



December 5, 2015

Dear Mayor Corti and Del Mar City Council Members:

On Friday, December 4th, I had an opportunity to spend some time with Scott Huth to discuss concerns outlined in the letter that we delivered to you on November 30th and identify specific solutions to address them. The following is a summary of recommendations that would help alleviate the major concerns we have.

- 1. Problem:** Currently, we have two sets of ingress and egress on 10th Street and one ingress and egress on 11th Street. With the new proposed design, which has three times as many parking spaces, almost all traffic would be diverted through 11th Street from both parking lots. We feel that this is terribly unfair, totally lopsided and dangerous from a safety standpoint.

Solution: It is imperative that traffic flow should be more balanced by providing both an ingress and egress on 10th Street in addition to one ingress and egress on 11th Street. This would provide a safe evacuation route in the event of an emergency if one street is closed and also ease traffic burden on an already busy 11th Street.
- 2. Problem:** Currently we fear for our safety when backing out of our driveway. The proposed second ingress and egress for the Surface Parking Lot on the 11th Street which appears to be almost exactly in front of our driveway. Additionally, there is a commercial alley with home to 51 parking spaces next to our driveway. Therefore, we will even be more concerned with the complicated overall traffic flow directly outside our home posing serious safety issues.

Solution: We recommend that 11th Street be used for ingress and egress into the parking garage and use 10th Street for the ingress and egress to the Surface Parking Lot. For special events and providing access to large vehicles to the Surface Parking Lot, if required, the City could easily control and manage access through a keyed gate on 11th Street.
- 3. Problem:** The speed, volume and flow of the traffic on the 11th Street are major issues today and these problems will be exacerbated once the Civic Center comes to fruition. Besides vehicles, there are pedestrians (including children and elderly) who have to walk on the street due to lack of sidewalks all hours of the day, for the farmer's market on weekends and surfers throughout the week as well as those residents walking their pets.

Solution: In order to reduce the adverse impact, a number of practical and cost-effective solutions should be considered and implemented. These ideas include a "right hand" turn only from the parking structures for exit onto to Camino del Mar, visible signage, placing mirrors in strategic locations, building medians that prevent left turns (e.g. these work well on the 12th Street), etc. As soon as these ideas are developed, we trust and would appreciate that we would be consulted by the city staff prior to their implementation.

4. **Problem:** There is a predisposition for earmarking 10th Street for future expansion. In this regard, I have heard some discussion about placing Alvarado House on 10th Street due to its historical location. By placing it on the City lot on 10th Street, it will certainly not be in its original location plus the fact that it will be away from good visibility and traffic artery.
- Solution:** Instead of 10th Street, why not set aside the Northwest corner of the City property on 11th Street for the future expansion? For instance, if you decide to accept and place the Alvarado House on the City property, 11th Street could work quite well as this location provides the best and easy connection with the commercial center of the city.

For the purpose of brevity, we have focused on what we consider to be the four most critical issues. However, in order to achieve the goal of balanced traffic flow and given that Civic Center is one of the most significant redevelopment projects for our city, we hope that you will think outside the box and even reconsider previously sacrosanct ideas such as removing median at the 10th Street to allow for left turns, and perhaps adding an electrical signal on 11th Street.

We respectfully request you to weigh in and help develop the path for a fair and equitable distribution of traffic flow from both 10th and 11th Streets. While we feel strongly that the egress and ingress remains a fairly serious issue for us that needs resolution, we want you to know that we agree that the City of Del Mar needs a new state-of-the-art City Hall and are supportive of the proposed Civic Center.

Should you have any questions, please contact me. Thank you for your consideration.

Sincerely,



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