

Grantville Master Plan

Stakeholders Committee Meeting
July 14, 2008



Agenda

- 1. WELCOME AND INTRODUCTIONS** **6:00**
 - Adoption of Agenda – July 14, 2008
 - Adoption of Minutes – June 9, 2008

- 2. Non-Agenda Public Comment (3 minutes each)** **6:05**
 - Committee Members
 - Public (please fill out speaker slip on back table)

- 3. Explanation of Scope of Work** **6:15**
 - Project Overview
 - Team Task Distribution

- 4. Draft Project Schedule** **6:35**
 - Overall Schedule
 - Proposed Charrette Dates

- 5. Guiding Principles** **6:50**
 - Review
 - Discussion of Applicability to Grantville

- 6. Assets and Challenges** **7:25**
 - Review List from Previous Meeting
 - Graphic Representation

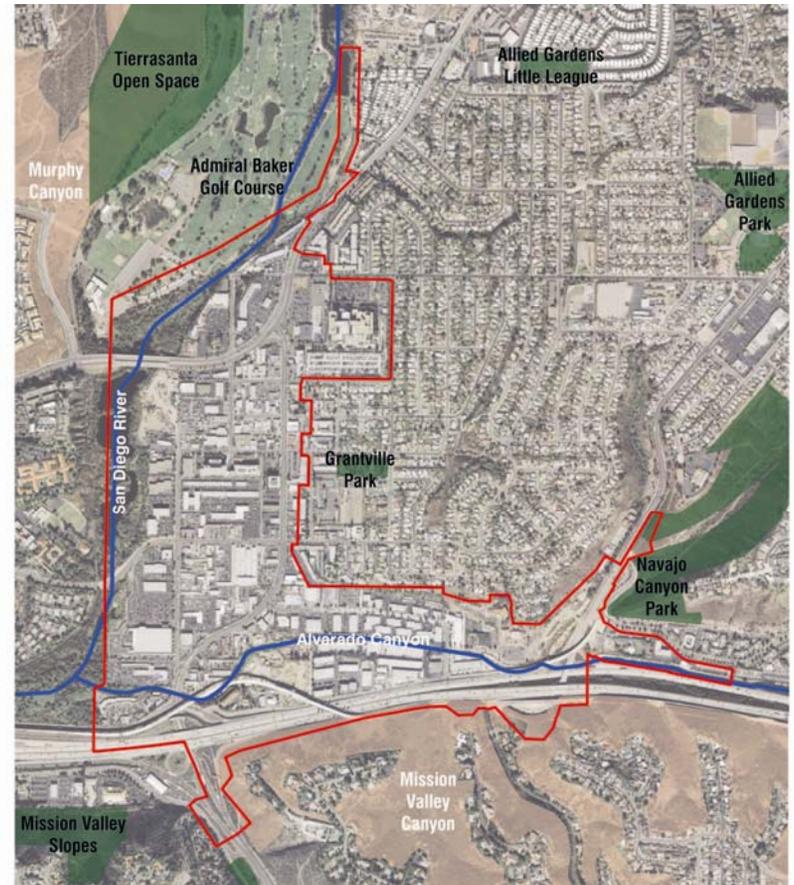
- 7. NEXT MEETING DATES & PRELIMINARY AGENDA ITEMS** **7:59**
 - August 11, 2008 @ 6:00 pm – Discussion and Project Updates for Subareas A & B
 - September 8, 2008 @ 6:00 pm

- 8. ADJOURNMENT**
8:00 p.m.

Project Overview – Subareas “A” and “B”

Subarea “A”

- Approximately 400 acres within Redevelopment Area
- Grantville Stakeholder’s Committee to provide input directly to City staff
- Redevelopment guided by a Master Plan with Design Guidelines
- ICF Jones & Stokes and Civitas to support City staff in creation of a Master Plan with Design Guidelines



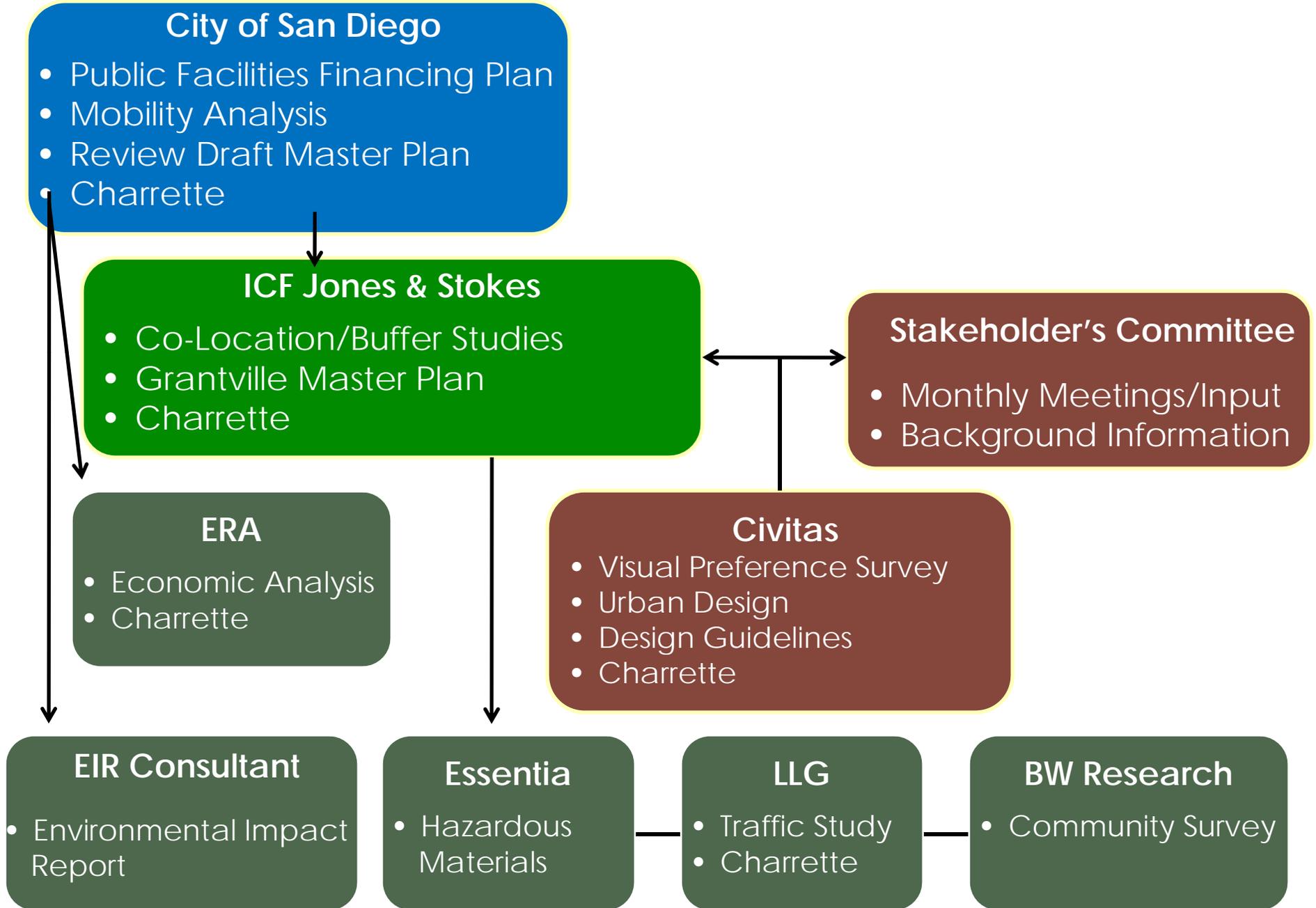
Project Overview – Subareas “A” and “B” (Cont.)

Subarea “B”

- Approximately 505 acres within Redevelopment Area
- Redevelopment efforts guided by a Master Planned Development Permit
- Grantville Stakeholders Committee and City staff to review plans and provide input for redevelopment efforts in Subareas “A” and “B”



Task Distribution



Draft Grantville Master Plan Timeline (8 Months)

2008	Jun	→ Stakeholders Group Meeting (6/16)
	Jul	→ Stakeholders Group Meeting (7/14)
	Aug	→ Stakeholders Group Meeting (8/11)
	Sep	→ Stakeholders Group Meeting (9/8) Complete HazMat and Community Survey
	Oct	→ Complete Economic and Fiscal Analysis
	Nov	→ Complete Traffic Study Design Charrette (Proposed 11/13-11/15)
2009	Dec	→ Complete Co-Location and Buffer Studies Planning Commission Workshop
	Jan	→ Complete Mobility Analysis and Draft Public Facilities Financing Plan (PFFP)
	Feb	→ Complete Draft Grantville Master Plan

Environmental Impact Report Conceptual Timeline (12 Months)

2009

Feb

→ Complete Draft Master Plan
& Kick-Off EIR/Issue NOP

Mar

→ Begin Preparation of
Technical Studies

Apr

May

→ Complete Technical Studies

Jun

Jul

→ Complete First Screencheck Draft EIR
and submit draft to the City for review

Aug

Sep

Oct

→ Receive City
Comments on EIR

Nov

Dec

→ Complete Draft EIR

2010

Jan

→ Planning Commission
Hearing(s)

Feb

→ City Council Hearing(s)
& **Final Master Plan
Approval with EIR
Certification**

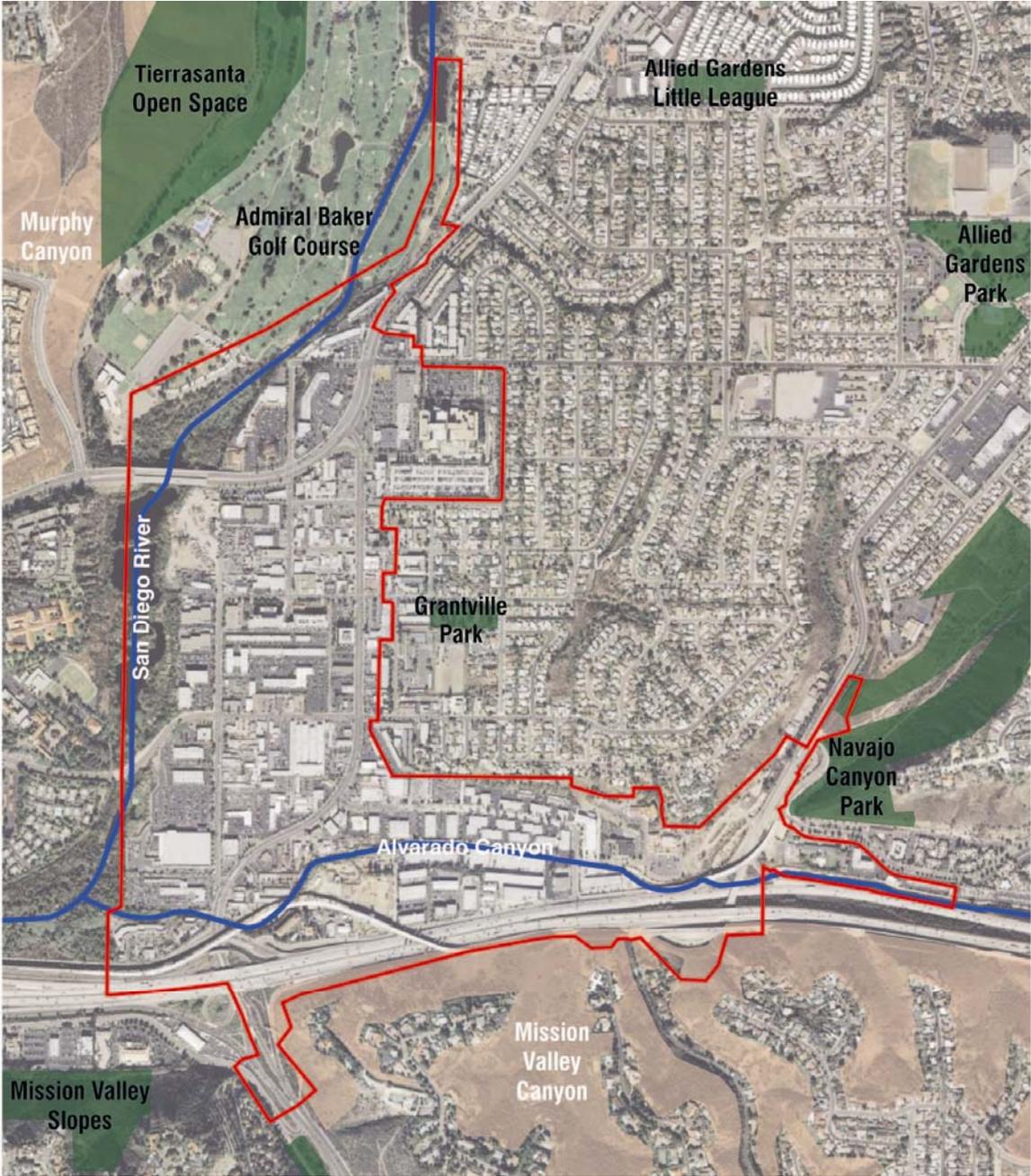
Public Outreach

- Grantville Stakeholders Committee (GSC)
- GSC Subcommittees (as needed)
- Navajo & Tierrasanta Communities
- Public Workshops
- Charrette
- City Boards & Commissions
- City Council

Committee Charge

- Convene the public
- Review technical data and information
- Advise on community priorities based on data
- Develop, review and refine alternatives
- Recommend a preferred land use alternative

Redevelopment Area A Boundary



General Plan Guiding Principles

1. An **open space network** formed by parks, canyons, river valleys, habitats, beaches and oceans.
2. **Diverse residential communities** formed by the open space network.
3. **Compact and walkable** mixed-use villages of different scales within communities.
4. **Employment centers** for a strong economy.
5. An **integrated regional transportation** network of walkways, bikeways, transit, roadways and freeways that efficiently links communities to each other and to employment centers.
6. High-quality, affordable and well maintained **public facilities** to serve the City's population, workers and visitors.
7. **Historic districts** and sites that respect our heritage.
8. **Balanced communities** that offer opportunities for all SanDiegans and share citywide responsibilities.
9. A clean and **sustainable** environment.
10. A **high aesthetic** standard.

General Plan Guiding Principles

- 1. An open space network formed by parks, canyons, river valleys, habitats, beaches and oceans.*



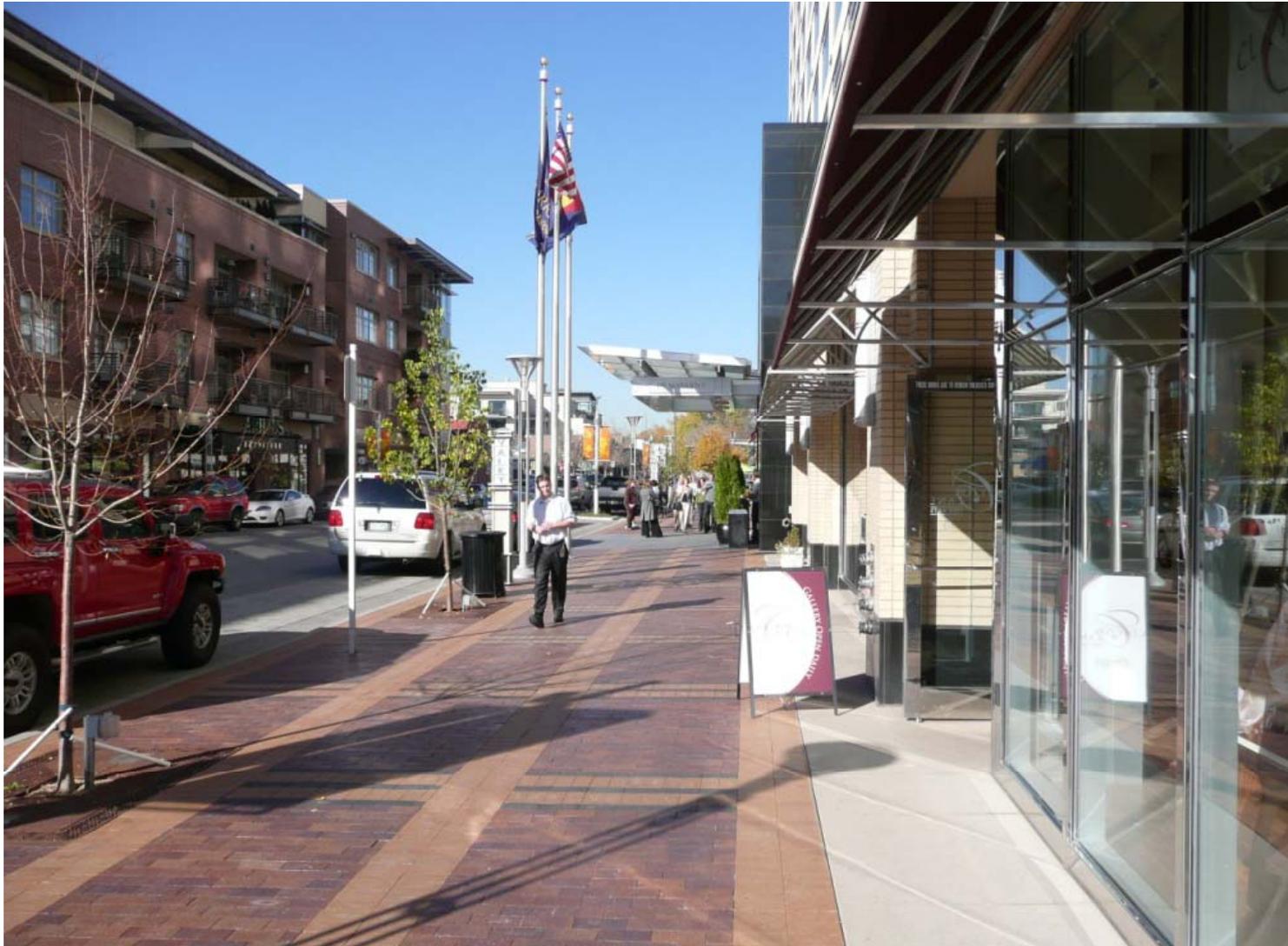
General Plan Guiding Principles

2. *Diverse residential communities formed by the open space network.*



General Plan Guiding Principles

3. *Compact and walkable mixed-use villages of different scales within communities.*



General Plan Guiding Principles

4. Employment centers for a strong economy.



General Plan Guiding Principles

- 5. An integrated regional transportation network of walkways, bikeways, transit, roadways and freeways that efficiently links communities to each other and to employment centers.*



General Plan Guiding Principles

6. *High-quality, affordable and well maintained public facilities to serve the City's population, workers and visitors.*



General Plan Guiding Principles

7. Historic districts and sites that respect our heritage.



General Plan Guiding Principles

8. Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities.



General Plan Guiding Principles

9. A clean and sustainable environment.



General Plan Guiding Principles

10. *A high aesthetic standard.*



Assets and Challenges

- Natural
- Mobility
- Procedural
- Community
- Economic Development
- Infrastructure
- Aesthetic / Design
- Miscellaneous

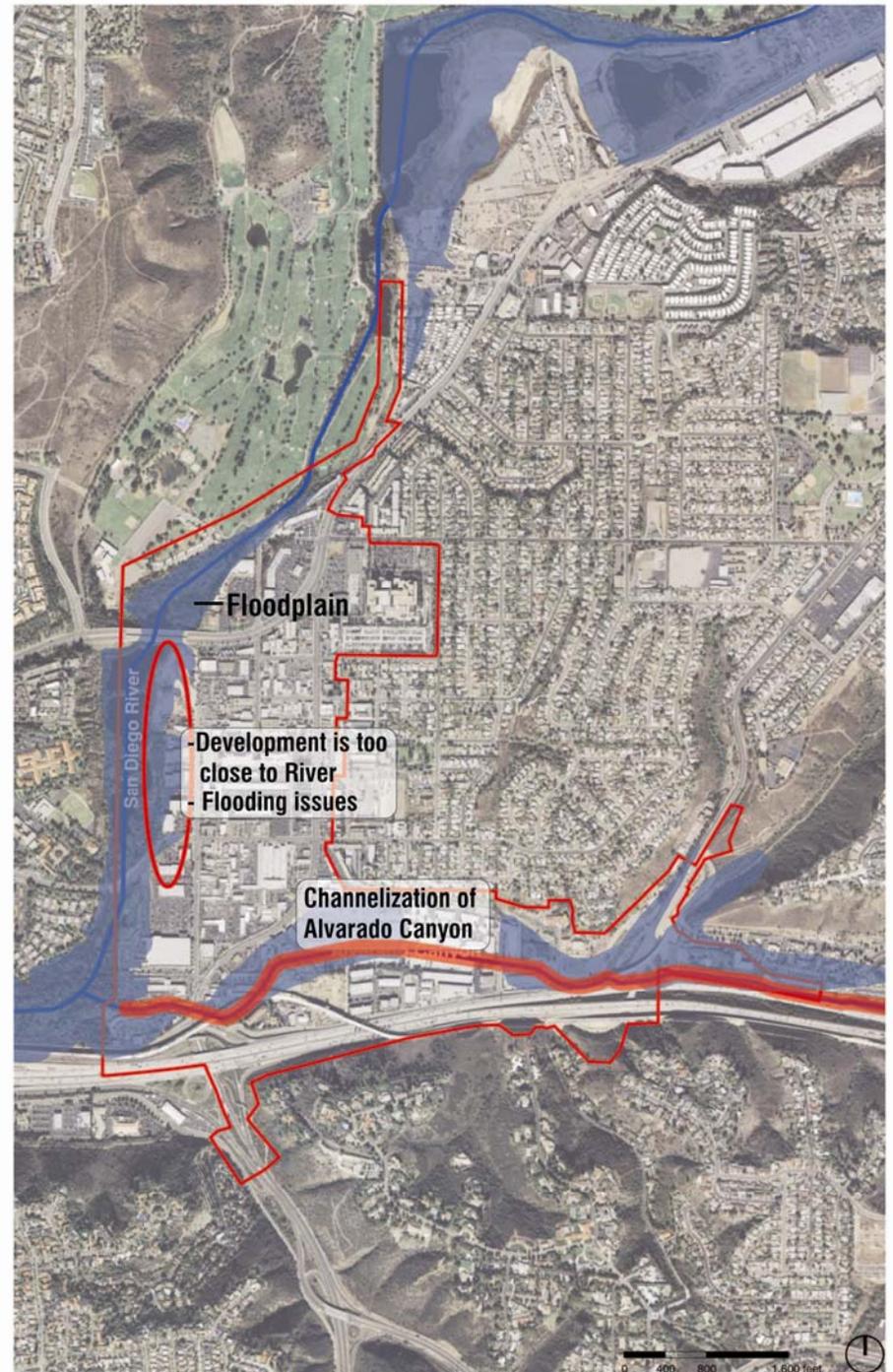
Natural Assets

- Location / San Diego River
- Alvarado Creek
- Rich history / canyons
- Nice views (Mission Valley, golf course)
- Proximity to Mission Trails Park



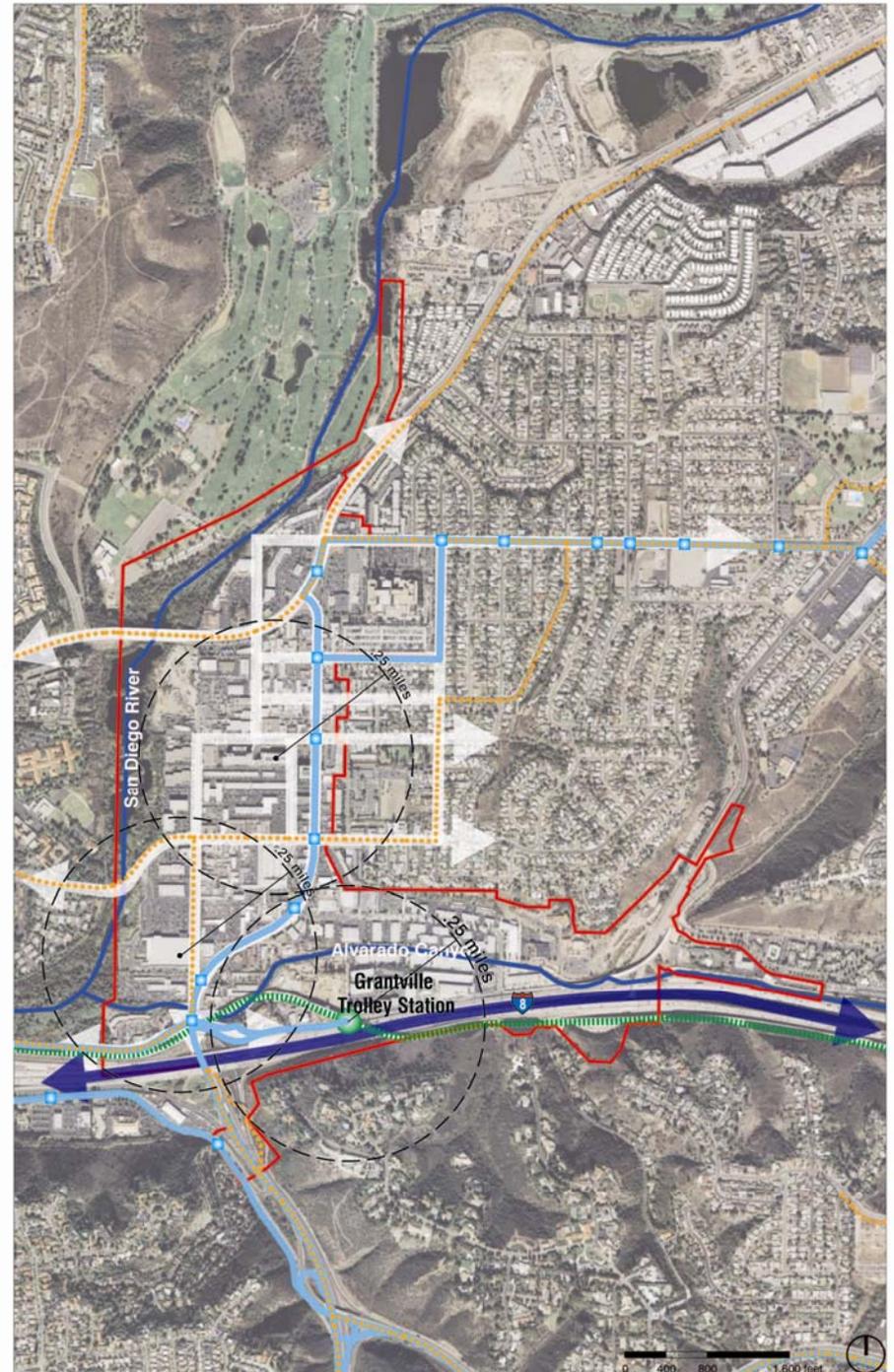
Natural Challenges

- River close to development
- Need larger floodplain
- Flooding issues
- Alvarado Creek



Mobility Assets

- Trolley
- Street grid
- Transit system (network)
- Accessibility

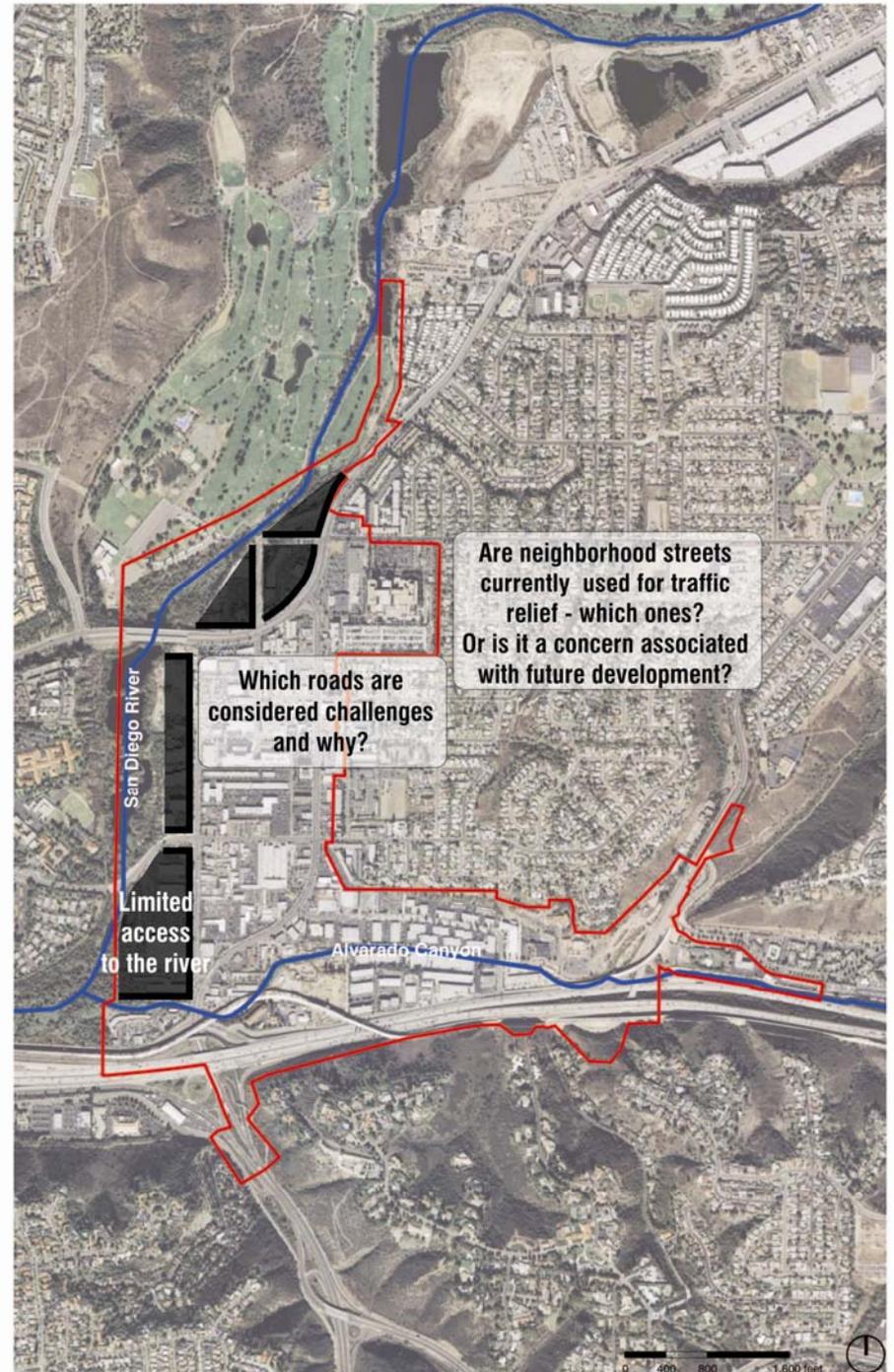


Mobility Challenges

- Traffic
- Walkability
- Don't use neighborhood streets (or Tierrasanta) for traffic relief
- Access to river
- Roads

Consultant Team Observations

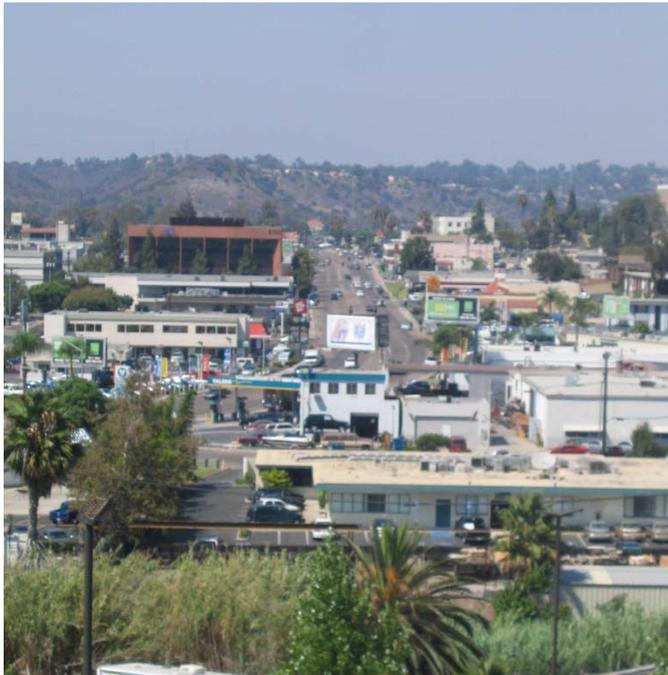
- Bicycle access



Procedural

Assets

- Availability of existing data
- Active stakeholder group
- Community is active, involved and caring



Challenges

- Translating potential into reality
- Finding money for implementation
- So many businesses challenge consensus
- NIMBY attitude
- Balancing affordability and transit-oriented development
- Non-conforming uses need accelerated plan

Community

Assets

- Parks, libraries, churches
- Community is active, involved and caring
- Low crime rate



Consultant Team Observations

- Hospital is an asset

Challenges

- Revitalizing public facilities (parks, libraries, recreation centers, swimming pools, roads, crime, water)
- Redevelopment affecting surrounding areas
- Maintaining long-time businesses and historical connection
- Influx of people from other communities, coming in or passing through

Consultant Team Observations

- Lack of community identity
- Lack of center

Economic Development

Assets

- Commercial/Industrial centers defined
- Many small businesses
- Strong employment centers (health care)
- Sources of aggregate nearby

Consultant Team Observations

- Diversity of businesses
- Protect service businesses



Infrastructure

Challenges

- Inadequate parking
- Providing water, wastewater and stormwater
- High cost of infrastructure affects development
- Funding for infrastructure
- FBA fees (Facilities Benefit Assessment)



Aesthetic / Design

Challenges

- Improve look of Mission Gorge Road
- Aesthetics
- Nice upgrades

Consultant Team Observations

- Signs
- Lighting
- Overhead utilities
- Streetscape
- Roofscape (looking down into site)
- River



Miscellaneous

Assets

- Lots of accessible land for redevelopment
- Large potential

Consultant Team Observations

Assets

- Location at confluence of highways and rivers
- Solar potential

Challenges

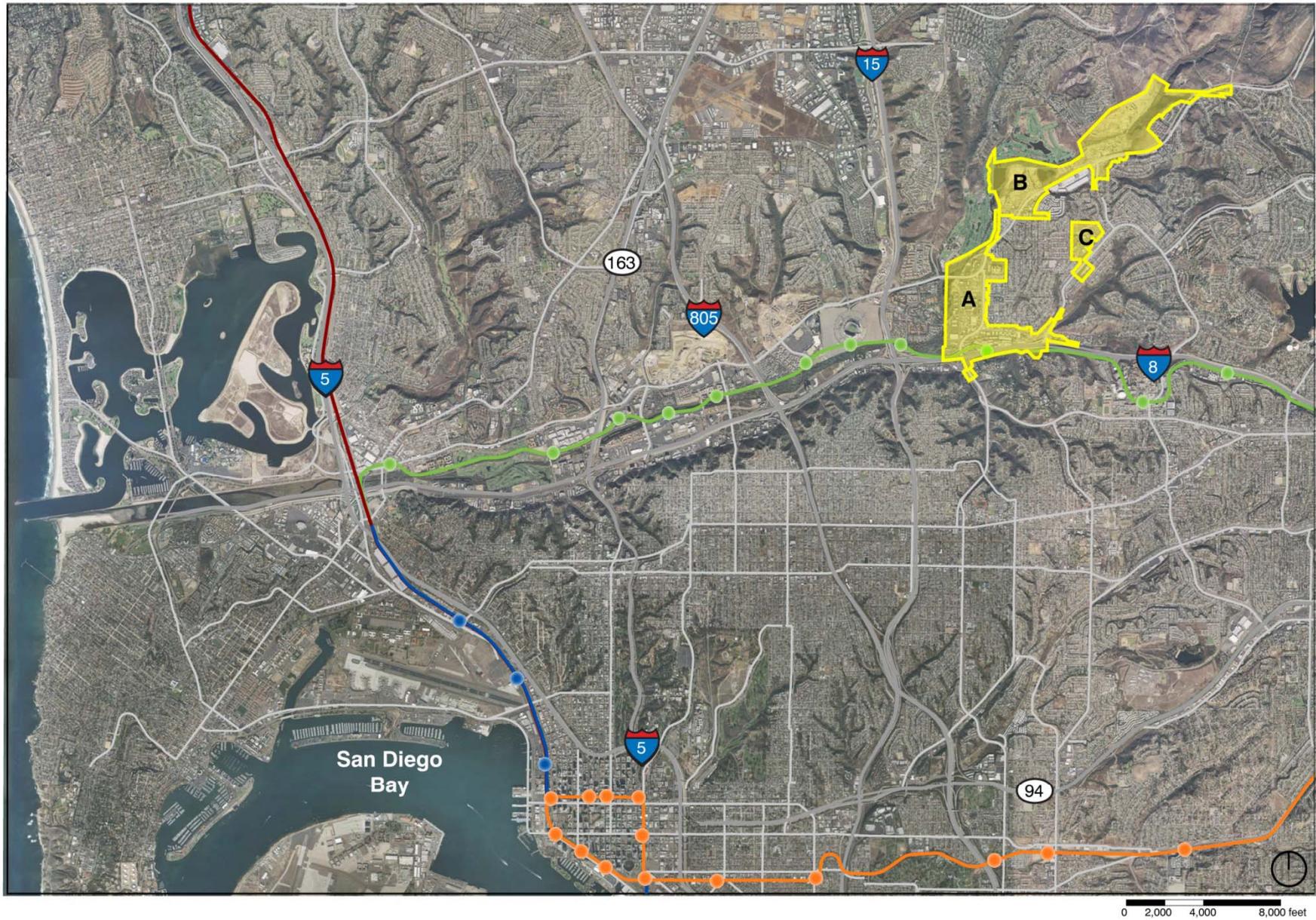
- Adequate space for green infrastructure

Challenges

- Pollution
- Grafitti
- Very little vacant land



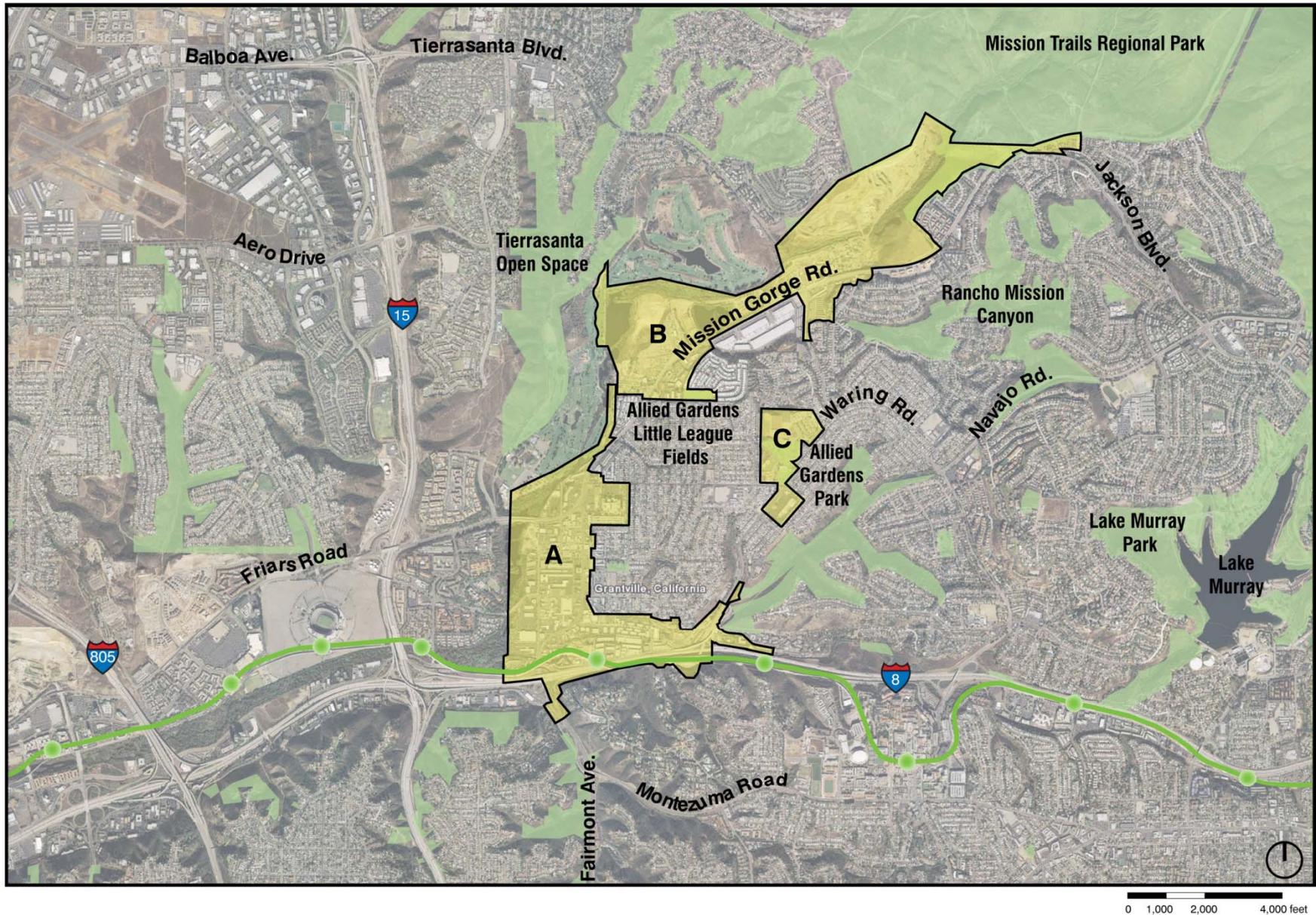
Regional Context - Transportation



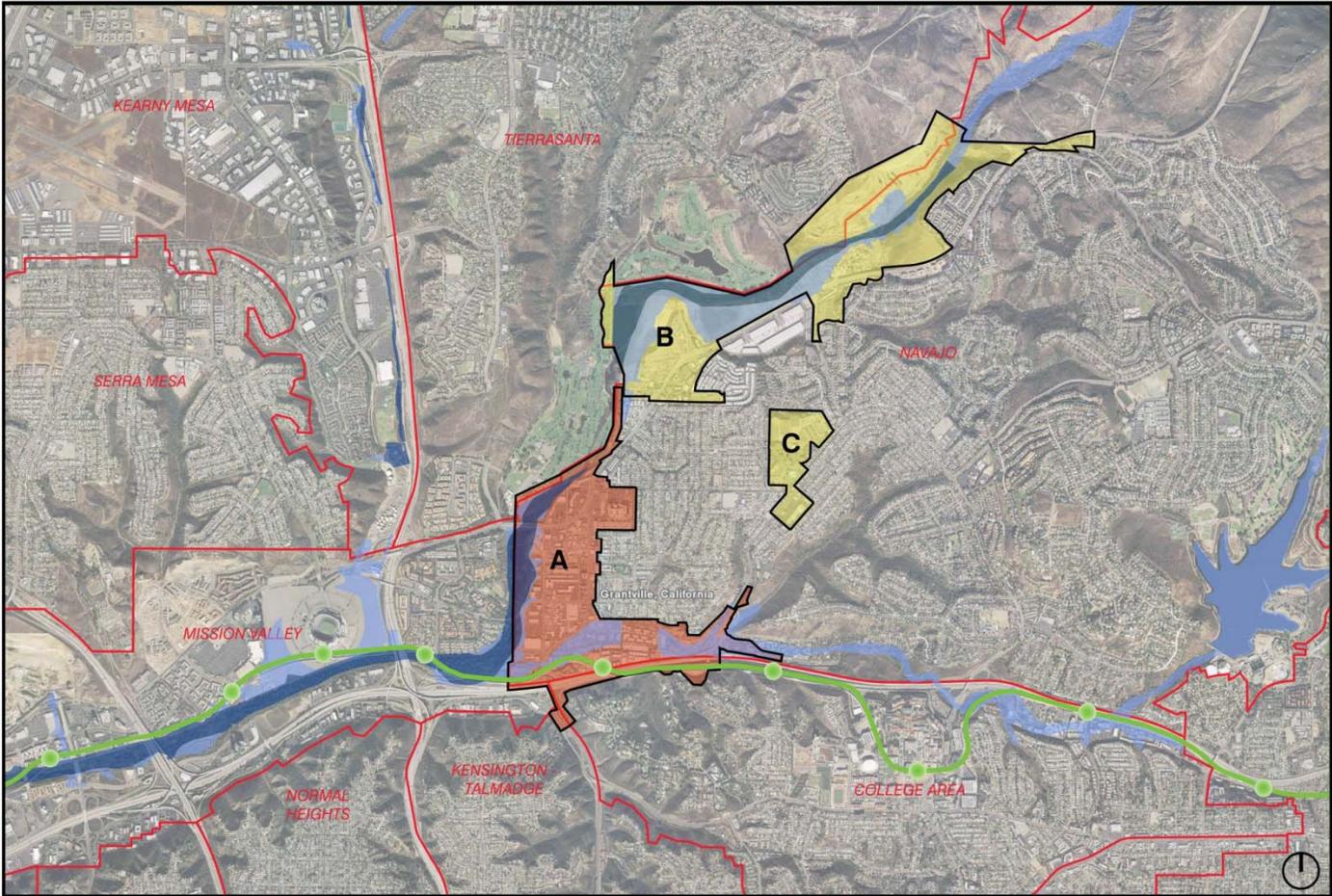
Regional Context - Parks and Open Space



Local Context – Parks and Open Space

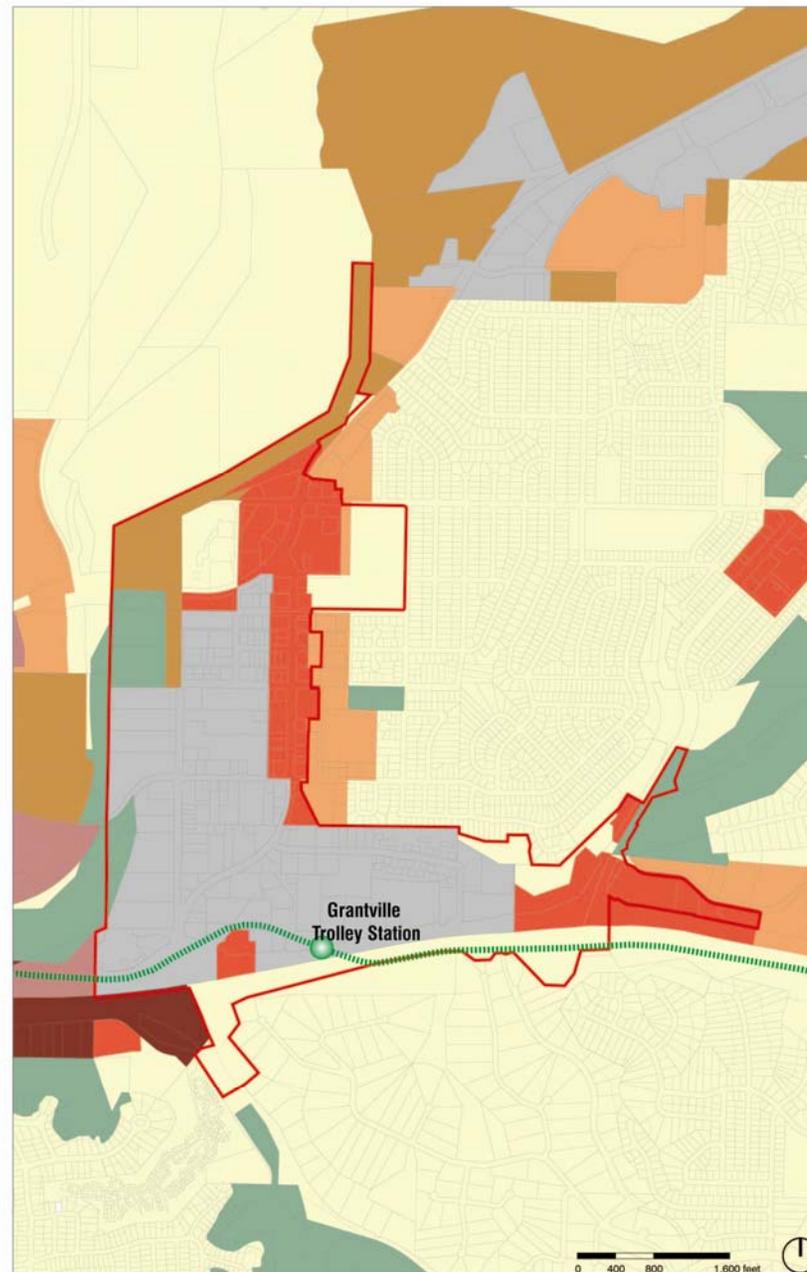


Local Context - Jurisdictions



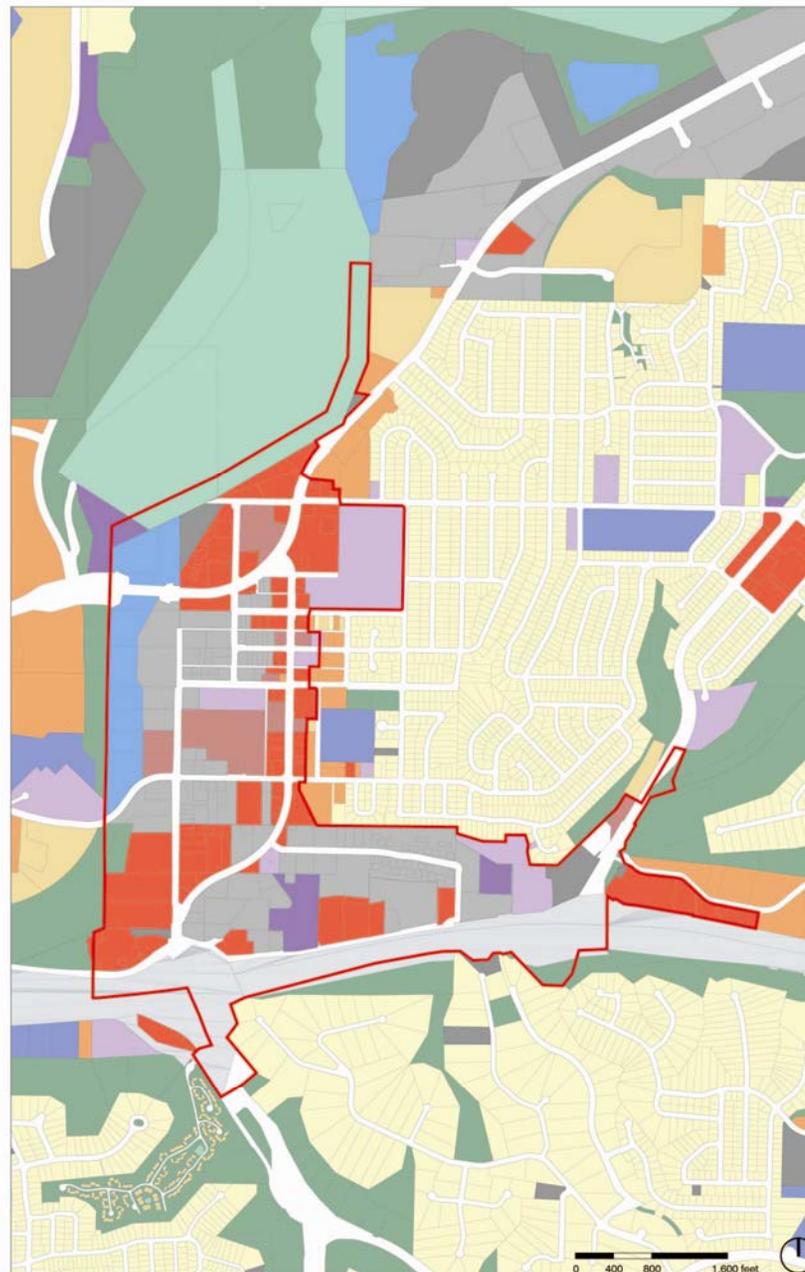
- Redevelopment Area A
- Redevelopment Area B & C
- Floodway
- Floodplain
- Community Plan Boundary
- Trolley Line
- Trolley Stop

Redevelopment Area A Zoning



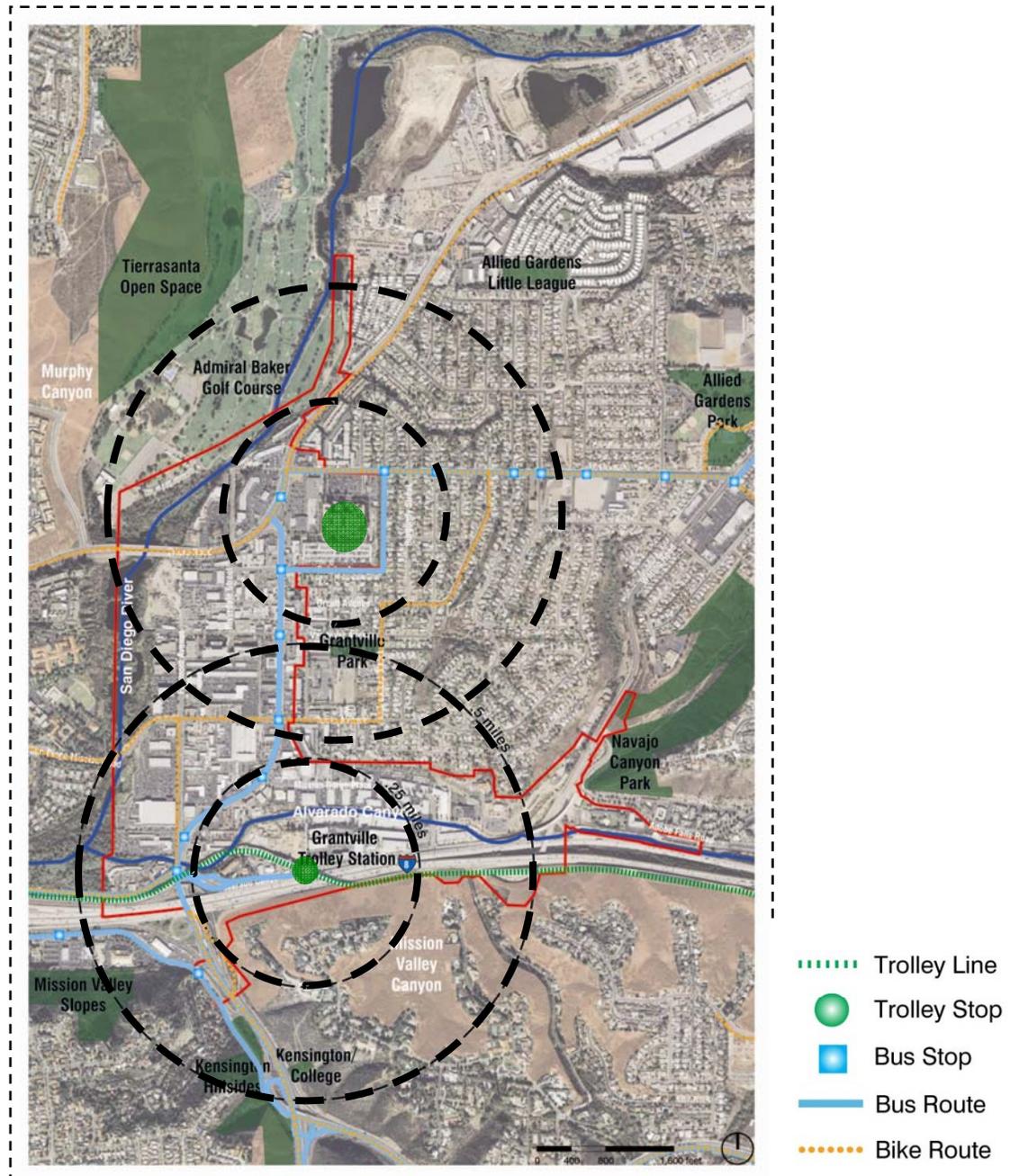
- Agricultural
- Commercial
- Industrial
- Mission Valley Commercial
- Mission Valley Planned District
- Open Space
- Multi-Family Residential
- Single-Family Residential

Redevelopment Area A Land Use



- Retail and Service Commercial
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Transportation
- Industrial
- Parking, Vacant, Undeveloped
- Schools
- Health Care, Religious
- Civic
- Recreation
- Parks, Open Space
- Water

Redevelopment Area A Circulation



NEXT STEPS

Continue with existing conditions data collection

Coordinate with other planning efforts

Analyze existing data

Explore initial planning opportunities

Next Meeting Dates:

August 11 (subarea B)

September 8 (initial ideas and opportunities)