

SDHC Offices at Smart Corner FACT SHEET

In January 2007, the San Diego Housing Commission moved into its new headquarters at Smart Corner.

Since 1984, the agency's main office had been located in a converted warehouse in Barrio Logan. Public parking was scarce, transit lines were blocks away, client interviews lacked privacy, and building systems had deteriorated.

Today, the agency's new headquarters serve as the anchor of a unique project, aptly named "Smart Corner." The award-winning development embodies all elements of smart growth: housing, retail and offices on one site; high housing density; diversity of housing prices; and a public-private partnership.

Most notably, the transit-oriented development is diagonally bisected and serviced by the San Diego Trolley.



SDHC'S OFFICE BUILDING

Office Space

The five-story commercial building includes 93,000 square feet for offices and 25,000 square feet for retail. The top three floors are occupied by the San Diego Housing Commission (SDHC). Ground floor retail and second floor office space are available for lease. Current tenants include Starbucks and 7-Eleven.

Underground Parking

The four-level, underground parking garage is owned by SDHC. Two levels are available for lease to employees and the general public, and two levels are reserved for condo residents.

Client-Friendly

SDHC's offices are accessible to clients and employees via public transit, and are in compliance with the Americans with Disabilities Act. Private meeting rooms are available to interview clients about confidential matters.

Employee Morale & Workplace Effectiveness

SDHC offices, formerly scattered at three locations, now accommodate 200 agency employees, which is resulting in better communication and collaboration among teams. The new offices provide better working conditions, such as

improved air quality, natural light, and appropriate physical space.

Environmentally Friendly

The office building is designed to meet "green" standards as determined by Silver LEED criteria. Features include energy-efficient heating and cooling systems, sustainable materials (such as bamboo wood), natural lighting, and bicycle storage rooms and showers for SDHC employees who choose to bike to work.

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AWARDS & RECOGNITION

The San Diego Housing Commission's new office building has already won several awards, including:

- **Award of Excellence**, National Association of Housing Redevelopment Officials
- **Smart Growth Award**, Urban Land Institute
- **Diamond Award for Transit-Friendly Employers**, San Diego Association of Governments (SANDAG)

ABOUT THE SMART CORNER DEVELOPMENT

Public/Private Partnership

Smart Corner is a \$125 million development that has resulted from a unique collaboration among public and private entities.

Developers included: Lankford and Associates; Urban Housing Partners; and Canyon Johnson Urban Fund, a private equity fund managed by former basketball great Magic Johnson.

Public entities included: San Diego Housing Commission; Centre City Development Corporation (CCDC); Metropolitan Transit System; and SANDAG (a regional association of governments).

The development team and San Diego Gas & Electric also collaborated with Smart Corner's neighbor, San Diego City College. In exchange for housing a power substation on the college campus, the developer donated funds to the college for an electronic marquee to announce upcoming college events.

Affordable Housing

A core element of the smart growth concept is the adjacent 19-story condo tower. The residential building features high housing density and a diversity of housing prices. The 301-unit development offers 25

units priced between \$168,000-\$225,000 for sale to moderate-income residents earning 120% area median income (AMI) or less. Buyers may also be eligible to participate in a first-time home buyer program administered by SDHC for the City's downtown redevelopment arm (CCDC).

Transit-Oriented

Bringing new meaning to the term "transit-oriented," the San Diego Trolley and 360 feet of trolley tracks have been rerouted to diagonally bisect the site in between the office building and residential building. A new trolley station, relocated from across the street, serves as a stop in between the two buildings with service to the Orange and Blue Lines. The trolley station is the second busiest in the system, attracting an average of 10,500 passengers on a weekday. Smart Corner is located within one block of more than a dozen bus routes.

Neighborhood Revitalization

The city block that is now home to Smart Corner was once an unsightly jumble of uses at the northern entrance to downtown San Diego. Prior to development, the block included a thrift store, barber college, tavern and run-down convenience stores. The new development is already spurring investment in other nearby properties, including two, 40-story residential buildings within three blocks of Smart Corner.

