

NAVAJO COMMUNITY PLANNERS, INC.

March 6st 2017

Re: 2018 Capital Infrastructure Planning Outlook

To Whom It May Concern,

The City has recently invited community planning groups to participate in the FY 2018-2019 Capital Infrastructure Planning process to identify priority projects to be considered a part of the Capital Improvement Program funding. Navajo Community Planners, Inc. (NCPI) very much appreciates the opportunity to participate in this process and, in 2017, NCPI voted unanimously to identify and submit the list of priority projects below.

The attached four 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 two 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 two projects service the residential areas within Navajo by increasing school parks and recreation facilities.

The four priority projects identified by NCPI and the Navajo Public Facilities Financing Plan are:

1. Design and resolution of Alvarado Creek storm water and flooding issues- FFP #T-7
2. Realignment of Alvarado Canyon Road- FFP #T-12B
3. Allied Garden's Recreation Center Expansion- FFP #P-6
4. Pershing Middle School-Joint Use Development- FFP#P-10

The 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.

Two of the projects are necessary for the redevelopment of Grantville, and share several characteristics.

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 #3,4 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. 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

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PERSHING MIDDLE SCHOOL--JOINT USE DEVELOPMENT

DEPARTMENT: PARK AND RECREATION

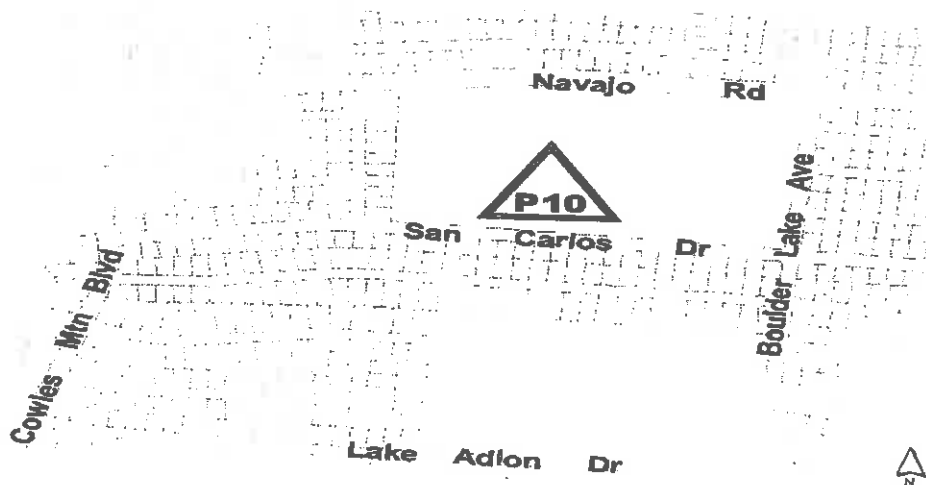
PROJECT: P-10
COUNCIL DISTRICT: 7
COMMUNITY PLAN: NAVAJO

CIP/WBS#: 29-531.0

DESCRIPTION: THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF APPROXIMATELY 10 ACRES AT PERSHING MIDDLE SCHOOL (SDUSD OWNED LAND) FOR A JOINT USE FACILITY TO SUPPLEMENT EXISTING PARK ACREAGE IN THE NAVAJO COMMUNITY. PHASE I PROVIDED ARTIFICIAL TURF ON FIVE ACRES AND PHASE II WILL PROVIDE ARTIFICIAL TURF, A COMFORT STATION, TWO SHADE STRUCTURES, LIGHTING AND ENTRY MONUMENTATION SIGN ON THE REMAINING FIVE ACRES.

JUSTIFICATION: THIS PARK EQUIVALENCY IS IN CONFORMANCE WITH THE NAVAJO COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S 2008 GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARKS AND RECREATION FACILITIES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

SCHEDULE: PHASE I WAS COMPLETED IN FISCAL YEAR 2006. PHASE II WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
\$80,000	CAPOUT	\$80,000							
\$345,000	DIF 12	\$345,000							
\$116,634	P/P	\$116,634							
\$200,746	PRIV DN	\$200,746							
\$16,000	PRKFEE DS	\$16,000							
\$11,000	PRKFEE SC	\$11,000							
\$335,000	STATE 60	\$335,000							
\$6,517,704	UNIDEN								
\$7,622,084	TOTAL	\$1,104,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: ALLIED GARDENS RECREATION CENTER EXPANSION

DEPARTMENT: PARK AND RECREATION

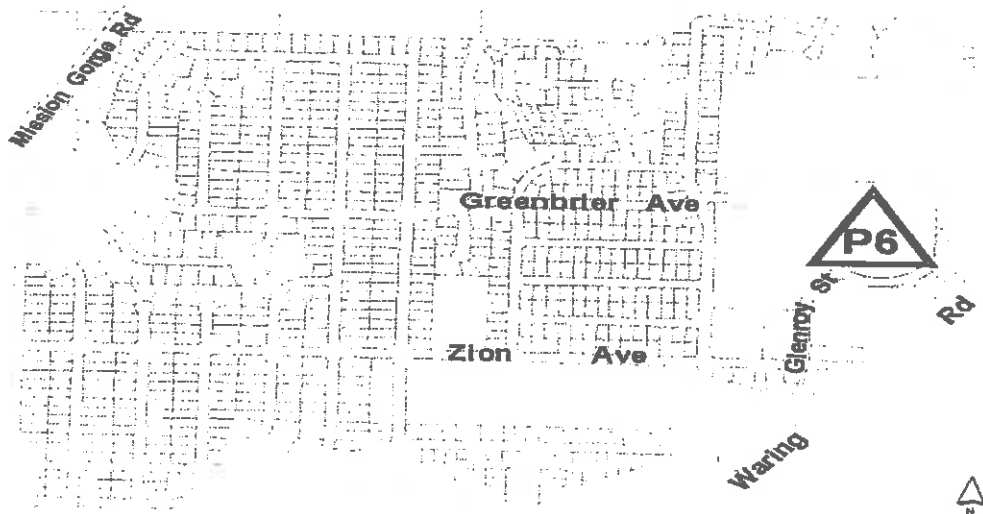
PROJECT: P-6
COUNCIL DISTRICT: 7
COMMUNITY PLAN: NAVAJO

CIP/WBS#:

DESCRIPTION: THIS PROJECT PROVIDES FOR THE DEMOLITION OF THE EXISTING 9,186 SQUARE FOOT RECREATION CENTER AND THE DESIGN AND CONSTRUCTION OF A NEW 17,000 SQUARE FOOT RECREATION CENTER. ONLY 7,814 SF OF THE NEW RECREATION CENTER CAN BE ATTRIBUTED TO NEW DEVELOPMENT. ONLY THE COST OF THAT PORTION WILL BE INCLUDED IN THE DIF CALCULATION. (\$5,432,414) WILL BE USED TO CALCULATION THE DIF FEE.

JUSTIFICATION: THIS PROJECT IS IN CONFORMANCE WITH THE NAVAJO COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S 2008 GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARKS AND RECREATION FACILITIES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

SCHEDULE: DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
\$10,615,528	UNIDEN								
\$10,615,528	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT TITLE: ALVARADO CANYON ROAD REALIGNMENT

DEPARTMENT: TRANSPORTATION & STORM WATER

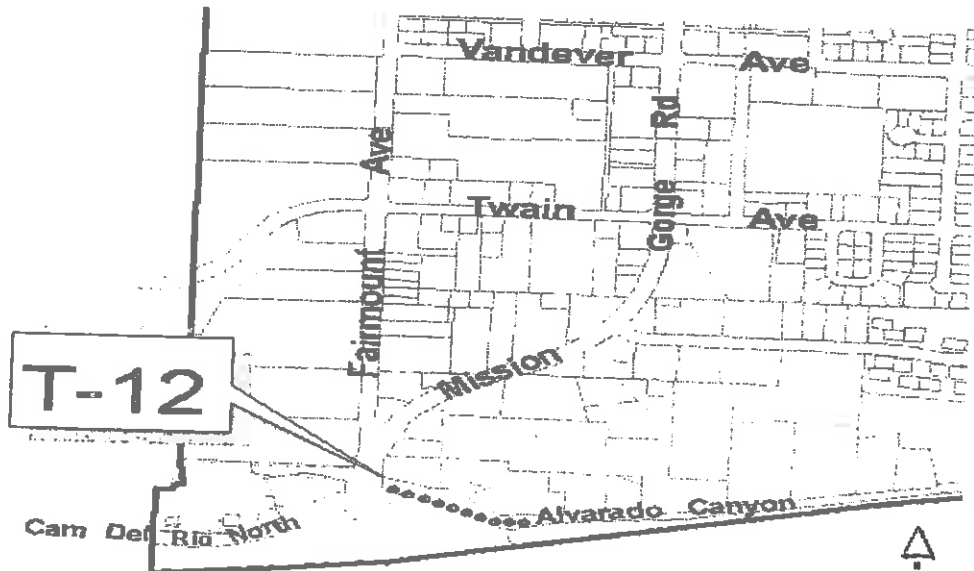
PROJECT: T-12B
COUNCIL DISTRICT: 7
COMMUNITY PLAN: NAVAJO

CIP/WBS#: S00894

DESCRIPTION: THIS PROJECT PROVIDES FOR THE REALIGNMENT OF ALVARADO CANYON ROAD FROM 380 FEET EAST OF THE FAIRMOUNT AVENUE AND CAMINO DEL RIO NORTH INTERSECTION TO THE FAIRMOUNT AVENUE AND MISSION GORGE ROAD INTERSECTION. IMPROVEMENTS FOR THIS TWO-LANE COLLECTOR STREET WILL INCLUDE A STRUCTURE OVER THE EXISTING CONCRETE DRAINAGE CHANNEL, REMOVAL OF SOME EXISTING PAVEMENT, AND TRAFFIC SIGNAL MODIFICATIONS.

JUSTIFICATION: THIS PROJECT WILL IMPROVE THE TRAFFIC FLOW AT THE INTERSTATE 8, FAIRMOUNT AVENUE AND MISSION GORGE ROAD INTERCHANGE. THIS PROJECT IS CONSISTENT WITH THE CITY'S GENERAL PLAN AND ROADWAY CLASSIFICATION REQUIREMENTS OF THE NAVAJO COMMUNITY PLAN AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

SCHEDULE: PRELIMINARY ENGINEERING BEGAN IN FISCAL YEAR 2009 AND CONTINUED THROUGH FISCAL YEAR 2010. DESIGN WILL BEGIN ONCE THE NAVAJO COMMUNITY PLAN AMENDMENT IS FINALIZED AND ADDITIONAL FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
\$445,068	PROP A	\$445,068							
\$80,654	TRANSNET	\$80,654							
\$18,740,000	UNIDEN								
\$19,265,722	TOTAL	\$525,722							
			\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: STORM DRAINS

DEPARTMENT: PUBLIC WORKS

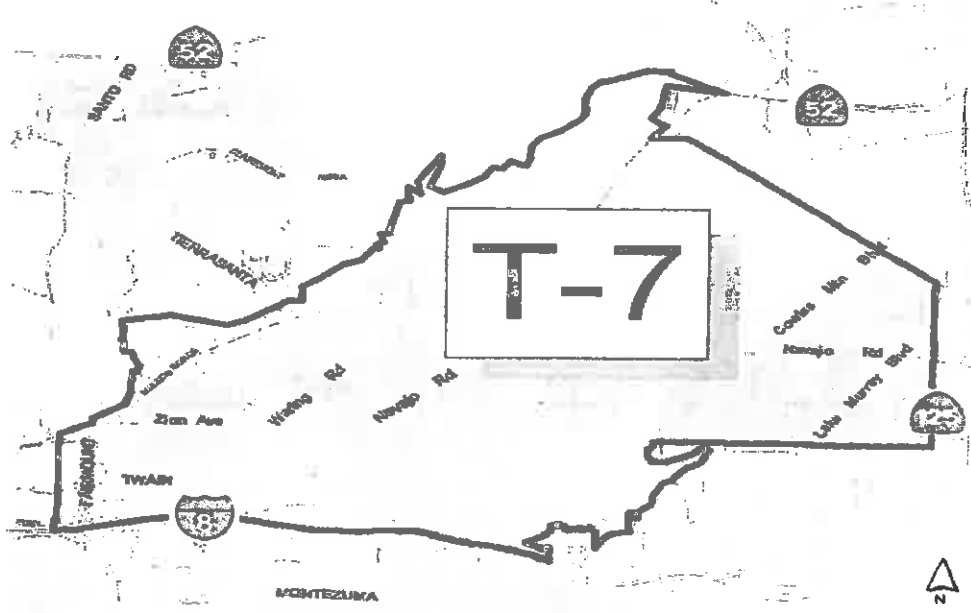
**PROJECT: T-7
COUNCIL DISTRICT: 7
COMMUNITY PLAN: NAVAJO**

CIP/WBS#:

DESCRIPTION: THIS PROJECT WOULD PROVIDE FOR THE CONSTRUCTION AND EXPANSION OF VARIOUS STORM DRAINS NEEDED TO SUPPORT THE INCREASE IN THE COMMUNITY'S POPULATION. THIS PROJECT INCLUDES NAVAJO ROAD FACILITIES.

JUSTIFICATION: DEVELOPMENT HAS INCREASED IN THE COMMUNITY, STORM RUNOFF REQUIRES UPGRADED AND NEW FACILITIES. THIS PROJECT IS CONSISTENT WITH THE NAVAJO COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

SCHEDULE: DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
\$3,000,000	UNIDEN								
\$3,000,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0