

June 28, 2010

Debbie Fountain
Director of Housing & Redevelopment
City of Carlsbad
2965 Roosevelt St., Ste B
Carlsbad, CA 92008-2389

RE: Friends of Aviara Suggestions for Proposed Bridges/PonteBello Development

Dear Ms. Fountain:

I wanted to follow up with you on matters discussed at the Friends of Aviara meeting of May 6th and referenced in our communications post that meeting. On the 6th, we had discussed information from the city regarding the following:

- feedback the city's planning and engineering departments have given the developers of Bridges of Aviara/PonteBello since receiving the first of what I believe Mr. Westman described as four separate proposals for this property;
- the traffic information on which the city is relying when it disputes our traffic estimates;
- word on whether the city has asked/is asking the developers to resubmit the application because the process has dragged out for so many years. As you and Mr. Neu will recall, this was purportedly under consideration at the time of our meeting.
- how much money has been collected via mello-roos from residents within Aviara Master, Aviara Premier Collection and along Poinsettia to pay for infrastructure and services? How much money has the city collected to complete Poinsettia and what is the expected shortfall developers must "pencil in" for completion?

We look forward to receiving that information, so we can incorporate that history in our suggestions for this proposed development.

In the meantime, we would like to make the following recommendations for development of this property, which as currently conceived would become the only project with street access to the Aviara Master Plan Community that is not required to support the overall objectives of this nationally recognized neighborhood.

Our suggestions are as follows:

1. Easements and slopes along Ambrosia should be maintained, including the setbacks that have governed development of this master planned community.
2. Any development east of, adjacent to, or with access to Ambrosia should focus on:
 - a. alleviating the pressing problem of school parking and drop off and pick up issues, which contribute to hazardous traffic conditions;
 - b. creation of park/green zone areas geared to elementary children attending Aviara Oaks Campus. These children are too young for the park north of Poinsettia. Handicapped accessible play ground items would be beneficial to families in the neighborhood as well. This is a community with young children and their needs should be addressed before a senior center is built at the park;
 - c. extension of the trails into the SDGE easement in keeping with the open space objectives central to Carlsbad and San Diego County.
3. Density should be in keeping with the community. The current zoning is the most appropriate and the community would prefer to see single family development, i.e. 100 to 120 or so units. A generous number of multi-family living options are available in the existing neighborhood -- particularly when compared with other areas of the city that should naturally attract higher densities, such as downtown Carlsbad. Our community would like to see El Camino Real serve as a dividing line between development in line with Aviara Master specs and other, denser areas.
4. The Aviara Master Plan alternates single story and two story structures, as well as dictates spacing among buildings. Because any multi-story structures on the Bridges' project site would overshadow Aviara's planned neighborhoods, we would like to see construction restricted to single story structures. In addition, the architectural style and color palettes utilized in the planned community would be preferred over those both suggested for this development (Pontebello/The Bridges at Aviara) and employed in other projects by this developer.
5. This project should follow the precedent established by the Master Plan for pedestrian traffic. In particular, instead of building a pedestrian bridge across Poinsettia, require that pedestrian traffic flow under the roadway in the same way the Four Seasons golf and pedestrian traffic passes underneath Aviara Parkway.
6. Regarding the extension of Poinsettia, we believe it would be more appropriate to follow Del Mar's example. That city must build a new bridge to serve much heavier traffic moving back and forth between Del Mar and Torrey Pines. Yet, Del Mar's council has chosen to build a two lane bridge (though it is constructed as if it were to handle four lanes of traffic). It is inconceivable that the Poinsettia bridge would ever need to manage as much traffic as the Del Mar bridge, and a two lane bridge would be less intrusive.

These last two steps would: a. potentially reduce the cost of the bridge extension; and b. be much more in keeping with the existing residential neighborhood.

We greatly appreciate any assistance the city can provide as an intermediary between the neighborhood and the developer. We believe that working together we can meet the needs of our community as well as those of the city as a whole. We look forward to discussing these ideas further and working together to preserve Carlsbad's unique way of life. Thank you for your time and attention.

Regards,

De'Ann Weimer on behalf of The FOA Board

Cc: Don Neu, Planning Director;
Glen k. Van Peski, Senior Civil Engineer
Christer Westman, Senior Planner
City Council C/O Andrea Dykes, Secretary