

Transit Planning in the Eastern Urban Center



The Corky McMillin Companies

Eastern Urban Center ~ The Facts

- An urban core spanning 80 city blocks, or 230 acres
- 30-acre corporate business park
- Up to 3,000 multifamily homes at average densities of ± 40 du/acre
- Up to 300,000 SF of retail and commercial amenities
- Acres of recreation, including parks, plazas, paseos and trails
- Civic and cultural facilities
- Integrated bus rapid transit and pedestrian circulation system

Size in relation to Downtown San Diego



East Chula Vista Aerial



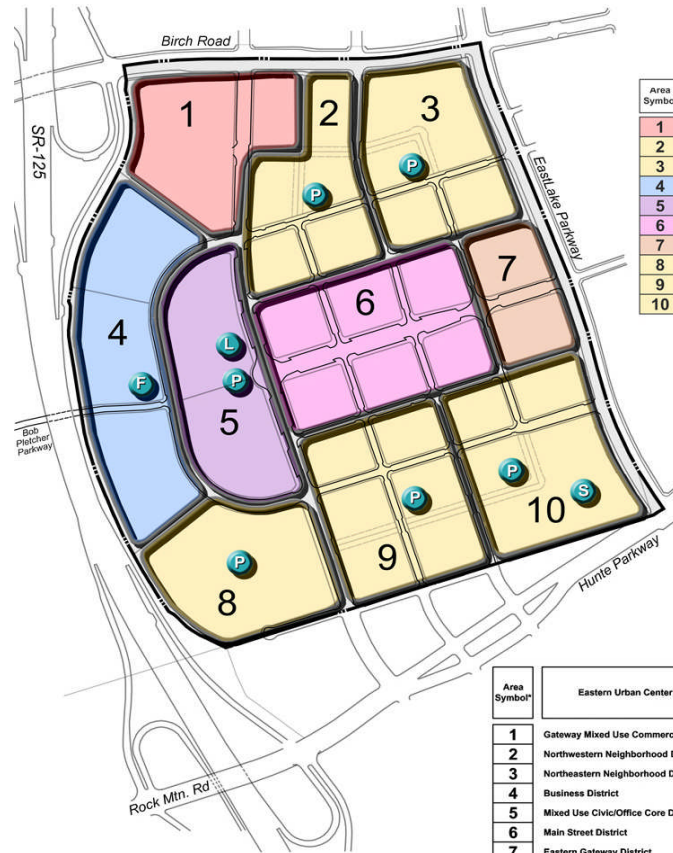
Aerial: March 2005
Boundaries shown are approximate



McMillin Land Development
2750 Womble Drive, San Diego, CA



Site Utilization Plan



Areas

Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	18.1
2	Northwestern Neighborhood District	18.5
3	Northeastern Neighborhood District	21.0
4	Business District	27.1
5	Mixed Use Civic/Office Core District	20.3
6	Main Street District	26.7
7	Eastern Gateway District	9.8
8	Southwestern Neighborhood District	18.8
9	Central Southern Neighborhood District	23.0
10	Southeastern Neighborhood District	23.2
	Birch Road	3.5
	EastLake Parkway	4.6
	Total	214.6

Intensity

Area Symbol	Eastern Urban Center Districts	Non-residential			Residential		
		Sq. Ft. (000's) Permitted			Dwelling Units Permitted		
		Low	Target	High	Low	Target	High
1	Gateway Mixed Use Commercial District	200	400	600	0	60	100
2	Northwestern Neighborhood District	2	200	300	90	180	400
3	Northeastern Neighborhood District	2	50	100	130	220	450
4	Business District	100	1,000	1,200	0	100	100
5	Mixed Use Civic/Office Core District	100	600	800	0	223	300
6	Main Street District	80	200	300	0	300	350
7	Eastern Gateway District	10	200	400	50	300	600
8	Southwestern Neighborhood District	2	400	500	480	1,000	1,000
9	Central Southern Neighborhood District	2	50	100	130	250	500
10	Southeastern Neighborhood District	2	300	100	200	350	450
Maximum, Not to Exceed, Totals		3,497			2,983		

* Note: Numeric area symbols do not represent phases.

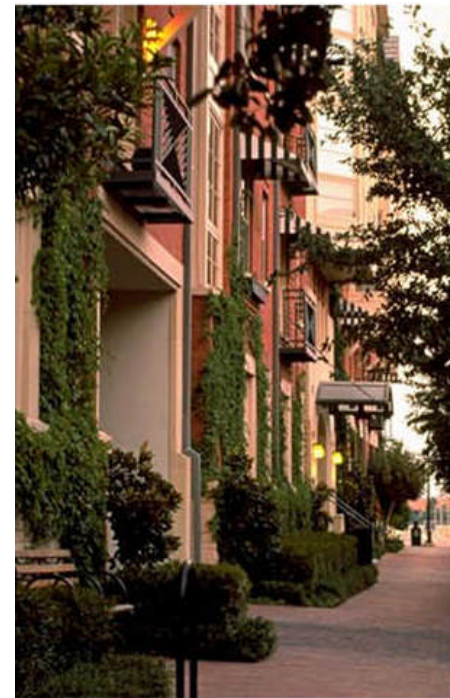
Potential Public Components

- Park
- Library
- Fire Station
- School

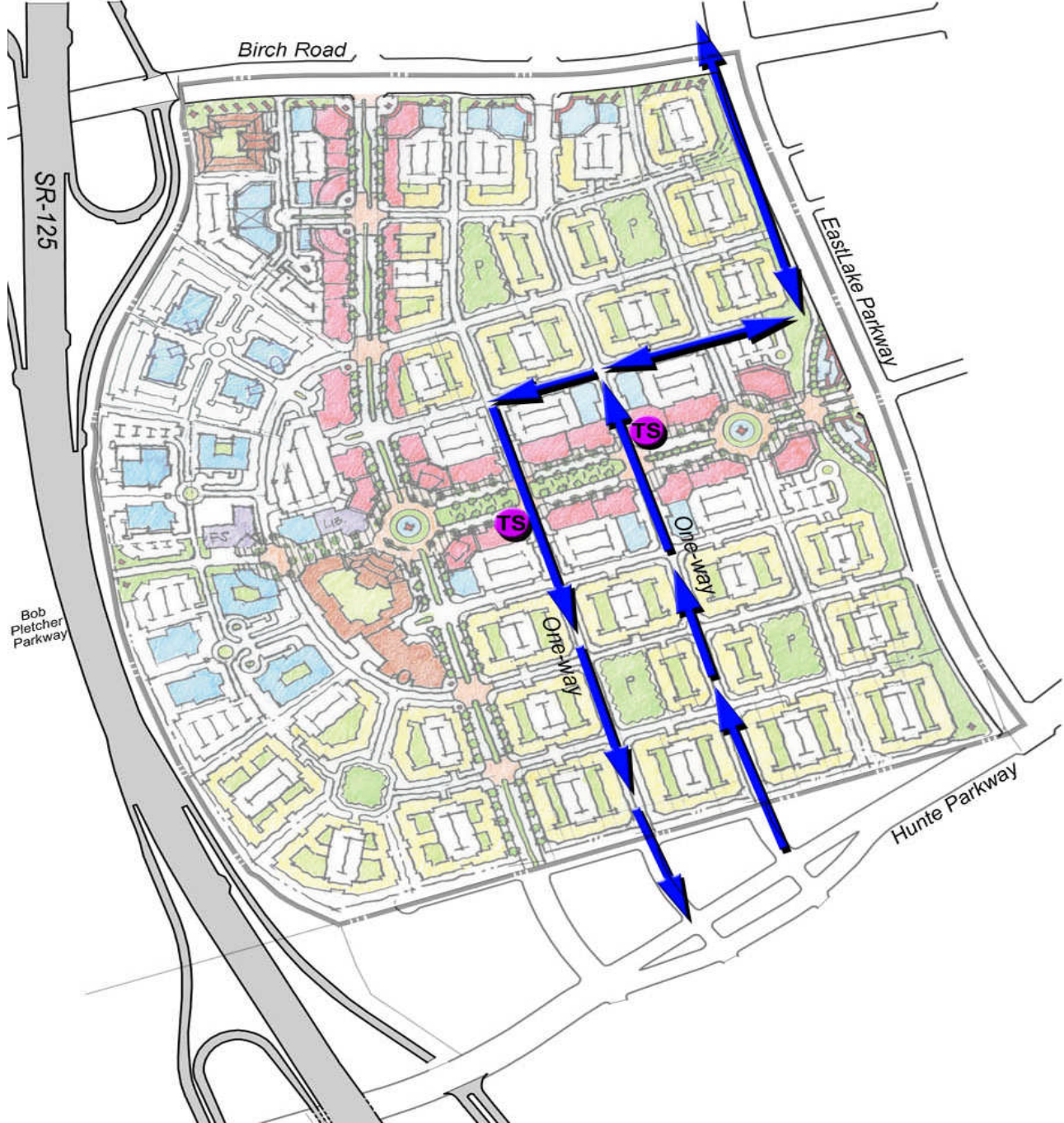
Design Concepts



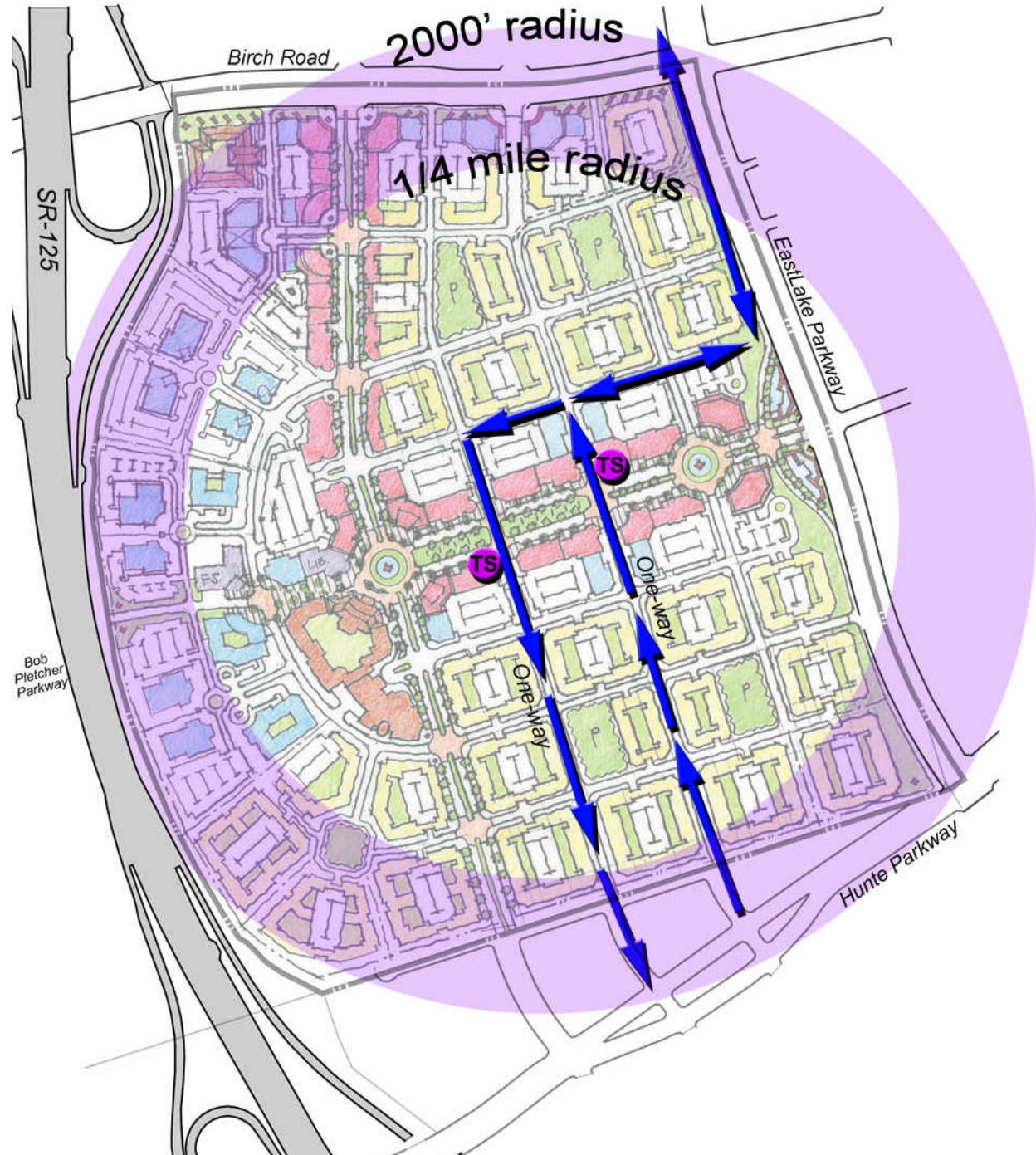
Design Concepts



Transit Alignment



Pedestrian Walkability



Design Considerations

Type of Flow – Guideway vs. dedicated lane vs. mixed flow

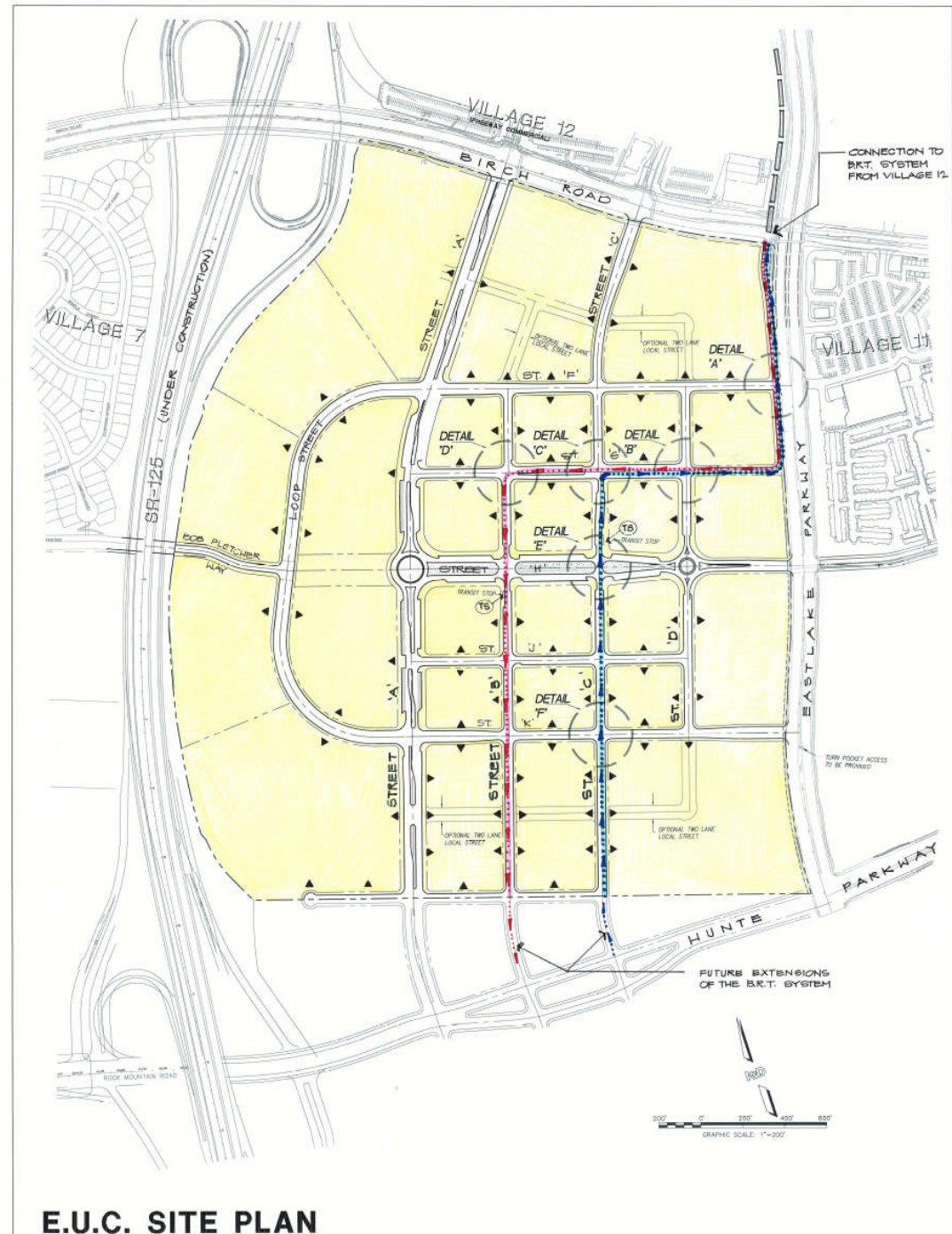
Parking and Circulation impacts

Transit Stop Type, Location and Design

Need for, and location of layover areas

Signalization needed to ensure efficiency of service

Interim Use issues



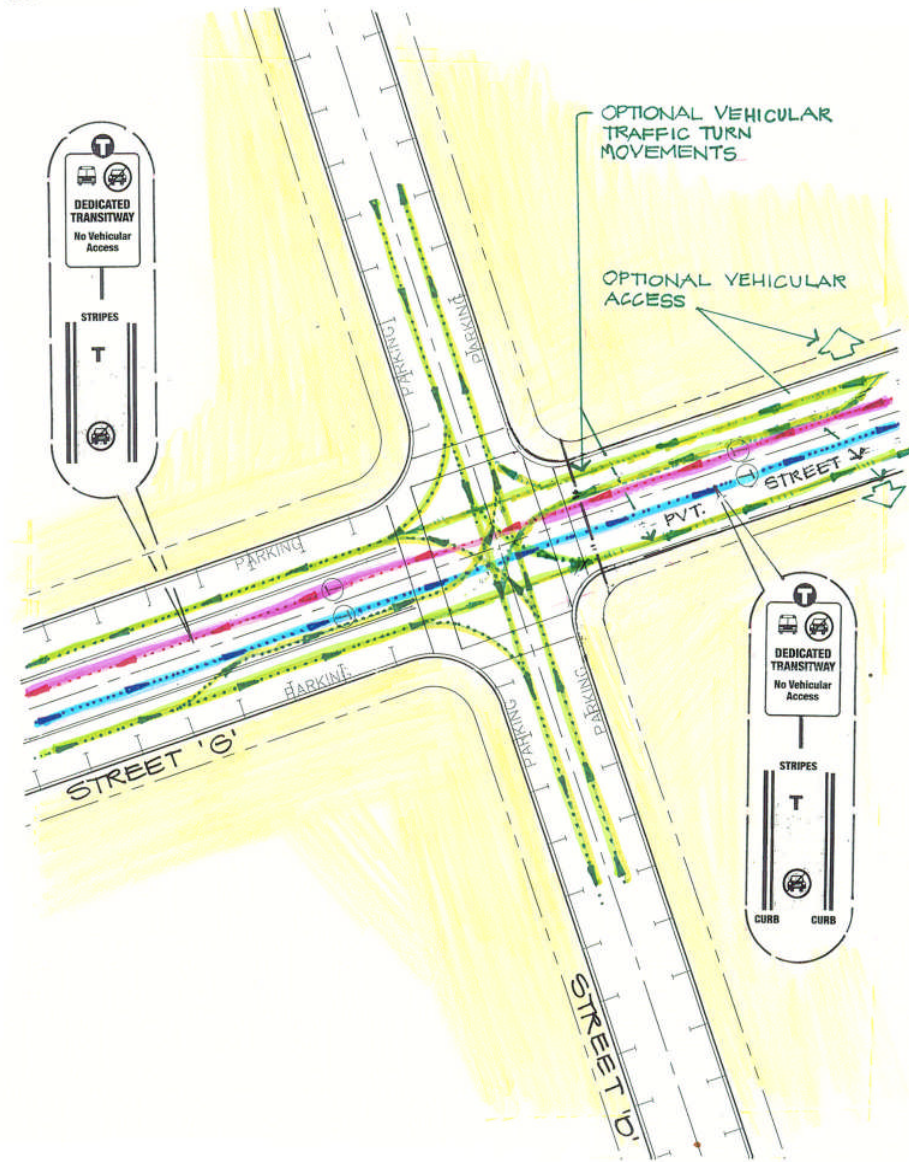


Concept Rendering of the Eastern Urban Center Transit Stop

DETAIL 'B'

(INTERSECTION STREET 'D' & STREET 'G')

Scale 1" = 50'



DETAIL 'E'

INTERSECTION STREET 'C' & STREET 'H'

Scale 1"=50'

