

Grantville Stakeholders Committee (GSC) – Master Plan

Mission Valley Church of the Nazarene
4750 Mission Gorge Place, San Diego, CA 92120

Monday, September 8, 2008 @ 6:00 PM

Present: Matt Adams, Tim Allison, Donald Ayles, Lee Campbell, Brian Caster, Dan Dallenbach, Randall Densley, Rob Hutsel, Gary Jander, Joe Beyerly (Little), Cindy Martin, Rick McCarter, John Pilch (McSweeney), Marilyn Reed, Karen Ruggles, Mark Silverman, Dan Smith, Diane Strum, Mark Tyler, Arnie Veldkamp

Absent: Greg Ahrens

1. WELCOME AND INTRODUCTIONS

- Adoption of Agenda –September 8, 2008
 - Motion by Pilch second by Ayles unanimous
- Adoption of Minutes –
 - July 14, 2008 – tabled until next month
 - August 11, 2008 – approved with corrections

2. NON-AGENDA PUBLIC COMMENT (3 minutes each)

- Committee Members
 - Pilch recommends we strictly adhere to the 3 minute limit for Public Comments
 - Jander invited the Public to go to the AG Little League fields; both are being rebuilt by the Padres.
 - Hutsel invites everyone to the SD River Park 7th Anniversary Sept 18
 - Campbell inquired about how many had started reviewing the Archstone EIR, it's a non-searchable PDF
 - Martin – was invited to a Chamber of Commerce meeting regarding the Archstone Project on 9/11/08 at 8:00am
 - Monroe – SD Riverpark Coalition Master Plan Review
 - Saturday, 9/20 1:30 -3:30 Mission Trail Regional Park Visitors Center
 - Tuesday 9/23 – 5:30 – 7:30 pm Serra Mesa/Kearny Mesa Library

3. OLD BUSINESS

- None

4. NEW BUSINESS

Claudia Tedford - ICF Jones & Stokes
Kalyan (KC) Yellapu – LLG Engineers

- Master Plan Mobility Element Traffic Study Tasks

- Data Collection and Research
 - Existing Conditions and Mobility Assessment
 - Long-term Traffic Volume Forecasts
 - Future Conditions
 - Draft Master Plan Mobility Elements Recommendations
 - Potential Revisions to the draft Mobility Element
 - Refined Mobility Element
- Traffic Study Methodology & Timeline
 - Timeline – three to four months
 - Intersection alignment
 - Bicycle mobility
 - Pedestrian accessibility
 - Crosswalks
 - Cumulative development

Questions:

Ruggles: Excess traffic flow through Allied Gardens
Will offset credits for transit area be used

Hutsel: are you looking at flood areas, and as offset alternate use areas

Campbell – side street, Zion and Twain, and Waring should all be studied. Also thinks Tierrasanta should be studied.

Several ways of doing studies, SANDAG or manually, would like to know the difference. How accurate in the long run are the studies? A; SANDAG model 2030

Jander – intersections will be monitored for 24 hours, that isn't adequate, there are too many variables A: 3 day average annual count.

Caster – How are you able to take into account projects that aren't even under consideration? A: they're using the SANDAG 2030 model. Claudia explained they are performing a baseline analysis.

Reed – how will this information be correlated to previous analysis so we can compare the data?

Allison – How will this information be incorporated into the other studies being done on Alvarado Canyon Road

Martin – Is there a way to reroute La Mirage traffic though Tierrasanta since it is a Tierrasanta neighborhood?

Motion: by Pilch second by Jander.

Motion to recommend inclusion of the intersection of Santo Road and Friars Road in the Traffic Study. Most in favor, Allison opposed.

- Existing Visions
- Todd Mead / Claudia Tedford
 - Grantville Revitalization Vision, August 2006 by Fehlman LaBarre
 - Diane Strum representing Kaiser is restating their position that Kaiser has over \$2.5 billion invested in this facility and will not be vacating this facility. They will continue to open and operate other facilities but this will always be in operation.
 - Karen Ruggles, representing HG Fenton wanted to reiterate that this is a vision, someone's idea at some point but doesn't necessarily represent their plans for their property.
 - Brian Caster said that within the next two months their family will have available very detailed plans for their property along Mission Gorge Road. Also wanted to make very clear they have no intention of opening the creek on their property.

- Grantville Revitalization Vision & Alvarado Creek Plan
 - Questions:
 - i. Should Mission Gorge Road and Fairmont Avenue act as a one-way couplet?
 - ii. Should Mission Gorge Road be a walkable, higher density residential and commercial mixed used corridor?
 - iii. Should additional streets be created?
 - iv. Is more public right-of-way needed?

- Conceptual Visions for Grantville
 - Neighborhood Center
 - TOD – Grantville could become a walkable, small scale neighborhood commercial center. It would meet the commercial, retail and service needs of the surrounding neighborhoods.
 - Regional Center
 - Grantville could become a regional economic center for the surrounding communities of Allied Gardens, Del Cerro, College, West, Tallmadge, Kensington, Adams North, Mission Valley East, Serra Mesa, and Tierrasanta.
 - Dual Centers
 - Grantville could meet local and regional needs by becoming both a neighborhood commercial center and a regional economic center linked by a walkable, vibrant spine.
 - Green Network
 - Grantville could become a sustainable community organized around a pedestrian and open space system. Land uses could be mixed and dispersed throughout the community.

- Stakeholders Vision for Grantville
 - Reed: Arrows on the maps indicate traffic will go through Allied Gardens

- and existing residential, is concerned for that and SDSU overflow parking.
- Ruggles: Is considering how to define open space with small business and incorporate access to the river. Would like to see 24 hour life in Grantville; is also concerned about the traffic.
 - Jander: We need to address affordability, parking, parks, facilities for our young people, access to the river and river parking. Loves the area because it is a small town in the middle of a big city and would like it to stay that way.
 - Hutsel: Appreciates hearing the river spoken about so frequently. Mission Gorge Road is a traffic corridor and making it walkable is not realistic.

5. NEXT MEETING DATES & PRELIMINARY AGENDA ITEMS

- October 13, 2008 @ 6:00 pm (Redevelopment 101)
- November 10, 2008 – No Meeting
- December 8, 2008 – No Meeting

6. ADJOURNMENT

8:03 p.m.