

Midway-Pacific Highway Corridor Community Plan Update Advisory Committee Meeting

Meeting Summary

May 21, 2014

3:00- 5:00 pm

San Diego Community College District
Continuing Education Center, West City Campus
3249 Fordham Street Room 208, San Diego CA

The following were present:

City Staff:	Tait Galloway, Elizabeth Ocampo Vivero, Steve Bossi
Consultants:	Christine Babla
Committee Members:	Melanie Nickel, Cathy Kenton, Kristy Swantson, Chuck Pretto, Ken Rae, Tod Howarth

Meeting was called to order by Chair Melanie Nickel at 3:45 without a quorum, immediately following the Midway – Pacific Highway Community Planning Group meeting

1. Opening Remarks: Opening remarks were made by Tait Galloway.

2. Non-Agenda Public Comment: None

3. Presentation of Community Plan “Discussion Draft”

Tait Galloway and Christine Babla presented urban design concepts for the Sports Arena and the Dutch Flats villages, and conceptual street cross sections for different street types.

Comments:

- All streets identified as Boulevard streets have serious traffic congestion issues that need to be addressed in addition to any urban design improvements.
 - Christine Babla explained that the meeting’s presentation focused on urban design concepts, and she emphasized that the mobility element of the draft community plan addresses traffic congestion issues.

- How would the urban design improvements be funded?
 - Tait Galloway explained that the sources of funding are addressed in the implementation section of the draft community plan. He explained that some of these improvements could be included as part of the Capital Improvements Program or development projects. Enhanced improvements that require maintenance and services beyond City standards could be provided through the establishment of a Maintenance Assessment District. Tait further explained that the concepts shown do not represent a specific development proposal and instead are part of a vision for future development and investment.
- Would it be possible to have the bike lanes protected by the street trees along Pacific Highway to avoid bicyclists riding along high speed vehicular traffic?
 - Tait Galloway explained that a cycle track could be incorporated along Pacific Highway.
- Would there be enough pedestrian activity to support the pedestrian-oriented facilities shown as part of the urban design concepts?
 - Tait Galloway explained that the draft community plan envisions additional residential.
- Midway Drive has a curb-to-curb distance of 60 feet, where would there be possible to achieve 76 feet as shown in the urban design concepts?
 - Christine Babla explained that the cross section represents the portion of Midway Drive where the curb-to-curb distance is 76 feet.
 - Tait Galloway commented that the areas of Midway Drive with less than 76 feet would be addressed.
- Would the residential uses shown as part of the concept have their own parking?
 - Tait Galloway explained that the residential uses would include the required parking for the proposed number of units as part of their development.
- Would the addition of Greenwood Street be necessary considering the additional north-south streets proposed as part of the Sports Arena Village?
 - Tait Galloway explained that the extension of Greenwood Street could serve along Sherman Street as couplet streets, and could help alleviate some of the traffic along Kurtz Street, Sports Arena Boulevard and Rosecrans Street.

- Would Kobey's swap meet be incorporated as part of the concepts for the Sports Arena Village?
 - Christine Babla explained that the main street parallel to Sports Arena Boulevard would have the option of being closed to vehicular traffic for community events including the Kobey's swap meet. Christine also mentioned that the park sites identified as part of village would serve as gathering places for the community and support the swap meet activities.
 - Tait Galloway commented that the park space could serve as public plazas.
- Why is the eastern portion of the Sports Arena Village identified as the first to be developed?
 - Tait Galloway explained that the eastern portion of the village has short-term leases that will end sooner than in other areas. He further explained that this addresses how the Sports Arena Village could develop in phases, but does not preclude it from developing at one time or in different order. The phases shown are just conceptual.
- Where would parking be located in the Sports Arena Village concept that includes the Sports Arena?
 - Christina Babla explained that there would be four parking structures to serve the Sports Arena. Tait Galloway explained that the parking structures would also serve as day-time parking for retail and office uses.
- Would the Post Office site be available for sale by the Federal Government?
 - Tait Galloway explained that the south portion of the Post Office site adjacent to Barnett Avenue has been listed for sale, and the northern portion is will be kept for the of the U.S. Postal Service operations, and is not currently for sale.
- When would the results from the traffic modeling be available?
 - Tait Galloway explained that the traffic modeling results would be available after the July meeting.

4. Overview of Next Steps:

Tait Galloway explained that future meetings would address mobility and parks.

5. Closing: The meeting was closed by Tait Galloway at 5:00 PM.