



# Community Discussion Draft Mira Mesa Community Plan Update

Planning Department • Action Item 101

Thursday, October 20

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



## Presentation Overview

1. Introduction
2. Draft Community Plan & PEIR
3. Highlights from the draft CPU – non recreation
4. Refreshed presentation of the Recreation Element of the CPU & updates
5. Discussion

# MIRA



# MESA

*Community Plan*



**Scott Sandel, RLA ASL**  
Parks + Public Spaces  
Planner  
City of San Diego



**Alex Frost**  
Project Manager  
City of San Diego  
Planning Department



An aerial photograph of a city, likely San Diego, showing a mix of modern and older buildings, parking lots, and green spaces. A large, semi-transparent blue rectangle is overlaid on the center of the image, containing the word "Introduction" in white. The background shows a cityscape with various buildings, including a prominent white building with a blue glass facade. In the distance, there are mountains under a clear sky.

# Introduction



# Land Use, Population & Employment Context

10,729 acres  
85k jobs (2018)  
78k pop (2020)

Sorrento Valley Station

Sorrento Mesa = 47.9k Jobs

Mid-Coast Trolley

UCSD

Miramar = 25.6k Jobs

MCAS-Miramar =  
13k Jobs

Miramar College  
Transit Center

Miramar College

Stone Creek  
(proposed)

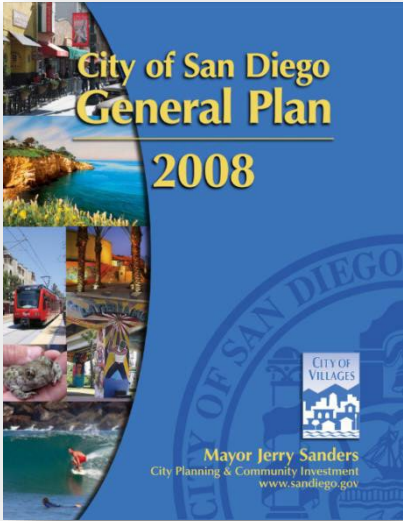
3 Roots

Mira Mesa Blvd

Camino Ruiz

Miramar Road





## City of San Diego General Plan (GP)

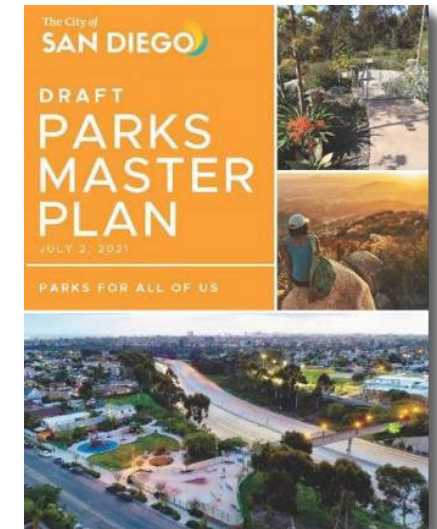
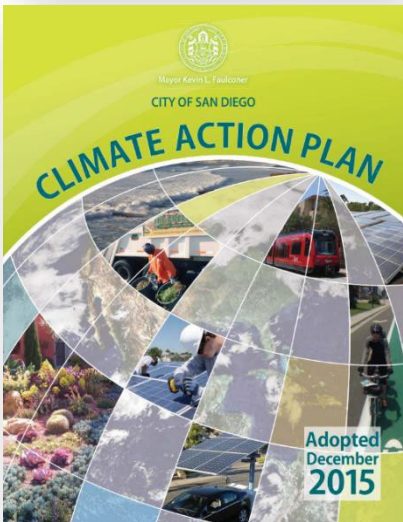
- Provides a Comprehensive Slate of Citywide Policies
- Furthers the City of Villages Smart Growth Strategy

## 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

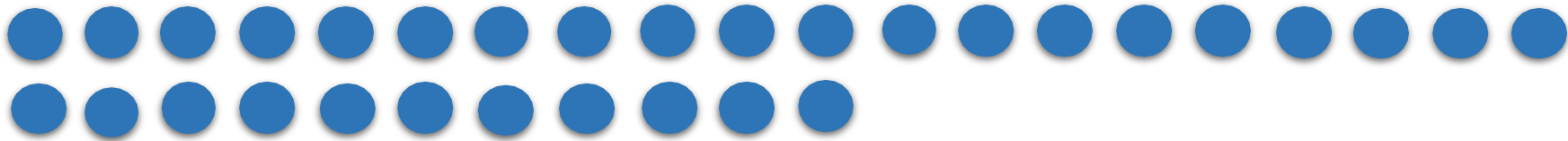
Fall 2022

DRAFT PLAN  
&  
DRAFT  
ENVIRONMENTAL  
IMPACT  
REPORT

Fall 2022

HEARINGS:  
FOR  
CONSIDERATION  
BY CITY COUNCIL

# Mira Mesa CPU Advisory Committee Meetings



31

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

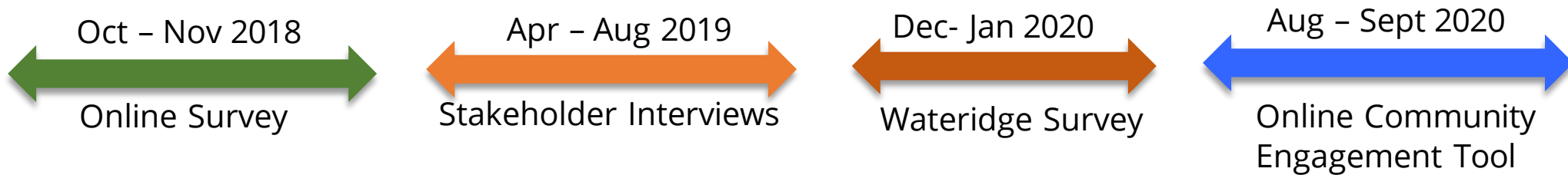
PC Workshop III

P&R Board

9

Events

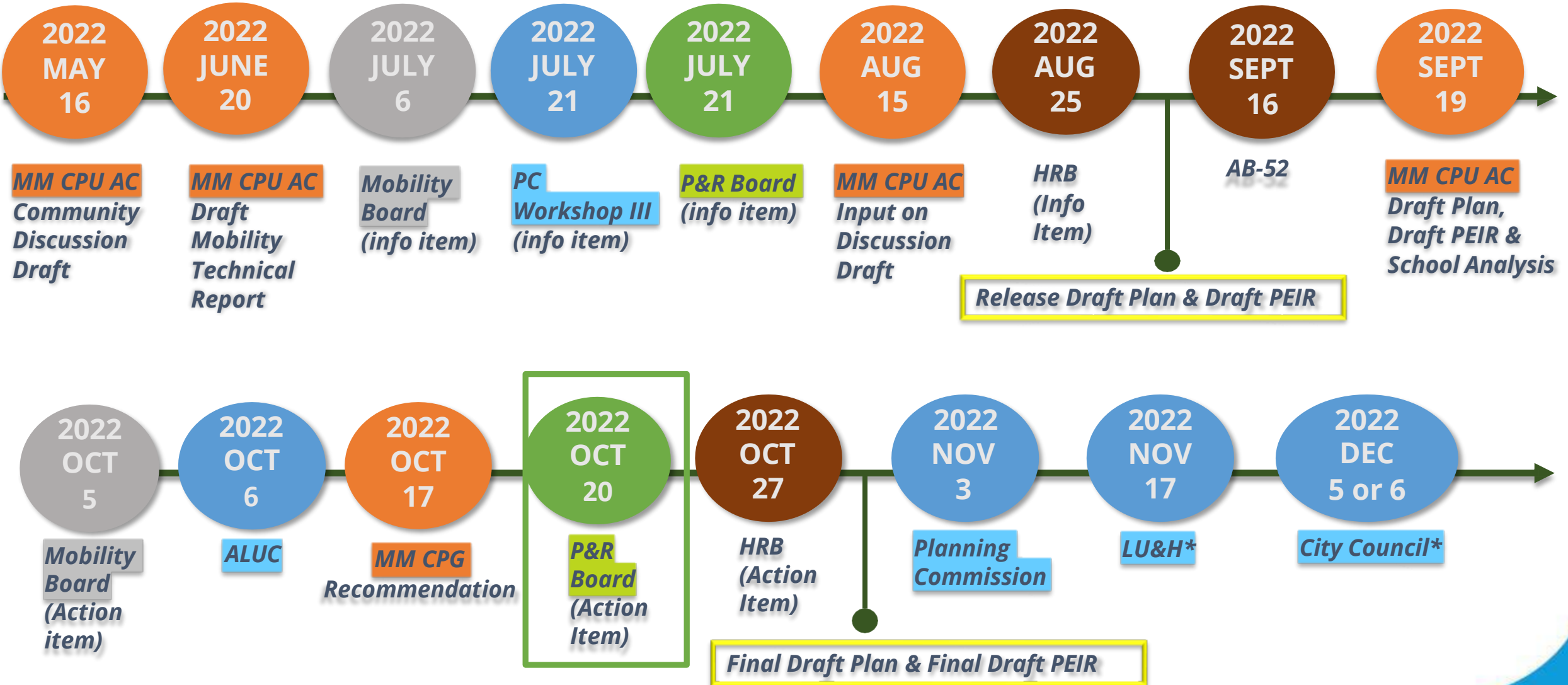
# Online Engagement & Stakeholder Interviews



4

Opportunities





## Key Comments

- Maintenance of various pocket parks overlooking Los Peñasquitos Canyon
- Joint Use Facility – explore opportunities with Miramar College and Mira Mesa High School
- Explore partnership related to SDG&E easements
- Recreation Value Point System – explore ways to differentiate points and information on land vs. amenity components





An aerial photograph of a cityscape. In the foreground, there are several large, modern buildings, including one with a prominent glass facade. A large blue banner with white text is overlaid across the middle of the image. Below the banner, a street intersection with crosswalks and parking lots is visible. In the background, there are rolling hills and mountains under a clear sky.

# Draft Community Plan & PEIR



## Draft Community Plan

- Contains the long-term **community vision, goals, policies, maps, & figures** to guide future development
- Identifies **future infrastructure** improvements
- Provides site-specific **supplemental development regulations** to incentivize:
  - Onsite development of **new parks & mobility infrastructure**



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



# Public Engagement & Technical Studies



Mira Mesa Community Atlas



Community Engagement Phase I



Land Use Compatibility Analysis (Sorrento & Miramar)



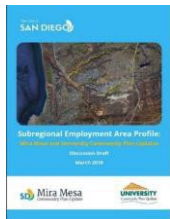
Urban Design, Public Space, & Parks Analyses & Renderings



Online Community Engagement Tool



Peer-Cities & Citywide Analysis



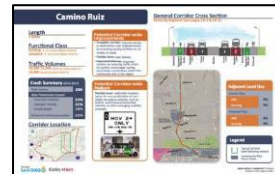
Subregional Employment Area Profile



Market Demand & Collocation Study



Mobility Existing Conditions



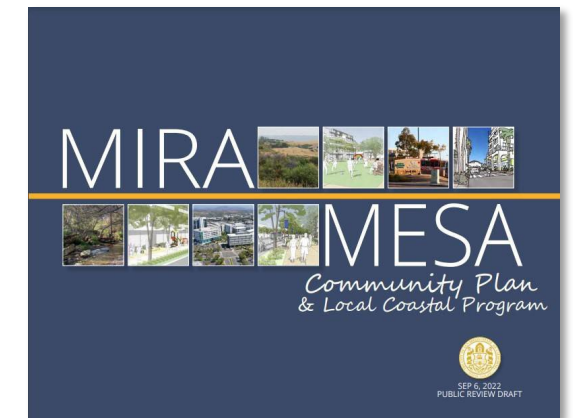
Mobility Corridor Concepts



Mobility Technical Report

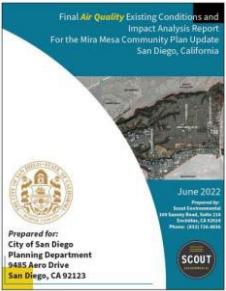


300+ comments

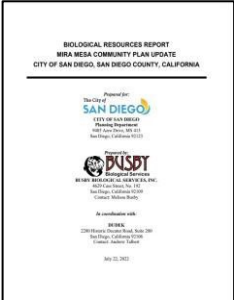


Draft Community Plan

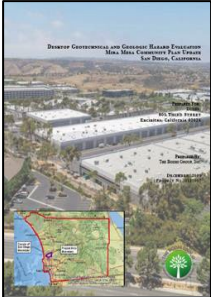
Technical Studies (12)



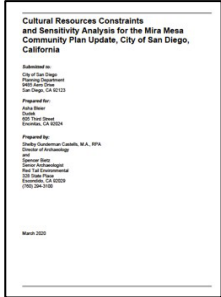
Air Quality



Biological Resources



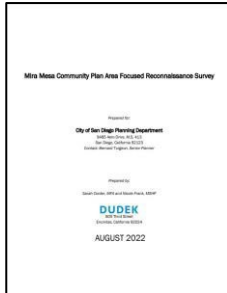
Geotech



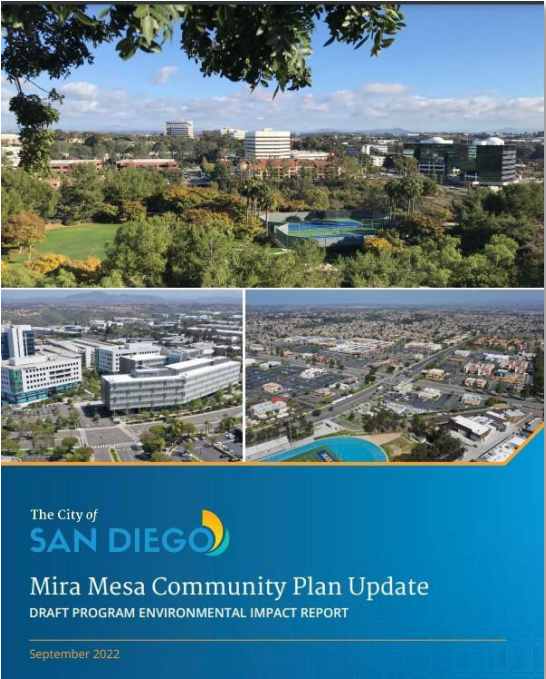
Cultural Resources



Historic Context



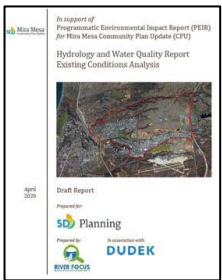
Focused Survey



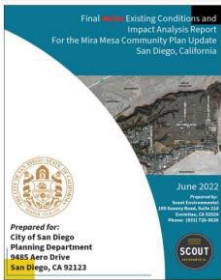
Draft Program Environmental Impact Report



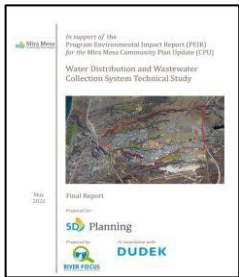
Hazmat



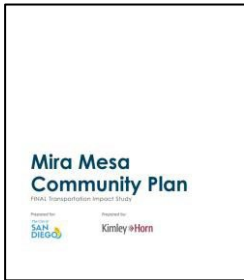
Hydrology & Water Quality



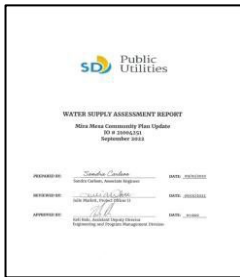
Noise



Water Distribution & Wastewater



Transportation Impact Statement



Water Supply Assessment



# Establish Live/Work/Play Urban Villages



Urban  
Pathways



Pedestrian-  
oriented  
environment



Incentives for  
parks &  
public spaces



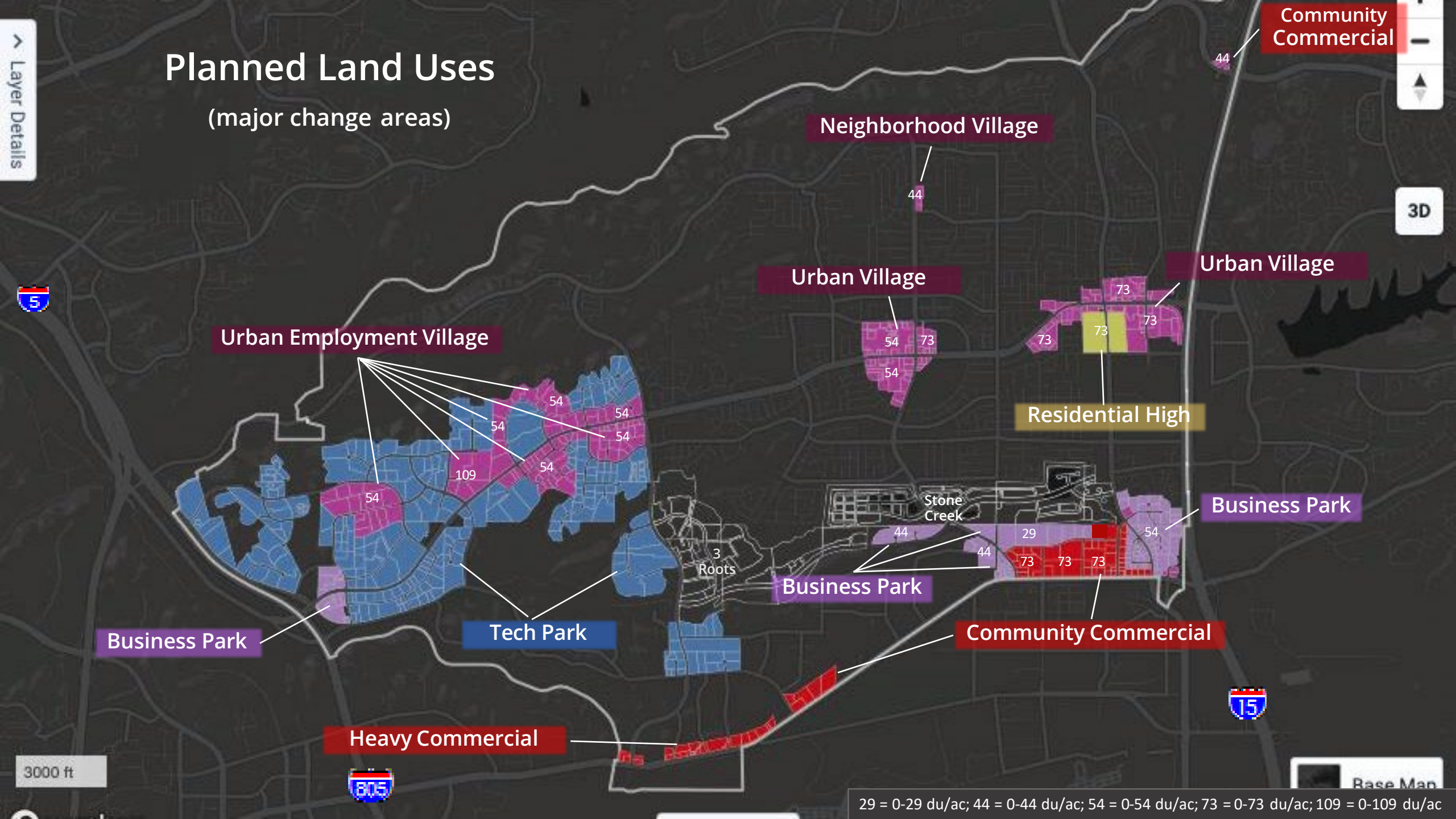
Incentives for  
mobility  
infrastructure



**Community Plan Implementation Overlay Zone (CPIOZ)**

# 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



## Planned Land Uses – Total Build Out

	Homes	Jobs
Existing Built Housing (2020)	26,800	85,000
Remaining Capacity (adopted community plan)	+7,200	+27,000
Proposed CPU Capacity	+24,000	+5,000
<b>Total</b>	<b>58,000 Homes</b>	<b>117,000 Jobs</b>





# 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

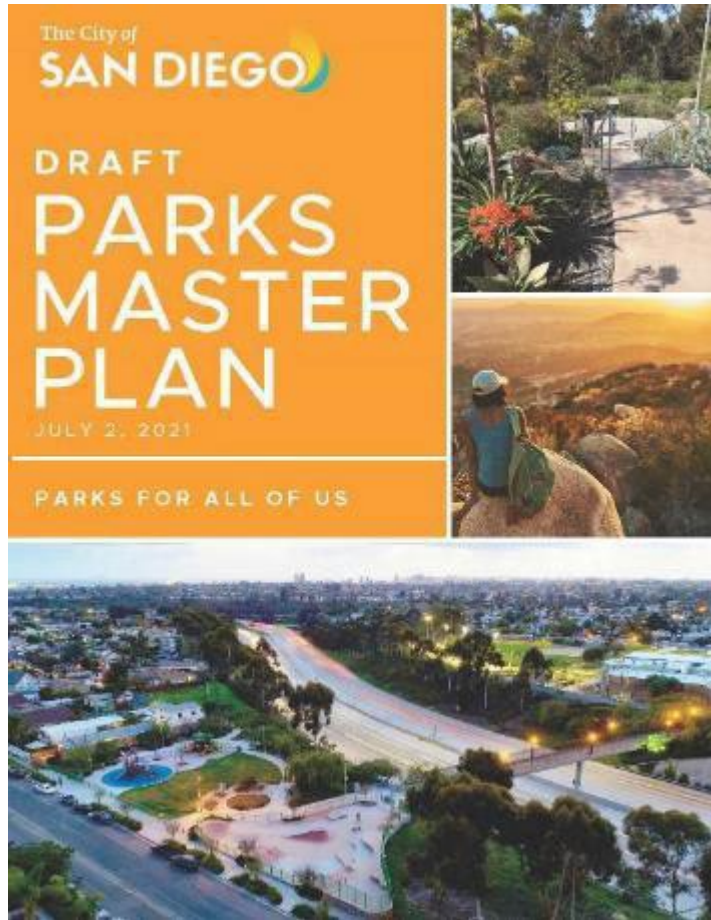
- **Preservation and protection** of open space network, wildlife linkages, sensitive habitat, and natural drainage systems.
- **Restoration** of community's creeks and **protection** of sensitive habitats + canyons.
- **Restoration and regeneration** of Carroll Canyon and Carroll Creek.

## 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





## 6: Parks, Recreation, and Open Space

- A. Introduction
- B. Vision and Goals
- C. Park Development, Preservation, and Access
- D. Open Space, Trails, and Resource Protection



Figure 6-1. Existing and Planned Parks, Recreation, and Open Space

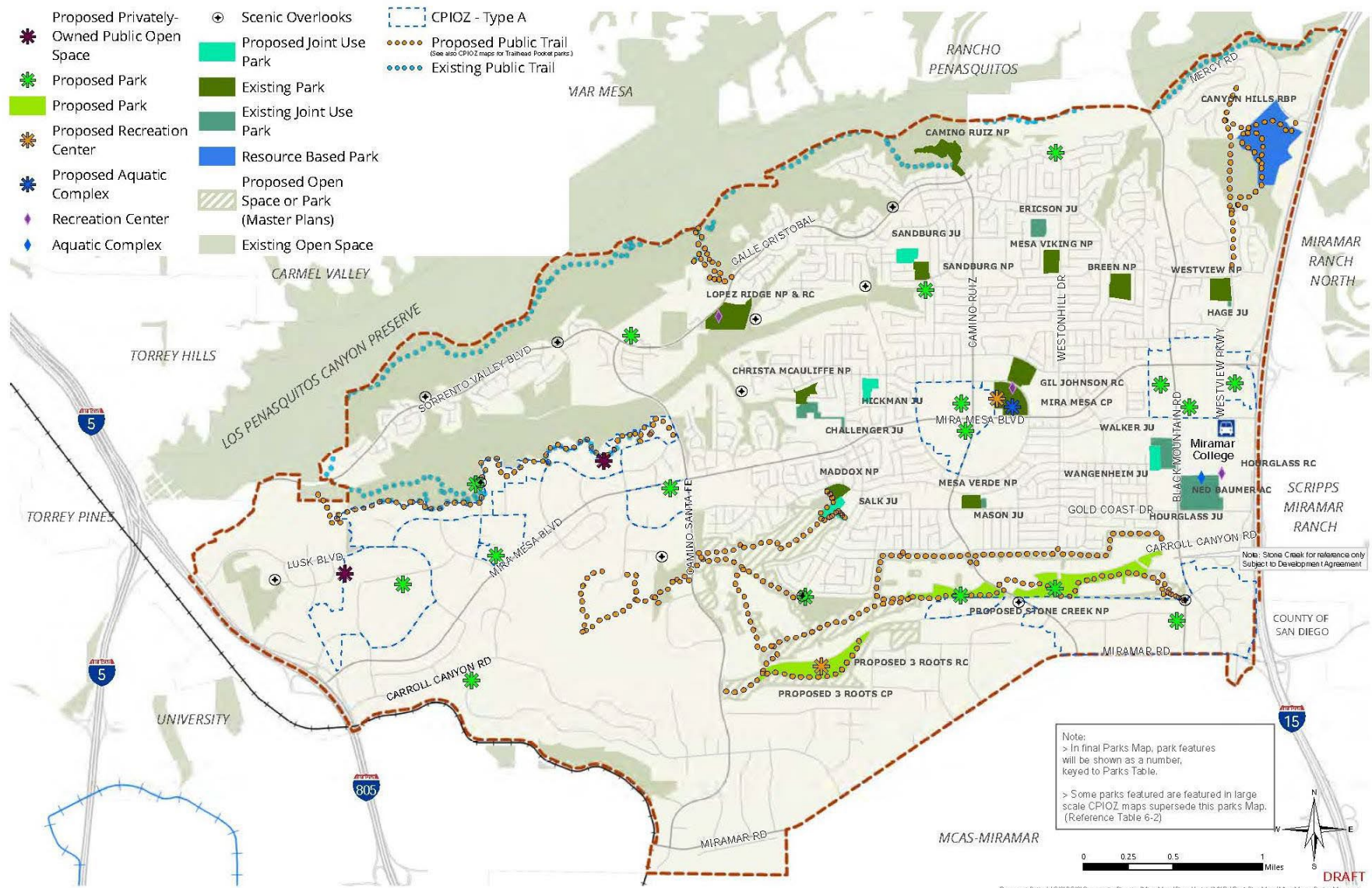


Figure 6-1  
Existing &  
Planned  
Park,  
Recreation  
and Open  
Space



## HOW DID WE DEVELOP THE PARK STANDARD?

**A PARK =**



CURRENT CITY  
PARK STANDARD

**2.8**

ACRES PER 1,000 PEOPLE



Community  
Input



Inventory



Survey



Research



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

2019 population Statistics	
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)
Potential Buildout Population Statistics, Planned Potential Facilities	
Total potential 2050 population:	143,414
Population / 1,000:	143
Recreation Value Points Goal at 2050, at 100 points per thousand:	14,300
Plan Build-out Recreation Value Points (existing plus proposed):	11,196
Plan Build-out Recreation Value Points deficit:	(-3,104)

# Park Summary and the Rec Value Score

Summary from Table 6-2

2019 population Statistics	
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)
Potential Buildout Population Statistics, Planned Potential Facilities	
Total potential 2050 population:	143,414
Population / 1,000:	143
Recreation Value Points Goal at 2050, at 100 points per thousand:	14,300
Plan Build-out Recreation Value Points (existing plus proposed):	11,196
Plan Build-out Recreation Value Points deficit:	(-3,104)



## Summary of New Facilities Short, Mid and Long Term



- 3 Roots 26 acre/900 point Community Park, with a new recreation center
- Mira Mesa Community Park Aquatic Complex (approved GDP)
- Planned parks, such as at Salk Neighborhood Park, (2) 3Roots POPOS, Calle Cristobal Natural Park, Parkdale Trailhead Park, Zapata Street Park, Menkar Rd. Linear Park, Pocket Park.
- Sandburg Elementary and Hickman Elementary Joint-Use parks
- Trails: Carroll Creek, Flanders Canyon, Rattlesnake Canyon, and others
- Stone Creek: Central Park, Westside Gardens and Rim Trail
- Future potential park sites, identifying sites for future rec centers & aquatics complexes.

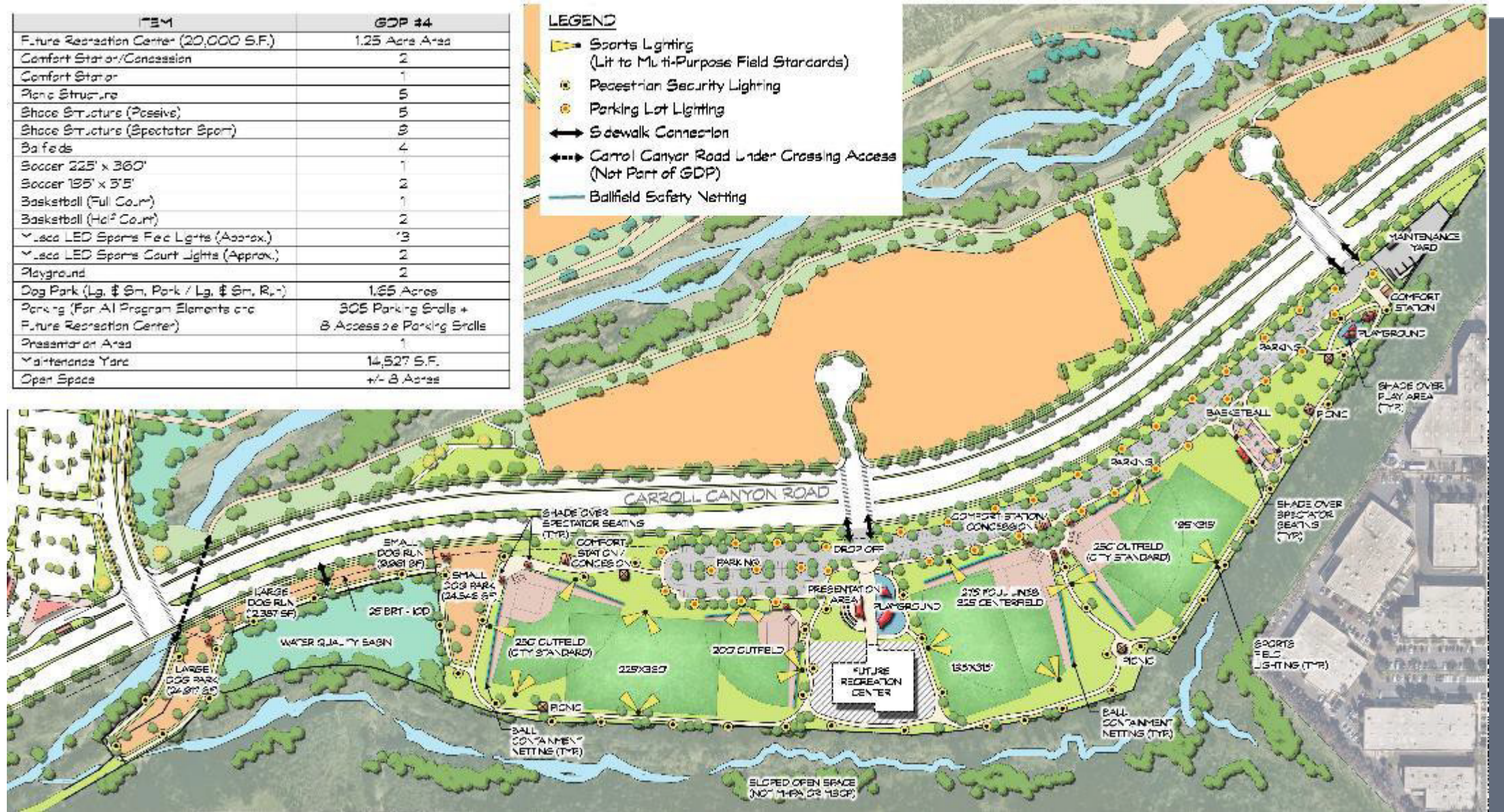


# Community Park [sportspark] at 3Roots

ITEM	GDP #4
Future Recreation Center (20,000 S.F.)	1.25 Acres Area
Comfort Station/Concession	2
Comfort Station	1
Picnic Structure	5
Shade Structure (Passive)	5
Shade Structure (Spectator Sport)	3
Ball fields	4
Soccer 225' x 360'	1
Soccer 135' 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 Standards)
-  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





Move curb 8' to allow walking trail

LOS PEN VIEW VIEWSHED POTENTIAL PARKLET

SOUTH SIDE – 8800 BLOCK OF MENKAR ROAD



## Views South into Los Pen Preserve at Menkar Road

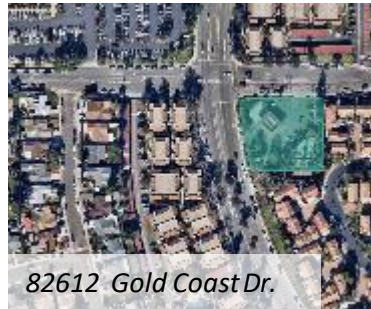


LOS PEN VIEW VIEWSHED TRAIL & LINEAR PARK [PARKLET]





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



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

# Comments heard from the CPG

**Please Identify new parks, rec centers and aquatics complexes...**

- **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.**
- **Continue to find land and accrue Recreational Value Points throughout the community.**



# Chapter 8, PARKS in CPIOZ -- Community Plan Implementation Zones

Development incrementally builds in parks and recreation facilities

- ✓ Parks
- ✓ Linear Pathways
- ✓ Ancillary Pathways
- ✓ Linear Parks
- ✓ Trails





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



## **SDR.1. Urban Village Parks**

All new residential or residential mixed-use development equal to or greater than 2 acres, or with a gross floor area equal to or greater than 75,000 square feet, shall satisfy Recreation Value Points on-site by providing a publicly-accessible park(s) within general vicinity of each Urban Village as shown in [Figures 8-9 through 8-14](#) shall provide parks and amenities that include the following:

1. A park(s) that totals a minimum area equal to 10 percent of the premise.
2. A recreational easement shall be provided for the park(s) that allows for public access and use, at minimum, during the daytime.
3. The location of the park(s) shall be designed to connect to the pedestrian circulation system for the development.
4. A minimum of 20 percent of a park(s) perimeter shall front a public right-of-way or privately maintained street open to the public and shall not be obstructed by a structure.
5. Wayfinding signage shall be installed to direct the public to the park(s) at the entrance of the development and/or along ancillary pathways and private streets.
6. Signage shall be provided at the entrance of the park(s) to advise the public of the hours of public access.

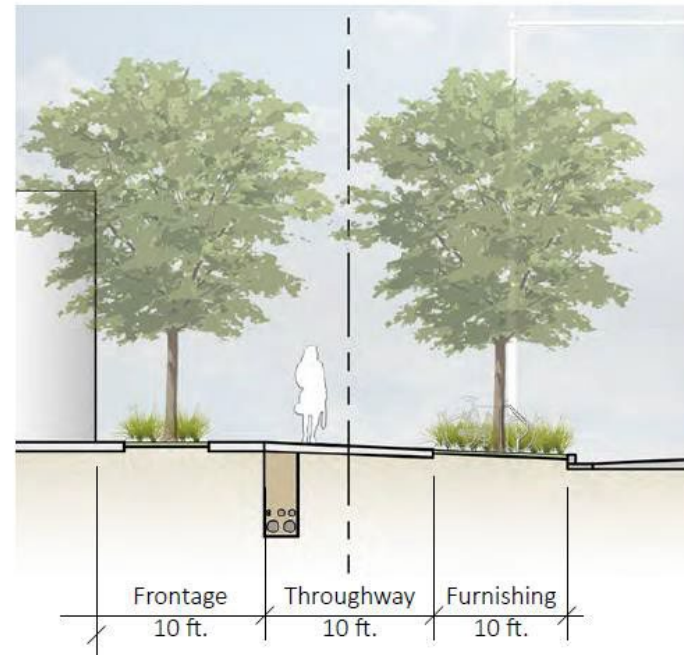
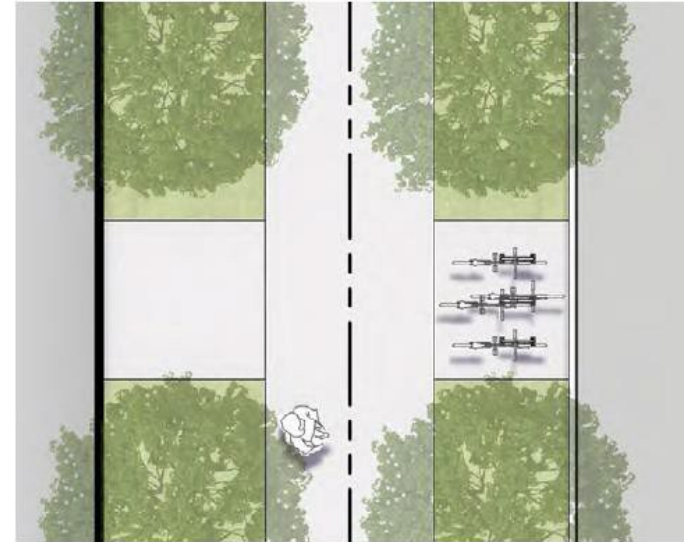


# CPIOZ -- Community Plan Implementation Zones in “Villages”

## **SDR.2. Urban Pathways**

Development fronting the proposed urban pathways in each Urban Village as shown in Figures 8-8 through 8-14 shall provide urban pathways that include the following:

1. A total minimum width of 18 feet from the face of curb inward,
2. A furnishing zone with a minimum width of 8 feet from the face of curb inward that incorporates tree wells and planting areas no smaller than 80 square feet, and
3. A pedestrian throughway zone with a minimum width of 10 feet.
4. In the absence of a liner park, development shall observe a minimum setback of 10 feet to provide a row of street trees within the frontage zone to complement the row of street trees within the furnishing zone.



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

## ***SDR.3. Ancillary Pathways***

Development fronting or containing the proposed ancillary pathways in each Urban Village as shown in Figures 8-8 through 8-14 shall provide sidewalks per the following:

1. Built to City standards per the Street Design Manual,
2. At minimum width of 8-feet, and
3. With connections to public rights-of-ways, trails, existing sidewalks, and/or building entrances.





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

## **SDR.4. Linear Parks**

Development fronting the linear parks as shown in Figures 8-9 and 8-10 shall provide linear parks that include the following:

1. An average width of 30-feet measured from the face of curb,
2. Publicly accessible, and
3. Elements for passive or active recreation, such as plaza area, seating, shade, on-leash dog areas, play equipment, exercise stations, public art, and landscaping.



*Example programming of a Linear Park*

### **LEGEND:**

- Active Programming, e.g.,
  - Fitness
  - Multi-age Play
  - Outdoor Dining
  - Public Art
  - Game Tables
- Streetscapes/Stormwater
- Bike/Scooter Parking
- Commercial





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

## **SDR.5. Trails and Trail Amenities**

Development fronting the proposed trail amenities as shown in [Figure 8-8](#) and [Figure 8-14](#) shall provide the following trails and/or trail amenities:

1. For the Rim Trail in Sorrento Mesa, as shown in [Figure 8-8](#):
  - a. Provide a minimum 8-feet wide ancillary pedestrian facilities, built to City standards per the Street Design Manual, that connects the public right-of-way to the trail,
  - b. Reconstruct the trail at a minimum of 15-feet wide for segments located outside of the MHPA,
  - c. Improve the existing Trailhead Pocket Park with a new trailhead and park amenities, as described in [Figure 6-2](#).
2. For the Trail at Stone Creek in Miramar Gateway, as shown in [Figure 8-14](#):
  - a. Provide a minimum 8-feet wide ancillary pedestrian facilities, built to City standards per the Street Design Manual, and trailhead, that connects the public right-of-way to the trail.
3. For the creek along Candida Street in Miramar Gateway, as shown in [Figure 8-14](#):
  - a. Provide a minimum 10-feet wide trail adjacent to the creek.



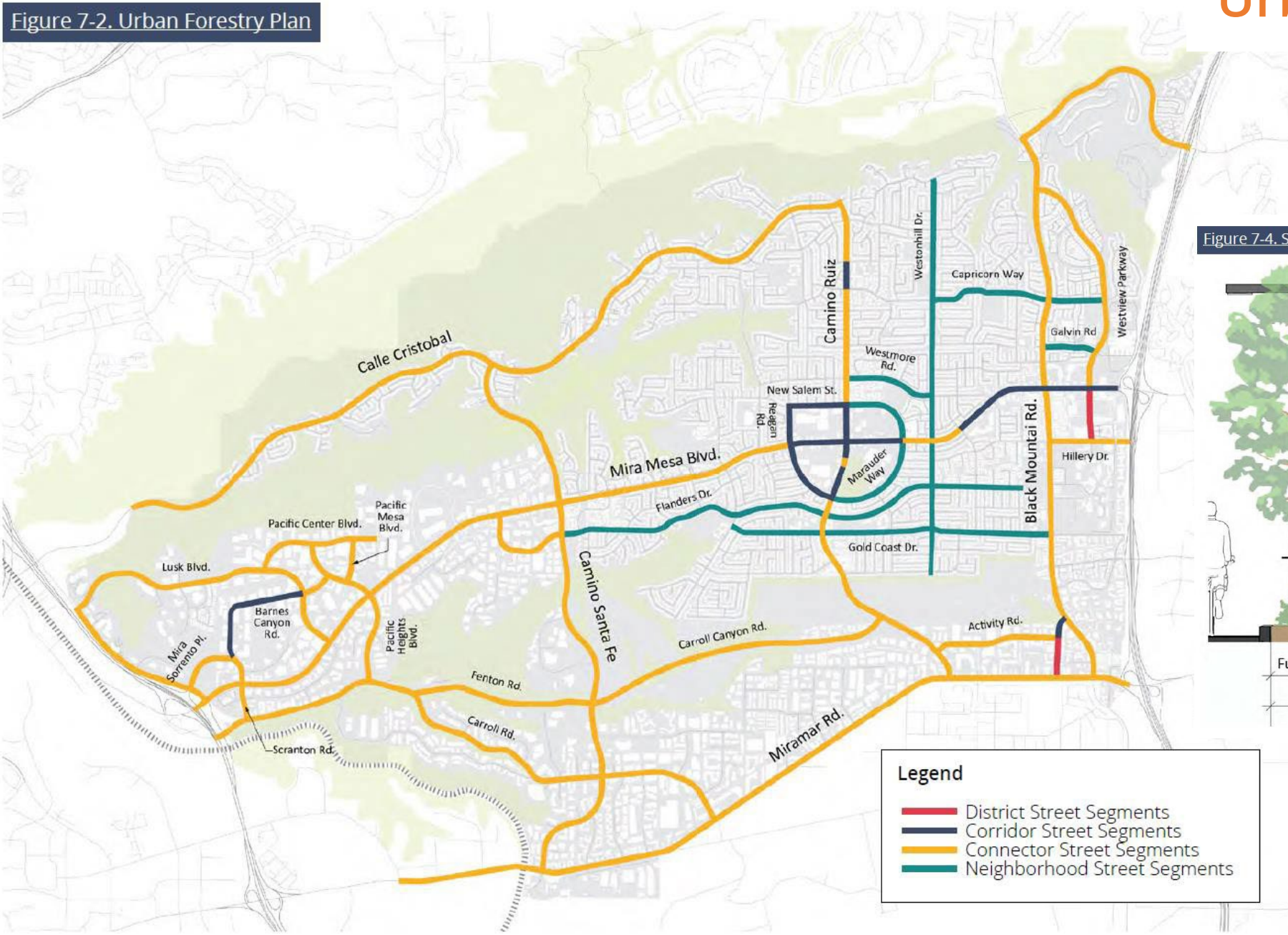
*Example of trail amenities, e.g., lighting*



*Example of trail amenities, e.g., bike racks*

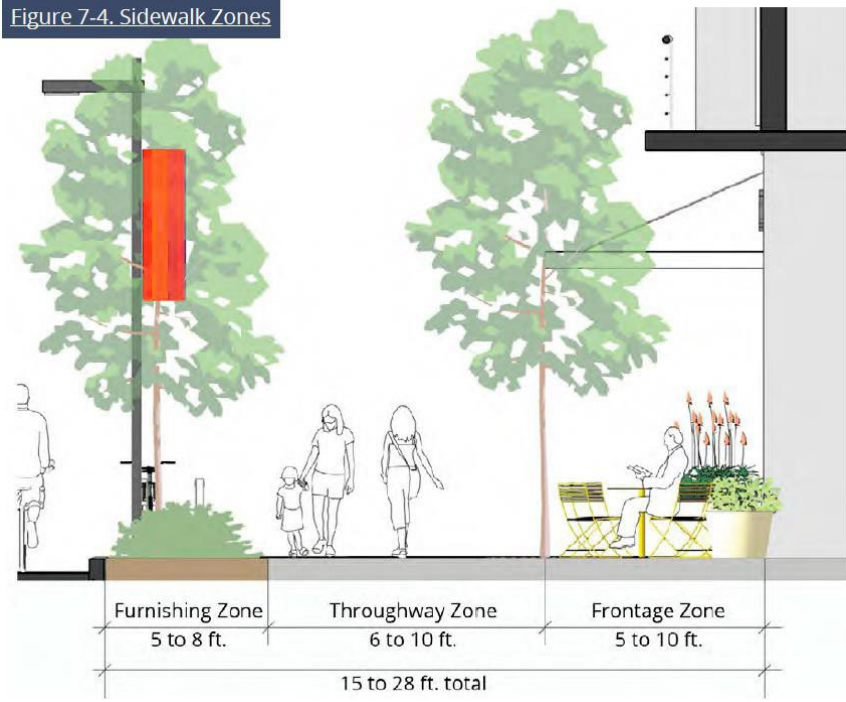


Figure 7-2. Urban Forestry Plan



# Urban Forestry Plan

Figure 7-4. Sidewalk Zones





# Thank you!

A photograph showing a landscape with a grassy slope in the foreground, dotted with green shrubs and small trees. In the background, there are rolling hills and a clear sky.



# Community Plan

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