

Southeastern San Diego



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 University Heights neighborhood along Park Boulevard 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 Southeastern San Diego?

Two parts of Southeastern San Diego are envisioned to grow into the mixed-use hub of the surrounding area. One “village center” would surround the 25th Street trolley station, and one would be centered along 43rd Street. The village designation will draw on the existing cluster of activities in these areas, and the high level of transit access and use.

Around the 25th Street station, a high-density, mixed-use environment already exists, and is being enhanced already with the addition of the Comm 22 development and the rehabilitation of the Farmers’ Market site. Village land use designations will spur more mixed-use development, and Plan policies will bring about streetscape improvements and new public plazas and amenities.

The village at 43rd Street and Alpha will entail a true transformation, as a mixed-use, pedestrian-friendly environment would gradually replace the auto-dominated environment of today. The catalyst for this change will be the redesign of the 43rd Street access from I-805. In place of the freeway entrance ramps that exist now, a mixture of housing and retail will be created along attractive new streets, along with new park land.

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



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



Mixed use development may include employment, housing, and ground-floor retail. The Comm22 project (right) is planned for Commercial and 22nd Street.



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