




**CITY OF SAN DIEGO  
OFFICE OF COUNCIL PRESIDENT GEORGETTE GÓMEZ  
NINTH DISTRICT**

**M E M O R A N D U M**

DATE: October 11, 2019

TO: Johnnie Perkins, Deputy Chief Operating Officer, Infrastructure/Public Works

FROM: Council President Georgette Gómez, Ninth Council District 

SUBJECT: FY21 Priority Capital Improvement Program (CIP) Projects in District 9

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In response to the memo dated September 19, 2019, I am submitting my FY21 priorities for the Capital Improvement Program (CIP) projects. The CIP priorities laid out in this memo are meant to address some of the main infrastructure deficiencies that currently exist in Council District 9.

Given their significance in addressing and enhancing major infrastructure needs in my Council District, I would urge you to seriously consider prioritizing these projects in the upcoming year. The CIP priorities provided below fall within the following categories:

- Public Safety
- Community Facilities
- Mobility
- Stormwater

Thank you in advance for your consideration. I look forward to working with you and your team.

**Public Safety:**

Fairmount Fire Station

For several years now, residents in City Heights have been advocating for a new fire station in the district. The Citygate Associates Report from February 22, 2017 identified that a new fire station was a top priority for the area to address and meet faster emergency response times for the community. Once built, this fire station will provide a travel time of less than 5 minutes to respond to emergencies in the area.

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In FY17, the land was acquired for the construction of this fire station. To date, a preliminary feasibility study, and environmental surveys have been conducted and the design process is currently underway. On May 14, 2019, the City Council approved an amendment to a contract to continue to work on the design for this project and assist with some additional needed technical studies for this project. It is currently anticipated that the design and Site Development Permit will be completed in March 2021, with an estimated construction start date of Fall 2021 and estimated construction end date of Spring 2023. The full cost estimate for this project is \$16,000,000.

There is currently a funding deficit of \$14.9 million to complete the Fairmount Avenue Fire Station. Given the importance of this infrastructure project in meeting public safety needs for communities in both Council Districts 9 and 4, I would request for this project to be prioritized in FY21 to receive the needed funding to continue to move the project forward.

#### Fire Station #19 Expansion

In Mountain View, the expansion of Fire Station #19 is necessary to meet current and future San Diego Fire-Rescue Department standards and operational needs. The expansion of this station by 2,000 SF will help to meet faster emergency response times in the community. In the FY16 Southeastern San Diego Impact Fee Study, Fire Station #19 was listed as project F-1 and called for the expansion to increase the facility from a 4-person dorm to an 8 person dorm. According to the FY16 Southeastern San Diego Impact Fee Study, the estimated cost of this project is \$1,200,000. No funding has been identified for design or construction of this project. I request that \$1,200,000 be added to the FY21 CIP budget for this project.

#### **Community Facilities:**

##### Chollas Triangle Street Closure & Park Development

The Chollas Triangle section of the Eastern Area Neighborhood Element is a high priority project. This project is listed in the Mid-City Public Facilities Financing Plan as Project P-26 and provides for the development the design and construction of a 5-acre neighborhood park. Potential amenities could include picnic areas, children's play areas, multi-purpose courts, multi-purpose turf areas, comfort station, walkways, overlooks with interpretation of Chollas Creek, and landscaping. The Mid-City Public Facilities Financing Plan has the approximate cost of this project listed at \$5,000,000.

During the September 11, 2019, Budget and Infrastructure Committee meeting, the Committee members voted on an item to appropriate additional funding and budget revisions to the Capital Improvement Projects program. As part of the action approved by Committee, \$400,000 was allocated to this project to commence the development of a General Development Plan (GDP) for this project. This type of park amenity presents a great opportunity for grant funding and I encourage staff to consider seeking grant funding for this project.

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### Clay Park Improvements

In Rolando Village, Clay Park is an important community recreation asset that is heavily used by both residents and surrounding communities. Improvements are needed to address park deficiencies in the Eastern Area as well as the accommodation of the additional use by the CentrepoinTE/Blvd 63 project, which is a 332-unit student housing complex adjacent to the park. Some improvements were made to Clay Park in FY19, such as the resurfacing of the basketball courts. However, further needs remain. Proposed improvements include:

- Installation of an LED light upgrade to the basketball courts.
- Installation of a security camera to address staff safety, crime prevention, and crime investigation for the San Diego Police Department.
- Upgrade sidewalks to meet ADA standards.
- Installation of a shade structure for the playground equipment.
- Installation of an off-leash dog park at the linear park.
- Replacement of plaster sand in the playground with silica sand or playground Fibar.

It is estimated that these improvements would cost \$800,000. Efforts to install these upgrades at Clay Park could be funded out of the CIP for Park Improvements (AGF00007) or another applicable annual allocation.

### Colina Del Sol Community Park

There has been an increase of concerns related to security, illegal dumping and transient activity at the Colina Del Sol Community Park. To address these safety concerns proposed improvements could include the installation of security cameras throughout the Colina Del Sol Community Park. At this point, no funding estimate has been determined for this potential improvement.

### Kensington-Normal Heights Library

The 1936 Kensington-Normal Heights library was last modernized in the 1970s. Over the years, the community has expressed that the library should be returned to the original Spanish-Revival architectural style from 1936.

At this point, a feasibility study has been completed and staff has indicated that community input is necessary to determine potential improvements to modernize this facility. I would request that a community-wide outreach be conducted to seek the community's input and move forward with the next steps for the modernization of this project.

### Sunshine Berardini Field – Improvements

The Sunshine Berardini Field is identified in the Mid-City Public Facilities Financing Plan as the “Sunshine Berardini Field – Improvements” as P-13. Community members have been advocating for facility improvements at this site and ADA accessibility. According to the plan, proposed improvements for this park include: field upgrades, sport field lighting, comfort stations,

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children's play area, security lightning, and ADA accessibility path of travel. The cost estimate for the improvements for this project is \$18,850,000.

#### Willie Henderson Sports Complex Improvements

The Willie Henderson Sports Complex was completed in 1975. Since then, there have been minimal improvements made. There are significant safety and crime concerns being expressed by residents. For some time now, this project has been one of my top priorities and I have requested for the City to update this park's General Development Plan to include a pool complex along with implementation of the Southeastern San Diego Community Plan Recreation Element which include:

- Design and construct an expansion of the fieldhouse, a new soccer/futbol arena, and picnic shelter.
- Design and construct additional parking on 45th Street.
- Upgrade park facilities to meet accessibility requirements.
- Design and construct additional sports field lighting on both fields, and security lighting throughout the park.
- Construct an exercise trail with mile markers.

According to Southeastern San Diego Development Fee Impact Study Project P-6, these improvements are estimated to cost \$4,600,000.

Recently, the Budget and Government Efficiency Committee approved an item to appropriate additional funding and budget revisions to the Capital Improvement Projects program. As part of the action approved by Committee, \$350,000 were allocated to fund a new capital improvement project for the Willie Henderson Sports Complex Improvement project. A sublet will be created under A-GF.00007 (Park Improvements), once funding is allocated. This project would provide for the design and construction of improvements to the Willie Henderson Sports Complex including security lighting. Given the importance of these improvements to address major concerns by the community, I request for additional funding be allocated to this project to ensure that this project is completed in a timely matter.

#### **Mobility**

##### Aldine Drive Road Improvements

During the rainy season, the storm drains along Aldine Dr. in Kensington and Talmadge continue to fail. As a result, I request that the City repair and maintain the current storm drains in the area, as well as conduct an initial pre-design study for road improvements at the location to begin to implement Facilities Financing Project T-1. Based on recommendation from city staff, road improvements and possibly road configuration are needed to fully address the issue of flooding at the area during rains. The full cost to implement Project T-1 is \$6,000,000. It is estimated that \$250,000 would be needed to begin evaluating the project through a commissioned storm water study.

Complete Boulevard Study Phase II Design and Construction CIP: B17003

This project is currently in design and will provide for the installation of pop-outs, raised medians, sidewalks, new alley aprons, and driveways on El Cajon Blvd between Highland Avenue and 50th Street, and a HAWK Signal at El Cajon Blvd and 58th Street. The total project cost is \$2,778,200 and \$1,005,000 has been allocated to date. I request that the project be fully funded and also incorporate urban design and artistic elements that are complimentary to the Little Saigon District 10-year vision plan including a Vietnam memorial, flagpole and other design elements.

Fairmount Avenue Roadway & Median Improvement Study

I request a Caltrans grant-funded multi-modal mobility and urban forestry study for Fairmount Avenue from Meade Avenue to Interstate-8 to create an enhancement plan for this heavily trafficked corridor that is a gateway to the communities of College, City Heights, Talmadge, and Kensington.

The roadway has not been evaluated to implement the City's complete streets and storm water initiatives and regulations. This would be the first step in modernizing and beautifying this roadway. A full cost estimate is not available at this time. However, \$350,000 in grant funding should cover the cost of a multi-modal study.

Installation of City-Owned Street Lights

There is a significant amount of locations in my Council district that are in need of adequate lighting. Below are some of my lighting priorities:

- *Azalea Park Lighting*

There is currently a lack of lighting throughout the Azalea Park community. Staff has estimated that the community is currently deficient in about 40 street lights. Below is a sample of the forty locations in this neighborhood that have been identified up to this date. Please refer to the attached map for a complete overview of the locations.

- 2919 Dahlia Street
- 4217 Manzanita Drive
- 4246 Manzanita Drive
- 4292 Manzanita Drive
- 4332 Manzanita Drive
- 3020 Heather Street
- 3025 Heather Street

The estimated cost for the installation of these street lights is unknown, but based on prior estimates, it is anticipated that \$6,000 per light or a total of \$42,000 should cover the cost to install the lighting.

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- Castle Lighting

The community of Castle in City Heights lacks sufficient street lighting and residents are often left in the dark. There are several streets in this neighborhood that lack street lighting and serve as hubs for crime and illicit activity. It is imperative that we provide adequate lighting in the Castle neighborhood, which is inclusive of the following area:

- South of University Ave. from Interstate-15 to Fairmount Ave.
- North of Manzanita Canyon from Interstate-15 to Fairmount Ave.
- East of Interstate-15 from University Ave. to Manzanita Canyon
- West of Fairmount Ave. from University Ave. to Manzanita Canyon

I recommend that the City install 8 mid-block street lights in this community. In doing so, a private entity would match the investment with another 8 mid-block street lights. The approximate cost for this project is \$120,000. Efforts to install lighting in Castle could be funded through the annual allocation dedicated to the Installation of City Owned Street Lights (AIH-00001).

- Kensington-Talmadge Lighting

In the communities of Kensington and Talmadge the following locations have been identified as lacking sufficient lightning:

- Terrace Drive cul-de-sac between Park Place and Madison Avenue
- Aldine Drive, north side, approx. 650 ft. west of Monroe Avenue
- 4600 and 4800 blocks of Biona Drive and Biona Place

The estimated cost for these street lights is unknown at this time.

- Mountain View and Willie Henderson Sports Complex Lighting

The community of Mountain View lacks sufficient street and parks lighting. It is imperative that we provide adequate lighting in Mountain View due to the high crime in the neighborhood. This is especially true on the streets surrounding the Willie Henderson Sports Complex, which is a community facility that currently lacks activation due to the lack of street lights and high crime. I propose that we install street lights in the following areas:

- S. 39th Street north of Superior Street at alley 120', west side streetlight
- S. 39th Street south of Imperial Avenue at alley 120', west side streetlight
- 44<sup>th</sup> Street, north of K Street, at the end of cul-de-sac, west side
- 44th Street, north of K Street, at the end of cul-de-sac, west side
- 45<sup>th</sup> Street and Boston Avenue on the south side
- 44th Street, north of K Street -380', west side

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- 44th Street, north of K Street -172', west side
- 45<sup>th</sup> Street and Keeler Avenue
- 45<sup>th</sup> Street and Newton Avenue

The approximate cost for this project is \$10,000. Efforts to install lighting in Mountain View could be funded through the annual allocation dedicated to the Installation of City Owned Street Lights (AIH-00001).

- Mt. Hope Lighting

The community of Mt. Hope lacks sufficient street and parks lighting. It is imperative that we provide adequate lighting in Mt. Hope due to the high crime in the neighborhood. I propose that we install street lights in the following areas:

- Federal Boulevard west of Home Avenue 940', at end of cul-de-sac
- Southlook Avenue south of Gilmore Street 165', west side streetlight
- Southlook Avenue south of Imperial Avenue 110', west side streetlight
- Gavin Street, south of J Street -175', east side
- Carlos Street, north of J Street -195', east side

The approximate cost for this project is \$46,000. Efforts to install lighting in Mt. Hope could be funded through the annual allocation dedicated to the Installation of City Owned Street Lights (AIH-00001).

- Reservoir Drive Lighting

I recommend the installation of street lights along Reservoir Dr. from Montezuma Rd. to Alvarado Rd. to mitigate the public safety concerns in the College Area. In the College Area, pedestrians and cyclists traveling to and from Alvarado Hospital or the trolley stop are at risk because of the lack of adequate lighting along the street. This poses a public safety and crime issue for the surrounding community, especially with the prevalence of break-ins and vandalism to cars parked along the street.

While the approximate cost for this project is unknown, efforts to install on Reservoir Drive could be funded through the annual allocation dedicated to the Installation of City Owned Street Lights (AIH-00001).

- Southcrest Lighting

The community of Southcrest lacks sufficient street and parks lighting. There are several streets in this neighborhood that are serviced by singular lights. Often these singular lights are out of commission, leaving entire blocks in the dark. It is imperative that we provide adequate lighting in Southcrest in the following areas:

- Acacia Street west of South 35th Street 140', north side streetlight

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- Delta Street east of Acacia Street 150', south side
- Delta Street east of Acacia Street 150', south side
- 35th Street north of Tompkins Street 135', west side
- S 38th Street south of Superior Street 160', east side
- S 39th Street south of T Street 150', east side
- 39th Street north of F Street 170', west side
- 42nd Street north of F Street 120', west side

The approximate cost for this project is \$67,500. Efforts to install lighting in Southcrest could be funded through the annual allocation dedicated to the Installation of City Owned Street Lights (AIH-00001).

#### Kensington Street Light Circuit Modernization

The community of Kensington is known for its historic street lights. Though beautiful, these historic street lights are attached to circuits that have deteriorated. These circuits are the original circuits from installation in the 1920s. They are neither wired through a conduit nor trenched deep enough to meet modern standards. In fact, these circuits are often shorted with the slightest bit moisture in the ground, causing the entire neighborhood to go dark for periods as long as 3 months.

In FY19, the City established and partially funded the Kensington Heights #2 Series Circuit Upgrade Project (817146) to address some of the circuit modernization needs in the neighborhood.

I request that the City fully fund the Kensington Heights #2 Series Circuit Upgrade Project (817146) and establish a similar CIP for circuit modernization in Talmadge Park - North through the City Circuit Upgrades annual allocation (AIH-00002). To date, there is an approximate \$2.5 million funding gap to complete this project.

#### Montezuma Road Corridor Bicycle Safety Improvement Project

In the College Area, pedestrian and bicyclist safety is a major concern on Montezuma Road from Fairmount Avenue to El Cajon Boulevard. Transportation & Engineering Operations staff conducted a Montezuma Road Corridor Bicycle Safety Improvement Project and recommended re-striping along this portion of Montezuma Road to widen the bike paths.

Further, the College Area Community Planning Group requested that sidewalks and a physical separation between bike and vehicle traffic be included in the implementation of this project. Per the Climate Action Plan (CAP), the City's priority is to increase access for multi-modal transit. These improvements along the Montezuma Rd. corridor would help accomplish our CAP goals.

Through this project, the City should provide sidewalks where none exist, provide bike paths where none exist, widen bike lanes where possible, and install concrete barriers between bike lanes and vehicular traffic. A full cost estimate is not included at this time. However, \$350,000 in



grant funding should cover the cost of this corridor improvement study.

### Montezuma Road Improvements

Montezuma Road is a major road that feeds traffic into the I-8 freeway that becomes narrower as it nears Fairmount Avenue, which results in a severe traffic congestion during the peak commuting hours. These traffic jams negatively impact the communities of College Area and Talmadge. Both the Kensington-Talmadge Planning Group, as well as the College Area Planning Group have raised concerns about this condition.

I request for the city to consider potential reconfiguration of Montezuma Road from Collwood Blvd. to Fairmount Ave. as well as consider retiming of traffic signals at Montezuma Road to improve the traffic flow on this corridor. The estimated costs of these improvements are unknown at this time.

### New Walkways

There are several locations in Council District 9 where pedestrians do not have access to sidewalks. Below I have provided a list of recommended locations to install new walkways to be included in annual allocation AIK-00001:

- Altadena Avenue Sidewalk Construction

Construct sidewalks and plant shade-producing street trees along the east side of Altadena Avenue from Wightman Street to Landis Street as well as on the 5000 and 5100 blocks of Wightman Street. Many children walk to City Heights Prep Charter School and Wightman Neighborhood Park and risk being hit in vehicle-pedestrian collisions due to a lack of sidewalk construction. A cost estimate for this project is not available at this time.

- Broadway Sidewalk Construction

Construct new sidewalk and curb & gutter on the south side of Broadway between 40th Street to 41st Street. This is a residential area in the Mt. Hope community and there are a lot of families that walk through this area. This project is currently in the unfunded needs list and has a priority score of 59. Given the location of this project site, I believe this would be a good project to be funded through the Community Development Block Grant (CDBG).

- Delta Street Sidewalk Construction

Construct sidewalks and shade-producing street trees along the north side of Delta St. from 43rd St./North Highland Ave. to Delta Park Ln. Many children walk to school along this roadway in this Southcrest neighborhood and risk being hit in vehicle-pedestrian collisions due to a lack of sidewalk construction. This project is currently on the unfunded needs list and has been given a priority score of 51 by City engineers.

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- Euclid Avenue

Construct sidewalks and shade-producing trees on the west side of Euclid Avenue between Thorn Street and Dwight Street. Euclid Avenue carries a high traffic volume and the lack of the pedestrian infrastructure presents a great concern for pedestrian safety. This project is listed as Euclid Avenue Improvements – Phase I and II (T-14) in the Mid-City Public Facilities Financing Plan.

#### Resurfacing/Slurry Seal Improvements

There are a series of streets within my Council district that are in dire need to be either slurry seal or resurfaced. Below is a list of recommended locations that have been brought up to our attention by community residents, to be included in the annual allocation Street Resurfacing and Reconstruction – AID00005:

- Redwood St from Menlo Ave to 38<sup>th</sup> St
- Catocin Dr. between Montezuma Rd. and Cleo St.
- Collier Ave between 54th St and Austin Dr.
- 54th St between Adams Ave and Collwood Blvd
- 68th St cul-de-sac north of Saranac St
- Biona Dr. between Adams Ave. and Madison Ave.
- Van Dyke Ave between Madison Ave. and Monroe Ave.
- 38th St between Redwood St and Quince St
- Home Avenue between Fairmount Ave and Spillman Dr
- Redland Dr., between Redland Pl. and 55<sup>th</sup> St.
- Redland Pl.
- 55<sup>th</sup> St. between Redland Pl. and Redland Dr.

#### **Stormwater**

##### Chollas Creek Green Infrastructure CIP# B15169

The project includes the design and construction of green infrastructure BMPs to capture and treat the first 0.5" of rain storm of six drainage basins before releasing the water into the Chollas Creek. The total project cost is \$5,201,000 and \$118,115 has expended to date. I request that City staff work with Groundworks San Diego to identify grant funding opportunities to implement this project if stormwater funding is not available.

##### Auburn Drive at Ontario Avenue

Significant flooding and property damage occurs in rain events due to the lack of inadequate stormdrain infrastructure. I request City staff evaluate the entire Chollas Creek stormdrain

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channel from Wightman Street to the western side of Ontario Avenue and Auburn Drive. Included in this should be the development of a passive park along the undeveloped portions of the creek. Funding could be allocated from the City's liability fund.

Canyon and Creek Brush Abatement

I request that funding be allocated for regular brush abatement along the following areas:

- Chollas Creek
  - Home Avenue from Euclid Avenue to I-805
  - Southcrest Trails Park.
- Aldine Drive Stormwater Channel
- Montezuma Boulevard Stormdrain channel west of Collwood Boulevard.
- Fairmount Ave. between Meade Ave. and Aldine Dr.

cc: James Nagelvoort, Director, Public Works Department  
Andrea Tevlin, Independent Budget Analyst  
Jessica Lawrence, Director of Finance Policy and Council Affairs, Office of the Mayor  
Lee Friedman, Infrastructure Policy Advisor, Office of the Mayor  
Alfred Bajet, Program Manager, Public Works Department  
Jillian Kisse, Analyst, Office of the Independent Budget Analyst

Attachment 1:

