

# Draft Land Use Scenarios III: Mira Mesa Community Plan Update

Planning Department

Alex Frost, Senior Planner

May 17, 2021, 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. Refined Land Use Scenarios, Impacts, & Analytics
  - c. Next Steps
4. Discussion & Action Item:
  - a. Recommendation on the preferred land use for further study



An aerial photograph of a cityscape, likely San Diego, featuring a prominent Qualcomm building with a glass 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 some commercial buildings.

# Introduction & Background





# MIRA MESA CPU - SCHEDULE

**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



23

Meetings

## Open House, Pop-Up Booth, and Workshops



6

Events

Open House

Street Fair

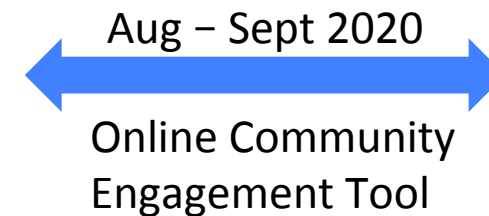
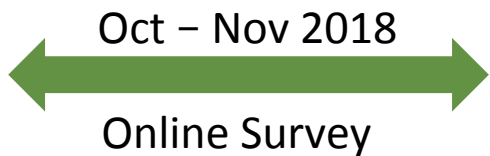
Miramar College

PC Workshop I

Land Use &amp; Economic Forum

PC Workshop II

## Online Engagement & Stakeholder Interviews



3

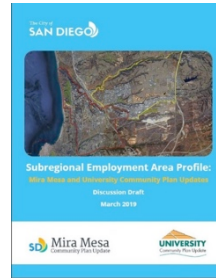
Opportunities



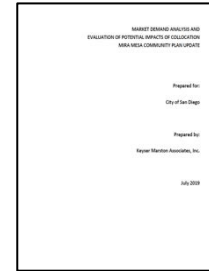
Mira Mesa  
Community  
Atlas



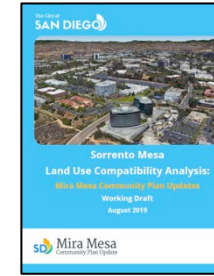
Community  
Engagement  
Report



Subregional  
Employment  
Area Profile



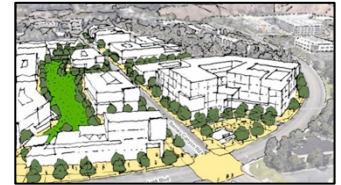
Market  
Demand &  
Collocation  
Study



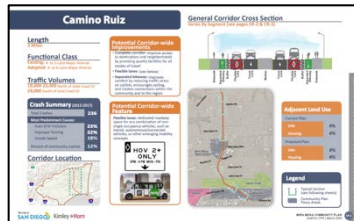
Land Use  
Compatibility  
Analysis  
(Sorrento & Miramar)



Peer-Cities &  
Citywide  
Analysis



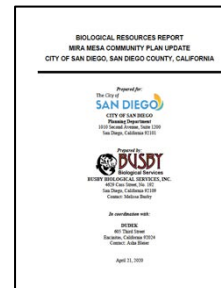
Mobility Existing  
Conditions



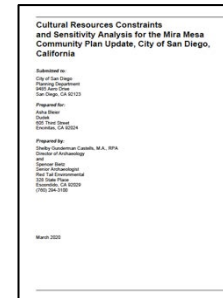
Mobility Corridor  
Concepts



Geotech  
& Hazmat



Biological  
Resources

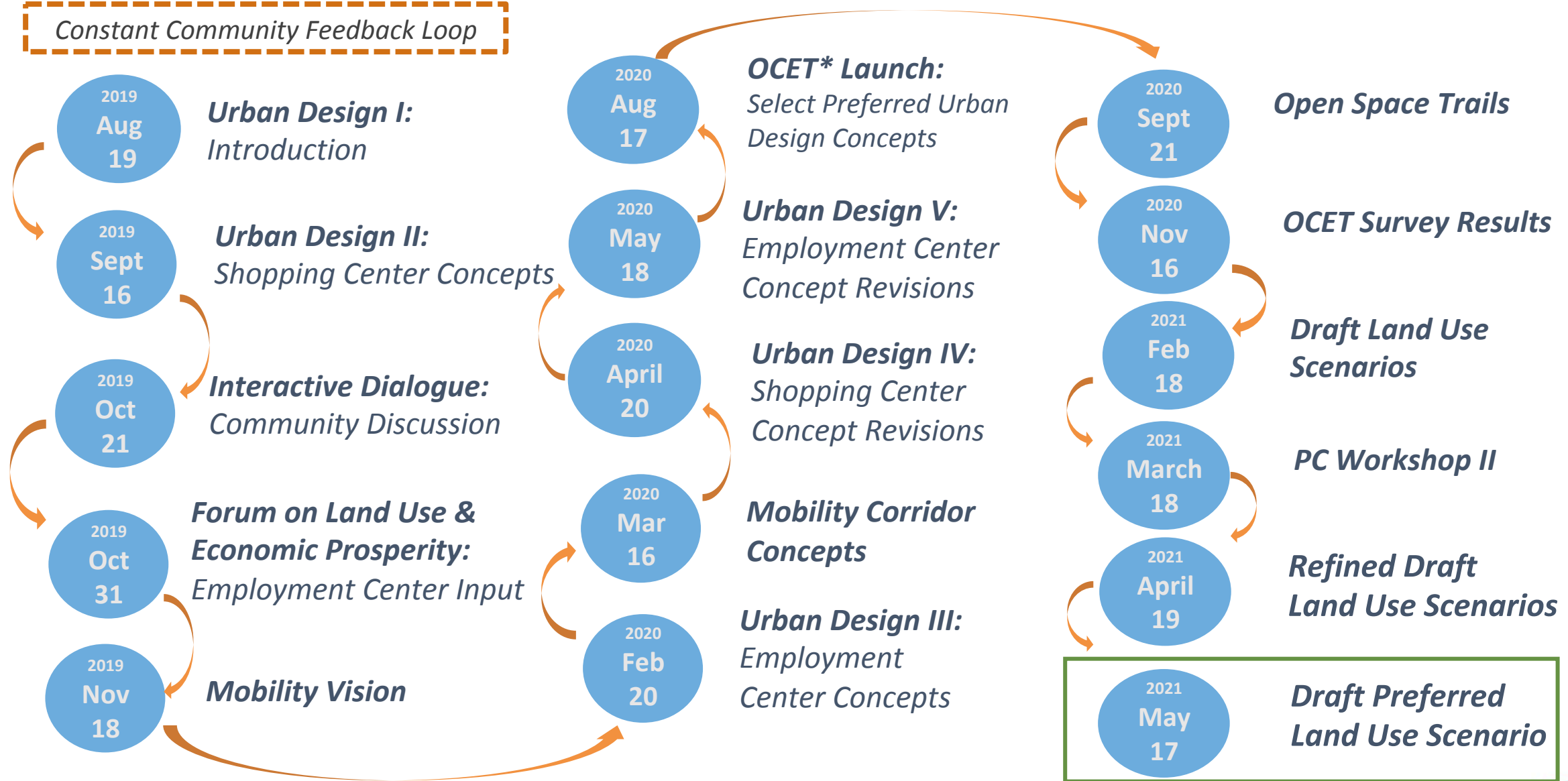


Cultural  
Resources



Water &  
Wastewater

*Constant Community Feedback Loop*



## FOLLOW UP

- MCAS-Miramar
- San Diego Unified School District
- Building Typologies & Innovation Clusters
- Sorrento Valley Blvd/Calle Cristobal Future Transit Opportunity
- Reaching out to major stakeholders to hear from them

### WEST PLACE Costa Mesa, CA

**TYPOLGY**  
Townhomes, Duplexes, and Live/Work  
Lofts

**DENSITY**  
19 du/acre

**NUMBER OF UNITS**  
36

**PARKING**  
108 spaces (3 spaces/unit). Surface  
and attached garage (townhomes only)



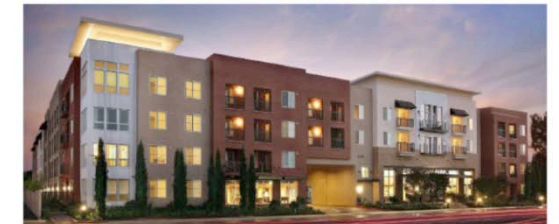
### PARK LANDING Buena Park, CA

**TYPOLGY**  
4-story Residential

**DENSITY**  
34.7 du/acre

**NUMBER OF UNITS**  
70

**PARKING**  
Tuck-under parking garages and  
detached parking garage





An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many small houses and some commercial buildings. A large blue semi-transparent rectangle is overlaid on the center of the image, containing the title text in white. The background image shows a mix of urban development, including parking lots, roads, and various types of buildings.

# 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

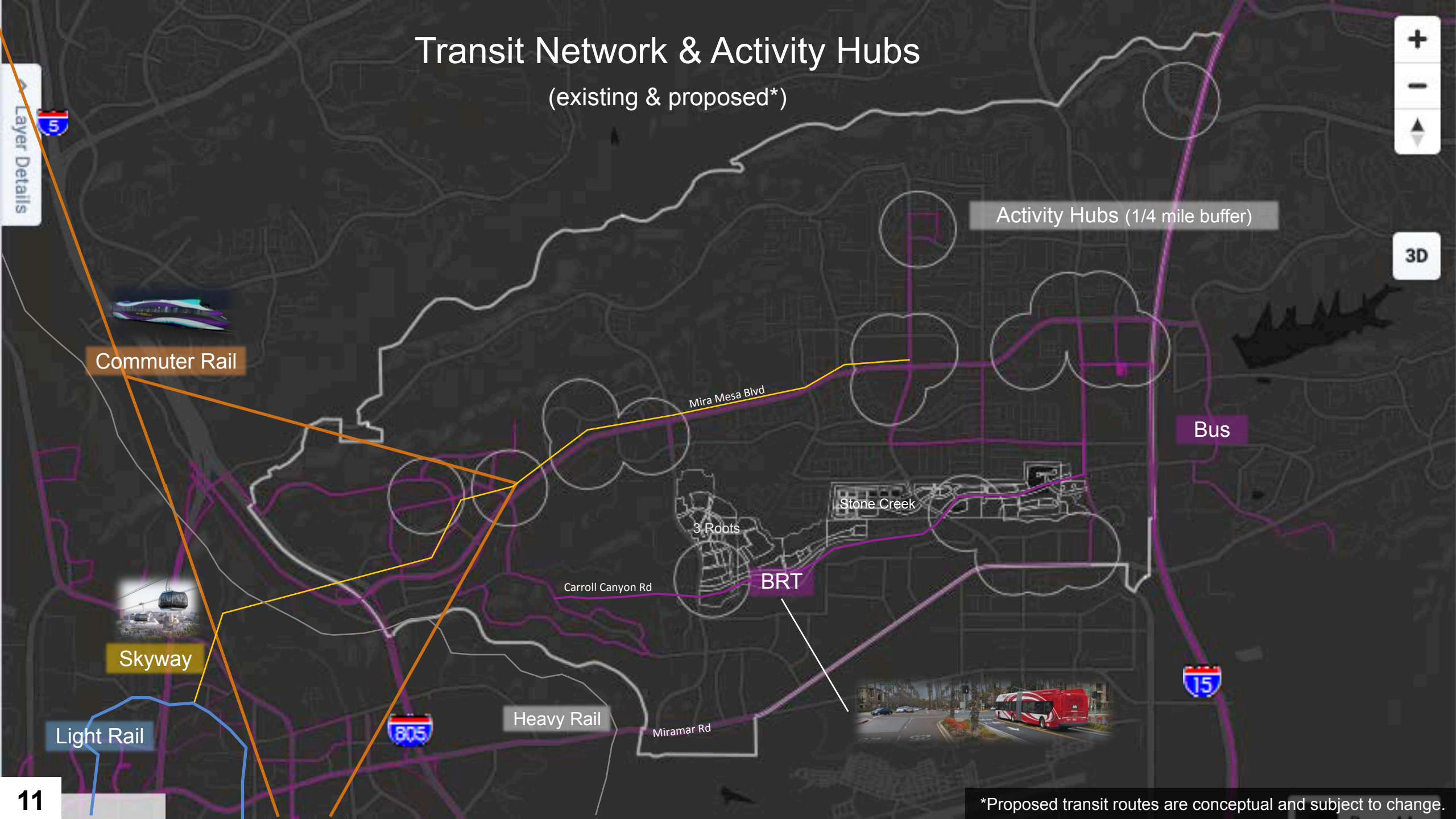
1 mi

\*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

BRT

Skyway

Light Rail

Heavy Rail

\*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**

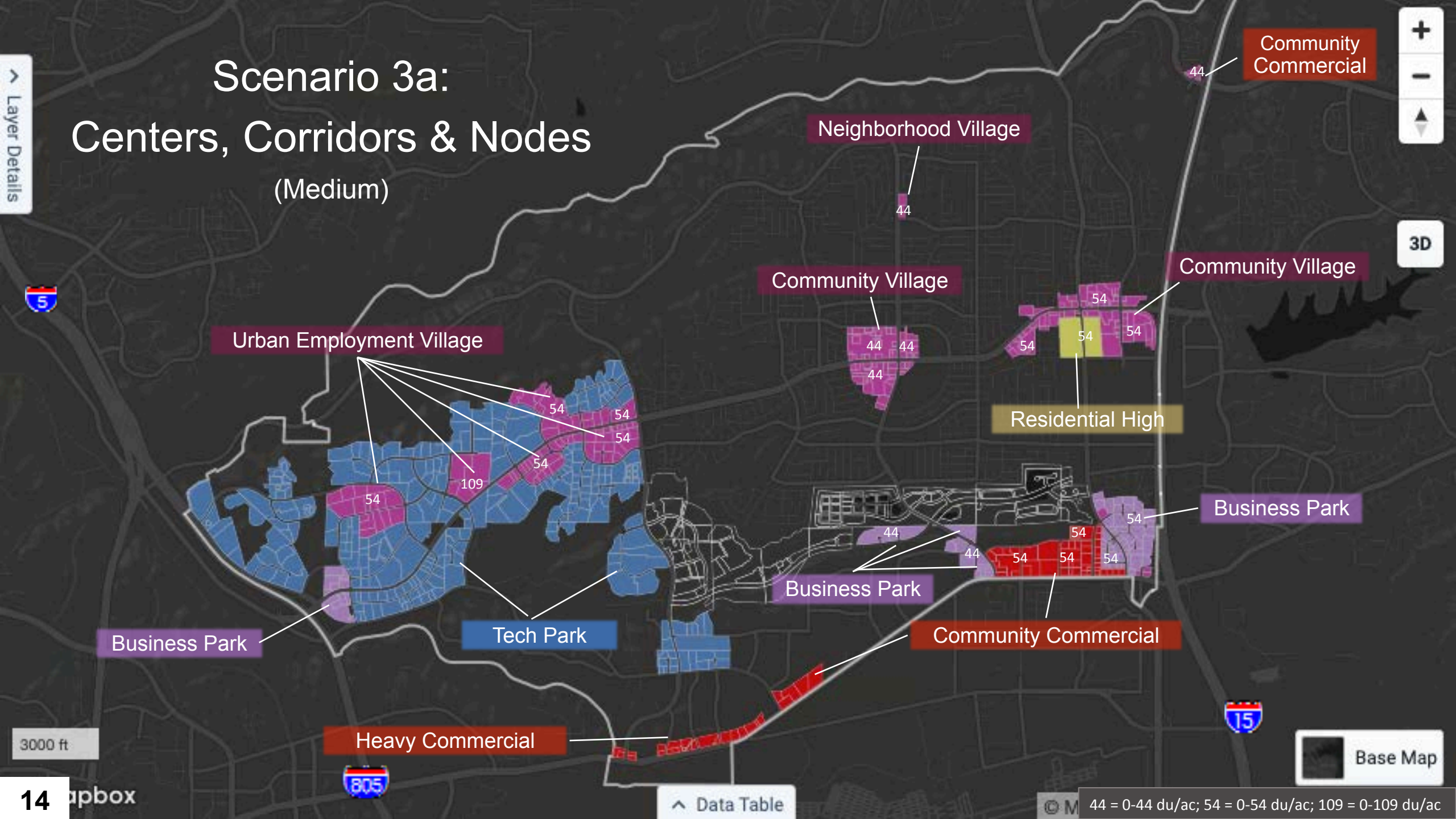


3b

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



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





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



Community Commercial

Neighborhood Village

Urban Village

Urban Village

Urban Employment Village

Residential High

Business Park

Business Park

Tech Park

Community Commercial

Business Park

Heavy Commercial



3000 ft



# Scenario Impacts & Analytics

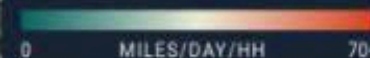
Residential Energy Use



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

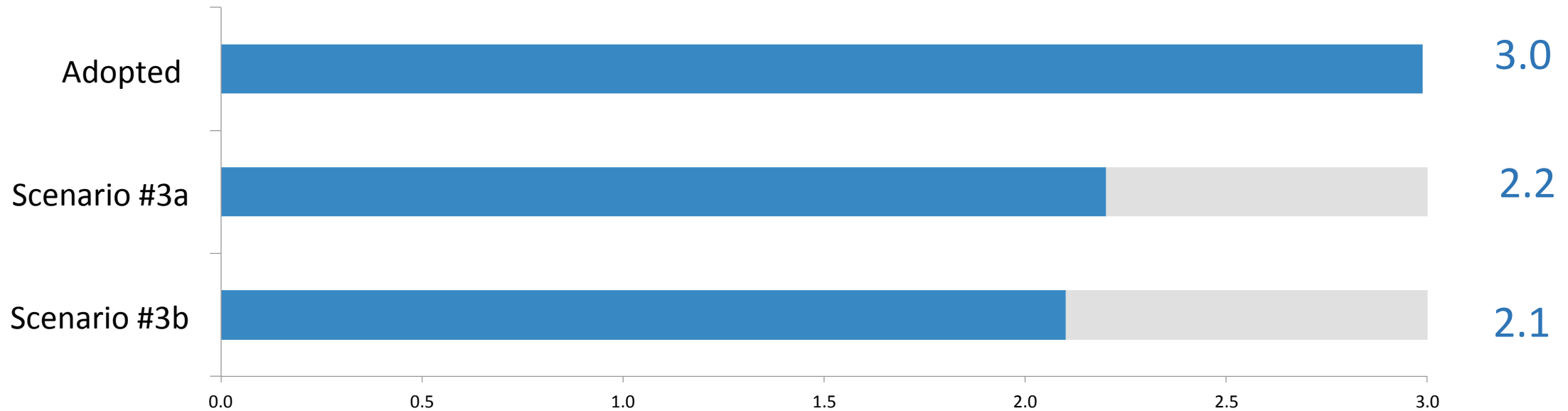
		Scenario #3a	Scenario #3b
	Jobs	+18k	+25k
	Housing	+20k	+24k
	Population	+34k	+41k





## 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	-0.14%	-0.16%
 Water Use	-9.0%	-10.5%
 VMT	-9.9%	-13.1%
 GHG Emissions	-13.0%	-13.9%
 Auto & Utility Cost	-7.2%	-9.1%

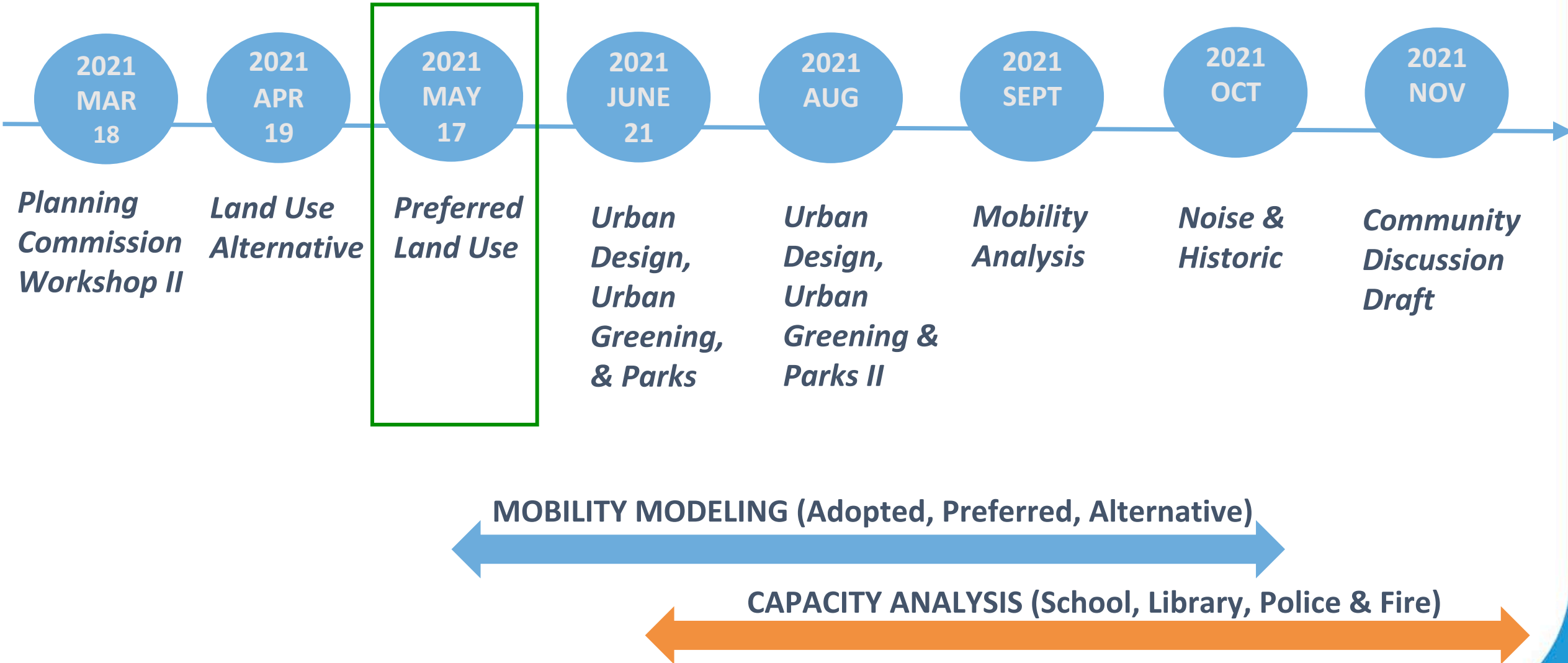


A photograph of a dirt road winding through a hilly, arid landscape. The road is light brown and gravelly, leading towards a horizon of rolling hills. The sky is bright blue with wispy white clouds. A large, dark green tree stands on the left side of the road. A semi-transparent blue banner is overlaid across the middle of the image, containing the text "Next Steps" in white.

# Next Steps



## MIRA MESA CPU – NEXT STEPS





# Discussion

## Draft Land Use Scenarios III: Mira Mesa Community Plan Update

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## Recommendation

The Mira Mesa Community Plan Update Advisory Committee made a recommendation tonight to proceed with the Land Use Scenario 3b as a preliminary draft land use scenario for mobility modeling and additional urban design analysis.