

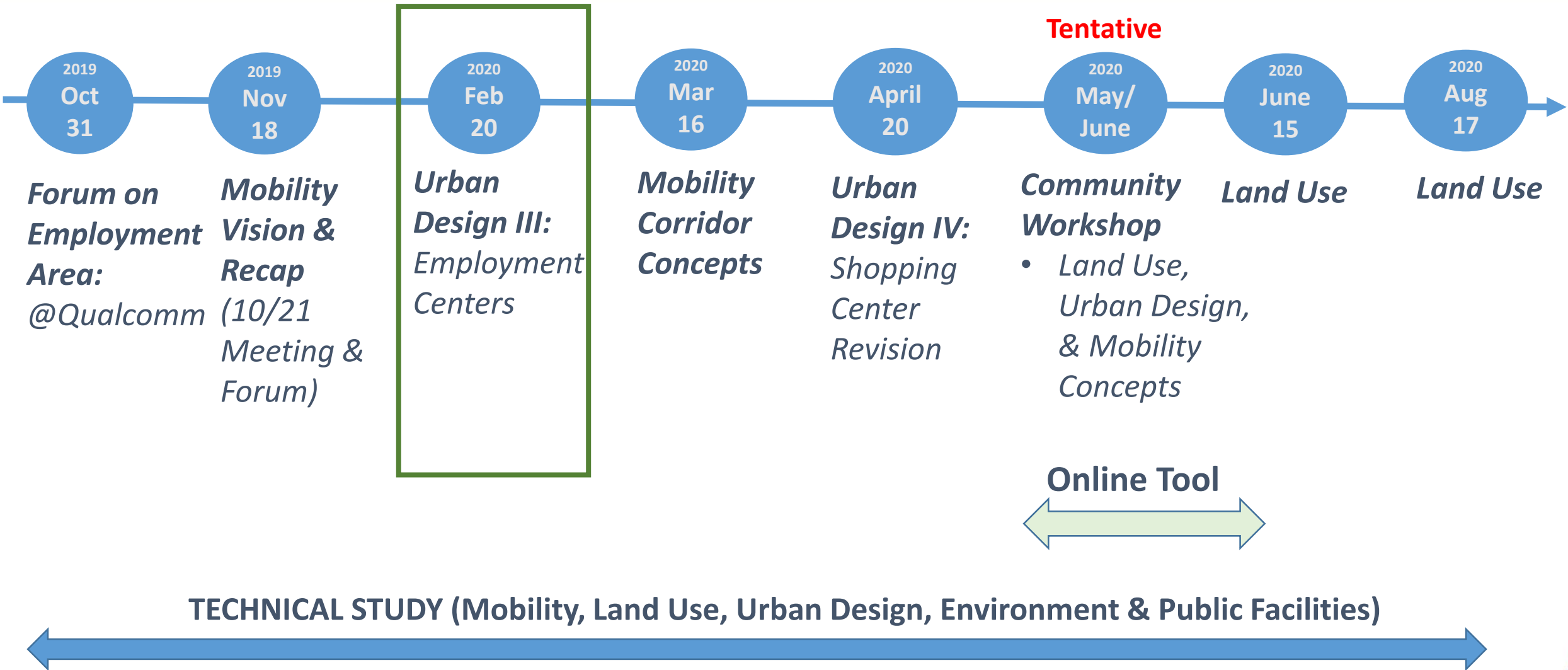
Urban Design Concepts Employment Centers: Mira Mesa Community Plan Update

Planning Department

Feb. 20, 2020

5:30 p.m. to 6:50 p.m. – Mira Mesa Community Plan Update Advisory Committee

- 1. Overview/Recap**
- 2. Wateridge Townhomes Survey Result**
- 3. Urban Design Concepts for Employment Centers**



Survey Result:

Sorrento Mesa - Wateridge Townhomes

Travel Patterns and Neighborhood Amenities

- **Requested by the Chair of Mira Mesa CPG to better understand residence travel patterns and sufficiency of neighborhood amenities:**
 - How many people work in Sorrento Mesa?
 - Do any people walk to work?
 - What is the average commute distance to work?
 - If there are children, where do they go to school?
 - Are people happy with existing neighborhood amenities?
- **Survey Limitation – Survey Monkey (free trial) only allowed 10 questions**

Wateridge townhomes are the only residential complex in job-rich Sorrento Mesa (254 units)

Wateridge
Townhomes

Sorrento Valley Blvd

Camino Santa Fe

Lusk Blvd

Barnes Canyon Rd

Scranton Rd

Morehouse Dr

Mira Mesa Blvd

Carroll Canyon Rd

Mira Sorrento Pl

Image Landsat / Copernicus

Google earth



32°58'09.68" N 117°10'30.35" W elev. 330 ft eve alt. 2506 ft

Survey Sample

- Total response (sample size)
= 45 people
- Population = 577 people
(2.27ppl* x 254 units)
- 95% Confidence Level
- Sufficient survey response

**Average Household Size Determined from Survey Sample*

Determine Sample Size

Confidence Level: ☒ 95% ☐ 99%

Confidence Interval:

Population:

Sample size needed:

Find Confidence Interval

Confidence Level: ☒ 95% ☐ 99%

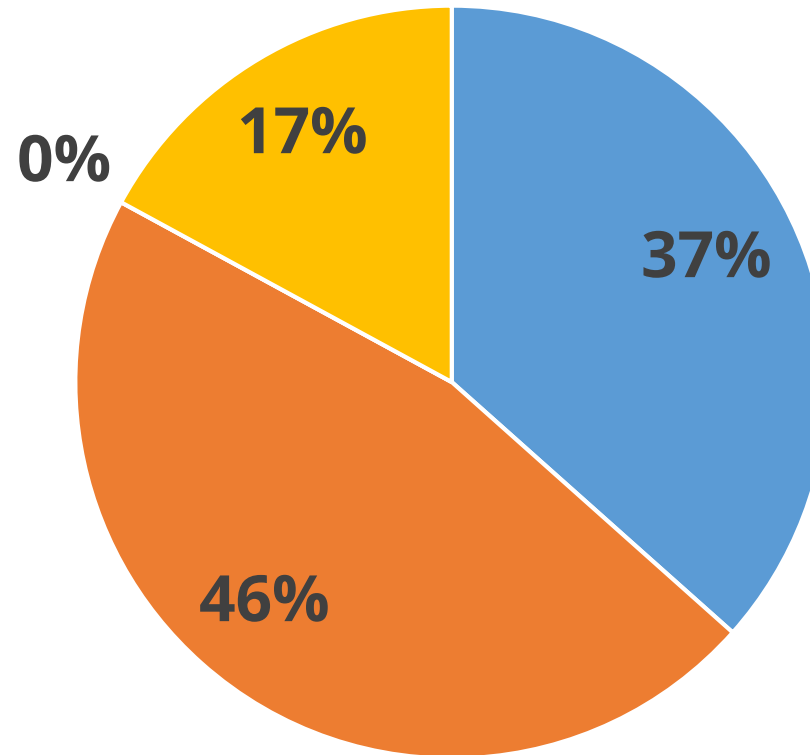
Sample Size:

Population:

Percentage:

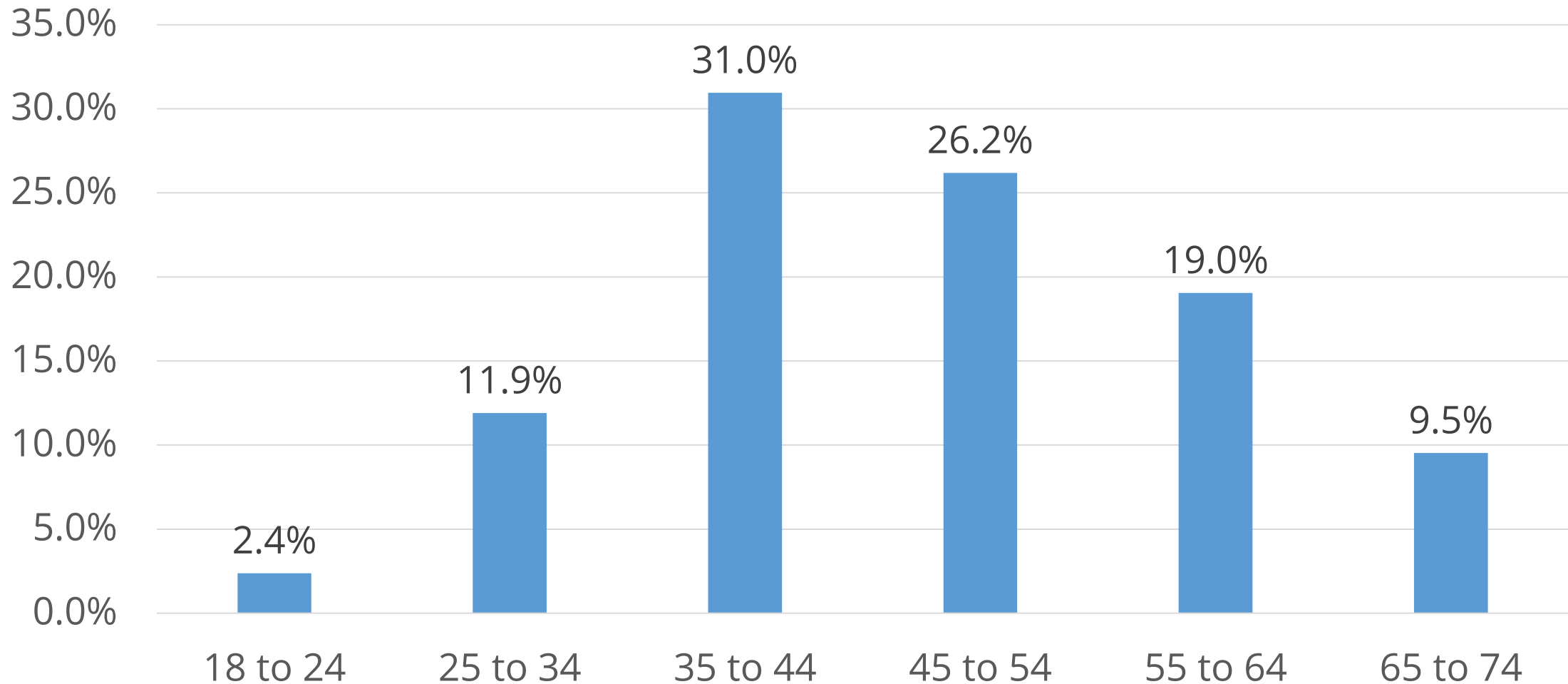
Confidence Interval:

What is your gender?

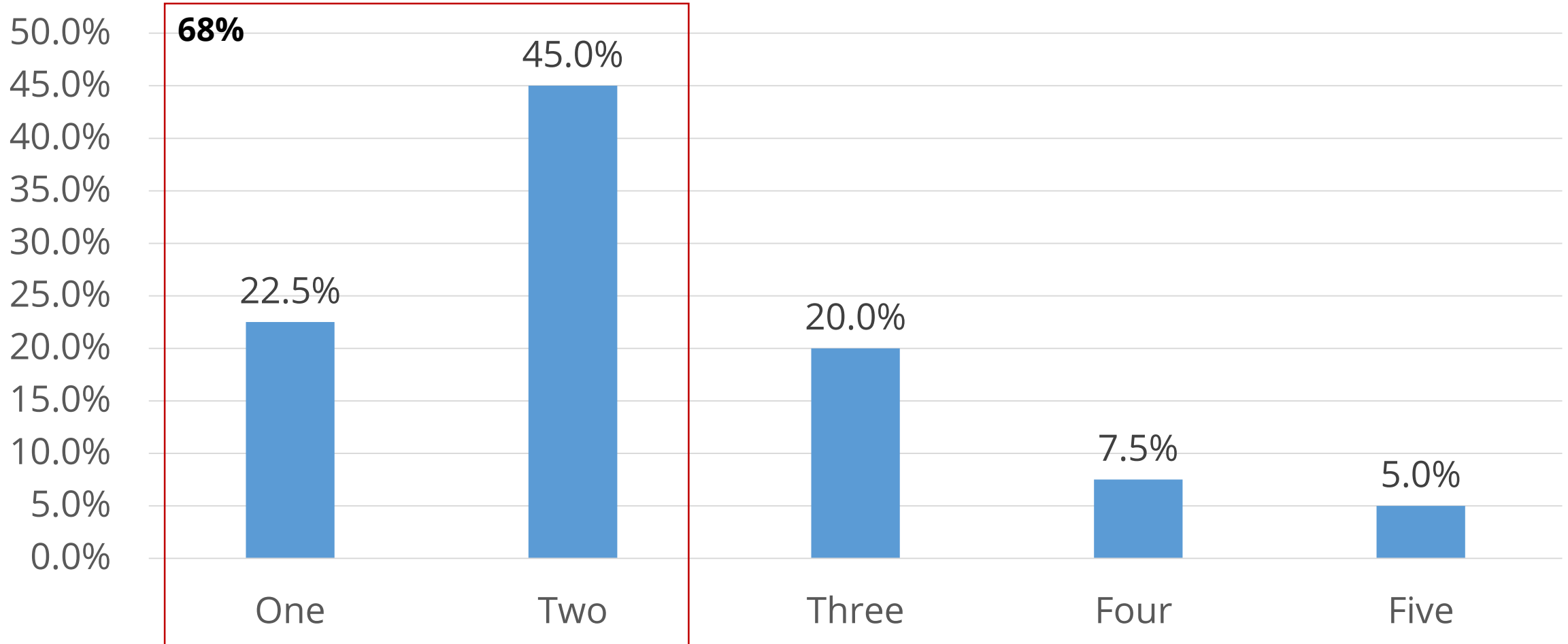


■ Female ■ Male ■ Other ■ Prefer not to answer

What is your age?

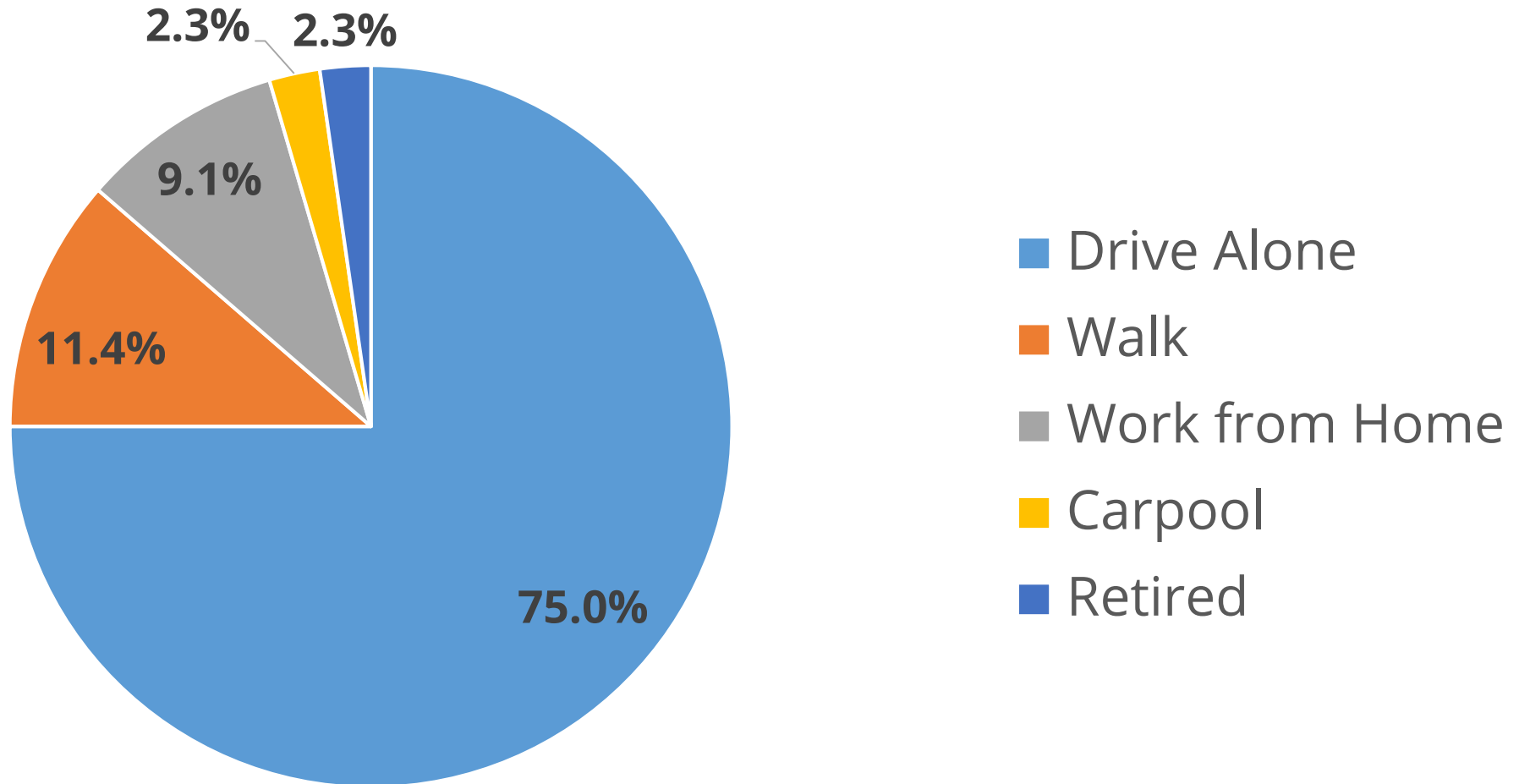


What is the size of your household?

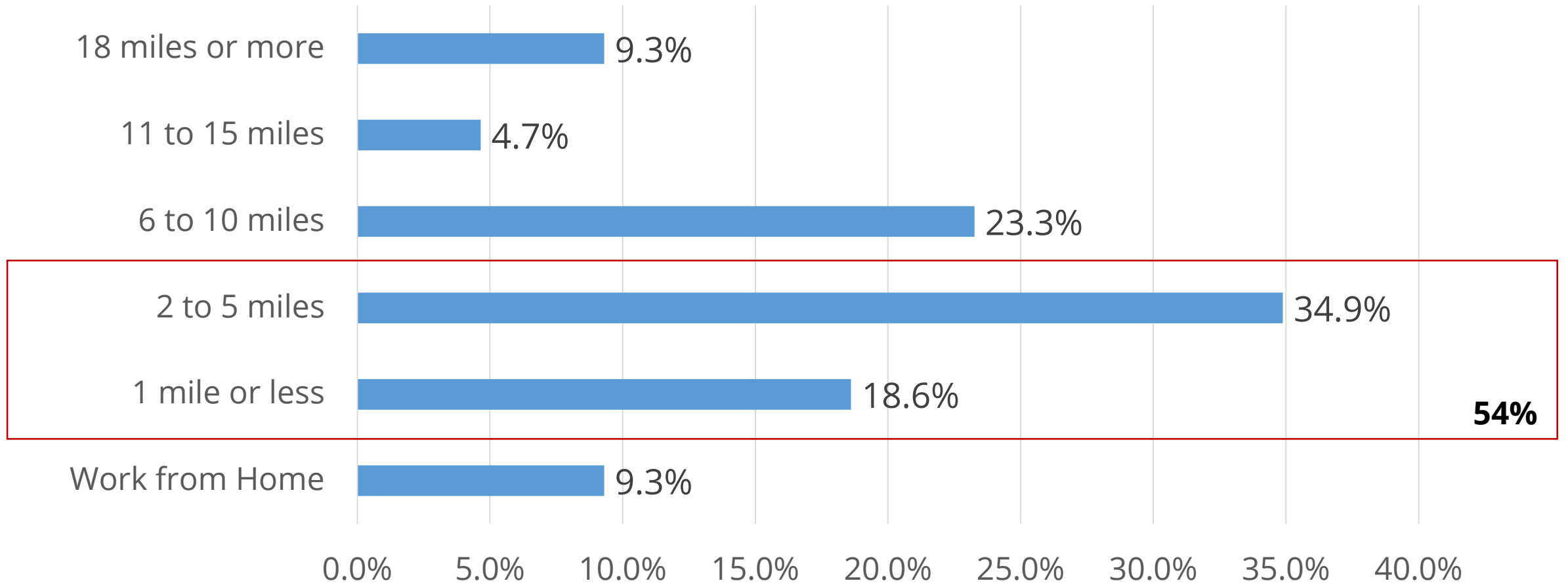


Survey Result

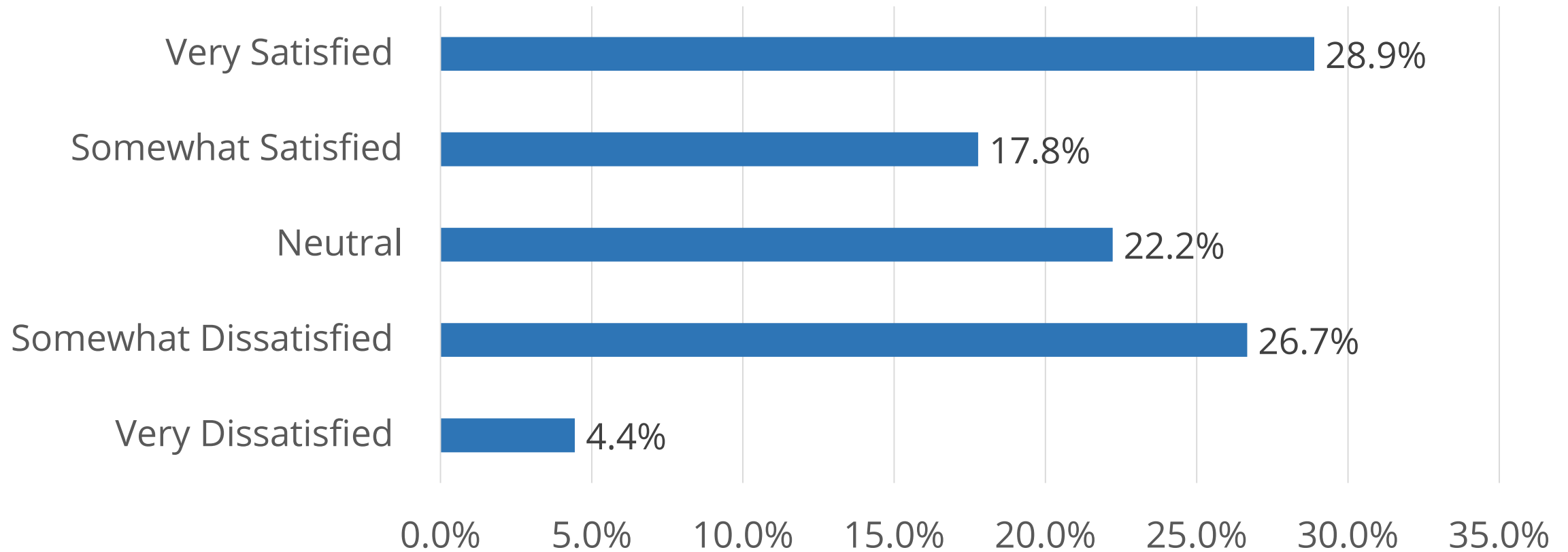
How do you travel to your workplace/school?



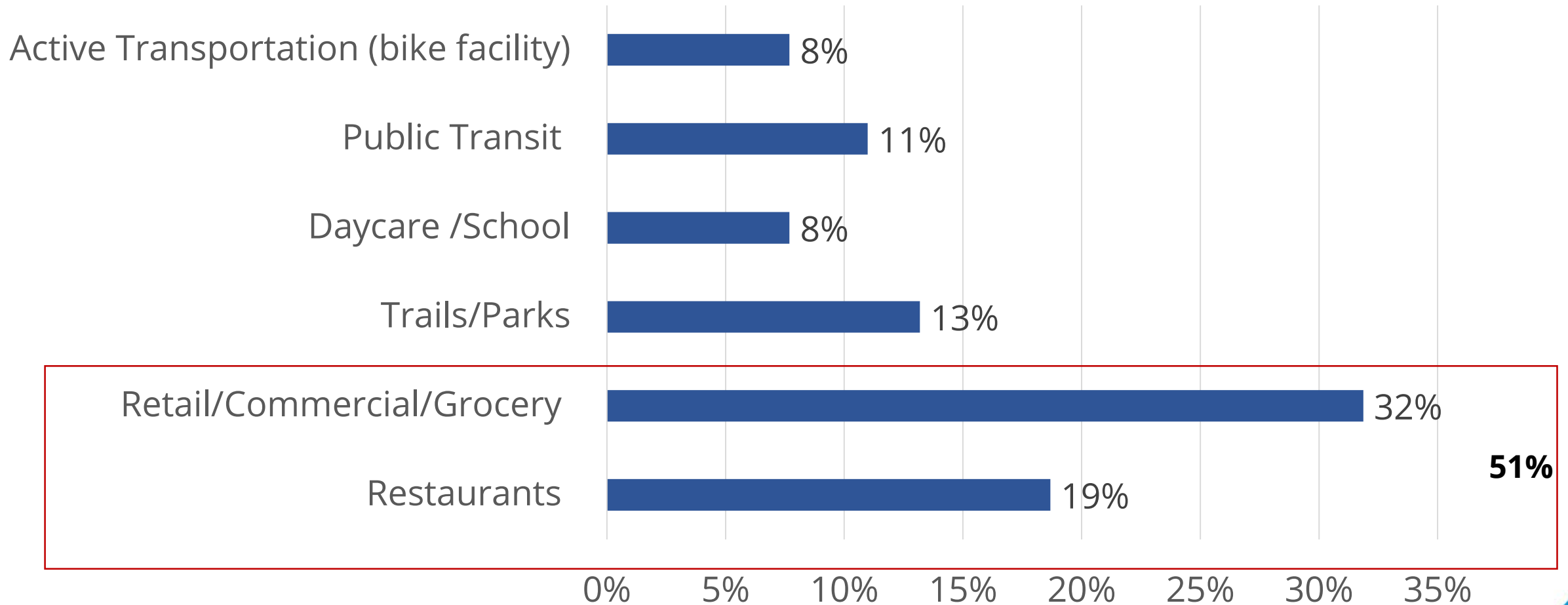
Please estimate the length of your typical commute distance (miles) to your workplace/school (All modes)



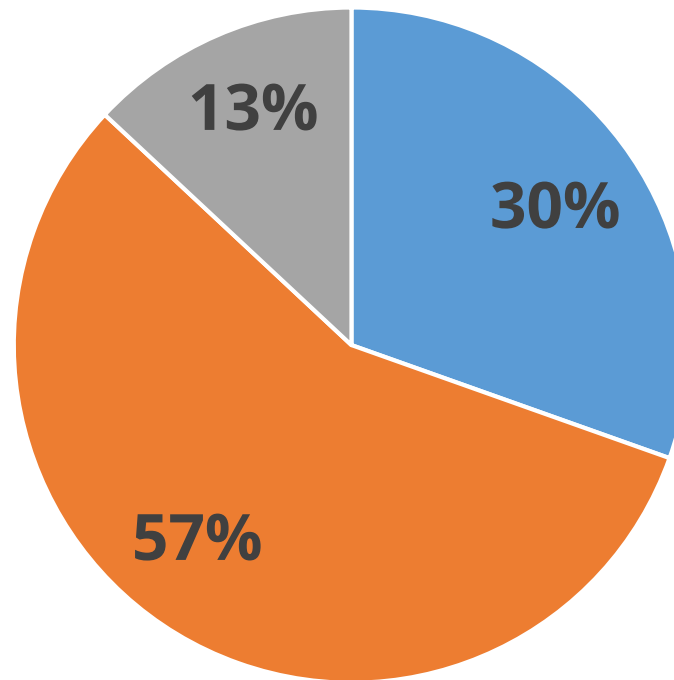
How do you feel about the current availability of amenities (restaurants, recreation, schools, etc.) within a mile of your neighborhood?



What amenities are most needed in your neighborhood?



Would you like to see more mixed-use development (housing, retail, office, civic) in your neighborhood?



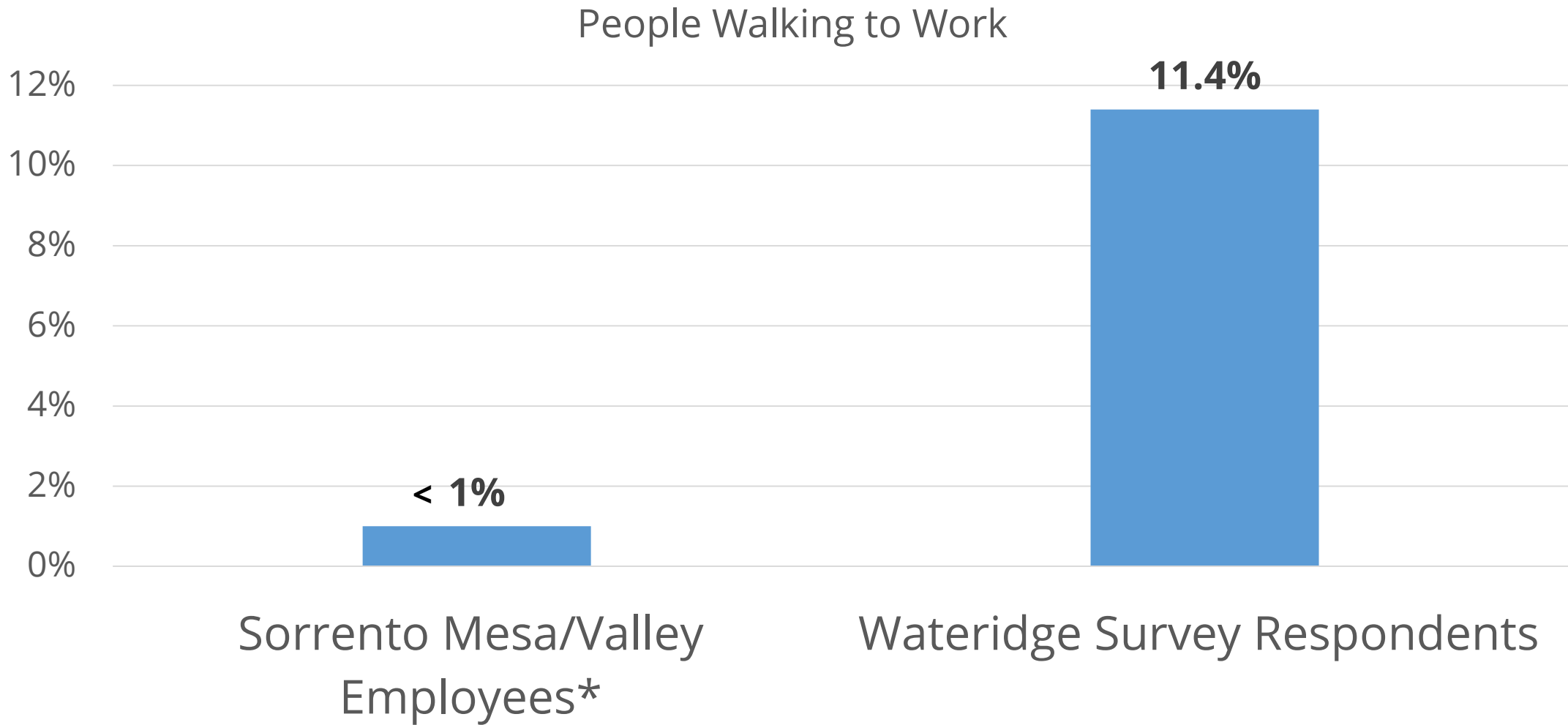
■ Yes ■ No ■ I Don't Know

➤ **If you have children,
where do they go to
school?**

- Home School
- Mira Mesa
- Daycare in Torrey Hills

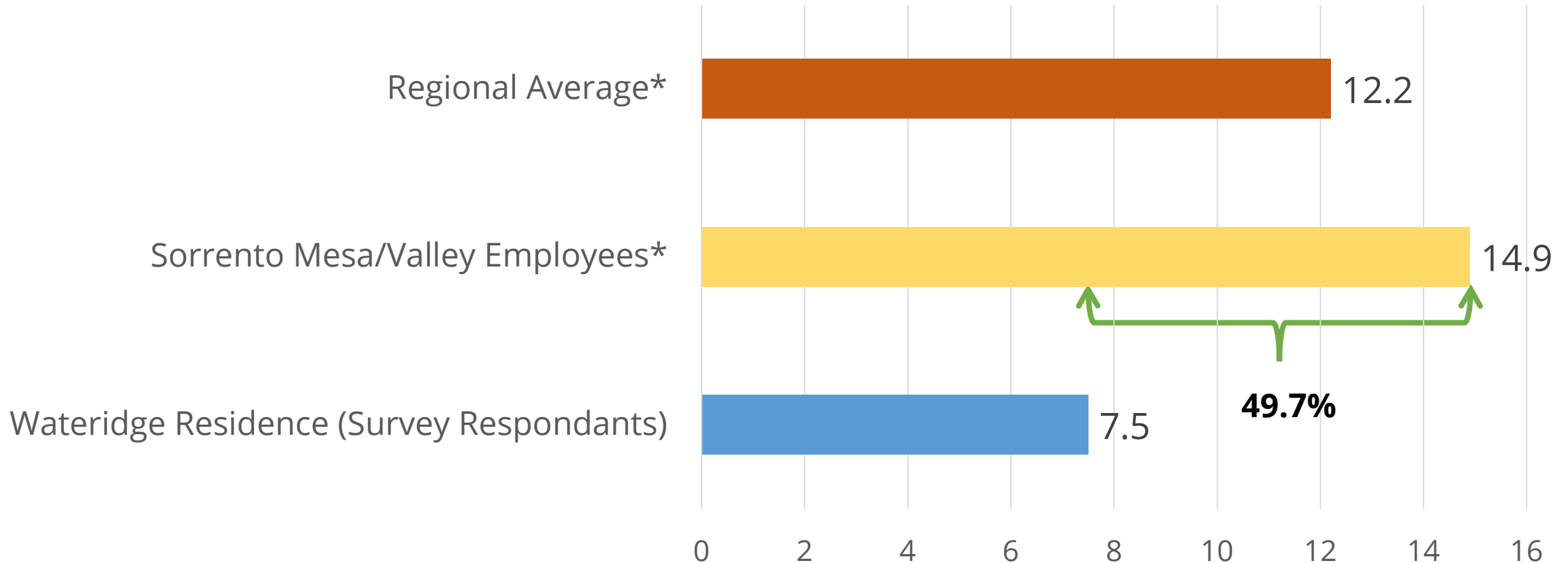


Conclusion



*SANDAG Sorrento Valley East - https://www.sandag.org/uploads/projectid/projectid_581_26415.pdf

Average one-way auto commute distance to work (miles)



*SANDAG Sorrento Valley East - https://www.sandag.org/uploads/projectid/projectid_581_26415.pdf

Satisfaction with Neighborhood Amenities

- 46.7% satisfied (very/somewhat)
- 31.1% not satisfied (very/somewhat)
- 22.2% neutral

Neighborhood Amenities Most Needed

- Grocery/Restaurants/Retail/Commercial – 51%
- Trails & Parks – 13%
- Public Transit – 11%

Do You Want More Mixed-Use Development?

- No – 57%
- Yes or I don't know – 43%



Mira Mesa Community Plan Update **COMMUNITY PLANNING GROUP (MMCPG)**

FEBRUARY 20, 2020

URBAN DESIGN CONCEPTS FOR EMPLOYMENT CENTERS

- SORRENTO MESA
- MIRAMAR GATEWAY



What we heard:

OCTOBER 31, 2019
*Forum on Land Use and
Economic Prosperity*



REMAIN A MAJOR EMPLOYMENT HUB

Balance jobs and housing in the area, while introducing employment-oriented residential mixed-use.

CO-LOCATE MIXED-USES ON INDUSTRIAL LAND

Support for employment, commercial, and residential uses on industrial land.

What we heard:

OCTOBER 31, 2019
*Forum on Land Use and
Economic Prosperity*



Mira Mesa

Community Plan Update

MAKE TRANSIT A COMPETITIVE AND RELIABLE OPTION

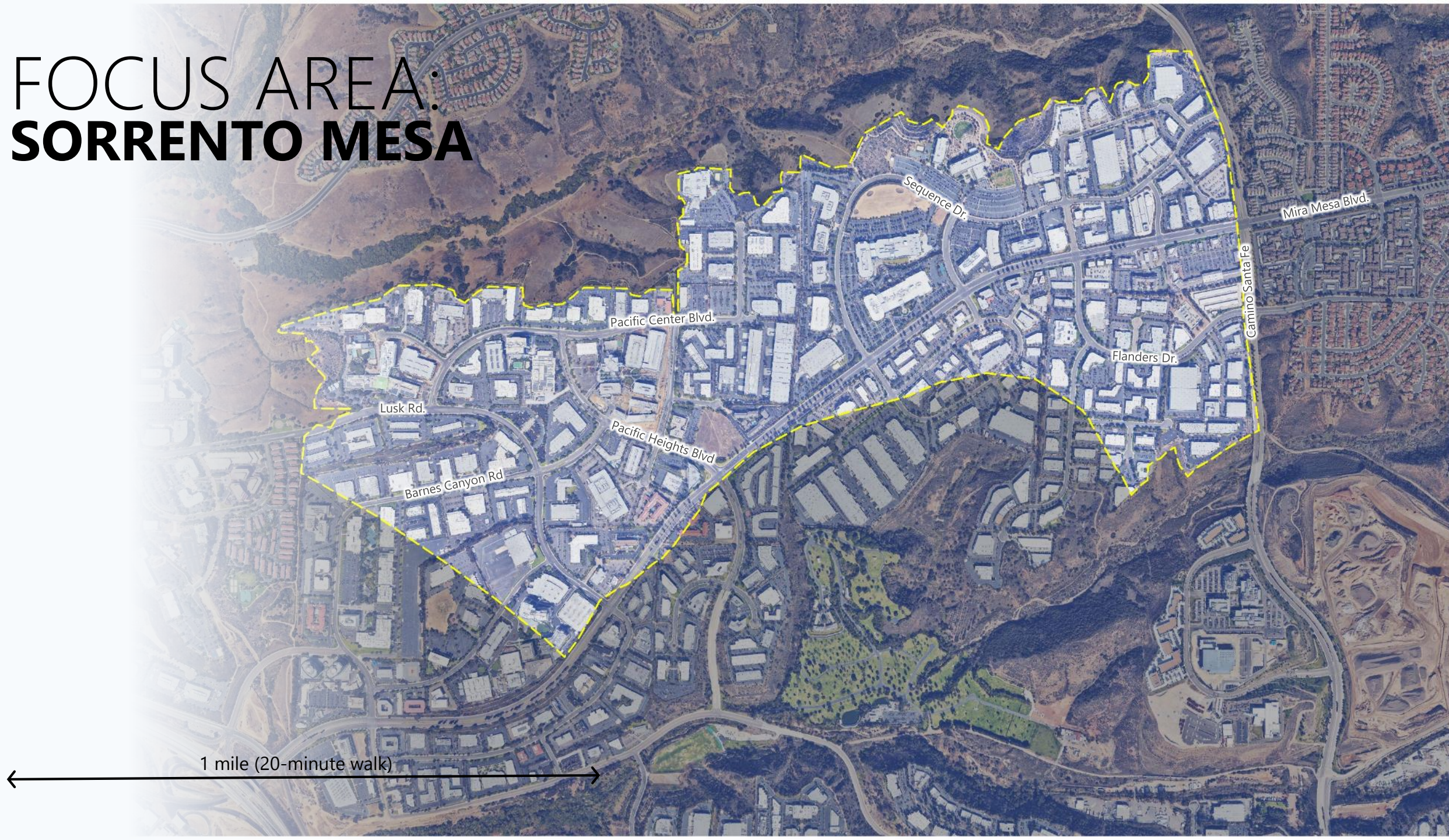
Reduce traffic by enhancing transit and walkable (and bikeable) connections that make sense.



IMPROVE THE PUBLIC REALM

Improve gateways,
parks, streetscapes
to attract talent
and elevate the
community as a
destination.

FOCUS AREA: **SORRENTO MESA**



1 mile (20-minute walk)



FOCUS AREA: **SORRENTO MESA**

WHAT WE HEARD

FIRST, JOBS

Consider specific locations for mixed use in ways that do not compromise land values and performance as a jobs center.

CONNECTIVITY AND ACCESSIBILITY

Expand the number of connection points to improve mobility (e.g., Los Penasquitos Canyon and north to Carmel Valley).

ENHANCE TRANSIT

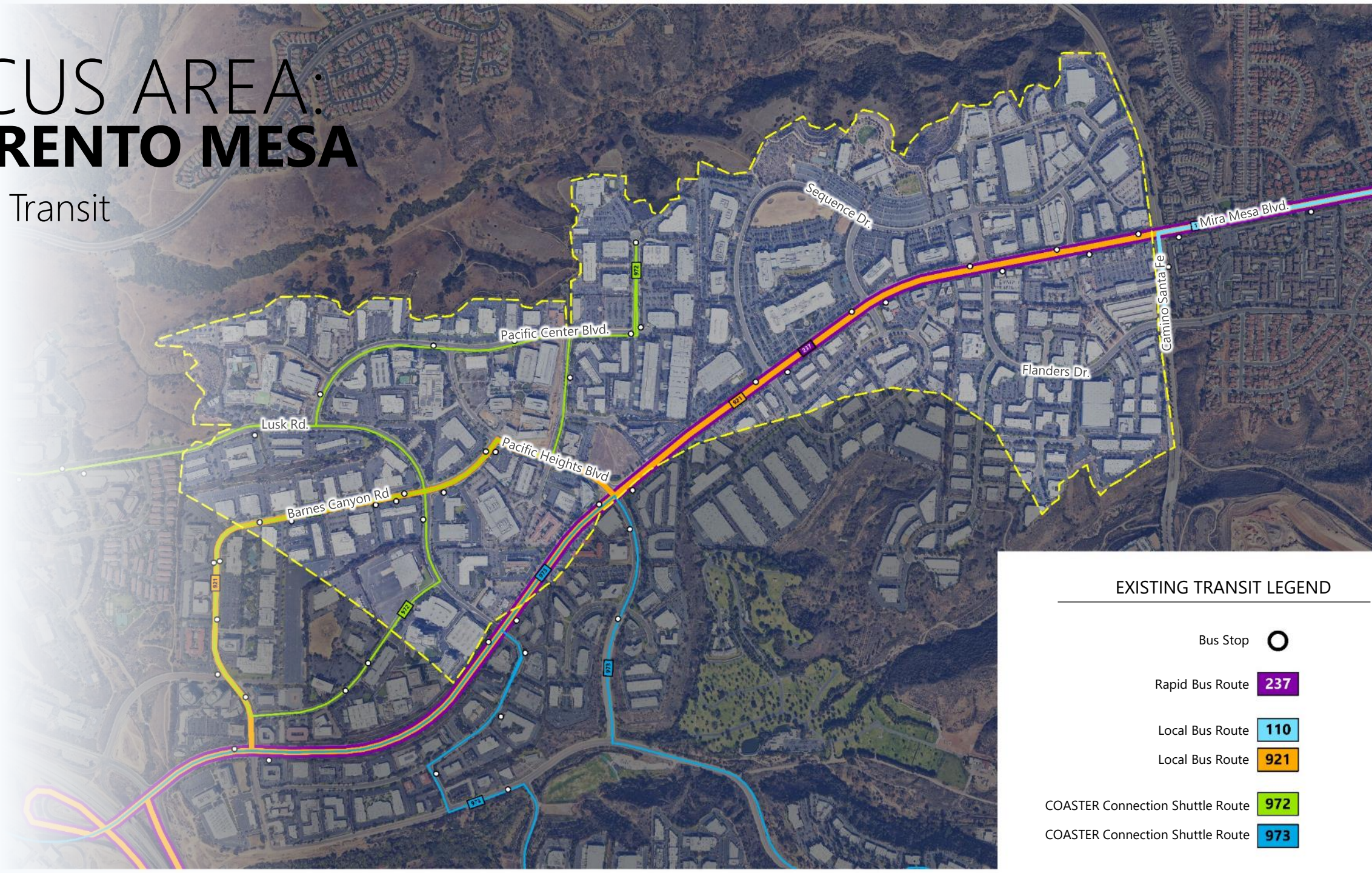
Sorrento Mesa is a major jobs center and attracts significant traffic congestion. Reduce traffic by enhancing transit and walkable (and bikeable) connections that make sense.

ENGAGE MAJOR EMPLOYERS

Understand the long term plans of current major employers as part of exploring future opportunities and needs.

FOCUS AREA: SORRENTO MESA

Existing Transit



EXISTING TRANSIT LEGEND

Bus Stop ○

Rapid Bus Route **237**

Local Bus Route **110**

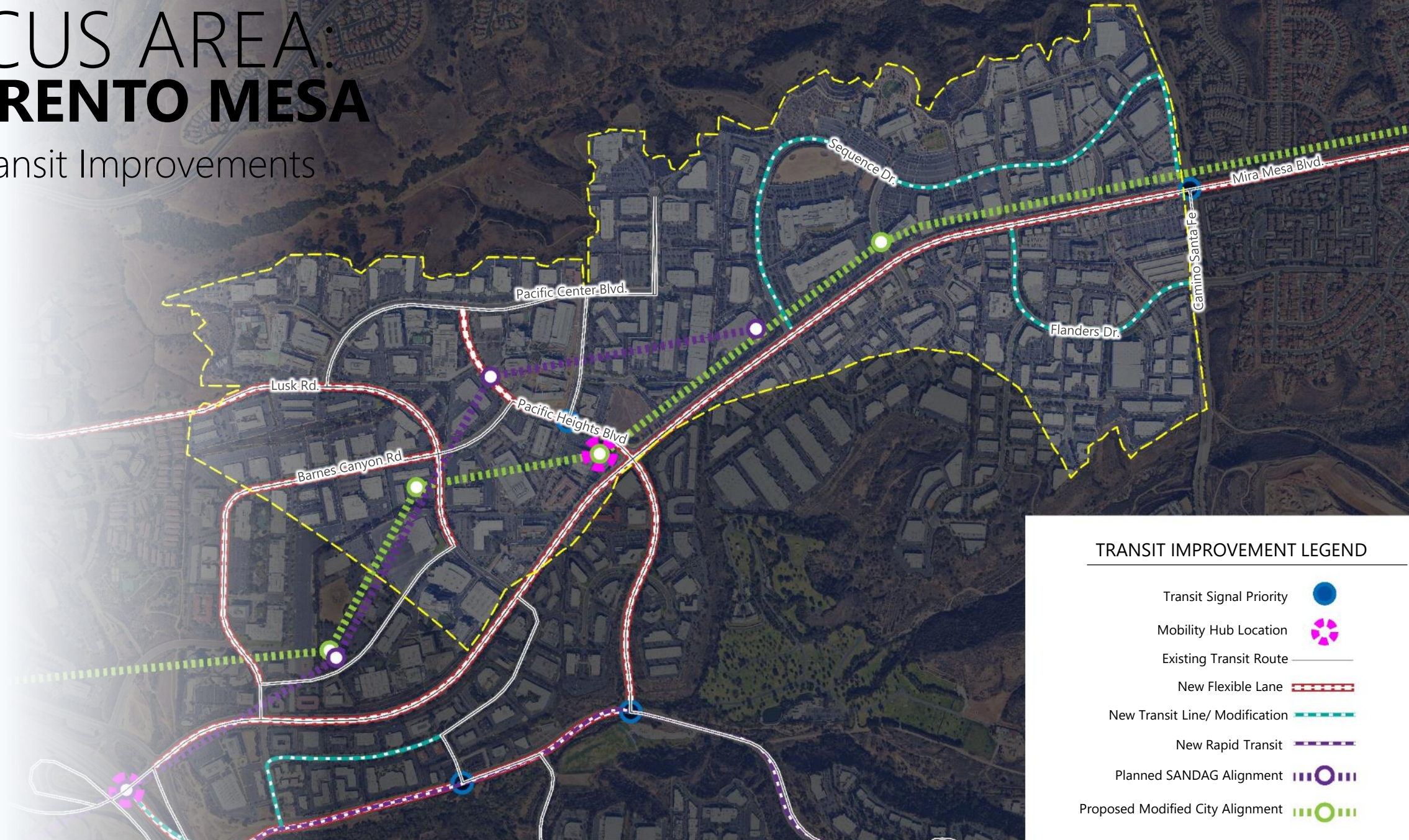
Local Bus Route **921**

COASTER Connection Shuttle Route **972**









COASTER Connection Shuttle Route **973**

FOCUS AREA: **SORRENTO MESA**

New Transit Improvements

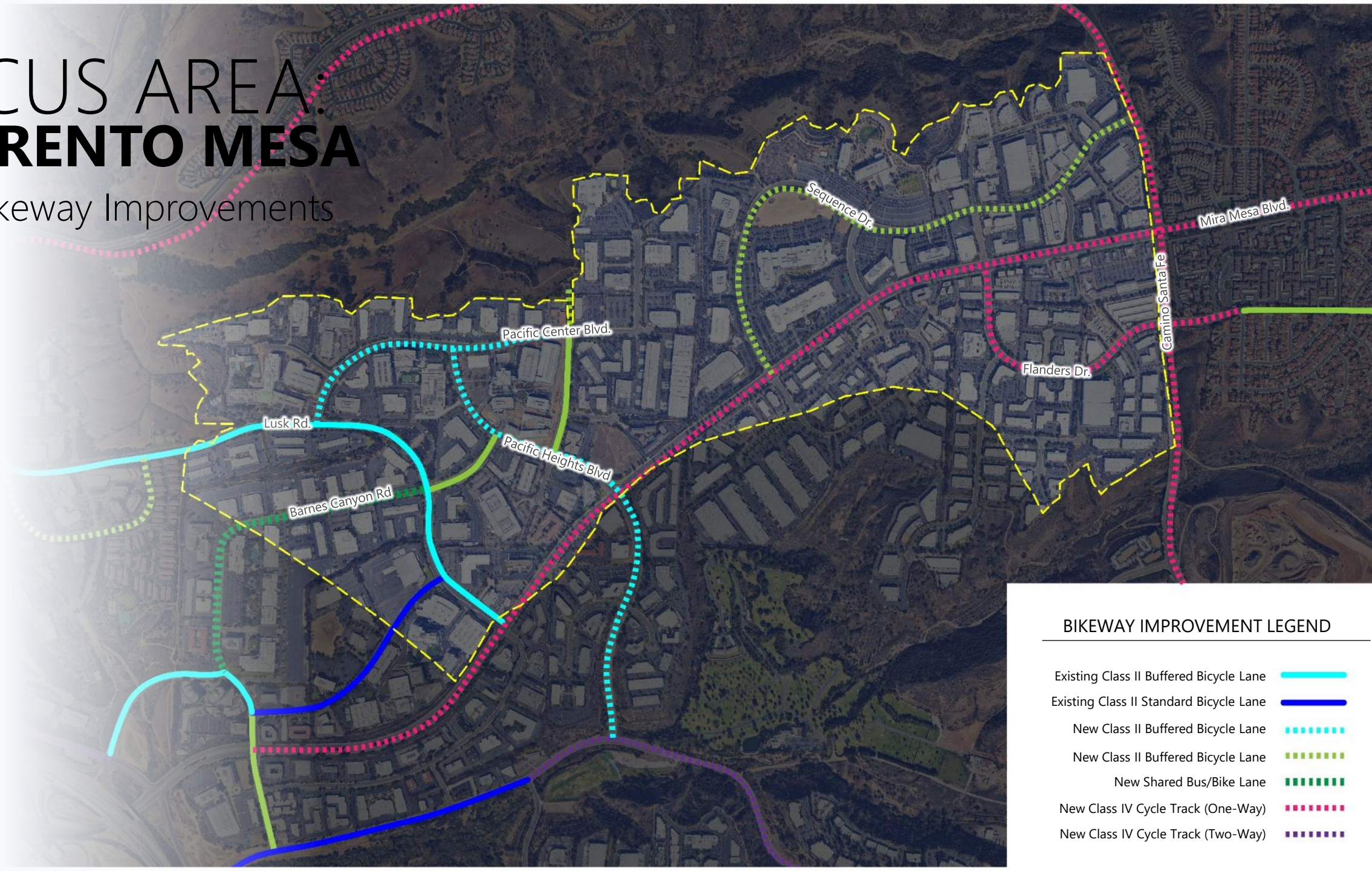


TRANSIT IMPROVEMENT LEGEND

- Transit Signal Priority 
- Mobility Hub Location 
- Existing Transit Route 
- New Flexible Lane 
- New Transit Line/ Modification 
- New Rapid Transit 
- Planned SANDAG Alignment 
- Proposed Modified City Alignment 

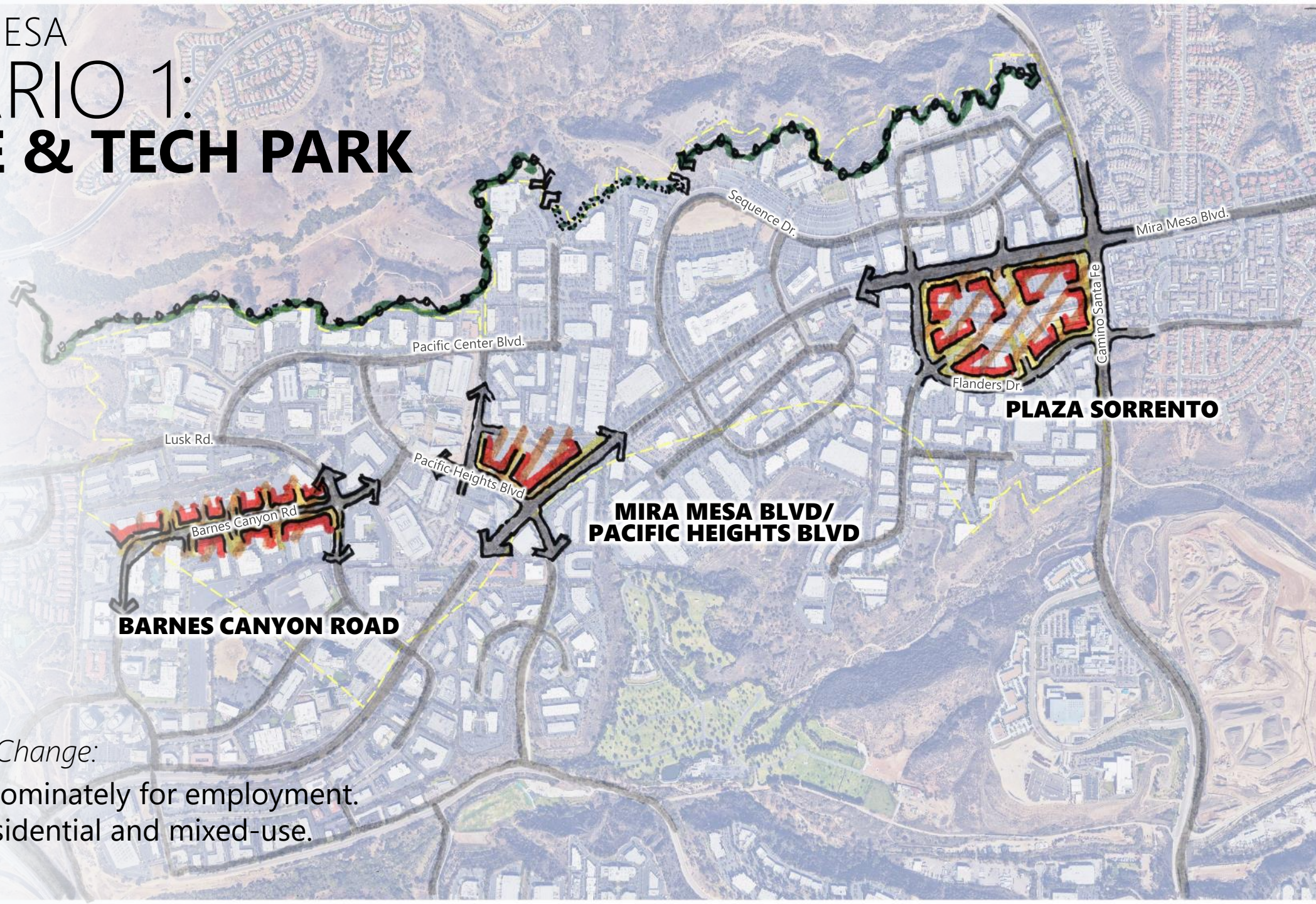
FOCUS AREA: **SORRENTO MESA**

New Bikeway Improvements



SORRENTO MESA

SCENARIO 1: SCIENCE & TECH PARK



Potential Areas of Change:

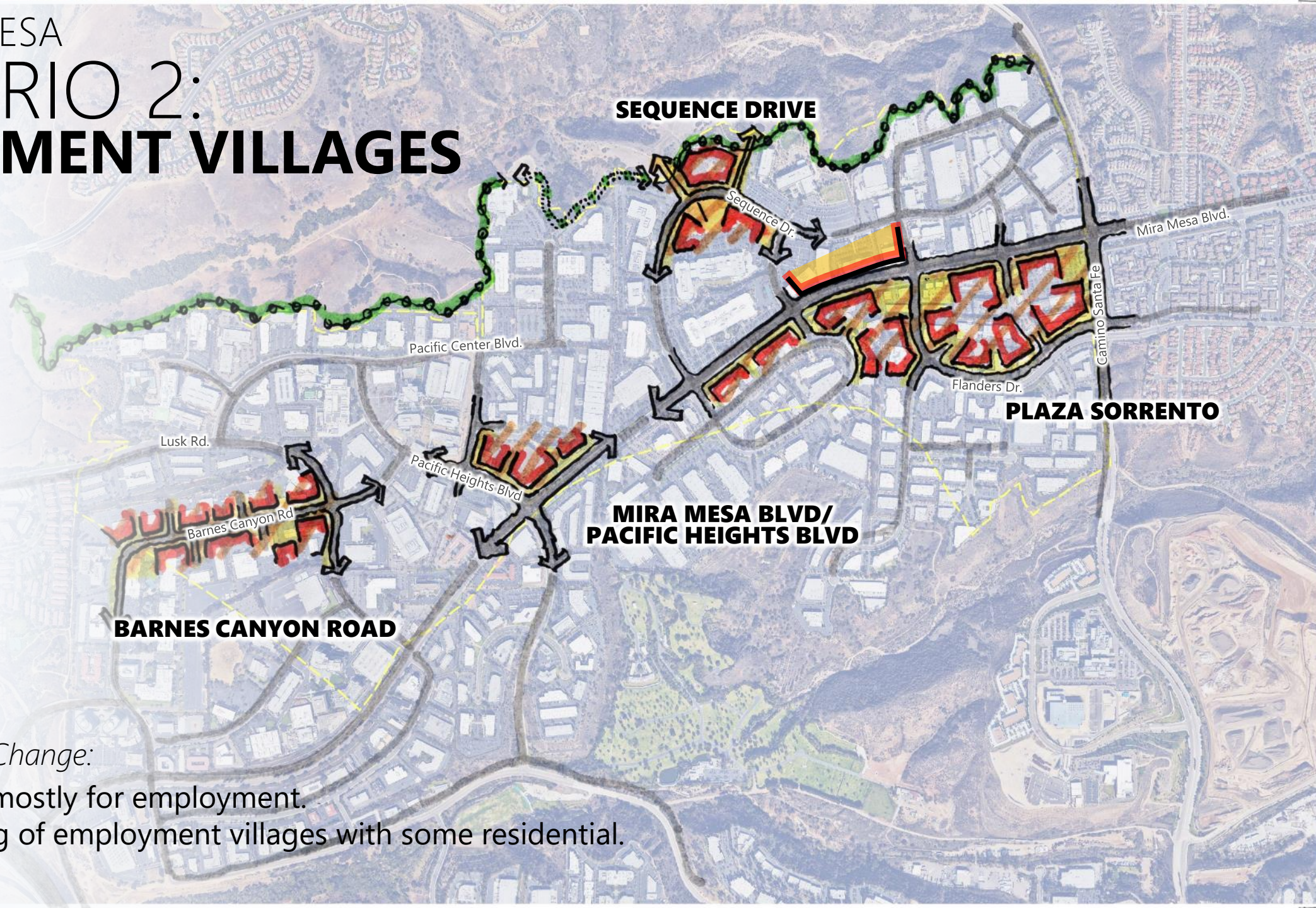
- Area kept predominately for employment.
- Allow some residential and mixed-use.

SCENARIO 1: SCIENCE & TECH PARK



SORRENTO MESA

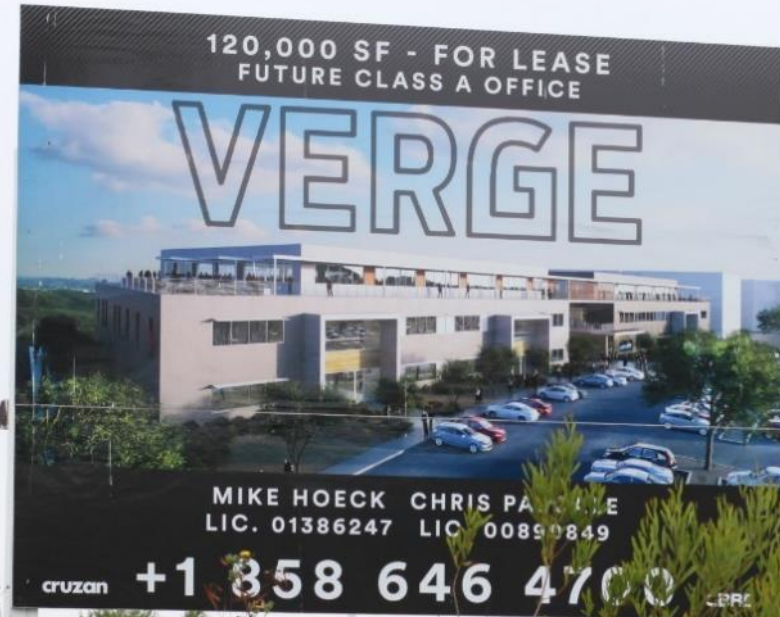
SCENARIO 2: EMPLOYMENT VILLAGES



Potential Areas of Change:

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

SCENARIO 2: EMPLOYMENT VILLAGES



Sequence Drive

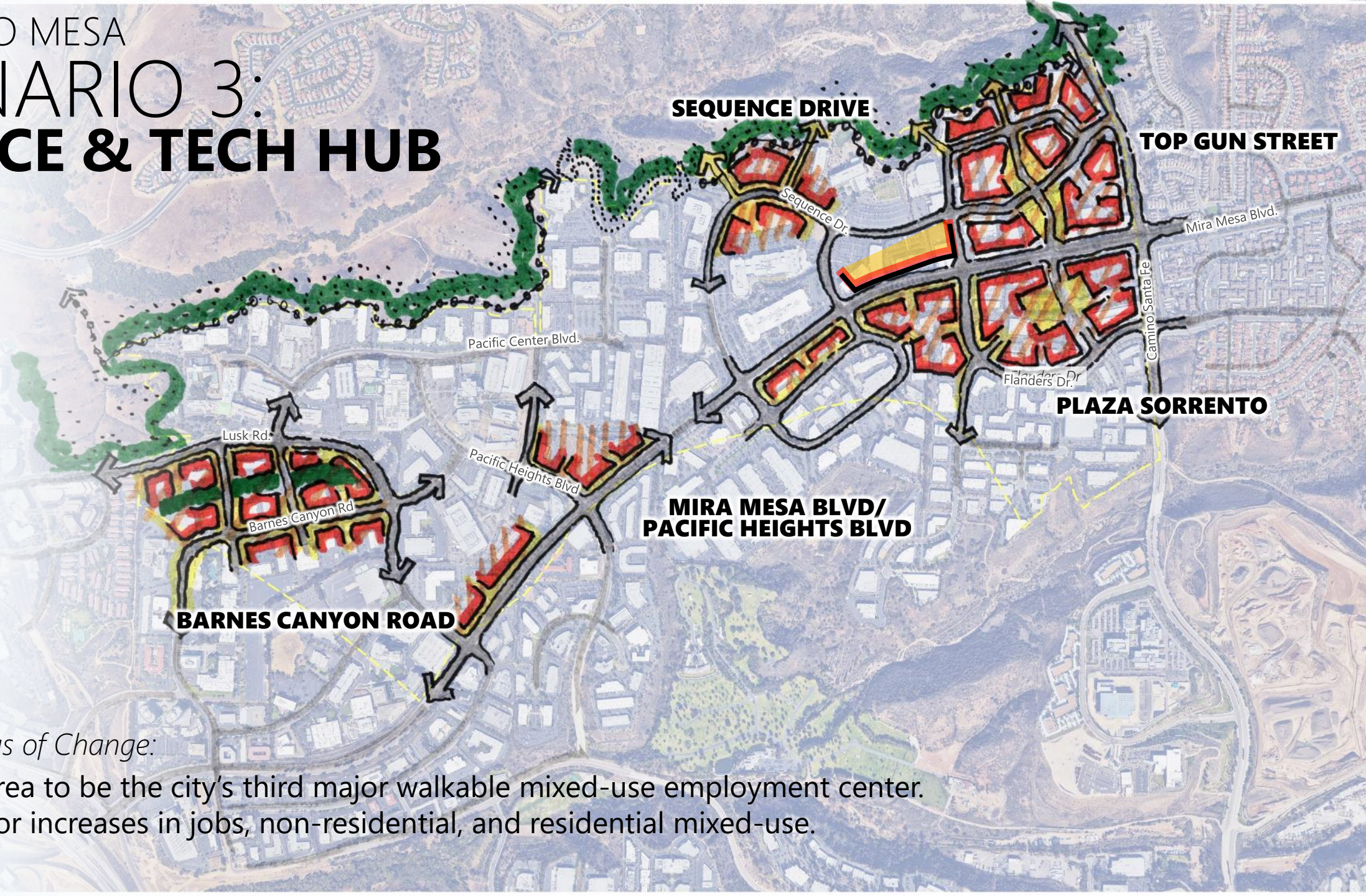


Sequence Drive

SORRENTO MESA

SCENARIO 3:

SCIENCE & TECH HUB



Potential Areas of Change:

- Plan the area to be the city's third major walkable mixed-use employment center.
- Allow major increases in jobs, non-residential, and residential mixed-use.

SCENARIO 3: SCIENCE & TECH HUB



Top Gun Street



Top Gun Street



Top Gun Street

SORRENTO MESA

BARNES CANYON

EXISTING CONDITIONS









SORRENTO MESA

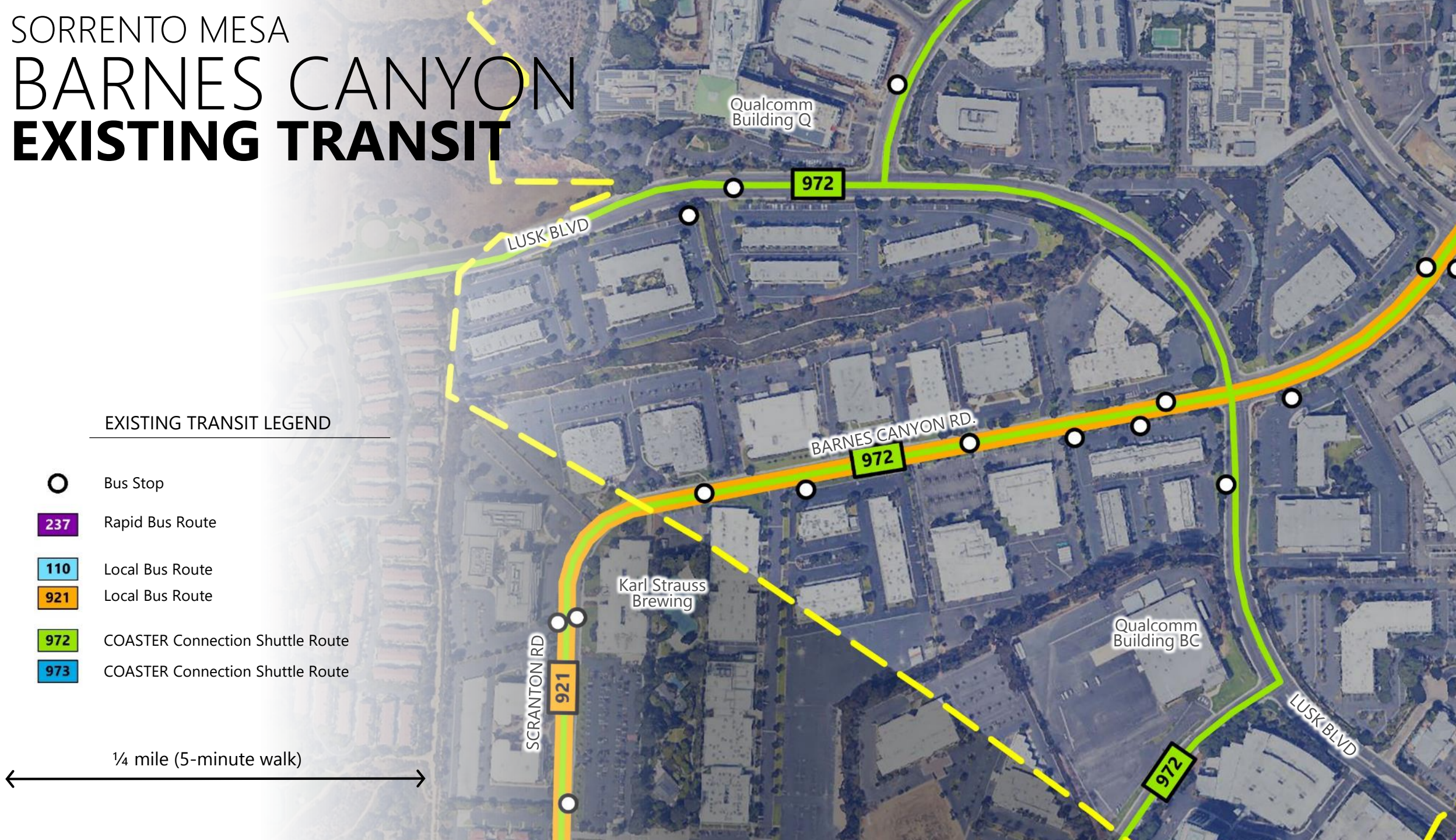
BARNES CANYON

EXISTING TRANSIT

EXISTING TRANSIT LEGEND


-  Bus Stop
-  Rapid Bus Route
-  Local Bus Route
-  Local Bus Route
-  COASTER Connection Shuttle Route
-  COASTER Connection Shuttle Route

1/4 mile (5-minute walk)

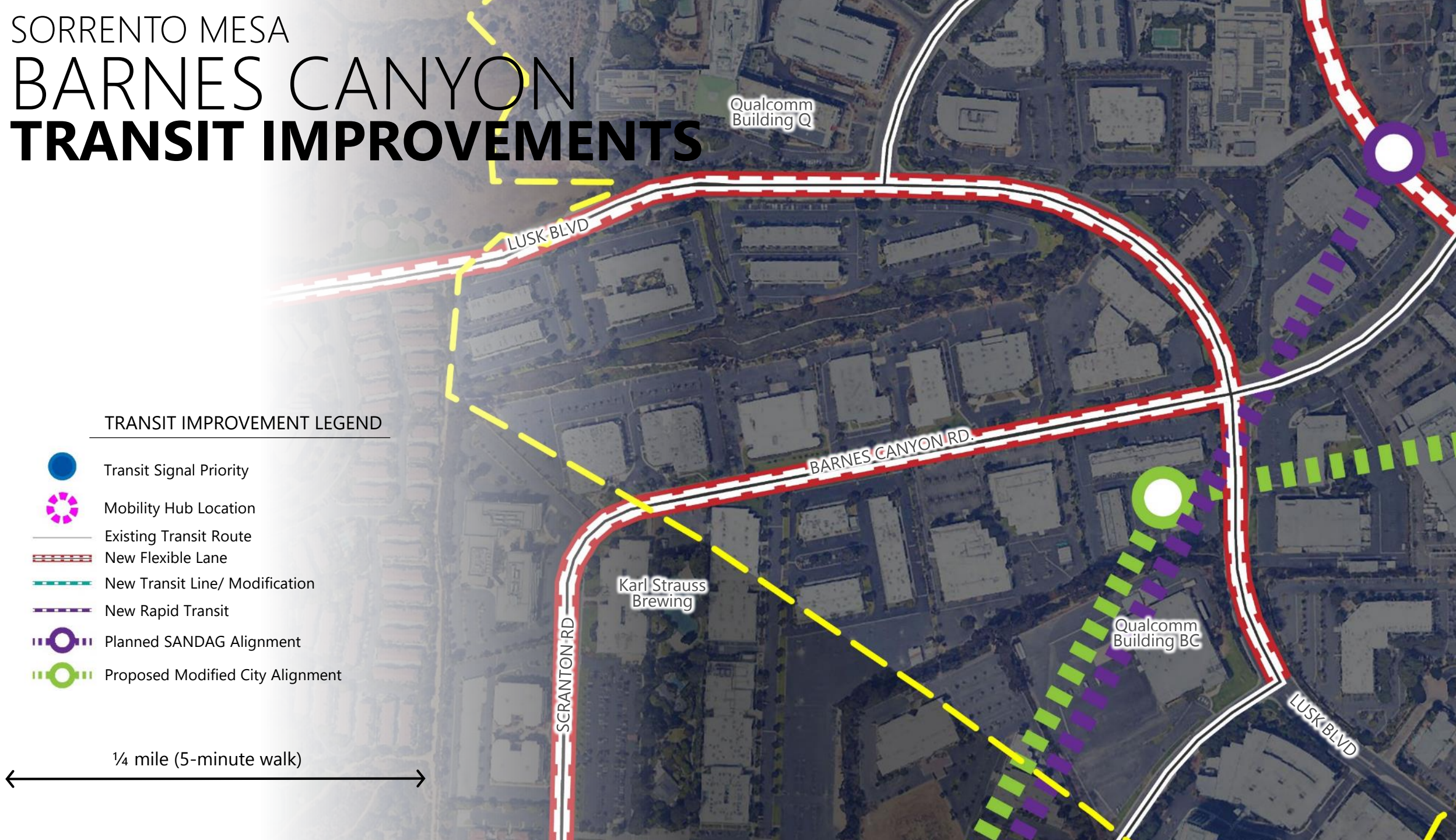


SORRENTO MESA BARNES CANYON TRANSIT IMPROVEMENTS

TRANSIT IMPROVEMENT LEGEND

-  Transit Signal Priority
-  Mobility Hub Location
-  Existing Transit Route
-  New Flexible Lane
-  New Transit Line/ Modification
-  New Rapid Transit
-  Planned SANDAG Alignment
-  Proposed Modified City Alignment

1/4 mile (5-minute walk)

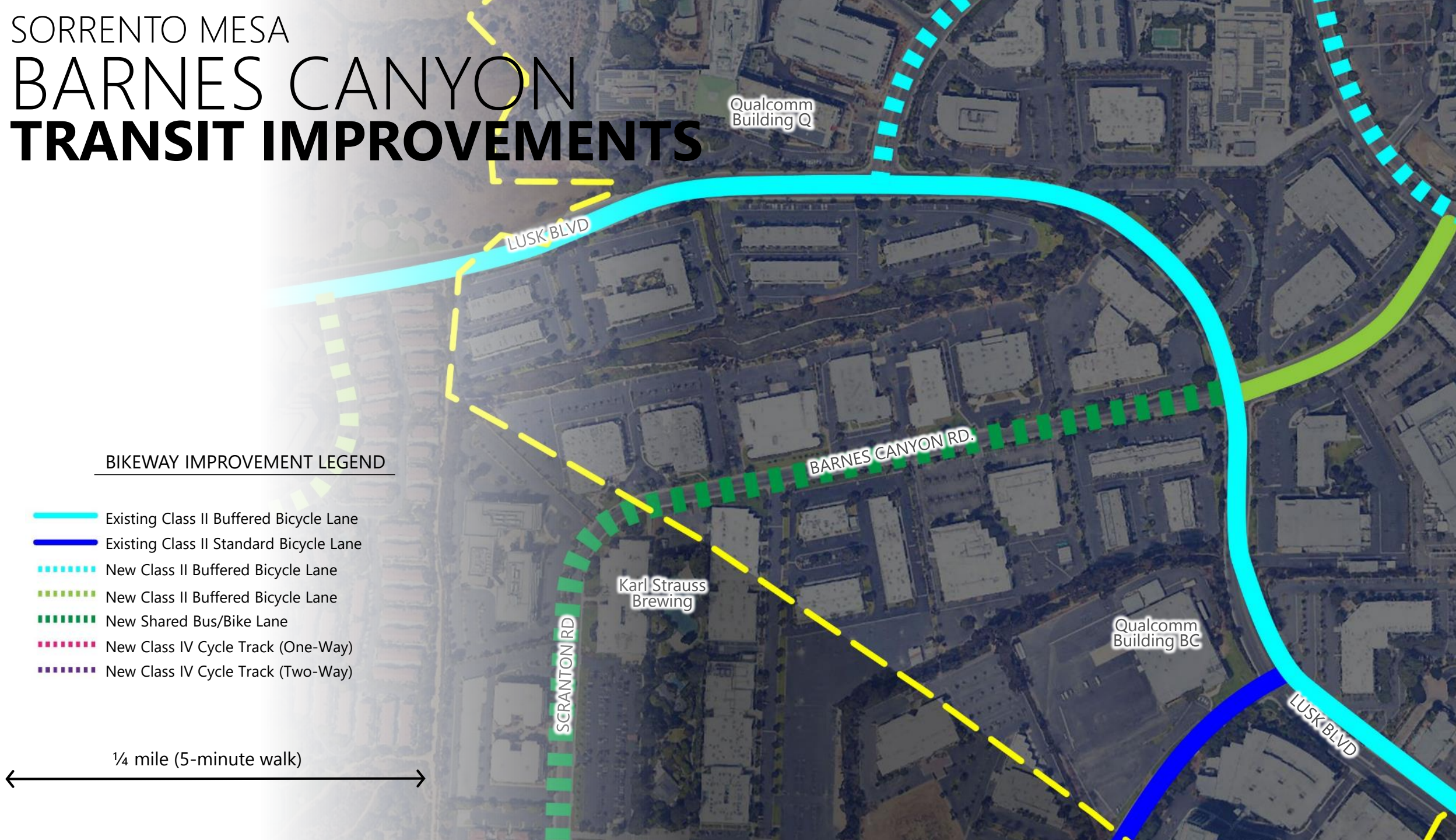


SORRENTO MESA BARNES CANYON TRANSIT IMPROVEMENTS

BIKEWAY IMPROVEMENT LEGEND

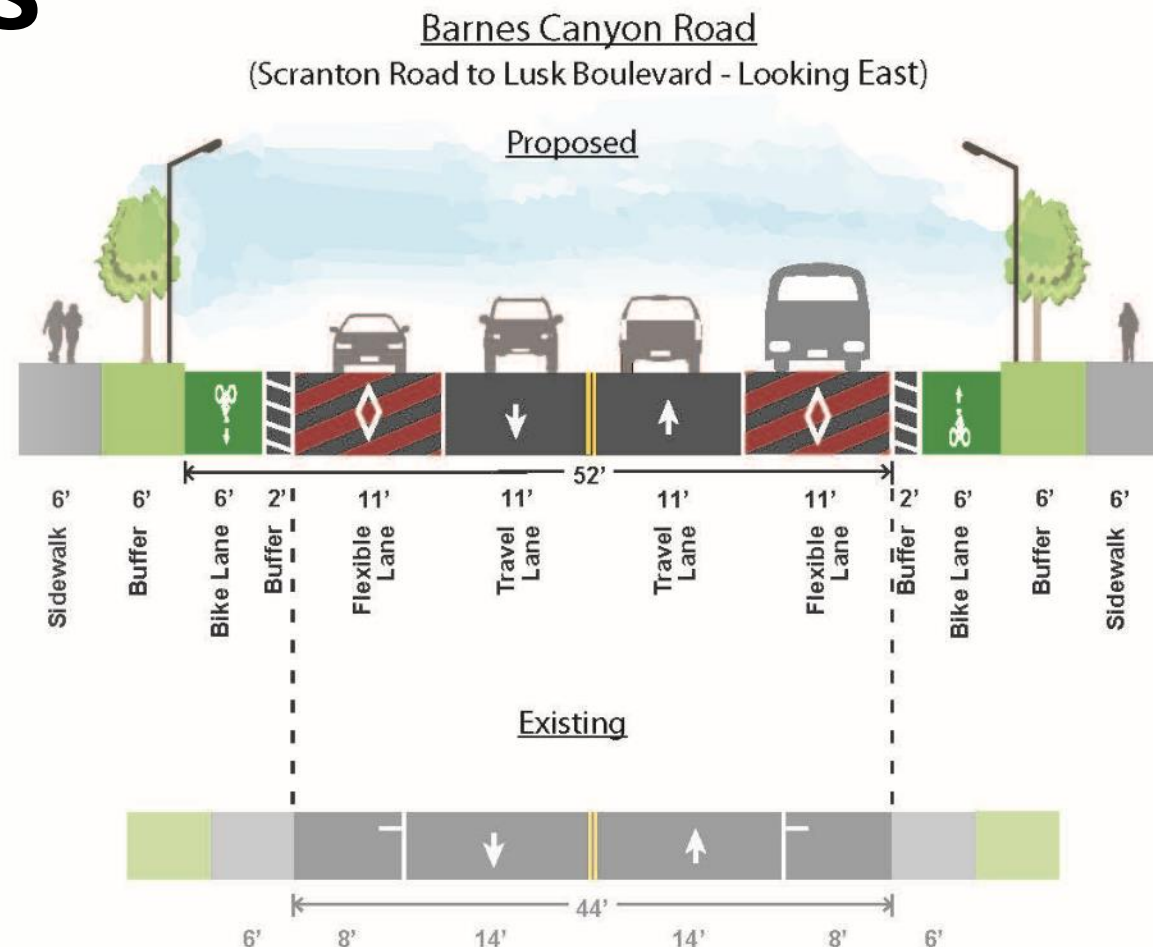
- Existing Class II Buffered Bicycle Lane
- Existing Class II Standard Bicycle Lane
- New Class II Buffered Bicycle Lane
- New Class II Buffered Bicycle Lane
- New Shared Bus/Bike Lane
- New Class IV Cycle Track (One-Way)
- New Class IV Cycle Track (Two-Way)

1/4 mile (5-minute walk)



SORRENTO MESA BARNES CANYON TRANSIT IMPROVEMENTS

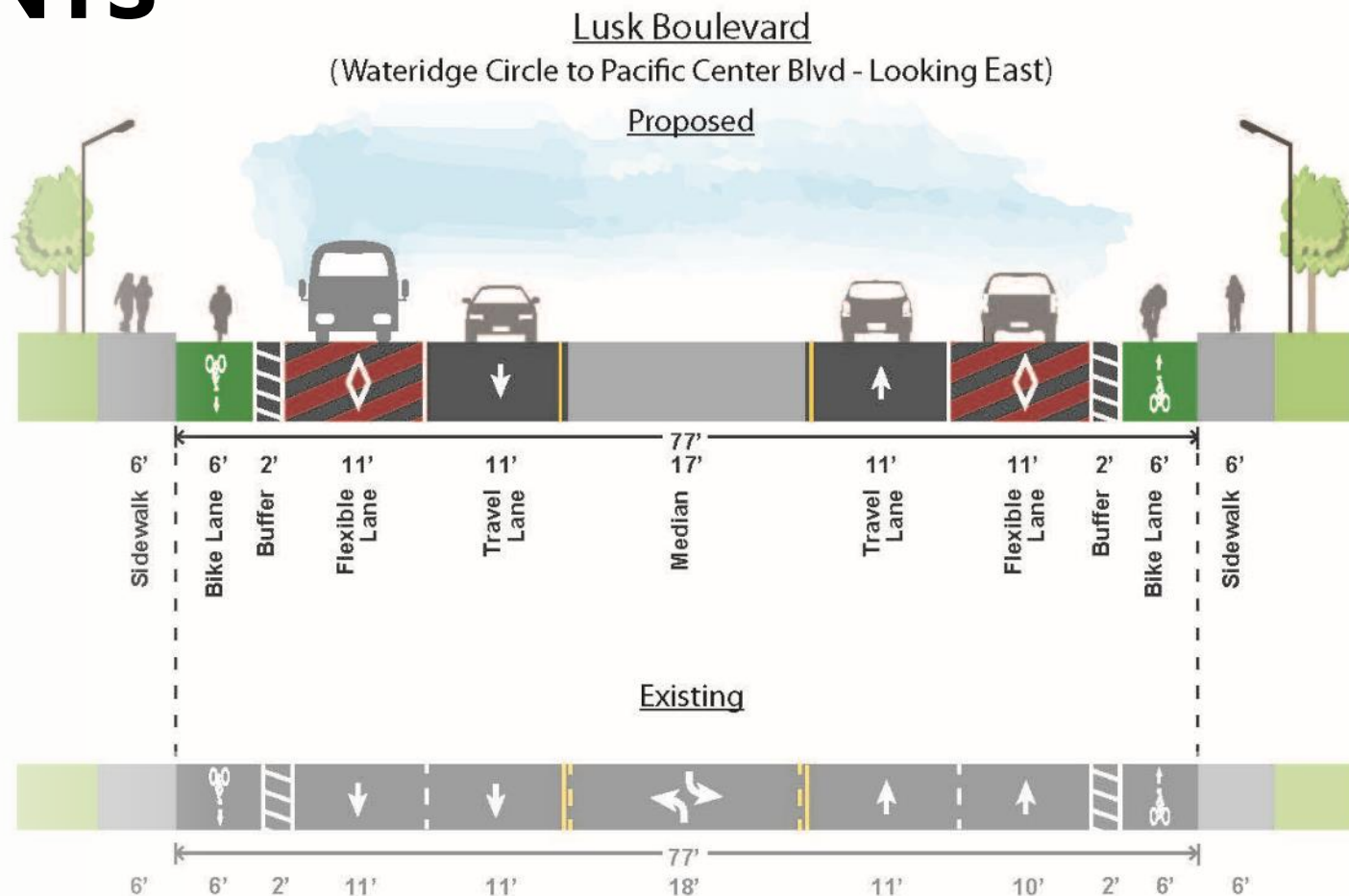
- Increased curb-to-curb width to include buffered bikeways
- Parking removed and lane widths reduced to create flexible lanes in both directions
- Sidewalks moved to opposite side of green buffer



Note: Cross-section shown is taken at most constrained or complex location within the segment limits. Cross-sections for remainder of segment are subject to vary. Dimensions shown are conceptual and used for feasibility assessment only. Landscaping depicted may require the formation of a Maintenance Assessment District (MAD).

SORRENTO MESA BARNES CANYON TRANSIT IMPROVEMENTS

- One travel lane in each direction converted into flexible lanes

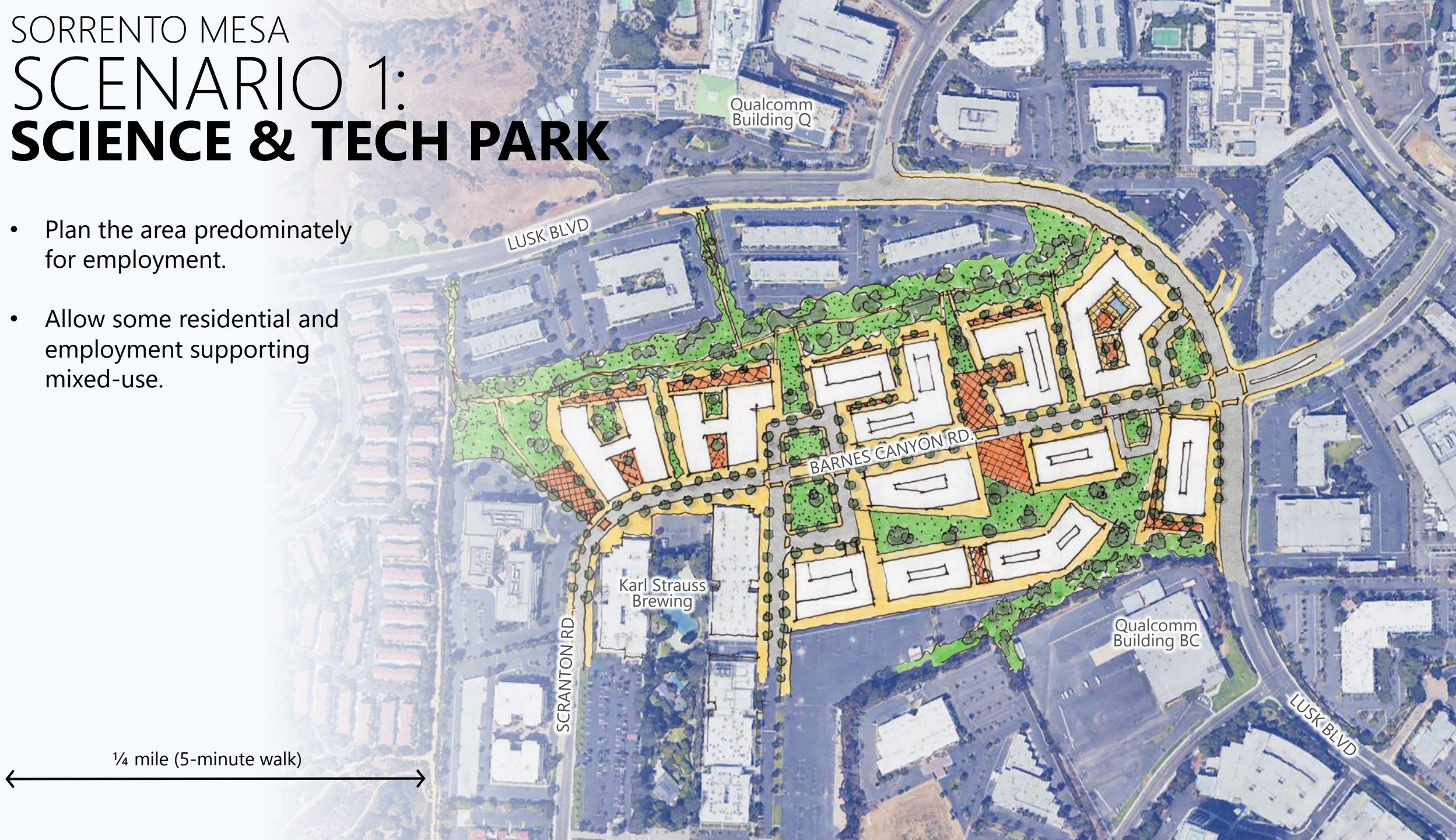


Note: Cross-section shown is taken at most constrained or complex location within the segment limits. Cross-sections for remainder of segment are subject to vary. Dimensions shown are conceptual and used for feasibility assessment only. Landscaping depicted may require the formation of a Maintenance Assessment District (MAD).

SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**

- Plan the area predominately for employment.
- Allow some residential and employment supporting mixed-use.

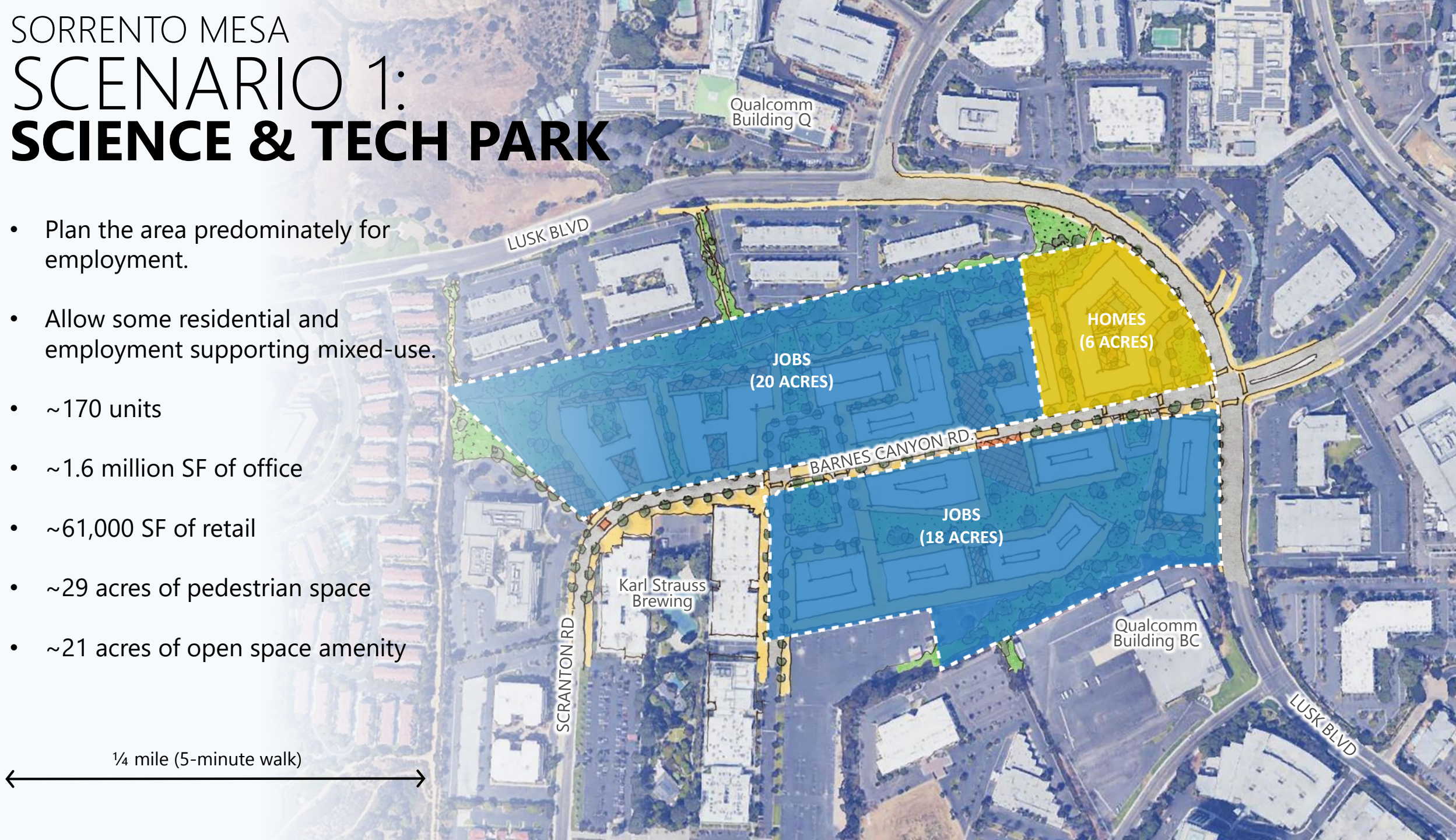


SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**

- Plan the area predominately for employment.
- Allow some residential and employment supporting mixed-use.
- ~170 units
- ~1.6 million SF of office
- ~61,000 SF of retail
- ~29 acres of pedestrian space
- ~21 acres of open space amenity

← ¼ mile (5-minute walk) →



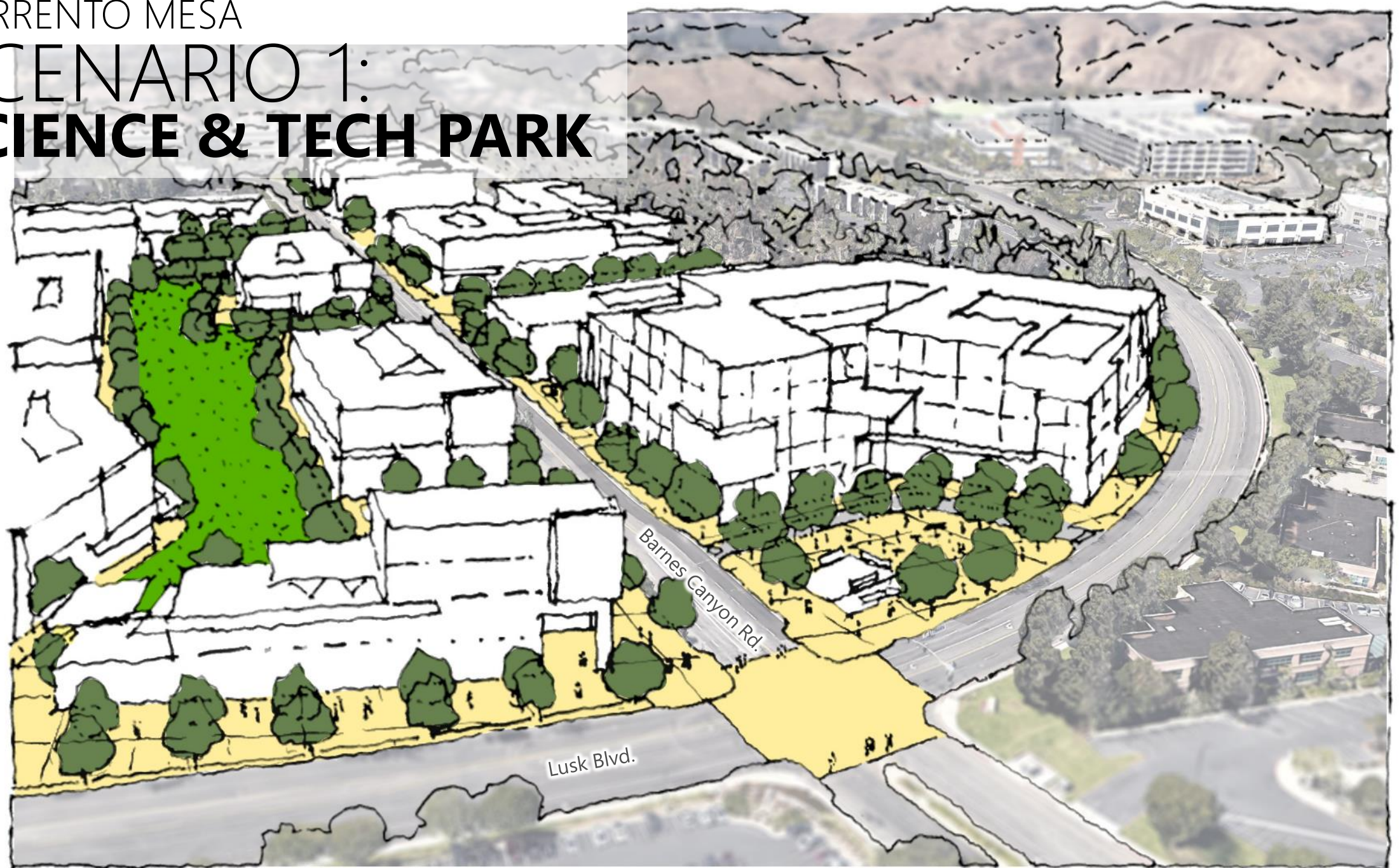
SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**



SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**



EAT



SHOP

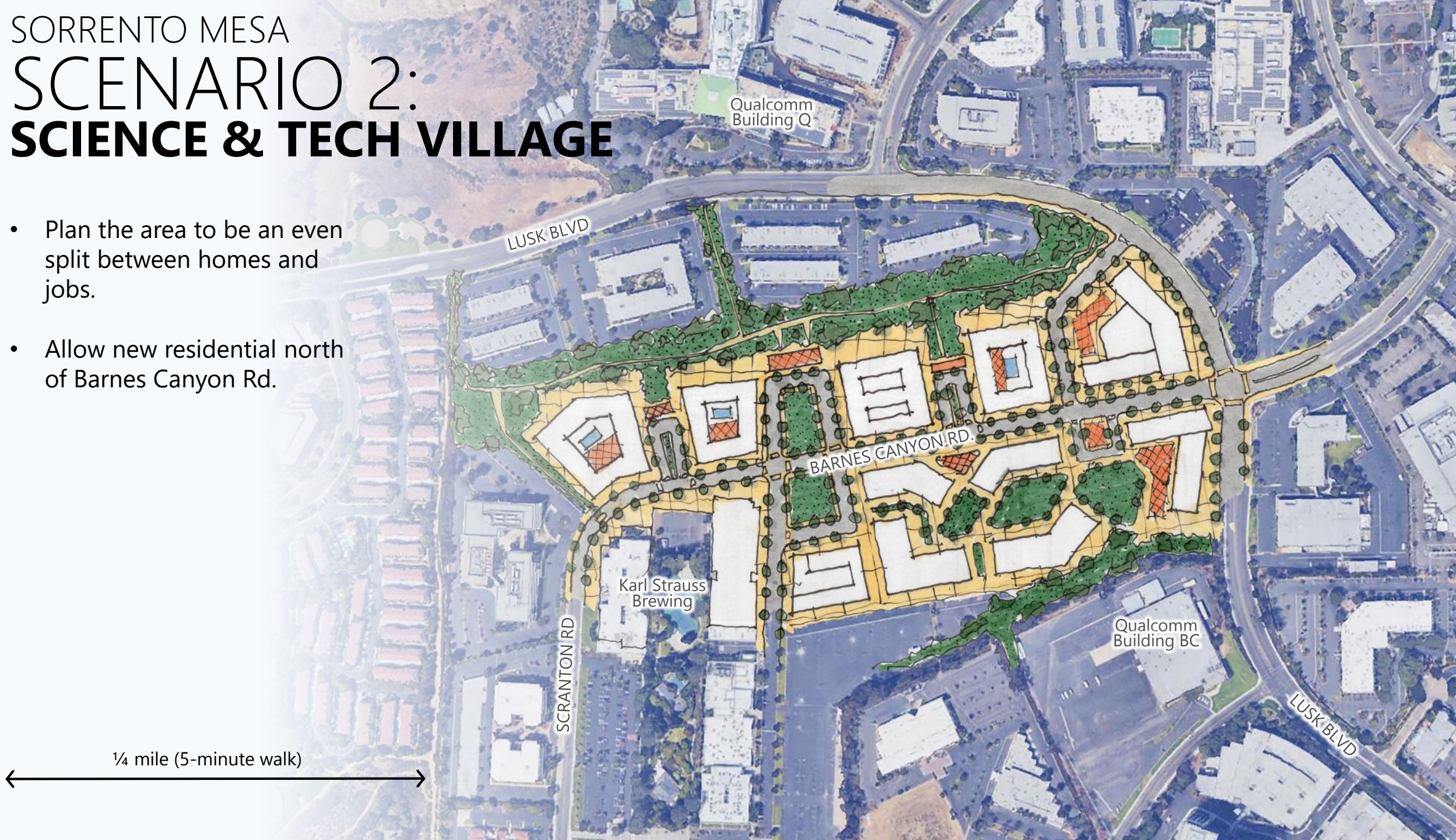


The Point, El Segundo, CA

SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**

- Plan the area to be an even split between homes and jobs.
- Allow new residential north of Barnes Canyon Rd.

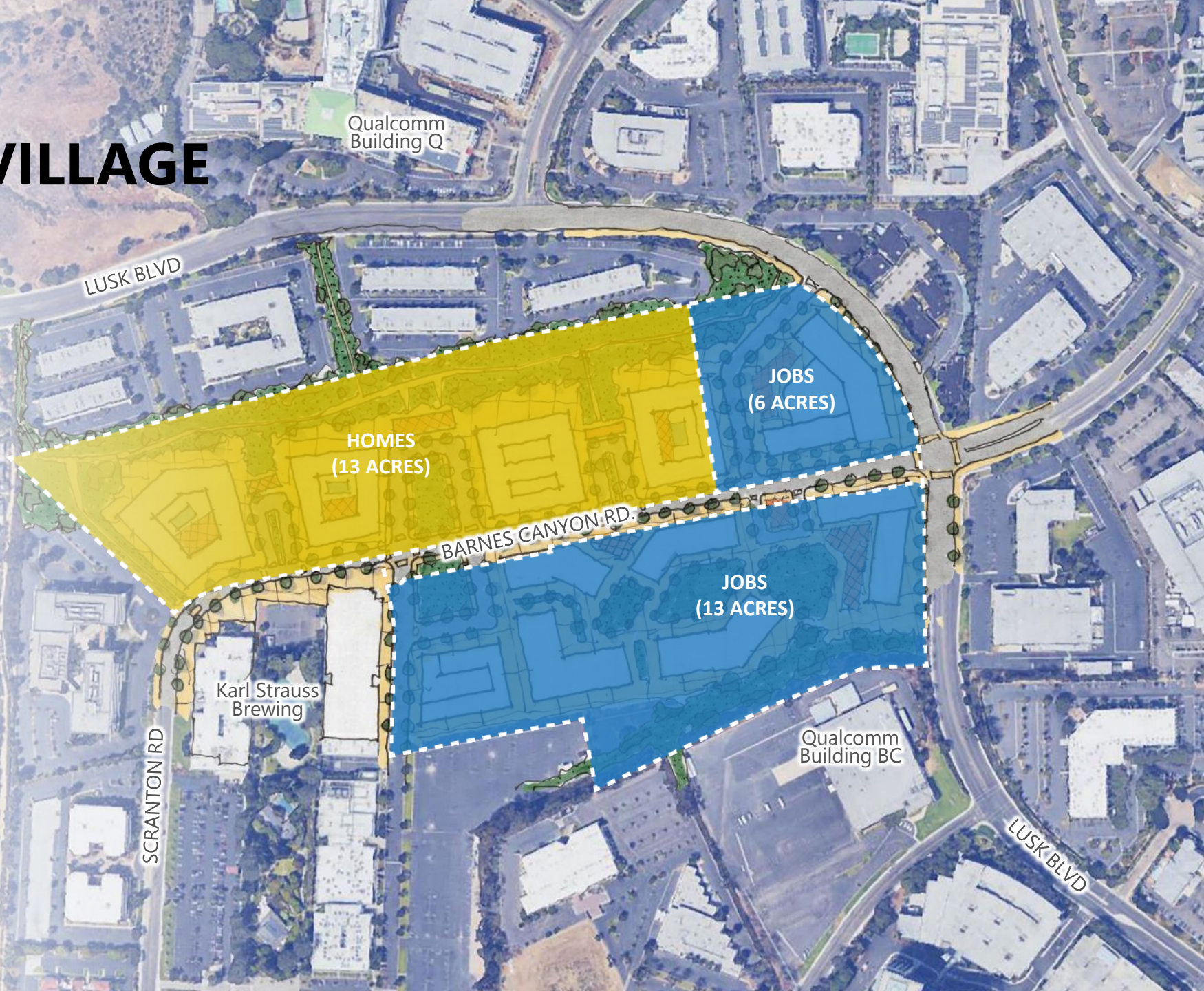


SORRENTO MESA

SCENARIO 2: SCIENCE & TECH VILLAGE

- Plan the area to be an even split between homes and jobs.
- Allow new residential north of Barnes Canyon Rd.
- ~570 units
- ~1.4 million SF of office
- ~30,000 SF of retail
- ~30 acres of pedestrian space
- ~21 acres of open space amenity

← 1/4 mile (5-minute walk) →



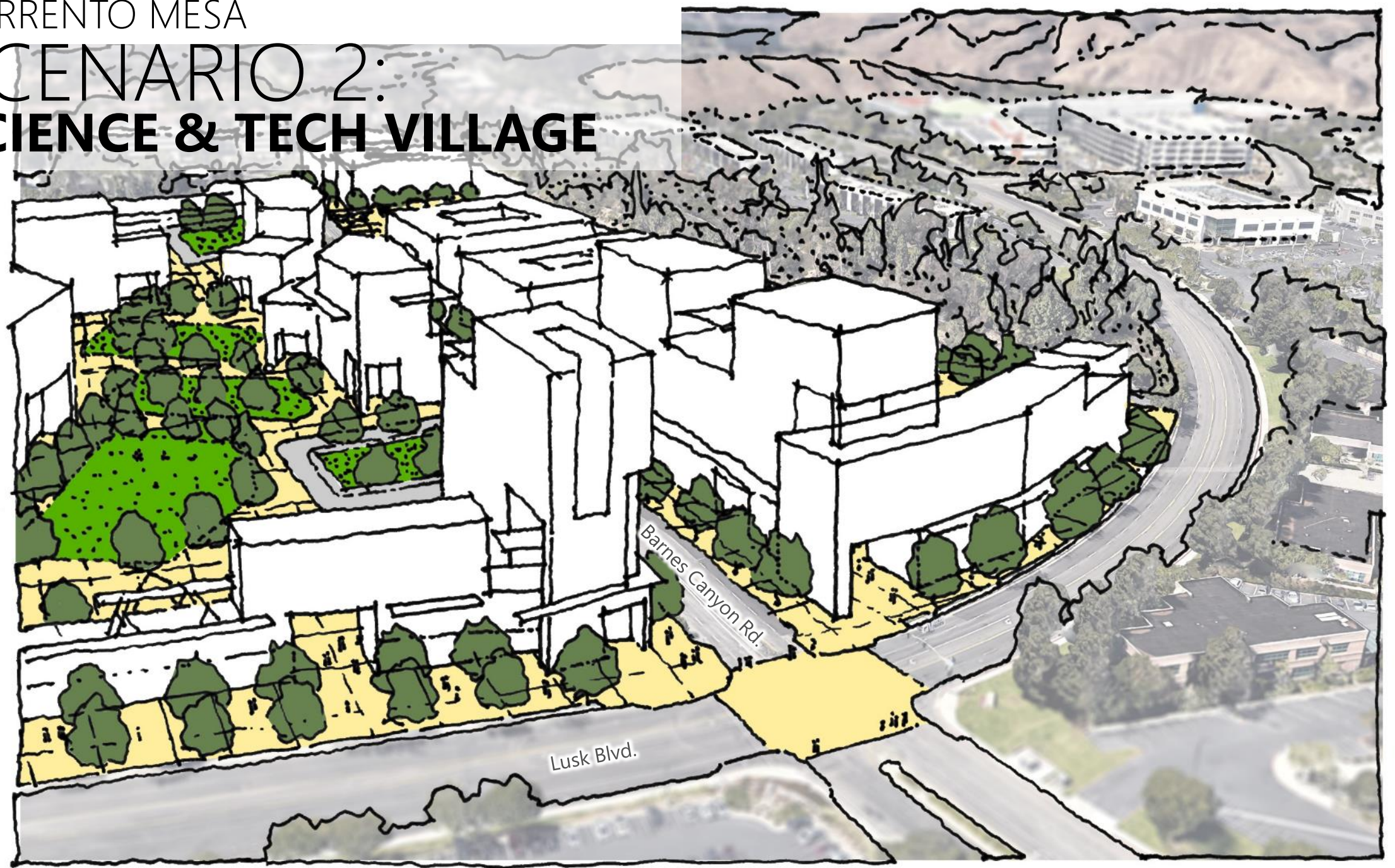
SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**



SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**





LIVE



SHOP

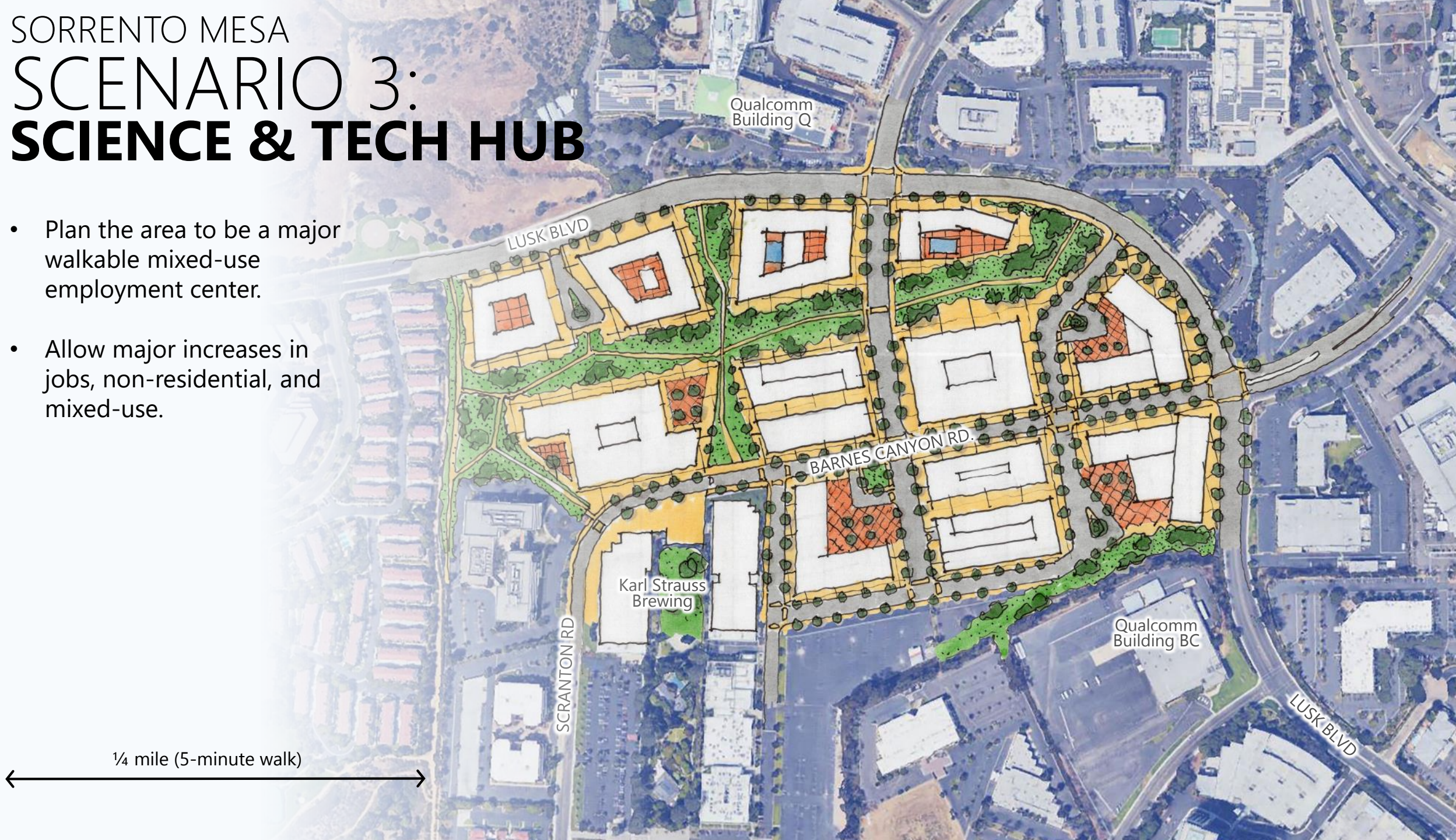
Mission Hills Commons, San Diego, CA

The Runway at Playa Vista, Los Angeles, CA

SORRENTO MESA

SCENARIO 3: **SCIENCE & TECH HUB**

- Plan the area to be a major walkable mixed-use employment center.
- Allow major increases in jobs, non-residential, and mixed-use.

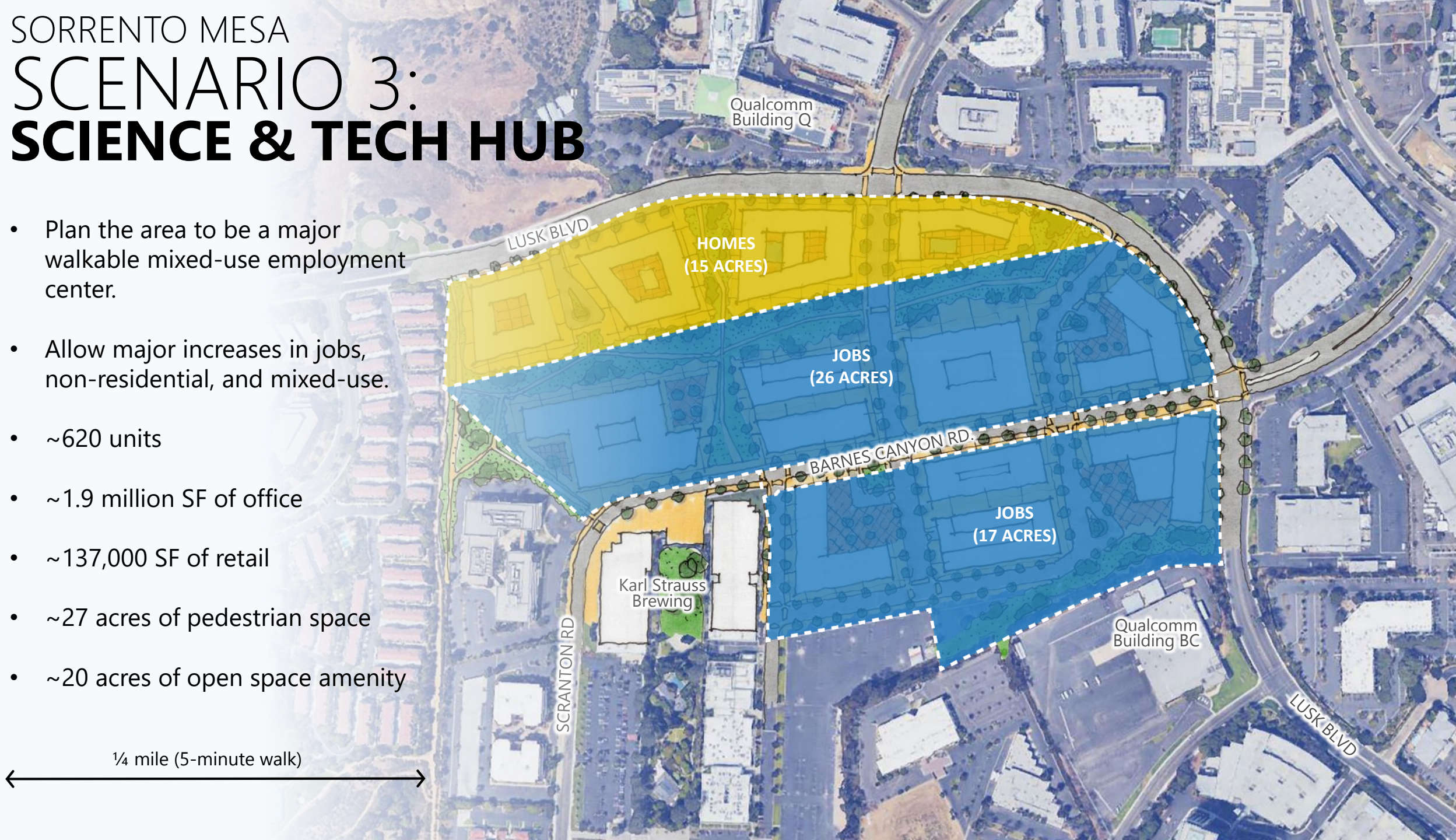


SORRENTO MESA

SCENARIO 3: **SCIENCE & TECH HUB**

- Plan the area to be a major walkable mixed-use employment center.
- Allow major increases in jobs, non-residential, and mixed-use.
- ~620 units
- ~1.9 million SF of office
- ~137,000 SF of retail
- ~27 acres of pedestrian space
- ~20 acres of open space amenity

← ¼ mile (5-minute walk) →



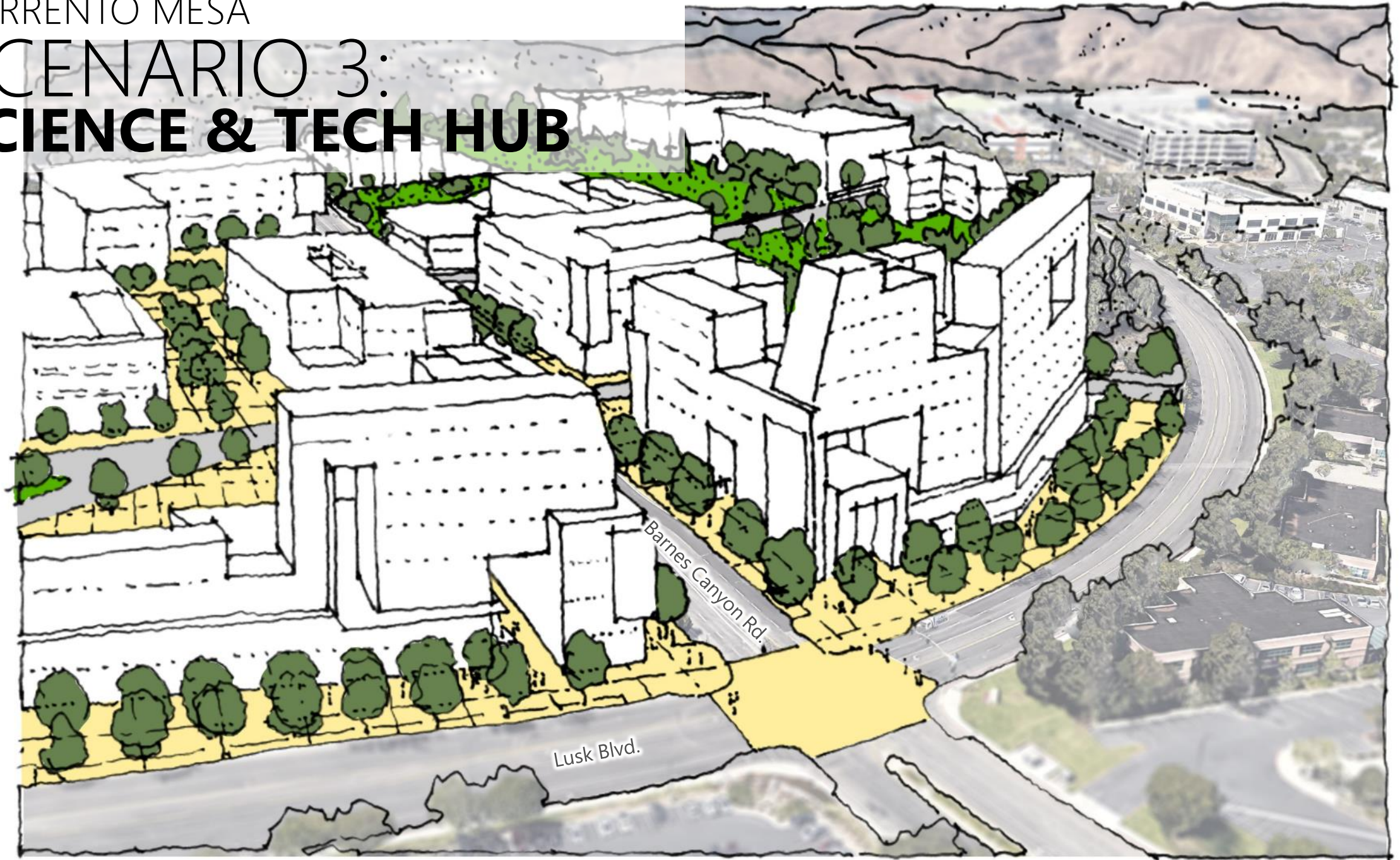
SORRENTO MESA

SCENARIO 3: **SCIENCE & TECH HUB**

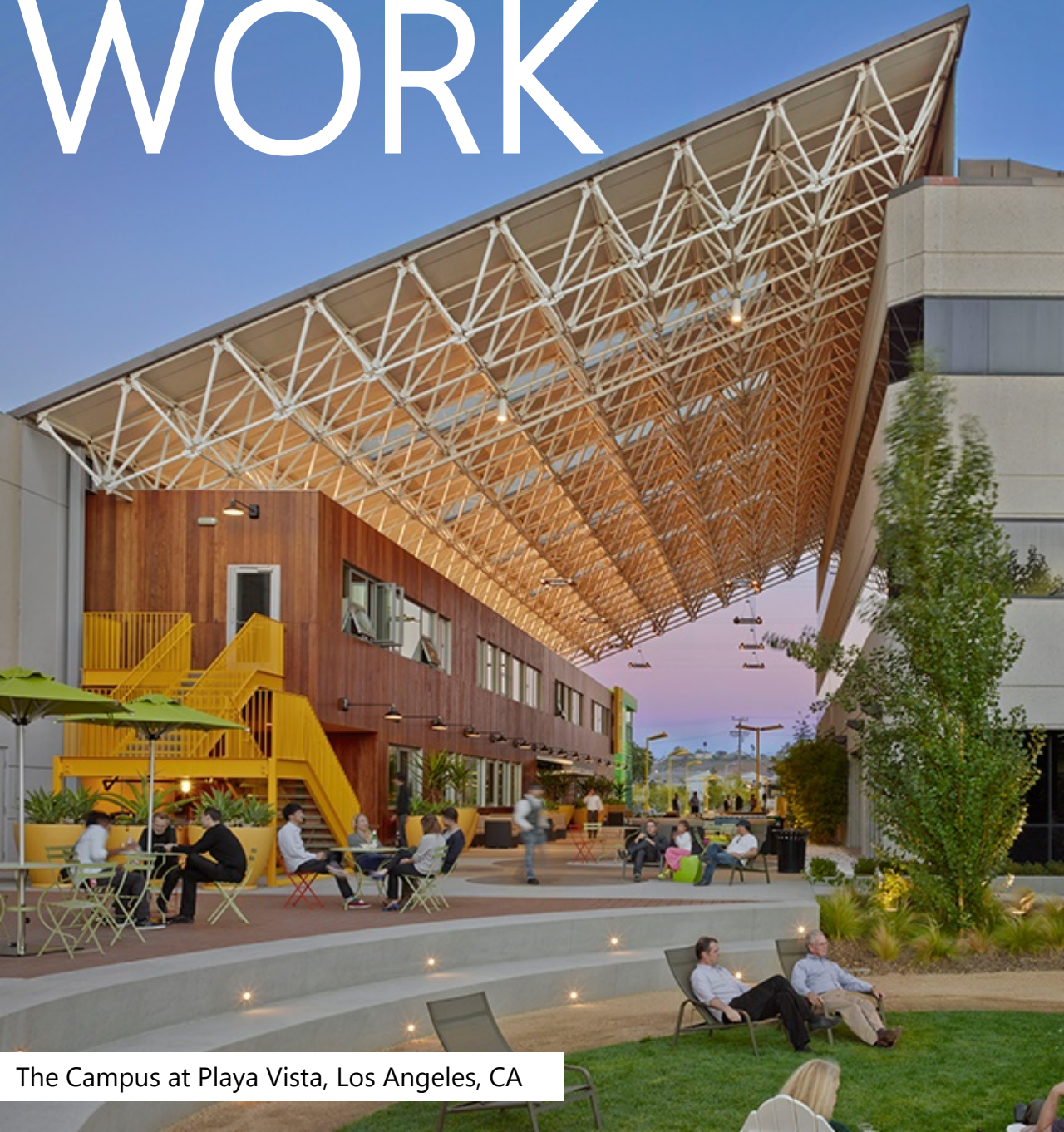


SORRENTO MESA

SCENARIO 3: **SCIENCE & TECH HUB**



WORK



The Campus at Playa Vista, Los Angeles, CA



RECHARGE

One Paseo, San Diego, CA (Photo: Del Mar Times)

SORRENTO MESA
BARNES
CANYON
ROAD



SORRENTO MESA
BARNES
CANYON
ROAD



SORRENTO MESA BARNES CANYON – ALL OPTIONS

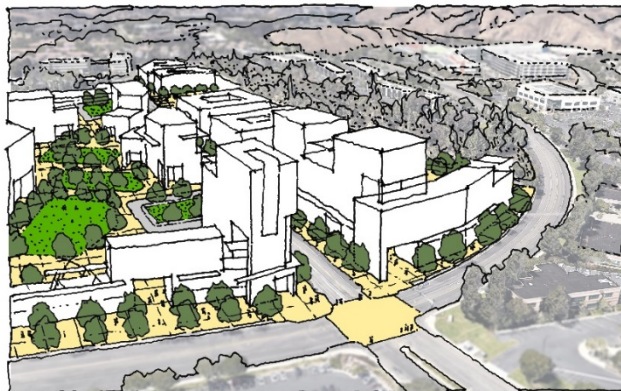
SCENARIO 1: **SCIENCE & TECH PARK**

~170 units
~1.6 million SF of office
~61,000 SF of retail
~29 acres of pedestrian space
~21 acres of open space amenity



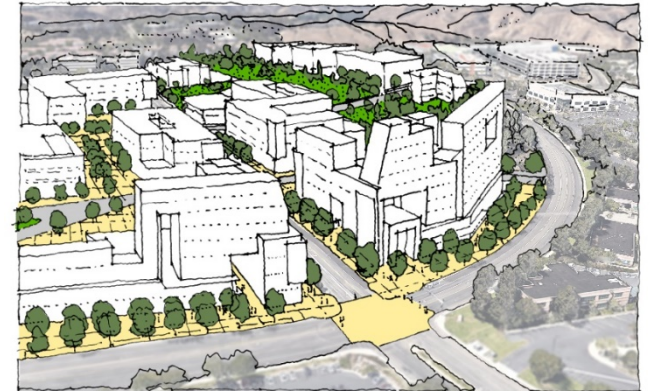
SCENARIO 2: **SCIENCE & TECH VILLAGE**

~570 units
~1.4 million SF of office
~30,000 SF of retail
~30 acres of pedestrian space
~21 acres of open space amenity



SCENARIO 3: **SCIENCE & TECH HUB**

~620 units
~1.9 million SF of office
~137,000 SF of retail
~27 acres of pedestrian space
~20 acres of open space amenity



SORRENTO MESA PLAZA SORRENTO **EXISTING CONDITIONS**

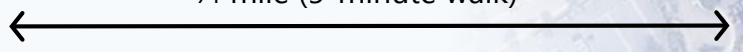


Mira Mesa Blvd.

Camino Santa Fe

Flanders Dr

1/4 mile (5-minute walk)









SORRENTO MESA

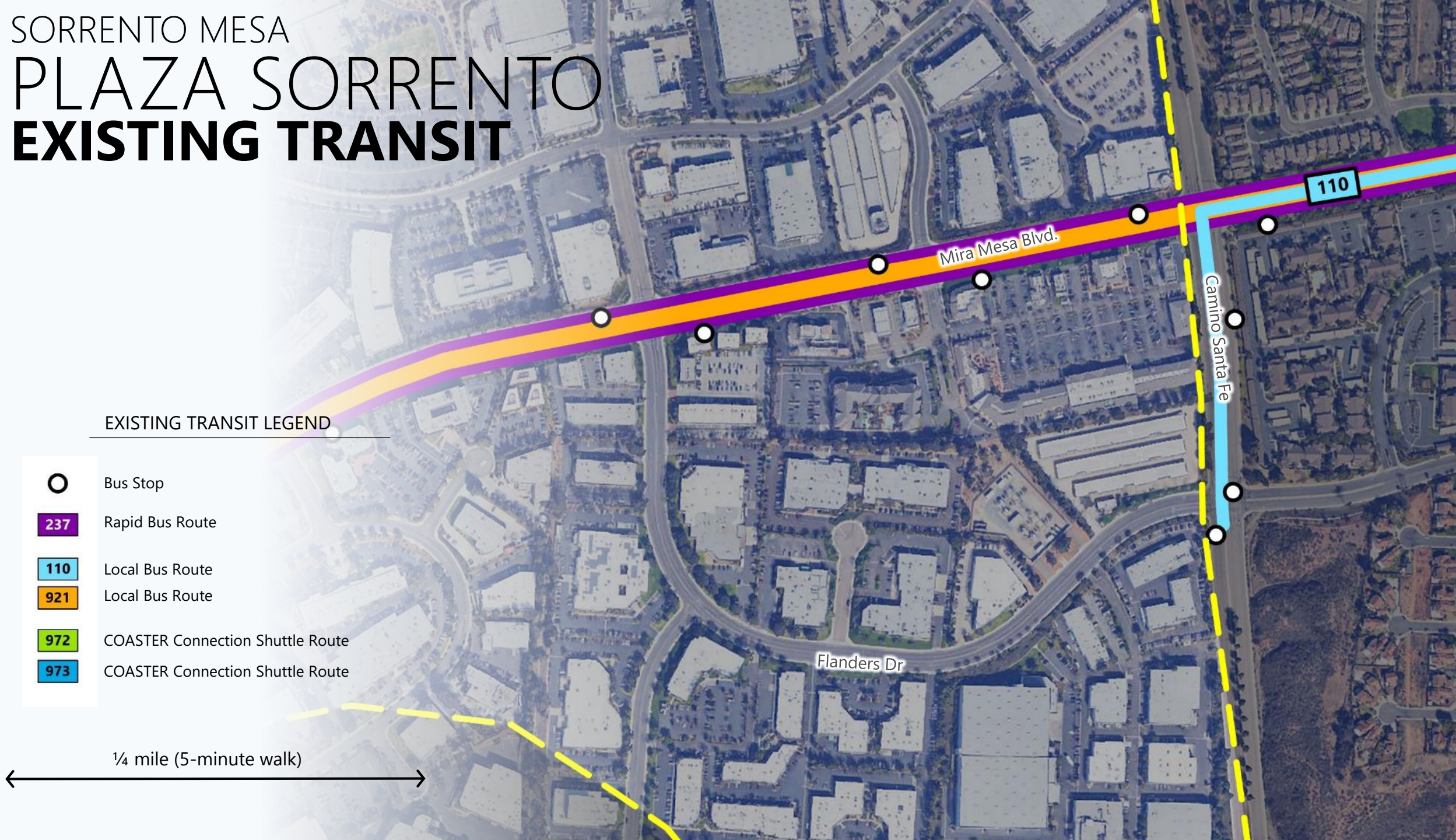
PLAZA SORRENTO

EXISTING TRANSIT

EXISTING TRANSIT LEGEND

-  Bus Stop
-  Rapid Bus Route
-  Local Bus Route
-  Local Bus Route
-  COASTER Connection Shuttle Route
-  COASTER Connection Shuttle Route

¼ mile (5-minute walk)



SORRENTO MESA PLAZA SORRENTO TRANSIT IMPROVEMENTS

TRANSIT IMPROVEMENT LEGEND



Transit Signal Priority



Mobility Hub Location



Existing Transit Route



New Bus/Flexible Lane/ Queue Jump Lane



New Transit Line/ Modification



New Rapid Transit



Planned SANDAG Alignment



Proposed Modified City Alignment

1/4 mile (5-minute walk)



Mira Mesa Blvd.

Camino Santa Fe

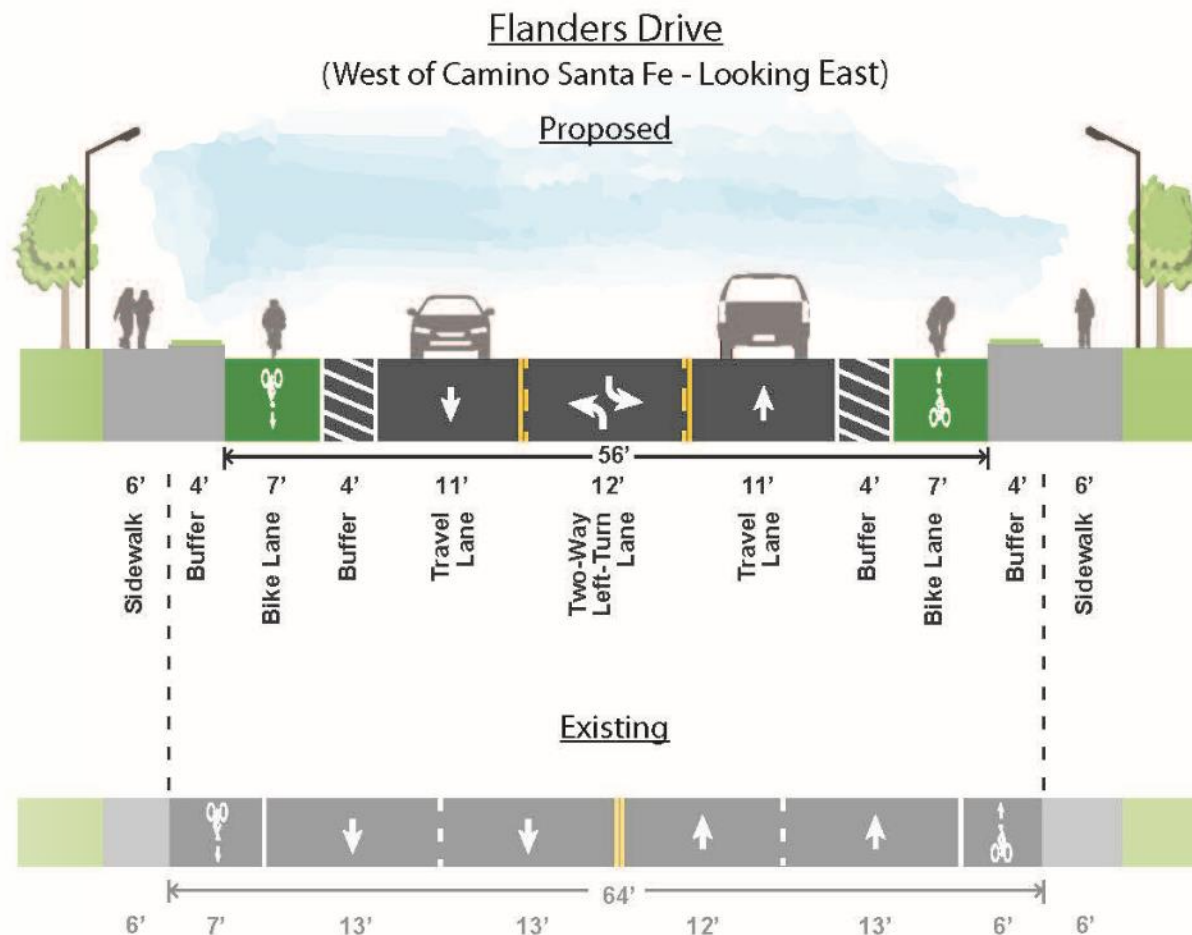
Flanders Dr

SORRENTO MESA

PLAZA SORRENTO

TRANSIT IMPROVEMENTS

- Buffered bikeway
- Road diet (4 to 3 lanes)



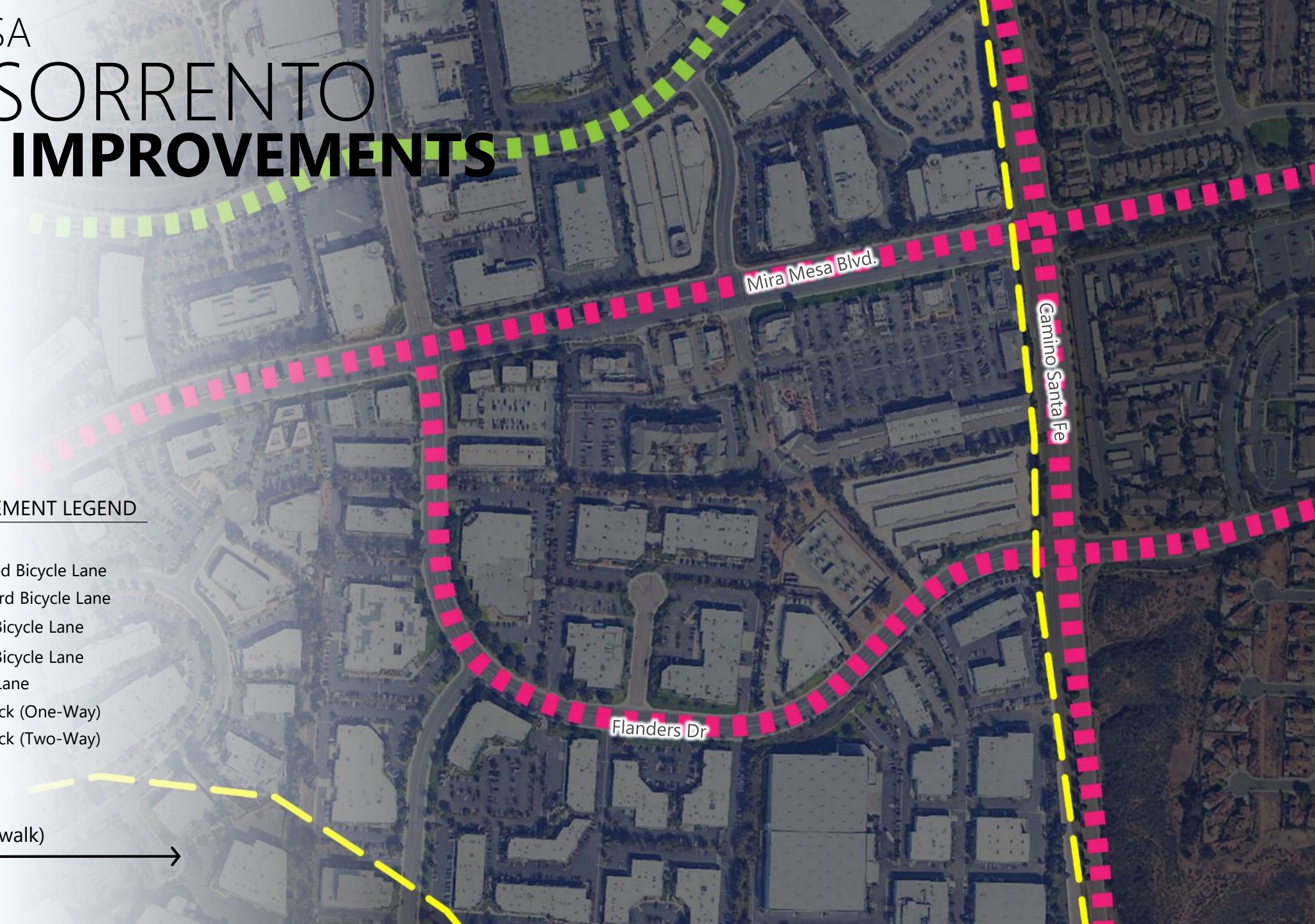
Note: Cross-section shown is taken at most constrained or complex location within the segment limits. Cross-sections for remainder of segment are subject to vary. Dimensions shown are conceptual and used for feasibility assessment only. Landscaping depicted may require the formation of a Maintenance Assessment District (MAD).

SORRENTO MESA PLAZA SORRENTO BIKEWAY IMPROVEMENTS

BIKEWAY IMPROVEMENT LEGEND

- Existing Class II Buffered Bicycle Lane
- Existing Class II Standard Bicycle Lane
- New Class II Buffered Bicycle Lane
- New Class II Buffered Bicycle Lane
- New Shared Bus/Bike Lane
- New Class IV Cycle Track (One-Way)
- New Class IV Cycle Track (Two-Way)

1/4 mile (5-minute walk)

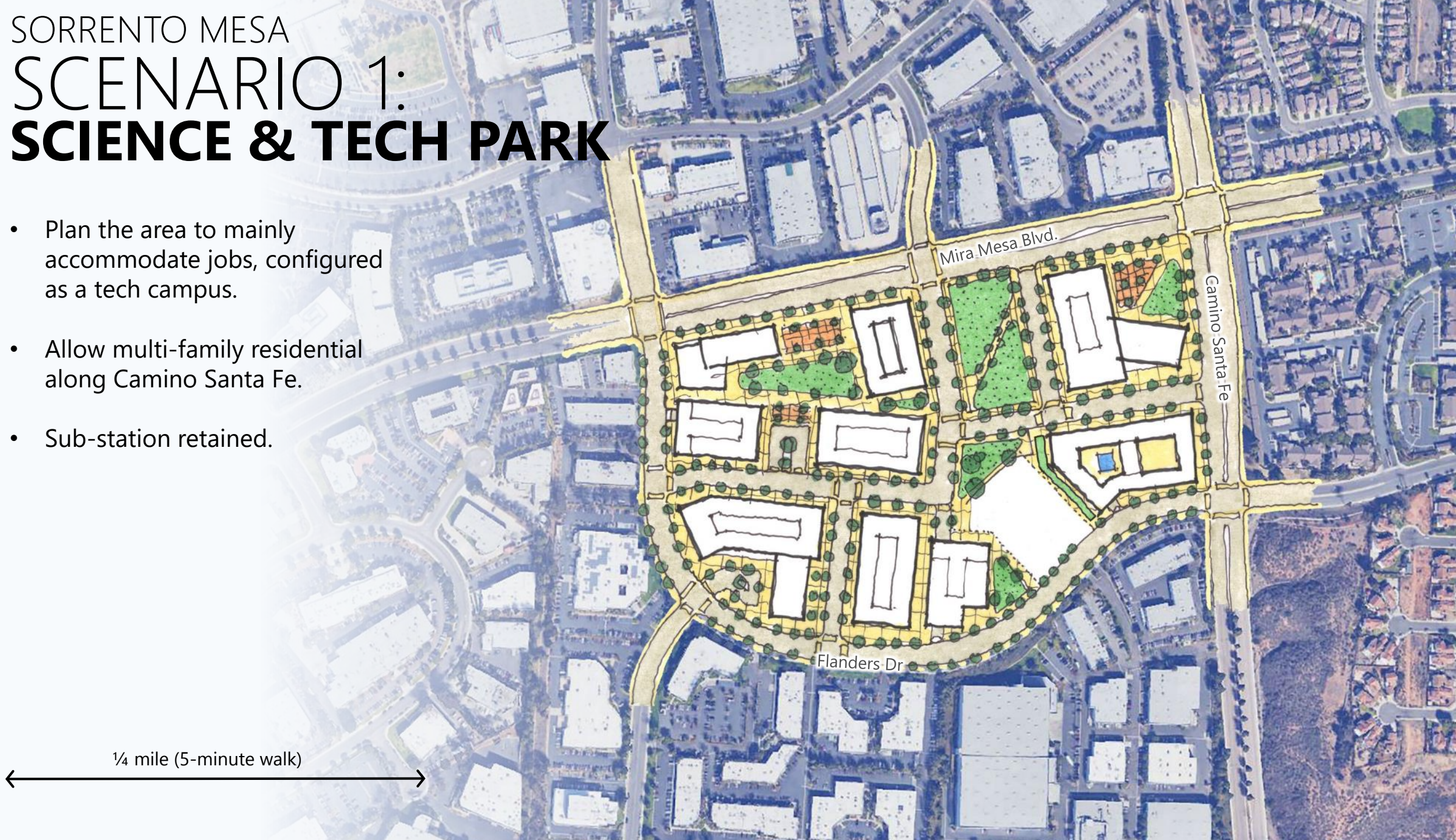


SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**

- Plan the area to mainly accommodate jobs, configured as a tech campus.
- Allow multi-family residential along Camino Santa Fe.
- Sub-station retained.

← ¼ mile (5-minute walk) →

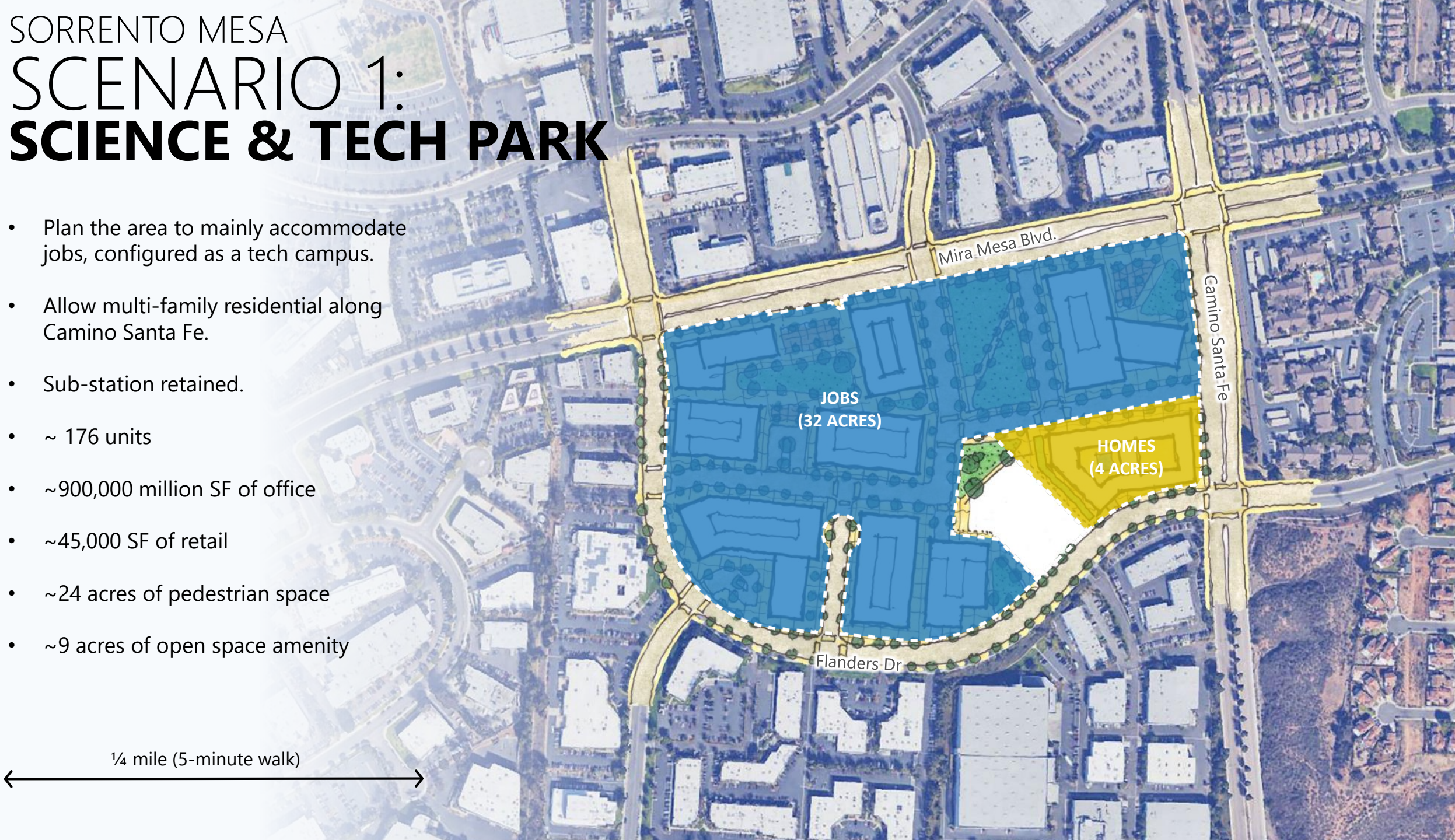


SORRENTO MESA

SCENARIO 1: SCIENCE & TECH PARK

- Plan the area to mainly accommodate jobs, configured as a tech campus.
- Allow multi-family residential along Camino Santa Fe.
- Sub-station retained.
- ~ 176 units
- ~900,000 million SF of office
- ~45,000 SF of retail
- ~24 acres of pedestrian space
- ~9 acres of open space amenity

← ¼ mile (5-minute walk) →



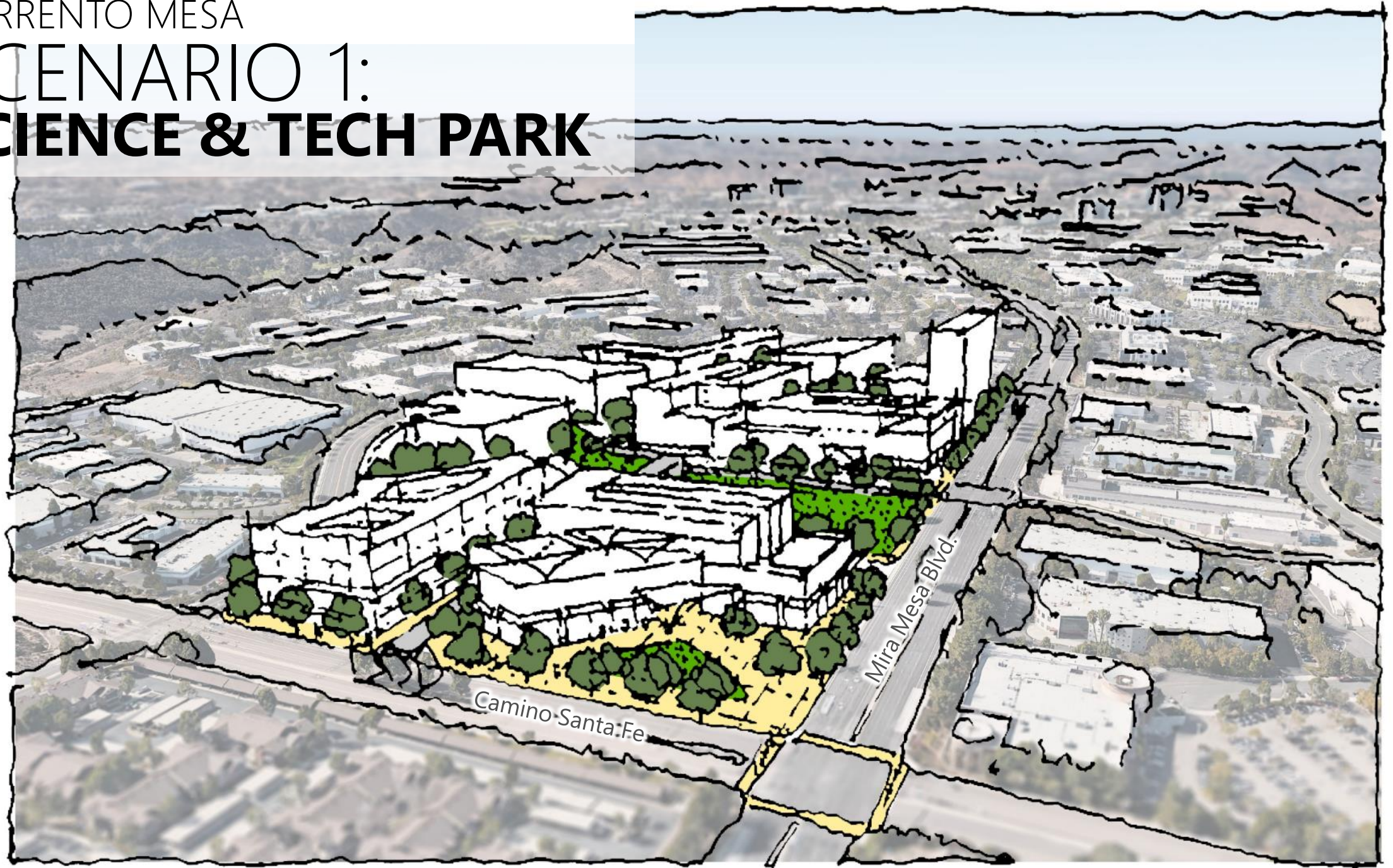
SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**



SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**

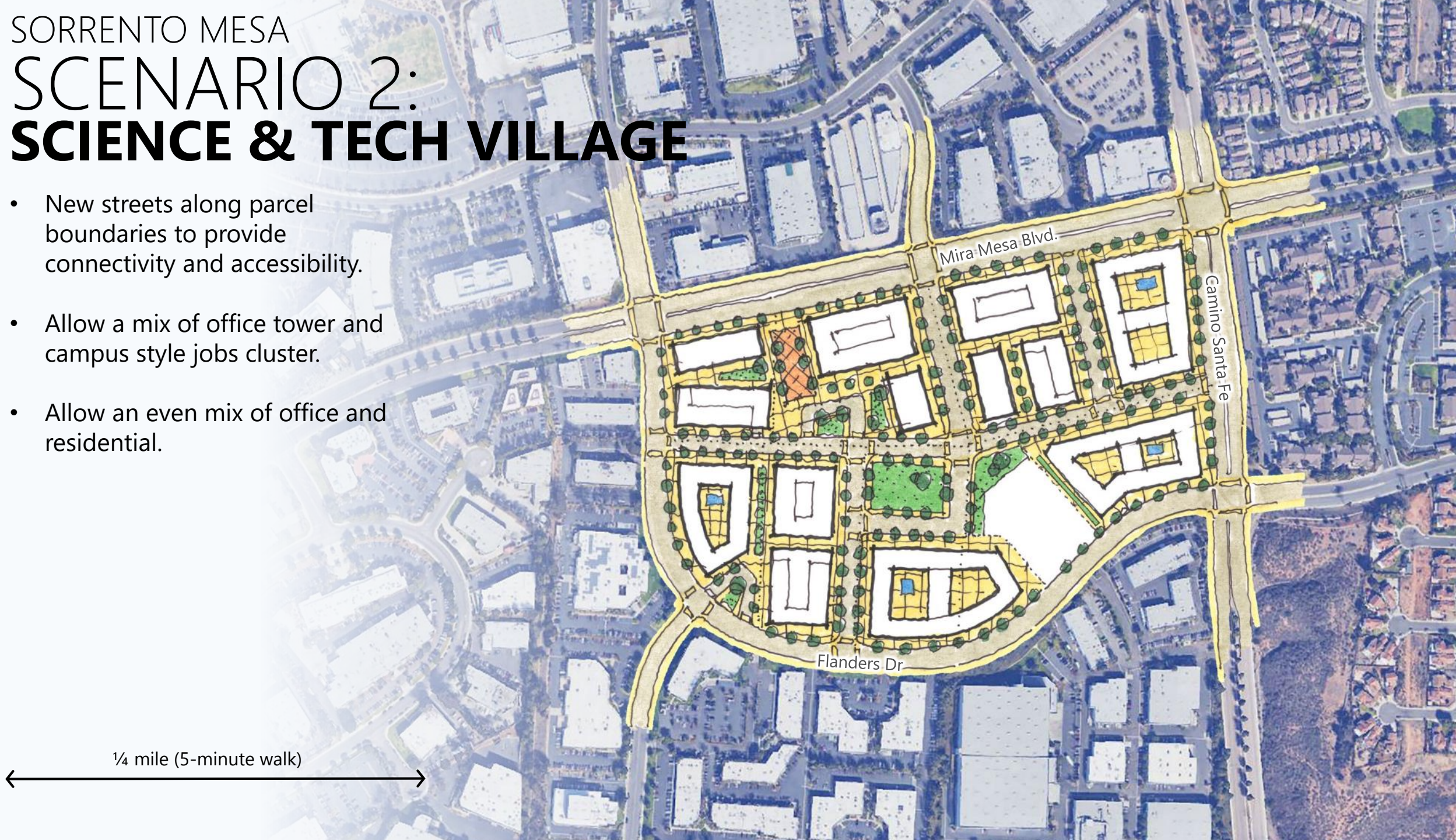


SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**

- New streets along parcel boundaries to provide connectivity and accessibility.
- Allow a mix of office tower and campus style jobs cluster.
- Allow an even mix of office and residential.

← 1/4 mile (5-minute walk) →

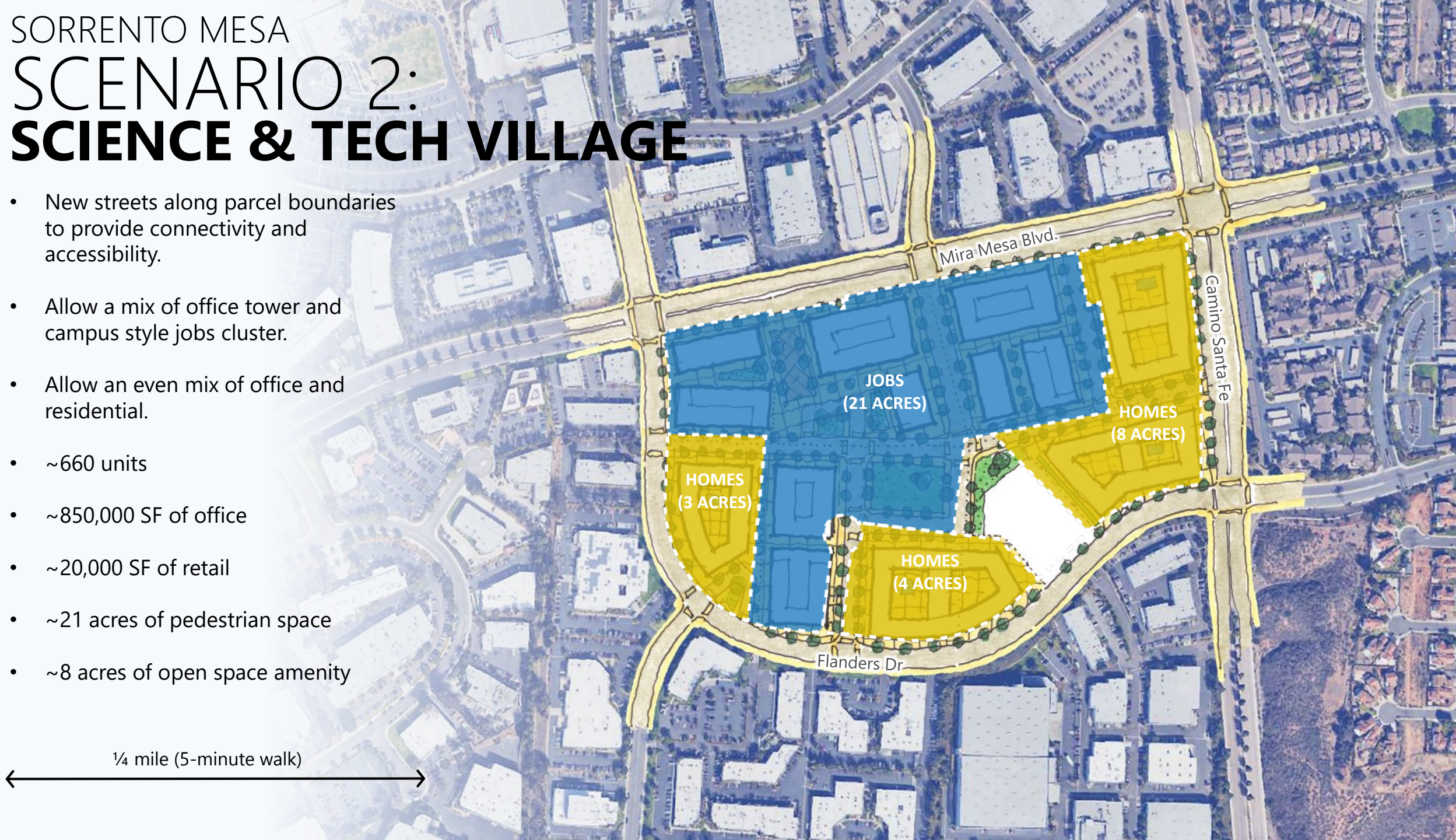


SORRENTO MESA

SCENARIO 2: SCIENCE & TECH VILLAGE

- New streets along parcel boundaries to provide connectivity and accessibility.
- Allow a mix of office tower and campus style jobs cluster.
- Allow an even mix of office and residential.
- ~660 units
- ~850,000 SF of office
- ~20,000 SF of retail
- ~21 acres of pedestrian space
- ~8 acres of open space amenity

← ¼ mile (5-minute walk) →



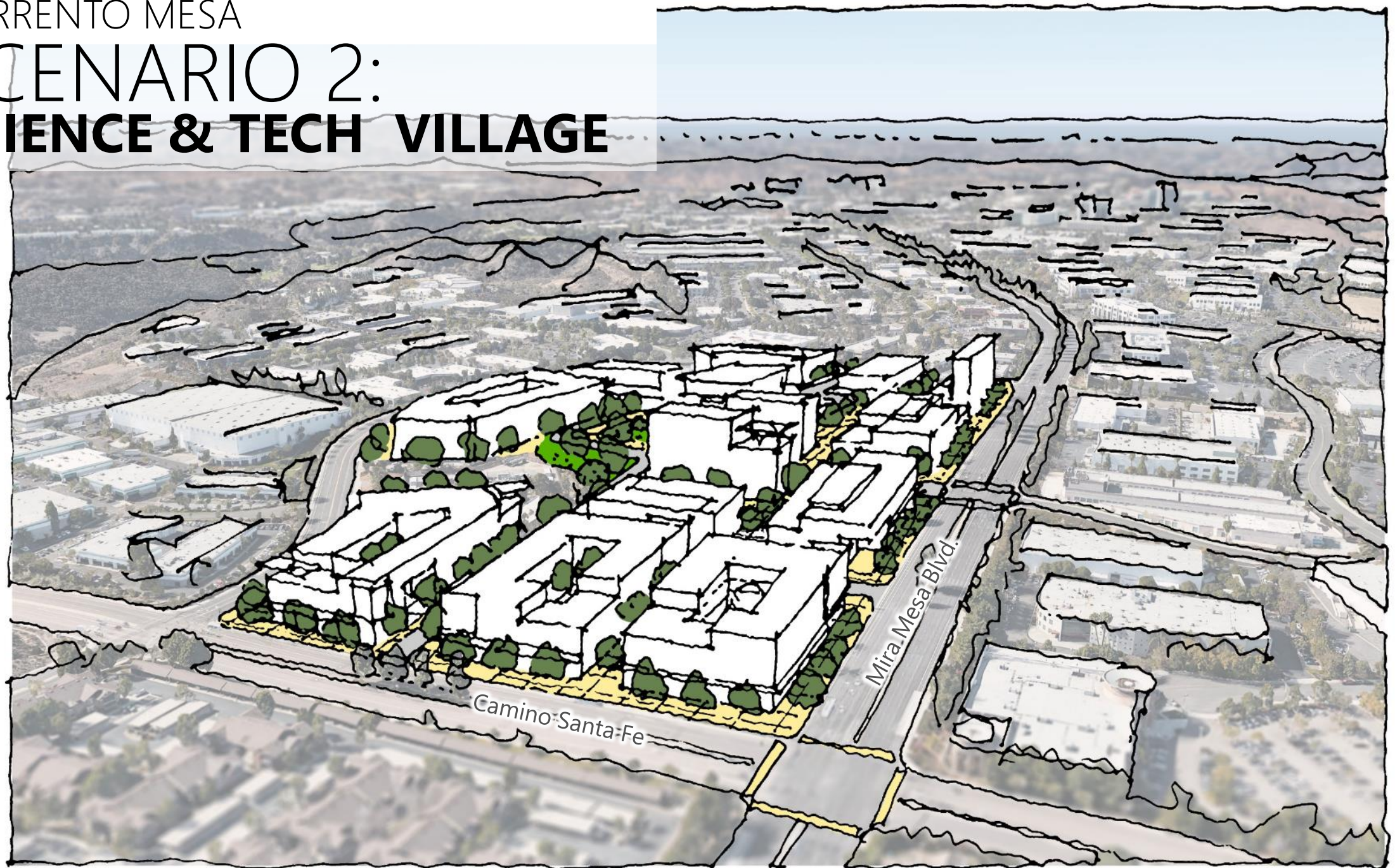
SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**



SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**

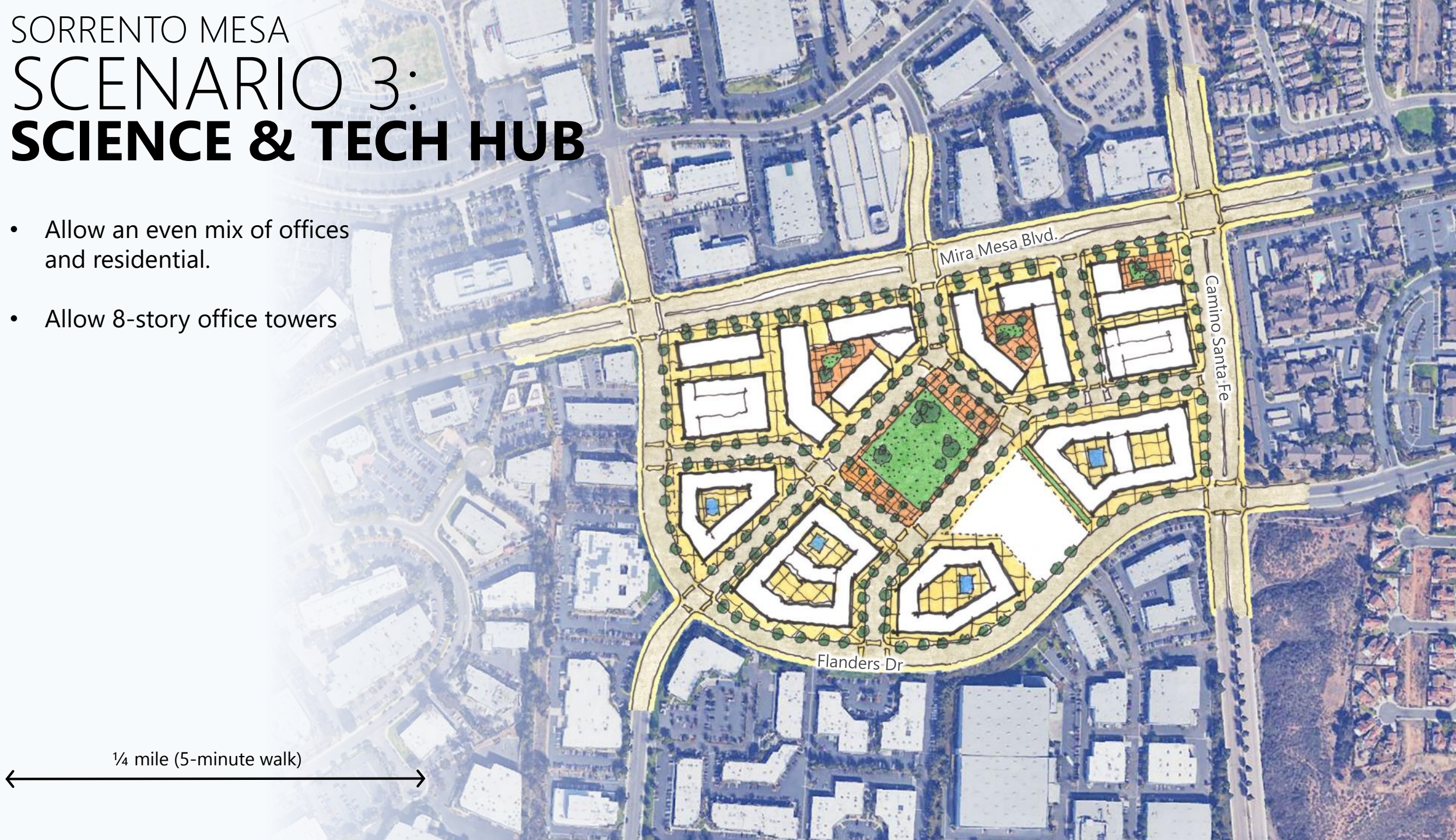


SORRENTO MESA

SCENARIO 3:

SCIENCE & TECH HUB

- Allow an even mix of offices and residential.
- Allow 8-story office towers



SORRENTO MESA

SCENARIO 3: **SCIENCE & TECH HUB**

- Allow an even mix of offices and residential.
- Allow 8-story office towers
- ~704 units
- ~1.2 million SF of office
- ~70,000 SF of retail
- ~20 acres of pedestrian space
- ~8 acres of open space amenity

← ¼ mile (5-minute walk) →



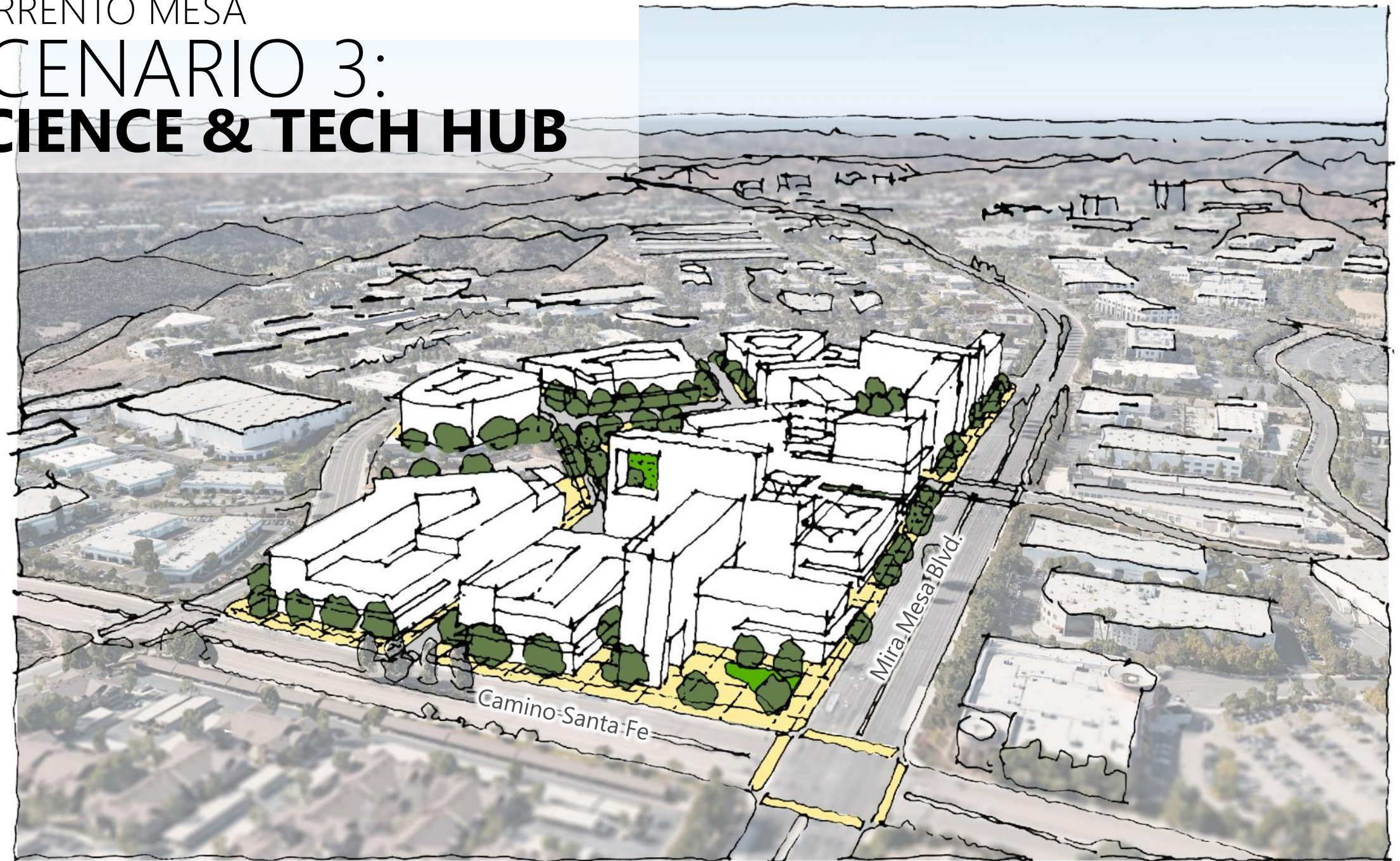
SORRENTO MESA

SCENARIO 3: **SCIENCE & TECH HUB**

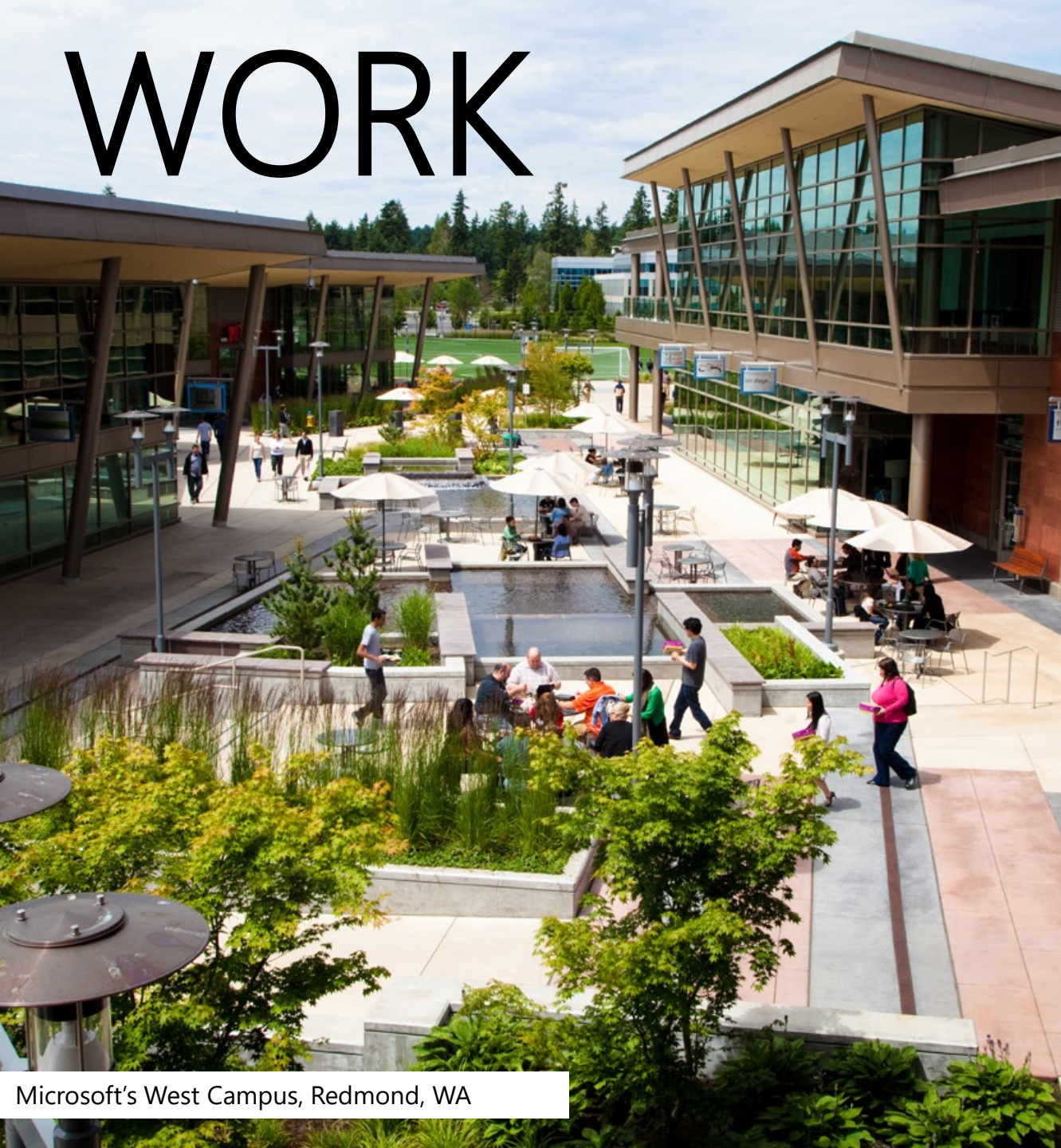


SORRENTO MESA

SCENARIO 3: **SCIENCE & TECH HUB**



WORK



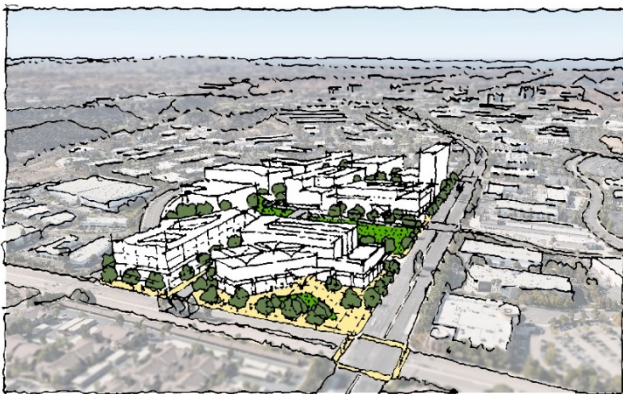
Microsoft's West Campus, Redmond, WA

SORRENTO MESA

PLAZA SORRENTO – ALL OPTIONS

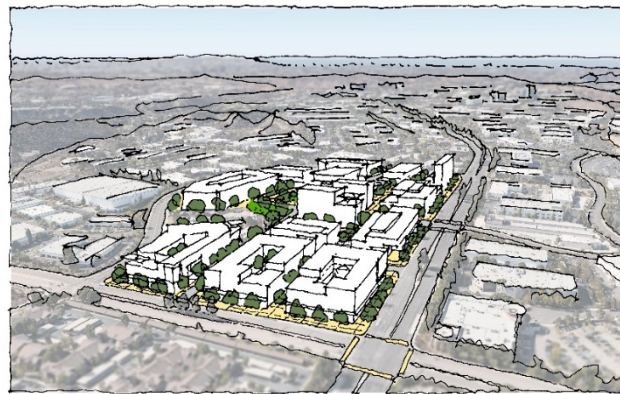
SCENARIO 1: **SCIENCE & TECH PARK**

~170 units
~900,000 million SF of office
~45,000 SF of retail
~24 acres of pedestrian space
~9 acres of open space amenity



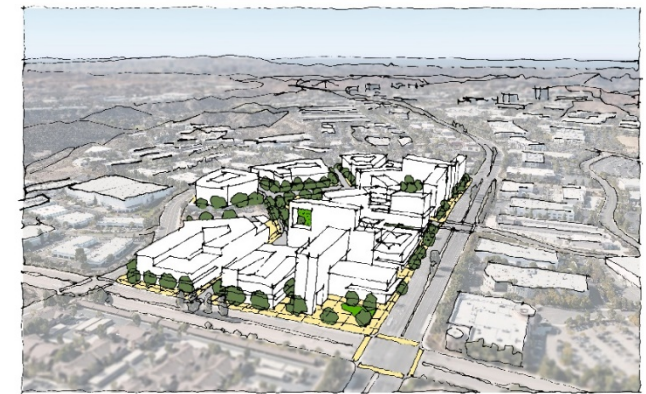
SCENARIO 2: **EMPLOYMENT VILLAGES**

~660 units
~850,000 SF of office
~20,000 SF of retail
~21 acres of pedestrian space
~8 acres of open space amenity



SCENARIO 3: **SCIENCE & TECH HUB**

~740 units
~1.2 million SF of office
~70,000 SF of retail
~20 acres of pedestrian space
~8 acres of open space amenity



SORRENTO MESA
PACIFIC HEIGHTS
EXISTING CONDITIONS



1/4 mile (5-minute walk)









SORRENTO MESA

PACIFIC HEIGHTS

EXISTING TRANSIT

EXISTING TRANSIT LEGEND

-  Bus Stop
-  Rapid Bus Route
-  Local Bus Route
-  Local Bus Route
-  COASTER Connection Shuttle Route
-  COASTER Connection Shuttle Route

1/4 mile (5-minute walk)



SORRENTO MESA PACIFIC HEIGHTS TRANSIT IMPROVEMENTS

TRANSIT IMPROVEMENT LEGEND

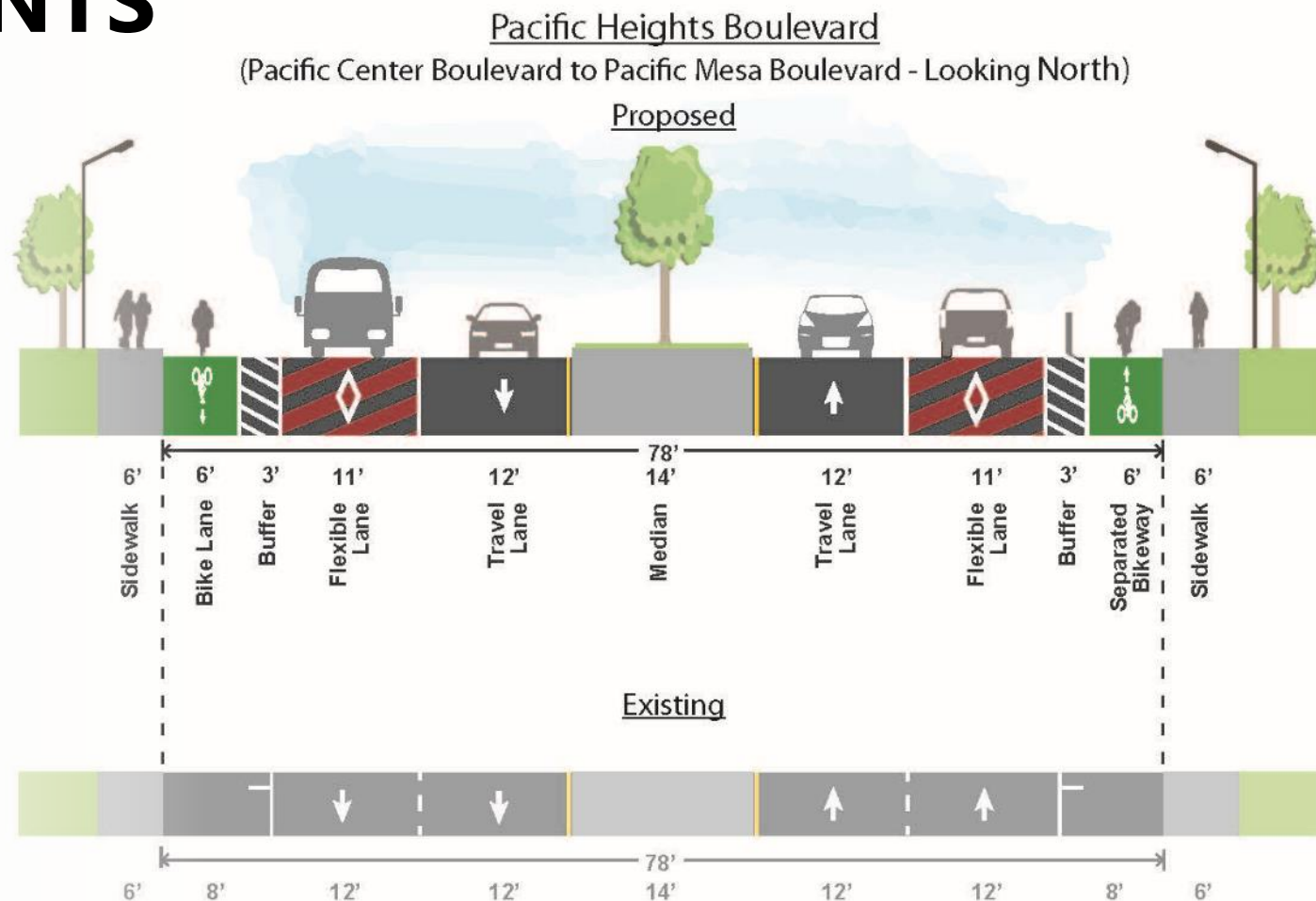
-  Transit Signal Priority
-  Mobility Hub Location
-  Existing Transit Route
-  New Flexible Lane
-  New Transit Line/ Modification
-  New Rapid Transit
-  Planned SANDAG Alignment
-  Proposed Modified City Alignment

1/4 mile (5-minute walk)



SORRENTO MESA PACIFIC HEIGHTS TRANSIT IMPROVEMENTS

- Buffered bikeway
- Parking removed
- Existing lane converted into a flexible lane in both directions



Note: Cross-section shown is taken at most constrained or complex location within the segment limits. Cross-sections for remainder of segment are subject to vary. Dimensions shown are conceptual and used for feasibility assessment only. Landscaping depicted may require the formation of a Maintenance Assessment District (MAD).

SORRENTO MESA PACIFIC HEIGHTS BIKEWAY IMPROVEMENTS

BIKEWAY IMPROVEMENT LEGEND

- Existing Class II Buffered Bicycle Lane
- Existing Class II Standard Bicycle Lane
- New Class II Buffered Bicycle Lane
- New Class II Buffered Bicycle Lane
- New Shared Bus/Bike Lane
- New Class IV Cycle Track (One-Way)
- New Class IV Cycle Track (Two-Way)

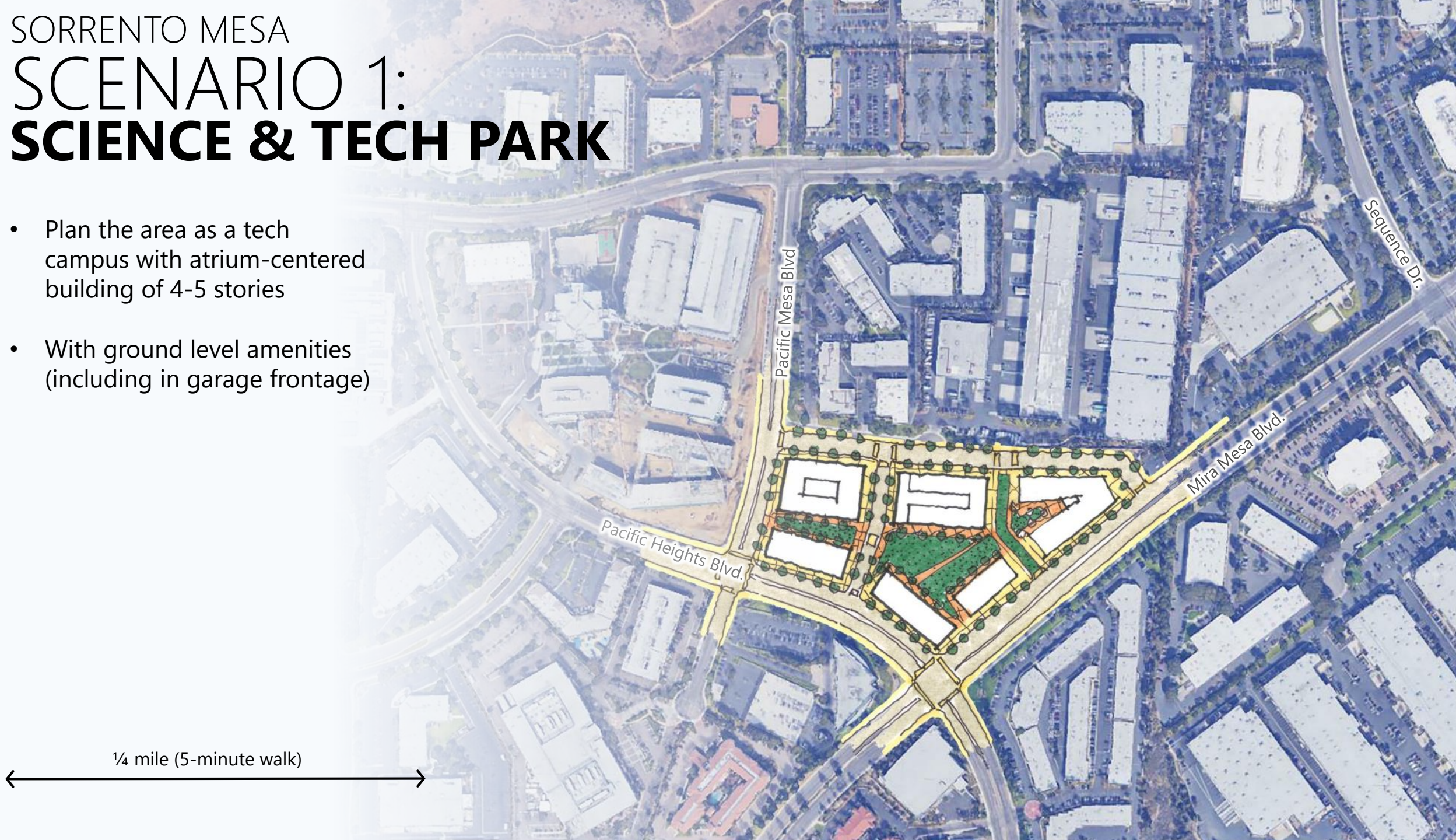
1/4 mile (5-minute walk)



SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**

- Plan the area as a tech campus with atrium-centered building of 4-5 stories
- With ground level amenities (including in garage frontage)

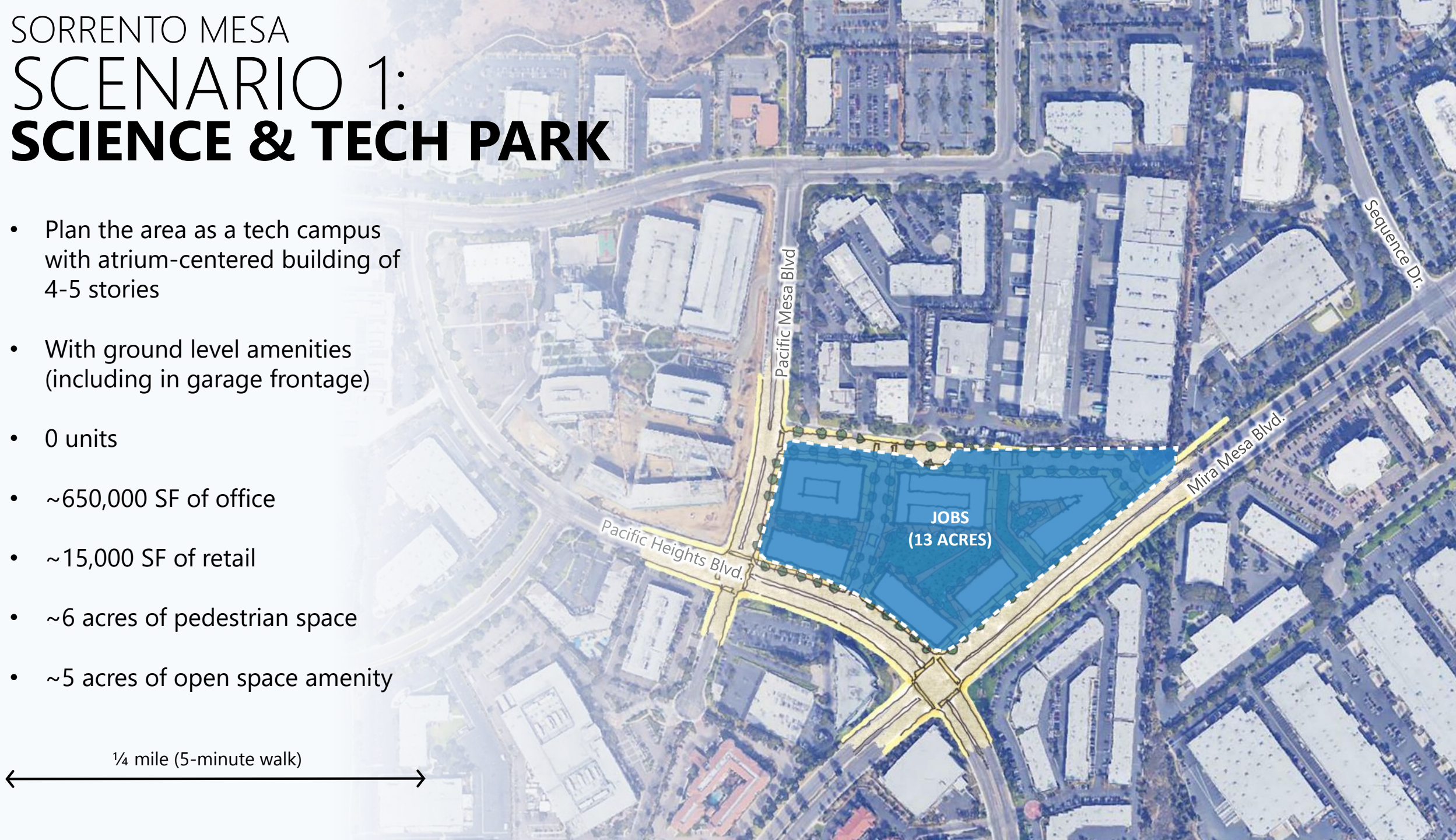


SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**

- Plan the area as a tech campus with atrium-centered building of 4-5 stories
- With ground level amenities (including in garage frontage)
- 0 units
- ~650,000 SF of office
- ~15,000 SF of retail
- ~6 acres of pedestrian space
- ~5 acres of open space amenity

← 1/4 mile (5-minute walk) →



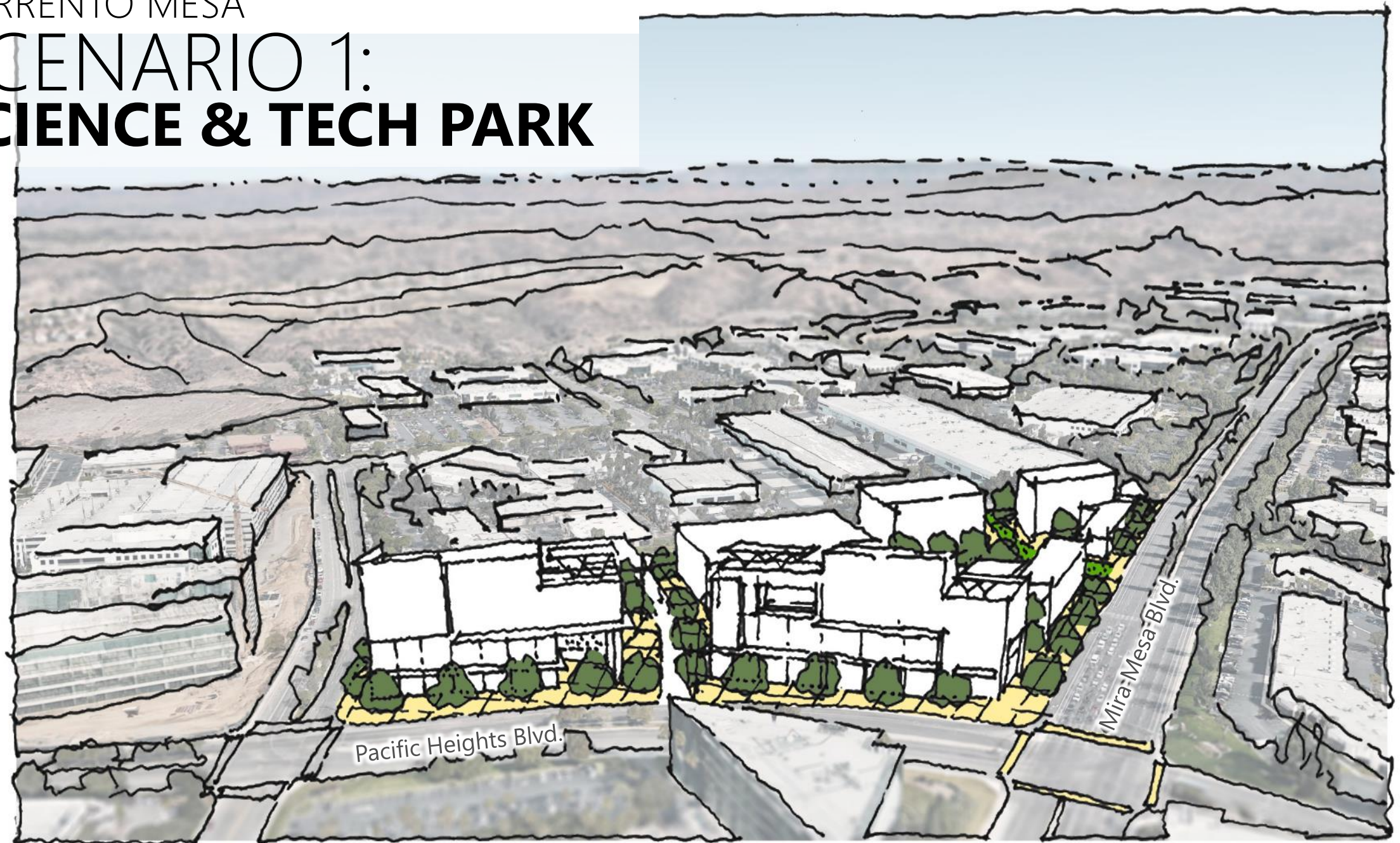
SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**



SORRENTO MESA

SCENARIO 1: **SCIENCE & TECH PARK**



SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**

- Plan the area as primarily residential with street level amenities and retail
- Consider the vacant parcel plus 2 adjoining parcels



1/4 mile (5-minute walk)

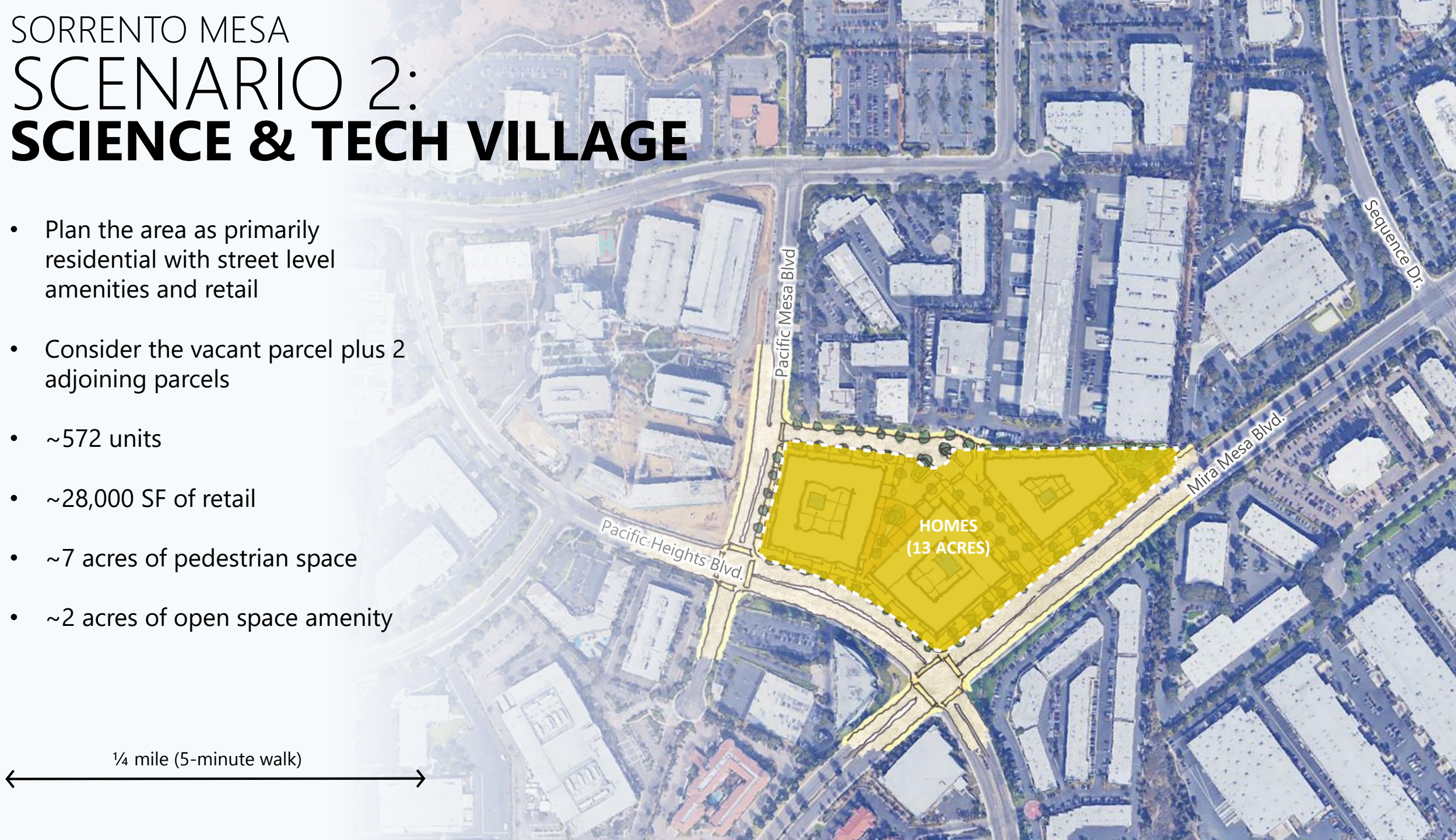


SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**

- Plan the area as primarily residential with street level amenities and retail
- Consider the vacant parcel plus 2 adjoining parcels
- ~572 units
- ~28,000 SF of retail
- ~7 acres of pedestrian space
- ~2 acres of open space amenity

← ¼ mile (5-minute walk) →



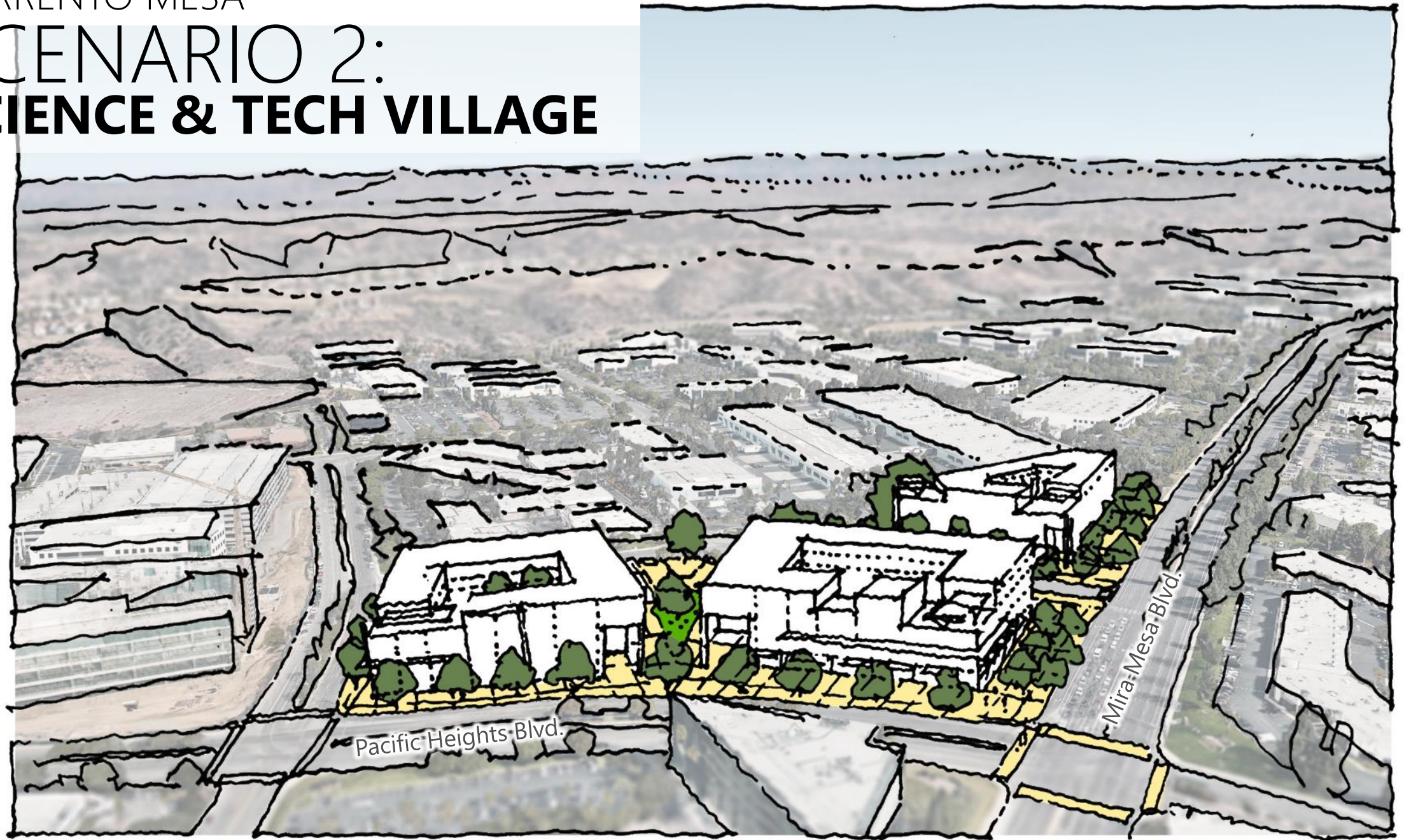
SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**



SORRENTO MESA

SCENARIO 2: **SCIENCE & TECH VILLAGE**



SORRENTO MESA

SCENARIO 3: **SCIENCE & TECH HUB**

- Plan the area as office primarily (10-15 stories) with plazas and amenities.
- Consider only vacant parcel.



1/4 mile (5-minute walk)

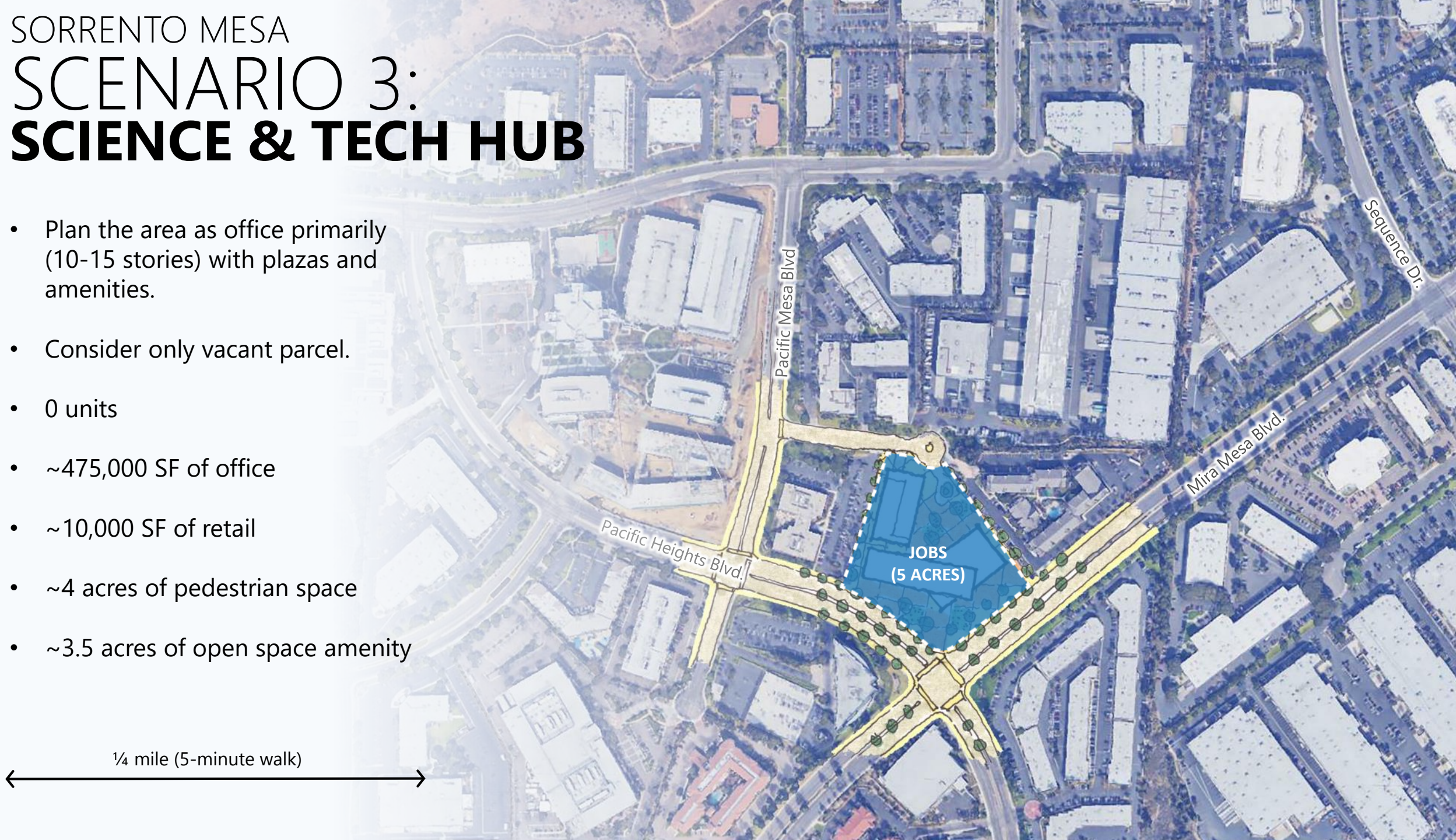
SORRENTO MESA

SCENARIO 3:

SCIENCE & TECH HUB

- Plan the area as office primarily (10-15 stories) with plazas and amenities.
- Consider only vacant parcel.
- 0 units
- ~475,000 SF of office
- ~10,000 SF of retail
- ~4 acres of pedestrian space
- ~3.5 acres of open space amenity

← ¼ mile (5-minute walk) →

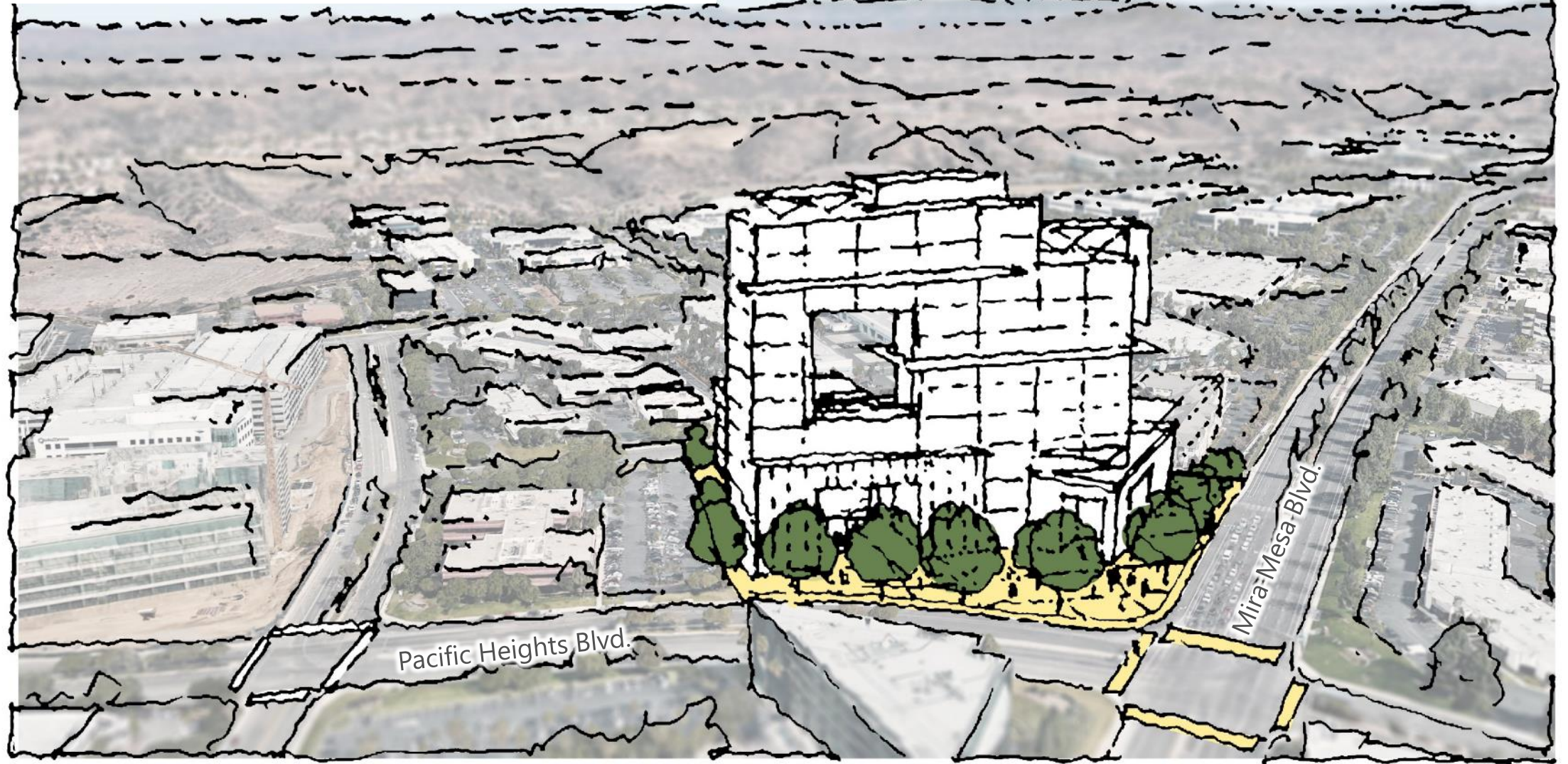


SORRENTO MESA
SCENARIO 3:
SCIENCE & TECH HUB

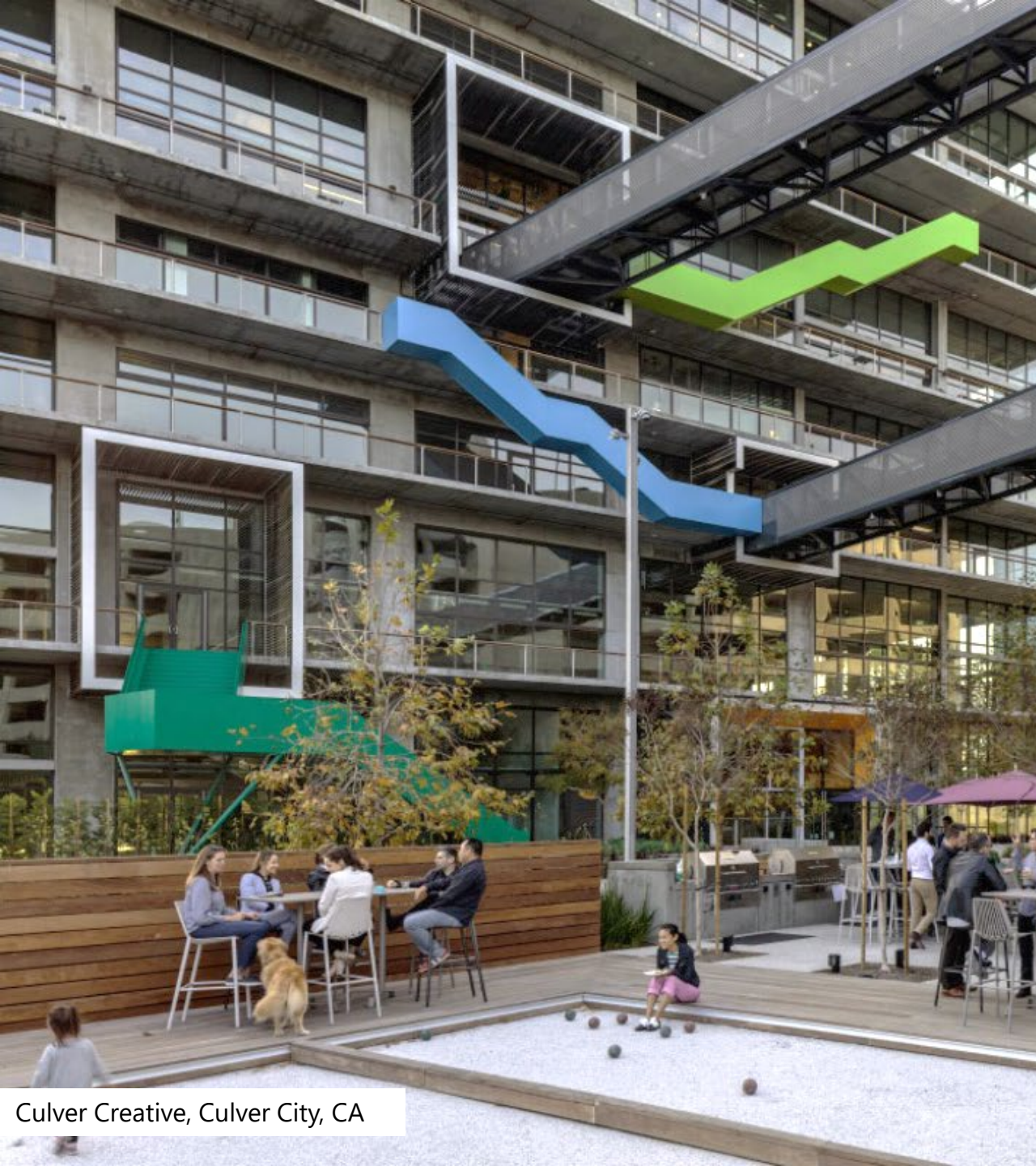


SORRENTO MESA

SCENARIO 3: **SCIENCE & TECH HUB**



CREATIVE



Culver Creative, Culver City, CA



Hayden Tract, Culver City, CA

SORRENTO MESA PACIFIC HEIGHTS— ALL OPTIONS

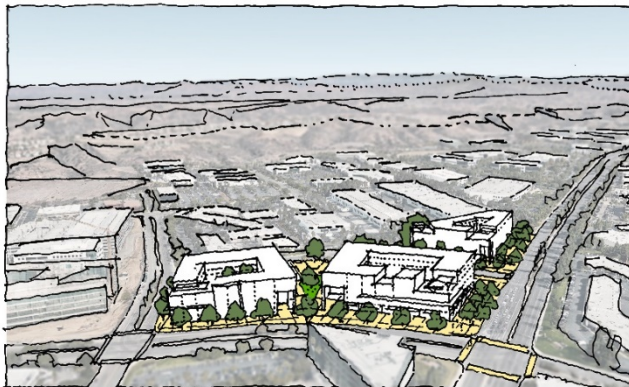
SCENARIO 1: **SCIENCE & TECH PARK**

~0 units
~650,000 SF of office
~15,000 SF of retail
~6 acres of pedestrian space
~5 acres of open space amenity



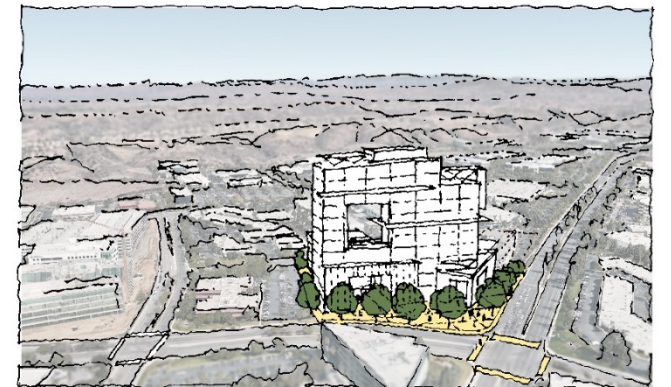
SCENARIO 2: **SCIENCE & TECH VILLAGE**

~572 units
0 SF of office
~28,000 SF of retail
~7 acres of pedestrian space
~2 acres of open space amenity



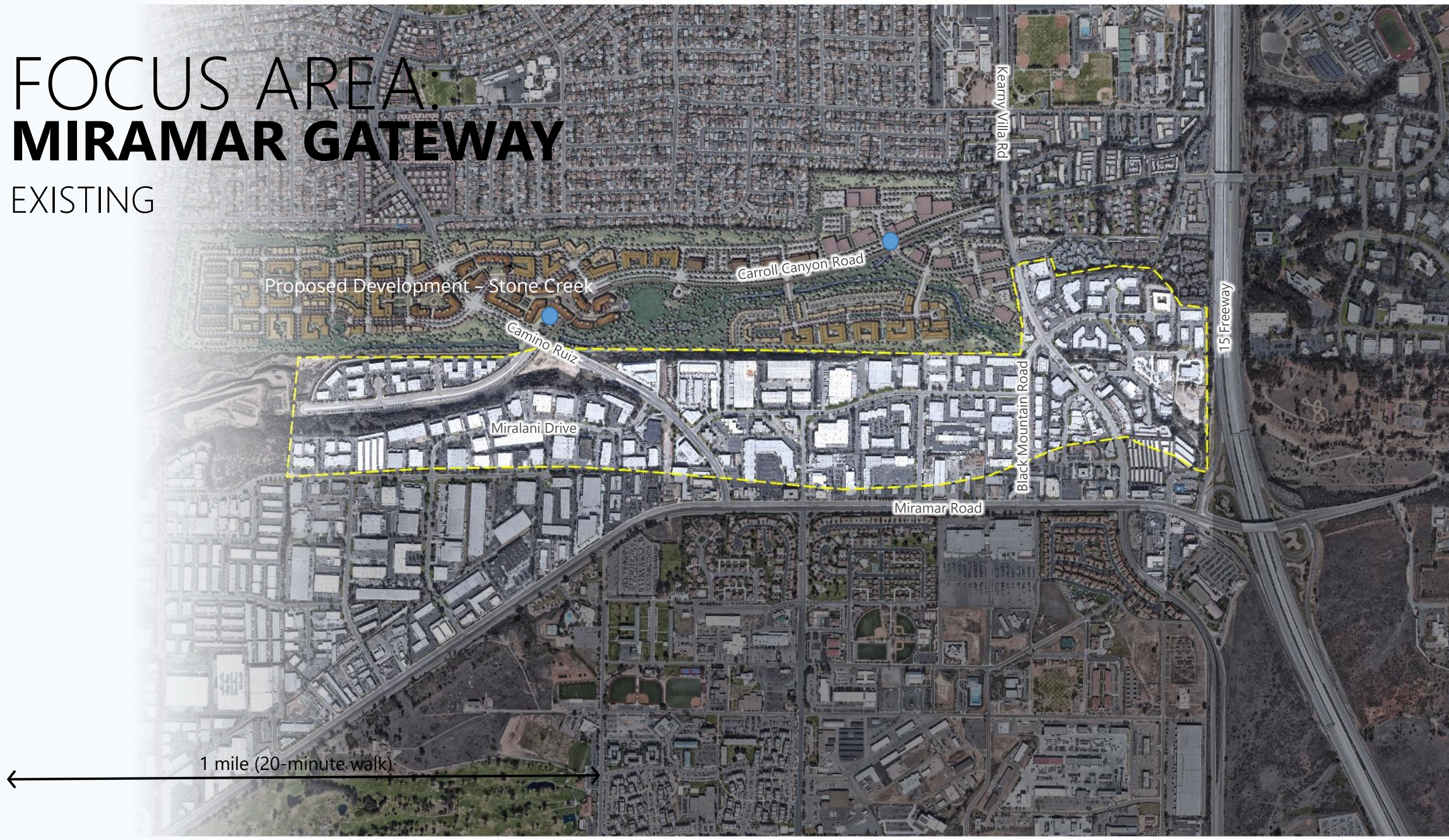
SCENARIO 3: **SCIENCE & TECH HUB**

~0 units
~475,000 SF of office
~10,000 SF of retail
~4 acres of pedestrian space
~3.5 acres of open space amenity



FOCUS AREA: **MIRAMAR GATEWAY**

EXISTING



Proposed Development - Stone Creek

Carroll Canyon Road

Camino Ruiz

Miralani Drive

Miramar Road

Kearny Villa Rd

Black Mountain Road

15 Freeway

1 mile (20-minute walk)

FOCUS AREA: **MIRAMAR GATEWAY**

WHAT WE HEARD

FIRST, TRANSIT

The enhancement of transit is a top priority and necessary to make any scenario work.

CONNECTIVITY AND THE PUBLIC REALM

Improve connections to uses throughout and provide public spaces for community gathering.

FLEXIBILITY FOR THE FUTURE

Create a plan that is flexible and responsive to economic changes.

MIX OF USES

Consider residential, medical and hospital uses in the study area, as well as 24/7 amenities east of Black Mountain Rd.

FOCUS AREA: MIRAMAR GATEWAY

Existing Transit

Proposed Development – Stone Creek

Carroll Canyon Road

Camino Ruiz

Miralani Drive


Miramar Road


Kearny Villa Rd


Black Mountain Road


EXISTING TRANSIT LEGEND


Bus Stop 


Rapid Bus Route  235

Local Bus Route  110

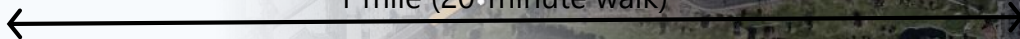
Local Bus Route  921

Local Bus Route  964

Local Bus Route  31

Proposed Rapid Bus Stop 

1 mile (20-minute walk)



FOCUS AREA: **MIRAMAR GATEWAY**

New Transit Improvements

Proposed Development - Stone Creek

Carroll Canyon Road

Camino Ruiz

Miralani Drive

Miramar Road

Kearny Villa Rd

Black Mountain Road

15 Freeway

1 mile (20-minute walk)

TRANSIT IMPROVEMENT LEGEND

Transit Signal Priority



Mobility Hub Location



Existing Transit Route



New Flexible Lane



New Transit Line/ Modification



New Rapid Transit



Planned SANDAG Alignment



Proposed Modified City Alignment



FOCUS AREA: **MIRAMAR GATEWAY**

New Bikeways

Proposed Development - Stone Creek

Carroll Canyon Road

Camino Ruiz

Miralani Drive

Miramar Road









Kearny Villa Rd

Black Mountain Road

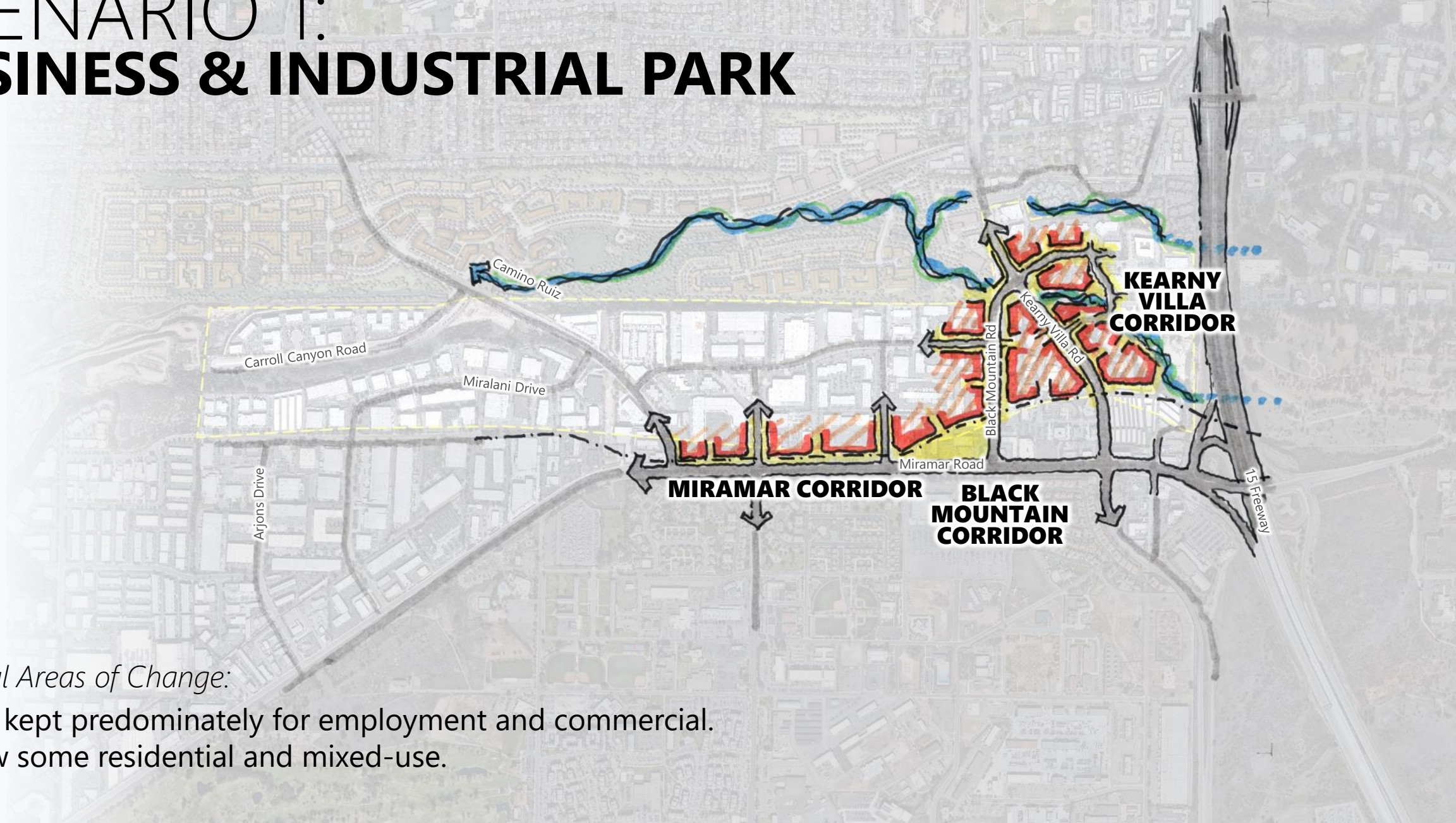
15 Freeway

1 mile (20-minute walk)

BIKEWAY IMPROVEMENT LEGEND

- Existing Class II Buffered Bicycle Lane 
- Existing Class II Standard Bicycle Lane 
- New Class I Shared Use Path 
- New Class II Buffered Bicycle Lane 
- New Class II Buffered Bicycle Lane 
- New Shared Bus/Bike Lane 
- New Class IV Cycle Track (One-Way) 
- New Class IV Cycle Track (Two-Way) 

MIRAMAR GATEWAY SCENARIO 1: **BUSINESS & INDUSTRIAL PARK**



Potential Areas of Change:

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

SCENARIO 1: BUSINESS & INDUSTRIAL PARK



Kearny Villa Corridor



Kearny Villa Corridor



Miramar Corridor



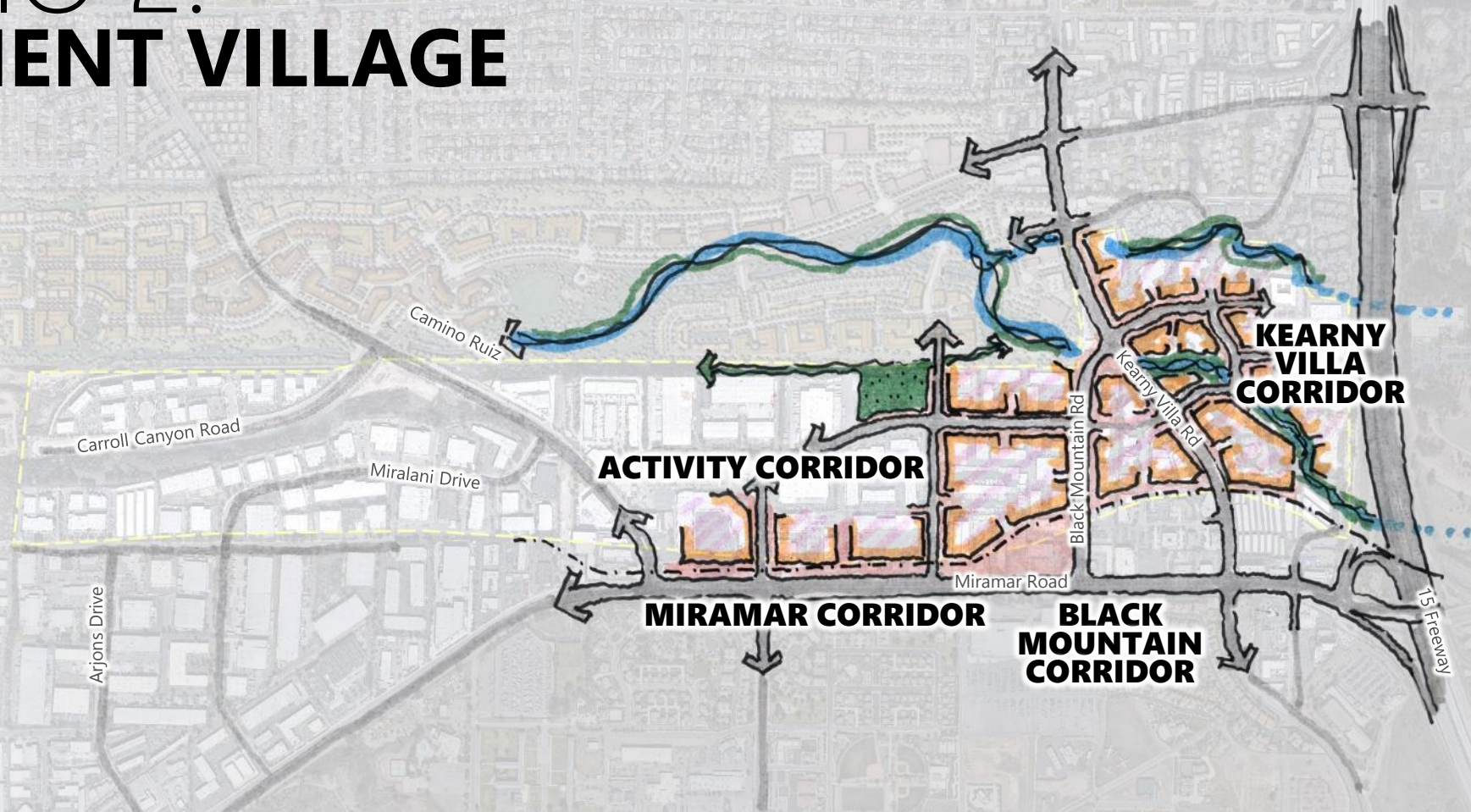
Black Mountain Corridor



Miramar Corridor

MIRAMAR GATEWAY

SCENARIO 2: EMPLOYMENT VILLAGE



Potential Areas of Change:

- Allow clustering of employment villages and introduce residential in a limited area.
- Keep the area mostly for employment and commercial.

SCENARIO 2: EMPLOYMENT VILLAGE



Activity Road Corridor



Activity Road Corridor

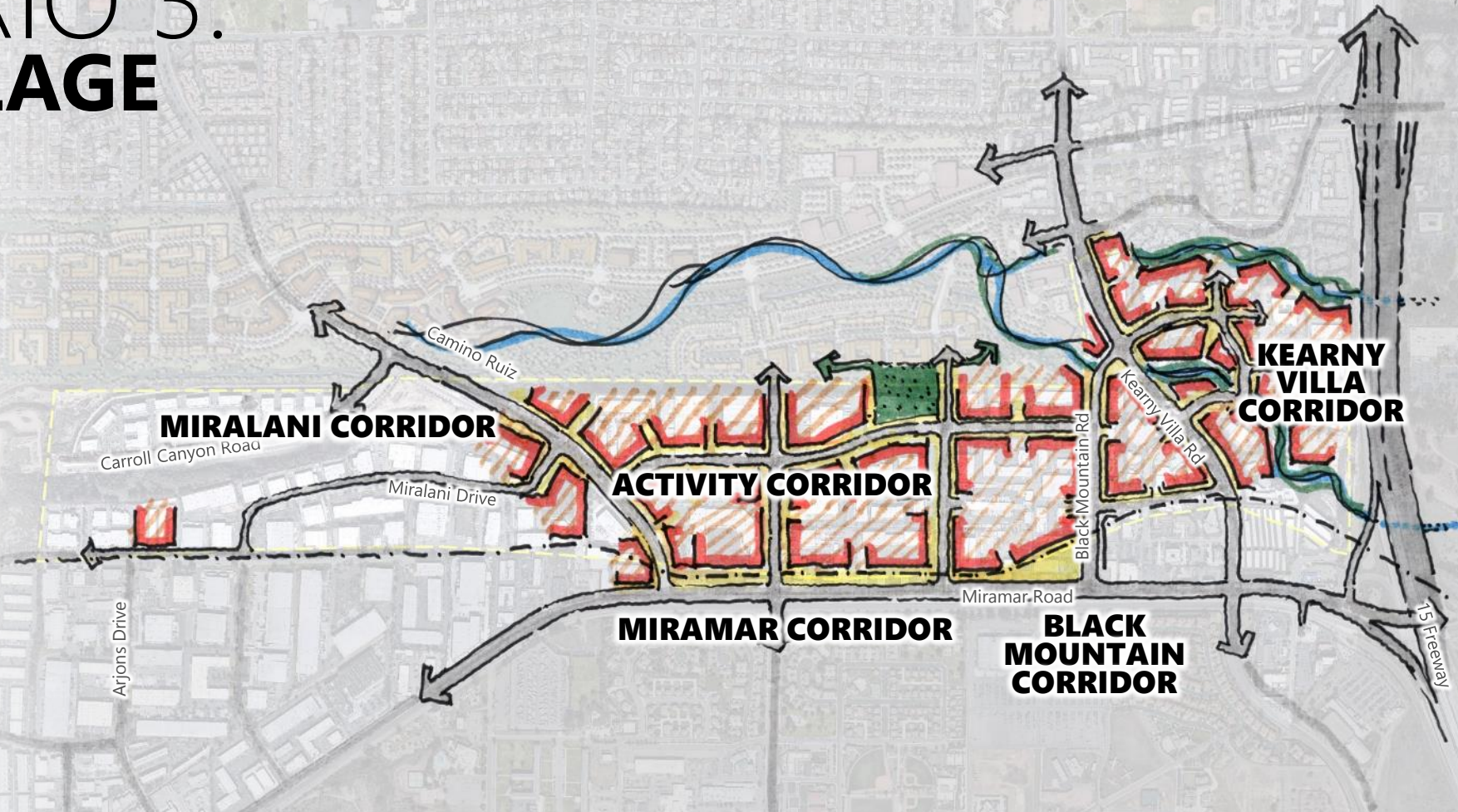


Activity Road Corridor

MIRAMAR GATEWAY

SCENARIO 3:

FLEX 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



Miralani Corridor



Miralani Corridor



Miralani Corridor



Miralani Corridor

MIRAMAR GATEWAY BLACK MOUNTAIN RD. **EXISTING CONDITIONS**



← 1/4 mile (5-minute walk) →

MIRAMAR GATEWAY

BLACK MOUNTAIN RD.

WHAT WE HEARD

RE-CONSIDER “PRIME INDUSTRIAL”

Open to mix of uses, such as providing housing to accommodate users who currently commute long distances, commercial amenities that enhance quality of life, and facilities that provide health care for an aging population

24-HOUR USES

Balancing the daytime busyness with vibrant nightlife amenities, so that residents do not have to drive out of the area during evenings and weekends

CULTURAL HUB

Ideal opportunity to explore cultural gathering spaces, as a way to celebrate the diverse Mira Mesa Community and also create a destination to draw users from other areas

EMBRACING NATURE

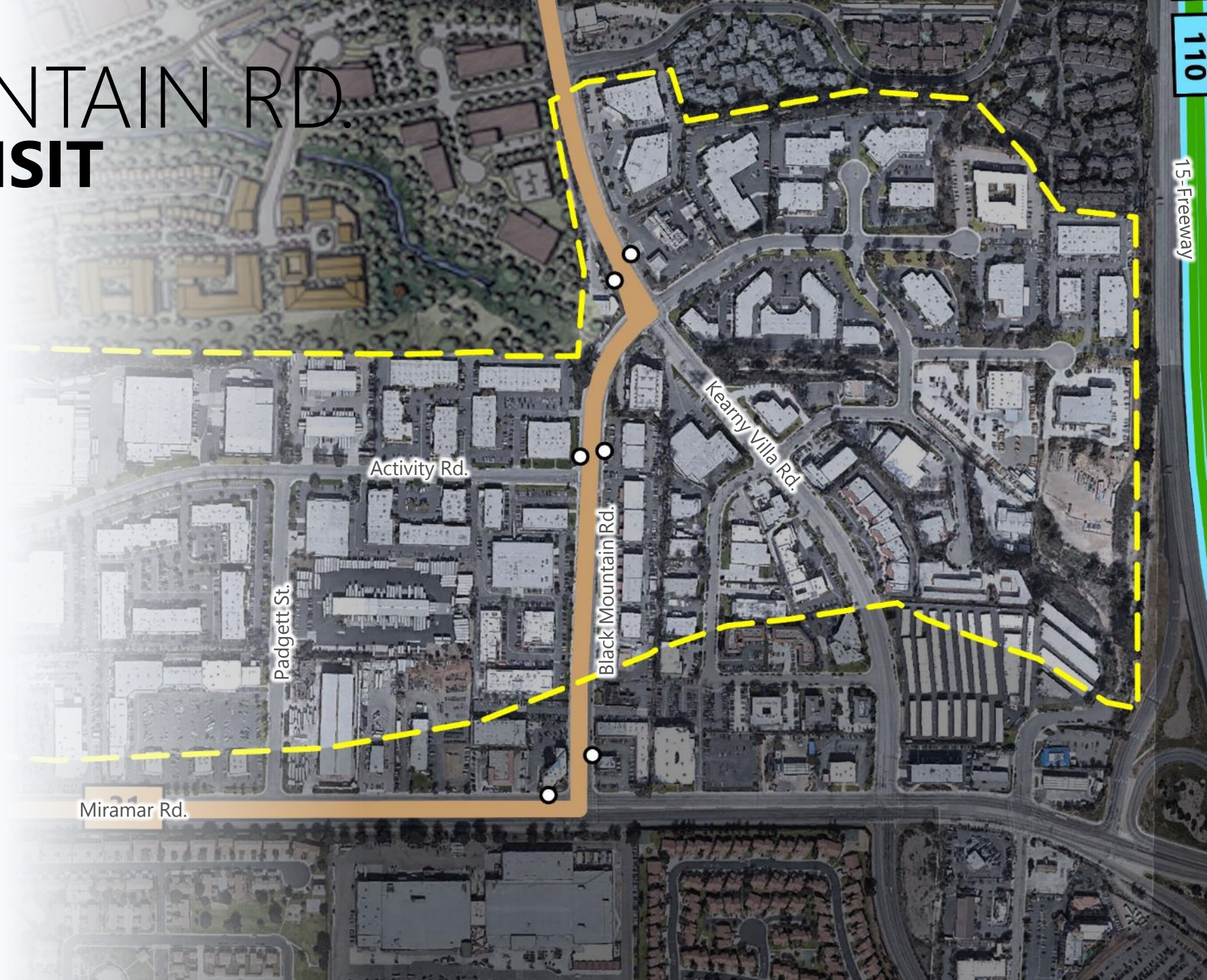
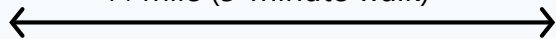
Desires to take advantage of potential scenic views, create trail connections to Stone Creek

MIRAMAR GATEWAY BLACK MOUNTAIN RD. **EXISTING TRANSIT**

EXISTING TRANSIT LEGEND










-  Bus Stop
-  Rapid Bus Route
-  Local Bus Route
-  Local Bus Route
-  Local Bus Route
-  Local Bus Route

1/4 mile (5-minute walk)

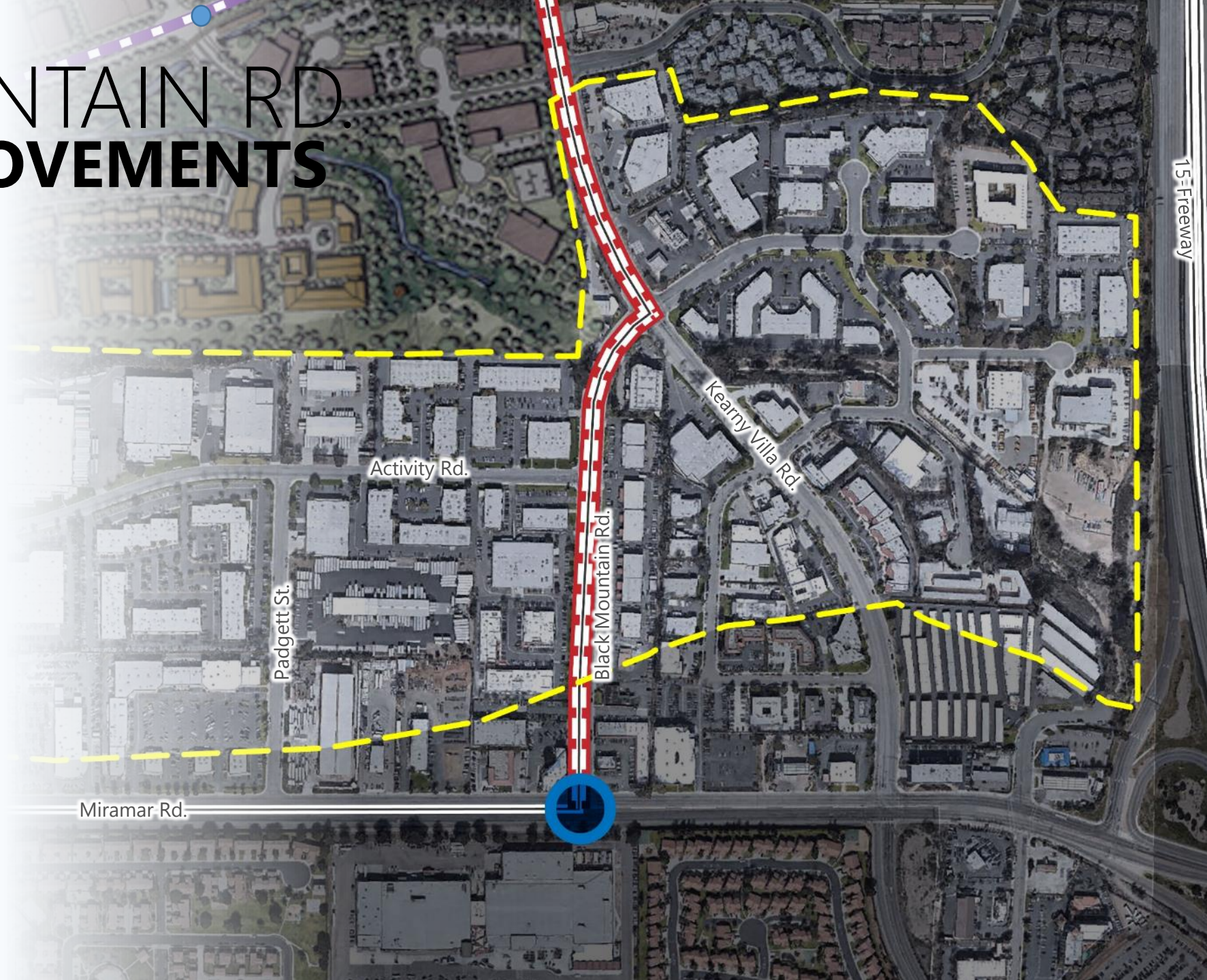
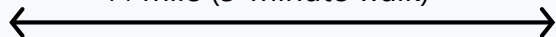


MIRAMAR GATEWAY BLACK MOUNTAIN RD. TRANSIT IMPROVEMENTS

TRANSIT IMPROVEMENT LEGEND

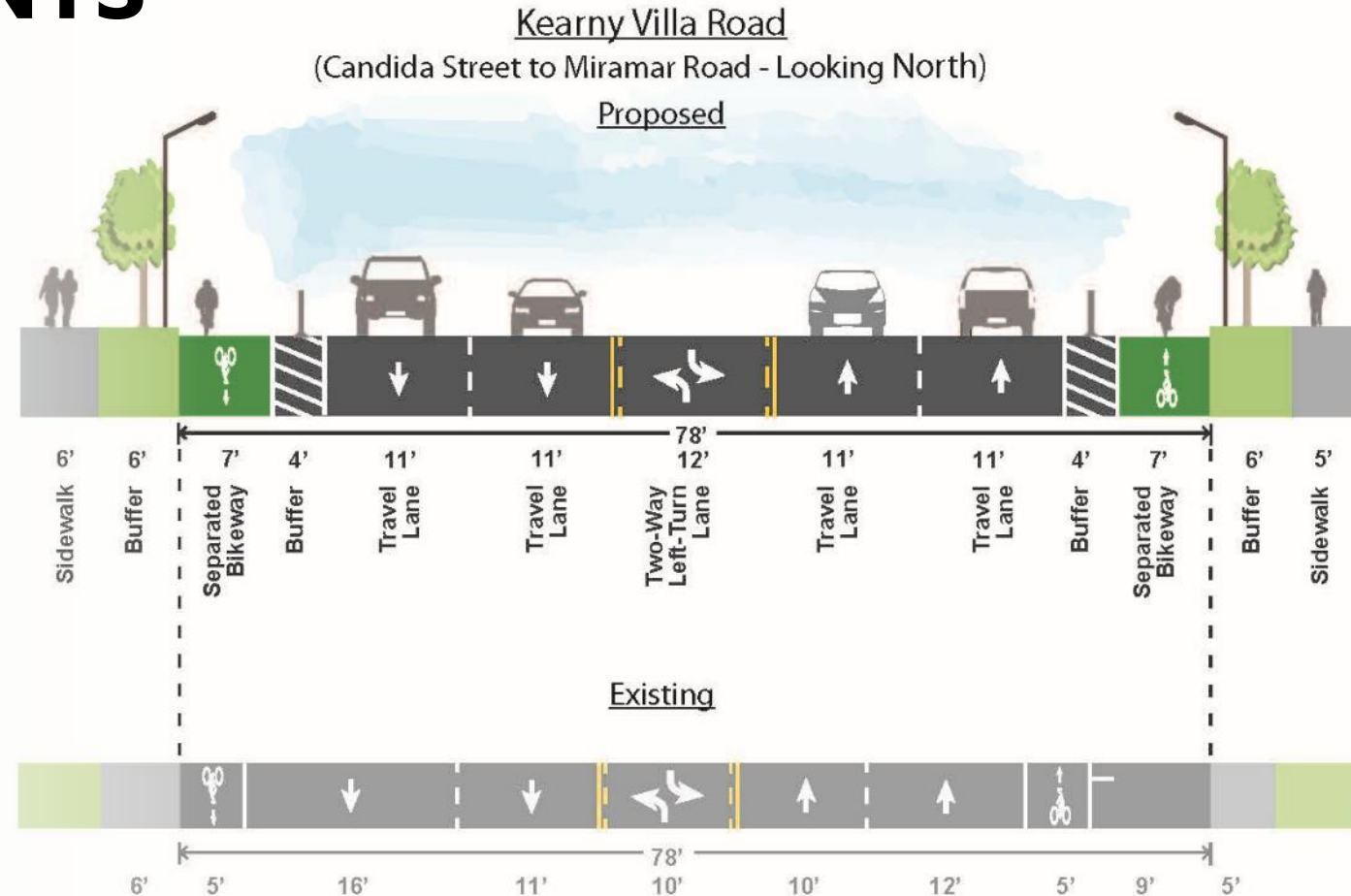
-  Transit Signal Priority
-  Mobility Hub Location
-  Existing Transit Route
-  New Flexible Lane
-  New Transit Line/ Modification
-  New Rapid Transit
-  Planned SANDAG Alignment
-  Proposed Modified City Alignment
-  Proposed Rapid Transit Stop

1/4 mile (5-minute walk)



MIRAMAR GATEWAY BLACK MOUNTAIN RD. TRANSIT IMPROVEMENTS

- Buffered bikeway
- Parking removed



Note: Cross-section shown is taken at most constrained or complex location within the segment limits. Cross-sections for remainder of segment are subject to vary. Dimensions shown are conceptual and used for feasibility assessment only. Landscaping depicted may require the formation of a Maintenance Assessment District (MAD).

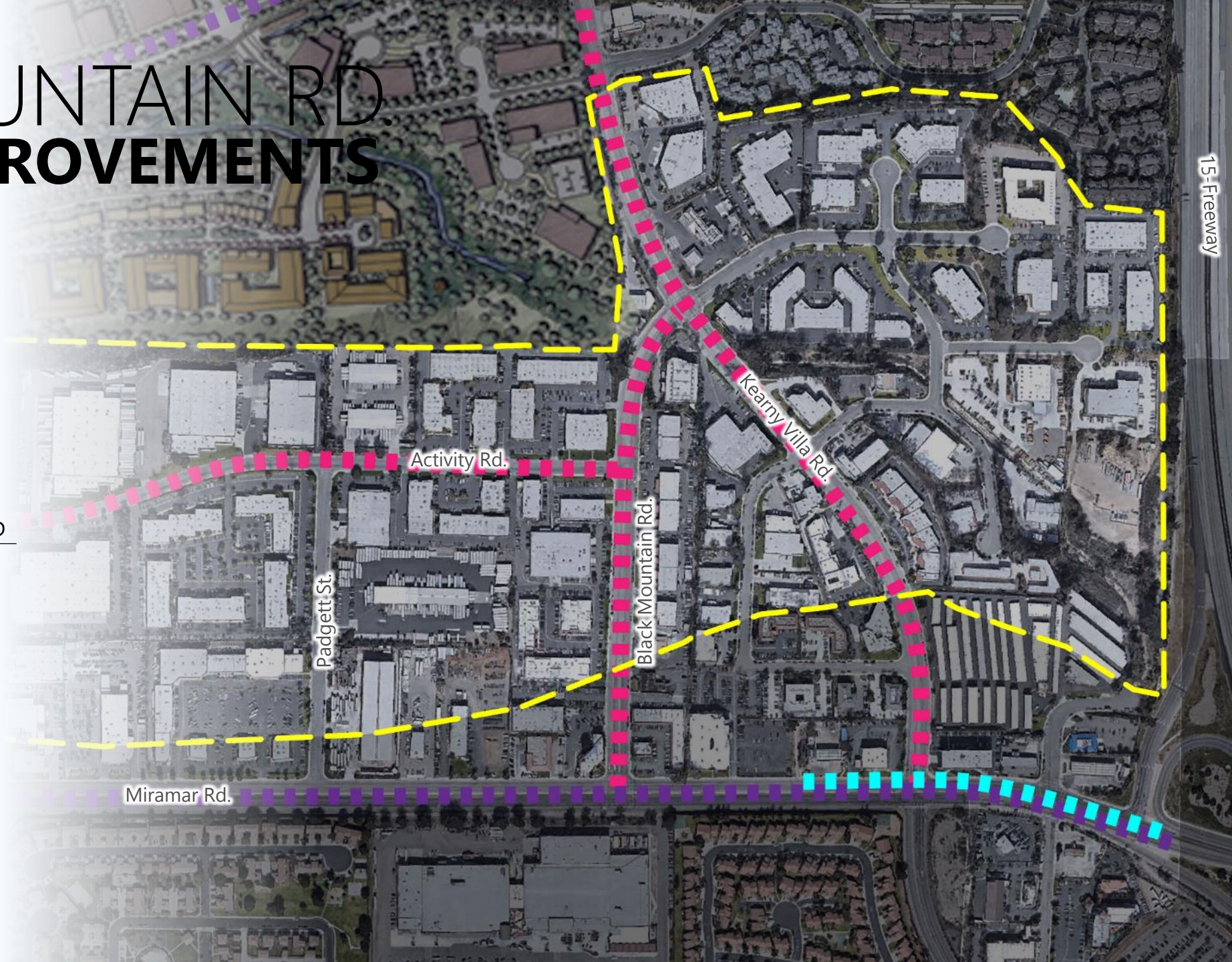
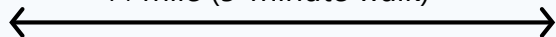
MIRAMAR GATEWAY BLACK MOUNTAIN RD. **BIKEWAY IMPROVEMENTS**

15-Freeway

BIKEWAY IMPROVEMENT LEGEND

- Existing Class II Buffered Bicycle Lane
- Existing Class II Standard Bicycle Lane
- New Class II Buffered Bicycle Lane
- New Class II Buffered Bicycle Lane
- New Shared Bus/Bike Lane
- New Class IV Cycle Track (One-Way)
- New Class IV Cycle Track (Two-Way)

¼ mile (5-minute walk)



MIRAMAR GATEWAY SCENARIO 1: **BUSINESS & INDUSTRIAL PARK**

- Residential along creek and adjacent to existing residential.
- Office and commercial uses for on Black Mountain Rd.
- New nature connections to Carroll Canyon Creek
- Residential options for Miramar Base (MACAS) workers

← ¼ mile (5-minute walk) →



MIRAMAR GATEWAY SCENARIO 1: **BUSINESS & INDUSTRIAL PARK**

- Residential along creek and adjacent to existing residential.
- Office and commercial uses for on Black Mountain Rd.
- New nature connections to Carroll Canyon Creek
- ~1,144 units
- ~3.6 million SF of office
- ~85,000 SF of retail
- ~46 acres of pedestrian space
- ~33 acres of open space

← ¼ mile (5-minute walk) →

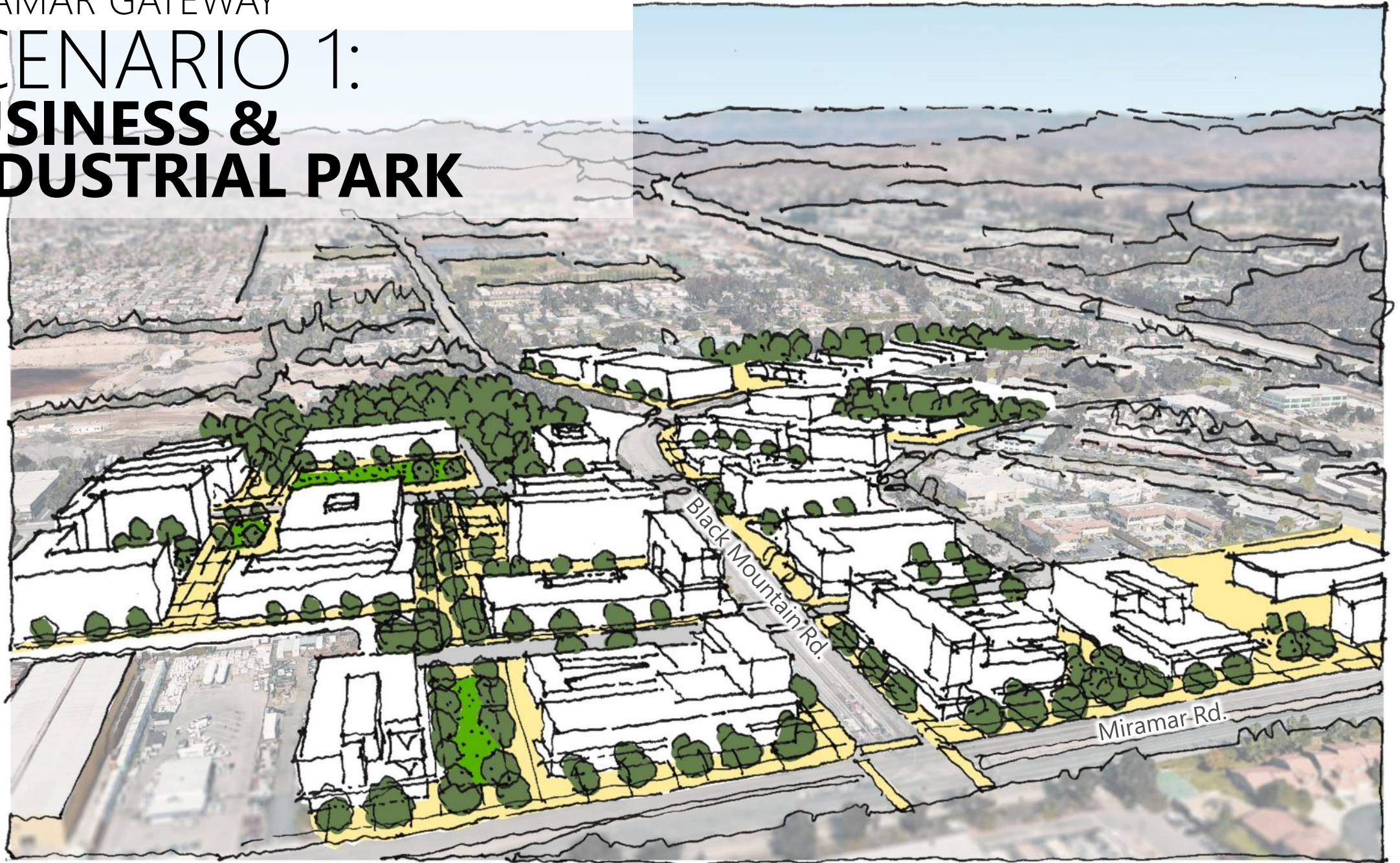


MIRAMAR GATEWAY
**SCENARIO 1:
BUSINESS &
INDUSTRIAL PARK**



MIRAMAR GATEWAY

SCENARIO 1: **BUSINESS & INDUSTRIAL PARK**





NATURE

Riparian Corridor at Playa Vista, Los Angeles, CA

NATURE



Civita Park, Mission Valley, San Diego, CA



Portofino Apartments, Mission Valley, San Diego, CA

MIRAMAR GATEWAY SCENARIO 2: **EMPLOYMENT VILLAGE**

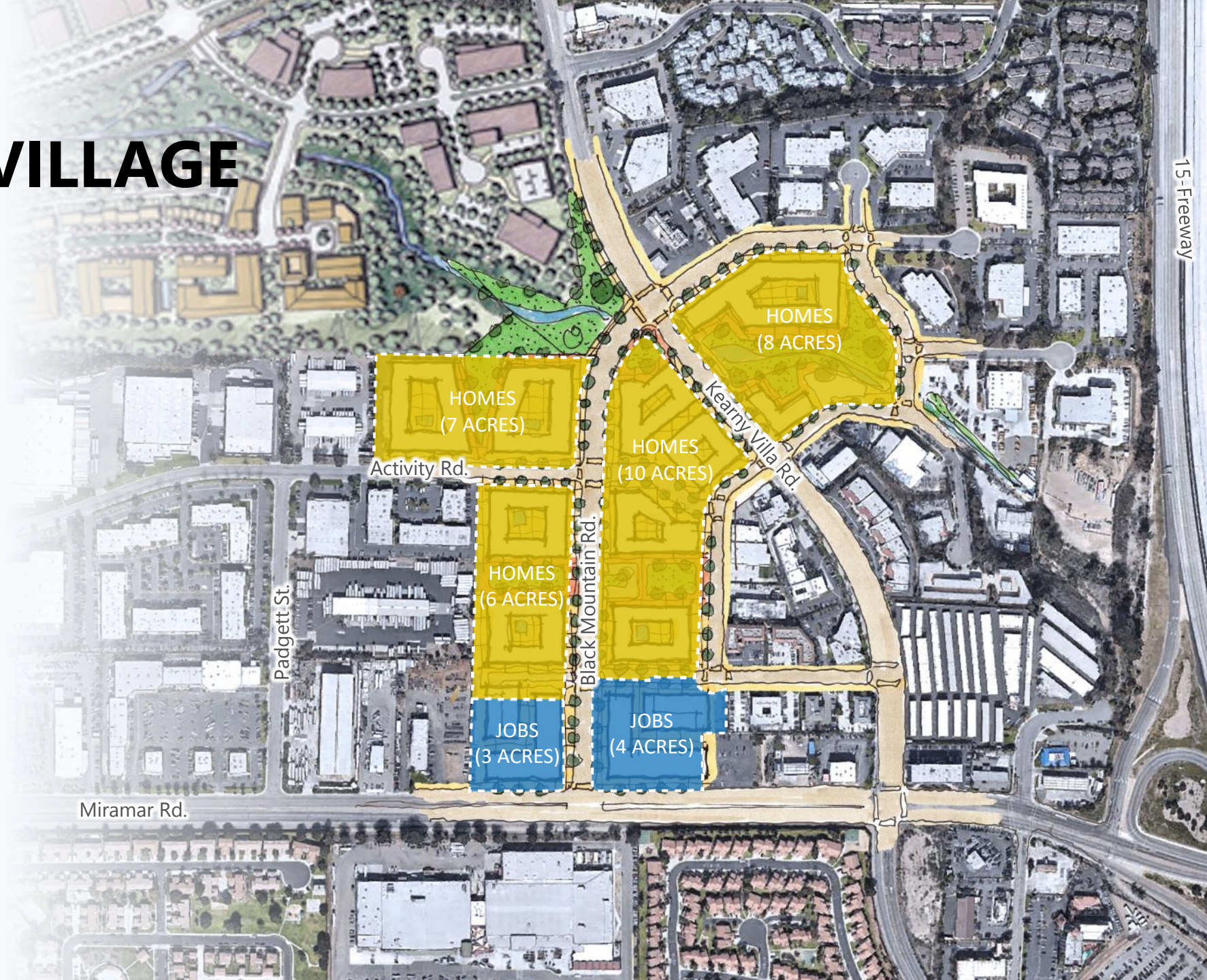
- Mixed-use residential along Black Mountain Rd. with new nature connections to Carroll Canyon Creek.



MIRAMAR GATEWAY SCENARIO 2: EMPLOYMENT VILLAGE

- Mixed-use residential along Black Mountain Rd. with new nature connections to Carroll Canyon Creek.
- Residential options for Miramar Base (MACAS) workers
- ~1,892 units
- ~535,000 SF of office
- ~40,000 SF of retail
- ~22 acres of pedestrian space
- ~13 acres of open space

← ¼ mile (5-minute walk) →

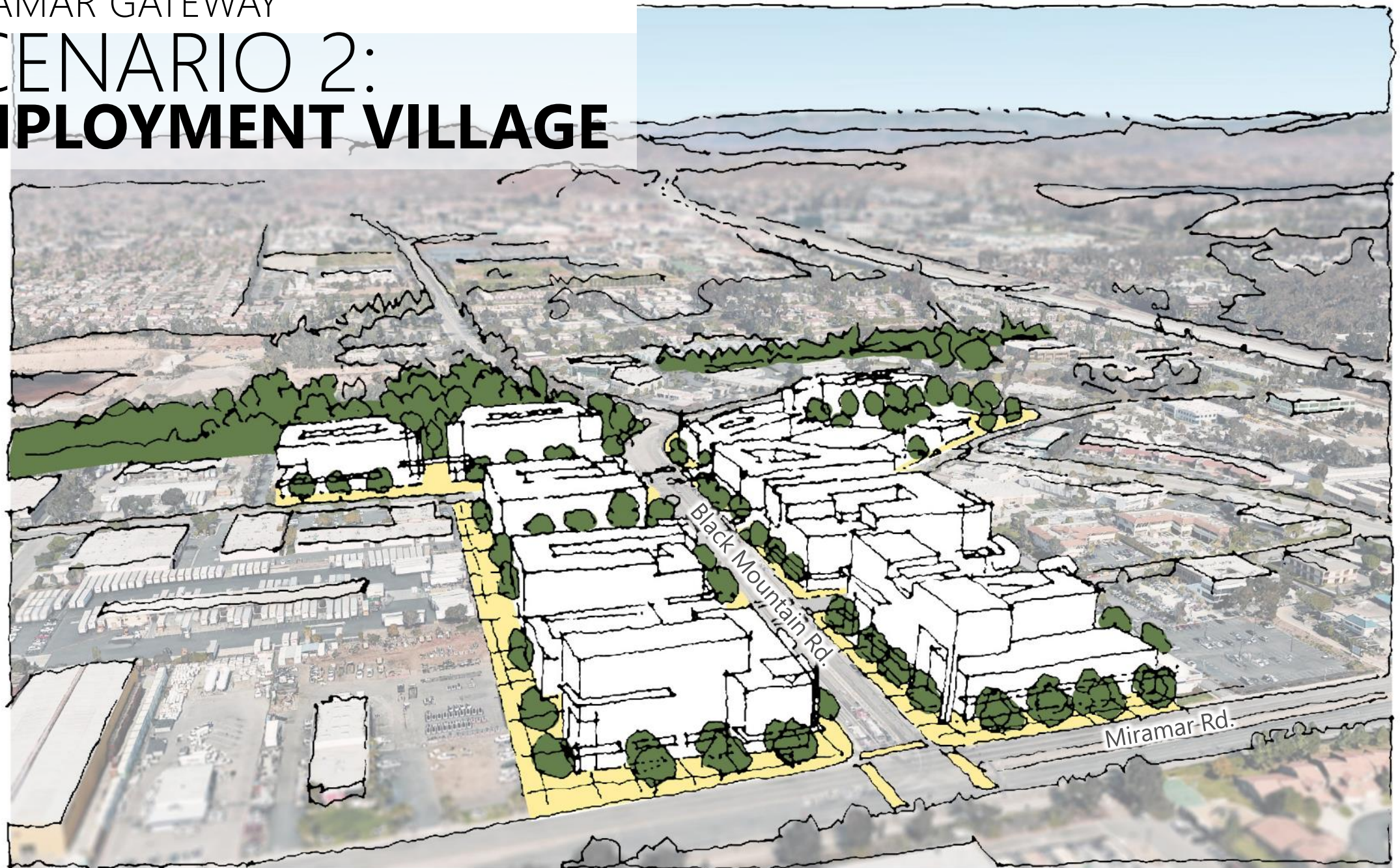


MIRAMAR GATEWAY
**SCENARIO 2:
EMPLOYMENT VILLAGE**



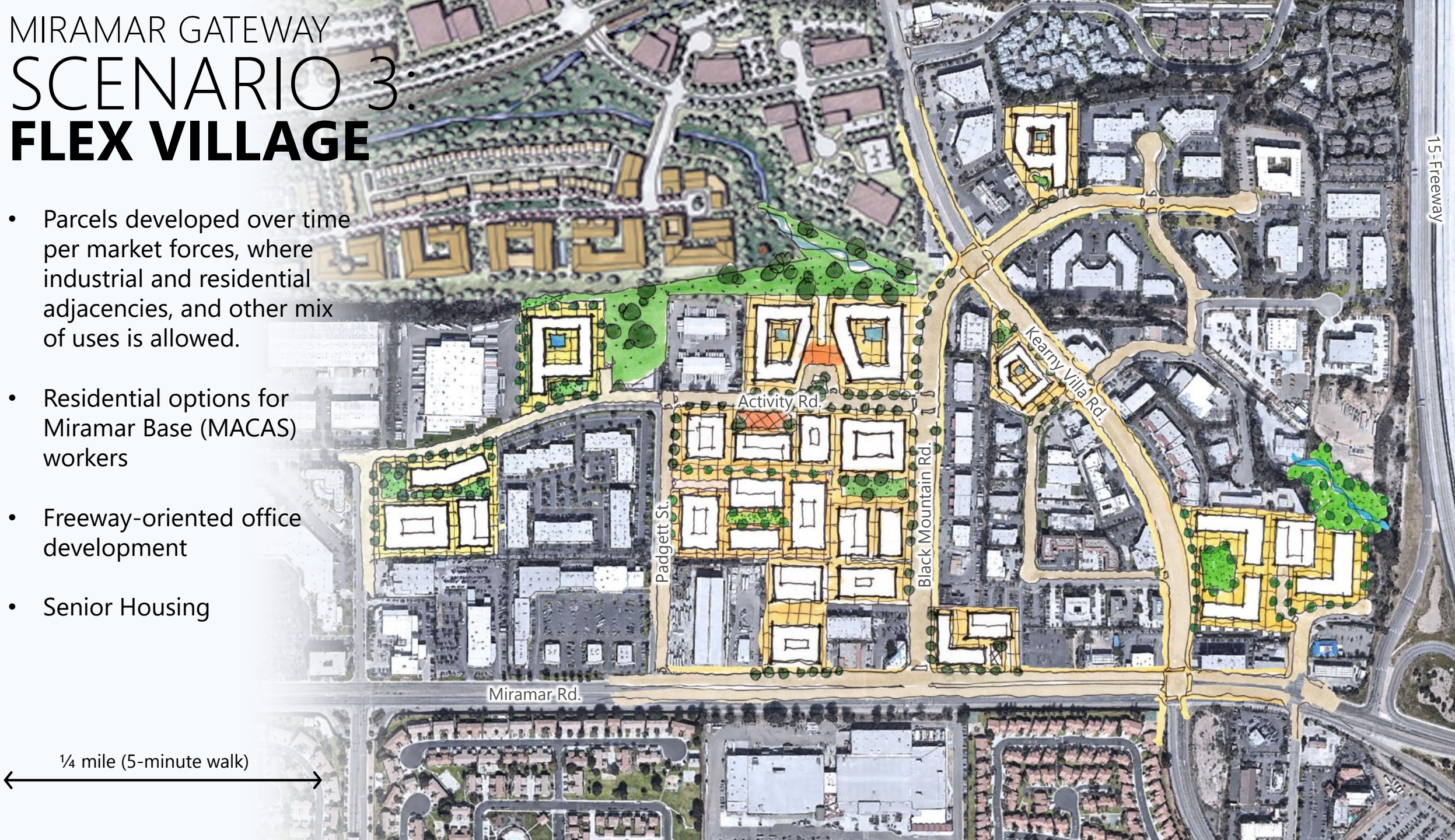
MIRAMAR GATEWAY

SCENARIO 2: **EMPLOYMENT VILLAGE**



MIRAMAR GATEWAY SCENARIO 3: **FLEX VILLAGE**

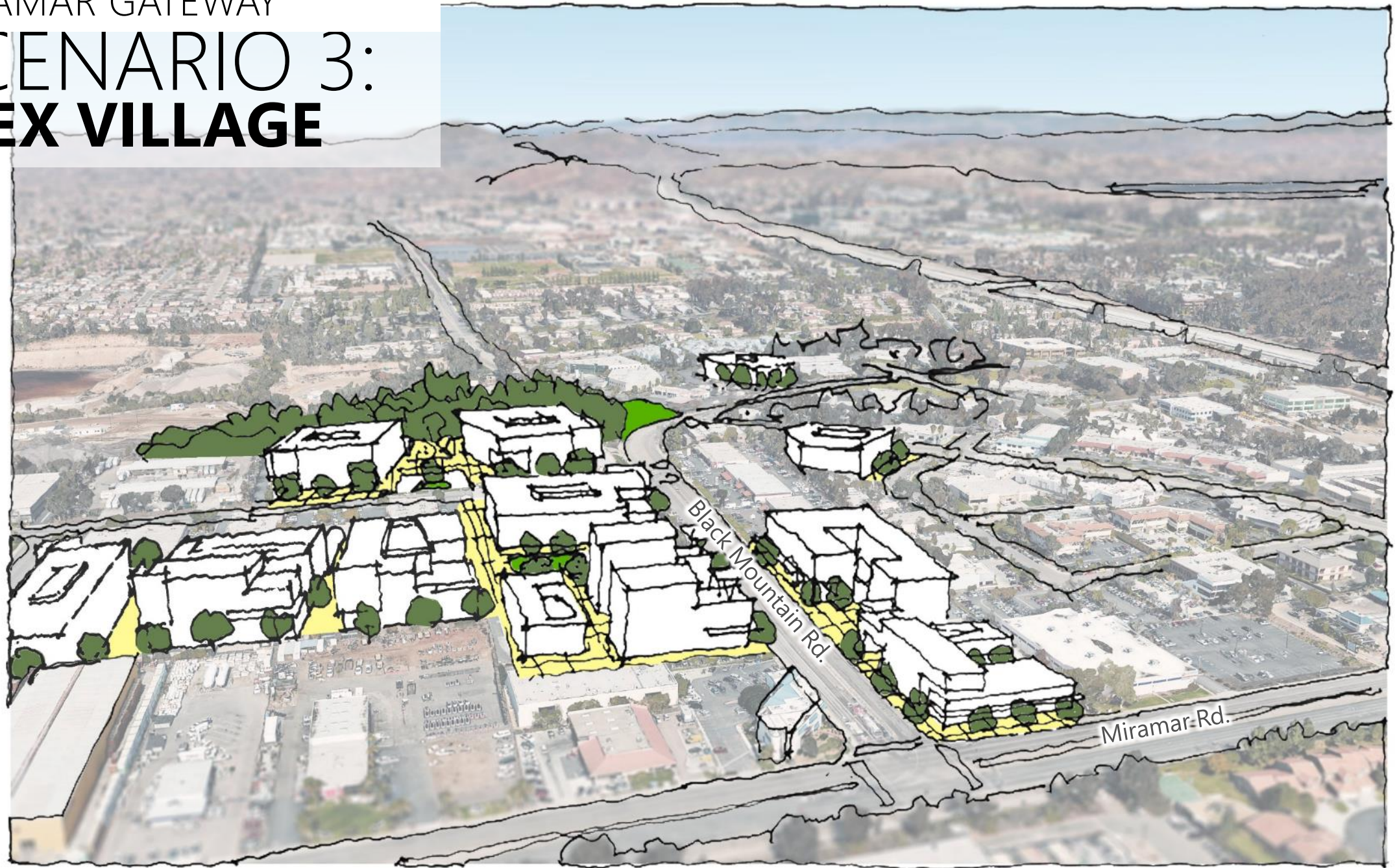
- Parcels developed over time per market forces, where industrial and residential adjacencies, and other mix of uses is allowed.
- Residential options for Miramar Base (MACAS) workers
- Freeway-oriented office development
- Senior Housing



MIRAMAR GATEWAY
SCENARIO 3:
FLEX VILLAGE



MIRAMAR GATEWAY
SCENARIO 3:
FLEX VILLAGE



DAY/NIGHT LIFE



Ballast Point, Miramar, San Diego,

MIRAMAR GATEWAY

BLACK MOUNTAIN ROAD



MIRAMAR GATEWAY

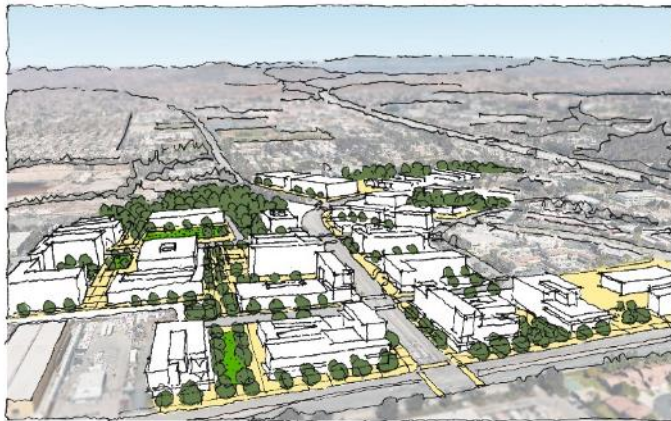
BLACK MOUNTAIN ROAD



BLACK MOUNTAIN RD– **ALL OPTIONS**

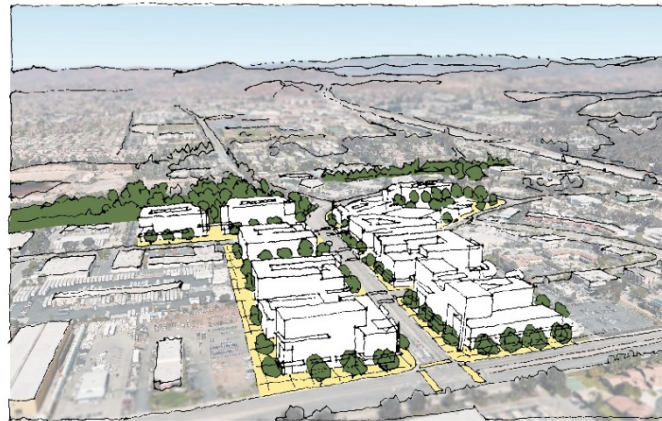
SCENARIO 1: **BUSINESS & INDUSTRIAL**

~1,144 units
~3.6 million SF of office
~85,000 SF of retail
~46 acres of pedestrian space
~33 acres of open space



SCENARIO 2: **EMPLOYMENT VILLAGE**

~1,892 units
~535,000 SF of office
~40,000 SF of retail
~22 acres of pedestrian space
~13 acres of open space



SCENARIO 3: **FLEX VILLAGE**

Market to Determine
(TBD with KMA input)



