

## APPENDIX L-1

### TRANSPORTATION IMPROVEMENT PLAN

**TABLE A**  
**TRANSPORTATION IMPROVEMENT PLAN**

Facility		Project Improvement	Implementation EDU Threshold <sup>1</sup>
1	Friars Road frontage improvements: Street A to Fashion Valley Road	Install a raised median, curb, gutter, sidewalk, parkway and cycle track on the Friars Road project frontage. The project will install a raised median between the easterly property line and Fashion Valley Road.	Frontage <sup>a</sup>
2	Friars Road / Goshen Street intersection	Install a traffic signal and implement ITS improvements	Frontage
3	Friars Road: Goshen Street to Street A	Construct a raised median	Frontage
4	Friars Road / Via Las Cumbres intersection	Widen eastbound approach to provide an additional left-turn lane. Restripe the southbound approach to provide dual left-turn lanes and shared through right lane. Signal modification is also proposed.	Frontage <sup>a</sup>
5	Fashion Valley Road: Private Drive T to Hotel Circle North	Widen to 4-lane Major standards with a raised median	Frontage <sup>b</sup>
6	Riverwalk Drive / Fashion Valley Road intersection	Widen the westbound approach to include an exclusive westbound left-turn lane. Install overlap phases on westbound and eastbound right-turn movements. Signal modification is also proposed.	Frontage <sup>b</sup>
7	Hotel Circle North: I-8 WB Ramps to Fashion Valley Road	Prior to the implementation of the one-way couplet, the project will widen to 4-lane Major standards with a raised median and Class II bike lanes on Hotel Circle North between I-8 WB Ramps and Fashion Valley Road.	Frontage
8	Hotel Circle North / I-8 WB Ramps intersection	Install a traffic signal pending Caltrans approval and Circulation Study findings. Should Caltrans not approve a traffic signal at this intersection, the applicant will contribute up to \$500,000 towards an alternative improvement.	Frontage
9	Friars Road: Sea World Drive to Avenida De Las Tiendas	Install ITS improvements at the following intersections: <ul style="list-style-type: none"> <li>• Sea World Drive / Friars Road</li> <li>• Napa Street / Friars Road</li> <li>• Colusa Street / Friars Road</li> <li>• Via Las Cumbres / Friars Road</li> <li>• Fashion Valley Road / Friars Road</li> </ul>	1
10	Hotel Circle North and South Couplet I-8: Taylor Street to SR 163	Fully Fund Circulation Study for Hotel Circle one-way couplet and I-8 corridor between SR 163 and Taylor Street (Not to exceed \$1.5M)	750
11	Fashion Valley Road: Friars Road to Hotel Circle North	Install ITS Improvements with Transit Signal Priority at the following intersections: <ul style="list-style-type: none"> <li>• Friars Road / Fashion Valley Road</li> <li>• Riverwalk Drive / Fashion Valley Road</li> <li>• Hotel Circle North / Fashion Valley Road</li> </ul>	1,500
12	Riverwalk Transit Station	Construct Transit Station	3,386
13	I-8: SR 163 to East of Mission Center Road and Mission Center Road: Camino Del Rio North to I-8 EB Ramps	Pay a fair-share contribution (23.2%) towards a Project Study Report (total estimated cost not to exceed: \$500,000; 23.2% * \$500K = \$116K) at I-8/Mission Center Road interchange	3,386
14	Riverwalk Drive / Avenida Del Rio intersection	Install a traffic signal	4,800
15	Friars Road: Colusa Street to Goshen Street	Construct a raised median	4,800
16	Hotel Circle Place / Hotel Circle North intersection	Install a traffic signal subject to the findings of the Hotel Circle & I-8 Corridor circulation study	5,500
17	Hotel Circle N. / I-8 WB Ramps / Taylor Street intersection	Restripe the southbound approach to include dual right-turn lanes subject to the findings of the Hotel Circle circulation study	5,500
18	Friars Rd. & Ulric St. / SR 163 SB Ramps; Friars Rd/ SR 163 NB Ramps intersection and Friars Road/ Frazee Road intersection	Install ITS Improvements with Transit Signal Priority	6,200
19	Ulric Street / SR 163 SB On-ramp intersection	Install a traffic signal and ITS Improvements	6,200
20	SR 163: North of Friars Road to I-8	Contribution towards future interchange phases	Phase II and III interchange improvements included in the DIF
21	Street J	The project will construct Street J between Friars Road and the San Diego River Trail, south of the MTS trolley tracks. The project will offer an Irrevocable Offer of Dedication (IOD) between this southerly terminus and the southerly property line immediately adjacent to Hotel Circle North.	Prior to the 1 <sup>st</sup> occupancy permit in the Central District (lots 32 through 40)
22	Street U	The project will construct Street U between Fashion Valley Road and Street V. The project will offer an Irrevocable Offer of Dedication (IOD) between this westerly terminus and future Street J subject to the park General Development Plan.	Prior to the 1 <sup>st</sup> occupancy permit in the South District (lots 43 through 52)
23	Street V	The project will construct public Street V between Hotel Circle North and Street U prior to the 1 <sup>st</sup> occupancy permit in the in the South District (lots 43 through 52), subject to Caltrans approval and findings of the Circulation study.	Prior to the 1 <sup>st</sup> occupancy permit in the South District (lots 43 through 52)

**Footnotes:**

- a. Improvements along project frontage on Friars Road would be permitted and bonded prior to the issuance of the building permit of the adjacent lot and constructed prior to the first occupancy permit as shown below.
  - *Stage A:* First occupancy permit for any Lot 1 or 3 through 10 would include improvements between the project's westerly property line and Street I
  - *Stage B:* First occupancy permit for any Lot 10 through 16 would include improvements between Street I and Fashion Valley Road.
- b. Improvement along project frontage on Fashion Valley Road, which includes Riverwalk Drive / Fashion Valley Road intersection and Fashion Valley Road widening between Private Drive T and Hotel Circle North to 4-lane Major would be permitted and bonded prior to the issuance of the building permit of the adjacent lot and constructed prior to first occupancy permit as shown below:
  - *Stage C:* First occupancy permit for either Lot 41 or 42 would include Fashion Valley Road widening between Private Drive T and Riverwalk Drive and westbound approach of Riverwalk Drive / Fashion Valley Road intersection.
  - *Stage D:* First occupancy permit for any Lot 43 through 52 would include Fashion Valley Road widening to 4-lane Major between Riverwalk Drive and Hotel Circle North. Improvements to the Fashion Valley Road San Diego River crossing is included in this stage. The widening of the northbound approach of Riverwalk Drive / Fashion Valley Road intersection will be included in this stage.

**General Notes:**

1. Improvements that are off-site would be permitted and bonded prior to the issuance of the building permit per the identified implementation EDU threshold and completed and operational prior to issuance of occupancy permit, satisfactory to the City Engineer, unless noted in the TIP.