

Encanto Neighborhoods



COMMUNITY VILLAGES

What is a Community Village?

The City of Villages strategy is a central theme of San Diego’s new General Plan. The strategy focuses growth into mixed-use activity centers that are pedestrian-friendly districts linked to an improved regional transportation system. Each “village center” is the mixed-use heart of its neighborhood or larger community. These neighborhood and community villages are envisioned to have a highly integrated mixture of uses, accessible and attractive streets, and public spaces.

What is an Example of a Community Village in Another Part of San Diego?

Neighborhood and Community Villages occur throughout San Diego. The inspiration for the concept comes from older neighborhoods in the city where there is a mixture of housing, retail stores, and businesses. Some examples include the Barrio Logan neighborhood and the University Avenue/30th Street area in North Park. Community Plans may include recommendations for new development to provide features for enhancing the pedestrian and visual environment as part of new development projects.

What Does a Community Village Mean for the Encanto Neighborhoods?

A village is proposed in Encanto and is envisioned to grow into the mixed-use hub of the surrounding area. The village would surround Euclid Avenue and Market Street. The village designation will draw on the existing cluster of activities in these areas, and the high level of transit access and use.

A high-density, mixed-use environment has been on the drawing boards for some time for this area, including most recently in the Euclid + Market Land Use and Mobility Plan. The Village at Market Creek and the restored section of Chollas Creek that runs through it form the nucleus of an area that will include a diversity of housing, employment, and retail uses. Plan policies will also bring about streetscape improvements and new public plazas and amenities.

Some typical development types that would be made possible in the Village areas are shown on the following page. These include medium-high density residential housing, as illustrated by the Los Vientos and Mercado projects in Barrio Logan; mixed-use buildings with residential over retail; and enhanced shopping centers with a pedestrian focus. Improved streetscapes, plazas and parks are also anticipated, and examples are provided.

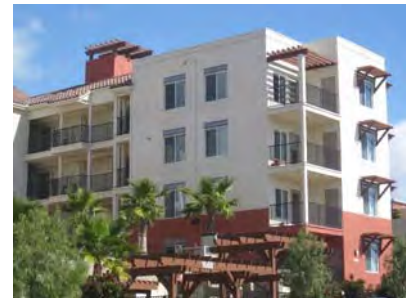
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Community Plan Update



Existing community facilities, civic spaces, and active sidewalk-oriented retail establish the Euclid and Market area as the community's center.



Mercado, Legacy Walk, and Los Vientos Apartments (left to right) provide examples of housing that could be developed at village densities.



New public spaces in village centers may include plazas, community gardens, and enhanced streetscapes.