



San Diego City Attorney Jan I. Goldsmith

NEWS RELEASE

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City Will Retain 42 Redevelopment Properties

Local control achieved with plan developed by redevelopment staff, City Attorney's Office

Forty-two properties once owned by San Diego's redevelopment agency are expected to remain in local control now that the California Department of Finance has approved the City's long-range property management plan for them.

Included are 18 properties that will be transferred to the City for public uses, such as parks, streets, pedestrian walkways, and a future fire station. An additional 22 will be transferred to the City for future uses consistent with redevelopment objectives, provided the City first enters into a compensation agreement with other local taxing agencies as contemplated by the property management plan.

Two more properties – including the Horton Plaza Urban Park and Plaza under construction adjacent to the Horton Plaza retail center downtown – will be transferred to the City in accordance with previous contracts

Many of the properties had been at risk of being sold to the highest bidder as a consequence of the 2012 dissolution of state redevelopment agencies by the California Legislature. The 42 properties are located in the neighborhoods of Barrio Logan, Centre City, Chollas View, City Heights, Liberty Station, Linda Vista, Mount Hope, North Park and Stockton.

The property management plan was created through years of collaboration between City departments, including the City Attorney's Office, the City Comptroller's Office, the Street Division, and the departments of Real Estate Assets, Economic Development and Park and Recreation. Civic San Diego took the lead in preparing the plan.

“This success is about returning some local control back to San Diego on properties that are important to our entire community,” said City Attorney Jan Goldsmith. **“This was not achieved easily. Our attorneys devoted more than 1,500 hours over three years to formulating and implementing the best strategy within the framework of the redevelopment dissolution laws to manage these properties and help protect them against state overreach.”**

Deputy city attorneys Daphne Skogen, Nate Slegers, and Hilda Mendoza were among those who worked on the property management plan. Chief Deputy City Attorney Kevin Reisch heads the Economic Development Section.

Among the properties that were retained for government and civic purposes:

Balboa Theater. This landmark theater, the subject of a \$26.5 million restoration that was completed in 2008, will continue as a premier performing and cultural arts facility.

Chinese Historical Museum. This museum and cultural center at 404 Third Avenue, constructed in 1927 and rehabilitated in 1995-1996, includes a Chinese garden with gates and a pagoda that reflect the adjacent Asian-Pacific Thematic Historic District in downtown San Diego.

East Block of East Village Green. This block in East Village (bounded by F, G, 14th and 15th streets) is to become half of a 4.1-acre grassy park that would become the largest in eastern downtown. As planned, it is primarily grassy open space for recreation, but with amenities such as an informal amphitheater, café, seating, shade trees, play lot, and paved area for farmers' markets and other events.

Fire Station No. 2. The property at 875 West Cedar Street will be home to a new fire-rescue facility serving waterfront properties along Harbor Drive and Pacific Highway that can be inaccessible to rescue vehicles because of the downtown railroad tracks. It will be a three-story, 16,000-square foot building to accommodate working and living facilities for up to 12 crew members with below-grade parking to accommodate three fire-rescue apparatus.

Naval Training Center/Liberty Station. This master planned, mixed-use neighborhood (bounded by Rosecrans Street, Barnett Avenue, Cushing Road and Womble Road) was redeveloped by the City after the 1993 Federal Base Closure and Realignment Commission declared it surplus property and recommended its closure. It will continue in its current use as a home to hotels, retail space, restaurants, office space, commercial services, and arts and cultural spaces for non-profit organizations, as well as the historic Sail Ho Golf Course.

North Park Garage. This six-floor structure at 3829 29th Street, with 340 parking spaces and ground floor retail, will continue contributing to the revitalization of the central North Park commercial district at University Avenue and 30th Street.

North Park Mini-Park Site. With the opening of the North Park Garage in 2006, this adjacent parking lot at 2896 North Park Way was sought by the community as a one-half acre neighborhood mini-park site, based upon the desire for more public space, a central gathering space for passive recreational uses and community and cultural events, and a play area for families.

St. Joseph's Park. The block in the Cortez neighborhood (bounded by Ash and Beech streets and Third and Fourth avenues) is the future location of St. Joseph's Park—a full block grassy park with St. Joseph's Cathedral as its iconic backdrop. It is designed as flexible spaces with a potential play area for kids, ample space for active recreation, and a north-south linear walkway for strolling and sitting.

Valencia Park Library site. This 12,000-square-foot lot at 101 50th Street was home to the Valencia Park library from 1961 to 1996. It will be designated for uses to benefit the surrounding community consistent with redevelopment goals.

A complete list of all the properties can be found here:

http://www.sandiegooversightboard.com/public_meetings_agenda/docs/September_2015_OB_Combined_items.pdf

The transfers of property to the City for public uses will likely occur later this year. The balance of the property management plan will likely be implemented over the next two to four years.

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