

Glacier Avenue Mixed Use

Wakeland Housing & Development Corporation

Overview

Wakeland Housing and Development Corporation is in a Purchase and Sales Agreement to purchase a property located at 4445 Glacier Avenue in San Diego's Grantville Community. The site is being purchased for the development of a Permanent Supportive Housing community for seniors, in partnership with St. Paul's PACE program, who will also locate an Alternative Care Facility on the site.

Property Details

Location: Southwest corner of Mission Gorge Rd. and Glacier Ave.

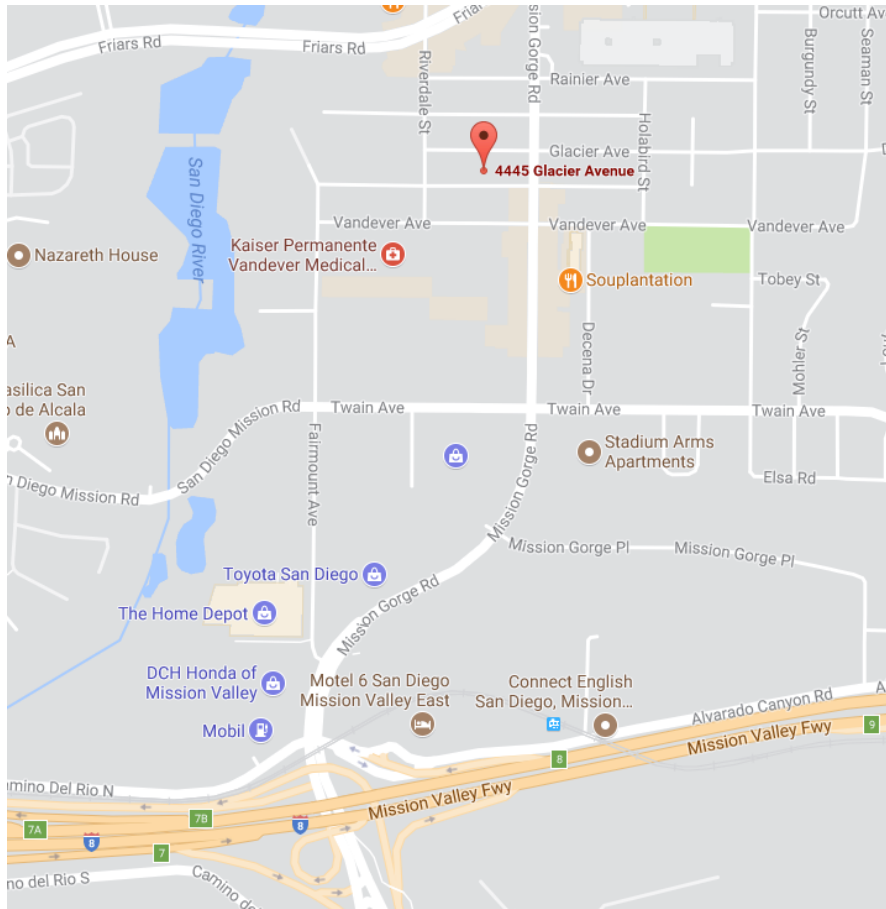
APN: 458-522-07, 05, 06, 14

Lot Size: 37,500 SF (.86 acre)

Zoning: CC 3-6

Current Use: Good Guys Auto Sales

Site Condition: Flat but sloping downward away from Mission Gorge



Glacier Avenue Mixed Use

Wakeland Housing & Development Corporation

Proposed Project

Target Population

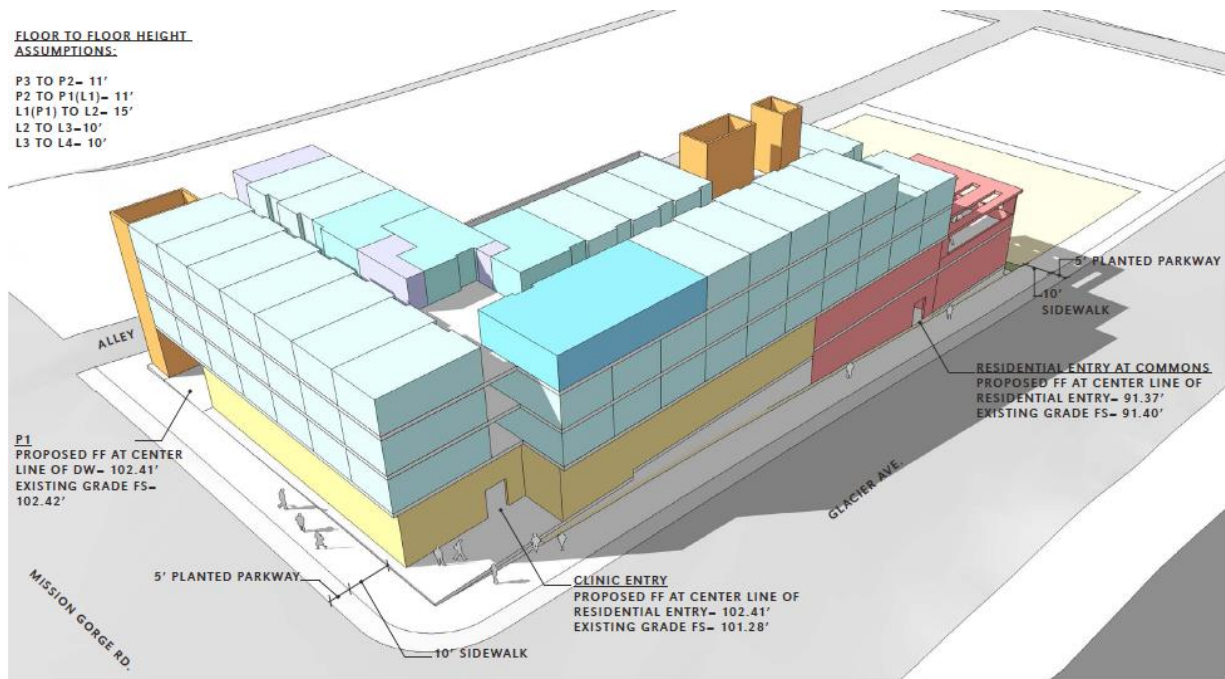
Wakeland is proposing to develop approximately 75 Permanent Supportive Housing units for seniors on the Mission Gorge site. The project will primarily serve very low income seniors with chronic health conditions who have experienced or are at risk of homelessness, similar to Wakeland’s Talmadge Gateway development.

Alternative Care Facility

The project will also include an approximately 6,700 SF “Alternative Care Facility”, which will be operated by St. Paul’s PACE program, allowing them to provide a high level of on-site medical and social services for residents of this development, with the potential of also serving other PACE clients residing in the area.

Site Plan/Massing

The following diagram shows the proposed massing for the development.



Residential

- 75 units located above the clinic and residential common areas on three levels; building tops out at 4 floors. The site could accommodate as many as 100 residential units, but Wakeland is only considering 75 at this time.
- Pedestrian access from Glacier Ave.
- Easy, secured access to the units: centrally located elevator lobby, with direct pedestrian and parking access; two stairwells.

Glacier Avenue Mixed Use

Wakeland Housing & Development Corporation

Parking

- The current plan includes a total of 62 parking spaces.
- All project parking is contained within an on-grade, three-level parking structure that follows the natural sloping topography of the site.
- Clinic parking is accessed from Mission Gorge Rd. (26 spaces); residential parking is accessed from the alley (36 spaces).
- Clinic parking design allows for off-street passenger loading/unloading, creating safe, easy operations for PACE vans.

Clinic

- The roughly 6,700 SF clinic sits at ground level facing Mission Gorge Rd. and Glacier Ave, with pedestrian access located in a small, open plaza on the corner.
- 5' wide planted parkway, 10' wide sidewalks, foundation planter beds, and storefront windows provide a front-of-house view to the neighborhood.