

SMART CORNER FACT SHEET

Providing more

Transit-Oriented Housing

According to a new Federal Transit Administration study, demand for compact housing near transit is likely to more than double in the next twenty years. When San Diego's Smart Corner project is completed in 2007, residents will have an Metropolitan Transit System Trolley station steps away from their front door, and dozens of bus routes just around the corner.

The Project

The Smart Corner project is a \$128.5 million mixed-use development bordered by Park Boulevard, Eleventh Avenue, C Street, and Broadway. The San Diego trolley station will separate the two structures: a 19-story residential tower and a 5-story office building. The project also will house an underground parking structure. Construction began in late 2004, and will be completed summer 2007. Austin Veum Robbins and Parshalle were the architects and Lankford & Associates, Inc. in conjunction with Canyon Johnson Urban Fund, were the developers.

Trolley Station

On June 27, 2007, the San Diego Trolley's new City College station at Park Boulevard and C Street was dedicated and the temporary station between Tenth and Eleventh Avenues was closed.

The new station is on a tangent through the block between the residential and commercial buildings and eliminates a sharp, 90° turn. In addition, the project includes improvements to Park Boulevard as part of the "bay-to-park" pedestrian link.

Smart Corner Project Features

Residential: 19-story structure with 299 units (a mix of studios, one-bedroom, and two-bedroom units). The plans call for a rooftop deck, spa, and fitness center.

Commercial: Five-story building with 93,000 square feet of commercial space and 21,000 square feet of ground-floor retail space. The San Diego Housing Commission is moving its headquarters to this site.



Underground Parking: A four-level, accessible parking structure.

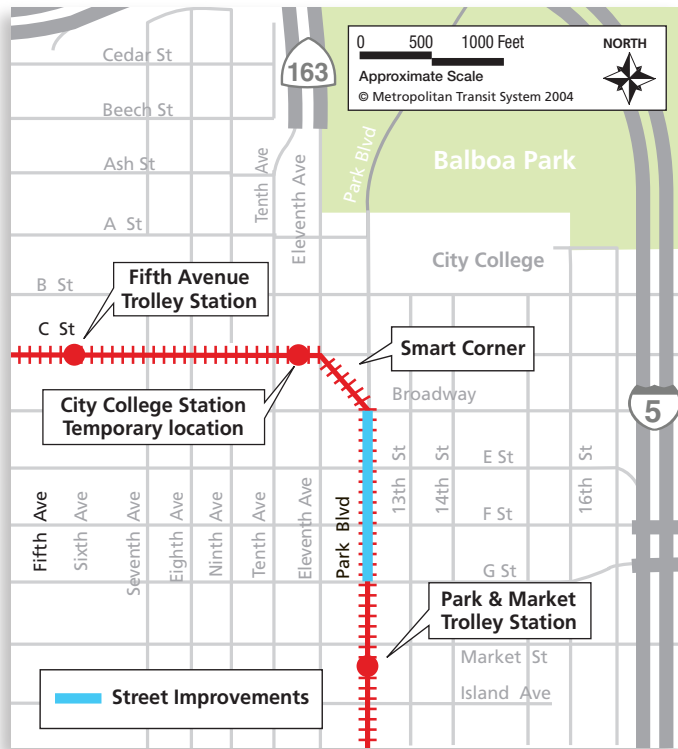
Pedestrian Access: The Smart Corner project is across the street from San Diego City College and San Diego High School campuses, and within a ten-minute walk of many popular downtown destinations like the San Diego Padres PETCO Park, San Diego Downtown Library, Horton Plaza Shopping Center, the Gaslamp Quarter, federal and county courthouses, and Balboa Park. The streetscape improvements south of the Smart Corner along Park Boulevard will include wider pedestrian walkways.

Transit Access: The San Diego Trolley's City College Station is integrated within the project at ground level. The station will



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(Continued on reverse)



be served by two existing San Diego Trolley routes. The Orange Line provides service to stations in East County and along the Bayside. The Blue Line provides service to South Bay communities and to San Ysidro at the U.S. International Border with Mexico, as well as to Old Town, Qualcomm Stadium, and Mission Valley. The Blue Line also provides direct service to the Santa Fe Depot with connections to COASTER and AMTRAK trains and connections to the Trolley's Green Line service which provides service to San Diego State University.

In addition, the Smart Corner project is located within one block of more than a dozen Metropolitan Transit System (MTS) bus routes operating along Broadway, and on Tenth and Eleventh Avenues. These routes offer service to popular destinations, job centers, neighborhoods, and suburban communities like the airport, Balboa Park, Coronado, Golden Hill, Hillcrest, Linda Vista, Mission Hills, Kearny Mesa, La Jolla, Rancho Bernardo, and Escondido.

Summary

The Smart Corner Project is an example of innovative land use strategies that combine residential and commercial uses upon a foundation of public transit infrastructure.

Project Partners

This project is a joint effort with the Centre City Development Corporation (CCDC), CJUF Smart Corner, Canyon Johnson Urban Fund, Lankford & Associates, Inc., JDT Consulting Services, Avion Development, Helix Electric, Urban Housing Partners, MTS, and SANDAG.

Links

Smart Corner

www.smartcorner.net

Regional Transit Information

www.sdcommute.com

511 Traffic, Transit, & Travel Info

www.511sd.com

CCDC

www.ccdc.com

SANDAG

www.sandag.org