

Please see below and contact me if you have any questions.

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From: Elhamad, Ismail
Sent: Monday, April 21, 2014 10:54 AM
To: Mezo, Renee
Cc: Gonsalves, Ann
Subject: RE: Watermark Median Issue

Hi Renee,

We have reviewed the Miramar Ranch North Community Planning Group request related to the Watermark project that a median break be allowed on Scripps Highland Drive to allow for a left turn-out of the existing Med Impact One building. After careful review, we do not recommend the median break due to the following:

1. The existing Med Impact One driveway is located approximately 120 feet south of Scripps Gateway Court which is too close and within the functional area of the intersection of Scripps Highland Drive and Scripps Gateway Court. Minimizing or eliminating driveways within the functional area of an intersection (upstream and downstream) helps reduce the number of decisions motorists must make while traveling through an intersection and improves safety in the vicinity of an intersection.
2. The existing driveway is within the lane reduction transition area for southbound traffic on Scripps Highland Drive. Modifying the driveway operation to allow left turns onto Scripps Highland Drive would allow too many conflicting movements within the same area, increasing the potential for accidents at this location.
3. The existing driveway is within the northbound left turn storage lane for the Scripps Highland Drive/Scripps Gateway Court intersection. There will be a potential that the northbound left turn vehicles will queue to the existing driveway once the Watermark project is fully operational and vehicles turning left from the driveway would not be able to make that maneuver and could block southbound through traffic. Shortening the northbound left turn pocket is not recommended at this time.

If the community still wishes to pursue this possibility, we recommend that the situation be re-evaluated after the full Watermark development is open and occupied and the new traffic patterns have been established.

Thanks...Ismail