

STONE CREEK

POSITION: The Chamber's Transportation & Land Development Committee voted to SUPPORT the proposed development, under the condition that the affordable housing is built on-site, on October 20, 2020. The Chamber's Public Policy Committee voted to SUPPORT the proposed development on December 8, 2020. The Board voted to SUPPORT the proposed development on January 28, 2021.

RATIONALE: This proposed development will create over 4,000 housing units adjacent to one of the region's largest employment centers, both aiding in the housing crisis and reducing commute times and dependence on vehicles.

STATUS: The proposal is expected to go before the San Diego City Council for approval in early 2021.

SUMMARY

Stone Creek is a proposal for a long-range master planned community in Mira Mesa. The 300 acre site, which previously was used for mining, is proposed to be transformed into mixed use neighborhood containing nearly 4,500 housing units, 174,000 square feet of retail, a 175 room hotel, office space, a business park, light industrial space, and over 100 acres of parks and open space.

This interconnected mixed-use neighborhood will also create over 400 affordable housing units and 1.2 million square feet of employment opportunities for San Diegans. Stone Creek will create hundreds of jobs for local residents and generate thousands of dollars of tax revenue for both the City of San Diego and the state during both construction and completion.

ADDITIONAL INFORMATION

The location of the proposed development is currently an active mining site, which will be in operation for an additional 30 years. This development will be built in phases over time, as the mining operations is slowly phased out. The first phase of the project is not anticipated until 2025 or later. Significant work will be done by the developers to reclaim and restore the land to be safe for residential and commercial uses.

INDUSTRY/IES IMPACTED

The proposal will impact the broader Mira Mesa community, the construction and building industry, the tourism industry, San Diego residents, and the region's workforce.

SUPPORTERS

- Circulate San Diego
- Mira Mesa Community Planning Group

OPPONENTS

- None known

ARGUMENTS IN FAVOR

- San Diego is experiencing a housing crisis and the nearly 4,500 units built by this project will help mitigate the problem.
- The project will restore the Carroll Canyon Creek and create new open space/parks in the area.
- The project will create tens of thousands of construction and permanent jobs.

ARGUMENTS IN OPPOSITION

- This development will generate too much traffic without sufficient mitigation.

- The 1 million square feet of commercial office space will encourage new companies to locate in San Diego, creating high-paying jobs for the region.