



March 11, 2019

Council Scott Sherman
202 C Street, MS #10A
San Diego, CA 92101

Georgette Gomez
MTS- Chair
1255 Imperial Avenue
Suite 1000
San Diego, CA 92101

SUBJECT: Grantville Trolley Station Proposed Site Plan and Re-Development

Dear Councilmember Sherman and Chair Gomez,

On behalf of the Navajo Community Planning Group, we humbly submit this letter of grave concern regarding the proposed re-development of the Grantville Trolley Station with Greystar and Affirmed Housing.

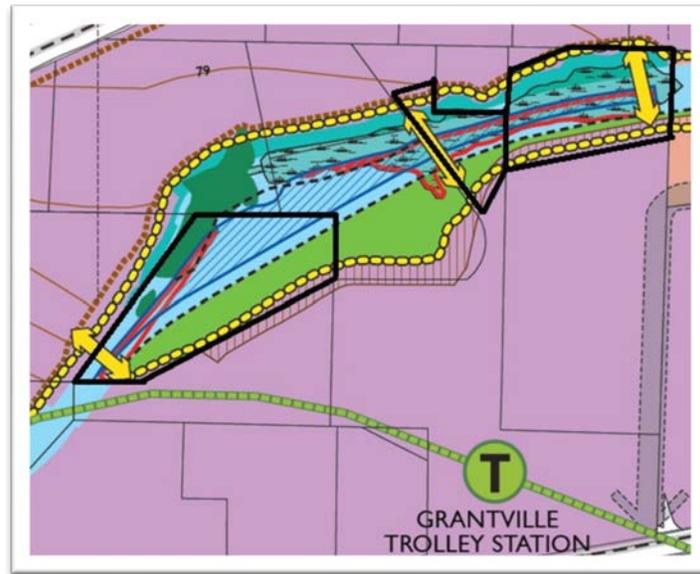
Back on July 25th 2018, our planning group requested that MTS, and/or it's possible developers, make a formal presentation to NCPI regarding the future buildout of the Grantville Trolley Station property. Primarily, to ensure the community that MTS will be requiring its developers to uphold and contribute to the Alvarado Creek Revitalization Study and its findings. Since July 2018, this body has not received any outreach from MTS or the two developers who are actively seeking to lease the land from MTS for their respective projects.

What we have learned however, is that these developers in October 2018 submitted for preliminary review with the City of San Diego to better understand the constraints and options for re-development of the site.

According to multiple sources at the Planning Department as well as local contacts, MTS will not be requiring the developers of this property to make any improvements associated with the Alvarado Creek Revitalization Study. Instead, MTS will be allowing the developers to propose an Irrevocable Offer of Dedication (IOD) to the City of San Diego to solve this decade long problem.

This Offer of Dedication is merely a dodge of liability in return for a building permit. It could take another decade for the City of San Diego to have the financial resources available to improve this storm channel.

The below image represents the three parcels/areas of land owned by MTS, outlined in black, that sit within the Alvarado Creek Storm Drain. As you can see, MTS is a predominate owner of this flood channel and its needed improvements within Reaches 2 & 3. Not the City of San Diego. How could a public agency such as MTS not be held responsible for their portion of this storm drain?



Per the Study, many individual properties need to likewise be improved to solve FEMA’s 100-Year Plan. This is not a project that will be done all at once. Each owner of the flood channel must, when required, improve their respective properties. MTS should be held to this same standard and not allowed to “pass the buck” to another agency such as the City of San Diego.

The Navajo Community under the Focused Plan Amendment envisioned high density transit-oriented development to be built **around** the Grantville Trolley Station. Not only **at** the Grantville Trolley Station. By allowing the proposed project to move forward without binding the developer to contribute to the overall improvement of these lands is an injustice to the entire community. Calculating the loss in developer impact fee generation that could be paid to Navajo by the re-development of the surrounding properties is nearly \$20 Million. This singular 443 unit project as proposed stalls the ability of nearby land owners to build another 2000 affordable and market rate housing units along this transit corridor.

You only get the opportunity to build housing around a major transit station once. Let’s work together to do it right the first time for generational benefit.

We hereby again, humbly ask for a representative of MTS or its proposed developers make a formal presentation to NCPI so we may understand their intentions to help the growth and prosperity of the Navajo Community.

Sincerely,

David S. Smith
Chair
Navajo Community Planners, Inc.

Matt Adams
Vice Chair
Navajo Community Planners, Inc.

CC: Lisa Lind, Planning Department
Brain Schoenfisch, Planning Department
Tim Allison, Manager of Real Estate Assets MTS