

NAVAJO COMMUNITY PLANNERS, INC.

Re: 2017-2021 Five Year Capital Infrastructure Planning Outlook

Dear Mr. James Nagelvoort,

The City has recently invited community planning groups to participate in the FY 2017-2021 Five Year Capital Infrastructure Planning process to identify priority projects to be considered apart of the Capital Improvement Program funding. Navajo Community Planners, Inc. (NCPI) very much appreciates the opportunity to participate in this process.

The attached six exhibits have been pulled from the Grantville Focused Plan Amendment which showcase their description, criteria, and substantiate their selection as top priorities in the Navajo community.

Completion of the first three projects –which relate to Grantville -- have been widely recognized as necessary to facilitating the redevelopment of a diminished neighborhood, but one with outstanding location, transportation, and employment 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. The other three projects service the residential areas within Navajo by increasing school parks and recreation facilities.

The six priority projects identified by NCPI are:

1. Design and resolution of Alvarado Creek storm water and flooding issues- FFP #T-7
2. Restriping Fairmount Ave Between I-8 Ramps – FFP #T-12A
3. Realignment of Alvarado Canyon Road- FFP #T-12B
4. Allied Garden’s Recreation Center Expansion- FFP #P-6
5. Pershing Middle School-Joint Use Development- FFP#P-10
6. San Carlos Library Expansion – FFP#L-1

The recent adoption of the Amendment of the Navajo Community Plan plans to 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. However without above projects completed, Grantville has little hope in ever being able to maximum its Smart Growth potential and give back to the community.

Three of the projects are 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 FY 2017 CIP budget.

Additionally, projects #4-6 include the demolition of the existing Allied Gardens Recreation Center and creation of a new 17,000 square foot facility, the creation of a new 10 acre park at Pershing Middle School in San Carlos, and the expansion of the San Carlos Library. All projects are essential for the current residents and for the many more proposed residents forth coming to the community.

Thank you for your time and consideration.

Sincerely,

Matt Adams, Chairman
Navajo Community Planners, Inc.

Daniel R. Smith
CPC Committee Member