INVENTORY OF POTENTIAL JOINT DEVELOPMENT PROPERTIES
Policy and Procedure No. 18 – Joint Use and Development of Property

- The policy addresses the Board’s intention to maximize the potential of its real estate assets consistent with transportation goals and community development objectives.

- The policy contains goals, criteria, and process format to consider joint use and development.

- The policy requires a current inventory of properties suitable for joint use or development to be presented to the Board annually.
Previous and Active MTS Joint Use and Development Projects

• Creekside Villas at the 47th Street Trolley Station in San Diego - Affordable housing and day care.

• Sweetwater Union High School District Adult Education Extension at the 24th Street Trolley Station.

• Morena Vista Transit Oriented Development in San Diego

• Grossmont Trolley Station Transit Oriented Development in La Mesa
# Joint Development Property Inventory

<table>
<thead>
<tr>
<th>Tier</th>
<th>Acreage</th>
<th>City</th>
<th>Total Spaces</th>
<th>Bus Bays</th>
<th>Comments</th>
<th>Investment Return</th>
<th>Developer Interest</th>
<th>Local Agency Interest</th>
<th>TOD Compatible</th>
<th>Entitlement Process Complexity</th>
<th>Assemblage Opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Tier</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Granville Trolley Station</td>
<td>0.37</td>
<td>San Diego</td>
<td>246</td>
<td>5</td>
<td>Currently used for overflow parking. Developer interest. Former Granville Redevelopment area. Alvarado Creek. Several short term leases of property.</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>yes</td>
</tr>
<tr>
<td>5601 Fairmont Avenue</td>
<td>1.72</td>
<td>San Diego</td>
<td>260</td>
<td>5</td>
<td>Alvarado Canyon Road Extension. TPSS</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>yes</td>
</tr>
<tr>
<td>El Cajon Transit Center</td>
<td>7.18</td>
<td>El Cajon</td>
<td>461</td>
<td>6</td>
<td>Greyhound use. Casino buses. Mossy Nissan lease. Adjoining property on Front Street. Goodwill location.</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>yes</td>
</tr>
<tr>
<td>E Street</td>
<td>4.15</td>
<td>Chula Vista</td>
<td>295</td>
<td>4</td>
<td>Visitor Center. Developer interest. Adjacent City of Chula Vista development.</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>yes</td>
</tr>
<tr>
<td>H Street</td>
<td>3.13</td>
<td>Chula Vista</td>
<td>286</td>
<td>8</td>
<td>Hazardous waste contamination. Active Remediation</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>yes</td>
</tr>
<tr>
<td>Encanto</td>
<td>1.67</td>
<td>San Diego</td>
<td>171</td>
<td></td>
<td>Pending development with AMCAL Multi-Housing, Inc.</td>
<td>med</td>
<td>med</td>
<td>med</td>
<td>low</td>
<td>low</td>
<td>low</td>
</tr>
<tr>
<td>Second Tier</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Massachusetts</td>
<td>3.0 +/-</td>
<td>Lemon Grove</td>
<td>250</td>
<td>1</td>
<td>Cell site lease</td>
<td>med</td>
<td>med</td>
<td>med</td>
<td>low</td>
<td>low</td>
<td>low</td>
</tr>
<tr>
<td>Palomar Street</td>
<td>5.01</td>
<td>Chula Vista</td>
<td>310</td>
<td>4</td>
<td>Shopping cart returns. Adjacent property access.</td>
<td>med</td>
<td>low</td>
<td>med</td>
<td>med</td>
<td>med</td>
<td></td>
</tr>
<tr>
<td>Palm Avenue</td>
<td>3.06</td>
<td>San Diego</td>
<td>488</td>
<td></td>
<td>SSTI storage area takes up 32 spaces. Bus stops on adjacent streets. Private property access gates.</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>med</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Euclid Avenue</td>
<td>2.51</td>
<td>San Diego</td>
<td>108</td>
<td>12</td>
<td>Reciprocal Parking Agreement with the Jacobs Center. City of Villages redevelopment area.</td>
<td>med</td>
<td>med</td>
<td>med</td>
<td>med</td>
<td>med</td>
<td></td>
</tr>
<tr>
<td>Wright Street Yard</td>
<td>2.61</td>
<td>San Diego</td>
<td></td>
<td></td>
<td>Active equipment and material storage yard. Adjacent property development. Non-energized spur access.</td>
<td>med</td>
<td>med</td>
<td>med</td>
<td>med</td>
<td>med</td>
<td></td>
</tr>
<tr>
<td>Third Tier</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24th Street</td>
<td>3.58</td>
<td>National City</td>
<td>154</td>
<td>2</td>
<td>Sweetwater Union Highschool District Agreement (1.52 acres)</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>med</td>
</tr>
<tr>
<td>Iris Avenue</td>
<td>2.79</td>
<td>San Diego</td>
<td>231</td>
<td>8</td>
<td>Trolley access road gate.</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>high</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Beyer Boulevard</td>
<td>1.8</td>
<td>San Diego</td>
<td>106</td>
<td></td>
<td>Bus stop on adjacent street. Parking lease with San Ysidro Health Center.</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Spring Street</td>
<td>3.91</td>
<td>La Mesa</td>
<td>323</td>
<td>2</td>
<td>Potential major construction to extend High Street under the tracks as part of the Navy’s commitments to La Mesa.</td>
<td>med</td>
<td>low</td>
<td>low</td>
<td>med</td>
<td>med</td>
<td></td>
</tr>
<tr>
<td>Amaya</td>
<td>2.18</td>
<td>La Mesa</td>
<td>222</td>
<td></td>
<td>Goodwill location.</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>med</td>
<td>med</td>
<td></td>
</tr>
<tr>
<td>Non-TOD Potential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baltimore Junction</td>
<td>2.5 +/-</td>
<td>La Mesa</td>
<td></td>
<td></td>
<td>Substation. Temporary lease.</td>
<td>med</td>
<td>med</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>med</td>
</tr>
<tr>
<td>Fletcher and Marshall</td>
<td>1.9</td>
<td>El Cajon</td>
<td></td>
<td></td>
<td>Freight spur. Trolley Overhead. Possible team track relocation. Active lease.</td>
<td>med</td>
<td>med</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>med</td>
</tr>
<tr>
<td>Vacant Lots - 2</td>
<td>0.3 to 0.4</td>
<td>San Ysidro</td>
<td></td>
<td></td>
<td>Small lot sizes.</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>med</td>
</tr>
<tr>
<td>El Cajon Team Track</td>
<td>2.24</td>
<td>El Cajon</td>
<td></td>
<td></td>
<td>Active team track location. Substation. Mossy Nissan lease pending.</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>med</td>
</tr>
</tbody>
</table>
Highlighted Properties

• Bayfront / E Street Station
• H Street Station
• Palm Avenue Station
• Massachusetts Avenue Station
• El Cajon Transit Center
• Grantville Station
• Baltimore Junction
• 12th and Imperial
Bayfront / E Street Station
Bayfront / E Street Station

- City of Chula Vista
- 4.15 Acres
- 295 Total Parking Spaces
- 4 Bus Bays

Site Notes:
- Urban Core Specific Plan
- Chula Vista Gateway
- Adjacent development on City property
- Previous ENA and associated studies
H Street Station
H Street Station

- City of Chula Vista
- 3.13 acres
- 286 Total Parking Spaces
- 8 Bus Bays

Site Notes:
- Hazardous Waste Contamination
- Draft Urban Core Specific Plan
- Chula Vista Gateway
Draft Urban Core Specific Plan

Transit Focus Area
Palm Avenue Station
Palm Avenue Station

- City of San Diego
- 3.96 Acres
- 488 Total Parking Spaces
- Bus Stops on Adjacent Streets
- SDTI Storage Yard
Vicinity Aerial
Surrounding Land Use
Imperial Avenue Corridor Master Plan
Massachusetts Trolley Station
Massachusetts Station

- City of Lemon Grove
- 3.0 +/- Acres
- 250 Total Parking Spaces
- 1 Bus Bay (stop)
- Cell site lease
Vicinity Aerial
Surrounding Land Use
El Cajon Transit Center
El Cajon Transit Center

- City of El Cajon
- 7.2 Acres
- 481 Total Parking Spaces
- 8 Bus Bays

Site Notes:
- Specific Plan Amendment in process
- Greyhound Station
- Mossy Nissan Lease
- Adjoining property on Front Street – leased
Specific Plan 182 – Step 2 Design Guidelines

District 2: TOD Employment Center (5-7 stories)
Grantville Trolley Station
Grantville Trolley Station

- City of San Diego
- 9.4 acres
- 246 Total Parking Spaces plus overflow lots
- 5 Bus Bays
- Grantville Redevelopment Area
- Federally funded acquisition
Surrounding Land Use
Baltimore Junction
Baltimore Junction

- City of La Mesa
- 2.5+/- acres developable
- Federally funded acquisition
- Up to 1 mile between trolley stations
1313 National Avenue

Lot size – 15,415 square feet  Building size – 9,200 square feet
1344 National Ave
Lot Size - 23,882
Assemblage