



THE CITY OF SAN DIEGO

Barrio Logan Redevelopment Project Area FACT SHEET

The 133-acre Barrio Logan Redevelopment Project Area is located in a mixed-use community near downtown San Diego at the foot of the San Diego/Coronado Bay Bridge. Redevelopment in this area will focus on eliminating blight while preserving the neighborhood's distinctive character. A major objective is development that enhances the community's cultural and ethnic qualities.

The Project Area is located along the San Diego harbor, close to the San Diego Convention Center, Centre City East Village and the ongoing ballpark redevelopment project. Adjacent to all forms of transportation and the San Diego Bay, its ideal eastern location is immediately adjacent to a burgeoning downtown area that is experiencing \$3 billion in revitalization investment, and provides investors with an attractive opportunity to capitalize on a variety of commercial, public or mixed-use developments.

Barrio Logan Development Objectives:

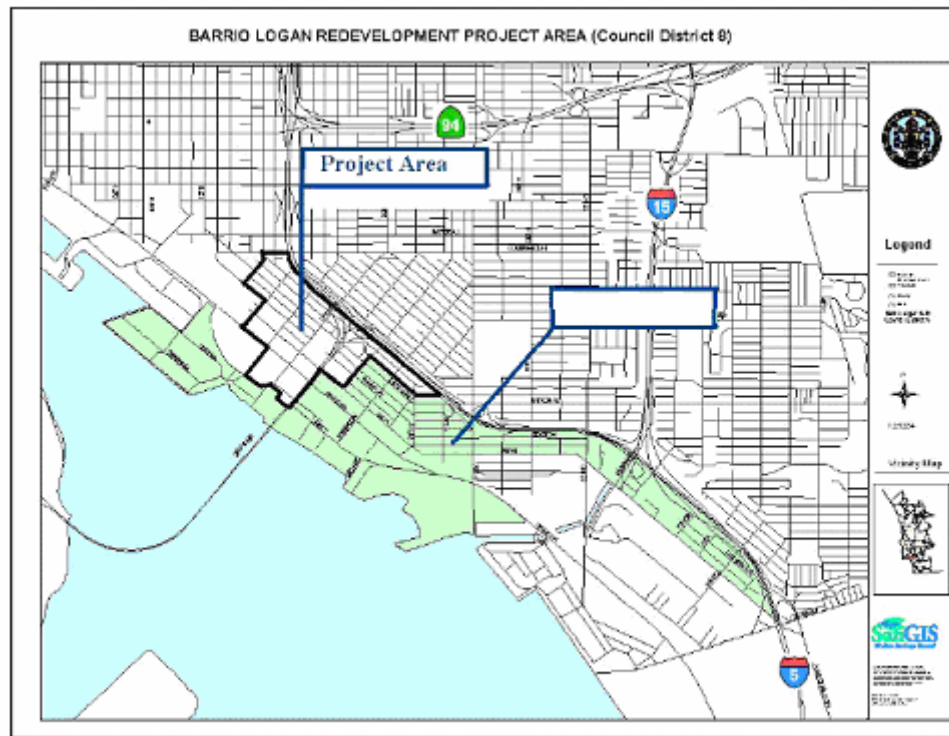
- Elimination and prevention of blight and deterioration
- Encouragement of new and continuing private sector investment
- Diversification of the area's commercial base and employment opportunities
- Light industrial and office opportunities
- Development of affordable multifamily and senior housing
- A strong transit character that minimizes existing congestion

The Barrio Logan Redevelopment Project Area benefits from a number of City redevelopment incentives, including:

- Site assembly
- Fee reductions
- Permitting assistance
- Off-site improvements
- Low-cost financing incentives
- Housing programs
- Commercial façade rebates
- Agency land write-downs
- Brownfield development incentives

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Projects:

Mercado Apartments: Built in 1995, the Mercado Apartments were honored with the prestigious Urban Land Institute award for “best integration of design.” The 144-unit affordable housing complex, located on Crosby Street, provides much-needed housing for hundreds in the Project Area.

Chuey’s Restaurant: The Chuey's Restaurant project transformed an 8,750-square-foot industrial warehouse into a restaurant within the Mercado District. The Project preserved and expanded a restaurant long associated with Barrio Logan and maintained community-serving retail and job opportunities in the Project Area. Due to the restaurant’s success in their new location, Chuey’s recently moved into an even larger facility to better serve local residents and businesses.

Gateway Family Apartments: The Gateway Family Apartments on Logan Avenue will provide two and three bedroom units for 42 low and very low income families. The project includes community meeting space, outdoor recreation facilities, and has incorporated Universal Design features in all of the units. The project enhances the quality mix of housing options for families of all income levels. Construction began in April of 2006.

Mercado del Barrio Project: The Agency is seeking a qualified developer or development team to design and implement a new development on a 6.8-acre Agency-owned site that is located in the heart of the Barrio Logan Redevelopment Project Area southeast of Downtown San Diego. The goal of the Agency is to provide a new commercial center for the community of Barrio Logan. The project site is adjacent to the award-winning Mercado Apartments Redevelopment Project and is ideally located near the new Ballpark District and the San Diego Convention Center.

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La Entrada Family Apartments: The Redevelopment Agency is currently negotiating plans for the La Entrada Family Apartments, which will provide 85 units of for-rent affordable housing for families that fall into eligible income guidelines. The project will be located on the 1700-block of Logan Avenue and bounded by Sigsbee and Beardsley Streets. It will replace five businesses and 13 residential units, creating seven-times more housing than what currently exists on the same footprint in a well integrated design.

Cesar Chavez Continuing Education Center: Negotiations are currently underway with the College Community and the Park and Recreation Department for new development and joint use of the expanding Cesar Chavez Continuing Education Center. The Center, located along National Avenue, will include 50,000 square feet of classroom and meeting space for valuable adult education. The Center will also incorporate antique art and artifacts from the Aztec Brewery.

Other Incentives Available

State Enterprise Zone: The Barrio Logan Redevelopment Project is located in an Enterprise Zone, a geographically designated, economically depressed area in which businesses can receive several state tax breaks and other benefits. The major benefits of the Enterprise Zone Program are the tax savings on California business income taxes. These include:

- Sales or Use Tax Credit
- Hiring Credit
- Business Expense Deduction
- Net Interest Deduction for Lenders

Federal Renewal Community: The 2000 Community Renewal Tax Relief Act established new and beneficial federal income tax incentives for businesses and investments made in 40 areas around the country. These areas have been designated as “Renewal Communities.” To claim the Renewal Community federal income tax savings, the business or investment must meet other specific qualifying criteria for each tax benefit.

Renewal Community tax savings are as follows:

- Renewal Community Employment Credit (RC Wage Credit)
- Commercial Revitalization Deduction
- Zero Percent Capital Gains Rate for RC Assets
- Increased Section 179 Expensing

San Diego Regional Revolving Loan Fund: The San Diego Revolving Loan Fund offers financial assistance to start-up and expanding businesses. Loan sizes are generally in the \$150,000 to \$500,000 range. Barrio Logan residents can benefit from a number of Revolving Loan Fund uses, which include:

- Rehabilitation of existing buildings, including related soft costs
- Property acquisition and improvements
- Fixed equipment or machinery
- New construction, including related soft costs
- Working capital
- Inventory (up to 50 percent of the loan amount)
- Commercial lease guarantees

- more -

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<u>Advisory Committee</u>	<u>Project Contacts</u>
Barrio Logan Redevelopment Project Area Committee (PAC). Meetings: The third Wednesday of every month at 6 p.m., at Barrio Station, 2175 Newton Ave.	Jim LoBue Redevelopment Coordinator Tel: (619) 533-5263 E-mail: JLoBue@sandiego.gov

For more information about the Barrio Logan Redevelopment Project Area, please visit the project area Web site at www.sandiego.gov/redevelopment-agency/barriolo.shtml.

For more information about the City of San Diego Redevelopment Agency, please contact the **City Planning and Community Investment Department** at (619) 533-4233. Extensive information on redevelopment activities in the City of San Diego is also available on the City's Web site at www.sandiego.gov/redevelopment-agency.

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The City of San Diego Redevelopment Agency eliminates blight from designated areas, as well as achieves the goals of development, reconstruction and rehabilitation of residential, commercial, industrial, and retail districts. Redevelopment is one of the most effective ways to breathe new life into deteriorated areas plagued by social, physical, environmental or economic conditions that act as a barrier to new investment by private enterprise. **The City of San Diego Redevelopment Agency consists of three divisions:** the City Redevelopment Division (which provides overall agency management and is housed in the City of San Diego's City Planning and Community Investment Department), the Centre City Development Corporation and the Southeastern Economic Development Corporation.

*Prepared by the City of San Diego's City Planning and Community Investment Department
Communications Program 09/06*