

Motion for the 3Roots project, approved by MMCPG 8/19/2019:

MMCPG recommends approval of the 3Roots project with the following comments:

1. The new master plan is a significant improvement over the master plan approved in 1994.
2. The GDP for the "Seed" Community Park is a good design that has had considerable community review and been approved by the Mira Mesa Recreation Advisory Group.
3. The GDP for the "Seed" Community Park leaves a space for a future recreation center. The new recreation center currently planned for Mira Mesa Community Park should be moved to this location.
4. Completion of Carroll Canyon Road from I-805 to Camino Ruiz is essential to avoid traffic impacts on the existing community.
5. The City must work with the developer as early as possible to ensure that the section of Carroll Canyon Road through El Camino Memorial Park, which is funded by the FBA, is developed concurrent with the section of Carroll Canyon Road through the project.
6. A financing plan should be developed to ensure that Carroll Canyon Road, Seed Park and the Recreation Center at Seed park are all developed concurrent with the residential development.
7. The project proposes to reallocate money currently in the FBA for acquisition and construction of Parkdale Park to construction of Seed Park, and to only build a trailhead at the southern end of Parkdale.
 - a. FBA credits used for Seed Park should be limited to the funds currently allocated for Parkdale park.
 - b. A small overlook park should be developed together with the trailhead at the southern end of Parkdale.
8. This project includes right of way for an LRT or BRT transit line as well as a transit stop, but MTS has not included any rapid transit for this project in its master plan. The City, MTS and the developer must ensure that quality transit support is available for the residents of this project.