

Mira Mesa Community Planning Group Traffic Recommendations for the Stone Creek Project

January 21, 2016

Jeffrey L. Stevens, Chair Stone Creek Subcommittee

The Stone Creek Subcommittee of the Mira Mesa Community Planning Group held several meetings for the purpose of reviewing the traffic study for this project. This memo summarizes the recommendations of the subcommittee which were approved by the full Planning Group on January 21, 2016.

1. **Carroll Canyon Road:** Carroll Canyon Road must be completed from I-805 to I-15 before any residential units are occupied. This link is critical to managing traffic from the project and reducing impacts on existing streets. This can be accomplished with a joint financing agreement between the City, Vulcan and Hanson.
2. **Black Mountain Road and Mira Mesa Blvd:** Any impacts on the congested intersection of Black Mountain Road and Mira Mesa Blvd must be fully mitigated. In particular, funding for FBA projects T-90 and T-91 must be identified and these projects completed before any residential units are occupied.
3. **Phasing and implications for Transit Oriented Design:** The project is proposed as transit oriented design, but the proposal is to build all of the lower density housing first, and then later build the central core and all of the amenities that go with it and the project, including the transit station and central park. That means that 3,260 residential units will be built years before the transit station or any of the support commercial facilities are available. In order for this to work as a TOD project, there are two requirements:
 - a. Change the phasing to build the central core before the outlying residential.
 - b. Provide a reliable shuttle service to the transit center by Miramar College and community locations residents will need to access starting the day the first unit is occupied.
4. **Cumulative impacts on streets:** Several street segments are identified in the traffic study as being severely impacted at buildout. Mitigation for these problems and funding for them needs to be identified before this project is approved by the City. These street segments include:
 - a. All of Miramar Road (91,000 trips/day west of Camino Santa Fe).
 - b. Gold Coast – Westonhill to Black Mountain Road.
 - c. Miralani – Arjons to Camino Ruiz.
 - d. Flanders – Camino Santa Fe to Parkdale.
 - e. Activity Road – Camino Ruiz to Black Mountain Road.
5. **Traffic flow on major streets:** Mira Mesa Blvd, Miramar Road and the future Carroll Canyon Road carry a lot of traffic and are often congested. Most of the problems on side streets comes from people using them to bypass the major streets. We need an evaluation of traffic improvements that will ensure free flow of traffic on these major streets, together with a phasing and funding plan before this project is approved by the City. In light of the unmitigated impacts of this project on side streets as noted in point #4, this project should make a significant contribution toward the road improvements necessary to ensure free flow of traffic on the major streets.