

Jason Goff

From: Robert Wilkinson <bob@wdesigngroup.net>
Sent: Thursday, July 11, 2024 9:15 AM
To: Jason Goff
Cc: Gary Nessim
Subject: CV-mixed uses dev proposal
Attachments: PageOne.pdf; PageTwo.pdf; PageThree.pdf; PageFour.pdf; PageFive.pdf

Jason,

We hope you and the P dept are successful in getting some no votes next week

Attached is our best effort in amending the proposal to make it work for this unique Carlsbad neighborhood

Our solution may have have some weak points, there may be a larger setback for res to gas station, if so those DUs effected could become office suites

As stated the City's review approval process needs to get a consistent solution to apartment projects in this district, major point underground the parking. If they have water that is polluted pipe in sewer at a reduced fee

Hope to give you a call Monday or Tuesday next week

see attached 5 pdfs

Respectfully,

Robert Wilkinson
Wilkinson Design Group
*Land Planning +
Landscape Architecture*

bob@wdesigngroup.net

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

760 434 2152



Virus-free. www.avast.com

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

CITIZENS REVIEW AND CRITIC

We believe the overall plan and design of this development proposal is totally off base. As such it will not become a new neighbor that will contribute in a positive way to Carlsbad's Village. Why would we approve this kind of development in this important neighborhood ?

The apartment building's scale, height and massing are excessive, its exterior elevation's repetitiveness give it a machine generated stamped out, non human appearance that is antithetical to the character of our Village.

Its two commercial buildings on Carlsbad Village Drive are way off target for what the neighborhood's master plan should be requiring. That is a streetscene rich in character and appropriate in scale enhancing a "Main Street" appearance of true "Mixed Use" development. These two buildings are more fitting and typical in a suburban setting.

Beyond these physical and visual problems we also question the development's traffic circulation plan and see no allowance for bicycle use, parking or storage. Also we see no locations for oversized vehicle parking needed to service and make deliveries to both the commercial and residential uses.

The proposal's solution to auto parking far exceeds AB 2097. The height of the structure for parking is excessive and unacceptable. Its elevations are oppressive. The City must hold this proposal to the same standards set by the two previous apartment projects in this Village district, the Lofts and Hope Ave apartments. Each of these utilized a sub grade level for parking, this development must do the same. With that type of parking they will have an increased area to build additional housing units for an increased yield

We are preparing a study that will modify this proposal so it will be more appropriate for our Village, Where it will then become a welcome new neighbor.

OBJECTIVES FOR STUDYING & AMENDING THE “CARLSBAD MIXED USE” DEVELOPMENT PROPOSAL July 2024

PRIORITIZED OBJECTIVES

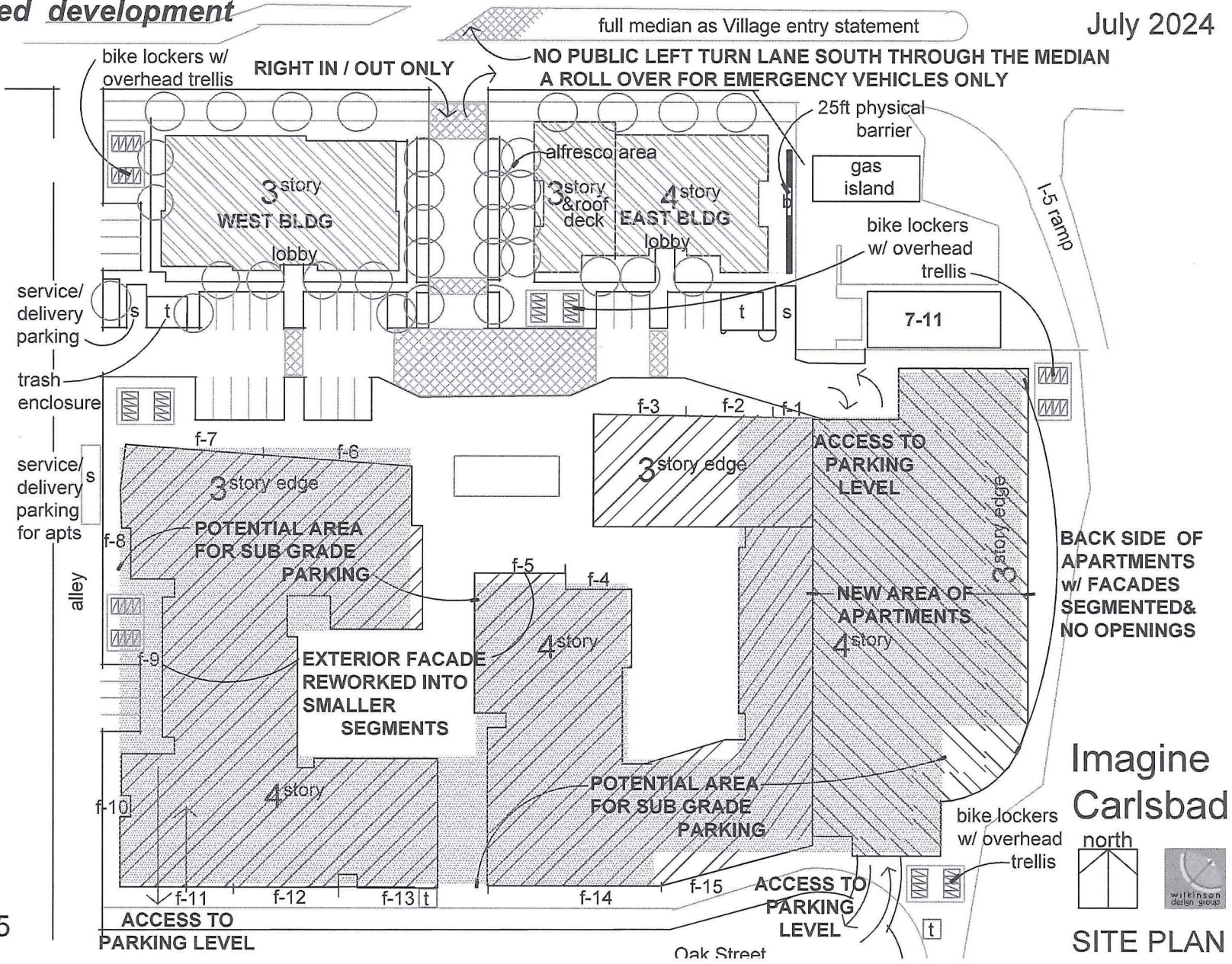
- 1 REPLACE THE 2 PROPOSED COMMERCIAL BLDGS ON CVD WITH MIXED USE VILLAGE CHARACTER BLDGS. THEN TAKE THE 40 +/- OF DU HERE OFF THE 5 STORY OF THE APARTMENT BLDG WHILE MAINTAINING THE PROPOSED YIELD
- 2 BREAKDOWN THE SCALE, MASSING AND REPETITIVE LOOK OF THE APARTMENT BUILDINGS. CREATE . BUILDINGS THAT APPEAR AS CLUSTERS OF SMALLER BUILDINGS WITH INCREASED VISUAL QUALITIES.
- 3 RESTRICT SITE ACCESS FORM THE LEFT TURN LANE THROUGH THE MEDIAN ON CVD TO EMERGENCY VEHICLES ONLY, ROUTE PUBLIC MOVEMENT TO THE HARDING INTERSECTION.
- 4 FOR THE HARDING INTERSECTION, INCREASE THE LENGTH OF THE LEFT TURN LANE IN THE CVD MEDIAN.
- 5 ENHANCE THE NOW UNUSED MEDIAN AREA FOR VILLAGE ENTRY STATEMENT FROM THE EAST ENTRY.
- 6 FOR PARKING, HOLD THIS DEVELOPMENT TO THE SAME STANDARD AS THE TWO PREVIOUS APARTMENT PROJECTS APPROVED IN THIS VILLAGE DISTRICT (LOFTS AND HOPE AVE), THAT IS THE USE OF A SUB GRADE LEVEL
- 7 TO HELP ACCOMMODATE GUEST FROM OTHER CARLSBAD NEIGHBORHOODS, BUILD (WITH CITY PARTICIPATION) ADDITIONAL PARKING SET ASIDE AS GENERAL PUBLIC SPACES.
- 8 PROVIDE AMBLE BIKE LOCKERS FOR RESIDENTS & BIKE PARKING FOR COMMERCIAL USES
- 9 ADD TWO SERVICE PARKING AREAS FOR STREET EDGE COMMERCIAL USES, ONE OFF THE ALLEY, ONE AT 7-11 EDGE. NOTE THE APARTMENTS WILL USE HALF WIDTH OF THE ALLEY FOR SERVICE.
- 10 MAKE A SIGNIFICANT LANDSCAPE STATEMENT AT THE PROJECT’S ENTRY WINDOW OFF CVD
- 11 ORIENT ANY/ALL ALFRESCO AREAS ON CVD TO BUFFER THEM FROM I-5 NOISE
- 12 ADD A 25-30 FT BARRIER STRUCTURE AT THE SITE EDGE TO BUFFER PROJECT FROM 7-11 / GAS STATION.

Carlsbad Village *Mixed Use*
proposed development

Carlsbad Village Drive

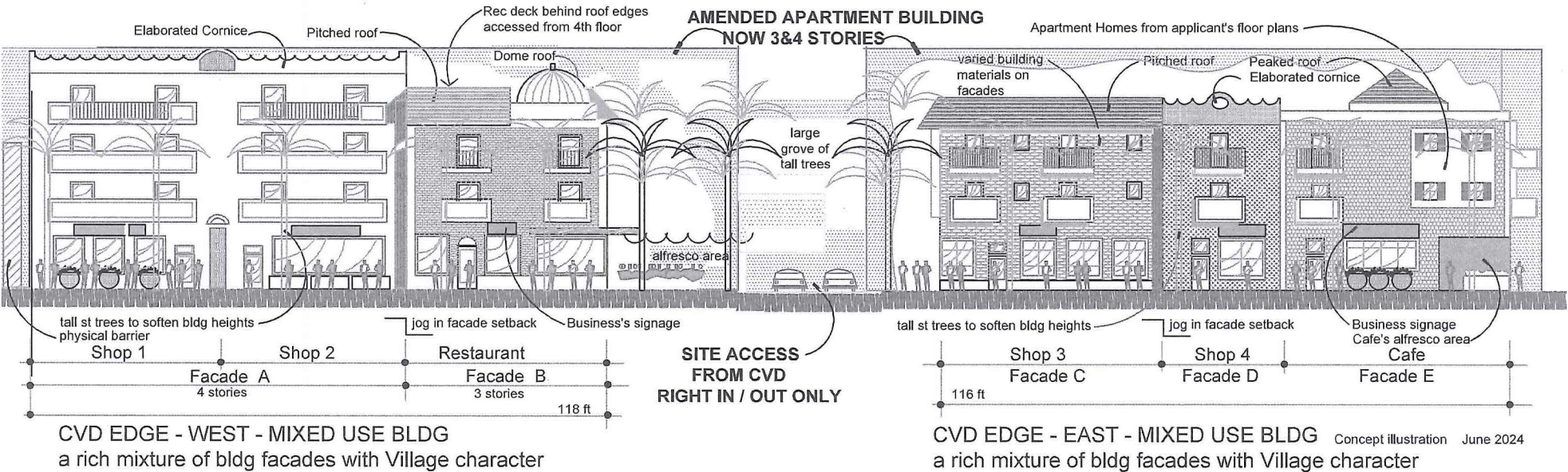
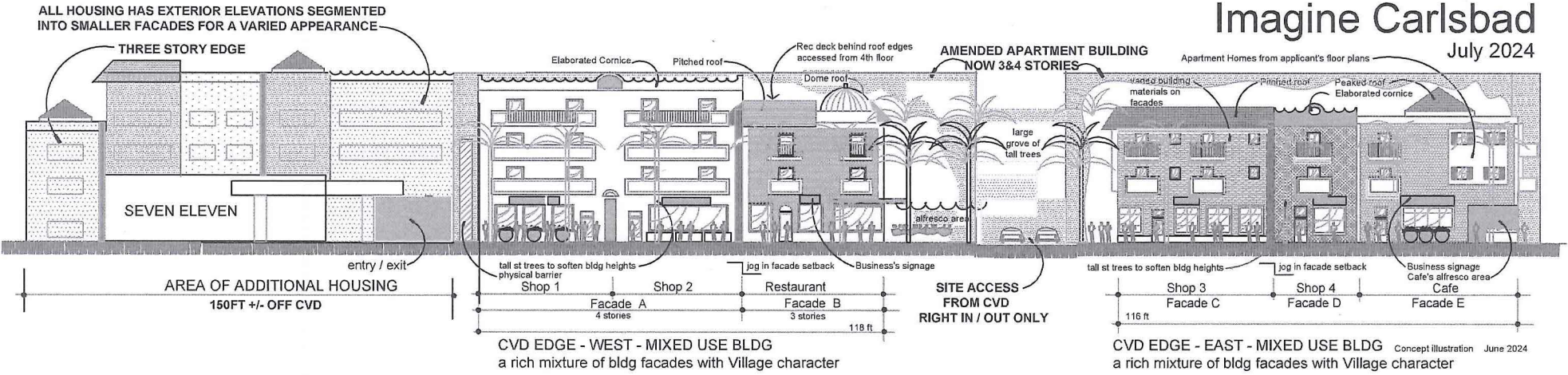
AMENDED DEVELOPMENT PLAN

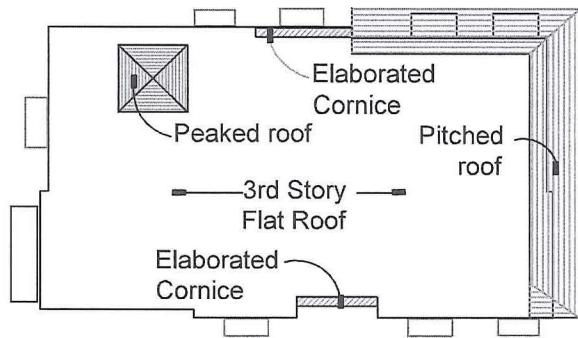
July 2024



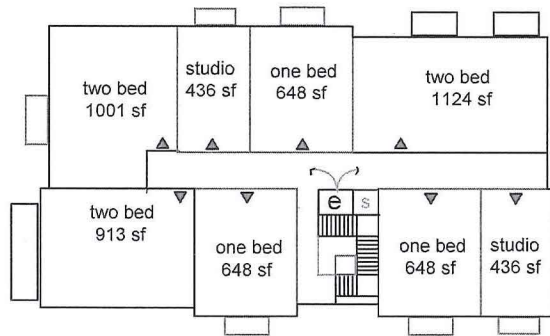
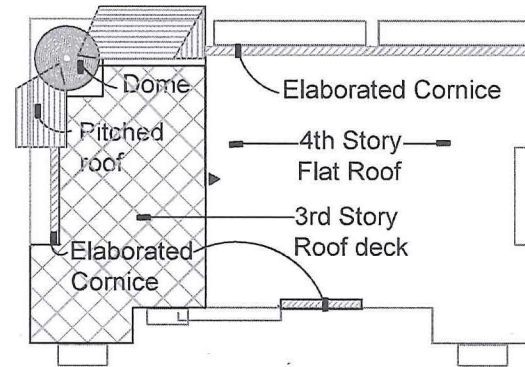
Imagine Carlsbad

July 2024

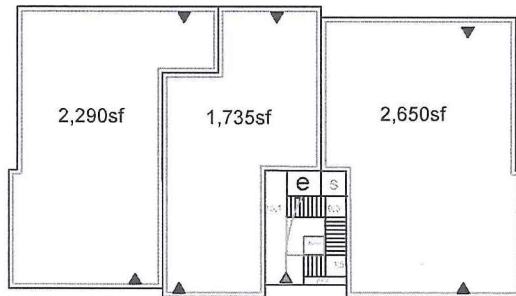
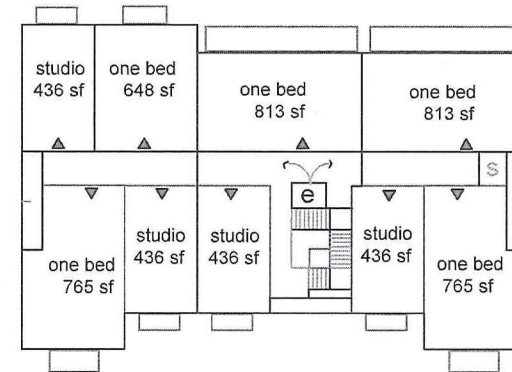




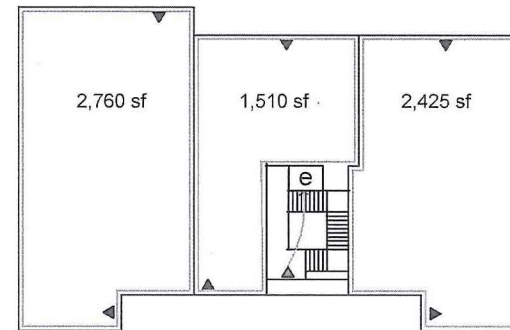
roof



residential



commercial



west

east