



**CITY OF SAN DIEGO
OFFICE OF COUNCILMEMBER RAUL A. CAMPILLO
SEVENTH DISTRICT**

MEMORANDUM

DATE: October 15, 2021

TO: James Nagelvoort, Director and City Engineer, Engineering and Capital Projects

FROM: Councilmember Raul A. Campillo, Seventh Council District *RAC*

SUBJECT: Capital Improvements Program (CIP) Priorities for Fiscal Year (FY) 2023 and the FY 2023-2027 Five-Year Capital Infrastructure Planning Outlook

Thank you for soliciting the City Council's input on capital infrastructure priorities for the upcoming fiscal year and five-year infrastructure planning document. In addition to submitting the infrastructure needs of District 7 via the online survey, I want to call your attention to the below projects, and ask that these, in particular, be considered as part of the development of the FY23-27 Five-Year Capital Infrastructure Planning Outlook.

District 7 residents, organizations, Community Planning Groups and other local bodies have all been involved in providing input on potential upgrades to aged infrastructure, or the introduction of new assets in communities that have been historically deficient. My survey entries include sidewalk installations and repairs, streetlights, traffic signal optimization, traffic calming, street paving, storm drain repairs and other improvements. They are all crucial to the overall quality of District 7 neighborhoods, and it is my hope that those improvements can be included either as standalone CIPs or through annual allocations in future fiscal years.

The multi-year projects I choose to highlight below are the high priority neighborhood assets that could serve thousands of District 7 residents daily. Given the extensive list of infrastructure needs Citywide, and the limited funding available, I want to stress the importance of these improvements, and how their implementation could serve as a multi-generational investment in the communities of District 7. They would not only prolong the life span of community amenities, but also improve the City's quality of service in an equitable and sustainable manner. I look forward to working with you and your team, as well as the Mayor's office, on

implementing these priorities in the next five-year period. Should you have any questions or need further information, do not hesitate to contact my office.

1. **San Carlos Library (*design and construction*):** My number one priority for District 7 is the construction of the new San Carlos Library. This project is approximately thirty years in the making, and the community is anxiously awaiting its commencement. Per the 2021 San Diego Public Library Master Plan Framework, the current branch is among the top 10 branches for materials circulation. The City's FY2014-2016 Facilities Condition Assessment study identified the San Carlos branch as one of the worst-rated libraries for condition and maintenance backlog, and the 2002 Library Building Plan also recommended replacing the current branch with a new 25,000 sq.ft. flagship branch.

In April 2021, the San Diego Regional Water Quality Control Board recommended closure of the current groundwater case at the proposed site. Once the consultant submits their well destruction report later this year, the Board can issue a "Letter of no Further Action" and the purchase sale agreement can be routed to the City Council. My request is to coordinate with private funding to fully fund construction, in order to bid and award the Design-Build contract.

2. **Linda Vista Community Center (*preliminary engineering, design, and construction*):** Over the last two decades, a community center has been a priority for the Linda Vista community. This project would provide for the acquisition and construction of a community center that would include meeting space and office space for the community. A site on City-owned land has been identified at the corner of Comstock Street and Linda Vista Road, and is included in the Linda Vista Public Facilities Financing Plan (R-1). Community Center-specific Development Impact Fees (DIF) and Community Development Block Grants (CDBG) are potential funding sources that could get this project going in FY23.
3. **Alvarado Canyon Road Realignment (*partial design and construction*):** This realignment project is a key priority for the Navajo community and would provide much needed congestion relief, traffic calming improvements, pedestrian access to the Grantville Trolley Station, and would address the flooding issues along Alvarado Creek. With the \$4 million in Commercial Paper bond financing that was approved in August 2021, this project has been moved into the design phase. Staff is currently preparing the environmental planning documents and determining the preferred design alternative in consultation with the community. Once a design alternative has been selected, I ask that funding be identified to finalize design and construction for this project, based on cost estimates listed in the Project Study Report from 2021. This project would be an excellent candidate for TransNet, SANDAG or federal/state grant funding.
4. **Allied Gardens Community Park (*preliminary engineering, design and construction*):** I request preliminary engineering for an upgrade of the current recreation center and park

space, to provide a new 17,000 sq.ft. center and upgrades to the play area and associated paths of travel. This project is in conformance with the Navajo Community Plan, and is identified in the Navajo Public Facilities Financing Plan (P-5 and P-6). Once costs have been determined, I ask that funding for design and construction be prioritized in the next five-year period.

5. **Kelly Street Neighborhood Park (*design and construction*)**: As an update of this park's General Development Plan was funded in the FY22 Budget, I ask that funding for design and construction be identified to ensure that this project can move forward over the next five-year period. This project would be eligible for CDGB funding.
6. **Serra Mesa Recreation Center (*preliminary engineering, design, and construction*)**: The top capital infrastructure priority for the Serra Mesa Planning Group, is to upgrade the Serra Mesa Recreation Center. I request that the preliminary engineering be funded in the upcoming fiscal year, and design and construction of a new 20,000 sq.ft. recreation building be funded long-term, to adequately serve this community that is deficient in population-based park acres and facilities.
7. **Linda Vista Library (*preliminary engineering, design and construction*)**: The community has long wanted an expansion of the current facility to provide for an Outdoor Early Learning Lab to enhance this branch's "Do your homework @ the Library" program, as well additional community meeting space. The requested expansion, which is consistent with the Linda Vista Community Plan and identified in the Linda Vista Public Facilities Financing Plan (L-1) would provide a 5,000 sq.ft. expansion to the current 10,000 sq.ft. branch.

U.S. Representative Sara Jacobs has led an effort to include \$500,000 in a larger Congressional appropriations bill later in 2021 that would be allocated to the expansion of the Linda Vista Library patio area, and I am hopeful that this much needed funding will be coming down to the City of San Diego in CY 2022. This project is also eligible for CDBG funding.

8. **John Baca Park (*design and construction*)**: An updated General Development Plan was approved unanimously by the Linda Vista Planning Group in August 2020, as well as by the City's Park and Recreation Board in June 2021. I request that a CIP be created, and funding be provided for design in the short-term to finalize elements of the project with the community, and funding for construction be provided over the next five-year Outlook. This project is eligible for funding through the City's Climate Equity Fund, as well as through the U.S. Department of Housing and Urban Development's CDBG Program.
9. **Mission Valley West Valley Crossing (*preliminary engineering, design, and construction*)**: This project would provide a bridge connection from Sefton Field to the

Mission Valley YMCA, in accordance with the San Diego River Park Master Plan. This project is identified as a priority project by SANDAG as part of its Regional Bike Plan Early Action Program, and cost sharing is possible to implement this key improvement to the Mission Valley community that would increase walkability and recreational opportunities along the San Diego River.

10. **Provide Overlay along Key District 7 Corridors (*annual allocation*):** Navajo Road, Clairemont Mesa Boulevard and College Avenue are highly trafficked streets that thousands of District 7 residents utilize every day. Due to the high traffic volume, these major thoroughfares have seen extreme wear and tear over the years, and are in dire need of repairs. I request that the following stretches receive full overlay in FY23:
- Navajo Road, between Camino Estrellado and Park Ridge Boulevard (1 mile)
 - Clairemont Mesa Boulevard, between Repecho Drive and Santo Road (0.5 miles)
 - College Avenue, between I-8 and Del Cerro Boulevard (0.2 miles)

In order to fund these priorities, I propose that a combination of the following funding sources be utilized:

- Bond financing
- Climate Equity Fund
- Community Development Block Grants
- Development Impact Fees
- Federal and state grants
- General Fund
- Infrastructure Fund
- Regional Transportation Congestion Improvement Program (RTCIP)
- TransNet
- Trench Cut/Excavation Fee Fund

cc: Honorable Mayor Todd Gloria
Paola Avila, Chief of Staff, Office of the Mayor
Jay Goldstone, Chief Operating Officer
Andrea Tevlin, Independent Budget Analyst
Matt Vespi, Chief Financial Officer
Alia Khouri, Deputy Chief Operating Officer
Kristina Peralta, Deputy Chief Operating Officer
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