



# National City Westside Infill Transit Oriented Development

A Catalyst Project

# Development Team

- ❑ National City
- ❑ Partnerships for Sustainable Communities Brownfields Pilot Program
  - EPA
  - HUD
  - DOT
- ❑ California HCD
  - Proposition 1c IIG
  - Catalyst Community
- ❑ Related California
  - 1989
  - 60 developments
  - 8,900 apartments
- ❑ Community HousingWorks
  - 1982
  - 30 developments
  - 1,600 apartments



# Community HousingWorks

- Nonprofit, 30 years
- 30 apartment communities, 1,600 affordable apartments,
- Realty, Lending – Road to Homeownership
- National awards for design, management
- Committed to sustainability



# Community HousingWorks

## La Costa Paloma

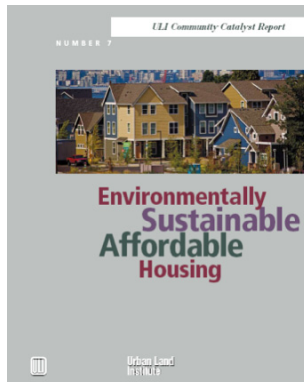
- Carlsbad
  - 180 affordable apartments



## SOLARA

# Community HousingWorks

- Poway
- 56 affordable apartments
- 2008 ULI Award of Excellence
- Net Zero with PV



# Community HousingWorks



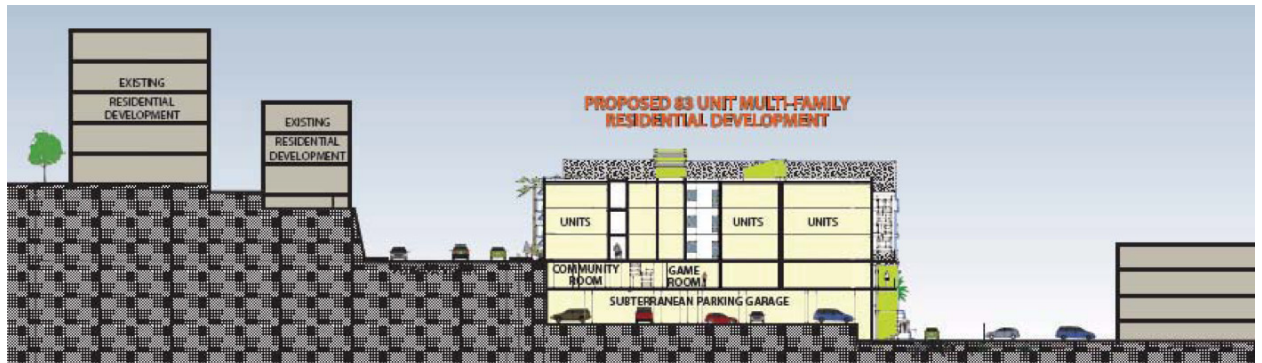
First apartment complex in CA to be fully powered by Solar  
First apartment complex in CA to be Zero Energy New Home (ZENH)

Carbon Footprint– reduced by 95%

- Equivalent: Planting > 5,400 trees/y
- Equivalent: Eliminating > 300 cars/yr

# Community HousingWorks Kalos

- 83 units, 4 story over podium
- Underground parking, terraced site
- TOD
  
- LEED for Homes – expected Platinum
  
- 43% above CA’s energy code (Title 24)



# Community HousingWorks

- Resident Services Learning Center





# National City Westside



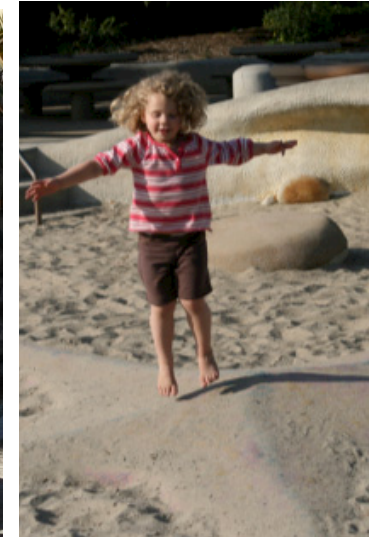
# Final Conceptual Development Plan



# Health, Sustainability & Natural Trails



# Natural Play Structure



# Community Gardens



# RELATED



- Founded in 1989 by Bill Witte
- 8,900 top-quality affordable and market-rate units developed
- Related's national portfolio includes over \$22 billion worth of developments

# Core Competencies



New Development



Preservation/Rehabilitation



Mixed Use



Social Services/Management

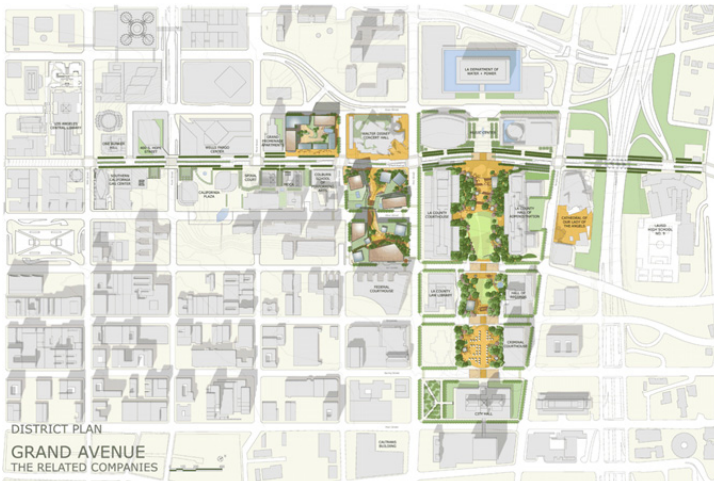
# Values



Community Cooperation



Government Agency Partnerships



Other Financing Sources

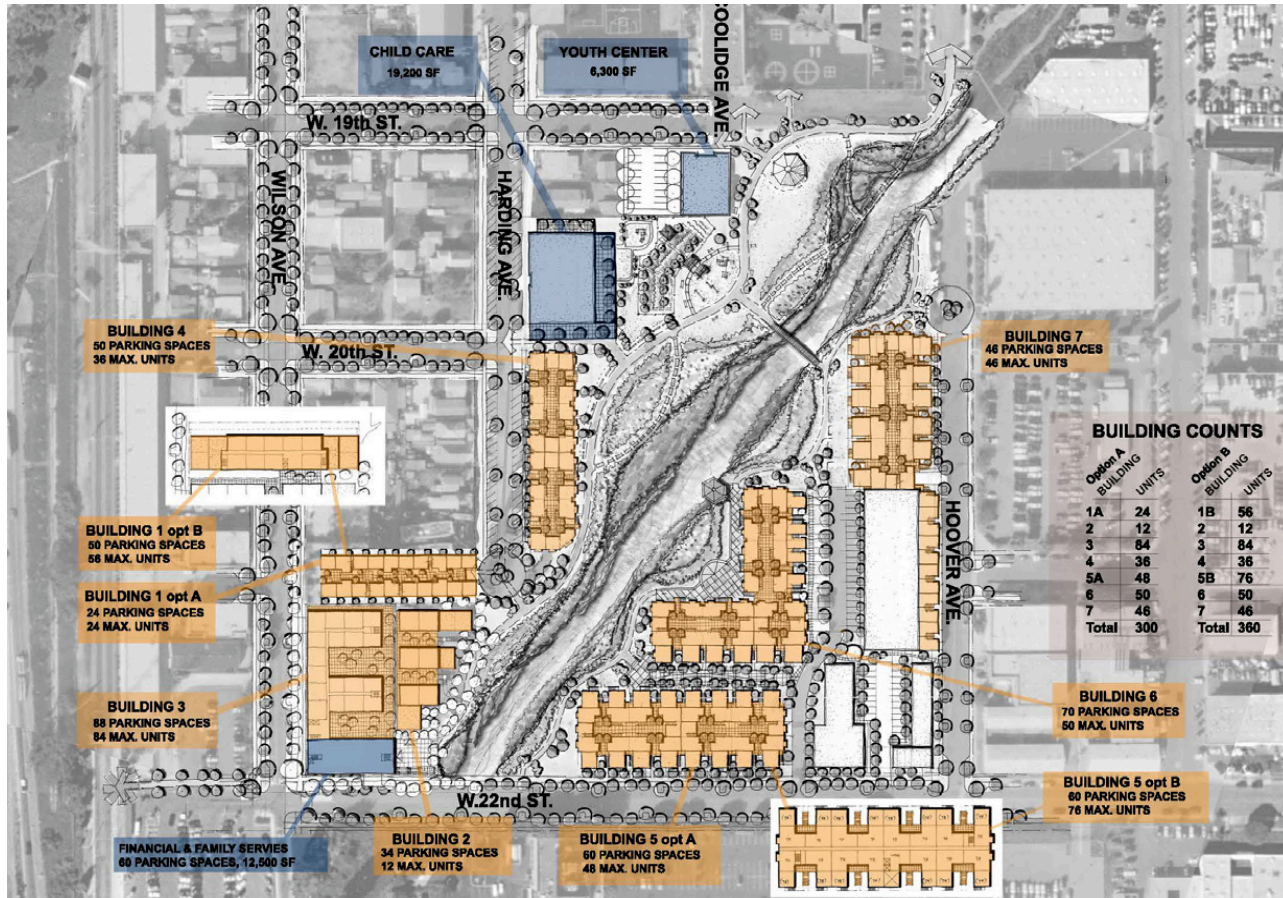


Flexibility for Unusual Circumstances





# Westside Specific Plan



# Project Specific Planning



National City

National City

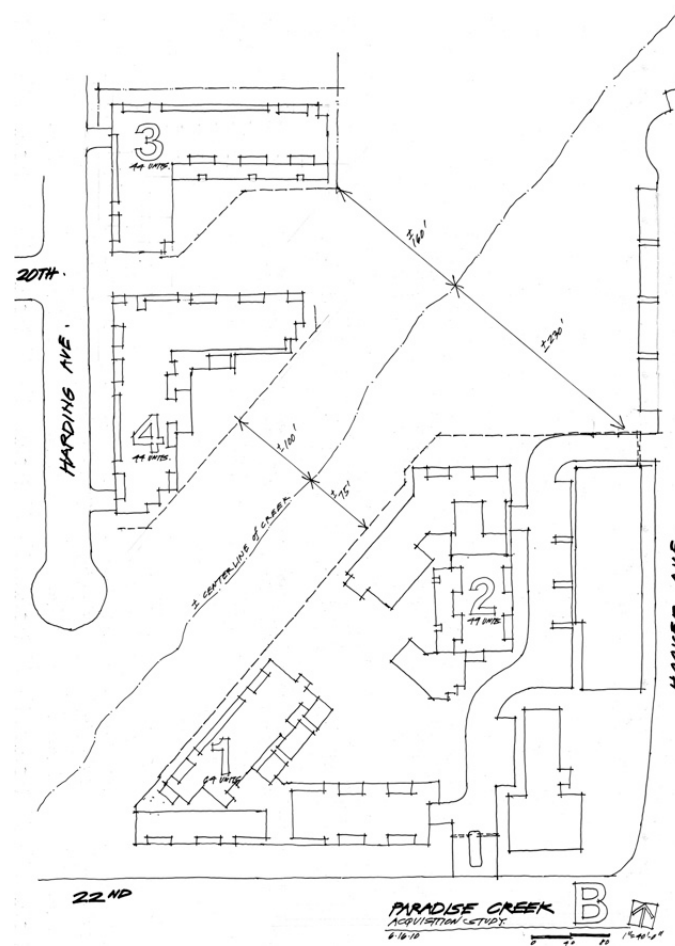
Map data ©2017 Google, Imagery ©2017 DigitalGlobe, Streets ©2017 TomTom

Westside TOD Affordable Housing Concept A



PROJECT DESIGN CONSULTANTS  
PHOTO COURTESY OF THE CITY OF NATIONAL CITY

# Conceptual Planning by Developer



# Conceptual Development Plan

**CONCEPTUAL  
PARADISE CREEK HOUSING STUDY**  
NATIONAL CITY, CALIFORNIA  
THE RELATED COMPANIES OF CALIFORNIA

- SITE 1**
- 64 UNITS
  - 1 BR FLATS @ = 516SF
  - 2 BR FLATS @ = 792 - 903 SF
  - 16 2 BR TOWNHOUSES @ = 640 SF
  - 20 3 BR TOWNHOUSES @ = 1225 SF
- PARKING**
- 12 1 BR X 1.0 SPACES/UNIT = 10 STD SPACES
  - 12 2 BR X 1.0 SPACES/UNIT = 18 STD SPACES
  - 20 3 BR X 2.0 SPACES/UNIT = 28 STD + 12 TANDEM SPACES
- SITE 2**
- 48 UNITS
  - 1 BR FLATS @ = 516SF
  - 11 2 BR FLATS @ = 792 - 903 SF
  - 14 2 BR TOWNHOUSES @ = 640 SF
  - 14 3 BR TOWNHOUSES @ = 1225 SF
- PARKING**
- 10 1 BR X 1.0 SPACES/UNIT = 10 STD SPACES
  - 22 2 BR X 1.0 SPACES/UNIT = 18 STD SPACES
  - 14 3 BR X 2.0 SPACES/UNIT = 21 STD + 11 TANDEM SPACES
- SITE 3**
- 44 UNITS
  - 9 1 BR FLATS @ = 516SF
  - 11 2 BR FLATS @ = 792 - 903 SF
  - 14 2 BR TOWNHOUSES @ = 640 SF
  - 14 3 BR TOWNHOUSES @ = 1225 SF
- PARKING**
- 8 1 BR X 1.0 SPACES/UNIT = 10 STD SPACES
  - 21 2 BR X 1.0 SPACES/UNIT = 18 STD SPACES
  - 14 3 BR X 2.0 SPACES/UNIT = 18 STD + 12 TANDEM SPACES
- SITE 4**
- 44 UNITS
  - 9 1 BR FLATS @ = 516SF
  - 11 2 BR FLATS @ = 792 - 903 SF
  - 14 2 BR TOWNHOUSES @ = 640 SF
  - 14 3 BR TOWNHOUSES @ = 1225 SF
- PARKING**
- 9 1 BR X 1.0 SPACES/UNIT = 10 STD SPACES
  - 21 2 BR X 1.0 SPACES/UNIT = 18 STD SPACES
  - 14 3 BR X 2.0 SPACES/UNIT = 18 STD + 12 TANDEM SPACES



# Negotiated Conceptual Plan

**CONCEPTUAL  
PARADISE CREEK HOUSING STUDY**  
NATIONAL CITY, CALIFORNIA  
THE RELATED COMPANIES OF CALIFORNIA

**SITE 1**

34 UNITS  
 1 1BR FLATS - 110 SF  
 2 2BR FLATS - 140 SF  
 3 2BR TOWNHOUSES - 160 SF  
 12 3BR TOWNHOUSES - 180 SF  
 PARKING  
 1 2BR 1.0 SPACEMENT = 8 STD SPACES  
 2 2BR 1.0 SPACEMENT = 16 STD SPACES  
 3 3BR 1.0 SPACEMENT = 24 STD SPACES  
 12 3BR 1.0 SPACEMENT = 48 STD SPACES  
 TOTAL  
 44 STANDARD SPACES  
 12 TANDUM SPACES  
 3 OPEN VEHICLE SPACES ON SITE  
 60 SPACES 1.00 SPACEMENT

**SITE 2**

34 UNITS  
 1 1BR FLATS - 110 SF  
 2 2BR FLATS - 140 SF  
 3 2BR TOWNHOUSES - 160 SF  
 12 3BR TOWNHOUSES - 180 SF  
 PARKING  
 1 2BR 1.0 SPACEMENT = 8 STD SPACES  
 2 2BR 1.0 SPACEMENT = 16 STD SPACES  
 3 3BR 1.0 SPACEMENT = 24 STD SPACES  
 12 3BR 1.0 SPACEMENT = 48 STD SPACES  
 TOTAL  
 44 STANDARD SPACES  
 12 TANDUM SPACES  
 3 OPEN VEHICLE SPACES ON SITE  
 60 SPACES 1.00 SPACEMENT

**SITE 3**

27 UNITS  
 1 1BR FLATS - 110 SF  
 2 2BR FLATS - 140 SF  
 3 2BR TOWNHOUSES - 160 SF  
 12 3BR TOWNHOUSES - 180 SF  
 PARKING  
 1 2BR 1.0 SPACEMENT = 8 STD SPACES  
 2 2BR 1.0 SPACEMENT = 16 STD SPACES  
 3 3BR 1.0 SPACEMENT = 24 STD SPACES  
 12 3BR 1.0 SPACEMENT = 48 STD SPACES  
 TOTAL  
 44 STANDARD SPACES  
 12 TANDUM SPACES  
 3 OPEN VEHICLE SPACES ON SITE  
 60 SPACES 1.00 SPACEMENT

**SITE 4**

48 UNITS  
 1 1BR FLATS - 110 SF  
 2 2BR FLATS - 140 SF  
 3 2BR TOWNHOUSES - 160 SF  
 12 3BR TOWNHOUSES - 180 SF  
 PARKING  
 1 2BR 1.0 SPACEMENT = 8 STD SPACES  
 2 2BR 1.0 SPACEMENT = 16 STD SPACES  
 3 3BR 1.0 SPACEMENT = 24 STD SPACES  
 12 3BR 1.0 SPACEMENT = 48 STD SPACES  
 TOTAL  
 44 STANDARD SPACES  
 12 TANDUM SPACES  
 3 OPEN VEHICLE SPACES ON SITE  
 60 SPACES 1.00 SPACEMENT

**SITE 5**

48 UNITS  
 1 1BR FLATS - 110 SF  
 2 2BR FLATS - 140 SF  
 3 2BR TOWNHOUSES - 160 SF  
 12 3BR TOWNHOUSES - 180 SF  
 PARKING  
 1 2BR 1.0 SPACEMENT = 8 STD SPACES  
 2 2BR 1.0 SPACEMENT = 16 STD SPACES  
 3 3BR 1.0 SPACEMENT = 24 STD SPACES  
 12 3BR 1.0 SPACEMENT = 48 STD SPACES  
 TOTAL  
 44 STANDARD SPACES  
 12 TANDUM SPACES  
 3 OPEN VEHICLE SPACES ON SITE  
 60 SPACES 1.00 SPACEMENT

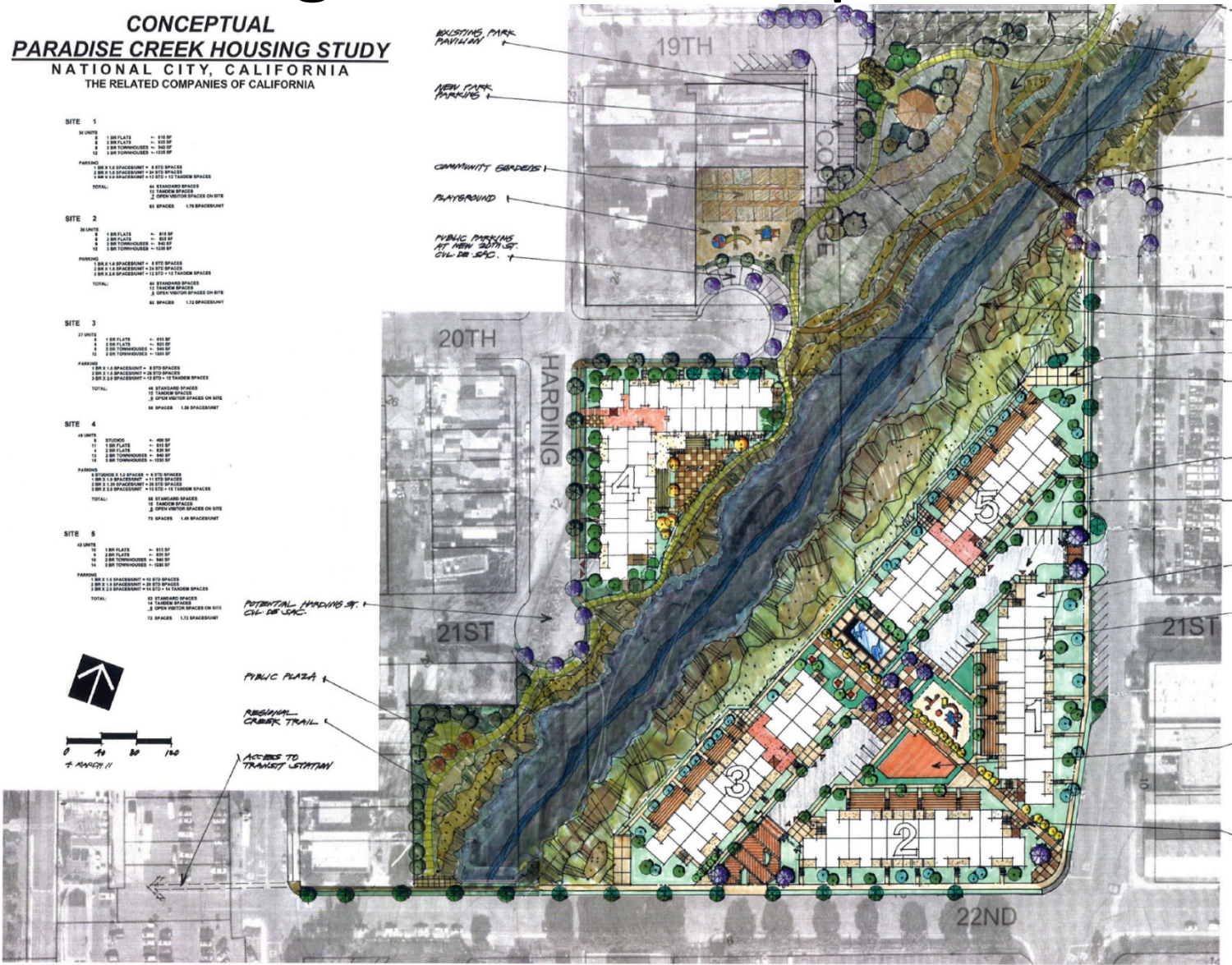


0 40 80 120  
 ± MARCH 11

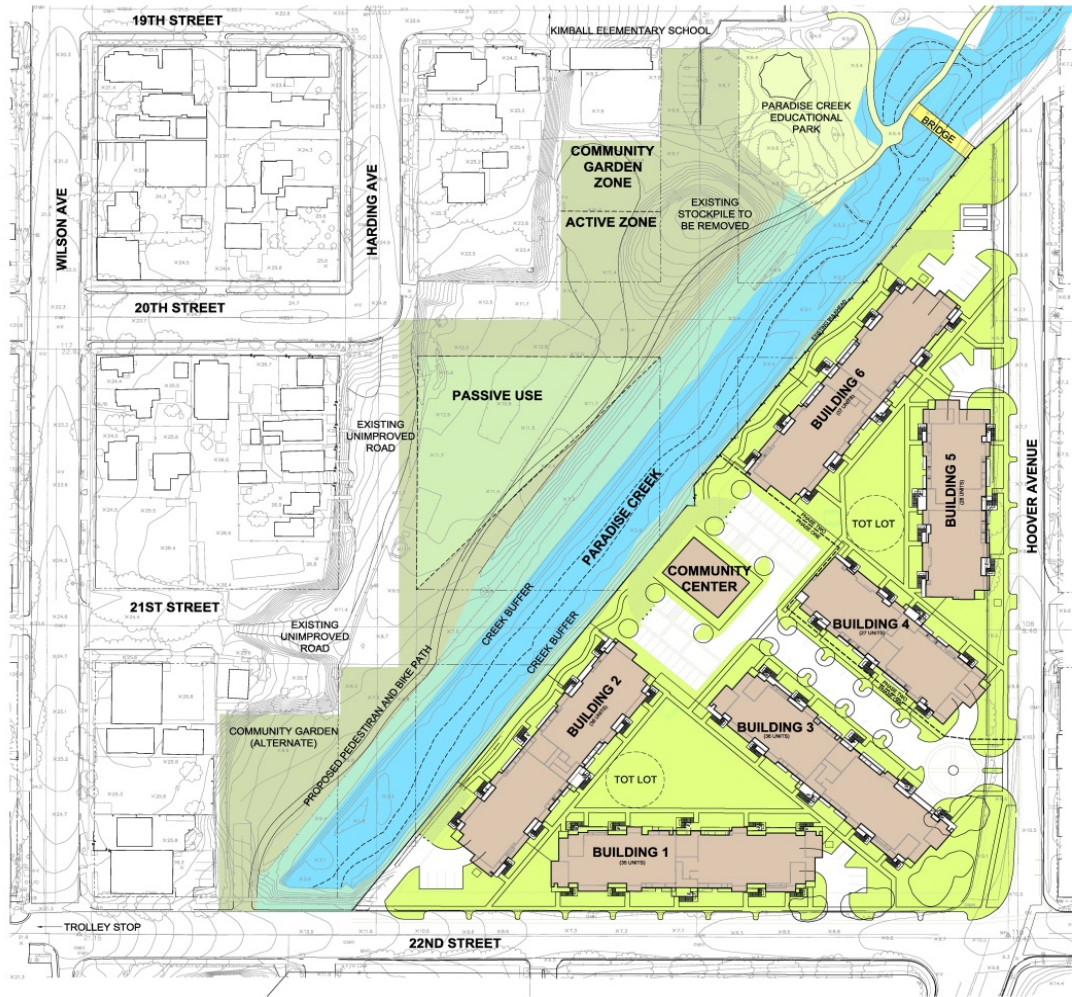
POTENTIAL HANDING ST. CIV. DR. SDC  
 PUBLIC PLAZA  
 REGIONAL CRUISE TRAIL  
 ACCESS TO TRANSIT STATION

EXISTING PARK PAVILION  
 NEW PARK PARKING  
 COMMUNITY GARDENS  
 PLAYGROUND  
 PUBLIC PARKING AT NEW 20TH ST. CIV. DR. SDC.

PUBLIC PARKING AT NEW MOOVER ST. CIV. DR. SDC  
 HABITAT AREA - NO CONSTRUCTION  
 EXISTING ELEVATED WALKWAY AND OVERLOOK  
 PROPOSED BRIDGE CROSSING  
 POTENTIAL PUBLIC PARKING AT NEW MOOVER ST. CIV. DR. SDC.  
 SECURITY BARBERS FOR APARTMENTS  
 LINE OF EXISTING BULKHEAD  
 IMPROVED VEHICLE ACCESS DRIVE  
 FLOW ROAD OVER TANDUM PARKING SPACES  
 IMPROVED ENTRY TO PARKING STRUCTURE (AT GARAGE)  
 VEHICLE GATE  
 TYPICAL SKINNET-ORIENTED TOWNHOUSES WITH PLAZA ABOVE  
 VISITOR PARKING  
 COMMUNITY BUILDING  
 PEDESTRIAN ENTRY



# Alternate Development Planning



- BUILDINGS
- RESIDENTIAL LANDSCAPE
- COMMUNITY PARK
- COMMUNITY PARK - PASSIVE
- EXISTING PARK
- BRIDGE
- CREEK TRANSITION ZONE
- CREEK BUFFER ZONE

**SPURLOCK POIRIER**  
Landscape Architects

NATIONAL CITY PARADISE CREEK AFFORDABLE HOUSING  
RELATED PROPERTIES  
1" = 40' NORTH  
NOVEMBER 8, 2011



# Final Conceptual Development Plan

