Date: May 6, 2011

To: Michael Prinz

From: Dennis J. Wahl

Subject: Notes from May 3, 2011 Progress Meeting

ATTENDANCE

Michael Prinz, City of San Diego
Maureen Gardiner, City of San Diego
Christine Rothman, City of San Diego
Theresa Millette, City of San Diego
Melissa Garcia, San Diego Redevelopment
Samir Hajjiri, City of San Diego
Barrow Emerson, SANDAG
Dennis J. Wahl, IBI Group
Gary Andrishak, IBI Group (by phone)
Ron Golem, BAE (by phone)

See attached sign in sheet for contact information.

HIGHLIGHTS

Highlights of the discussion items are provided below.

1. Walk Audit Debrief

- The walk audit went well. Gary expects the alternative visions will move the group beyond its comfort level, such as urban infill only vs. high quality new development.

- We have been able to develop good rapport and trust with the working group.

- Issues associated with reducing the number or width of traffic lanes on El Cajon Boulevard were discussed. It may be possible to provide bike lanes by keeping the same number of lanes but narrowing them. It was noted that the primary concern was the removal of parking. We can check with Miriam Kirshner at SANDAG, the Mid-City Rapid project manager, to get more information.

2. Review of Existing Conditions Technical Memos

- We reviewed the list of questions and comments on the Market Analysis Tech Memo. The document takes a longer term view, starting with SANDAG projections. While the area has lost population in the last 10 years, it is expected to have higher than average growth in the future. Incremental phasing of potential projects was discussed.

- It was agreed that 2035 should be used as our horizon year to match SANDAG transportation and land use projections.

- Ron's efforts will focus primarily on the study area to align with the other planning aspects of our study. Policy considerations and decisions could apply beyond our study area.

- A question was raised about how existing vacant commercial space will be considered in the analysis. It was suggested that much of this space will be replaced with new construction.

- It may desirable to further refine the commercial category to reflect retail, entertainment, etc. Traffic impacts will vary among the retail types.

- It will be desirable to reconcile policies with market conditions in the area. There have been few new projects since 1992. The key will be determining how to create demand in the study area. What policies and actions will do that? An ethnic theater might be a suitable use.

- The higher level of transit service in the near future could make the area more desirable. The concept of district identifications along the line was discussed.

- Ron will respond to the other questions and comments by email.

3. <u>SR-15 BRT Alternative 2</u>

- Barrow Emerson, SANDAG's SR-15 BRT project manager, provided an update on the status of the BRT project. The SANDAG Transportation Committee has endorsed Alternative 2, with offset side platforms in the median, as the preferred option. The environmental document will be signed in June. It is expected that the BRT project will take two years to design and two years to construct, which would result in completion by 2015/2016.

- It is unclear when design will begin. It depends on coordination with the 15/805 ramps connectors project. The design of the BRT project could begin soon, or it could be delayed up to two years.

- Barrow suggested reviewing the comments and responses in the environmental document for information on community concerns.

- Refinements to project features will take place during the design phase. Our study will likely be able to provide input for the refinements.

4. <u>Community Workshop</u>

- The workshop will be held on June 11. IBI will develop materials for the workshop for review with the city a week in advance of the meeting. The draft workshop agenda will be used as a guide. It was agreed that draft materials will be provided by June 1, and later determined that they would be reviewed with the city in a meeting on June 3.

5. <u>Other Business</u>

- No other business was discussed.

6. Next Meeting

- The next meeting was tentatively scheduled for June 7, but later changed to June 3, to review the draft workshop materials.

Attachment: Sign In Sheet

MID-CITY SR-15 BRT STATION AREA PLANNING STUDY
PROGRESS MEETING

May 3, 2011

SIGN-IN SHEET

Initials	Name	Agency	Phone No.	Email Address
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