

Planning Commissioner Comments on Staff Presentation:

Wagner:

- Need to maintain economic relevance and profitability of Mission Valley.
- How do we compliment the natural environment with other concerns?
 - o The community plan update provides the baseline to follow (might not be economically relevant)
- The Facilities Financing Plan is not subservient to the Community Plan
 - o The Planning Commission does not have the opportunity to review the plan or discuss how to bolster economic principles
 - o Want to know what will be paid for by the projected increase in density
 - o Want understand how the DIF will change
 - o Would like opportunity to address these issues before the final draft of the plan
 - o Would like to see a presentation by the facilities financing team
- San Diego River trail system should count as a park credit for developments
 - o This is included in the San Diego River Park Master Plan, but it also needs to be memorialized in the Community Plan

Peerson:

- Support the idea of a ‘development vision vs. development restrictions’
- Should emphasize design framework and urban form to create experiences
- The Map Atlas is a good reference but would like to see overlays to determine land use suitability
 - o Look beyond boundaries of community
 - o Look at topography (canyons, river, etc)
- Need to look at the valley as an environmental system
 - o The plan needs to focus on hydrology, storm water management, water, etc.
- Design Concerns
 - o Want to see contiguous walkways between individual developments
- Would like to hear about the recommendations that come out of the I-8 Corridor study
- Support phasing plan for infrastructure
- Explore Transfer of Development Rights (TDR) opportunities in valley
 - o Ex. River corridor could be sending sites (set aside for wetland restoration, parks, etc.)
 - o Not a fan of CPIOZ
- Found Spaces

- Need to look at non-traditional park spaces (under the I-805)
 - Define what does public space mean
- Future of Large Sites
 - Should consider shared parking opportunities
 - Need to look at water runoff from large parking lots, roofs, etc.
- South of I-8
 - Potentially a receiver area for car- dealerships
- Future Trolley
 - Will link 3 major higher learning institutions in San Diego (UCSD, USD, SDSU)
 - Mission Valley could be central hub for student housing
- Need to establish Urban Design Framework
 - Identify existing density in community
 - Need to understand what DU/Acre means on ground
 - Mission Valley needs to remain a hub for employment
 - Develop an Urban Form Figure Ground Map
 - 3d visual will help inform process
 - Promote density
- Would like an additional Planning Commission Workshop to discuss the Alternatives, prior to the release of the Draft document.

Quiroz:

- The plan needs to look 30 years into the future.
 - Don't ask what people want to see now, need to be forward/future looking
- Continuity is essential
 - Mission Valley is isolated from surrounding areas (Linda Vista, Serra Mesa, Old Town)
 - Especially area south of I-8
- Flooding
 - Need to look at areas between developments to see how they impact flooding
 - Ex. Roads, paths, etc.
- Pedestrian Accessibility
 - Need to fix barriers to pedestrian movement
 - Ex. At Fashion Valley mall the bus stop was moved to the back of the mall and is hidden - need to reverse this.
- Walkways
 - There is a lack of 'eyes on the street' which creates safety issues

- Need to have apartments overlooking pathways
- Lack of North- South connections
 - Makes it difficult for pedestrians to navigate valley
 - Need to connect tourists staying in Hotel Circle to malls and to Old Town
 - Open up bike connection between Hotel Circle and Old Town along Taylor Street
- Public Facilities
 - Backlog of public facilities needs to be completed
 - No schools, Fire Department not open, need police station
 - Need to set aside space for public services that are currently missing in plan
- Loss of Vision
 - The vision for Mission Valley has been lost due to excessive community plan amendments
 - Need statement in plan that 'no more amendments' will be granted
- Continuity
 - Need to restore neighborhood and community feeling in Valley
 - Remember what makes Mission Valley special
 - Riverbed – River needs to be #1 consideration
 - Dairy farms
- Infrastructure Finance District
 - Do not like the idea of further pushing developers to pay more

Austin:

- Like establishing vision vs. establishing rules
- Want projects to be future looking – 'skating to the puck'
- Emphasize connectivity
- Like that you are looking at current issues as well (Path of Discovery activity)
- Focusing on Trip Generation is in the past
- Need to embrace density
- Look for innovative transportation modes
 - Look at international examples

Haase:

- Need to honor that Mission Valley is a sub-regional center
- Need to create neighborhoods from the different districts
 - Look to downtown San Diego as an example of how that can be done

- Schedule
 - o Would like to see the Public Facilities Financing Plan in Phase 4 or 5
 - o Please have another Planning Commission Workshop prior to Draft document release
- Market Analysis
 - o Would like to see a market analysis conducted once alternatives are developed
 - Need to see how different uses contribute to city (city chasing sales tax)
- Previous plan required amendments to develop Specific Plans
 - o Used to create different neighborhoods, but these were not well connected
- South of I-8
 - o Don't try to do something we can't do
 - Don't propose infeasible connections (ex. Tunnel under I-8)
 - o Need to create value there without connections
 - Consider creating a linear community
- Focus on Water
 - o River is not a true river, is a flood control channel
 - o Need to be able to adapt to flooding events
 - Address sea level rise
 - 200 and 500 year flooding events
- Community Plan Boundaries
 - o Consider boundary adjustments
 - Area adjacent to north east corner of Mission Valley is included in Tierrasanta community, yet this area has no road connection to Tierrasanta

Golba:

- There is an opportunity to be visionary in Mission Valley
- How do we handle the stadium site?
 - o Don't want to have to update new plan based on future stadium
 - o Need to make sure you look at different options as the update moved forward and there is more information available on the site
- Interconnectivity with the River needs to be improved
 - o People never see the river
 - o Need to fully embrace the river with public spaces and parks

Mike Stepner and Frank Wolden Presentation

- New School of Architecture Students with Support from professional staff
- Ideas could possibly be used as part of Community Plan Update process
- 1 yearlong project
- No community outreach
- Relied on previously produced plans, projects and articles about the Valley.
- Conducted a SWOT analysis
- Issues identified:
 - o River is lost
 - o No North-South Connections
 - o Pedestrians encounter barriers (crossing streets, between developments)
 - o The trolley is difficult to access
 - o Dying shopping centers
 - Low density development

Planning Commissioner Questions:

Is there an enabling or catalyst project that will transform the valley?

What would be the type of infrastructure necessary to change the valley? For example: Tillicum Bridge in Portland is an innovative pedestrian, bike and transit only bridge.

Public Comments

Felicity Senoski:

- Concerned about preserving continuity and balance
- Wants to know how current projects will work with the update
 - o Adequacy of emergency services
 - o Commission needs to scrutinize high density proposals
- Need to look at impact and continuity between communities

John Zbarth:

- Need to think about what kind of village Mission Valley really is
 - o Regional commercial center or walkable neighborhood
- Need to think about how we move people through the valley
- Need to accommodate all modes of travel – including cars
 - o Need hierarchy of transportation
- Need to keep occupancy of office buildings
- Too often a vision is created that cannot be implemented

Ian Embry:

- The update is not just for us, it is for the millennials
- The auto-centric planning of the past has to stop