

Grantville Stakeholders Committee (GSC)

Master Plan

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

Monday, April 13, 2009

Call to Order 6:00

Roll Call: Present:

Adams, Alison, Ayles (Ornales) Campbell, Caster, Dallenbach (Smith), Densley, Hutsel, Jander, Little, Martin, McCaster, McSweeney (Pilch), Reed, Silverman, Smith, Tyler, Veldkamp (Flores)

Absent: Strum

1. WELCOME AND INTRODUCTIONS

Adoption of Agenda – April 13, 2009 – approved on consent
Adoption of Minutes – March 9, 2009 – approved on consent

2. Non-Agenda Public Comment

Committee Members – Karen Ruggles: Notice of Prep of Draft EIR 4/20 5:00pm at Mission Valley Library scoping appears Riverpark plan takes precedent over anything that happens here. Offered to write a response on behalf of GSC. She has always believed the two subareas were always to work together, but in reading the document it appears that is not the case. Would like it to become an agenda item... Monroe will put in on our agenda for next month

Flores questioned how this relates to CPOZ ... current plan addresses each

Adams – April 20th NCPI will meet at St Theresa Church 6016 Camino Rico

Public –no comments

3. Old Business

None

4. New Business

SANDAG 3D Visualization Grant – Dan Monroe/Howard Blackson

Presented examples of other transit stations in the area:

Grossmont Shopping and Transit Station

H Street Bus – Rapid Transit (Chula Vista)

Grantville Transit Center –

Adams - are the designs based on what is already planned or is it all conceptual? ...

Grossmont was supposed to be the starting point for a discussion, H Street was planned for a ULI event on some things that were already in the works, the ULI event didn't take place; Grantville - they were supposed to be at the Charette in January but they weren't ready.

Caster Coalition Massing Study/Phasing Overview – Mike LaBarre

Representing a coalition of property owners that have gotten together and have worked together on the feasibility, marketability, and profitability.

JJ Folsom – Draft Economic Analysis (by ERA)

Land Use	Low	Mid	High
Housing (units)	4,000	5,000	6,300
Office (SF)	300,000	370,000	370,000
Industrial (SF)	150,000	250,000	250,000
Retail – Neighborhood (SF)	76,000	108,000	132,000
Retail – Community (SF)	109,000	133,000	151,000

Charette Alternatives Massing Study – JJ Folsom

Existing

Housing	0
Commercial – includes office	1,334,115 sf
Hospital	722,510 sf
Industrial	1,289,518
Parks	0

Alternate D (circled area only)

Housing	5,152 du
Commercial – includes office	175,000sf
Hospital	800,000sf
Industrial	0
Parks	29 acres

Alternate E/F – Low (Sub Area A Coalition 2040)**

		Sub Area A
Housing	4,000 du	5,152
Commercial – includes office	300,000	800,000
Industrial	150,000	0
Retail – neighborhood	76,000	175,000
Retail – Community	109,000	0
Parks		0

Sub Area A Coalition yields are only for the 70 acres surrounding the trolley station

Alternate G

Housing	8,000 du
Retail	283,000 sf
Office	370,000 sf
Parks	31.2

Questions / Comments:

Reed – the Land use values provided last month are greater than the numbers we’re discussing this month, what happened...

Caster – If the Redevelopment Area is outlined in red, then the entire area should be colored in with a plan, we only have one shot and we have to do it right the first time.

Hutsel – would like clarification on how the bridge is going to cross on Twain... that is being studied.

Ruggles – it appears the park area is mainly falling on the river, what consideration is being giving to parks in an urban setting? ... Only certain segments of the river walkway are being counted, based on how wide the trail is and if people can pull off and if there are view points.

Alan Jones – HG Fenton – Their properties are already constrained by shallow lots, is concerned that if they are required to provide too much of their property as park area it will become economically unfeasible to Redevelop their property.

Street Improvements – Todd Meade

Mission Gorge Road

- Landscaped Medians
- Trees in grates
- Streetscape amenities
- Remove on-street parking

Mission Gorge Place – New Connections

New connections between Alvarado Canyon Road and Mission Gorge Place

Twain Avenue becomes a neighborhood village street

Fairmount Ave

- New connection to Friars Road
- Improve connection between MG Rd and Twain with a new 4-way intersection at MG Place
- remove Fairmount / MG Place connection

Centerpointe Plan / Village Center

Connection between Fairmount Ave and Mission Gorge Road
New streets between Fairmount Ave and Mission Gorge Road between Twain and Fairmount

Vandever - New public or private street west to Fairmount to San Diego River

Caster – Have hired Gary London to back up their numbers and feels that if they don't put the residential density around the trolley and freeway it's a huge mistake to the surrounding neighborhood and future generations... Meade questioned if Brian felt in Alternate D there isn't enough density shown, 5,152 units. Caster – that's what Gary London supports and is what will be given to the City.

Reed – is concerned that the street plan will cut off the traffic to lucrative businesses ... Won't cut off traffic, will require traffic to go to the next intersection and do a u-turn.

Lynn Murray has attended most of the meeting but hasn't ever heard if the Waring Road intersection is being studied... yes it is.

John Pilch – since this affects the Navajo Community Plan can we get a copy?,,, these meeting are working towards that, when it's available it will be provided.

Next Steps

- Land Use
- Economics
- Design Guidelines
- Traffic Analysis
- Parks
- May 11 Meeting
- Community Plan Amendments

5. NEXT MEETING DATES & PRELIMINARY AGENDA ITEMS

May 11, 2009

June 8, 2009

6. ADJOURNMENT 7:56

Respectfully submitted by Cindy Martin, Secretary