

8. Opportunities and Constraints

8.1 OPPORTUNITIES AND CONSTRAINTS

All of the natural, physical, and economic systems analyzed in earlier sections shape how people in Mira Mesa live, work, play and move. Figure 8-1 combines these many factors to identify areas of opportunity where policies may most effectively reinforce and build on existing community assets and highlight areas of transition where change can contribute to an evolving long-term vision for the community.

Three major community features impose site constraints on development in Mira Mesa.

1. Aviation operations at MCAS Miramar generate noise and potential safety impacts on surrounding area. The resulting land use compatibility policies focus on limiting or avoiding new land uses that are sensitive to aircraft noise, minimizing the concentration of people in the event of an off-airport aircraft accident or emergency landing, and ensuring that tall structures and other uses of land do not cause hazards to aircraft in flight. The noise contours and safety zones shown in Figure 8-1 represent these constrained areas. Similarly, contiguous areas of prime industrial land limit development potential for surrounding areas.
2. Prime industrial land (PIL) policy seeks to maintain or expand industrial land use designations, preserve or apply strict industrial zoning, and limit public assembly and sensitive receptor uses.
3. Naturalized slope, canyon and sensitive habitat protect the area's natural assets from future development.

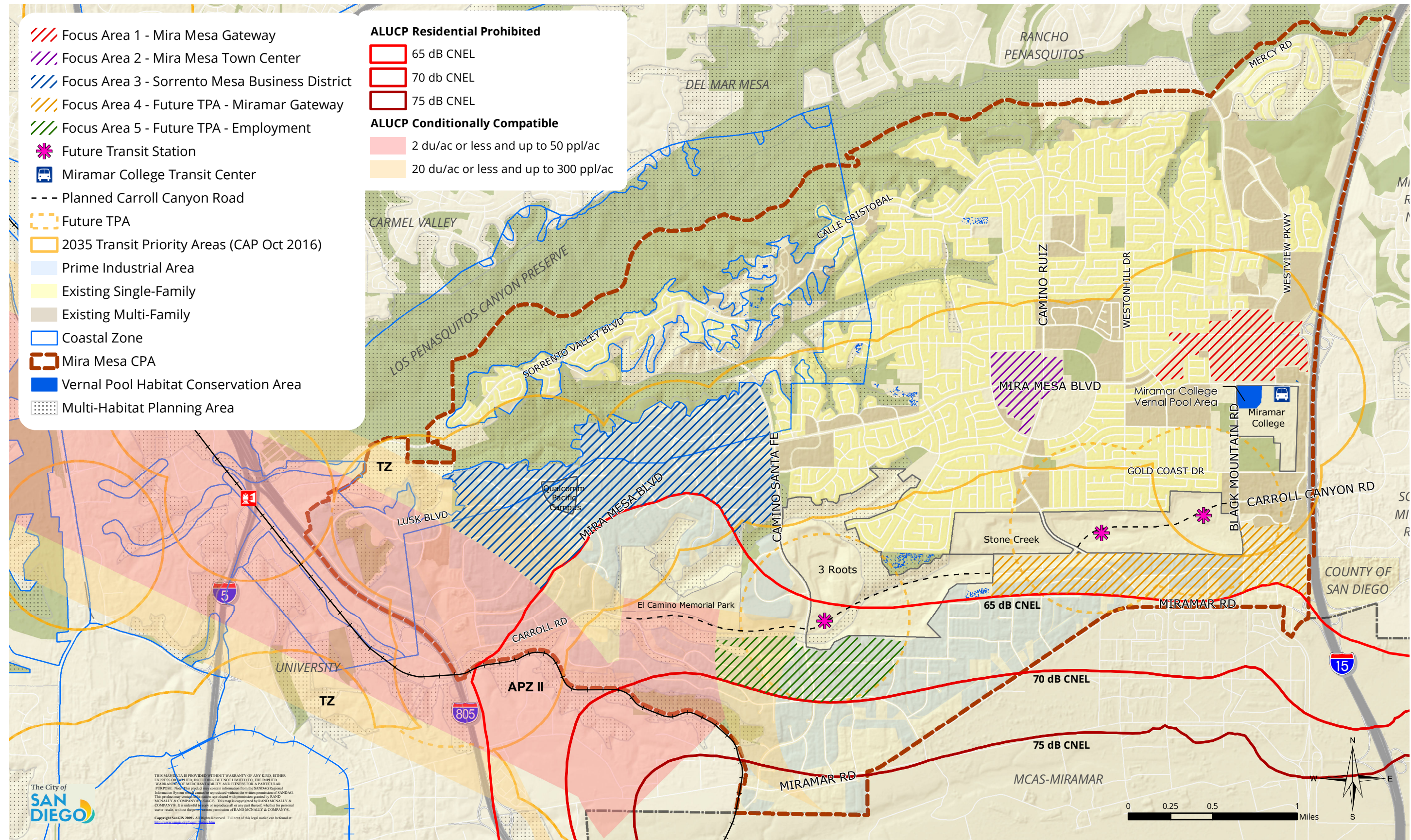
While these areas face development constraints of varying degrees, other portions of Mira Mesa could more readily adapt to potential land use change.

Figure 8-1 highlights five potential focus areas to update policies related to land use, mobility, and community design. Focus areas are intended to address a generalized area where additional analysis and consideration is warranted to support existing city policies and the goals of the community by building on the overall strength of Mira Mesa as an employment center and an inclusive family-oriented neighborhood.



Multi-level land use analysis help identify focus areas

Figure 8-1: Opportunities & Constraints



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