



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: March 10, 2021 REPORT NO. PC-21-014

HEARING DATE: March 18, 2021

SUBJECT: Mira Mesa Community Plan Update Workshop

REFERENCE: [March 14, 2019 Mira Mesa Community Plan Update Workshop, Report No. PC-19-015](#)

### **SUMMARY**

This is a second workshop for the Planning Commission to provide input on the Mira Mesa Community Plan Update. No action is required on the part of the Planning Commission at this time. The Planning Commission has expressed a desire to have workshops during the community plan update process, where Commissioners could share their ideas and priorities for community plan updates. A previous workshop was held with the Planning Commission on March 14, 2019, to solicit input on where growth should be focused, identifying recreation opportunities, and enhancing mobility. This workshop is meant to serve as a venue for discussions on the Mira Mesa Community Plan Update (CPU) and for the Commission to provide input on the draft land use scenarios developed through public outreach efforts, as well as high-level concepts related to urban design and mobility.

### **BACKGROUND**

Mira Mesa is a major suburban employment center and a residential neighborhood located in the north central portion of the City of San Diego. The Mira Mesa community plan area is one of San Diego's largest communities in terms of area, population and employment. The community consists of 10,729 acres located between Marine Corps Air Station (MCAS) Miramar on the south and Los Peñasquitos Canyons open space on the north, and between Interstate 805 and Interstate 15 (Attachment 1). The community is home to approximately 75,531 people and 26,797 housing units in 2019, while its businesses employ over 86,000 people in 2018.

The northeast portion of the community is primarily single and multi-family residential with large shopping centers along Mira Mesa Boulevard. There are three sub-areas within the community. Sorrento Mesa, in the northwest portion of the community, contains high intensity (29 jobs/ac) cluster of high-tech, biotech, and research and development facilities. Qualcomm, a Fortune 500 semiconductor and telecommunications equipment company, has a concentration of offices in this sub-area. In the center, the Carroll Canyon area includes Fenton Technology Park, Carroll Canyon Business Park, and large quarry sites. There are two master plans – 3 Roots (adopted) and Draft Stone Creek – that intends to convert this area into a mixed-use transit oriented development with over 6,200 housing units and 1.2 million square feet of commercial and industrial uses. In the southern portion of the community is the Miramar industrial area (12 jobs/ac), which contains a cluster of manufacturing, warehousing, breweries, office and commercial uses.

## Housing & Demographics

As of 2019, SANDAG estimated approximately 75,531 people living in the Mira Mesa community plan area. This is a 8.2 percent increase from the 69,830 people living in the community in 2010 as reported by the estimate. In 2019, the Community had 26,797 housing units with a vacancy rate of 4.3 percent and a persons-per-household rate of 2.93 per the SANDAG 2019 estimate. In 2010, the Community had 24,967 housing units with a 3 percent vacancy rate and a persons-per-household rate of 3 per 2010 estimate. Between 2010 and 2019, 1,830 housing units (186 single family units & 1644 multifamily units) were added in the community, which is a 7.3 percent increase over 9 years.

## Affordable Housing

According to San Diego Housing Commission data from July 2020, there are currently 305 deed-restricted affordable units in the Mira Mesa community plan area.

## What are the Community Plan's Key Objectives?

The CPU process will assist in the implementation of the General Plan City of Villages strategy and Climate Action Plan by addressing the following key objectives, as well as others that arise through the update process:

- Increasing density and intensity of residential and employment land uses within Transit Priority Areas to:
  - Facilitate the implementation of Smart Growth Areas;
  - Revitalize major activity centers as walkable destinations;
  - Identify appropriate locations to support a diversity of employment and mixed-use land uses; and
  - Address Climate Action Plan strategies to reduce greenhouse gas emissions;
- Strengthening Mira Mesa as a major employment area;
- Improving walking, biking, and transit connectivity to housing, jobs, and amenities;
- Preservation of open space areas; and
- Addressing public facilities, parks and recreation, and infrastructure needs.

## What is the status of the community plan update?

### *Mira Mesa CPU Advisory Committee*

The Mira Mesa CPU Advisory Committee was formed in August 2018 and has hosted [21 public meetings](#) (in-person & online) to discuss:

- Existing conditions, community issues and priorities, future vision and guiding principles, mobility concepts, land use analysis, and urban design scenarios;
- Preliminary goals and policies related to Sustainability, Climate Action, Conservation, Open Space, Parks and Recreation, Mobility, and Public Facilities, Services, and Safety.

### *Open House, Pop-Up Outreach, and Workshop*

- An informational open house was held in October 2018 to kick-off the plan update process to present findings of existing conditions report and gain input from the community members. There were about 45 members of the public who attended the event.
- Two pop-up outreach booths at Mira Mesa Street Fair and Miramar Community College helped encourage people to participate in the online survey and learn about the Mira Mesa CPU during Fall 2018.
- [Forum on Land Use and Economic Prosperity](#) was held at Qualcomm Pacific Campus on October 31, 2019, to discuss economic prosperity, mobility, land use, and urban design concepts within Sorrento and Miramar employment areas with presentations, live polling, and tabletop discussion. There were about 75 residents and business stakeholders who attended the event.

### *Online Engagement and Stakeholder Interviews*

- MetroQuest [Online Survey](#) was launch in Fall 2018 to better understand community issues and priorities, and establish a vision and guiding principles based on broad community representation and participation. Overall, 754 online surveys were completed with more than 14,322 data points and 1,440 comments.
- 26 stakeholder interviews were conducted between March to July 2019 to hear from major employers, business associations, academia, property owners, developers, and community organizations to identify and address key issues, barriers, and opportunities for economic growth and resiliency. The interviews informed the preliminary concepts presented at the Forum on Land Use and Economic Prosperity.
- [Wateridge Townhomes Survey](#) was launched to better understand residence travel patterns at the only residential complex in Sorrento Mesa. 45 people completed the survey during December 2019 to January 2020. Overall, 11.4 percent of respondents walked to work; while for 75 percent that drove to work they traveled an average distance of 7.5 miles, which was 50 percent less compared to the regional average one-way auto commute distance.
- Plan Mira Mesa! [Online Community Engagement Tool](#) (OCET) was created to provide a more innovative approach to public engagement that reached a broader audience. The survey was available during August 17 to September 30, 2020, where participants could review proposed mobility improvements, various land uses, and urban design options for 6 sub-areas. Overall, 696 people representing a broad cross-section of the community completed the online tool, generating 4,493 data points and 197 comments to inform the development of land use scenarios.

### *Technical Studies*

- A [Community Atlas: Existing Conditions Report](#) was prepared to illustrate mappable resources relating to land uses, economic setting, natural resources, urban form, and mobility infrastructure. It also details major constraints and opportunities for future development.
- A Mobility [Existing Conditions](#) Report and Mobility [Corridor Concepts](#) were prepared to assess and identify potential mobility improvements.

- [Subregional Employment Area Profile](#), Market Demand and [Collocation Study](#) were prepared to better understand long-term economic trends.
- A detailed [land use compatibility analysis](#) was conducted in Sorrento Mesa and Miramar employment areas to analyze potential land use incompatibility to collocation.
- A peer-cities and [citywide analysis](#) found there is an abundance of industrially zoned land in the city of San Diego compared to 10 peer-cities.
- Three conceptual [urban design site analyses and renderings](#) were prepared for 6 sub-areas.
- Several environmental tech studies – Geotech, hazmat, water & wastewater, and biological and cultural resources – helped inform the planning process.

## **DISCUSSION**

### How were the focus areas and sub-areas identified?

During the analysis of existing conditions, seven criteria were used to identify the focus areas:

1. Outside the MCAS Miramar ALUCP Noise Contours >65 dB CNEL;
2. Outside the MCAS Miramar ALUCP Accident Potential Zone I and II;
3. Outside open space area;
4. Within City's Transit Priority Areas;
5. Within SANDAG's Smart Growth Areas;
6. Contains high transit ridership stop(s); and
7. Near existing and proposed transit.

In addition, a detailed land use compatibility analysis was conducted in Sorrento Mesa and Miramar employment areas to analyze potential land use compatibility & incompatibility to residential collocation.

### What is the effect to Prime Industrial areas?

Based on technical studies and stakeholder input, the Planning Department is proposing several Urban Employment Village designations within the Sorrento Mesa employment area (Attachment 3). This designation allows for mixed-use development where primary employment uses are balanced with potential residential uses. A new flexible Prime Industrial category is being explored to support the mixed-use development that caters to the tech and life science industry.

### How were the draft CPU Land Use scenarios developed?

To obtain input in the development of the initial land use scenarios for the community plan update, the Planning Department utilized online outreach efforts whereby participants could review site conditions and identify additional jobs, housing, public space, and community investment opportunities by selecting from various urban design options depicting potential development concepts for 6 sub-areas.



### Who participated in the OCET?

Overall, 696 people representing a broad cross-section of the community completed the online engagement tool (Attachment 2):

- 86 percent of respondents live or live and work in Mira Mesa
- 58 percent of respondents were 40 or younger
- 48 percent of respondents were non-white
- 87 percent of respondents stated they lived in Mira Mesa (92126) or Sorrento Valley (92121)

### What were the results from the OCET?

The following is the summary of OCET results (Attachment 2):

- Focus Area 1 Mira Mesa Gateway: 62 percent of respondents selected Community Village or Urban Village;
- Focus Area 2 Mira Mesa Town Center: 64 percent of respondents selected Community Village or Urban Village;
- Focus Area 3A Sorrento Mesa - Barnes Canyon: 64 percent of respondents selected Science & Tech Village or Science & Tech Hub;
- Focus Area 3B Sorrento Mesa – Plaza Sorrento: 67 percent of respondents selected Science & Tech Park or Science and Tech Village;
- Focus Area 3C Sorrento Mesa – Pacific Heights Blvd 76 percent of respondents selected Science & Tech Park or Science & Tech Village;
- Focus Area 4 Miramar Gateway: 53 percent of respondents selected Business Park.

### How were the results from the OCET used to develop the draft land use scenarios?

Staff used the results from the OCET to develop three draft land use scenarios (Attachment 3):

- Scenario #1: Community Centers and Neighborhood Nodes;
- Scenario #2: Community Centers, Transit Corridors, and Neighborhood Nodes – Medium
- Scenario #3: Community Centers, Transit Corridors, and Neighborhood Nodes – High

### What are the potential effects of the land use scenarios?

Staff utilized a new spatial planning tool called UrbanFootprint (UF) to assess scenario impacts and analytics related to jobs, housing, population, transit accessibility, walk accessibility, energy use, water use, vehicle miles traveled (VMT), greenhouse gas (GHG) emissions, and household cost. These outputs provided high-level trends between different land use scenarios to inform discussion and decision-making.

The difference between the adopted Mira Mesa community plan and each scenario for new jobs, housing, and population is shown in Figure 1. Scenario #1 contains the least amount of change whereas Scenario #3 contains the greatest amount of change compared to the adopted community plan.

*Figure 1: Difference Between Adopted Plan – Potential New Jobs, Housing, and Population*

	<b>Scenario #1</b>	<b>Scenario #2</b>	<b>Scenario #3</b>
Jobs	+7,000 jobs	+13,000 jobs	+24,000 jobs
Housing	+12,000 units	+16,000 units	+23,000 units
Population	+19,000 people	+27,000 people	+39,000 people

The difference between the adopted community plan and each scenario for transit and walk accessibility is shown in Figure 2. Compared to the adopted plan buildout, future housing capacity within the Transit Priority Area is projected to increase between 48 percent for Scenario #1 to 92 percent for Scenario #3. Future jobs within the Transit Priority Area are projected to increase between 7 percent for Scenario #1 to 24 percent for Scenario #3 compared to the adopted plan buildout.

*Figure 2: Difference Between Adopted Community Plan – Transit and Walk Accessibility*

<b>Transit Accessibility</b>	<b>Scenario #1</b>	<b>Scenario #2</b>	<b>Scenario #3</b>
Housing within Transit Priority Area	+48%	+66%	+92%
Jobs within Transit Priority Area	+7%	+13%	+24%
<b>Walk Accessibility</b>	<b>Scenario #1</b>	<b>Scenario #2</b>	<b>Scenario #3</b>
Residents within 15 minute walk to activity hubs	+33%	+44%	+64%
Workers within 15 minute walk to activity hubs	+10%	+19%	+38%

Future and existing residents within a 15-minute walk to existing and proposed activity hubs are projected to increase between 33 percent for Scenario #1 to 64 percent for Scenario #3 compared to the adopted community plan buildout, while workers within a 15-minute walk to existing and proposed activity hubs are projected to increase between 10 percent for Scenario #1 to 38 percent for Scenario #3.

*Figure 3: Difference Between Adopted Plan – Average Annual Resource Use, Trip Efficiency, Emissions, & Cost*

	<b>Scenario #1</b>	<b>Scenario #2</b>	<b>Scenario #3</b>
Per Capita Residential Energy Use	-0.3%	-0.4%	-0.5%
Per Capita Residential Water Use	- 6.8%	- 9.0%	-11.9%
Per Capita Residential VMT	-5.3%	-8.8%	-13.2%
Per Capita GHG Emissions	- 11.4%	-12.9%	-14.1%
Per Capita Auto & Utility Cost	-4.3%	-6.5%	-9.3%

Figure 3 compares the per capita average annual resource use, trip efficiency, emissions, and the auto & utility cost difference between the adopted community plan and each scenario. The per capita residential consumption of electricity and natural gas is projected to decrease between 0.3 percent for Scenario #1 to 0.5 percent for Scenario #3 while per capita residential water use shows a larger reduction of 6.8 percent for Scenario #1 to 11.9 percent for Scenario #3 compared to the adopted plan buildout.

The per capita residential VMT shows a reduction of 5.3 percent for Scenario #1 to 13.2 percent for Scenario #3 while per capita GHG emissions shows a reduction of 11.4 percent to 14.1 percent compared to the adopted plan buildout. Finally, per capita average annual auto and utility cost show a reduction of between 4.3 percent for Scenario #1 to 9.3 percent for Scenario #3, equating to about \$490 dollar annual auto and utility savings for Scenario #3.

### What is the residential capacity of the current Mira Mesa Community Plan?

The adopted community plan has approximately 7,200 housing units that could be developed based on the potential buildout of the community plan. This includes phase III of Casa Mira View (300 housing units), recently adopted 3 Roots (1,800 housing units), and proposed Stone Creek (4,445 housing units). The remaining 655 housing units could be developed as infill units where existing apartments may not have been built to the maximum allowed by the community plan.

### What is the total residential build out of each scenario?

Figure 4 shows the total housing unit buildout for each scenario. This includes the existing and adopted community plan capacity and the additional capacity for each scenario. The proposed scenarios would not change the land use associated with the remaining capacity.

*Figure 4: Total Potential Housing Unit Buildout\**

	<b>Scenario #1</b>	<b>Scenario #2</b>	<b>Scenario #3</b>
Existing (2019)	26,800	26,800	26,800
Remaining Capacity	+7,200	+7,200	+7,200
Scenario Capacity	+12,000	+16,000	+23,000
<b>Total Housing Units</b>	<b>46,000</b>	<b>50,000</b>	<b>57,000</b>

*\*Rounded to the nearest hundred.*

### What are the proposed mobility improvements?

A draft mobility network for pedestrian, bike, transit, and automobile (Attachment 4) and primary strategies has been identified:

- Enhance walkable connections for residents, students, employees, and retail visitors;
- Create a network of separated bikeways & parallel low-stress routes for local trips;
- Make transit a competitive and reliable option; and
- Maximize roadway efficiency to move more people.

Furthermore, the [draft mobility corridor concepts](#) provides recommendations for corridor-wide improvement, cross-section, and intersection enhancement for major roadways in Mira Mesa.

### What are the proposed parks and recreation improvements?

The goal is to provide parks where they are most needed, such as in linear parks and plazas; this may include areas identified in the urban design studies, where future residential will occur. Over 58 acres of proposed parks and one recreation center are planned in the Carroll Canyon area, in particular, 3 Roots and proposed Stone Creek Master Plans. Throughout the Mira Mesa CPU process Parks Planning is utilizing the proposed Recreation Value Points system to help plan future park amenities. Mira Mesa has an abundance of natural open space area and trail planning and conservation is key in the park planning effort, with over 17 miles of proposed trails that have been identified to enhance outdoor experiences (Attachment 5). Additional work is in progress to determine concepts and strategies for enhancing Mira Mesa's urban forest with additional urban greening.

## **CONCLUSION**

Staff will incorporate input from the Planning Commission workshop and further refine the land use scenarios at the April Mira Mesa CPU Advisory Committee. Preferred land use scenario and an alternative will be analyzed as part of the transportation forecast modeling process to help refine specific improvements to the community's mobility element and future transportation network while preferred urban design strategy, plan diagrams, illustrative maps/sketches and cross-sections will be prepared.

Staff anticipates releasing a working draft by Fall 2021 for the Mira Mesa CPU Advisory Committee and public review, releasing a revised draft Community Plan and Environmental Impact Report by Spring of 2022 and starting the public hearing process by Fall 2022. All documents pertaining to the Community Plan Update process are available on the project website: [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)

Respectfully submitted,



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Alex Frost  
Senior Planner  
Planning Department



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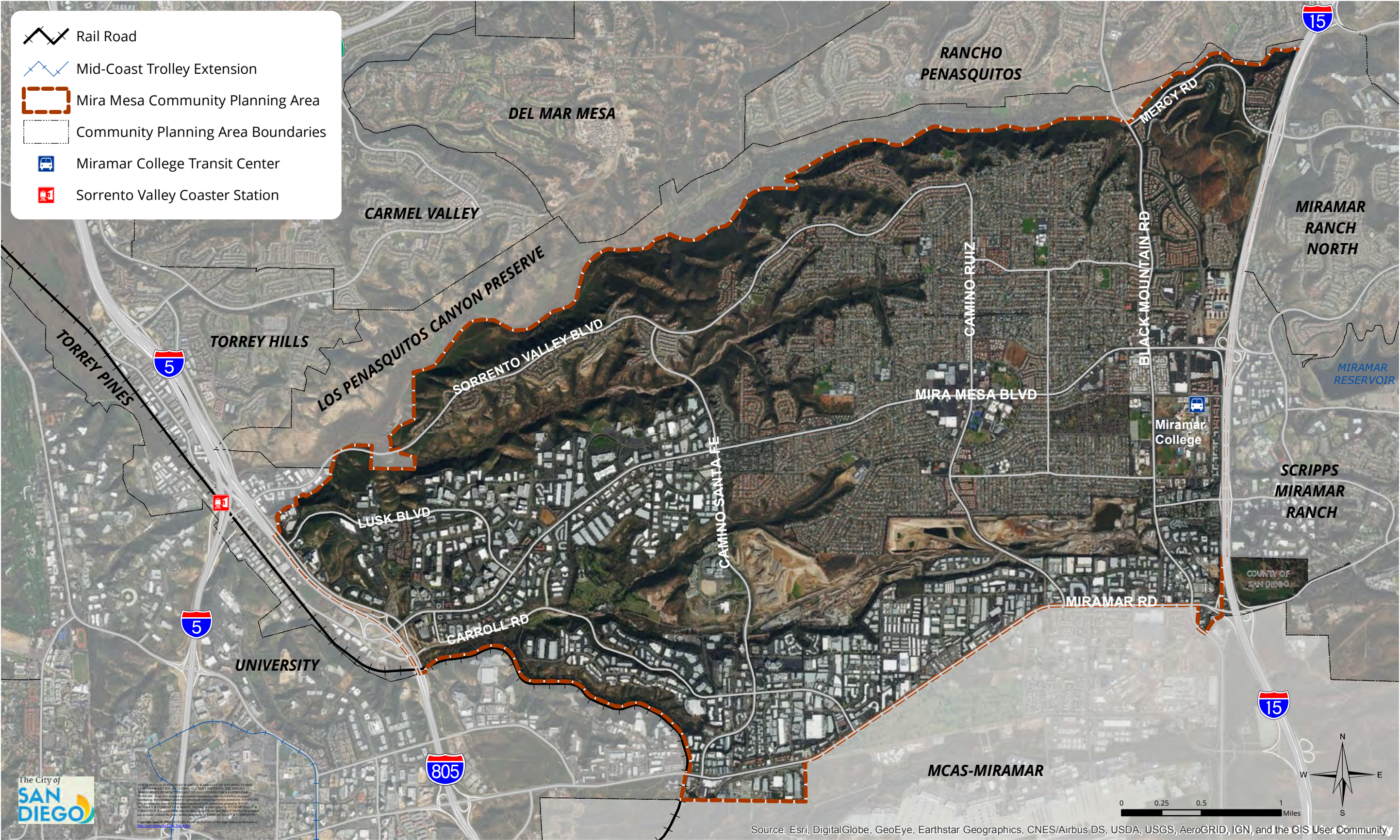
Tait Galloway  
Program Manager  
Planning Department

### Attachments:

1. Mira Mesa Community Planning Area
2. Online Community Engagement Tool Results
3. Draft Land Use Scenarios
4. Draft Mobility Networks
5. Draft Existing & Proposed Parks, Trails & Recreation Centers



# Attachment 1 - Mira Mesa Community Planning Area

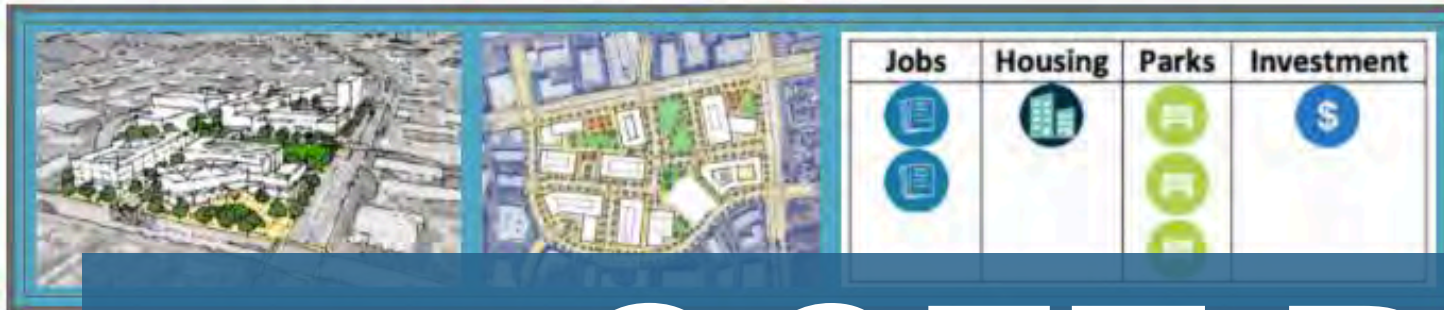




Introduction FAQ Give Input

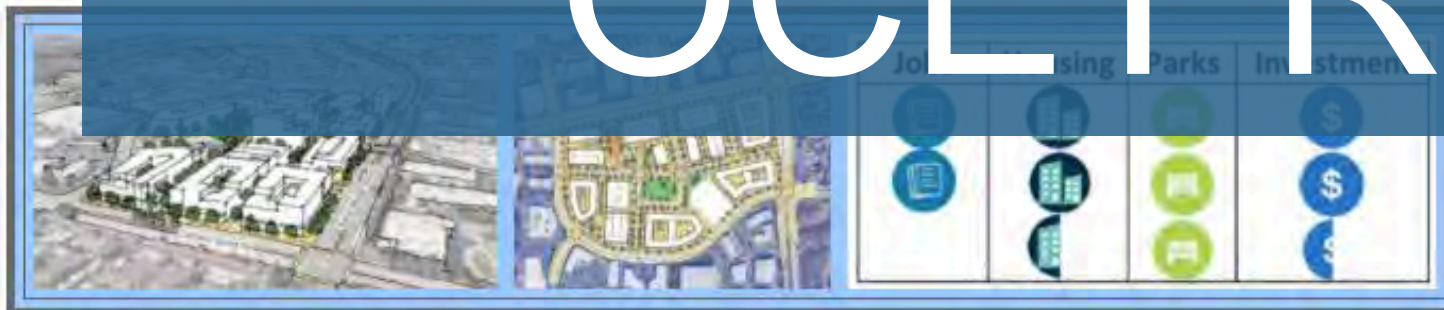
Option 1 - Science & Tech Park

[View Images and Data](#)



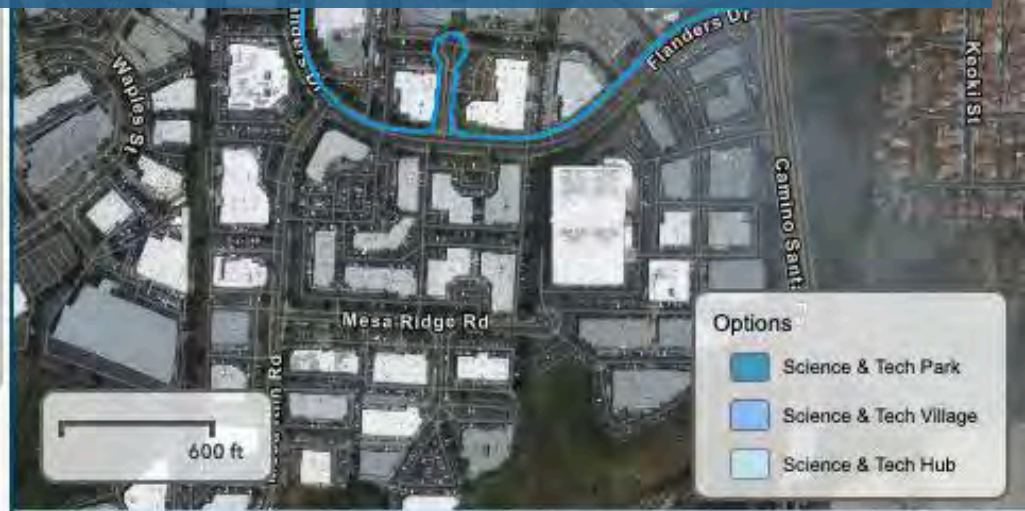
Option 2 - Science & Tech Village

[View Images and Data](#)



Option 3 - Science & Tech Hub

[View Images and Data](#)



# OCET Results



## Online Community Engagement Tool (OCET)

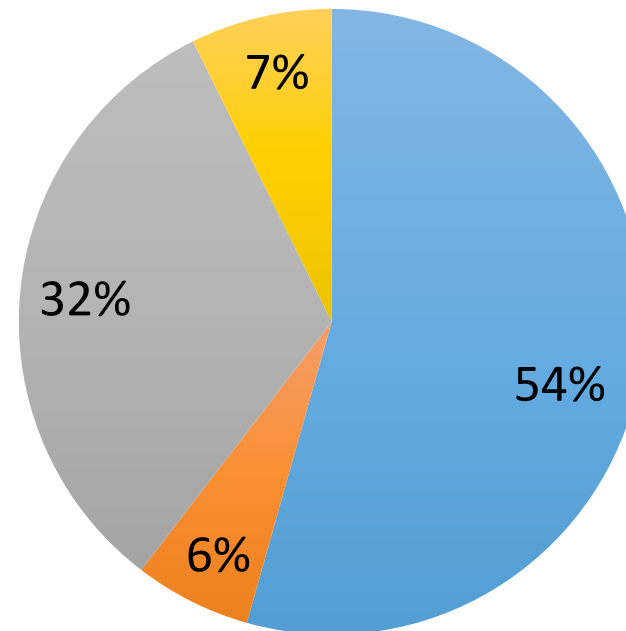
- Total participants – 749
- Data clean up & IP outlier detection techniques lead to removal of 53 users\*:
  - IP35, IP19 & Test1
- Total actual participants – 696
- 4,493+ data points & 197 comments





### Area Relationship

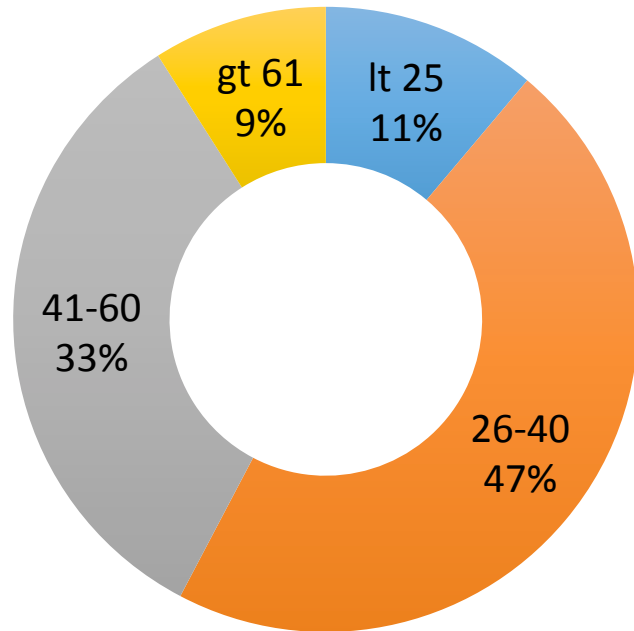
live work live and work other



**86%** live or live and work in Mira Mesa

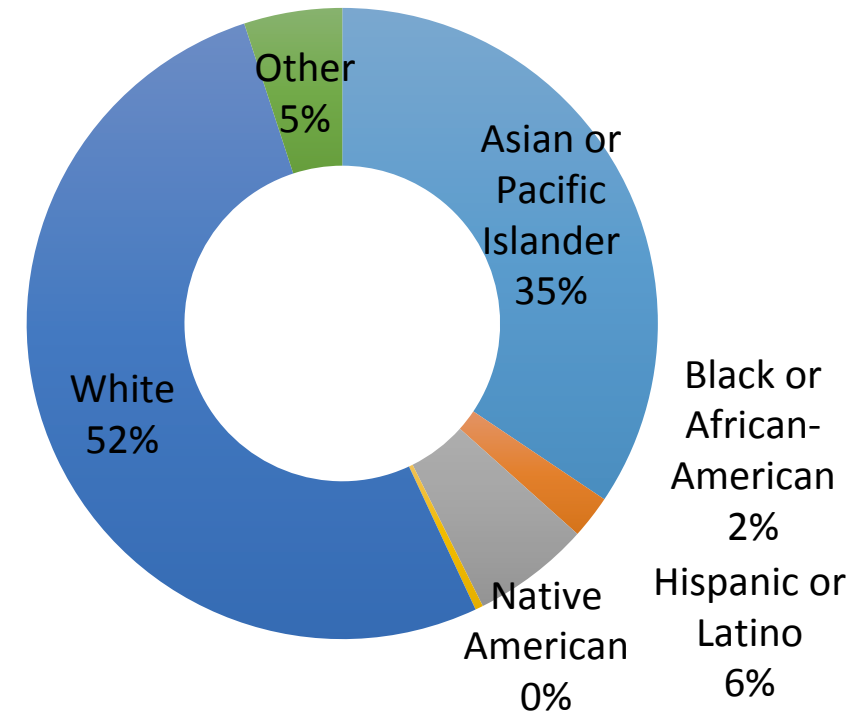
n = 629

Age



n = 610

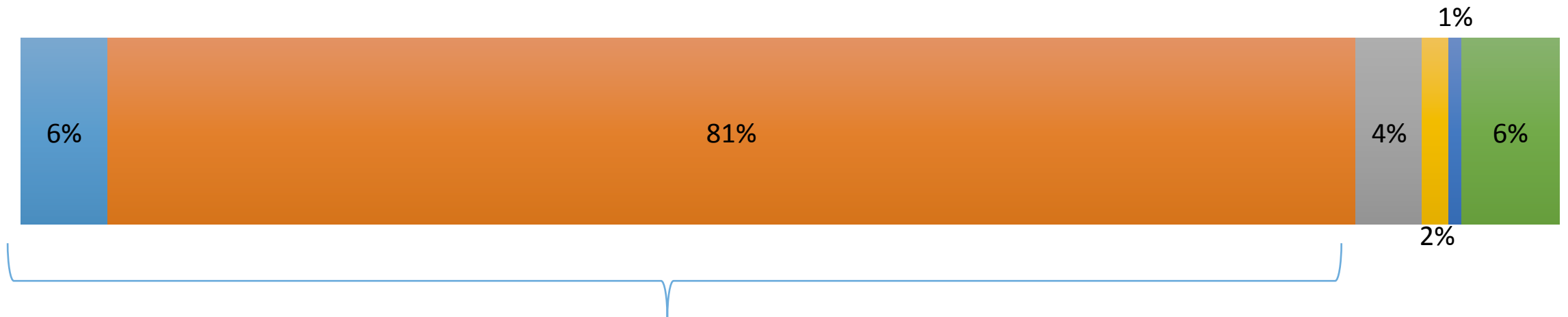
Ethnicity/Race



n = 497

## ZIP Code

- Sorrento Valley (92121)
- Mira Mesa (92126)
- Rancho Penasquitos (92129)
- Scripps Ranch (92131)
- Black Mountain Ranch (92127)
- Other ZIP



n = 696

**87%** from Mira Mesa & Sorrento Valley

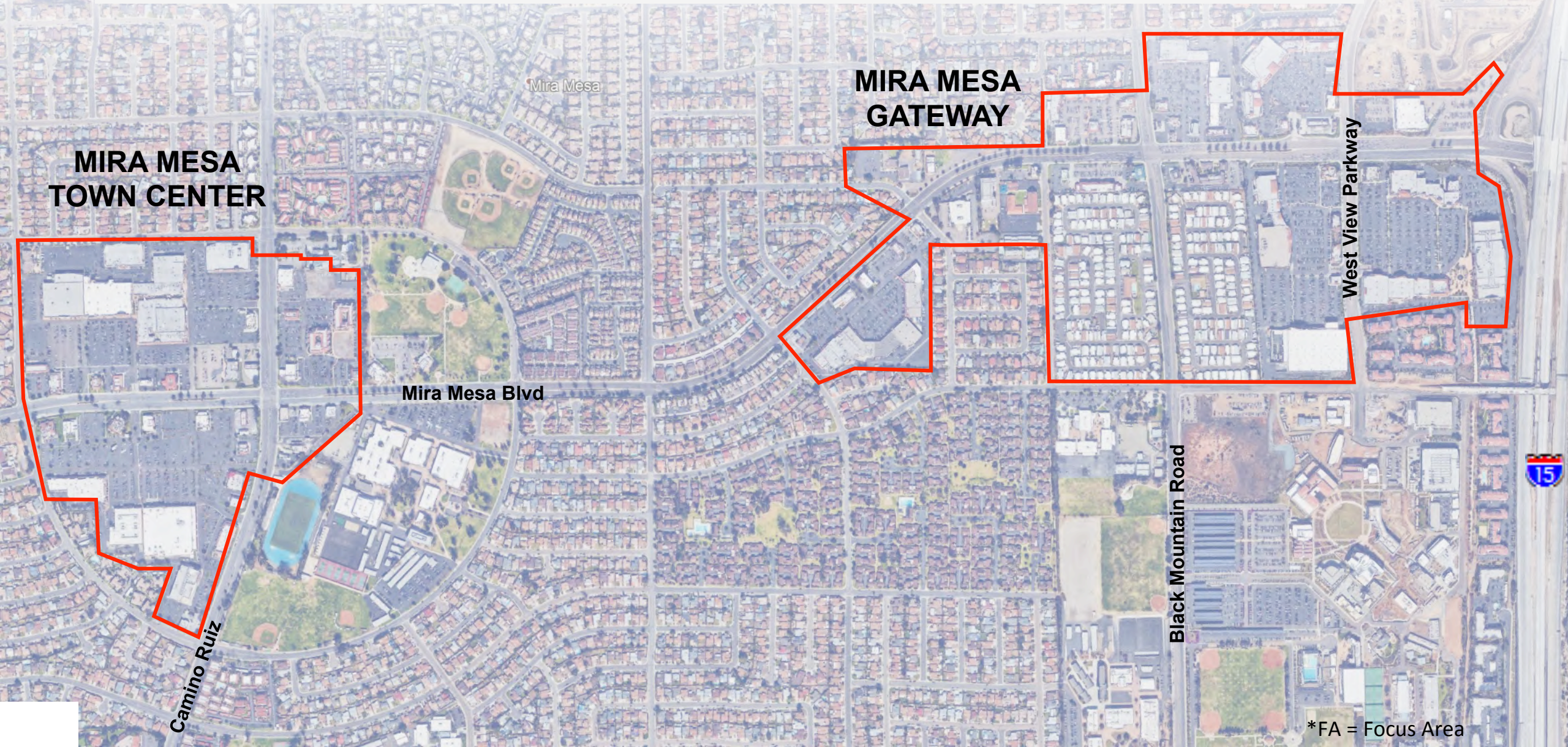
Table 1 - Final Scenario Selection

Mira Mesa Gateway		Selection	Percent	Sorrento Mesa - Plaza Sorrento		Selection	Percent
1A1	Community Commercial	267	38.4%	3B1	S&T Park	324	46.6%
1A2	Community Village	164	23.6%	3B2	S&T Village	139	20.0%
1A3	Urban Village	265	38.1%	3B3	S&T Hub	233	33.5%
		696	100.0%			696	100.0%
Mira Mesa Town Center				Sorrento Mesa - Pacific Heights Blvd			
2A1	Community Commercial	250	35.9%	3C1	S&T Park	311	44.7%
2A2	Community Village	160	23.0%	3C2	S&T Village	218	31.4%
2A3	Urban Village	286	41.1%	3C3	S&T Hub	166	23.9%
		696	100.0%			695	100.0%
Sorrento Mesa - Barnes Canyon				Miramar Gateway			
3A1	S&T Park	249	35.8%	4A1	Business Park	366	52.6%
3A2	S&T Village	177	25.4%	4A2	Employment Village	98	14.1%
3A3	S&T Hub	270	38.8%	4A3	Flex District	232	33.3%
		696	100.0%			696	100.0%



# FA\* 1 MIRA MESA GATEWAY & FA 2 TOWN CENTER

How the OCET result informs the Draft Land Use Scenarios





# MIRA MESA GATEWAY

## Community Commercial



## Community Village

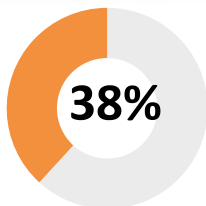


62%

## Urban Village

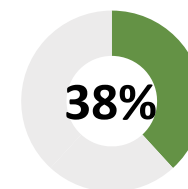
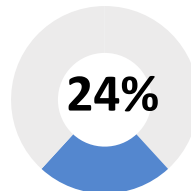


OCET  
Result



Scenario  
Reflection

Proposed  
Land Use



Land Use Scenario 1\*

Land Use Scenario 2\*

Land Use Scenario 3\*

Community Village (44 du/ac)

Community Village (54 du/ac)

Urban Village (73 du/ac)



# MIRA MESA TOWN CENTER

## Community Commercial

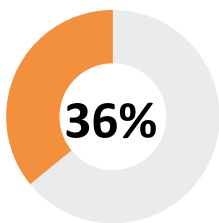
## Community Village

64%

## Urban Village



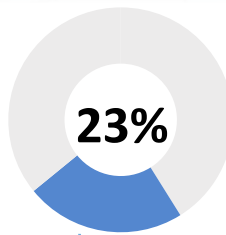
OCET  
Result



Scenario  
Reflection

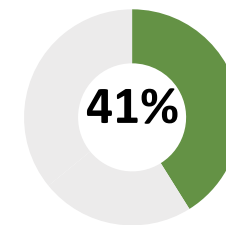
Land Use Scenario 1

Community Village (29 du/ac)



Land Use Scenario 2

Community Village (44 du/ac)



Land Use Scenario 3

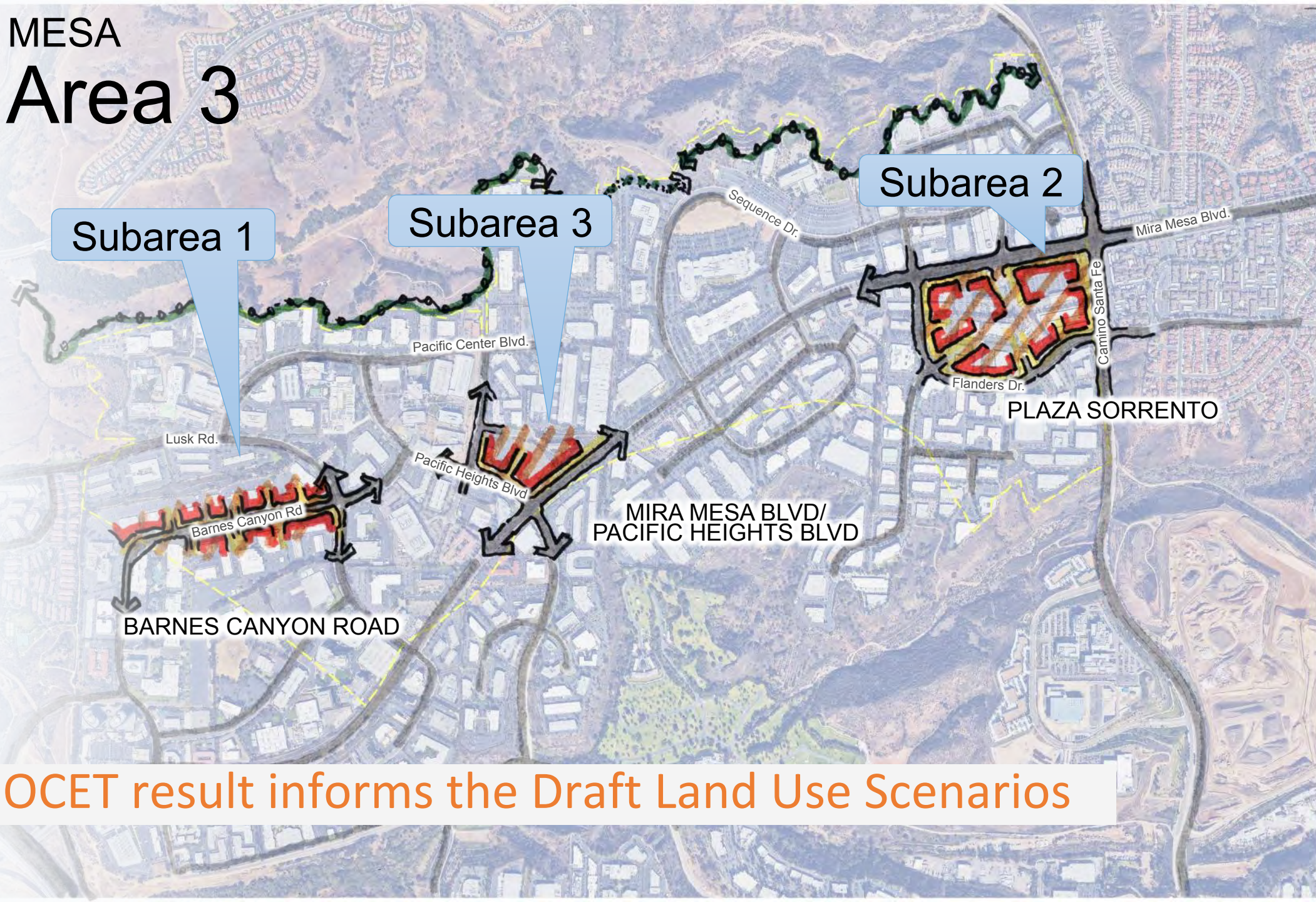
Urban Village (54 du/ac)

Proposed  
Land Use



# SORRENTO MESA

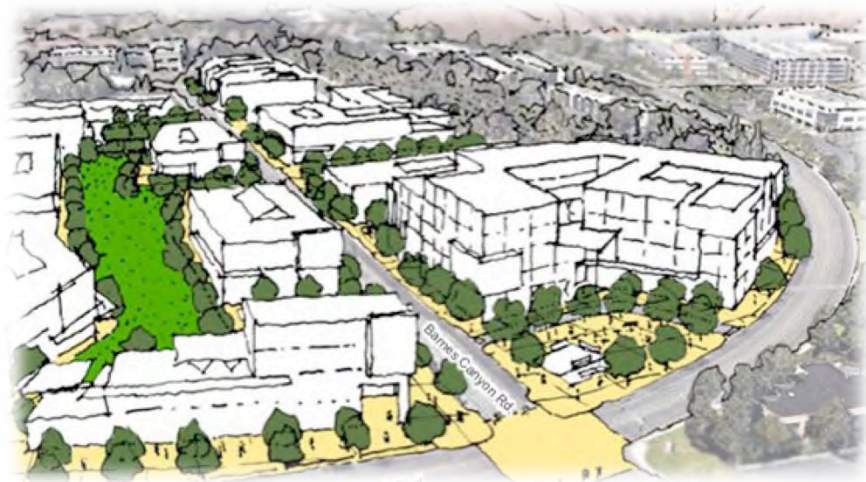
## Focus Area 3



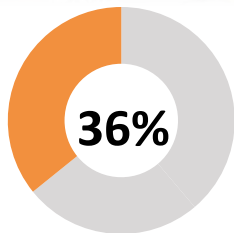
How the OCET result informs the Draft Land Use Scenarios



## Science & Tech Park



OCET  
Result



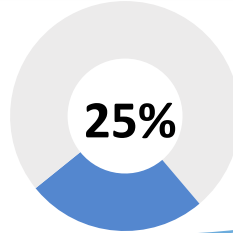
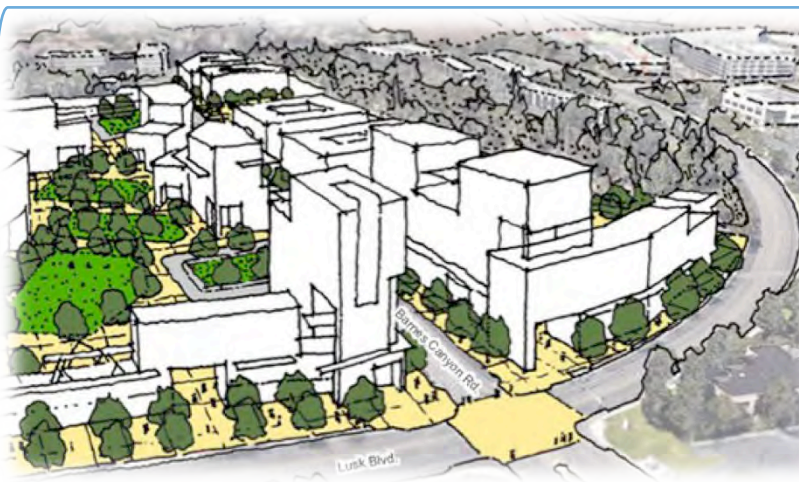
Scenario  
Reflection

Land Use Scenario 1

Proposed  
Land Use

Tech Park & Urban Employment  
Village (44 du/ac)

## Science & Tech Village

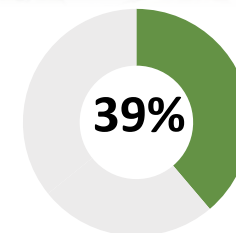
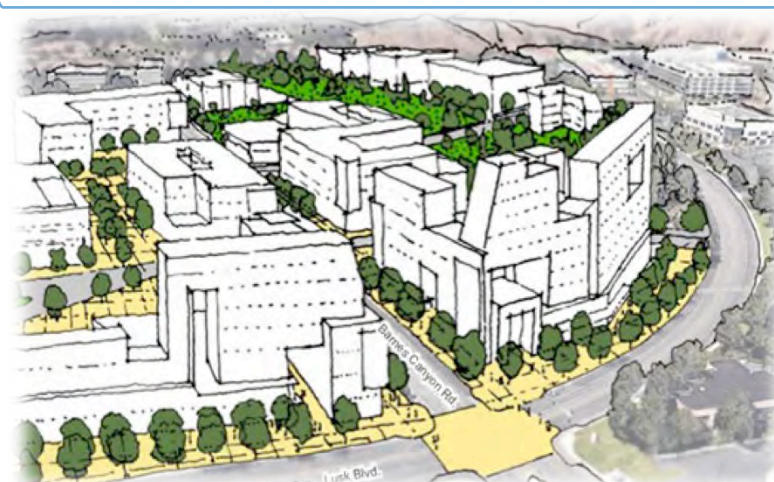


Land Use Scenario 2 and Land Use Scenario 3

Tech Park & Urban Employment Village (54 du/ac)

64%

## Science & Tech Hub





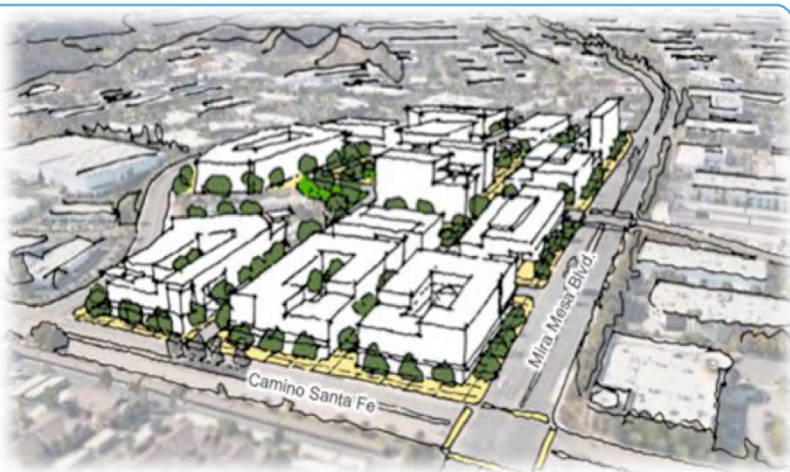
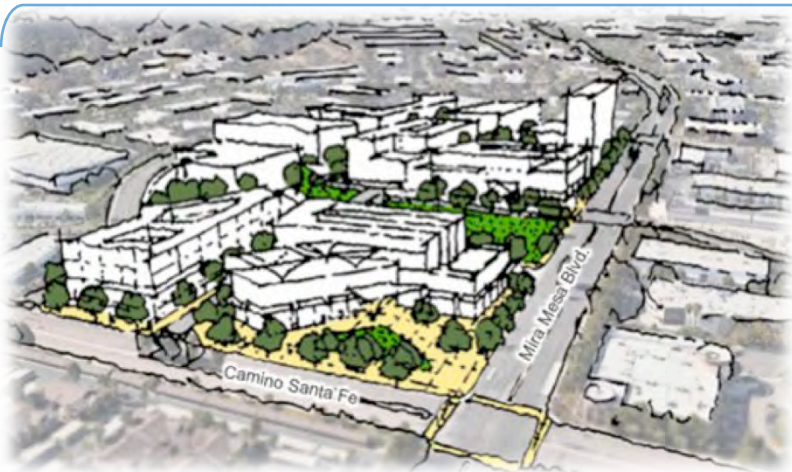
# SORRENTO – PLAZA SORRENTO

## Science & Tech Park

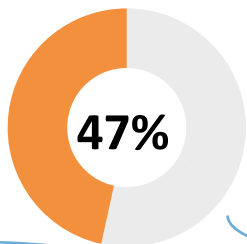
67%

## Science & Tech Village

## Science & Tech Hub



OCET  
Result



Scenario  
Reflection

Land Use Scenario 1

Land Use Scenario 2

Land Use Scenario 3

Proposed  
Land Use

Tech Park & Urban  
Employment Village  
(29 du/ac)

Tech Park & Urban  
Employment Village  
(44 du/ac)

Tech Park & Urban  
Employment Village  
(54 du/ac)

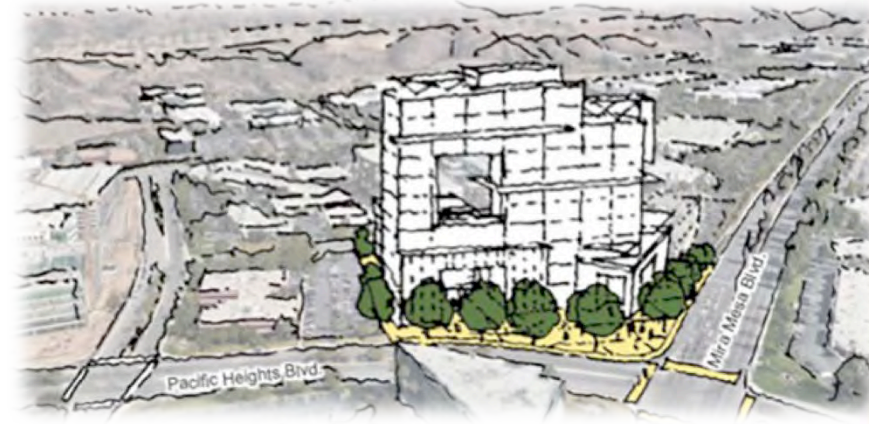


## Science & Tech Park

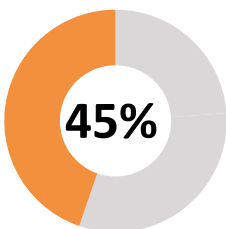
76%

## Science & Tech Village

## Science & Tech Hub



OCET  
Result



Scenario  
Reflection

Land Use Scenario 1

Land Use Scenario 2\*

Land Use Scenario 3\*

Proposed  
Land Use

Tech Park & Urban  
Employment Village  
(54 du/ac)

Tech Park & Urban  
Employment Village  
(73 du/ac)

Tech Park & Urban  
Employment Village  
(109 du/ac)



# FOCUS AREA 4: MIRAMAR GATEWAY

Proposed Development – Stone Creek

Carroll Canyon Road

Camino Ruiz

Miralani Drive

Miramar Road

Kearny Villa Rd

Black Mountain Road



15 Freeway

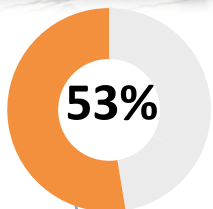
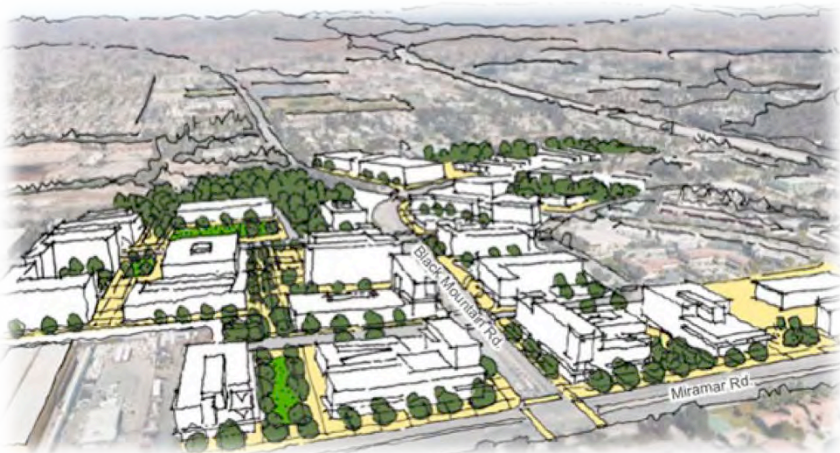
How the OCET result informs the Draft Land Use Scenarios

1 mile (20-minute walk)



# MIRAMAR GATEWAY

## Business Park



OCET  
Result

Scenario  
Reflection

Proposed  
Land Use

Land Use  
Scenario 1

Biz Park & Community  
Commercial (29 du/ac)

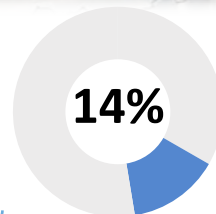
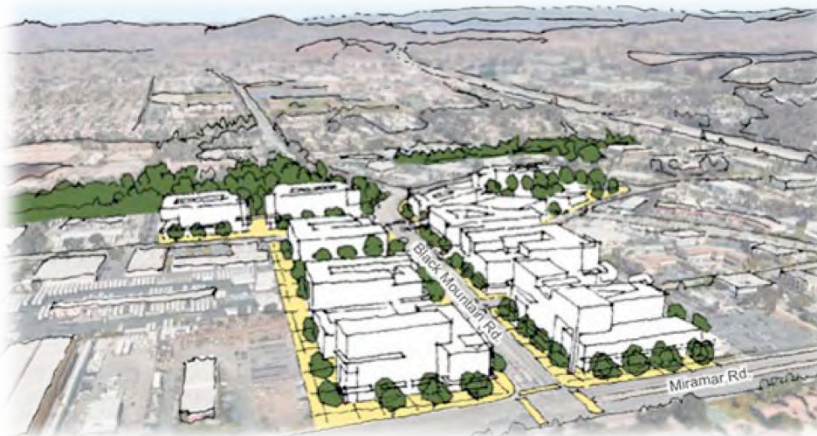
Land Use  
Scenario 2

Biz Park & Community  
Commercial (44 du/ac)

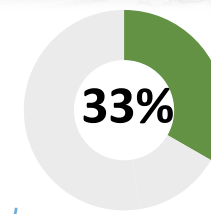
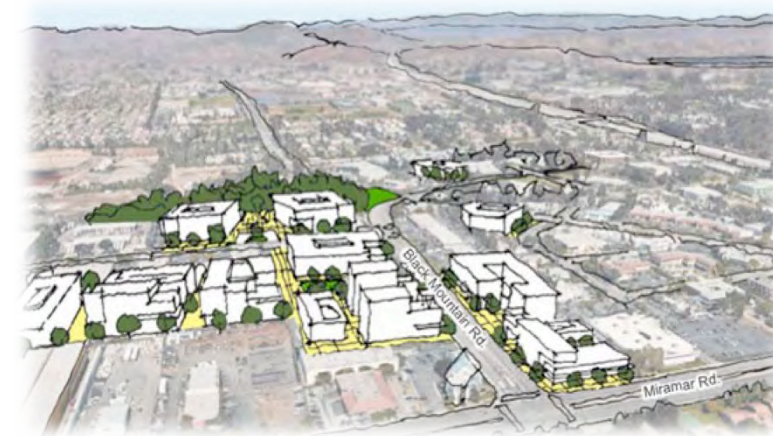
Land Use  
Scenario 3

Biz Park & Community  
Commercial (54 du/ac)

## Employment Village

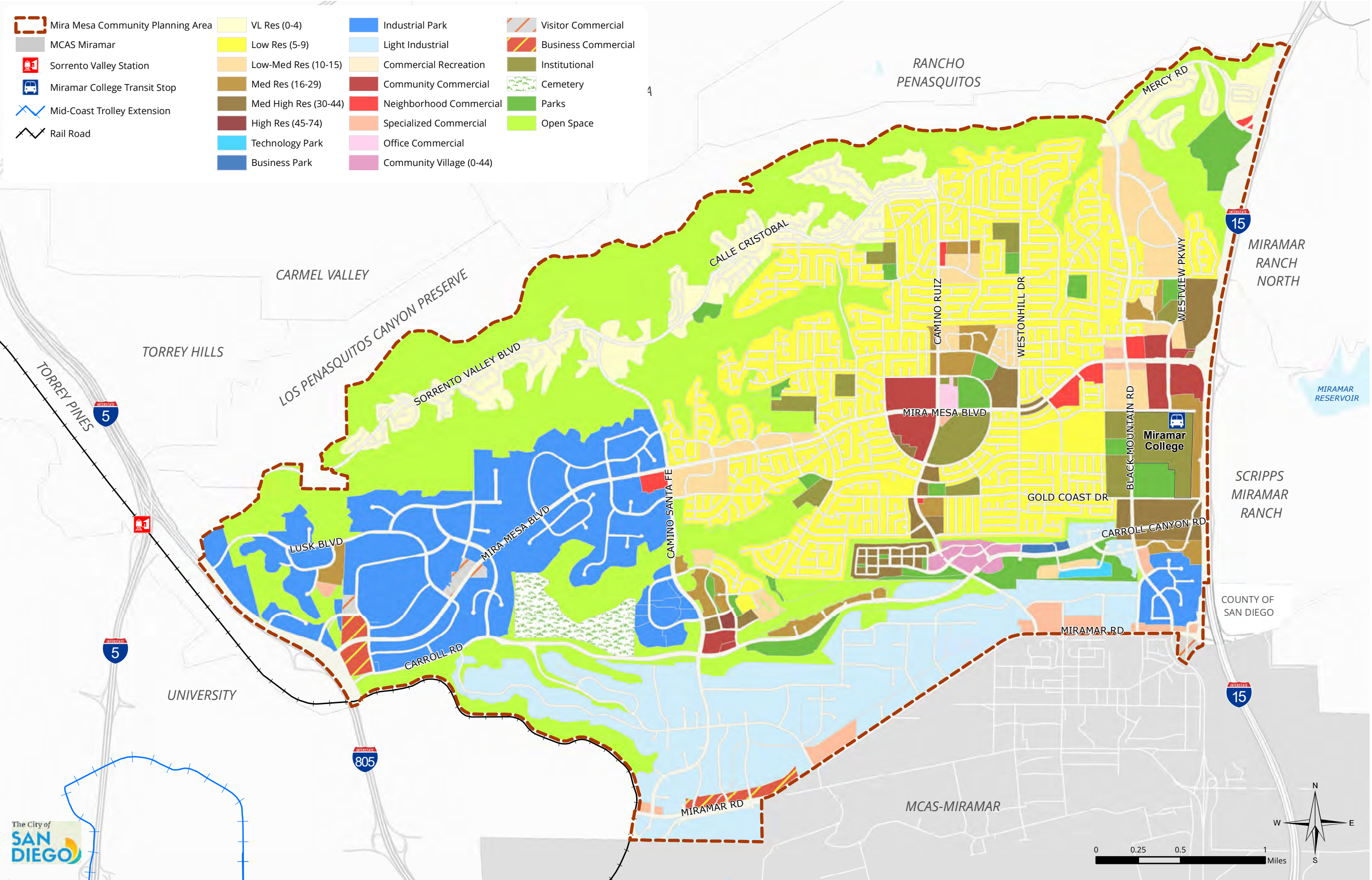


## Flex District



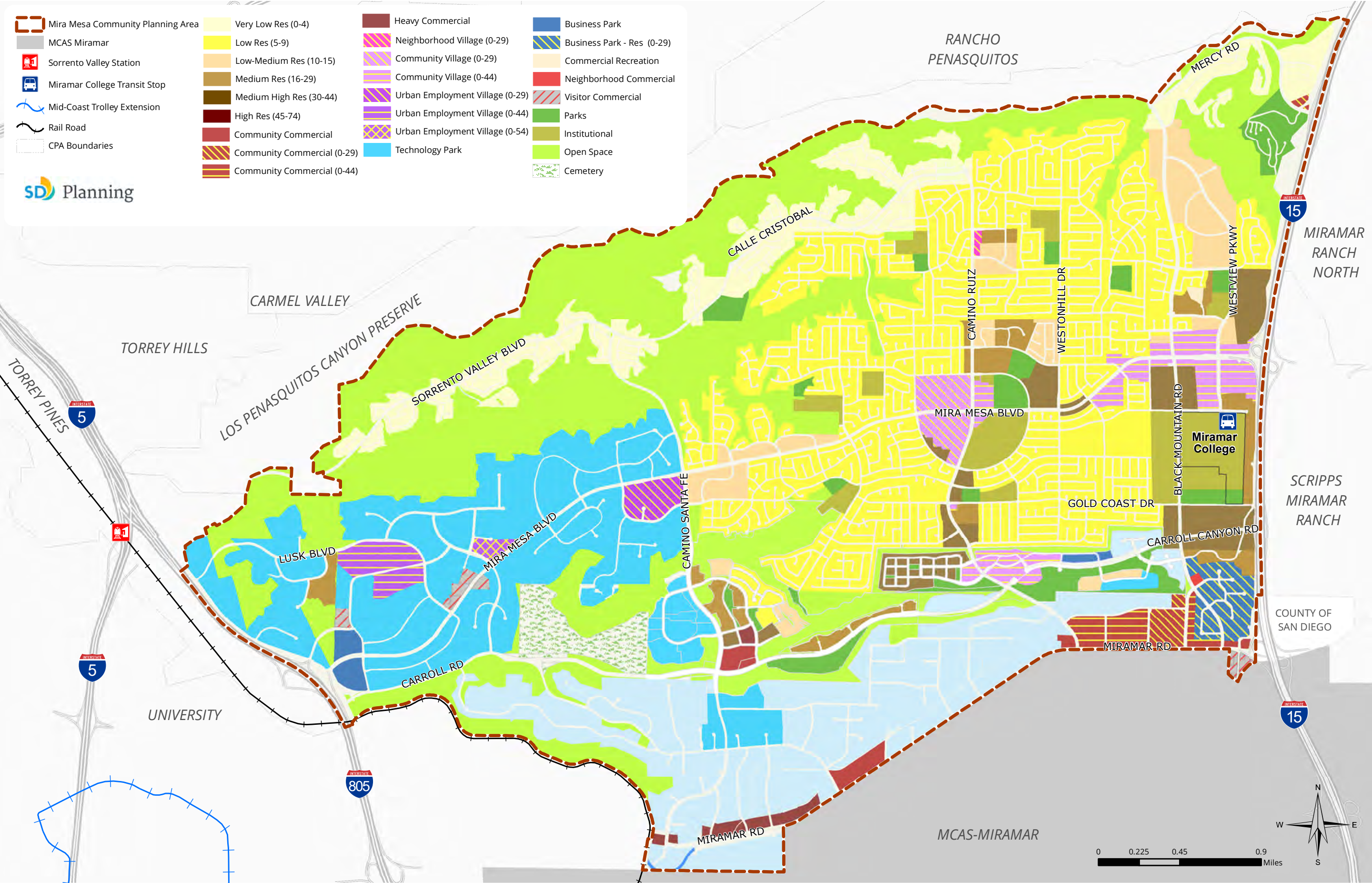


# Attachment 3: Adopted Community Plan



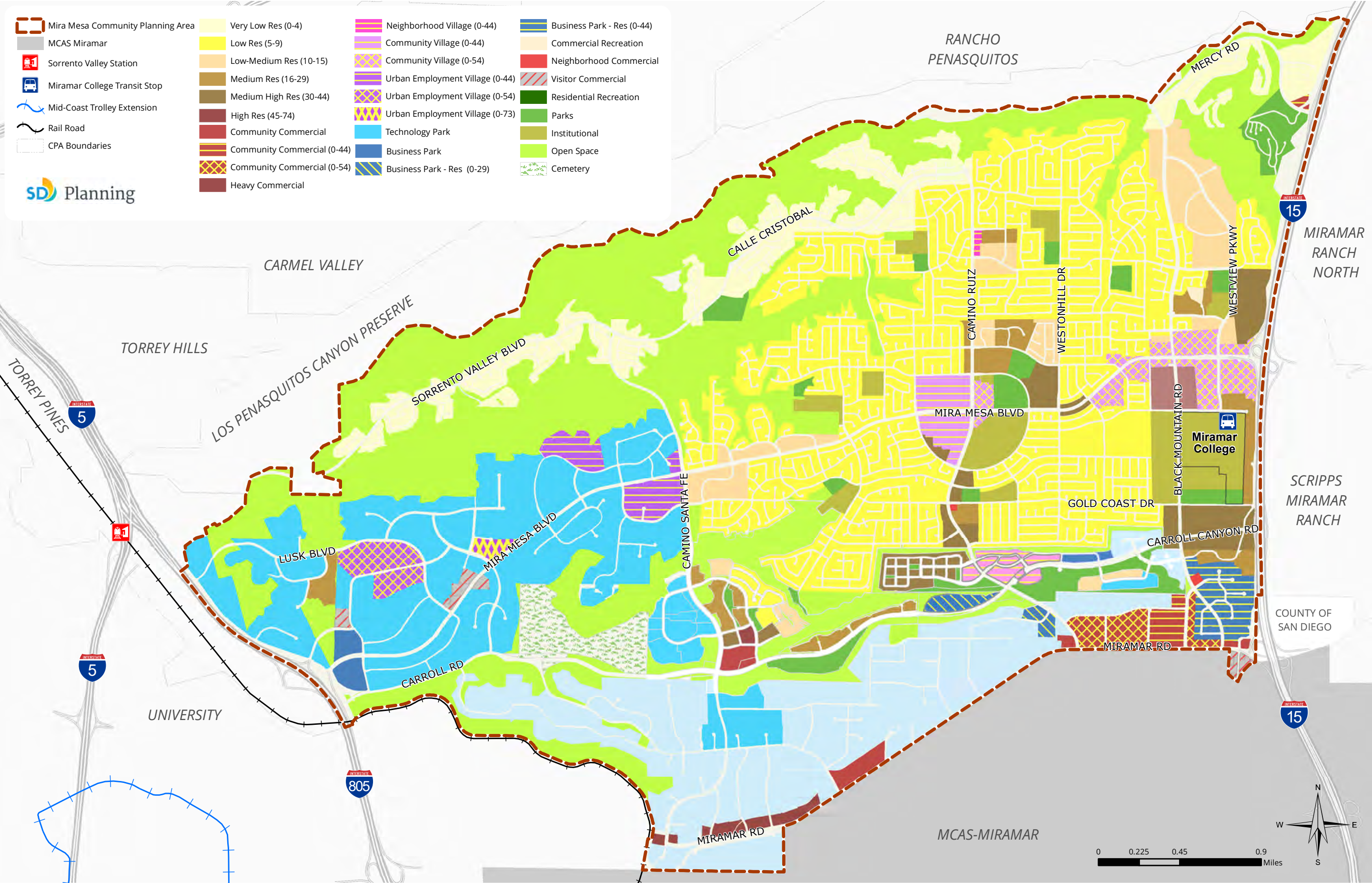


# Attachment 3: Scenario #1 - Community Centers & Neighborhood Nodes



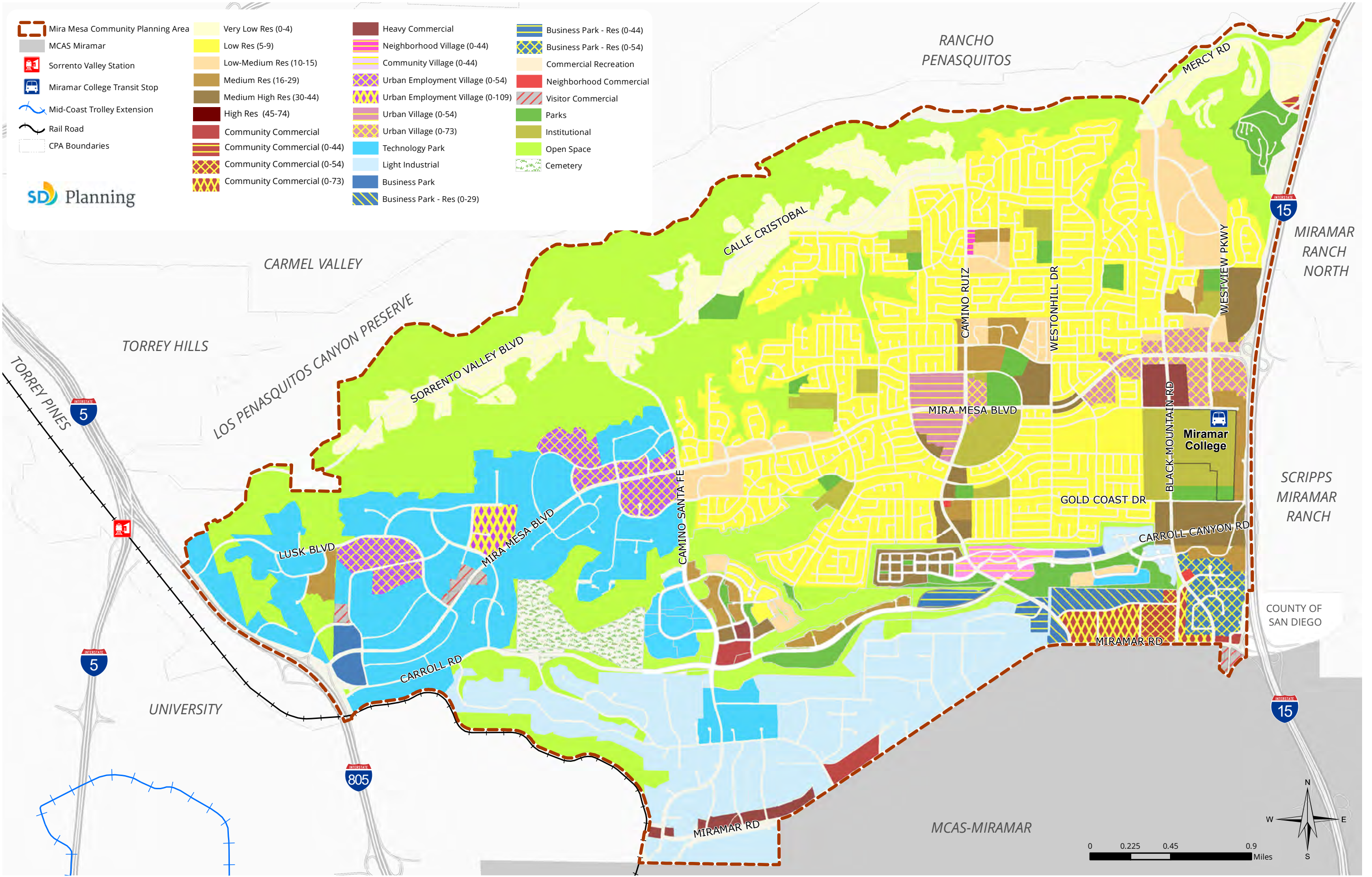


Attachment 3: Scenario #2 - Community Centers, Transit Corridors, & Neighborhood Nodes - Medium

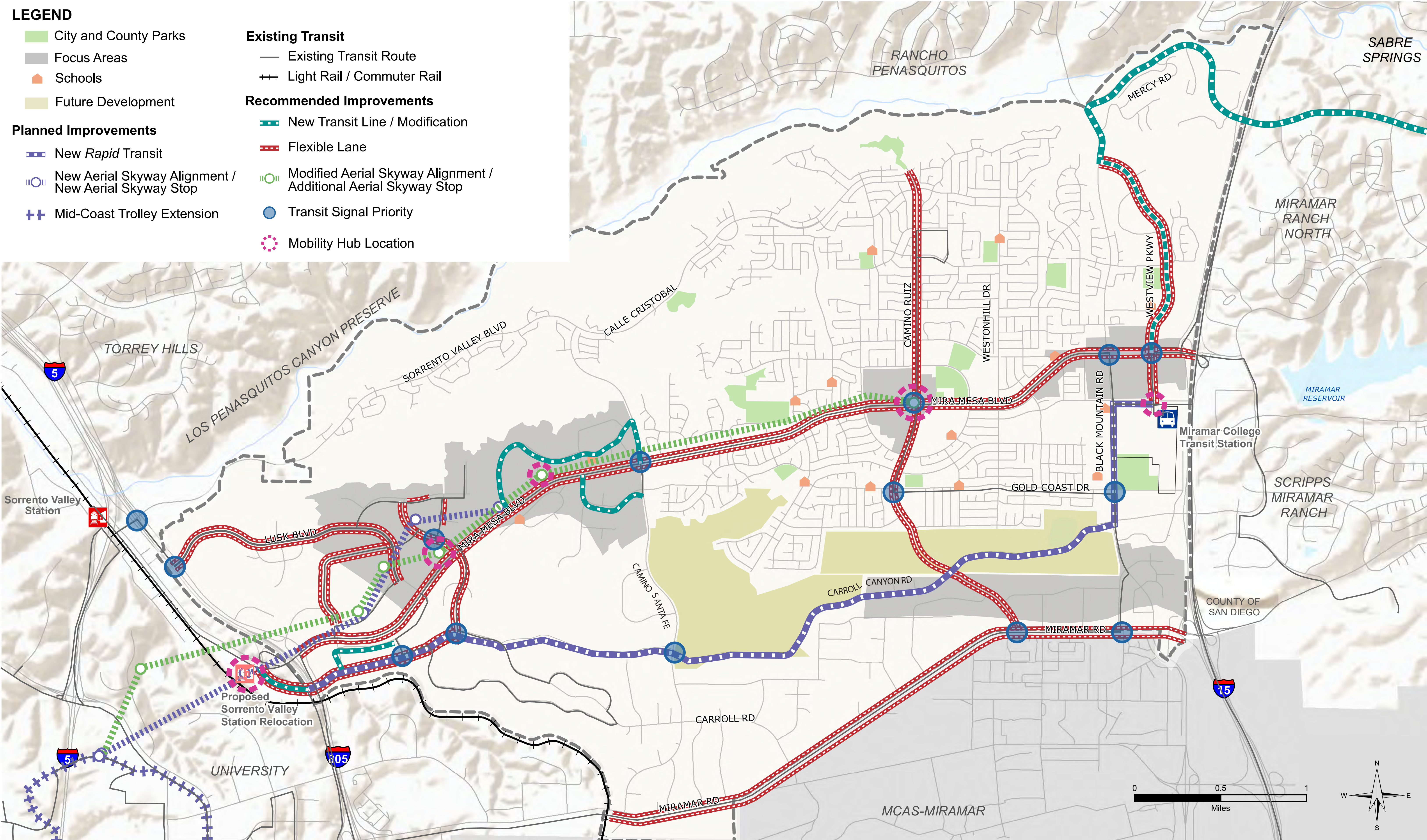




# Attachment 3: Scenario #3 - Community Centers, Transit Corridors, & Neighborhood Nodes - High









LEGEND

- Mira Mesa Community Plan Boundary
- City and County Parks
- Focus Areas
- Schools
- Future Development

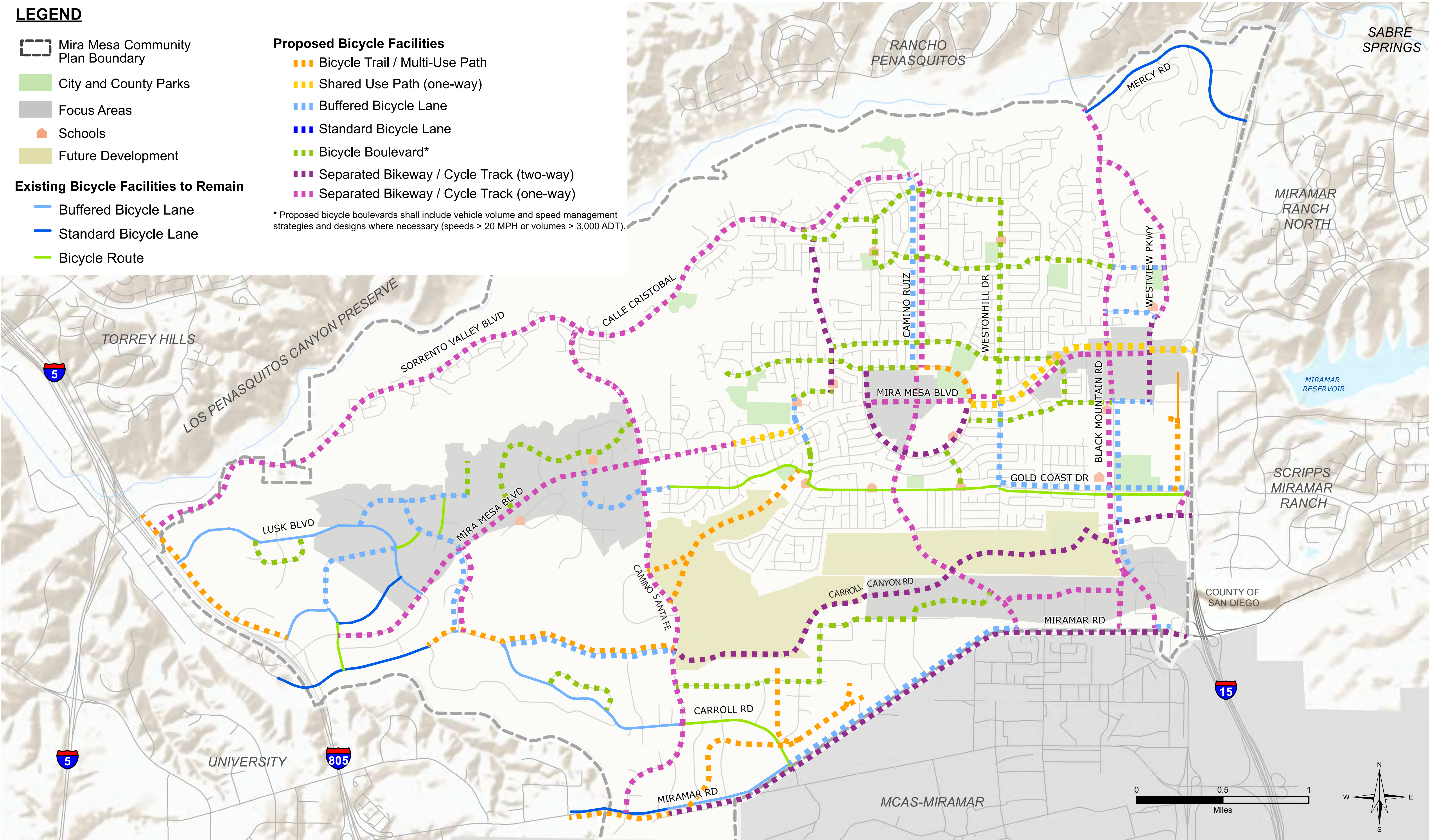
Existing Bicycle Facilities to Remain

- Buffered Bicycle Lane
- Standard Bicycle Lane
- Bicycle Route

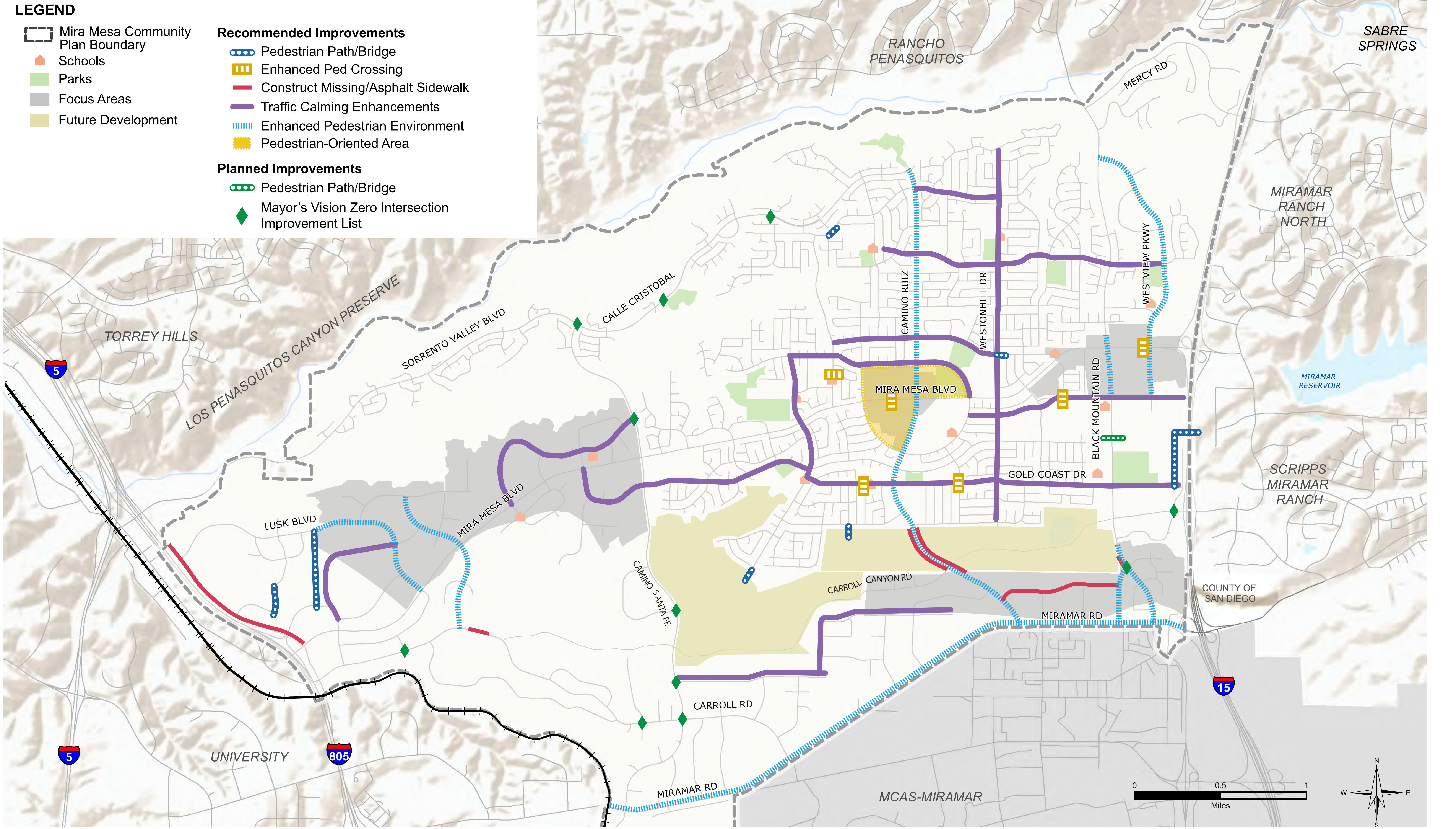
Proposed Bicycle Facilities

- Bicycle Trail / Multi-Use Path
- Shared Use Path (one-way)
- Buffered Bicycle Lane
- Standard Bicycle Lane
- Bicycle Boulevard\*
- Separated Bikeway / Cycle Track (two-way)
- Separated Bikeway / Cycle Track (one-way)

\* Proposed bicycle boulevards shall include vehicle volume and speed management strategies and designs where necessary (speeds > 20 MPH or volumes > 3,000 ADT).



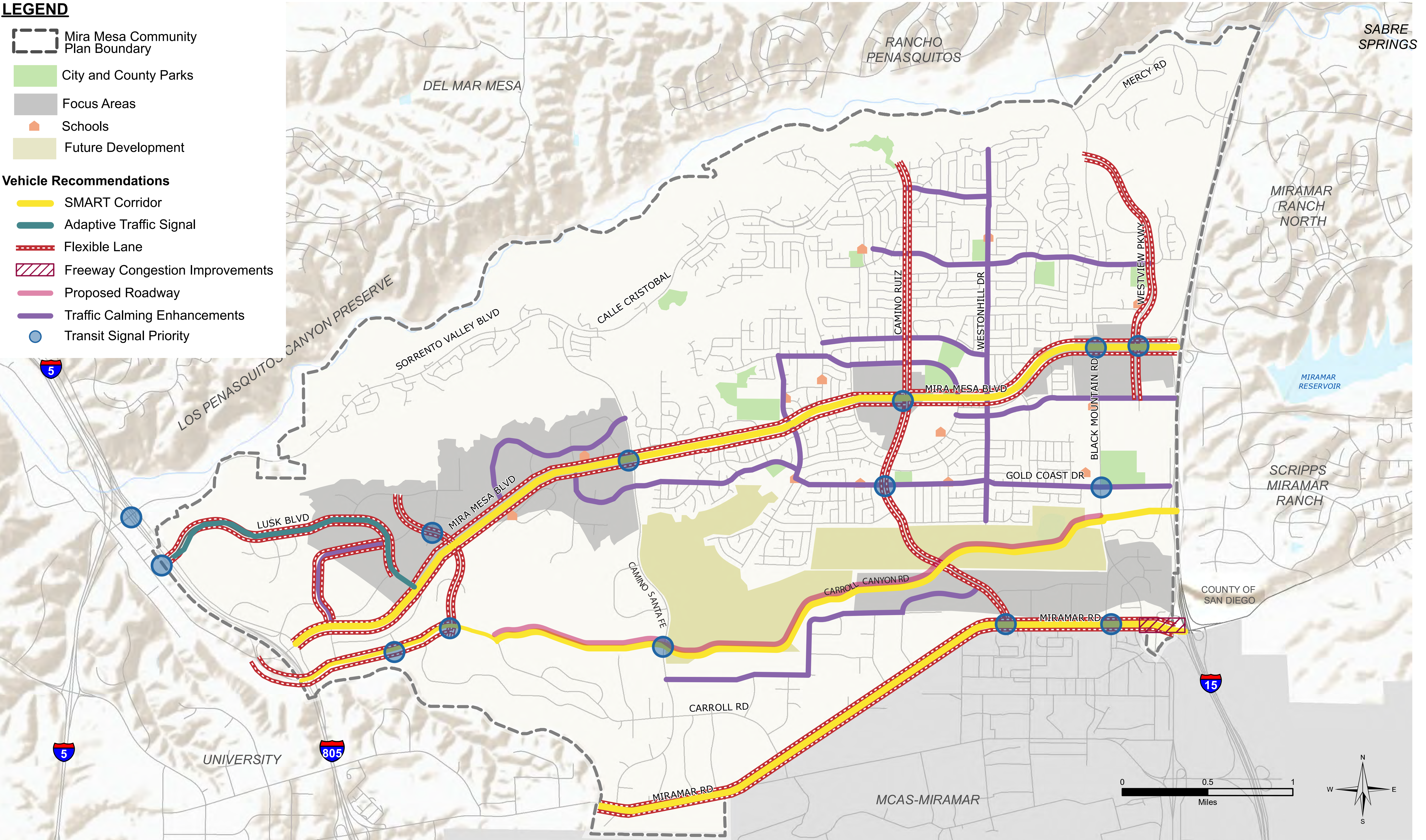






LEGEND

- Mira Mesa Community Plan Boundary
  - City and County Parks
  - Focus Areas
  - Schools
  - Future Development
- Vehicle Recommendations
- SMART Corridor
  - Adaptive Traffic Signal
  - Flexible Lane
  - Freeway Congestion Improvements
  - Proposed Roadway
  - Traffic Calming Enhancements
  - Transit Signal Priority





# Attachment 5 - Draft Existing & Proposed Trails, Parks, & Recreation,

