Peninsula Community Planning Board
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Date: January 4, 2023

To: Anne Jarque, Senior Planner, City of San Diego
Development Services Department
1222 First Ave, MS 501
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RE: Midway Rising Project Scoping Comments/Notice of Preparation PRJ-1106734

The Peninsula Community Planning Board (PCPB) is responding to the City of San Diego's Notice of Preparation for the Midway Rising Development/ PRJ-1106734. The project would allow for the development of approximately 4,600 housing units, 145,000 sq. ft. of commercial use, a new 16,000 seat Sports Arena, and public park and spaces. The Project will have significant environmental impacts to the adjoining community of Point Loma. The Project will create and produce significant environmental impacts, if not mitigated, in multiple areas including increased traffic and congestion, reduced circulation, and increased greenhouse gas emissions.

Midway Rising's proposed development including the 16,000 seat Sports Arena will increase traffic significantly during normal and peak traffic hours. The PCPB requests that the Midway Rising EIR include a comprehensive traffic analysis of the proposed Traffic during Sports arena events in combination with peak daily traffic. The traffic analysis should also include a parking analysis and cumulative impacts from future development including the NAVWAR development as required by CEQA.

The Peninsula Planning Board requests that Midway Rising incorporate and provide the traffic improvements as proposed in the approved Programmatic Environmental Impact Report and Community Plan.

- Improvement to the intersection of Sports Area Blvd. and Rosecrans
- Extension of Sports Area Blvd to Pacific Hwy.
- Extension of Greenwood Street.

Each of these improvements will enhance traffic and are included in the adopted Community Plan. Consideration should also be given to providing a direct freeway link from Hancock Street to I-8 and/or a direct connection from Greenwood to Camino Del Rio West.

The PCPB is looking forward to working with the City of San Diego and Midway Rising to ensure that project Environmental Impacts are mitigated and public infrastructure is in place to make the Midway Rising a project the Citizens of San Diego will be proud of and a place San Diegan's can live, work and play. This Letter was approved with a vote of (0-0).

Sincerely,

Frederick W. Kosmo, Jr.,
Chair, PCPB

CC; Honorable Mayor Todd Gloria
Dr. Jennifer Campbell, Councilmember District 2
City of San Diego Councilmembers