

SMART GROWTH IN ACTION

The Village at NTC

DEPARTMENT OF THE NAVY, SOUTHWEST DIVISION NAVAL FACILITIES ENGINEERING COMMAND SAN DIEGO, CALIFORNIA

Re-using former military bases and addressing the lack of decent and affordable military housing are concerns for many cities and the Armed Forces. At the San Diego Naval Training Center, the Department of the Navy addressed these issues with a development that serves as a welcome addition to the nearby Point Loma community. In partnership with private developers, financiers, and property management teams, the Navy built a new neighborhood of high-quality, affordable military homes on the former base. The project was recognized with the National Award for Smart Growth Achievement in 2003 in the Built Projects category (see www.epa.gov/smartgrowth/sg_awards_publication_final_10_17.htm#built_projects).

The Village at NTC redeveloped a 50-acre parcel of the historic naval training facility and is part of a larger, city-led Base Reuse Plan. Designed with new urbanist principles and extensive public involvement, the Village contains 500 affordable homes, a seven-acre site for a future elementary school, a community center, and recreational space, including a fitness center, playgrounds, a theater, and a swimming pool. The neighborhood embraces the Navy Exchange as a corner grocery store. With well-designed public spaces, pedestrian-friendly streetscapes, and regional architectural styles, the Village integrates smoothly with the existing residential and commercial context of the historic city. Not only is it within three miles of downtown on an underused urban site, the Village also connects seamlessly with the existing urban fabric, with access to alternative transportation options and a public school. Following traditional neighborhood design, automobiles access the homes from rear alleys, leaving the building fronts available for porches and landscaping.

Through the public/private partnership, the Village at NTC has provided high-quality, affordable homes for military families based in San Diego. The Village has been highlighted in Navy publications as an exemplary, pedestrian-friendly, traditional-neighborhood design for military family housing. The Navy used this model to redevelop 144 acres into The Village at Serra Mesa, replacing 812 aging military houses with 900 new, affordable homes, a community center, recreational space, a day-care facility, and a Navy Exchange as a corner grocery store. These attractive military neighborhoods are welcome additions to existing communities.



SMART GROWTH PRINCIPLES THE VILLAGE AT NTC

#1	Includes Mixed Land Uses	✓
#2	Exhibits Compact Building Design	★
#3	Provides Range of Housing Types	✓
#4	Promotes Walkable Neighborhoods	★
#5	Exhibits a Distinct Sense of Place	★
#6	Preserves Open Space	★
#7	Utilizes Existing Development	✓
#8	Provides Transportation Choices	✓
#9	Practices Fair Decision-making	
#10	Promotes Stakeholder Participation	

QUICK FACTS

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