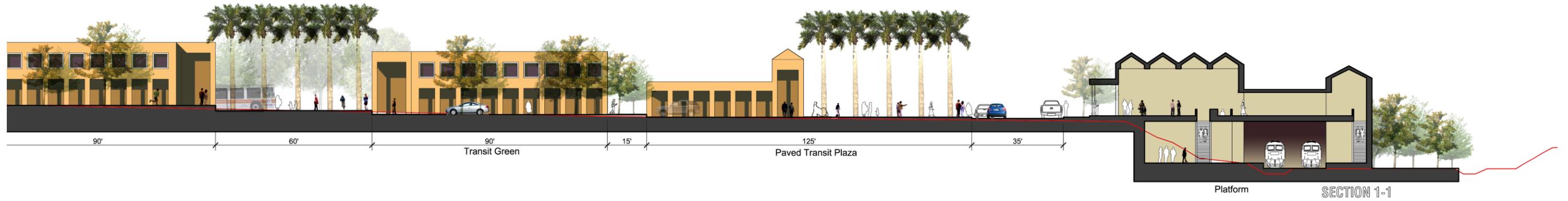


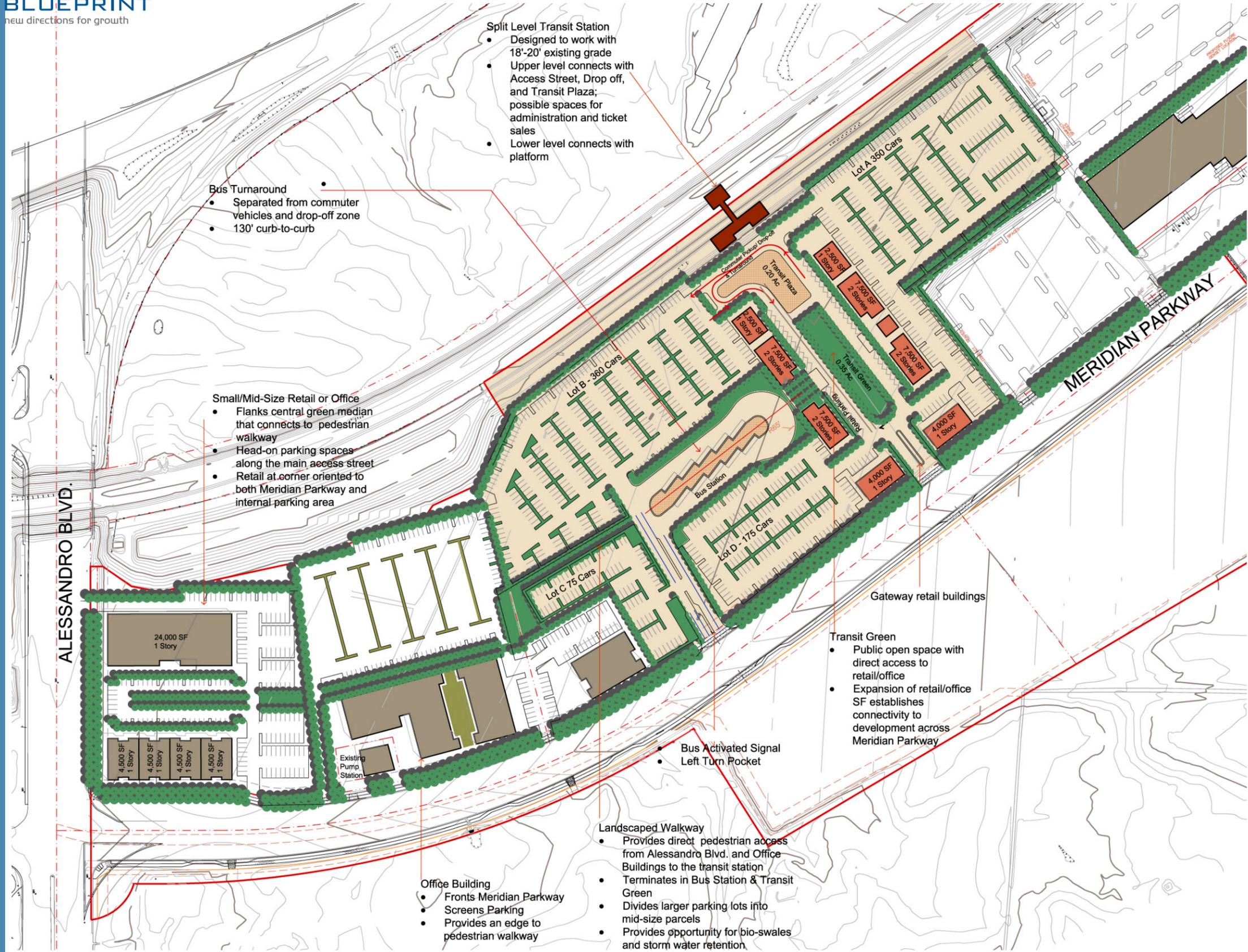


**COMPASS
BLUEPRINT**
new directions for growth

MORENO VALLEY MARCH FIELD STATION

Transit Area Concept Plan





Split Level Transit Station

- Designed to work with 18'-20' existing grade
- Upper level connects with Access Street, Drop off, and Transit Plaza; possible spaces for administration and ticket sales
- Lower level connects with platform

Bus Turnaround

- Separated from commuter vehicles and drop-off zone
- 130' curb-to-curb

Small/Mid-Size Retail or Office

- Flanks central green median that connects to pedestrian walkway
- Head-on parking spaces along the main access street
- Retail at corner oriented to both Meridian Parkway and internal parking area

Office Building

- Fronts Meridian Parkway
- Screens Parking
- Provides an edge to pedestrian walkway

Landscaped Walkway

- Provides direct pedestrian access from Alessandro Blvd. and Office Buildings to the transit station
- Terminates in Bus Station & Transit Green
- Divides larger parking lots into mid-size parcels
- Provides opportunity for bio-swales and storm water retention

Transit Green

- Public open space with direct access to retail/office
- Expansion of retail/office SF establishes connectivity to development across Meridian Parkway

Bus Activated Signal

- Left Turn Pocket



TRANSIT STATION USES	
Retail (First Floor)	20,000 SF
Small Offices (Second Floor)	15,000 SF
Open Space	
Transit Green	0.35 Ac
Transit Plaza	0.20 Ac
Parking	
Commuter Parking	960 cars
Retail Parking	80 cars
Total Parking	1040 cars
Bus Parking Bays	10 spaces (40' x10')