CHAPTER 5. INDUSTRIAL ELEMENT

5.1 Goal and Objectives

The overall goal for industrial development is to ENCOURAGE INDUSTRIAL PARK DEVELOPMENT WHICH PROVIDES EMPLOYMENT OPPORTUNITIES WHILE ENHANCING THE PHYSICAL ENVIRONMENT OF THE COMMUNITY. To further specify this goal, the following objectives are set forth:

- Designate an employment center within the community consistent with the General Plan's goal of providing small industrial park complexes with related office and commercial uses in planned urbanizing areas.

- Locate the industrial park land uses in areas appropriate to the circulation system, environmental conditions and the overall land use pattern of the community.

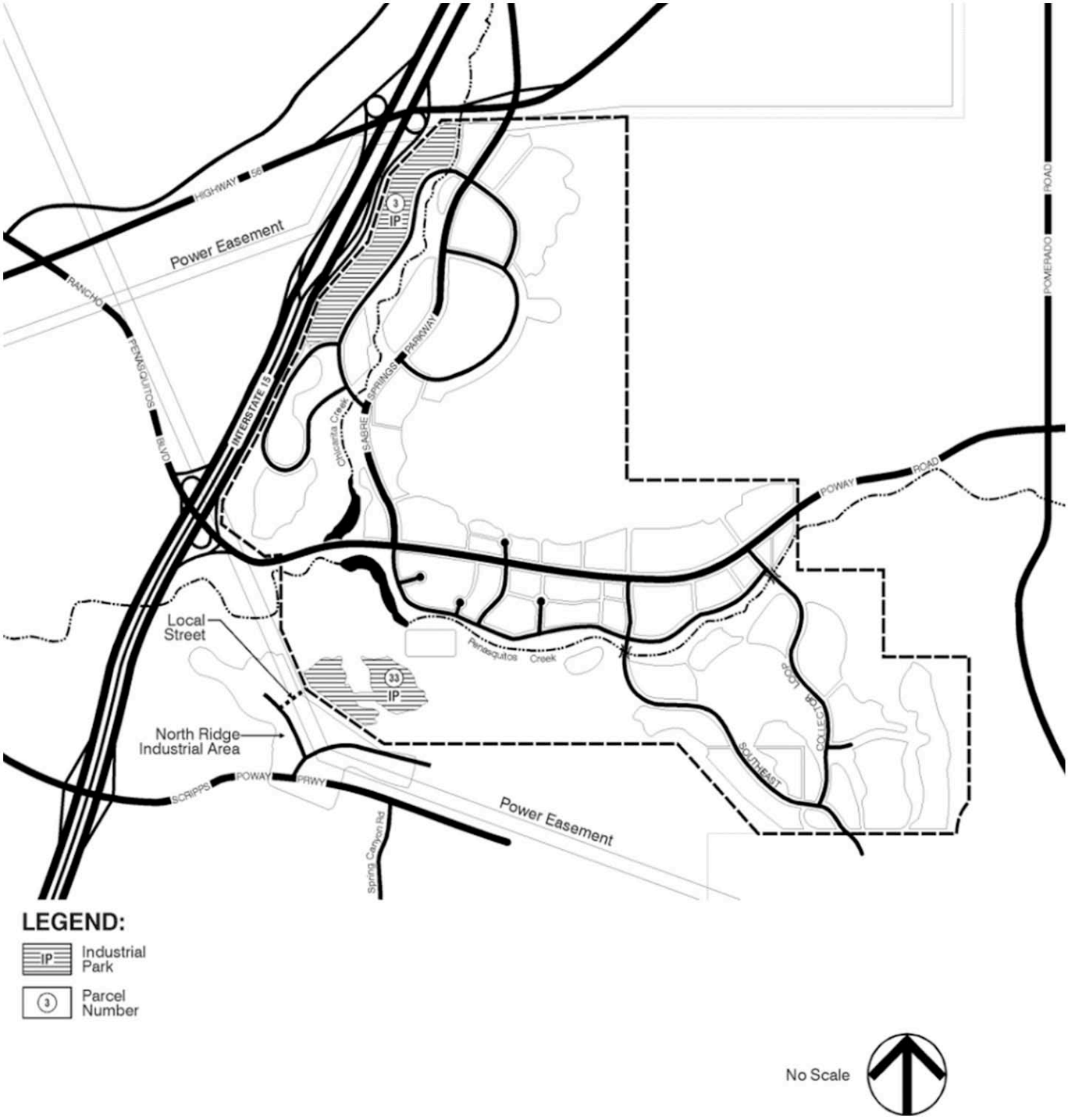
- Encourage industrial park development concurrently with residential development to the extent feasible.

- Promote industrial development which is high quality in design and construction, with special concern for transportation linkages, buffering from non-industrial land uses and creek-sensitive design.

5.2 Need for Industrial Park Development

The General Plan calls for development of employment centers in new communities such as Sabre Springs. This is part of the City's effort to develop a sound employment base and a diverse economy including manufacturing. According to the General Plan, employment centers should be well located in order to provide residents of new communities with realistic employment opportunities without long-distance commuting. Employment centers should include industrial park complexes accompanied by separate office and commercial support uses.

An employment center within Sabre Springs would supplement other industrial/business park developments in the I-15 corridor. Existing industrial complexes in the corridor include Mira Mesa (Miramar Road), Scripps Ranch and Rancho Bernardo. The 1980 Miramar Ranch North Community Plan designates 123 acres for industrial development and the 1984 Carmel Mountain Ranch Community Plan provides for 170 acres of industrial park. An employment center in Sabre Springs would add to the industrial/office acreage currently designated in the General Plan for the I-15 area. This would increase the availability of industrial land and opportunities for employment in the corridor.



Industrial Park Location

Sabre Springs Community Plan

9 FIGURE

5.3 Nature and Location of Industrial Development

A total of 71.5 acres in the planning area is designated for industrial park development. **Figure 9** shows the location of two proposed industrial park complexes:

- The northern area totaling 43.0 acres, lying between I-15 and Chicarita Creek.
- The ridgetop, 28.5-acre area in the southwestern portion of the planning area.

The northern area (Parcel 3) is served by an industrial collector street looping to the west off of Sabre Springs Parkway. This arrangement provides good accessibility to the community and to the subregion via two connections to I-15/Poway Road and the proposed HOV Access Road. The industrial park would be best suited to small and medium-size users on sites of 2.5 to 4.5 acres because of its lineal configuration between the freeway and Chicarita Creek. Such development could result in the creation of a wider variety of job opportunities for Sabre Springs residents than the more stratified employment typically generated by very large manufacturing establishments. The northern area is adequately buffered from nonresidential uses by substantial creek open spaces and grade separations. At the same time, it occupies a site which will be subject to significant freeway-generated noise impacts if developed for residential uses. The development area is a relatively level, 43-acre area (including easement) which abuts the freeway, appropriate for research, manufacturing, wholesaling and office use. The northern portion of the area is encumbered by a power easement which can be utilized for parking, circulation and landscaping purposes.

The southern area (Parcel 33) is a 28.5-acre extension of the North Ridge industrial development proposed in the Miramar Ranch North Community Plan. It is accessible from Miramar Ranch North and the Mercy interchange at I-15. Appropriate uses include research, manufacturing, wholesaling and office headquarters.

Assuming about 25 employees per gross developable acre, the 71.5 acres of industrial park would generate an estimated 1,800 jobs.

5.4 Industrial Design and Implementation

All of Parcel 3 should be developed under M-IP zoning (Manufacturing-Industrial Park). Approval of development plans under this zoning requires review of detailed plans by the City, including landscaping and signing. The M-IP zone encourages relatively high-quality industrial/office development by restricting permitted uses and setting out property development and off-street parking regulations. Parcel 33 is already zoned M-IP.

In regard to phasing, industrial park development will occur throughout the time Sabre Springs is under construction. Employment opportunities will be provided at the beginning of Sabre Springs development. Also, jobs will continue to be generated as industrial development proceeds concurrently with residential development in the community.

The quality of design, construction and maintenance of the industrial park areas is important in making industrial development an aesthetic, as well as functional asset to the community. Special design concerns for Sabre Springs industrial development are outlined below.

For Parcel 3:

- The industrial park areas and buildings should be visually compatible with nearby residential uses at higher elevations. While the industrial park area flanking the freeway is physically well separated from residential uses, some residential (Parcel 10) and portions of Rancho Peñasquitos will look down on the complex. Selective landscape editing, roof treatments and design treatment of off-street parking should be utilized in softening the visual effect.

- The industrial park development in Parcel 3 should contribute positively to the travel experience along I-15. The design approach should be to provide a landscape screen to selectively edit portions of the industrial park visually from I-15, especially along the power easement; and careful design of visible buildings, parking areas and related features to enhance an I-15 "window."

- Building design should consider building massing in order to retain a human scale along the creek. Large bulky buildings ordinarily characteristic of large-scale industrial parks should be reduced in scale by height changes, shadow relief, clustering and other design measures.

- Views along the creek from the industrial collector road, bicycle lanes, pedestrian paths and buildings should be enhanced by careful siting and landscaping. Chicarita Creek should function as a focal point for the industrial park area.

- A sense of entry into the industrial park area should be provided at the two locations where the industrial collector street intersects Sabre Springs Parkway and crosses Chicarita Creek. Elements of the entry could include signing, landscaping, bridges over the creek, lighting and other design measures. The industrial collector road and Sabre Springs Parkway should incorporate future transit as a consideration in their design, for example, by providing for pull outs or designated stops.

- The use and design treatment of the power easement should be considered in the design of the Parcel 3 industrial areas, including secondary use for parking and open space.

- Mitigation of traffic noise generated along the freeway should be undertaken in the design of the industrial area, as described in Section **12.7**.

For Parcel 33:

- Because of its prominent ridge location, the industrial development should be sensitive to the visual impacts on surrounding areas created by structures, grading, landscaping and other improvements on the ridge.
- Where possible, split grade pads should be utilized with grade differences being accommodated by stepped buildings. Variable setbacks should be used to take advantage of the views from the property as well as to provide view corridors within the development.
- Buildings should be carefully massed and building elevations facing out over the ridge should be well detailed and visually interesting. Special care should be taken in the design of roofs, the selection of roofing materials and the screening of rooftop utilities. Any fencing should be common to the entire parcel and should be designed to be unobtrusive.
- The treatment of the power easement should be considered in the design of the industrial park so as not to visually segregate the Miramar Ranch North and Sabre Springs portions of the development.
- A natural open space corridor should be incorporated into the design of the development to preserve the linkage between the eastern hillside backdrop and the Peñasquitos Creek areas to the north and west. The corridor, which may function as a wildlife passage, should be appropriately buffered by landscaping.
- The graded areas should be blended to the natural slopes and the landscaping transitioned into the native vegetation. Special landscape buffering should occur between the industrial area and the decommissioned sewage treatment plant in order to provide a pleasant view for employees. Optimally, owners of the decommissioned sewage treatment plant should remove all plant facilities and revegetate and/or re-landscape the site so that it blends with the surrounding vegetation.

For All Parcels:

- Adequate access and parking should be provided for automobiles and service vehicles, and for bicycles. Bicycle parking areas should be provided.
- Outdoor signs should be aesthetically pleasing as well as functional. Size, location, height, graphic design, lighting and maintenance should be considered in a sign design program.
- The design and development of individual parcels should be integrated with a comprehensive plan for landscaping the street system. An overall harmonious atmosphere should be created within each parcel development. Parcel 33 should be designed in conjunction with the North Ridge industrial area in Miramar Ranch North.
- Conservation, fire and crime prevention should be taken into account in project design and construction as outlined in **Sections 12.6** and **13.5D**, respectively.