

3ROOTS

POSITION: The Chamber's Public Policy Sub-Committee on Infrastructure, Housing & Land Use voted to SUPPORT 3Roots on January 15, 2019. The Chamber's Public Policy Committee voted to SUPPORT the project on February 12, 2019. The Chamber's Board of Directors voted to SUPPORT the project on January 28, 2019.

RATIONALE: 3Roots is a well-envisioned proposal that meets the housing demand locally.

STATUS: 3Roots is expected to begin public hearings in early 2019, and may be before San Diego City Council in the summer of 2019.

SUMMARY

3Roots is a master planned community in Mira Mesa comprised of 413 acres, over half of which was recently an active gravel quarry. The proposed project is consistent with the 1994 Carroll Canyon Master Plan, and will result in 1,800 new homes (including 180 affordable units), over 200 acres of preserved open space, 160,000 square feet of commercial use and a mobility hub that can have flexible uses depending on the future of transit investment in proximity to the development.

INDUSTRY/IES IMPACTED

Communities and businesses within the area will be impacted directly. Indirectly, facilitating additional housing supply puts downward pressure on housing prices which will benefit businesses from many industries struggling with talent attraction and retention due to housing options and affordability.

SUPPORTERS

- None known

OPPONENTS

- None known

ARGUMENTS IN FAVOR

- The site for the future development is a prime location that will leverage the nearby employment hubs and the existing community infrastructure.
- Currently, an unused quarry is of no benefit to the area, which is in desperate need of additional housing at accessible prices.
- With homes anticipated to be in the \$500,000 range, these houses will be one of only a few opportunities for San Diego families to realize their home ownership goals, while also providing rental opportunities on site as well.

ARGUMENTS IN OPPOSITION

Adding 1,800 homes is an enormous ask to homeowners in the area. This could mean thousands of additional cars, resulting in traffic in an area that already struggles to move vehicles at a satisfactory pace.

MORE INFORMATION

3Roots is being developed by Mesa Canyon Community Partners, which is comprised of three developer entities: Shea Homes, Lennar Homes, and California West Communities. A map of the site is included on the following page.

Figure A: Map of 3Roots Development Project Proposed Land Uses



Source: 3Roots by Mesa Community Partners site