



**OFFICE OF COUNCILMEMBER CHRISTOPHER WARD
THIRD COUNCIL DISTRICT**

MEMORANDUM

DATE: January 25, 2019

TO: Mayor Kevin Faulconer

FROM: Councilmember Chris Ward

SUBJECT: Disposition of Old Mission Hills Branch Library at 925 W. Washington

In response to community concerns regarding the future of the old Mission Hills Branch Library located at 925 W. Washington, our office has engaged the community through coffees, meetings, and discussions at community groups to seek feedback as to potential uses for the site.

Built in 1961, the Mission Hills Branch Library is a 3,850 square foot building on a 0.19 acre site with prominent Mid-Century Modern architecture. While Fire Station #8 has expressed interest in the site for use as a parking lot to address street parking pressures on firefighters during shift change, converting this site into a fenced, surface-level parking lot would not be the best and highest use of this asset.

In order to create housing opportunities for all San Diegans it is imperative that we leverage our available land assets, especially underutilized facilities, that are suitable for housing and affordable housing development. Each neighborhood must do its part to tackle this crisis, and this site provides opportunity for transit-oriented development in a key commercial and business district in the Mission Hills community.

In addition to housing, there is opportunity on site to creatively meet the needs of both the Fire Department and the community by providing exclusive-use parking for firefighters as well as opportunities for business or retail uses on the ground floor.

I propose that Real Estate Assets Department engage our local developers via a Request For Proposal (RFP) for a ground-lease of the site at 925 W. Washington, to include a mixed-use residential project with the following requests:

- At least 20% Affordable housing units on site, with the potential for permanent supportive housing units connected to an established network system;
- Opportunity for ground level commercial;
- Inclusion of 8 parking spaces for exclusive use of Fire Station #8;
- Preservation of the existing mid-century modern front façade.

While the old library site is closed during the RFP process, I request implementation of safety and security measures such as a temporary fence around the perimeter of the property.

Should you have any further questions, please free to contact Brittany Bailey in my office at (619)236-6633 or bnbailey@sandiego.gov.

cc:

Jessica Lawrence, Director of Council Affairs, Office of the Mayor
Cybele Thompson, Director of Real Estate Assets Department
Fire Chief Colin Stowell, San Diego Fire Department
Assistant Chief Kevin Ester, San Diego Fire Department
Deputy Fire Chief James Gaboury, San Diego Fire Department