



San Ysidro Planning Studies

San Ysidro Business Improvement District Advisory Committee
February 12, 2025

Conditions Today



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San Ysidro Transit Center Improvements

Near-term measures to address existing station issues, create space for more transit service, and extend the life of the current station.

San Ysidro Transit Center Improvements

Project Goals:

Address existing challenges and get more out of the station in the near-term (5-10 years).

- Improve Pedestrian Connectivity
- Expand Transit and Mobility Options
- Enhance Public Plaza and User-Experience

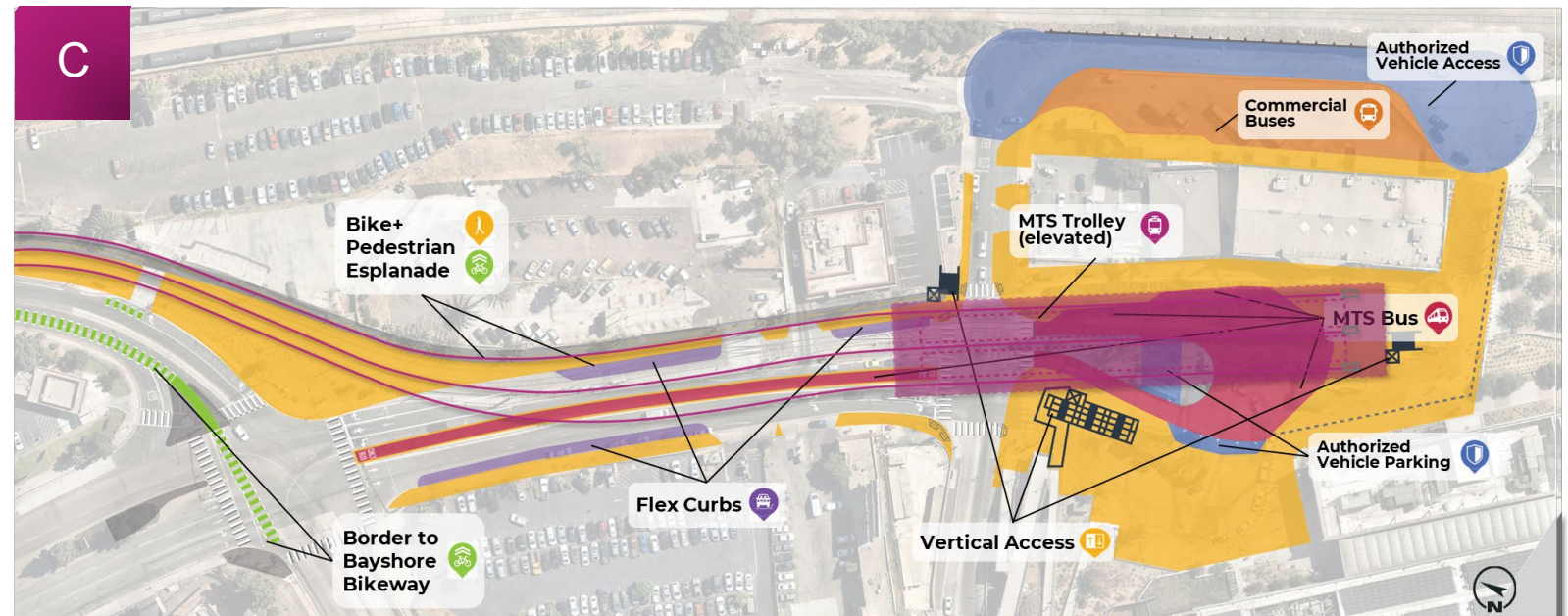
Existing Conditions



Near-term Station Redesign Concepts

What each concept achieves:

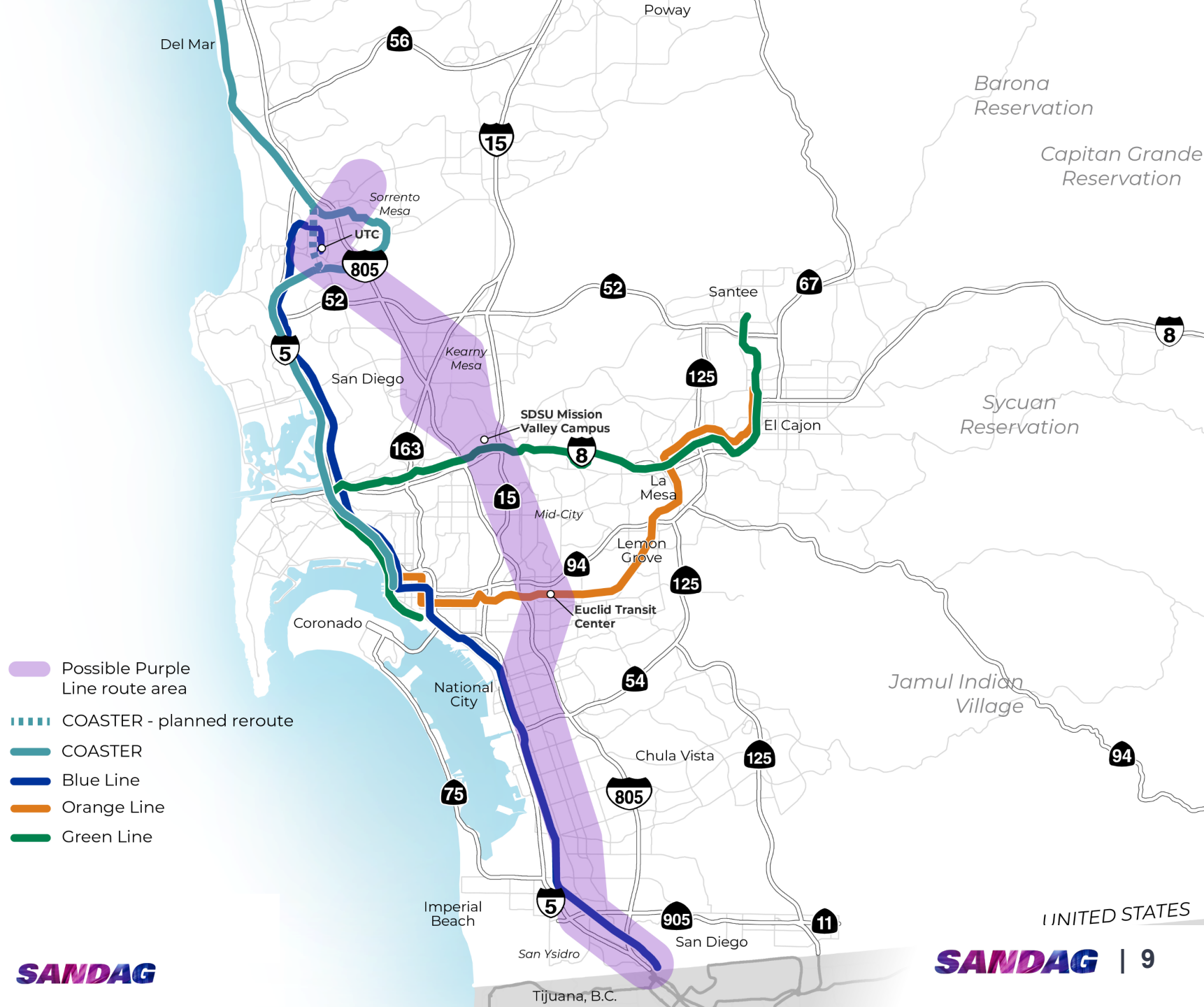
- Additional Trolley track
- Additional MTS bus bays
- Southbound bus-only lane
- Protected bike connection
- Widened sidewalks, expanded curbs, and completed crosswalks
- Federal access maintained
- Impacts to private property limited (where feasible)



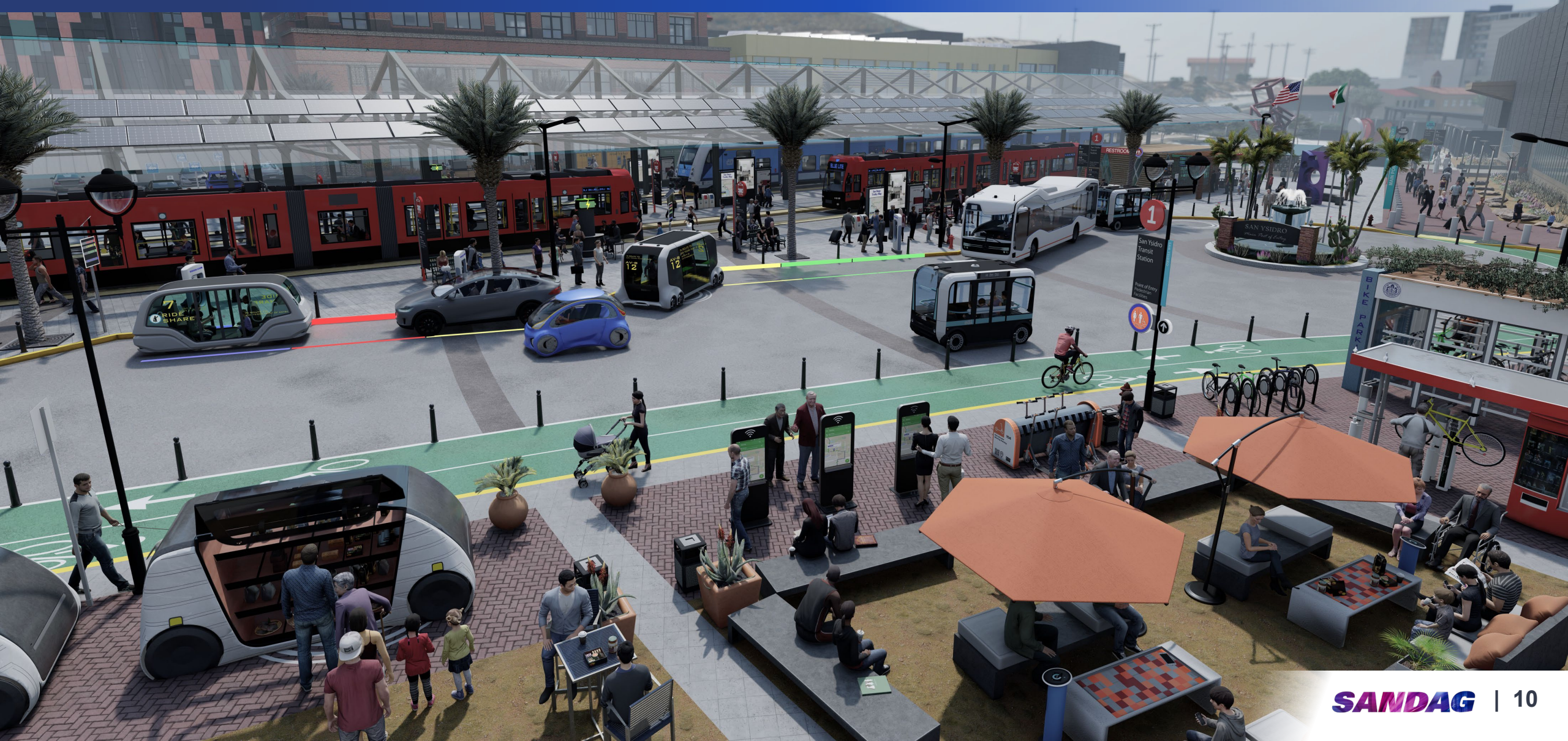
San Ysidro Mobility Hub

Long-term vision for what comes next, and how we integrate planned rail connections (LOSSAN and Purple Line).
Planning and community visioning to inform design of ultimate buildout.

Regional Passenger Rail Network (2050)



San Ysidro Mobility Hub



Next Steps

Near-term Station Improvements:

- Continue refining designs and identify a preferred concept
- Begin the environmental process
- Identify funding opportunities for design and construction



Long-term Vision for Future Hub:

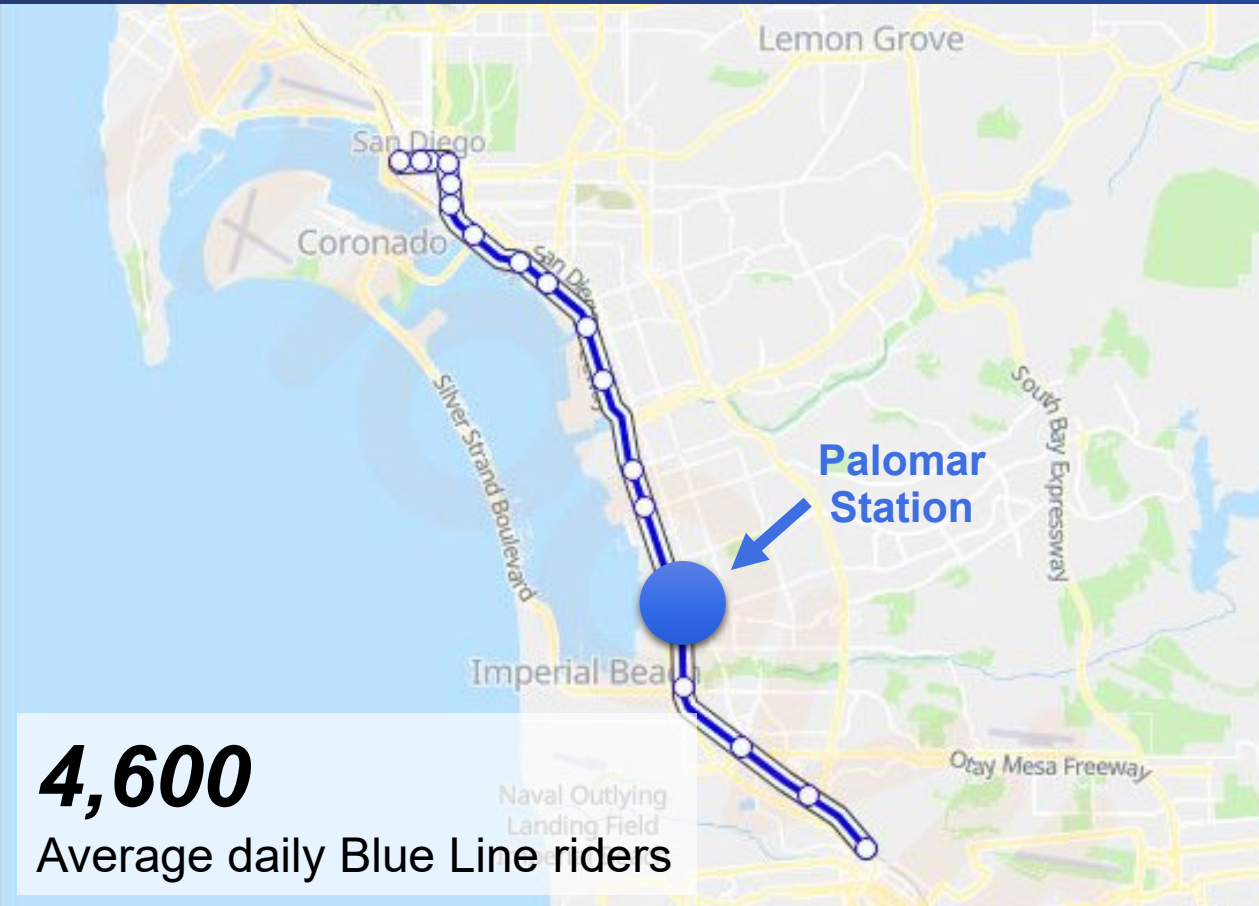
- Begin the planning and community visioning for the ultimate buildout of the San Ysidro Mobility Hub
- Gather input from related mobility, land use, and design efforts (e.g., corridor rail studies, transit-oriented development studies, San Diego-Tijuana World Design Capital 2024)



Blue Line Transit-Oriented Development

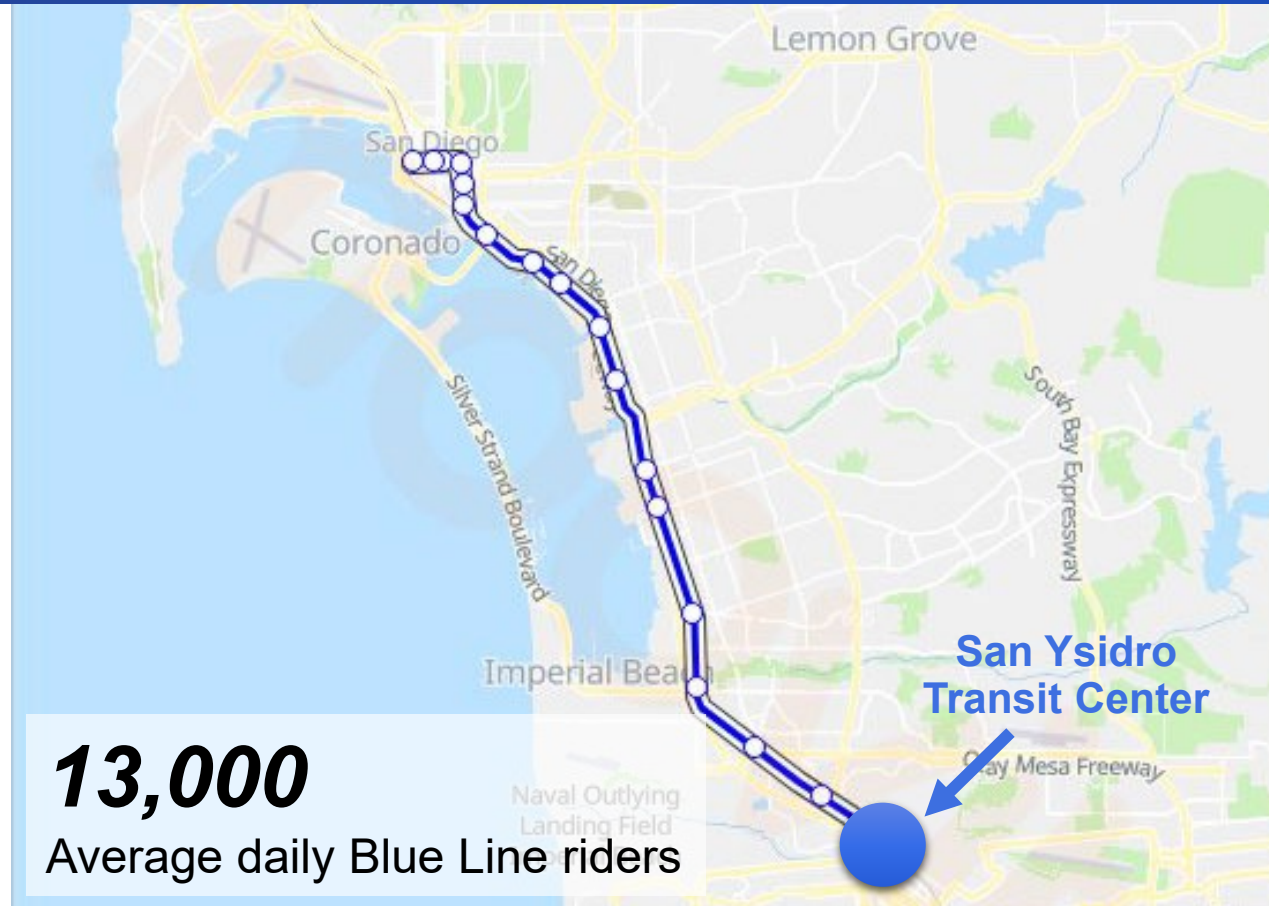
Maximizing benefits of transportation investments through strategizing complementary land use development opportunities.

Blue Line TOD Study Areas



Palomar Street Transit Center

Trolley station in
Chula Vista, California



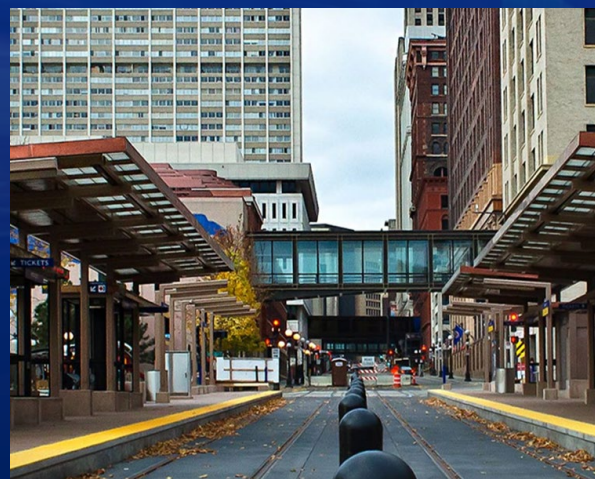
San Ysidro Transit Center

Trolley station in the San Ysidro neighborhood of
San Diego, California

Transit Oriented Development (TOD) Examples

Why does it help to have more community-supporting spaces near transit?

- *Connected neighborhoods*
- *Better for environment*
- *Easier to live without a car*
- *Promotes multi-functional uses of space*
- *More foot traffic and commercial activity*



Overview

The Blue Line Transit-Oriented Development Study (Blue Line TOD Study) aims to:

- Develop TOD strategies for the areas around San Ysidro and Palomar Trolley Stations
- Assess land use, transportation and market conditions for TOD opportunities
- Understand and further mobility hub implementation

Partners include the City of San Diego, the City of Chula Vista, and MTS

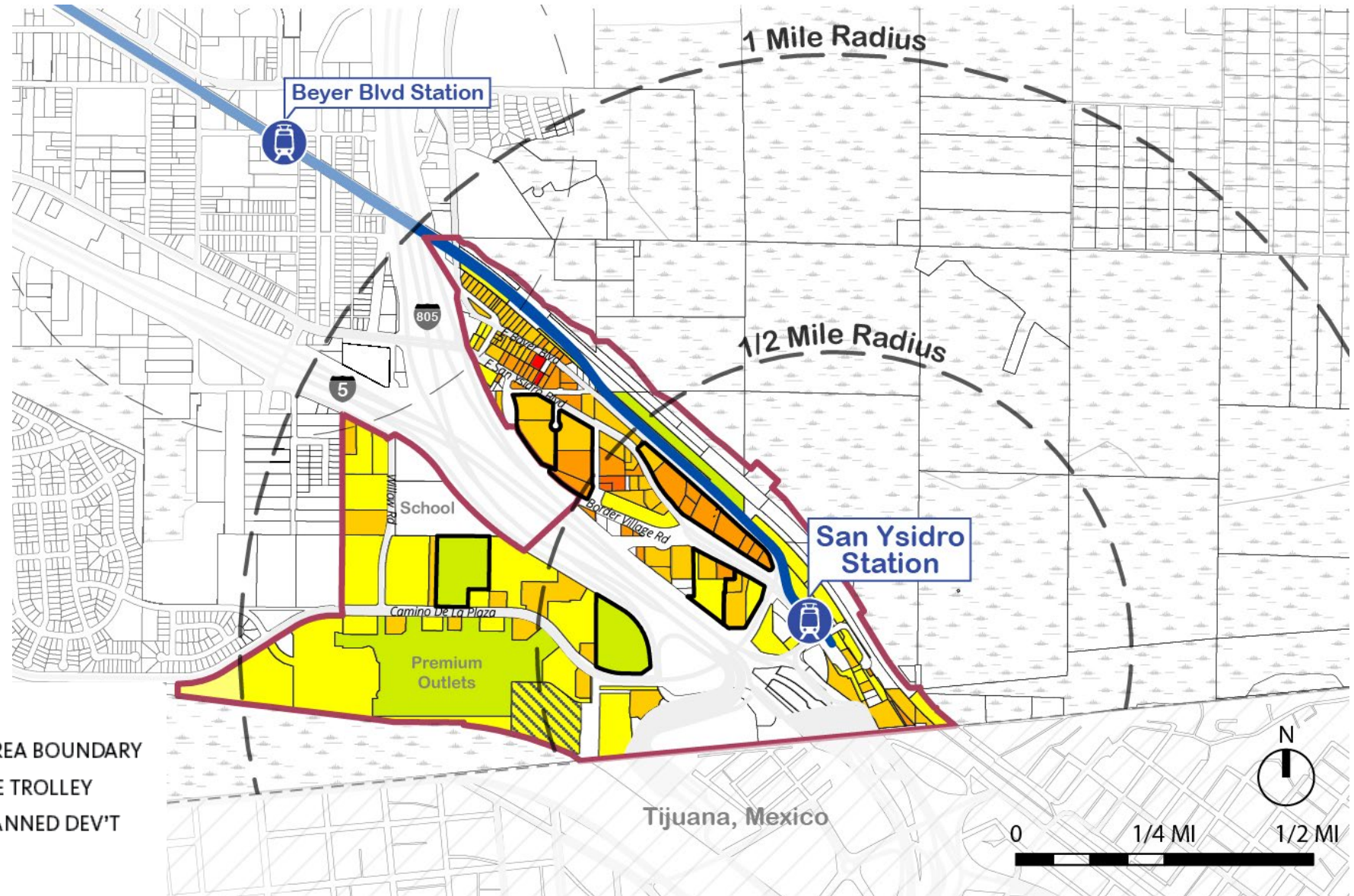


Existing Conditions & Development Capacity



Measuring Opportunity

TOD Opportunity Site Analysis – Using data to understand opportunity for development



Implementation Strategies and Market Constraints

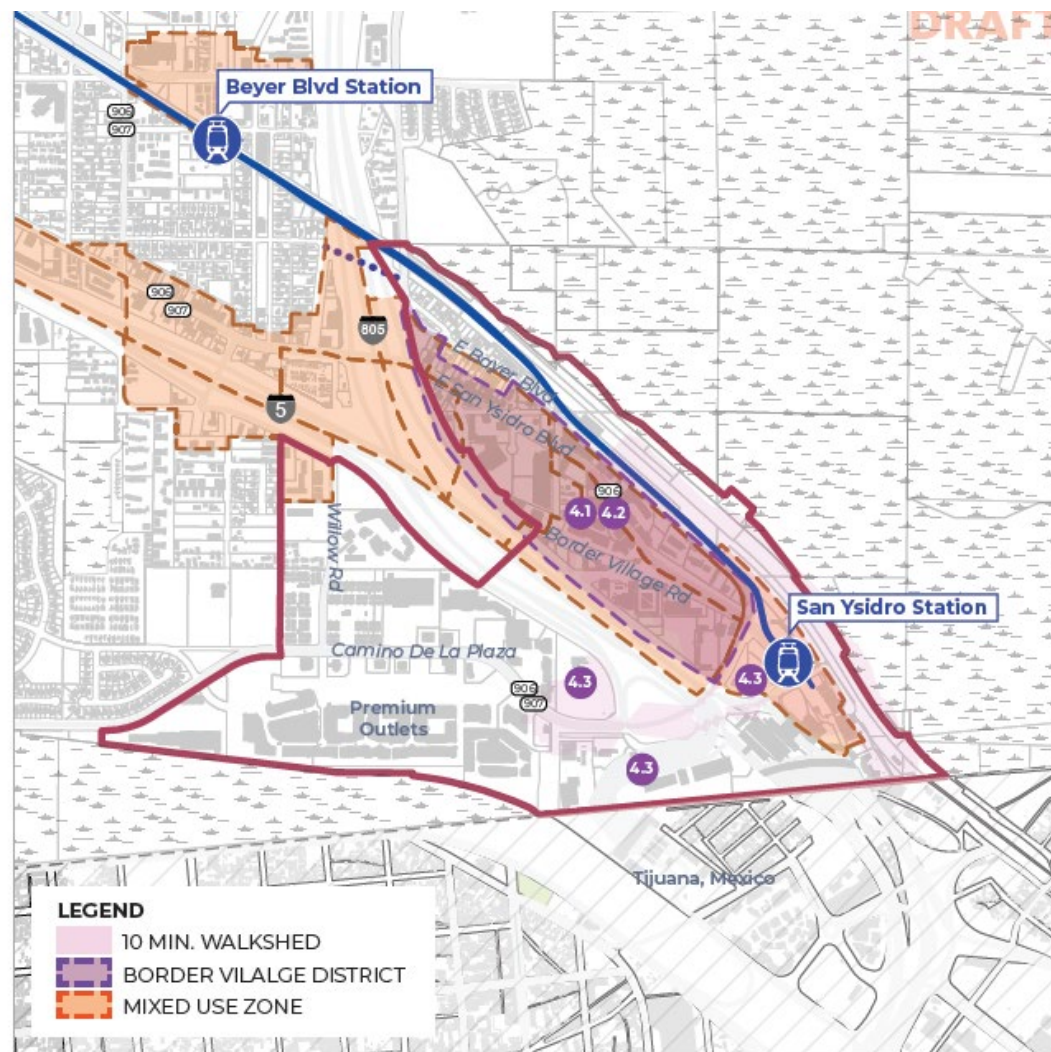
Increase Housing & Mixed-Use Potential

Improvements

- **4.1** Update zoning, land use, and FAR within San Ysidro Border Village District
- **4.2** Allow for mixed-use developments that include residential, community health, social and educational services
- **4.3** Incentivize higher density affordable housing projects
- **4.4** Reduce parking minimums and consolidate parking facilities for the redevelopment of surface parking

Targeted Outcome

- Increase in the quantity, diversity, and affordability of housing options surrounding the transit station, allowing residents to age in place and provide access to jobs, health, and social services



TOD Site Planning Concepts

TOD Site Planning Concepts

San Ysidro Transit Center: Site C

This 6.1-acre site is located north-east of the San Ysidro Transit Station, and has TOD opportunity for its parcel size, development potential, and proximity to the station and open spaces.

Key Elements

- 1 TOD Site Entrance**
- Main entry into site off Camino de la Plaza
- Secondary entry into site via Willow Rd
- 2 Multi Family Residential**
Diverse and flexible residential typology including Wrap product shown to meet the market and affordable needs based off the Highest and Best Use Analysis.
- 3 Town-homes**
A diverse residential typology that accommodates lower density and larger unit sizes that are desirable in the market.
- 4 Amenity Spaces**
Residential amenity spaces for residents to access, such as courtyards, pools, and other common spaces.
- 5 Pedestrian & Bicycle Improvements**
Additional measures taken to improve the experience and safety for pedestrians and cyclists which enable TOD opportunity.
- 6 Development Expansion**
Town-homes shown to illustrate the potential to develop additional housing outside the site boundary in this study.
- 7 Connection to Premium Outlets**
Any future development should heavily consider the connection with the Outlets across Camino de la Plaza and how to support the safe and accessible context of the site.



Next Steps

Maximizing benefits of transportation investments

- Collaborate with stakeholders like City staff and affordable housing developers
- Leverage the study for the San Ysidro Mobility Hub planning work
- Further evaluate options for housing as an opportunity for transportation project mitigation



The background of the slide is a semi-transparent aerial map of San Diego, California. The map shows the coastline, major roads, and urban areas, all rendered in a monochromatic purple and blue color scheme. The word "Timeline" is overlaid on the left side of the map.

Timeline

Timeline

SAN YSIDRO TRANSIT CENTER (SYTC)

SYTC

Improvements

Planning study concludes for near-term station redesign

SYTC

Improvements

Preliminary Engineering begins

SYTC

Improvements

Environmental phase begins

2024

2025

2026

2027

Blue Line TOD Study

Planning study concludes

SYMH

Planning study begins for long-term vision of the Mobility Hub and surrounding area

SYMH

Draft Mobility Hub and land use development concepts




SYMH

Planning study concludes

SAN YSIDRO MOBILITY HUB (SYMH)

Coordination with Stakeholders and Community Engagement

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