

The Orchard at Hilltop (aka Hilltop & Euclid) is a new construction mixed-use development containing 113 apartment homes for single-member through large-family low-income households, as well as approximately 8,000 square feet of commercial space. Pursuant to the terms of a DDA with Civic San Diego, Affirmed Housing will redevelop the eastern half of the vacant nine-acre site, and a separate market-rate developer will construct 20 market-rate single-family dwelling units and 27 market-rate two- and three-story townhomes on the western half of the site. The terms, conditions, and financing of the affordable and market-rate components are entirely separate from one another.

The project will also include several infrastructure improvements, including the extension of Hilltop Drive from its current terminus at the drainage crossing east to the existing signalized intersection at Euclid Avenue; the construction of a raised center median along the project's frontage on Euclid Avenue; and the restoration and enhancement of a naturally occurring arroyo, creating a natural habitat amenity and focal point for the community.

The project received full entitlement approval from the San Diego City Council on December 3, 2018 with the adoption of the following items:

1. Addendum No. 560527 to Program Environmental Impact Report No. 386029/SCH No. 2014051075, and ADOPT the Mitigation, Monitoring, and Reporting Program;
2. Site Development Permit No. 1976637;
3. Neighborhood Development Permit No. 2179090; and
4. Vesting Tentative Map No. 1976638 and Easement Vacation No. 2001097

These actions allowed the project to move forward with a final map to reorganize the parcels and to apply for grading, public improvement, and building permits—all of which are ministerial processes within the City of San Diego's Development Services Department. Construction commenced in October 2020 and completion is expected in Summer 2022.

The apartments are spread over two, four-story buildings (building A contains 39 units and building B contains 36 units) and one, three-story building (building C contains 38 units)—each served by its own elevator. A separate single level building contains a community room and other common area features, including an adjacent swimming pool, recreational lawn, basketball half-court, and tot-lot. The four-story buildings are Type V wood frame over Type I concrete podium; the other buildings are all wood frame. Laundry rooms are conveniently located in each residential building.

Studio E Architects designed the building facades to create visual interest through articulation and offsetting planes. A mix of colors and materials break up the visual bulk along Euclid Avenue and Hilltop Drive. The complex will feature murals by local artists, and a central paseo encourages interaction and mobility within the surrounding neighborhood. A spacious common area in one of the buildings fronting Euclid Avenue will contain the manager's office, lobby, computer room, and a learning center. The attached concept views provide snapshots of the outdoor perspectives proposed by the design team.

The project provides a mix of surface and tuck-under parking, including 98 standard non-accessible parking spaces, three accessible parking spaces, one van-accessible space, and 12 motorcycle spaces for residential use; 21 spaces for commercial use. 57 secured bicycle parking spaces are located in the ground level of one of the residential buildings. The project will also provide five non-accessible EVCS parking spaces for the multifamily units and one accessible EVCS multifamily residential space.

## The Orchard at Hilltop

All of the 113 apartments (except for two manager's units: one two-bedroom and one three-bedroom) are income and rent restricted. Rents will be the lesser of TCAC or CA Redevelopment Law maximums ranging between 30% - 60% AMI. The apartment unit types include studio to four-bedroom units; the following Table is a breakdown of the unit types, approximate size, and the number of units per type:

Unit Type	Approximate Unit Area	Total
Studio	456 sf	14
One-Bedroom	586 sf	23
Two -Bedroom	877 sf	37
Three-Bedroom	1,159 sf	21
Four-Bedroom	1,441 sf	18
Total Unit Type		113

Residential units will feature energy-efficient ranges, refrigerators, dishwashers, and HVAC. Water-saving measures will be employed throughout the project, and the residential buildings will utilize all available rooftop space for solar PV—to offset a large portion of tenant electrical load. The project will be Build It Green® GreenPoint Rated, certified by Partner Energy, who will also provide T-24 compliance verification and the project's CUAC schedule. All accessibility requirements of the California Building Code Chapter 11A and/or 11B, as appropriate, will be incorporated into the architectural plans and verified during the course of construction.

Hilltop & Euclid is consistent with the Encanto Neighborhoods Community Plan, which designates the project site for Residential on the west and Neighborhood Mixed-Use on the east. Shopping, schools, transportation, and services are all nearby—benefiting the large-family resident population. The project includes the creation of an approximately 8,000 sf commercial unit on the ground floor of building A that is envisioned as a multi-tenant food hall and community gathering space. Civic San Diego has devoted capital to building and outfitting the space and Affirmed Housing has performed extensive community engagement related to its use and design.

The Hilltop & Euclid site plan prioritizes connectivity throughout the property and surrounding streets, further implementing the Community Plan vision for a vibrant, pedestrian-oriented village. The environment is enriched with lush landscaping and a pedestrian bridge that allows users to engage with the restored arroyo (storm drainage feature) that runs through the site, connecting the market-rate component on the west with the mixed-use component on the east.

The site's location on Euclid Avenue is within a quarter-mile radius of multiple bus stops along Euclid Avenue and within a half-mile radius of the existing Euclid Avenue Station Transit Center, which includes the San Diego Trolley stop (Orange Line) and eight bus stops (Bus Routes 3, 4, 5, 13, 60, 916, 917, and 955).

Euclid Avenue is identified by the Community Plan as the community's most important north-south corridor and envisions a mix of land uses and densities that promote walkability and capitalize on the existing transit infrastructure. The project's strong pedestrian focus, building orientation, and active frontage along Euclid Avenue will implement the vision for this vital corridor and provide enhanced housing resources for San Diegans in need.



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**1** AERIAL LOOKING NORTHWEST  
SCALE: NTS



**2** AERIAL LOOKING SOUTHEAST  
SCALE: NTS



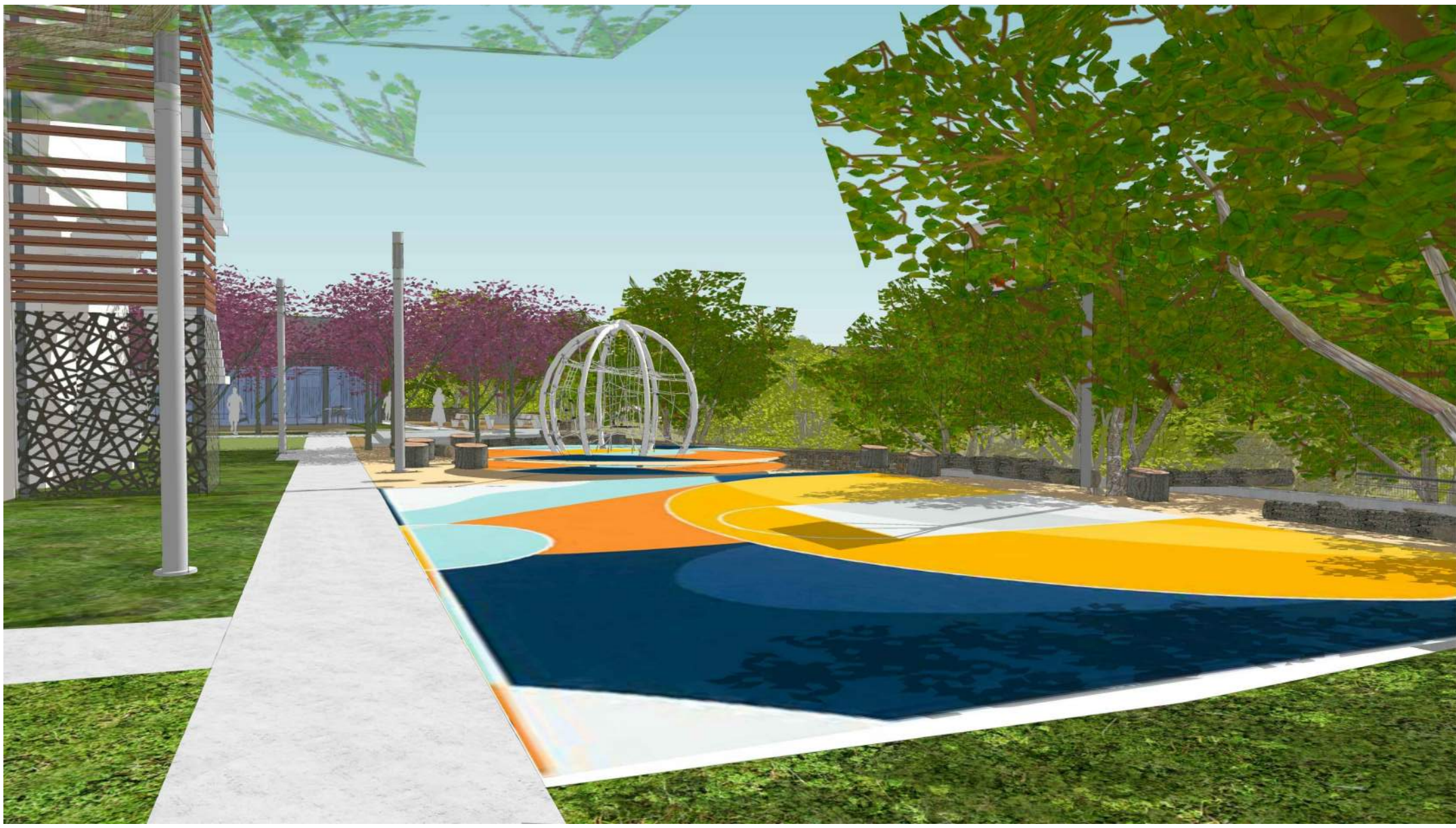
**3** AT INTERSECTION OF HILLTOP + EUCLID  
SCALE: NTS



**4** AT PROJECT ENTRY ALONG EUCLID  
SCALE: NTS



**5** ENTRY PLAZA AT BUILDING A LOOKING NORTHEAST  
SCALE: NTS



**6** AT BASKETBALL COURT LOOKING SOUTH  
SCALE: NTS



**7** AERIAL OF POOL  
SCALE: NTS



**8** AT POOL DECK  
SCALE: NTS



**KEY MAP**  
SCALE: NTS