

Chollas Triangle Redevelopment RFP/Q Darnall Community

Darnall Community goals:

- Urban village/Central Market
 - Something similar to the Ralphs/Trader Joes center off University Ave in Hillcrest.
 - Also see Central Market in Austin Texas (**4001 N. Lamar @40th Austin, TX 78756 Ph#512-206-1000**) <http://www.centralmarket.com/cm/cmAbout.jsp> Or <http://austin.about.com/od/malls/p/centralpark.htm>
 - This is a mixed use property with shopping, living, dining, facilities surrounded by a walking/running path. It is very community/family friendly with outdoor dining facilities and a premier children's playground in the heart of the market. It also has a doctor's office and real estate office.
- Mixed use development with as much green space as possible.
- Provide needed services and retail outlets
- Replace blighted businesses with businesses more suited to our residential area
- Create a community/family friendly center
 - People could walk down there to meet and hang out with a coffee or a sandwich, walk the dog, let the kids run around, make it hub for the neighborhood.
- Raise the bar for businesses along University Avenue by increasing consumer traffic to the new retail center.
- Provide affordable housing
 - The Chollas drive side of the triangle is suited for affordable Condos. By providing affordable housing we can move people from apartments to ownership and increase personal investment in the area.
 - Condo features
 - Underground parking
 - Remove entrance at university and Chollas to create a quiet cul-de-sac (the intersection of University and Chollas would be too dangerous with increased traffic from residents)
 - Landscaping along Chollas on the north and south side

Chollas Creek Area features:

- Nature space with bike and walking/running paths (environmentally friendly trails) with benches and trees by the creek. Lots of walk ways, rock/low maintenace gardens and benches and recreational use areas. Similar to some of the San Diego River restoration projects.
- Murals and painted benches or otherwise decorated areas
- Simple, clean, low maintenance and well-lit
- Allow dogs/small dog park area.
- Low water green space such as what's located at College Grove Way and College or how they do it in Arizona.
- A decorative non-utilitarian looking, walking bridge across Chollas Drive to the new mixed use development.
- Perhaps a nice space with canopies to have a nice weekend farmer's market.
- A shared community garden area where residents/families can each have a small space and grow vegetables or flowers—especially for the apartment dwellers that don't get the chance to do that.

Other Suggestions:

- A children's playground (similar to Pepper Tree park in Balboa Park)
 - in the heart of the center surrounded by outdoor eating facilities. Parents could sit and eat and keep in eye on the children as they play.
 - There isn't a decent/safe playground for children in our community.
- Green space at the corner of Chollas and university.
 - This space is not practical for housing or businesses because of the narrow triangular shape.
 - This is a focal point for traffic going down University and entering into the neighborhood. A community sign would have high visibility in this location.

Retail store suggestions:

Anchor stores:

- Sears
- Kohl's
- Costco
- Marshall's
- Ross
- Footlocker

- Old Navy
- Barnes and Nobel
- Hallmark type Card shop
- Lowes

Restaurant suggestions:

- Greek or Italian restaurants.
- Chuckie Cheeses a place for kids to play
- Large family restaurant (Apple Bees, Soup Plantation, Sweet Tomatoes, etc.)
- Specialty shops such as different ethnic delis, bakery, ice cream shop (Dairy Queen or Baskin Robbins) or Wine Shoppe
- Small family owned businesses like cafes and deli's

Fast food retail suggestions:

- McDonald's
- Rice King
- La Salsa
- Green Burrito
- Chipotles
- Smoothie Planet

Upscale food store store suggestions:

- Trader Joes
- Henry's
- Jimbos

Other retail suggestions:

- Mail Boxes Etc
- An affordable day spa (similar to Bella Tosca in Mission Valley)

Definite NOs:

- No discount stores
- No more Asian buffets
 - Lucky Star. **This business should be preserved because it has neighborhood character/charm.** They provide fine food and entertainment and are one of the only places in San Diego for ballroom dancing. They have a large and loyal customer base in our Asian community.

- No more 99 cents stores, no more beauty supply places, no more \$1, \$5, \$10 or whatever clothing stores
- No more auto body or anything that accumulates junk
- No more massage parlors, tarot card reading, card playing clubs, strip clubs
- pay and go loans places,
- No more store front “churches.”
- No more liquor stores