

Grantville Master Plan

Stakeholders Committee Meeting

September 8, 2008



Agenda

I. Traffic Study Methodology

II. Existing Visions

- Grantville Revitalization Vision, Fehlman LaBarre, August 2006
- Alvarado Creek Plan

III. Conceptual Visions for Grantville

- Neighborhood Center
- Regional Center
- Dual Centers
- Green Network

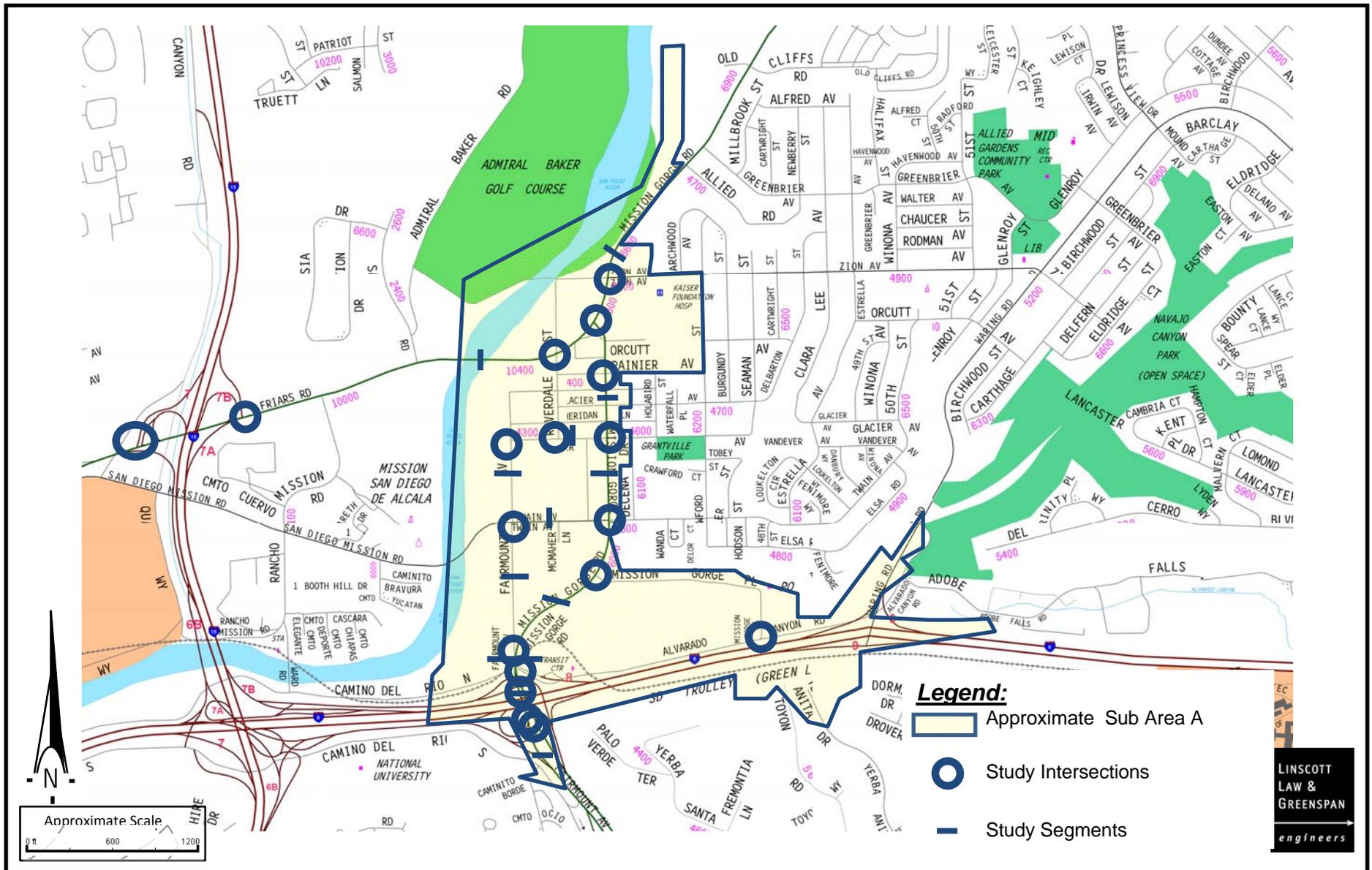
IV. Stakeholders' Vision for Grantville

V. Comments and Discussion

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 Element Recommendations
- Potential Revisions to the draft Mobility Element
- Refined Mobility Element

Traffic Study Methodology



Study Area – Grantville Redevelopment Project Area Master Plan

Study Area

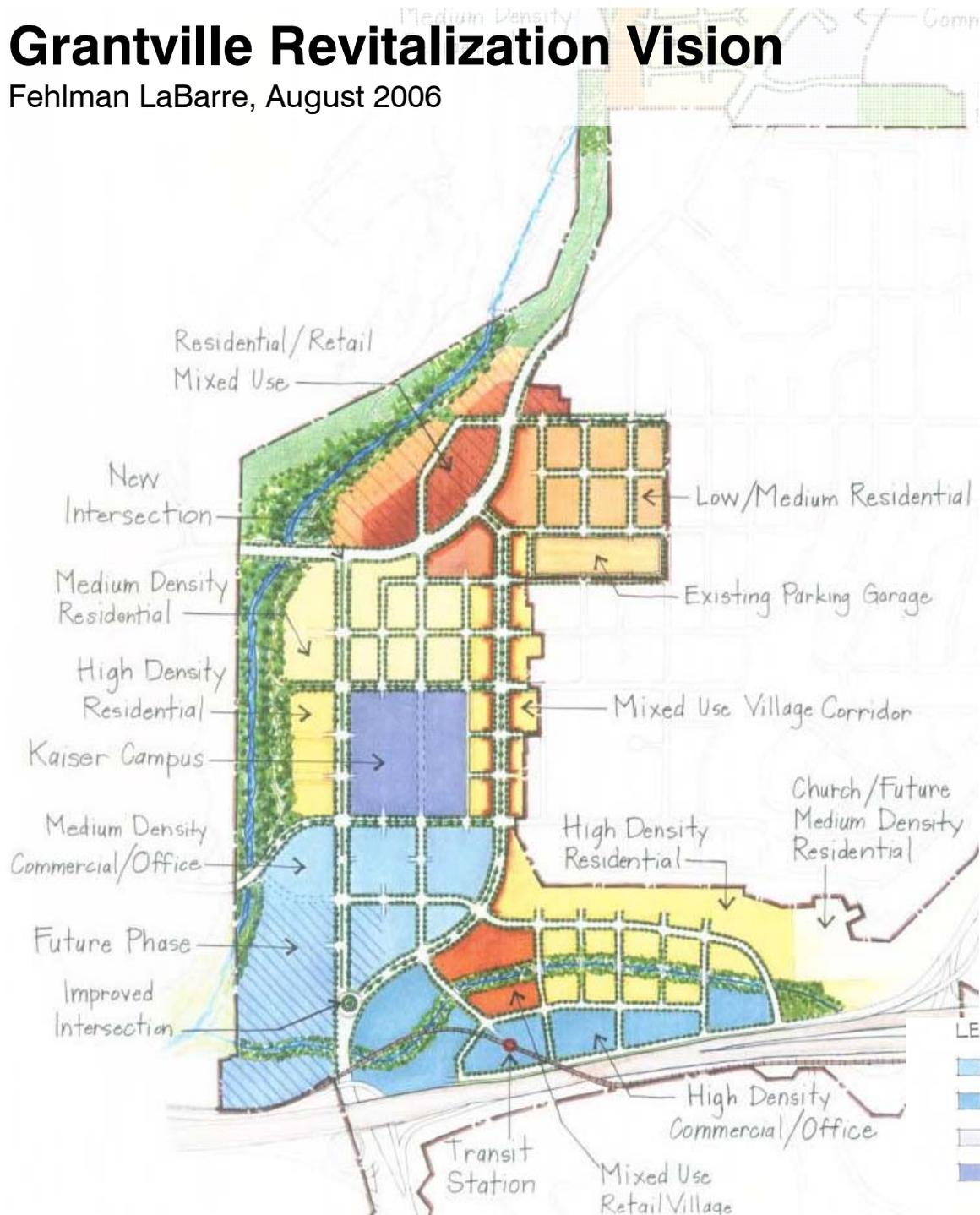


Potential Visions for Grantville



Grantville Revitalization Vision

Fehlman LaBarre, August 2006



Vision Plan Goals:

1. Improve the existing transportation network.
2. Capitalize on the Grantville Transit Station.
3. Enhance the San Diego River and Alvarado Creek as amenities.
4. Define appropriate land uses along key edge conditions.
5. Create a pedestrian friendly environment.
6. Relocate and consolidate the Kaiser Permanente Campus.
7. Retain existing users and attract prospective investors.
8. Create distinctive areas within one cohesive community.

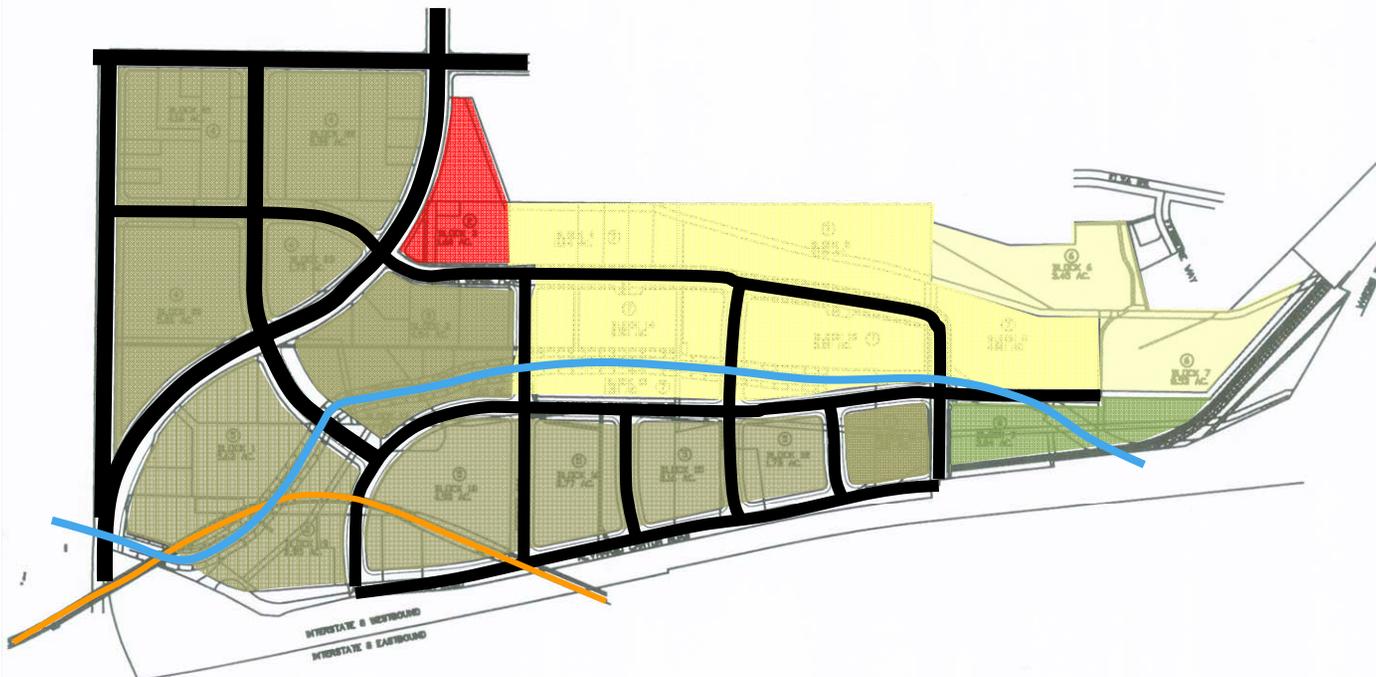
Alvarado Creek Plaza

PD Consulting, LLC May 2007

GRANTVILLE REVITALIZATION VISION

PROPOSED LAND USES, STREETS AND ALVARADO CREEK ALIGNMENTS IN:

LOTS 1, 2 BLOCK 46; LOTS 1 - 4 BLOCK 47; LOTS 1, 2, 4 BLOCK 50;
 LOTS 1, 2 BLOCK 51; LOTS 1 - 7 BLOCK 52; LOT 1 BLOCK 53; LOT 1
 BLOCK 54; AMENDED MAP OF GRANTVILLE AND OUT LOTS PER MAP
 776; MAP 10221 AND A PORTION OF LOT 5 MAP 4069.



LEGEND:

- CENTERLINE EXISTING CHANNEL.
- TOP OF BANK OF 80 FOOT WTS PROPOSED REVEGETATED CHANNEL (ALTERNATE 1A)
- BY RICHARD BETHUNE, PE
PARSON ENGINEERING
707 BROADWAY, SUITE 1600
SAN DIEGO, CA 92101
- FEMA STATIONS FOR ALVARADO CREEK HYDRAULICS REPORT - FINAL
PREPARED FOR HTS
BY HESSEY VALLEY ENGINEERS
707 BROADWAY, SUITE 1600
SAN DIEGO, CA 92101
- SEWER LINE & MANHOLE
- EXISTING GRADE
- PROPOSED FINISH SURFACE
- CURB LINE
- RIGHT OF WAY LINE
- STREET EDGE
- TOP OF BANK OF PROPOSED CHANNEL
- CENTERLINE OF EXISTING STREAM
- PROPOSED FLOW LINE OF CHANNEL
- 2% SLOPE SWAKE

LAND USE DESIGNATION

- 1 HIGH DENSITY COMMERCIAL / OFFICE OR - 10 STORED
MEDIUM / HIGH DENSITY RESIDENTIAL UP TO 50 UNITS / ACRE
- 2 MEDIUM DENSITY RESIDENTIAL OR - 30 UNITS / ACRE
- 3 MEDIUM DENSITY RESIDENTIAL OR - 30 UNITS / ACRE
- 4 MEDIUM DENSITY RESIDENTIAL OR - 30 UNITS / ACRE
- 5 HIGH DENSITY COMMERCIAL / OFFICE OR - 10 STORED
- 6 MEDIUM DENSITY RESIDENTIAL UP TO 50 UNITS / ACRE
- 7 HIGH DENSITY RESIDENTIAL UP TO 50 UNITS / ACRE
- 8 PARK
- 9 OPEN SPACE - BRANWHE
- 10 OPEN SPACE - SLOPE GREATER THAN 20 FEET
- 11 INDUSTRIAL

STREET DESIGNATION

CLASSIFICATION	STREET	EXISTING STREETS				PROPOSED STREETS			
		CR / CA	SR	SR	TOTAL	CR / CA	SR	SR	TOTAL
4 LANE MAJOR	E. HESSEY BOWNE ROAD	48	6	0	54	76	20	25	121
4 LANE MAJOR	S. FAIRMOUNT AVENUE	48	6	2	56	76	25	25	126
2 LANE COLLECTOR	THORN AVENUE	40	6	0	46	54	14	14	68
2 LANE COLLECTOR	HESSEY BOWNE PLACE	44	10	10	64	54	14	14	82
2 LANE COLLECTOR	N. REVERSHALE STREET	-	-	-	-	54	14	14	82
2 LANE COLLECTOR	ALVARADO CANYON ROAD	34	6	0	40	54	14	14	82
2 LANE COLLECTOR	ALVARADO CANYON WAY	-	-	-	-	54	14	14	82
2 LANE COLLECTOR	ALVARADO CANYON DRIVE	-	-	-	-	54	14	14	82
2 LANE COLLECTOR	ALVARADO CANYON COURT	34	6	0	40	54	14	14	82
2 LANE COLLECTOR	STREET "A"	-	-	-	-	54	14	14	82
2 LANE COLLECTOR	STREET "B"	-	-	-	-	54	14	14	82
2 LANE COLLECTOR	STREET "C"	-	-	-	-	54	14	14	82
2 LANE COLLECTOR	STREET "D"	-	-	-	-	54	14	14	82
2 LANE COLLECTOR	STREET "E"	-	-	-	-	54	14	14	82
2 LANE COLLECTOR	STREET "F"	-	-	-	-	54	14	14	82

PREPARED BY:
 PD CONSULTING, L.L.C.
 8000 STATEN VILLAGE LANE, 80414
 SAN DIEGO, CA 92126
 619-846-2928
 619-298-8295 (F)

FEBRUARY 2007

SCALE 1" = 80'

FIGURE NO.6

Grantville Revitalization Vision & Alvarado Creek Plan

Questions:

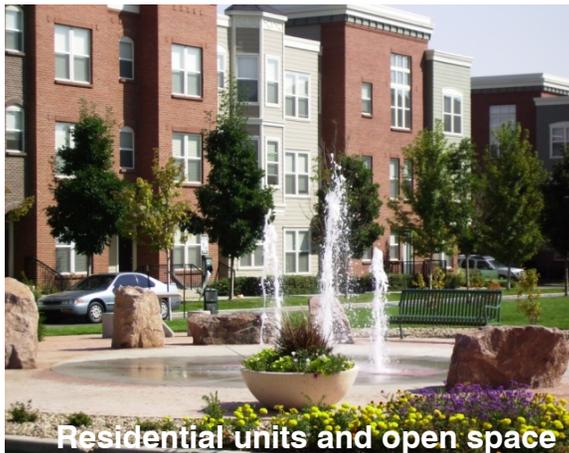
- Should Mission Gorge Road and Fairmont Avenue act as a one-way couplet?
- Should Mission Gorge Road be a walkable, higher-density residential and commercial mixed-use corridor?
- Should additional streets be created? Is more public right-of-way needed?

Neighborhood Center

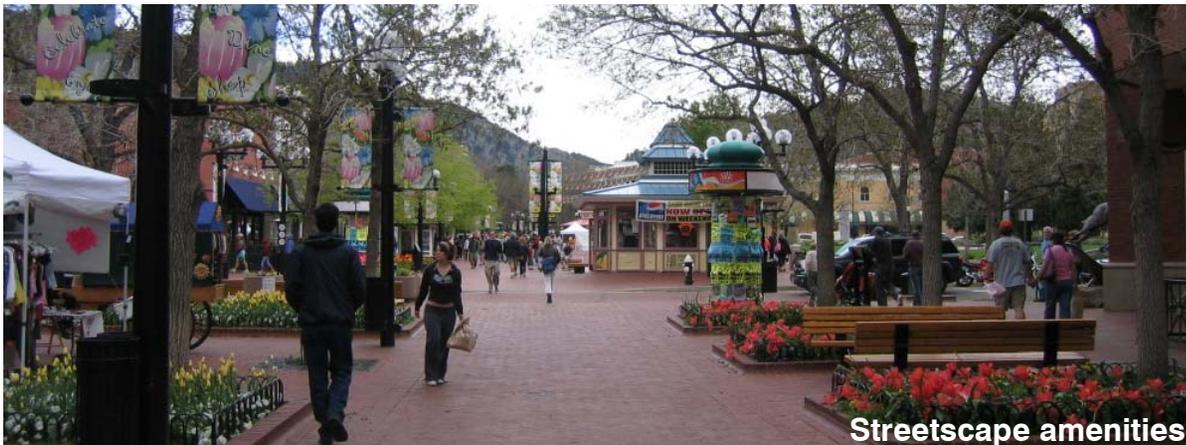
Potential Vision: Grantville could become a walkable, small scale neighborhood commercial center. It would meet the commercial, retail and service needs of the surrounding neighborhoods.



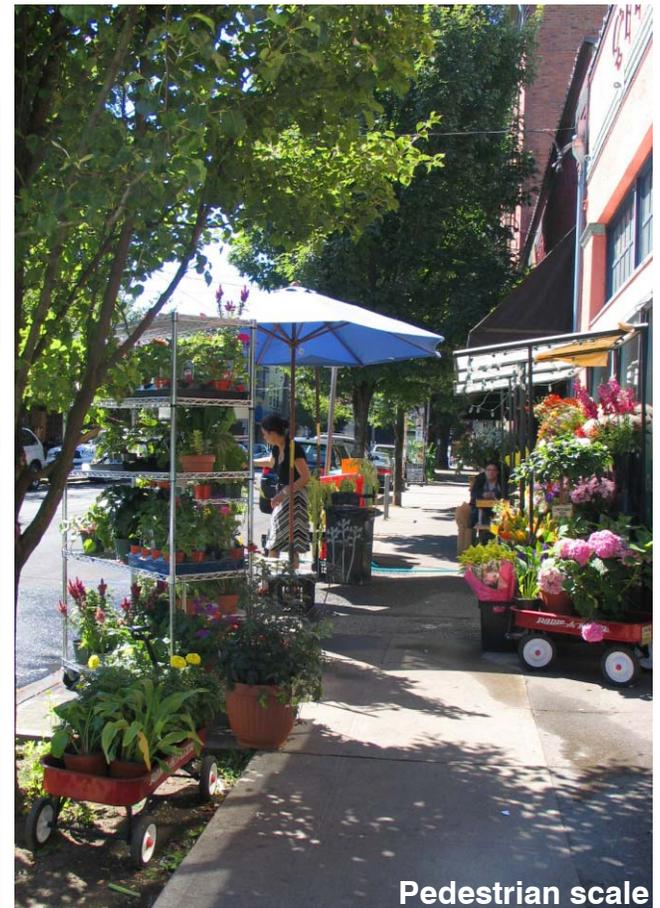
Local businesses



Residential units and open space

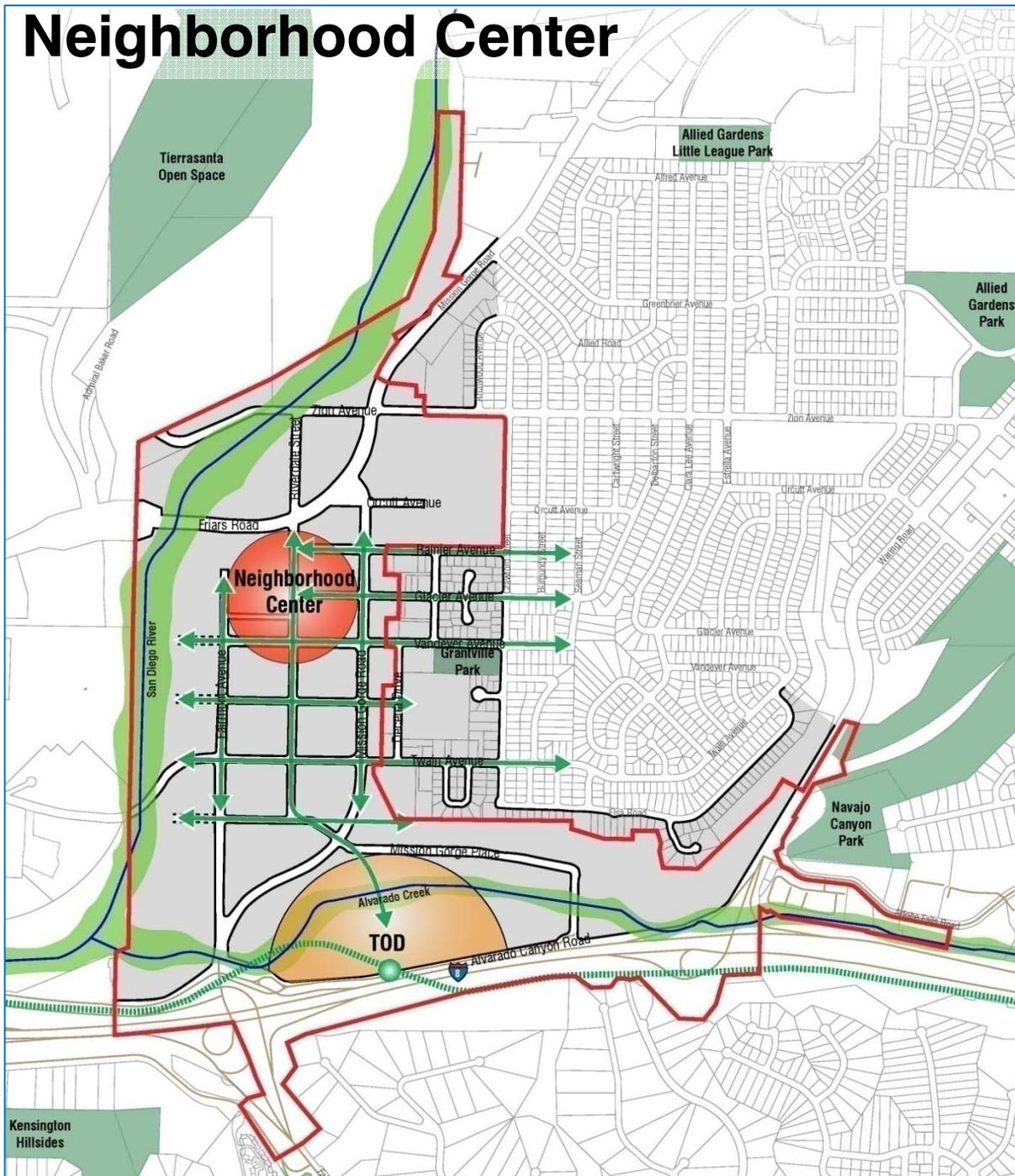


Streetscape amenities



Pedestrian scale

Neighborhood Center



open space network

diverse residential communities

compact and walkable

employment center

integrated regional transportation

balanced communities

sustainable

high aesthetic

Neighborhood Center

Opportunities:

- Walkable community
- Provides commercial, retail and professional needs for surrounding neighborhoods
- Increases housing stock and housing types
- Promotes mixed-uses
- Establishes and place and center for the community
- Small scale employers providing a variety of jobs

Questions:

- What retail/commercial/professional services is this community lacking?
- Should there be residential development in Grantville?
- What types of residential units are needed and/or desired?

Challenges:

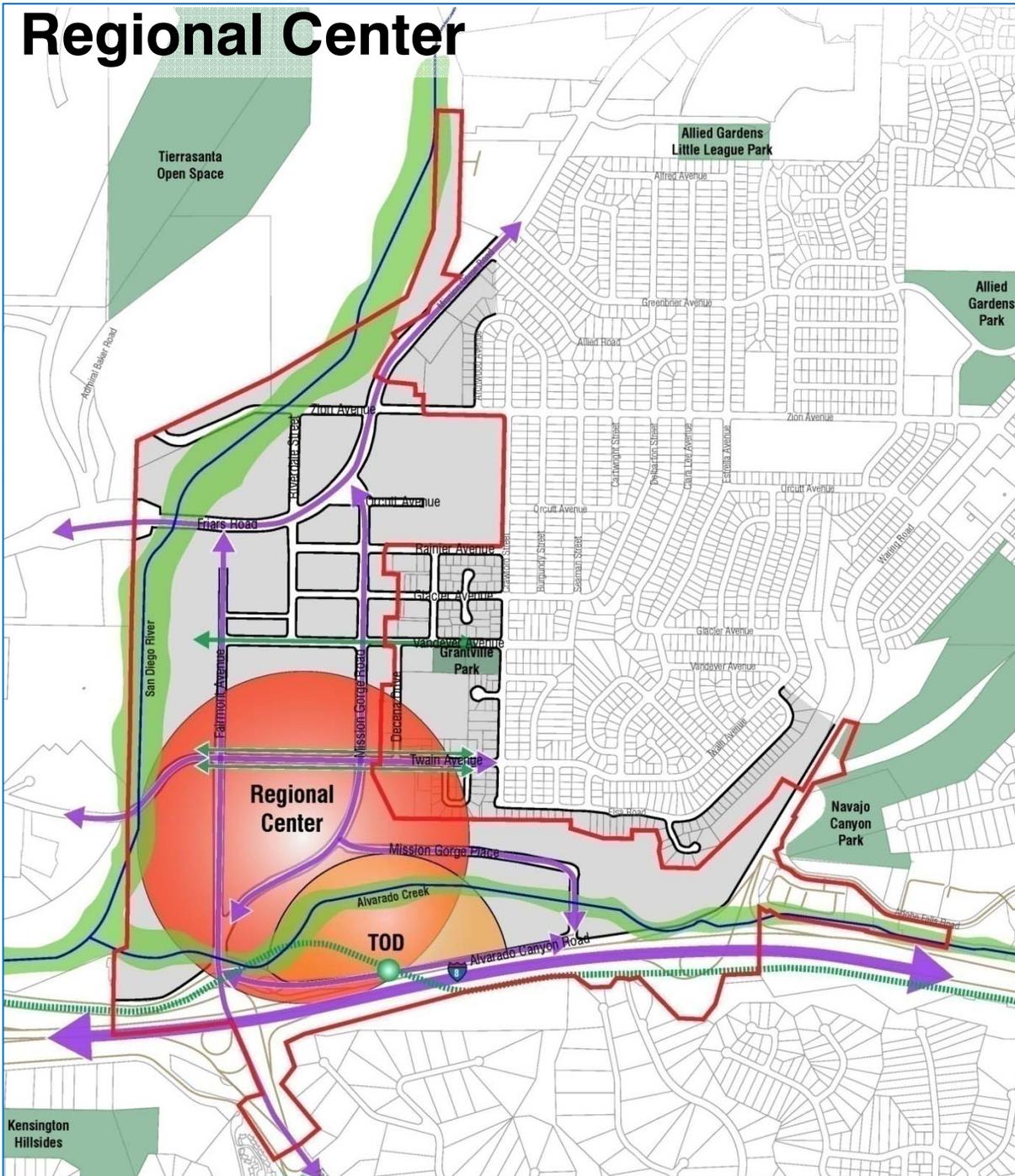
- Limits large-scale commercial development and industrial uses
- Right of way acquisition necessary
- Small scale land ownership

Regional Center

Potential Vision: Grantville could become a regional economic center for the surrounding communities of Allied Gardens, Del Cerro, College West, Talmadge, Kensington, Adams North, Mission Valley East, Serra Mesa and Tierrasanta.



Regional Center



open space network

employment center

integrated regional transportation

balanced communities

high aesthetic

Regional Center

Opportunities:

- Provides large scale employment opportunities
- Potential jobs for residents in surrounding neighborhoods
- Provides a range of housing types near employment and transit

Challenges:

- Potential to increase traffic, requiring expanded street network
- Larger scale development, could be less walkable
- Impacts existing small businesses

Questions:

- What would make Grantville a strong employment center?
- What other types of employment would be beneficial to Grantville or complement existing uses?
- What would be the focus of a Grantville regional economic center?
Office/Professional services? Retail center? Industrial center?

Dual Centers

Proposed Vision: 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.



Pedestrian scale development



Community centered venues and activities



Neighborhood retail



Transit Oriented Development

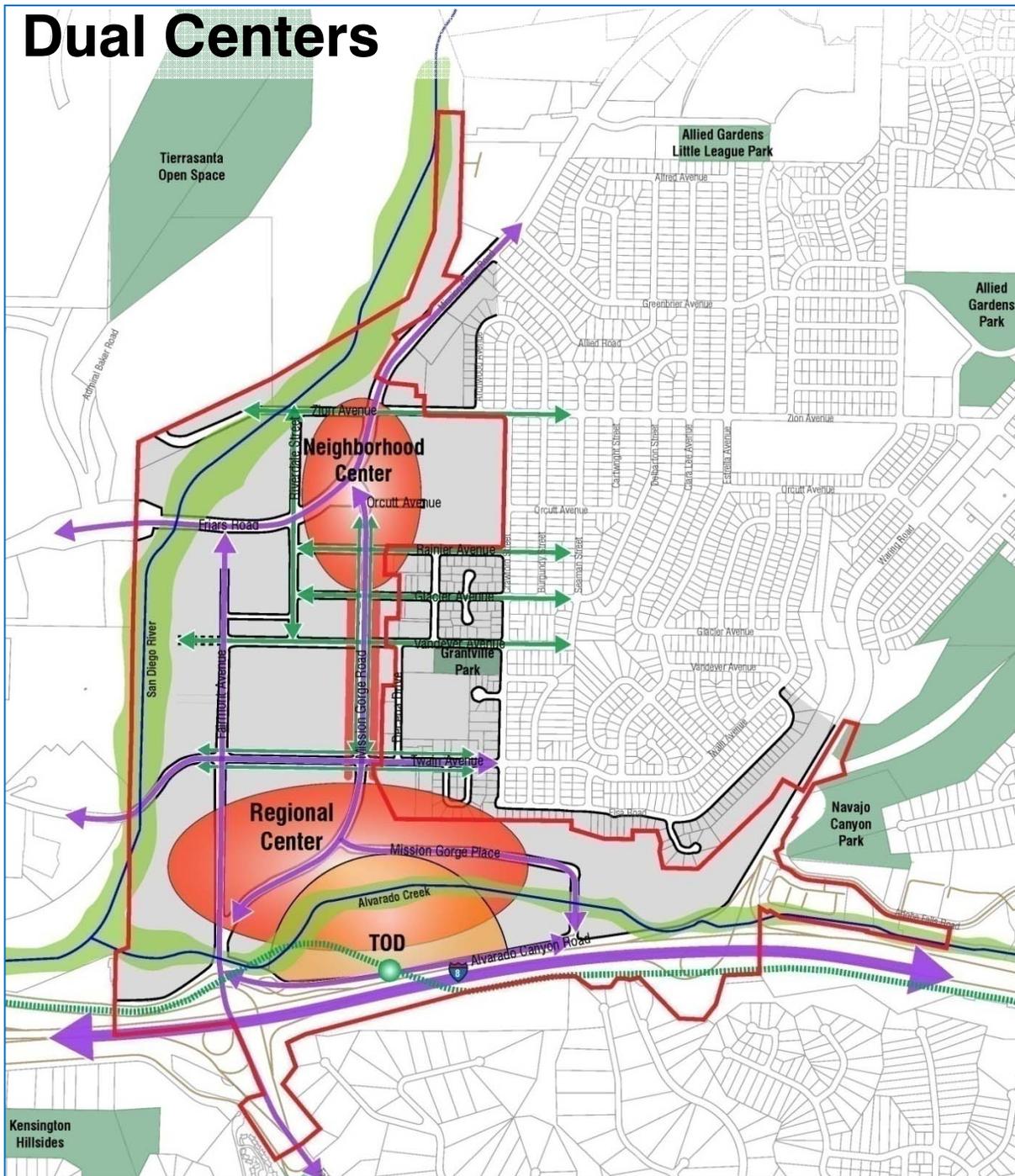


Professional services



Mixed Uses

Dual Centers



open space network

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high aesthetic

Dual Centers

Opportunities:

- Accommodates local and regional needs
- Provides walkable destinations from existing and future residents
- Encourages larger scale transit oriented job and regional development adjacent to trolley stop and the I-8 interchange

Challenges:

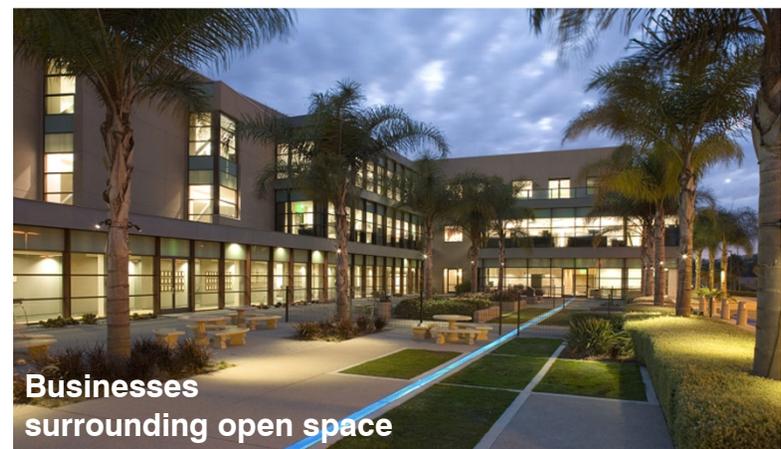
- Potential to divide the Grantville community rather than unite
- Challenge of accommodating traffic and pedestrians along Mission Gorge Road

Questions:

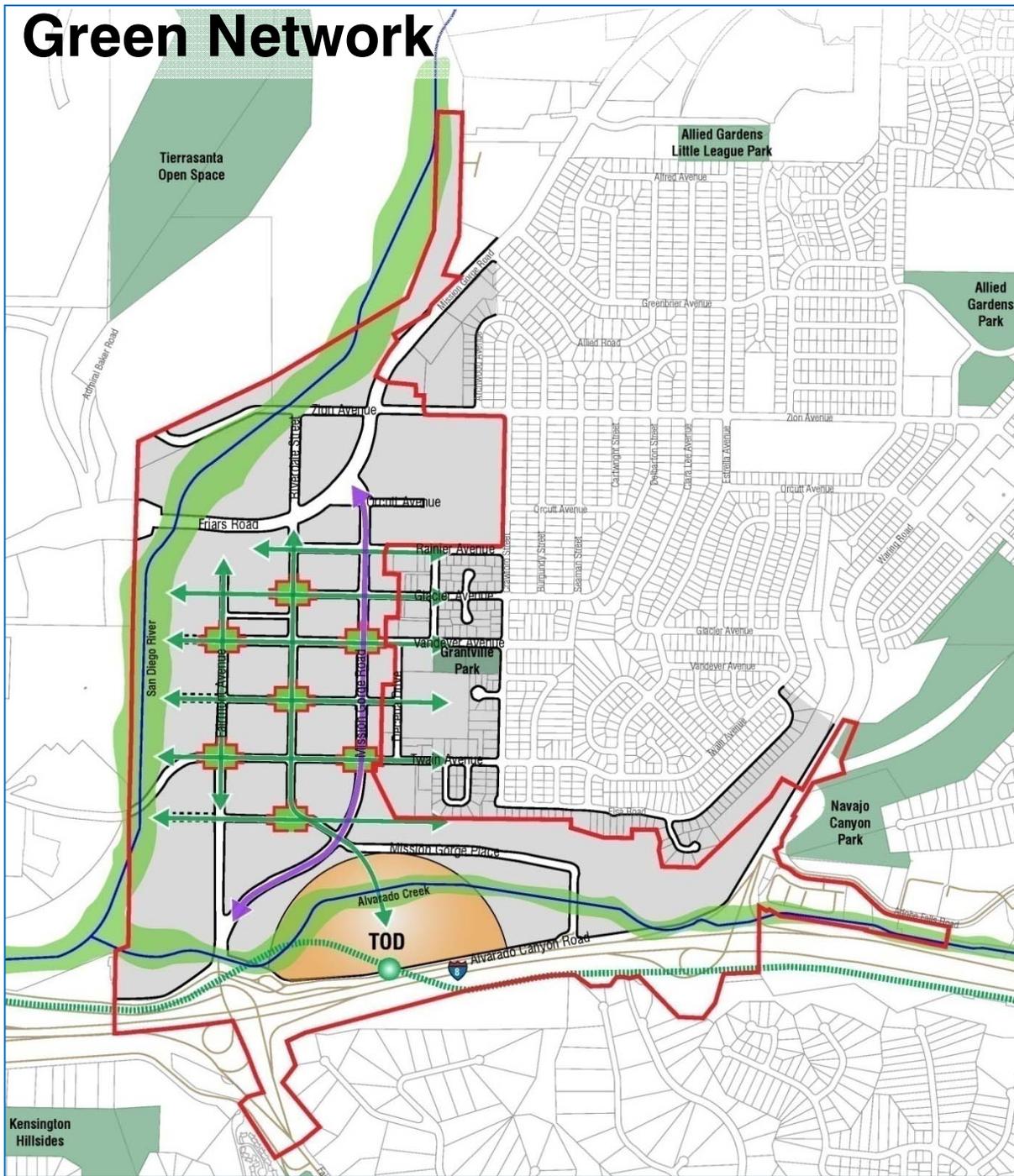
- Can Grantville and its surrounding area support two centers?
- Should the two centers be located along the same spine? Should that spine be Mission Gorge Road?

Green Network

Potential Vision: Grantville could become a sustainable community organized around a pedestrian and open space system. Land uses could be mixed and dispersed throughout the community.



Green Network



**open space
network**

**diverse residential
communities**

**compact and
walkable**

employment center

**integrated regional
transportation**

balanced communities

sustainable

high aesthetic

Green Network

Opportunities:

- Integrates solutions to existing drainage and flood concerns
- Walkable community
- Connected to surrounding neighborhoods, trails and parks
- Multiple connections to the San Diego River and Alvarado Creek
- Provides more pedestrian and bicycle routes

Questions:

- Is a trail and open space system desirable in Grantville?
- Should Alvarado Creek be opened up?

Challenges:

- Creating an identifiable center
- Integrating large scale development
- Integrating auto and truck dependent uses

Stakeholders' Visions for Grantville



What are your thoughts on the potential visions for Grantville?

In 2030 Grantville will be....

Questions and Discussion:

- Who makes up the Grantville community today and in the future?
- How different should Grantville be in the future from what it is today?
- What changes do you want to see?

