

### ***SDR.7. Pedestrian Bridge at Mira Mesa Gateway***

Development fronting or containing the proposed pedestrian bridge alignment crossing Mira Mesa Boulevard as shown in [Figure 8-10](#) shall do the following:

1. The proposed pedestrian bridge shall be identified on the pedestrian circulation and public access plan for the development; and
2. A pedestrian path system shall be designed to connect to the proposed pedestrian bridge at grade or on an upper level of a building; and
3. A dedication or irrevocable offer of dedication shall be provided for an easement for the area needed for the proposed pedestrian bridge support column to the satisfaction of the City Engineer; and
4. A dedication or irrevocable offer of dedication shall be provided for a pedestrian right-of-way easement for the area needed for the proposed pedestrian bridge ramp to the satisfaction of the City Engineer.
5. Prior to the construction of the proposed pedestrian bridge, no new development, inclusive of structures, shall be constructed or permitted within the area identified for the pedestrian bridge support column and ramp, except for landscaping.

### ***SDR.8. Widening of Barnes Canyon Rd***

To accommodate additional capacity for transit and bicycle facilities, developments fronting both sides of Barnes Canyon Road/Scranton Road shall provide 10 feet of public right-of-way from existing curb to building face along the length of Barnes Canyon Road/Scranton Road as shown on [Figure 8-12](#).

### ***SDR.9. Uses in Mira Mesa Town Center***

1. Retail sales and commercial services uses with a drive-in or drive-through component shall be allowed as a by-right use if access to the drive-through queue is taken from a private street or internal driveway aisle.
2. New building supplies and equipment uses shall be permitted.

### ***SDR.10. Uses in Miramar Gateway***

Distribution and storage uses shall be permitted. Truck parking and loading areas shall be screened with landscaping, wrapped buildings, or an architectural screen so they are not visible from the public right-of-way.

### ***SDR.11. Uses in Mira Mesa Gateway***

Sites zoned RMX shall maintain a minimum of 10 percent of the gross floor area for commercial uses. The calculation of gross floor area shall include all buildings within the premises, including any existing buildings that will remain.