

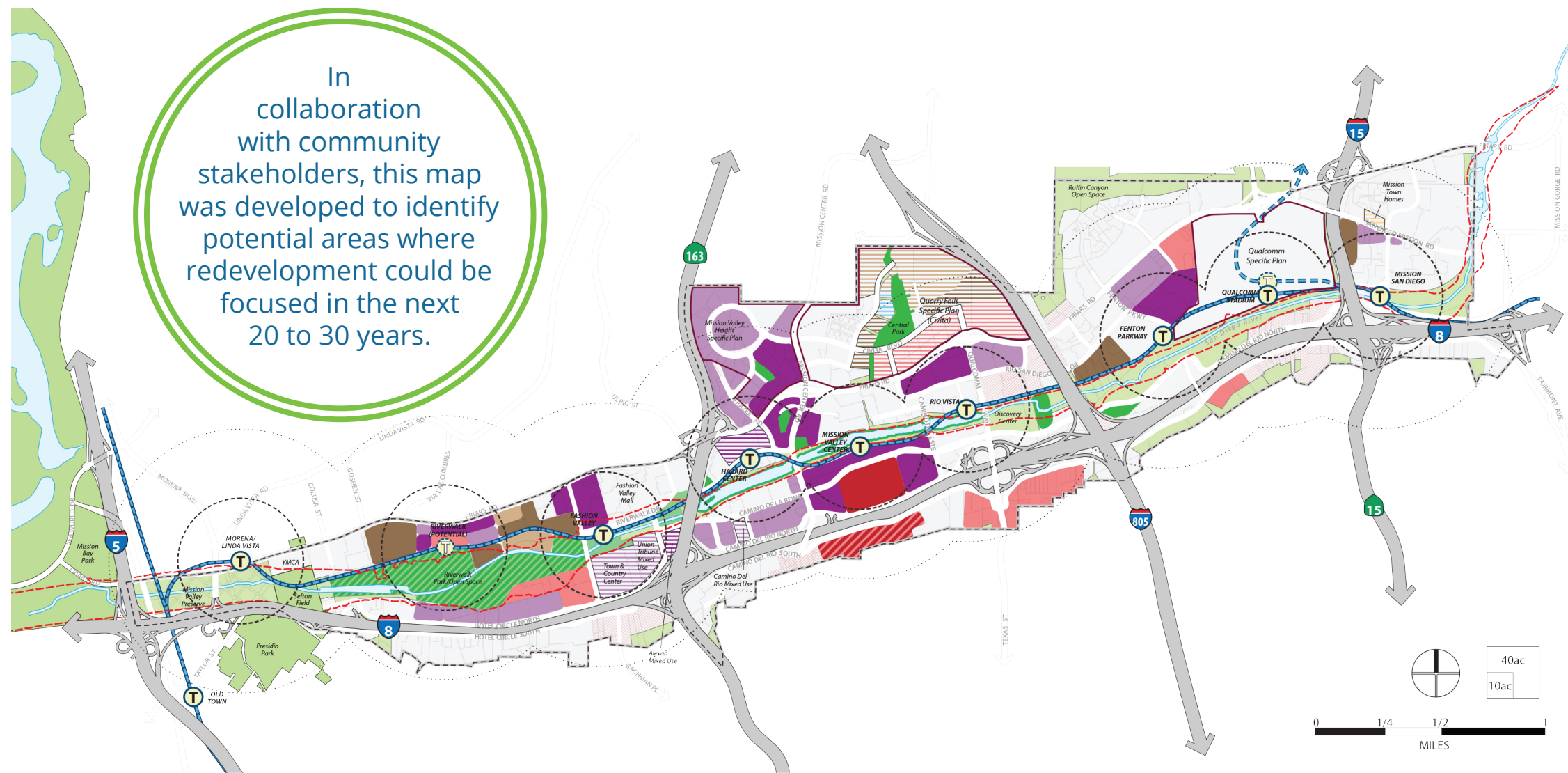
Did you know?

In 2014, on average only 600 people both lived and worked in Mission Valley, while over 41,000 commuters came in each day, and 7,700 residents left. This is because there are many more jobs in Mission Valley than places to live.

The updated Mission Valley Community Plan will identify additional areas for housing, allowing more people who work in Mission Valley to live in Mission Valley. This can reduce overall traffic because people commuting shorter distances can more easily make use of alternative transportation like biking, walking, or riding the trolley.

	Fall 2014 - Winter 2015	Spring 2015 - Winter 2016	Spring 2016 - Winter 2017	Spring 2017 - Summer 2017	Fall 2017 - Spring 2018	Summer 2018 - Fall 2018
Planning Program	Phase 1 Contracting and Formation	Phase 2 Existing Conditions and Visioning	Phase 3 Alternatives Development	Phase 4 Community Review and Plan Development	Phase 5 Community Plan, EIR and Public Facilities Financing Plan Development	Phase 6 City Hearings on Final Plans
Community Outreach	City Website Page Update Formation of CPU Subcommittee	Community Kickoff Meeting Community Visioning Stakeholder Interviews Design Professionals Workshop Planning Commission Workshop CPU Subcommittee Meetings	Online Outreach Activities Community Presentation of Land Use Alternatives Planning Commission Workshop CPU Subcommittee Meetings	Community Workshop on Preferred Land Use Environmental Impact Report (EIR) Scoping Meeting CPU Subcommittee Meetings	Release of Draft Community Plan Draft EIR Community Meeting CPU Subcommittee Meetings	Release of Final Plans Planning Commission Meeting Smart Growth and Land Use Committee Meeting City Council Meeting

The City of SAN DIEGO



In collaboration with community stakeholders, this map was developed to identify potential areas where redevelopment could be focused in the next 20 to 30 years.

Potential Development Area Land Use (Simplified)

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Commercial/Office/Hotel
- Regional Retail
- Strategic Infill (Densification of allowed existing uses)

Approved/In Construction Projects Land Use (Simplified)

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Residential (LD)
- Commercial/Office/Hotel
- Public/Institutional

Park and Open Space

- Existing Park
- Existing Open Space
- Potential Park
- Potential Open Space
- 100 Year Floodway
- Specific Plan

- Existing Trolley (Green Line)
- Proposed Trolley (Purple Line)
- 1/4-mile Radius from Trolley Station
- 1/2-mile Radius from Trolley Station
- Mission Valley Community Plan Area

WHY DO WE NEED A COMMUNITY PLAN UPDATE?

POPULATION AND DEMOGRAPHICS ARE CHANGING
Accommodating a growing population while strengthening commercial and business opportunities will help meet the needs of our changing community.

PROTECTS OUR QUALITY OF LIFE
Planning for future housing and businesses helps avoid the negative consequences of unplanned growth and ensures it will provide community benefits.

FINANCES NECESSARY INFRASTRUCTURE
Addressing future infrastructure demand helps ensure a match with community needs.

ADDRESSES CLIMATE CHANGE
Identifying improvements to safe and accessible travel for bicycles, pedestrians, transit users, and vehicles creates opportunities to reduce our impacts on the environment.

PROVIDES NEW HOUSING CHOICES
Many people who want to live in Mission Valley face limited choices. Allowing a wider variety of housing types can help community members find a right fit in both unit type and price.

For more information:

Nancy Graham, Project Manager
Call: (619) 236-6891
Email: nhgraham@sandiego.gov

sandiego.gov/mvcpu

Community-identified needs to be addressed in the updated Mission Valley Community Plan:

- Improve the pedestrian and bicycle experience
- Address and manage traffic
- Make it easier to take transit
- Create a river-focused community
- Provide more parks and open spaces
- Develop more active recreation facilities
- Plan for a diverse mix of land uses, while reinforcing existing regional commercial
- Encourage more housing options, including affordable ones
- Foster a more urban experience—making a great place

In 2015, the City of San Diego and local community members began updating the Mission Valley Community Plan, which serves as a blueprint for future development of the neighborhood. The last overhaul of the Community Plan was in 1985, and much has changed since that time. With increasing development pressure in Mission Valley as it becomes an alternative to downtown living, a new plan is needed to direct growth and better promote transit use.

The updated Mission Valley Community Plan will provide a road map for future development, which will promote the creation of walkable, mixed-use community areas, better connectivity, increased spaces for parks and recreation facilities, tailored infrastructure solutions, and more mobility choices, with a focus on celebrating the San Diego River.