

**Mira Mesa Community Planning Group
Stone Creek Subcommittee Report
July 9, 2007 Meeting**

Subcommittee attendees: Jeff Stevens, Mark Kornheiser, Joe Frichtel, Bob Mixon
Developer attendees: Patty Schreibman (Vulcan), Michael Linton (Vulcan), Michael Stonehouse (Fehlman LaBarre), Michael LaBarre (Fehlman LaBarre), Karen Ruggels (KLR)

Karen Ruggels provided an update on the project. The next revision of the project will have 5481 units, down from 5880 in the Master Plan. This is primarily because there is more commercial and reduced residential in the mixed-use core. Trips remain the same. The project now complies with the maximum density of 45 units/acre stated in the Mira Mesa Community Plan. There is also a new pocket park near the east end of the project adjacent to Carroll Canyon Road, next to the industrial area. Traffic study is still in progress.

Mike LaBarre gave a presentation on “Community Elements Connectivity” showing the project in relation to other parts of the community, including Hanson’s planned project. Although the LRT line is no longer planned, they are still required to maintain a 35 foot LRT reservation. A BRT route is planned, and it may use some of that space. The BRT route is along Carroll Canyon, then up Black Mountain Road to the (future) transit center on Hillery. There will be two trails down from the residential area above – one from Westonhill (the easement is still in effect) and one on Vulcan land west of Camino Ruiz. There will be a pedestrian crossing bridge at the Central Park, so pedestrians will not need to cross Carroll Canyon Road at street level. Much of the area currently being mined will be filled to a higher level. Elevations were shown which gave the planned height differences (from the residential area above to the canyon floor) as about 60 feet on the west, 45 feet in the central core, and 80 feet on the east. Slope extent horizontally from the canyon top to floor in the same three areas is 210, 170 and 270 feet, respectively. There will be landscaped trails on the perimeter and throughout the project.

Subcommittee members brought up the following questions and issues:

1. What is the approximate timing of this project, the other projects that will construct the rest of Carroll Canyon Road, and the BRT line? Will the BRT line be in place when the first residents move in? If not, what transit will be available for them?
2. What is the plan for collecting and filtering runoff and maintaining clean water in the creek?
3. How will disabled accessibility be provided given the elevation differences?
4. How will active use recreational fields be provided? There are currently no plans for active use recreational fields in the project. At the last subcommittee meeting, the subcommittee recommended considering building active use recreational fields instead of the “Creekside” residential area which is on the site of the existing gravel plant. *Provision of active use recreational fields for the future residents of this project and for the Mira Mesa community remains a major unresolved issue with this project.*
5. How will we ensure that the businesses, plazas, parks, etc. that will be built over the next two decades are consistent with what we see in the master plan? This is of particular concern since we have just had a major counterexample of this in Carroll Canyon

Business Park. Developer response: the streets, plazas and parks are part of the proposed tentative map. Any substantial conformance modifications will have to come to the planning group.

Jeff Stevens
Subcommittee Chair