PARADISE CREEK

TRANSIT ORIENTED DEVELOPMENT and PARK

NATIONAL CITY, CALIFORNIA
site as a connector

The site is a confluence where

People
Transit
Community Services and
Ecology meet
Grass-roots effort focused around enhancing, preserving and utilizing the site through community programs, recreation, education, clean-up days, and numerous community organizations & partnerships

- Environmental Health Coalition
- San Diego Organizing Project (SDOP)
- Old Town Neighborhood Council
- Kimball School
- Paradise Creek Educational Park
The site has qualities that contrast between the built and natural environment.
The site creates habitat for plant and wildlife communities.
site as engaging

The site has qualities that inspires and engages the community through recreational and educational opportunities.
creating a plan
Process

- National City Vision Plan & ULI Technical Advisory Panel
- National City - Westside Specific Plan
- SANDAG Regional Comprehensive Plan - Smart Growth Area

- Selection of Development Team - 2008
  - Public – Private partnership
  - Community Housing Works
  - Related Companies of California
  - National City

- Community Workshops & Partnerships
  - Environmental Health Coalition
  - San Diego Organizing Project (SDOP) preservation group organized around St. Anthony’s Church
  - Old Town Neighborhood Council
  - Kimball School
  - Paradise Creek Educational Park
<table>
<thead>
<tr>
<th>Program</th>
<th>Grant type/ Amount</th>
<th>Site Location Work Conducted</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSI Program 2005-2006</td>
<td>Assessment $45,000</td>
<td>Assessment for 1.5 Acres slated for Paradise Creek Park</td>
<td>Closed</td>
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<tr>
<td>TSI Program 2006-2007</td>
<td>Assessment $100,000</td>
<td>Assessment for 2.1 Acres slated for affordable housing</td>
<td>Closed</td>
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<tr>
<td>TSI Program 2007-2009</td>
<td>Assessment $60,000</td>
<td>Assessment for 1.5 Acres slated for Paradise Creek Park</td>
<td>Closed</td>
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<tr>
<td>EPA Community Wide Assessment Grant 2007</td>
<td>Assessment $200,000</td>
<td>Assessment for properties in Westside neighborhood</td>
<td>Closed</td>
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</table>

Remediation Planning and Clean-up Grants
<table>
<thead>
<tr>
<th>Program</th>
<th>Grant type/ Amount</th>
<th>Site Location Work Conducted</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA CARE (Community Action for a Renewed Environment) Grant to Environmental Health Coalition - 2010</td>
<td>$300,000</td>
<td>Providing resources to assist affordable housing at public works yard and other areas</td>
<td>Ongoing</td>
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<tr>
<td>Brownfields Revolving Loan Fund Grant - 2010</td>
<td>$800,000 for hazardous substances and $200,000 for petroleum</td>
<td>revolving loan fund to provide loans and grants to support cleanup activities</td>
<td>Ongoing</td>
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</table>
# Grants & Equity Leveraged

## Phase I Grants & Equity

<table>
<thead>
<tr>
<th>Grant Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Catalyst Grant</td>
<td>500,000.00</td>
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<tr>
<td>HOME Funds</td>
<td>2,095,000.00</td>
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<tr>
<td>State IIG Grant</td>
<td>5,318,400.00</td>
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<tr>
<td>EPA RLF</td>
<td>200,000.00</td>
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<tr>
<td>Tax Credits 9%</td>
<td>20,437,490.00</td>
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<tr>
<td>Affordable Housing Related Parks Grant</td>
<td>553,450.00</td>
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## Phase II Grants & Equity

<table>
<thead>
<tr>
<th>Grant Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>State IIG</td>
<td>4,000,000.00</td>
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<tr>
<td>EPA RLF</td>
<td>200,000.00</td>
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<td>AHSC Grant</td>
<td>9,240,888.00</td>
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<tr>
<td>Tax Credits 4%</td>
<td>18,229,411.00</td>
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## Total

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Total</td>
<td>60,774,639.00</td>
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</table>
Materials and furnishings are found in their 'natural' or minimally shaped state reflecting a heavy-duty, minimal rustic park environment

**PARK - PLAY + GATHERING**
- Located near school and off-street parking
- Naturalized play environment
- Boulders, logs, and mounds to play around
- Kiosko provides sheltered small event space

**PARK - RECREATION**
- Large open space allows for a range of informal activities
- Hedgerows frame and define lawn and space across creek
- Adjacent slopes provide watching opportunities
- Space mirrors similar use across creek in residential area

**PARK - COMMUNITY GARDEN**
- Program requirements are still undefined
- Easily viewed from motorists
- Located at southern access point for ease of delivery

Site programming with Community Input
Site Plan
(November 2014)

- Recognized T.O.D. & Catalyst Project
- 201 affordable apartments (32 d.u./acres)
- Community Building/Resident Learning Center
- Private recreation areas
- 3.93 acre public park
- Connections to bike and 24th Street Trolley Station
- Connections to schools and services

- EPA-HUD-DOT Sustainable Communities Pilot community (one of five through the U.S. and the only one on west coast)
- CA Sustainable Communities Silver Catalyst Award
- USGBC – 2012 Affordable Green Neighborhood winner
- LEED-ND designation
Phase I Housing Project Completed - 109 Affordable Housing Units
Phase II is currently under construction.