



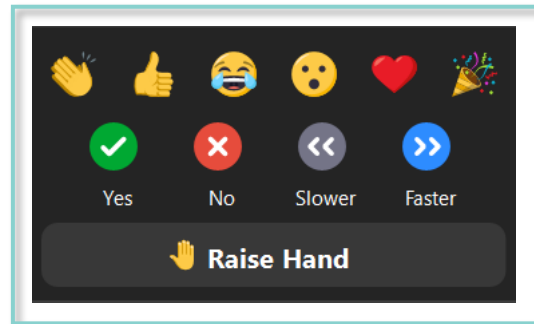
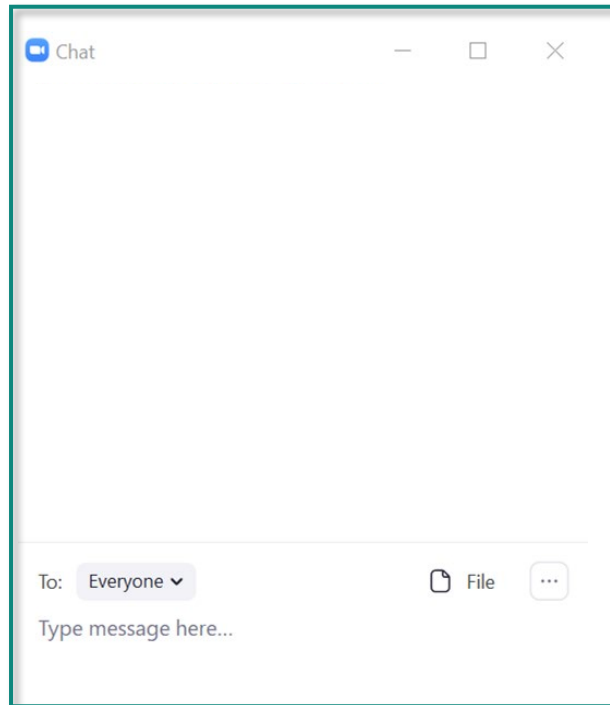
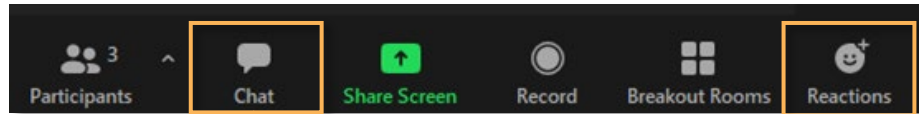
UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE MEETING

PLANNING DEPARTMENT

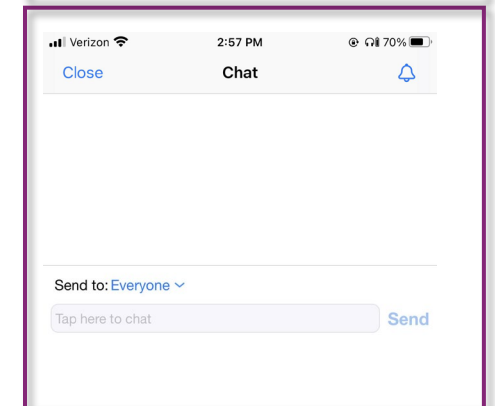
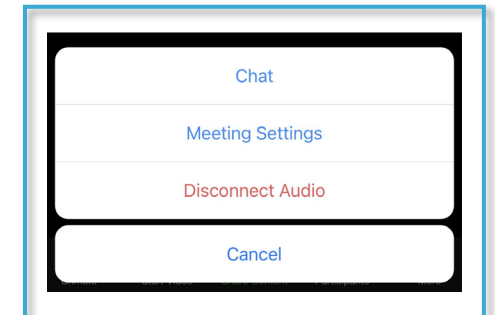
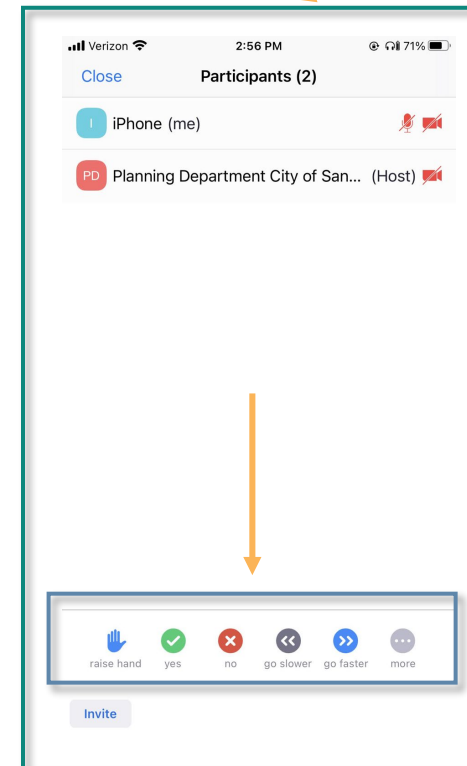
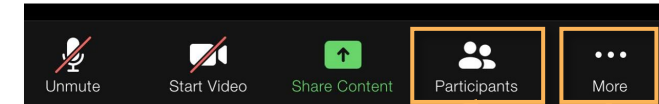
March 16, 2021

ZOOM MEETING FUNCTIONS

ZOOM ON A DESKTOP

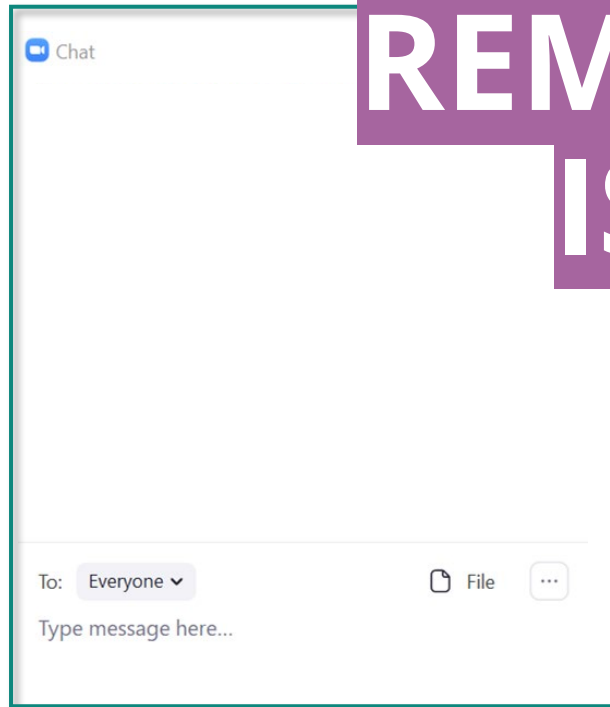
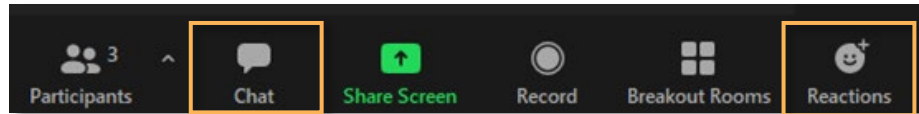


ZOOM ON A SMARTPHONE

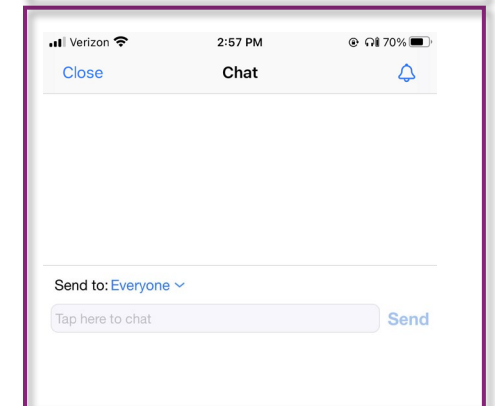
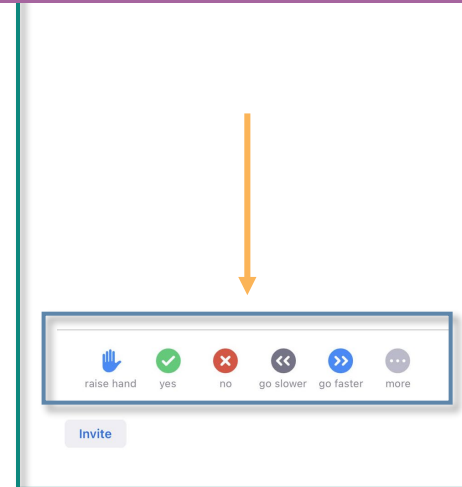
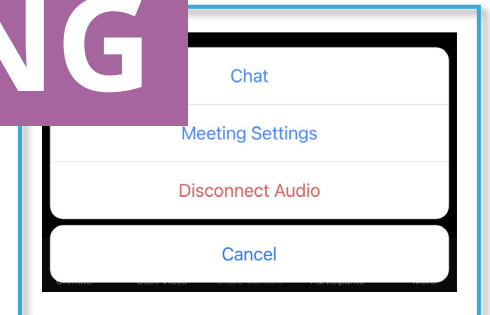
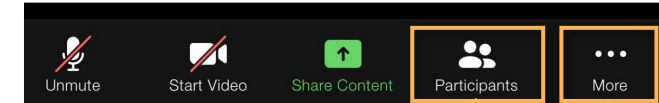


ZOOM MEETING FUNCTIONS

ZOOM ON A DESKTOP



ZOOM ON A SMARTPHONE



**REMINDER: THIS MEETING
IS BEING RECORDED**

AGENDA

- 5:30** CALL TO ORDER – Andy Wiese, Chair
VIRTUAL ROLL CALL
NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 5:45** ITEM 1 INFO ITEM – Introductions, Meeting Purpose, Schedule
- 5:50** ITEM 2 INFO ITEM – Recap of Urban Design Presentation to date
- 5:55** ITEM 3 INFO ITEM – TOD & Urban Design Concepts Part One
- 7:30** ADJOURNMENT

INTRODUCTIONS



Katie Witherspoon
City of San Diego
Senior Planner



Rick Barrett
MIG, Inc.
Principal



Diego Velasco
Citythinkers
Principal



Steven Davidovas
MIG, Inc.
Project Associate

MEETING PURPOSE & EXPECTED TAKEAWAYS

PURPOSE

To review and discuss initial urban design concepts

DISCUSSION

A discussion on the key elements of good urban design and transit oriented development

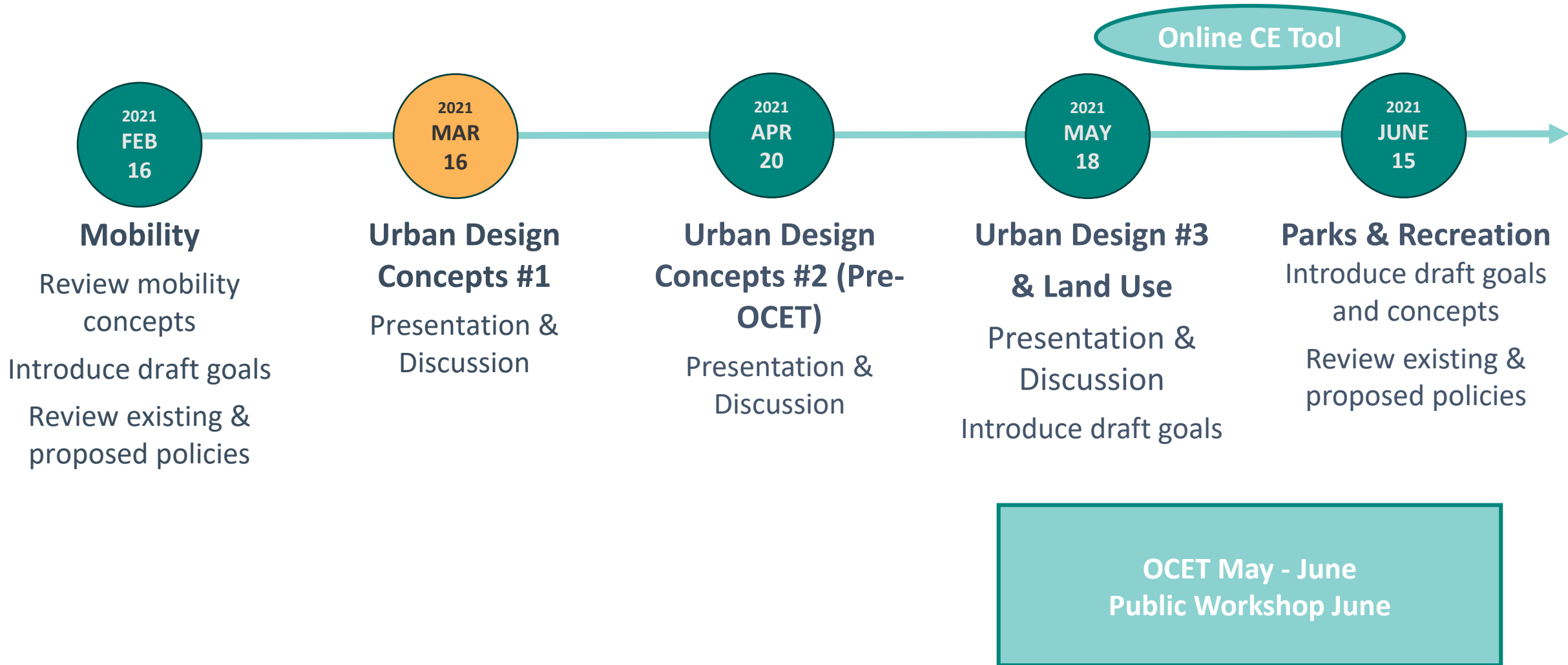
TAKEAWAYS

The Project Team will take the feedback heard during tonight's discussion and develop further concepts for next month's meeting

WHAT'S NEXT?

Next month will be part two of the urban design concept series. We will keep building towards the Online Community Engagement Tool

UNIVERSITY CPUS SCHEDULE



WHAT THE COMMUNITY PLAN DOES DO

- It provides community-specific **goals**, tailored **policies**, and a long-range physical development guide for City staff, decisionmakers, property owners, and citizens engaged in community development.
- It establishes **goals** and **policies** to address land use, conservation, mobility, urban design, open space, and public facilities.
- As a component of the City of San Diego's General Plan, it is a long-term blueprint for the future and provides location-based **goals**, **policies**, and recommendations.

WHAT THE COMMUNITY PLAN DOES NOT DO

- **It does not mandate growth.** The community plan provides options and opportunities for new housing and employment. It does not require property owners to redevelop or mandate that development will happen.
- **It is not a maintenance document.** The community plan is a long-range policy and regulatory document that identifies future infrastructure needs. It is not a plan to address the deferred maintenance of existing infrastructure.
- **It does not approve specific projects.** The community plan establishes policy and regulatory direction—all future projects will still go through an approval process.



Urban Design Concepts #1

Community Planning Group Subcommittee Meeting

March 16, 2021

Agenda

A. Recap of January and April 2020 Meetings (Urban Design)

B. Urban Design Concepts in University

**What is
Urban
Design?**

Shaping Places

Embracing Streets

Human Comfort

Understanding Context

Making Connections

Urban Design Opportunities

**What is an Urban
Design Framework
for University?**

Urban Design Framework

- **Focus Area 1:** N. Torrey Pines Employment Cluster
- **Focus Area 2:** Campus Point & Towne Centre Dr. Employment Cluster
- **Focus Area 3:** UTC Mall Area
- **Focus Area 4:** La Jolla Village Square Area
- **Focus Area 5:** Governor Dr.



Urban Design Concepts

**What are
some Design
Concepts?**

TOD Principles

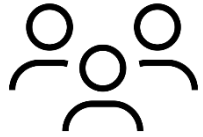
Defining Characteristics

- 15 Minute Community
- Mix of Uses
- Network of Public Spaces
- Last Mile Connectivity
- Mobility Hubs

Source: ITDP: TOD Standard, 2017 <https://www.itdp.org/publications/>



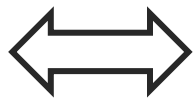
Key Elements



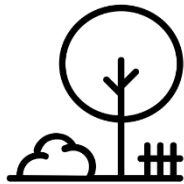
People - who is coming and going?



Activities - what are they doing and what do they need?

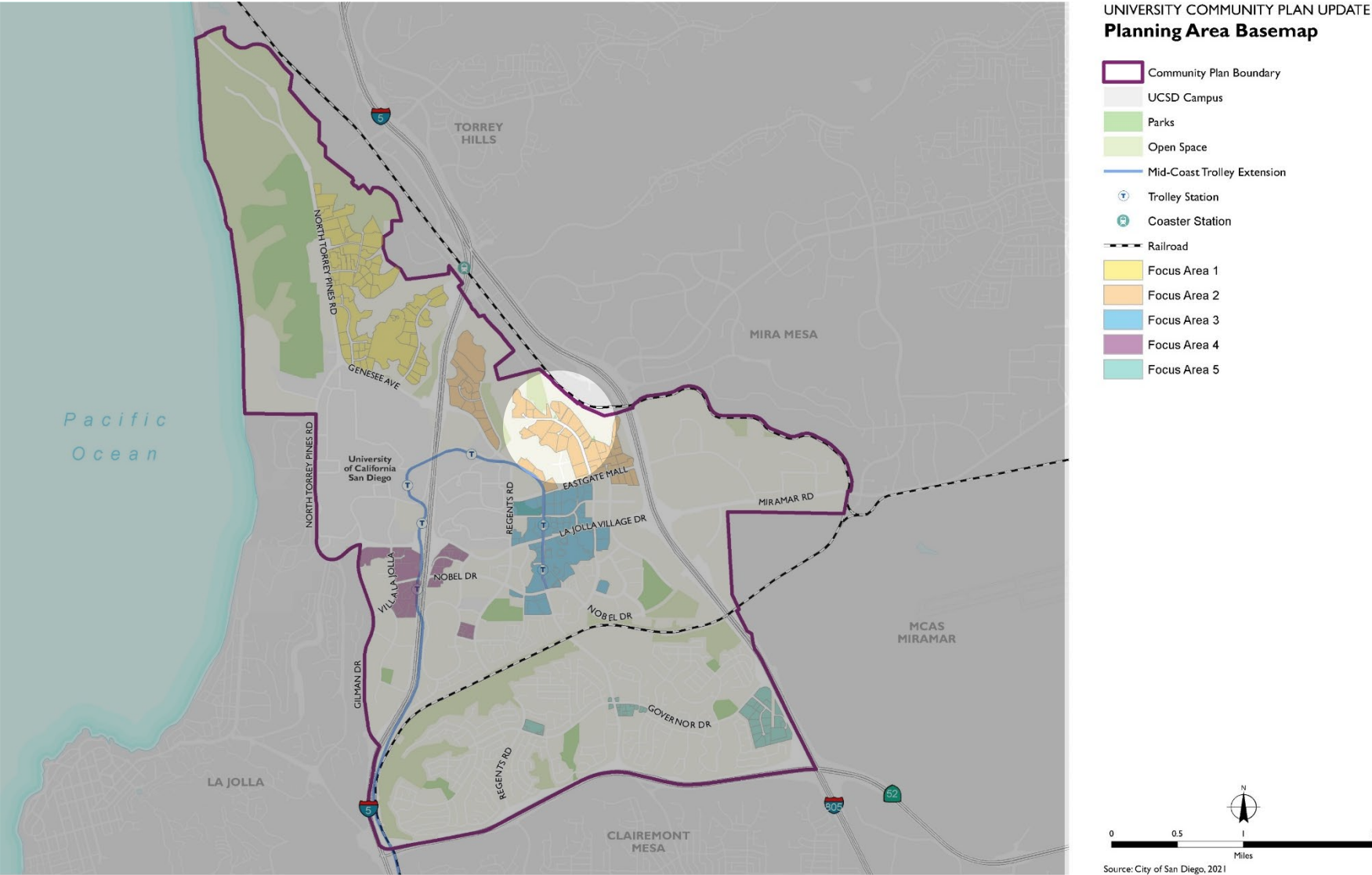


Connections - how do they get to where they want to go?



Places - how do we orient development so it shapes places people want to visit?

Employment Cluster



Towne Centre Drive



Towne Centre Drive Concept

Key Elements

- Cluster Development and Focus it on Towne Centre Drive
- Activate the Entrances to each Cluster with a Small Plaza and “Micro” Mobility Hub
- Maintain Some Surface Parking Lots but Design Quality Outdoor Spaces between Lots and Buildings
- Connect to the Natural Landscape with a Perimeter Network of Continuous Trails and Paths



Towne Centre Drive Concept

Key Elements

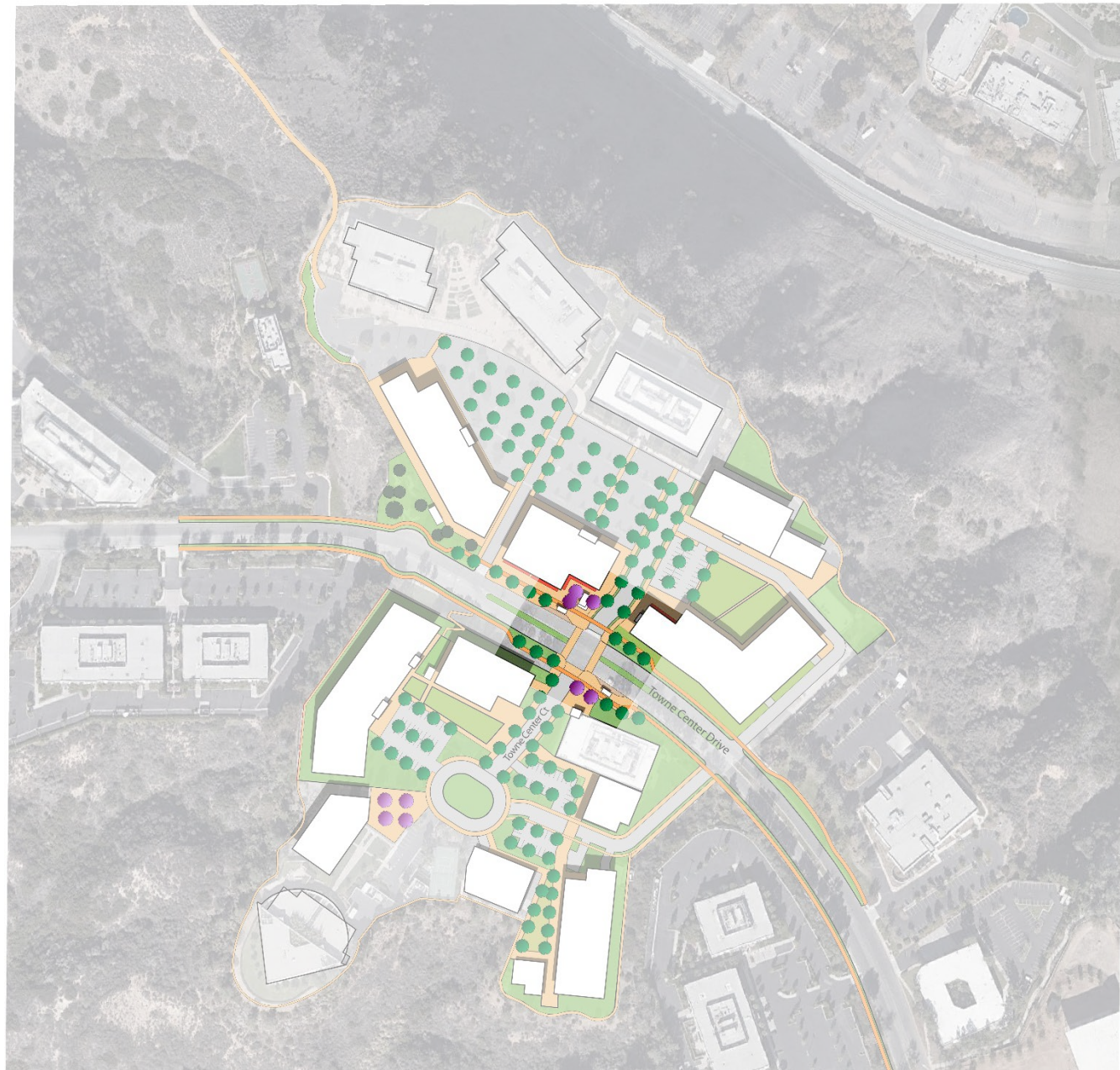
- **Cluster Development and Focus it on Towne Centre Drive**
- Activate the Entrances to each Cluster with a Small Plaza and “Micro” Mobility Hub
- Maintain Some Surface Parking Lots but Design Quality Outdoor Spaces between Lots and Buildings
- Connect to the Natural Landscape with a Perimeter Network of Continuous Trails and Paths



Towne Centre Drive Concept

Key Elements

- Cluster Development and Focus it on Towne Centre Drive
- Activate the Entrances to each Cluster with a Small Plaza and “Micro” Mobility Hub
- Maintain Some Surface Parking Lots but Design Quality Outdoor Spaces between Lots and Buildings
- Connect to the Natural Landscape with a Perimeter Network of Continuous Trails and Paths



Towne Centre Drive Concept

Key Elements

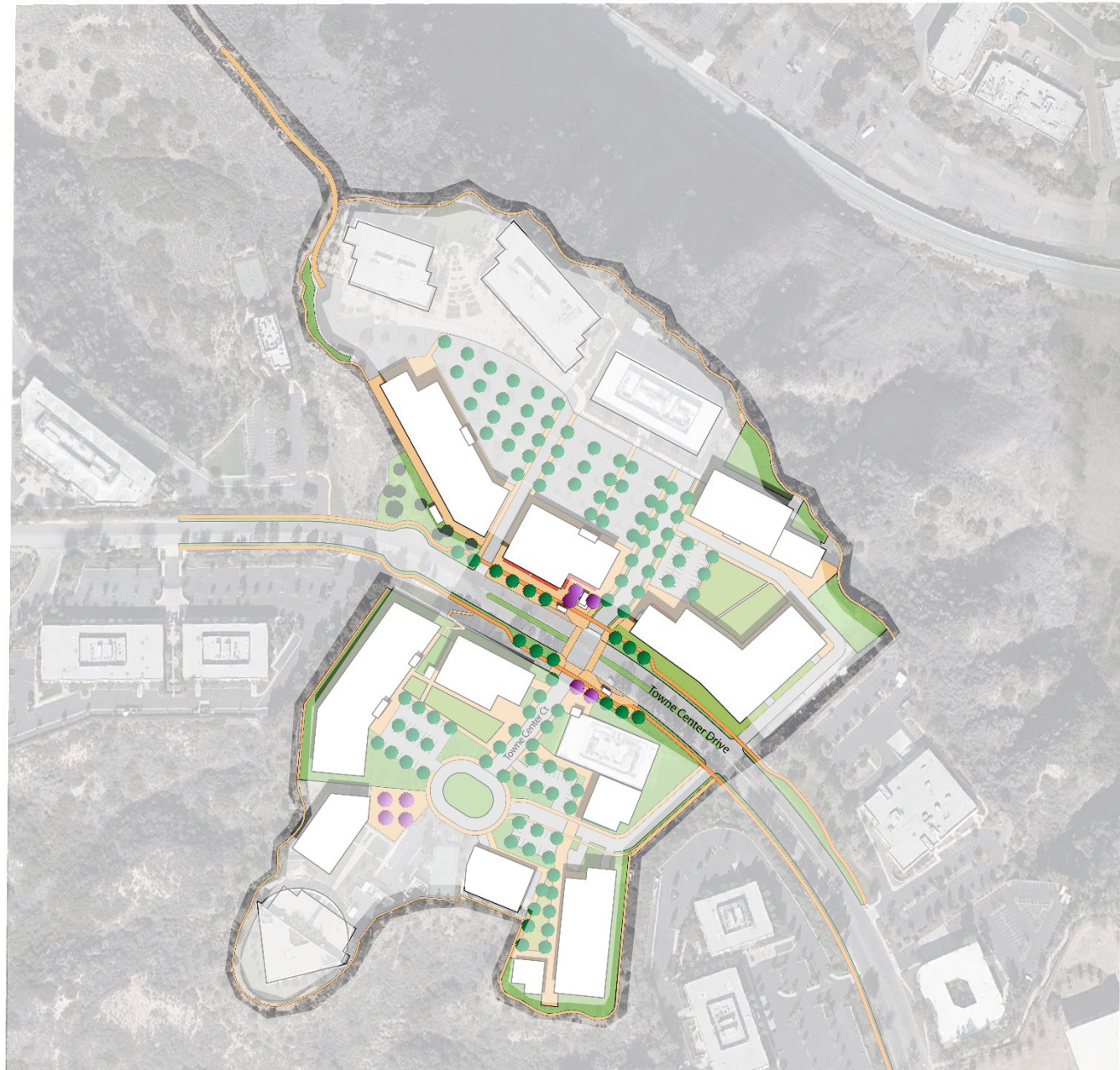
- Cluster Development and Focus it on Towne Centre Drive
- Activate the Entrances to each Cluster with a Small Plaza and “Micro” Mobility Hub
- **Maintain Some Surface Parking Lots but Design Quality Outdoor Spaces between Lots and Buildings**
- Connect to the Natural Landscape with a Perimeter Network of Continuous Trails and Paths



Towne Centre Drive Concept

Key Elements

- Cluster Development and Focus it on Towne Centre Drive
- Activate the Entrances to each Cluster with a Small Plaza and “Micro” Mobility Hub
- Maintain Some Surface Parking Lots but Design Quality Outdoor Spaces between Lots and Buildings
- Connect to the Natural Landscape with a Perimeter Network of Continuous Trails and Paths



Towne Centre Drive



Towne Centre Drive Concept



Towne Centre Drive Concept

Key Questions:

People - who is coming and going?

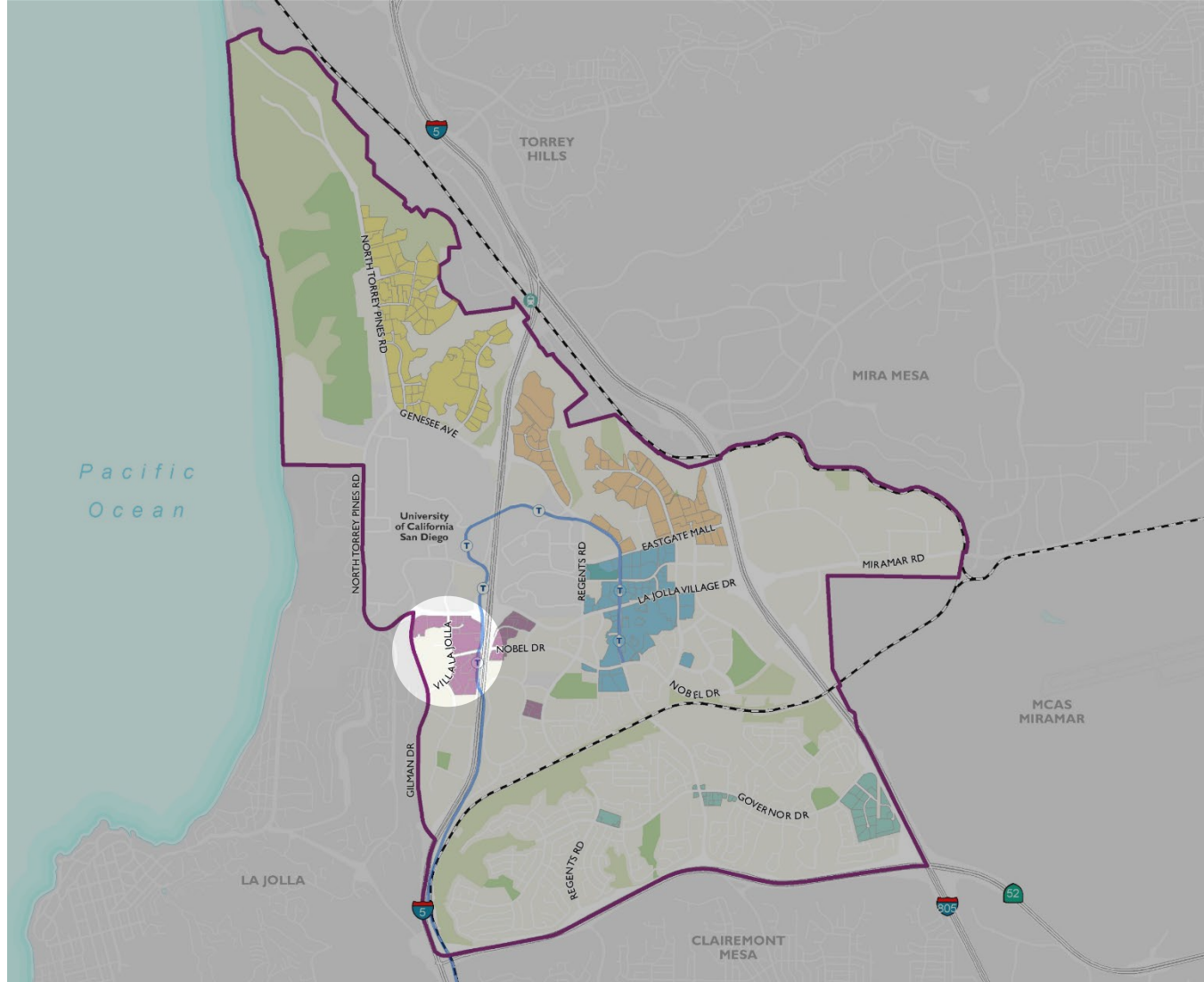
Activities - what are they doing and what do they need?

Connections - how do they get to where they want to go?














Places - how do we orient development so it shapes places people want to visit?

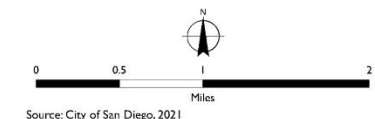


Community Village

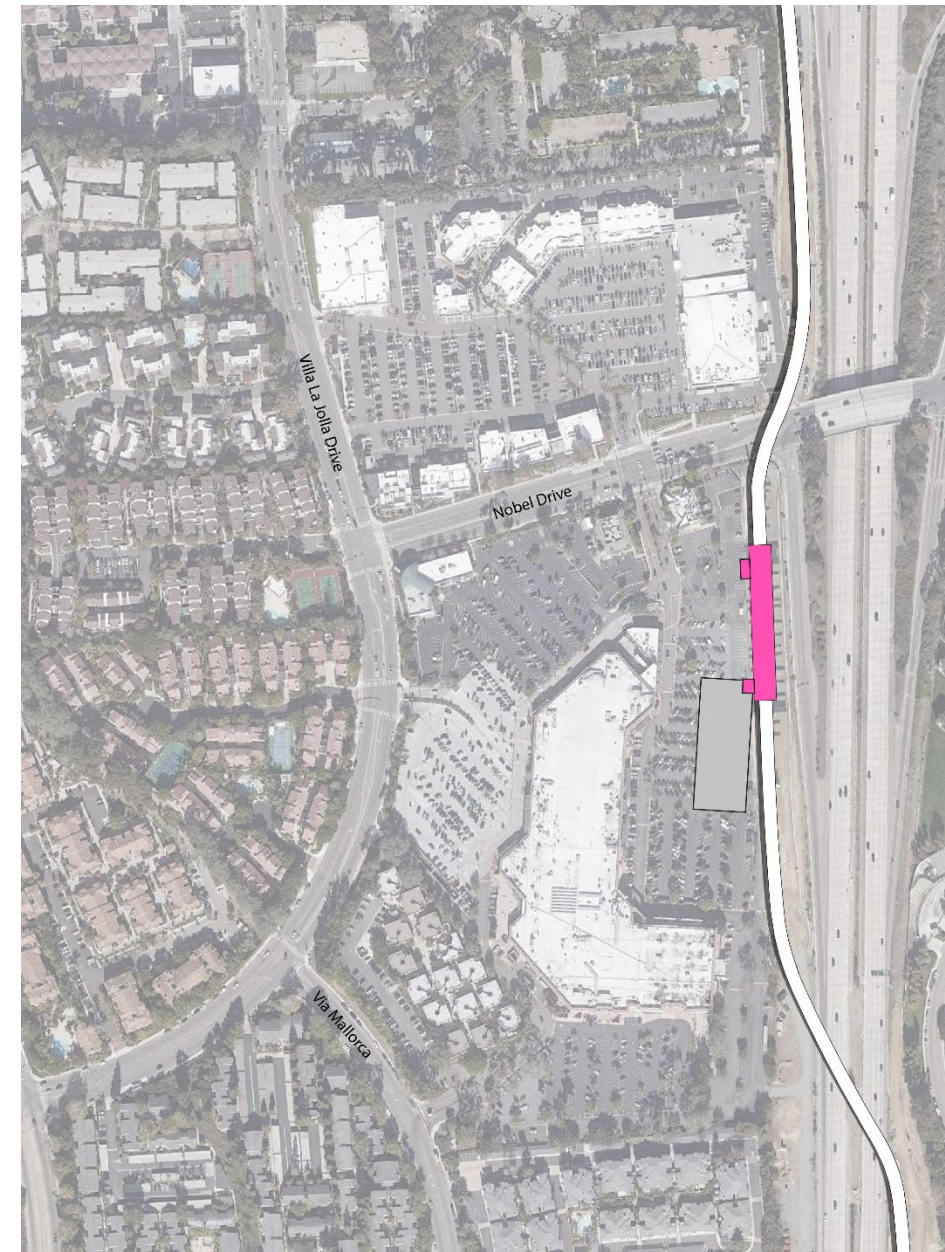


UNIVERSITY COMMUNITY PLAN UPDATE
Planning Area Basemap

-  Community Plan Boundary
-  UCSD Campus
-  Parks
-  Open Space
-  Mid-Coast Trolley Extension
-  Trolley Station
-  Coaster Station
-  Railroad
-  Focus Area 1
-  Focus Area 2
-  Focus Area 3
-  Focus Area 4
-  Focus Area 5



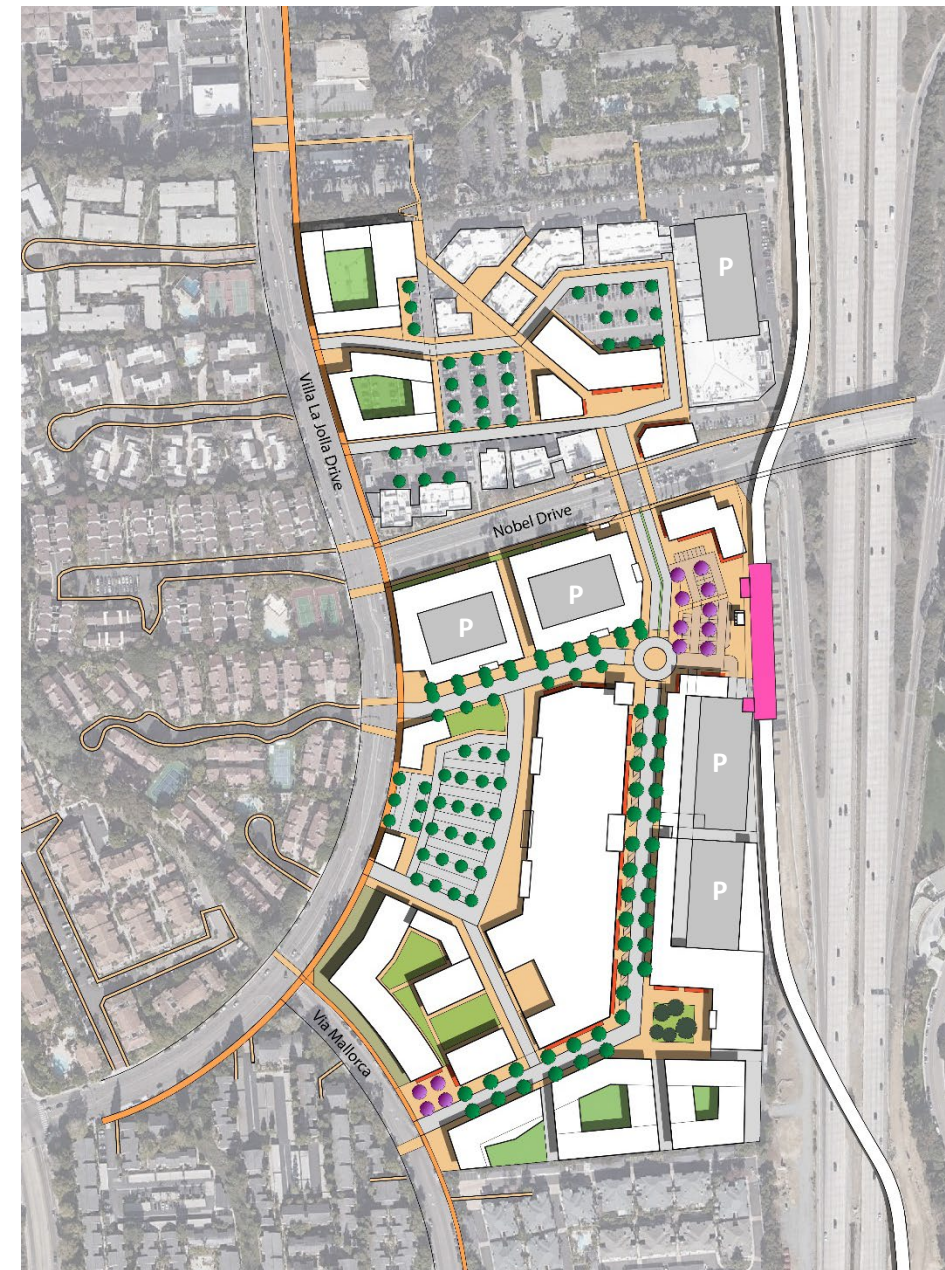
La Jolla Village Square



La Jolla Village Square Concept

Key Elements

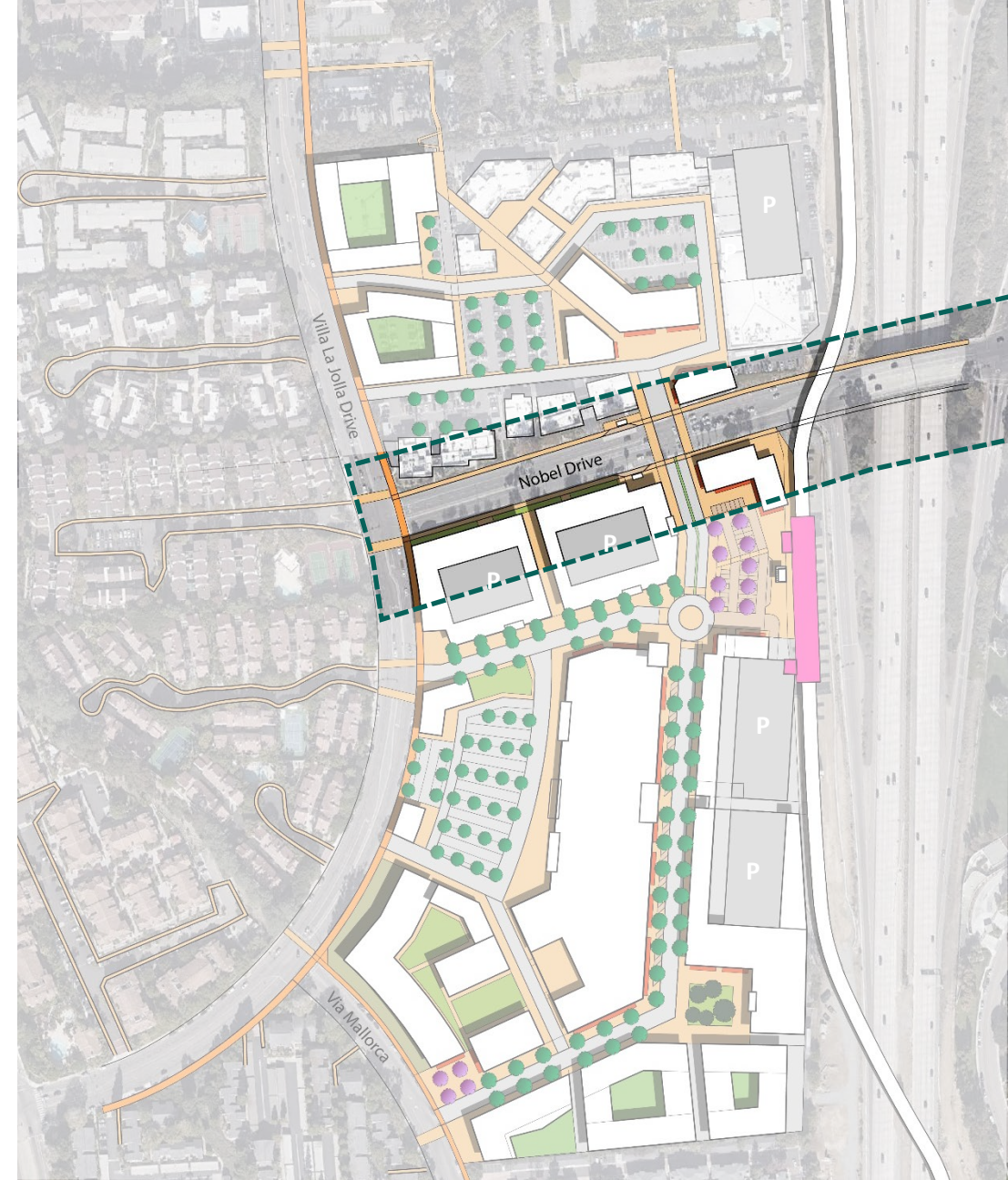
- Build Up the Street Edge on Nobel Drive
- Establish a “Main Street” that Runs North-South Across the Center
- Locate Housing Near Existing Residential
- Use Parking as a Buffer to the Freeway
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub



La Jolla Village Square Concept

Key Elements

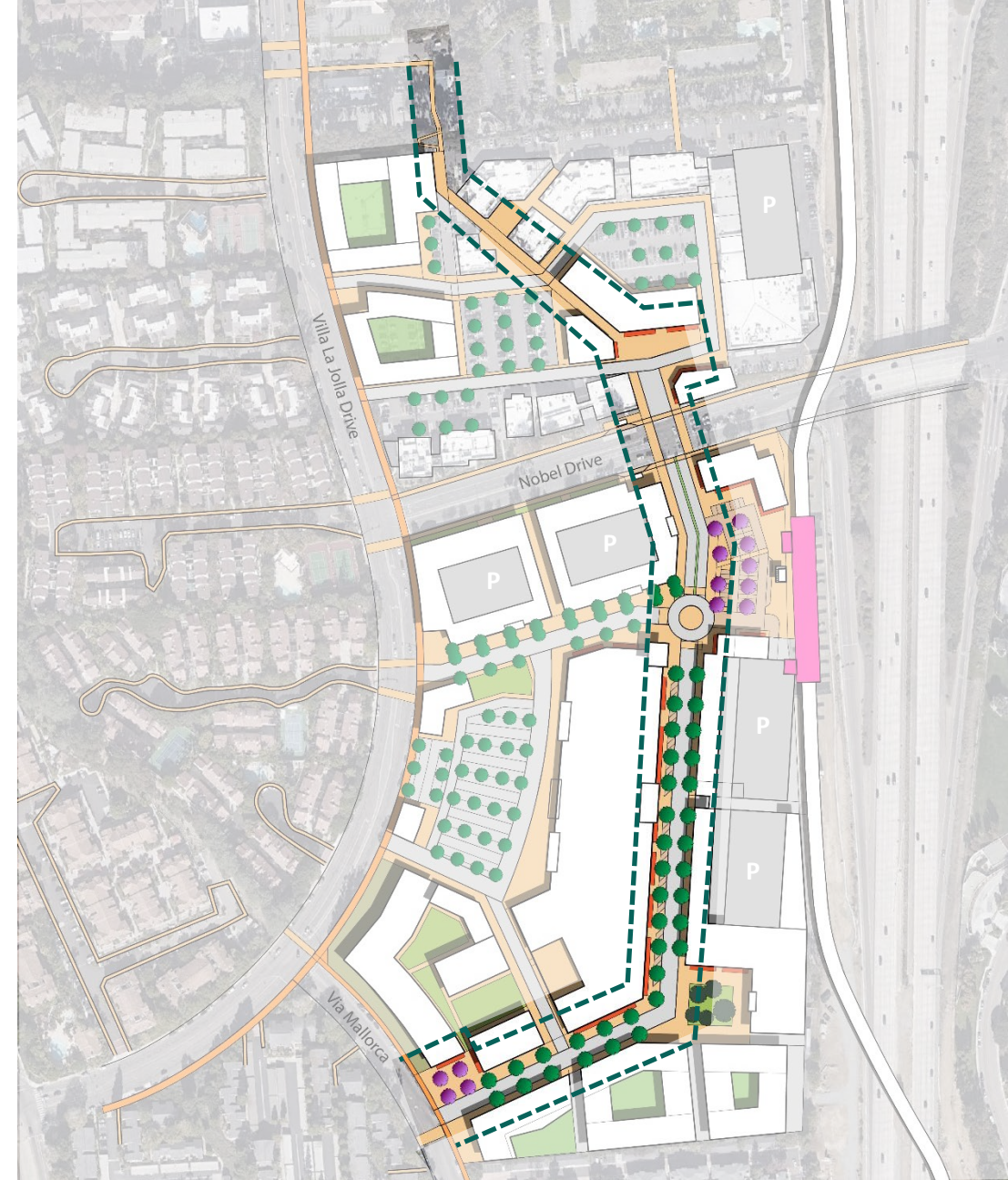
- **Build Up the Street Edge on Nobel Drive**
- Establish a “Main Street” that Runs North-South Across the Center
- Locate Housing Near Existing Residential
- Use Parking as a Buffer to the Freeway
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub



La Jolla Village Square Concept

Key Elements

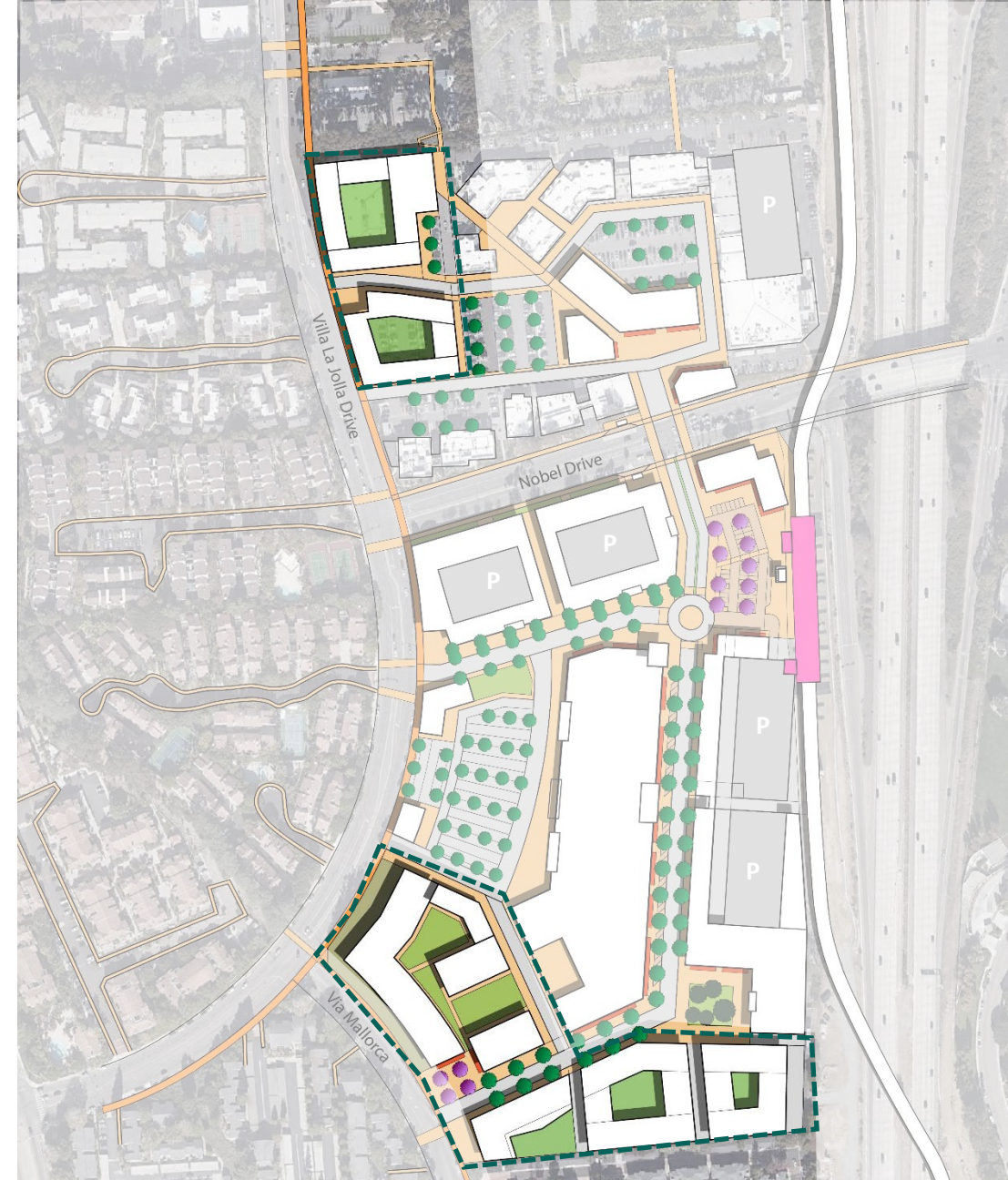
- Build Up the Street Edge on Nobel Drive
- Establish a “Main Street” that Runs North-South Across the Center
- Locate Housing Near Existing Residential
- Use Parking as a Buffer to the Freeway
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub



La Jolla Village Square Concept

Key Elements

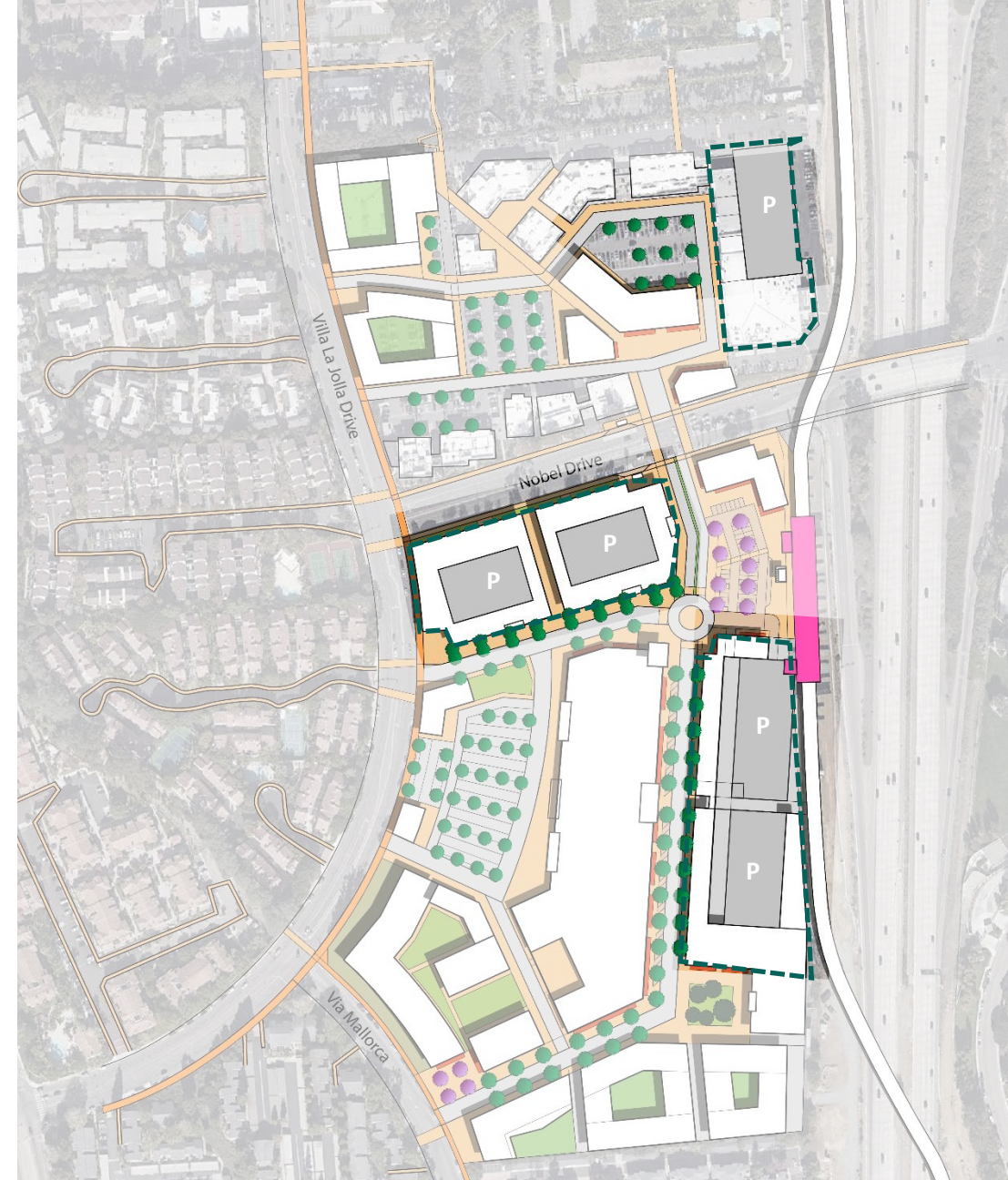
- Build Up the Street Edge on Nobel Drive
- Establish a “Main Street” that Runs North-South Across the Center
- Locate Housing Near Existing Residential
- Use Parking as a Buffer to the Freeway
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub



La Jolla Village Square Concept

Key Elements

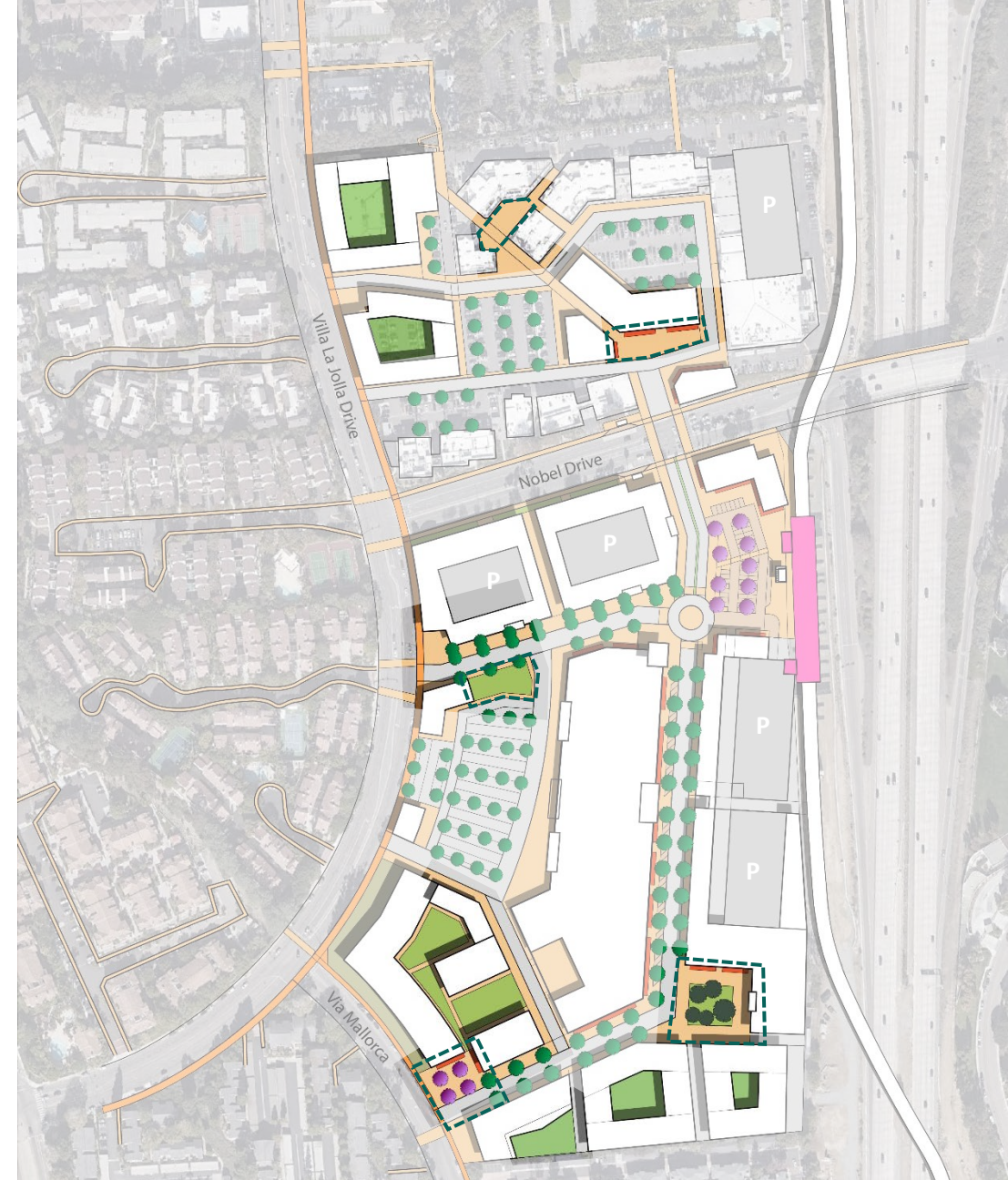
- Build Up the Street Edge on Nobel Drive
- Establish a “Main Street” that Runs North-South Across the Center
- Locate Housing Near Existing Residential
- Use Parking as a Buffer to the Freeway
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub



La Jolla Village Square Concept

Key Elements

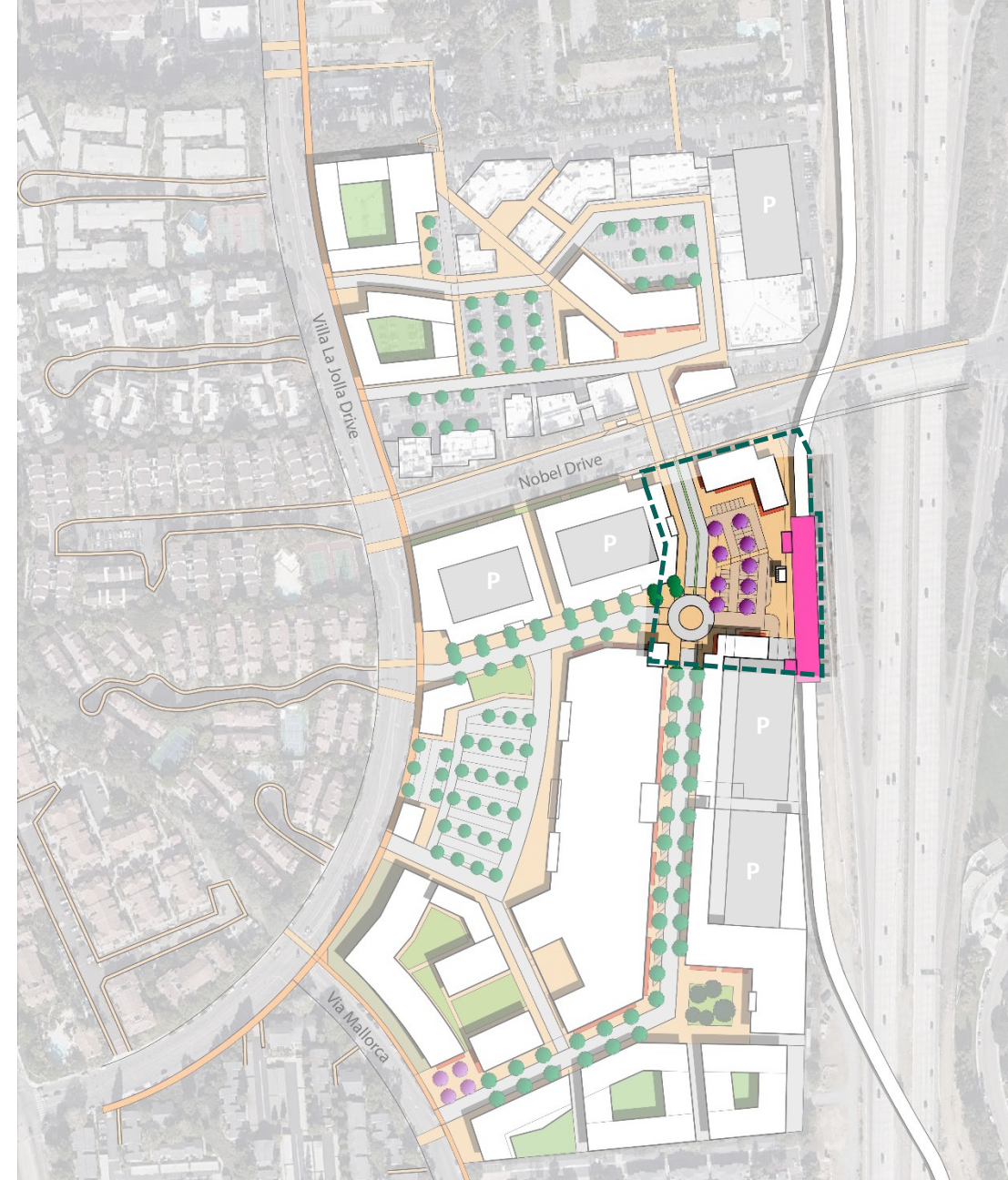
- Build Up the Street Edge on Nobel Drive
- Establish a “Main Street” that Runs North-South Across the Center
- Locate Housing Near Existing Residential
- Use Parking as a Buffer to the Freeway
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub



La Jolla Village Square Concept

Key Elements

- Build Up the Street Edge on Nobel Drive
- Establish a “Main Street” that Runs North-South Across the Center
- Locate Housing Near Existing Residential
- Use Parking as a Buffer to the Freeway
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- **Activate the Transit Station with a Plaza and Mobility Hub**

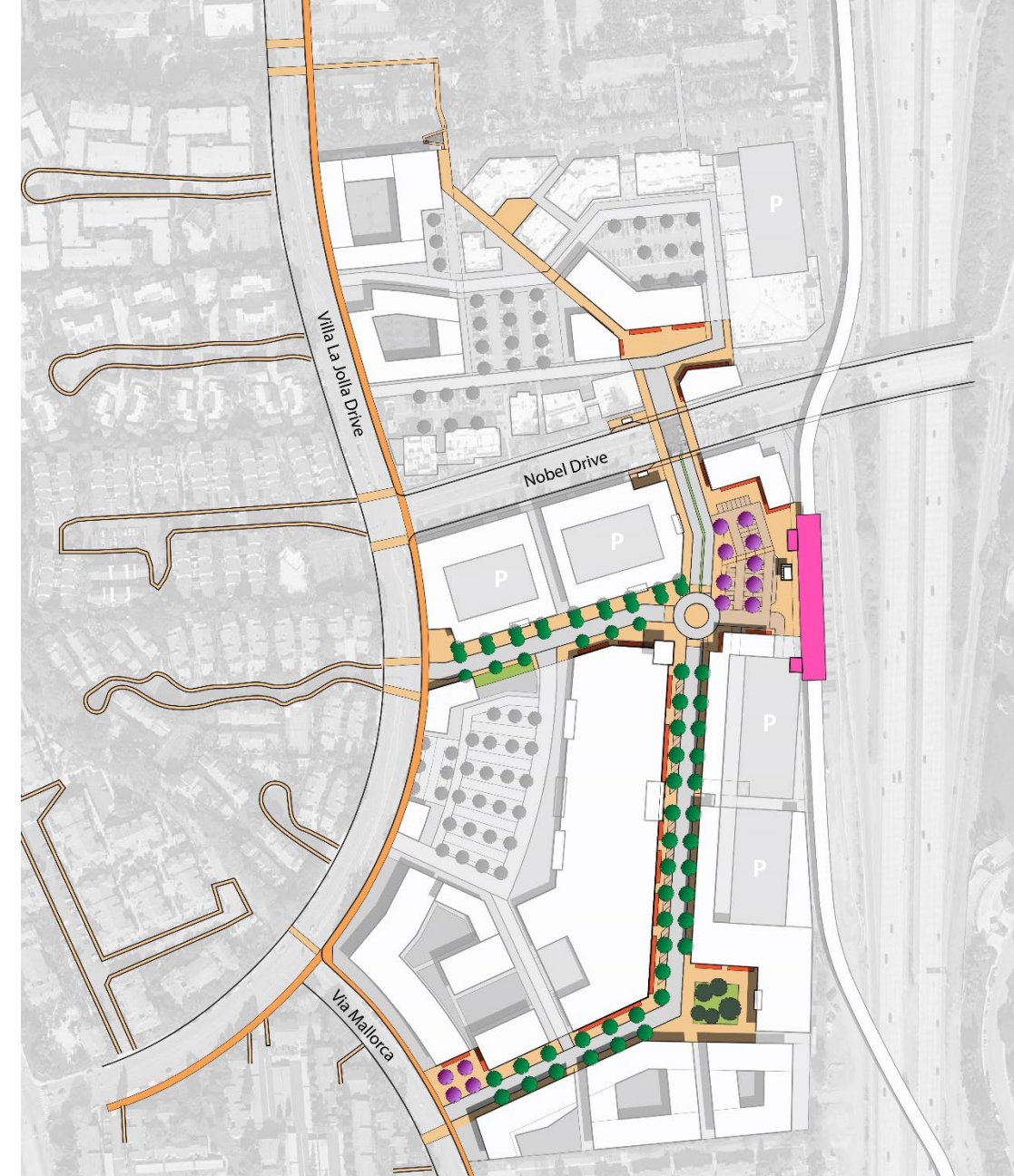


La Jolla Village Square Concept

Connected and Attractive Public Spaces



Example of a Retail and Mixed-Use Plaza



Nobel Drive at La Jolla Village Square



Nobel Drive Concept



Nobel Drive Concept



La Jolla Village Square Concept

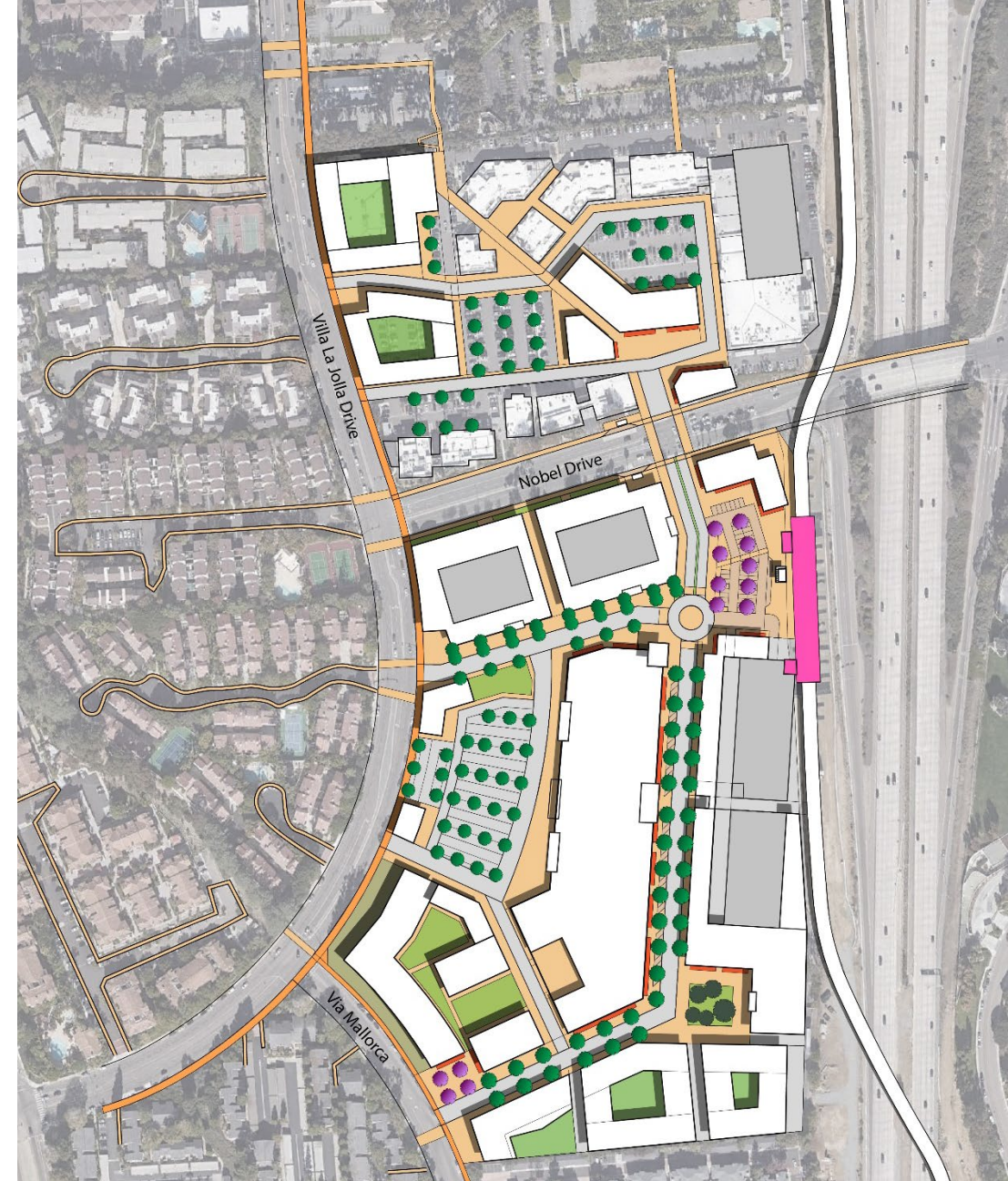
Key Questions

People - who is coming and going?

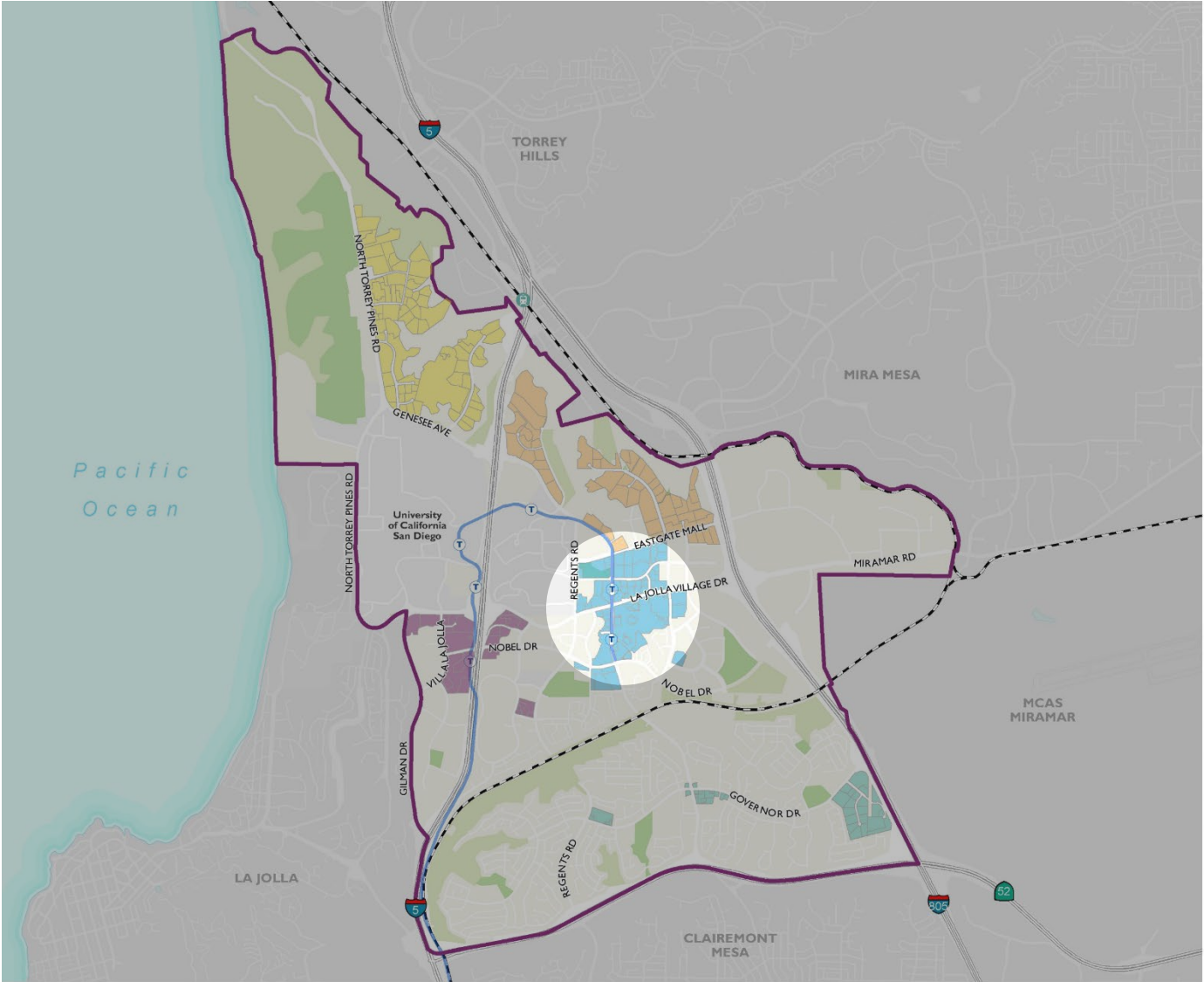
Activities - what are they doing and what do they need?

Connections - how do they get to where they want to go?














Places - how do we orient development so it shapes places people want to visit?

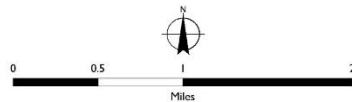


Community Core



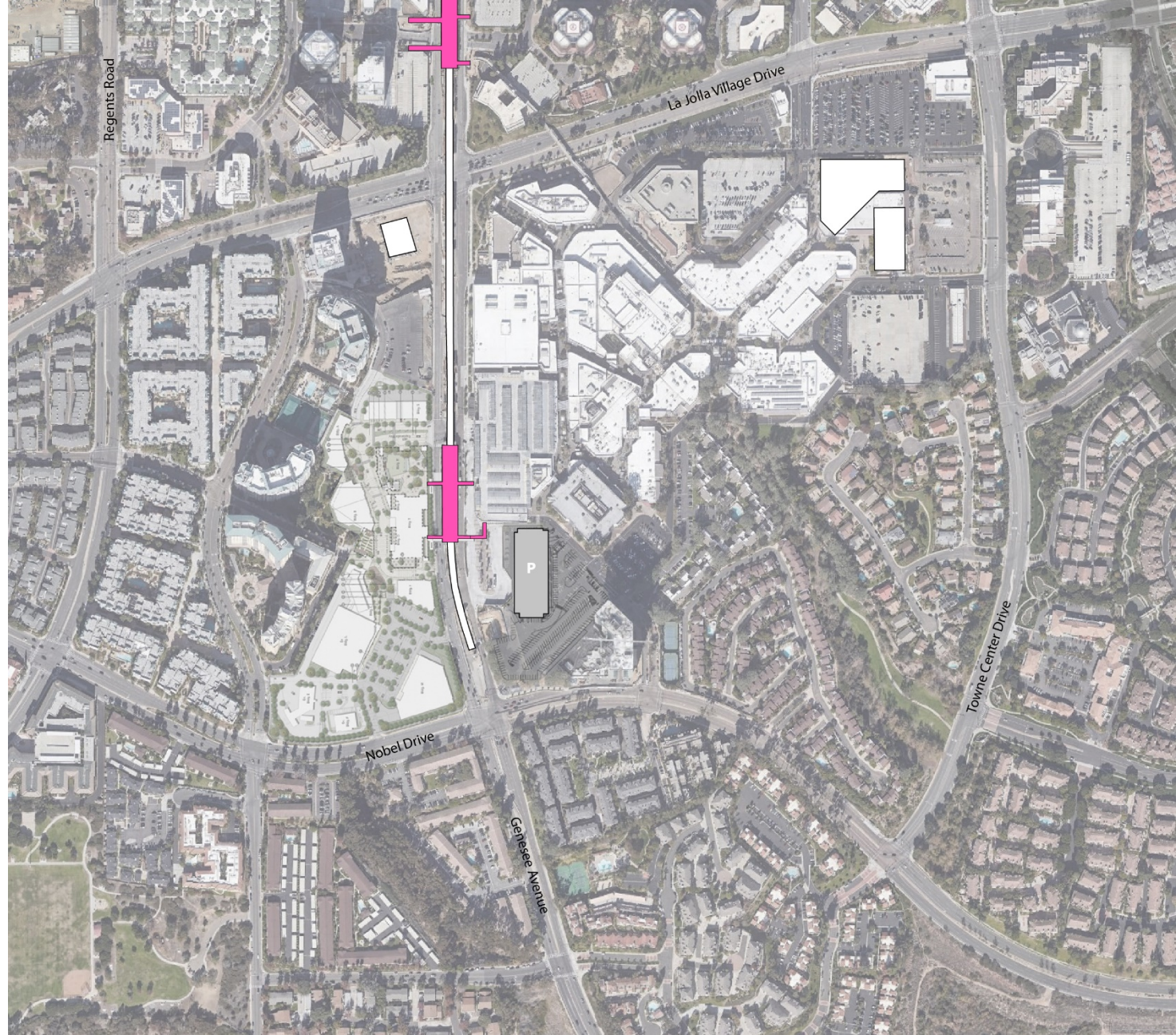
UNIVERSITY COMMUNITY PLAN UPDATE
Planning Area Basemap

-  Community Plan Boundary
-  UCSD Campus
-  Parks
-  Open Space
-  Mid-Coast Trolley Extension
-  Trolley Station
-  Coaster Station
-  Railroad
-  Focus Area 1
-  Focus Area 2
-  Focus Area 3
-  Focus Area 4
-  Focus Area 5



Source: City of San Diego, 2021

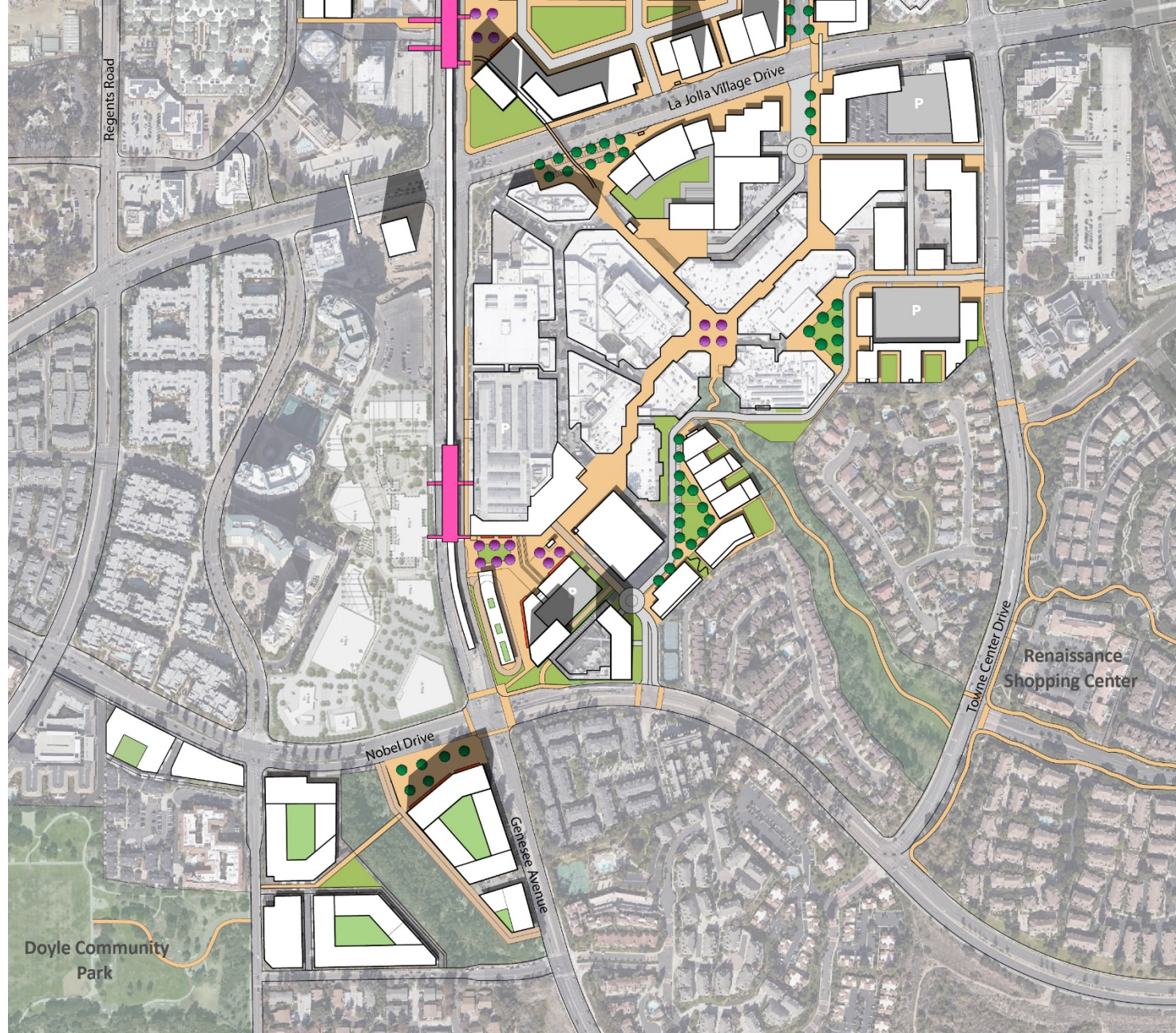
UTC Station



UTC Station Concept

Key Elements

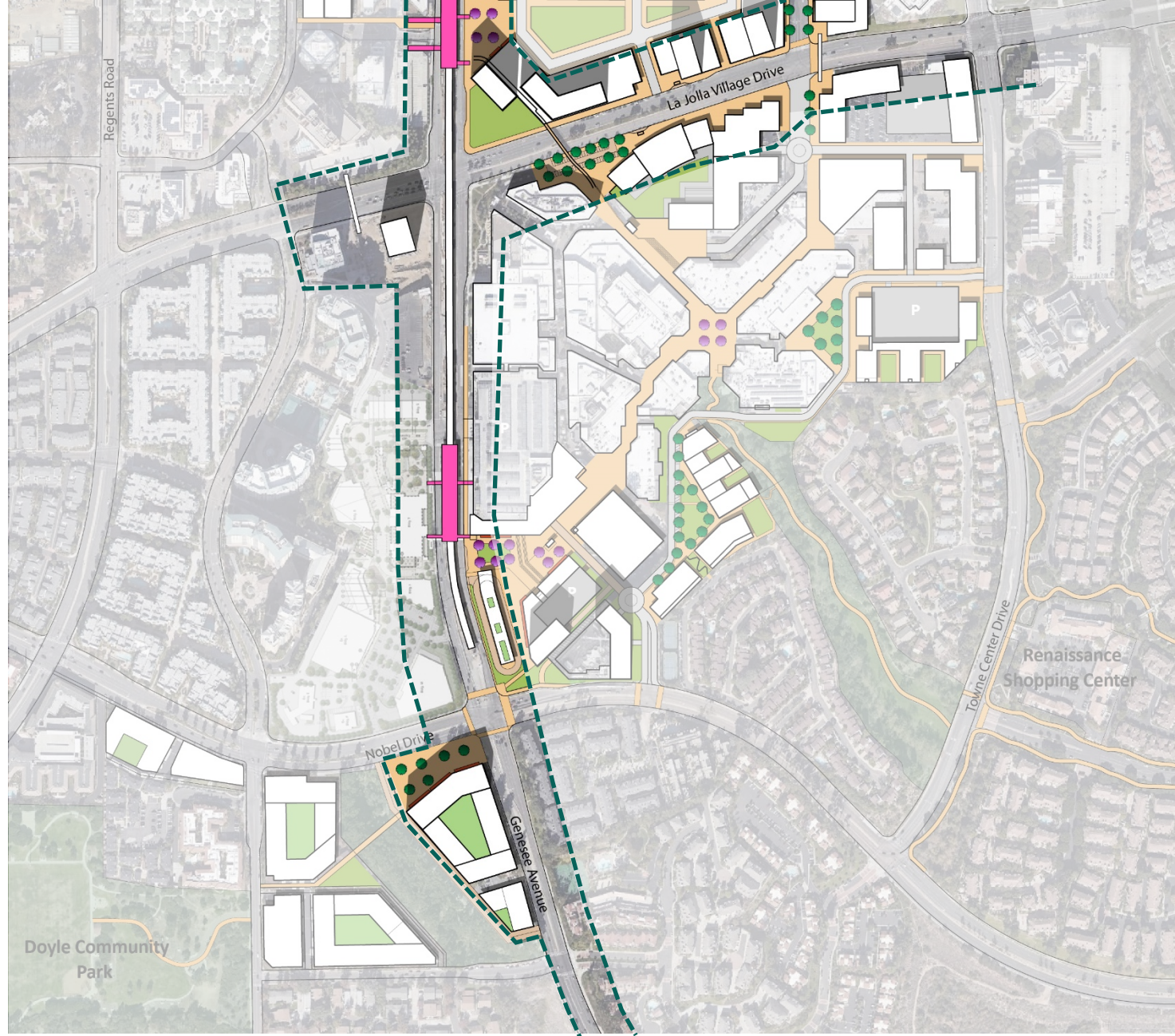
- Build Up the Street Edge on La Jolla Village Dr. & Genesee Ave.
- Reinforce a Mall Promenade that Runs Diagonally North-South Across the Center
- Locate Housing Near Existing Residential
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub that Opens to the Mall
- Establish a Local Circulation “Loop”



UTC Station Concept

Key Elements

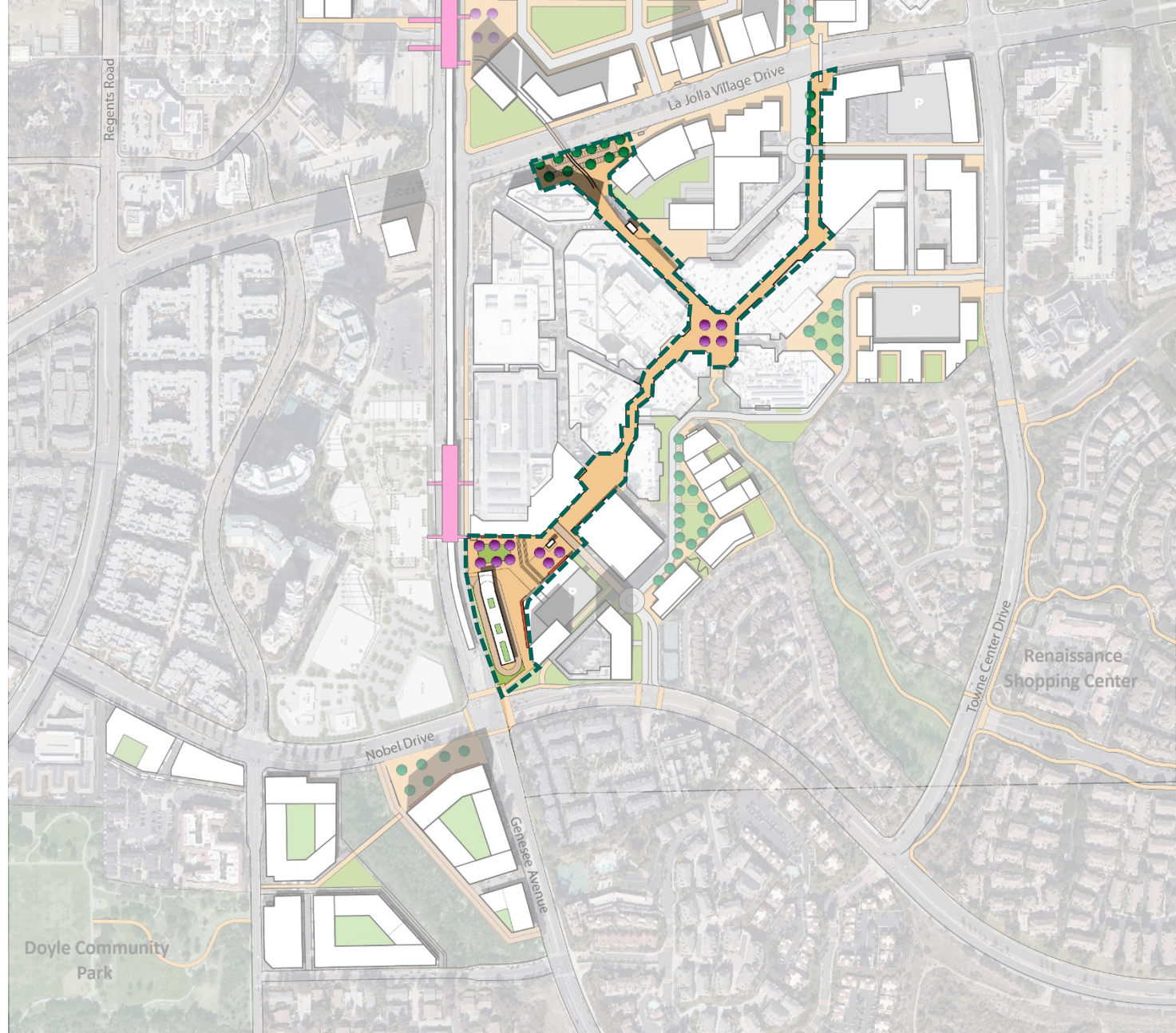
- **Build Up the Street Edge on La Jolla Village Dr. & Genesee Ave.**
- Reinforce a Mall Promenade that Runs Diagonally North-South Across the Center
- Locate Housing Near Existing Residential
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub that Opens to the Mall
- Establish a Local Circulation “Loop”



UTC Station Concept

Key Elements

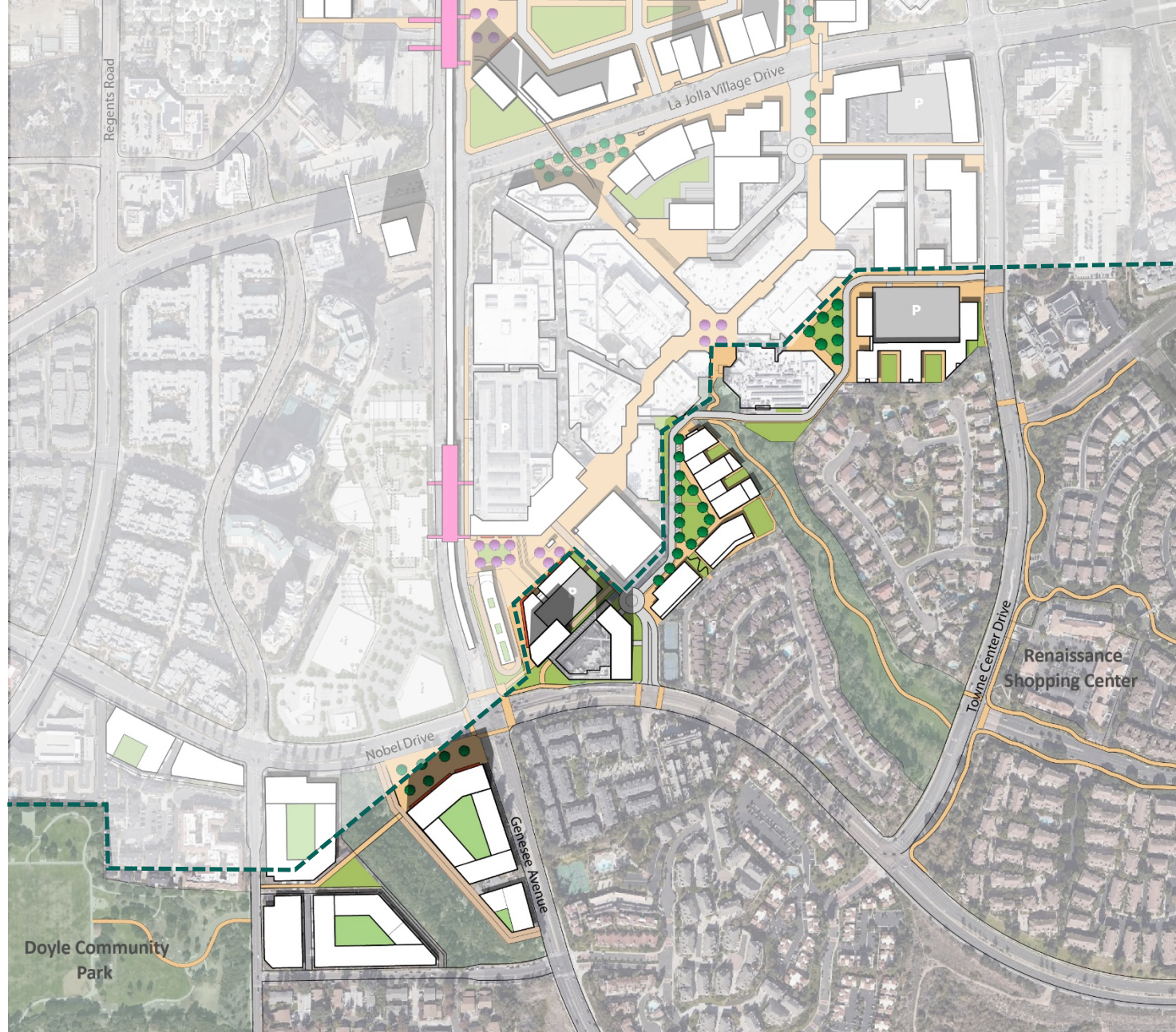
- Build Up the Street Edge on La Jolla Village Dr. & Genesee Ave.
- Reinforce a Mall Promenade that Runs Diagonally North-South Across the Center
- Locate Housing Near Existing Residential
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub that Opens to the Mall
- Establish a Local Circulation “Loop”



UTC Station Concept

Key Elements

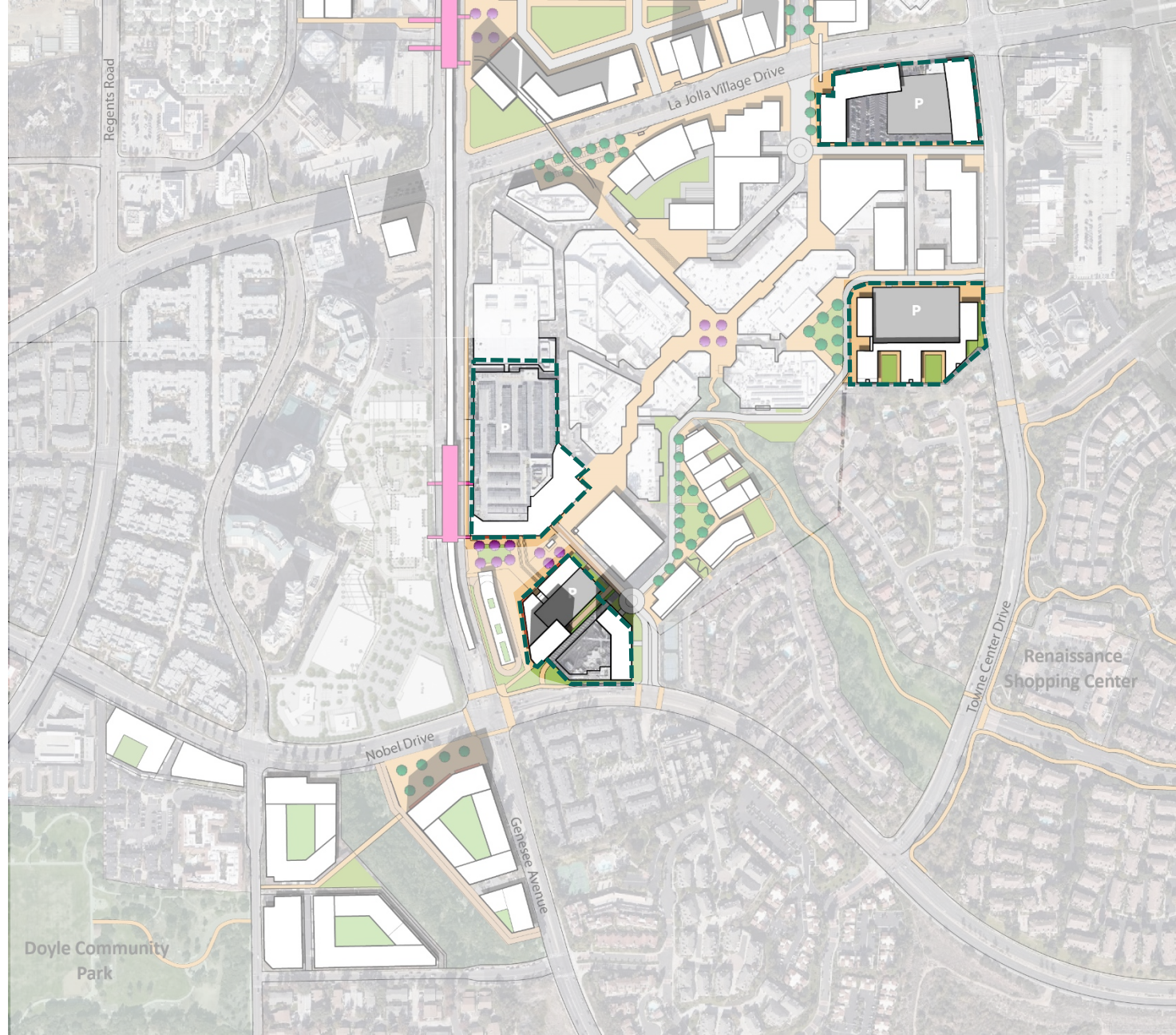
- Build Up the Street Edge on La Jolla Village Dr. & Genesee Ave.
- Reinforce a Mall Promenade that Runs Diagonally North-South Across the Center
- **Locate Housing Near Existing Residential**
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub that Opens to the Mall
- Establish a Local Circulation “Loop”



UTC Station Concept

Key Elements

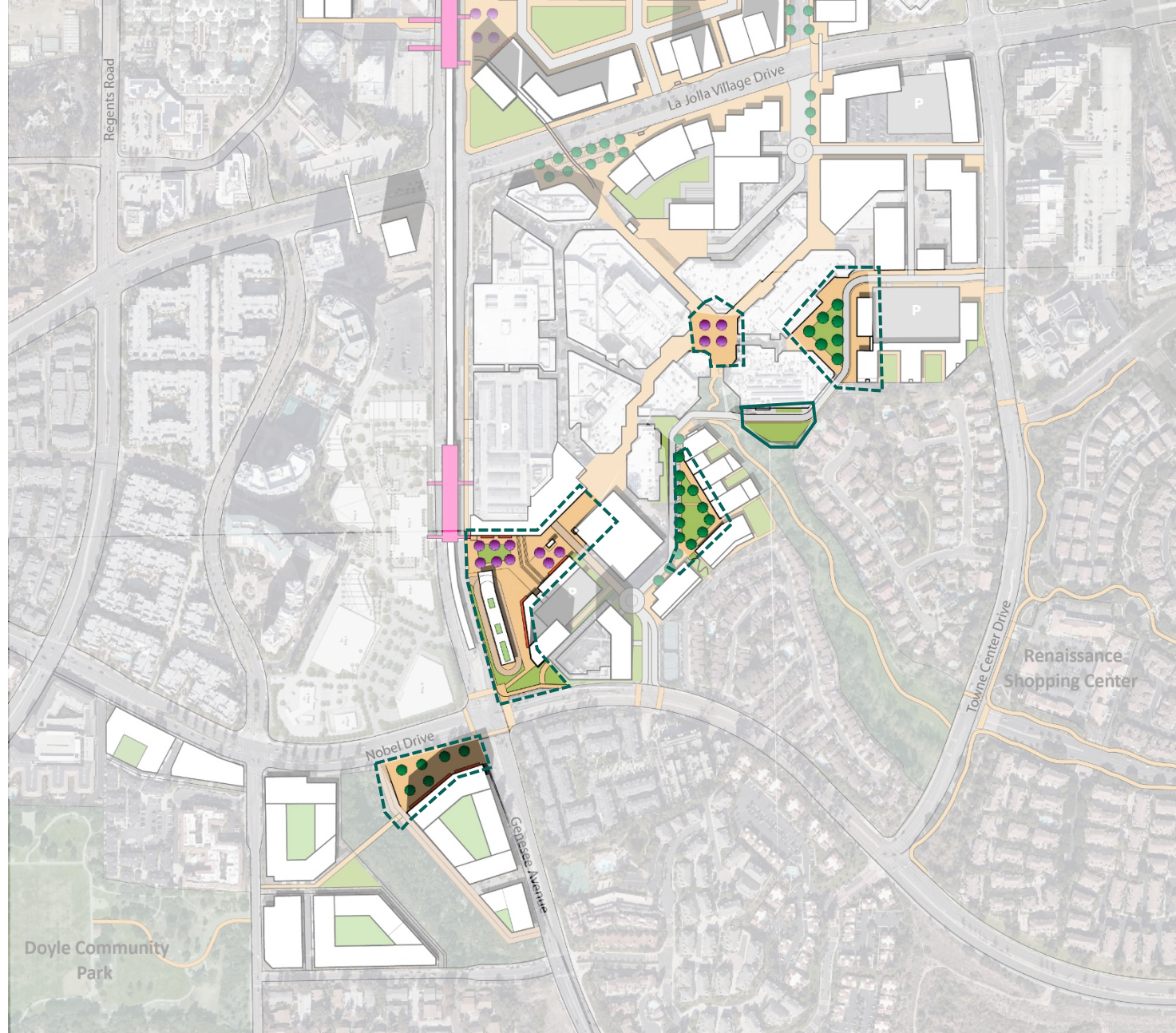
- Build Up the Street Edge on La Jolla Village Dr. & Genesee Ave.
- Reinforce a Mall Promenade that Runs Diagonally North-South Across the Center
- Locate Housing Near Existing Residential
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub that Opens to the Mall
- Establish a Local Circulation “Loop”



UTC Station Concept

Key Elements

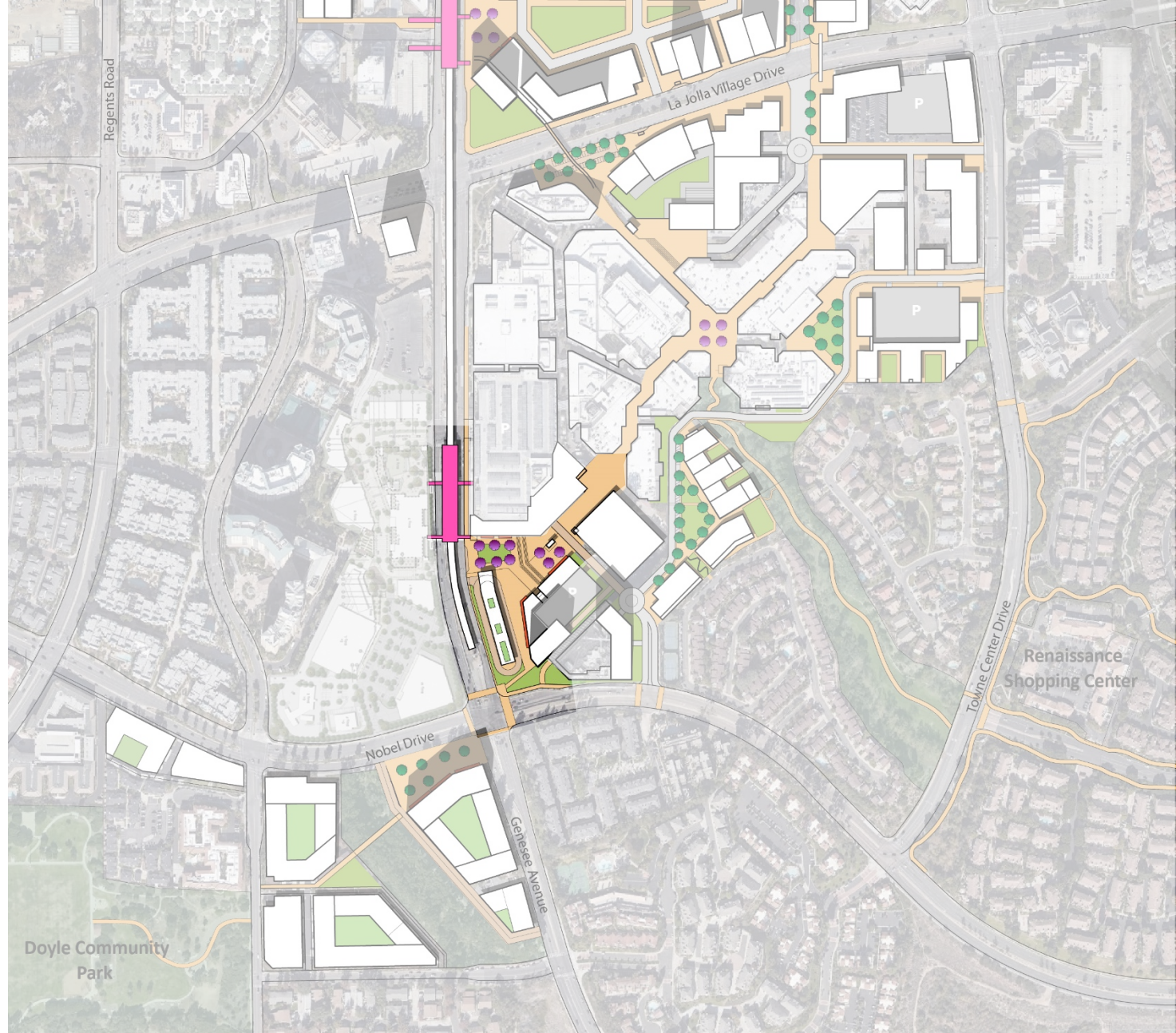
- Build Up the Street Edge on La Jolla Village Dr. & Genesee Ave.
- Reinforce a Mall Promenade that Runs Diagonally North-South Across the Center
- Locate Housing Near Existing Residential
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub that Opens to the Mall
- Establish a Local Circulation “Loop”



UTC Station Concept

Key Elements

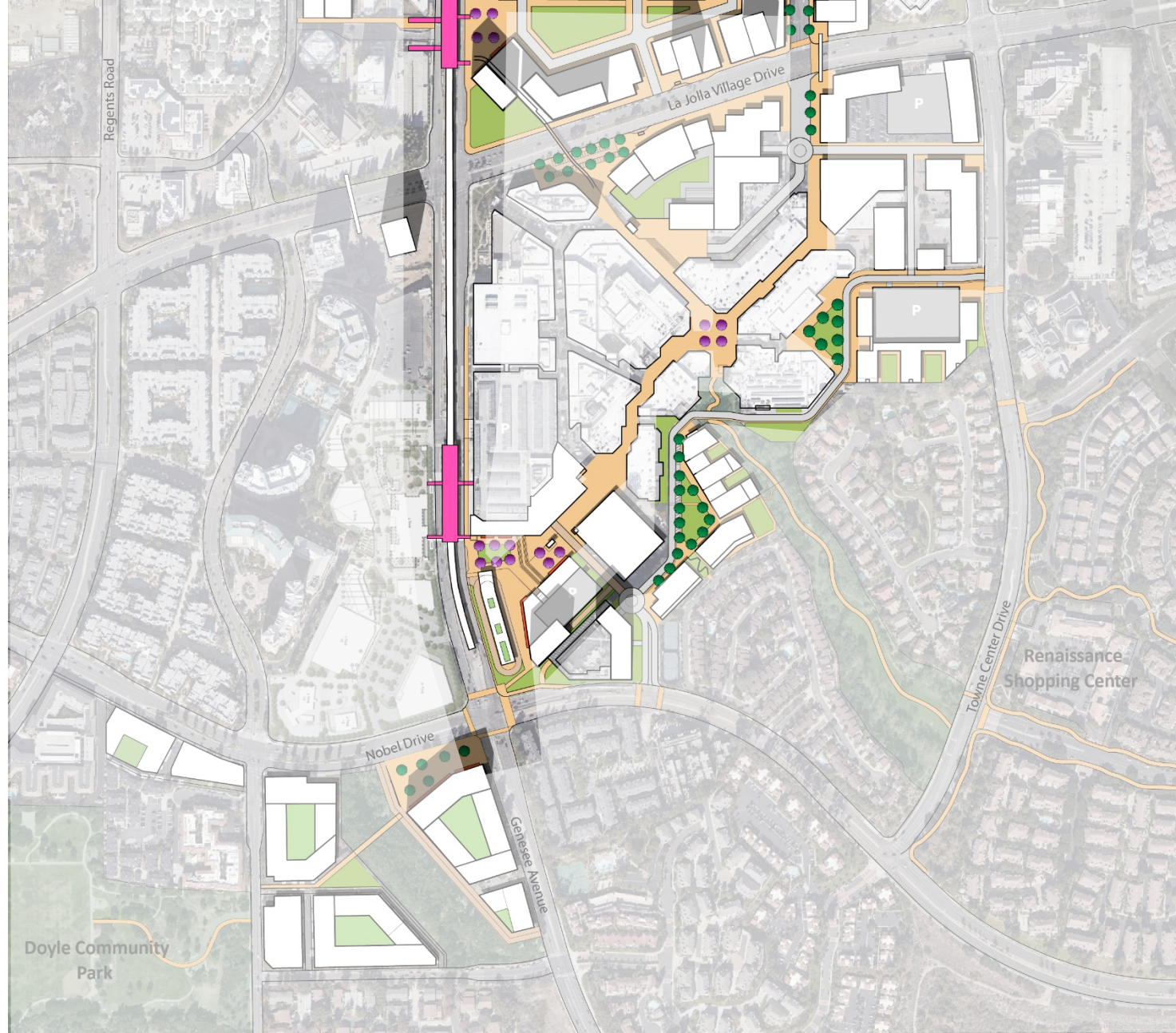
- Build Up the Street Edge on La Jolla Village Dr. & Genesee Ave.
- Reinforce a Mall Promenade that Runs Diagonally North-South Across the Center
- Locate Housing Near Existing Residential
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- **Activate the Transit Station with a Plaza and Mobility Hub that Opens to the Mall**
- Establish a Local Circulation “Loop”



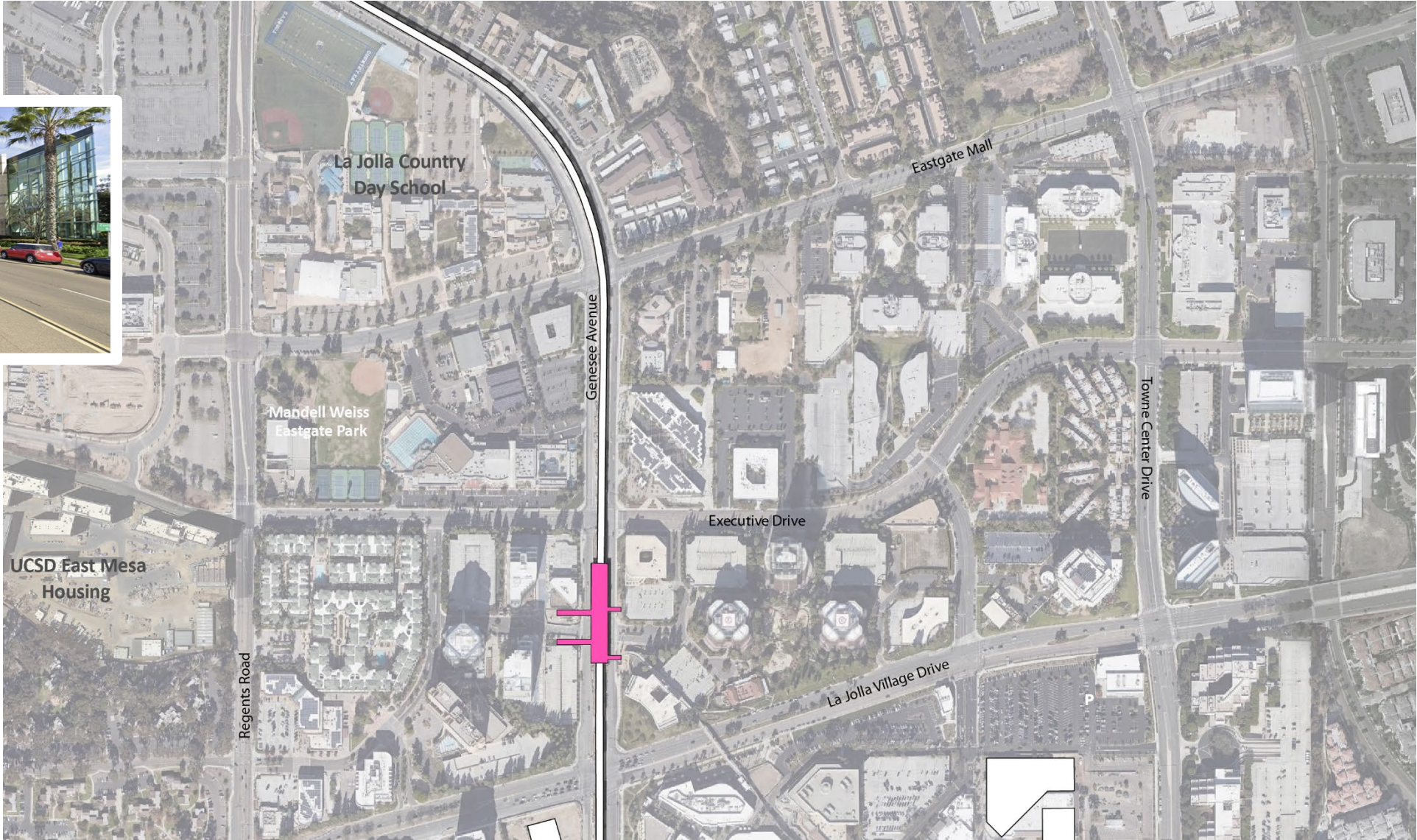
UTC Station Concept

Key Elements

- Build Up the Street Edge on La Jolla Village Dr. & Genesee Ave.
- Reinforce a Mall Promenade that Runs Diagonally North-South Across the Center
- Locate Housing Near Existing Residential
- Wrap Parking Structures
- Provide Community Gathering Spaces, Large and Small
- Activate the Transit Station with a Plaza and Mobility Hub that Opens to the Mall
- Establish a Local Circulation “Loop”



Executive Dr. Station



Executive Dr. Station Concept

Key Elements

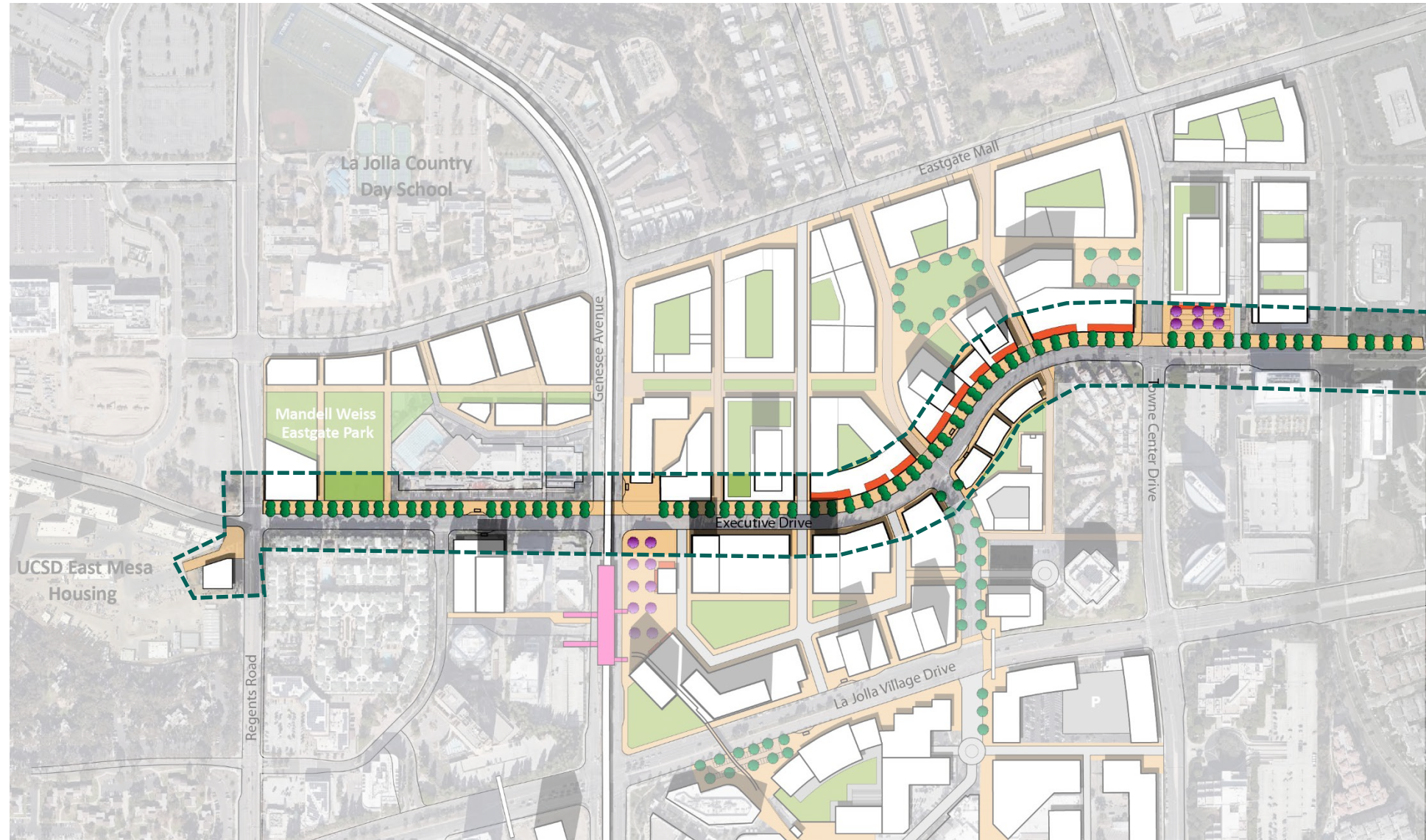
- Build Up the Street Edge on Executive Dr.
- Establish a Promenade on Executive Dr.
- Break Down Superblock
- Provide Community Gathering Spaces, Large and Small internal to the Blocks
- Activate the Transit Station with a Plaza and Mobility Hub that Orients to Executive Dr.



Executive Dr. Station Concept

Key Elements

- **Build Up the Street Edge on Executive Dr.**
- **Establish a Promenade on Executive Dr.**
- Break Down Superblock
- Provide Community Gathering Spaces, Large and Small internal to the Blocks
- Activate the Transit Station with a Plaza and Mobility Hub that Orients to Executive Dr.



Executive Dr. Station Concept

Key Elements

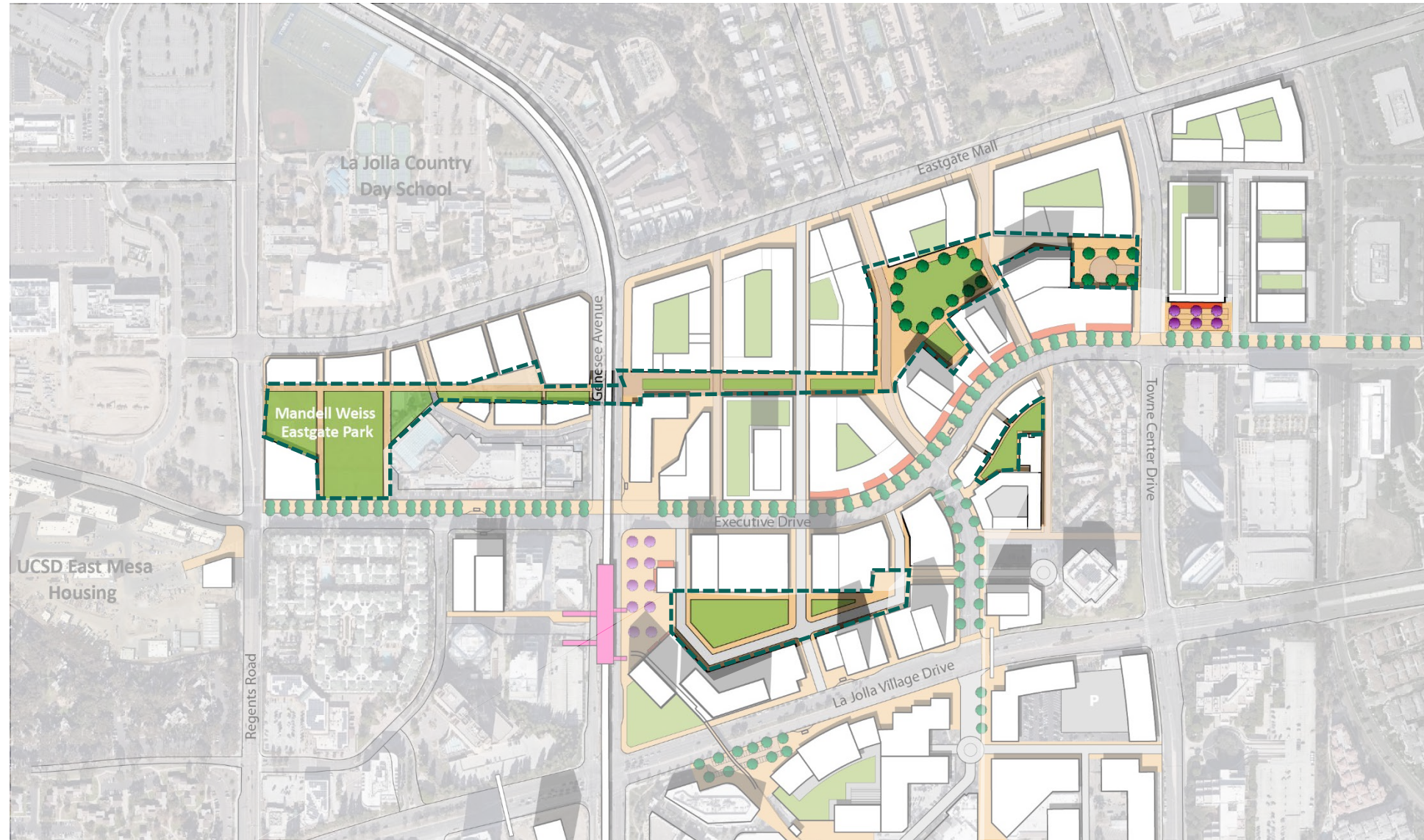
- Build Up the Street Edge on Executive Dr.
- Establish a Promenade on Executive Dr.
- **Break Down Superblock**
- Provide Community Gathering Spaces, Large and Small internal to the Blocks
- Activate the Transit Station with a Plaza and Mobility Hub that Orients to Executive Dr.



Executive Dr. Station Concept

Key Elements

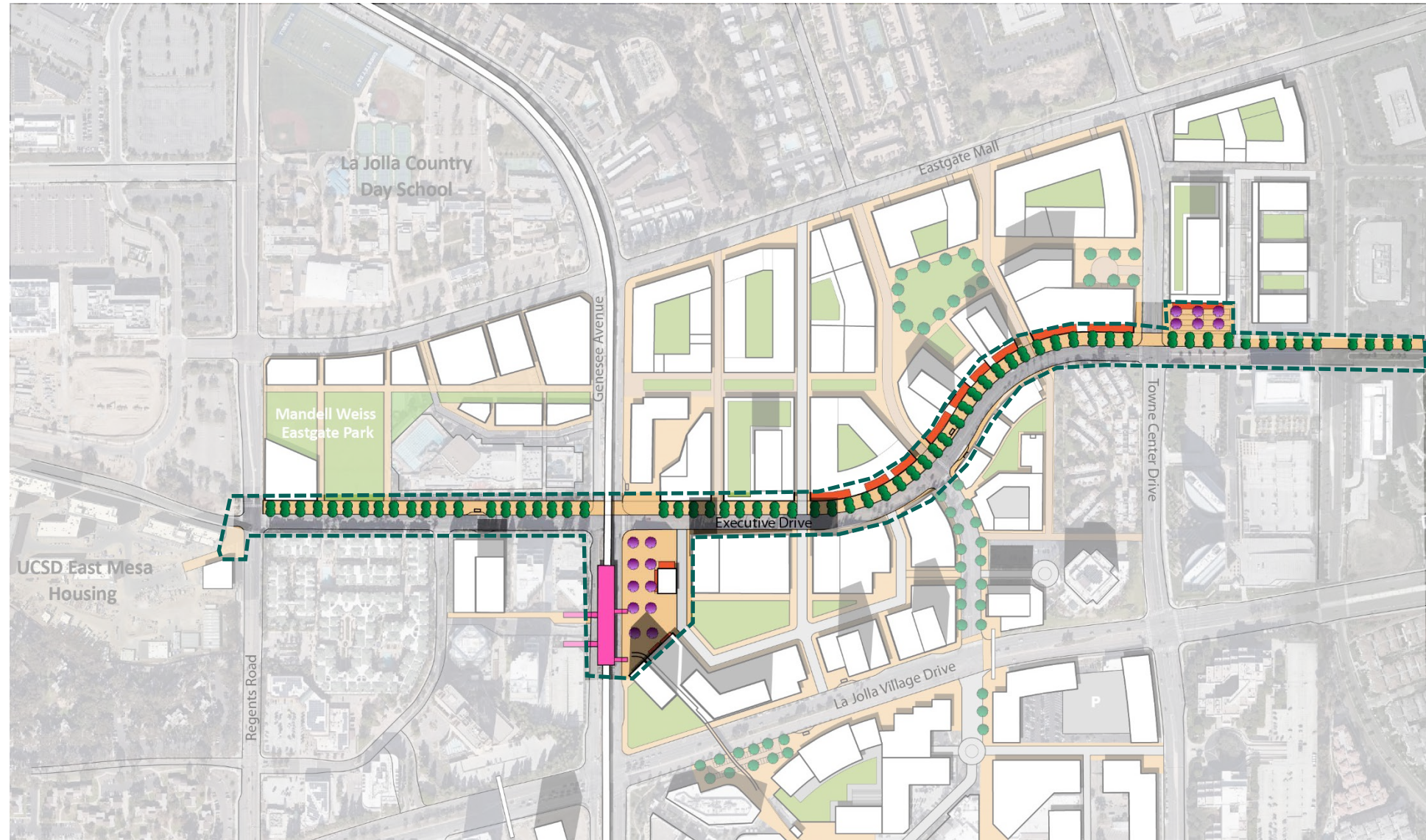
- Build Up the Street Edge on Executive Dr.
- Establish a Promenade on Executive Dr.
- Break Down Superblock
- Provide Community Gathering Spaces, Large and Small internal to the Blocks
- Activate the Transit Station with a Plaza and Mobility Hub that Orients to Executive Dr.



Executive Dr. Station Concept

Key Elements

- Build Up the Street Edge on Executive Dr.
- Establish a Promenade on Executive Dr.
- Break Down Superblock
- Provide Community Gathering Spaces, Large and Small internal to the Blocks
- Activate the Transit Station with a Plaza and Mobility Hub that Orients to Executive Dr.



Genesee at Executive Drive



Executive Drive Station Area Concept



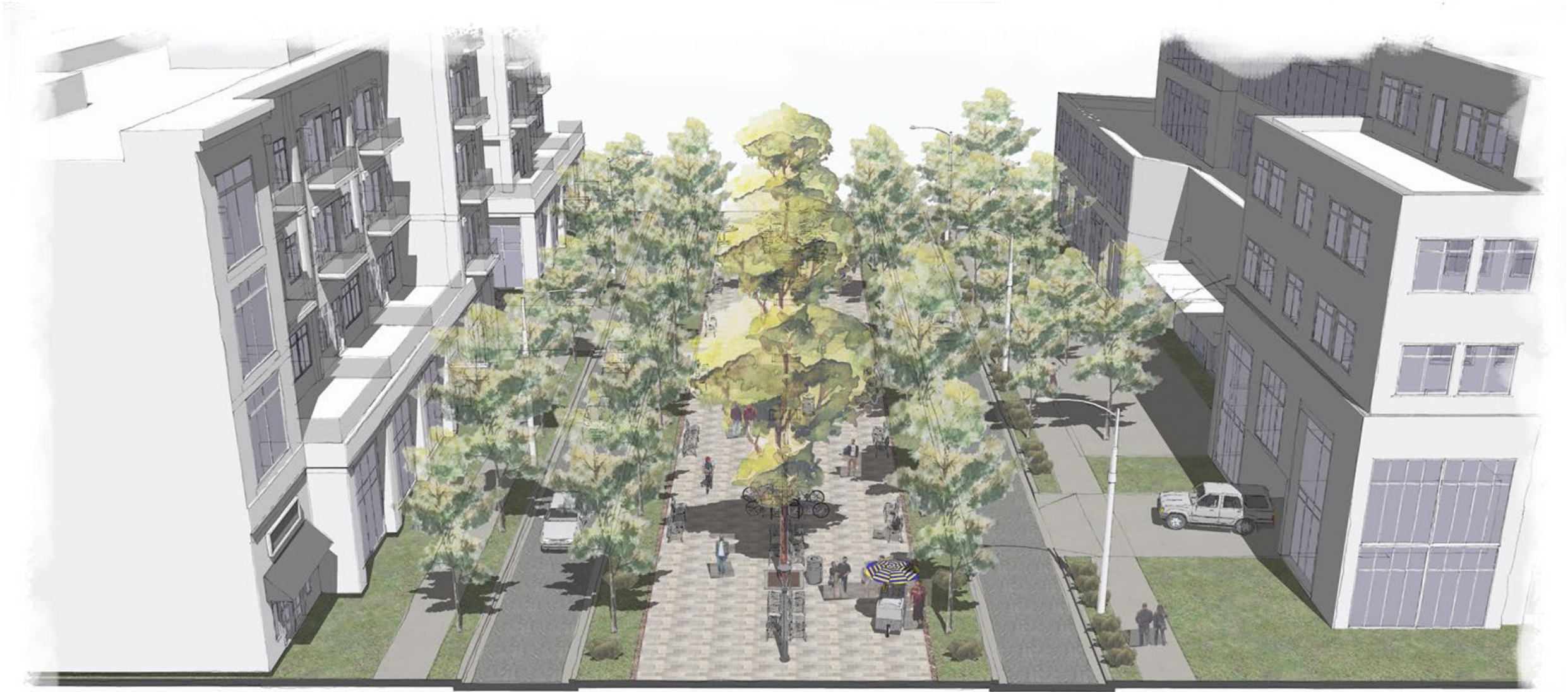
Executive Drive Station Plaza Concept



Executive Drive



Executive Drive Promenade Concept #1



Executive Drive Promenade Concept #1



Executive Drive Promenade Concept #2



Executive Drive Promenade Concept #2



Community Core

Key Questions

People - who is coming and going?

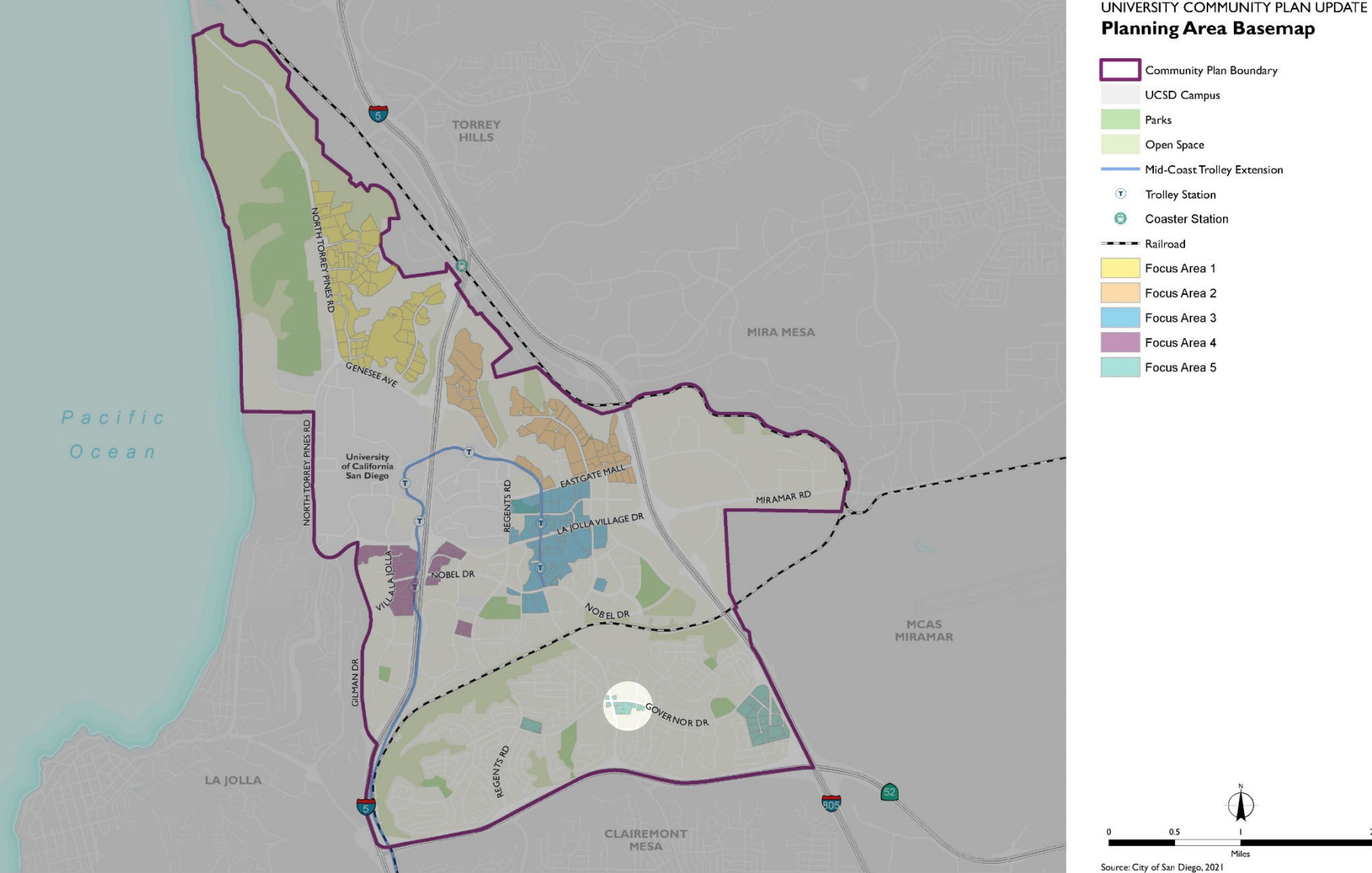
Activities - what are they doing and what do they need?

Connections - how do they get to where they want to go?

Places - how do we orient development so it shapes places people want to visit?



Neighborhood Village



Governor Drive | University Square



Governor Drive Concept

Key Elements

- Build Up the Street Edge
- Establish a “Main Street” that Runs East-West Across the Center and to the Library
- Locate Housing Near Existing Residential in Mixed-Use Buildings
- Internalize Parking
- Provide Seating Areas Next to Retail
- Activate the Transit Stop with a Plaza and “Micro” Mobility Hub



Governor Drive



Governor Drive | University Square Concept



Governor Drive Concept

Key Questions

People - who is coming and going?

Activities - what are they doing and what do they need?

Connections - how do they get to where they want to go?

Places - how do we orient development so it shapes places people want to visit?



Next Steps

- **April Meeting** – Urban Design Concepts #2
- **May Meeting** – Urban Design Concepts #3 & Goals
- **Online Engagement**