

MOUNT HOPE REDEVELOPMENT PROJECT

**Mid-Term Review of the Third Implementation Plan
(July 2004-June 2009)**

Background

The Mount Hope Redevelopment Plan was adopted on November 22, 1982. The Mount Hope Redevelopment Project Area (Project Area) is administered by the Southeastern Economic Development Corporation (SEDC) on behalf of the Redevelopment Agency of the City of San Diego (Agency). The Project Area encompasses approximately 210 acres within the Southeastern San Diego Community Planning Area. It is located to the north and south of Market Street between Interstate 805 (I-805) and State Route 15 (SR-15). The area suffered for many years from a loss of private investment and development activity. The objectives for the area include preservation of existing residential units, the development of under-utilized parcels of land and/or assembly of development sites to encourage expansion and retention of businesses and employment in the project area, along with improvements to existing public infrastructure. A 66-acre site (formerly unimproved cemetery property) was acquired and developed by SEDC as the Gateway Center East Business Park, home to approximately 1,400 employees and 33 businesses, including Wallace Commercial Press, Costco, Quality Cabinets and Life Deck. The Third Implementation Plan was adopted on June 15, 2004.

Accomplishments

Since 2004, SEDC hosted a series of meetings with the residents and business owners in Mount Hope to provide residents the opportunity to discuss the redevelopment potential for the Market Street Corridor, identify public infrastructure improvements needs, and provide the community dialogue to potential developers of Agency-owned sites. The Market Street corridor provides an opportunity for mixed-use commercial/residential development. A Request for Proposals for the proposed development of the Agency-owned sites is scheduled for distribution in FY 2006/2007.

Streetlight and streetscape improvement projects will utilize Section 108 HUD funds for the Project Area. In response to the community request for increased security, 12 mid-block street lights are proposed for the blocks immediately south of Market Street from 41st to 43rd Streets. Additionally, median improvements are planned along Market Street from Boundary Street to 41st, in continuation of the existing landscaped median from 36th Street to Boundary Street.

SEDC continues to work with the business and property owners in the Gateway Center East Business Park to enforce the Gateway Center East Planned Industrial Development Permit for site maintenance, development quality and use compatability. Additionally, SEDC administers the employment and training agreements that accompanied the original development agreements and run with the land giving hiring preference to southeastern residents. By obtaining and monitoring the employment statistics of businesses in Gateway Center East, SEDC has maintained an average level of approximately 25-30% of employment of southeastern residents.

Since June, 2004, the Agency-funded Mount Hope Residential Rehabilitation Program provided approximately 20 loans and grants totaling \$259,000 to low-to-moderate income homeowners for home repair needs and exterior enhancement improvements.

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Summary

The Mount Hope Redevelopment Project Area continues to provide light industrial, office and retail employment opportunities for area residents along with opportunities for business relocation and expansion. Completion of the streetlight and streetscape improvements will serve as a catalyst for the redevelopment of the commercial corridor located along Market Street. It is contemplated that Mount Hope will be a factor in the provision of housing by moving forward to increase allowed densities along the Market Street Corridor. As development proposals are evaluated and brought forward for approval, SEDC will continue to provide community participation opportunities.