

Midway-Pacific Highway Corridor Community Plan Update Advisory Committee Meeting

DRAFT Meeting Summary

July 13, 2011

2:00- 5:00 pm

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

Meeting was called to order by Tait Galloway at 2:00 without a quorum.

Opening Remarks: Tait Galloway called the meeting to order and made opening remarks. Individual introductions were made.

Non-Agenda Public Comment: Joe Scaglione made a request to hear about Tait's background and involvement with the plan update project. Tait responded by with sharing his planning experience and that he was the new project manager for the Midway-Pacific Highway Corridor Community Plan Update.

Jarvis Ross has about the difference between the community planning area and the North Bay Redevelopment Project Area. Tait explained that the North Bay Redevelopment Area includes area within the Midway Pacific Highway Corridor as well as other community plan areas. Kurt Sullivan, Vice Chair, also explained that the North Bay Community Planning Group is the recognized community planning group for the Midway Pacific Highway Corridor community plan area and that there is a separate North Bay Project Area Committee which meets to address issues within the redevelopment project area.

Christine Babla and Tait introduced the guided walk audit and explained the purpose of the walk audit the accompanying worksheet.

Guided Walk Audit: All present at the beginning of the meeting joined the guided walk audit. Some stops were made during the walk to discuss the community and show examples of what to consider during the walk.

Break: A break was held from 3:15 to 3:30 after returning to the college once the walk concluded.

Walk Audit/ Existing Conditions Discussion: Christine and Tait moderated a discussion to review observations from the guided walk audit. This discussion followed the format of the walk audit handout which asked participants to think about the community in terms of mobility, land use, public and institutional uses, and urban design.

Mobility: The following observations were made concerning mobility issues of the community:

- The West Point Loma Blvd/Midway Drive intersection presents truck hazards and a dangerous left-hand turn.
- The Sports Arena Blvd/Rosecrans St intersection includes a dangerous pie-shaped median and more intersection control is needed particularly because the existing stop sign is commonly ignored.
- The existing curbs are in terrible shape and in some places where curbs should be, there is dirt.
- There is a lack of bike lanes throughout the community. Additionally, the community planning area is inconsistent with the regional bike plan.
- Traffic is so congested that it would be difficult to add bike lanes.
- Bus service is good but the frequency has been reduced.
- Issues with bicyclist following traffic rules.
- There is a need to change local perspectives on cycling.
- Some streets are better than others for adding bike lanes, for example, Midway Dr and Barnett St. On these streets a lane could be removed to add a bike lane.
- A bike connection to downtown is needed. Pacific Highway is unsafe and you have to cross multiple lanes on Midway Dr to continue biking.

Land Use: The following observations were made concerning land use issues of the community:

- The existing 30 ft height limit is not feasible for development and is a barrier to development, particularly mixed-use development.
- To help the traffic situation, building needs to be done vertically to free up land for transportation.
- Developers need to know the future of the Sports Arena in order to invest in the area.
- The city cannot sustain infinite growth and the 30 ft height limit controls that.
- The community needs uses that support high wages over low wages (and affordable housing).
- Should housing be located near the proposed airport intermodal transportation center?

Public and Institutional Facilities: The following observations were made concerning public and institutional facility issues of the community:

- Plazas are good for building a sense of community and would help establish community near the residential areas.
- Plazas would provide a place for employees to have lunch.
- Homeless gravitate to open spaces. Open plazas should be integrated into commercial spaces so they can be locked up at night. Plaza construction should be considered for a development requirement.
- Sports Arena Blvd (by Walter Anderson's Nursery and Channel Way) have camper problems. Signage has simply relocated the campers to other streets still in the community.

- The community does not have a sense that it is a place. Gateways and unique signage would help to establish an identity.
- There are three identified gateways to the community: I-5/I-8 into Rosecrans St, the historic Midway Dr (eastern end), and coming into Midway from Point Loma.
- There is a lack of connectivity between Old Town and Midway community.
- The community is known as “The Sports Arena”.
- The community is not known as a residential area, and is a commercial core to other communities.
- People outside the community don’t understand this area and are uninformed of the unique places within it.
- Sprawl development contributes to the lack of sense of place.

Urban Design: The following observations were made concerning urban design issues of the community:

- The planning area boundaries cut off many of the people who use the area.
- The I-8E to I-5N connectors to remove much of the street traffic are, and need to be, a high priority.
- Green design and thoughtful design would be welcomed.
- Guidelines should include buffers from the street (set back standards).
- LEED building design and low impact landscaping would be welcomed.
- The community could be identified as an environmentally sensitive community.
- Too much area is devoted to parking. The parking in the community could serve as an opportunity for planters and plazas with lower costs than creating permanent plazas.
- Iconic public art could be created to establish and enhance public spaces within the community.
- Alternative transportation could allow for more housing.
- There could be major obstacles to redeveloping industrial lands because of soil contamination.
- Some form of a post office should be retained when the large facility is vacated.
- The plan update should give guidance to establish clear pedestrian pathways.

Open Questions or Comments: One participant asked what was occurring with the Ralph’s/Home Depot shopping center in the community. Tait commented that we would follow up at a future meeting with additional information concerning the project.

Adjournment: Kurt Sullivan adjourned the meeting at 4:50 pm.

Next Meeting: Tait announced that the committee will not be meeting in August and that announcement would be made concerning the next meeting.