

Subject: proposed densities for the MTD property referred to as as a "small town neighborhood"  
Date: Sat, 26 Feb 2011 14:16:26 -0800

Dear Ms. Leachman;

Traffic is a VERY critical segment of any attempt to infill the MTD property with high density housing. There is only one East to West access route, Calle Real, which is largely a two lane road. To the East Calle Real serves the County social services campus, SBCAG offices, the old "County Hospital building, Veterans medical facility, a large condominium complex, the Sheriffs Department and Jail complex and the dump and then the road narrows to a very problematic stop-sign controlled intersection at El Sueno. To the West, increased commercial development (IHOP, In and Out Burgers, two motels, a small business complex and two high traffic gas stations) has produced ever increasing traffic loads there. (there is also a vacant commercial corner lot there on the Southeast corner, the development of which is likely to add even more turning and through traffic movements right at the intersection).

The Turnpike Road intersection is already functioning between a C and a D level capacity at various times of day due to the fact it is a major North-South Corridor and serves as access to the Wake Adult education center, several churches and a main access to Cathedral Oaks road and the popular Tuckers Grove Park to the North. To the South it serves San Marcos High School, 101 Freeway access (North and South) a large number of apartment units and the Turnpike shopping Center. The addition of hundreds of additional auto trips through this intersection will reduce it to a level F several times a day during the work week, much like the complex traffic control delays that are experienced at Fairview and Calle Real and at La Cumbre Road and State Street intersections. These intersections both have extensive traffic controlled turning and alternating through traffic cycles, which often delay traffic movement for several minutes.

Jim Marino