

Website Launched to Help Educate Community about Impacts of Proposed Main Street Project

Traffic impacts, inadequate road and parking infrastructure,
size and scale of project among concerns

San Diego, CA (April 4, 2011) – Concerned citizens in Carmel Valley have launched the website www.whatpricemainstreet.com to provide community members the opportunity to learn more and share their thoughts about Kilroy Realty Development's proposed Main Street project.

The proposed Main Street project is located on the southwest corner of Del Mar Heights Road and El Camino Real in the heart of Carmel Valley. The site is Carmel Valley's last sizeable undeveloped parcel of commercial property and currently planned for 500,000 square feet of suburban office space. The developer intends to build 270,000 square feet of retail, 535,000 square feet of office (housed in a 10-story and a 7-story building), 150-to-175 room hotel and 608 residential units plus parking structures, totaling over two million square feet crammed on the 23-acre site. As proposed, the project would be the largest density increase ever considered in Carmel Valley's +30-year history.

“The community has grown increasingly concerned about the one-sided promotion of the Main Street development to the residents of Carmel Valley,” said Jerry Mailhot, a long-time Carmel Valley resident and former member of the Carmel Valley Community Planning Board. “The website was developed to show the potential negative impacts of the project on Carmel Valley and surrounding communities.”

Among the potential negative impacts highlighted on the website are traffic and infrastructure impacts to the community, parking constraints and, the size and scale of the project.

The Main Street project will add more than 30,000 traffic trips per day to Carmel Valley roads, which is five times more than the planned traffic generation for the site and does not include projected traffic from nearby approved entitlements. The project will bring two additional stop lights and pedestrian crossings to Del Mar Heights Road between High Bluff Drive and El Camino Real increasing travel and wait times for all commuters and residents along the main artery in Carmel Valley.

The proposed project will be 10 times the density of the Del Mar Highlands Town Center and twice the size of University Town Center – a scale many residents are not comfortable with. Additionally, the developer has proposed paid parking for the office and hotel portions of the project, which will cause overflow parking and negatively impact surrounding streets and lots currently offering unrestricted and free parking.

“We are not seeking to eliminate or reduce existing entitlements for the property but working to ensure the density, traffic and parking envisioned in the Community Plan are adhered to,” said Mailhot. “It is important that any future development on the site is consistent with Carmel Valley’s community character and within the proposed traffic and infrastructure demands for which the area has been planned.”

To learn more about the impacts of the proposed Main Street project or express your concerns to decision makers, please visit our web site at www.whatpricemainstreet.com or email Jerry Mailhot at jmailhot@whatpricemainstreet.com.