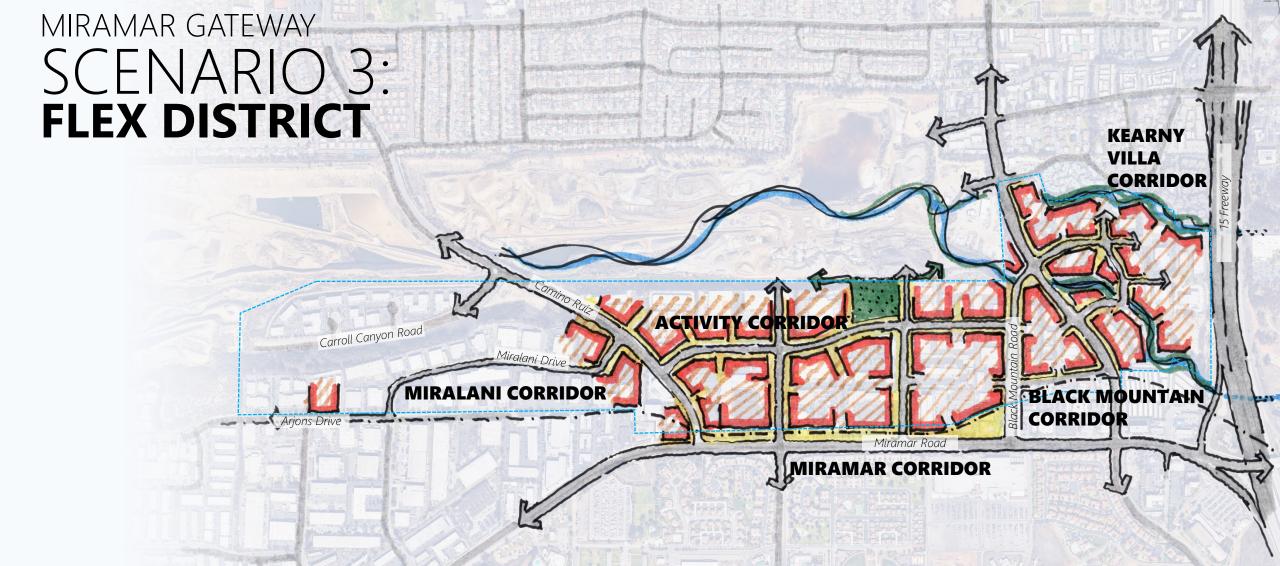
• Keep the area mostly for employment and commercial.

Carroll Canyon Road

Arjons Drive

SCENARIO 2: Employment village



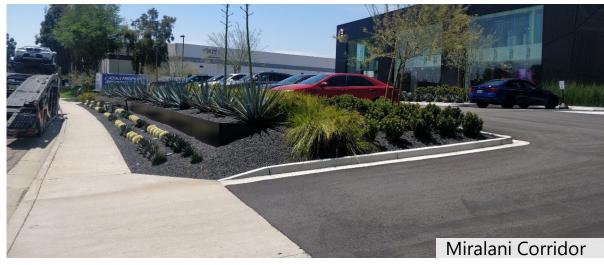


Potential Areas of Change:

- Market determines the best use for employment, commercial, and housing.
- Allow extensive opportunities for residential and non-residential mixed-use.

SCENARIO 3: Flex district









CONCLUSION URBAN DESIGN PRINCIPLES

EXPLORE MIXED-USE

Provide opportunities for workers to live near jobs to reduce congestion.

CREATE PLACES THAT ATTRACT TALENT

Walkable, bike-able, transit-accessible, and amenity rich.

PREPARE FOR FUTURE JOB GROWTH

Recognize the changing nature and needs of employment space.

The pedestrian experience is the defining experience of places.

DESIGN WELL-BEHAVED BUILDINGS <

Buildings should respond to and complement activities outside.

CONNECT TO NATURE ←

Facilitate experiences that contribute to better physical and mental health.

PLACE-MAKING

LAND USE

Questions

- 1. Why is this place important to you?
- 2. What do you want to see change or improve?
- 3. Which urban design principles that we shared are most important to you? Why?
- 4. What are your thoughts about each of the scenarios?
- 5. Which scenario is closest to your vision?

Solution Tabletop Discussions

- 1. Share your ideas, hear others' ideas
- 2. Identify challenges, and offer solutions
- 3. Write down your ideas
- 4. Ensure we hear from everyone

Learn More and Stay Involved!



Sign-up for email updates: planmiramesa.org



Review project documents and data



Attend Advisory Committee Meetings: 3rd Monday, 6:10pm Mira Mesa Public Library



Attend community outreach events





Alex Frost, Senior Planner City of San Diego

AFrost@SanDiego.gov

619.236.6006

planmiramesa.org

