

Date: February 15, 2018

To: Nancy Graham, Senior Planner, City of San Diego

From: Matt Adams, Chair, Navajo Community Planners

The Navajo Community Planners, Inc., and the Grantville Traffic Committee in particular is continuing to work on the current and future traffic issues impacting the Grantville Community. One of the major concerns is the impact of the future development of the Qualcomm (SDCCU) property as it relates to the roads from the west leading into Grantville; Camino del Rio N., San Diego Mission Road/Twain Avenue, and Friars Road.

Dan Smith provided an overview of the meeting held with you, Liz Saidkhanian from Councilmember Sherman's office, Brian Schoenfisch and Lisa Lind regarding the Mission Valley Planning Update. We understand that the initial traffic information included in the plan update was from SANDAG and focused only on the major north south traffic crossing Mission Valley.

It is our understanding that the city will be working with SANDAG on six scenarios focusing on the internal traffic within Mission Valley. The end result will definitely impact Grantville at the three roads referenced above.

The master plan update currently includes bike paths on San Diego Mission Road. The portion of the road just west of the San Diego River until the intersection of San Diego Mission Road/Twain Ave. and Fairmount Ave. is very narrow. The current plan indicates bike paths will be added to this road. Our request is that the width of the road be studied and that including a bridge over the dip be studied. The road floods, and is closed, every time there is significant rain as we had in December and again in January.

Over 750 apartments are under construction on Twain Avenue just east of the Twain Ave/San Diego Mission Road and Fairmount Ave intersection, and an additional 180 units are planned for another development on the corner of this intersection in two years. That is well over 5,000 ADT's per day. If just 15% of those go west on San Diego Mission Road, that is a significant impact on east and west bound traffic on the road without counting any ADT's from future development at the Qualcomm (SDCCU) site.

The traffic studies need to include Camino del Rio North where it intersects Fairmount Avenue. That intersection is heavily impacted on a daily basis whether or not there is a stadium event. The development of the Qualcomm(SDCCU) property will impact this intersection even more on a daily basis regardless of what redevelopment plan is selected. The studies should note the city has issued an RFP for the realignment of Alvarado Canyon Road where it intersects with Fairmount Ave., which is currently part of the Fairmount and Camino del Rio North intersection.

Friars Road, east of I-15 is also going to be impacted. We realize the challenge here, because it is virtually impossible to widen Friars Road east of I-15 up to Santo Road and the entrance to Admiral Baker Field.

NCPI and the Grantville Traffic Committee understand SANDAG has the program to run the scenarios, and will run the program based on the information provided by the City of San Diego. We cannot emphasize enough, the importance of studying, and providing solutions to the three roads at the east end of Mission Valley leading directly into Grantville.

We look forward to working with you as the Mission Valley Master Plan Update moves forward.

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