

## **Get the Facts about Phyllis Place**

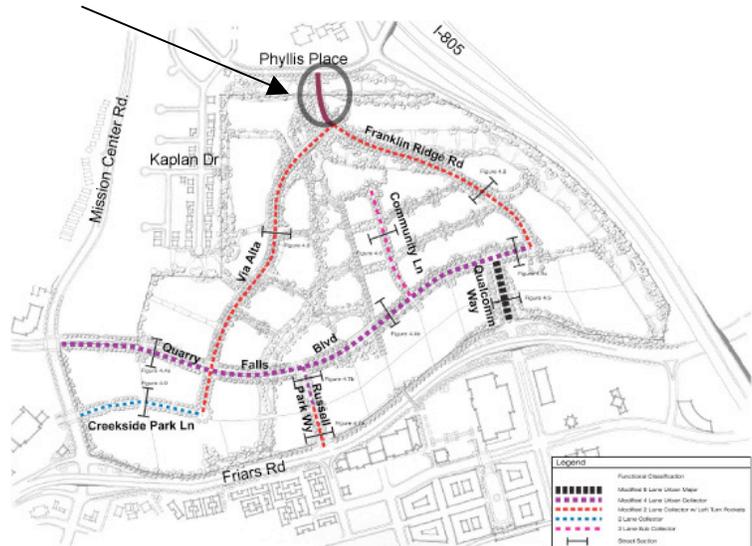
<http://www.serramesa.org/phyllisplace>

### **Haven't we stopped this road connection already?**

Yes, four times. But powerful forces behind the scenes really want this road, and this time they've managed to get as far as initiating a Community Plan Amendment. This means that the City has begun the process to change the Serra Mesa Community Plan to draw the connection on our map. The Quarry Falls/Civita developer has said they'll build the road if it's approved, so we need to stop this Plan Amendment.

### **Where is this road actually going?**

It will connect the internal street network of Quarry Falls/Civita to Phyllis Place, west of the I-805/Murray Ridge Road interchange. Only this little section in the oval is up for debate – all of the development within Quarry Falls has already been approved. The proposed road will cut right through the planned neighborhood park, and replace bicycle and pedestrian access to the amenities of Civita with a **4-lane Major road carrying more than 25,000 cars per day**.



### **Does this road provide emergency access for Phyllis Place or Quarry Falls/Civita residents?**

No. Emergency access is going to be provided at Kaplan Drive, where the height lines up and the road can be built with a 2% slope, compared to the 9% slope along the Phyllis Place connection. (That's as steep as Texas Street coming out of Mission Valley.) And it will make everyday travel for those residents much worse, with a 700% increase in traffic on Phyllis Place and up to a 165% increase within Civita.

### **Does this road reduce traffic on Mission Center Road?**

Maybe. Even without the road connection, only 7% of the traffic from Civita is projected to come north up Mission Center Road. There will be about 30% fewer cars on Mission Center with the connection than without it. But, and this is a big but, if there is no road connection, then Mission Center Road gets widened (at the Developer's expense). If the road goes in, then Mission Center doesn't get improved. So the net effect of more cars on a wider road means there's no benefit for Mission Center in putting in this road.

### **Does the road connection impact traffic on Murray Ridge Road?**

Yes. The traffic study predicts that there will be the same number of cars on Murray Ridge between I-805 and Mission Center either way. But on the bridge between I-805N and I-805S, there will be **118% more cars** with the road connection than without. The study also predicts that **wait times at the freeway onramps at rush hour will increase significantly** if the road connection goes in.

### **What can I do?**

Make sure your friends and neighbors have the real facts about the Phyllis Place connection, and sign up for email alerts at <http://www.SerraMesa.org>