

## Community Based Transportation Planning Grants

### Commercial and 22<sup>nd</sup> Street Mixed Use Project

- **Grant Recipient:** San Diego Association of Governments (SANDAG)

- **County:** San Diego

**Project Area** – San Diego

**Project Focus** – The Commercial Avenue and 22<sup>nd</sup> Street project site is located along the Orange line of the San Diego Trolley in Logan Heights, one of San Diego's oldest communities. A predominantly Mexican-American community with a minority population of more than 90%, Logan Heights is an economically distressed area with a median household income well below that of the City of San Diego's general population. This project was undertaken in response to a Request for Proposal from the San Diego Unified School District to develop 3.45 acres of unused district property.

**Project Goals-** The project is a mixed-use, multigenerational, transit-oriented development that combines affordable housing for families and seniors with day care facilities and community-serving commercial and retail space that respond to the unique physical, economic, social and cultural needs of the Logan Heights community. The project site is less than one mile from Petco Park, home of the San Diego Padres baseball team, which is located in the East Village neighborhood of San Diego. Once a blighted warehouse district, East Village witnessed a redevelopment boom. Due to the proximity of the project site to the East

Village, gentrification of Logan Heights, with its potential ensuing displacement, threatened the mainly Latino residential neighborhoods adjoining the project site. Response to the threat of losing the Logan Heights community's heritage and culture was to conceptually design the smart growth project.

**Community Outreach** – Community meetings, focus group meetings, community forums, and surveys made up the bulk of outreach for this project. Additionally, ongoing Internet access to the project website was provided for community residents through the use of two refurbished computers at a local café. The "Eyes of Picasso" by local artist Mario Torero, was projected onto the abandoned school warehouse that is at the center of the project. This light projection can be seen from nearby Interstate 5 and has helped create awareness about the project and its public arts theme.

**Project Outcome-** The project is a neighborhood reinvestment development that provides needed affordable housing for families and seniors, in addition to providing health services, community-serving retail, employment training, transit-oriented and brownfield infill development.

\*Note- The Commercial and 22<sup>nd</sup> Street Mixed Use project was awarded \$12,660,480 for Infill Infrastructure and \$5,872,126 in Transit Oriented Development (TOD) from Proposition 1C funds in July 2008. Construction is expected to begin in early 2009.

#### **Planning Goals Realized -**

- Safe and healthy communities;
- Pedestrian, bicycle, and transit mobility.