

THE PRESERVE

POSITION: The Chamber's Public Policy Committee voted to SUPPORT the project on April 9, 2019. The Chamber's Board of Directors voted to SUPPORT the bill on April 25, 2019.

RATIONALE: The Infrastructure, Housing & Land Use Committee found the project to be a positive addition to the community that will produce an employment center serving local residents.

STATUS: The proposal was supported by the City's Planning Commission on April 4th.

SUMMARY

The Preserve, by Cisterra Development, is a Class A employment center covering 450,000 square feet along the 56 Corridor. The project will bring over 2,000 high-quality jobs to the area, clustered near existing employment corridors. It is expected to generate over \$6 million that will fund the completion of the Camino del Sur road connection, and will restore land on the Del Mar Mesa Preserve.

INDUSTRY/IES IMPACTED

Industries impacted by this project are those looking to locate along the 56 corridor, which currently includes many in the tech industry. Additionally, the construction industry would be impacted.

SUPPORTERS

None Known

OPPONENTS

None Known

ARGUMENTS IN FAVOR

- The Preserve proposes an employment center in proximity to residential development, providing an opportunity for decreased commute times, and alternative modes of transportation.
- The Preserve takes significant steps to benefit the community and local environment by enhancing the local trail system, restoring previously disturbed land, and providing electric vehicle charging stations.

ARGUMENTS IN OPPOSITION

Current zoning would allow for other alternatives which should be considered before moving ahead with such a large scale project.

MORE INFORMATION

The 11 acre site was originally planned to be a church campus by the Catholic Diocese, but that idea is no longer feasible, which allowed for Cisterra's proposal. The area is further governed by the Torrey Highlands Subarea Plan that dictates planning principles for the site, has provided direction for the design and the development of The Preserve, including the connection of Camino del Sur. The Preserve will include solar paneling, electric vehicle charging stations, and is designed to achieve LEED Gold certification.