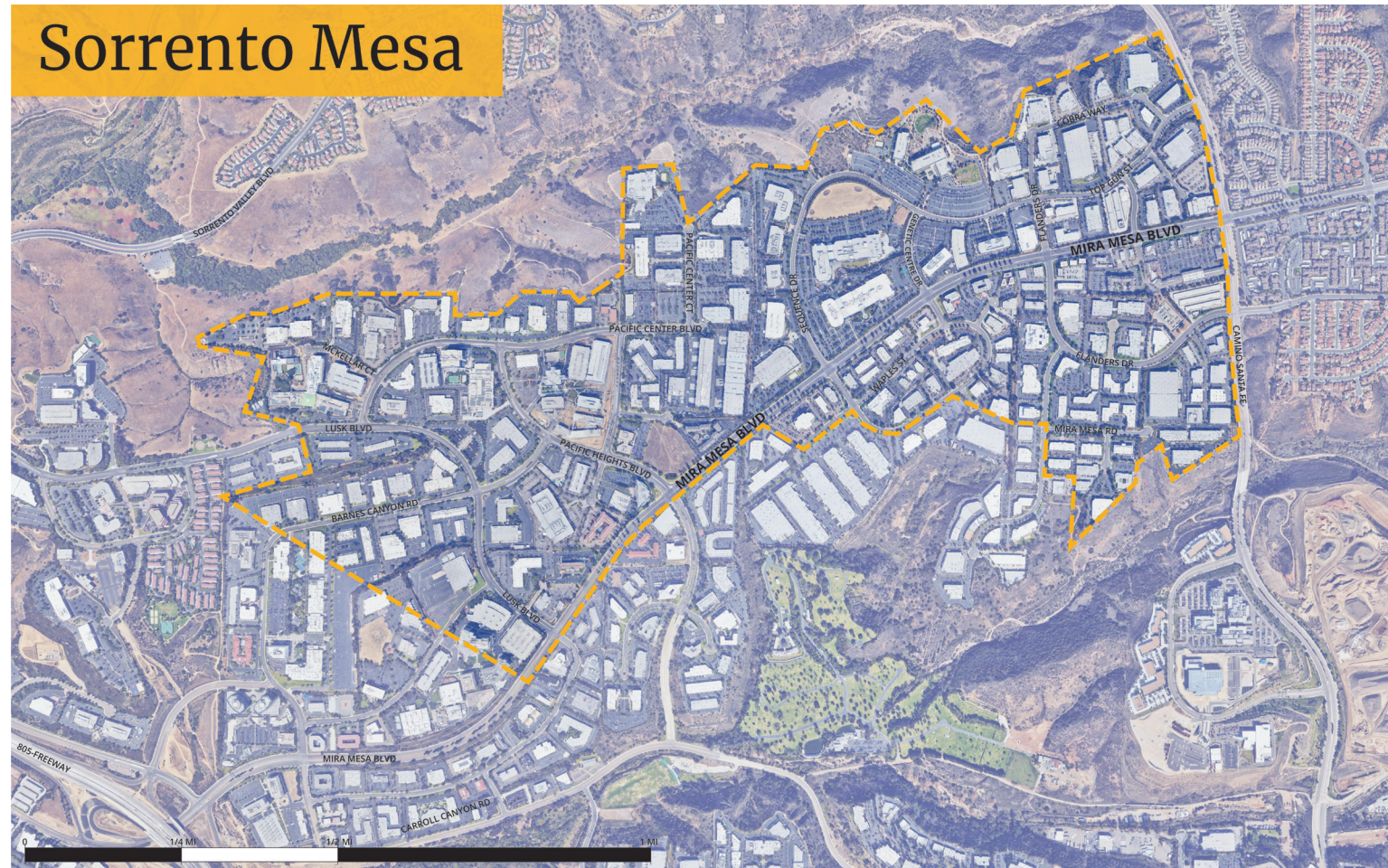


## Sorrento Mesa



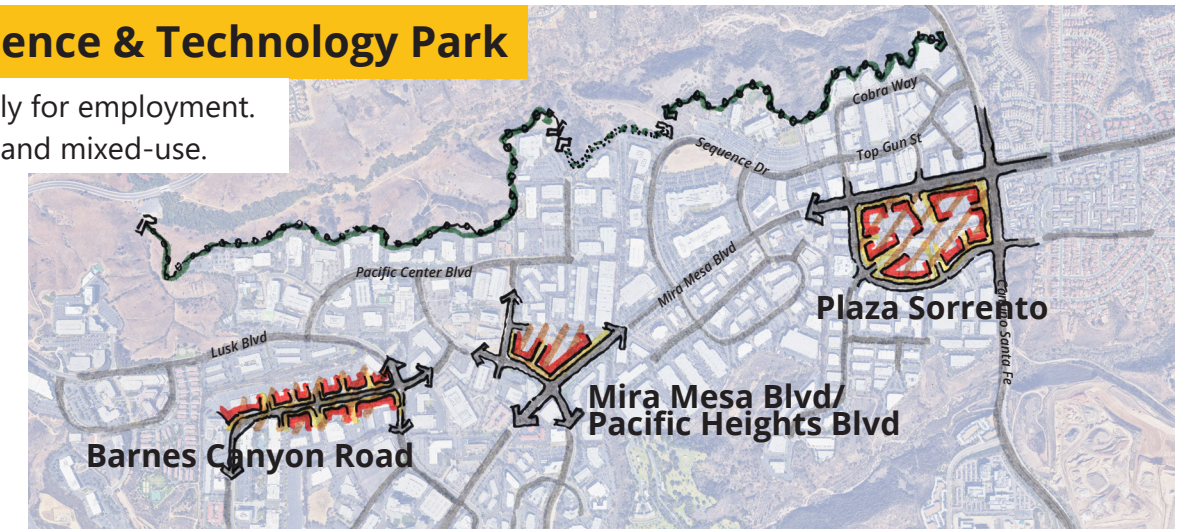
**Sorrento Mesa Focus Area**  
Source: Google Earth

### Sorrento Mesa Scenario Evaluation:

	Sorrento Mesa <b>SCENARIO 1:</b> Science & Tech Park	Sorrento Mesa <b>SCENARIO 2:</b> Employment Village	Sorrento Mesa <b>SCENARIO 3:</b> Science & Tech Hub
<b>Jobs</b> (new jobs capacity)			
<b>Fiscal Productivity</b> (tax value per acre)			
<b>Housing</b> (new housing capacity)			
<b>Public Space</b> (new park space)			
<b>Walk/Roll</b> (active transportation trips)			
<b>Transit</b> (public transit trips)			
<b>Car Trips</b> (single occupant driving trips)			

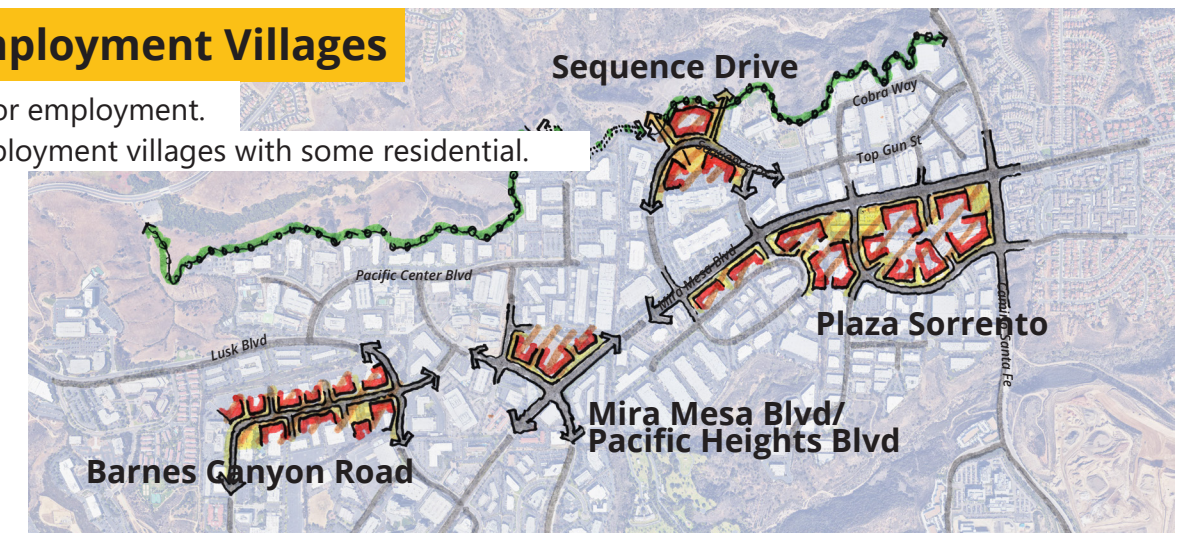
### Scenario 1: Science & Technology Park

Area kept predominately for employment.  
Allow some residential and mixed-use.



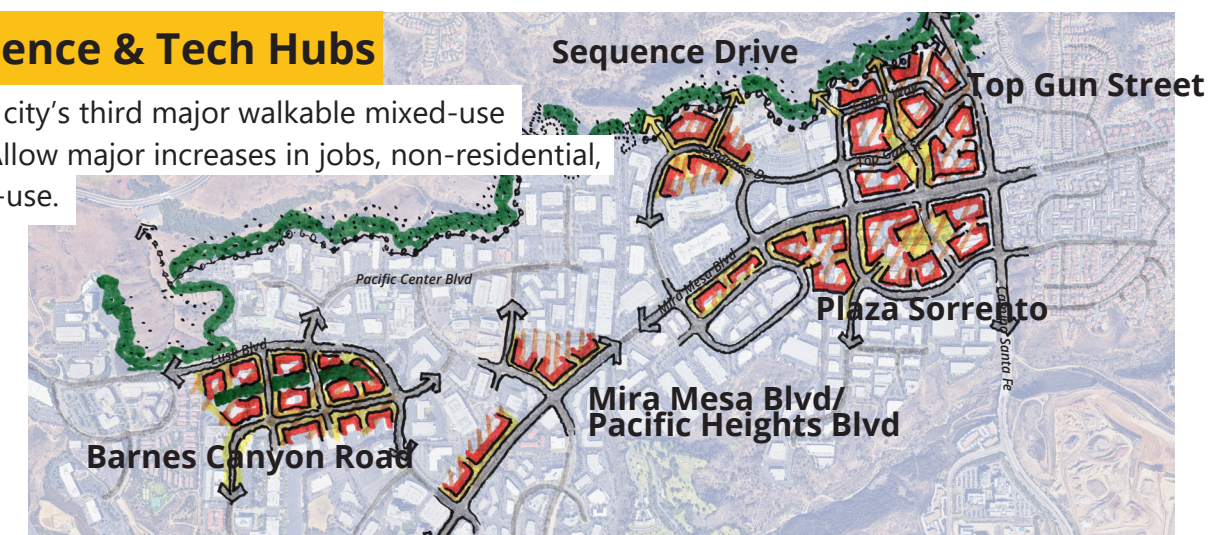
### Scenario 2: Employment Villages

Keep the area mostly for employment.  
Allow clustering of employment villages with some residential.



### Scenario 3: Science & Tech Hubs

Plan the area to be the city's third major walkable mixed-use employment center. Allow major increases in jobs, non-residential, and residential mixed-use.





## Miramar Gateway



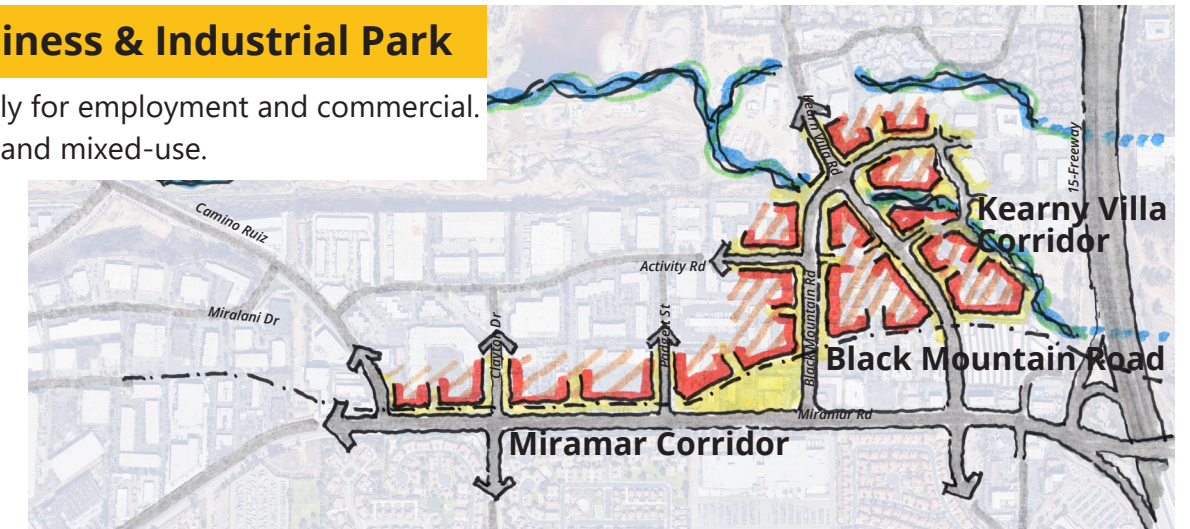
Miramar Gateway Focus Area  
Source: Google Earth

### Miramar Gateway Scenario Evaluation:

	Miramar Gateway <b>SCENARIO 1:</b> Business & Industrial Park	Miramar Gateway <b>SCENARIO 2:</b> Employment Village	Miramar Gateway <b>SCENARIO 3:</b> Flex District
<b>Jobs</b> (new jobs capacity)			
<b>Fiscal Productivity</b> (tax value per acre)			
<b>Housing</b> (new housing capacity)			
<b>Public Space</b> (new park space)			
<b>Walk/Roll</b> (active transportation trips)			
<b>Transit</b> (public transit trips)			
<b>Car Trips</b> (single occupant driving trips)			

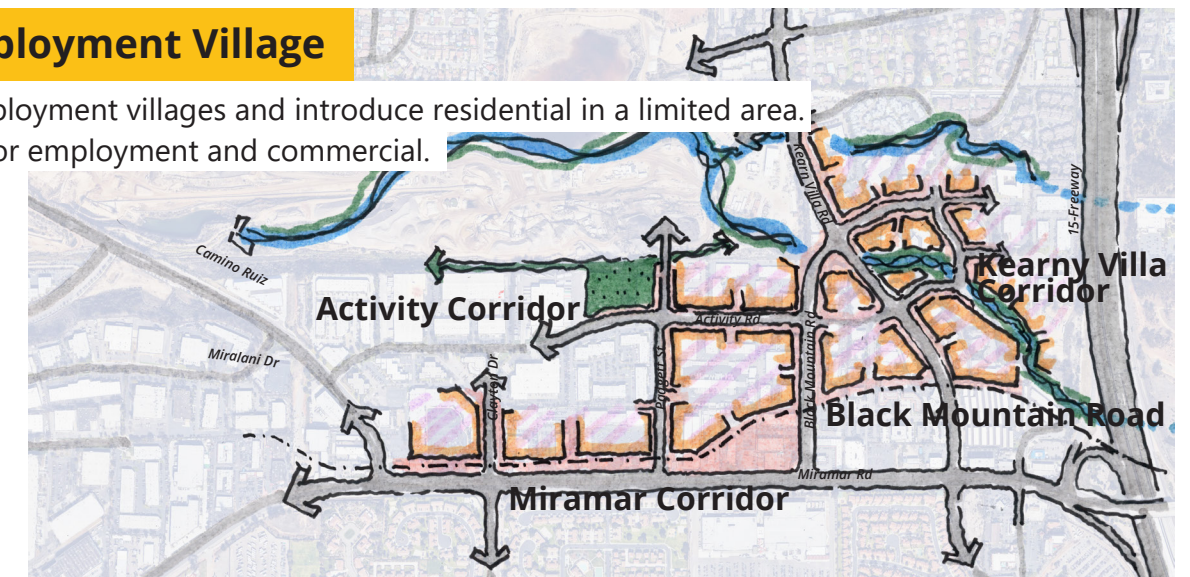
### Scenario 1: Business & Industrial Park

Area kept predominately for employment and commercial.  
Allow some residential and mixed-use.



### Scenario 2: Employment Village

Allow clustering of employment villages and introduce residential in a limited area.  
Keep the area mostly for employment and commercial.



### Scenario 3: Flex District

Market determines the best use for employment, commercial, and housing.  
Allow extensive opportunities for residential and non-residential mixed-use.

