



# Community Discussion Draft Mira Mesa Community Plan Update

Planning Department Information item

Thursday, July 21

[www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)



## Presentation Overview

1. Introductions, Background & Timeline
2. Presentation of the Recreation Element of the CPU & Highlights from the draft CPU
3. Urban Forestry & Urban Greening
4. Discussion

# MIRA



# MESA

*Community Plan*



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Planner  
City of San Diego



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Project Manager  
City of San Diego  
Planning Department





# Introduction, Background, & Timeline



# Mira Mesa - Land Use, Population & Employment Context

10,729 acres  
85k jobs (2018)  
75k pop (2020)



Sorrento Valley Station



Mid-Coast Trolley

UCSD



Miramar Road

Sorrento Mesa  
(47.9k Jobs)

Miramar  
(25.6k Jobs)

MCAS-Miramar  
(13k Jobs)

Camino Ruiz

Mira Mesa Blvd

Carroll Canyon



Miramar College Transit Center

Miramar College



**1**

**Address Regional Growth & Housing Needs**

**2**

**Understand Community Needs & Enhance Quality of Life**

**3**

**Determine Infrastructure Demand**

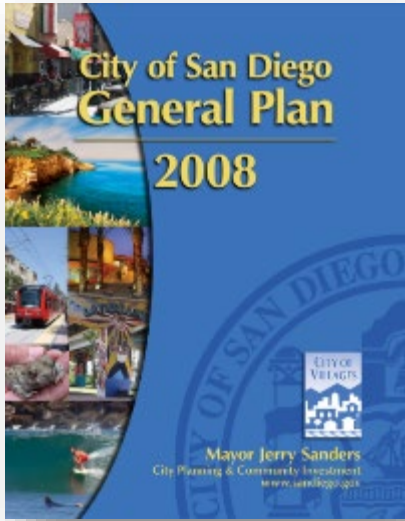
**4**

**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.





## City of San Diego General Plan (GP)

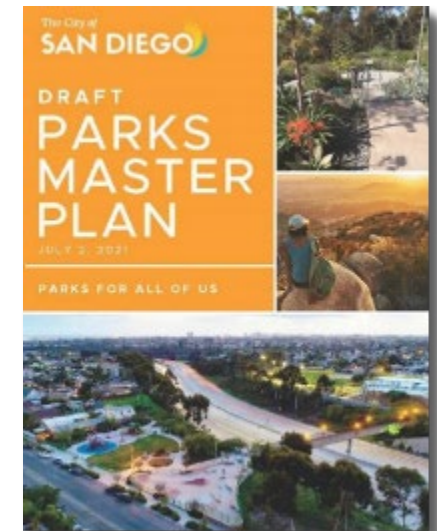
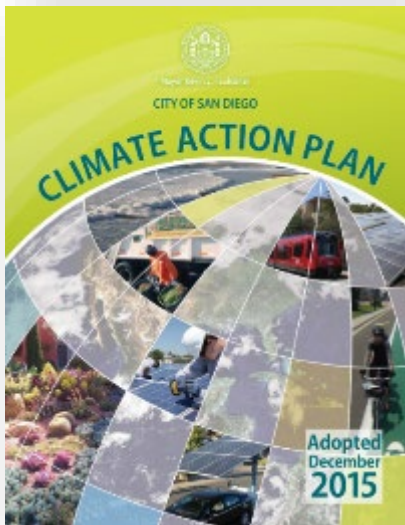
- Provides a Comprehensive Slate of Citywide Policies
- Furthers the City of Villages Smart Growth Strategy

## Climate Action Plan (CAP)

- Provides Citywide Emission Reduction Targets
- Strategy 3: Bicycling, Walking, Transit, & Land Use

## Parks Master Plan (PMP)

- Provides New Recreational Value Park Standard



**Fall 2018**

**CPU LAUNCH &  
EXISTING  
CONDITION**

**2019 - 2021**

**CONCEPT &  
ALTERNATIVE**

**Spring 2022**

**COMMUNITY  
DISCUSSION  
DRAFT**

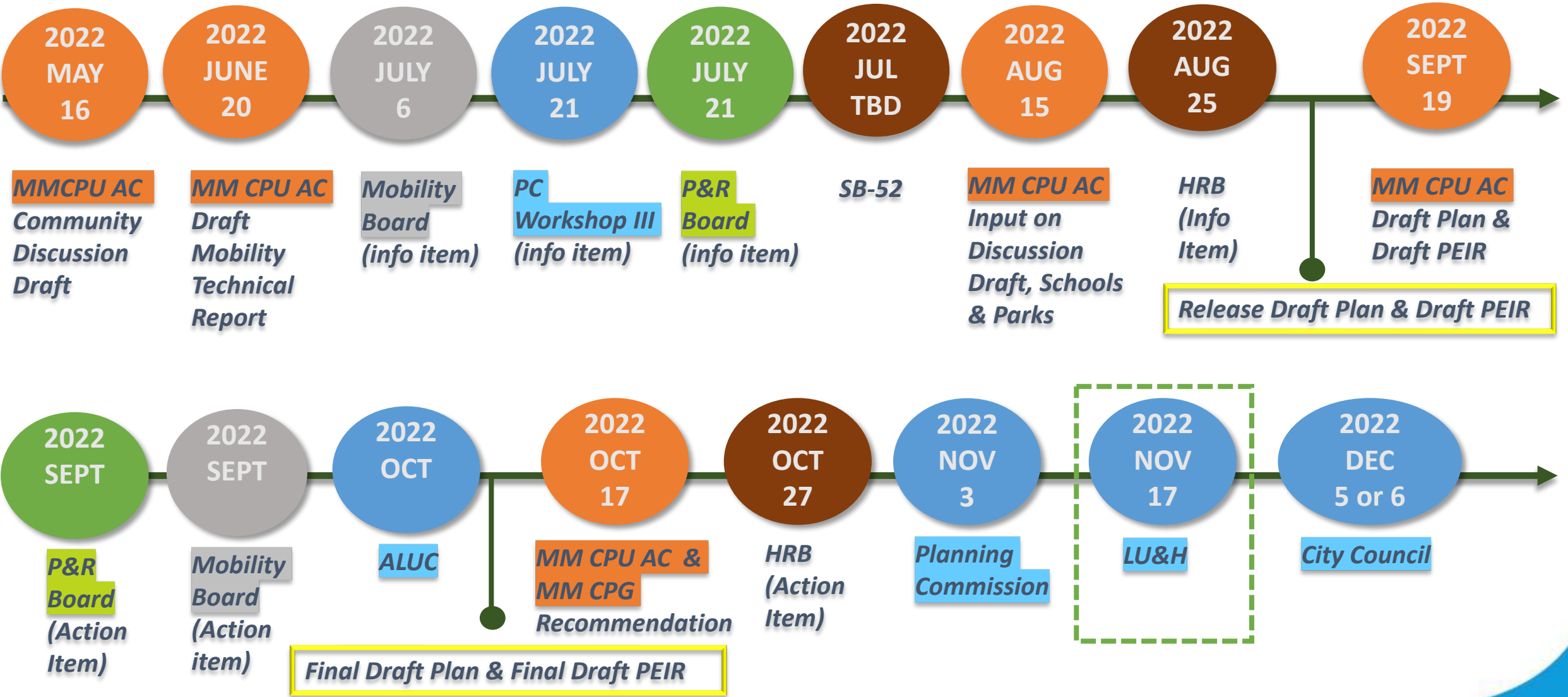
**Fall 2022**

**DRAFT PLAN  
&  
DRAFT  
ENVIRONMENTAL  
IMPACT  
REPORT**

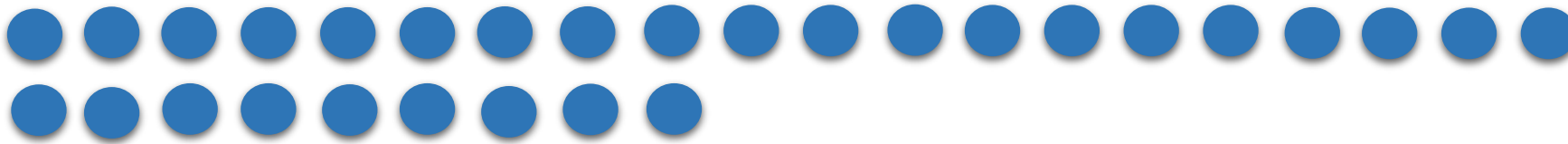
**Fall/Winter 2022**

**HEARINGS:  
FOR  
CONSIDERATION  
BY CITY COUNCIL**





### Mira Mesa CPU Advisory Committee Meetings



29

Meetings

### Open House, Pop-Up Booth, and Workshops



- Open House
- Street Fair
- Miramar College
- PC Workshop I
- Land Use & Economic Forum
- PC Workshop II
- Mobility Board

7

Events

### Online Engagement & Stakeholder Interviews



4

Opportunities

\*As of 07/11/2022





Mira Mesa Community Atlas



Community Engagement Report



Subregional Employment Area Profile



Market Demand & Collocation Study



Land Use Compatibility Analysis (Sorrento & Miramar)



Peer-Cities & Citywide Analysis



Mobility Existing Conditions



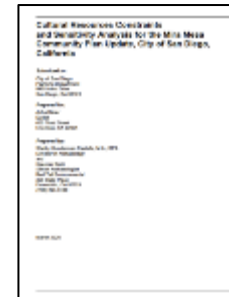
Mobility Corridor Concepts



Draft Mobility Technical Report



Geotec, & Hazmat



Biological & Cultural Resources

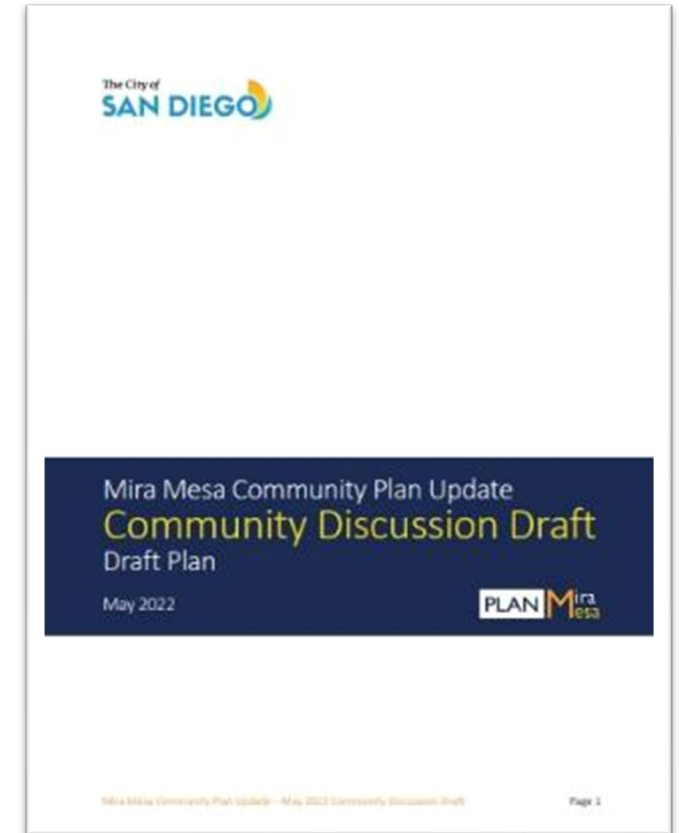


Water & Wastewater

Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)

## Community Discussion Draft & Figures

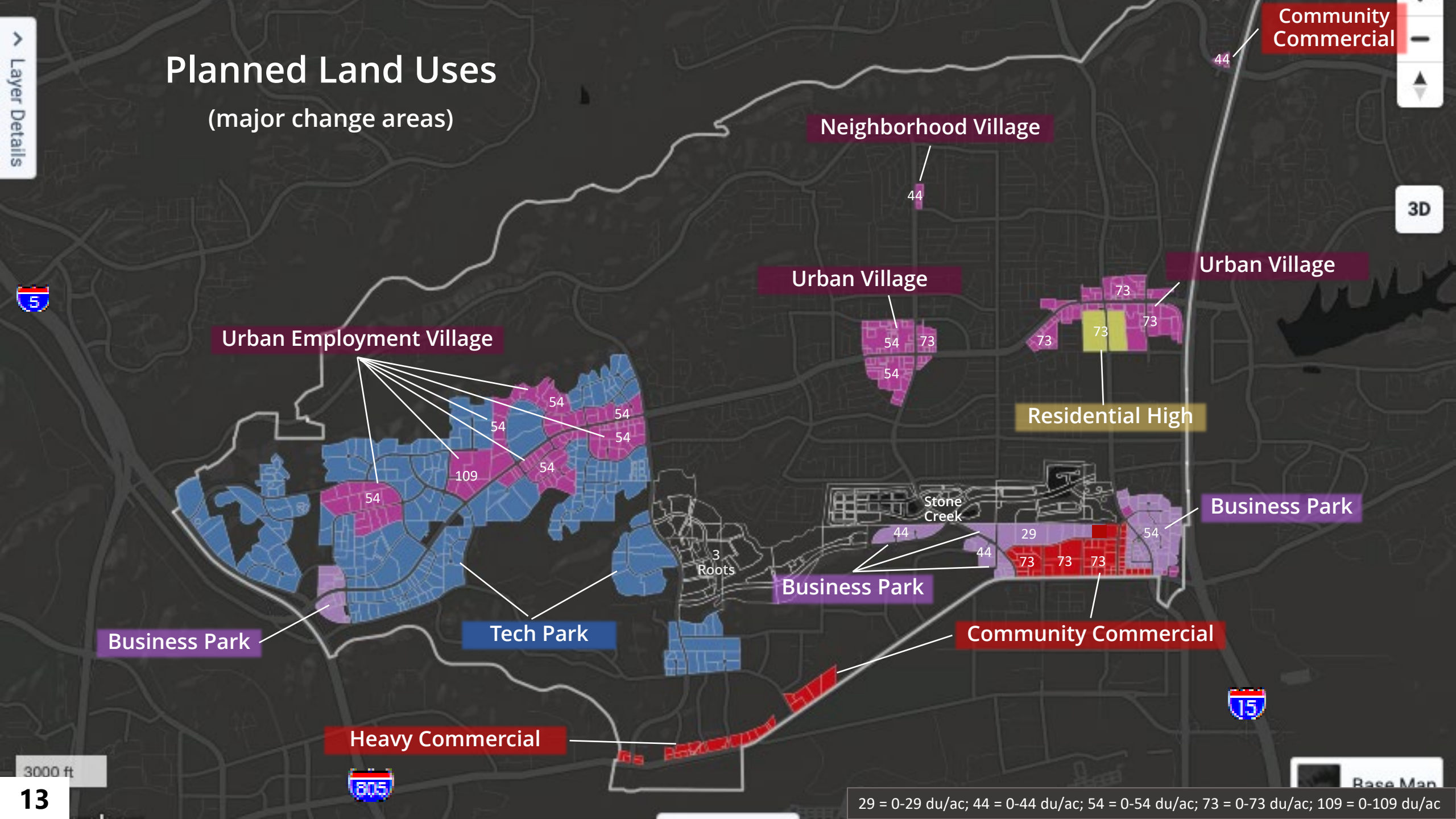
- The discussion draft contains the **community vision, goals, & policies**, along with limited maps and graphics in the Draft Plan Figures.
- The **purpose** of the discussion draft is to provide the community stakeholders with a **comprehensive understanding** of the policies in the new community plan & provide an **opportunity for community input** on the refinement of plan policies, before the release of Draft Plan
- Over **100 comments** received so far



Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)

# Planned Land Uses

(major change areas)



29 = 0-29 du/ac; 44 = 0-44 du/ac; 54 = 0-54 du/ac; 73 = 0-73 du/ac; 109 = 0-109 du/ac





# Highlights from the draft CPU Recreation Element & the PMP



# Guiding Principles and Considerations

## Parks, Recreation, and Open Space

- **Parks, trails and open spaces** are easily accessible to residents through the community.
- **Supplemental regulations** in focused Village areas for parks and public realm features.

## Open Space and Conservation

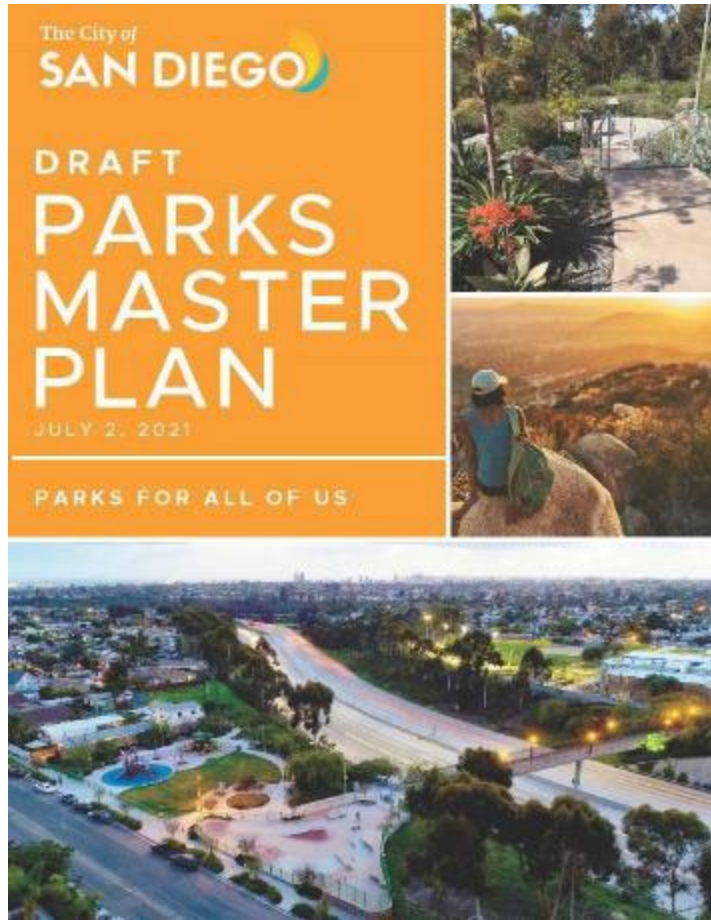
- **Preservation and protection** of open space network, wildlife linkages, sensitive habitat, and natural drainage systems.
- **Restoration** of community's creeks and **protection** of sensitive habitats + canyons.
- **Restoration and regeneration** of Carroll Canyon and Carroll Creek.

## Urban Design

- **Urban Forestry and Urban Greening** techniques for a welcoming street and public realm

# Parks Master Plan

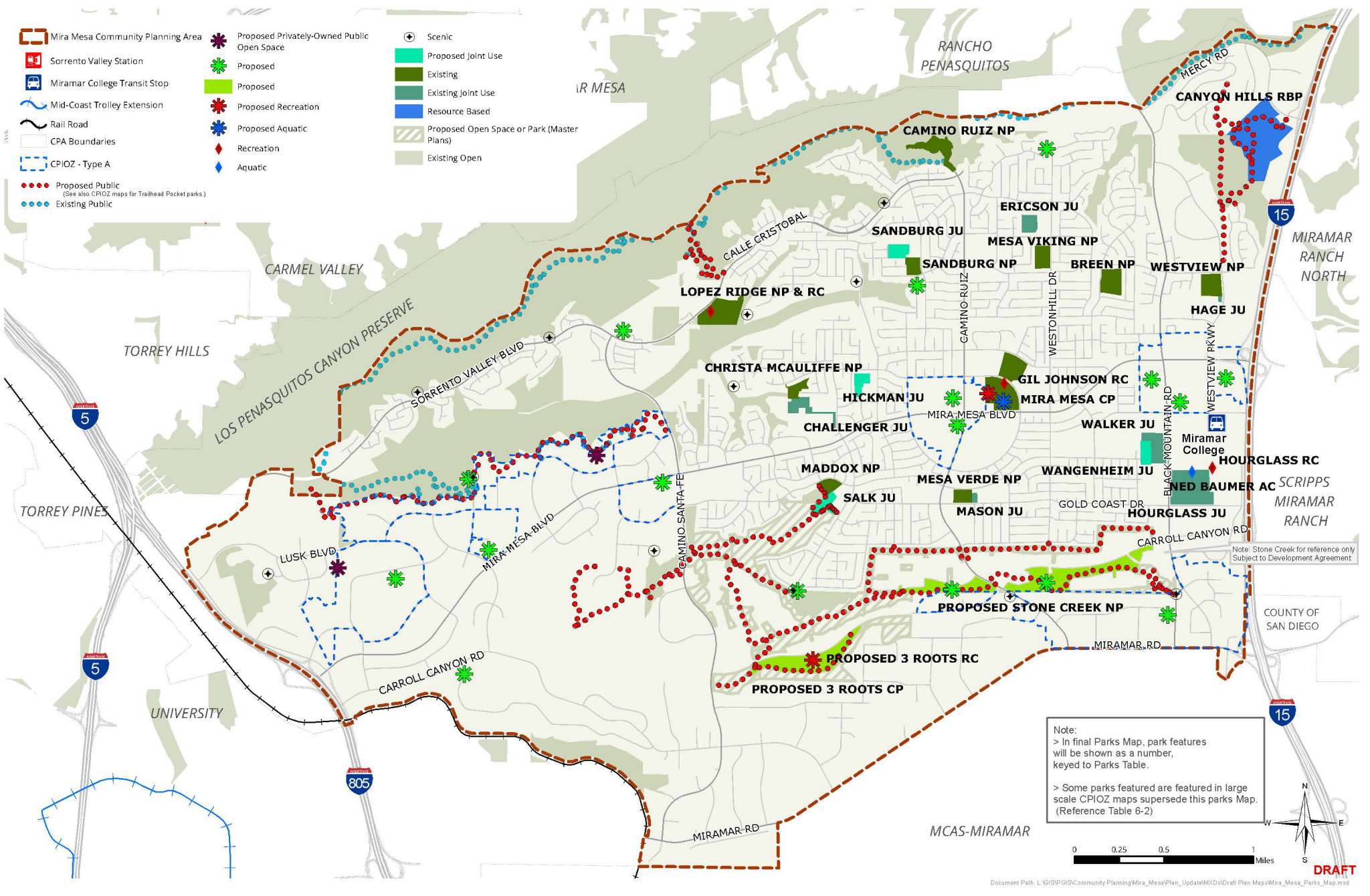
## Key features and take-aways



- Commitment to prioritizing investments in park deficient communities and Communities of Concern, with Development Impact Fee funding – 80% to park deficient communities, with at least 50% in Communities of Concern.
- Developer Incentive to Build Parks Onsite:
  - ✓ Streamlined delivery of parks
  - ✓ Park standard reduced 10% when provided onsite; 25% when maintained on site
  - ✓ All parks subject to public process
  - ✓ 10% payment required to Citywide fund



# Figure 6-6 Existing & Planned Park, Recreation and Open Space



## HOW DID WE DEVELOP THE PARK STANDARD?



CURRENT CITY  
PARK STANDARD  
**2.8**  
ACRES PER 1,000 PEOPLE



Calculate the recreational value of community planning areas that meet 2.8 acres standard

Linda Vista CPA = 75 points per 1,000 people  
Carmel Valley CPA = 69 points per 1,000 people  
Mission Beach CPA = 190 points per 1,000 people  
Navajo CPA = 72 points per 1,000 people

NEW CITY  
PARK STANDARD  
**100**  
POINTS PER 1,000 PEOPLE



# Park Summary and the Rec Value Score

## Summary from Table 6-2

Statistics – 2019 population	
Total population:	76,080
Population / 1,000:	76
Recreation Value Points Goal, 100 points per thousand:	7,608
Current/existing Recreation Value Points:	6,880.71
Current Recreation Value Points deficit:	(-727.29)

2050 Population, Planned Potential Facilities	
Total potential 2050 population:	130,500
Population / 1,000:	130.5
Recreation Value Points Goal at 2050, at 100 points per thousand:	13,050
Plan Build-out Recreation Value Points (existing plus proposed):	11,196
Plan Build-out Recreation Value Points deficit:	(-1,854)





7636-46 Acama



7011 Westleigh Pl

**17.24 Acres** non-City owned properties as potential park sites



11469 Black Mtn.



9600 Kearny Villa Rd.



9800 Summers Ridge Rd.



82612 Gold Coast Dr.



6650 Lusk Blvd.



**1.7 Acres** of new park sites on City land

# Comments heard from the CPG

## Please Identify new land for parks...

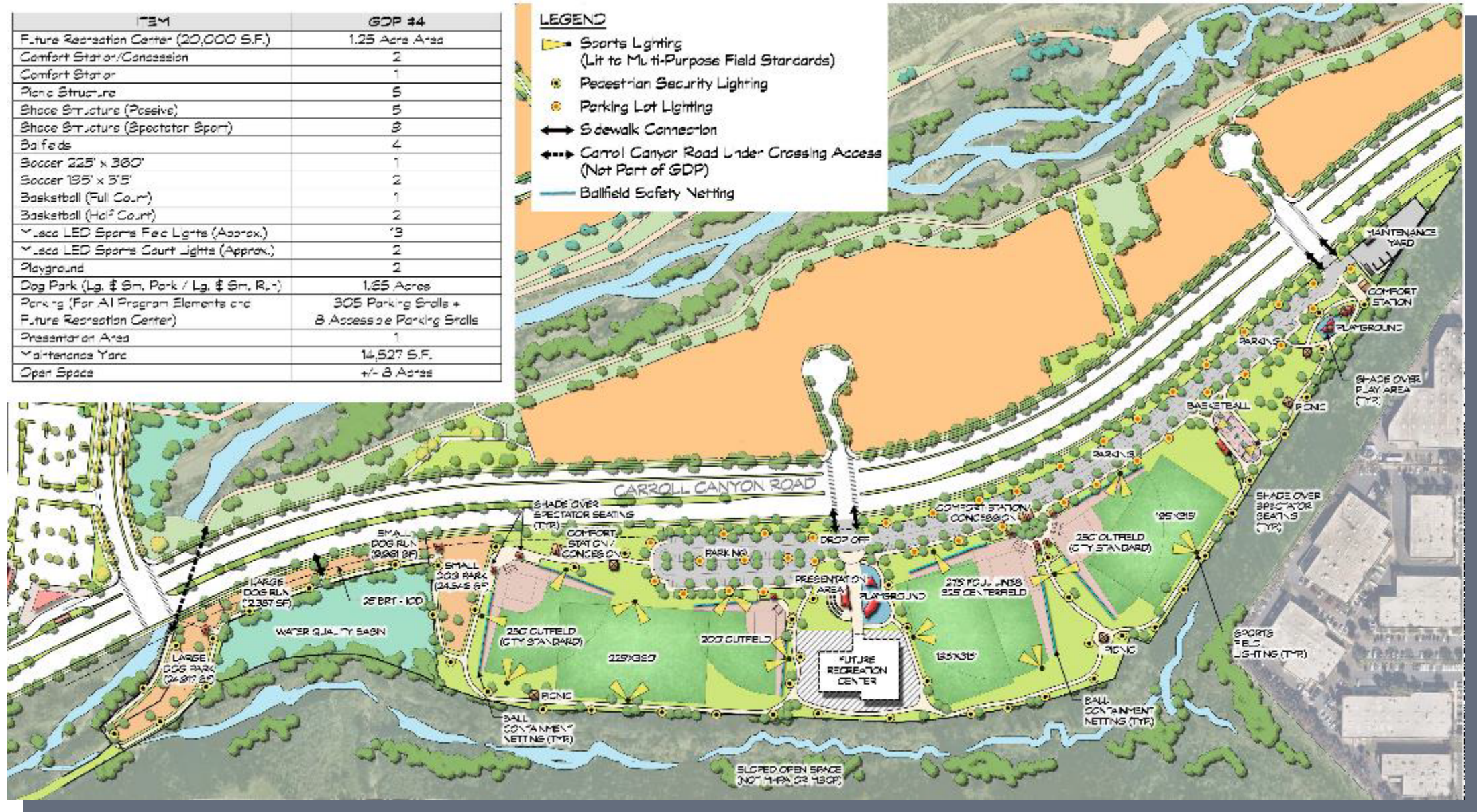
- We need more larger parks for sports.
- Look for opportunities/ land near Sorrento Valley Boulevard - in the northwest area of the community.
- Add recreation and play value to existing parks and at new sites.
- Add clarity to the supplemental development regulations where parks are planned.



# Community Park [sportspark] at 3Roots

ITEM	GDP #4
Future Recreation Center (20,000 S.F.)	1.25 Acres Area
Comfort Station/Concession	2
Comfort Station	1
Fence Structure	5
Shade Structure (Passive)	5
Shade Structure (Spectator Sport)	5
Ballfields	4
Soccer 225' x 360'	1
Soccer 185' x 315'	2
Basketball (Full Court)	1
Basketball (Half Court)	2
Area LED Sports Field Lights (Approx.)	13
Area LED Sports Court Lights (Approx.)	2
Playground	2
Dog Park (Lg. \$ Sm. Park / Lg. \$ Sm. R.-)	1.65 Acres
Parking (For All Program Elements and Future Recreation Center)	305 Parking Stalls + 8 Accessible Parking Stalls
Presentation Area	1
Maintenance Yard	14,527 S.F.
Open Space	+/- 8 Acres

- LEGEND**
- Sports Lighting (Lit to Multi-Purpose Field Starcards)
  - Pedestrian Security Lighting
  - Parking Lot Lighting
  - Sidewalk Connection
  - Carroll Canyon Road Under Crossing Access (Not Part of GDP)
  - Ballfield Safety Netting







# New Mira Mesa POPOS Parks:

Privately  
Owned Public  
Open Space  
Parks at  
3Roots



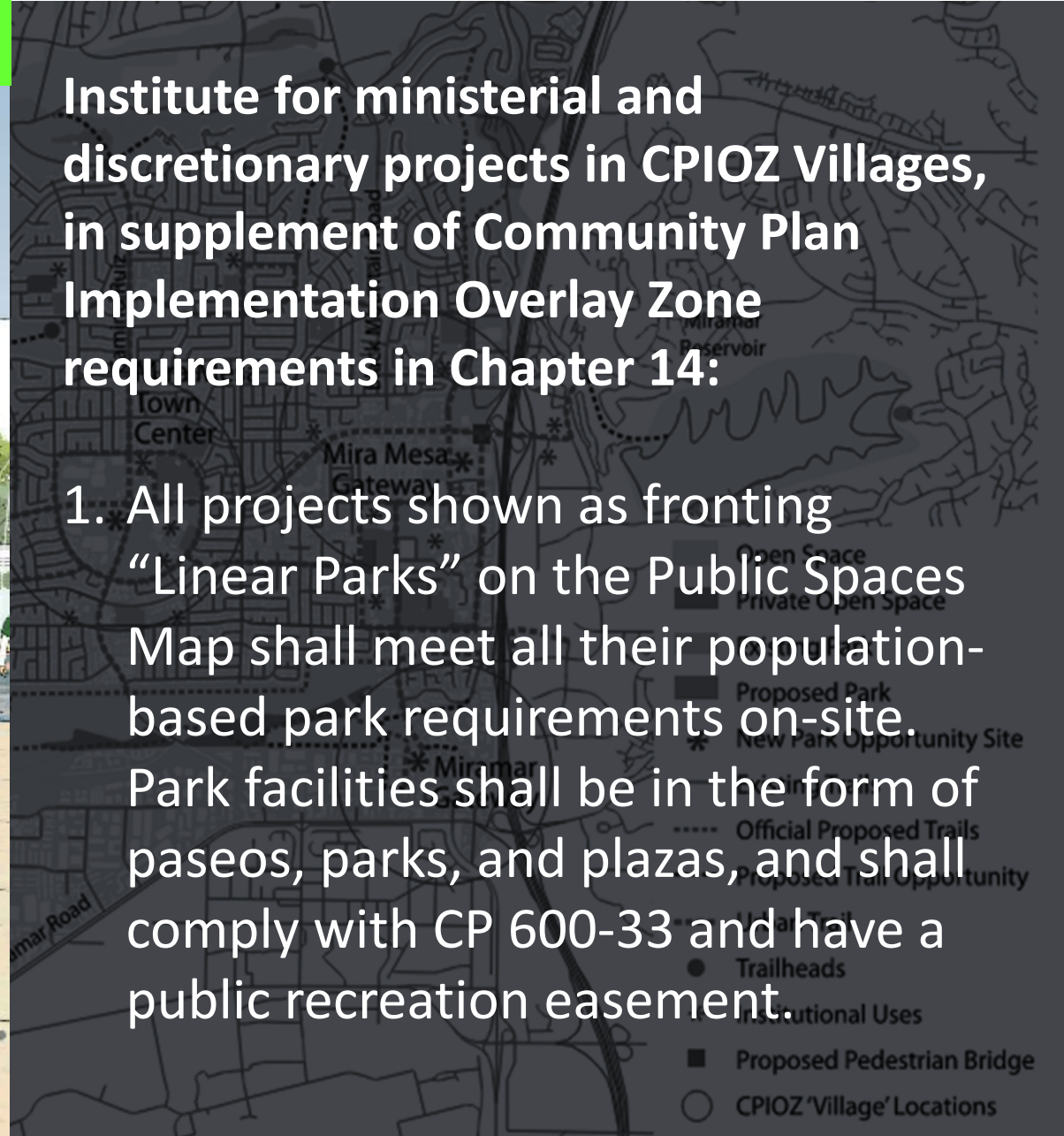
# CPIOZ -- Community Plan Implementation Zones in “Villages”

## Linear Parks



Institute for ministerial and discretionary projects in CPIOZ Villages, in supplement of Community Plan Implementation Overlay Zone requirements in Chapter 14:

1. All projects shown as fronting “Linear Parks” on the Public Spaces Map shall meet all their population-based park requirements on-site. Park facilities shall be in the form of paseos, parks, and plazas, and shall comply with CP 600-33 and have a public recreation easement.





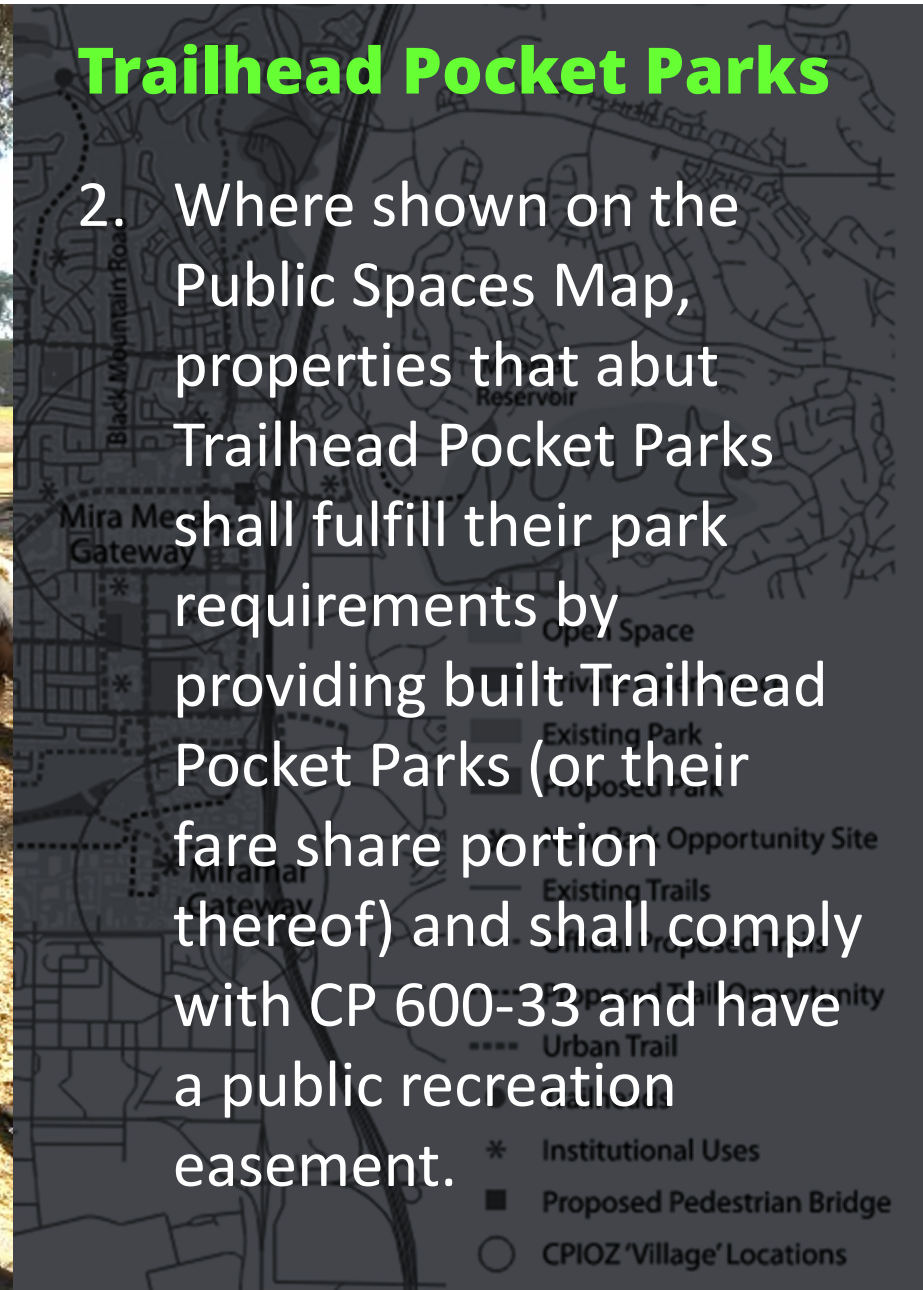
# CPIOZ -- Community Plan Implementation Zones in "Villages"



**discussion draft**

## Trailhead Pocket Parks

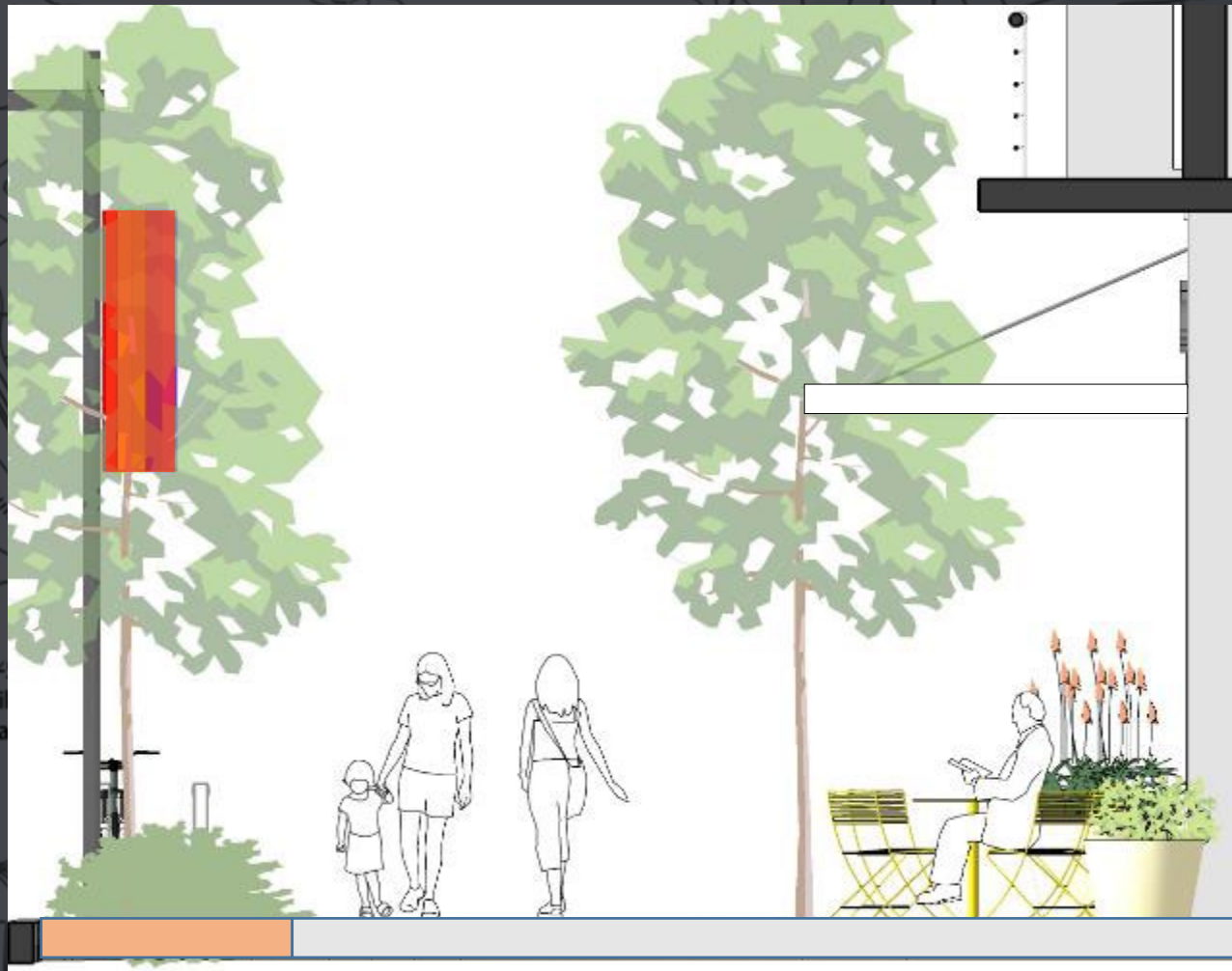
2. Where shown on the Public Spaces Map, properties that abut Trailhead Pocket Parks shall fulfill their park requirements by providing built Trailhead Pocket Parks (or their fair share portion thereof) and shall comply with CP 600-33 and have a public recreation easement.





# CPIOZ -- Community Plan Implementation Zones in "Villages"

## Urban Forestry & Urban Greening



3. All parcels that redevelop or have permitted modifications that increase building square footages by 10% or more – or have site grading of 5,000 square feet or more shall comply with CPIOZ requirements for Urban Forestry and Urban Greening in their private property setbacks and public rights-of-way (ROW), as shown on Public Spaces Map.

**discussion draft**

- Private Open Space
- Existing Park
- \* New Park Opportunity Site
- Existing Trails
- Proposed Trail Opportunity
- Urban Trail
- Trailheads
- \* Institutional Uses
- Proposed Pedestrian Bridge
- CPIOZ 'Village' Locations



# CPIOZ -- Community Plan Implementation Zones in “Villages”

## Urban Forestry and Urban Greening

3. As further described below:
  - a. In the ROW, irrigated double rows of trees are required along all streets. Projects shall be required to install and maintain one row of trees in the public parkway and install and maintain a staggered supplemental/ parallel row on the private property side of the sidewalk.
  - b. In the public ROW, parkways shall be in continuously open-bed planting areas or a minimum of 80 sf. each minimum zones of open planting area or a 40 sf. of open-bed + 40 sf. of structural soil or equal. Open-cell, permeable paving shall be used between trees.







**discussion draft**



# Parks Prototypes – Mini Park



- 1-3 Acres in Size, approx
- Publicly accessible - could be privately owned & maintained

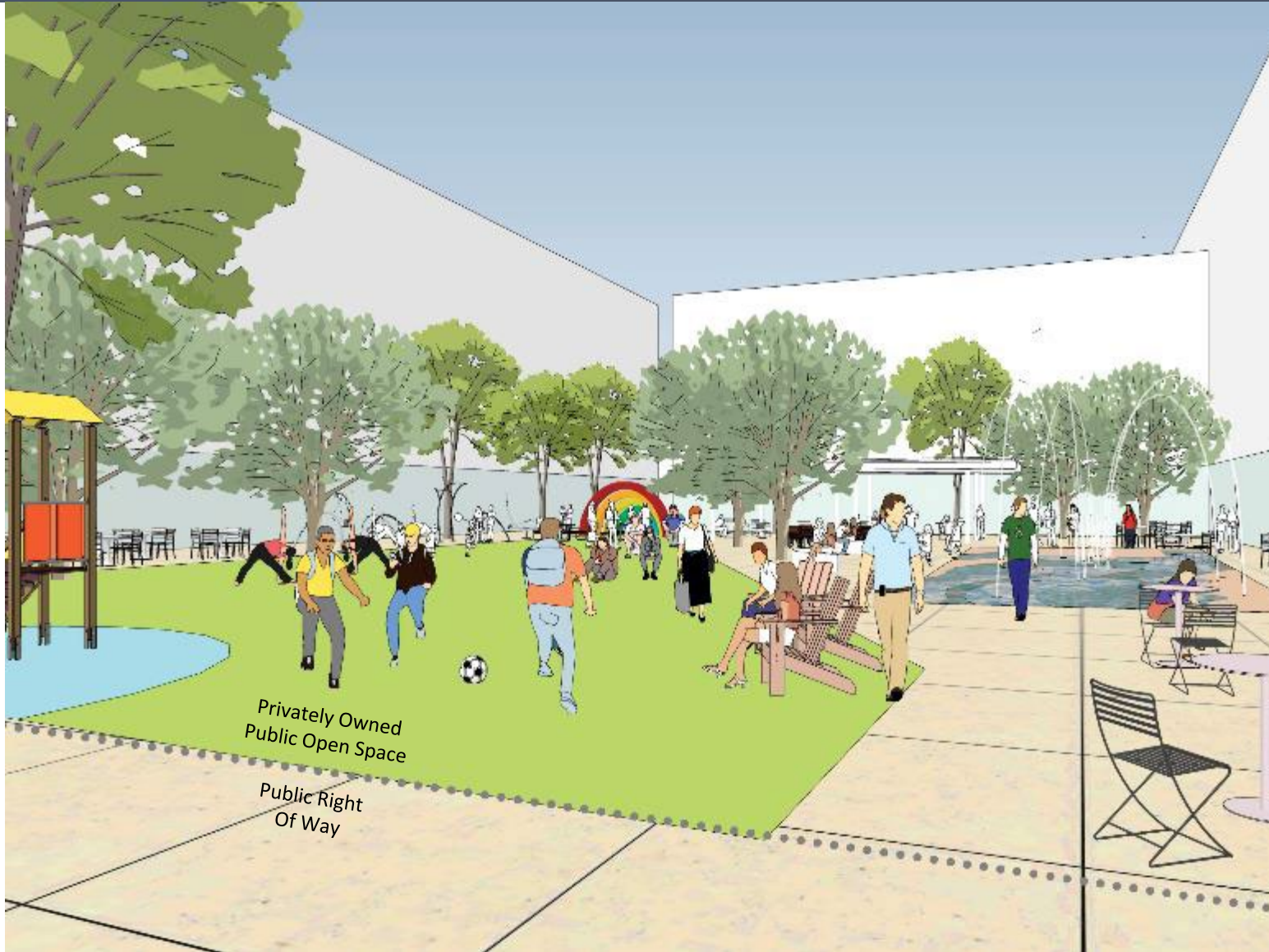
-  Flexible Community Space
  - Mira Mesa Street Fair
  - Events, Stage, Market Stalls, Movie Night
-  Active Programming
  - Tot-lots, Community Gardens, Splash Pads, Fitness, Play, etc.
-  Bike / Scooter Parking
-  Pedestrian Links

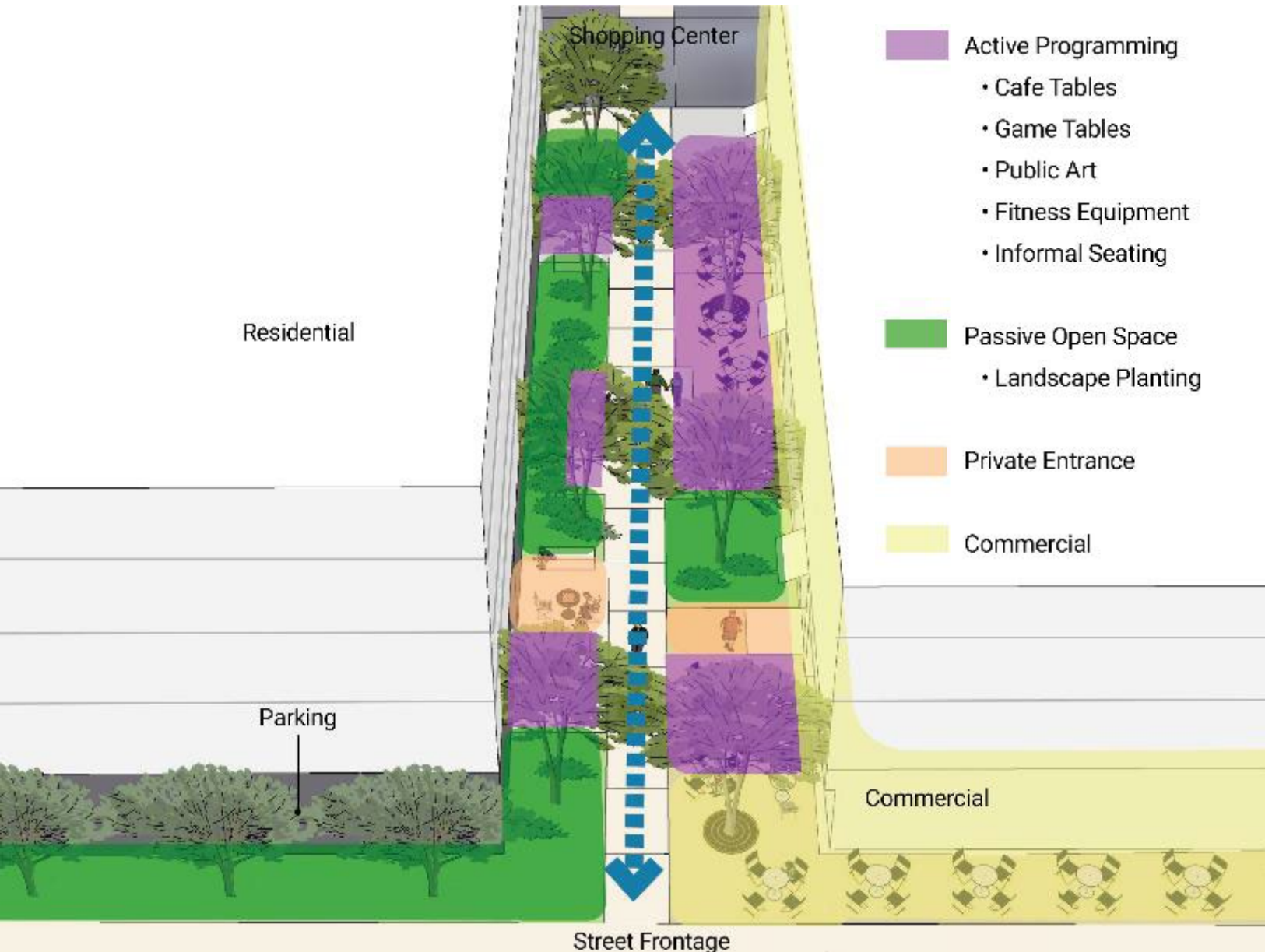


# Parks Prototypes – Mini Park









- Pedestrian connector between buildings
- Activated with recreation
- Publicly accessible, but privately owned and maintained

*Shown to illustrate planning concepts only -- not a project*

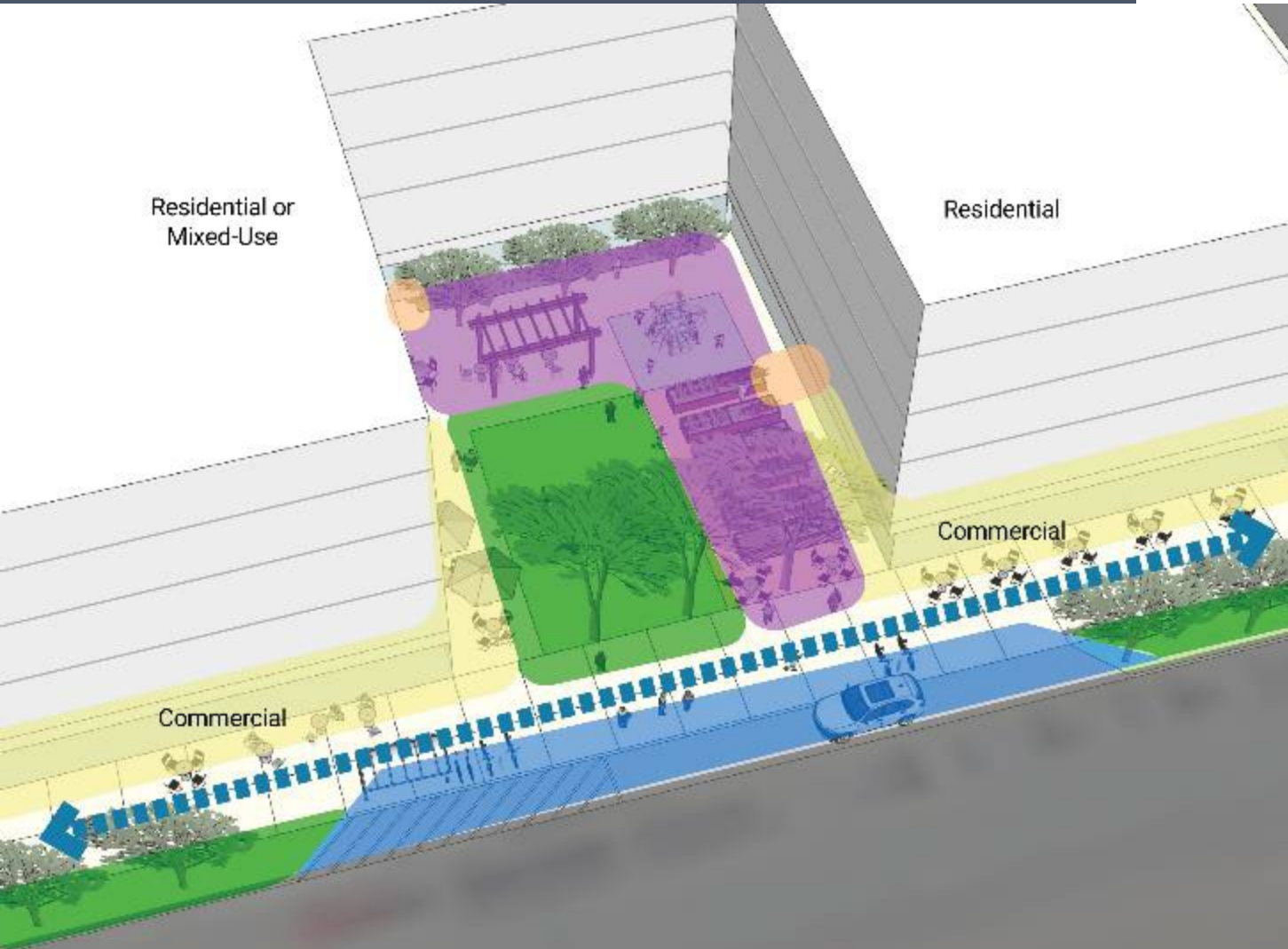




*Shown to illustrate planning concepts only -- not a project*



# Parks Prototypes – Pocket Park



- Under 1 acre, approx.
- Publicly accessible, possibly privately owned & maintained
- Program compatible with adjacent land use

- Active Programming
  - Tot-lots, Community Gardens, Splash Pads, Fitness, Play, etc.
- Flexible Event Space
  - Plaza / Lawn
- Mobility Hub



# Parks Prototypes – Pocket Park

*Shown to illustrate planning concepts only -- not a project*





# Linear Park + Pocket Parks





# Parks Prototypes: Linear Park + Pocket Parks





# Views South into Los Pen Preserve at Menkar Road

the view



existing not ADA-compliant path



LOS PEN VIEW VIEWSHED TRAIL & PARKLET





Move curb 8' to allow walking trail

# LOS PEN VIEW VIEWSHED POTENTIAL PARKLET

SOUTH SIDE – 8800 BLOCK OF MENKAR ROAD



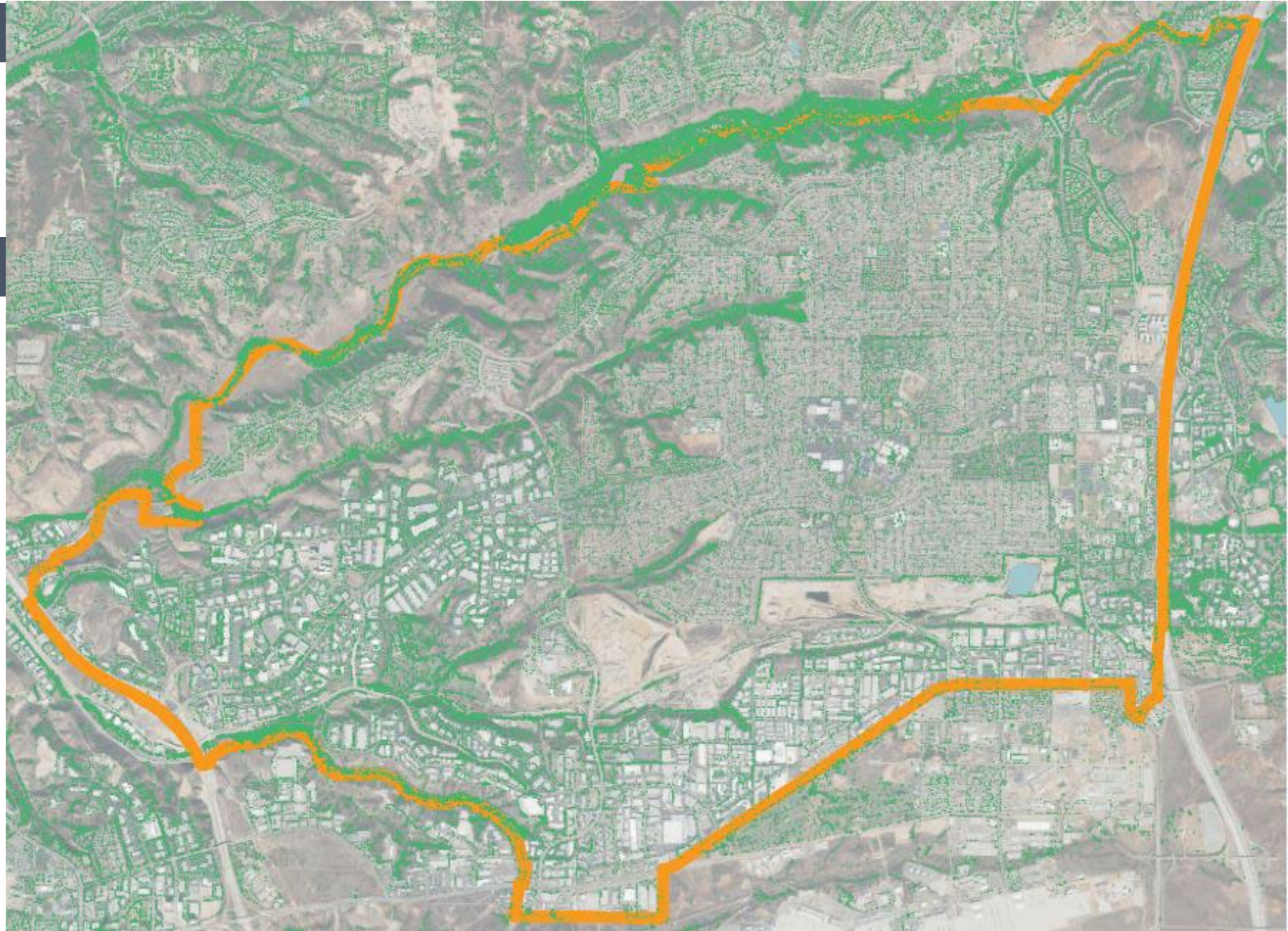
# Urban Greening Opportunities – Existing Canopy Coverage

Existing Tree Canopy: 15%

- 2035 C.A.P. Goal: 35%

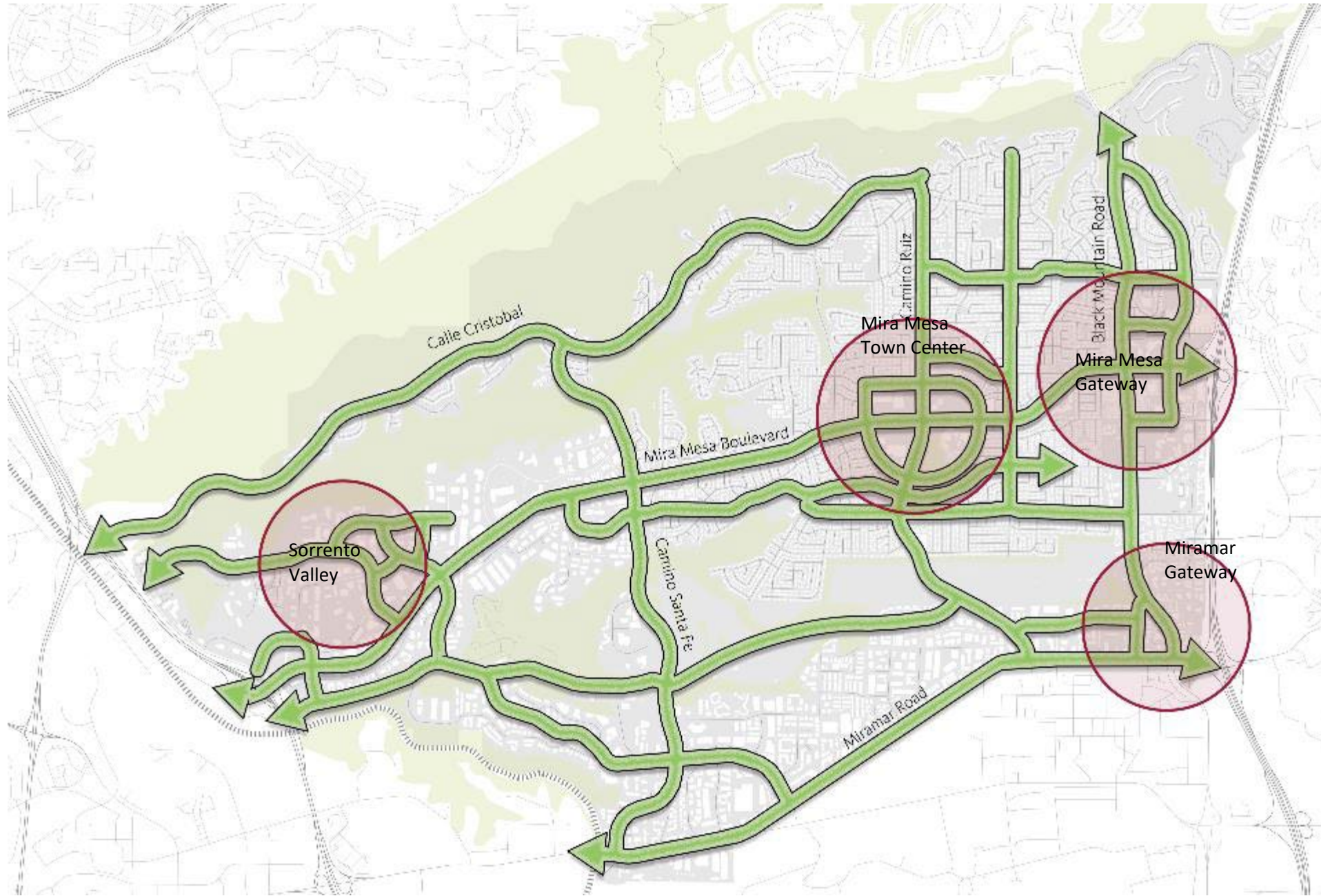
## Opportunities to Achieve Goal

- Add street trees in medians and parkways
- Add trees in parks
- Trees in redevelopment areas
- Increase trees at “respites”





# Urban Forestry Plan





# Urban Forestry - Proposed Street Trees

## Camino Ruiz



Holly Oak



Natchez Crape Myrtle



## Black Mountain Rd



California Sycamore



Chinese Evergreen Elm

## New Salem Street



Brisbane Box



Pink Trumpet Tree

## Mira Mesa Blvd



Australian Willow



Chinese Evergreen Elm



Canary Island Pine

## Westview Parkway



Australian Willow



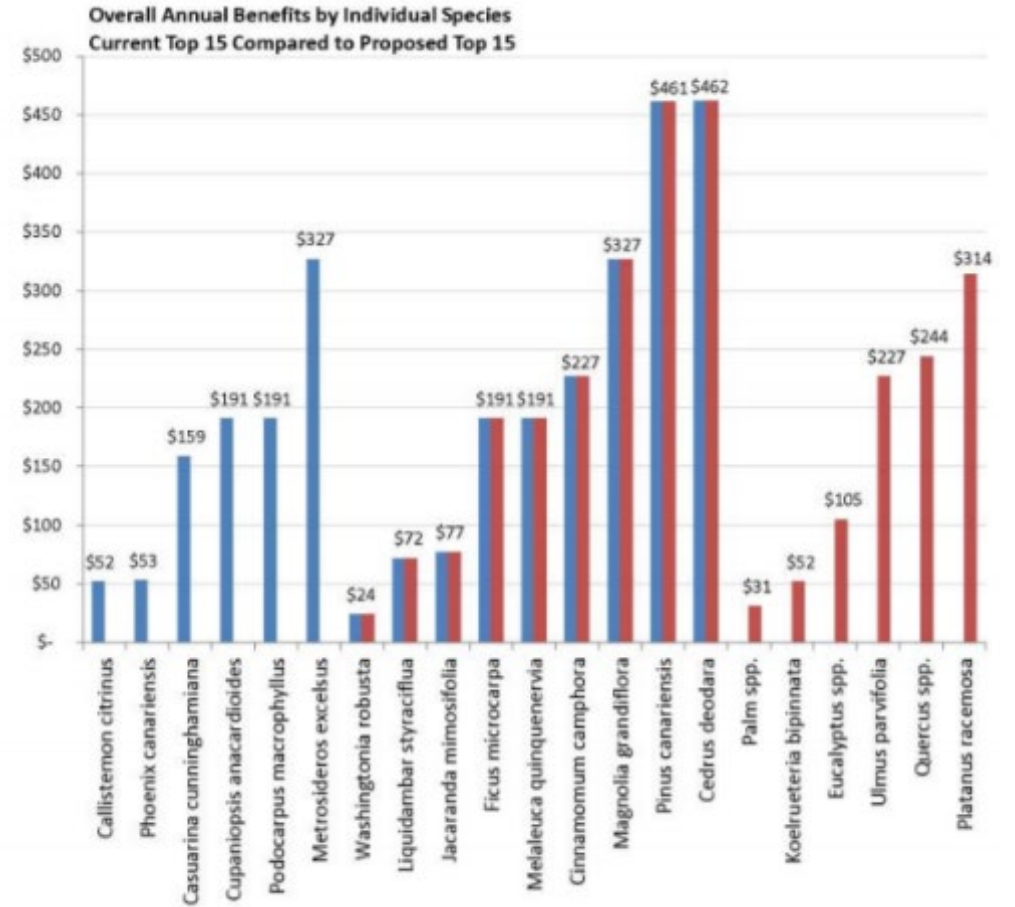
Strawberry Tree



# Urban Greening Opportunities - Stormwater



Flow-through stormwater planter



Source: Santa Monica Urban Forest Master Plan (2017)

Data From US Forest Service 'tire' software



# Urban Greening Opportunities – City Owned Areas

Double rows of trees at wide setbacks



Enhance tree canopy in parks and open spaces





Thank you!

MIRA



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*Community Plan*

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