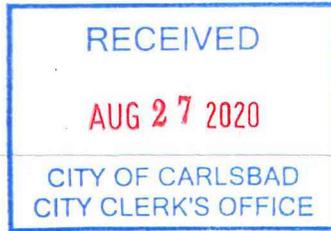


**Brookfield
Properties**



All Receive - Agenda Item # 1
For the Information of the:
CITY COUNCIL
Date 8/27 CA CC
CM ACM DCM (3)

August 27, 2020

Mayor Matt Hall and Members of the Carlsbad City Council
1200 Carlsbad Village Drive
Carlsbad, CA 92008

**RE: THE SHOPPES AT CARLSBAD
AUGUST 27TH CITY COUNCIL MEETING
ITEM #1 - PROPOSED METHODOLOGIES FOR CHOOSING LOCATIONS FOR FUTURE
HOUSING IN CARLSBAD AS A PART OF REQUIRED UPDATE TO THE HOUSING ELEMENT OF
THE GENERAL PLAN**

Dear Mayor Hall and Council Members:

As the owner of The Shoppes at Carlsbad, Brookfield fully supports designating this location as a potential candidate site for additional housing density. Adding housing in this location could prove to be very beneficial:

- Housing at The Shoppes will support the retail and food and beverage platform to its highest and best use
- Higher density in this location will facilitate affordable housing options as well as provide more attainable market rate housing for Carlsbad's employment base
- The site is ideally located with access from the freeway at both El Camino Real and Jefferson Road
- With the transit center located at the site, additional housing density along with a reconfigured "mobility hub" could provide good synergies within a mixed-use environment

In addition to these benefits, a full suite of land uses and the compounding benefits of mixed-use have the potential to strengthen the economic base for the site creating long-term operational and economic viability for the City.

Thank you for considering this site as well as thoughtfully discussing and considering all options for housing to help fulfill City and community objectives.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted Lohman".

Ted Lohman
Sr. Director, Brookfield Properties

Tammy Cloud-McMinn

From: Jim Burke < >
Sent: Thursday, August 27, 2020 1:13 PM
To: City Clerk
Subject: 27 Aug Meeting @ 3 PM

All Receive - Agenda Item #
For the Information of the:
CITY COUNCIL
Date 8/27 CA CC
CM ACM DCM (3)

Dear City Clerk,

Please ensure the following is presented to and read into the 27 Aug 20 meeting transcript:

"We oppose the use of the PONTO area for more high density housing and the proposed widening of Avenida Encinas, a two lane road.

1. There are already several prefabricated/mobile home parks in the area. The additional overdevelopment of PONTO takes us to the Pacific Beach model of urban blight. Who would this be serving? Sacramento? Definitely NOT the South Carlsbad taxpaying community.
2. A proposal to widen Avenida Encinas is ludicrous for many reasons. I've read the General Plan. Overlooked with the intentions of mixed commercial/residential use is the assumption that Avenida Encinas can legally and effectively handle the mass volumes of traffic both during construction and operation of the proposed projects. It is a two lane road which at its narrowest (56') (the RR overpass) falls short of the 60' required by California for a four lane road. Where would the pedestrian and bike lanes go? You can't seriously be considering replacing the overpass. The time and expenses involved would be prohibitive.
3. The proposal to "rebuild the Coast Highway in South Carlsbad" may be an interesting engineering project but to what end? Taxpayer dollars wasted on this should be redirected to positive outcomes for our community.

PROPOSAL. Our Ponto Beach area needs to be viewed and developed as a whole, as follows:

The most valuable use of the areas north and south of Avenida Encinas would be to serve the park and recreational needs of CURRENT residents by providing:

1. Multi-use fields (baseball/softball/soccer/concert)
2. Children's playgrounds
3. Additional beach parking
4. Skateboard park
5. Community center
6. Satellite library
7. Dog walking trails and "Dog Park" area
8. Open space

Additionally we should announce our southern city area with the same type of art-deco signage used in Carlsbad Village.

Please acknowledge receipt.

Thank you.

Jim and Terry Burke

Carlsbad CA 92011"