

Mira Mesa Community Plan Update: Urban Design II

Planning Department

September 16, 2019

5:30 pm to 6:50 pm – Mira Mesa Library

1. Schedule

2. Benefits and Trends

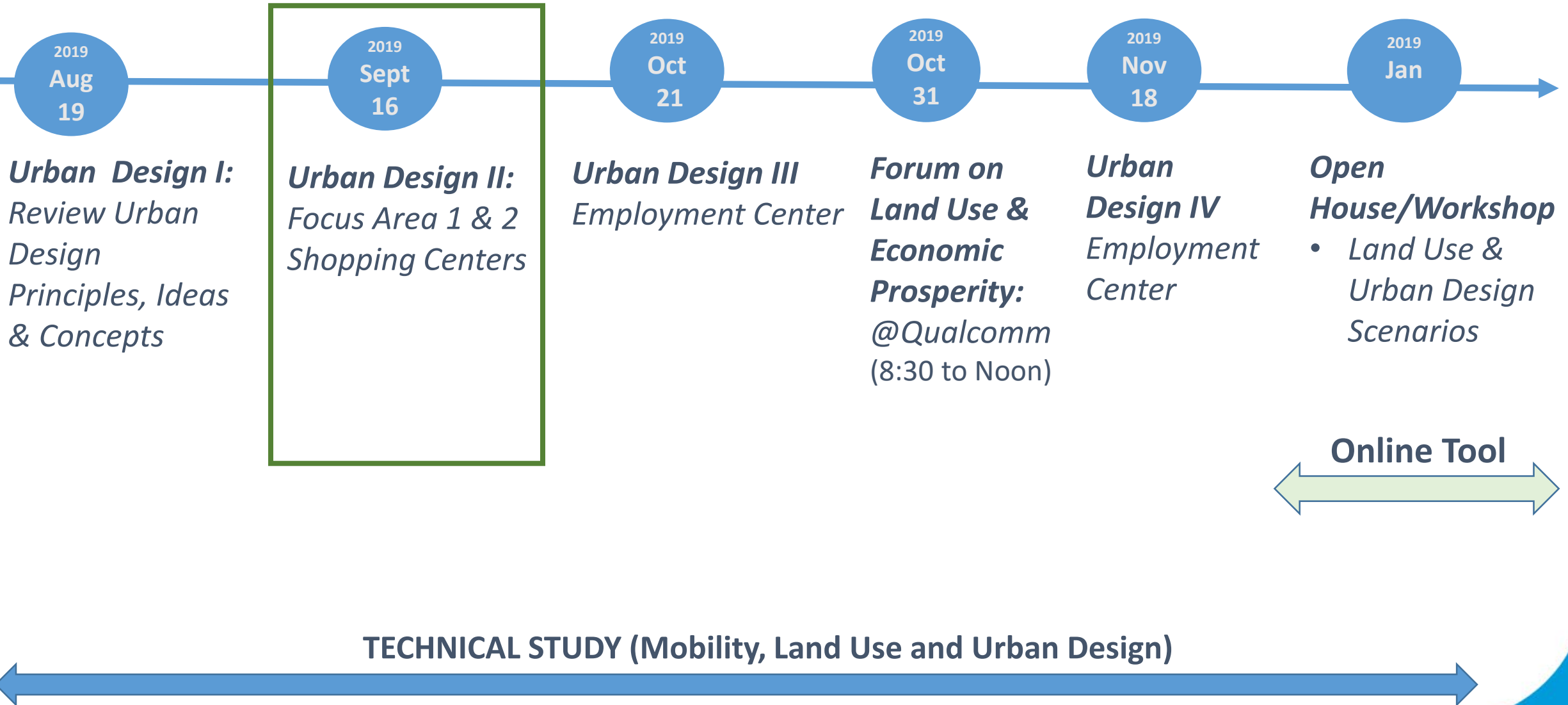
- **Benefits of Walkable Mixed-Use Places**
- **Changing Retail Landscape**
- **Who's Doing Mixed-Use?**

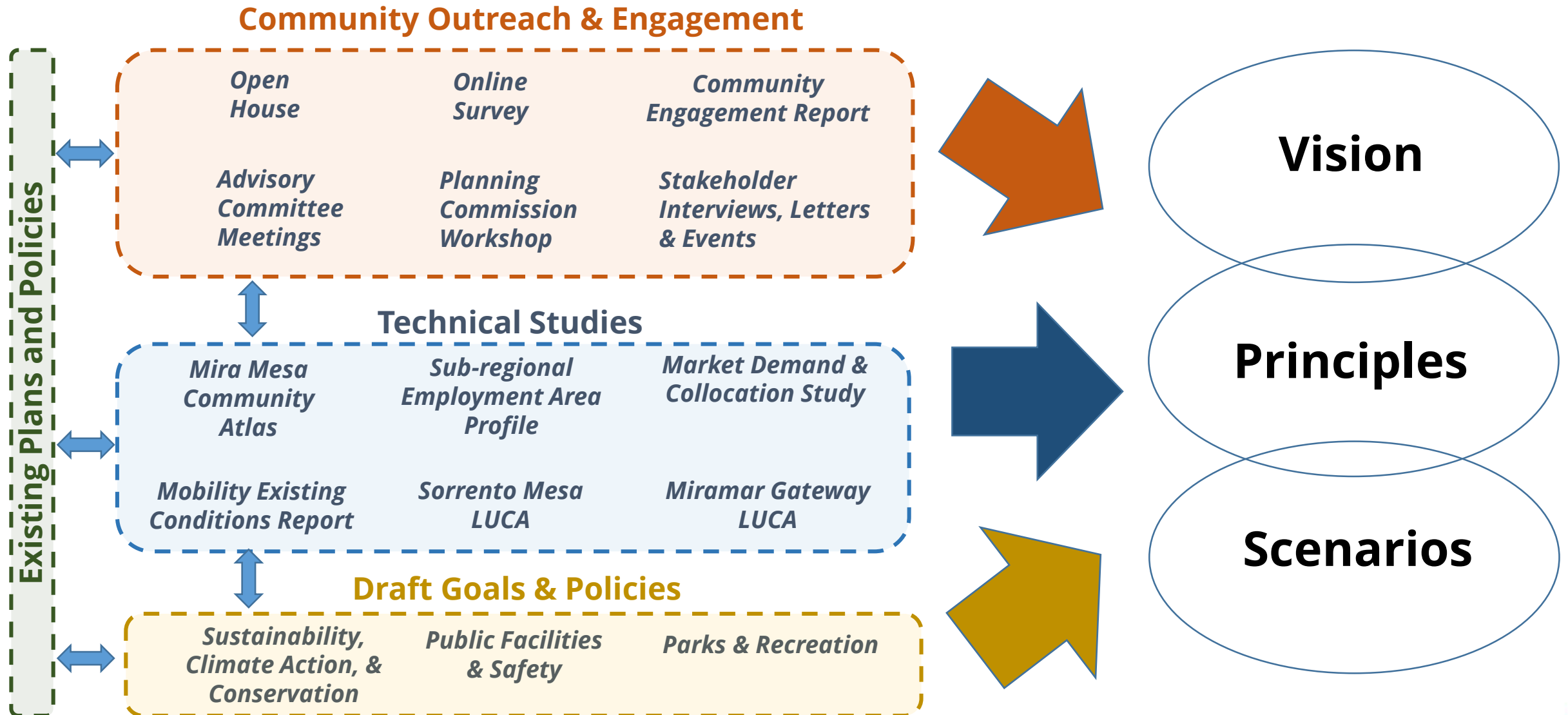
3. Urban Design Approaches and Concepts

- **Aspirational Places**
- **Mira Mesa Town Center**
- **Mira Mesa Gateway**

CPU Schedule



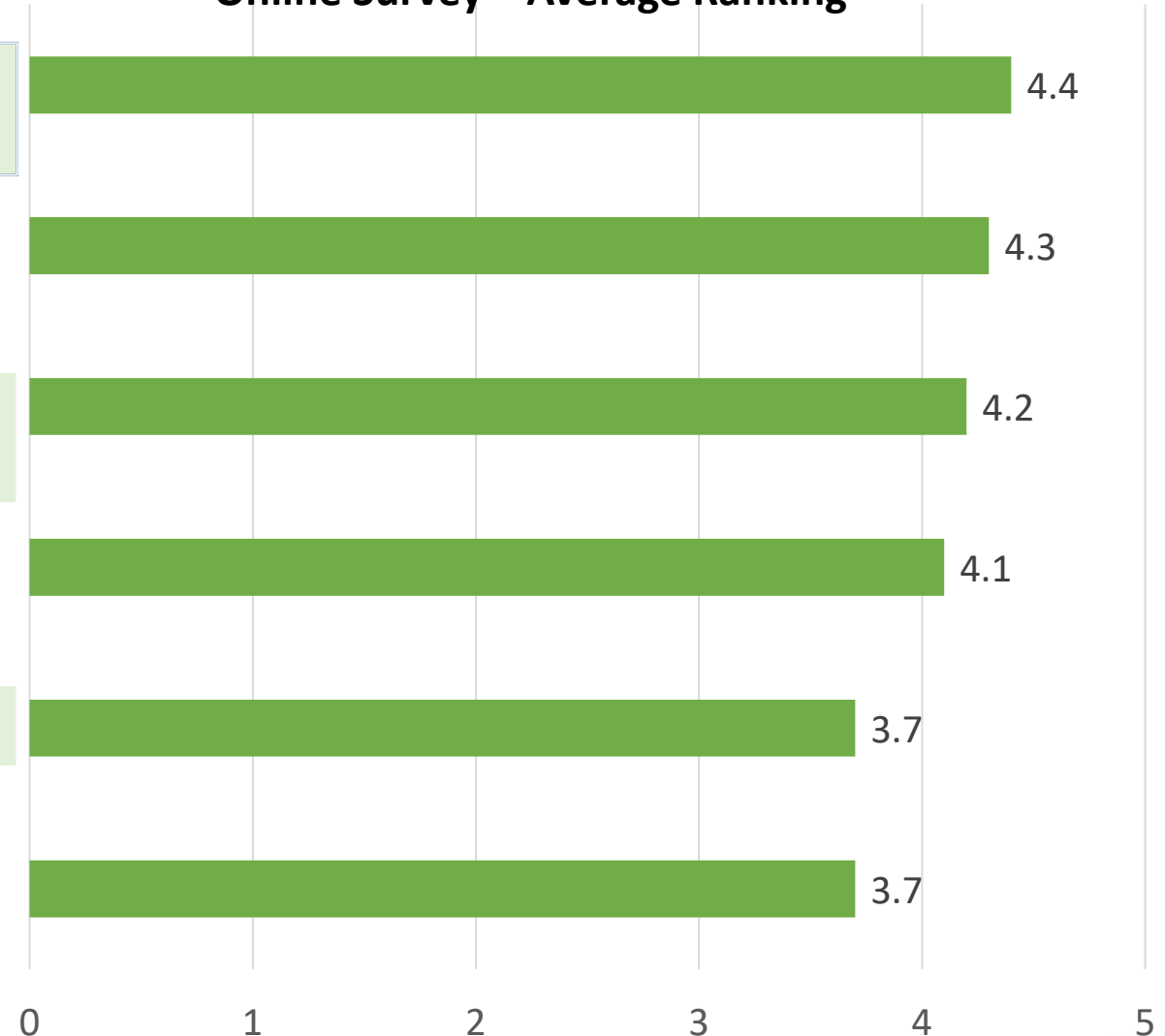




Land Use and Urban Design

- **Vibrant mix of uses, entertainment, & a walkable streetscape.**
- Diverse housing types for young people, families, and seniors.
- **Shift from auto-centric development to more compact walkable neighborhoods.**
- More plazas, public square, and street trees.
- **Locate new housing near jobs and transit.**
- Allow new housing on parking lots and build parking vertically/underground.

Online Survey – Average Ranking



Benefits of Walkable Mixed-Use Places

Walkable Places* are:

- **Wealthier;**
- **Safer;**
- **Healthier;**
- **Greener;** and
- **Age-friendly** (provides independence and options for children, youth, families, adults & seniors – support all ages and abilities).



Photo – Brian Hoffman

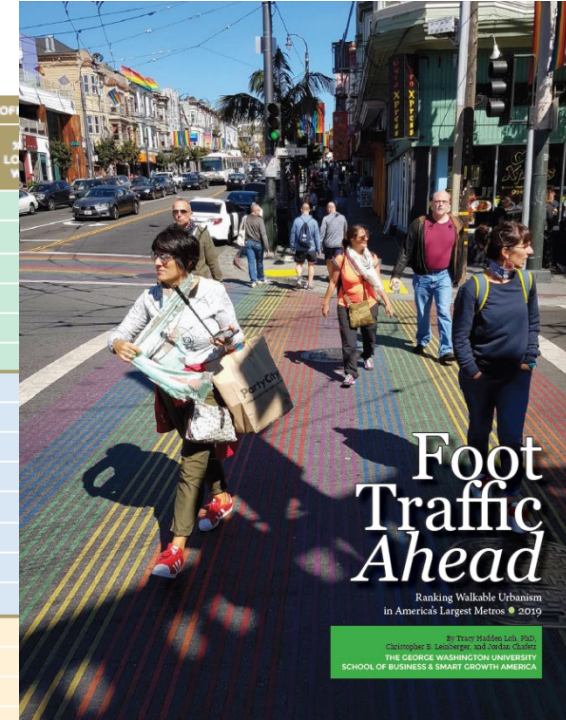
*On average - research citations available in *Subregional Employment Area Profile: Mira Mesa and University Community Plan Updates* (www.planmiramesa.org)

Shortage of Walkable Places

- San Diego metro is the **16th largest** by population in the nation,
- but **rank 25th for Walkable Urbanism***
- There is **a pent up demand for mixed-use, walkable places** connected to jobs and opportunity

Current Rankings

RANK	REGION	# OF WALKUPS	POPULATION			OF
			TOTAL IN METRO AREA	PER WALKUP	RANK (POPULATION PER WALKUP)	
1	New York City	149	20,192,042	135,517	6	
2	Denver	19	3,115,466	163,972	8	
3	Boston	57	4,771,936	83,718	1	
4	Washington, DC	50	6,090,196	121,804	3	
5	San Francisco Bay Area	59	6,611,717	112,063	2	
6	Chicago	41	9,549,229	232,908	16	
7	Pittsburgh	13	2,348,143	180,626	11	
8	Seattle	26	3,735,216	143,662	7	
9	Atlanta	27	5,700,990	211,148	14	
10	Charlotte	9	2,427,024	269,669	17	
11	Philadelphia	21	6,065,644	288,840	19	
12	Cincinnati	7	2,156,723	308,103	22	
13	Portland	18	2,382,037	132,335	4	
14	Minneapolis-St. Paul	11	3,526,149	320,559	23	
15	Cleveland	10	2,062,764	206,276	13	
16	St. Louis	10	2,804,998	280,500	18	
17	Baltimore	16	2,792,050	174,503	10	
18	Kansas City	9	2,088,830	232,092	15	
19	Sacramento	6	2,268,005	378,001	24	28%
20	Los Angeles	59	17,737,760	300,640	20	24%
21	Dallas-Fort Worth	38	7,104,415	186,958	12	23%
22	Houston	16	6,636,208	414,763	25	28%
23	Detroit	32	4,304,613	134,519	5	22%
24	Miami	20	6,019,790	300,990	21	18%
25	San Diego	19	3,283,665	172,824	9	18%
26	Tampa	6	2,978,209	496,368	26	20%
27	Orlando	3	2,390,859	796,953	28	14%
28	San Antonio	3	2,377,507	792,502	27	11%
29	Phoenix	5	4,561,038	912,208	29	10%
30	Las Vegas	2	2,112,436	1,056,218	30	4%
Weighted Average				273,694		35%



Foot Traffic Ahead

Ranking Walkable Urbanism in America's Largest Metros • 2019

By Ellen Hadden, PhD, PE
Christopher S. Landis, PhD, PE
THE GEORGE WASHINGTON UNIVERSITY
SCHOOL OF BUSINESS & SMART GROWTH AMERICA

*Foot Traffic Ahead – Ranking Walkable Urbanism in America's Largest Metros 2019

CITY OF SAN DIEGO

**Very Walkable*****6%**

City Area Acreage

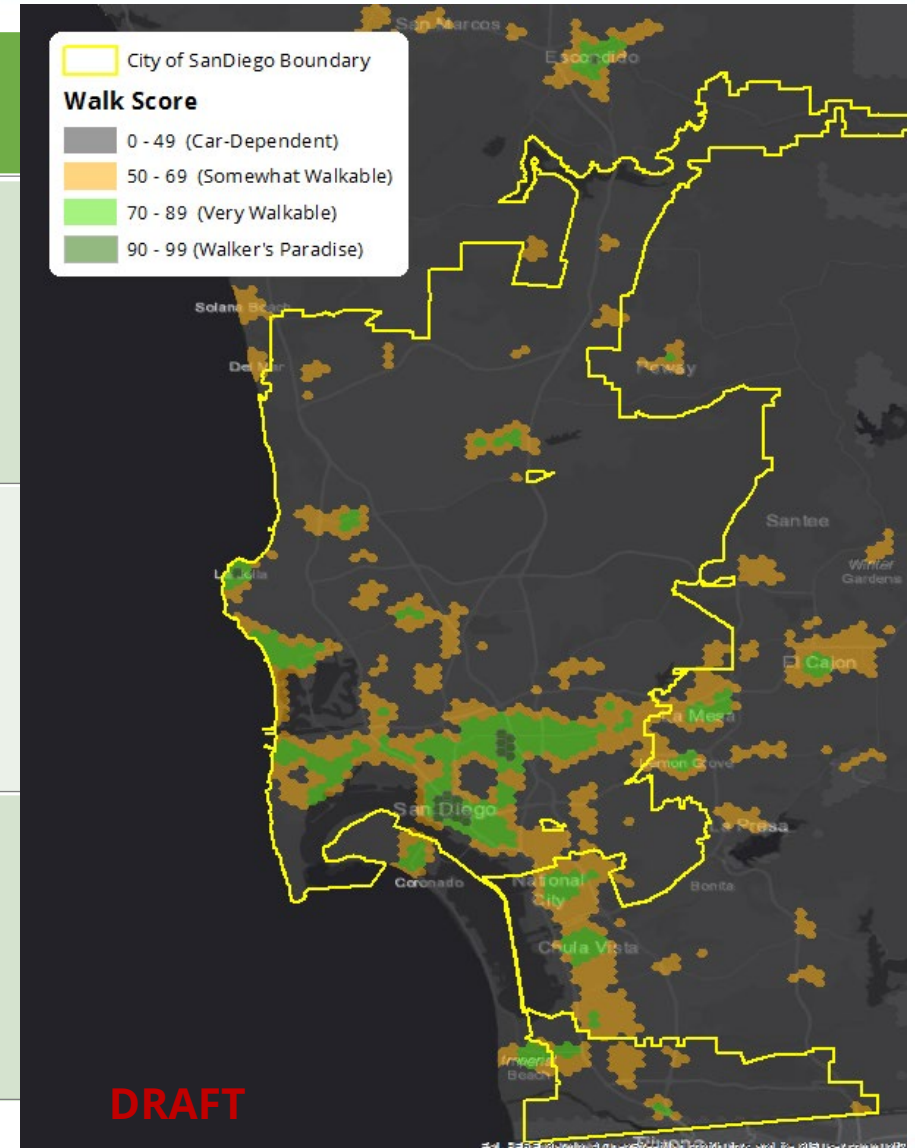
**Somewhat Walkable****11%**

City Area Acreage

**Car-Dependent****83%**

City Area Acreage

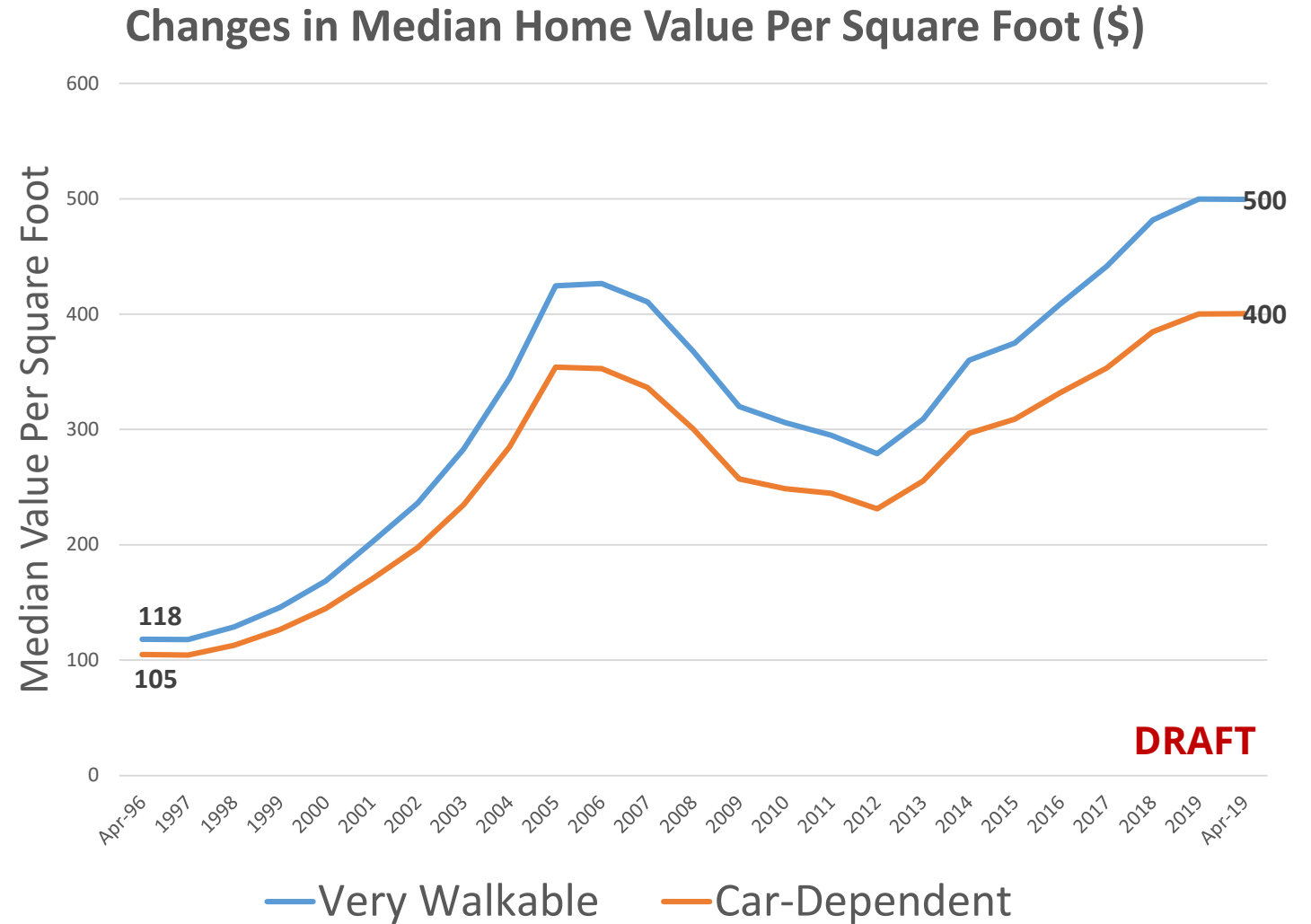
*Includes Walker's Paradise





Home Value Price Premium

- Today, people are willing to pay **\$100 more per square foot** (sf) or **20% more** to live in city's walkable neighborhoods



*City of San Diego; Very Walkable includes Walker's Paradise; Median Home Value Data from Zillow

Multifamily, Office, & Retail Price Premium

- Rent premium of 34% and 24%, for SD metro and city product types

City of SD rent premium:

- 27% for multifamily
- 39% for office
- 6% for retail

Table 1 – Price Premium: Walkable Places Vs. Car-Dependent Places

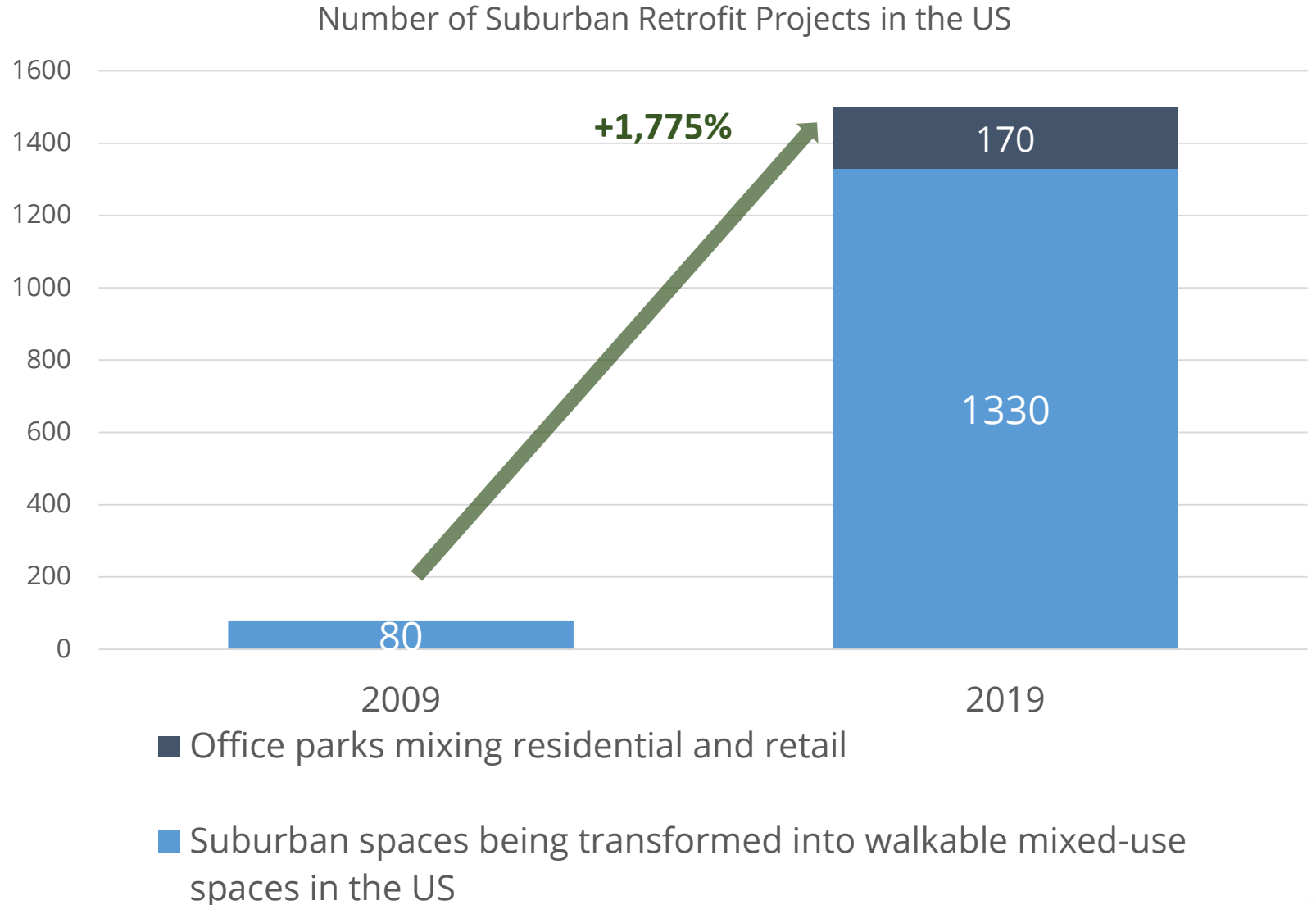
	City of San Diego**	San Diego metro***
Walkable Places* (average)	24%	34%
Multifamily	27%	-
Office	39%	-
Retail	6%	-

DRAFT

*Combination of MF, Office, and Retail; **Data Source: CoStar Asking Rent Per SF (2019 2Q); ***From Foot Traffic Ahead

Market Forces Driving Transition

- 1,500+ redevelopment projects in 2019
- 170 office parks mixing residential and retail



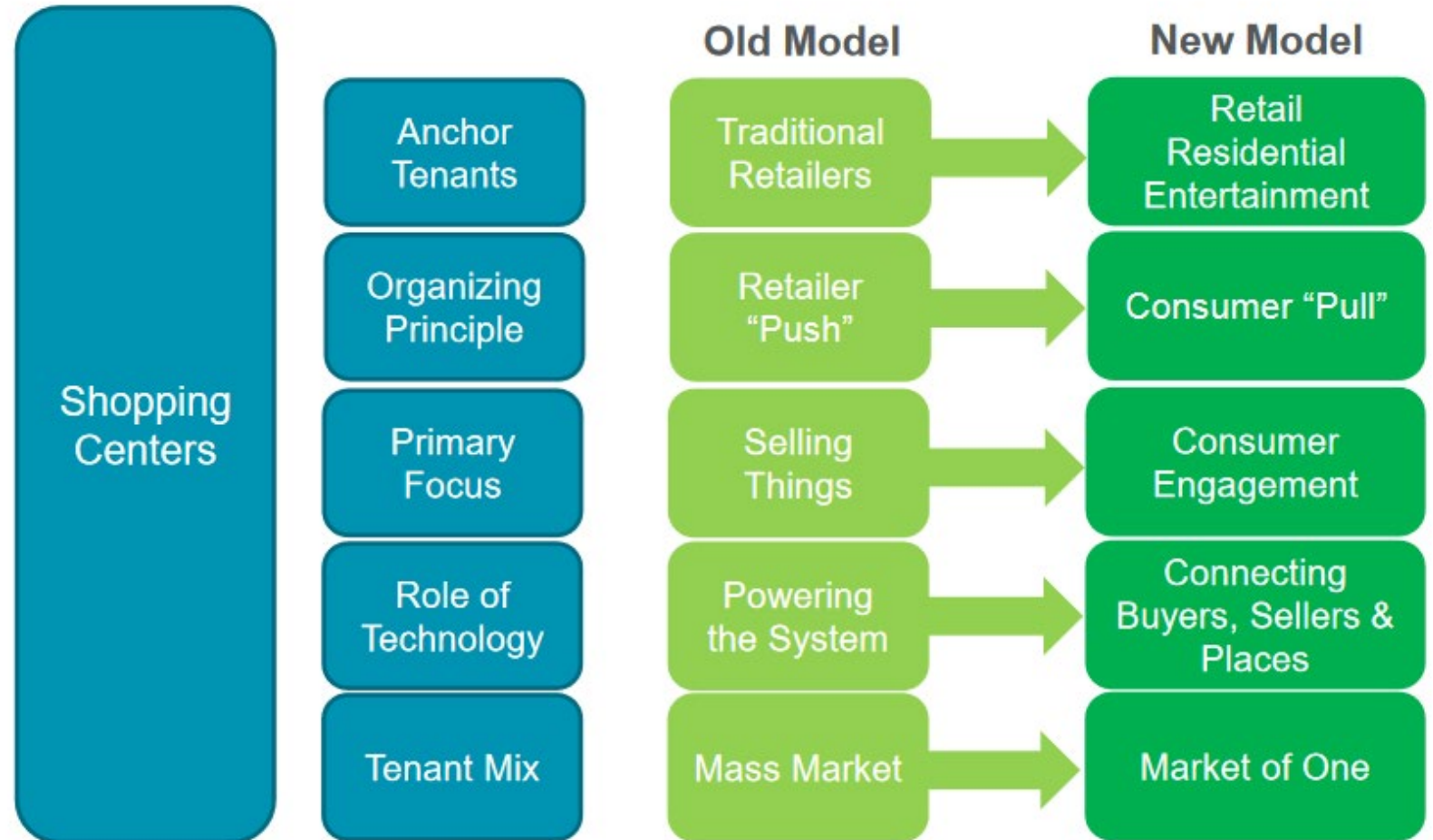
Changing Retail Landscape

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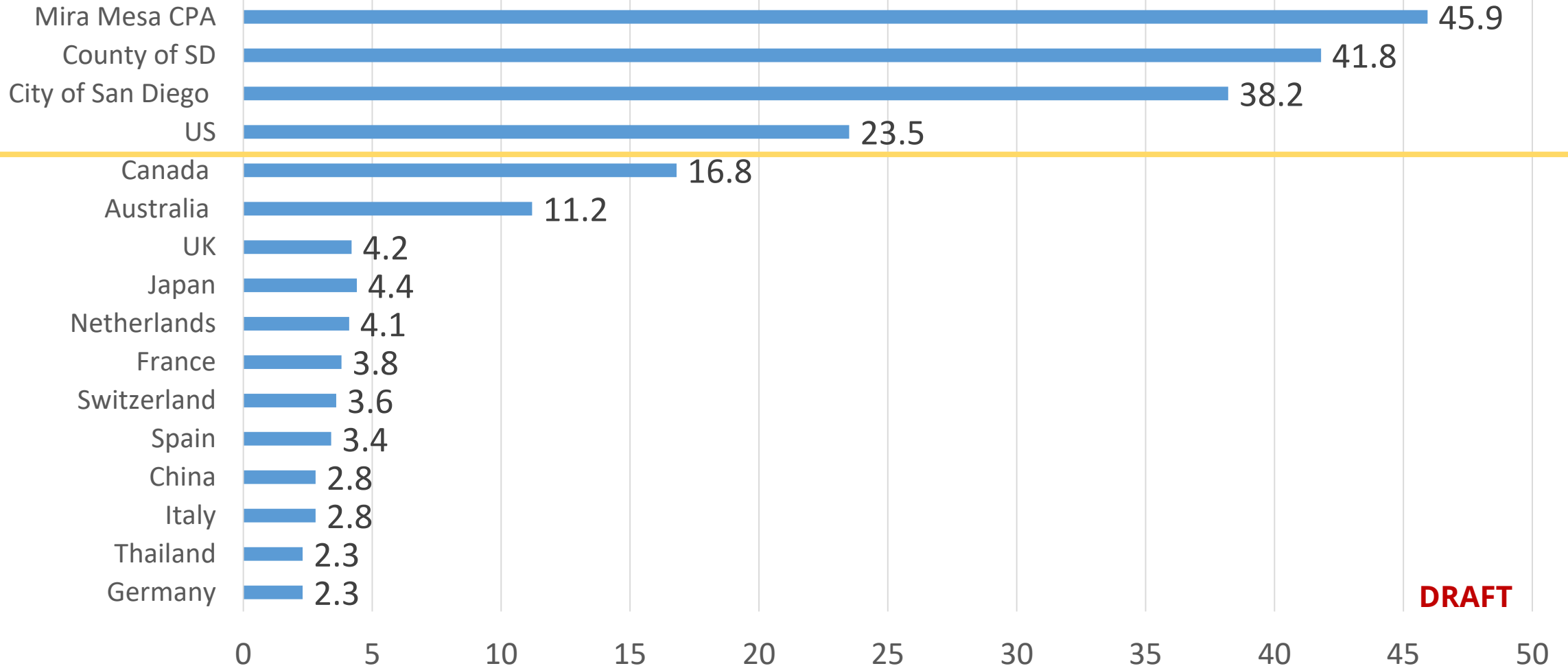
- Over-retailed
- eCommerce
- Discount stores
- Shift in consumer spending
- Experiential

The New Retail

In the newCommerce Era, the use of space is radically different...



Retail Per Capita (Square Footage Per Person)



DRAFT

Who's doing mixed-use?

One Paseo

Merge 56

Watermark

Mira Mesa CPA

The Hub

Stone Creek

3 Roots

MCAS Miramar

San Diego Case Study: Mixed-Use Projects near Mira Mesa CPA

(Proposed & under construction)

Google earth

One Paseo – Carmel Valley

- Highest rental rates in San Diego
- Live, work, & play with a mix of apartments, life science, finance, & retail tenants
- 1.1 mil sf & 608 units
- 23-acre site



Source: Kilroy Realty

Conceptual Rendering

The Hub at Scripps Ranch

- A mix of apartments & retail
- 260 luxury units
- 11,000 sf of retail
- 9.5-acre site



The Watermark at Scripps Ranch

- A mix of retail, hotel, & office
- 445k office
- 335k retail/hotel



Merge 56

- A mix of residential, retail, & office
- Along 56 corridor



Conceptual Rendering



MIRA MESA COMMUNITY PLAN UPDATE ADVISORY COMMITTEE MEETING

SEPTEMBER 16, 2019

MIRA MESA TOWN CENTER & MIRA MESA GATEWAY URBAN DESIGN CONCEPTS

MIRA MESA BOULEVARD NARRATES THE COMMUNITY'S STORY



Reagan Rd



SHOPS

JOB
2.35 MILES
(50-MIN. WALK)

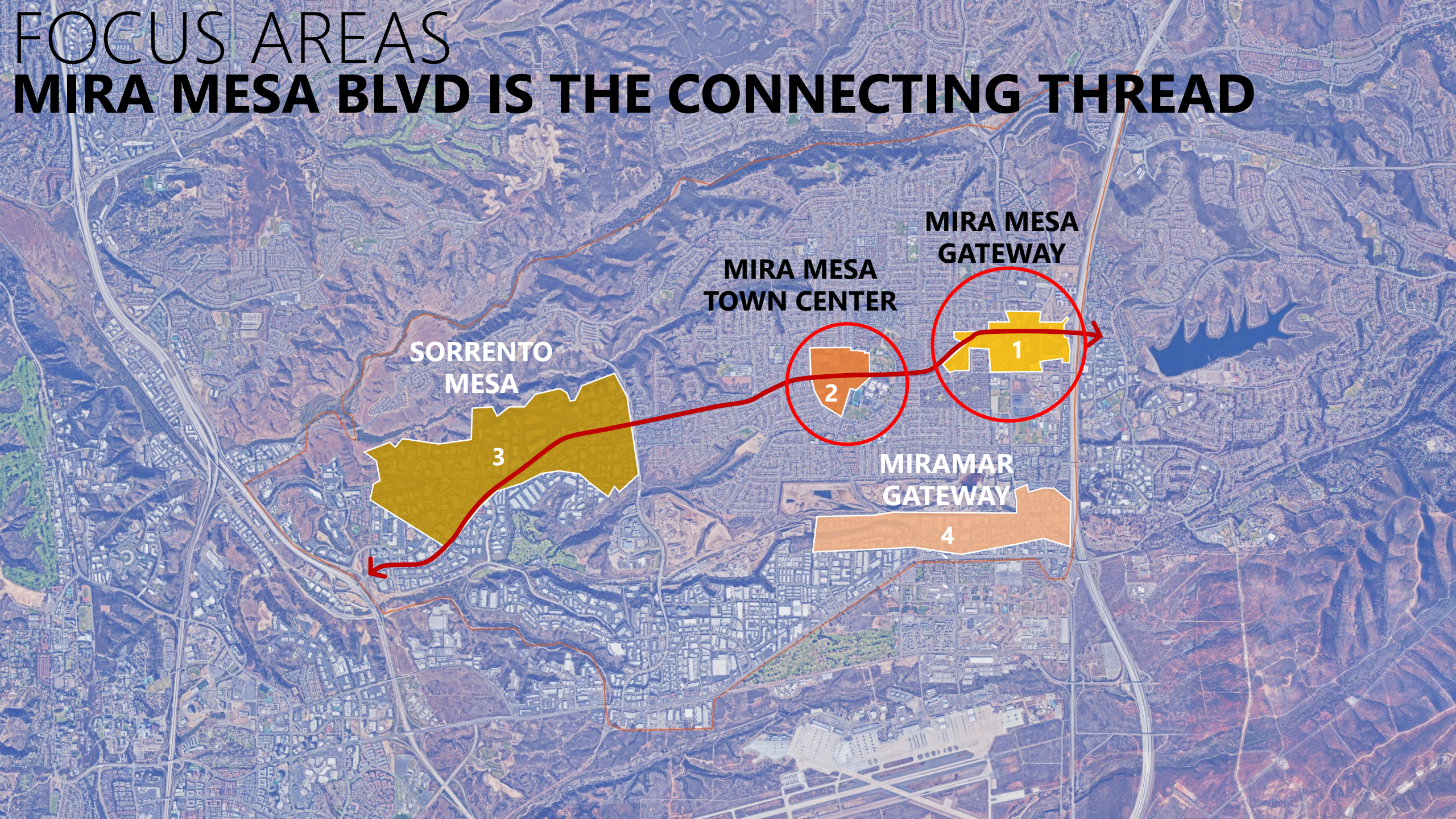
HOME
1.3 MILES
(25-MIN. WALK)

1.9 MILES
(40-MIN. WALK)

Camino
Santa Fe

FOCUS AREAS

MIRA MESA BLVD IS THE CONNECTING THREAD



TOWN CENTER AND GATEWAY

RETHINKING SUBURBAN RETAIL

**MIRA MESA
TOWN CENTER**

**MIRA MESA
GATEWAY**

Mira Mesa

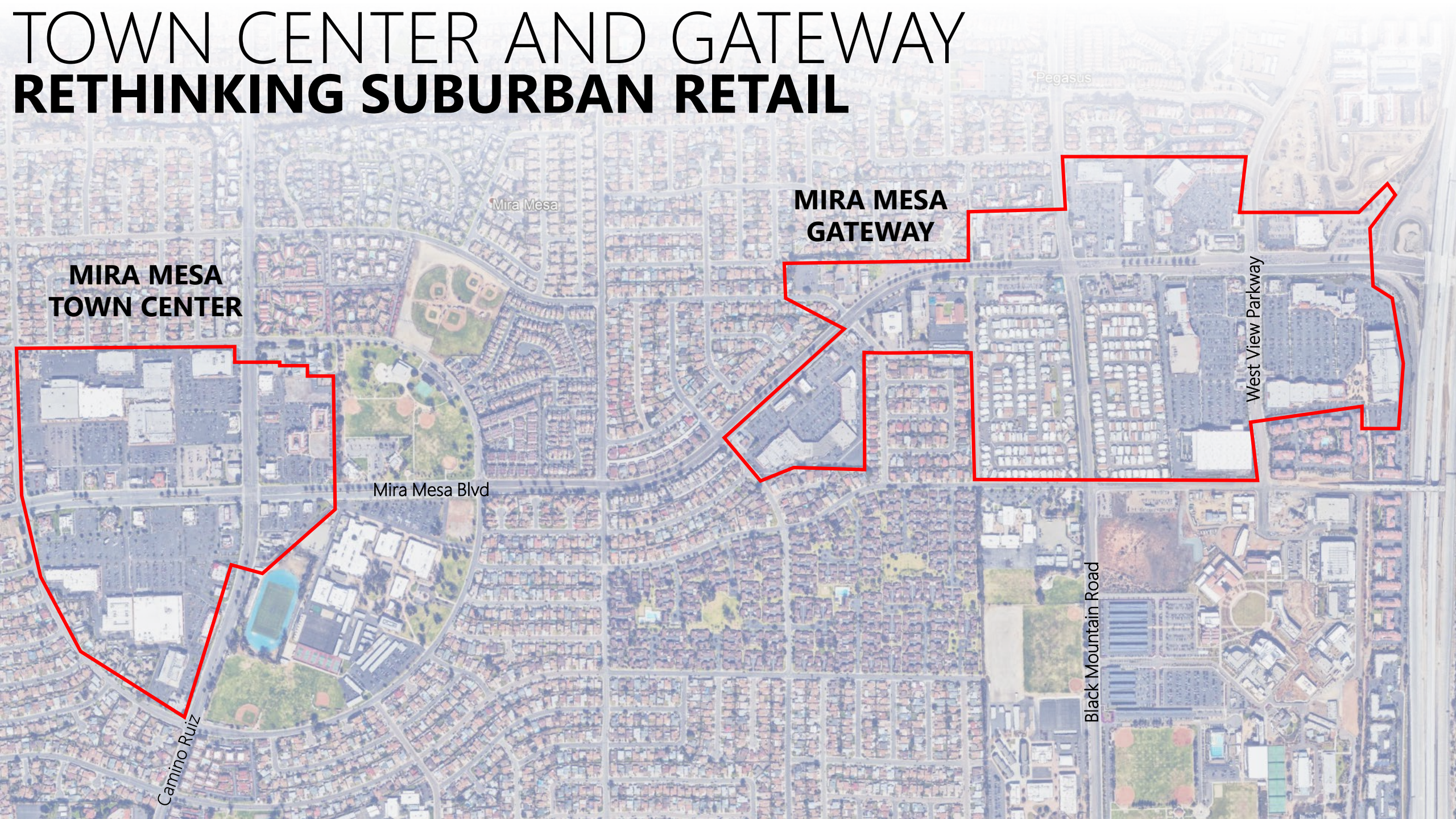
Mira Mesa Blvd

West View Parkway

Black Mountain Road

Camino Ruiz

Pegasus



WHERE ELSE HAS
SUBURBAN RETAIL BEEN
RETROFITTED?

CITYCENTRE HOUSTON, TEXAS





CITYCENTRE HOUSTON, TEXAS

- Mixed-use redevelopment of abandoned Town and Country Mall
- Existing mall completely demolished, save three parking structures that were refurbished

Development Program

- Retail, restaurants, movie theater, office space
- 370 multi-family units
- 250 lofts
- 35 townhomes
- Hotel and conference facility
- Open space





2002



2006

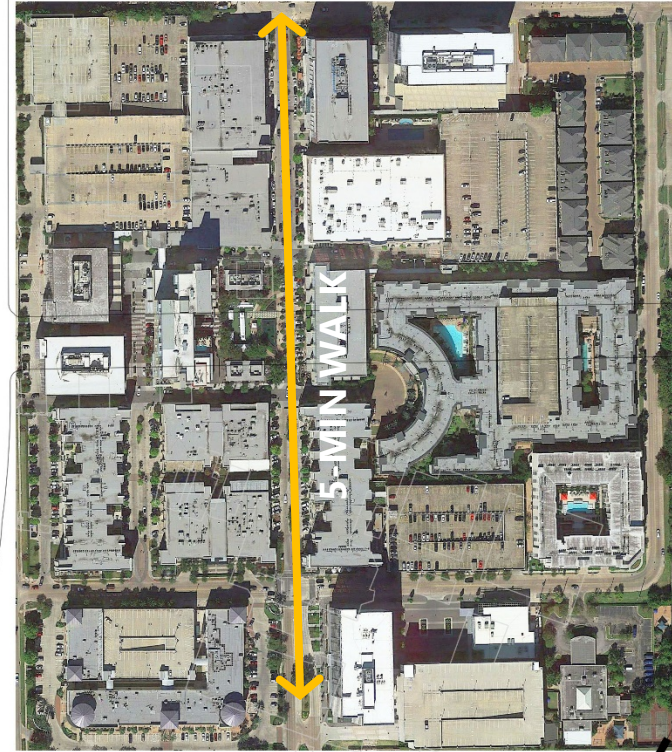


2017

CITYCENTRE: 39.3 acres

MIRA MESA

TOWN CENTER: 81.2 acres



THE PASEO PASADENA, CALIFORNIA





THE PASEO PASADENA, CALIFORNIA

- Retrofit of an aging shopping mall (Plaza Pasadena)
- Pedestrian shopping street in a new mixed-use redevelopment precinct.
- Phased redevelopment with existing anchors retained and replaced over time

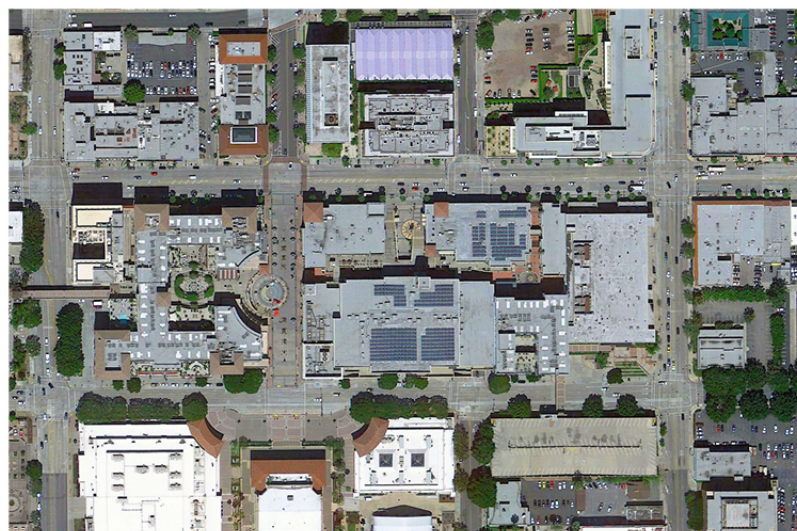
Development Program

- Office space, retail, movie theater
- 391 condos
- Restaurants, concert venue, underground parking garage





1994

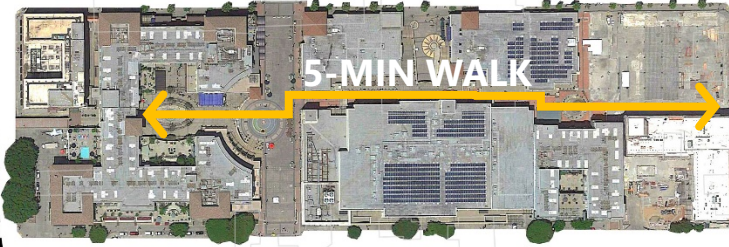


2013



2018

THE PASEO: 13.5 acres
MIRA MESA
TOWN CENTER: 81.2 acres



SANTANA ROW SAN JOSE, CALIFORNIA





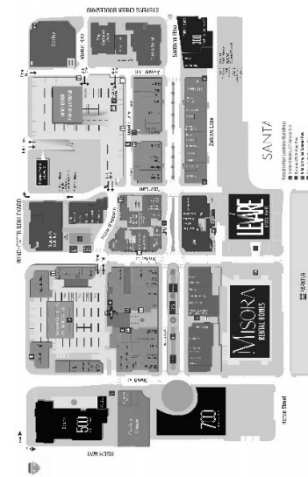
SANTANA ROW SAN JOSE, CALIFORNIA

- Santana Row is an outdoor mall
- Previously a Town and Country Village



Development Program

- Retail, restaurants, movie theater
- Hotel and office space
- 615 rental homes
- 219 condos





1993



2000



2018

SANTANA ROW: 33.5 acres

MIRA MESA

TOWN CENTER: 81.2 acres



URBAN DESIGN PRINCIPLES

LAND USE

```
graph TD; LU[LAND USE] --- P1[PRINCIPLE 1]; LU --- P2[PRINCIPLE 2]; LU --- P3[PRINCIPLE 3]; LU --- P4[PRINCIPLE 4];
```

MAXIMIZE HOUSING SUPPLY ←

Residential densities greater than 29 du/acre

EXPANSION OF RETAIL IS NOT A PRIORITY ←

New retail should be community-serving and calibrated to increased residential uses

EXPLORE SUBTERRANEAN PARKING ←

Sub-surface parking structures should be utilized when feasible

REDUCE FOOTPRINT OF SURFACE PARKING ←

Facilitate usable, active, pedestrian-first places by decreasing areas for auto-only use

URBAN DESIGN PRINCIPLES

PLACE-MAKING

```
graph LR; PM[PLACE-MAKING] --- C1[CREATE STRONG STREET WALLS]; PM --- C2[MAKE PLACES THAT ARE WALKABLE, ENGAGING, AND VIBRANT]; PM --- C3[CREATE INTERNAL MAIN STREETS]; PM --- C4[PROVIDE MORE OPEN SPACE];
```

CREATE STRONG STREET WALLS

Defined interface between the built form and public realm

MAKE PLACES THAT ARE WALKABLE, ENGAGING, AND VIBRANT

Retrofit aging suburban mall typologies away from auto-centric to pedestrian-first

CREATE INTERNAL MAIN STREETS

Explore street typologies that make smaller blocks and focus activity and density

PROVIDE MORE OPEN SPACE

New plazas, paseos, and parks provided at 2.8 acres per 1,000 residents.

URBAN DESIGN PRINCIPLES

MOBILITY

```
graph LR; M[MOBILITY] --> S1[SUBDIVIDE SUPERBLOCKS]; M --> S2[NO NEW CONTROLLED INTERSECTIONS]; M --> S3[SHARE PARKING ACROSS USES]; M --> S4[NO PARKING MINIMUMS];
```

SUBDIVIDE SUPERBLOCKS

Create compact and ped-friendly street and block patterns

NO NEW CONTROLLED INTERSECTIONS

New streets should be aligned to utilize existing controlled intersections

SHARE PARKING ACROSS USES

Achieve 20% reduction in parking by sharing residential and retail parking

NO PARKING MINIMUMS

Focus areas lie with TPA's and will be consistent with San Diego's recently approved parking reforms



MIRA MESA TOWN CENTER

MIRA MESA TOWN CENTER

EXISTING DEVELOPMENT PROGRAM

Focus site area: 81.2 acres

Retail/Office developed area: 842,500 sf

Retail/Office Parking: ~4,940 spaces

Ratio: ~ 5.9 spaces/1,000 sf

Residential units: 108 units

Residential parking: ~125 spaces

Ratio: 1.16 spaces/unit

Site area: 34.1 acres
Developed area: 418,000 sf
Parking: ~ 2,400 spaces
Ratio: ~ 5.75 spaces/1,000 sf

Site area: 9.7 acres
Developed area: 82,500 sf
Parking: ~ 600 spaces
Ratio: ~ 7.2 spaces/1,000 sf

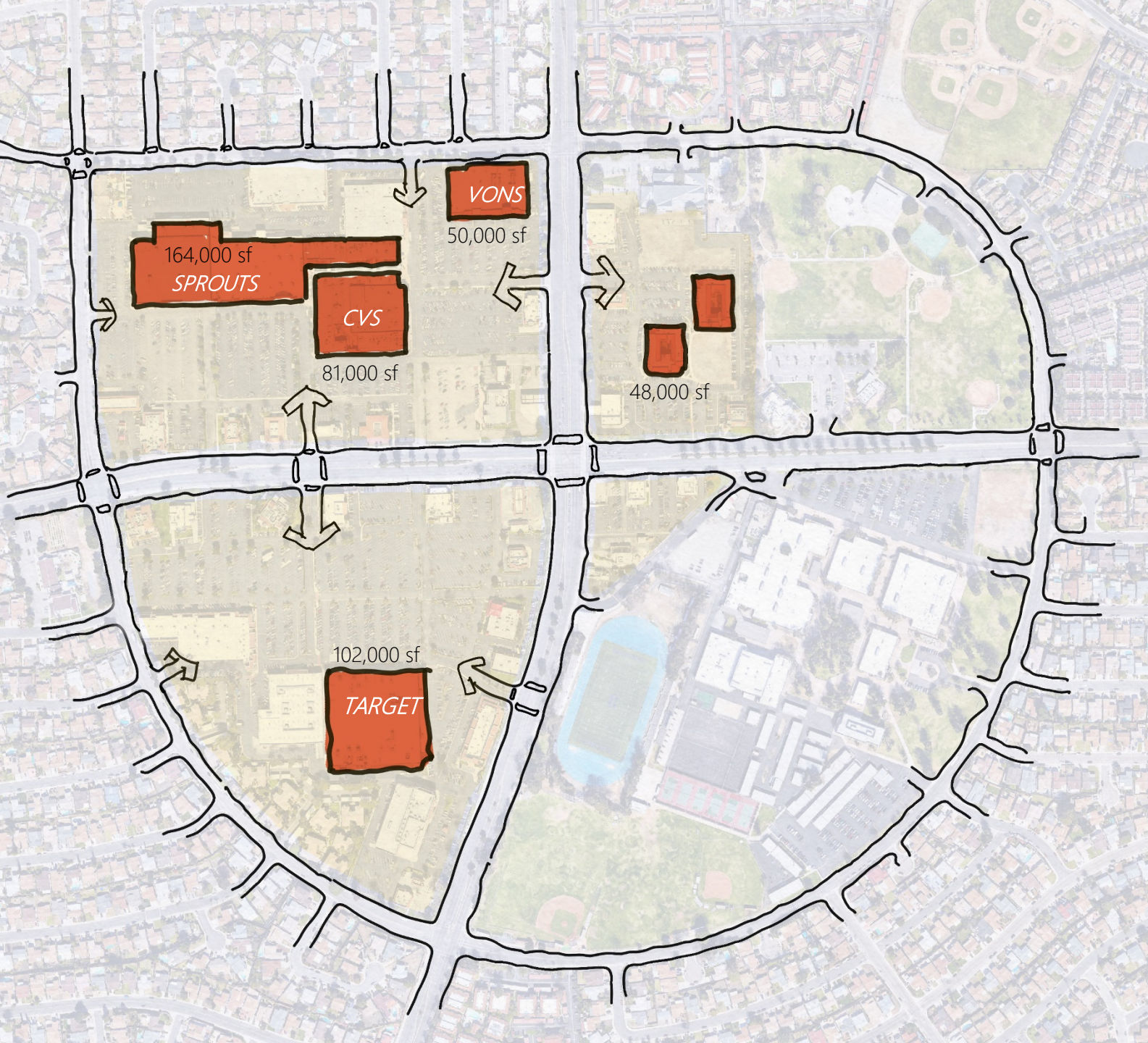
Site area: 30.3 acres
Developed area: 322,500 sf
Parking: ~ 1,800 spaces
Ratio: ~ 5.6 spaces/1,000 sf

Site area: 2.5 acres
Developed area: 19,500 sf
Parking: ~ 140 spaces
Ratio: ~ 7.2 spaces/1,000 sf

Site area: 4.6 acres
No. of units: 108
Parking: ~ 125 spaces
Ratio: ~ 1.2 spaces/unit

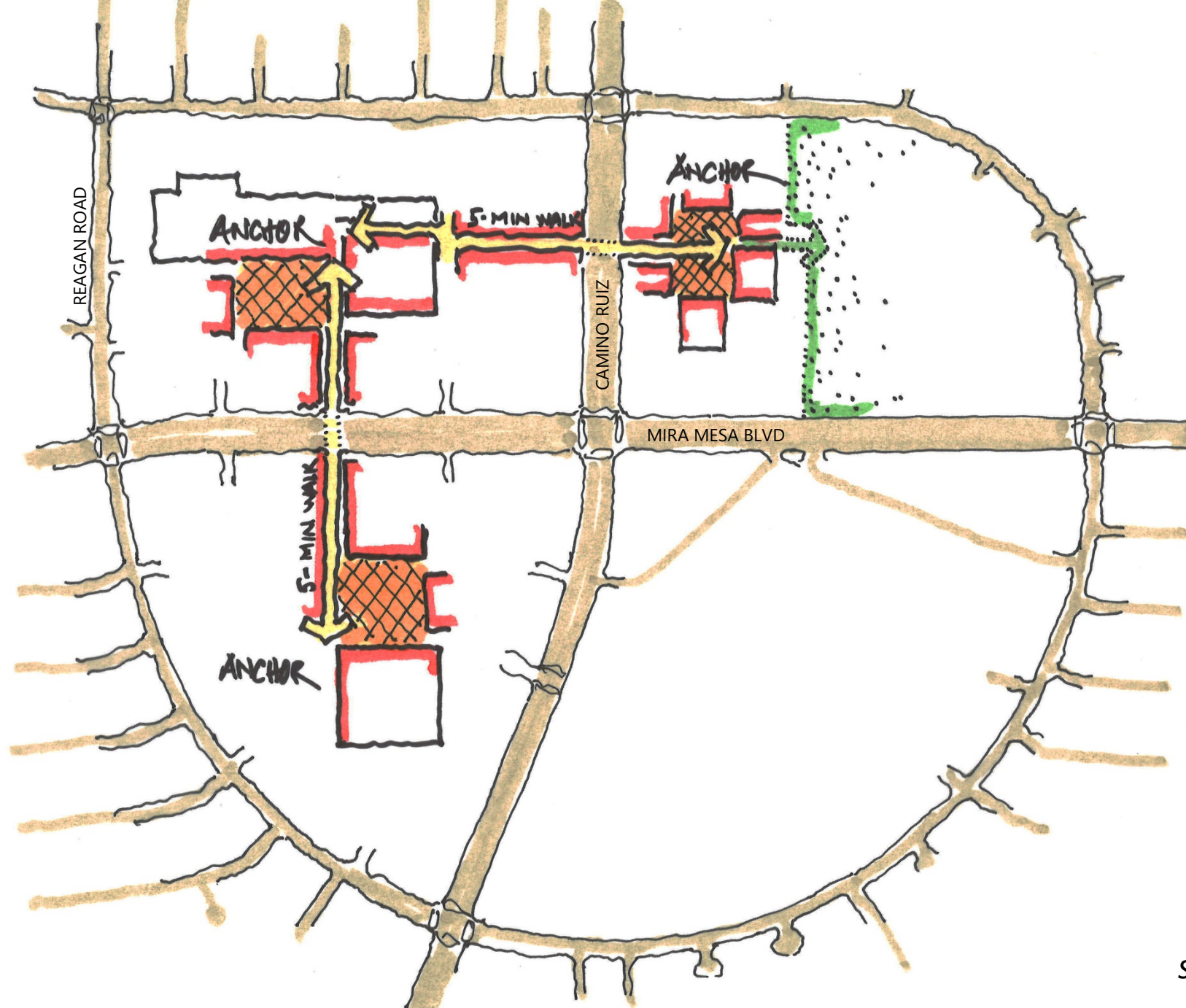
MIRA MESA TOWN CENTER

RETAINED RETAIL ANCHORS



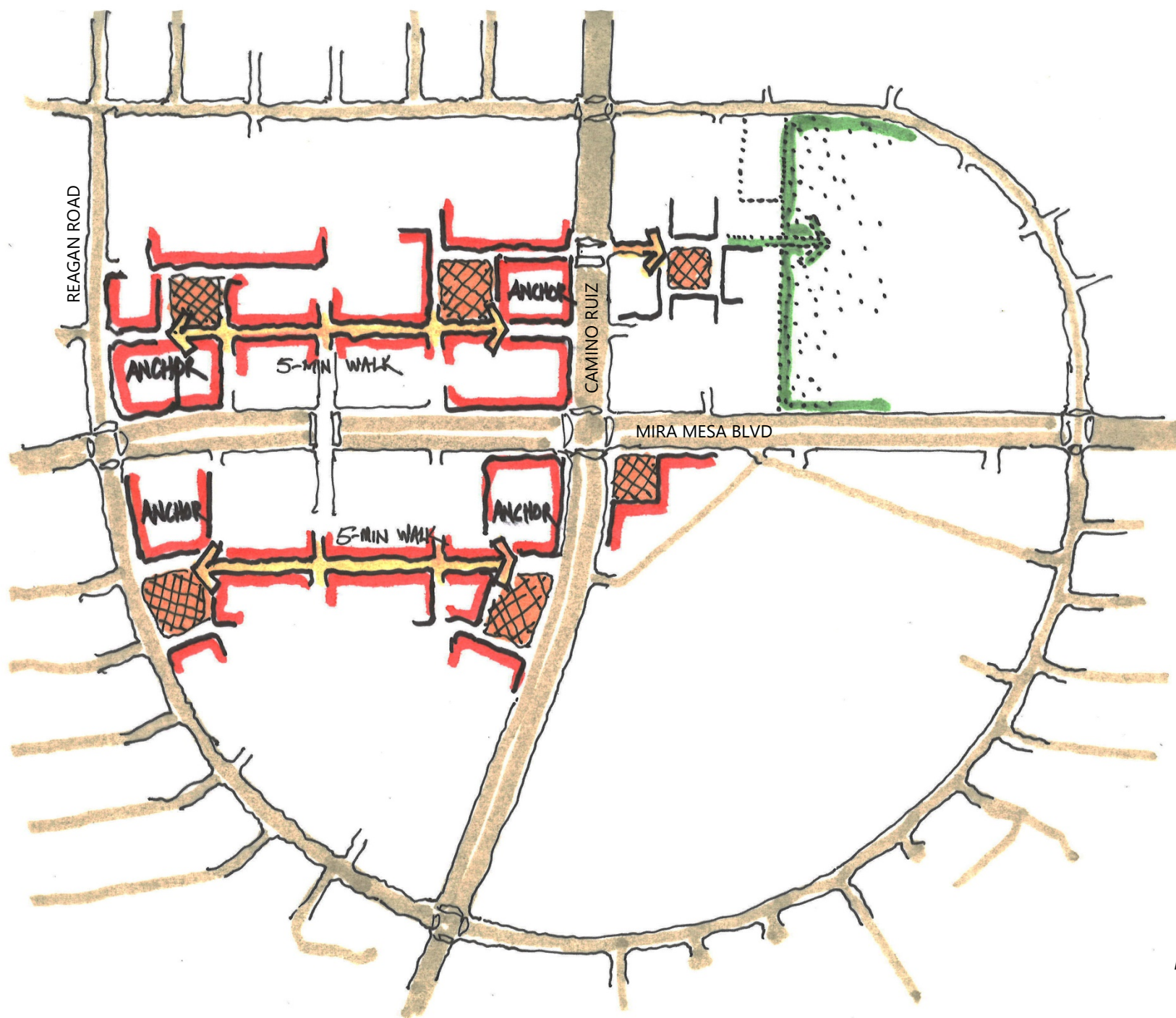
Site area:	81.2 acres
Footprint of retained buildings:	445,000 sf
Available site area for new development:	71.04 acres
Net area after parcelization:	47 acres

MIRA MESA TOWN CENTER



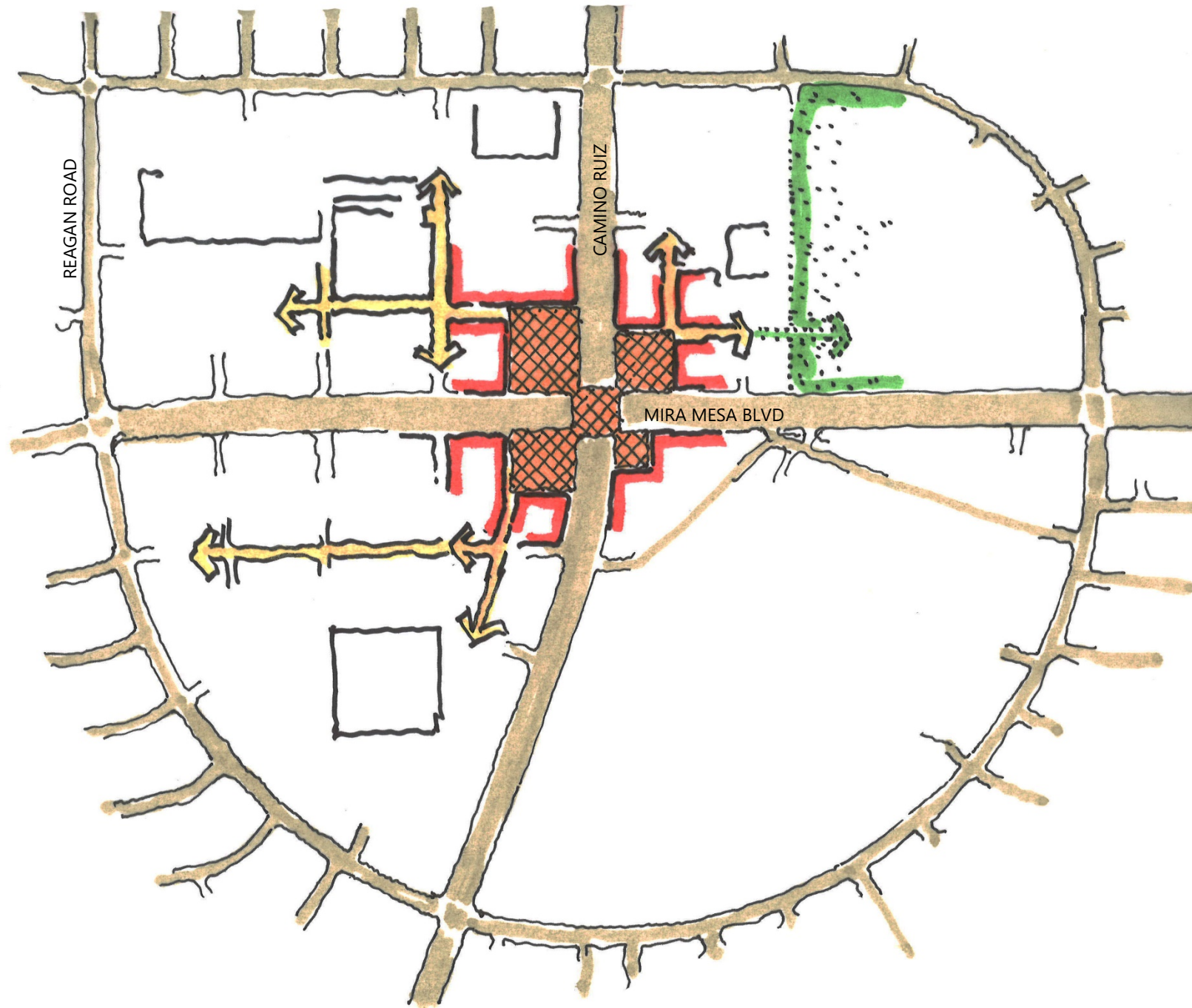
*strong central anchors
on main streets*

MIRA MESA TOWN CENTER



Internal Main Streets

MIRA MESA TOWN CENTER



*singular plaza at
intersection*

DEVELOPMENT APPROACHES

MIRA MESA TOWN CENTER



OPTION 1 – COMMUNITY VILLAGE

- Anchor tenants retained
- Combination of surface & structured parking
- Retained surface parking for retail anchors
- Residential: mix of townhome, live-work, and apartments
- Public space at Mira Mesa Blvd & Camino Ruiz



OPTION 2 – URBAN VILLAGE

- Main Street bridging Mira Mesa Blvd
- Anchor tenants retained
- Mostly structured parking
- Dedicated parking garage for retained anchors
- Distributed hierarchy of open space – plazas and paseos along with parks
- Residential: mix of attached townhomes/live-work and apartments



OPTION 3 – LIFESTYLE CENTER

- 100% redevelopment – no anchors retained
- Combination of structured and subsurface parking
- Highest amount of public space and amenities, most pedestrian-friendly
- Residential: mix of townhomes, podium/wrap apartments, and mid-rise apartments

*RETAINS EXISTING SURFACE PARKING
RETAINS ELEMENTS OF SUBURBAN MALL TYPE
LOWER RESIDENTIAL DENSITY*

*MAXIMIZES OPEN SPACE AMENITY
URBAN, MORE CONDUCTIVE TO WALKING
HIGHER RESIDENTIAL DENSITY*

OPTION 1 – COMMUNITY VILLAGE

MIRA MESA
TOWN CENTER

Draft – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.

MIRA MESA BLVD

CAMINO RUIZ

SPROUTS

CVS

VONS

MIRA MESA
COMMUNITY PARK

CIVIC CENTER

TARGET

MIRA MESA
HIGH SCHOOL

- PARKS
- PLAZAS & PASEOS
- PEDESTRIAN SPACE
- RETAINED BUILDINGS

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MIRA MESA
TOWN CENTER



*Reagan Rd
looking south*

MIRA MESA TOWN CENTER



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*Live
Work/townhomes
along Reagan Rd*






OPTION 1 – COMMUNITY VILLAGE

MIRA MESA
TOWN CENTER

OPTION 1 – COMMUNITY VILLAGE

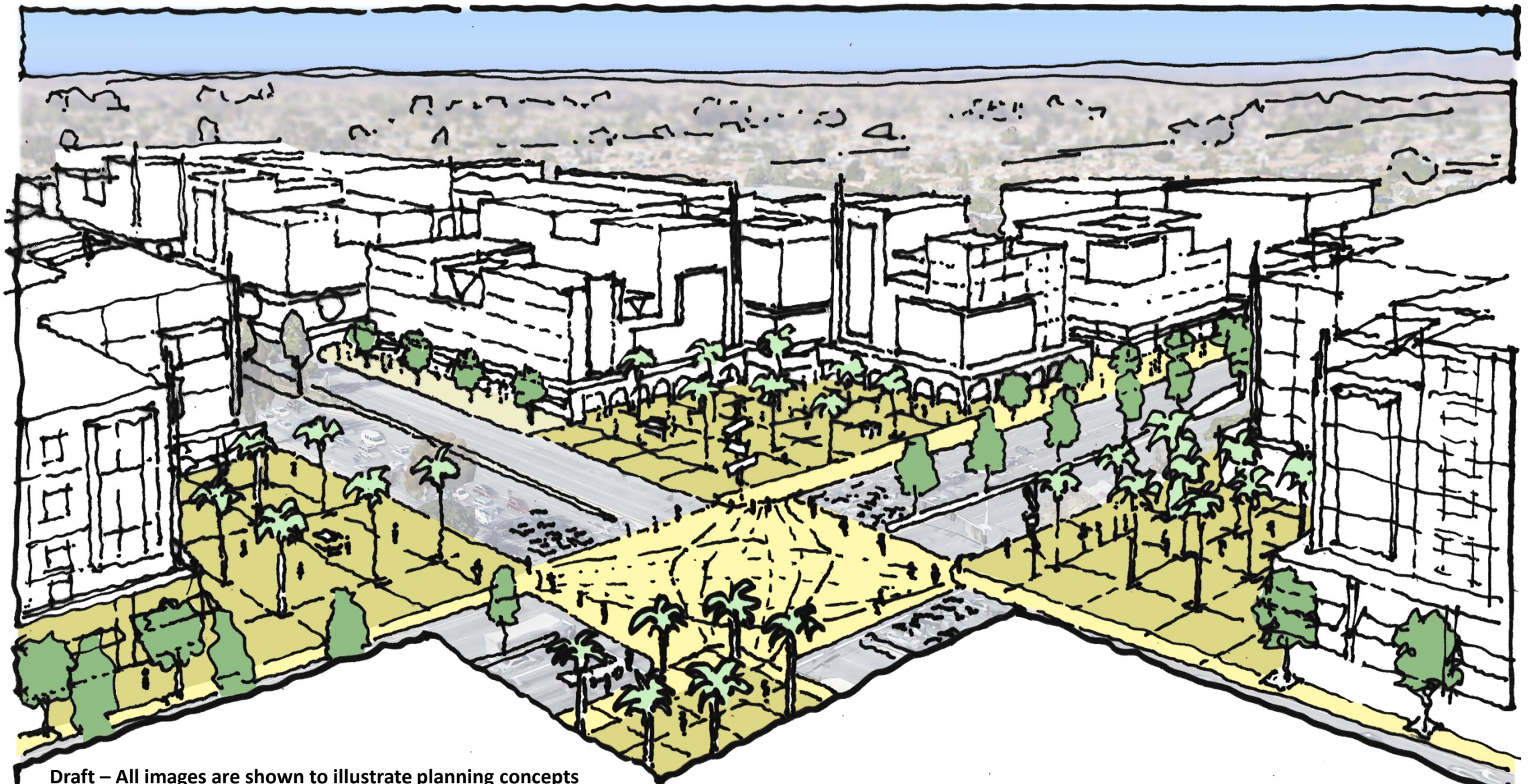
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- 
-  PARKS
 -  PLAZAS & PASEOS
 -  PEDESTRIAN SPACE
 -  RETAINED BUILDINGS



*Mira Mesa Blvd and
Camino Ruiz Rd.
intersection*



Draft – All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal.

*Mira Mesa Blvd and
Camino Ruiz Rd.
intersection*

MIRA MESA TOWN CENTER



*Existing stoplight
on Mira Mesa Blvd
at Mira Mesa Mall*

MIRA MESA TOWN CENTER



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*Reconfigured
intersection on
Mira Mesa Blvd*

OPTION 2 – URBAN VILLAGE

MIRA MESA TOWN CENTER

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OPTION 2 – URBAN VILLAGE

- Main Street bridging Mira Mesa Blvd
- Anchor tenants retained
- Mostly structured parking
- Dedicated parking garage for retained anchors
- Distributed hierarchy of open space – plazas and paseos along with parks
- Residential: mix of attached townhomes/live-work and apartments

MIRA MESA TOWN CENTER



*Looking north
from Target*

MIRA MESA
TOWN CENTER



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*Internal Main
Street*

OPTION 2 – URBAN VILLAGE

MIRA MESA
TOWN CENTER

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- 
-  PARKS
 -  PLAZAS & PASEOS
 -  PEDESTRIAN SPACE
 -  RETAINED BUILDINGS

OPTION 3 – LIFESTYLE CENTER

MIRA MESA
TOWN CENTER

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MIRA MESA BLVD

MIRA MESA
COMMUNITY PARK

CIVIC CENTER

MIRA MESA
HIGH SCHOOL

CAMINO RUIZ

- PARKS
- PLAZAS & PASEOS
- PEDESTRIAN SPACE
- RETAINED BUILDINGS

OPTION 3 – LIFESTYLE CENTER

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MIRA MESA TOWN CENTER



*Mira Mesa Blvd
looking east*

MIRA MESA TOWN CENTER



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*Reconfigured
sidewalk and
mixed-use along
Mira Mesa Blvd*


OPTION 3 – LIFESTYLE CENTER

MIRA MESA
TOWN CENTER

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- 
- PARKS
 - PLAZAS & PASEOS
 - PEDESTRIAN SPACE
 - RETAINED BUILDINGS

DEVELOPMENT APPROACHES

MIRA MESA TOWN CENTER



OPTION 1 – COMMUNITY VILLAGE

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URBAN, MORE CONDUCTIVE TO WALKING
HIGHER RESIDENTIAL DENSITY*

MIRA MESA GATEWAY



MIRA MESA GATEWAY SUB AREA A *EXISTING DEVELOPMENT PROGRAM*



Site area: 10.6 acres
Developed area: 180,000 sf
Parking: ~ 550 spaces
Ratio: ~ 3 spaces/1,000 sf

Site area: 5.6 acres
Developed area: 37,772 sf
Parking: ~ 400 spaces
Ratio: ~ 10.5 spaces/1,000 sf

MIRA MESA BLVD

Site area: 18.6 acres
Developed area: 256,500 sf
Parking: ~ 1,100 spaces
Ratio: ~ 4.29 spaces/1,000 sf

WESTVIEW PKWY

Site area: 22 acres
Developed area: 240,398 sf
Parking: ~ 1,370 spaces
Ratio: ~ 5.7 spaces/1,000 sf

Focus site area: 56.8 acres

Retail/Office developed area: 714,670 sf

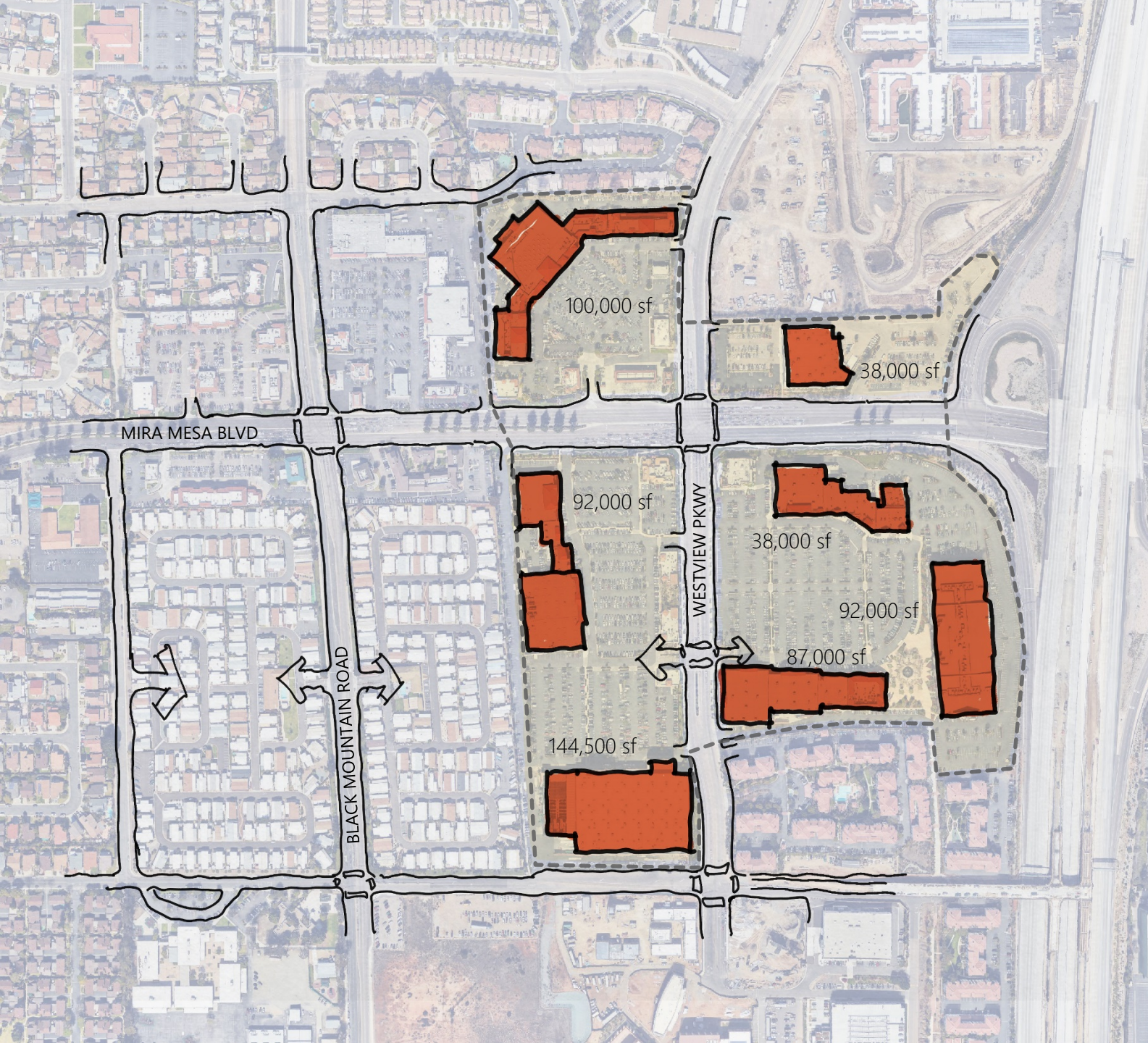
Retail Parking: ~3,420 spaces

Ratio: ~ 4.8 spaces/1,000 sf

BLACK MOUNTAIN ROAD

MIRA MESA GATEWAY SUB AREA A *RETAINED ANCHORS*

Site area:	56.8 acres
Footprint of retained buildings:	591,500 sf
Available site area for new development:	43.35 acres
Net area after parcelization:	29 acres



MIRA MESA GATEWAY SUB AREA B *EXISTING DEVELOPMENT PROGRAM NO BUILDINGS RETAINED*

Focus site area: 52.35 acres

Retail/Office developed area: 257,873 sf

Retail/Office Parking: ~932 spaces

Ratio: ~ 3.6 spaces/1,000 sf

Residential units: 287 units

Residential parking: ~138 spaces

Ratio: 0.48 spaces/unit

Site area: 5 acres

Developed area: 48,136 sf

Parking: ~ 245 spaces

Ratio: ~ 5 spaces/1,000 sf

Site area: 2.75 acres

Developed area: 31,357 sf

Parking: ~ 122 spaces

Ratio: ~ 3.9 spaces/1,000 sf

Site area: 8.9 acres

Developed area: 151,667 sf

Parking: ~ 475 spaces

Ratio: ~ 3.1 spaces/1,000 sf

Site area: 2.1 acres

Developed area: 26,713 sf

Parking: ~ 90 spaces

Ratio: ~ 3.4 spaces/1,000 sf

Site area: 14.6 acres

Residential Units: 125 units

Parking: ~ 65 spaces

Ratio: ~ 0.5 spaces/unit

Site area: 19 acres

Residential Units: 162 units

Parking: ~ 73 spaces

Ratio: ~ 0.45 spaces/unit

MIRA MESA BLVD

BLACK MOUNTAIN ROAD

MIRA MESA GATEWAY SUB AREA C

*EXISTING DEVELOPMENT PROGRAM
NO BUILDINGS RETAINED*

Site area: 4.2 acres
Developed area: 32,703 sf
Parking: ~ 190 spaces
Ratio: ~ 6 spaces/1,000 sf

Site area: 6.9 acres
Developed area: 68,000 sf
Parking: ~ 440 spaces
Ratio: ~ 6.4 spaces/1,000 sf

Site area: 13.7 acres
Developed area: 157,091 sf
Parking: ~ 740 spaces
Ratio: ~ 4.7 spaces/1,000 sf

Overall site area: 24.8 acres

Developed area: 257,794 sf

Parking: ~1,370 spaces

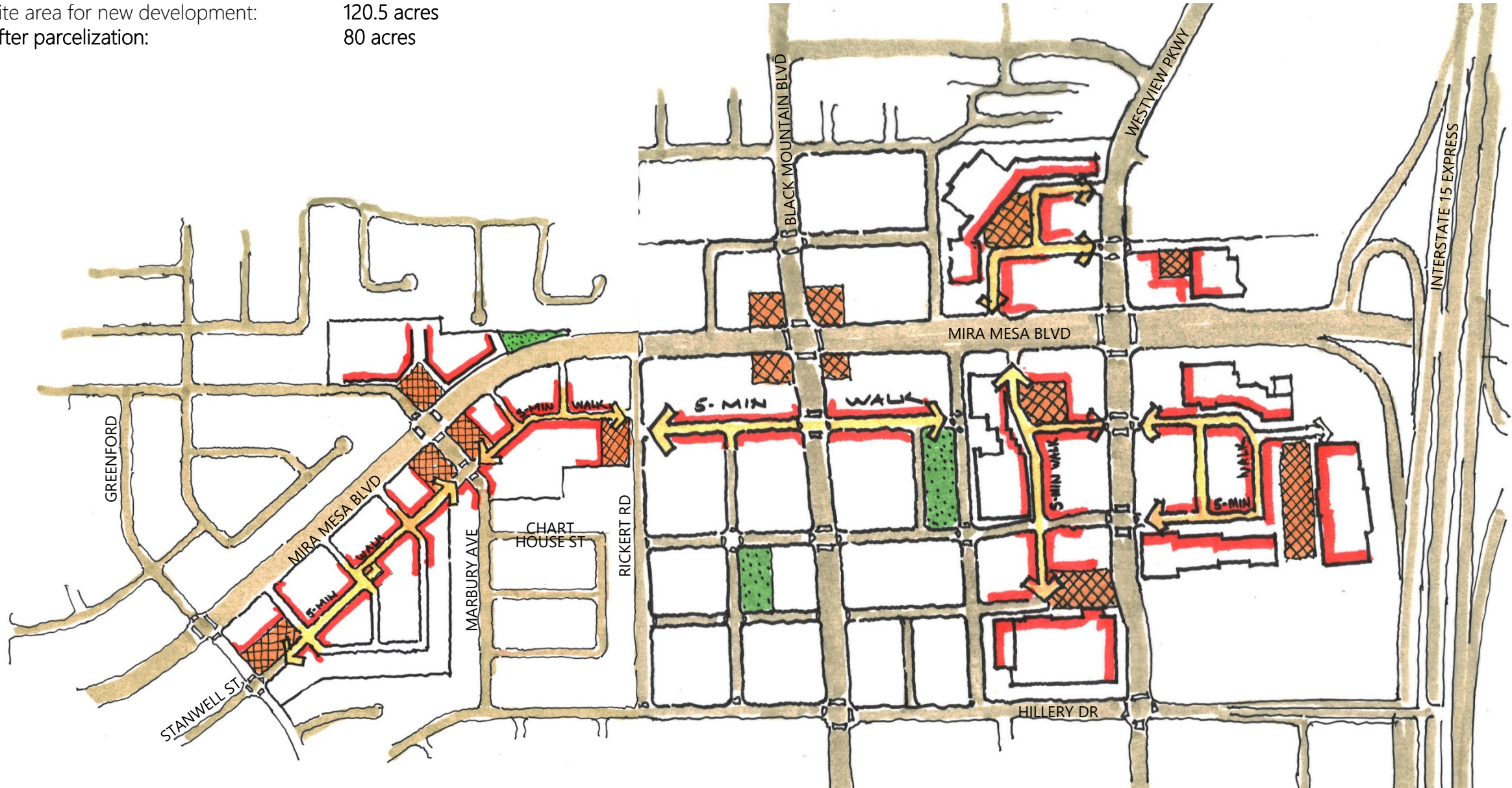
Ratio: ~ 5.3 spaces/1,000 sf



CONSOLIDATED HYPOTHETICAL DEVELOPMENT PROGRAM

Site area:	133.95 acres
Footprint of retained buildings:	591,500 sf
Available site area for new development:	120.5 acres
Net area after parcelization:	80 acres

MIRA MESA GATEWAY SUB AREA A+B+C



DEVELOPMENT APPROACHES

MIRA MESA
GATEWAY



OPTION 1 – COMMUNITY VILLAGE

- Anchor tenants retained
- Combination of surface & structured parking
- Retained surface parking for retail anchors
- Residential: mix of townhome, live-work, and apartments
- Distributed public space



OPTION 2 – URBAN VILLAGE

- Anchor tenants retained
- Mostly structured parking
- Dedicated parking garage for retained anchors
- Distributed hierarchy of open space – Central Park, plazas and paseos along with parks
- Residential: mix of attached townhomes/live-work and apartments



OPTION 3 – LIFESTYLE CENTER

- 100% redevelopment – no anchors retained
- Combination of structured and subsurface parking
- Highest amount of public space and amenities, most pedestrian-friendly
- Residential: mix of townhomes, podium/wrap apartments, and mid-rise apartments

RETAINS EXISTING SURFACE PARKING
RETAINS ELEMENTS OF SUBURBAN MALL TYPE
LOWER RESIDENTIAL DENSITY

MAXIMIZES OPEN SPACE AMENITY
URBAN, MORE CONDUCTIVE TO WALKING
HIGHER RESIDENTIAL DENSITY

OPTION 1 – COMMUNITY VILLAGE

MIRA MESA
TOWN CENTER

OPTION 1 – COMMUNITY VILLAGE

- Anchor tenants retained
- Combination of surface & structured parking
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- Distributed public space

-  PARKS
-  PLAZAS & PASEOS
-  PEDESTRIAN SPACE
-  RETAINED BUILDINGS




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OPTION 1 – COMMUNITY VILLAGE

MIRA MESA
GATEWAY

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- 
- PARKS
 - PLAZAS & PASEOS
 - PEDESTRIAN SPACE
 - RETAINED BUILDINGS

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MIRA MESA GATEWAY



*Existing Black
Mountain Road*

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MIRA MESA GATEWAY







*New townhomes
along Black
Mountain Road*

OPTION 2 – URBAN VILLAGE

MIRA MESA GATEWAY

OPTION 2 – URBAN VILLAGE

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OPTION 2 – URBAN VILLAGE

MIRA MESA
GATEWAY

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MIRA MESA
GATEWAY



*Looking east at Mesa
Shopping Center*

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MIRA MESA GATEWAY



*Reconfigured
sidewalk at Mira
Mesa Blvd*

OPTION 3 – LIFESTYLE CENTER

MIRA MESA
GATEWAY

OPTION 3 – LIFESTYLE CENTER

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TRANSIT
HUB

OPTION 3 – LIFESTYLE CENTER

MIRA MESA
GATEWAY

- 
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 - PLAZAS & PASEOS
 - PEDESTRIAN SPACE
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MIRA MESA GATEWAY



*Existing surface
parking at Mira
Mesa Market Center*

MIRA MESA GATEWAY



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*New mixed-use
infill at Mira Mesa
Market Center*

DEVELOPMENT APPROACHES

MIRA MESA
GATEWAY



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LOWER RESIDENTIAL DENSITY

MAXIMIZES OPEN SPACE AMENITY
URBAN, MORE CONDUCTIVE TO WALKING
HIGHER RESIDENTIAL DENSITY

TOWN CENTER AND GATEWAY

RETHINKING SUBURBAN RETAIL

**MIRA MESA
TOWN CENTER**

**MIRA MESA
GATEWAY**

Mira Mesa

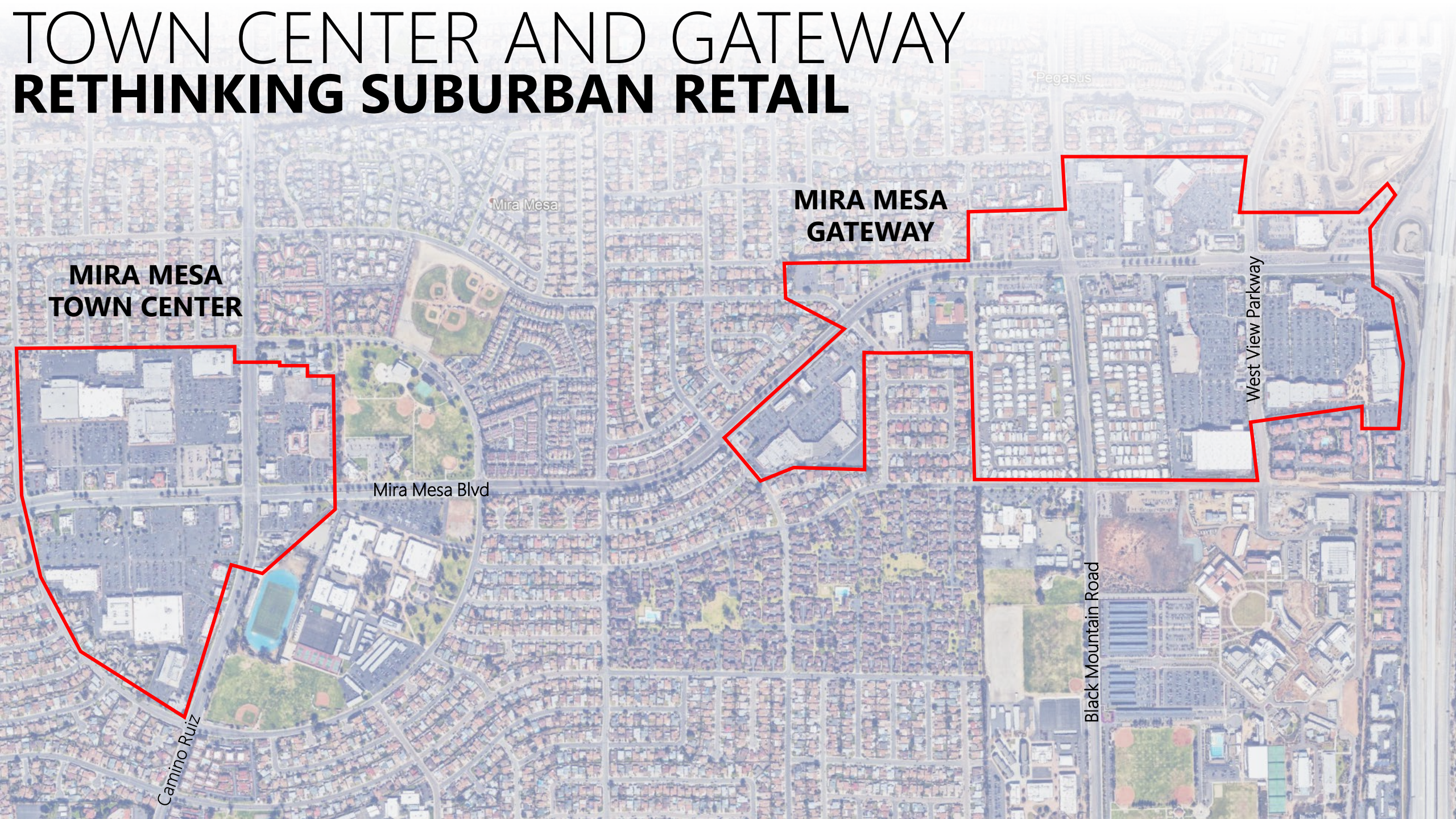
Mira Mesa Blvd

West View Parkway

Black Mountain Road

Camino Ruiz

Pegasus



For more information please visit:

www.PlanMiraMesa.org

Mira Mesa Community Plan Update: Urban Design II

Planning Department

September 16, 2019

5:30 pm to 6:50 pm – Mira Mesa Library