

# **Grantville Stakeholders Committee (GSC)**

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

**MONDAY, JULY 14, 2008 @ 6:00 PM**

Present: Matt Adams, Tim Allison, Donald Ayles, Lee Campbell, Dan Dallenbach, , Rob Hutsel, Gary Jander, Brian Caster, Charles Little, Cindy Martin, Rick McCarter, John Michael McSweeney, Karen Ruggles, Dan Smith, Marilyn Reed, Arnie Veldkamp, Diane Strum

## **1. WELCOME AND INTRODUCTIONS**

- Adoption of Agenda – July 14, 2008 Motion by McSweeney / Approval: Unanimous
- Adoption of Minutes – June 9, 2008 – Motion approved unanimous with exception of Matt Adams' abstention

## **2. Non-Agenda Public Comment**

No public comment yet some GSC members asked Tracy Reed for a brief litigation update.

Tracy briefed committee on litigation settlement: on June 29, 2008 the City Council will vote to adopt agreements related to the settlement. The City is publishing 3 agreements tied to improvements: (1) \$7.8 million for Grantville joint improvement projects, (2) \$31.3 million for North Embarcadero improvements and facilities (County), (3) \$31.3 million for transit improvements for the C Street corridor (CCDC) paid out over a 39 year period, (4) \$9.2 million towards affordable housing units as a production credit for the County in order to meet regional requirements, (5) General Atomic exempt from eminent domain for two parcels.

Committee asked questions regarding tax increment and settlement specifics.

## **3. Explanation of Scope of Work**

Claudia Tedford of ICF Jones & Stokes and Dan Monroe of City discussed a project overview of Subarea A and B.

Claudia presented Subarea A: approximately 400 acres within Redevelopment Area; GSC to provide input directly to city staff. Redevelopment will be guided by a Master Plan with design guidelines. ICF Jones & Stokes and Civitas to support city staff in creation Master Plan/design guidelines.

Dan presented Subarea B: approximately 505 acres within Redevelopment Area. Redevelopment efforts will be guided by a Master Planned Development Permit. GSC and city staff to review plans and provide input for redevelopment efforts in Subareas A and B. Per Dan the August meeting will provide a project status update.

Questions/topics posed by committee for August meeting discussion are: EIR status on all current projects underway; how CPOZ is related to both areas A and B, particularly Garver-Bradley and Shawnee. Is the trailer park part of Area B? Dan confirms no, it is not a part.

#### **4. Draft Project Schedule**

Claudia presented task distribution list and introduced Civitas team. Discussion of the EIR conceptual timeline is 12 months; see copy of Power Point presentation for schedule. GSC members requested that Power Point be emailed to them; Dan confirmed they would receive it. In summary, schedule shows February 2009 EIR kick off and December 2010 completed draft EIR. Planning Commission and City Council to hear in January and February 2010.

Dan Smith had questions regarding ERA's economic and fiscal analysis assumptions, and number of dwelling units used. Dan Monroe confirmed that both Area A and B are amendments to the plan and no cap will be used related to units. Bill Anderson added that the market analysis will contain absorption parameters, i.e. are the 3,000 units to be absorbed over three years or thirty years? Also the plan will be predicated on certain types of development, i.e. retail- big box or small specialty- the analysis will be specific. Lastly Bill added the plan will be coordinated with the public facilities financing plan (PFFP) including tax increment.

The public outreach will include: GSC, GSC subcommittees as needed, Navajo and Tierrasanta communities, public workshops, charrette, city boards and commissions and city council.

#### **5. Guiding Principles**

Todd Meade presented the 10 guiding principles in detail. They are as follows: open space network, diverse residential communities, compact and walkable villages, employment centers, integrated regional transportation network, public facilities, historic districts, balanced communities, sustainable environment, and a high aesthetic standard.

#### **6. Assets and Challenges**

Todd continues presentation with detailed discussion of assets and challenges: natural, mobility, procedural, community, economic development, infrastructure, and aesthetic/design.

Grantville's natural assets: location, San Diego River, Alvarado Creek, rich canyons and history, nice views (Mission Valley, golf course), and proximity to Mission Trails park. The natural challenges are: the river is close to development, a larger floodplain is needed, flooding issues, and Alvarado Creek.

Grantville's mobility assets are: trolley, street grid, transit network and accessibility. The mobility challenges are: traffic, walkability, bicycle access, "don't use neighborhood streets or Tierrasanta for traffic relief", access to river and roads.

Procedural assets: availability of existing data, active stakeholder group, active and involved community. Challenges: translating potential into reality, funding, high number of businesses make consensus difficult, NIMBY attitude, balance of affordability and transit oriented development, and con-conforming uses need accelerated plan.

Economic development assets: commercial/industrial centers defined, many small businesses, strong employment centers, business diversity, and sources of aggregate nearby.

Infrastructure challenges: inadequate parking, provision of water, waste water and storm water, high infrastructure development costs, infrastructure funding, and FBA fees.

Aesthetic/Design challenges: improvement to "look" of Mission Gorge Road, aesthetics, nice upgrades, signs, lighting, overhead utilities, streetscape, roofscape and river. Other miscellaneous assets noticed are: lots of accessible land for redevelopment, large potential, location at confluence of highways and rivers, solar potential. Challenges are: adequate space for green infrastructure, pollution, graffiti, and very little land is actually vacant.

#### **7. NEXT MEETING DATES & PRELIMINARY AGENDA ITEMS**

- August 11, 2008 @ 6:00 PM- Discussion and Project updates for Subareas A & B.
- September 8, 2008 @ 6:00 pm

#### **6. ADJOURNMENT**

As we adjourn, Dan Smith would like the group to talk to economic consultant and asks will there be a moratorium while the plan is going on? Bill Anderson confirms that you can submit your projects (which conform to the General Plan) but it will take the same amount of time to process and you will be on your own dime. A request from the audience that a microphone is used in future meetings as it is difficult to hear.