

Midway-Pacific Highway Corridor Community Plan Update Advisory Committee Meeting

DRAFT Meeting Summary

June 20, 2012

3:00- 5:00 pm

San Diego Community College, West City Campus
3249 Fordham Street Room 208, San Diego CA

The following were present:

City Staff: Nancy Bragado, Tait Galloway, Samir Hajjiri, Katrin Kunz
Consultants: Christine Babla, Kristen Byrne, Yara Fisher,
Committee Members: Walter Anderson, Tod Howarth, Cathy Kenton, Donna
Kaup, Tom Littell, Melanie Nickel, Chuck Pretto, Ken Rae,
Joe Scaglione, Kim Sheredy, Kurt Sullivan, Kristy
Swanston, Mike Swanston
Public: Randy Bennett, Patti Boekamp, Lyle Butler, Mike Hix,
Carl Huenefeld, Steve Kohn, Mel Kuhnel, Eric Li, Lindsey
McDermid, Joe Naskar, Mike Patton, Jennifer Pesqueira,
Jeremy Osborn, Jarvis Ross

**Meeting was called to order by Chair Melanie Nickel at 3:20 with a quorum,
immediately following the North Bay Community Planning Group meeting**

- 1. Opening Remarks:** Opening remarks were made by Melanie Nickel and Tait Galloway. This meeting's agenda highlights are presentations and discussions of the Draft Plan Land Use and Mobility Alternatives. Tait encourages the community to get involved in the planning process and to give constantly feedback.
- 2. Non-Agenda Public Comment:** There was no non-agenda public comment.
- 3. Discussion of the Draft Plan Land Use and Mobility Alternatives:** Stephen Cook, Fehr & Peers and Christine Babla, AECOM present the Draft Mobility and Land Use Alternatives.

Mobility: The presentation includes a summary of mobility goals already heard in previous meetings, current mobility planning requirements and policies as well as potential community plan principles. Based on this Stephen presents three mobility alternatives, varying in cost and time horizon: Operational Improvements, Network Expansion and Regional Connections.

Participant questions and comments:

- Would the potential street extension on Greenwood Street require the need to tear down buildings and acquire property?
- If Camino del Rio West is eliminated how would traffic get to I-8/I-5?
- Would the proposed extension address existing conditions or would they be needed to future conditions based on changes to the community plan land use?
- Should consider near-term solutions to address traffic issues.
- Concern that the road extensions might cause other traffic problems.
- How do large blocks contribute the traffic problem?
- How would the proposed improvements be funded?
- Greenwood connection is not a supported option.
- Should consider an elevated road way on Camino del Rio West/Rosecrans north of Midway Drive (local traffic down and regional traffic up) or grade separation consistent with the community plan.
- Residents adjacent to the Sports Arena property do not support the redevelopment of the Sports Arena property due to additional traffic.
- The proposed improvements represent recommendations that have already shown in previous studies.
- Bicycle use should be addressed.
- Should not focus too much on walkability since there is not much residential use in the area.
- Sports Arena Boulevard has potential to be “complete street”.
- Consider connecting Cauby Street to Midway Drive.
- In general more operational improvements are requested.

Land Use: The presentation includes already uttered Parks and Recreation goals, major opportunity areas (“areas of potential change”) as well as land use goals and alternatives.

Participant questions and comments:

Parks and Open Space

- No active recreational areas such as ball fields and courts are needed, but recreational areas, plazas with benches, trees and shadow that cater to employees in the area.
- Concern about homeless in public spaces.
- Concern about costs. How will the City fund the purchase of land for parks?
- Is this effort needed for the few residents in the area?
- Sense and use of planning boundaries is discussed. Should residential adjacent the community boundary be taken into account when planning park facilities?
- Consider the MTS storage yard on Hancock Street for a potential for recreational space.

Land Use

- Stress on different time horizons of opportunity areas, for example Navy Distribution Property is long-term and Post Office is short-term planning.
- Question about the heavy commercial designation from property north the Sports Arena area (guarantees more flexibility in use as there are commercial and light industrial uses allowed).
- Proposal to open up additional light industrial areas to heavy commercial.
- Question if retail is allowed in light industrial areas (no). Concern about existing retail on Kurtz Street.
- Doses Retail/ heavy commercial on street frontage makes sense.
- Parking on and off street parking on Kurtz Street is an issue. If retail would be allowed, this would increase the parking problem.
- Light industrial uses are beneficial to SPAWAR and military uses.
- Should consider a land use designation that would allow for office or residential on the former hospital property
- Request for broader designations, to provide more flexibility and possibilities to investors.
- Office and retail uses west of the Sports Arena on City owned property should have same flexible designation as Sports Arena.
- Future office and retail uses could be integrated as part of a future development on the Sports Arena property.
- Potential for sports and entertainment related uses on the Sports Arena property such as LA Live, City walk
- Not feasible to have residential mixed-use on the Sports Arena property due to height limit and traffic.
- Structured parking at the Sports Arena should be considered to support more intense development at the site.
- Water supply needs to be considered especially when thinking about residential.
- Maintaining open space at Sports Arena could be used for a variety of things (Kobey's Swap Meet supports small business).

Due to running out of time the discussion on the land use alternatives will be continued in the July meeting.

- 4. Overview of Next Steps and September Workshop:** Due to running out of time this agenda item will also be discussed in the next meeting in July.
- 5. Closing:** The next meeting will take place on July 18 from 3:00 to 5:00 pm. Topics will be the continuation of the Land Use discussion and the September workshop. The meeting was closed by Melanie Nickel at 5:10 PM.