



**Location:** Temecula, Riverside County

**Timeframe:** 2006 – 2007

**Project Partners:**

- Western Riverside Council of Governments (WRCOG)
- City of Temecula

**Project Services**

- Urban design solutions and visualizations
- Urban design strategies



The City of Temecula, the Western Riverside County Organization of Governments and Compass Blueprint teamed up to look at development options and opportunities around a proposed Bus transit station. The project will facilitate the development of a future bus transit station in Temecula, providing conceptual designs for development of surrounding uses including the Murrieta Creek Recreation Basin and potential transit-oriented uses to the north. The project also includes circulation analysis focusing on future transit projects and land uses and pedestrian needs.

**Goals:**

- Transform an existing transit center into a transit focused mixed use hub
- Integrate rail with regional buses
- Coordinate developers with transit planning process

**Results:**

- Reduce off-street parking and use shared parking strategies to reduce overall need. Emphasize pedestrian accessibility
- Recommend a market analysis to fully understand density needs that will fulfill current needs while allowing for future growth
- Development incentives are recommended using various strategies such as new zoning standards or planning funding
- Total project area is 23.9 acres with 10 acres of commercial development and 22.5 acres of residential development
- Total Commercial 100,000 SF
- Public Open Space 1.4 Acres
- The plan directly calls for 420 residential units