



THE CITY OF SAN DIEGO

City Heights Urban Village

FACT SHEET

The eight-block City Heights Urban Village is an award-winning redevelopment project where multiple public and private uses coexist within a communal village setting. Through the restoration of its core and the establishment of a pedestrian-friendly town square, the multi-phased Urban Village is fundamentally changing the social and physical environment of this diverse community.

Bounded by University Avenue, 43rd Street, Chamoune Avenue and Landis Street, the City Heights Urban Village project has earned national attention as a model for comprehensive urban revitalization and development.

Redevelopment projects within the Urban Village include:

Phase I

- **Mid-City Police Substation** – The development of a new police substation was in direct response for a more secure neighborhood. When a local grocery store closed, the Redevelopment Agency stepped in to acquire the building and partner with a private developer to create the new facility. Located at 4310 Landis St., it is open Monday through Friday, 8 a.m. to 6 p.m.
- **Mid-City Community Gymnasium** – The gymnasium shares a building with the police substation, and a 2,850-square-foot second story provides a safe meeting place for community activities. The gym offers basketball, volleyball, and table tennis, as well as dance clubs and youth groups. Located at 4302 Landis St., it is open Monday through Thursday, 11 a.m. to 9 p.m., Friday 1 to 9 p.m., Saturday 10 a.m. to 4 p.m., and Sunday noon to 4 p.m.

Funded by public and private monies, and developed by CityLink Investment Corp., the new facilities have played a role in reducing the crime rate of City Heights from 1996 to 2000 by 39 percent.

Phase II

- **Rosa Parks Elementary School** – The elementary school represents a new approach to school planning that incorporates a joint use playground/park space. The City provided land and the San Diego Padres participated by donating baseball field improvements. Rosa Parks Elementary School is located at 4510 Landis St.

Phase III

- **Weingart City Heights Library** – This 15,000-square-foot facility features an Internet technology center, meeting and reading rooms, and is home to 53,000 books, magazines and audio-visual materials. The library, which averages over 2,000 visits per day, was made possible by a grant from Price Charities and the Weingart Foundation, as well as funds from public agencies, and others secured by CityLink. The Weingart City Heights Library is located at 3795 Fairmount Avenue. Located adjacent to, and managed by, the Library is the Performing Annex. This indoor/outdoor live stage theater has hosted numerous activities, ranging from children's painting workshops to the San Diego Symphony.
- **Mid-City Community Service Center** – The community service center provides a variety of programs, including Head Start daycare facility and community offices. Additionally, it offers citizens a range of City services, from a place to pay a water bill to getting permit applications, to obtaining information on community events and starting a business. Price Charities and the San Diego Foundation provided financial support for this project. The Mid-City Community Service Center is located at 3795 Fairmount Ave., Suite C, and is open Monday through Thursday, 8 a.m. to 5 p.m. (closed between the hours of 1 to 2 p.m.), and Friday 1 to 5 p.m.
- **City Heights Recreation Center** – This community recreation center provides a variety of recreation programs and is adjacent to a park space and swimming pools.

Phase IV

- **Mid-City Continuing Education Center** – Developed through a partnership among the Redevelopment

Redevelopment Agency

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Community and Economic Development



Agency and San Diego Community College District, this state-of-the-art facility provides general and vocational education at affordable rates for adults. The center is located at the corner of Fairmount Avenue and Wightman Street.

Phase V

- **City Heights Retail Center** – By emphasizing crime prevention, infrastructure maintenance, and spending habits among San Diego’s diverse urban sector, developer CityLink Investment Corp. was able to draw a number of large retailers to the center. Now the City Heights Retail Center is 100 percent occupied and provides 300 jobs to people living in the surrounding neighborhood, as well as quality goods and services. The Redevelopment Agency issued tax allocation bonds of **\$16 million** to support site acquisition, relocation assistance and site clearance costs.

Phase VI

- **Village Townhomes and Office Center** – This mixed-use project being developed by San Diego Revitalization Corporation, a Price-supported nonprofit organization, is scheduled to open in December 2002. The project will provide 116 townhomes, a six-story office building, and a parking structure located on University Avenue between Fairmount Avenue and 43rd Street.

Additional Component

- **Home In the Heights** – A partnership among the Redevelopment Agency, Price Charities, San Diego Housing Commission (HC) and San Diego Neighborhood Housing Services (NHS) created an innovative first-time homebuyer low interest home loan program. With a \$350,000 budget funded by the affordable housing set-aside funds from Redevelopment Agency tax increment, the program offers City Heights’ families earning up to 100 percent Area Medium Income an opportunity to obtain a silent-second mortgage \$15,000 loan. The Home in the Heights loan can then be partnered with San Diego Housing Commission (HC) funds (up to \$40,000), or with funding available from Price Charities (up to \$30,000) to combine with conventional loan programs.

The City Heights Urban Village was supported through a true public/private partnership. The Redevelopment Agency’s tax increment financing revenue provided the largest share of financing, and was combined with:

Public Funds

- San Diego Unified School District
- San Diego Community College District construction funds
- City-allocated Community Development Block Grant
- A HUD Section 108 Loan and a HUD Economic Development Initiative grant
- City TransNet funds
- Utility undergrounding funds
- Land sale proceeds

Private Funds

- CityLink Investment Corp.
- Price Charities
- San Diego Padres
- Neighborhood House
- Local Initiatives Support Corp.
- The Retail Initiative
- San Diego National Bank
- San Diego Community Foundation
- TransWest Housing Corp.
- Weingart Foundation

A unique funding mechanism was put in place to ensure that the Village’s public facilities are properly maintained. The structure is similar to a lease/purchase agreement whereby the annual lease payments made by the City equals the yearly maintenance cost of the facility. The Urban Village’s total costs are estimated at **\$137 million**.

Additionally, the Urban Village was made possible through the support and cooperation of various City departments, including:

- City Library
- Community and Economic Development
- Park and Recreation
- Police
- Community Service Centers
- Engineering and Capital Projects
- Real Estate Assets
- City Attorney

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THE CITY OF SAN DIEGO

San Diego Model School Program in City Heights FACT SHEET

This first-of-its-kind proposed project is the result of an unprecedented cooperative effort between the City of San Diego, its Redevelopment Agency and Housing Authority and the San Diego Unified School District, as a means to provide a true "community school." As envisioned the San Diego Model School Program in City Heights would create an elementary school that takes up less space and provides a wide range of community amenities, which would foster livability within the neighborhood while continuing to utilize principles of smart growth.

Background: The Model School Program began in January 2001 as a pilot study when the school district proposed to build a new Proposition MM school within an overall urban master plan and project. Partnering with the district in the study were Price Charities (providing initial seed money to start the project); the City of San Diego and its Redevelopment Agency, Planning Department, and Housing Commission; City Heights Project Area Committee; as well as the San Diego State University National Center for the 21st Century Schoolhouse (serving as the clearing house for ideas in school design).

Through a series of public meetings and design presentations conducted by the residents of City Heights and the collaborative team, a proposal emerged for a potential project within the City Heights Redevelopment Project Area. Together with the school district, the City, its Housing Authority and Redevelopment Agency will the plan, finance and construct this project by entering into a joint exercise of powers agreement to be known as the San Diego Model School Development Agency. On June 25, 2002, the San Diego City Council unanimously approved the creation of the Agency.

Project area: As one of San Diego's most densely populated and lowest income neighborhoods, City Heights is undergoing community-wide revitalization to increase and improve school facilities and a wide range of other community amenities. The Model School Program enables the integration of these elements, creating an "urban village." The Model School Program will be located in the vicinity of 43rd Street and Fairmount Avenue.

What the City Heights Model School will offer:

- New elementary school serving 700 students, to open in 2006
- Multi-family housing development (preliminary plans offer 338 units, 190 of which are reserved for very low-income families and 148 reserved for families earning up to 120 percent of the Area Medium Income, compared to the existing 245 units)
- Open space (preliminary plans offer 9.23 acres of open space compared to the existing 2.77 acres)
- Joint-use recreation areas
- Pedestrian connections between housing, open space and amenities
- Underground parking to conserve space
- Family services, such as a health clinic, mental health and job counseling, before- and after-school childcare and daycare, etc.
- Retail uses
- Extensive transportation improvements

Redevelopment Agency

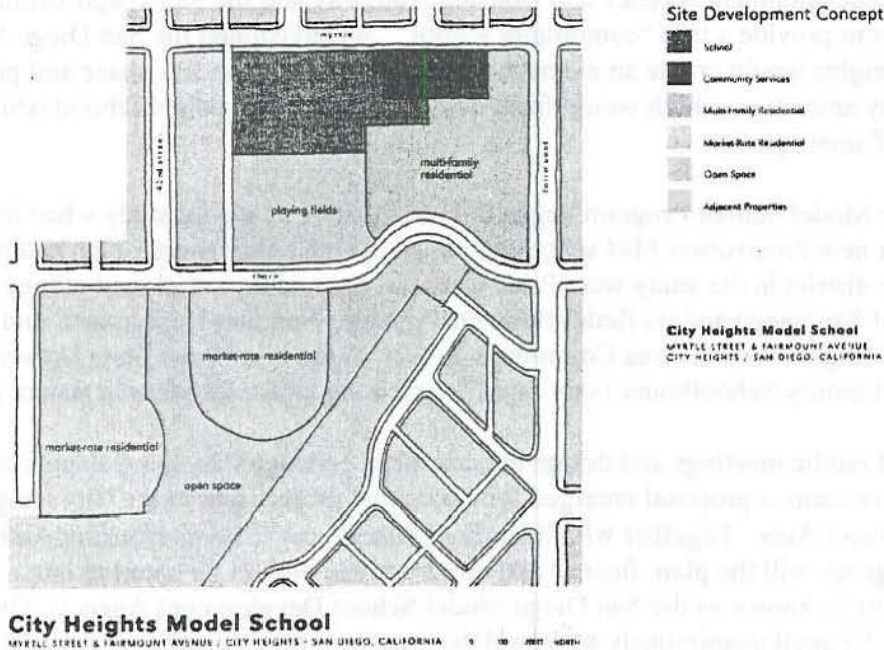
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Community and Economic Development



Funding: In 2000, local voters approved the Proposition MM bond measure, which provided for the construction of four additional elementary schools in the City Heights community. The proceeds from Prop MM will fund the school district's portion of the project. The district anticipates cost-savings by incorporating the school into the larger project. The remainder of the funding is expected to come from a variety of public and private sources. The total budget is expected to exceed **\$120 million**.



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