

Mira Mesa Community Plan Update: Interactive Discussion

### **Planning Department**

October 21, 2019

5:30 pm to 6:50 pm – Mira Mesa Library

Image: Google Earth

www.PlanMiraMesa.org

### **1. Community Plan Update/Recap**

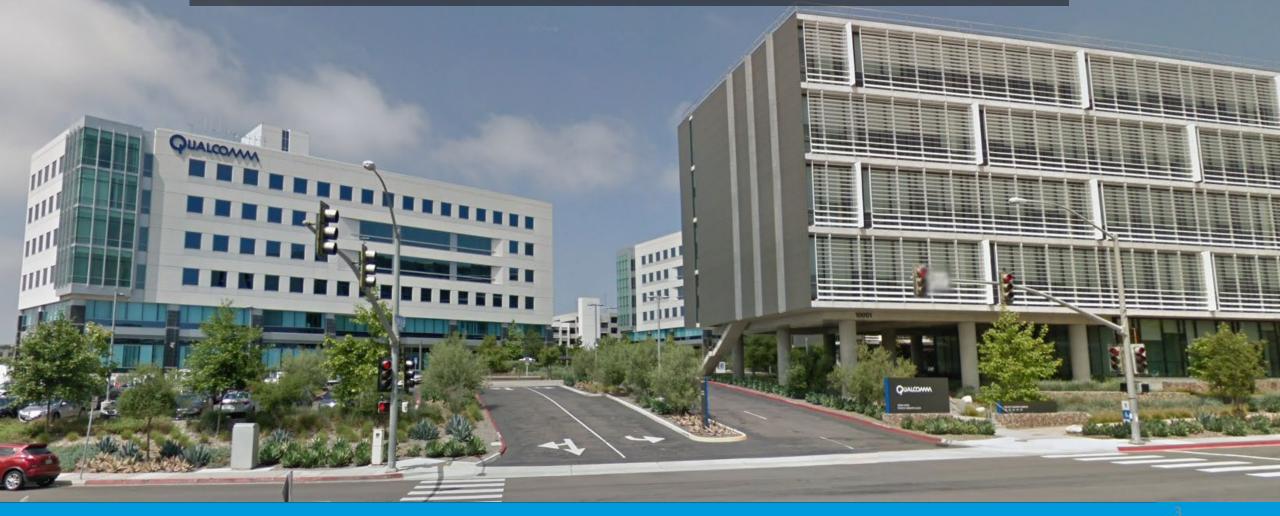
• Alex Frost, Senior Planner, City of San Diego Planning Department

# 2. Interactive Dialogue Session

• Alex Frost & Gaurav Srivastava, Dudek



# Community Plan Update



### why is the Community Plan Update Needed?



### **Address Regional Growth**



Understand Community Needs & Enhance Quality of Life



**Determine Infrastructure Demand** 

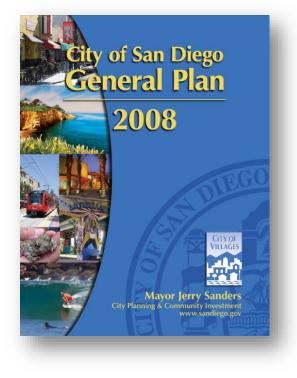


Take Action for the Environment



The City is updating the Community Plan in order to help shape the future of Mira Mesa CPA for the next 20 to 30 years. The current plan was last adopted in 1992.

### **Solution** Community Plan Update Implements General Plan and CAP

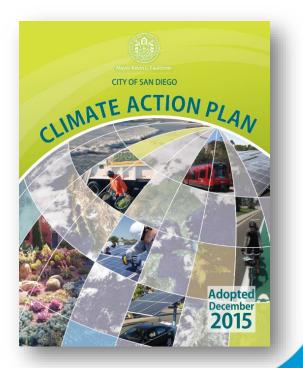


### **City of San Diego General Plan**

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

### **Climate Action Plan**

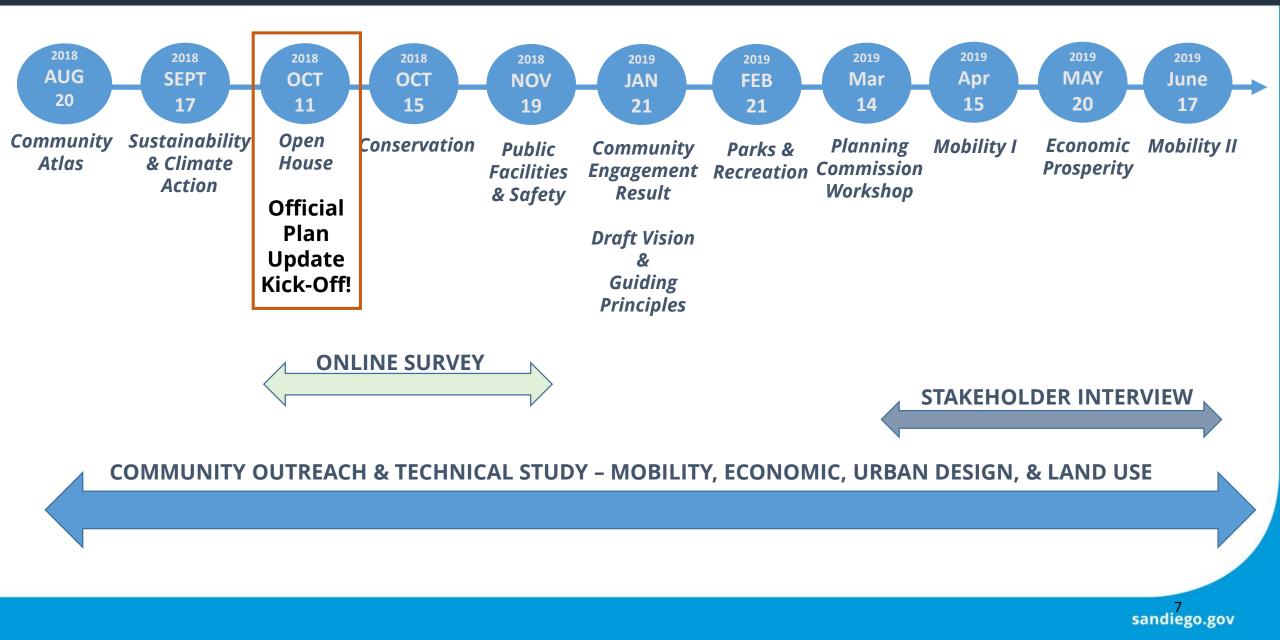
- Provides Citywide GHG emission Reduction Targets
- > 50% reduction in GHG emission and 100% renewable electricity by 2035
- > Strategy 3: Bicycling, Walking, Transit, & Land Use



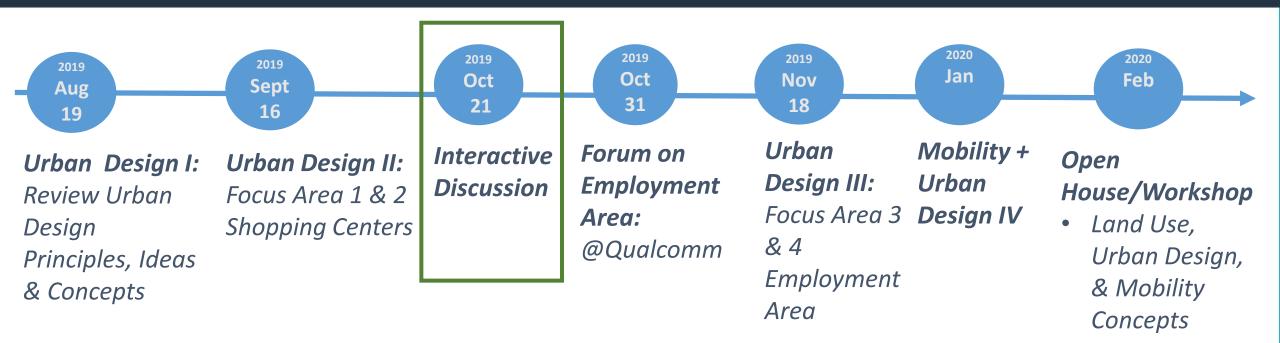
### **Process and Timeline**

| 2018  | 2019   |  | 2020  | 2021  |
|---|--|--|---|---|
|   | 2  | 3  | 4   | 5   |
| CPU LAUNCH<br>& EXISTING<br>CONDITION   | CONCEPT &<br>ALTERNATIVE   | DRAFT<br>COMMUNITY<br>PLAN   | CEQA<br>ENVIRONMENTAL<br>REVIEW   | PLAN<br>APPROVAL  |
| PLANNING DOCUMEN  | т  |  |   |   |
| C   | OMMUNITY PLAN (CP)   |  |   |   |
|   |  | ENVIRONMENTAL IMPACT REPORT (EIR)  |   |   |
|   |  |  | IMPACT F  | EE STUDY (IFS)  |
| OPPORTUNITY FOR PL  | IBLIC INPUT  |  |   |   |
| <ul> <li>Website &amp; email<br/>sign-up for updates</li> <li>Stakeholder<br/>Interview</li> <li>Online engagement</li> <li>Open House</li> <li>Subcommittee mtg</li> </ul> | <ul> <li>Stakeholder<br/>Interview</li> <li>Workshop &amp;<br/>Forum</li> <li>Online<br/>engagement</li> <li>Subcommittee<br/>mtg</li> </ul> | <ul> <li>Open House</li> <li>Online<br/>engagment</li> <li>Subcommittee<br/>mtg</li> </ul> | <ul> <li>EIR public<br/>comment period</li> <li>Subcommittee mtg</li> </ul> | <ul> <li>Community<br/>Planning Group</li> <li>Historical<br/>Resource Board</li> <li>Planning<br/>Commision</li> <li>SGLU Committee</li> <li>City Council</li> </ul> |

### Mira Mesa Plan Update Schedule



### Mira Mesa Plan Update Schedule





#### **TECHNICAL STUDY (Mobility, Land Use and Urban Design)**

### Mira Mesa Plan Update Phase I Documents

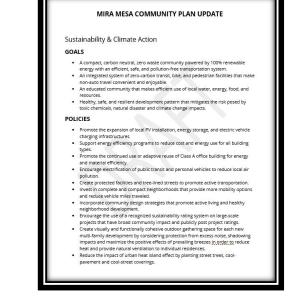
### Nov. 2018

#### Jan. 2019

#### Oct/Nov(18)/Feb 2019







#### Community Atlas: Existing Conditions Report

Phase I Community Engagement Report, Draft Vision & Principles

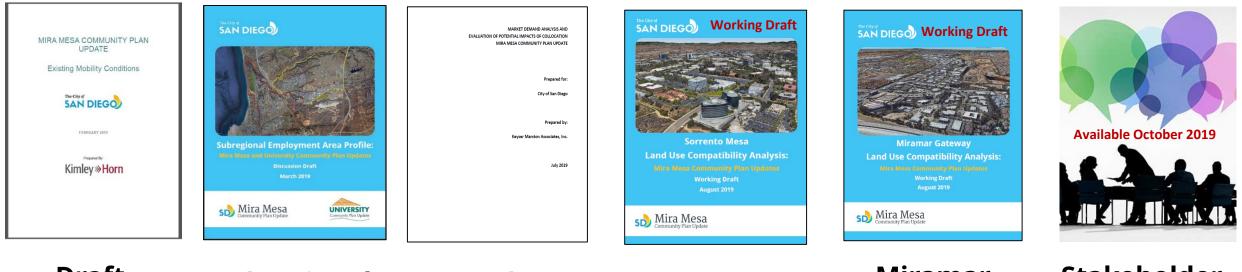
Reports available @ www.PlanMiraMesa.org

#### Draft Goals & Policies

- Sustainability & Climate Action
- Conservation & Open Space
- Public Facilities
- Parks & Recreation

### sby Phase II Technical Studies – Mobility, Economy & Land Use

### **Spring/Summer/Fall 2019**



Draft Mobility Existing Conditions Report

Subregional Employment Area Profile Market Demand & Collocation Study

Sorrento Mesa LUCA Miramar Gateway LUCA

Stakeholder Interview Summary & Comparison Cities Analysis

Available @ www.PlanMiraMesa.org

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# **Community Input**



sandiego.gov

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### sb) Planning Dept.

### Engagement Metric (as of 09/10/19)



1,216 online survey visits

754 online surveys completed

**00** 

**20,600+** views on social media

**1,000+** unique visitors to PlanMiraMesa.org



**400+ people** engaged (street fair, open house, location specific outreach)

**11** Plan Update Advisory Committee meetings held

**20+** Stakeholder interviews & **70+** meetings held



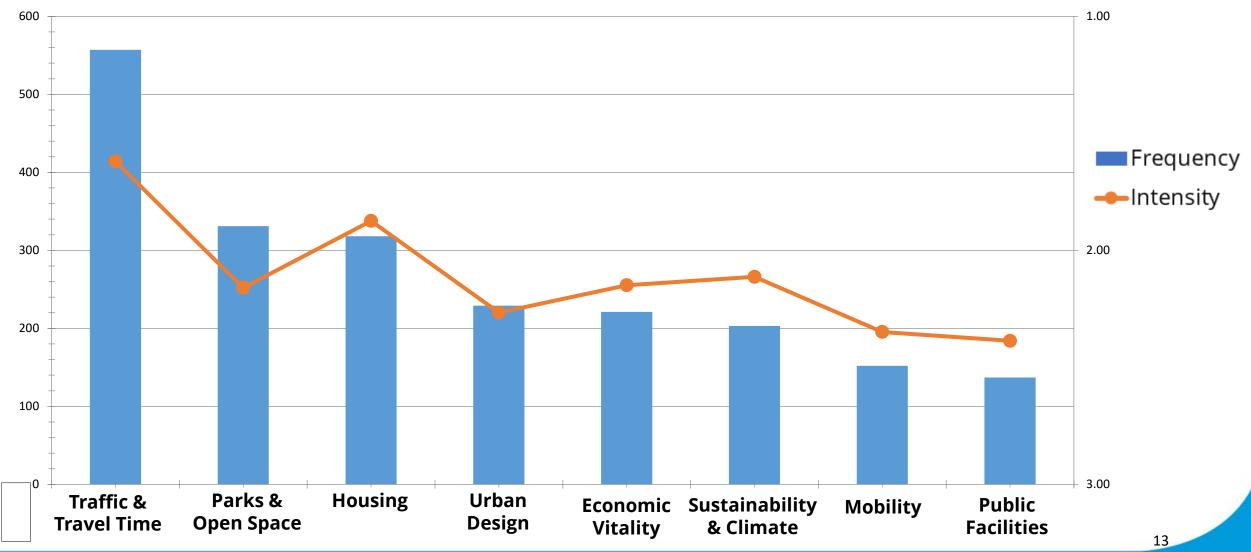


7+ technical studies completed

27+ presentations given

### **Community Priorities**

#### **Online Survey All Rankings**





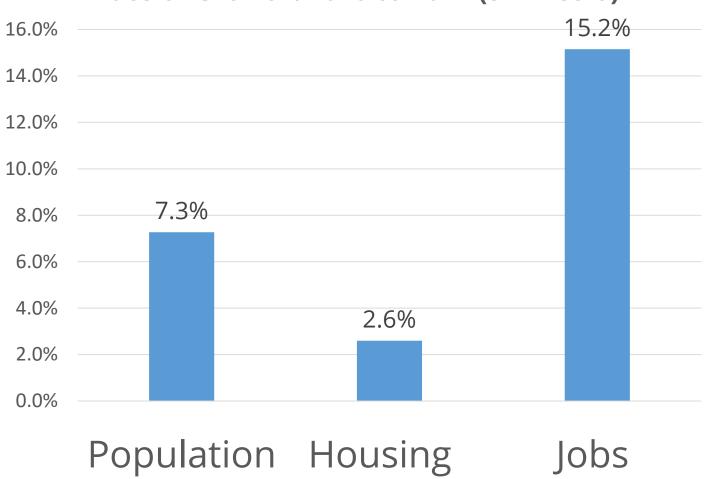
# Long-Term Trends



### Plenty of Jobs, Not Enough Housing

### Job Growth Outpace Housing Development

 Between 2010 to 2017, employment grew 5.8x times faster than housing in San Diego metro



#### Rate of Growth: 2010 to 2017 (SD metro)

Source: City of SD Planning Analysis Data: Population and Housing – Census 2017; Jobs – FRED Economic Data 2017

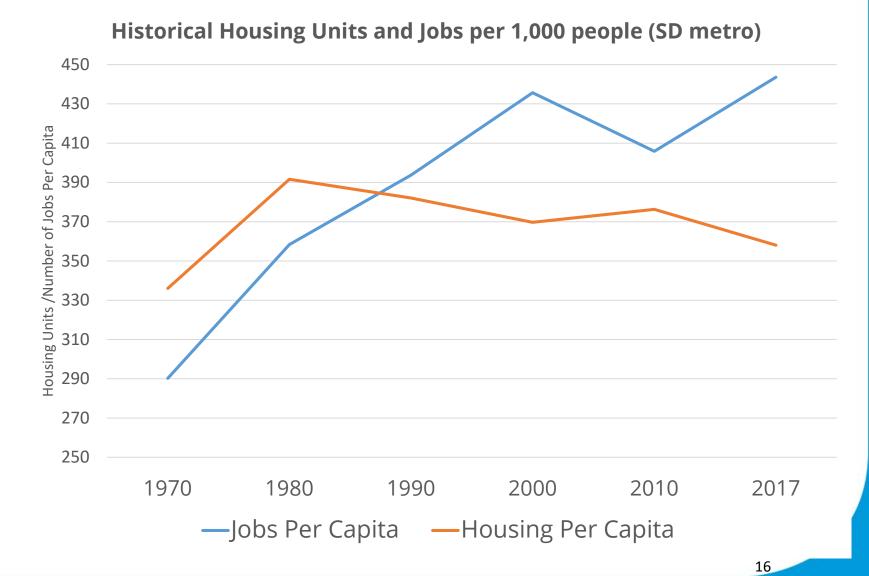
### Department

#### Housing Access Peaked in 1980

### Plenty of Jobs, Not Enough Housing

 Housing availability peaked in 1980

### Between 1980 to 2017, housing access declined by 8.6%, while employment increased by 23.8%

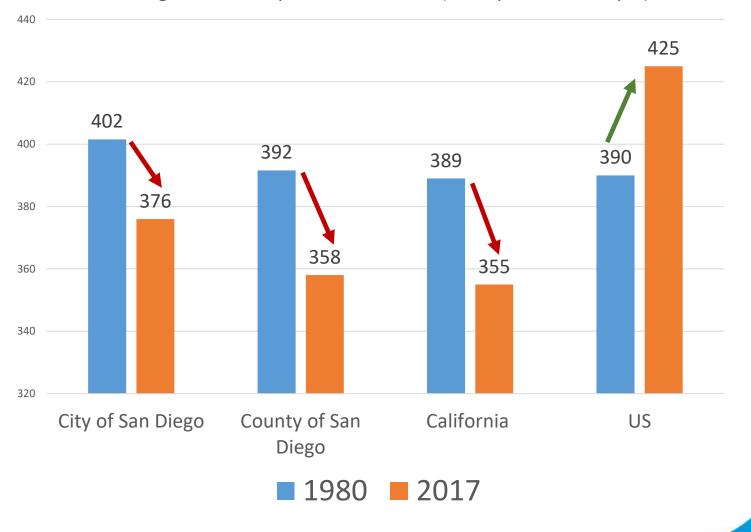


#### **Comparing Housing Availability**





 San Diego and California show
 long-term decline in housing access,
 while the U.S. shows an 8.2% increase.



Housing Units Per Capita 1980 vs. 2017 (Units per 1,000 People)

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#### **City of San Diego Housing Need**

## **Housing Need**

According to the latest the State of California & SANDAG's Regional Housing Needs Assessment (RHNA), the City of San Diego needs to build **107,901 housing units by 2029 to** meet demand.



Over the past decade, new housing development has not kept pace with job or population growth, resulting in housing costs that have increased at a much faster rate than income levels. With a growing population and a county median home price well over \$500,000, more and more families are finding it increasingly difficult to find an affordable place to live in \$3.m Diego. Additionally, many economic analysts have reported that the single greatest threat to our region's economy is the high cost of local housing.

Since taking office, it has been a priority of this administration to improve the government functions that directly impact new development. A major focus has been placed on the performance and operations within the Development Services Department (DSD) and over the past several years, many positive changes and new policies have been implemented to improve these functions. Some of these changes include streamlined processing of certain permits through self-certification programs, simplification of fee structures by reducing the total number of fees and converting over 60 deposit accounts to flat fees, improved customer service training and additional operating hours on certain nights and weekends, as well as implementing new technologies like OpenDSD and the soon to be online Accela which will improve information and as haring.

The City's Planning Department also has an impact on new development. Community plan updates are critical to providing a clear framework for new projects to follow. Currently, the majority of the City's community plans are woeffully outdated, adding major uncertainty to new housing projects looking to comply with City code. A renewed effort is already underway to update these plans. Since 2014, nine community plans have been updated<sup>1</sup> and six more are currently being worked on. In the prior ten years only the Downtown Community Plan was updated. The Mayor has also made a commitment to speed up how long it takes to complete community plan updates and set a three year timeline for the process. In the past, some plans have taken as long as nine years to complete updates.

These changes will help bring about positive momentum in the number of new housing units that San Diego is developing but they are not enough on their own. More action is necessary to help San Diego get out of its housing crisis and improve housing affordability for its citizens. This housing plan and the policies outlined below will provide new tools for developing additional housing. It is critical that these policies be implemented if San Diego is to overcome this hurdle and help provide the new housing it is observately needs.

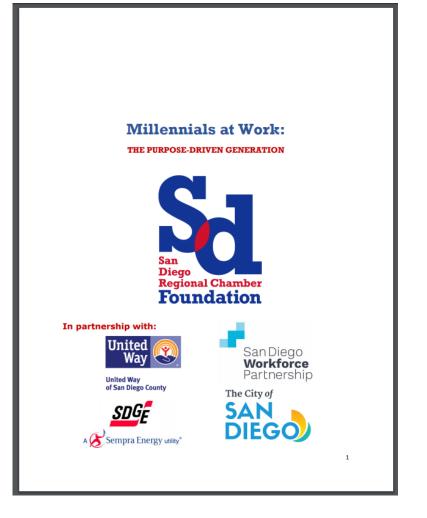
<sup>1</sup> Otay Mesa '14; Ocean Beach '14; Navajo '15; Southeastern '15; Encanto '15; North Park '16; Uptown '16; Golden Hill '16; San Ysidro

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# **Housing Need**

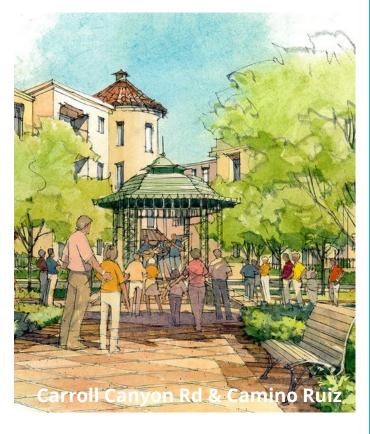
- 44% of San Diego millennials are considering leaving San Diego in the next two years
- 68% identify affordable housing options as one of the top three reasons they were considering a move



#### Mira Mesa Recent & Proposed Development







#### **Casa Mira View**

3 Roots (proposed\*)

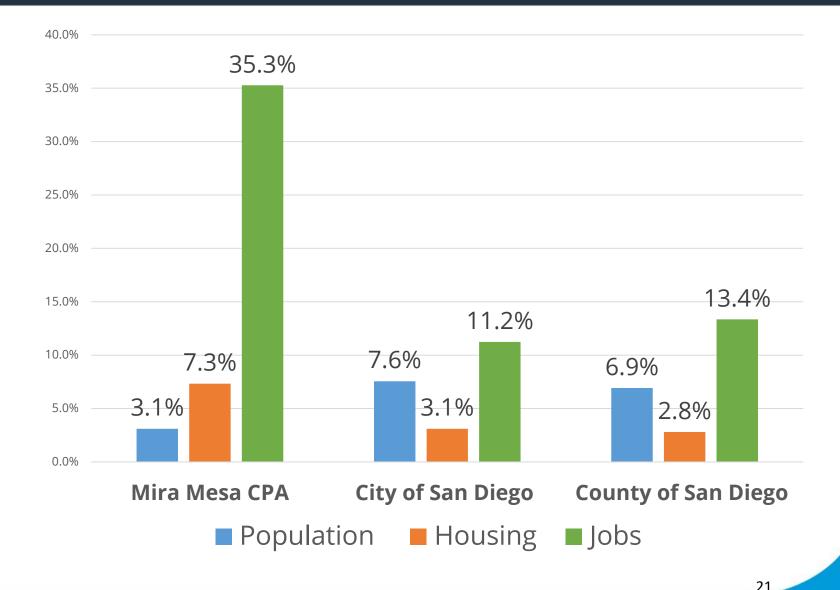
#### Stone Creek (proposed\*)

\*Conceptual rendering

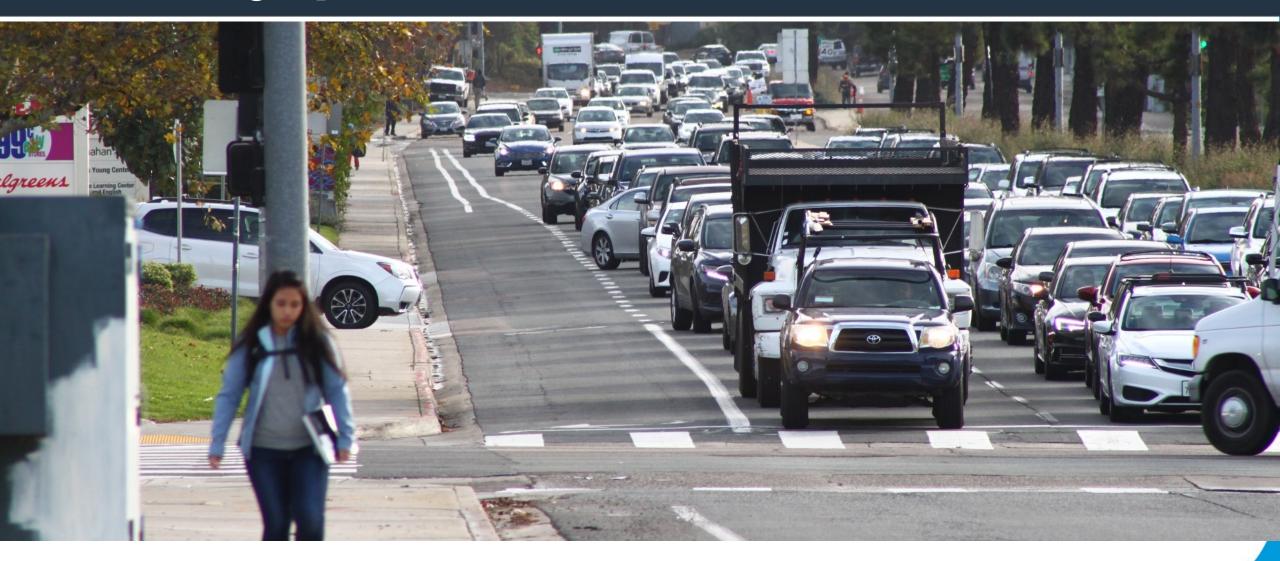
### Rate of Growth – 2010 to 2017

### Between 2010 to 2017:

- Mira Mesa grew faster than City & County
- Employment grew
   4.8 times faster than housing
- Jobs-Housing Imbalance (3.18 jobs/1 housing)



### Traffic and Travel Time



### Mira Mesa CPA is the 2<sup>nd</sup> largest employment center in the region 85,000+ jobs (2017)

Sorrento Valley Station

e earth

Sorrento Mesa = 47.9k Jobs

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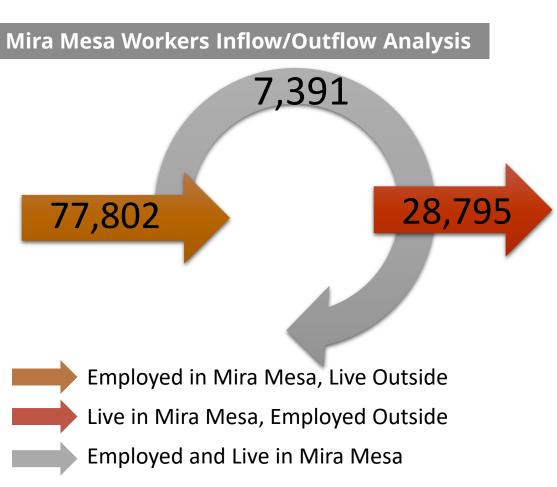
Miramar = 25.6k Jobs

MCAS-Miramar = 13k Jobs Miramar College Transit Center

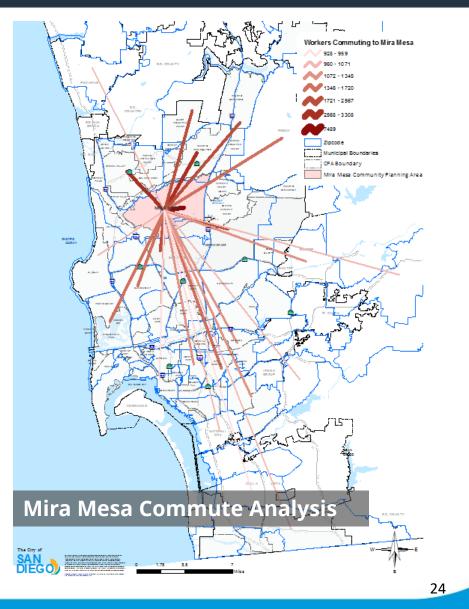


#### **Traffic and Travel Time**

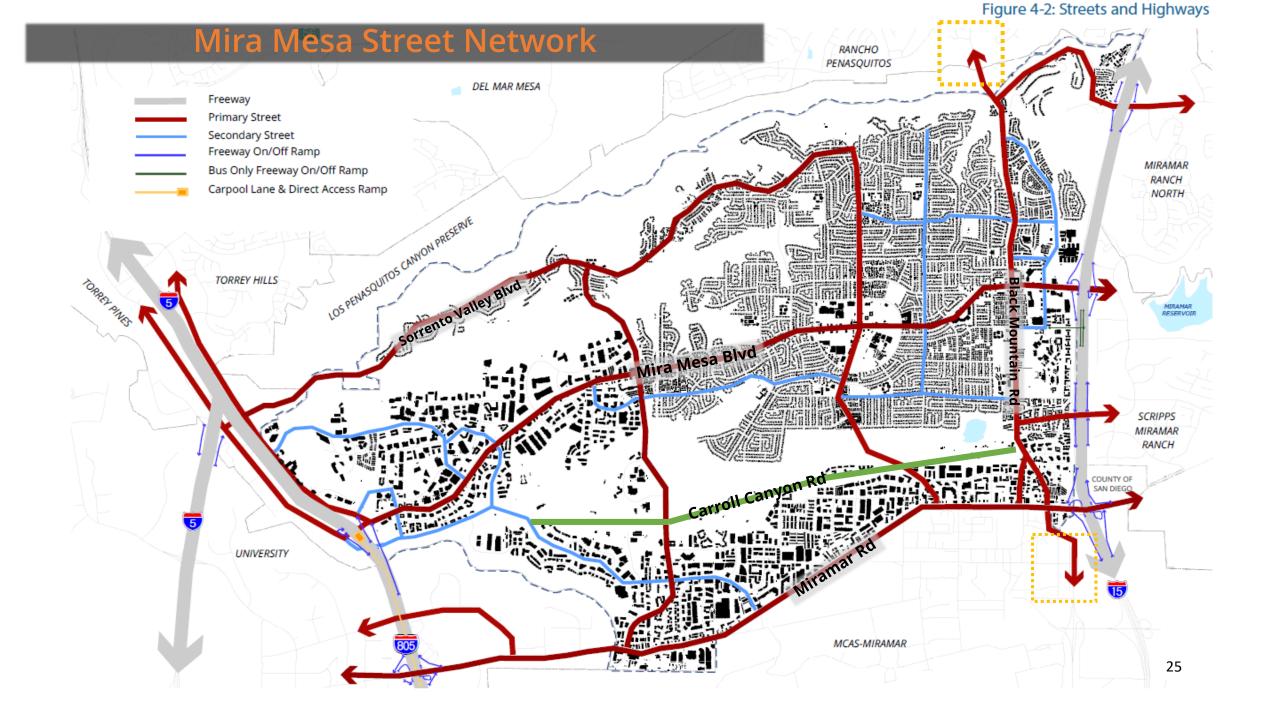
# Commuter Flow (2017)



Note: Overlay arrows do no indicate directionality of worker flow between locations.

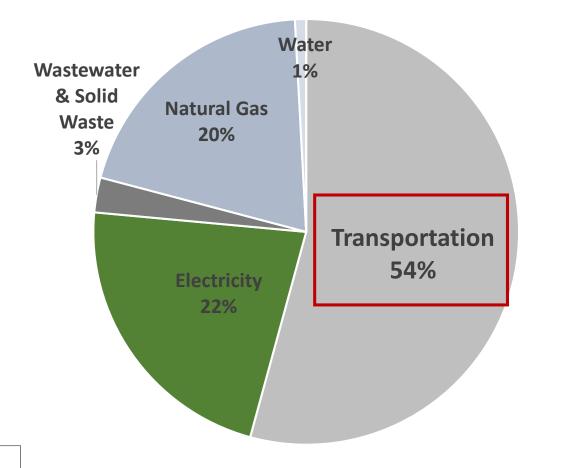


Source: City of SD Planning Analysis Data: Census LEHD



### Impacts of Car-Dependency

#### City of San Diego 2016 GHG Emissions



Source: City of San Diego Climate Action Plan 2017 Annual Report

San Diego ranks 6th among most polluted cities in US

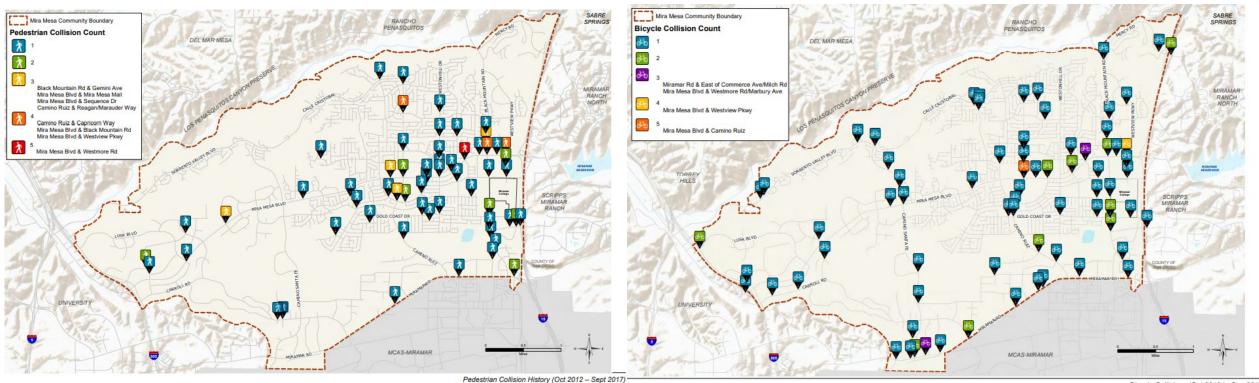


#### Sixth worst ozone pollution in the country

https://www.sandiegouniontribune.com/news/watchdog/story/2019-04-24/sd-me-air-quality

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#### Impacts of Car-Dependency



Bicycle Collisions (Oct 2012 to Sep 2017)

### **87 Pedestrian Collisions**

(Oct. 2012 to Sept. 2017)

94 Bicycle Collisions

(Oct. 2012 to Sept. 2017)

27



Make transit a competitive and reliable option



Create a network of separated bikeways for regional access & parallel low-stress routes for local trips within Mira Mesa

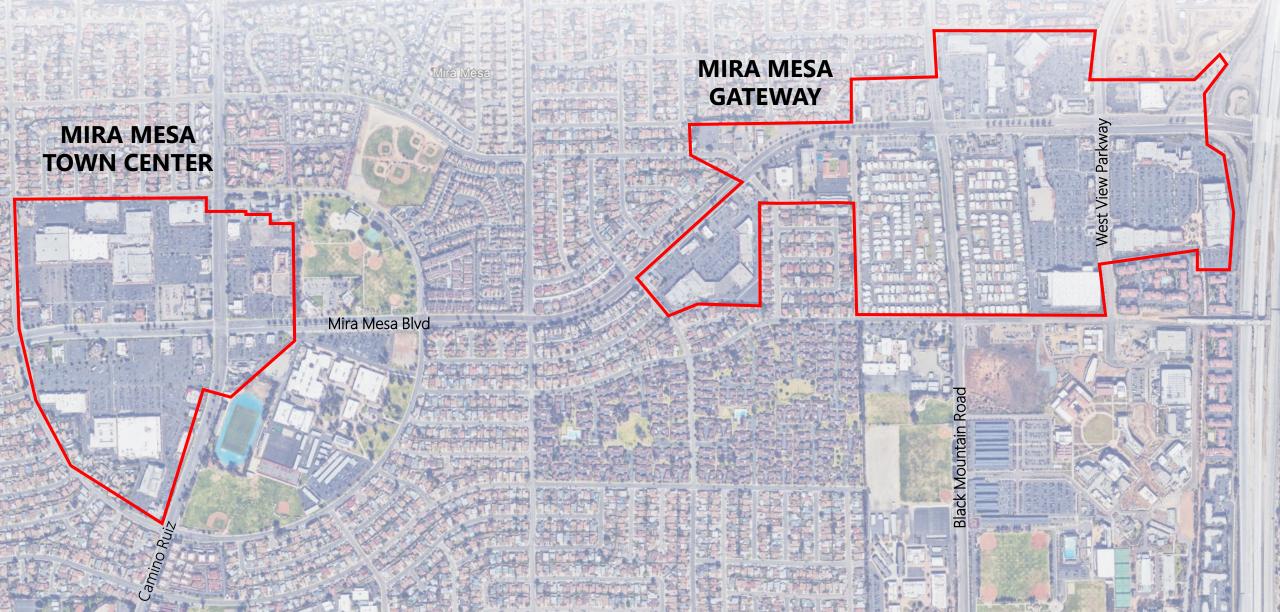


Enhance walkable connections for residents, employees, and retail visitors



Maximize roadway efficiency

## TOWN CENTER AND GATEWAY RETHINKING SUBURBAN RETAIL



### Dianning Department

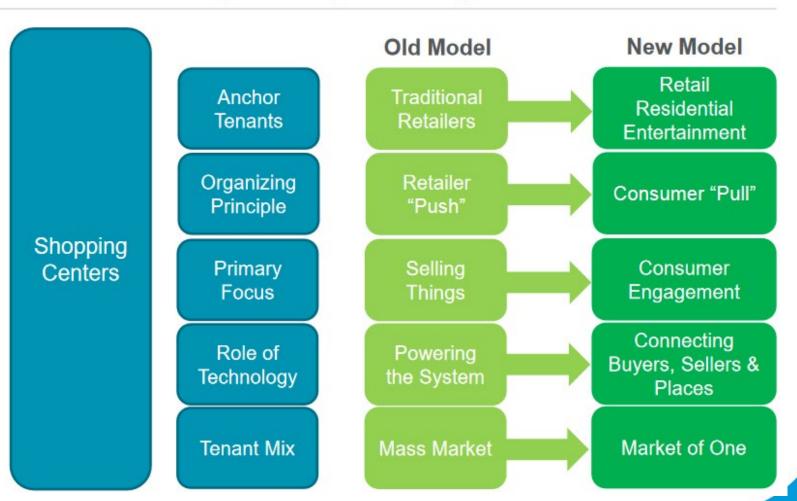
### The New Retail

### Changing Retail Landscape

- Over-retailed
- eCommerce
- Discount stores
- Shift in consumer spending/preference
- Experiential

#### The New Retail

In the newCommerce Era, the use of space is radically different...



Age-of-Amazon-Garrick-Brown.pdf

# MIRA MESA TOWN CENTER

# DEVELOPMENT APPROACHES

#### MIRA MESA *town center*







#### **OPTION 1 – COMMUNITY VILLAGE**

- Anchor tenants retained
- Combination of surface & structured parking
- Retained surface parking for retail anchors
- Residential: mix of townhome, live-work, and apartments
- Public space at Mira Mesa Blvd & Camino Ruiz

#### **OPTION 2 – URBAN VILLAGE**

- Main Street bridging Mira Mesa Blvd
- Anchor tenants retained
- Mostly structured parking
- Dedicated parking garage for retained anchors
- Distributed hierarchy of open space plazas and paseos along with parks
- Residential: mix of attached townhomes/livework and apartments

#### **OPTION 3 – LIFESTYLE CENTER**

- 100% redevelopment no anchors retained
- Combination of structured and subsurface parking
- Highest amount of public space and amenities, most pedestrian-friendly
- Residential: mix of townhomes, podium/wrap apartments, and mid-rise apartments

RETAINS EXISTING SURFACE PARKING RETAINS ELEMENTS OF SUBURBAN MALL TYPE LOWER RESIDENTIAL DENSITY MAXIMIZES OPEN SPACE AMENITY URBAN, MORE CONDUCIVE TO WALKING HIGHER RESIDENTIAL DENSITY

### Where's the parking?

Planning Department

- Potential housing assumes 1.5 parking spots per unit & retail assumes 3 parking per 1,000 sf
- Some of the surface parking shifts to structure and underground parking

### Are you taking away existing retail?

- No, we are only exploring future options to prepare for expected changes in retail landscape and consumer preference, while meeting environmental, mobility and housing goals
- Many major anchors will remain in business as long as they are profitable

### Are you willing to modify or refine these urban design scenarios?

• This is the first draft, we can add a new option or refine what was presented, based on what we hear today.

### Where's the infrastructure to support all of this?

- The urban design scenarios identify new park and community spaces
- The city is developing a new transit, bike, walk, and vehicular concepts for Mira Mesa
- SANDAG and Metropolitan Transit System (MTS) are working on a plan and a funding mechanism (ballot initiatives) for new infrastructure projects

### **Five Broad Questions**

- 1. What makes Mira Mesa a special and unique place?
- 2. Why is it important to you?
- 3. What are things that work well in Mira Mesa and where are improvements needed?
- 4. Places evolve over time. In the coming 20-30 years, what changes would you like to see in Mira Mesa for yourself, your family, and future generations?
  - New uses and amenities
  - Ways to get around foot, bike, transit, and car, or others
  - Kind of places streets, sidewalks, plazas, parks, and other open spaces
- 5. What are some other places that you like, that Mira Mesa could learn from?



## For more information please visit:

## www.PlanMiraMesa.org

Mira Mesa Computity Plan Description Description Mira Mesa Description Descrip

Image: Google Earth

www.PlanMiraMesa.org