All Receive - Agenda Item # 4
For the Information of the:
CITY COUNCIL
Date 10/13 CA ✓ CC ✓
CM ✓ ACM ✓ DCM (3) ✓

CARLSBAD
CHAMBER OF COMMERCE

July 7, 2020

The Honorable Mayor Matt Hall
City of Carlsbad

Dear Mayor Hall:

I am writing in support of the McKellar McGowan development project called Carlsbad Station in the Village. This is a mixed-use project that includes nearly 10,000 sq. ft. of quality retail as well as 79 new homes.

As you know, one of our regions barriers to affordable housing is our short supply. This development will not only add quality supply, but dedicate 12 units (15%) for low income housing. The project will be located right in the heart of Carlsbad Village, close to shopping and mass transit. Carlsbad Station will include a beautiful pedestrian promenade that will connect Roosevelt to State Street and it has 143 subterranean parking spaces (including one EV charging station per home). This LEED Certified project will include a restaurant and retail in the commercial portion.

In addition to being an attractive and intelligently designed project, Carlsbad Station complies with the Village Barrio Master Plan and all other city planning guidelines. For these reasons and many more, the Carlsbad Chamber of Commerce fully supports this development and asks for your approval.

Sincerely,

Bret Schanzenbach
President and CEO

cc. Mayor Pro Tem Keith Blackburn
Council Member Priya Bhat-Patel
Council Member Cori Schumacher
City Manager Scott Chadwick

5934 Priestly Drive | Carlsbad, CA 92008 | 760.931.8400 T | 760.931.9153 F
www.carlsbad.org

Tammy Cloud-McMinn

From: North County YIMBY <northcountyyimby@gmail.com>
Sent: Monday, October 12, 2020 9:59 AM
To: City Clerk
Subject: City Council 10/12/20 Public Comment - Item 4

Hello,

Please find a public comment for the City Council Hearing on the Carlsbad Transit Project (Item 4) below:

I am commenting on behalf of the North County YIMBY group. We are a group dedicated to supporting housing projects in North County which will increase housing supply to ensure that all San Diegans have access to attainable housing. The Carlsbad Transit Station Project is a perfect example of the types of smart projects Cities should be approving to reach their RHNA numbers and provide accessible housing for all. It is infill, directly across from a major transit Depot and includes 15% low income Affordable Housing. This project is an important step forward toward Carlsbad's housing goals and will open up an expensive region to young San Diegans that are otherwise priced out. Being so close to the transit station will also allow residents to commute via the train, helping the City lower its GHG impact.

We urge the Council to approve this project.

Thank you,
Catherine Ferguson, VP North County YIMBY

CAUTION: *Do not open attachments or click on links unless you recognize the sender and know the content is safe.*

Tammy Cloud-McMinn

From: Kelly Seiler Vocke
Sent: Monday, October 12, 2020 10:50 AM
To: City Clerk
Subject: Agenda item #4

Comment on item 4: CARLSBAD STATION TENTATIVE TRACT MAP AND SITE DEVELOPMENT PLAN TO CONSTRUCT A FOUR-STORY MIXED-USE PROJECT

We need more projects like this near transit!! Great aesthetic. What a great opportunity to add housing where people can realistically choose to have fewer cars per household. Love that the onsite parking includes so many electric charging spots.

--
Kelly Seiler Vocke
Electrical Engineer

CAUTION: *Do not open attachments or click on links unless you recognize the sender and know the content is safe.*

Tammy Cloud-McMinn

From: marianne grisez
Sent: Monday, October 12, 2020 4:22 PM
To: City Clerk
Subject: Item #4 at Carlsbad City Council Meeting 10/13

10/12/20

Dear Council,
I am delighted to hear about the Carlsbad Transit Depot. building project.
We are in great need of affordable housing.As a person of faith I committed to advocating for affordable housing.
I urge you to continue to meet the current demand.
I fully support and am happy you are on your way to making more affordable housing available in Carlsbad,

Thank you,
Marianne Grisez

CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.

Tammy Cloud-McMinn

From: Bob Wilcox
Sent: Monday, October 12, 2020 8:49 PM
To: City Clerk
Subject: Support for agenda item #4

City Councilmembers,

I am writing to encourage the city council to approve the proposed Carlsbad Station project. As a Carlsbad homeowner, this project is exactly the type of development that we as a community should be encouraging.

This development will provide much-needed housing in a jobs- and transit-rich area, so that residents will not need to drive as much as if they lived further away. It's directly next to the train station, so it will be ideal for leveraging the planned increases in NCTD service. It will also increase foot traffic to downtown businesses, while growing the tax base and bringing in much-needed revenue to city coffers over the coming years.

I strongly urge you to support this project. It looks great, and I'm excited to visit the new businesses!

Thank you,
Bob Wilcox

CAUTION: *Do not open attachments or click on links unless you recognize the sender and know the content is safe.*

Tammy Cloud-McMinn

From: Jenene McGonigal
Sent: Tuesday, October 13, 2020 7:22 AM
To: City Clerk
Subject: Fwd: Carlsbad Station

Dear City Council Members,

I fully support the proposed development of Carlsbad Station. It's a project my husband are considering relocating to as it has everything we are looking for in a new home for us. The location and walkabilty factor are huge draws for us. Hoping to see its addition in the Village soon.

Jenene G. McGonigal

CAUTION: *Do not open attachments or click on links unless you recognize the sender and know the content is safe.*

Tammy Cloud-McMinn

From: Danielle Boda
Sent: Tuesday, October 13, 2020 7:47 AM
To: City Clerk
Subject: Per agenda item #4

Per agenda item #4 (Tentative Tract Map and Site Development Plan)

I am writing to ask that the members of the council reject this plan based on the Waiver Request being made for Relief from Retail Depth Requirement.

As noted as a primary intention of the Master Plan that provides this requirement:

"Encourage mixed use development projects in the Village Center, with an emphasis on pedestrian-oriented retail uses on the ground floor, and office, other non-residential, and residential uses on the upper floors."

As one of the first developments to occur under the new plan, what a disappointing precedent it would set to have the council so quickly allow such a substantial new development to move ahead in stark contrast to both the letter and spirit of the intentions set forth in the Master Plan.

As the Master Plan states in 2.7.1

"The intent of development standards for this district is to reinforce the pedestrian shopping and dining environment, encourage mutually supportive uses and provide a major activity focus for the Carlsbad Village and the city as a whole. Retail shopping continuity, local serving shops and restaurants, as well as facilities and services for travelers in the coastal zone are emphasized."

The master plan clearly allows for the this type of development plan in the area designated as Village General

"Existing uses in this district are primarily stand-alone office and residential with a limited retail presence. Opportunity exists for Village commercial uses to expand into this district. Setbacks in the Village General district are slightly larger and allowed density is reduced from the Village Center requirements."

As is noted, the current plan for this development wouldn't allow it to meet the minimum 50% threshold of ground floor commercial use and as such, I encourage you not to approve this plan as it currently stands.

CAUTION: *Do not open attachments or click on links unless you recognize the sender and know the content is safe.*

Tammy Cloud-McMinn

From:	Robert Wilkinson
Sent:	Tuesday, October 13, 2020 9:03 AM
To:	City Clerk
Cc:	Chris McKellar; Tim McGowan; Gary Nessim
Subject:	Station re-development proposal
Attachments:	ParkingServcieVehicles.pdf

City Council Members,

I am submitting this input to you stating my support for this development proposal item #4 "The Station" in the Village.

This project is most likely the best redevelopment proposal in the Village to date, is it perfect, does it give all that we want in the Village no, but we hold that bar pretty high.

There is one item / issue I did not see covered in the staff report, due to the fact that it is not yet in the Master Plan or any other city regulations although the issue is in the Village Parking study, but with no follow through! That is, where vehicles servicing the businesses will do their temporary parking. Due to this I have to assume these vehicles will park as they do for all other businesses in the Village that is wherever they can including in auto and bike lanes. My position is that this practice is no longer an acceptable solution ! Please see the attached position paper regarding this issue.

At a minimum this issue should be brought up and discussed at this weeks hearing so we the community can hear what the city's current position is and what your thoughts are for the future.

This is a city management issue and we request movement on it soon along with other issues in approved documents for our Downtown Village soon. ***We can do better than this*** !

Respectfully,

Robert Wilkinson
Wilkinson Design Group
Land Planning +
Landscape Architecture

bob@wdesigngroup.net

P.O. Box 4237
Carlsbad Ca, 92018-4237

760 434 2152

CAUTION: *Do not open attachments or click on links unless you recognize the sender and know the content is safe.*

Imagine Carlsbad

PARKING IN OUR DOWNTOWN VILLAGE - 5th edition Sept 29, 2020

This is not the typical complaint of not having enough parking for patrons, employees and residents in the village. However, it is a request for better management for parking, specifically temporary parking of vehicles servicing the businesses that are so critical for a thriving downtown environment in Carlsbad. This should be viewed as "best practice" management by the City to improve business activity and the safety of all. A management effort, perhaps with the VBA assisting, for the betterment of both business and their community of customers.

Clearly, you see this on any 6 out of 7 days of a typical week, trucks sitting in an area not meant for this use. Typically, unloading supplies in a painted median on Grand, in a bike lane on CVD or the Boulevard or travel lane on any one of the side streets. A few years ago the Council was presented with and approved of the concept of "Complete Streets" giving it their full support. The 2018 Village-Barrio Master Plan also calls for more and more from streets in this neighborhood. The parking study prepared in support of the master plan identified this very issue, stating " the community has complained about trucks parked in travel lanes" and then identified what could be done to solve this problem, in part that is "curb management". We ask that you direct action on a comprehensive management practice to implement the master plan and parking study solving this current problem. Service vehicles parking in an inappropriate location that cause conflicts with modes of travel.

We whole heartedly support the redevelopment that brings new businesses along our downtown streets. However, each new business must be required to identify the type, size and frequency of service vehicles for the type of business they plan to have . They need to identify where these vehicles will do their temporary parking. Beyond that, all existing businesses (maybe as part of new business licenses) should also do the same, that's identifying vehicle size, frequency and the location for temporary service vehicle parking for their business.

As we all know, the Village is fortunate to have a number of alleys in its core area. These were meant just for this reason and each should be made right and managed for use by service vehicles as their primary function. Where there are no alleys other parking locations must be identified, some developments may have room on site. Many others may need to use street curbs. These could be identified as service only for a certain time period, say 6AM to 3PM, then use these areas for later day drop off /pickups of patrons or evening valet use.

Photo of the typical situation

I am an active cyclist who rides with others in and through the village every week. Riding many of the city's arterial roadways we are very appreciative of the improvements the City has made over the last number of years reducing auto lane widths to enlarge bike lanes and adding buffer areas between the two and / or adjacent parking . Anyone riding on most streets knows well the inherent danger that comes with this activity, riding side by side bike to auto. There is a substantial increase in overall bike use in Carlsbad. The E-bike has spawned this increase in use, from first timer (scary tourist), to full families, to our youth riding to and from home to the beach on their fat tires E- bikes complete with surfboard rack. And that is great it is exactly what we should want to see, Carlsbad residents using passive power to move from their neighborhoods to our coast line and all points between. Delivery trucks in bike lanes make gamblers of all those riding, old and young, will motorist allow me to move into their auto lane, or must I stop?

Many if not most of the streets in the Village are oversized in width. This provides a great opportunity. All of this public land to re-imagine, re-engineer for all modes of travel as per "complete streets" and meeting our climate action objectives. Supersize our arterial roadways throughout the city just not the roads in the area we call a "Village" as that is a contradiction in

terms, use and atmosphere. Please let's put together a management program to provide the appropriate location and space for the temporary parking for all service vehicles that removes the current hazardous condition. We can and should provide a grace period for some businesses due to the current need for expanded outdoor space at some curbs. However, we must not use that transition period as an excuse to not act now on this management task. "We can do better"!

Tammy Cloud-McMinn

From: Ted Hageman
Sent: Tuesday, October 13, 2020 9:30 AM
To: City Clerk
Subject: Site Development Plan

Per agenda item #4 (Tentative Tract Map and Site Development Plan)

I am writing to ask that the members of the council reject this plan based on the Waiver Request being made for Relief from Retail Depth Requirement.

As noted as a primary intention of the Master Plan that provides this requirement:

"Encourage mixed use development projects in the Village Center, with an emphasis on pedestrian-oriented retail uses on the ground floor, and office, other non-residential, and residential uses on the upper floors."

As one of the first developments to occur under the new plan, what a disappointing precedent it would set to have the council so quickly allow such a substantial new development to move ahead in stark contrast to both the letter and spirit of the intentions set forth in the Master Plan.

As the Master Plan states in 2.7.1

"The intent of development standards for this district is to reinforce the pedestrian shopping and dining environment, encourage mutually supportive uses and provide a major activity focus for the Carlsbad Village and the city as a whole. Retail shopping continuity, local serving shops and restaurants, as well as facilities and services for travelers in the coastal zone are emphasized."

The master plan clearly allows for the this type of development plan in the area designated as Village General

"Existing uses in this district are primarily stand-alone office and residential with a limited retail presence. Opportunity exists for Village commercial uses to expand into this district. Setbacks in the Village General district are slightly larger and allowed density is reduced from the Village Center requirements."

As is noted, the current plan for this development wouldn't allow it to meet the minimum 50% threshold of ground floor commercial use and as such, I encourage you not to approve this plan as it currently stands.

Ted Hageman

Sent from my iPhone

Tammy Cloud-McMinn

From: Council Internet Email
Sent: Tuesday, October 13, 2020 9:40 AM
To: City Clerk
Subject: FW: Carlsbad Station

-----Original Message-----
From: Penny Johnson
Sent: Friday, October 9, 2020 4:59 PM
To: Council Internet Email <CityCouncil@carlsbadca.gov>
Subject: Carlsbad Station

Carlsbad Council Members,
Please vote NO on the 83 condo ,4 story Carlsbad Station in "Olde quaint,,charming,Village by the Sea" Carlsbad .
By voting yes to this development is to be making a mockery of the words that have always been used to describe Carlsbad and that are still used in the promotional information that is used to bring people here to live and/or recreate.
As you " may have heard", there is already a significant parking and traffic problem in the downtown which the council has ignored for years .....and yet you continue to add to the problem whilst giving up the quality of the Olde,quaint,charming,Village by the Sea!
Mr. Blackburn , your pledge to protect the village environment that is so "near and dear to your heart" is now called into question . What will it be ? What do your words really mean as we see our/your Village by the Sea disappear as developer $$$$ corrode the ambience and environment we love ?

Yours truly,
Penny Johnson Olde Carlsbad resident for 43 years.

Sent from my iPad
CAUTION: Do not open attachments or click on links unless you recognize the sender and know the content is safe.

DR. MELANIE
BURKHOLDER
FOR ASSEMBLY DISTRICT 76

June 9, 2020

Ms. Velyn Anderson
Chair, Carlsbad Planning Commission
1200 Carlsbad Village Dr.
Carlsbad, CA 92008

Dear Chairwoman Anderson,

Please accept this letter of support for Carlsbad Station. Carlsbad has done an exceptional job at attracting industry leaders in clean technology, life sciences, and more, yet the need for housing in our region is no secret.

The provision of housing near public transit is a priority for both state and local policy makers. Pursuant to Carlsbad's own General Plan and the Village and Barrio Master Plan, Carlsbad Station is the right project for this particular location. The design and project features capitalize on the site location and bring to life the "more urban, walkable, transit-connected lifestyle" described in the General Plan.

Additionally, the affordable units included within Carlsbad Station are a rarity within the Village and further reason to warrant support of this project.

Carlsbad Station is consistent with the surrounding land uses on State and Roosevelt Streets. Reinvigorating the street scenes through added outdoor dining, public art, new landscaping and bike facilities so close to the train station, encourages new residents, long-time locals, tourists and commuters alike to shop, dine and support our local small businesses in the Village.

I encourage you to approve Carlsbad Station, in hopes it serves as a best practice for infill development in our community.

Sincerely,

Melanie Burkholder

From:	Matt Thorne
To:	planning@carlsbadca.gov
Cc:	cliff.jones@carlsbadca.gov
Subject:	Support for Carlsbad Station (6/17)
Date:	Tuesday, June 16, 2020 4:44:47 PM

Attention Carlsbad Planning Commissioners,

My wife and I have lived in Carlsbad for 15 years and are happy to see the direction the Village is taking. It's awesome to have some many new restaurants and shops that we can visit. I recently learned about the Carlsbad Station project and think it will be great addition to the area, especially with the changes that are in process at the old Antique Mall.

I know some people might be uncomfortable with the height of the new buildings, but I can appreciate that this developer stayed within the guidelines of the City's plans. As a community, we spent a lot of time providing feedback on how the Village could evolve and grow and it's nice to see much of that feedback reflected in Carlsbad Village. Change can be uncomfortable for people, but it's important that we continue to move forward by approving projects with quality design that make sense in the context of the Village.

I hope you will vote yes on this project to bring more investment and renovation to our Village. We plan to be part of this community for a long time and look forward to enjoying the Village for years to come.

Please read these remarks during the upcoming public hearings.

Matt Thorne

Carlsbad, CA

Carlsbad Village Association

experience the village

Zachary Markham
Chairman

Darcy Clevenger
Vice Chair

Joli Hatch
Treasurer

Fumi Matsubara
Board Member

Samantha Dean Fauce
Board Member

Heidi Willes
Board Member

Sherry Alvarado
Board Member

Jake Stipp
Board Member

Tony Tata
Board Member

Chanel Bennett
Board Member

The Carlsbad Village Association (CVA) is a non-profit organization whose core purpose is to lead the continual improvement of Carlsbad Village by promoting and enhancing its business, cultural, and community vitality, making it a premier destination.

300 Carlsbad Village Dr.
Suite 108A #135
Carlsbad, CA 92008

760.644.2121

www.carlsbad-village.com
info@carlsbad-village.com

June 16, 2020

City of Carlsbad
Planning Commission
1200 Carlsbad Village Drive
Carlsbad, CA 92008

Re: Public Hearing Item ~~#2~~ 4 – June 17, 2020 Planning Commission Meeting

Dear Commissioners:

On behalf of the Carlsbad Village Association (CVA), I am writing to you in support of the McKellar McGowan project known as "Carlsbad Station."

While the idea of the Carlsbad Station project was first met with some consternation, I am pleased to say that the efforts of the McKellar McGowan team have been valuable in helping business owners and residents understand it more fully and appreciate what it brings to our downtown.

In 2019, CVA staff and board members, along with residents and fellow business owners, attended a comprehensive community outreach meeting held by McKellar McGowan at the Harding Community Center. At this community meeting we were able to study artist renderings of the project, speak to the architects and builders for the project, as well as future business owners at the Carlsbad Station. We were able to provide input, ask questions, and share concerns.

The following month, the team at McKellar McGowan attended CVA's Village Voices monthly business outreach meeting and presented their vision to nearly 80 Village business owners and residents. They answered questions, allowed for input and also added anyone interested to their email list so that updates could flow freely. Their accessibility, transparency, and willingness to receive input and provide follow-up has helped everyone come to understand the scope of this project more completely.

It is our opinion that the Carlsbad Station is a good fit for the Village. While a large project, it has been thoughtfully broken into smaller pieces to blend into our downtown environment. Its mixed-use approach is in line with other Village projects, as well as the Village and Barrio Master Plan, and along with its neighboring State Street Commons will provide an urban village ambiance. We are pleased to know that McKellar McGowan has also provided eight more parking spaces than originally planned and that they are dedicated to working with the North County Transit District to promote public transportation.

In conclusion, we feel that the Carlsbad Station has been carefully planned and prepared for, and we support it and look forward to it coming to fruition.

Sincerely,

Christine Davis

Christine Davis
Executive Director

YIMBY Law

1260 Mission St

San Francisco, CA 94103

hello@yimbylaw.org

YIMBY LAW

6/15/2020

Carlsbad Planning Commission
City Council Chamber
1200 Carlsbad Village Drive
Carlsbad, CA 92008

planning@carlsbadca.gov; clerk@carlsbadca.gov;
Via Email

Re: 2747, 2775, 2777, 2785, and 2081 Roosevelt Street and 2780 and 2802 State Street
CT 2019-0003/SDP 2019-0004 (DEV2019-0063)

Dear Carlsbad Planning Commission,

YIMBY Law submits this letter to inform you that the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

> (j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:
>
> > (1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
> >
> > (2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.
> >
> > . . .

> (4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The applicant proposes to construct a four-story mixed-use project consisting of two buildings with eighty-three condominium units comprising seventy-nine residential units and four commercial units on a 1.75-acre site located at 2747, 2775, 2777, 2785, and 2081 Roosevelt Street and 2780 and 2802 State Street in the Village Center (VC) District of the Village and Barrio Master Plan and within Local Facilities Management Zone 1.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

Yimby Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

Sonja Trauss

Sonja Trauss
Executive Director
YIMBY Law

Laurie Boone

From: Laurie Boone
Sent: Tuesday, June 16, 2020 10:00 AM
To: planning@carlsbad.gov
Cc: Cliff.Jones@carlsbad.gov
Subject: Support for the Carlsbad Station Project

Greetings Carlsbad Planning Commissioners.
These comments are being sent to you in the absence of the opportunity to speak in person in support for the Carlsbad Station development being considered by the commission just now.

We attempt to stay informed about all projects in the city, but especially in Olde Carlsbad and the Village. We have participated in many meetings of the master plan for the area over the years. We have resided in this north quadrant of Carlsbad for almost 46 years, and have celebrated the improvements and revitalization of the downtown area.

In September of 2019 we attended the information meeting of the proposed Carlsbad Station project hosted at the Harding Street Center. We were impressed by the presentation given at the time , and have been further pleased by the ongoing enhancements to make the project even better for our community. We realize that it is very challenging for any builder to meet the city's high standards, which we support and appreciate. This being said, we wholeheartedly offer our endorsement of the plans before you tonight.

One of the best elements in the plan is the on site parking being provided. This has been one of our chief concerns with other new developments and so we are very pleased by this plan. The walkway from Roosevelt to State Street is another bonus to enhancing the over-all plan. Also, we really like the lower profiles of the buildings facing both streets. The setbacks are more visually pleasing and yet allow higher heights to allow maximum use of the property in inner portions of the buildings.

Please include our comments in the public record of the scheduled June 7, 2020 commission meeting.
Thank you all for your service to our beautiful city.

Laurie & Jim Boone

Sent from my iPhone

Circulate San Diego
233 A Street, Suite 206
San Diego, CA 92101
Tel: 619-544-9255
Fax: 619-531-9255
www.circulatesd.org

January 30, 2020

Chris McKellar
McKellar McGowan LLC
5075 Shoreham Place
Suite 280
San Diego, CA 92122

Subject: **Circulate Mobility Certification Recipient Letter for Carlsbad Station by McKellar McGowan**

Dear Mr. McKellar,

On behalf of Circulate San Diego, whose mission is to create excellent mobility choices and vibrant, healthy neighborhoods, I am pleased to share that the Carlsbad Station project by McKellar McGowan LLC has been awarded Circulate's Mobility Certification. Circulate's Mobility Certification review committee determined that your project meets our criteria for a sustainable growth project in the San Diego region.

Carlsbad Station will bring 79 new homes with 12 units, or 15 percent, deed-restricted as affordable. The infill project is within walking distance of the Carlsbad Village Station, shops and restaurants, and office space. Carlsbad Station will also provide a mix of neighborhood-serving retail and a new restaurant.

The site is one block away from rail and bus transit at the Carlsbad Village Station. Residents can take the COASTER to Oceanside or Downtown San Diego or take advantage of three bus routes that stop at the Carlsbad Village Station. The project will also include a landscaped pedestrian promenade through the development, increasing access to retail options and transit.

The project is taking advantage of the Affordable Homes Density Bonus program to build deed-restricted affordable units on site and build additional market rate units to maximize the housing production in the Carlsbad Village. Residents will have the ability to live, work, and play in the Village because of the close proximity to many amenities.

Carlsbad Station will provide the required parking on site and below ground, resulting in only one driveway for the project. Avoiding multiple driveways benefits the safety of pedestrians and results in a more walkable Village. McKellar McGowan includes bicycle storage in the garage along with the parking, an amenity that is not required by the City's rules, but which will benefit residents of the development.

After careful review by the review committee of independent local experts in land use and transportation, Carlsbad Station earned the Circulate Mobility Certification.

Sincerely,

Colin Parent

Colin Parent
Executive Director and General Counsel

The Circulate Mobility Certification, formed in 2012 as the MOVE Alliance and relaunched as the Circulate Mobility Certification in 2018, provides certification for transit-oriented, smart growth projects in the San Diego region. The Circulate Mobility Certification Committee members consist of local experts in smart growth planning and sustainable transit oriented development disciplines, including planners, developers, urban designers, and transportation engineers. By recognizing and supporting projects which meet the Circulate Mobility Certification criteria, we can help to create complete communities, one project at a time. For more information, go to http://www.circulatesd.org/certified.