

SMART GROWTH IN ACTION

Liberty Station

SAN DIEGO, CALIFORNIA

The Naval Training Center in San Diego trained members of the U.S. Navy and U.S. Naval Reserve for 70 years. When it closed in 1995, the city took advantage of its historic buildings and its prime location on San Diego Bay to redevelop it as Liberty Station, which restores waterfront access to the public for the first time in 80 years, creates new parks, and establishes creative-arts facilities.

After the base closing was announced, the city held hundreds of community meetings, design charrettes, and public workshops, with thousands of participants. This public process resulted in a comprehensive plan for Liberty Station that emphasized public use, a pedestrian-oriented environment, and a vibrant mix of uses that would replace the jobs lost when the base closed. Developer Corky McMillin was selected to implement the plan.

Liberty Station encompasses 361 acres. On the north shore of San Diego Bay, near downtown and the airport, the community will have 125 acres of parks and open space; a historic nine-hole golf course; shopping and restaurants; a 28-acre civic, arts, and cultural district; two hotels; offices; 349 homes; and a 22-acre educational campus including seven schools. About 94 acres will be new construction, and another 95 acres will make up the historic district, which includes more than 50 historic structures to be preserved.

More than 1,500 families entered a lottery for a chance to purchase the first homes at Liberty Station. The townhouses and detached homes are a blend of architectural styles that represent the base's history and reflect the style of nearby neighborhoods. Homes have alley-accessed garages, include porches and balconies to foster a sense of community, and use green building materials.

The development is expected to create 8,000 permanent jobs. Room tax from the hotels is expected to generate \$4.8 million annually. Tax revenue from the developed property could bring \$2.4 million a year, including \$750,000 annually for low- and moderate-income housing. The developer is obligated to build \$125 million worth of infrastructure improvements.

The developer sees this project as an excellent opportunity for infill development and notes that it fits well with San Diego's "City of Villages" plan. Although increased traffic is possible from suburban residents coming to work at Liberty Station, the developer hopes to keep down the amount of traffic in and out of the community by giving residents everything they need—a place to live, work, shop, and eat—within the development.

QUICK FACTS

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Location: San Diego, California
Website: www.sandiego.gov/ntc;
www.libertystation.com
Implemented: 2001



SMART GROWTH PRINCIPLES SAN DIEGO'S LIBERTY STATION

#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	★