

# Kimball Highland Master Plan Project Update

PRESENTATION TO:

# National City, City Council

February 15, 2022









## Kimball Highland Master Plan







## **Development Timeline**



Finalized
Development
Negotiations
with City
(Planning
Entitlements)

Financing
Secured (Low
Income Housing
Tax Credits) for
Affordable
Portion

Building Plan Approval/ Building Permit Ready Letter

Construction Completion on Sites 1, 2, & street improvements

Nov. 2019 Oct. 2020

Dec. 2021 March 2022 May 2022

June 2022 Summer 2024

Executed
Disposition &
Development
Agreement
with the City

Street Vacationing Considered by City Council Construction start on Sites 1 & 2 (affordable portion), and street improvements



### Site 1





#### **61 Affordable Rental Units**

- 6 Studios
- 14 One-bedrooms
- 24 Two-bedrooms
- 17 Three-bedrooms

#### **Community Amenities**

- 1,015 SF community room includes kitchen
- Computer lab
- Outdoor common area
- On-site resident services



Parking Lot West Adjacent to 1320 Highland Avenue





## Site 2

## Community HousingWorks

#### 84 Affordable Rental Units

6 Studios

South View

- 16 One-bedrooms
- 40 Two-bedrooms
- 22 Three-bedrooms



1221 D Avenue, National City

#### **Senior Center**

 Approx. 8,000 SF one-story Senior Center

Northwest Corner and Kimball Way

#### **Community Amenities**

- Community room including kitchen
- Activity room
- Computer lab
- On-site resident services





## Site 3 - San Ysidro Health







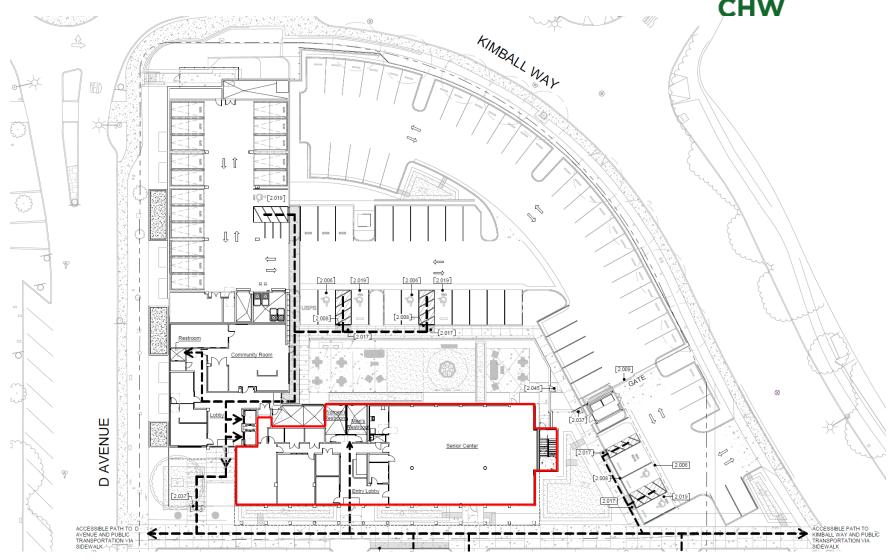
#### **Project Description**

- New medical office building with underground parking
- Approximately 20,000 SF federally qualified health clinic and 20,000 SF Program of All-Inclusive Care for the



## Site 2 – Site Layout

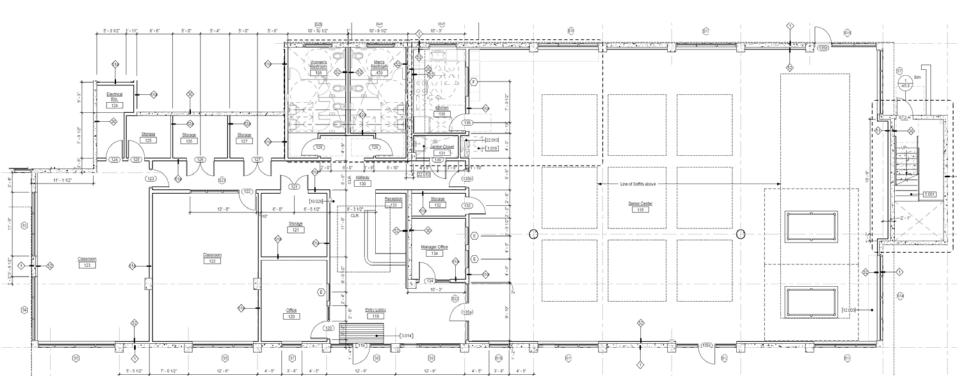






# Kimball Senior Center Layout (Site 2)





#### **Details**

- New construction; approx. 8,000 SF; one-story center
- Designed per City specifications & population needs
- Built and furnished by Developer (CHW)
- Operated by National City / Kimball Senior Center
- Multiple offices for operational management

#### **Amenities**

- Large community room & classrooms for senior programs
- Fully operational kitchen
- Entry lobby and reception counter
- Extra storage rooms







## **Questions & Feedback?**

