

# Mira Mesa Community Plan Update: Draft Existing Conditions

## Planning Department

Mira Mesa CPU –Advisory Committee – August 20, 2018

6:15pm to 7:00pm – Mira Mesa Library – Alex Frost, Senior Planner & Claudia Brizuela, Associate Traffic Engineer





# Planning Department – Presentation Outline

1. Introduction
2. Mira Mesa CPU Process, Timeline & Schedule
3. Mira Mesa Existing Conditions
  1. Mira Mesa Past, Present, Future
  2. Land Use Context
  3. Parks, Open Space & Public Facilities
  4. Transportation & Mobility
  5. Opportunities & Constraints
4. Plan Update Approach
5. Discussion, Question & Answer



## Mira Mesa CPU Overview

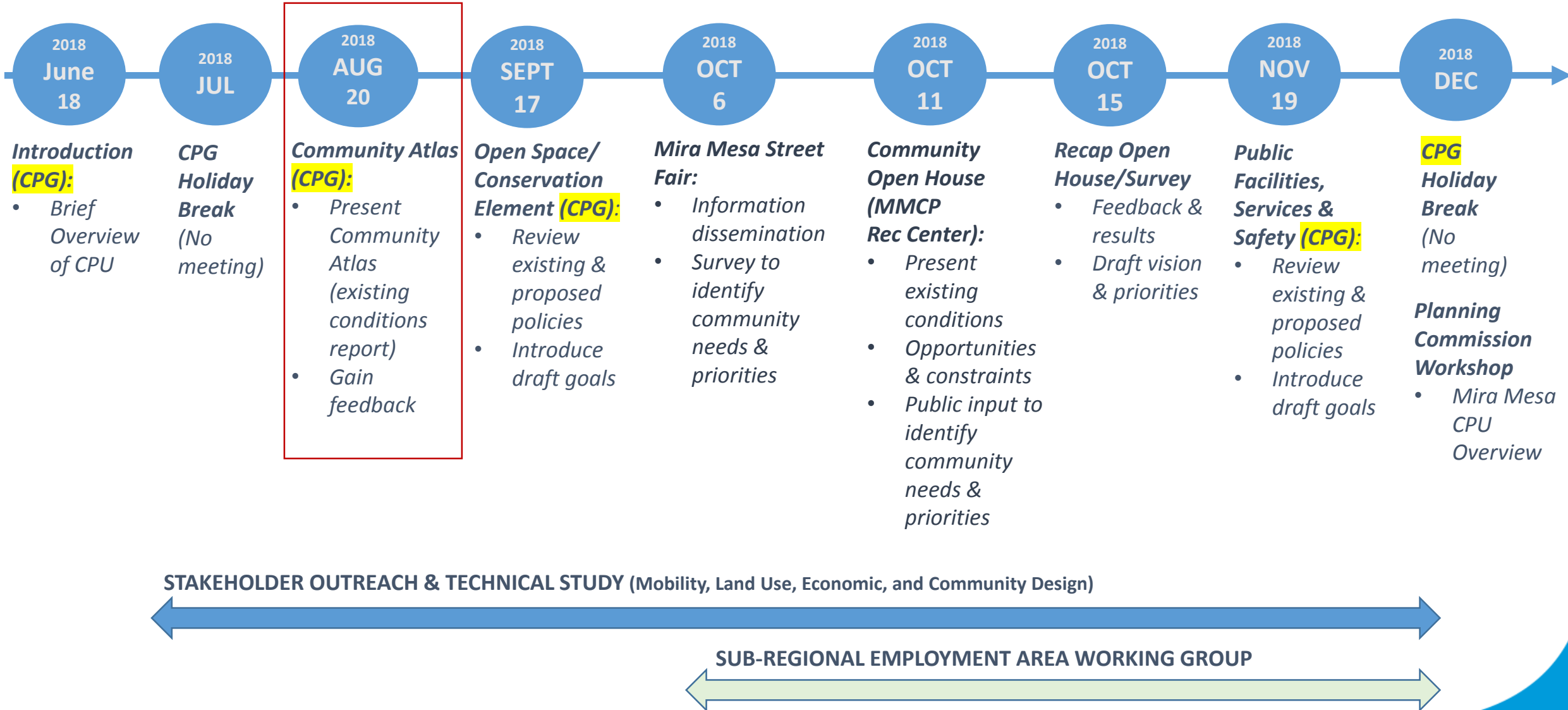




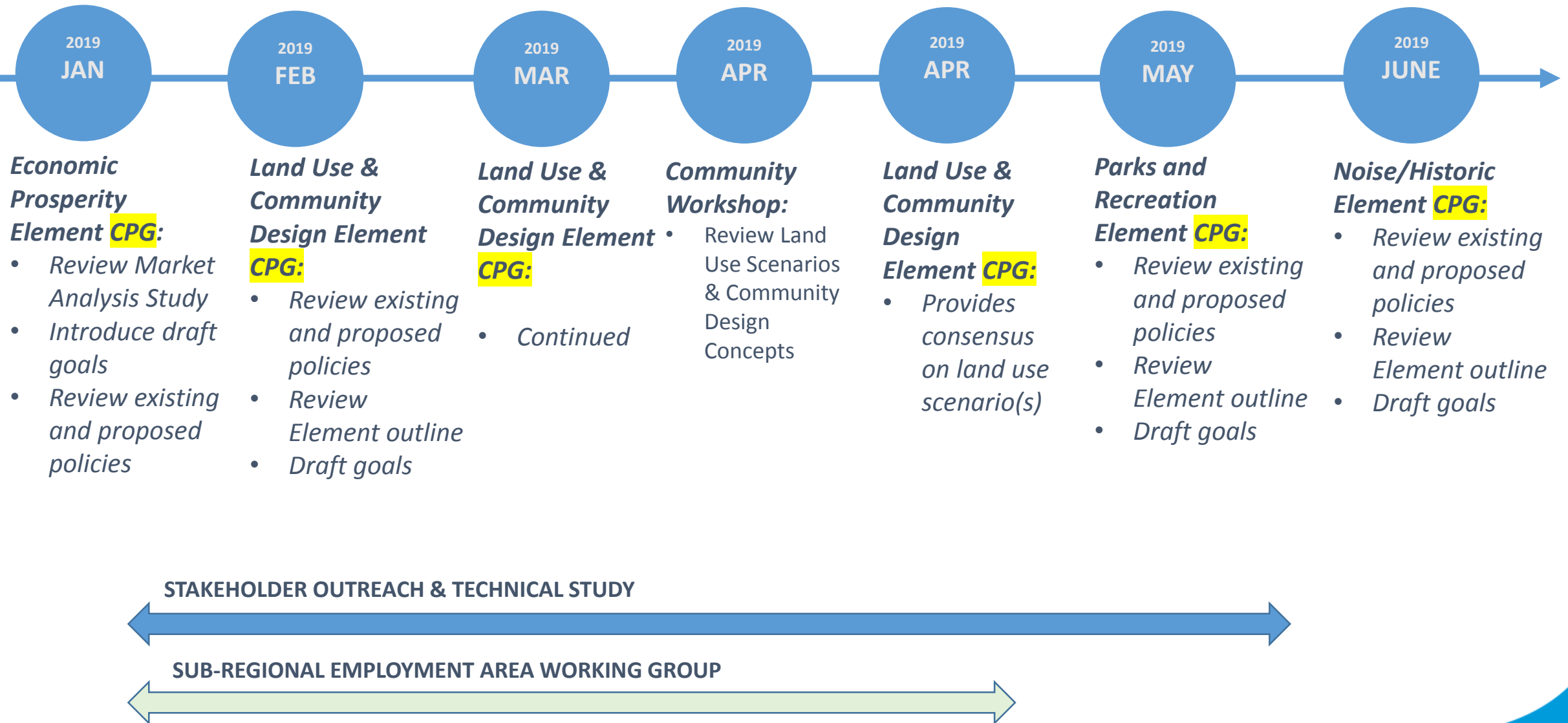
# Process and Timeline















2019  
JUL

*CPG  
Holiday  
Break  
(No  
meeting)*

2019  
AUG

**Mobility Study**

**CPG:**

- Review vehicular, pedestrian, bicycle, and transit conditions
- Review mobility concepts
- Review traffic model results

2019  
SEPT

**Mobility Study CPG:**

- Continued

2019  
OCT

**Mobility Study CPG:**

- Continued

2019  
OCT

**Community Open House:**

- Review Land Use, Design and Mobility Concepts

2019  
NOV  
13

PC#2

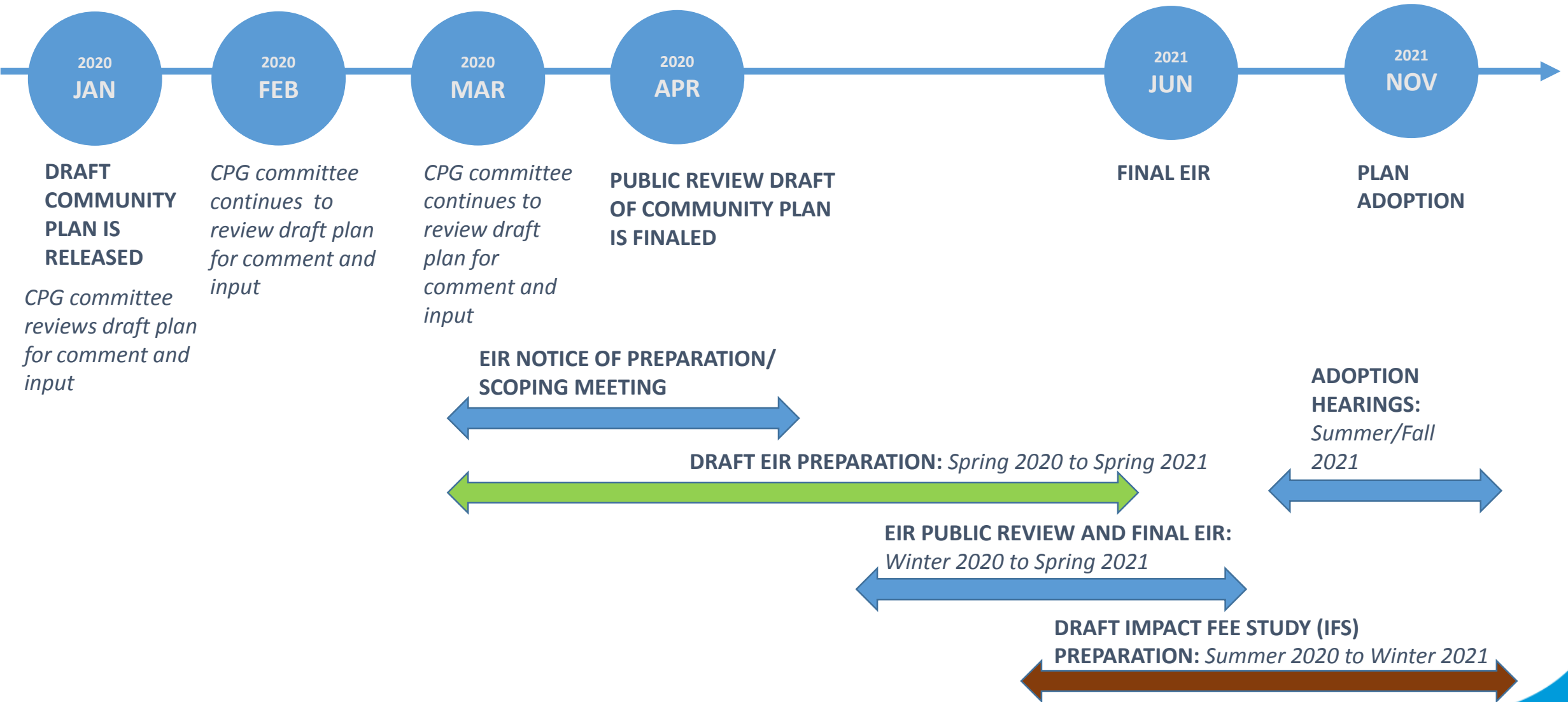
**Review Draft Plan Outline CPG**

**Planning Commission Workshop #2**

2019  
DEC  
11

*CPG  
Holiday  
Break  
(No  
meeting)*

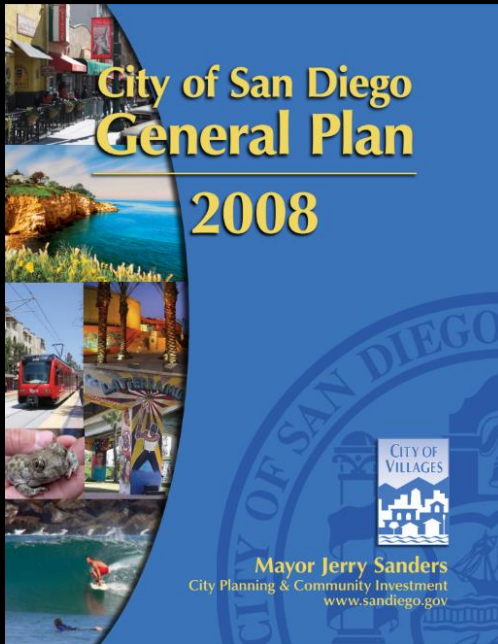








## Mira Mesa Existing Conditions

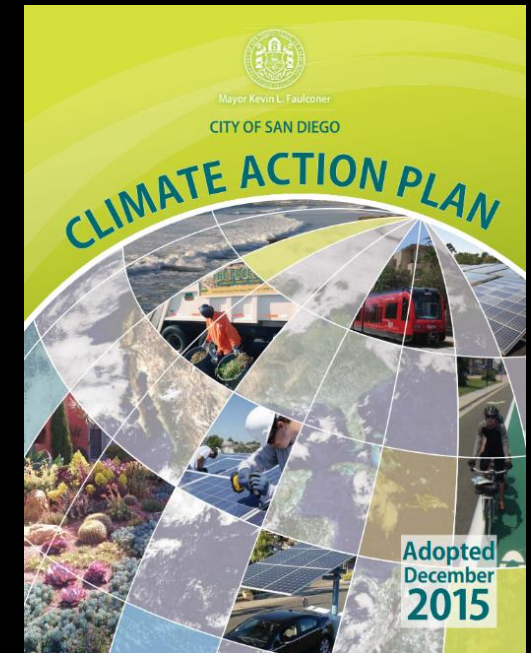


## City of San Diego General Plan

- Provides a Comprehensive Slate of Citywide Policies
- Furthers The City of Villages Smart Growth Strategy

## Climate Action Plan

- Provides Citywide Emission Reduction Targets
- Highlights 5 Strategies to Cut Emissions
- Works in Concert with Other Policy Documents





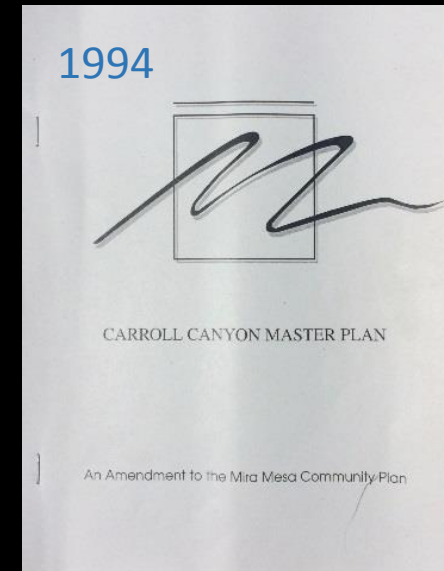
## Adopted In 1992

### Overall Community Goals:

- Preserve a community-wide open space system;
- An efficient and environmentally sensitive transportation system;
- Accessible and convenient system of recreational & public facilities, within convenient walking distance;
- A range of housing opportunities for all economic levels;
- Preservation of industrial land; and
- Commercial development that serves as the center of the community.

### Amendments:

- 9 Amendments Since Plan Adoption
- 1 Amendment Currently Initiated



- 1994 Master Plan provides a framework for Transit-Oriented Development in Carroll Canyon



## One of the largest communities in San Diego

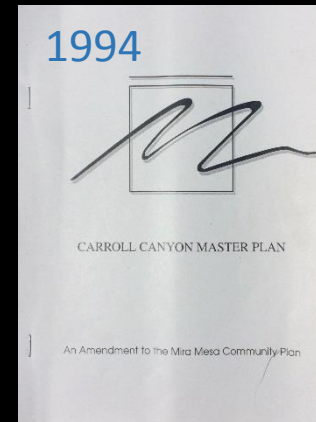
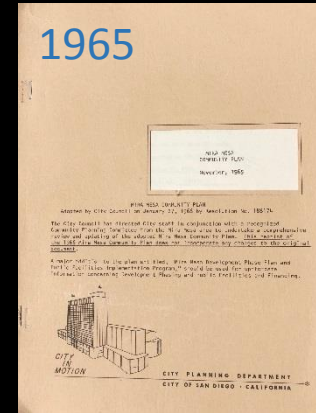
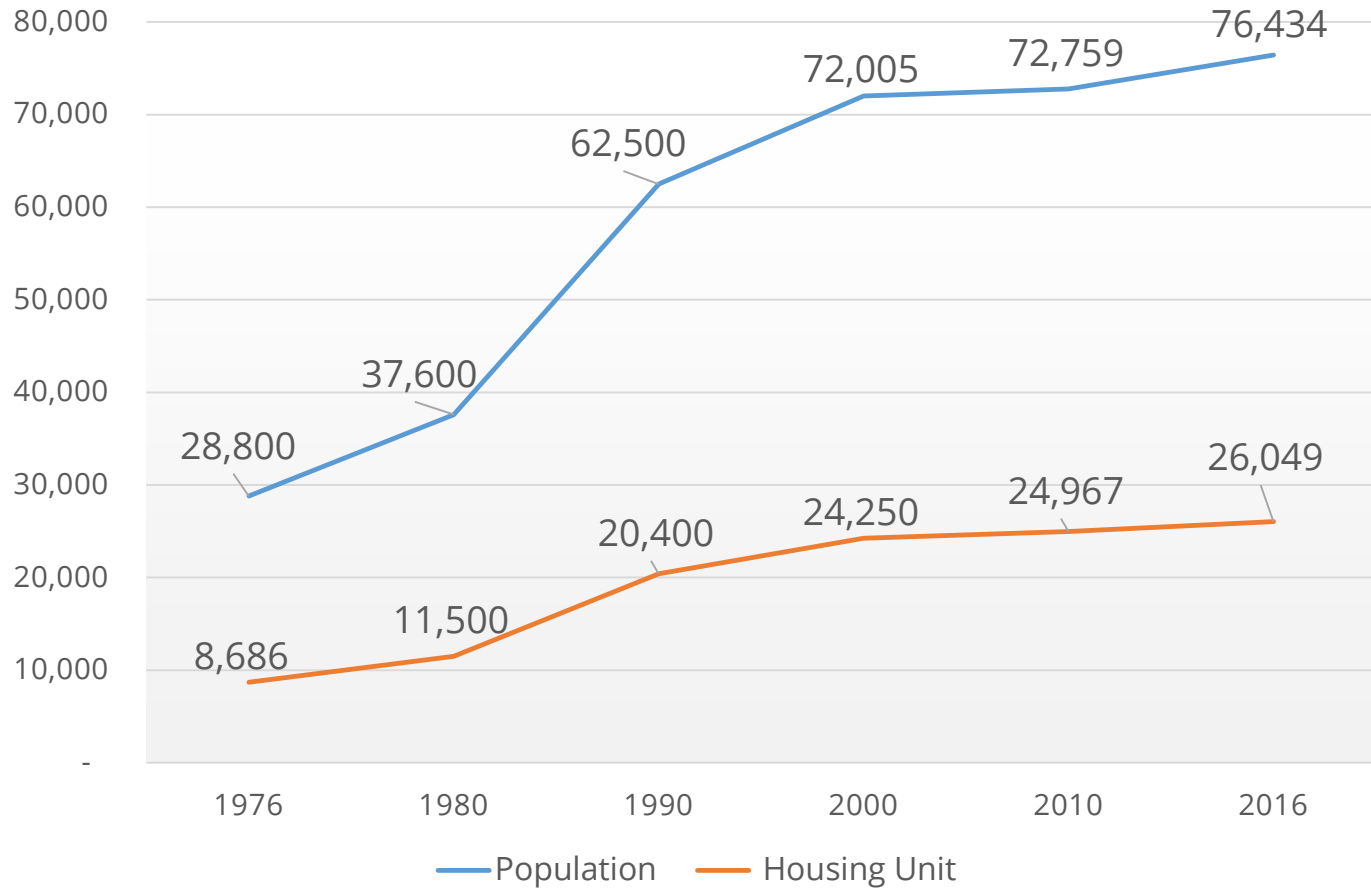


As of Jan. 2016:

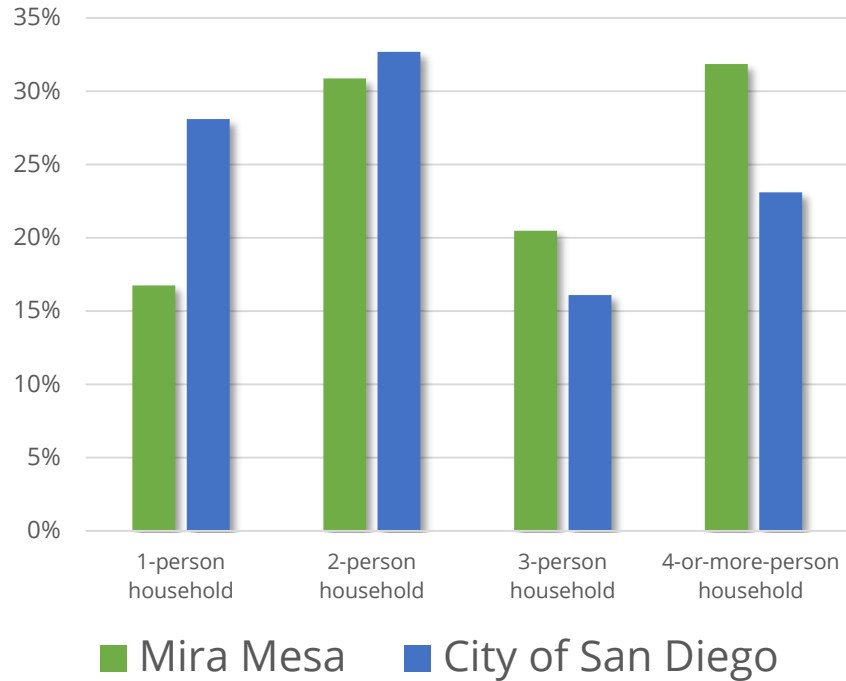
- 76,478 people
- 26,049 homes
- 83,053 jobs



## Mira Mesa Population & Housing Growth

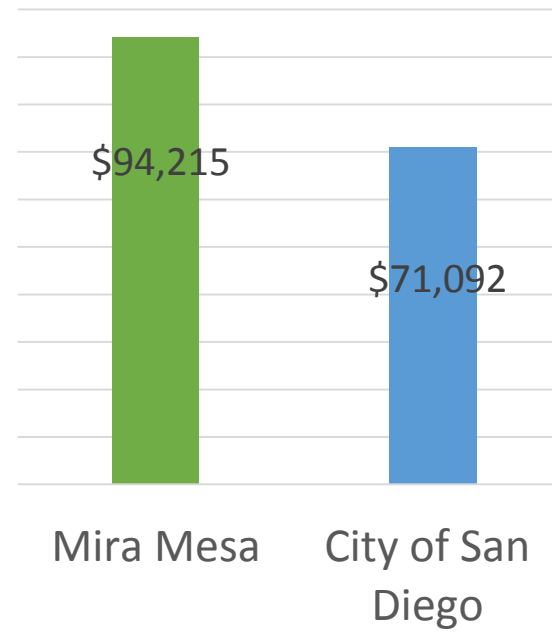


### Household Size (2016)



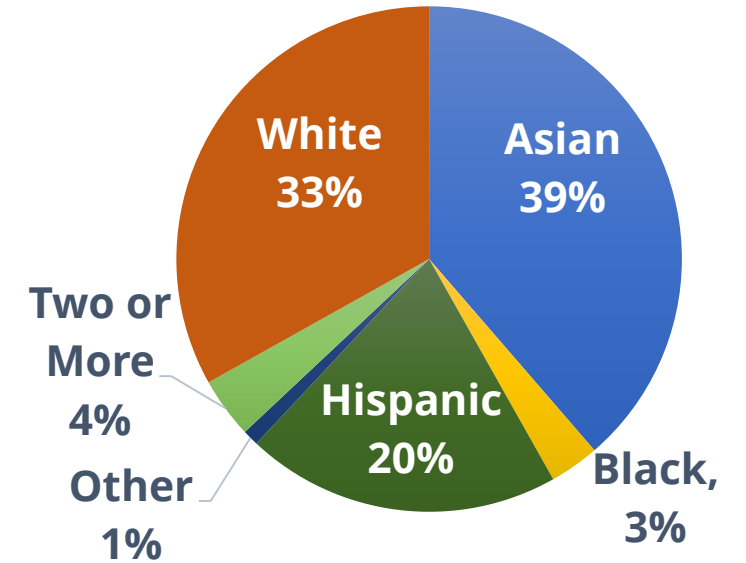
**Larger Household**

### Median Household Income (2016)



**Higher Median Income**

### Mira Mesa Ethnicity (2016)



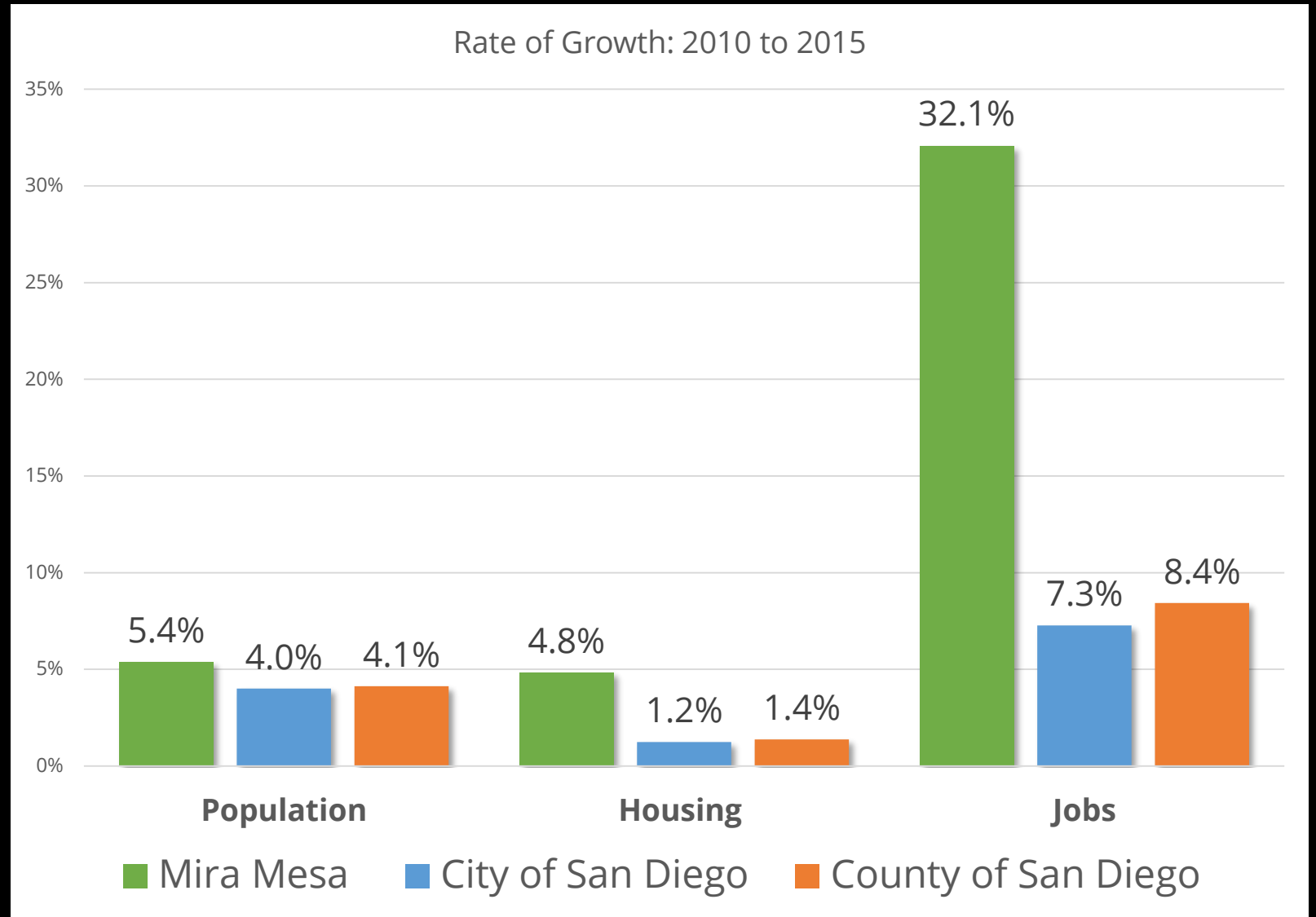
**Diverse Community**





## Between 2010 to 2015:

- Mira Mesa grew faster than City & County average
- Jobs in Mira Mesa grew 6.6 times faster than housing





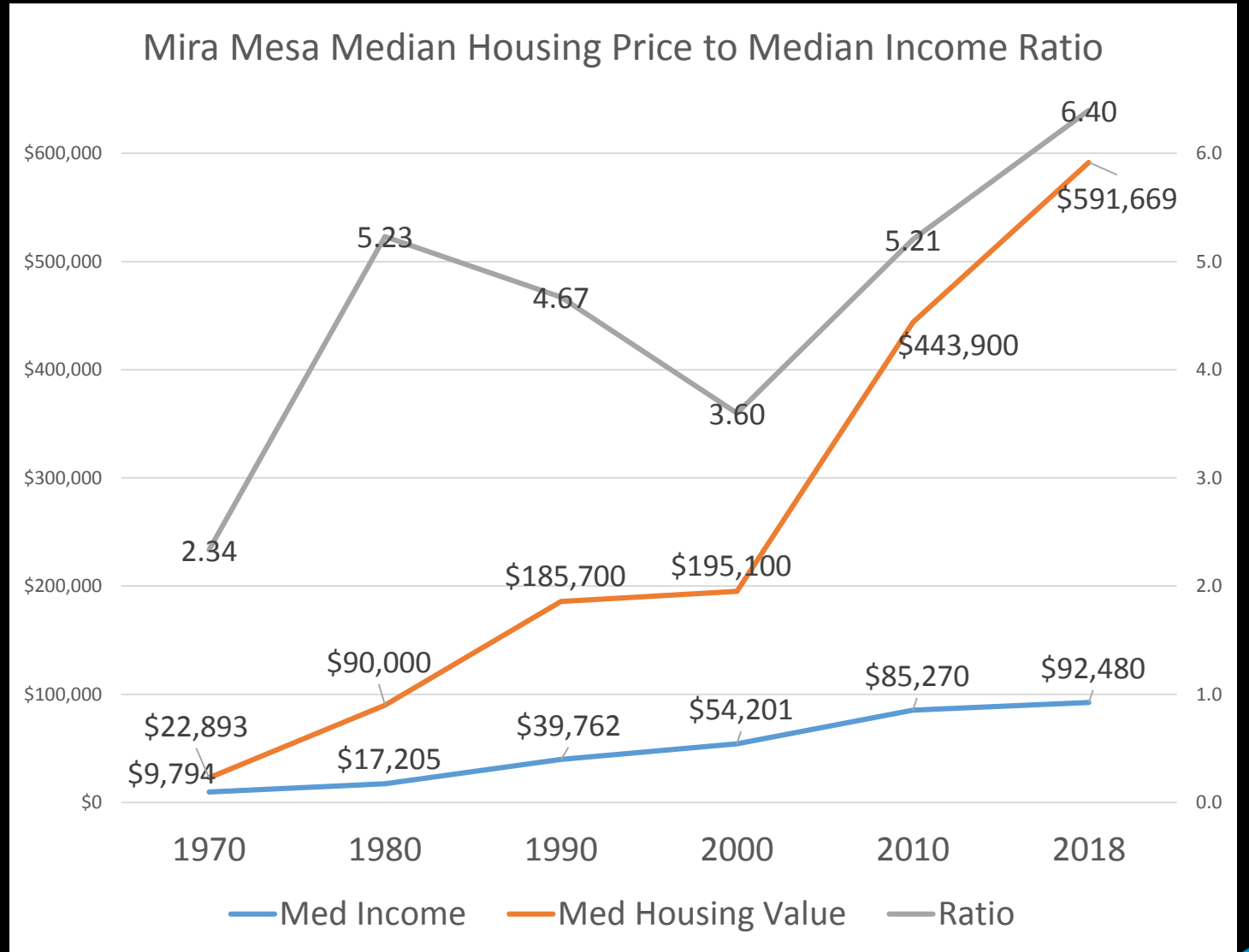
# Unaffordable Housing Crisis

## Between 1970 to 2018:

- Median Income grew **4.8 percent** per year;
- While housing price grew **12.3 percent** per year

In 1970 housing cost 2.3 times the median income

In 2018 housing cost 6.4 times the median income







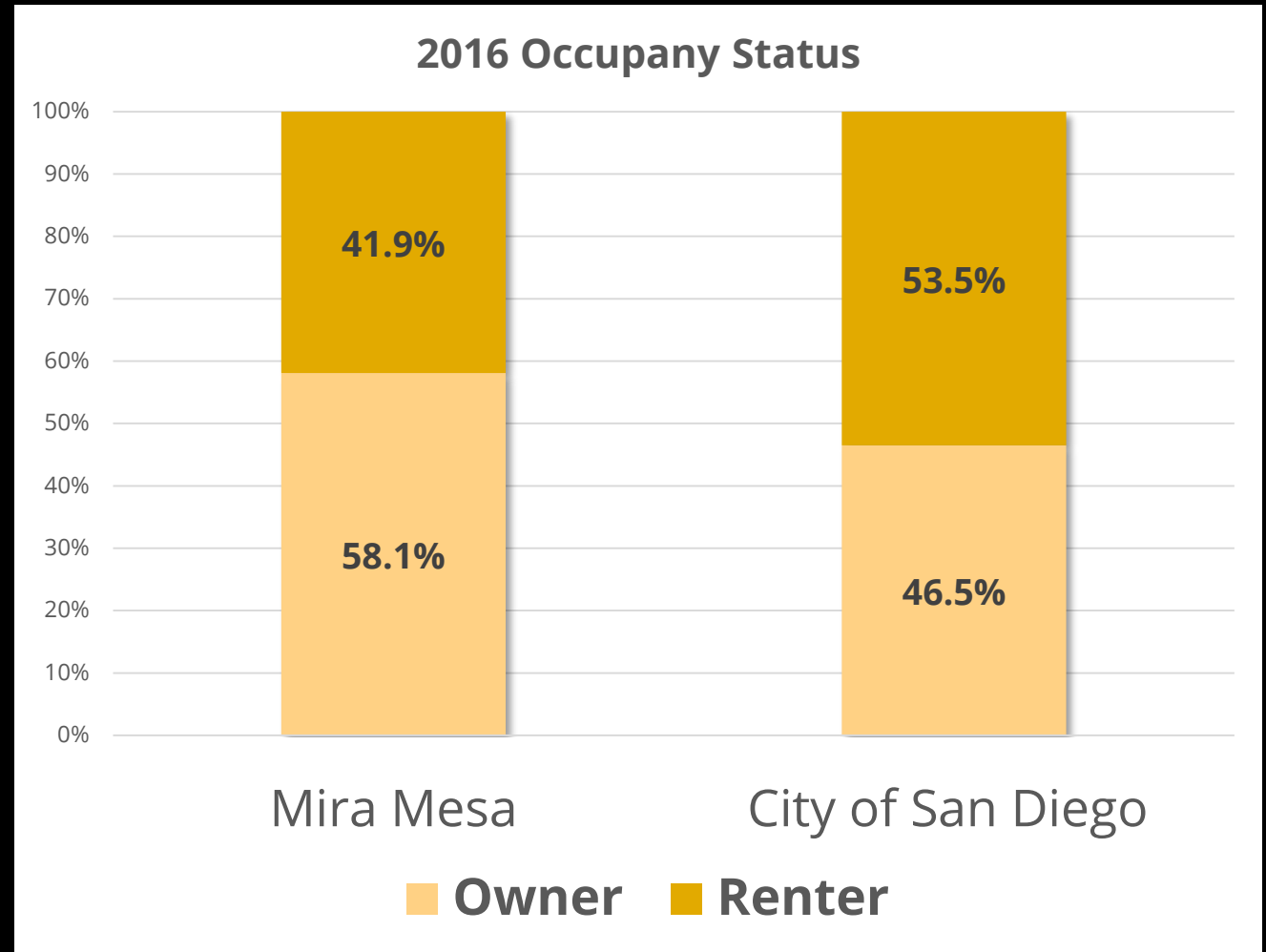
## Median Asking Rent in Mira Mesa (8/2018)\*:

- One bedroom - \$1,782
- Two bedroom - \$2,177

## Median Asking Rent in San Diego (7/2018)\*\*:

- One bedroom - \$1,850
- Two bedroom - \$2,460

For renters, potential home buyers, and young people situation is dire

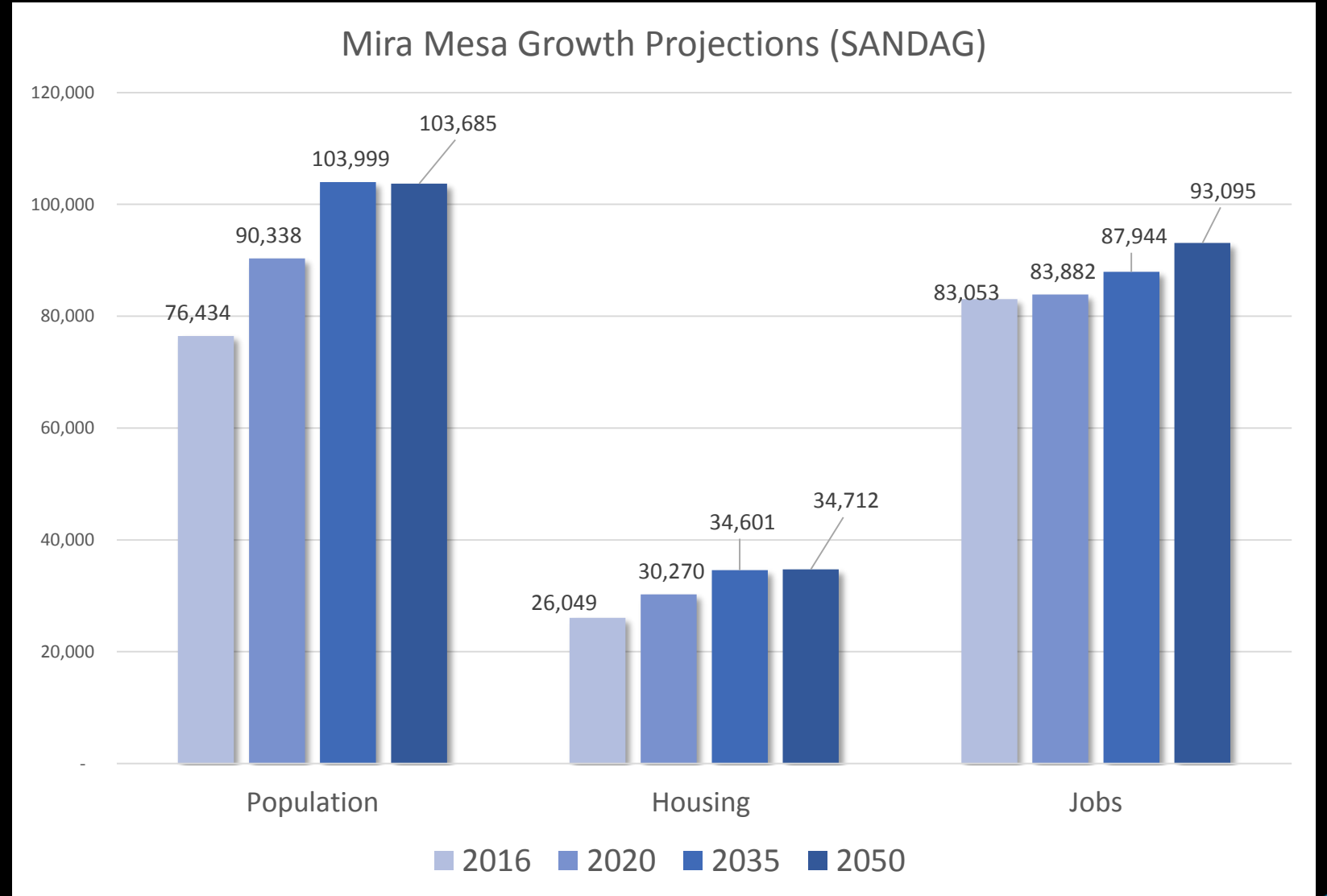


Source: \*Apartment.com; \*\*Zumper



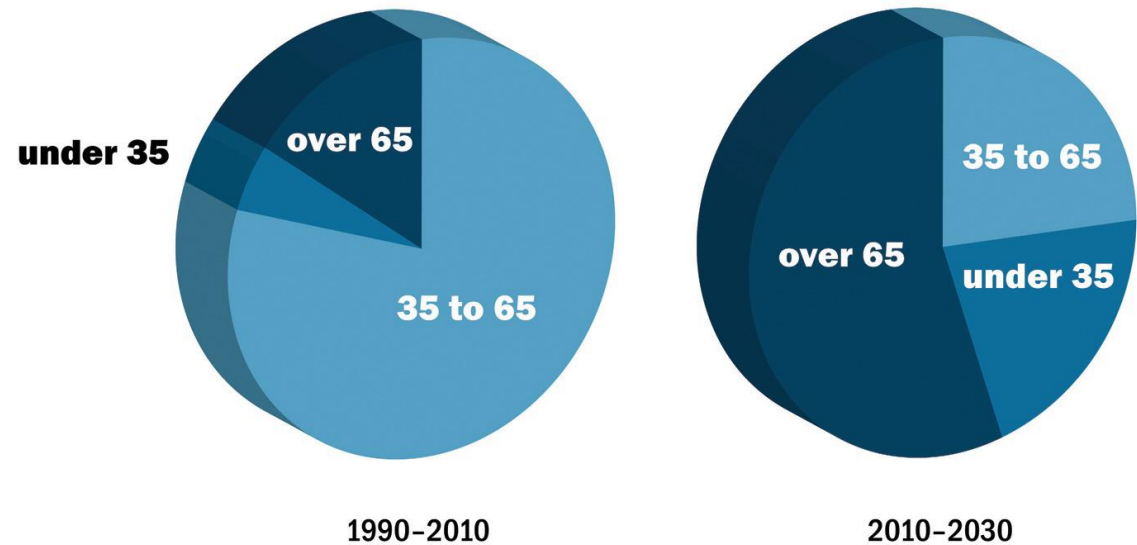
**SANDAG forecast suggests by 2050 Mira Mesa will add additional:**

- 27,251 people
- 8,663 housing
- 10,042 jobs



- **A society growing younger and older (pie chart)**
- **Lower birth rate and smaller family size\***
- **Majority of the CA population growth expected to come from natural increase\*\***

**New Normal: A Society Growing Younger and Older**

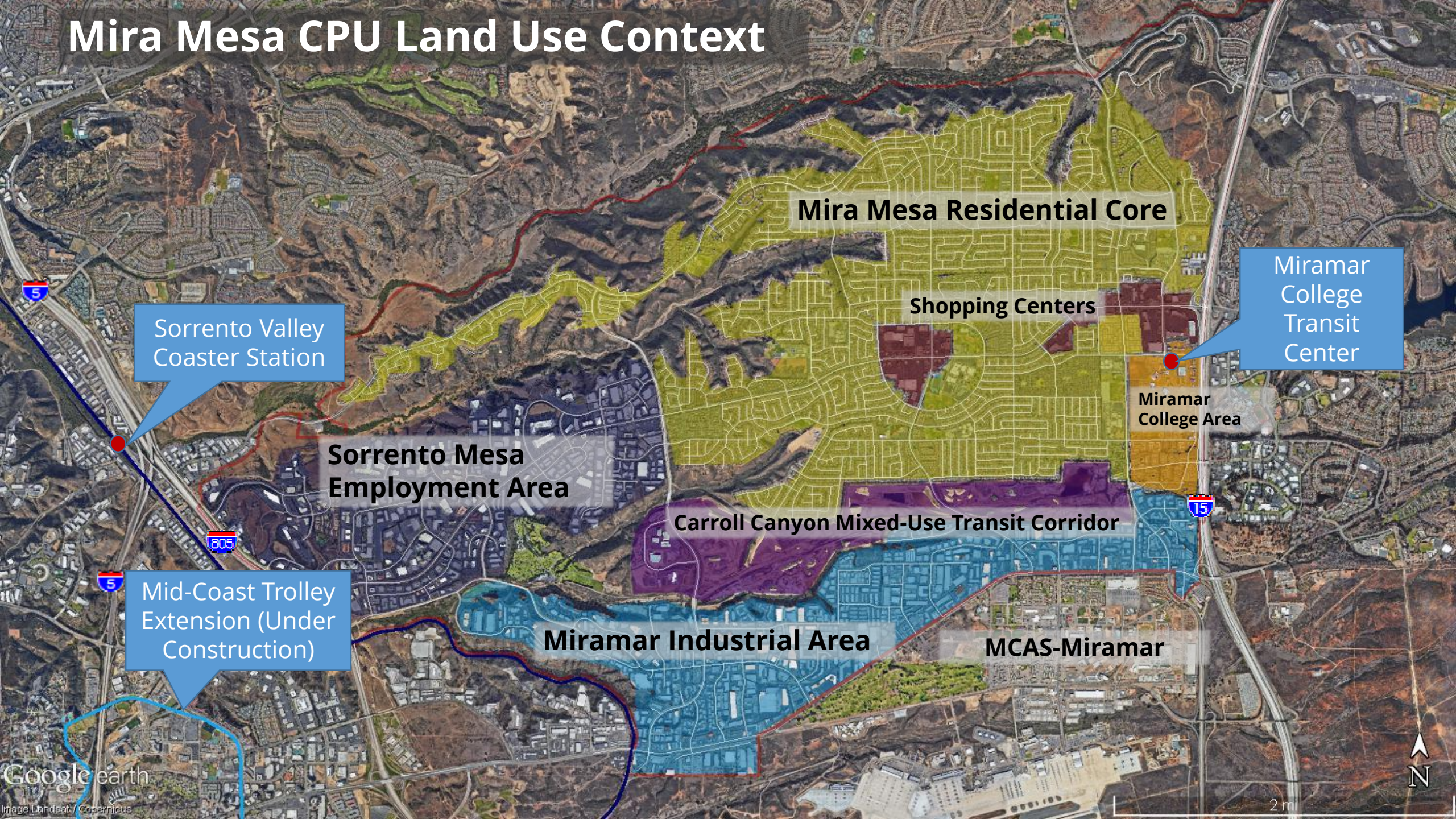


*Roughly 75% of US population growth from 2010 to 2030 will be people younger than 35 and older than 65 and consist of singles and couples rather than families with kids.*

*(Source: Suburban Remix, Stantec graphic, based on data from Trulia.com; \*NYtimes; \*\*Public Policy Institute of California)*



# Mira Mesa CPU Land Use Context



**Mira Mesa Residential Core**

**Shopping Centers**

**Miramar College Transit Center**

**Sorrento Valley Coaster Station**

**Miramar College Area**

**Sorrento Mesa Employment Area**

**Carroll Canyon Mixed-Use Transit Corridor**

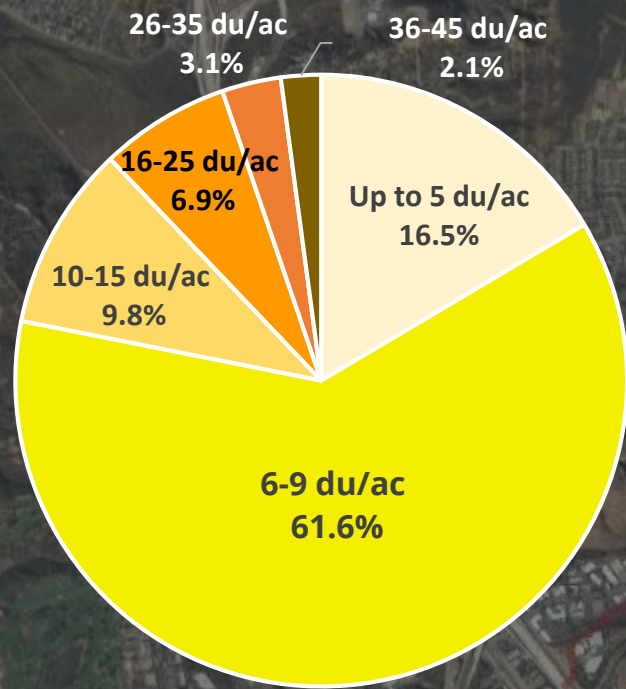
**Mid-Coast Trolley Extension (Under Construction)**

**Miramar Industrial Area**

**MCAS-Miramar**



# Existing Residential Density



Miramar College

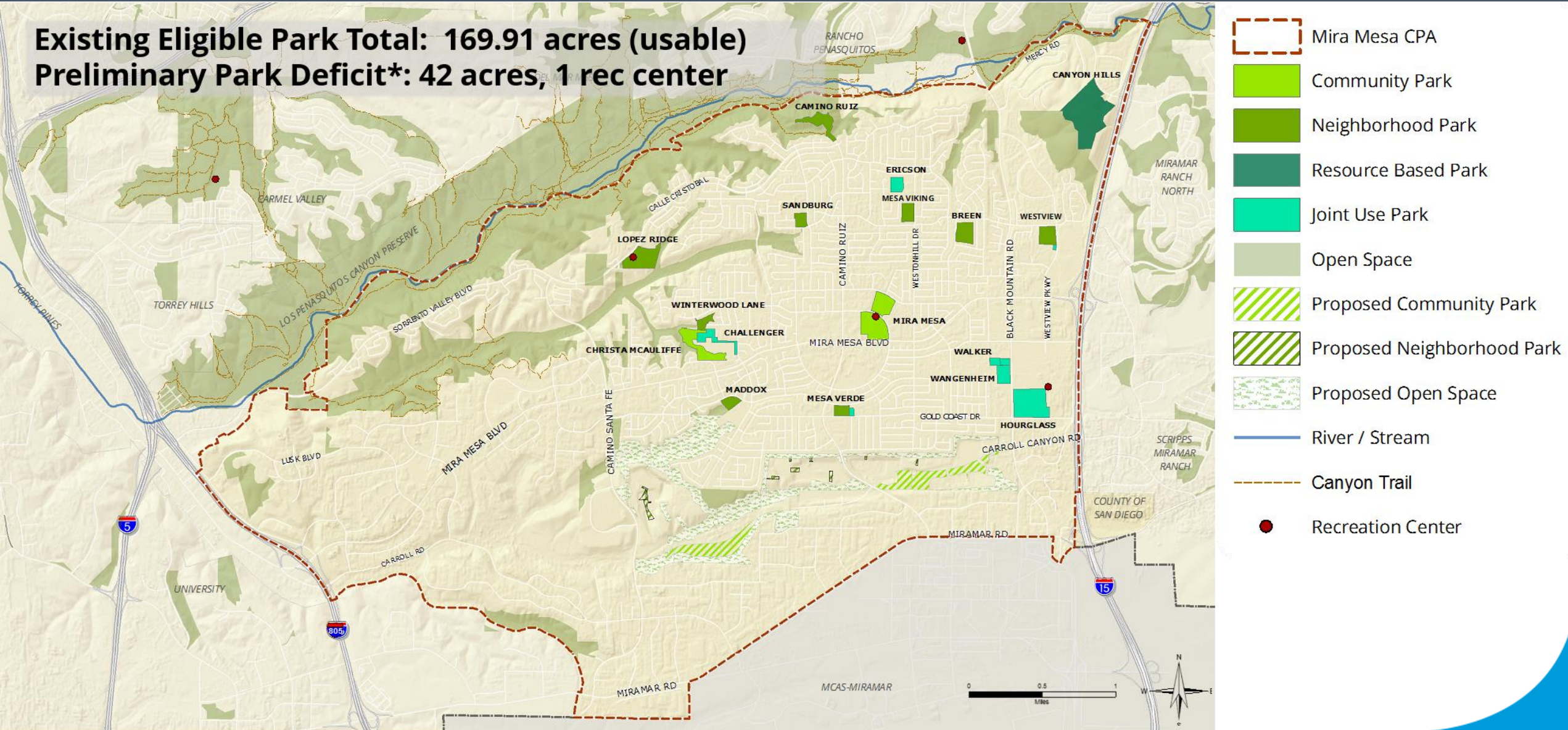
**8 du/ac**  
(average)





# Parks and Open Space (Existing & Proposed) – Top Priority















**Existing Eligible Park Total: 169.91 acres (usable)**  
**Preliminary Park Deficit\*: 42 acres, 1 rec center**



(\*Detail park deficit calculation will be conducted as a part of community plan update)

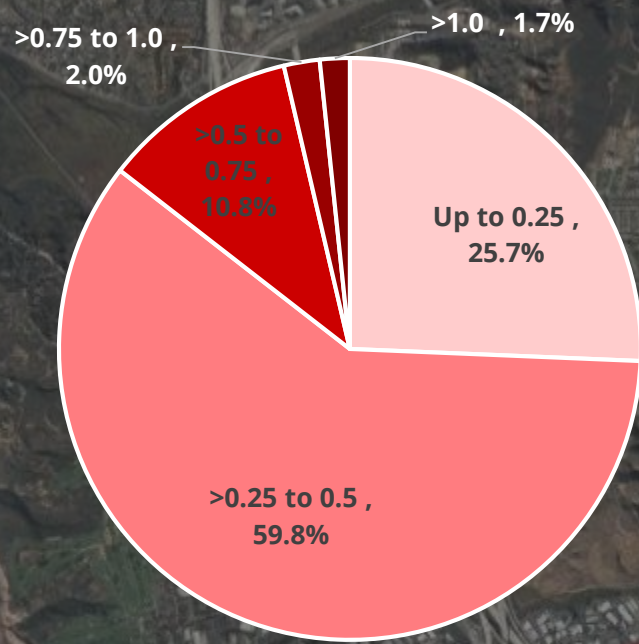




-  Mira Mesa Community Planning Area
  -  Sorrento Valley Coaster Station
  -  Miramar College Transit Center
  -  Mid-Coast Trolley Extension
  -  Rail Road
  -  Schools
  - Library Locations**
    -  City of San Diego Branches
  - Fire Stations**
    -  Existing
    -  Proposed
  - Police**
    -  Community Relations Storefront
  - Gas & Electric**
    -  Substations
    -  Electric Transmission
  - Waste Water Facilities**
    -  Existing Facility
    -  Parks and Open Space



# Existing Non-Residential Floor Area Ratio (FAR)



**0.44**  
**FAR**  
(median)

Sorrento Mesa  
Employment Area

Miramar  
Industrial  
Area





# Sorrento Mesa Employment Area

45,810 jobs (2015)

1,618 Businesses





# Miramar Industrial Area

20,575 jobs (2015)

2,792 Businesses



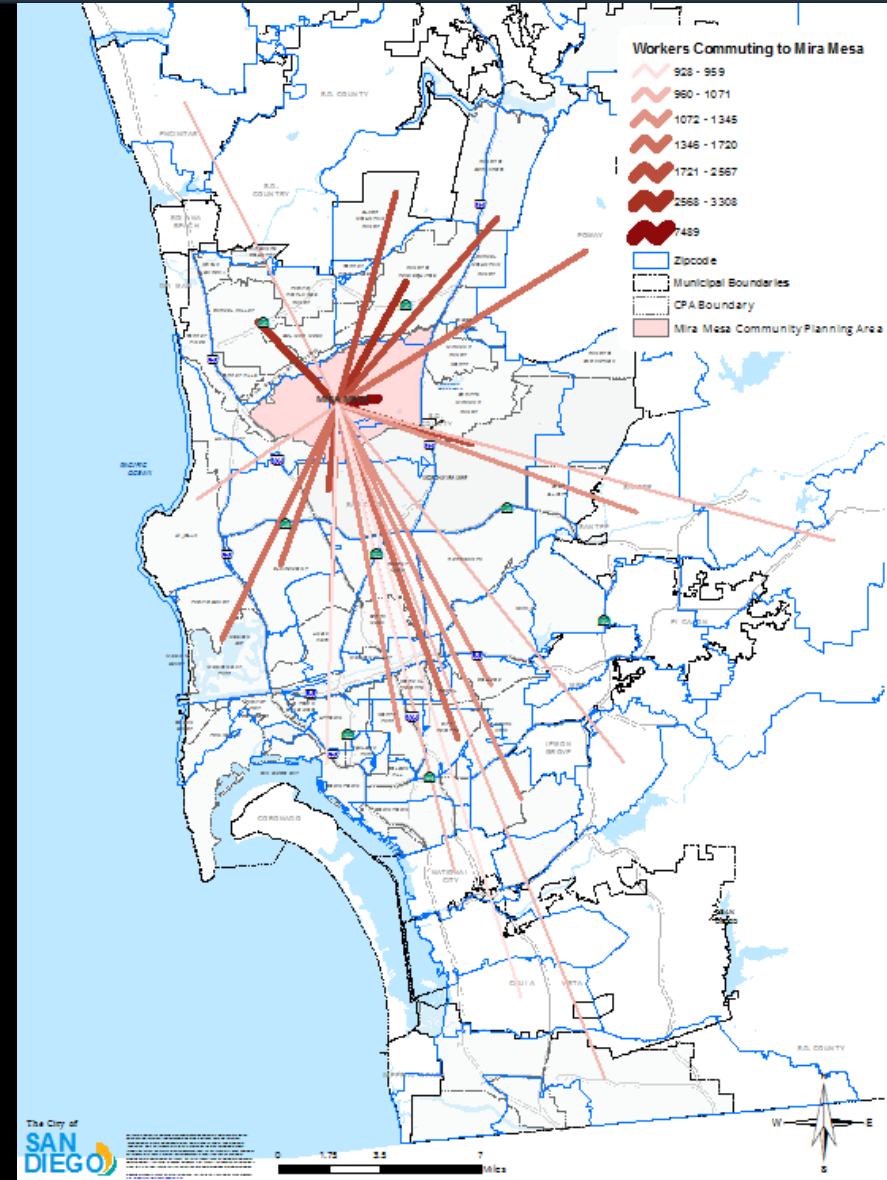
Google earth

Data CSUMB SFML, CA OPC  
Data USGS  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Data LDEO-Columbia, NSF, NOAA





- **Employment areas in Mira Mesa is a regional attractor**
- **Workers commute from all over the region**
- **About 10 percent (8,319) of employees commute from three ZIP Codes immediately north of planning area (92130, 92129, 92127)**



- Out of 34,737 workers living in Mira Mesa, about 21.1 percent lived and worked in Mira Mesa; while 78.6 percent worked outside the community
- 75,610 workers commute into Mira Mesa everyday

### Mira Mesa Workers Inflow/Outflow Analysis

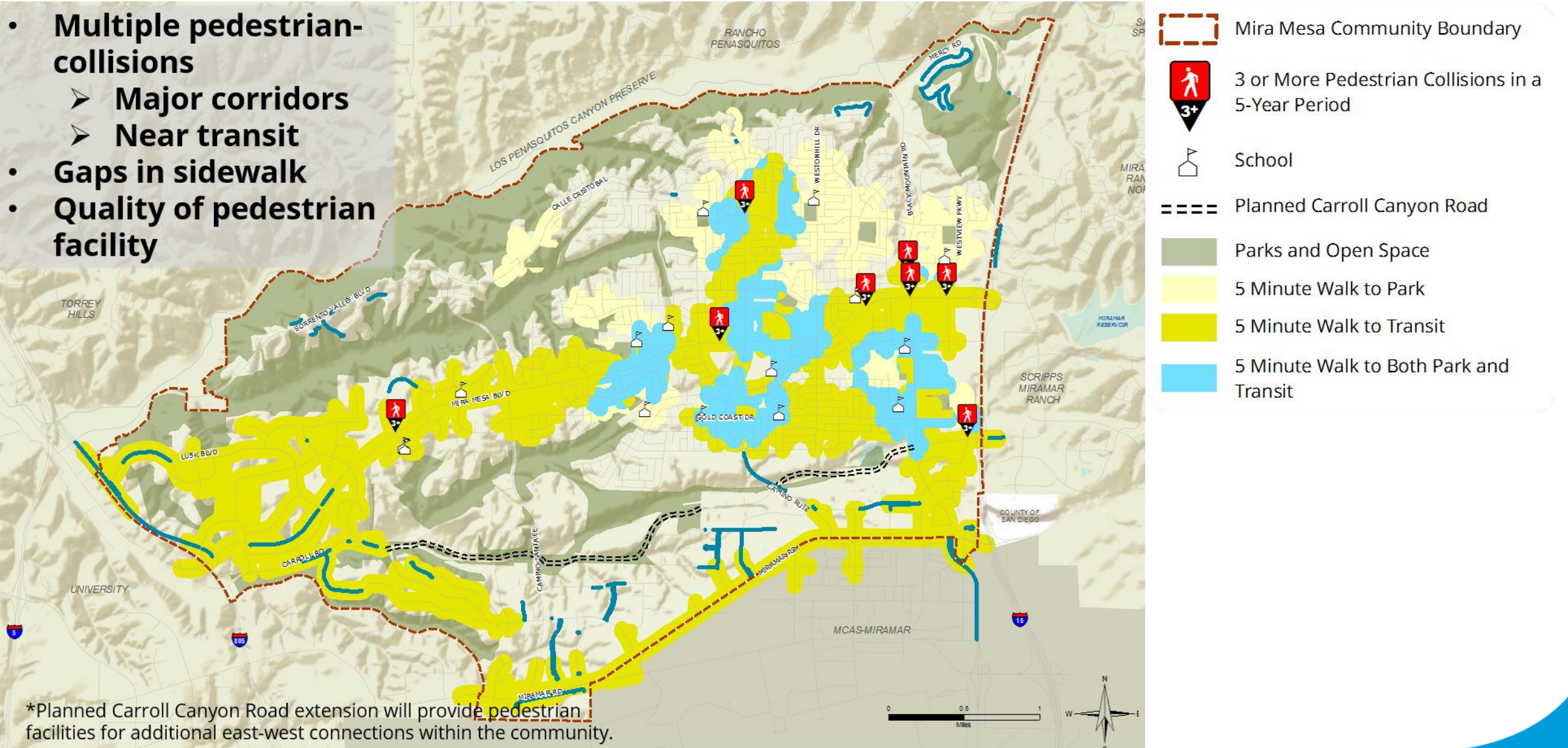


Mobility



# SD Public Facilities – Transportation & Mobility (Pedestrian)

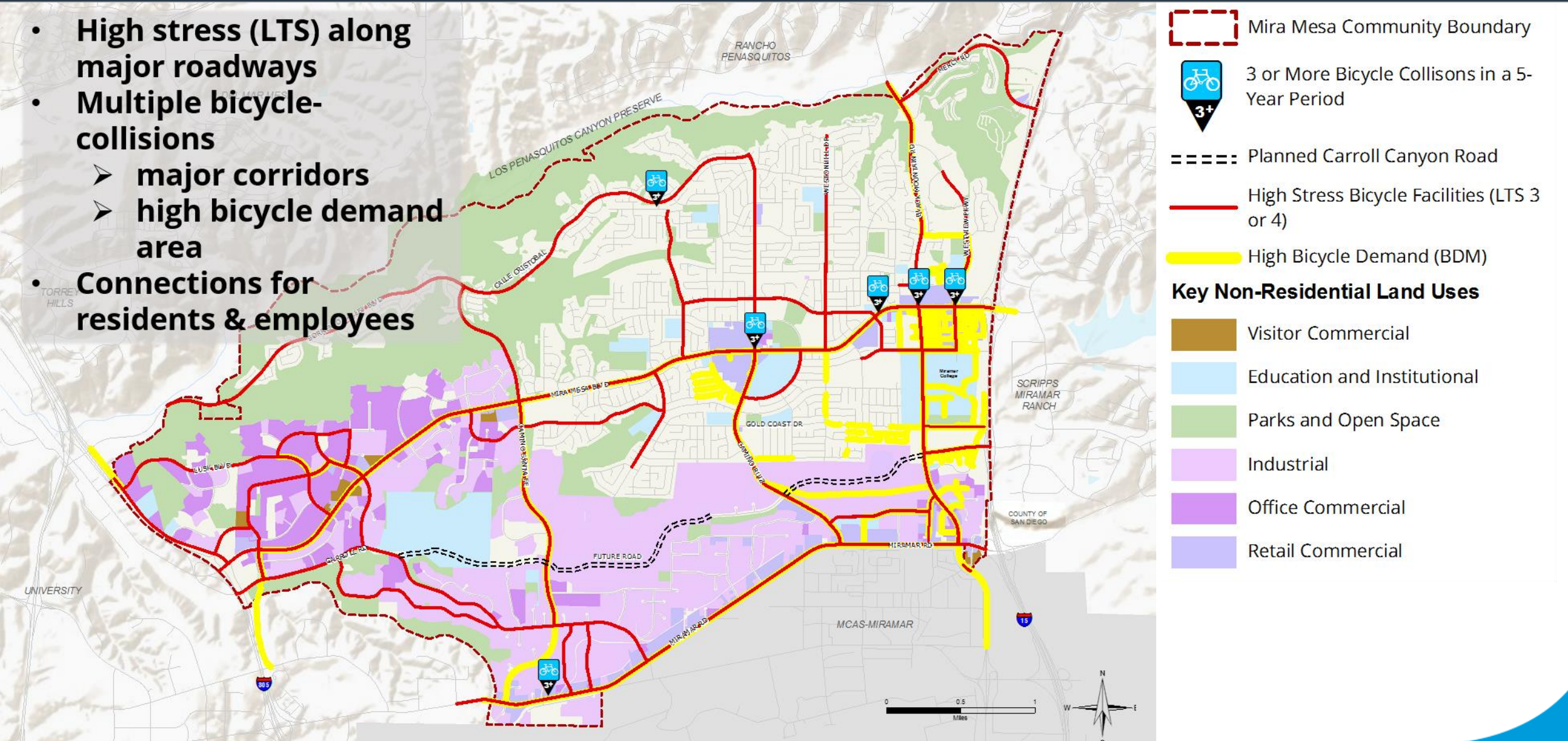
- Multiple pedestrian-collisions
  - Major corridors
  - Near transit
- Gaps in sidewalk
- Quality of pedestrian facility





# SD Public Facilities – Transportation & Mobility (Bicycle)

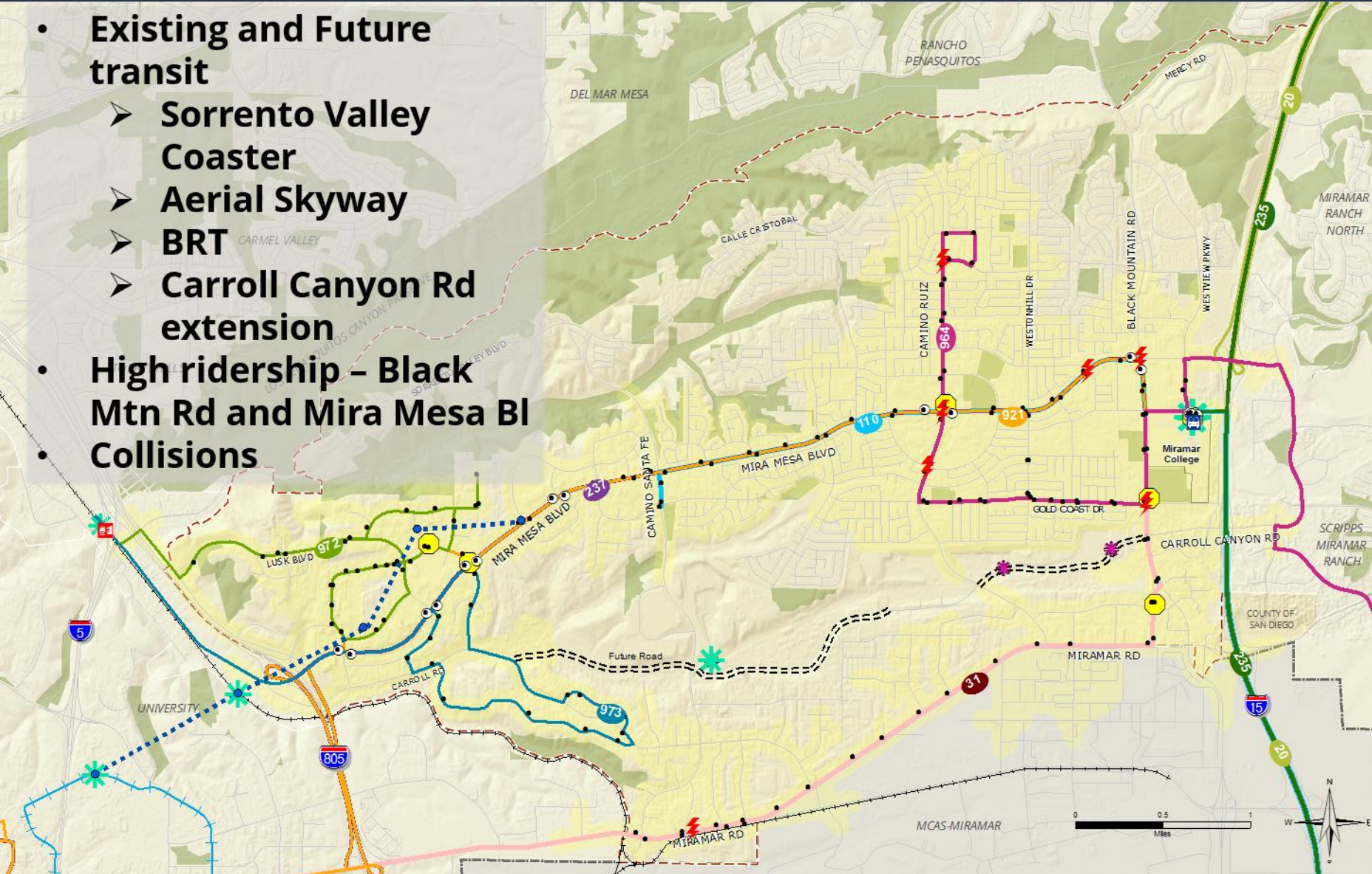
- **High stress (LTS) along major roadways**
- **Multiple bicycle-collisions**
  - major corridors
  - high bicycle demand area
- **Connections for residents & employees**





# SD Public Facilities – Transportation & Mobility (Transit)

- Existing and Future transit
  - Sorrento Valley Coaster
  - Aerial Skyway
  - BRT
  - Carroll Canyon Rd extension
- High ridership – Black Mtn Rd and Mira Mesa Bl Collisions



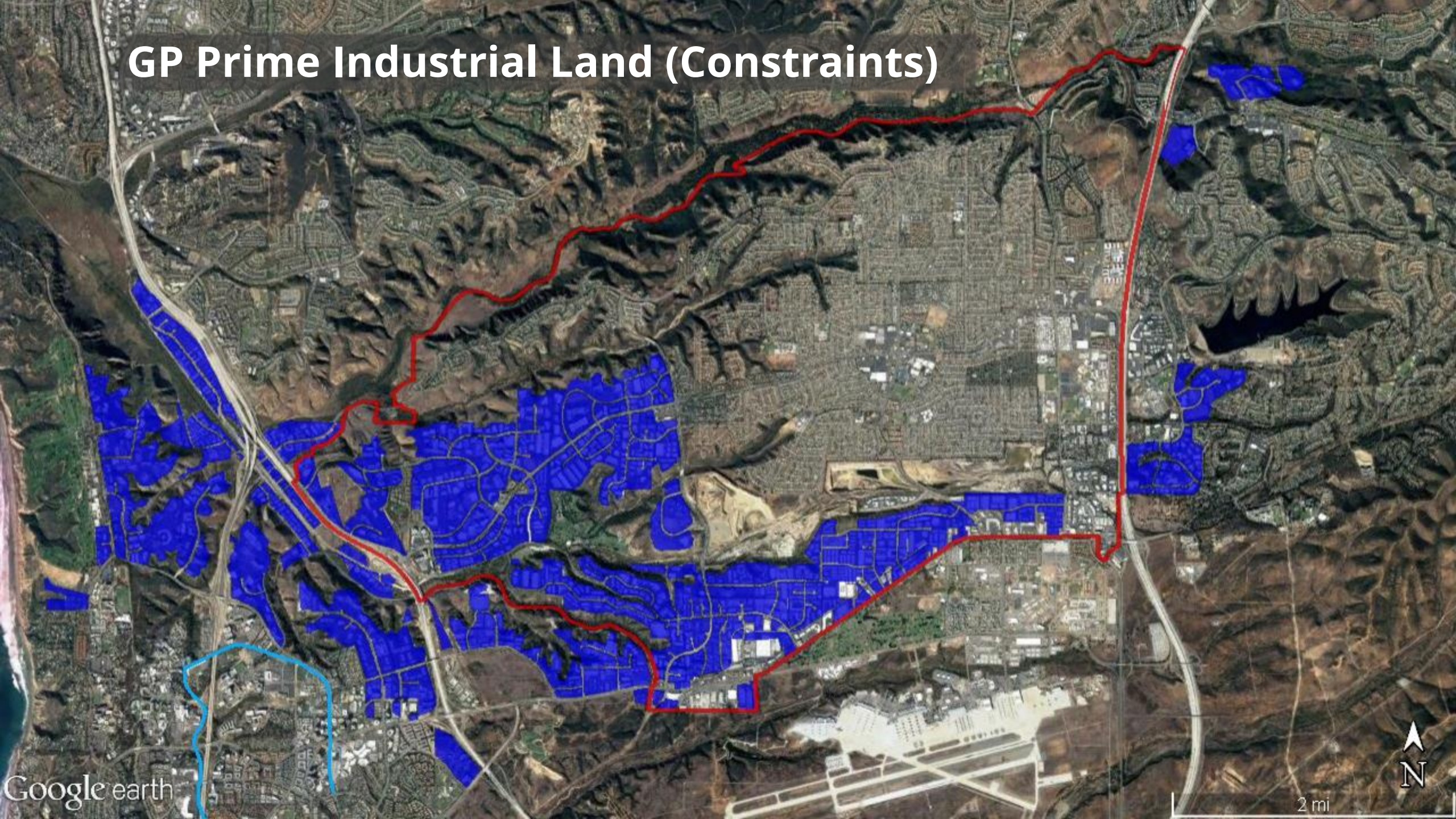
- Mira Mesa CPA
- 10 Minute Walk to Transit
- Parks and Open Space
- 4 or More Collisions (Ped/Bike)
- Future Transit Stop
- Miramar College Transit Center
- Sorrento Valley Coaster Station
- Transit Stops
- Rapid Transit Stops
- High Ridership (Riders On and Off)
- Mobility Hub (Proposed/Potential)
- Railroad
- Proposed Carroll Canyon Road
- Planned Aerial Skyway Alignment
- Mid-Coast Trolley Extension



## Opportunities & Constraints

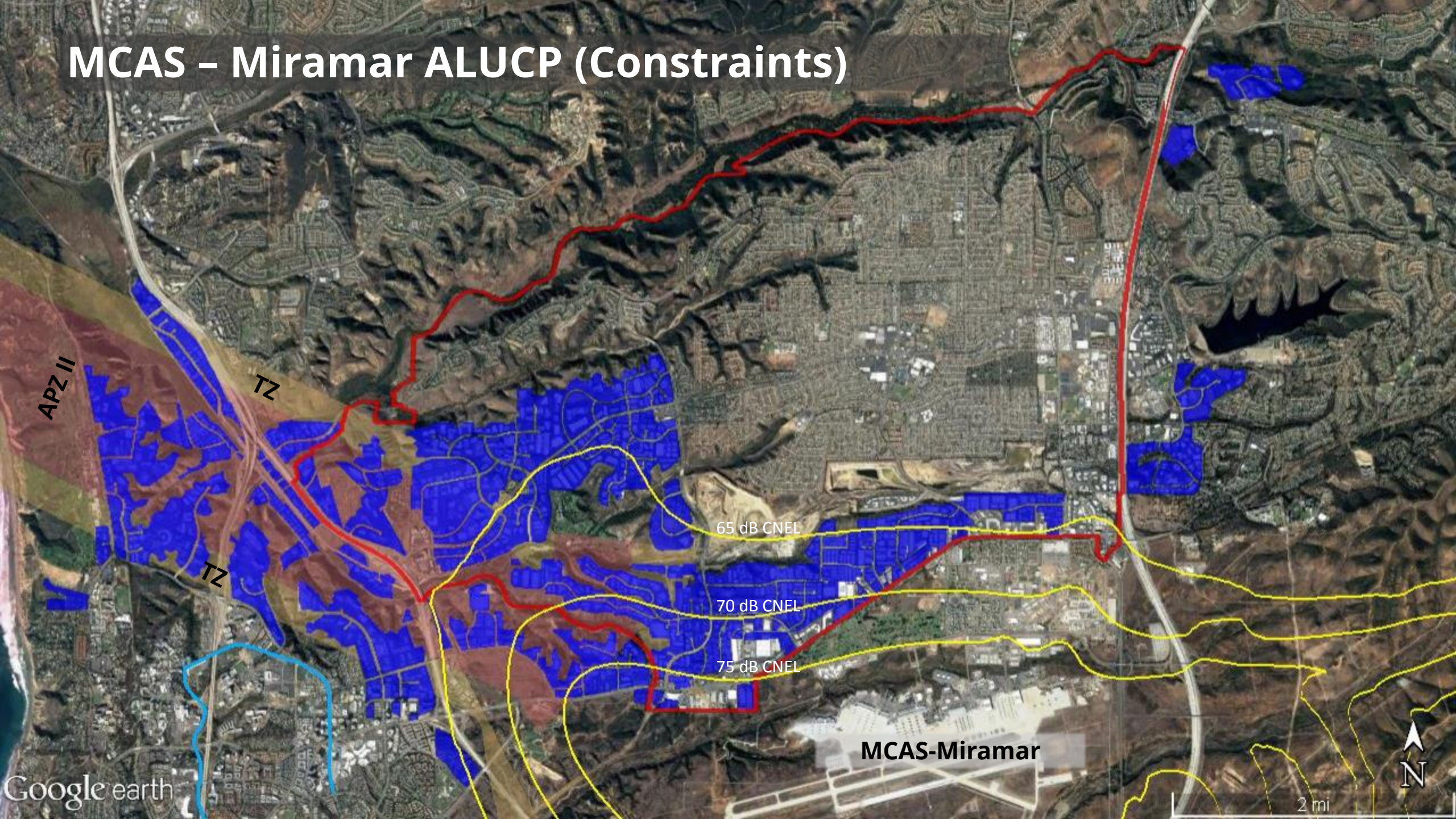


# GP Prime Industrial Land (Constraints)





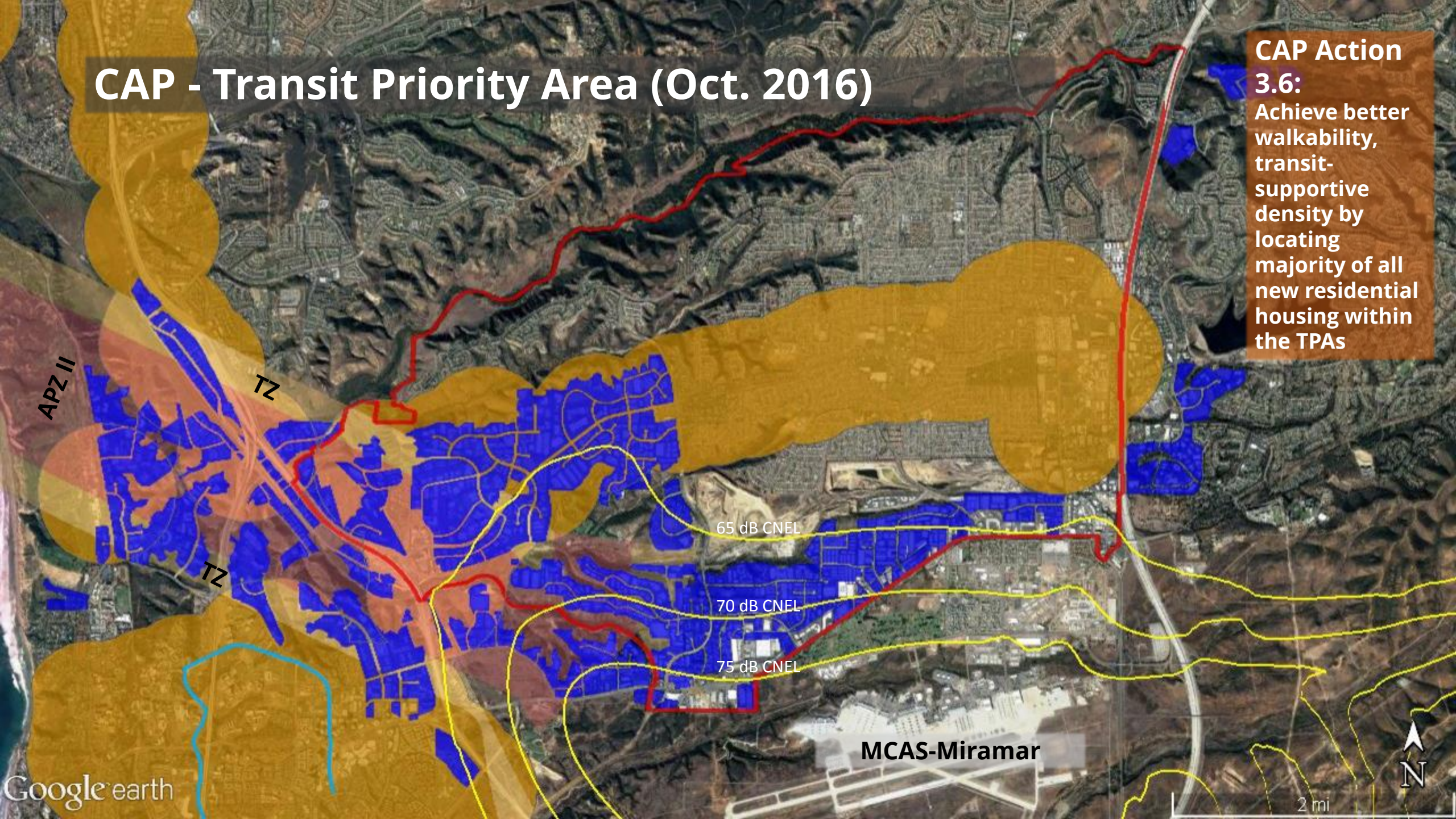
# MCAS – Miramar ALUCP (Constraints)





# CAP - Transit Priority Area (Oct. 2016)

**CAP Action 3.6:**  
Achieve better walkability, transit-supportive density by locating majority of all new residential housing within the TPAs





# Focus Area (Opportunities)

- High Transit Ridership
- Proposed Transit Station

Focus Area 3  
Employment  
(Employee Housing?)

Focus Area 2  
Walkable TC  
Core

Focus Area 1  
Walkable TC  
Gateway

Mira Mesa Residential Core

Town Center (TC)

Mirammar  
College Area

Sorrento Valley  
Coaster Station

Sorrento Mesa Business District

Carroll Canyon Mixed-Use Transit Corridor

Mid-Coast Trolley  
Extension  
(Under Construction)

MCAS-Miramar

Miramar Industrial Area

Focus Area 5  
Employment

Focus Area 4  
Employment  
(MU?)

Planned  
Skyway

UCSD





## Plan Approach





## Potential for Suburban Retrofit

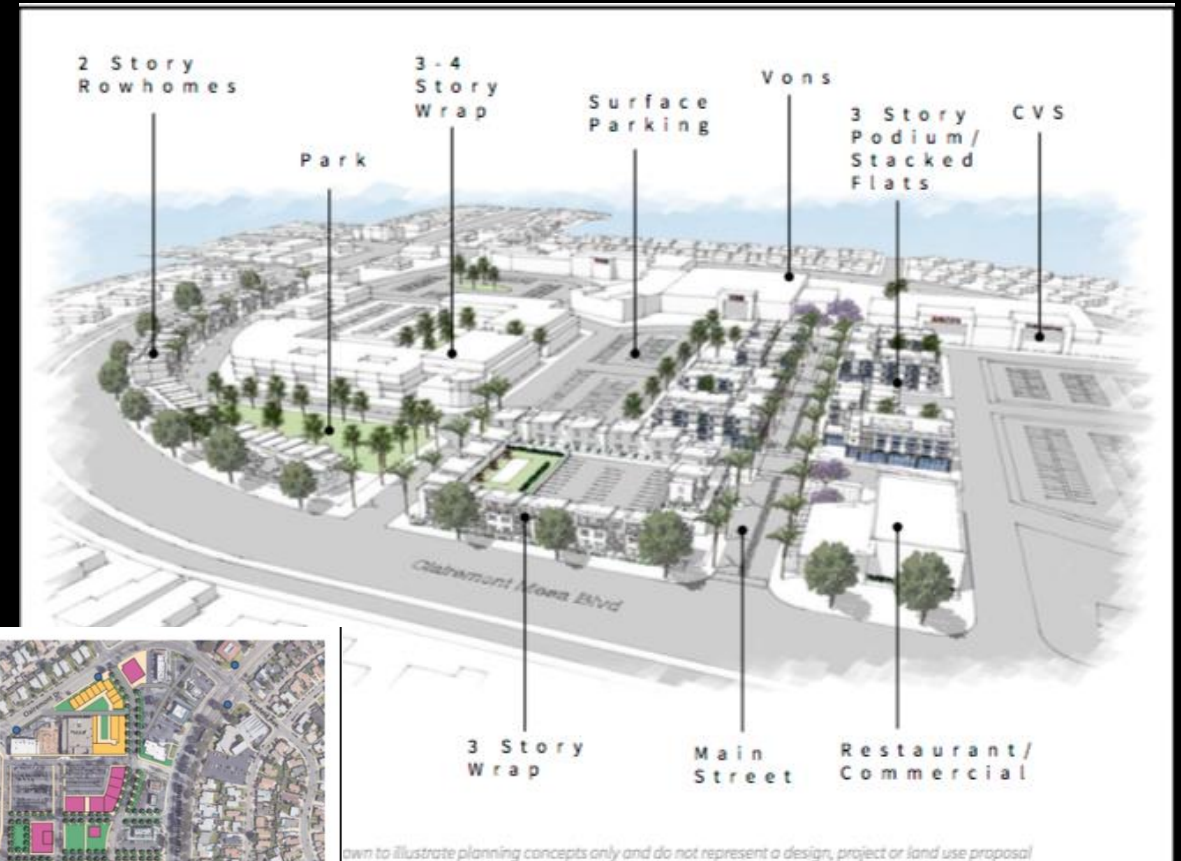
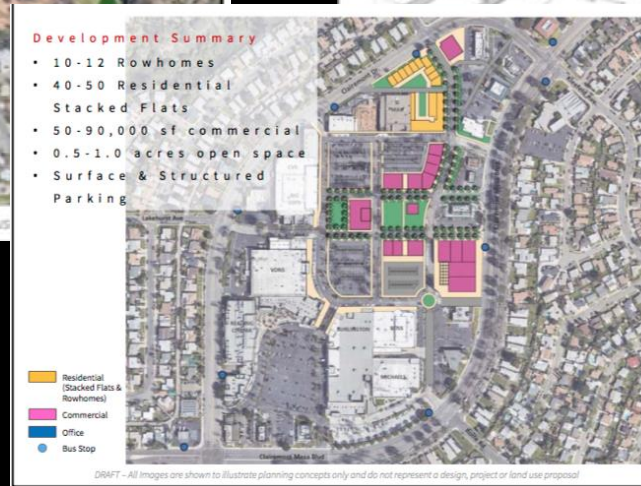
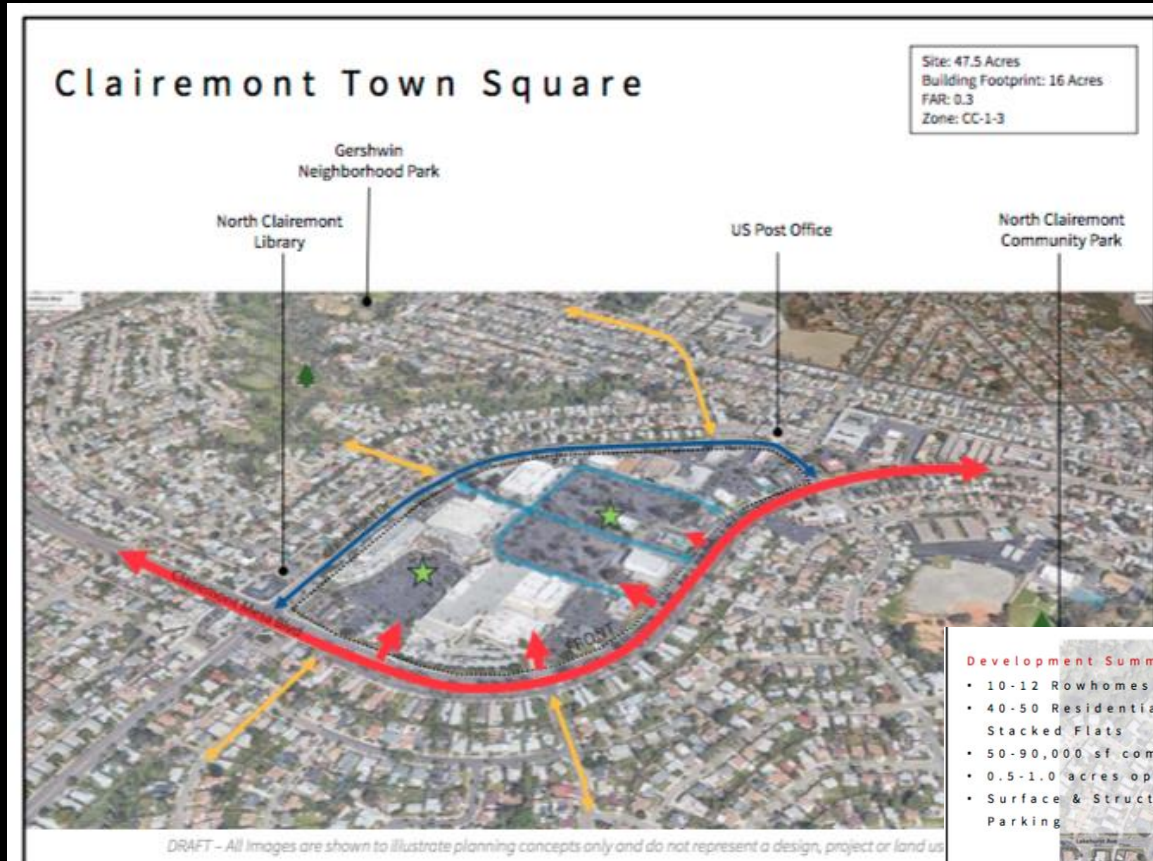




## Explore Suburban Retrofit Concepts







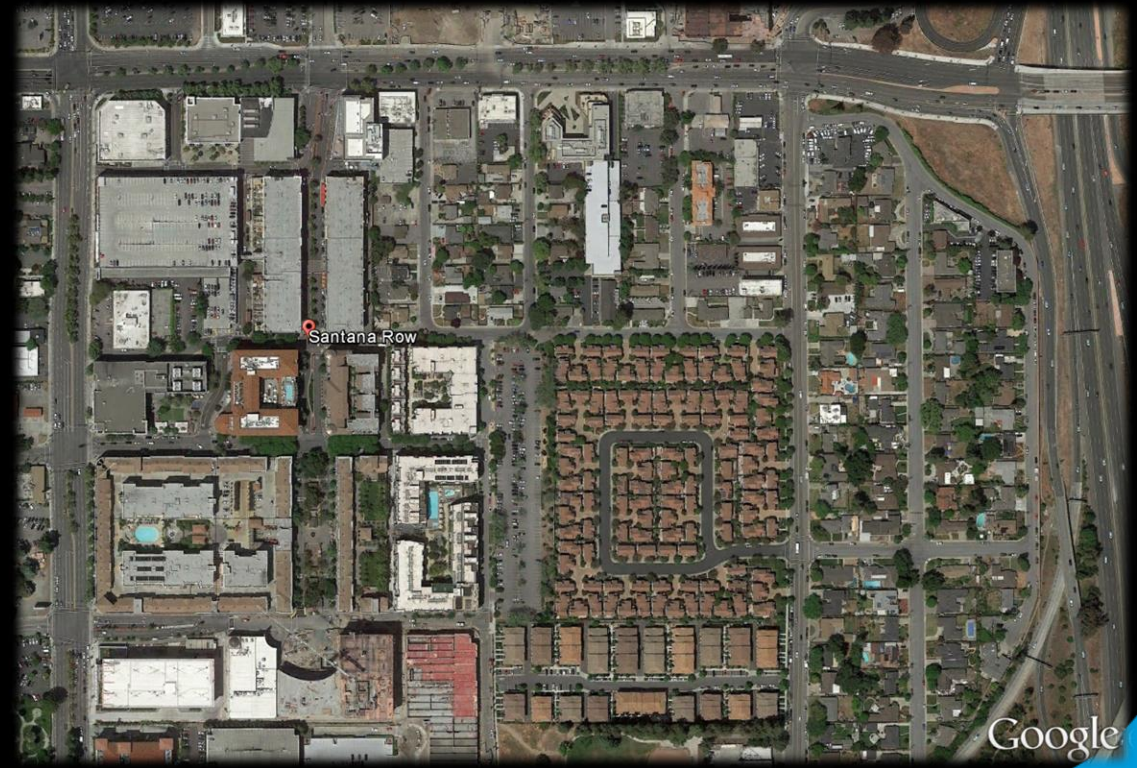


## Case Study

2000



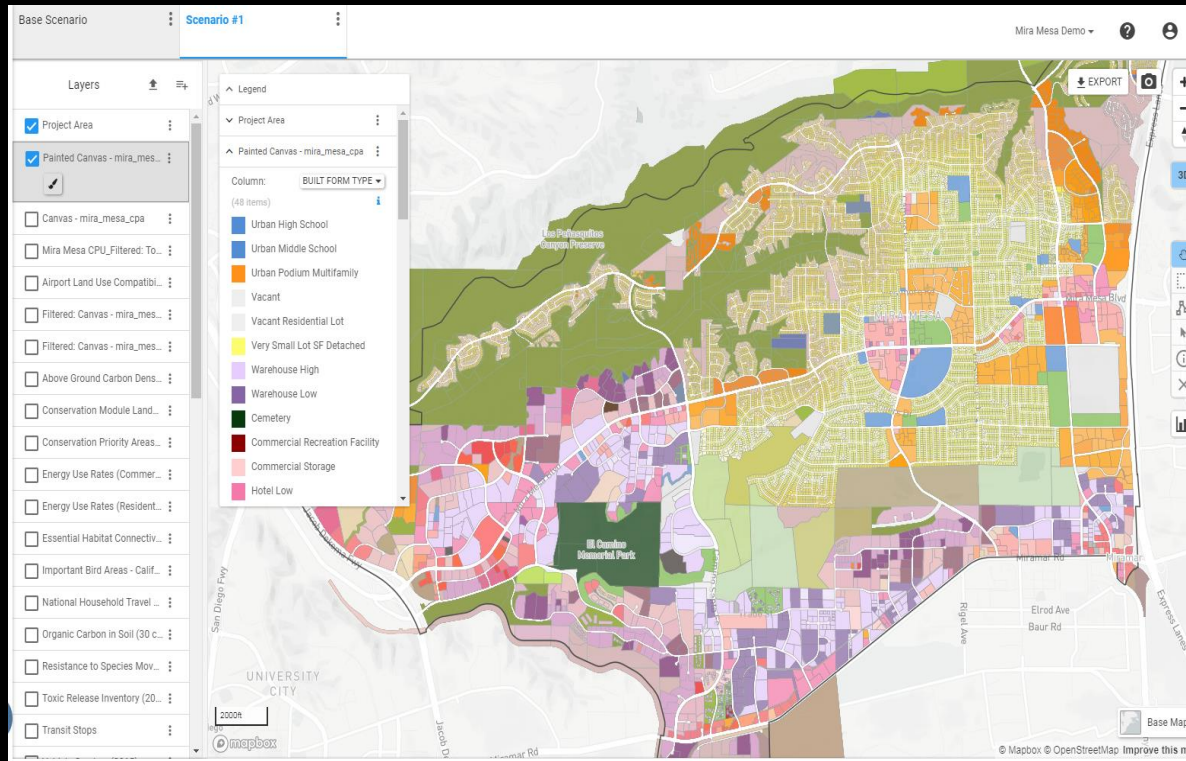
2018







# Planning Department – Tools & Techniques



Urban Footprint –  
Scenario Planning &  
Analytic

Metro Quest – Online  
Engagement/Education



# Discussion, Questions & Answers

## Mira Mesa Community Plan Update: Existing Conditions Report

### Planning Department

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6:15pm to 7:00pm – Mira Mesa Library