

NAVAJO COMMUNITY PLANNERS, INC.

October 18, 2012

James Nagelvoort
Assistant Director, City Engineer
600 B Street, Suite 800, MS 908A
San Diego, CA 92101

Re: Capital Improvement Program

Dear Mr. James Nagelvoort,

The City has recently invited community planning groups to participate in the FY14 budget preparation process by identifying priority projects to be considered as part of City's consideration of Capital Improvement Program funding. Navajo Community Planners, Inc. (NCPI) very much appreciates the opportunity to participate in this process and, on October 15, 2012, voted unanimously to identify and forward as priorities the projects listed below.

The attached four request forms have been prepared to address the required criteria and substantiate their selection as top priorities in the Navajo community.

Completion of the four projects – all of which relate to Grantville -- have been widely recognized as necessary to facilitating the redevelopment of a diminished neighborhood, but one with outstanding location and transportation benefits. Completion of critical infrastructure would help transform Grantville from an unremarkable and tired neighborhood to one component of the City of Villages envisioned in the General Plan.

Before the demise of redevelopment, all of these projects were moving forward. Consultants were hired and studies initiated. NCPI is eager that the substantial progress made to evaluate these projects not be lost, and that the necessary planning, environmental, design, and engineering studies be completed. The CIP funds that should be allocated to these projects will ensure completion of the work in progress.

The four priority projects identified by NCPI are:

1. Completion of the Grantville Master Plan, including its associated environmental impact report
2. Realignment of Alvarado Canyon Road
3. Design and resolution of Alvarado Creek storm water and flooding issues
4. Widening of Mission Gorge Road and Fairmount Avenue

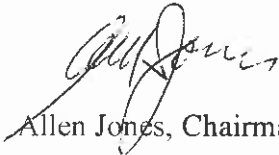
Completion of the Grantville Master Plan and its inclusion into the Navajo Community Plan will accelerate redevelopment of Grantville and ultimately provide new housing and employment opportunities – and capitalize on the neighborhood’s proximity to San Diego State University and the San Diego River.

The four projects are all necessary for the redevelopment of Grantville, and share several characteristics. They:

1. Address health and safety concerns.
2. Benefit both pedestrians and motorists.
3. Improve traffic movement near the very congested I-8/Fairmount Avenue interchange and avoid redirecting traffic through and impacting the Allied Gardens neighborhood.
4. Stop harmful environmental pollution by blighted industrial uses and protect wildlife along the San Diego River.
5. Increase public agency revenues by facilitating more modern, compact, and desirable land uses.

Grantville is the only remaining under-developed section of greater Mission Valley. Grantville should now be recognized for its potential to become the next Urban Village of San Diego. We ask that the City of San Diego strongly consider allocating funding for these projects starting with the FY14 CIP budget.

Sincerely,



Allen Jones, Chairman
Navajo Community Planners, Inc.



Daniel R. Smith
CPC Committee Member

copies:

Council Member Marti Emerald
Scott Sherman, Council Member-Elect
Mayor Jerry Sanders
Kelly Broughton
Tom Tomlinson
Cecilia Gallardo
Tracy Reed- City of San Diego