

PBPG EcoDistrict Sub-Committee
Balboa Area Transit Specific Plan (BATSP) EIR DRAFT RESPONSE
APPROVED and AMENDED
Updated May, 30, 2018

Environment:

- **Item 1:** Recommend to PBPG to support vacating the listed paper streets and dedicating the Rose Creek parcels listed in the Friends of Rose Creek comment letter dated January 23, 2018 as dedicated parkland with a dedicated funding source supporting ongoing maintenance to create a greenbelt which is needed for adding this much population. A development strategy focused on the appreciation and sustainable usage of Rose Creek as a showcase river-walk with a mix of culture commercial and retail businesses that serve the needs of visitors, residents, and commuters, with an emphasis on non-vehicular modes of transport on both sides of the estuary and which honors and celebrates the indigenous heritage
- **Item 2:** To recommend to the PBPG to integrate the watershed planning principles identified in the Rose Creek Watershed Opportunities Assessment document previously approved by the City Council into the entire BATSP Project to protect and enhance the environment with sustainable development.

Mobility:

- **Item 3:** Recommend to the PBPG to recommend that the Mayor and City representatives @ SANDAG advocate for improved transit performance specific to bus routes and trolley schedules, including increased frequency and reliability.
- **Item 4:** Recommend to the PBPG to ensure the City of San Diego aggressively pursues grants including TIGER, SANDAG and all others, to support implementation of all BATSP mobility projects.
- **Item 5:** Recommend to the PBPG that the City of San Diego implements Vision Zero policies, strategies, and innovative technologies throughout the project area to ensure safe, connected, reliable mobility.
- **Item 6:** Recommend to the PBPG that the City of San Diego prioritize construction of a multi-use path overpass or underpass from the Balboa Transit Station across I-5 to Magnolia Street.

- **Item 7:** Recommend to the PBPG to require the City of San Diego to complete the widening of Balboa Avenue under Interstate 5 to ensure safe pedestrian and bike routes both BEFORE and CONCURRENT with the trolley station opening. Create and fund as a CIP project ASAP.
- **Item 8:** Recommend to the PBPG to require the City of San Diego, SANDAG, and MTS collaborate to implement low/no-emission shuttles from the station to/from neighboring communities both before and concurrent with the trolley station opening.
- **Item 9:** Recommend the PBPG to ensure the City of San Diego implements better connections across Grand Avenue from E. Mission Bay Drive, especially pedestrian treatments on the golf course side of Grand. The planned cross walks at Rosewood from the east side of East Mission Bay Drive currently put pedestrians and bicyclists in a dangerous situation.
- **Item 10:** Recommend to the PBPG to ensure the City of San Diego eliminates street parking along E Mission Bay Drive and implement a protected bicycle facility BEFORE and CONCURRENT with the trolley station opening.
- **Item 11:** Recommend to the PBPG to require “MUST STOP ON RED” @ E Mission Bay Drive and Balboa/Garnet, all directions. Protect the Pedestrians and Cyclist first.
- **Item 12:** Recommend to the PBPG to require the City of San Diego to implement signalization and/or other improvements (e.g. pedestrian and bicycle overpass) at Garnet/Balboa and East Mission Bay Drive to prioritize pedestrian and bicycle safety over vehicular traffic.
- **Item 13:** Recommend to the PBPG to support throughout the BATSP: pocket parks, adequate land easements from traffic and complete sidewalks from station to all closest neighborhoods.
- **Item 14:** Recommend to the PBPG to ensure the City of San Diego analyzes specific projects for the proposed bike/pedestrian overpass over I-5 west from the trolley station including specifically: bridge or tunnel or “Skyfari” approach to include costs.

Housing/Commercial/Light Industrial Density:

- **Item 15:** Recommend the PBPG to support increasing residential density in the Plan up the 30’ Coastal Height Limit with appropriate development strategies supporting the Pacific Beach EcoDistrict principles.

- **Item 16:** Recommend to PBPG to support increased height limit above 30' within the BATSP boundaries with appropriate development strategies supporting the Pacific Beach EcoDistrict principles.
- **Item 17:** To recommend to the PBPG to request the City of San Diego disclose the calculations used to determine the proposed DU/AC (Dwelling Units per Acre) for residential, commercial, and light-industrial square footage increases including anything related to housing affordability.
- **Item 18:** Recommend to the PBPG to request the City of San Diego disclose whether they have a formula for variability in typology and what is it with respect to residential units to ensure a variety of options for a wide socioeconomic range of residents.