



Urban Form and Character

CPG Subcommittee Meeting
May 13, 2016

Summary of Responses from CPG Subcommittee April Meeting

Pedestrian/Bike Improvements

Where is it most important for Mission Valley to **connect**?

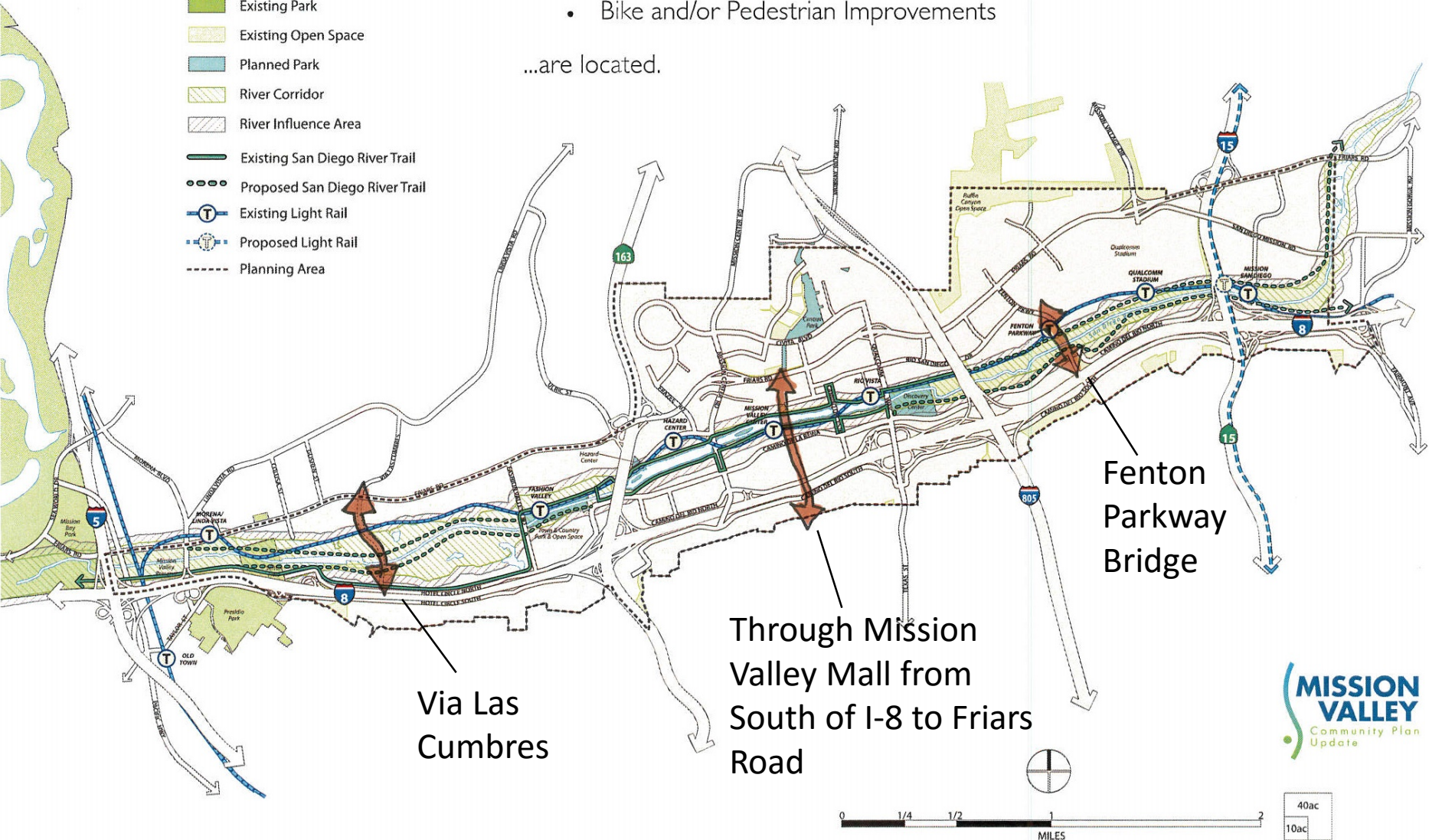
Draw and write on the map to show where your top 3 priorities for...

- Steet Improvements,
- New Transit Facilities, and
- Bike and/or Pedestrian Improvements

...are located.

Key Characteristics

- Existing Park
- Existing Open Space
- Planned Park
- River Corridor
- River Influence Area
- Existing San Diego River Trail
- Proposed San Diego River Trail
- Existing Light Rail
- Proposed Light Rail
- Planning Area



Street Improvements











Where is it most important for Mission Valley to **connect**?

Draw and write on the map to show where your top 3 priorities for...

- Steet Improvements,
- New Transit Facilities, and
- Bike and/or Pedestrian Improvements

...are located.

Key Characteristics

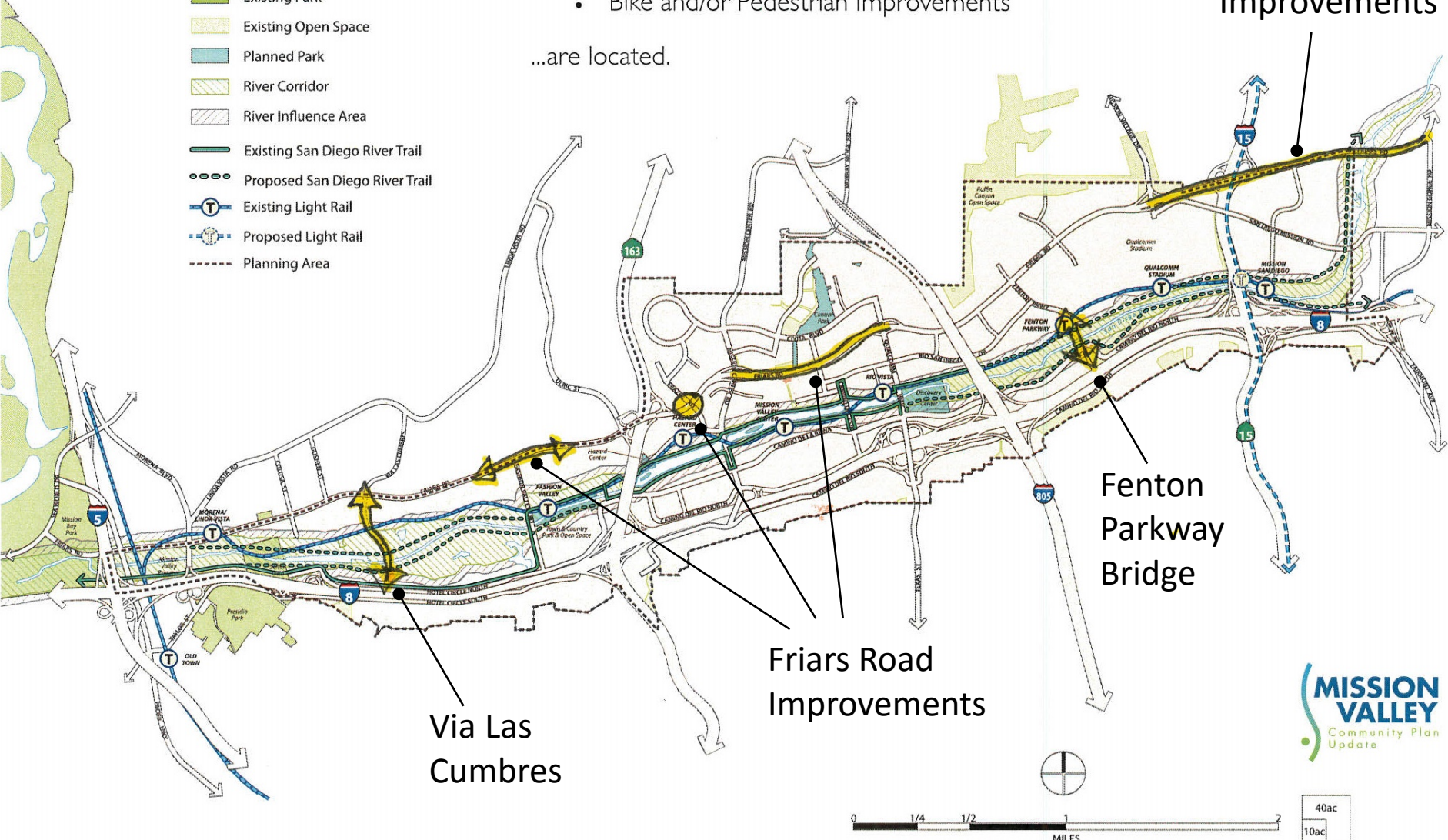
-  Existing Park
-  Existing Open Space
-  Planned Park
-  River Corridor
-  River Influence Area
-  Existing San Diego River Trail
-  Proposed San Diego River Trail
-  Existing Light Rail
-  Proposed Light Rail
-  Planning Area

Friars Road Improvements

Fenton Parkway Bridge

Friars Road Improvements

Via Las Cumbres



Transit Improvements











Where is it most important for Mission Valley to **connect**?

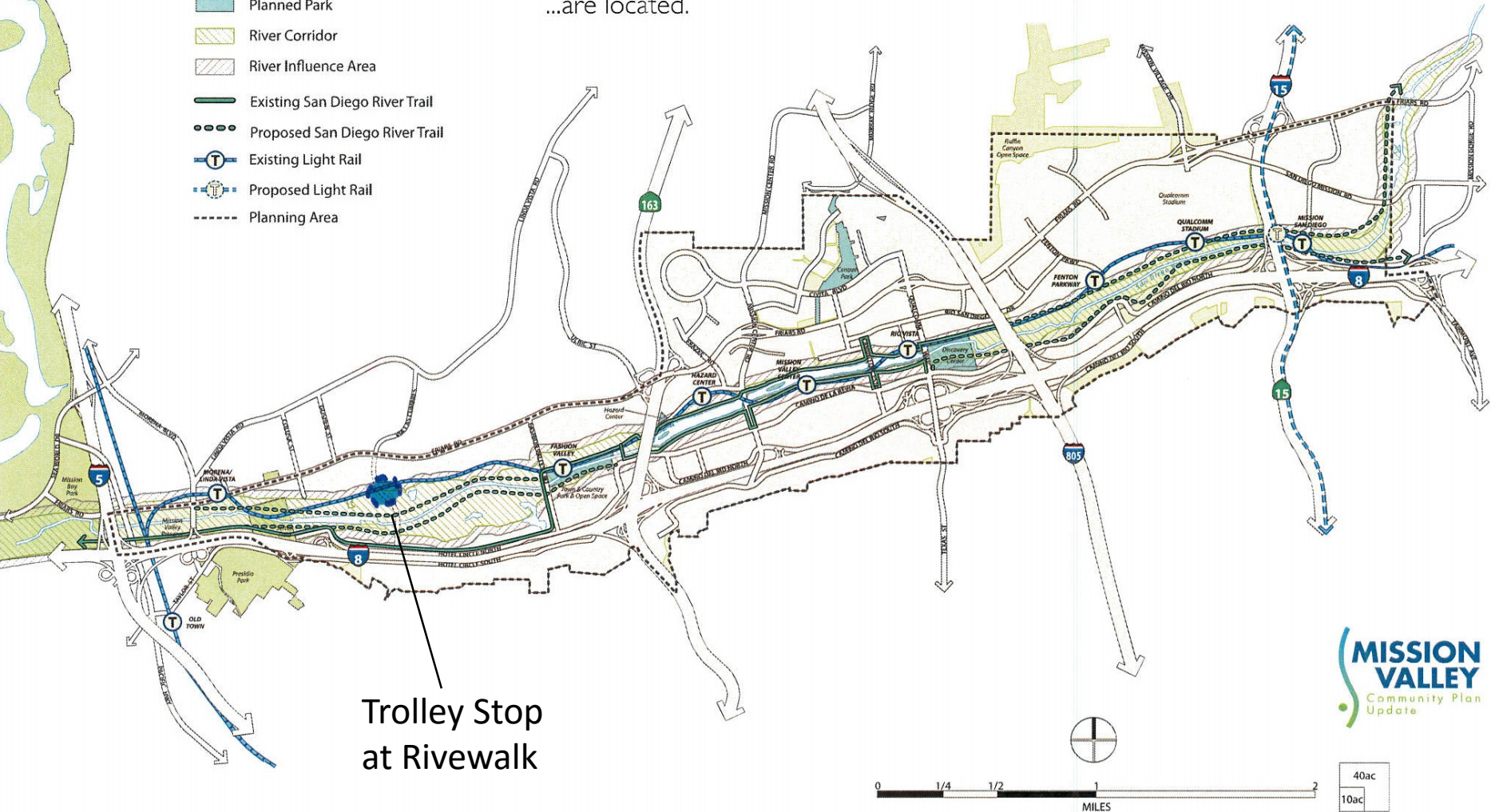
Draw and write on the map to show where your top 3 priorities for...

- Steet Improvements,
- New Transit Facilities, and
- Bike and/or Pedestrian Improvements

...are located.

Key Characteristics











-  Existing Park
-  Existing Open Space
-  Planned Park
-  River Corridor
-  River Influence Area
-  Existing San Diego River Trail
-  Proposed San Diego River Trail
-  Existing Light Rail
-  Proposed Light Rail
-  Planning Area



Where are the best opportunities for Mission Valley to grow?

Place the stickers on the map to show where you think future housing and jobs should be located.

Key Characteristics

-  Existing Park
-  Existing Open Space
-  Planned Park
-  River Corridor
-  River Influence Area
-  Existing San Diego River Trail
-  Proposed San Diego River Trail
-  Existing Light Rail
-  Proposed Light Rail
-  Planning Area

 = 1,000 residents

 = 1,000 jobs



-



Where are the best opportunities for Mission Valley to grow?

Place the stickers on the map to show where you think future housing and jobs should be located.

Key Characteristics

- Existing Park
- Existing Open Space
- Planned Park
- River Corridor
- River Influence Area
- Existing San Diego River Trail
- Proposed San Diego River Trail
- Existing Light Rail
- Proposed Light Rail
- Planning Area

Yellow circle = 1,000 residents

Blue circle = 1,000 jobs



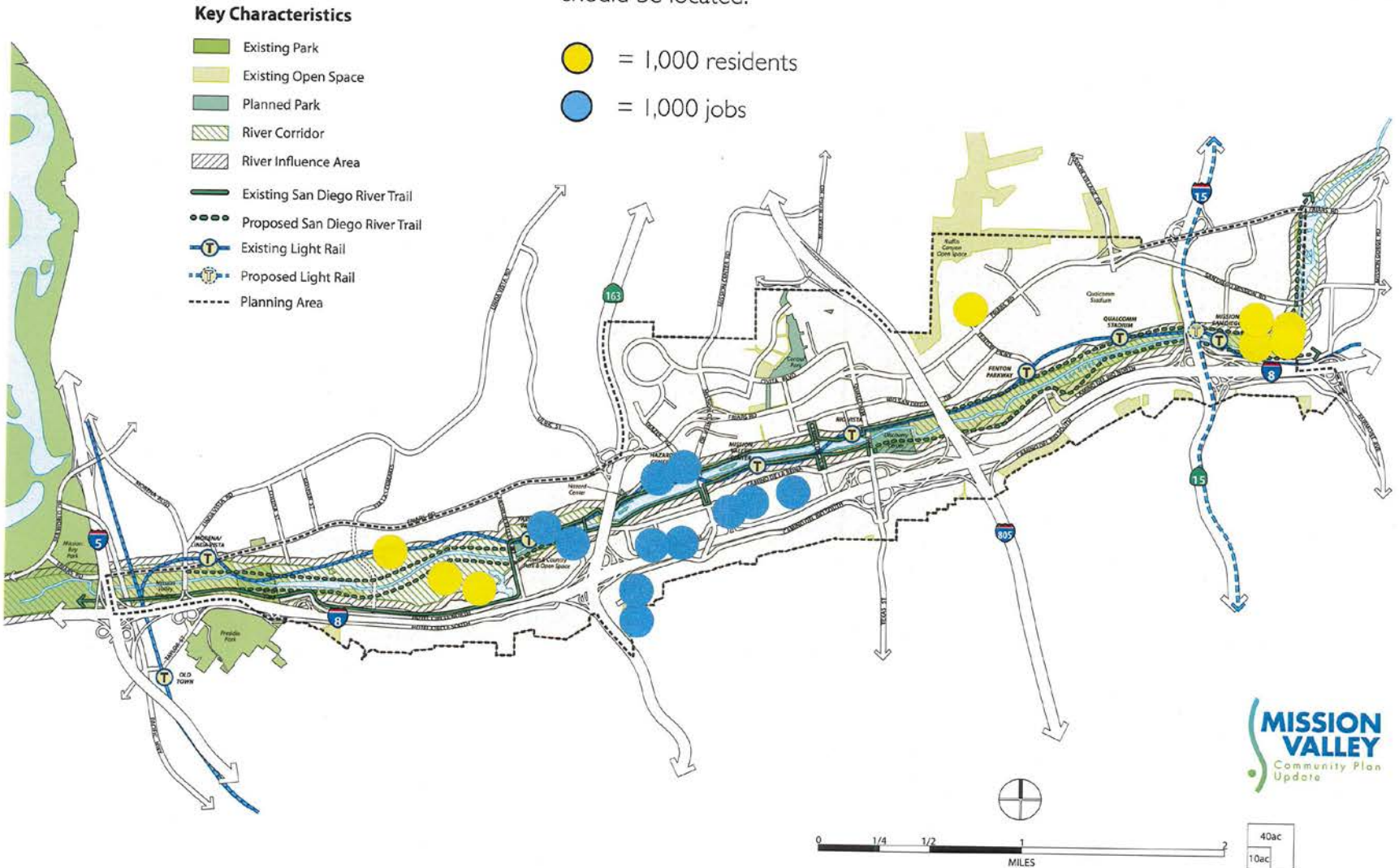
0 1/4 1/2 1 2
MILES

MISSION VALLEY
Community Plan
Update

40ac
10ac

Where are the best opportunities for Mission Valley to grow?

Place the stickers on the map to show where you think future housing and jobs should be located.



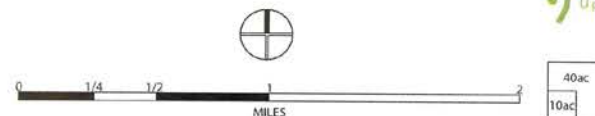
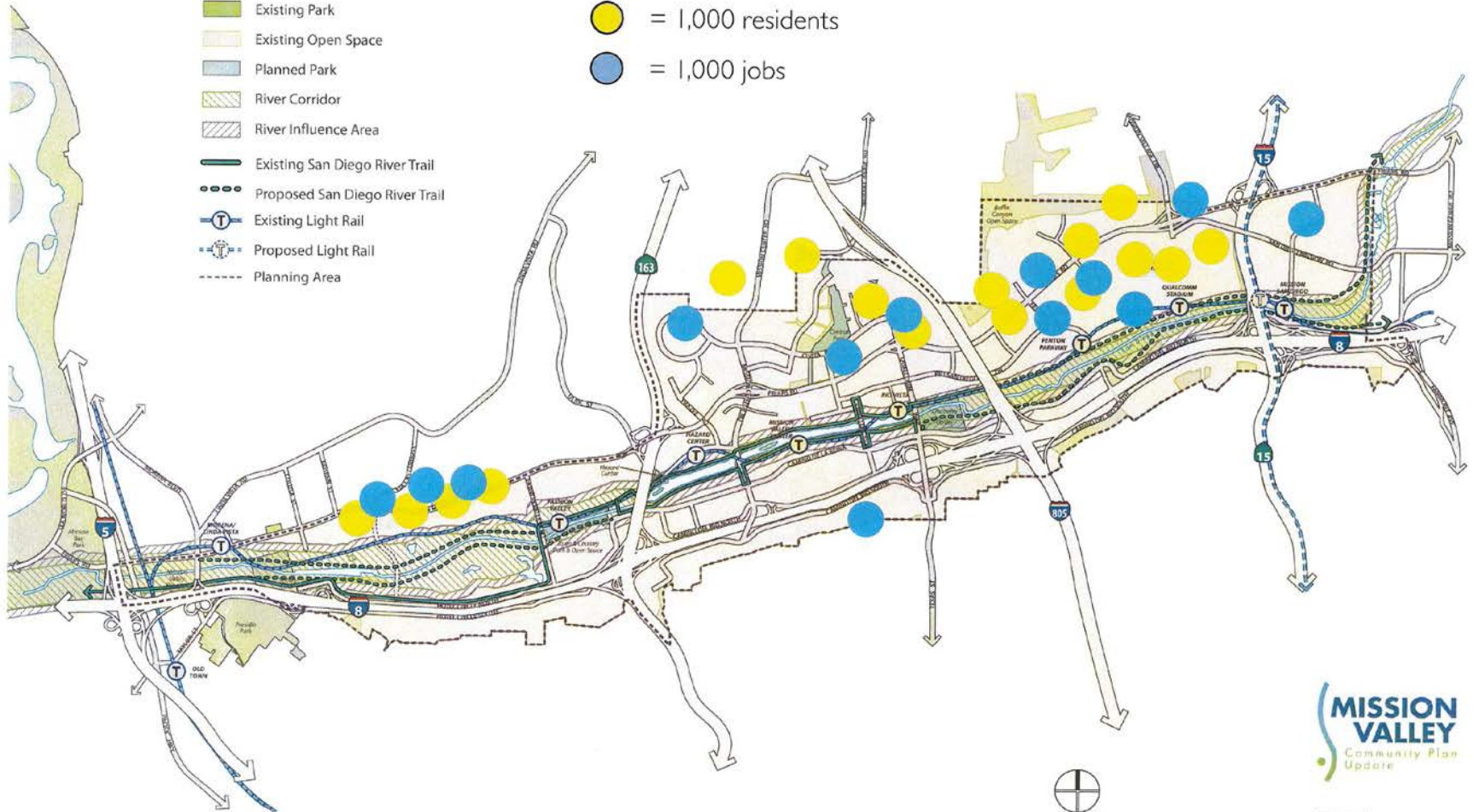
Where are the best opportunities for Mission Valley to **grow**?

Place the stickers on the map to show where you think future housing and jobs should be located.

Key Characteristics

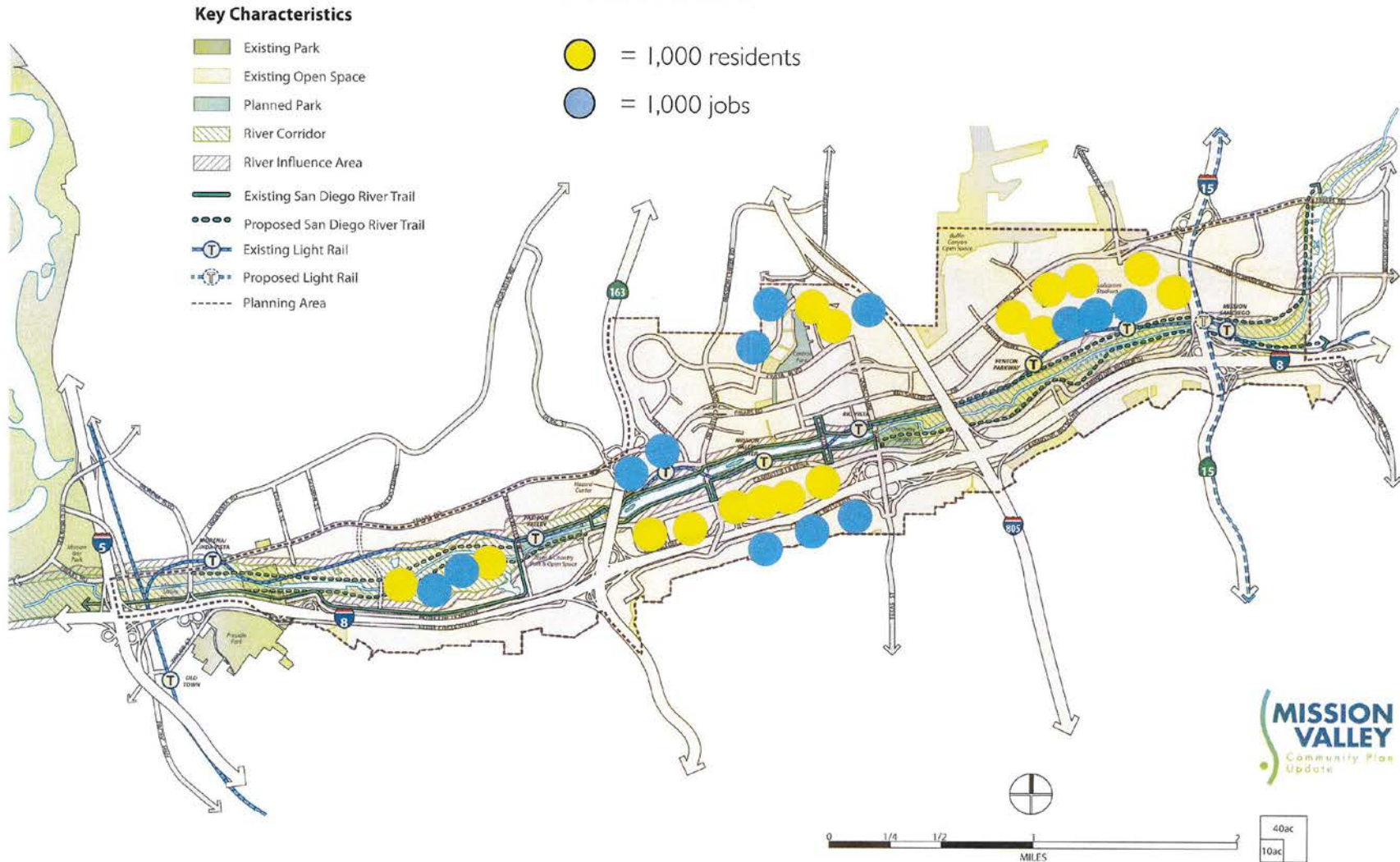
-
- Existing Park
Existing Open Space
Planned Park
River Corridor
River Influence Area
Existing San Diego River Trail
Proposed San Diego River Trail
Existing Light Rail
Proposed Light Rail
Planning Area

- = 1,000 residents
● = 1,000 jobs



Where are the best opportunities for Mission Valley to grow?











Place the stickers on the map to show where you think future housing and jobs should be located.




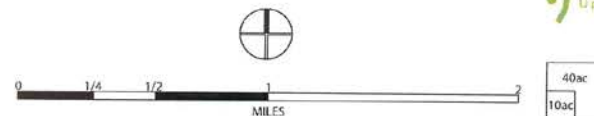
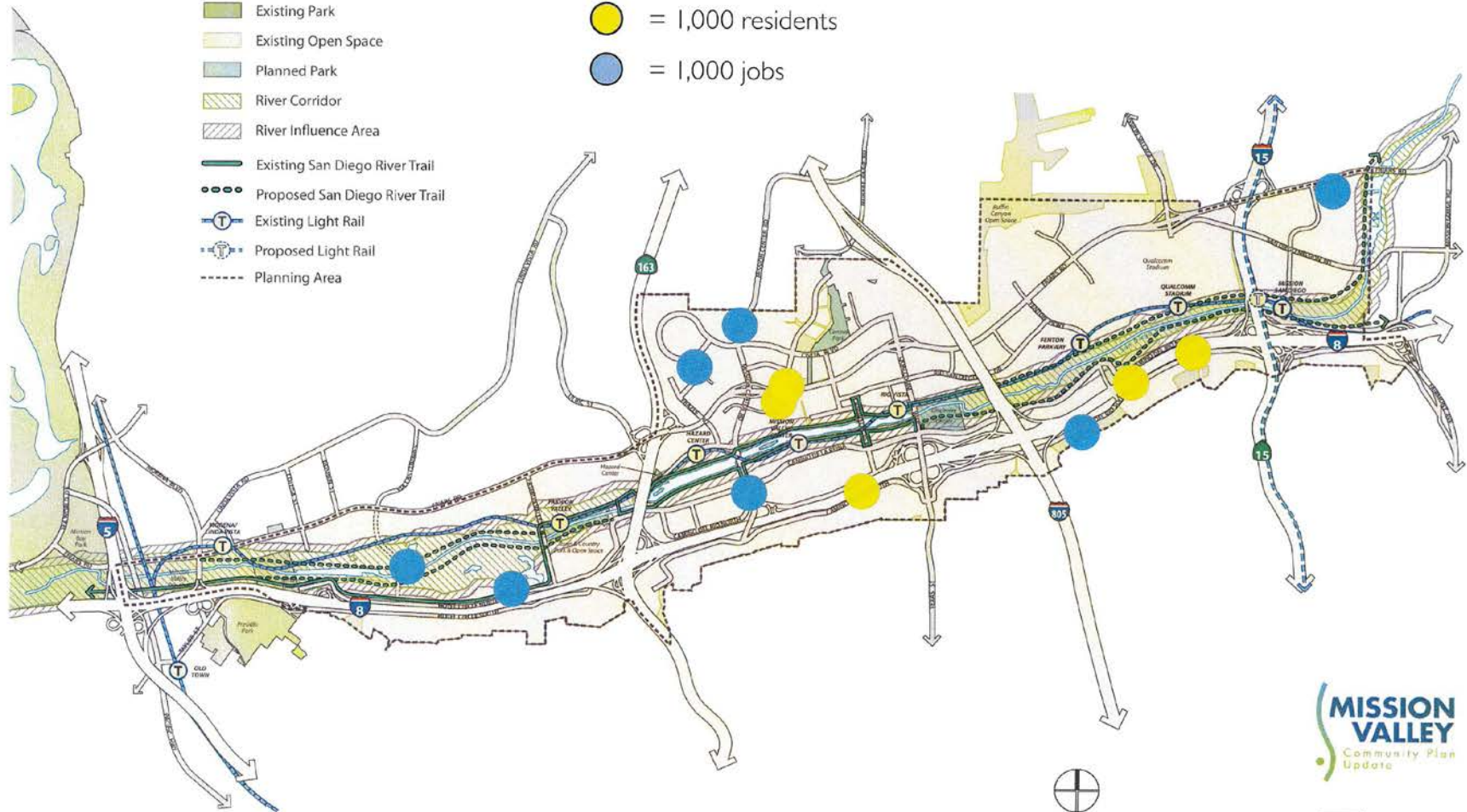
Where are the best opportunities for Mission Valley to grow?

Place the stickers on the map to show where you think future housing and jobs should be located.

Key Characteristics

-  Existing Park
-  Existing Open Space
-  Planned Park
-  River Corridor
-  River Influence Area
-  Existing San Diego River Trail
-  Proposed San Diego River Trail
-  Existing Light Rail
-  Proposed Light Rail
-  Planning Area

-  = 1,000 residents
-  = 1,000 jobs



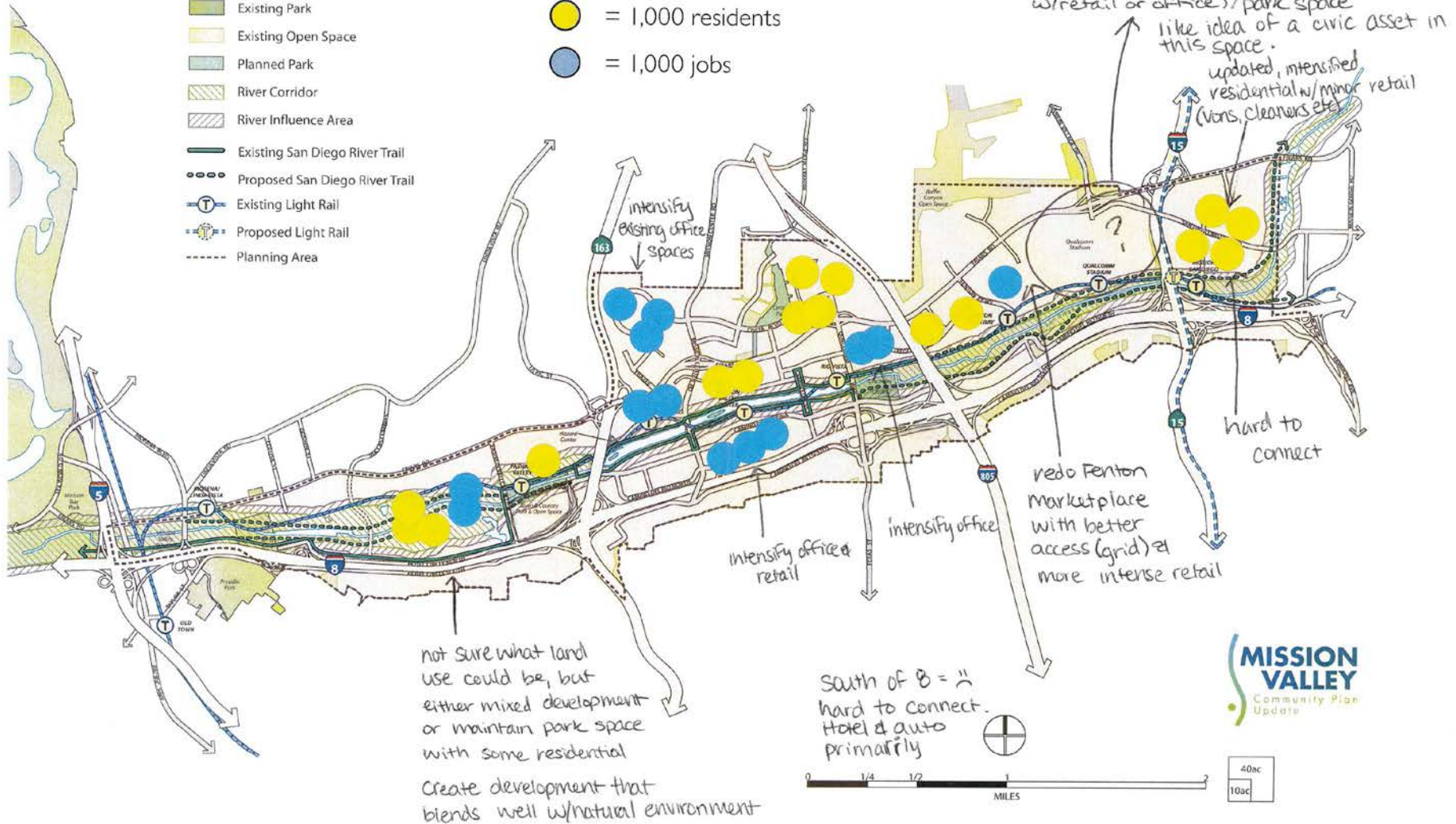
Where are the best opportunities for Mission Valley to grow?

Place the stickers on the map to show where you think future housing and jobs should be located.

Key Characteristics

- Existing Park
- Existing Open Space
- Planned Park
- River Corridor
- River Influence Area
- Existing San Diego River Trail
- Proposed San Diego River Trail
- Existing Light Rail
- Proposed Light Rail
- Planning Area

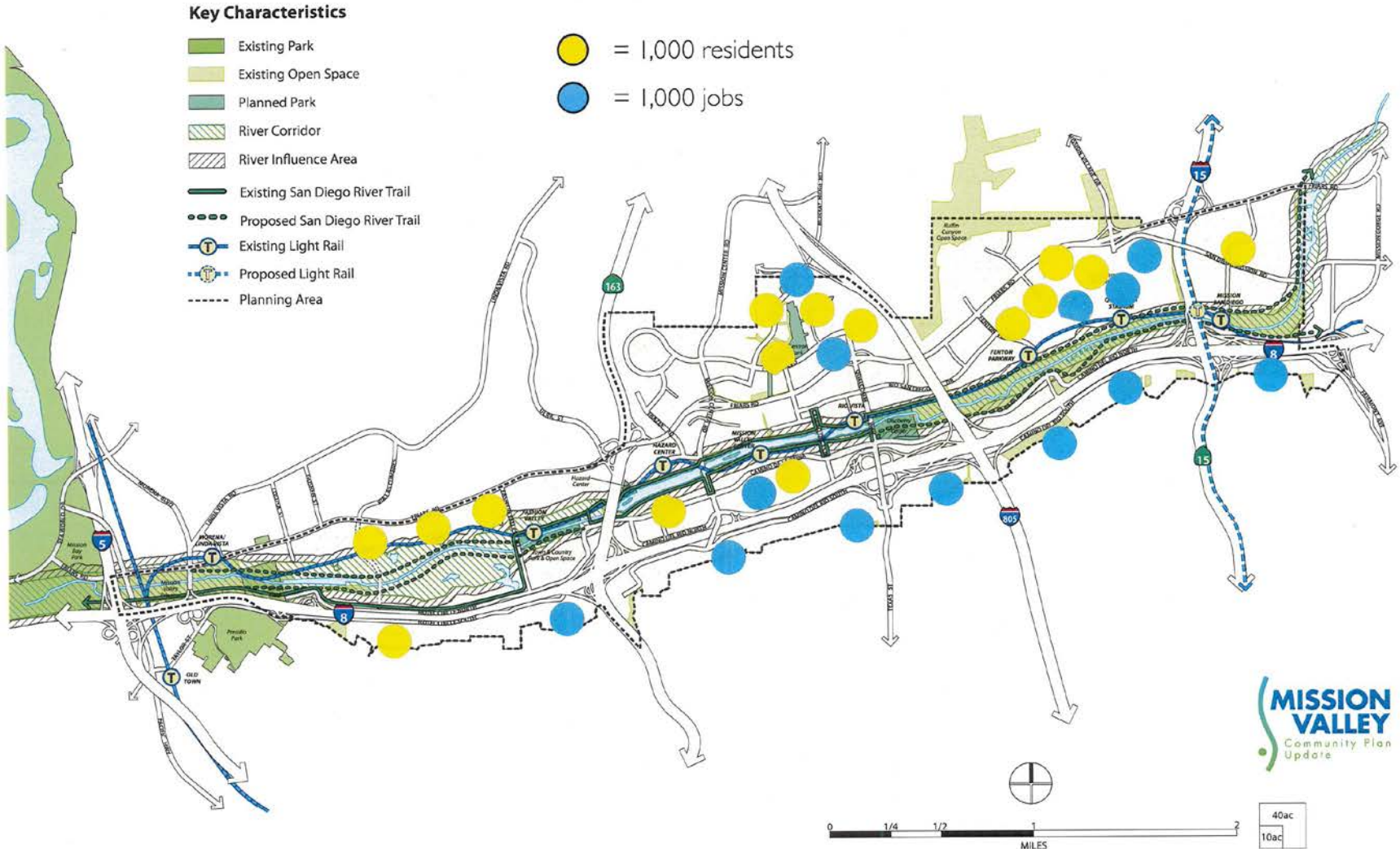
- = 1,000 residents
- = 1,000 jobs



16,000 people
13,000 jobs

Where are the best opportunities for Mission Valley to grow?

Place the stickers on the map to show where you think future housing and jobs should be located.



Where are the best opportunities for Mission Valley to grow?

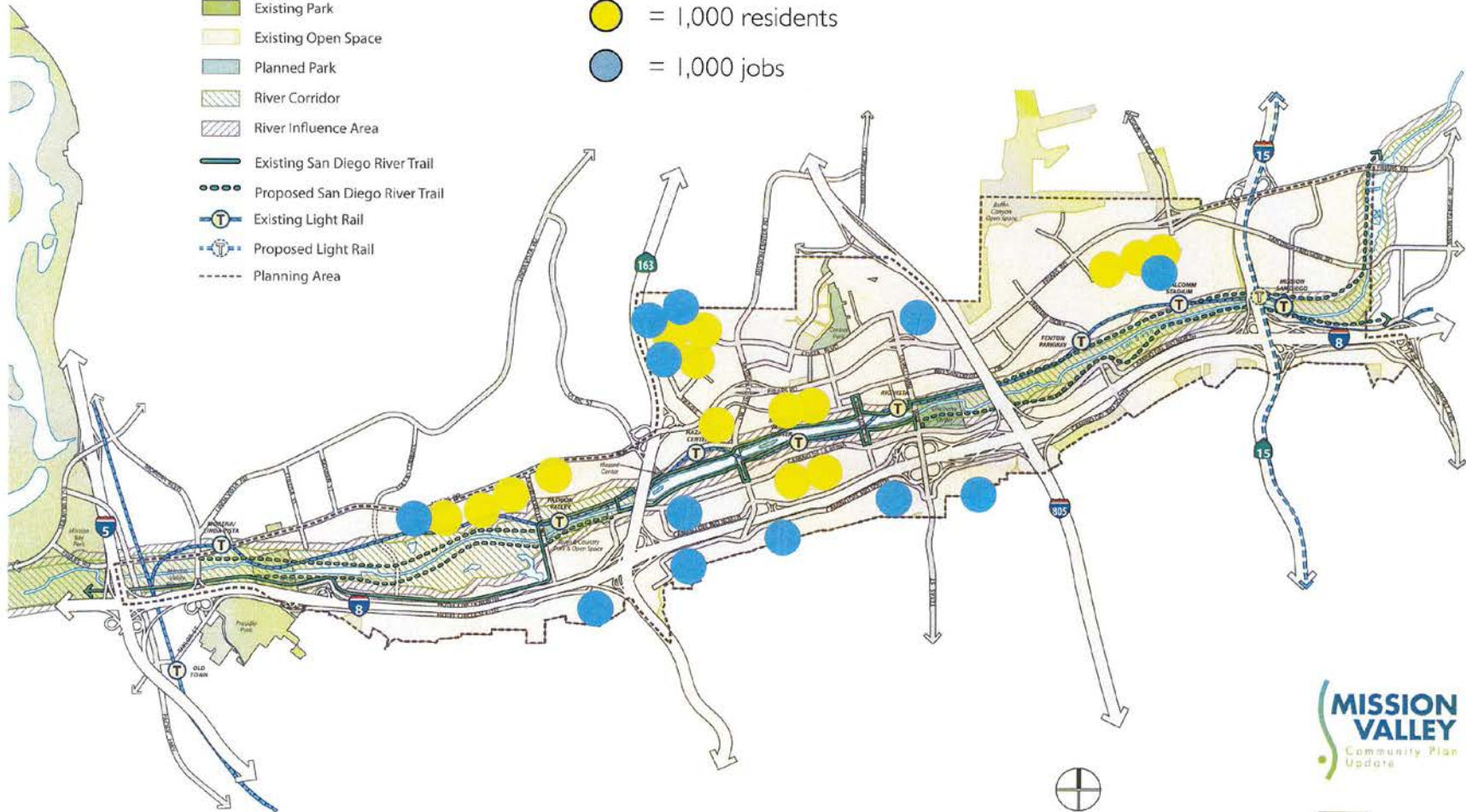
Place the stickers on the map to show where you think future housing and jobs should be located.

Key Characteristics

- Existing Park
- Existing Open Space
- Planned Park
- River Corridor
- River Influence Area
- Existing San Diego River Trail
- Proposed San Diego River Trail
- Existing Light Rail
- Proposed Light Rail
- Planning Area

● = 1,000 residents

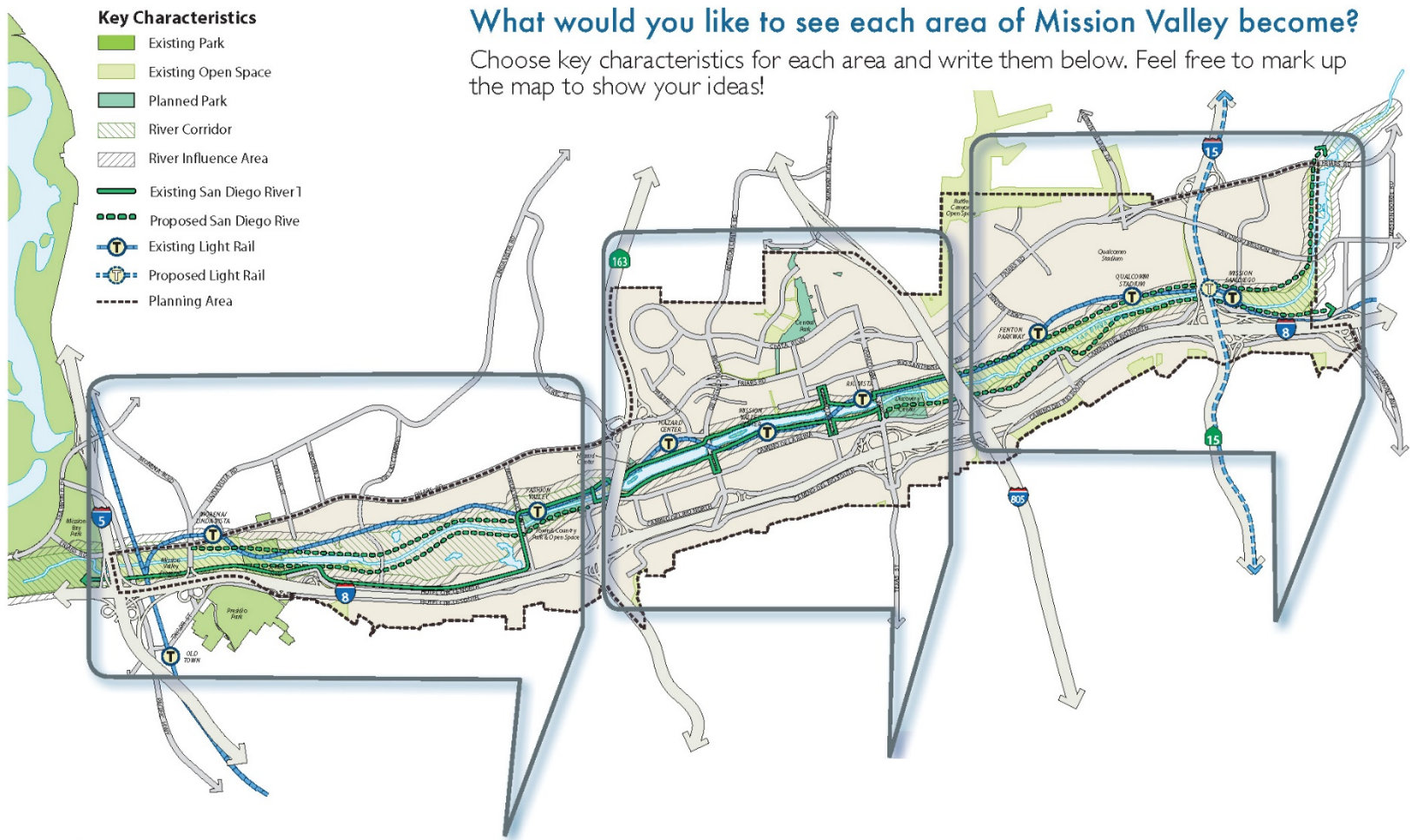
● = 1,000 jobs



0 1/4 1/2 1 2
MILES

MISSION VALLEY
Community Plan
Update

40ac
100ac



WEST

- Low Density (residential low rise)
- Park
- Neighborhood retail and commercial

CENTRAL

- High Density
 - Central Business District
 - Main Streets
 - Mixed Use

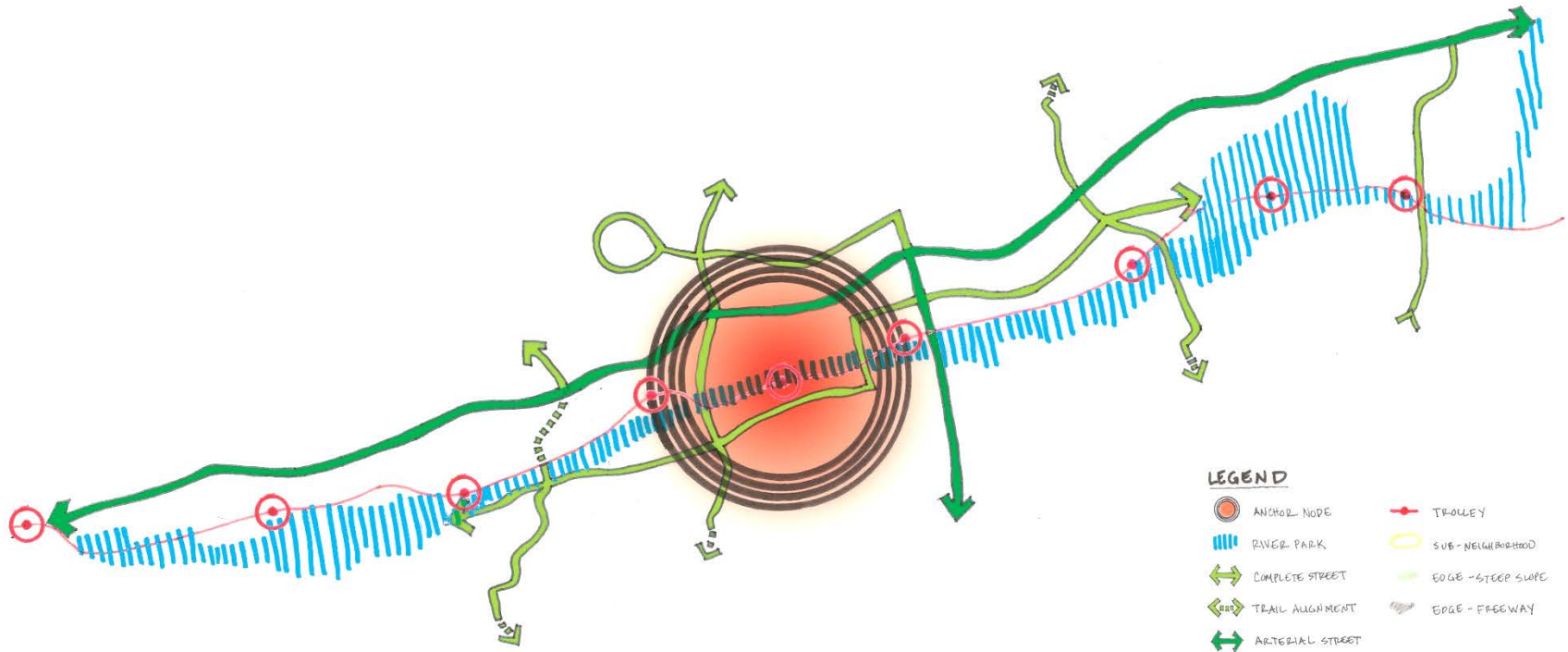
EAST

- Medium Density
- Park
- Civic use
- Mixed Use
- University/College
- Entertainment

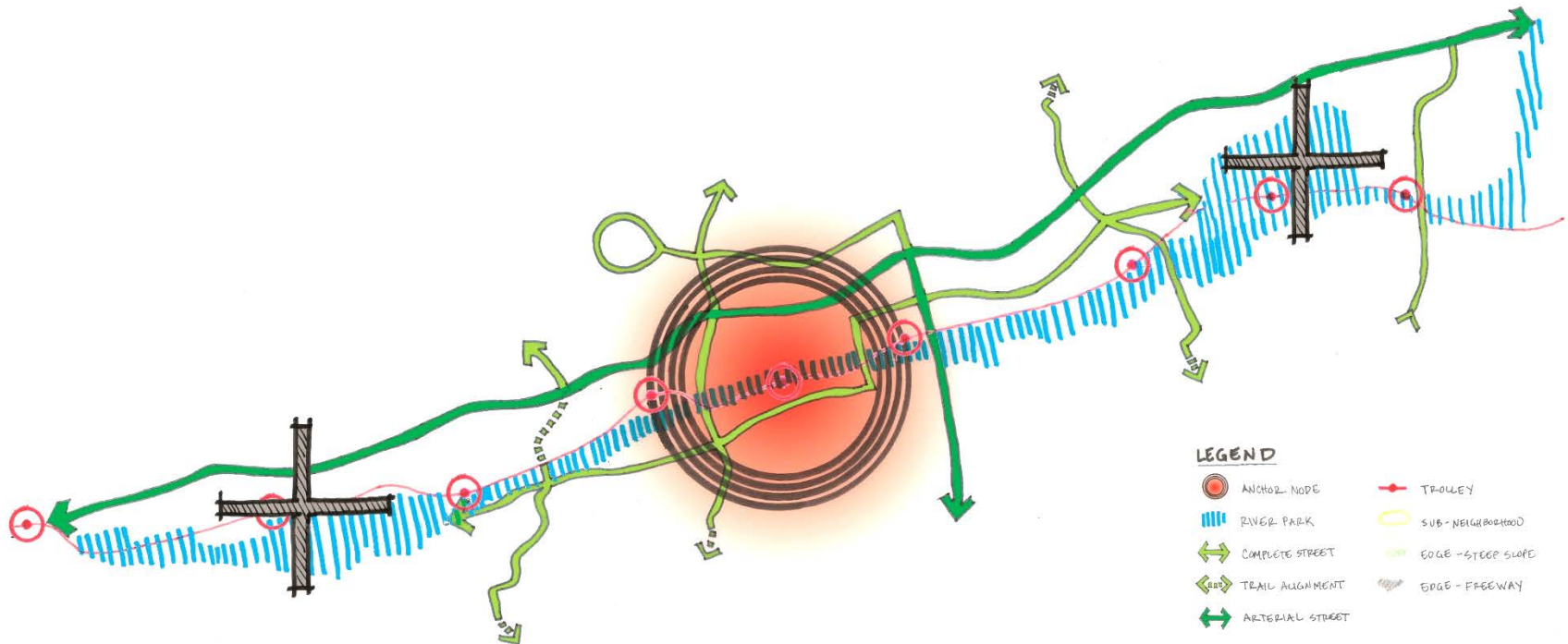
Urban Form

What is the right **focus and pattern of development for Mission Valley?**

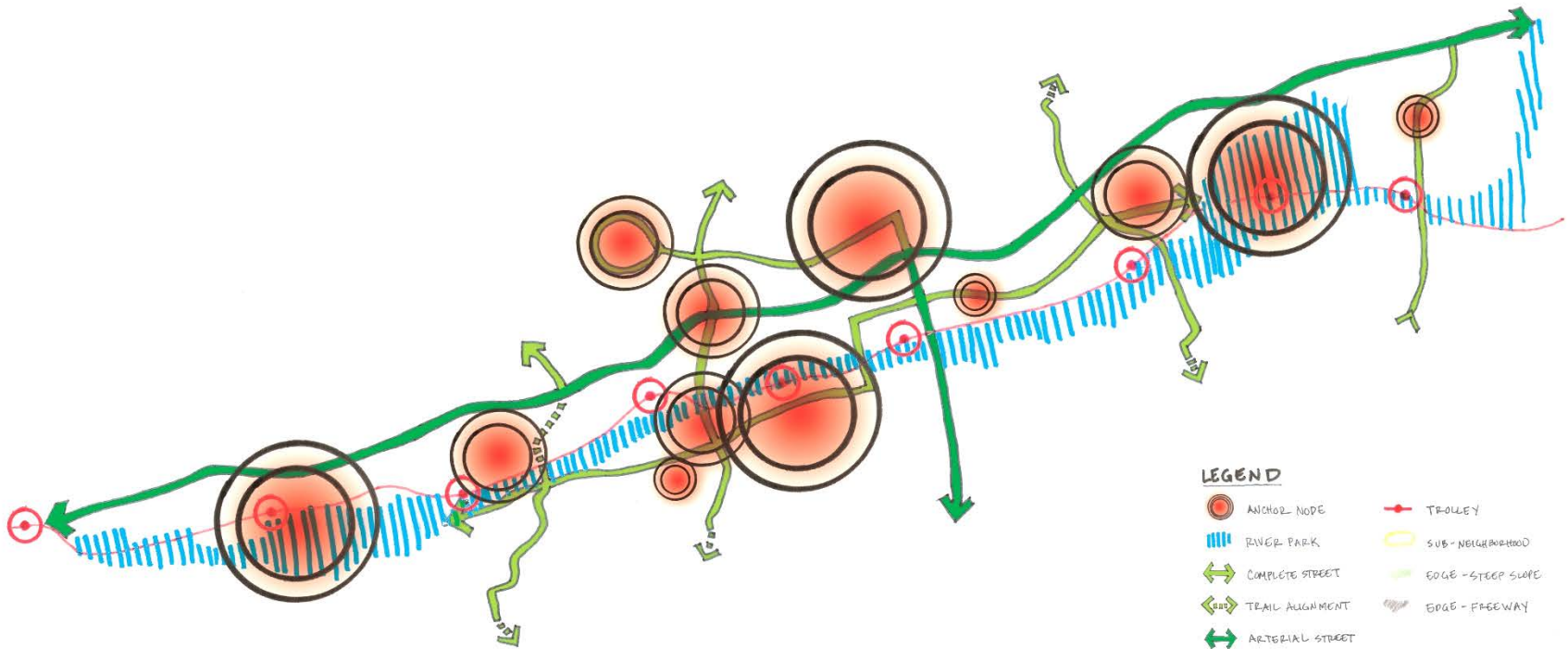
Focus on a Center or “Heart”



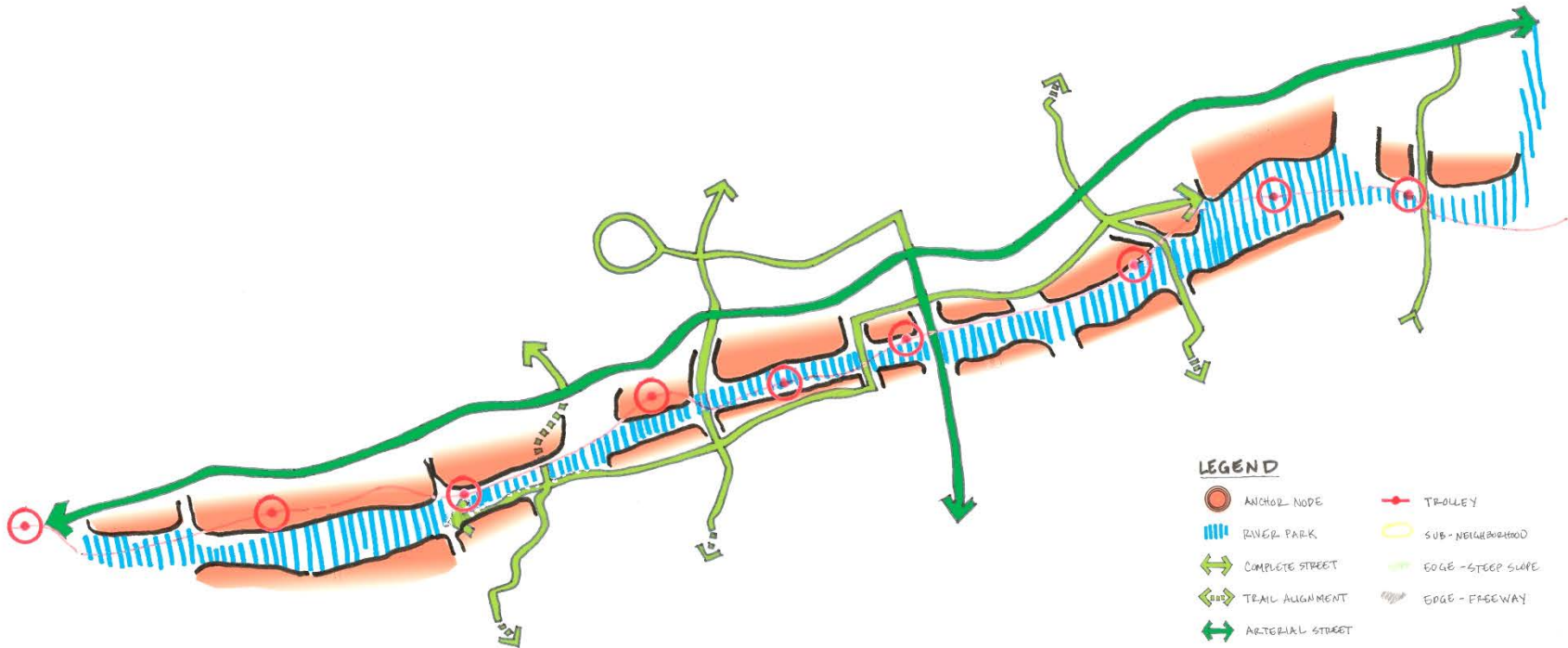
Focus on a Center with Anchors



Focus on Activity Nodes

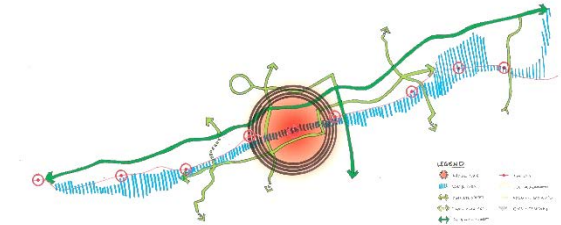


Focus on the River

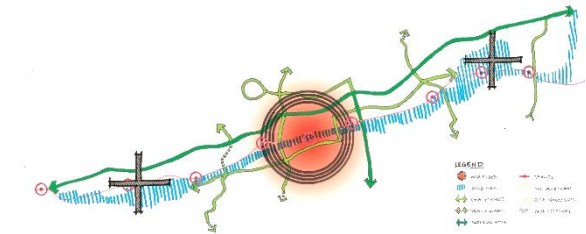


Focus of the Plan

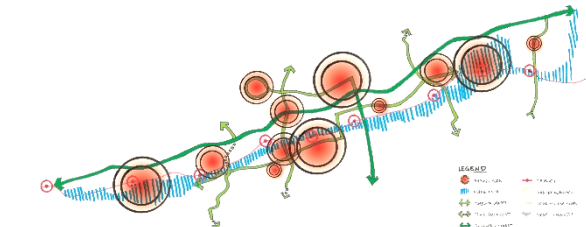
Focus on a Center or “Heart”



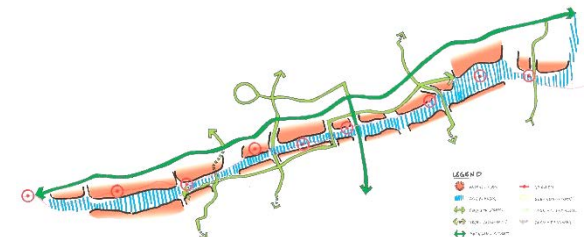
Focus on a Center with Anchors



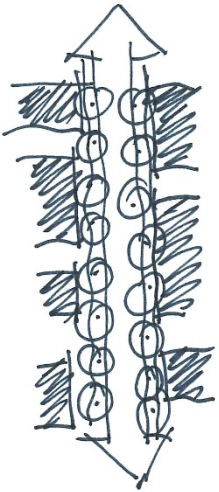
Focus on Activity Nodes



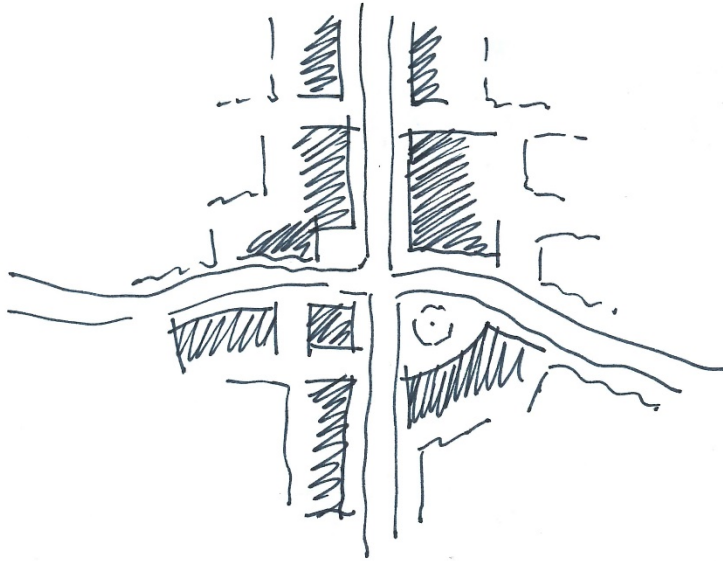
Focus on the River



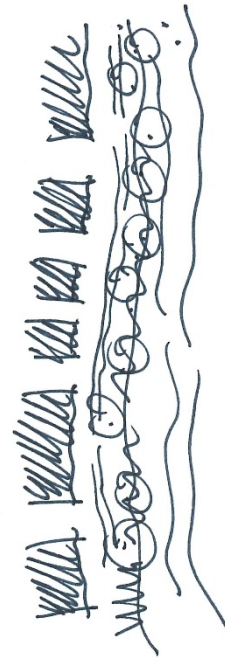
Patterns of Form



Corridor



Node



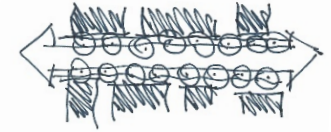
River Edge



***District/
Campus***

Corridor

1. *Building Oriented to the Street*
2. *Streetwall and Build-To-Lines*
3. *Primary Entrances and Transparency on the Street*
4. *Parking in the Rear of the Site*
5. *Lot Width and Building Diversity*
6. *Defined Corners & Architectural Features*
7. *Back-of-House, Service Access*
8. *Right-sized Blocks for Internal Access & Pedestrian Relief*







35th

TRUCK
ROUTE
DO NOT
BLOCK

Fair Oaks Av

Fair Oaks Av

Louise's
TRATTORIA

LOUISE'S TRATTORIA

LOUISE'S
TRATTORIA

HOLLYWOOD & VALLEY

30 EAST COLORADO BLVD



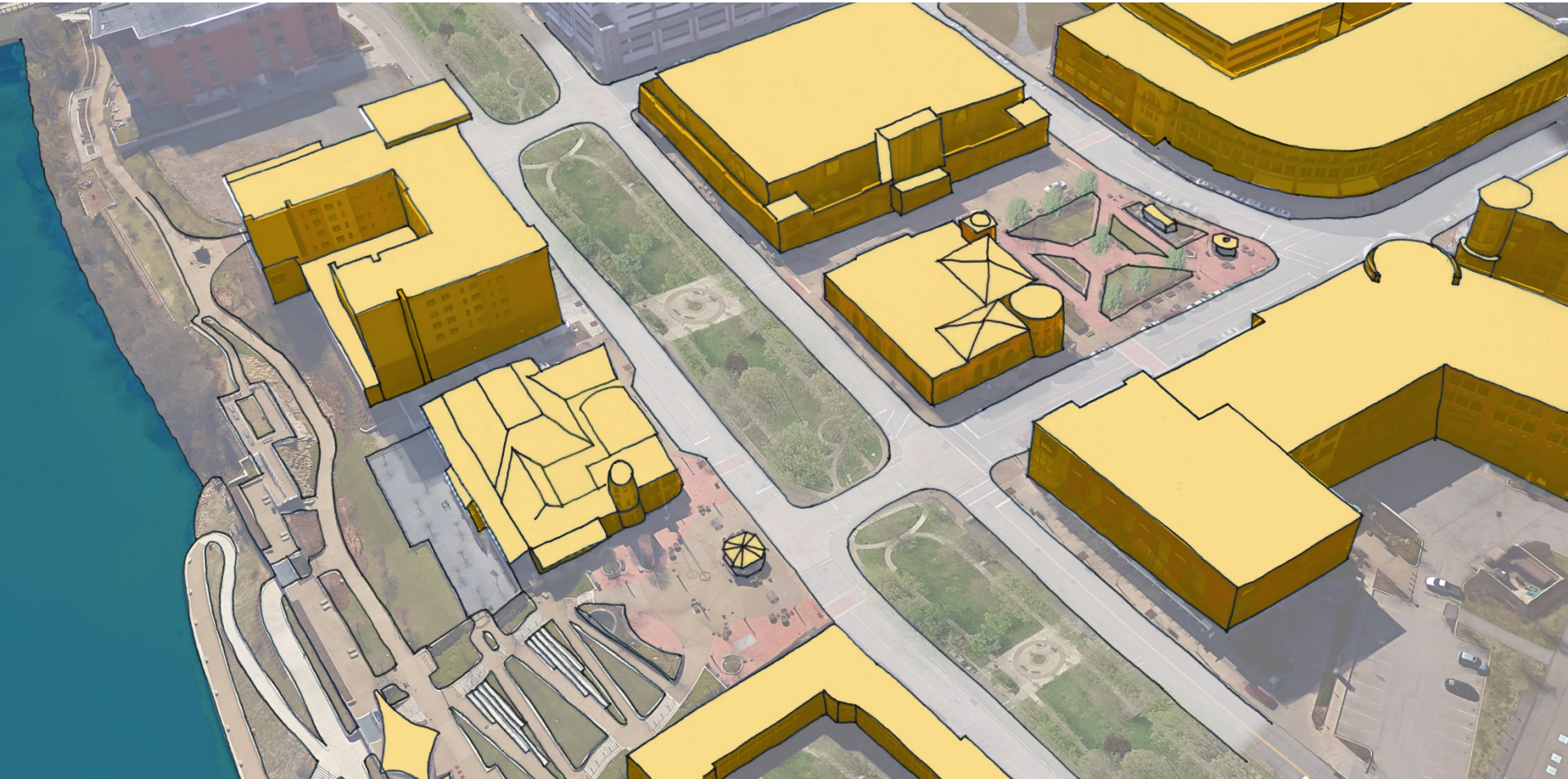
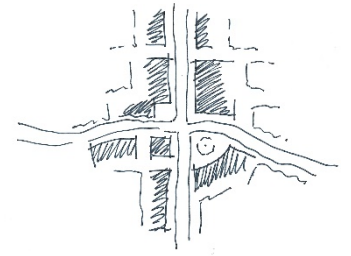






Node

1. *Focal Point/ Space*
2. *Built-up Corners/ Concentration of Focused Intensity*
3. *Crossing/ Convergence of Paths*
4. *Paths and Access Points Radiate from Node*
5. *Gateway Features*









Urban Advantage

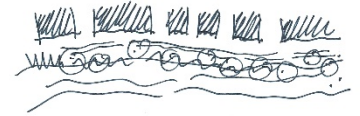






River Edge

1. *Building Oriented to the River and Open Space*
2. *Breaks in Development for River Access*
3. *Buildings Step Down in Scale to the River Edge*
4. *Building Articulation along River Edge*
5. *Transition 'Zones' to the River*
6. *Natural and Landscaped Buffers*
7. *Paths and Connections*







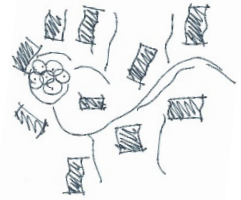






1. *Define Edges and Sense of Place*
2. *Focal Point/ Central Open Space*
3. *Defined Primary Gateways that Lead to Center*
4. *Height and Massing is Focused to Create Sense of Place*
5. *Central Circulation Axis/ Network*
6. *Clear and Convenient Parking Locations*
7. *Clear Connections to Surrounding Context*

District/ Campus













What will be required to achieve these patterns?

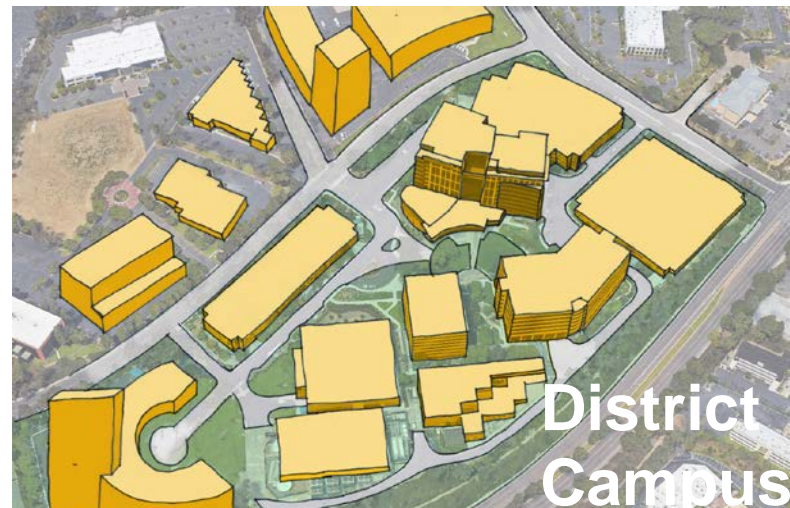
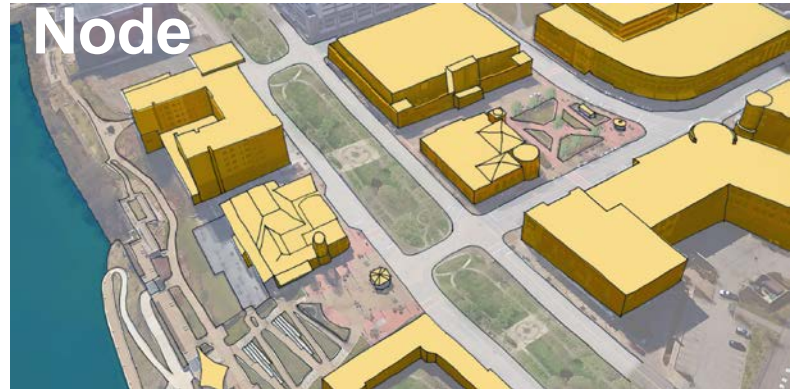


1. *A Commitment to Streetscape and Public Improvements*
2. *Good Site Design – Building Placement and Orientation*
3. *Strategic Parking Formats*
4. *Urban Building Types*
5. *Focused Density and Intensity*

We recognize that all patterns may be appropriate in a future Mission Valley

- What patterns resonate with you and how might they be applied?
- Which pattern of development do you see as the most likely to succeed in Mission Valley?
- What are barriers to achieving them?

Patterns of Form



- Publication of Issues and Options Paper, April
- Online Survey
- CPG Subcommittee Meetings, 3pm-4:30 pm,
Mission Valley Library
 - *June 10: Hydrology; River Corridor*



Urban Form and Character

CPG Subcommittee Meeting
May 13, 2016