

Draft Land Use Scenarios II: Mira Mesa Community Plan Update

Planning Department

Alex Frost, Senior Planner

April 19, 2020, Mira Mesa CPU Advisory Committee – **Virtual Meeting**

Presentation Overview

1. Call to Order / Roll Call by Chair: Jeff Stevens
2. Non-Agenda Public Comment (via email): Jeff Stevens
3. Mira Mesa Community Plan Update - Alex Frost
 - a. Introduction & Background
 - b. Process & Stakeholder Feedback
 - c. Refined Land Use Framework & Scenarios
 - d. Refined Land Use Scenario Impacts & Analytics
 - e. Next Steps
4. Discussion

An aerial photograph of a cityscape, likely San Diego, featuring a prominent Qualcomm building with its name visible on the facade. The city is surrounded by green hills and mountains in the background. A semi-transparent blue banner is overlaid across the middle of the image, containing the title text in white. The foreground shows a multi-lane road with a crosswalk, parking lots with several cars, and various commercial buildings.

Introduction & Background



Escondido

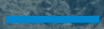


City of San Diego Boundary

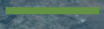


Mira Mesa Community Planning Area

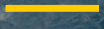
REGIONAL RAIL



Blue Line



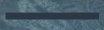
Green Line



Orange Line



Mid-Coast Line (under construction)



Amtrak/Coaster

Mira Mesa

Santee

La Mesa

Kearny Mesa

Downtown

National City

Coronado

Chula Vista



Otay Mesa

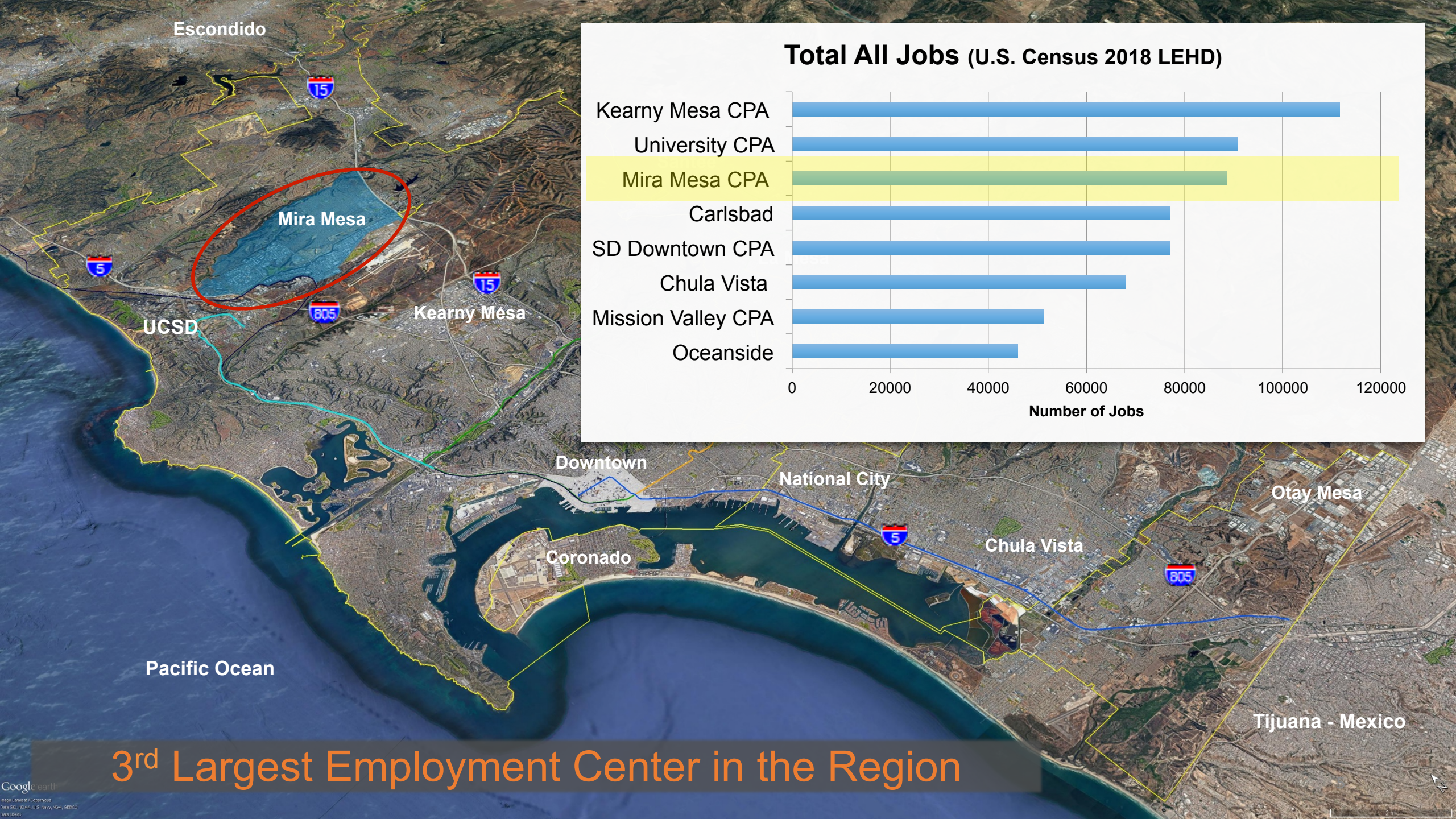
Tijuana - Mexico

**11% of
City Jobs**
(2018)

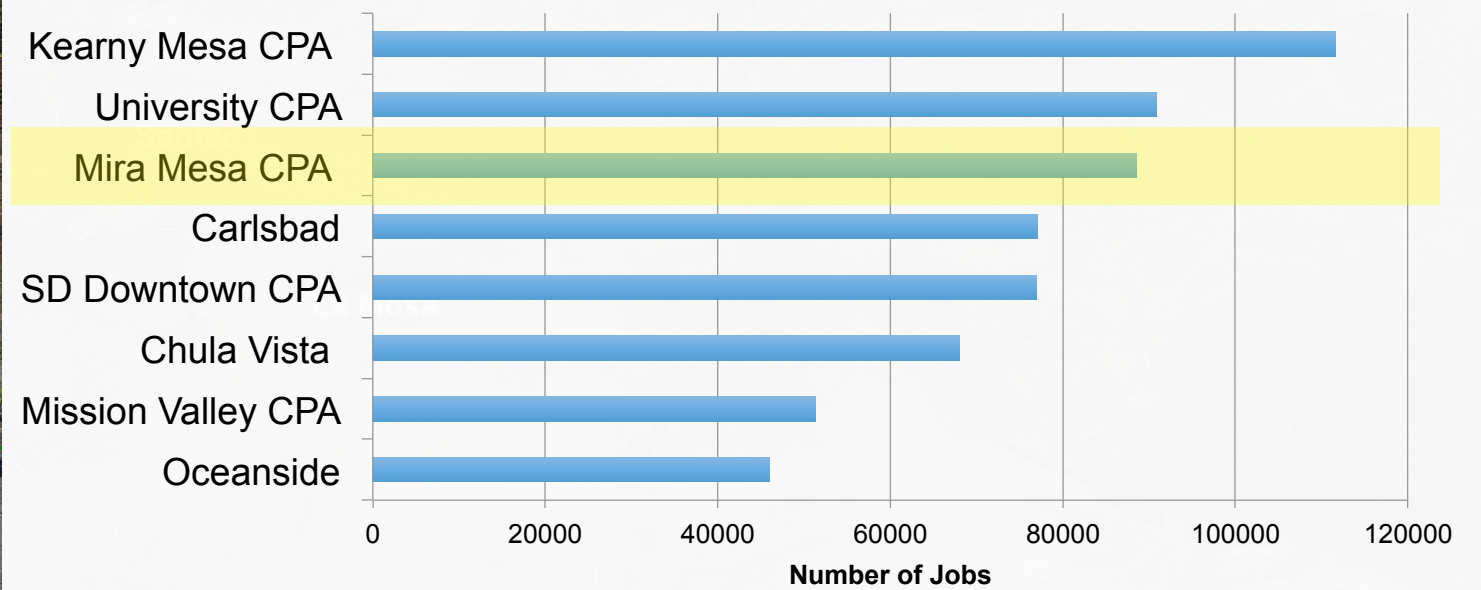
Pacific Ocean

Regional Location

Data Source: U.S. Census LEHD 2018 – Total All Jobs



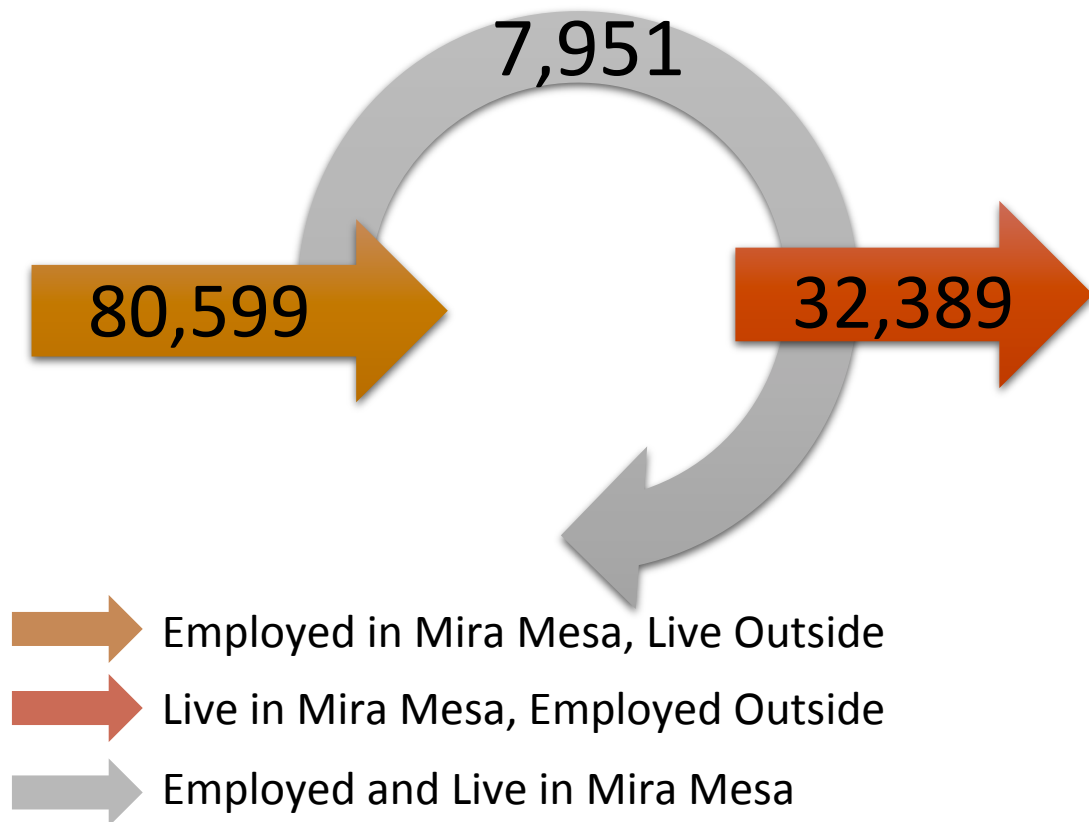
Total All Jobs (U.S. Census 2018 LEHD)



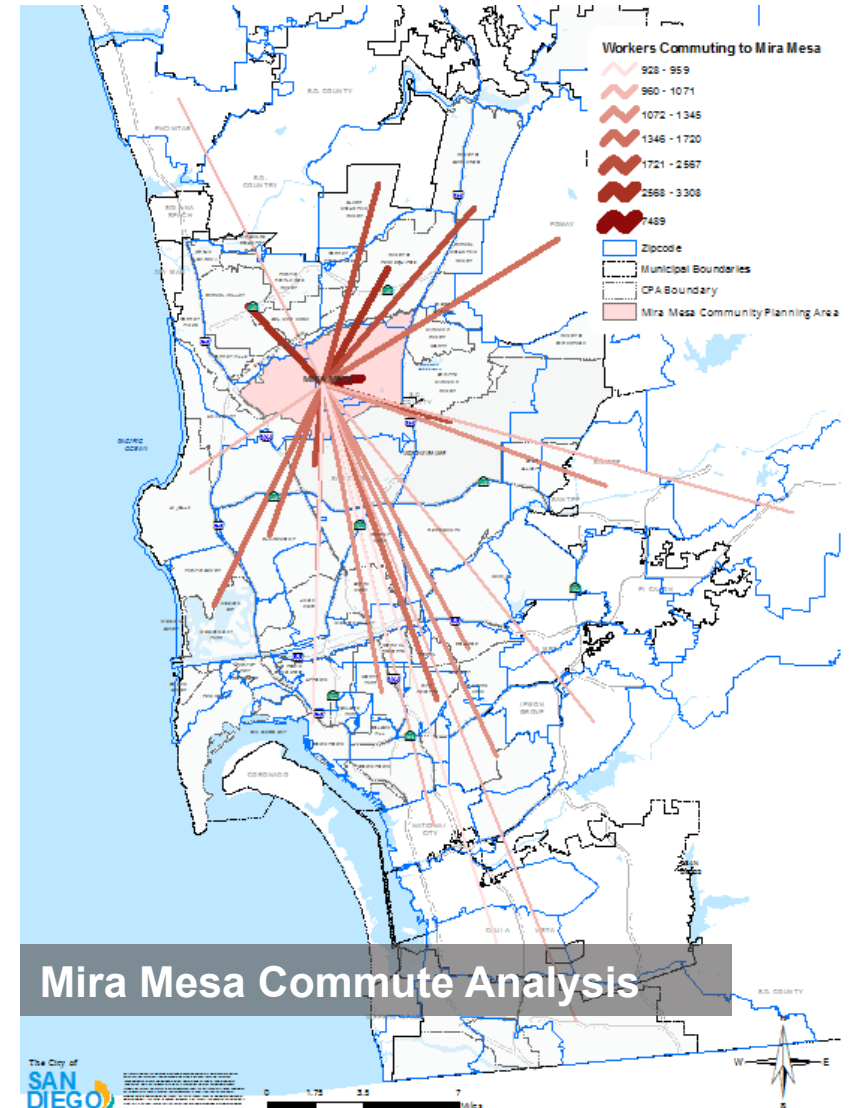
3rd Largest Employment Center in the Region

Commuter Flow (2018)

Mira Mesa Workers Inflow/Outflow Analysis



Note: Overlay arrows do not indicate directionality of worker flow between locations.



LAND USE & EMPLOYMENT CONTEXT

10,729 acres
88k jobs (2018)
76k pop (2019)

Sorrento Valley Station

Sorrento Mesa = 49.1k Jobs

Mid-Coast Trolley
(under construction)

Miramar = 26.8k Jobs

Miramar College
Transit Center

Miramar College

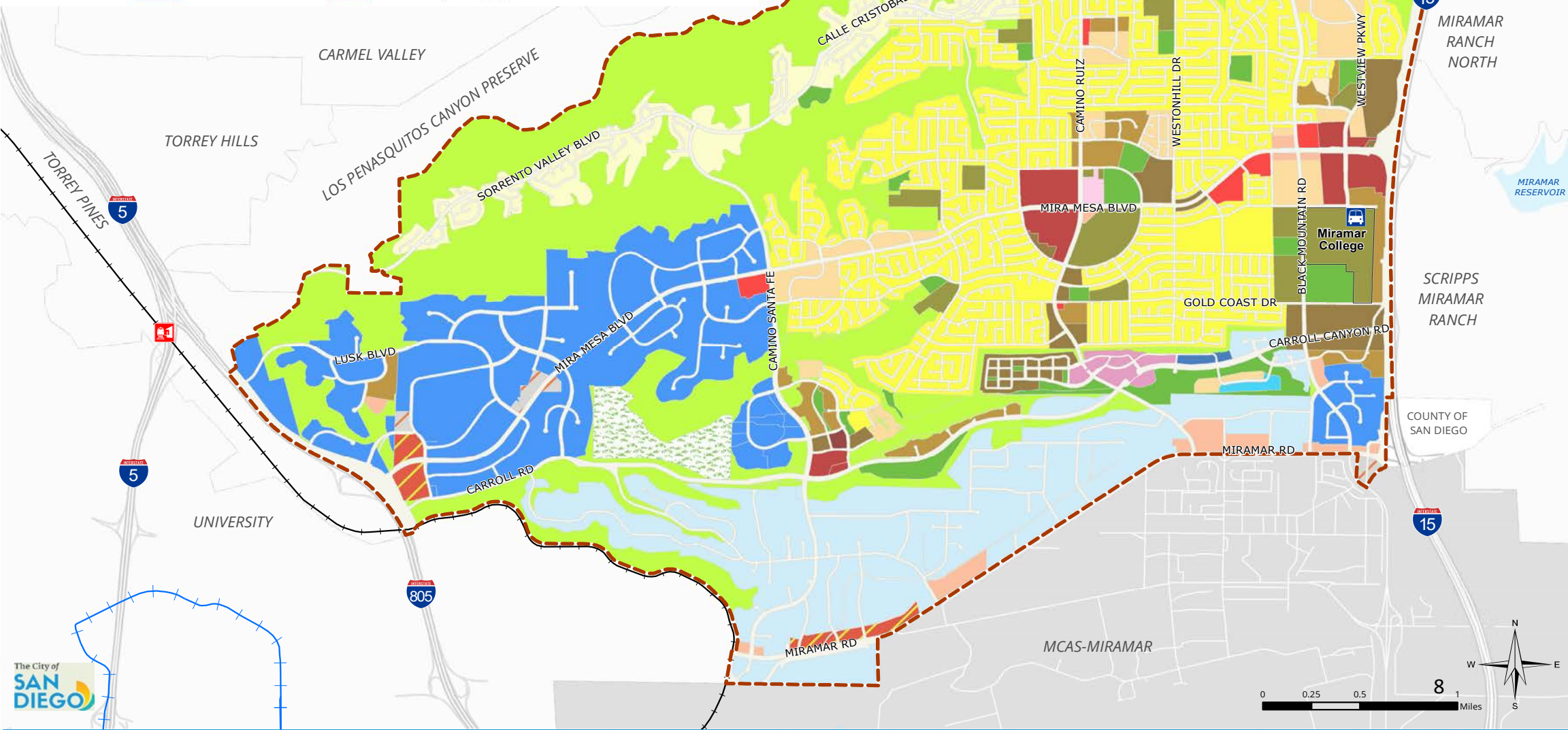
Carroll Canyon

MCAS-Miramar =
13k Jobs

Miramar Road

ADOPTED COMMUNITY PLAN

- | | | | |
|-----------------------------------|----------------------|--------------------------|---------------------|
| Mira Mesa Community Planning Area | VL Res (0-4) | Industrial Park | Visitor Commercial |
| MCAS Miramar | Low Res (5-9) | Light Industrial | Business Commercial |
| Sorrento Valley Station | Low-Med Res (10-15) | Commercial Recreation | Institutional |
| Miramar College Transit Stop | Med Res (16-29) | Community Commercial | Cemetery |
| Mid-Coast Trolley Extension | Med High Res (30-44) | Neighborhood Commercial | Parks |
| Rail Road | High Res (45-74) | Specialized Commercial | Open Space |
| | Technology Park | Office Commercial | |
| | Business Park | Community Village (0-44) | |





Casa Mira View



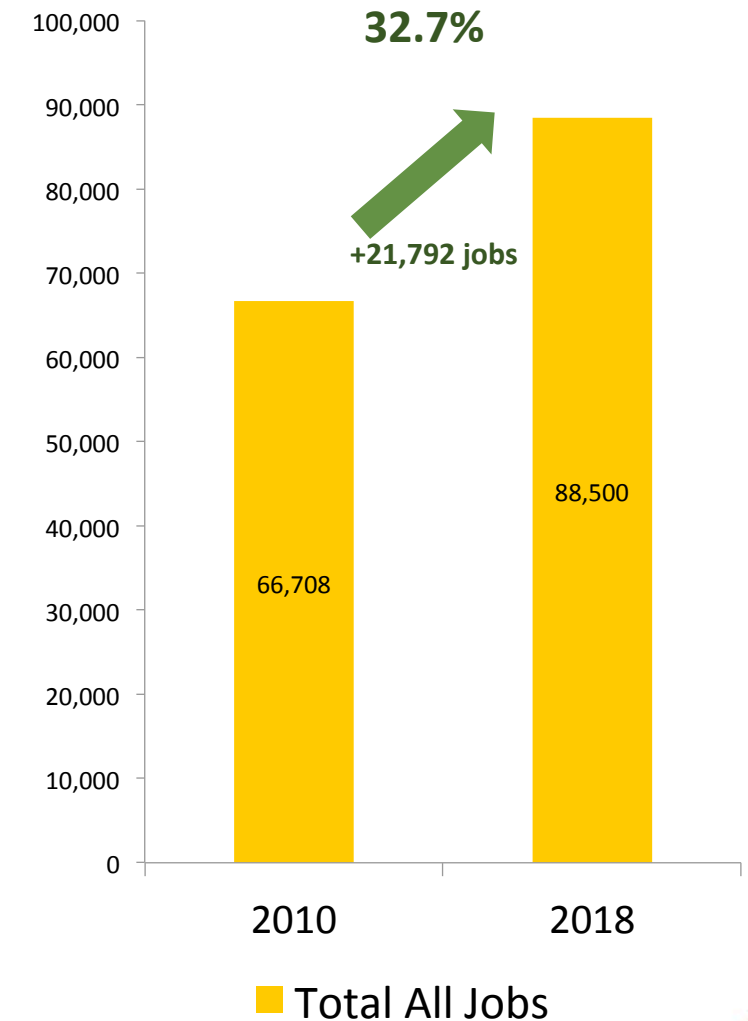
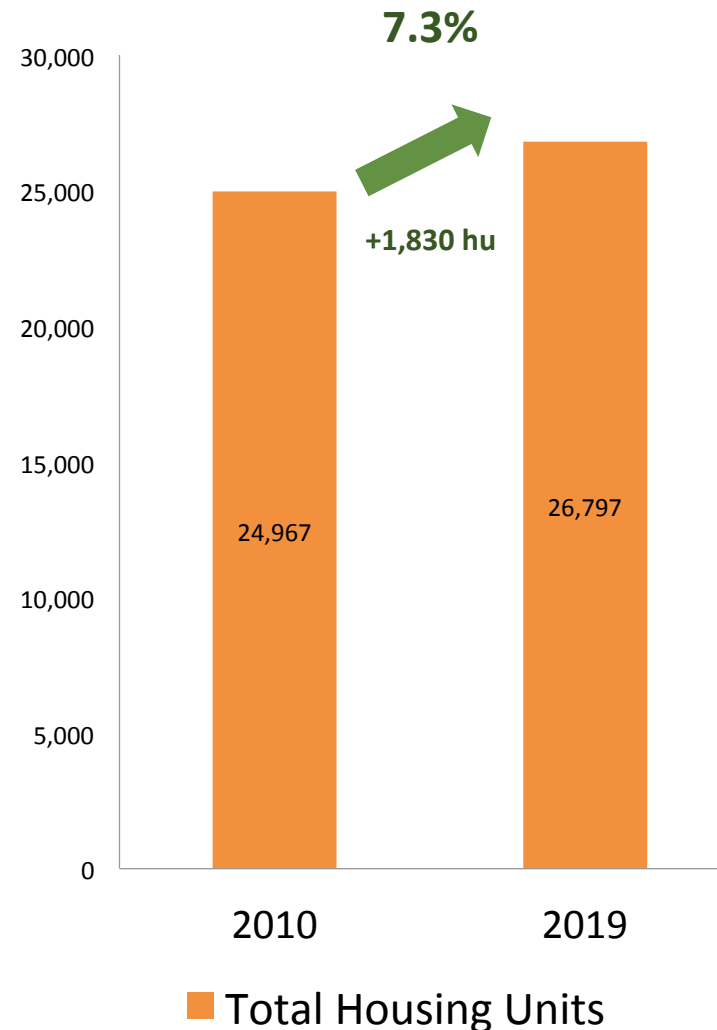
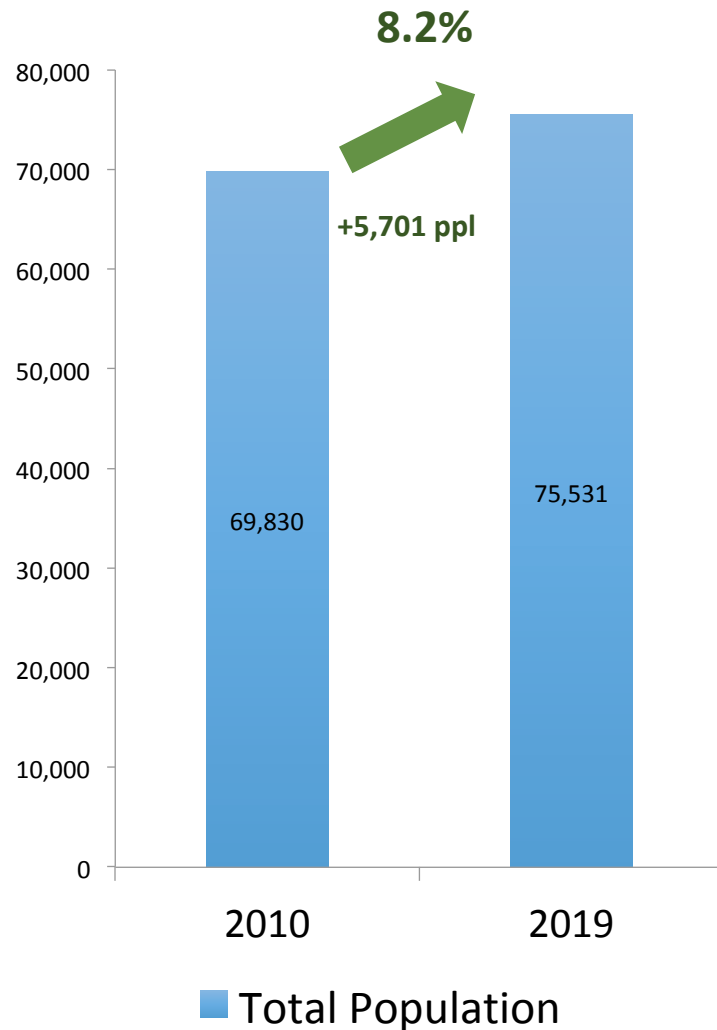
**3 Roots
(adopted*)**



**Stone Creek
(proposed*)**

***Conceptual rendering**

RECENT MIRA MESA GROWTH



Housing Price & Inventory

- Mira Mesa (92126) median sale price – \$730k*
- Median days on market – 9 days*
- Home prices up 23% since 2018
- Record low active inventory in San Diego**



An aerial photograph of a suburban commercial district. In the upper left, a shopping center with several retail stores and a large parking lot is visible. A multi-lane highway runs vertically through the center of the image. To the right of the highway, there are more commercial buildings and parking areas. The scene is captured from a high angle, showing the layout of the roads and the density of the development.

Process & Stakeholder Feedback

Fall 2018

**CPU LAUNCH &
EXISTING
CONDITION**

2019 - 2021

**CONCEPT &
ALTERNATIVE**

Fall 2021

**DRAFT
COMMUNITY
PLAN**

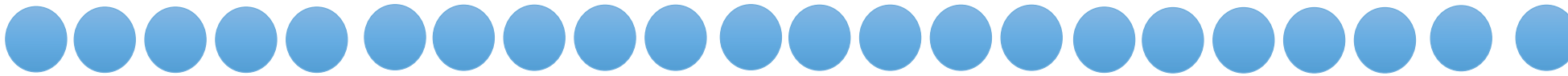
Spring 2022

**DRAFT
ENVIRONMENTAL
IMPACT
REPORT**

Fall 2022

**HEARINGS:
PLAN APPORVAL**

Mira Mesa CPU Advisory Committee Meetings



22
Meetings

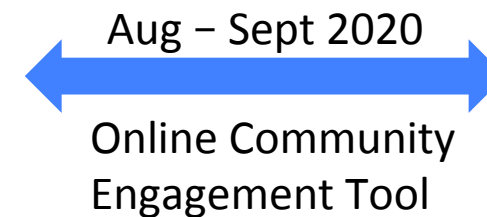
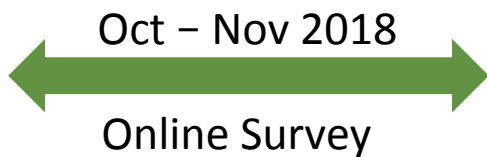
Open House, Pop-Up Booth, and Workshops



Open House Street Fair Miramar College PC Workshop I Land Use & Economic Forum PC Workshop II

6
Events

Online Engagement & Stakeholder Interviews



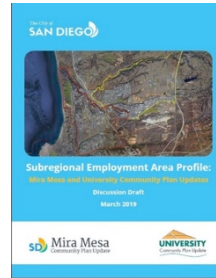
3
Opportunities



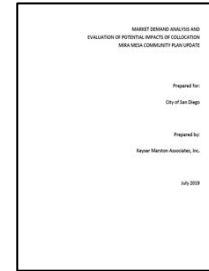
Mira Mesa
Community
Atlas



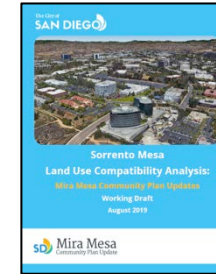
Community
Engagement
Report



Subregional
Employment
Area Profile



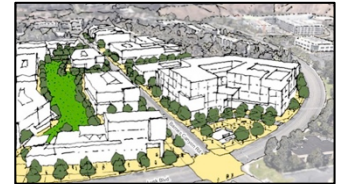
Market
Demand &
Collocation
Study



Land Use
Compatibility
Analysis
(Sorrento & Miramar)



Peer-Cities &
Citywide
Analysis



Urban Design
Site Analyses
& Renderings



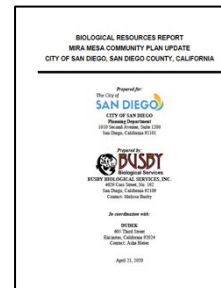
Mobility Existing
Conditions



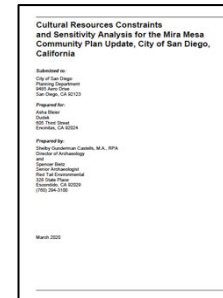
Mobility Corridor
Concepts



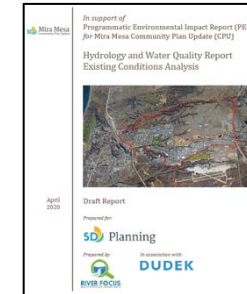
Geotech
& Hazmat



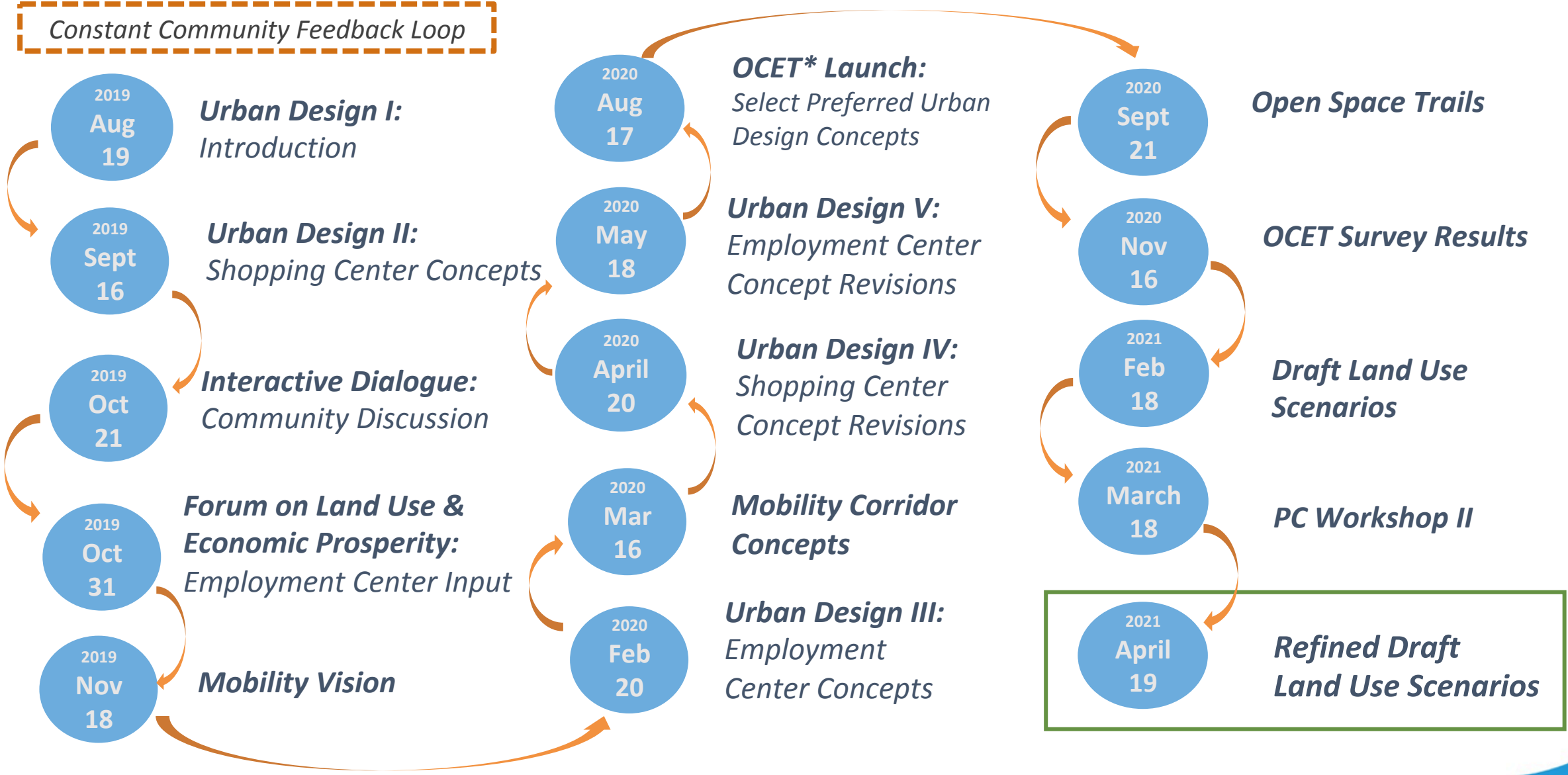
Biological
Resources



Cultural
Resources



Water &
Wastewater



*OCET = Online Community Engagement Tool

FEEDBACK

- General preference for land use scenario 3 or in-between scenario 2 & 3
- Emphasis on the need to reduce jobs/housing imbalance in Mira Mesa
- Overall, draft recommendations are on the right track but need further focus on the quality of life issues



FEEDBACK

- Concerns about financing public improvements and infrastructure:
 - Transit
 - Bike and Pedestrian Facilities
 - Streets - Carroll Canyon Road
 - Parks
 - Fire/Police



An aerial photograph of a city landscape, featuring a mix of commercial buildings, parking lots, and green spaces. A semi-transparent blue rectangular overlay is positioned across the center of the image, containing the title text. In the background, rolling hills and mountains are visible under a clear sky. The foreground shows a multi-lane road with a median, crosswalks, and surrounding commercial structures and parking areas.

Land Use Categories

Neighborhood Commercial

Provides local convenience shopping, civic uses, & services serving an approximate three mile radius (0-44 du/ac).



Community Commercial

Provides for shopping areas with retail, office, & services for the community at large, as well as limited industrial uses of moderate intensity. Areas designated as CC may range from pedestrian-friendly commercial streets to shopping centers and corridors.



Community Commercial – Residential Permitted

Provides for a variety of commercial uses, such as retail, personal services, office, & hotel, that serve residents & workers in the community and adjacent communities. Residential uses are allowed as part of mixed-use development that features ground floor commercial uses. A pedestrian-oriented development is encouraged, with active storefronts in addition to outdoor seating and social gathering spaces (0-73 du/ac).



Technology Park

Allows high technology related to applied sciences, including: R&D, corporate headquarters, light manufacturing, & storage & distribution uses. Also allows office uses which provide functions directly related to these high technology uses. Sites with shared amenities, business incubators, & flexible innovation spaces are encouraged.



Business Parks

Allows office, R&D, & light manufacturing uses. This designation would not permit storage and distribution uses except as accessory to the primary use. It is appropriate to apply in portions of communities primarily characterized by single- and multi-tenant office development with some light industrial uses.



Business Parks – Residential Permitted

Allows uses such as business/professional office & R&D, with limited commercial service, flex-space, & retail uses, as well as residential uses. Mixed business park/residential developments can create unique housing opportunities to support office, business, and other employment uses (0 – 54 du/ac).



Neighborhood Village

Provides housing in a mixed-use setting, convenience shopping & services serving an approximate three mile radius (0 to 44 du/ac).



Community Village

Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large (0 to 54 du/ac).



Urban Village

Serves the region with many types of uses, including housing, in a high-intensity, mixed-use setting (0 to 73 du/ac).



Urban Employment Village

Allows mixed-use development where employment uses are balanced with potential residential uses. Employment uses would be the primary use, and residential uses are allowed. Developments can create unique housing opportunities that support creative office, business incubators, and high-tech research and development uses (0 to 109 du/ac).



Residential – High

This designation allows for condominium or apartment buildings that typically consist of a large block of residential units with a shared common space and amenities. For large blocks, pedestrian connections throughout the site and to the community are strongly encouraged (0-73 du/ac).



An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many small houses and a large commercial building with a sign that says "REPAIRS CENTRAL". A blue semi-transparent rectangle is overlaid on the center of the image, containing the title text in white. The bottom of the image shows a parking lot with several cars and a yellow truck on a road.

Refined Land Use Scenarios

Open Space, Parks, Recreation and Trails

(existing & proposed*)

17+ miles of proposed trails

58+ acres of proposed parks

Restoration of Carroll Canyon & Creek

3D

Carroll Creek

Proposed Parks

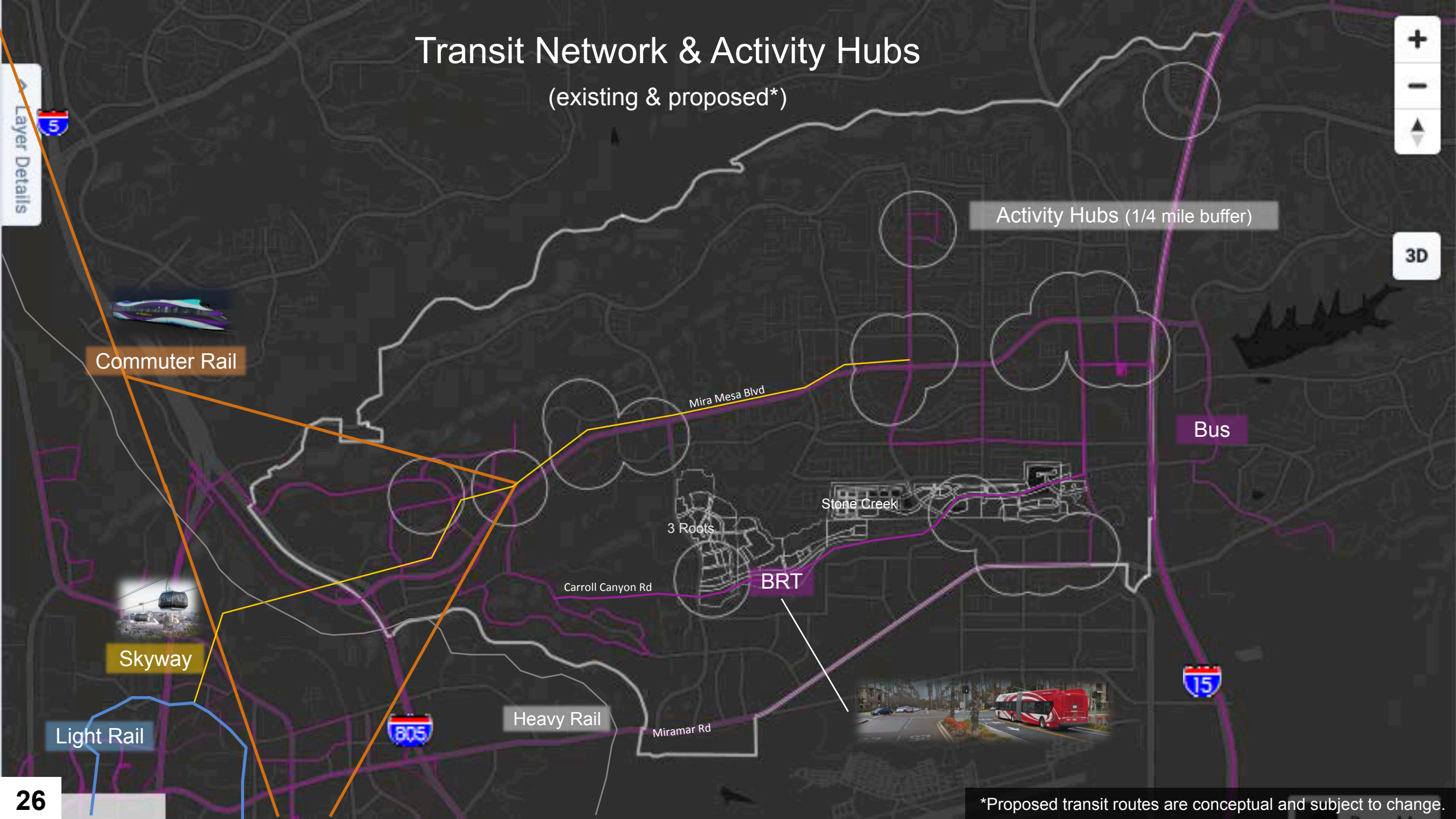
Proposed Rec. Center

1 mi

*Proposed trails are conceptual and subject to change. Additional parks & recreation opportunities may be proposed in the future. Joint use parks are not reflected in this map

Transit Network & Activity Hubs

(existing & proposed*)



Activity Hubs (1/4 mile buffer)

Commuter Rail

Bus

Stone Creek

3 Roots

BRT

Carroll Canyon Rd

Skyway

Light Rail

Heavy Rail

Miramar Rd

*Proposed transit routes are conceptual and subject to change.

15 Minute Neighborhoods

(existing & proposed)

Walk Access to
Destinations

Minutes |

0.0 - 5.0

5.0 - 10.0

10.0 - 15.0



3D



3000 ft

Base Map

Data Table

© Mapbox © OpenStreetMap Improve this map

3a

**Community Centers, Transit Corridors, and
Neighborhood Nodes - Medium**

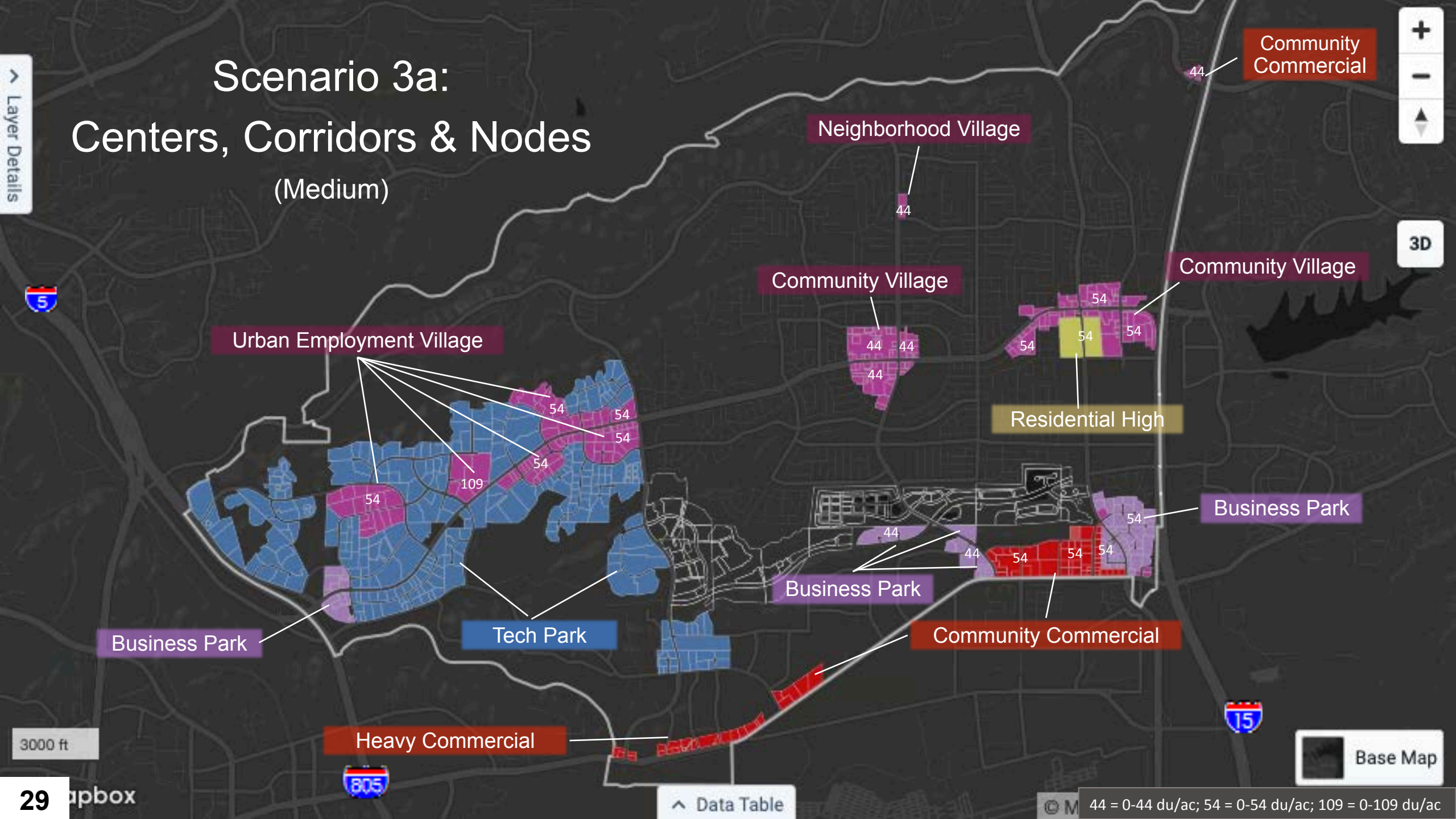


3b

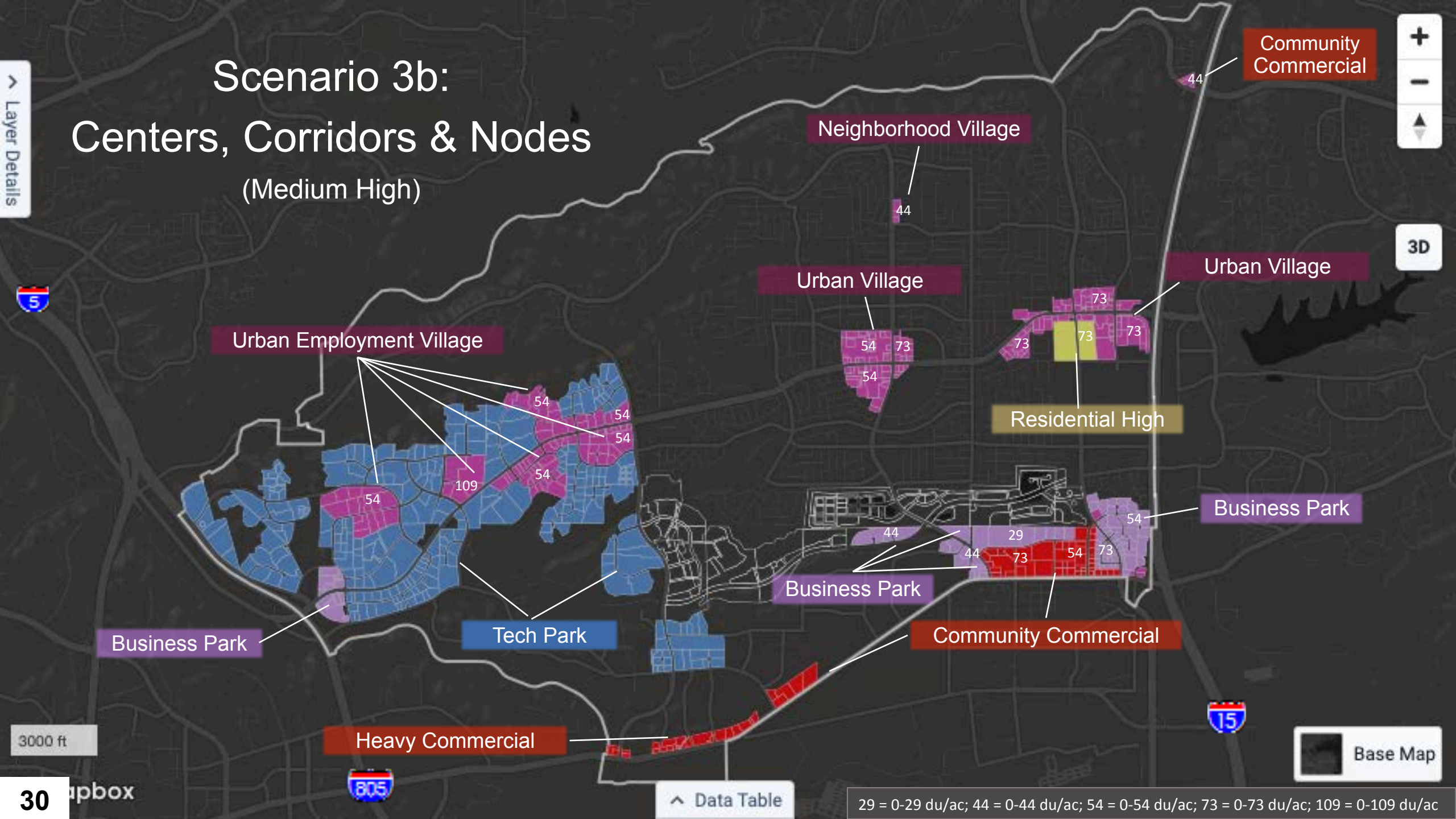
**Community Centers, Transit Corridors, and
Neighborhood Nodes – Medium High**



Scenario 3a: Centers, Corridors & Nodes (Medium)



Scenario 3b: Centers, Corridors & Nodes (Medium High)



Scenario Impacts & Analytics

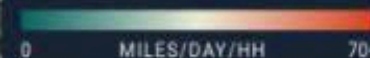
Residential Energy Use



Total Water Use



Daily VMT per Household



What are the potential impacts of these scenarios?



Employment



Transit Accessibility



Energy Use



Vehicle Miles Traveled



Emissions



Housing



Population



Walk Accessibility



Water Use



Household Cost

These outputs provide high-level trends using models developed by UrbanFootprint.

Figure 1: Difference Between Adopted Community Plan – Potential New Jobs, Housing & Population Capacities




		Scenario #3a	Scenario #3b
	Jobs	+18k	+24k
	Housing	+20k	+24k
	Population	+34k	+40k

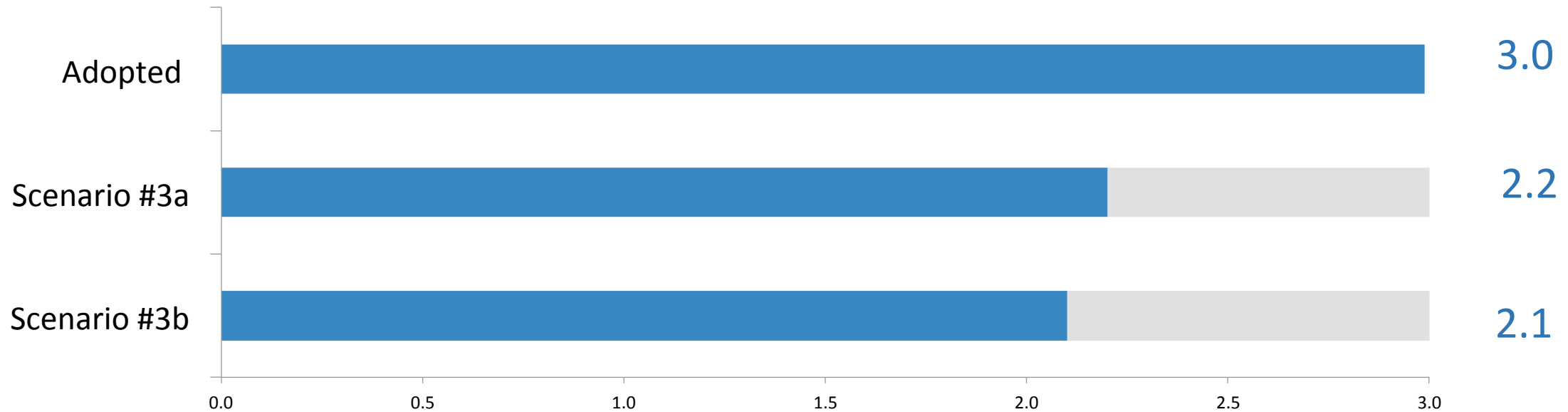
Figure 2: Comparison Between Recently Adopted Community Plans

	Adoption Year	Size of plan area in acres	Additional housing capacity added/proposed	Additional units added per acre
Midway Community Plan	2018	1,320	6,545	5.0
Mission Valley Community Plan	2019	3,200	28,000	8.8
Kearny Mesa Community Plan	2020	4,400	27,000	6.1
Mira Mesa CPU – Scenario 3a	In Process	10,700	~20,000	1.9
Mira Mesa CPU - Scenario 3b	In Process	10,700	~24,000	2.2



Jobs and Housing Balance

Figure 3: Jobs & Housing Balance*
(Total Employment Divided by Total Housing Units)



*Recommended Target Range 1.3 to 1.7 (Weitz, 2003)

Figure 4: Difference Between Adopted Plan – Transit and Walk Accessibility








Transit Accessibility		Scenario #3a	Scenario #3b
	Potential New Housing within Transit Priority Area	+80%	+96%
	Potential New Jobs within Transit Priority Area	+18%	+24%
Walk Accessibility		Scenario #3a	Scenario #3b
	Residents within 15 Minute Walk to Activity Hubs	+59%	+72%
	Workers within 15 Minute Walk to Activity Hubs	+27%	+38%

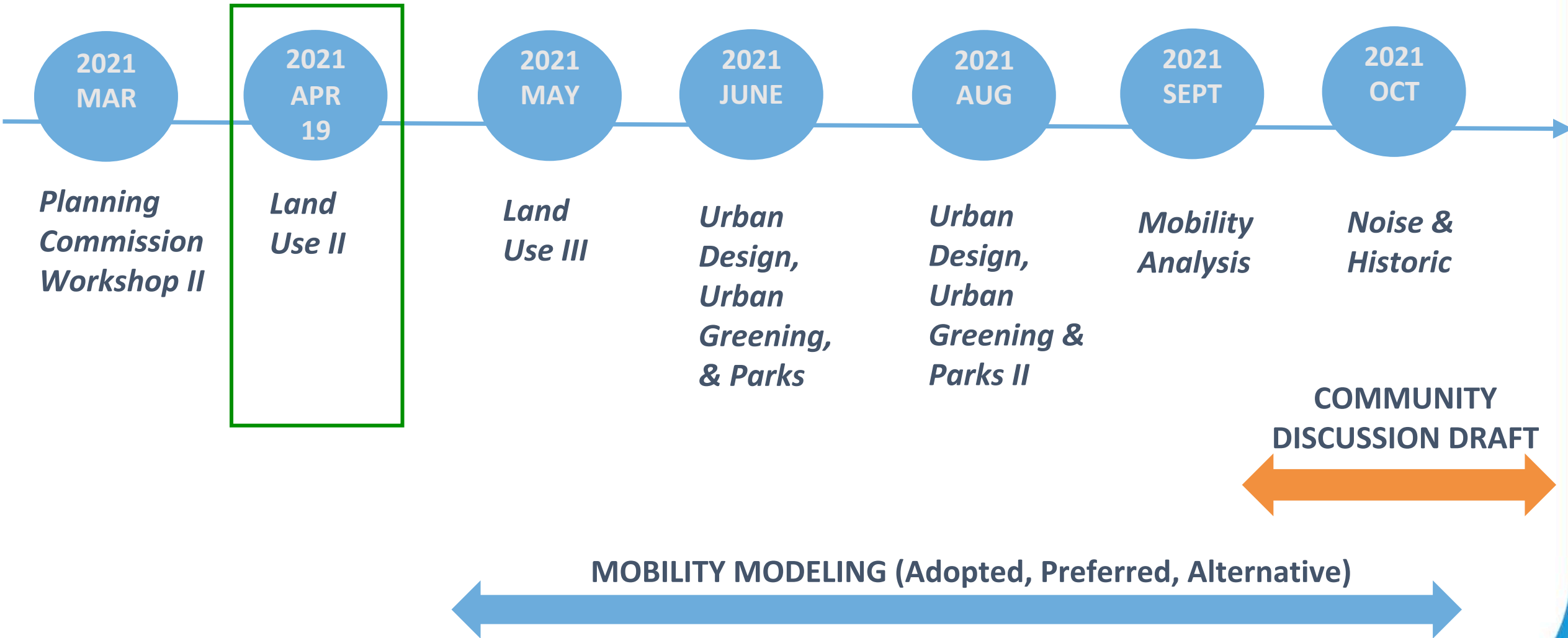
Figure 5: Difference Between Adopted Community Plan – Potential Per Capita Average Annual Resource Use, Trip Efficiency, Emissions, & Cost

	Scenario #3a	Scenario #3b
 Energy Use	-0.47%	-0.54%
 Water Use	-10.6%	-12.2%
 VMT	-10.2%	-13.4%
 GHG Emissions	-13.3%	-14.3%
 Auto & Utility Cost	-7.5%	-9.4%

A photograph of a dirt road leading towards a large, leafy tree under a bright blue sky with scattered white clouds. The road is light brown and textured, flanked by dry, scrubby vegetation. A semi-transparent blue banner is overlaid across the middle of the image, containing the text 'Discussion & Next Steps' in white.

Discussion & Next Steps

MIRA MESA CPU – NEXT STEPS



Questions & Discussion

Draft Land Use Scenarios II: Mira Mesa Community Plan Update

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