

Quick Reference: Smart Growth Areas by Place Type
May 2016

PLACE TYPE	EXISTING/PLANNED		POTENTIAL	
Metropolitan Center (1) TOTAL Existing/Planned: 1 Potential: 0	SD-CC-1	Downtown San Diego (Centre City Community Planning Area)		N/A
Urban Centers (10) TOTAL Existing/Planned: 9 Potential: 1	CV-1 CV-6 EC-1 LM-1 NC-1 SD-BL-1 SD-NV-1 SD-UN-2 SD-UP-5	Chula Vista, Urban Core Chula Vista, Eastern Urban Center El Cajon, Downtown El Cajon La Mesa, Grossmont Trolley Station National City, Downtown National City San Diego, Barrio Logan (Harbor Drive, I-5, Commercial Street, and SR 75) San Diego, Navajo (I-8, Friars Road, San Diego River, Mission Gorge Road in the east) San Diego, University City (Eastgate Mall Road, I-805, UCSD, Nobel Drive) San Diego, Uptown (Pennsylvania Avenue/Robinson Avenue, Park Boulevard, Washington Street)	SD-OM-2	San Diego, Otay Mesa, Airway Road between Heritage Road and Britannia Boulevard Interchanges
Town Centers (50) TOTAL Existing/Planned: 45 Potential: 5	CB-1 CV-2 CV-3 CV-4 CV-5 CV-7 CV-8 CV-10 CV-12 CV-13 CV-14 CO-1 EN-1	Carlsbad, Carlsbad Village COASTER Station Chula Vista, Downtown Village Chula Vista, Chula Vista Bayfront Chula Vista, Southwest Town Focus Area Chula Vista, Palomar Gateway Chula Vista, University Village Chula Vista, Otay Ranch Village Eight Chula Vista, Heritage Village Chula Vista, Otay Ranch Village Five Chula Vista, Otay Ranch Village Six Chula Vista, East of Eastlake Parkway at the terminus of Birch Road Coronado, Downtown Coronado Encinitas, Encinitas COASTER Station	CB-2 PW-1 SD-KM-1 SD-MV-5 SD-NV-2	Carlsbad, Plaza Camino Real Poway, Poway Road and Community Road San Diego, Kearny Mesa (Clairemont Mesa Boulevard, I-805, Convoy Street, Ronson Road) San Diego, Mission Valley (Qualcomm Stadium) San Diego, Navajo (Along Mission Gorge Road North of Zion)

PLACE TYPE	EXISTING/PLANNED		POTENTIAL	
Town Centers (cont'd)	ES-1	Escondido, Downtown Specific Plan		
	LM-2	La Mesa, Downtown La Mesa		
	LG-1	Lemon Grove, Lemon Grove Depot Trolley Station		
	LG-2	Lemon Grove, Lemon Grove Depot Town Center Extension		
	NC-2	National City, South of West Plaza Boulevard		
	NC-5	National City, Paradise Valley Hospital Area		
	OC-1	Oceanside, Downtown Oceanside		
	SD-CV-1	San Diego, Carmel Valley (General area around intersection of El Camino Real and Del Mar Heights Road)		
	SD-CH-1	San Diego, City Heights (Meade Avenue, Wightman Street, 40th Street)		
	SD-CO-3	San Diego, College Area (Alvarado Medical Center)		
	SD-NP-2	San Diego, Greater North Park (El Cajon Boulevard from Park Boulevard to 79 th Street)		
	SD-KM-2	San Diego, Kearny Mesa (Lightwave Avenue, Tech Way, Kearny Villa Road, Ruffin Road)		
	SD-LJ-1	San Diego, La Jolla (Prospect Street, Pearl Street, Fay Avenue, Ivanhoe Avenue)		
	SD-LV-1	San Diego, Linda Vista (Morena Boulevard from Tecolote Road to Linda Vista Road)		
	SD-LV-2	San Diego, Linda Vista (Linda Vista Road from Tait Street to Fulton Street)		
	SD-MD-1	San Diego, Midway – Pacific Highway (I-8, Midway Drive, and I-5)		
	SD-MM-1	San Diego, Mira Mesa (Westview Parkway from Capricorn Way to Hillery Drive and Mira Mesa Boulevard from Black Mountain Road to I-5)		
	SD-MM-4	San Diego, Mira Mesa (Mira Mesa Boulevard between Reagan Road and Camino Ruiz)		
	SD-MV-1	San Diego, Mission Valley (Friars Road, I-8, Hotel Circle, Fashion Valley Road, Riverwalk Golf Course)		
	SD-MV-2	San Diego, Mission Valley (Fashion Valley Center, Friars Road)		
	SD-MV-3	San Diego, Mission Valley (I-8, SR 163, I-805, Community Boundary)		
	SD-MV-4	San Diego, Mission Valley (I-805, between the San Diego River and Community Boundary)		

PLACE TYPE	EXISTING/PLANNED		POTENTIAL	
Town Centers (cont'd)	SD-OMN-1 SD-PB-3 SD-PA-1 SD-SY-1 SD-SE-1 SD-UN-1 SM-1 ST-1 SB-1 VS-1	San Diego, Otay Mesa Nestor (Hollister Street between Palm Avenue and Conifer Avenue and west side of I-5 between Grove Avenue and Coronado Avenue) San Diego, Pacific Beach (Both sides of Garnet Avenue from Mission Bay Drive to I-5) San Diego, Peninsula in Point Loma (Rosecrans Street from Canon Street to Lytton Street) San Diego, San Ysidro (Beyer Boulevard to West San Ysidro Boulevard, and Averil Road to the International Border) San Diego, Southeastern San Diego (South 43 rd Street from Logan Avenue to Delta Street) San Diego, University City (I-5, La Jolla Village Drive, and Gilman Drive) San Marcos, (University District Specific Plan) Santee, Santee Town Center Solana Beach, Solana Beach Town Center COASTER Station Vista, Downtown Specific Plan		
Community Centers (75) TOTAL Existing/Planned: 29 Potential: 46	CV-9 CO-2 EC-2 ES-5 IB-1 LM-10 SD-CM-1 SD-CM-4 SD-CM-6 SD-CM-8 SD-CO-1 SD-EA-1 SD-EA-2	Chula Vista, Otay Ranch Village 2 Coronado, Ferry Landing El Cajon, Parkway Plaza Escondido, Felicita Avenue and Centre City Parkway Imperial Beach, 9th Street and Palm Avenue La Mesa, 70th Street Trolley Station San Diego, Clairemont Mesa (Clairemont Square Shopping Center) San Diego, Clairemont Mesa (Balboa Avenue and Genesee) San Diego, Clairemont Mesa (Morena Boulevard and Clairemont Drive) San Diego, Clairemont Mesa (Clairemont Drive and Burgener Boulevard) San Diego, College Area (College Avenue and Montezuma Road) San Diego, Eastern Area (College Grove Shopping Center) San Diego, Eastern Area (Federal and Euclid)	CB-3 CB-4 DM-1 EC-4 ES-6 IB-3 LM-5 LM-7 LG-3 OC-4 OC-5 OC-6 OC-7 OC-8	Carlsbad, Quarry Creek Area Carlsbad, Ponto Beachfront Del Mar, Camino Del Mar and 10th Street El Cajon, Arnele Transit Station Escondido, Citracado Parkway and Centre City Parkway Imperial Beach, Imperial Beach Boulevard and 13th Street La Mesa, Amaya Trolley Station La Mesa, Sprint Street Trolley Station Lemon Grove, Massachusetts Trolley Station Oceanside, El Camino Real SPRINTER Station Oceanside, Rancho Del Oro SPRINTER Station Oceanside, College Boulevard SPRINTER Station Oceanside, Melrose SPRINTER Station Oceanside, San Luis Rey Transit Center

PLACE TYPE	EXISTING/PLANNED		POTENTIAL	
Community Centers (cont'd)	SD-EN-4	San Diego, Encanto Neighborhoods (47th Street Trolley Station)	SD-BMR-1	San Diego, Black Mountain Ranch (Southwest of Intersection of Camino del Sur and Black Mountain Road)
	SD-EN-7	San Diego, Encanto Neighborhood (Euclid Trolley Station)	SD-CMR-1	San Diego, Carmel Mountain Ranch (Carmel Mountain Ranch Road and Highland Ranch Road)
	SD-MM-6	San Diego, Mira Mesa (Kearny Villa Road at Carroll Canyon Road)	SD-CM-3	San Diego, Clairemont Mesa (Balboa Avenue and Clairemont Drive)
	SD-MV-6	San Diego, Mission Valley (Mission San Diego transit station)	SD-MM-3	San Diego, Mira Mesa (Mira Mesa Boulevard from Greenford Drive to Marbury Avenue)
	SD-OB-1	San Diego, Ocean Beach (Between Niagara Avenue and Santa Monica Avenue from Abbot Street to Ebers Street)	SD-MM-5	San Diego, Mira Mesa (Camino Ruiz and Zapata Avenue)
	SD-PB-1	San Diego, Pacific Beach (Intersection of Garnet Avenue and Mission Boulevard)	SD-MM-7	San Diego, Mira Mesa (Both sides of Camino Ruiz, future Carroll Canyon Road alignment)
	SD-PHR-1	San Diego, Pacific Highlands Ranch (East of Carmel Valley Road and Del Mar Heights Road)	SD-MM-8	San Diego, Mira Mesa (Camino Santa Fe and Carroll Canyon Road)
	SD-SMR-1	San Diego, Scripps Miramar Ranch (West side of Scripps Ranch Boulevard between Mira Mesa Boulevard and Hibert Street)	SD-NV-3	San Diego, Navajo (Jackson Drive between Navajo Road and Hyde Park Drive)
	SD-SM-1	San Diego, Serra Mesa (Gramercy Drive, Ruffin Road, Village Glen Drive and Glencolum Drive)	SD-NV-4	San Diego, Navajo (Navajo Road and Lake Murray Boulevard)
	SD-SE-7	San Diego, Southeast San Diego neighborhood (25 th and Commercial transit station)	SD-OM-1	San Diego, Otay Mesa (South of I-905 and Oceanview Hills Parkway)
	SD-SE-8	San Diego, Southeast San Diego neighborhood (32 nd and Commercial transit station)	SD-OMN-3	San Diego, Otay Mesa Nestor (Bayer Way and Palm Avenue)
	SD-UP-2	San Diego, Uptown (West Washington Street and India Street)	SD-OMN-4	San Diego, Otay Mesa Nestor (Beyer Way between Del Sol Boulevard and Coronado Avenue)
	SD-UP-4	San Diego, Uptown (West Washington Street and Goldfinch Street)	SD-OMN-5	San Diego, Otay Mesa Nestor (Iris Avenue Trolley Station)
	VS-3	Vista, Vista Village Transit Center	SD-OMN-6	San Diego, Otay Mesa Nestor (Intersection of Picador Boulevard and Del Sol Boulevard)
	VS-5	Vista, Escondido Avenue SPRINTER Station	SD-RB-1	San Diego, Rancho Bernardo (BRT Station at West Bernardo Drive and I-15)
	VS-7	Vista, West Vista Community Center	SD-SS-1	San Diego, Sabre Springs (Evening Creek North Drive and Sabre Springs South Parkway)
		SD-SPH-1	San Diego, Skyline-Paradise Hills (Cardiff Street and Jamacha Road)	

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Community Centers (cont'd)			SD-SPH-2 SD-SPH-3 SD-SPH-4 SD-SPH-5 SD-THD-1 SD-TP-1 SM-8 ST-3 ST-4 VS-4 VS-6 CN-4 CN-9 CN-10 CN-11	San Diego, Skyline-Paradise Hills (Saipan Drive and Potomac Street) San Diego, Skyline-Paradise Hills (Paradise Valley Road from Deep Dell Road to South Meadowbrook Drive) San Diego, Skyline-Paradise Hills (Reo Drive between Albemarle Street and Cumberland Street) San Diego Skyline-Paradise Hills (Alta View and Woodman) San Diego, Torrey Highlands (North side of SR 56 and Camino del Sur) San Diego, Torrey Pines (Northwest of Del Mar Heights Road and Mango Drive) San Marcos, San Elijo Hills Santee, Magnolia Avenue and Mast Boulevard Santee, Mission Gorge Road Vista, North County Regional Court Facility Vista, East Vista Way/Foothill County, North County Metro SPRINTER Station County, Spring Valley County, Jamacha Boulevard at Sweetwater Springs County, Casa De Oro
Mixed-Use Transit Corridors (53) TOTAL Existing/Planned: 41 Potential: 12	ES-2 ES-3 ES-4 IB-2 LM-3 LM-8 LM-9 NC-3	Escondido, Mission Road Escondido, East Valley Parkway Escondido, South Escondido Boulevard Imperial Beach, Seacoast Drive La Mesa, Baltimore Drive and Fletcher Parkway La Mesa, University Avenue La Mesa, El Cajon Boulevard National City, Highland Avenue	EC-5 EC-6 LM-4 LM-6 SD-EN-1 SD-EN-2	El Cajon (Main Street from Lincoln to N Second Street) El Cajon (Fletcher Parkway from Westwind to Navajo, to State Route 125) La Mesa, Lake Murray Boulevard La Mesa, La Mesa Boulevard San Diego, Encanto Neighborhoods (Market Street and Imperial Avenue from 47 th Street to 69 th Street) San Diego, Encanto Neighborhoods (Euclid

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Mixed-Use Transit Corridors (cont'd)	NC-4	National City, 8th Street		Avenue and Market Street with the trolley station as the center point)
	NC-6	National City, Plaza Boulevard	SD-EN-6	San Diego, Encanto Neighborhoods (Logan Avenue from the I-805 to Euclid Avenue)
	NC-7	National City, 18th Street		
	NC-8	National City, 30th Street/Sweetwater Road	SD-OMN-2	San Diego, Otay Mesa Nestor (Palm Avenue from city boundary to I-5)
	OC-2	Oceanside, South Coast Highway		
	OC-3	Oceanside, Oceanside Boulevard	SD-SE-6	San Diego, Southeastern San Diego (Oceanview from 30 th street to 33 rd street)
	SD-CH-2	San Diego, City Heights (43 rd Street/Fairmount Avenue from Thorn Street to Wightman Street)		
	SD-CM-2	San Diego, Clairemont Mesa (Clairemont Mesa Boulevard from Clairemont Drive to I-805)	SD-UP-3	San Diego, Uptown (San Diego Avenue from Old Town to Washington Street, and India Street from Washington Street to Palm Avenue)
	SD-CM-5	San Diego, Clairemont Mesa (Balboa Avenue from Genesee to I-805)	SM-7	San Marcos, Rancho Santa Fe Road
	SD-CM-7	San Diego, Clairemont Mesa (Morena Boulevard from Clairemont Drive to Tecolote Road)	ST-2	Santee, Cuyamaca Street
	SD-CO-4	San Diego, College Area Community (El Cajon Boulevard from 54th Street to 73rd Street)		
	SD-EA-3	San Diego, Eastern Area (University Avenue from Chollas Parkway to La Mesa)		
	SD-EN-3	San Diego, Encanto Neighborhoods (Euclid Avenue from SR 94 to Imperial Avenue)		
	SD-EN-5	San Diego, Encanto Neighborhoods (Imperial Avenue from 54th Street to Woodman Street)		
	SD-GH-1	San Diego, Greater Golden Hill (Broadway Avenue from I-5 to Fern Street)		
	SD-GH-2	San Diego, Greater Golden Hill (Fern Street from A Street to Juniper Street)		
	SD-NP-1	San Diego, Greater North Park (30 th Street from Adams Avenue to Upas)		
	SD-LJ-2	San Diego, La Jolla (La Jolla Boulevard from Mesa Way to Westbourne Street)		
SD-LJ-3	San Diego, La Jolla (La Jolla Boulevard between Camino De la Costa and Colima Street)			
SD-MB-1	San Diego, Mission Beach/Pacific Beach (Mission Boulevard from Belmont Park to Colima Street)			

PLACE TYPE	EXISTING/PLANNED		POTENTIAL	
Mixed-Use Transit Corridors (cont'd)	SD-OB-2 SD-PB-2 SD-PA-2 SD-SE-2 SD-SE-3 SD-SE-4 SD-SE-5 SD-UP-1 SM-3 SM-5 SM-6 VS-2	San Diego, Ocean Beach (West Point Loma Boulevard from Bacon Street to Sports Arena Boulevard) San Diego, Pacific Beach (Grand Avenue and Garnet Avenue from Mission Boulevard to Olney Street) San Diego, Peninsula (Voltaire Street from Chatsworth Boulevard to Catalina Boulevard) San Diego, Southeastern San Diego (Imperial Avenue and Commercial Street from I-5 to I-15) San Diego, Southeastern San Diego (Market Street from 26 th Street to I-805) San Diego, Southeastern San Diego (National Avenue from I-5 to 43 rd Street, Logan Avenue from South 43 rd Street to South 45 th Street) San Diego, Southeastern San Diego (25 th and Cesar Chavez) San Diego, Uptown (4 th and 5 th Streets from Date Street to Pennsylvania Street) San Marcos, Mission Road San Marcos, San Marcos Creek Specific Plan San Marcos, San Marcos Boulevard Vista, North Santa Fe Avenue		
Special Use Centers (16) TOTAL Existing/Planned: 5 Potential: 11	CV-15 SD-CO-2 SD-LV-3 SD-UN-3 SM-2	Chula Vista, University Site San Diego, College Area (San Diego State University) San Diego, Linda Vista (University of San Diego) San Diego, University City (UCSD) San Marcos, CSU San Marcos	CV-11 DM-2 EC-3 EC-7/ST-5/CN-7 ES-7 ES-8 PW-2 SD-CM-9 SD-MM-2 SD-OM-3 SM-4	Chula Vista, Southwestern College Del Mar, New COASTER Station at Del Mar Fairgrounds El Cajon, Grossmont Community College El Cajon, Santee, County of San Diego (Gillespie Field employment cluster) Escondido, Westfield Shoppingtown Escondido, Nordahl SPRINTER Station Poway, Pomerado Hospital Area San Diego, Clairemont Mesa (Mesa College Drive) San Diego, Mira Mesa (Miramar College) San Diego, Otay Mesa (Southwestern College at Southwest Corner of SR 905 and La Media Road) San Marcos, Palomar College

PLACE TYPE	EXISTING/PLANNED		POTENTIAL	
Rural Villages (6) TOTAL Existing/Planned: 5 Potential: 1	CN-1 CN-3 CN-5 CN-6 CN-8	County, Fallbrook County, Valley Center County, Ramona County, Lakeside (Rural Village) County, Alpine	CN-2	County, Campus Park Quadrant

SUMMARY

TOTAL: 211 Smart Growth Areas

Existing/Planned: 135 (64%)

Potential: 76 (36%)