

Mira Mesa Community Plan Update
Community Discussion Draft
Draft Plan Figures

May 2022



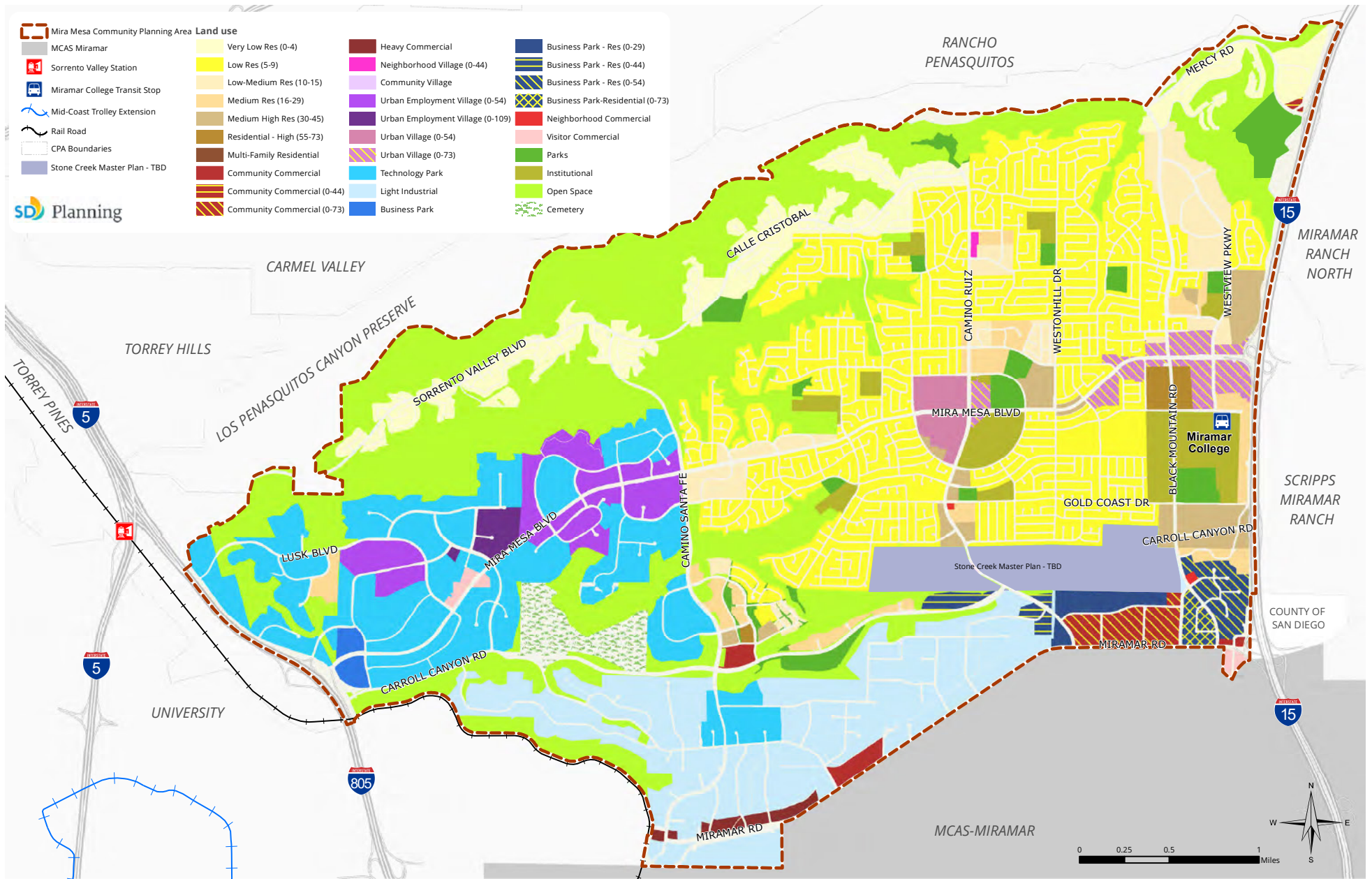


FIGURE 2-2. PLANNED LAND USES

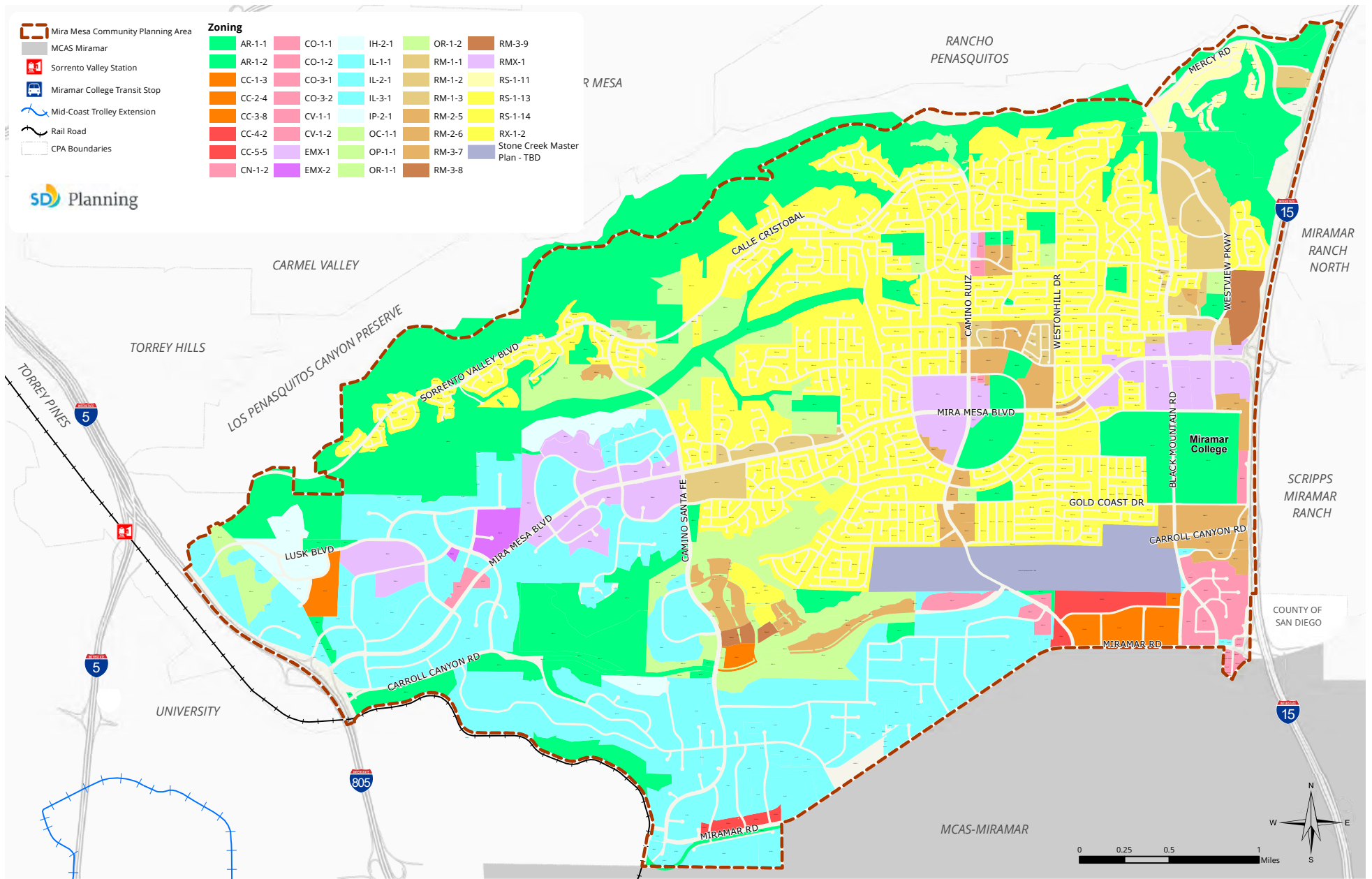


FIGURE 2-3. PLANNED ZONING

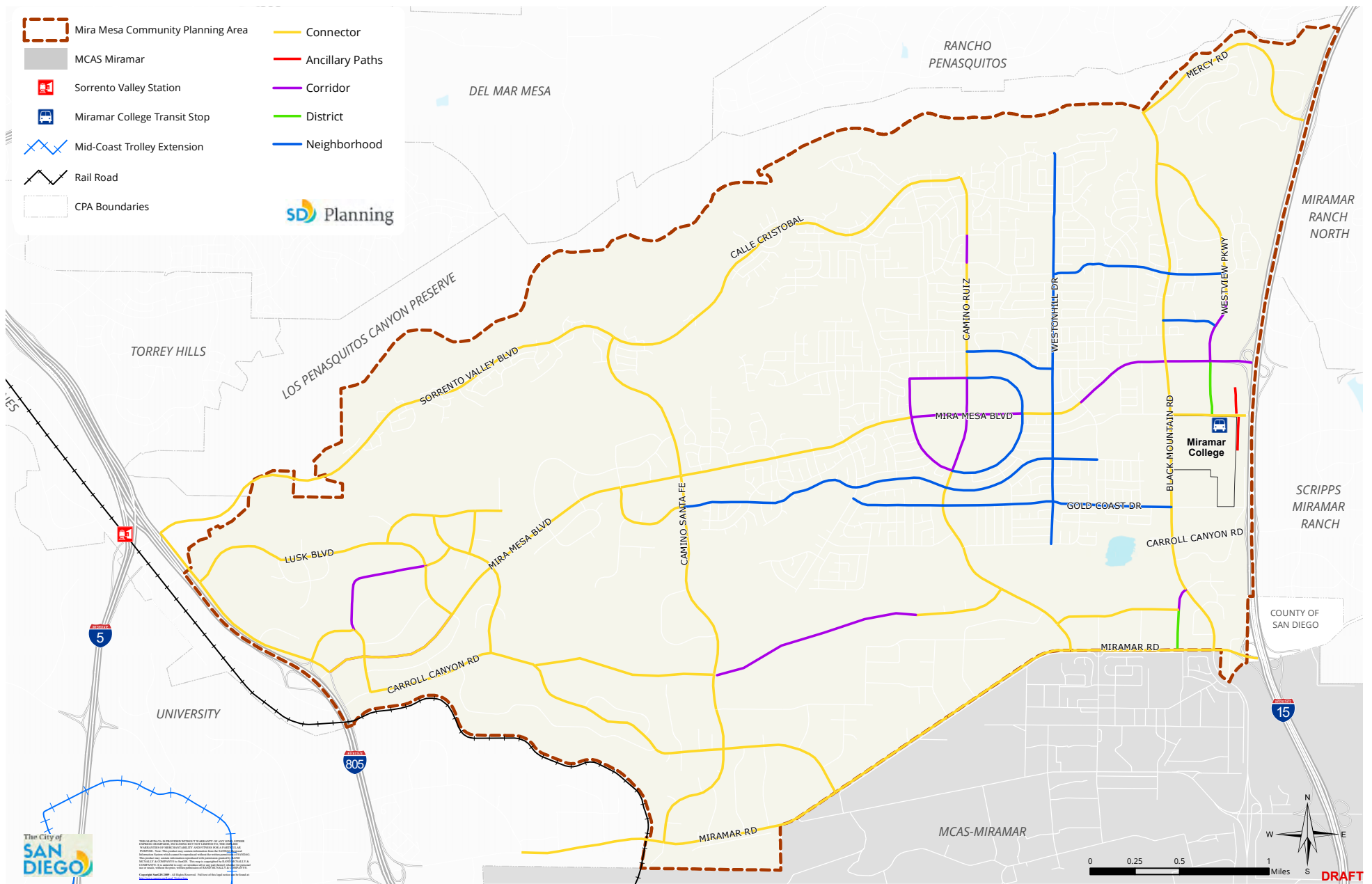


FIGURE 3-1. PEDESTRIAN FACILITY CLASSIFICATIONS

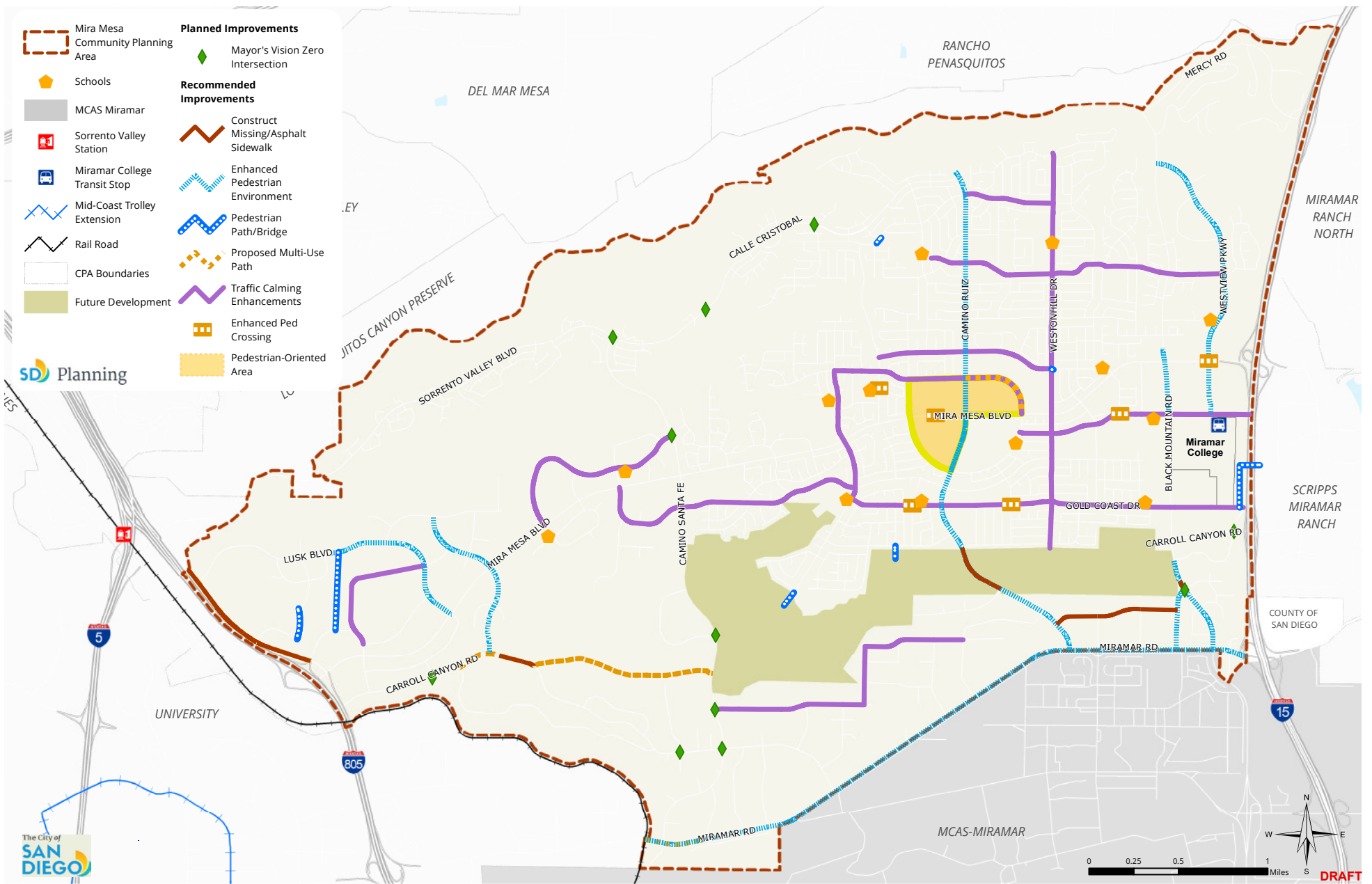


FIGURE 3-2. PLANNED PEDESTRIAN IMPROVEMENTS

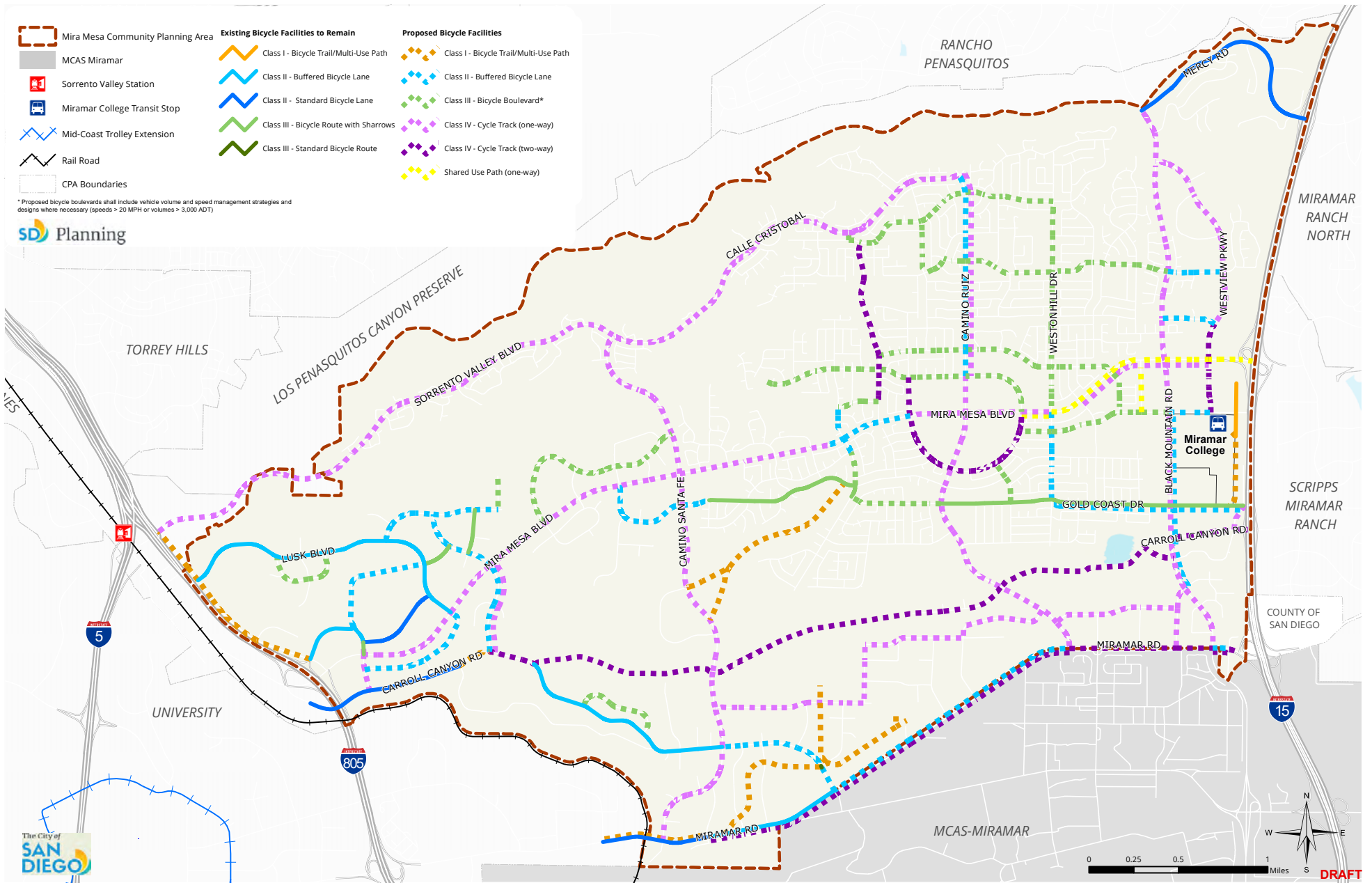


FIGURE 3-3. PLANNED BICYCLE NETWORK

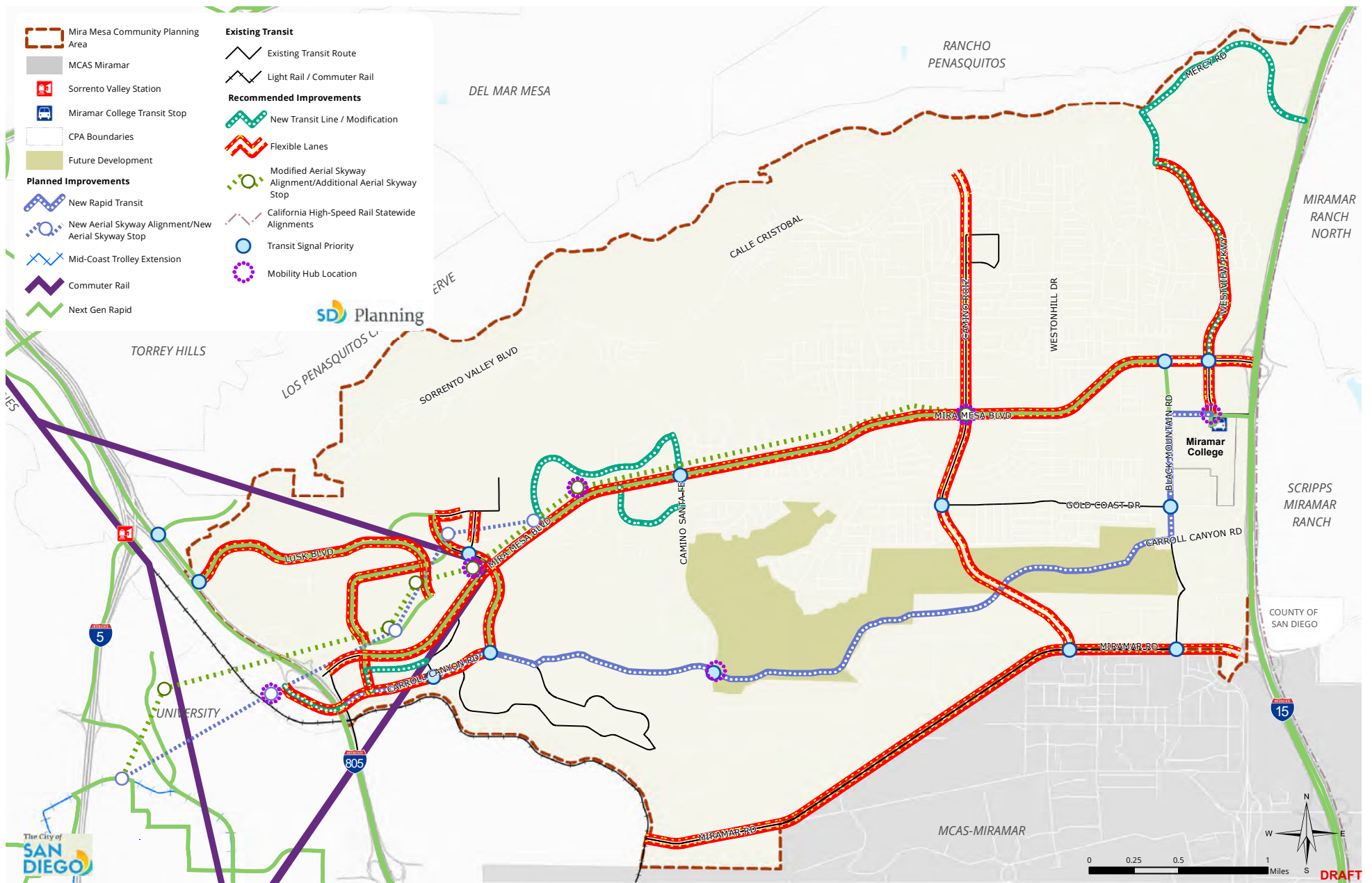


FIGURE 3-5. PLANNED TRANSIT NETWORK

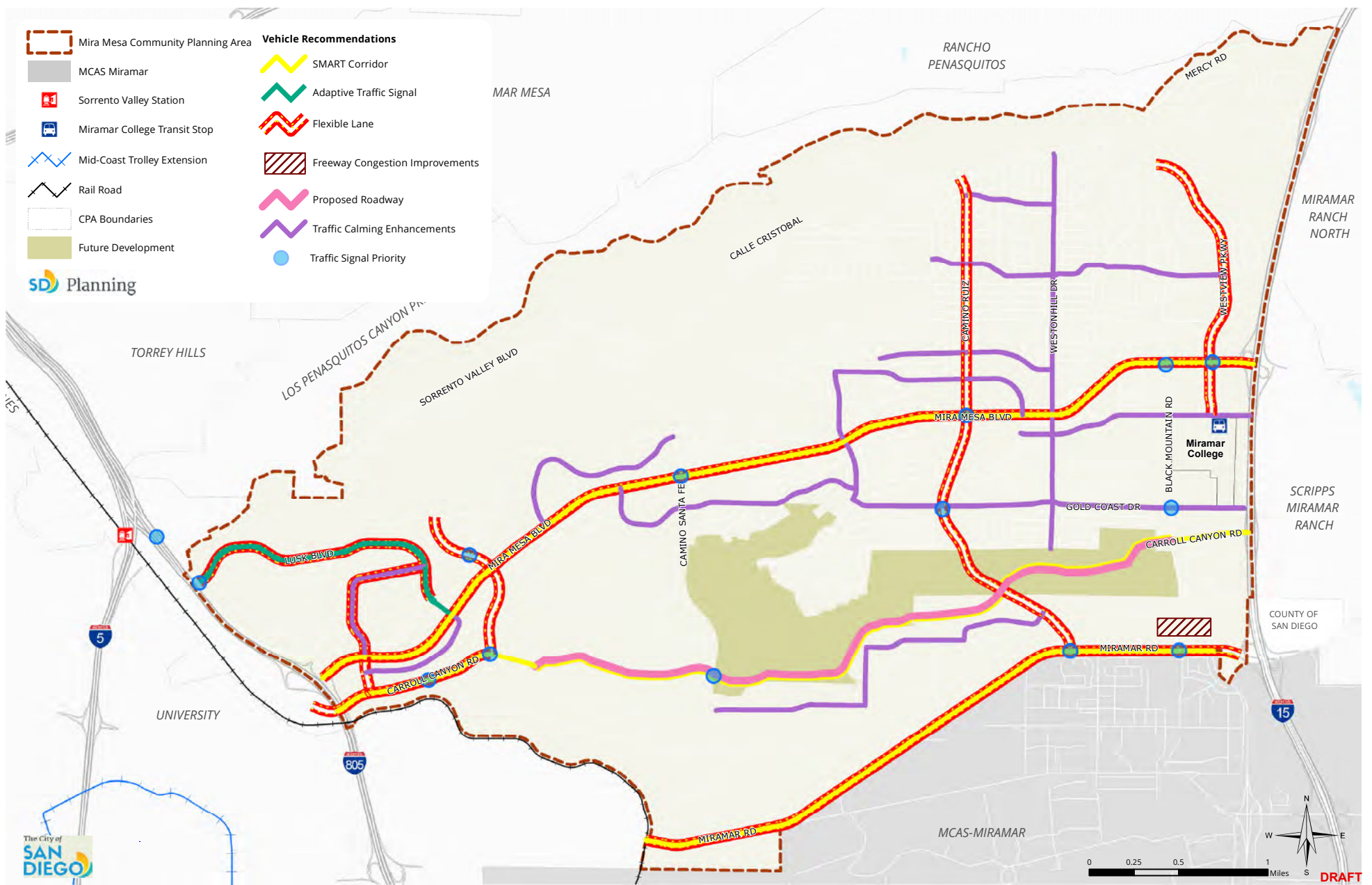


FIGURE 3-6. PLANNED VEHICULAR NETWORK

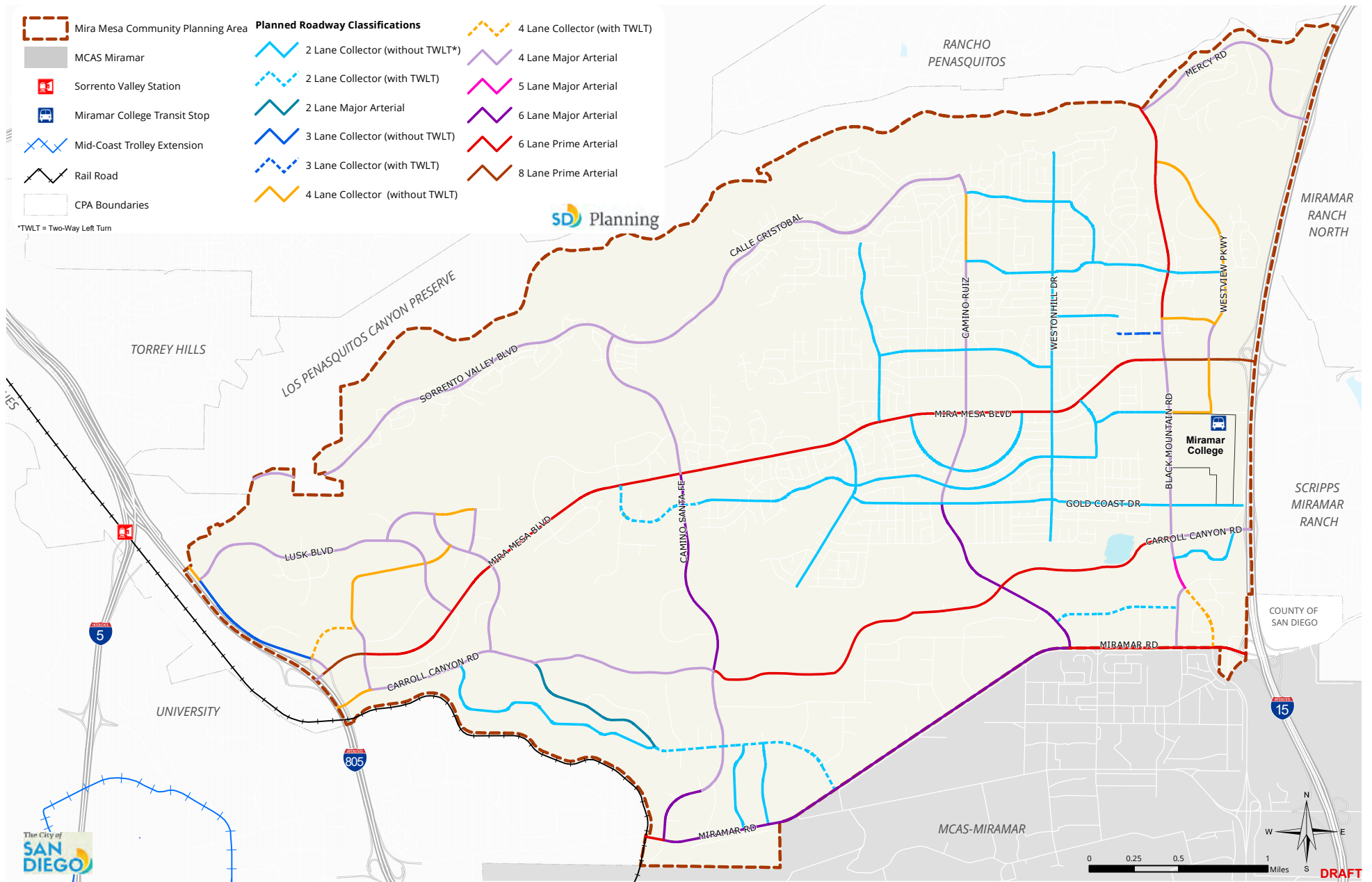


FIGURE 3-7. PLANNED STREET CLASSIFICATIONS

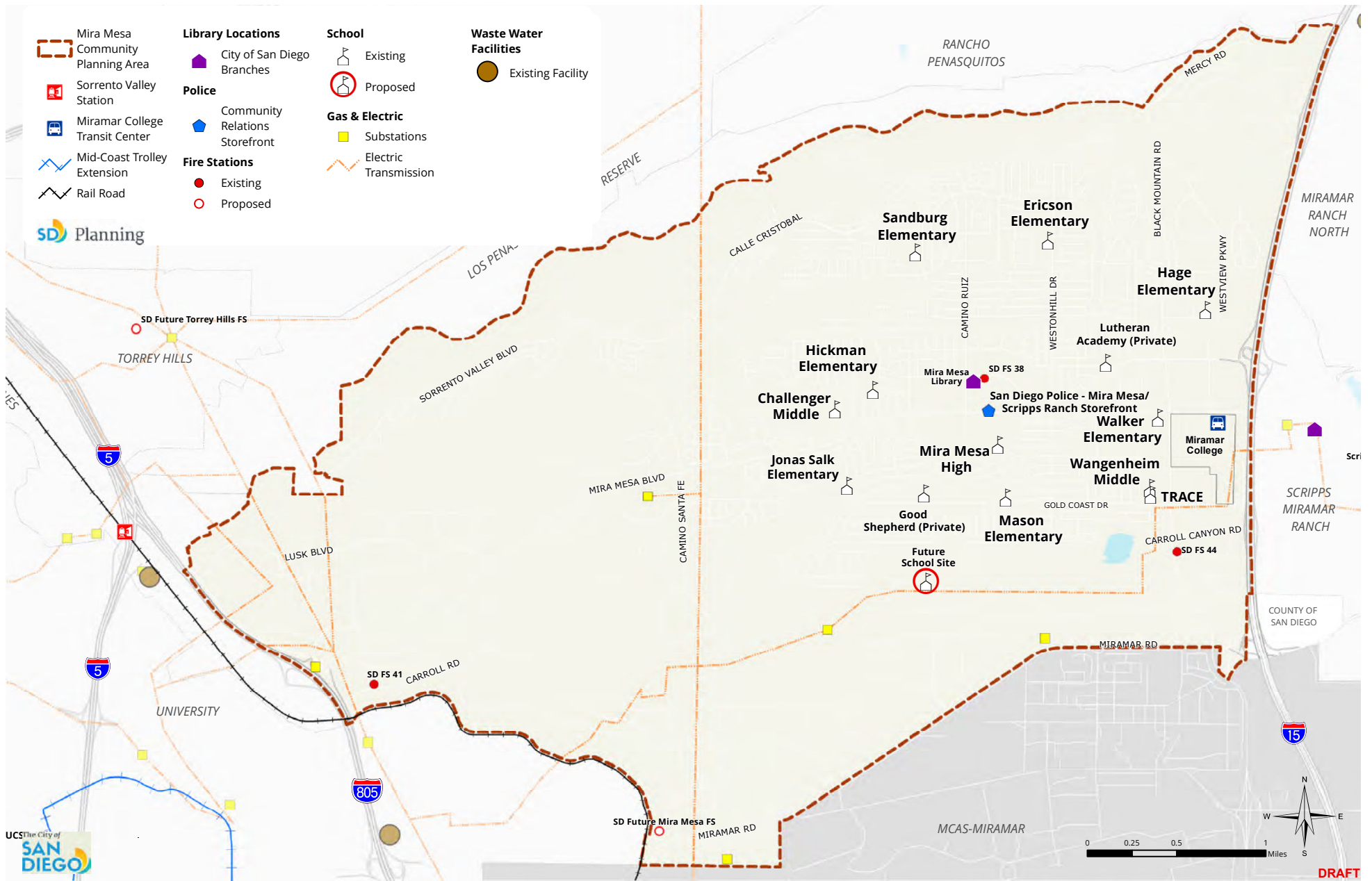


FIGURE 4-1. EXISTING AND PLANNED PUBLIC SERVICES AND FACILITIES

Figure 6-2 – Existing and Planned Park & Recreation Facilities Matrix

Site #	Project Title	Project Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size	Planned size
Recreation Centers							
1a	Gil Johnson aka Mira Mesa Rec Center	Volleyball and basketball court, kitchen, rooms for meetings and crafts.	Approved General Development Plan (GDP).			10,810 SF	17,000 SF
1b	Mira Mesa Community Park Recreation Center	Location adjacent to existing Gil Johnson rec center and the proposed Mira Mesa Community Park Aquatics Complex.	Approved General Development Plan (GDP). Per Parks & Rec Unfunded Park Improvements List, improvements to further community use of the facility include expansion by 5,000 square feet.				19,708 SF
2	Hourglass Field House	Hourglass Field House (50,000 SF) located at Miramar Community College. Of the 50,000 SF, only 20,000 SF is assigned to the city. Game room with table tennis, board games, arts & crafts; 3 meeting rooms; gym with 2 full courts; dance classroom with mirrors.	Design and uses are per joint-use agreement. Per Parks & Rec Unfunded Park Improvements List, design and construction of a shade structure over the play area and installing doors at gymnasium are desired to further community use of the facility.			20,000 SF	
3	Lopez Ridge Rec Center	Lopez Ridge Rec Center has meeting rooms available for rent, and there are restrooms.	Small yet valued recreation building			2,590 SF	
4	Future Recreation Centers	48,212 SF of new recreation center is needed to meet the projected residents at 2050. Locations are to be determined, based on future available lands. In addition, recreation facilities could potentially be located in existing Mira Mesa parks.	A new Rec Center (17,000sf) is proposed to be built on land deeded to the City within 3Roots Community park (17,000sf). Approved GDP for 3Roots Community Park shows location set aside for future rec center. The project population will require another 2 rec centers or field houses (31,212sf).				48,212 SF
Aquatic Centers							
5	Ned Baumer Aquatic Complex	The Ned Baumer Aquatic Center is a joint use facility with the Miramar Community College and consists of 3 pools. It is shared with Scripps Ranch (36%).	Per joint-use agreement			0.64	
6	Mira Mesa Community Park Aquatic Complex	Per approved General Development Plan (GDP) for Mira Mesa Community Park	Single pool and aquatic center building				1.0
7	Future Aquatic Complexes	Locations to be determined for use by the Mira Mesa Community, or in conjunction with adjoining communities, such as University or Clairmont.	A strategy for new aquatics facilities is to develop a pool co-located with adjacent communities. Another strategy for a future aquatic center could be in cooperation with a joint-use agency partner.				1.84
Community Parks –13+ acres							
8	3-Roots Community Park	Active recreation with (4) ballfields, (3) overlapping soccer fields, (3) restroom buildings/(2) with concessions, (2) playgrounds, off-leash dog areas, hardcourts/basketball, (5) picnic structures, (5) shade structures, amphitheater, parking, and maintenance yard. Pad for future rec center.	Approved General Development Plan (GDP).		909		25.83
9	Mira Mesa Community Park	North of new Salem (4) soccer/ballfields, concessions building, play area, multi-purpose turf, picnic facilities, parking lot. South of New Salem: (3) multipurpose/soccer fields, new rec center with restroom /concessions, (2) playgrounds, lighted basketball, skate plaza, picnic facilities, and parking. Future rec center and aquatics complex.	Approved General Development Plan (GDP). Per Parks & Rec Unfunded Park Improvements List, improvements to further community use of the facility include upgrades to field lighting. The addition of Musco-style sports lighting is proposed for the 4 northerly ballfields, to allow greater use of the facility.	847	52.5	29.2	
10	Stone Creek Central Park	Planned park based on Stone Creek Master Plan. Facilities and program to be determined though GDP public process. Active and passive recreation facilities.	No General Development Plan (GDP); GDP process would follow initiation of Stone Creek development.		486		22.41
Neighborhood Parks – 3 to 13 acres							
11	3 Roots Routes District NP (*Neighborhood Park designation per 3Roots)	Neighborhood park within the 3Roots neighborhood, a Privately Owned Public Open Space (POPOS). Site-specific arts, "Hammockland" and terraced seating – along with multipurpose turf field and children's playground.	Illustrative plan with uses is shown in approved - 3Roots San Diego MPDP – dated 7-16-2018; Figure 10-3. Park will be shared with the public per a Recreation Easement. (*By City standards, mini park would be the designation.)		88.9		3.33

Site #	Project Title	Project Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size	Planned size
Neighborhood Parks – 3 to 13 acres							
12	Breen	Park is named in honor of Ellen R. Breen, “The Dean of Principals”. Features include restroom, Plaza of Flags, basketball, par fitness course, play areas, multi-use sport field, DG walking path, gazebos/picnic facilities, and parking lot.	Per Parks & Rec Unfunded park Improvements List, design and construction of a shade structure over the play area is desired.	308		9.90	
13	Camino Ruiz	Features include restroom & concession building, multi-use sport field, play areas, Pétanque court, walk-in Sun Dial, basketball, gazebos/picnic facilities, canyon-edge walking path with scenic overlooks. Hiking Trail entrance to Los Peñasquitos Ranch House Museum and parking.	Per Parks & Rec Unfunded park Improvements List, security improvements, a shade structure over the play area, and enhancements to the shade structure are desired.	322		10.27	
14	Lopez Ridge	Lopez Ridge has a large covered patio, SDP&R manager’s office, lighted basketball courts, multi-use sport fields, par fitness course, shaded play areas, walking path with scenic canyon overlook, and parking. Trail entrance to Lopez Canyon.	On the edge of Lopez Canyon, this park functions a bit like a small community park in that the park does programming and has a meeting center.	270		8.38	
15	Christa McAuliffe Neighborhood Park	Park is adjacent to Challenger Middle School joint-use park (see below). Amenities include play area, picnic facilities, a multi-use turf area for programming/permitting, and paths to the adjacent neighborhood and the joint-use field.	According to Parks & Rec Unfunded Park Improvements List, improvements to further community use of the facility include security lighting and design/construction of shade structure over the play area.	48		3.05	
16	Maddox	Neighborhood park with large shaded play area, picnic facilities, a multi-use turf area for programming and permitting, and an off-leash dog area. Potential future joint-use park at Jonas Salk Elementary is adjacent to Maddox.	Approved GDP calls for dog park improvements with shade sails, agility equipment, community bulletin board and new shade trees.	224		4.50	
17	Mesa Verde	Park is adjacent to Mason Elementary School joint-use park (see below). Amenities at Mesa Verde include play area, picnic facilities, two basketball courts, and a multi-use turf area for sports and events.	Design and construct a picnic shelter at the picnic area near the playground. Per Parks & Rec Unfunded Park Improvements List, improvements to further community use of the facility include design/construction of a restroom building, a shade structure at picnic /play area, a shade structure on the play area, and security lighting.	201	7	4.70	
18	Mesa Viking	Amenities at Mesa Viking include a central play area, picnic facilities, and a multi-use turf area for sports and events. Park is adjacent to Ericson Elementary School joint-use park (see below).	According to Parks & Rec Unfunded Park Improvements List, improvements to further community use of the facility include design/construction of shade structure. Future consideration could be the inclusion of additional amenities/features, given the abundance of multi-use passive turf.	256		6.60	
19	Salk	GDP shows restroom, play area, shade sails, native garden, parking, multi-purpose turf area and good access to the adjacent Salk joint-use area.	Approved GDP, done in concert with Salk joint-use park, calls for elliptical multi-use turf area, 2 play areas with shade sails, human sundial, amphitheater, native garden, butterfly garden and parking lot.	42	256		4.1
20	Sandburg	Park is adjacent to Sandburg Elementary School. Amenities at Sandburg include two play areas, picnic tables, and sloping multi-use turf areas at its periphery. Due to water conservation measures, the central lawn irrigation was turned off.	Due to water conservation measures, the central lawn area’s irrigation was decommissioned; the approx. 1.3-acre central area is covered with bark mulch. A low water-use design solution that would activate the central area would bring more recreation to the park, and per Parks & Rec Unfunded Park Improvements List, improvements to further community use of the facility include picnic shelters, shade structure and developments to the unfinished portions of the park.	140		4.84	
21	Stone Creek Westside Gardens	Planned park based on Stone Creek Master Plan. Facilities and program to be determined though GDP public process. Active and passive recreation facilities.	No General Development Plan (GDP); GDP process would follow initiation of Stone Creek development.		325		4.78
22	Westview	Neighborhood park adjacent to Hage Elementary with two turf and skinned infield ballfields, large play area with shade sails, gazebo, restroom building, picnic facilities, and parking lot.	Per Parks & Rec Unfunded Park Improvements List, improvements to further community use of the facility include completion of the undeveloped portion of the site.	252		7.25	

Site #	Project Title	Project Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size	Planned size
Mini Parks – 1 to 3 acres							
23	3 Roots Canopy District NP (*Neighborhood Park designation per 3Roots)	Neighborhood park within the 2Roots neighborhood, a Privately Owned Public Open Space (POPOS). Multipurpose turf field, picnic area with shelter, and “Pipedream Park”.	Illustrative plan with uses is shown in approved - 3Roots San Diego MPDP – dated 7-16-2018; Figure 10-4. Park (not including private-use aquatics) will be shared with the public per a Recreation Easement.		85.6		1.73
Pocket Parks & Trailhead Pocket Parks – less than 1 acre							
24	Calle Cristobal Trailhead Pocket Park	Improved picnic facilities, walking path, interpretive and educational signs, lookout points, seating and potentially public art.	Expanded and new facilities that would be associated with the Planned Calle Cristobal Trail could increase use; a future GDP could identify new facilities include exercise equipment, seating, stormwater capture/treatment, nature interpretive displays and/or public art.		70.9	0.25	0.12
25	Miramar Gateway Trailhead Pocket Park	Walking path, interpretive and educational signs, seating at small gathering area.	Acreage is approximate. Grading to get up to the Stone Creek Rim Trail could be accomplished in different ways; thus, acreage could be more.		12.3		0.25
26	Parkdale Trailhead Pocket Park	Overlook and trail head marker/information panel	Being built by 3Roots development, with trail improvements to Rattlesnake Canyon. Public recreation access by a Public Easement.		42.9		0.03
27	3Roots North of Creek Pocket Parks	Dispersed multiple pocket parks in 3Root north of the creek	Built by 3Roots development with trail improvements to Rattlesnake Canyon and creek. Public rec access by a Public Easement.		68.9		2.34
28	3Roots South of Creek Pocket Parks	Dispersed multiple pocket parks in 3Root south of the creek	Built by 3Roots development, along with trail improvements to creek and to Carroll Canyon Rd. Public rec access by a Public Easement.		93.5		2.35
29	Sorrento Peñasquitos Overlook Pocket Park	Areas outside of sensitive vegetation zones could be upgraded to allow for more cyclist use and encourage hiking to the viewpoint. Weave in education/interpretive panels and site work.	Install improvements such as seating, native plantings, and other passive park features. Consider native plant restoration in disturbed landscape areas (outside of built features areas.)		15		
30	Los Pen View Linear Park @ Menkar	Facilities such as dg walking path, viewpoints, street stormwater vegetated swale, interpretive and educational signs, seating at small gathering areas.	Develop part of the street that has no homes on the north side with views north to Los Pen Regional Park. A future GDP could identify facilities such as exercise equipment, seating, stormwater capture/treatment, nature-based adventure play, and/or nature interpretive displays.		21.9		0.25
Plazas							
31	3Roots "Routes Collective Plazas"	Plazas within the 2Roots neighborhood; Privately Owned Public Open Space (POPOS); kinetic art, art mural gallery, central water feature, catenary lighting, mobility station, community tables and heritage hub.	Illustrative plan vignette with uses is shown in approved - 3Roots San Diego MPDP – dated 7-16-2018; Figure 10-2. Plaza will be shared with the public per a Public Use Easement.		67.9		1.20
Joint Use Parks							
32	Challenger Middle School (M.S.)		Existing joint-use agreement with SDUSD.	165		7.09	
33	Ericson Elementary School (E.S.)		Existing joint-use agreement with SDUSD.	140		5.44	
34	Hage E.S.		Existing joint-use agreement with SDUSD. (SDUSD portion 0.25 acres; Westview park portion 3.15 acres)	0.33		0.25	
35	Hickman E.S.		Future joint-use agreement with SDUSD.		97.3		2.7
36	Hourglass Field Community Park		Existing joint-use agreement with SDUSD.	581		31.00	
37	Mason E.S.		Existing joint-use agreement with SDUSD.	42		1.12	
38	Salk E.S.		Future joint-use agreement with SDUSD. Points included in Salk neighborhood Park.	0	0		4.1
39	Sandburg E.S.		Future joint-use agreement with SDUSD.		49.4		3.05
40	Walker E.S.		Existing joint-use agreement with SDUSD.	42		1.88	
44	Wangenheim M.S.		Existing joint-use agreement with SDUSD.	217		6.60	

Site #	Project Title	Project Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size	Planned size
Trails							
<i>Citywide Trails Master Plan will comprehensively plan trail and open space park planning that complies with MSCP consistency findings, Environmentally Sensitive Land regulations, and Natural Resource Management Plans before being formally proposed for City evaluation and funding (see Parks Master Plan policies PP10, CSR25 and RP5).</i>							
42	3Roots/ Parkdale Trail	Approximately 1.5-mile trail segment that would connect Maddox Park and Salk Elementary with the canyon and connect to the Parkdale Trailhead Pocket Park – creating a loop path.	Pocket park trail improvements by 3Roots, including signage, trail, railing and connection to Rattlesnake Canyon trail.		7		Approx. 1.5-miles
43	Calle Cristobal Trail	Approximately 0.65-mile of existing official trail. Approx. 1.23 miles of trails that are proposed (0.5 mile of existing unofficial trails and 0.47 mile of trails to be constructed)	Coordination to occur between Park and Recreation, who proposes the trail building, and MSCP /MHPA reviewers with appropriate monitoring/permitting. No man-made improvements are proposed, just trail building and sensitive vegetation pruning.		14		Approx. 1.23 miles
44	Canyon Hills Regional Park Trail	2.25 miles of trail in this resource-based park		28	7		Approx. 2.25 miles
45	Carroll Creek Trail	Approximately 1.5-mile trail along restored Carroll Canyon Creek that is part of the 3Roots development. Creek/trail maintenance is private, but trail will be publicly accessible through access agreement.	Only trail improvements per City MHPA trail standards in this sensitive MHPA segment. Trail connects with the community park and to points east at Stone Creek.		21		Approx. 1.5 miles
46	Flanders Canyon Loop Trail	Approximately 1.30 miles of proposed trails; some of the trail areas have existing unofficial use	Public access would need to be granted to cross private properties on both sides of Mesa Rim Road.		14		Approx. 1.30 miles
47	Miramar Gateway Trail (Blk Mtn to Rim Trail)	Small but important 0.18-mile trail segment connecting the community to the Rim Trail at Stone Creek with an access path from Black Mountain Road.	A trailhead pocket park on Black Mountain is identified above.		0		Approx. 0.18-mile
48	Rattlesnake Canyon Trail	A 0.82-mile trail segment that connect to the 3Roots/ Parkdale Trail as part of a loop path.	Only trail improvements per City MHPA trail standards in this sensitive MHPA segment.		7		Approx. 0.82 mile
49	Sorrento Los Pen West Goat Trail and Pocket Park	At western entry of Los Pen Regional park, the trail leaves the regional park and is in Mira Mesa. Provide new trailhead pocket park facilities, such as wayfinding and interpretive sign/kiosk and seating.	West of parking lot entry, develop pocket park facilities, such as nature adventure play, seating, and interpretive elements (both historic and Kumeyaay.)	42	5.25		0.81 acre
50	Sorrento Rim Trail	Approx. 0.62 mile gap in central portion of Sorrento Rim Trail, upslope for Barnes Canyon Road; trail segments may be privately owned and maintained with public access.	Obtain public access easements from property owners. Trail elements could include trailhead kiosk, seating, drinking fountain, and other trail/passive park features like native plant restoration.	35	7	Approx. 2.5 miles	Approx. 0.62 mile
51	Carroll Canyon Nature Promenade	Triangular City-owned parcels on each side of new roadway alignment. Along planned cycle track, these respites will have a native tree theme.	Considered a respite for active joggers and cyclists, this park has passive park features, but could also a group of exercise/stretching equipment and either public art or local geography interpretive features.		61.3		Approx. 0.75 acres
52	Stone Creek Rim Trail	Trail loop within the Stone Creek neighborhood; Privately Owned Public Open Space (POPOS). Goal is to connect down the slope to Miramar Gateway Trail.	Obtain public access easements from Stone Creek for public use of the loop and access to public. Stone Creek neighborhood parks. Trail elements could include kiosks, seating, drinking fountain, and other trail/passive park features.	28			Approx. 4 miles
53	Sorrento Peñasquitos Overlook Pocket Park	5892 Sorrento Valley Blvd. Areas outside of sensitive vegetation zones could be upgraded to allow for more park use and encourage hiking on the loop.	Install improvements such as seating, native plantings, and other passive park features. Consider conversion to native plantings.		28		0.75 mile
54	Lopez Canyon Trailhead Pocket Park	Redevelopment or enhancements of the existing trailhead and parking area at the northern terminus of Pacific Mesa Boulevard.	Add fitness circuit, picnic facilities, trailhead kiosk, seating, drinking fountain and improve dg paths and planting.	4.38	49	0.67 acres	
Portions of Resource-Based Parks – areas that serve the community of Mira Mesa							
55	Canyon Hills Regional Park		Approved GDP calls for improvements that serve the community of Mira Mesa, including parking, walking paths and picnic facilities.	7			16.2
56	Los Peñasquitos Canyon Preserve			42			

Site #	Project Title	Project Description	Recommendations	Existing Park Value	Planned Park Value	Existing Size	Planned size
Village Area Recreation Facilities Park/recreation features required by Community Plan Implementation Overlay Zone							
Recreation Value points for CPIOZ areas is based on projected potential residential populations. Per CPIOZ Supplemental Development Regulations, developments that occur on parcels greater than 2.0 acres will provide their park requirements on-site. At this time, numbers (at 50%) shown are placeholders for discussion and analysis, pending further calculations.							
57	Mira Mesa Gateway parks	Build-out population 21,000	21 x 100 = 2100 x 50%		1050		
58	Mira Mesa Town Center parks	Build-out population 7,700	7.7 x 100 = 770 x 50%		385		
59	Miramar Gateway parks	Build-out population 17,400	17.4 x 100 = 1740 x 50%		870		
60	Sorrento Mesa parks	Build-out population 21,800	21.8 x 100 = 2180 x 50%		1090		
Overlooks at Mira Mesa Open Space Parks – areas that serve the community of Mira Mesa							
61	Overlooks onto open space	Scenic overlooks from public viewpoints, such as street rights-of-way. (Key new locations are shown on parks Map that could have features such as markers, seating, educational signs, or other features.)	Consider system of community wayfinding/markers. Markers could include a system of QR codes that provide geolocation, biology, and/or geographical education points.	189	28		

Privately-Owned Parks and Recreation Sites - not mapped; not an all-inclusive list; not counting toward Recreational Value
HOA parks, tennis, pools, and other PRIVATE facilities NOT accessible to the general public -- no points awarded

Site #	Project Title
-	3Roots private recreation center/ pool, plazas and parks
-	Allen Jones Park
-	Canyon Colony
-	Creekside Condominiums
-	Hourglass park Apartments
-	IMT Sorrento Valley
-	Legacy Apartment Homes
-	Mesa View Pool
-	Mesa Village Recreation Center, Pools and multi-use parks
-	Mirabella
-	Stone Creek private rec areas
-	Verne Goodwin Mira Mesa Sr Center
-	Village Green
-	Wateridge HOA Walking Trails

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:	4,473
Current Recreation Value Points deficit:	(-3,135)

2050 Population, Planned Potential Facilities	
Total potential 2050 population:	174,000
Population / 1,000:	174
Recreation Value Points Goal at 2050, at 100 points per thousand:	17,400
Plan Build-out Recreation Value Points (existing plus proposed):	10,866
Plan Build-out Recreation Value Points deficit:	(-6,534)

Notes:

1. Park sizes that are indicated in acreage are presented for reference only. Per the Parks Master Plan, Recreational Value Points are the measure for park planning. As the Community Plan progresses, existing and planned parks and recreation facilities will be scored.
2. For recreation centers, the size is indicated in square feet. For aquatic complexes, the measure is per each complex or a fraction thereof – consisting of a pool office/changing room building, the pool(s) and associated standard facilities inside the pool safety enclosure.
3. For further explanation of the City of San Diego park standards, including for recreation centers and aquatics complexes, see the Parks Master Plan Chapter 4, pages 57-61.
4. Recreational Value Points in CPIOZ areas are subject to change with any changes to Supplemental Development Regulations as they are processed as projects over time.

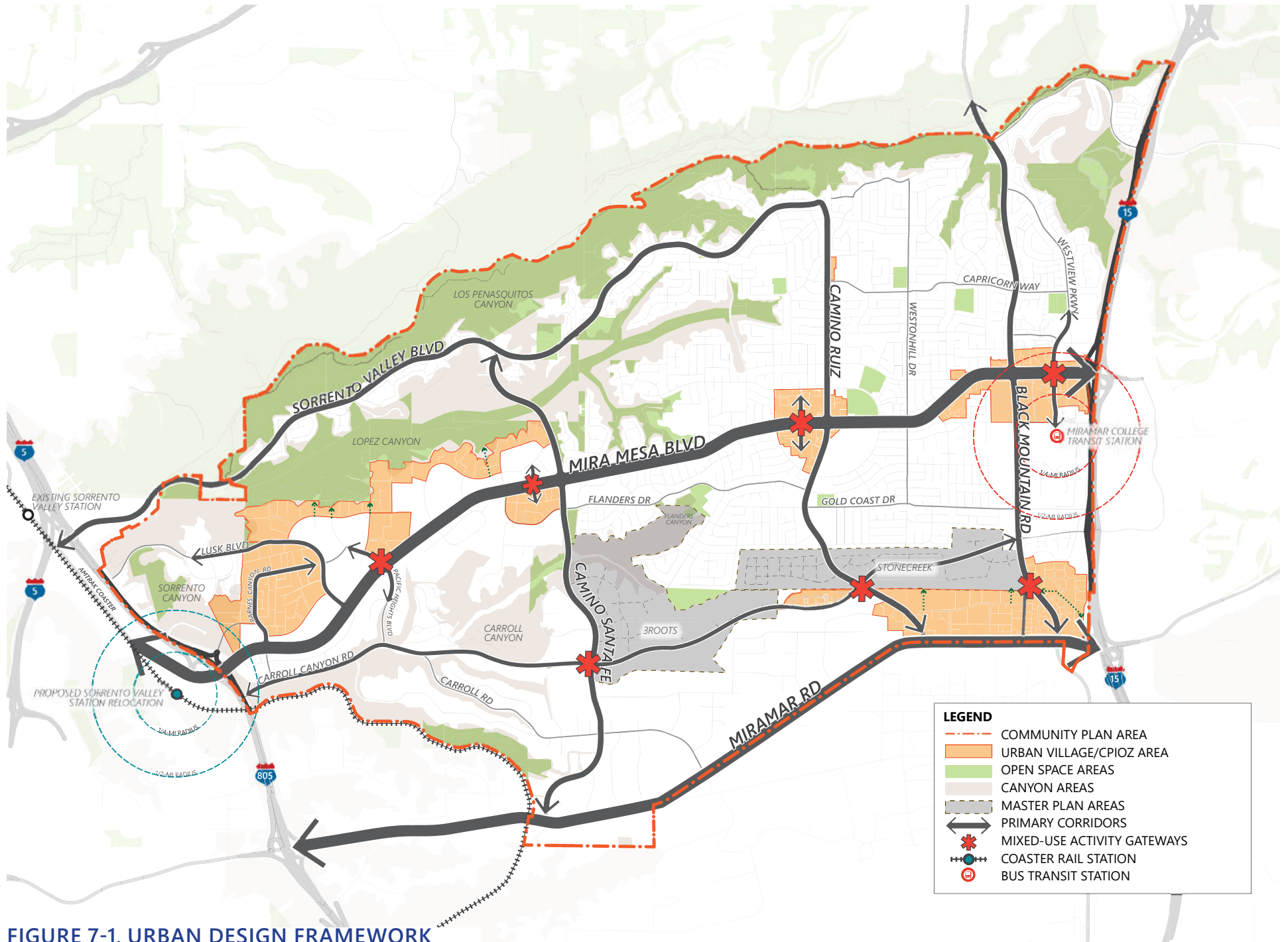


FIGURE 7-1. URBAN DESIGN FRAMEWORK

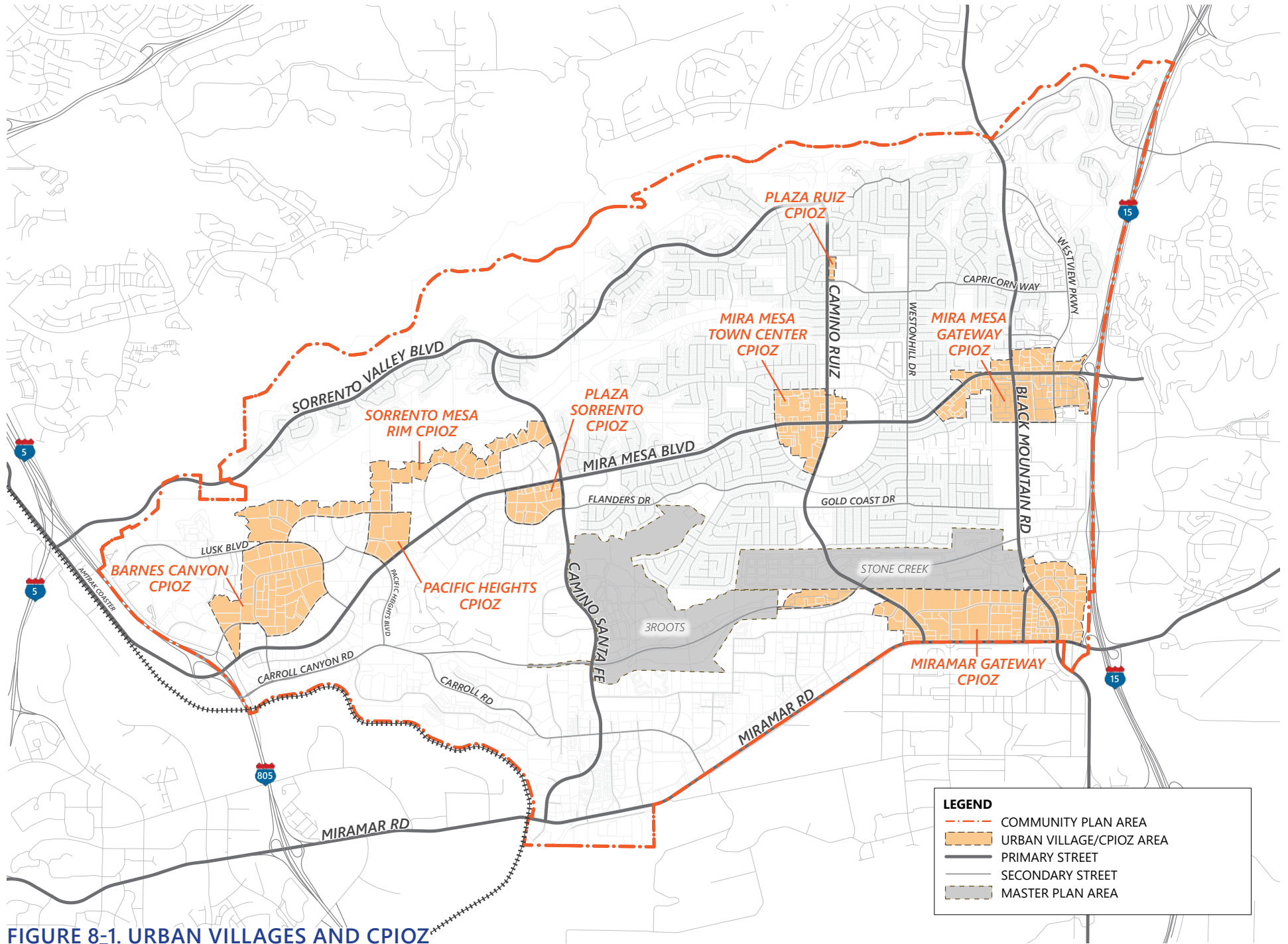


FIGURE 8-1. URBAN VILLAGES AND CPIOZ



FIGURE 8-2. MIRA MESA TOWN CENTER CPIOZ

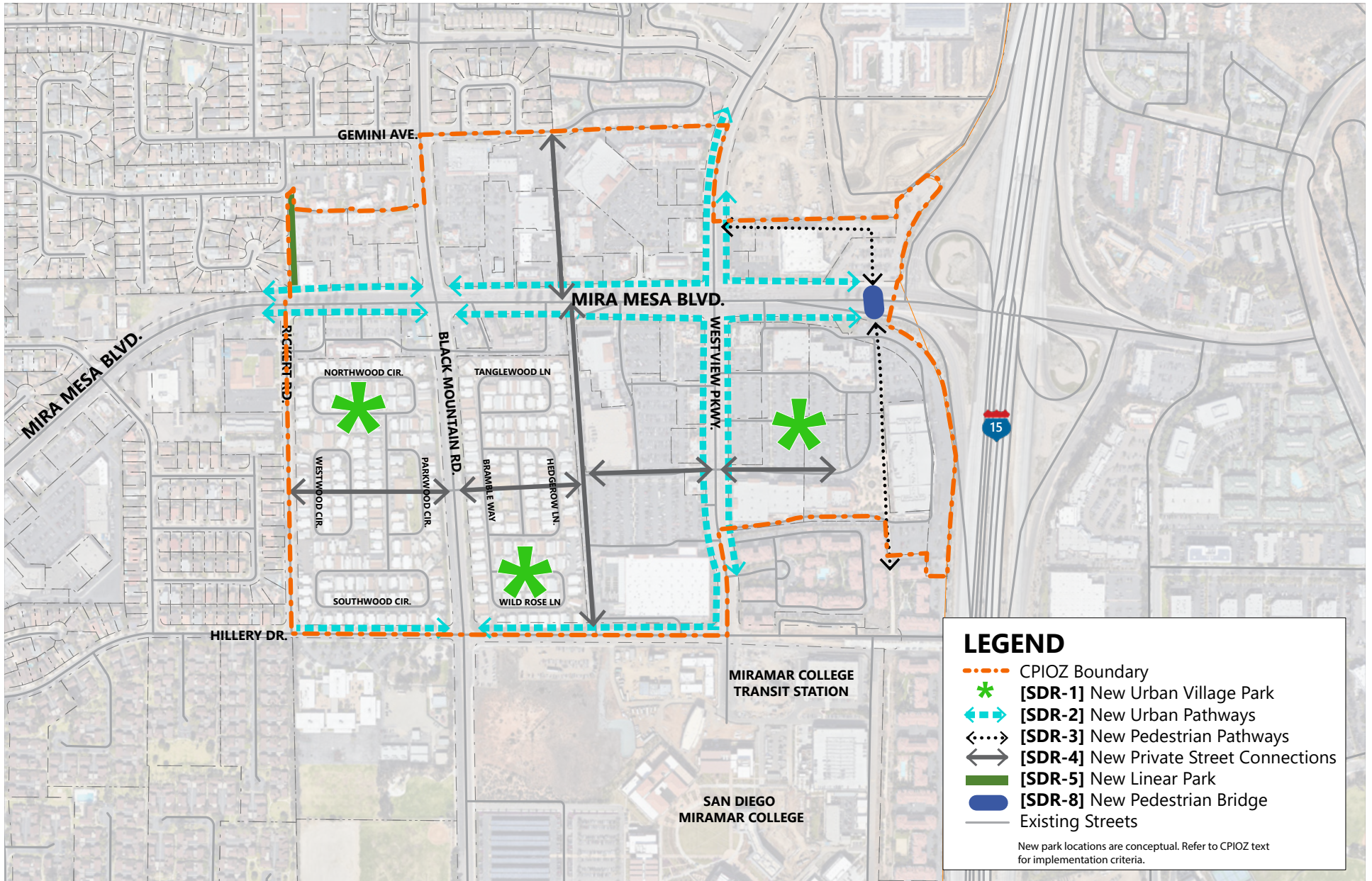


FIGURE 8-3. MIRA MESA GATEWAY CPIOZ

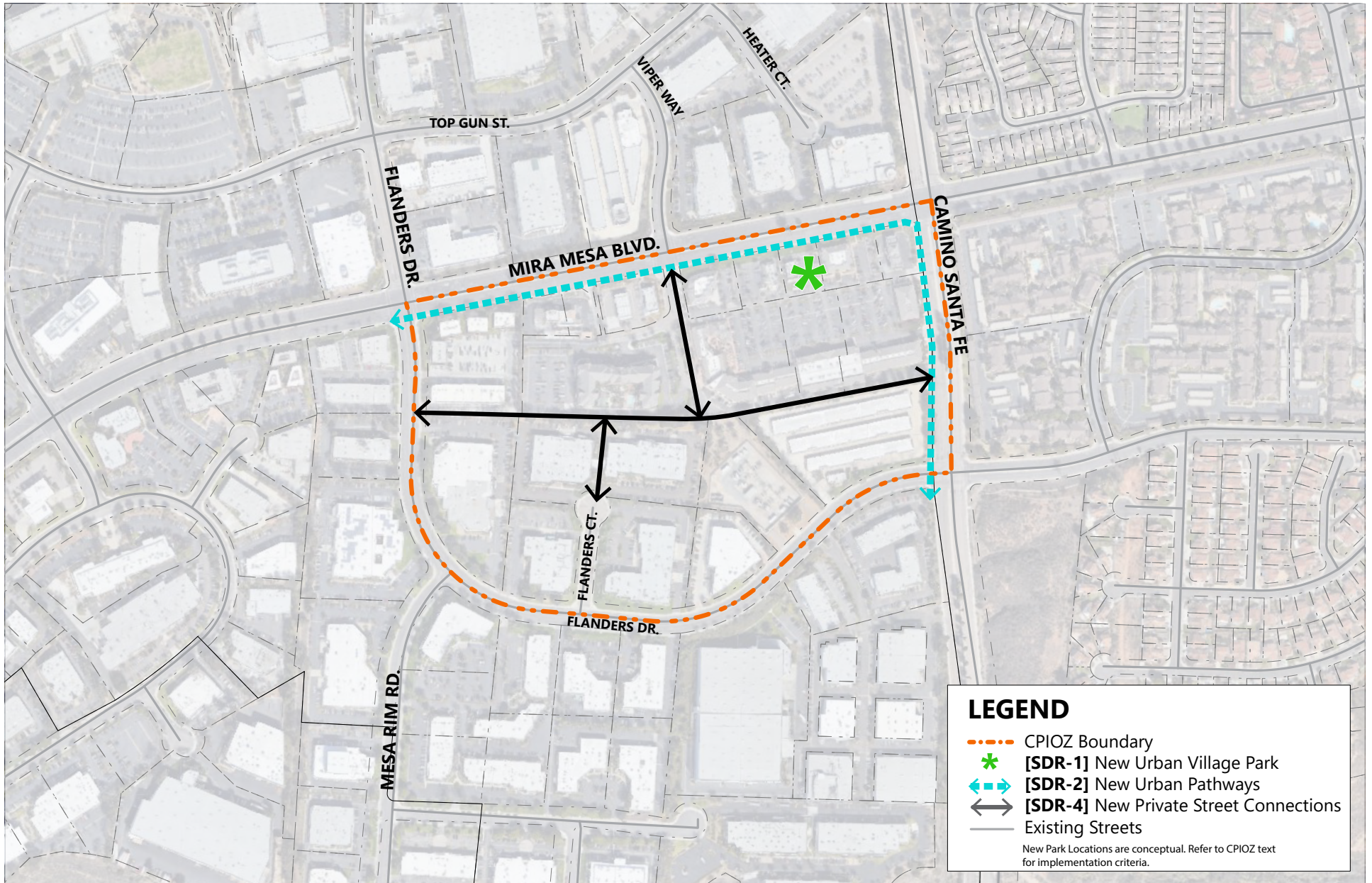


FIGURE 8-4. PLAZA SORRENTO CPIOZ

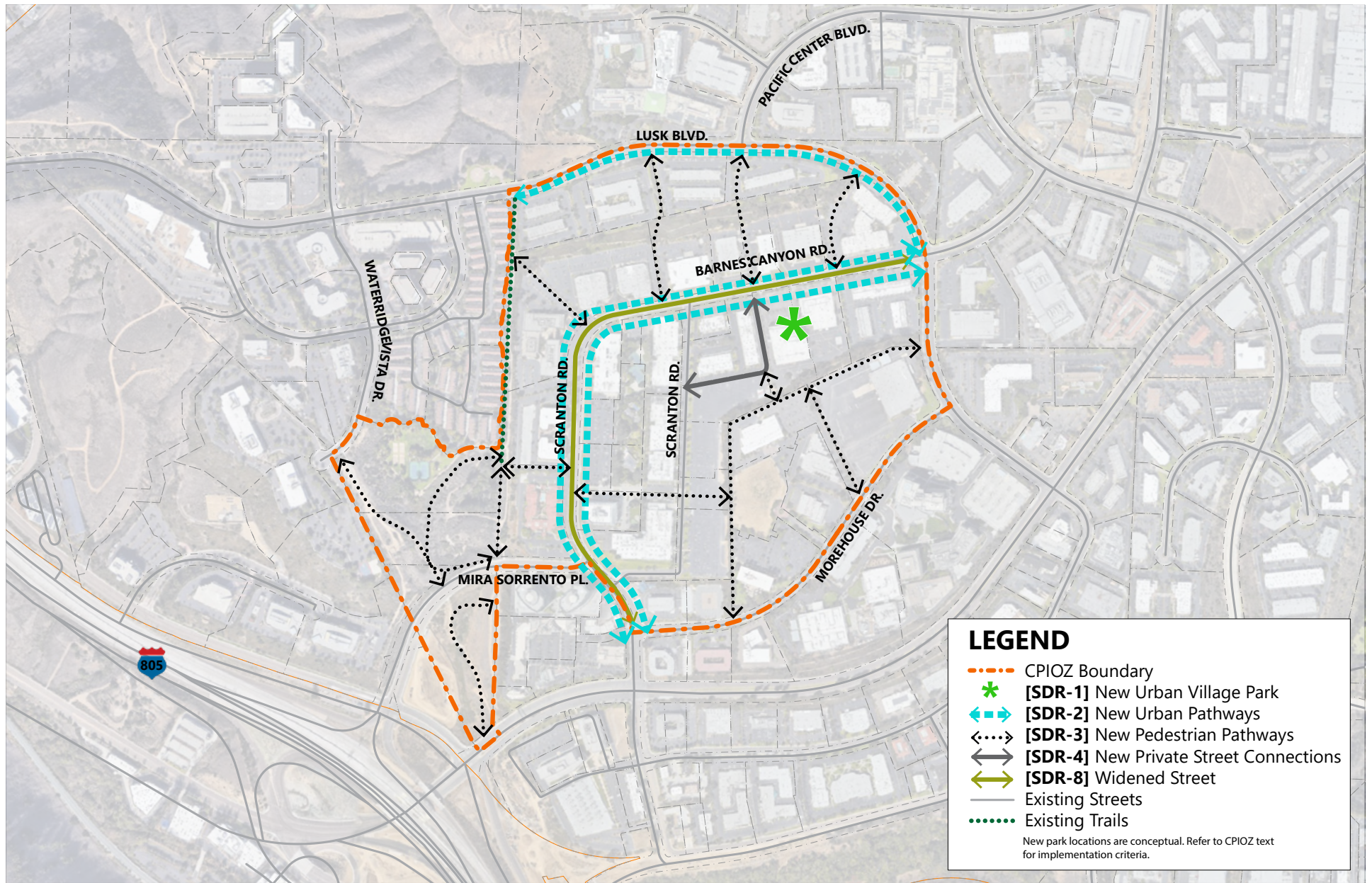


FIGURE 8-5. BARNES CANYON RD. CPIOZ



FIGURE 8-6. PACIFIC HEIGHTS BLVD. CPIOZ

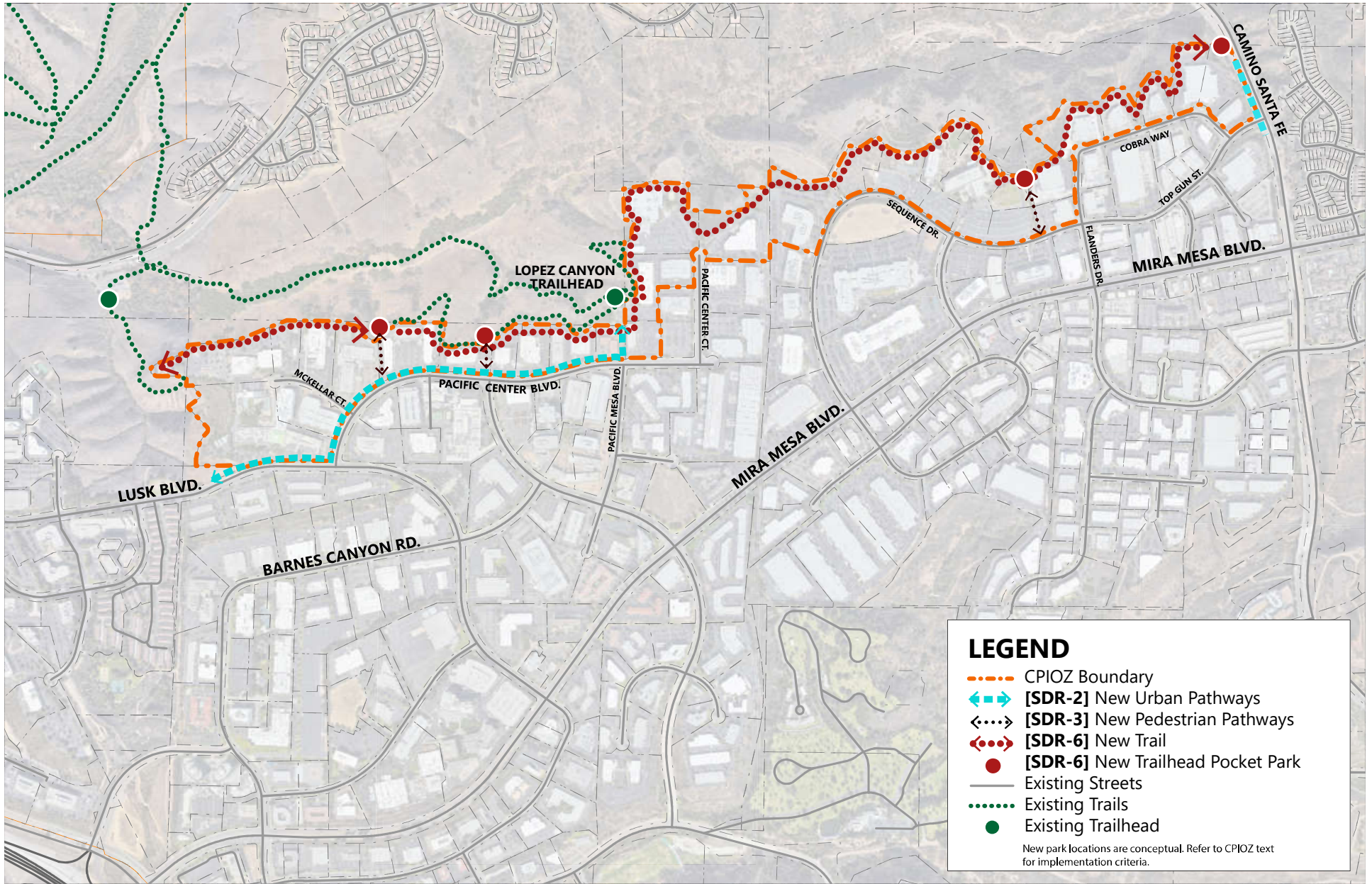


FIGURE 8-7. SORRENTO MESA RIM CPIOZ

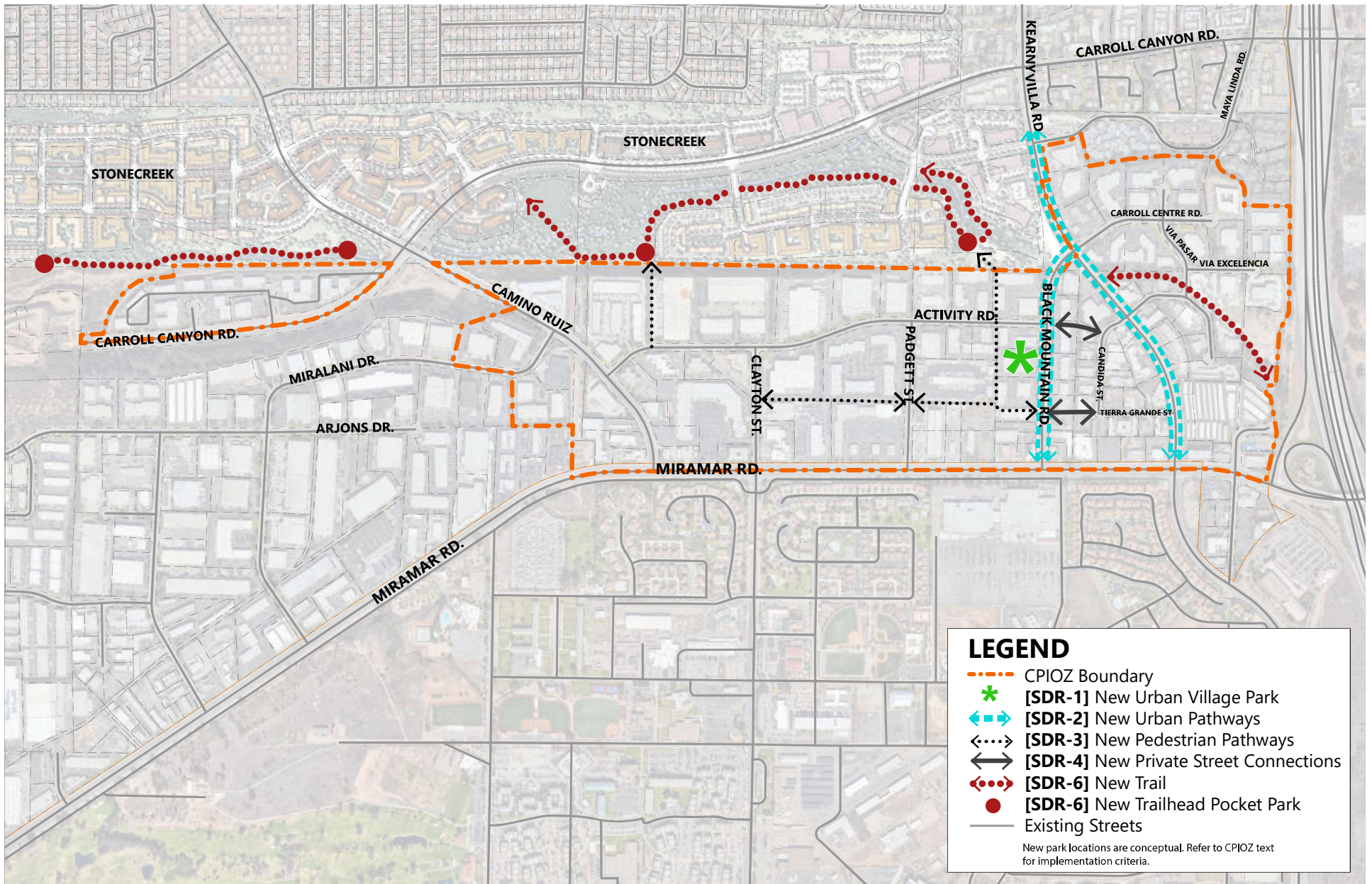


FIGURE 8-8. MIRAMAR GATEWAY CPIOZ