

B. ALTERNATIVE STUDY FOR TOWN CENTER

This alternative study for the Town Center area was prepared in September 2021 to reintroduce some of the elements that were in the 2016 Draft Master Plan. This study keeps the proposed road configuration from the North Campus Draft Community Plan but reinstates a Town Square along Bonsall Avenue similar to the one in the 2016 Draft Master Plan. A new Town Hall building is proposed just west of the Town Square, with Building 13 envisioned as a Veteran Service Center, as elaborated upon below.

The Town Center area spans both Zones 2 and 3 and is generally the area south of the CalVet home and north of the Long-Term Care area. This plan is organized around a central Town Square, located in a highly visible and accessible location along Bonsall Ave, surrounded by services and amenities for veterans both living on campus as well as those visiting from across the region.

- The Town Square contains the relocated Barracks building, re-purposed as a coffee house and gift shop.
- To the west of the Town Square, a new Town Hall – Veterans Activity Center is proposed, containing functions such as a fitness center, library and barber shop.
- Building 13 is proposed to be re-purposed as a Veteran Service Center, containing functions such as legal services, education & training, and a career center
- The Town Green contains the historic Trolley Depot, re-purposed as an information center and an adjacent Canteen and Culinary Training Center as well as an Exchange Market. This area is linked to the housing to the north by the Historic Walk, which goes through the CalVet property.
- If an agreement can be made with CalVet to locate a building within their property, a micro-mobility share station with a bike shop is proposed to the north of the Town Square.
- This area also includes EUL housing to be constructed by the Principal Developer. These buildings are located north of the re-aligned Pershing Ave., south of the Town Green, and in the vicinity of the existing research buildings.



RENDERING OF PROPOSED TOWN CENTER AREA



- 1 TOWN HALL - VETERAN ACTIVITY CENTER
GREAT ROOM, FITNESS CENTER, RECREATION ROOM, LIBRARY, THEATER,
MUSIC/CRAFT/ARTS ROOMS, BARBER SHOP
- 2 MICRO-MOBILITY SHARE STATION / BIKE SHOP/ SHUTTLE STOP
- 3 TOWN SQUARE
- 4 EXCHANGE MARKET / GROCERY
- 5 CLOCK TOWN
- 6 TOWN GREEN

- 13 VETERAN SERVICE CENTER / LEGAL SERVICES / NON-PROFITS,
WELCOME CENTER, EDUCATION & TRAINING CENTER, VET'S
CAREER CENTER & ADMINISTRATION FUNCTIONS
- 199 HISTORIC BARRACKS
COFFEEHOUSE / GIFT SHOP
- 306 CANTEEN & CULINARY TRAINING CENTER
- 66 RESTORED NATIONAL REGISTER TROLLEY DEPORT
CAMPUS DIRECTORY / INFO CENTER