

## Pilot Village Program Project Description

# **The Boulevard Marketplace (MCTIP)** **Mid-City Transit Interchanges Project**

### General Information

Pilot Location:	El Cajon Blvd, generally south of Meade between 38 <sup>th</sup> and 40 <sup>th</sup>
Council District:	3
Community Plan:	Normal Heights
Planning Group:	Normal Heights Community Planning Committee
Applicant Contact:	El Cajon Blvd Business Improvement Assoc. Jackie O'Connor, President 3727 El Cajon Blvd. San Diego, CA 92105 619-283-3608

### Proposed Land Uses

Residential	
Residential Units:	366
Density:	@50 du/ac
Building Heights:	2, 3, and 4 stories
Commercial	
Square feet:	37,250 s.f.
Height:	1 story with residential or office above
Proposed Uses:	neighborhood commercial, restaurants
Other Uses	4 story office building (40,000 s.f.), civic space

### Highlights

Affordable Housing	Meets affordable housing goals.
Transit	- The project is located along the Transit First Demonstration Project - Four bus routes with varying frequencies with very high ridership.

## Urban Design

- Excellent site plan providing many housing types and uses on a small site. Pedestrian spine provides connection throughout the site and valuable civic space
- Project design is respectful of existing densities and intensities in neighborhood and is able to use freeway adjacency as an asset