

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

	Acreage	City	Total Spaces	Bus Bays	Comments	Investment Return	Developer Interest	Local Agency Interest	TOD Compatible	Entitlement Process Complexity	Assemblage Opportunities
First Tier											
Grantville Trolley Station	9.37	San Diego	246	5	Currently used for overflow parking. Developer interest. Former Grantville Redevelopment area. Alvarado Creek. Several short term leases of property.	high	high	high	high	high	yes
5801 Fairmont Avenue	1.72	San Diego			Alvarado Canyon Road Extension. TPSS						
El Cajon Transit Center	7.18	El Cajon	481	8	Greyhound use. Casino buses. Mossy Nissan lease. Adjoining property on Front Street. Goodwill location.	high	high	high	high	med	yes
E Street	4.15	Chula Vista	295	4	Visitor Center. Developer interest. Adjacent City of Chula Vista development.	high	high	high	high	med	yes
H Street	3.13	Chula Vista	286	8	Hazardous waste contamination. Active Remediation	high	high	high	high	med	
Encanto	1.67	San Diego	171		Pending development with AMCAL Multi-Housing, Inc.	med	high	high	high	low	
Second Tier											
Massachusetts	3.0 +/-	Lemon Grove	250	1	Cell site lease	med	med	med	low	low	
Palomar Street	5.01	Chula Vista	310	4	Shopping cart returns. Adjacent property access.	med	low	med	med		
Palm Avenue	3.96	San Diego	488		SDTI storage area takes up 32 spaces. Bus stops on adjacent streets. Private property access gates.	med	low	low	med		
Euclid Avenue	2.51	San Diego	108	12	Reciprocal Parking Agreement with the Jacobs Center. City of Villages redevelopment area.	med	low	med	med	med	
Wright Street Yard	2.61	San Diego			Active equipment and material storage yard. Adjacent property development. Non-energized spur access.	med	med	med	med	med	
Third Tier											
24th Street	3.58	National City	154	2	Sweetwater Union Highschool District Agreement (1.52 acres)	low	low	low	med		
Iris Avenue	2.79	San Diego	231	8	Trolley access road gate.	low	low	low	low		
Beyer Boulevard	1.6	San Diego	166		Bus stop on adjacent street. Parking lease with San Ysidro Health Center.	low	low	low	low		
Spring Street	3.91	La Mesa	323	2	Potential major construction to extend High Street under the tracks as part of the Navy's commitments to La Mesa.	med	low	low	med	med	
Amaya	2.18	La Mesa	222		Goodwill location.	low	low	low	med	med	
Non-TOD Potential											
Baltimore Junction	2.5 +/-	La Mesa			Substation. Temporary lease.	med	med	low	low	med	
Fletcher and Marshall	1.9	El Cajon			Freight spur. Trolley Overhead. Possible team track relocation. Active lease.	med	med	low	low	med	
Vacant Lots - 2	0.3 to 0.4	Santee			Small lot sizes.						
El Cajon Team Track	2.24	El Cajon			Active team track location. Substation. Mossy Nissan lease pending.	low	low	low	low	med	



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

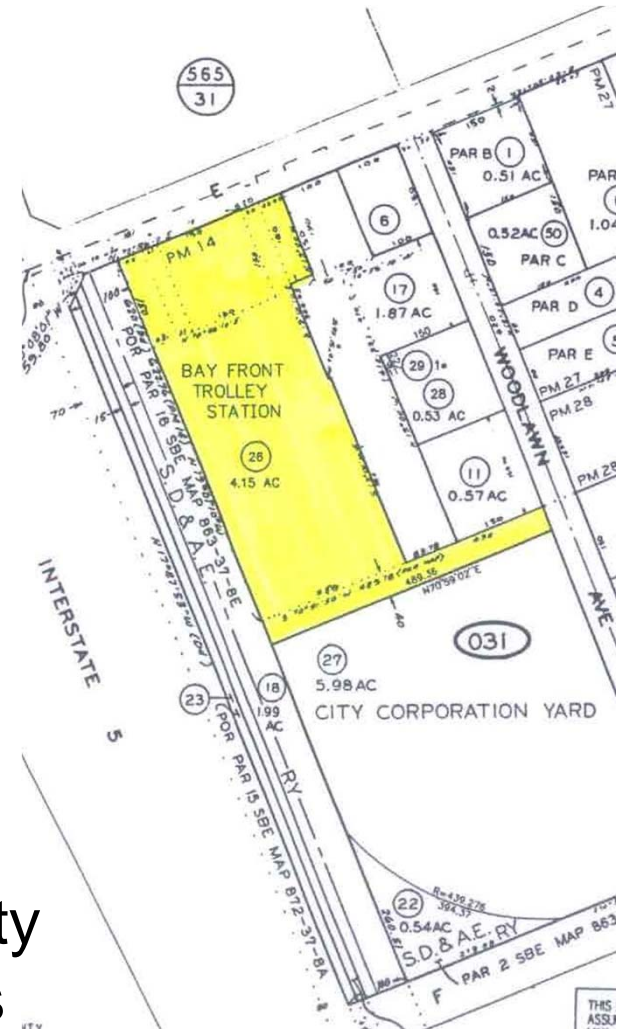


Bayfront / E Street Station



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

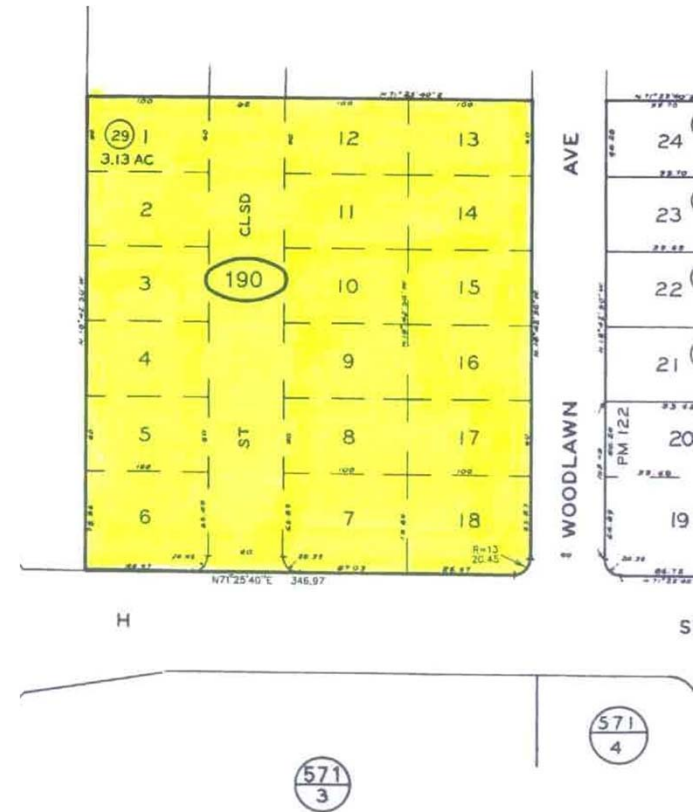


H Street Station



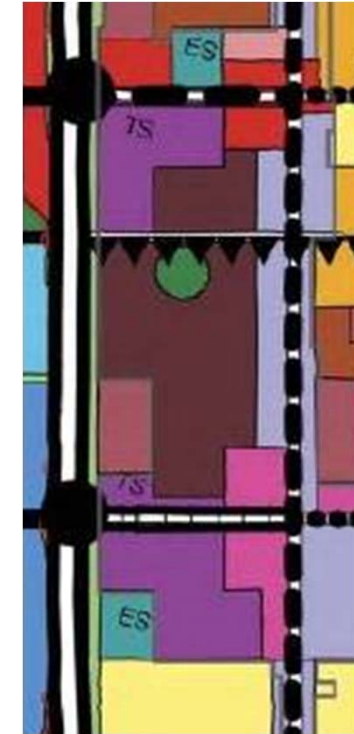
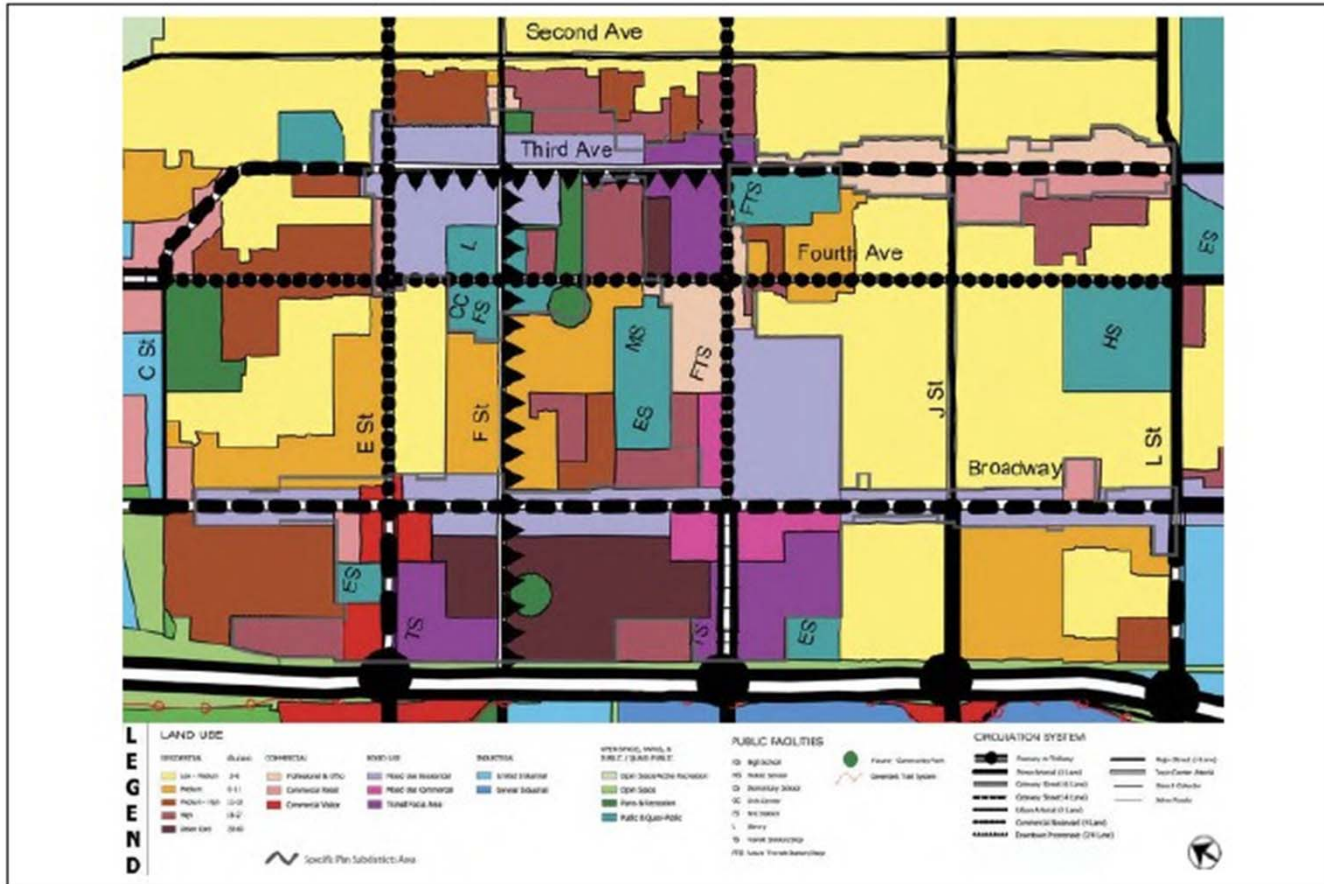
H Street Station

- 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

Map Source: City of Chula Vista, UCSB, April, 2006

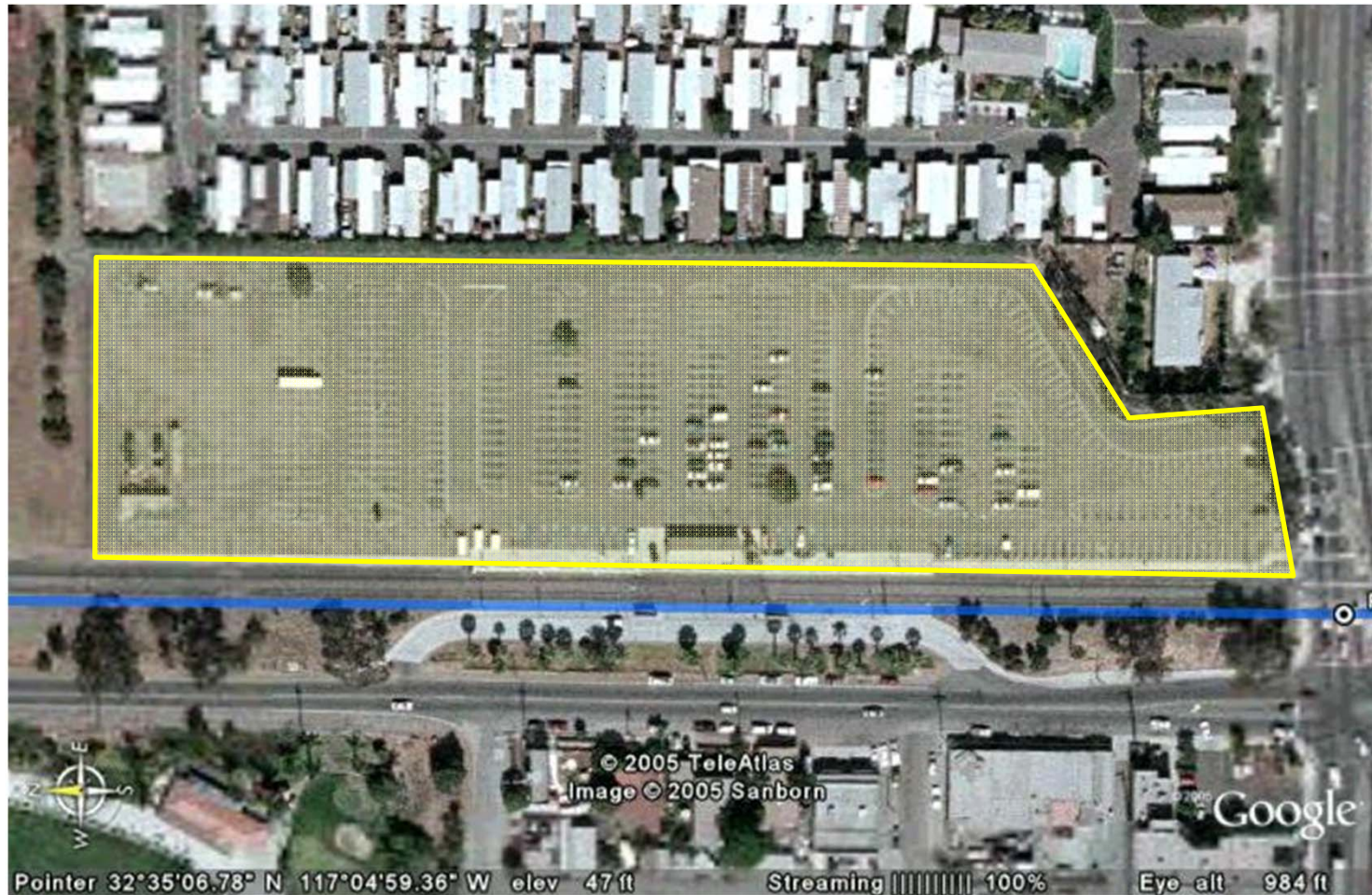


Transit Focus Area

FIGURE 5.1-2
General Plan Update Land Use Designations for the UCSP

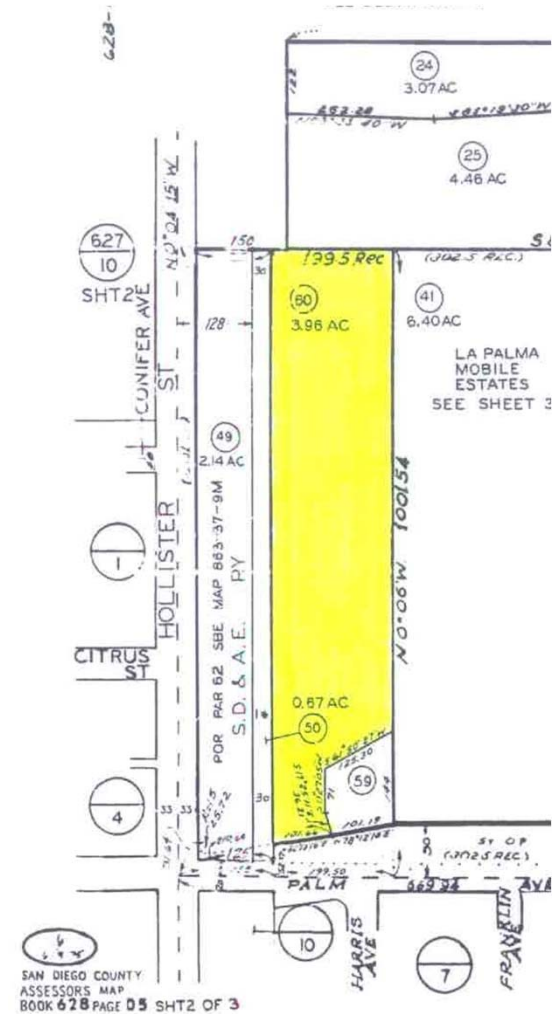


Palm Avenue Station

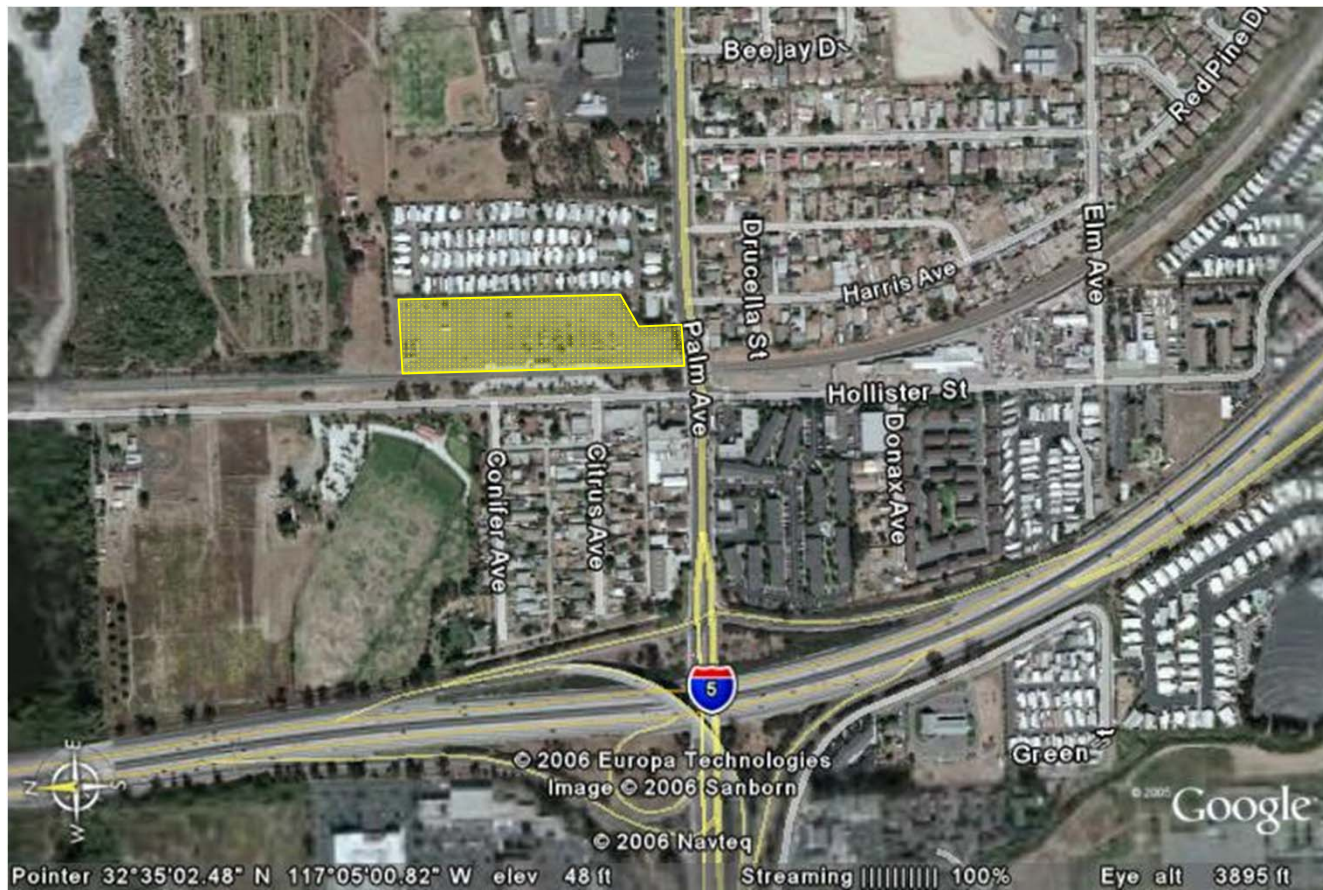


Palm Avenue Station

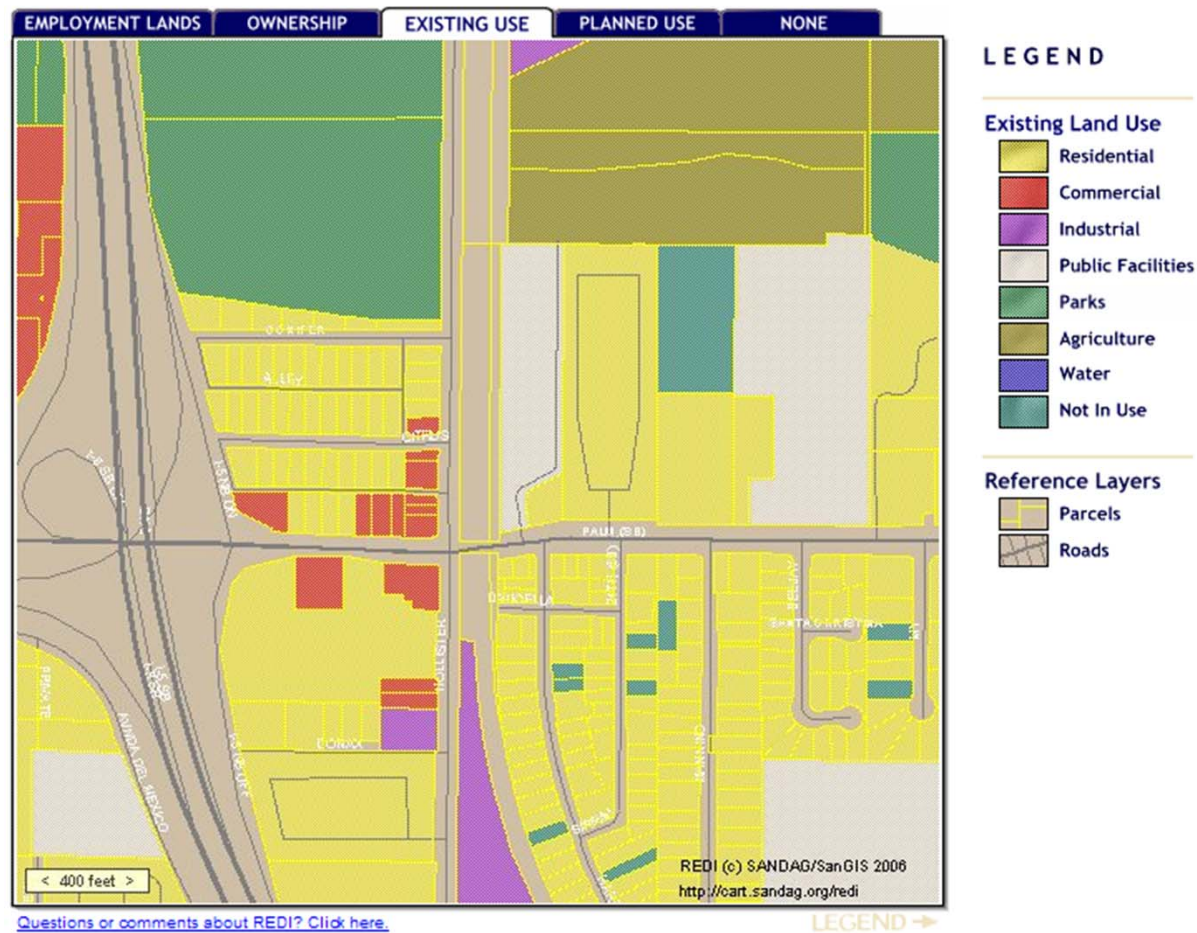
- City of San Diego
- 3.96 Acres
- 488 Total Parking Spaces
- Bus Stops on Adjacent Streets
- SDTI Storage Yard



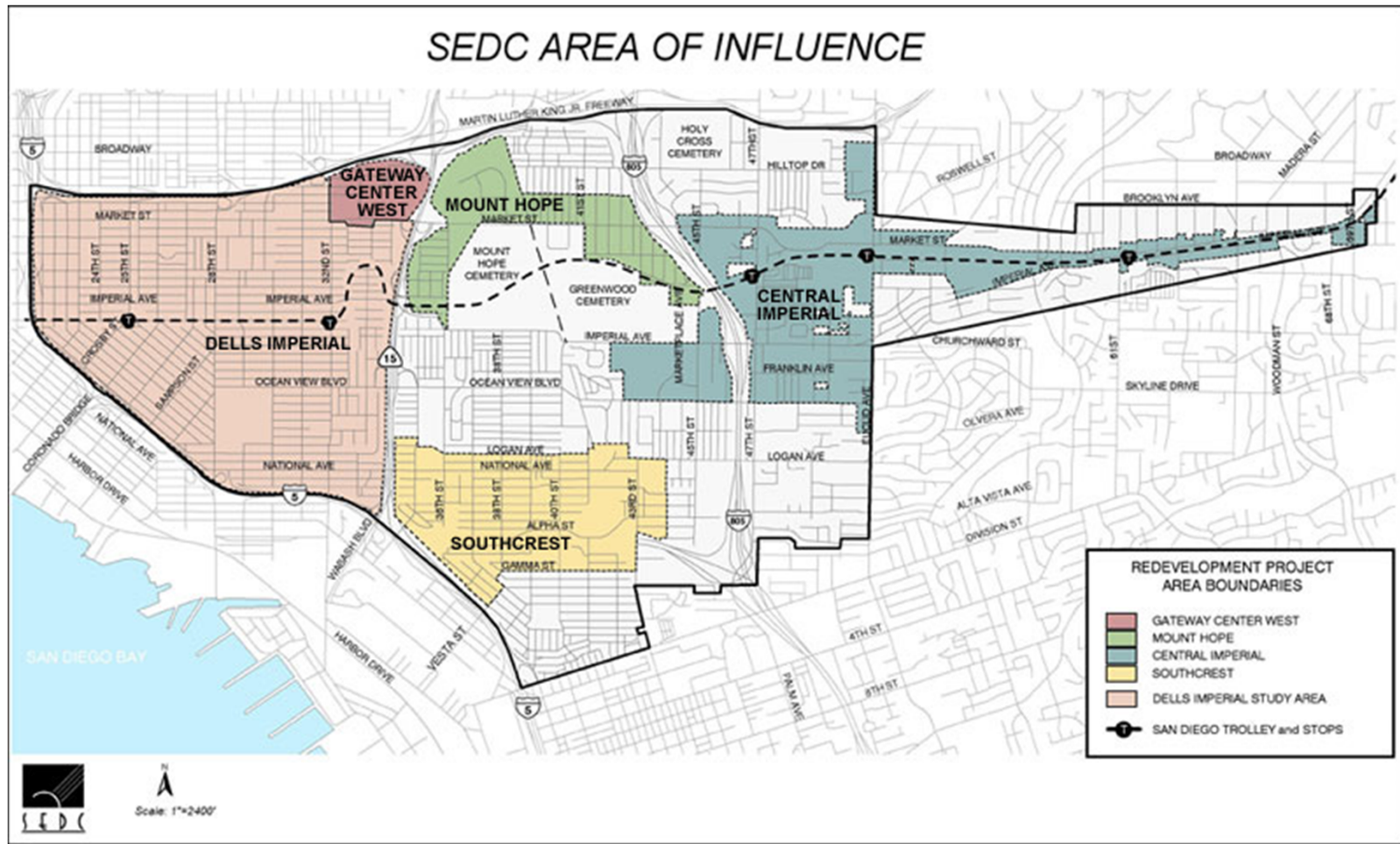
Vicinity Aerial



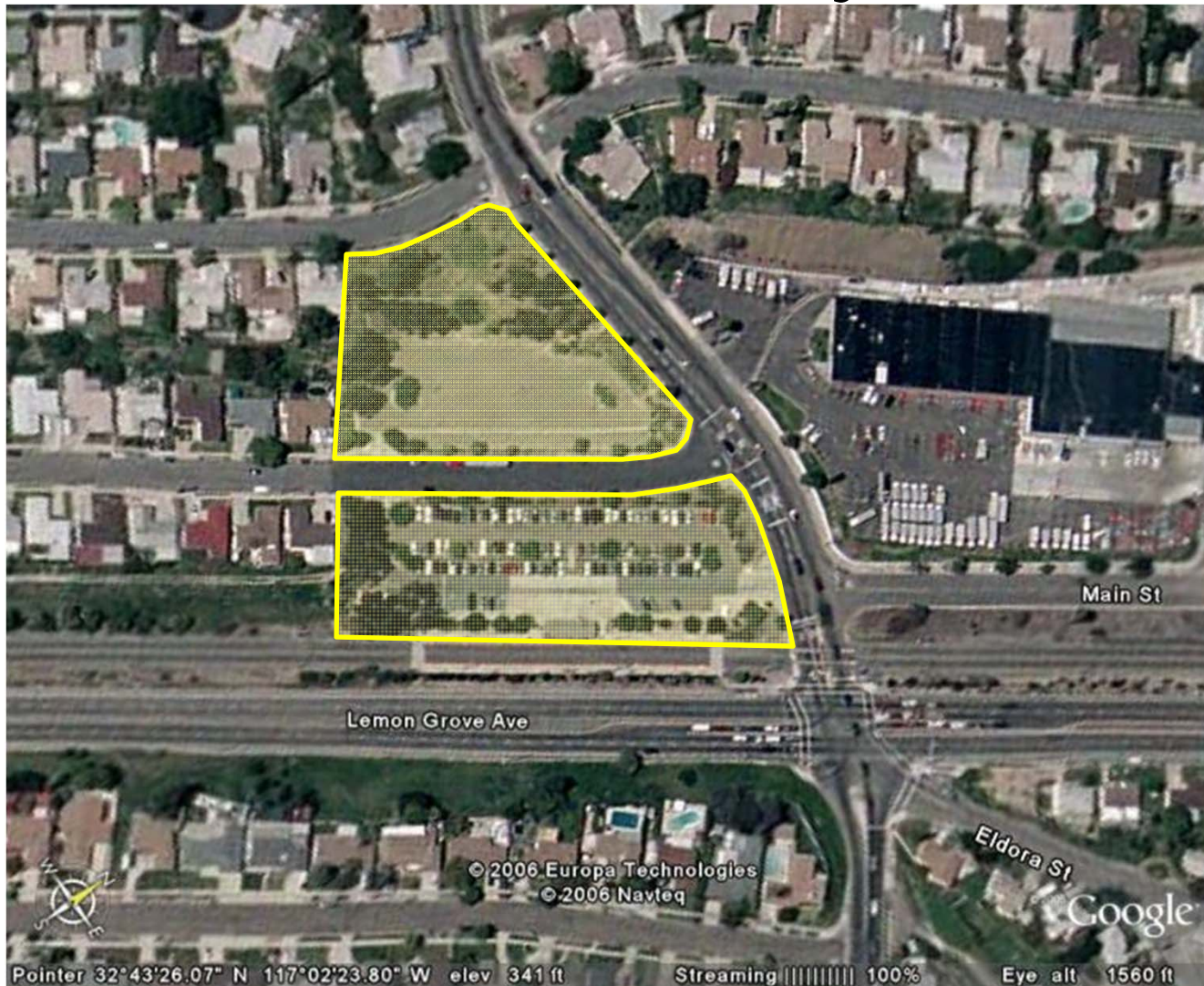
Surrounding Land Use



Imperial Avenue Corridor Master Plan

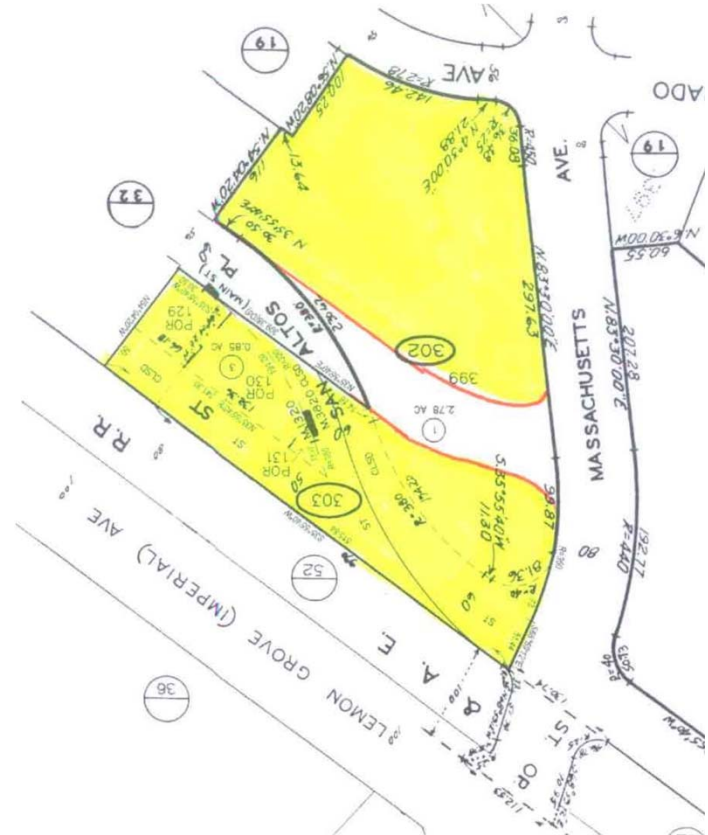


Massachusetts Trolley Station

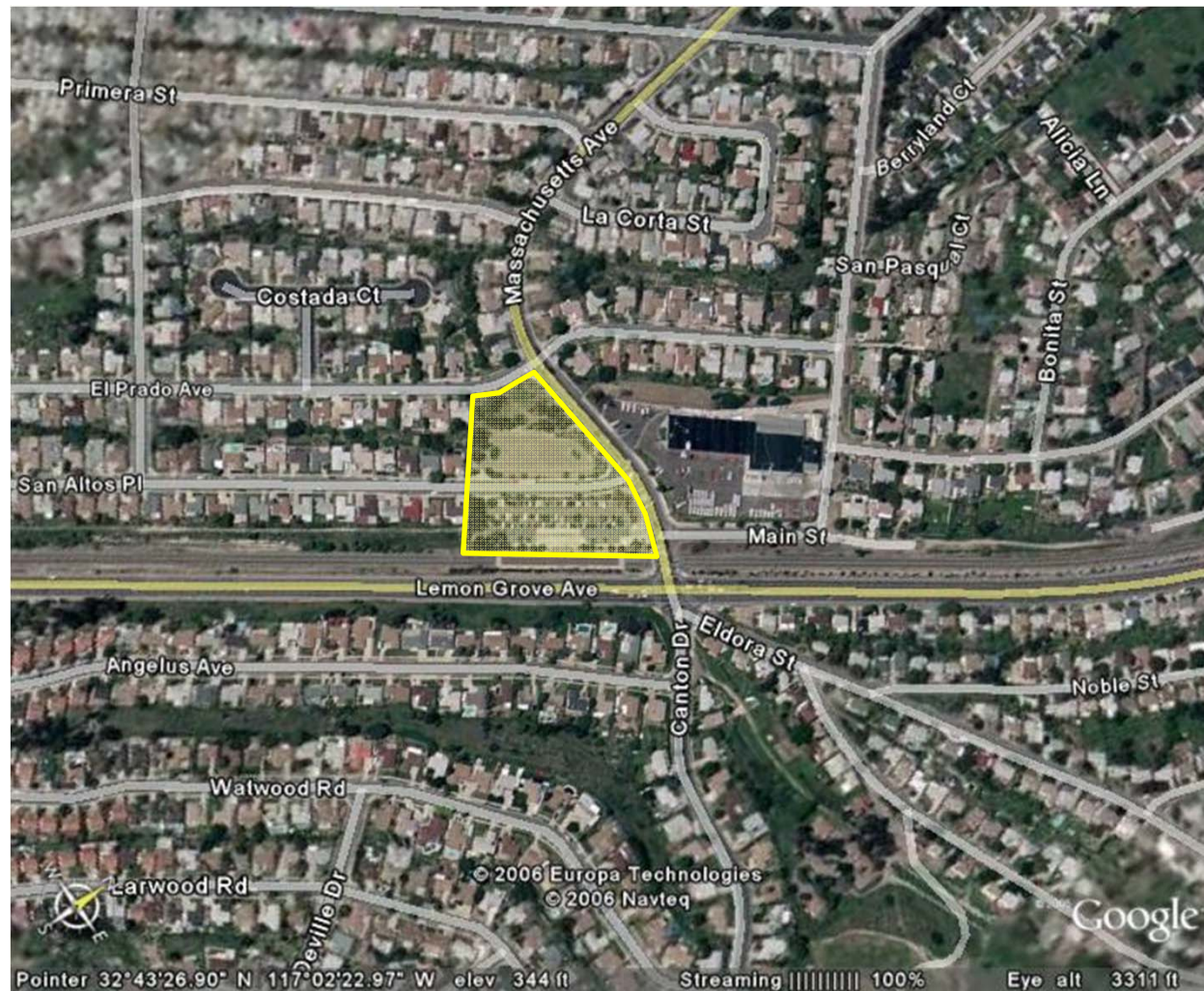


Massachusetts Station

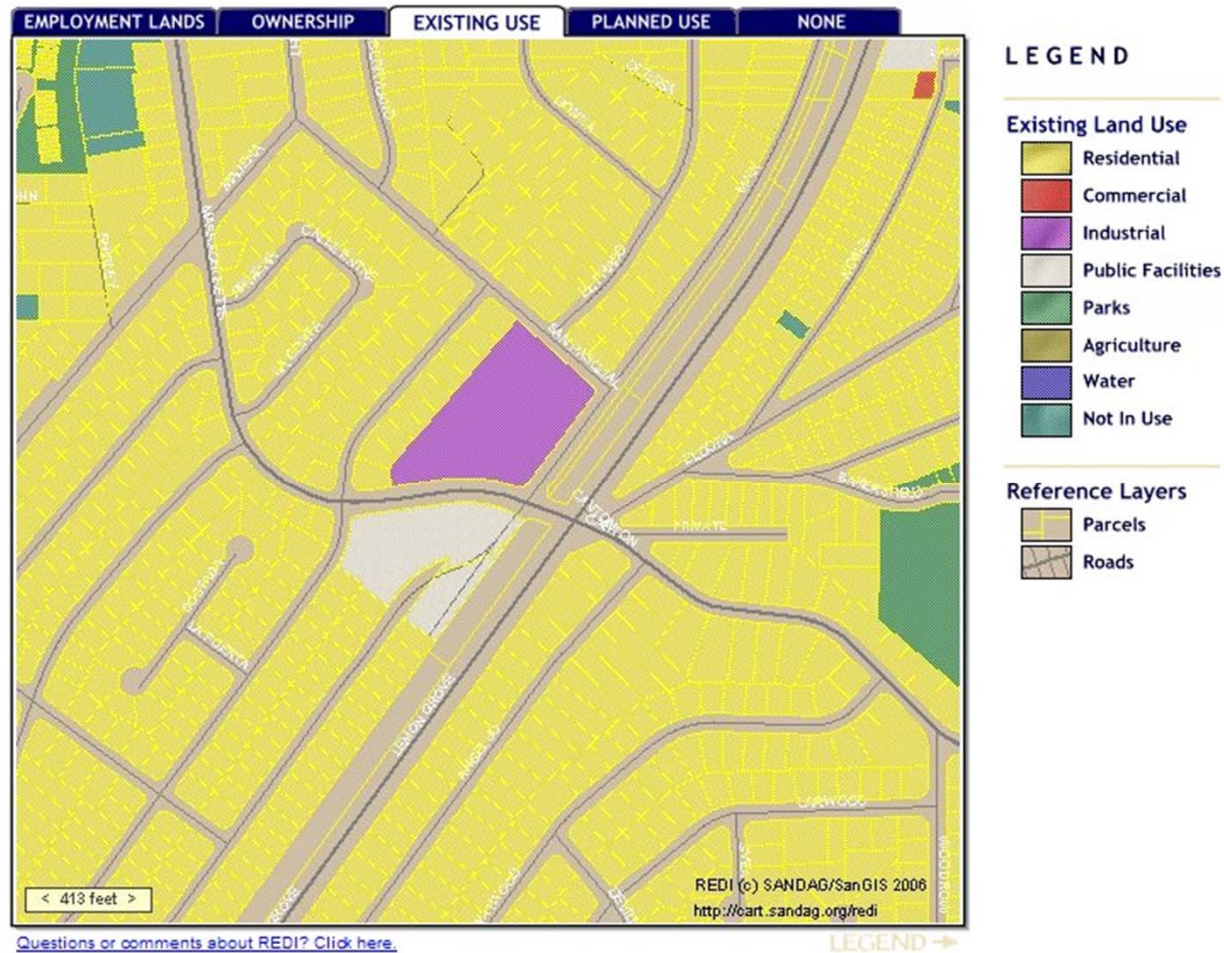
- City of Lemon Grove
- 3.0 +/- Acres
- 250 Total Parking Spaces
- 1 Bus Bay (stop)
- Cell site lease



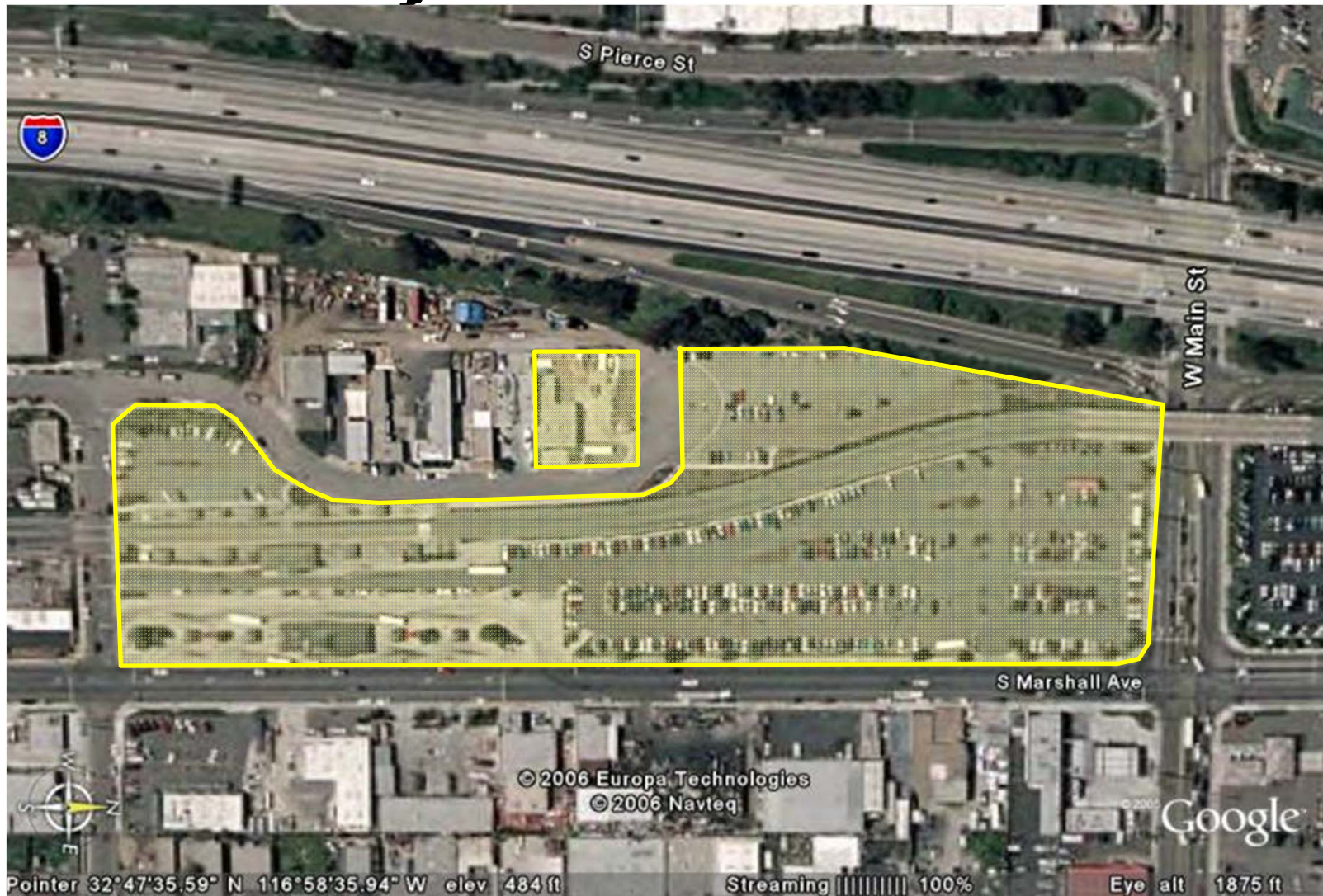
Vicinity Aerial



Surrounding Land Use

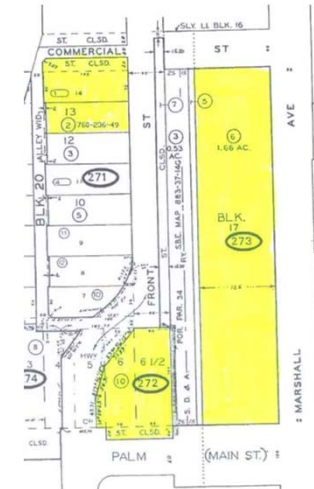
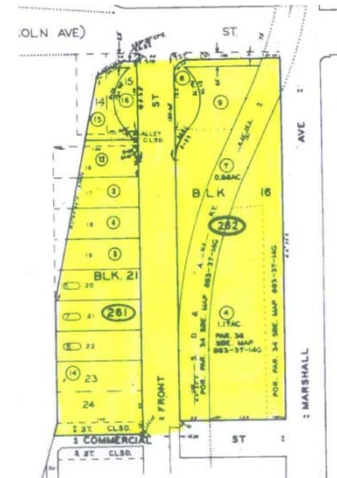


El Cajon Transit Center

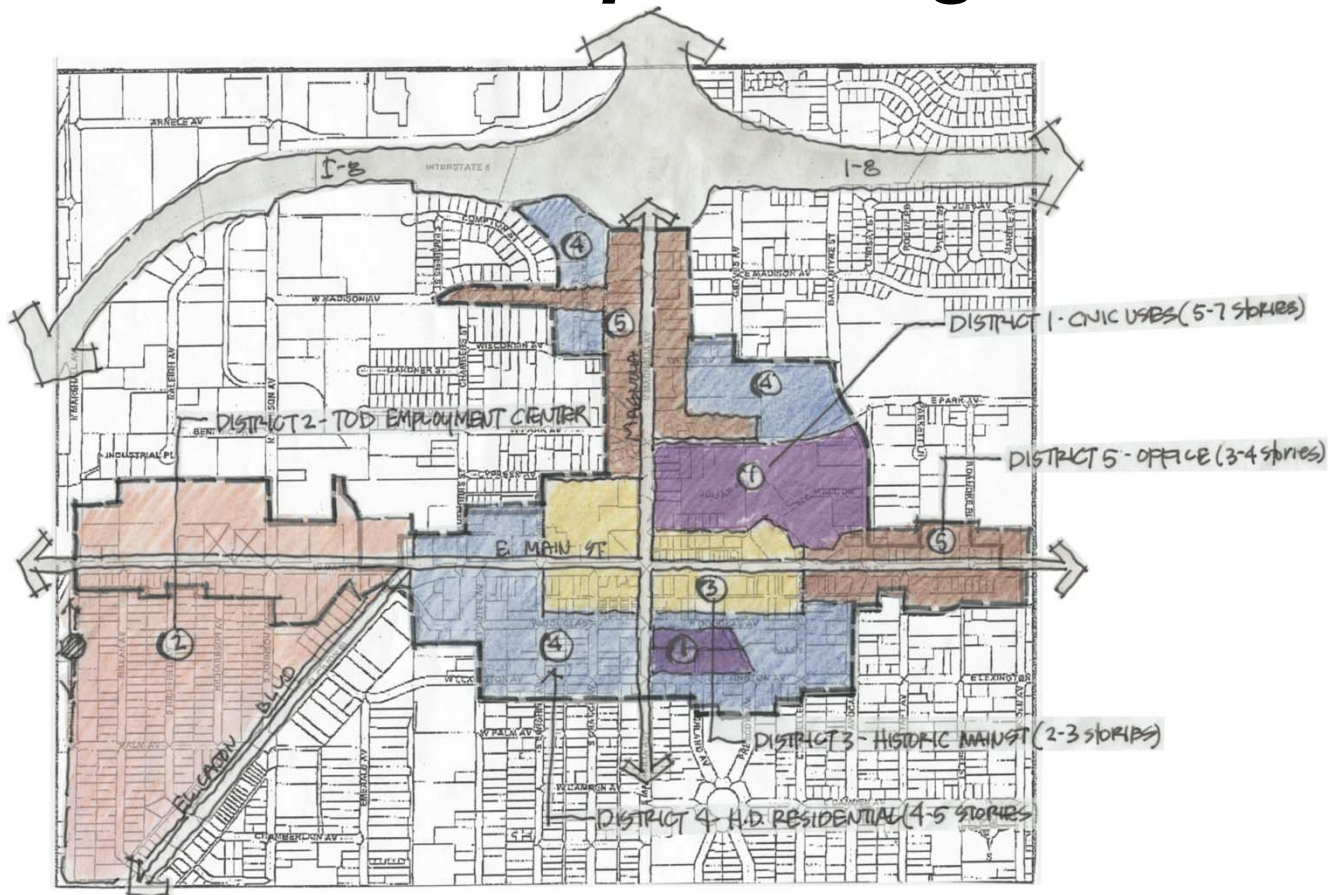


El Cajon Transit Center

- 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)

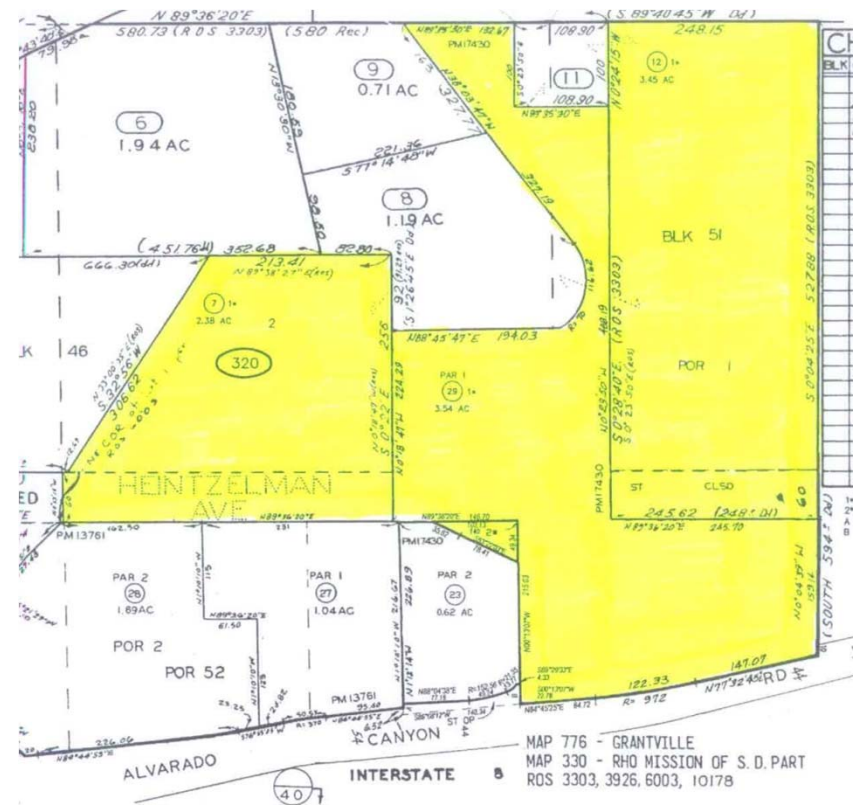
(from February 22, 2006, Developer Workshop Presentation for Specific Plan 182 – Step 1. City Works)

Grantville Trolley Station

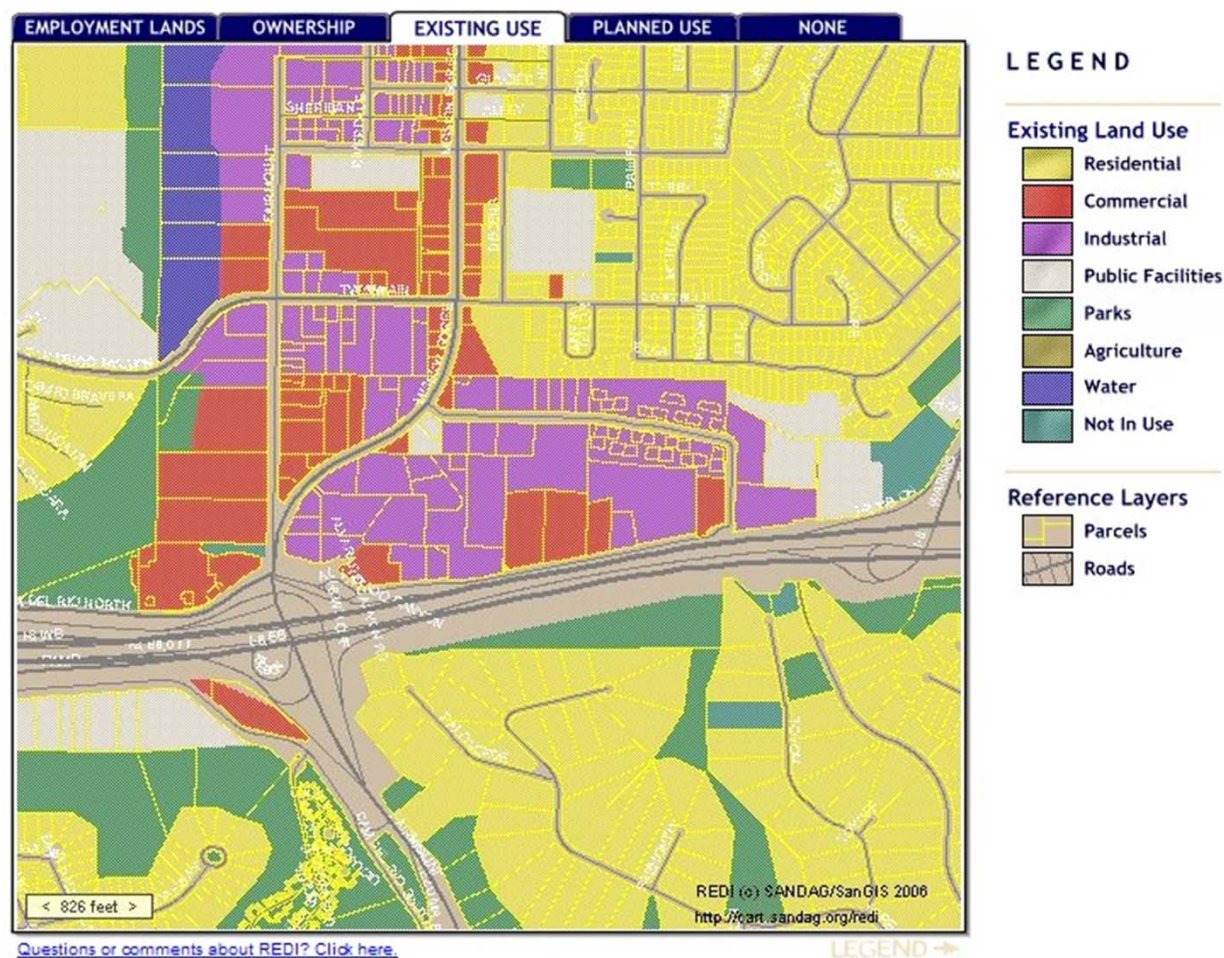


Grantville Trolley Station

- 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

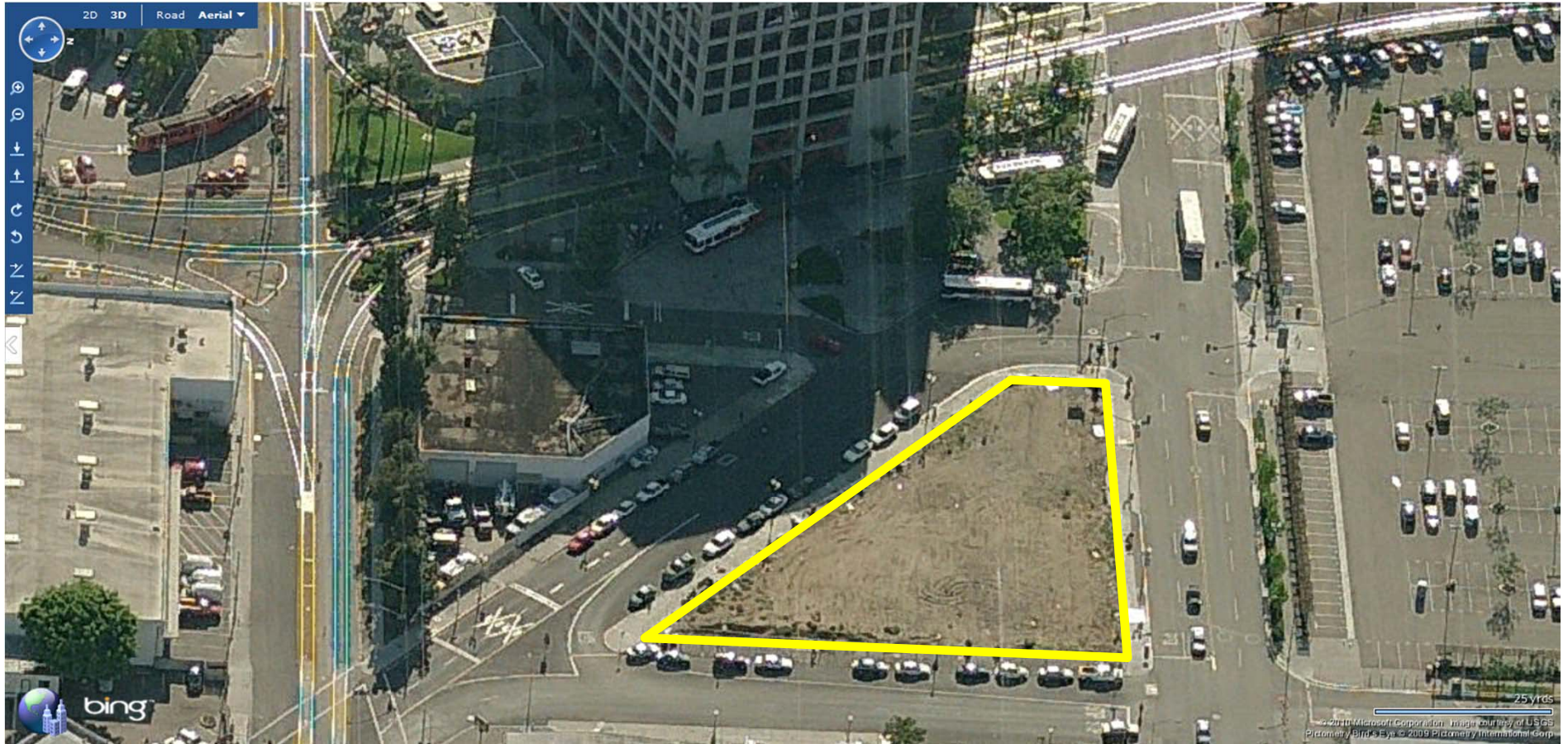
Lot size – 15,415 square feet

Building size – 9,200 square feet



1344 National Ave

Lot Size - 23,882



Assemblage

