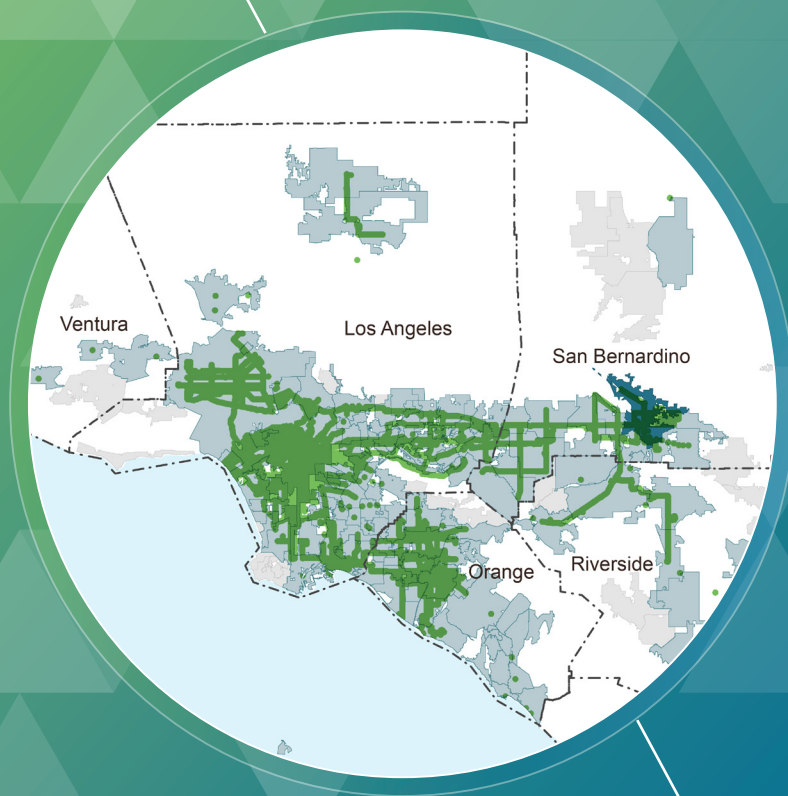


# Appendix

A - Existing Conditions Inventory

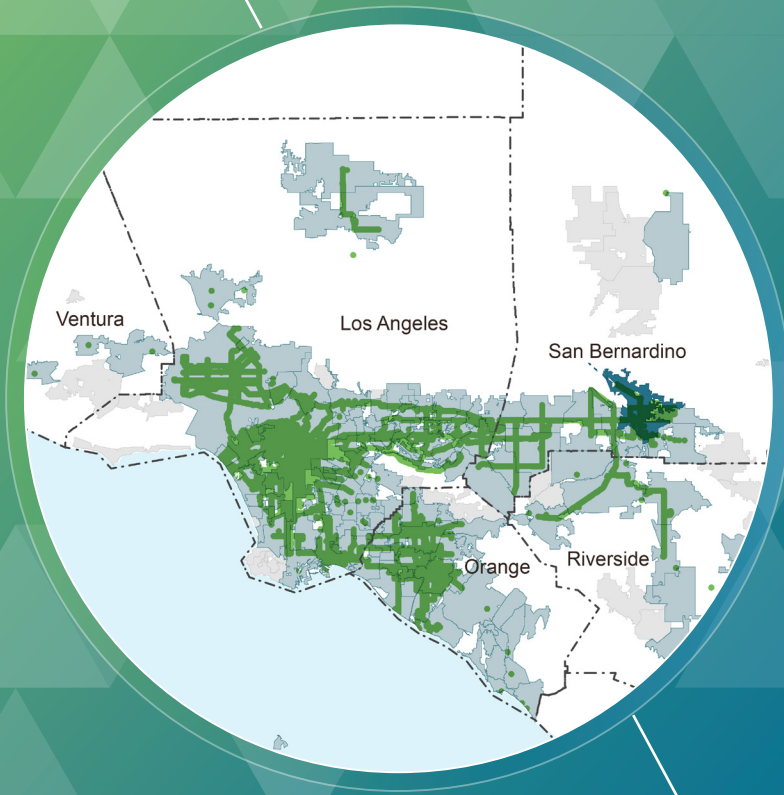
B - HQTA Toolkit



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# Appendix A Existing Conditions Inventory

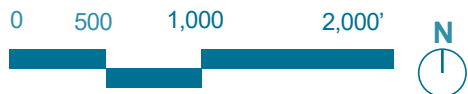


# Project Area

- 1/2 mile radius from Court Street SbX Station

## EXISTING CONDITIONS INVENTORY

-  Area of Focus
-  Transit Center
-  Sbx Route / Stop
-  1/2 mile area
-  Carousel Mall Specific Plan Area



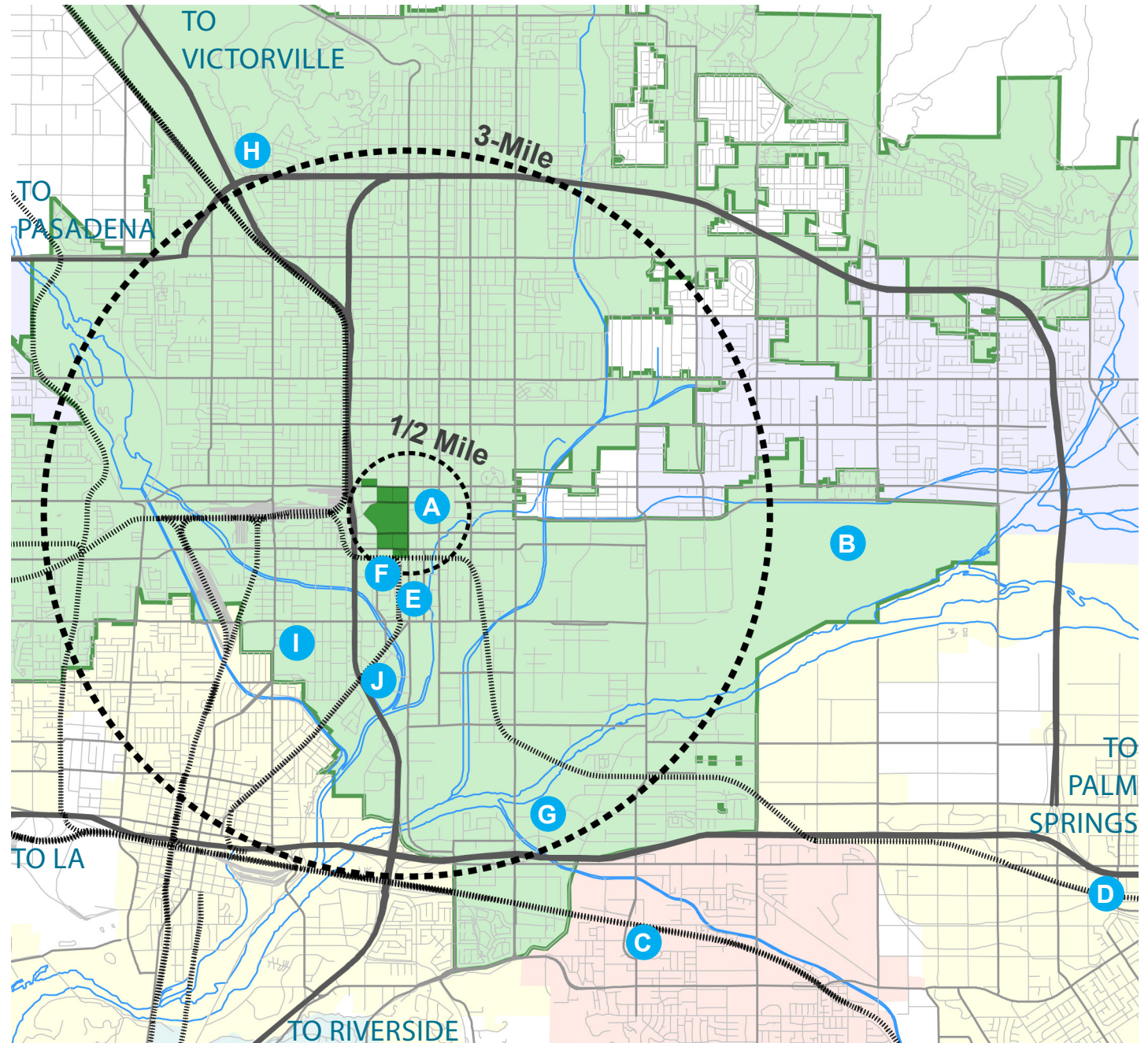
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Source: ESRI



# Activity Centers

- A** Downtown San Bernardino
- B** San Bernardino International Airport
- C** Loma Linda University and Medical Center
- D** Downtown Redlands
- E** National Orange Show
- F** San Manuel Stadium
- G** Hospitality Lane
- H** California State University San Bernardino
- I** Valley College
- J** Inland Center Mall

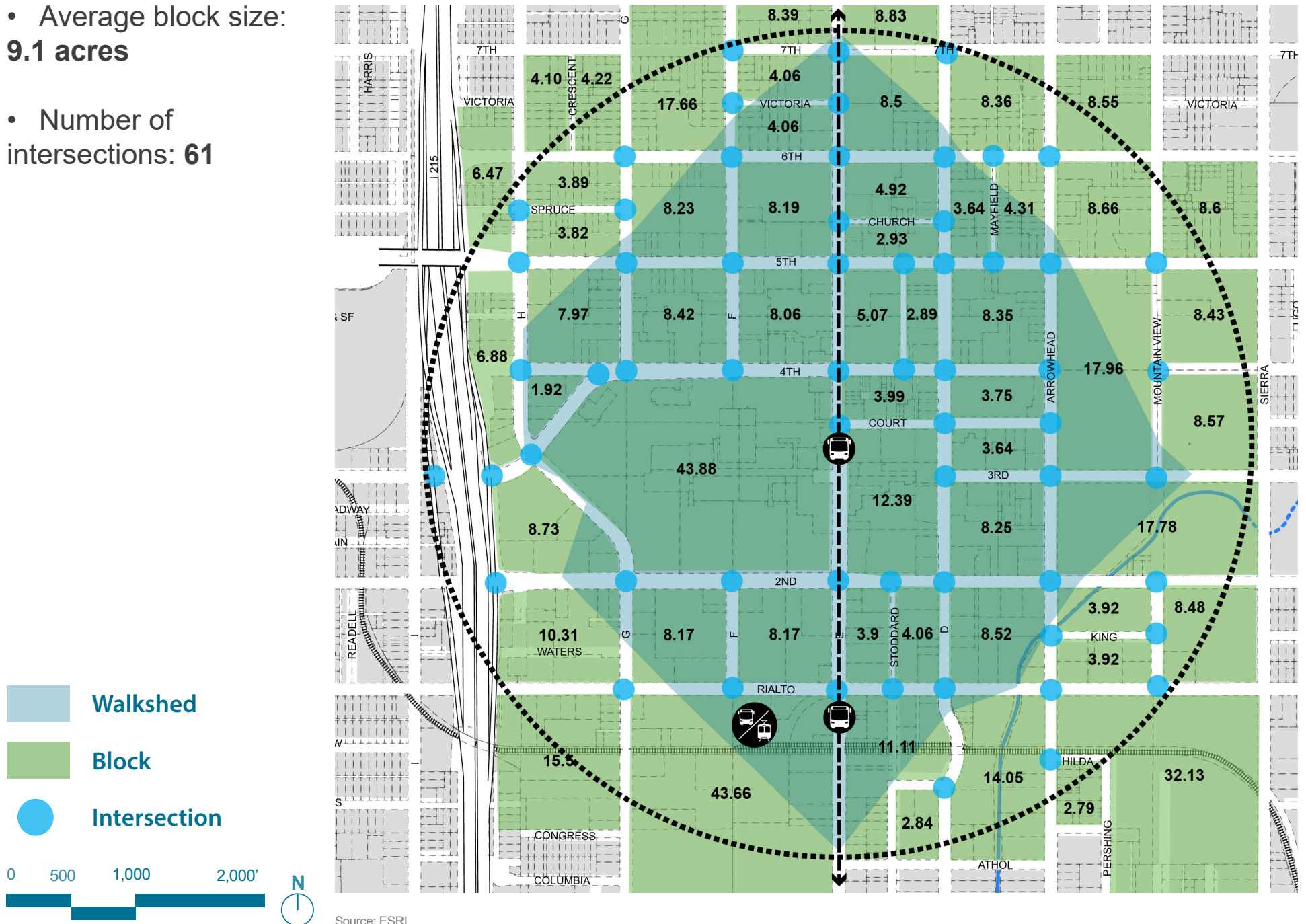


Source: ESRI

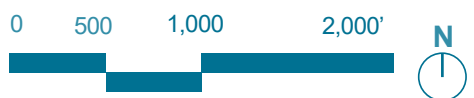
# Walkshed and Connectivity

## EXISTING CONDITIONS INVENTORY

- Average block size: **9.1 acres**
- Number of intersections: **61**



- Walkshed
- Block
- Intersection



Source: ESRI



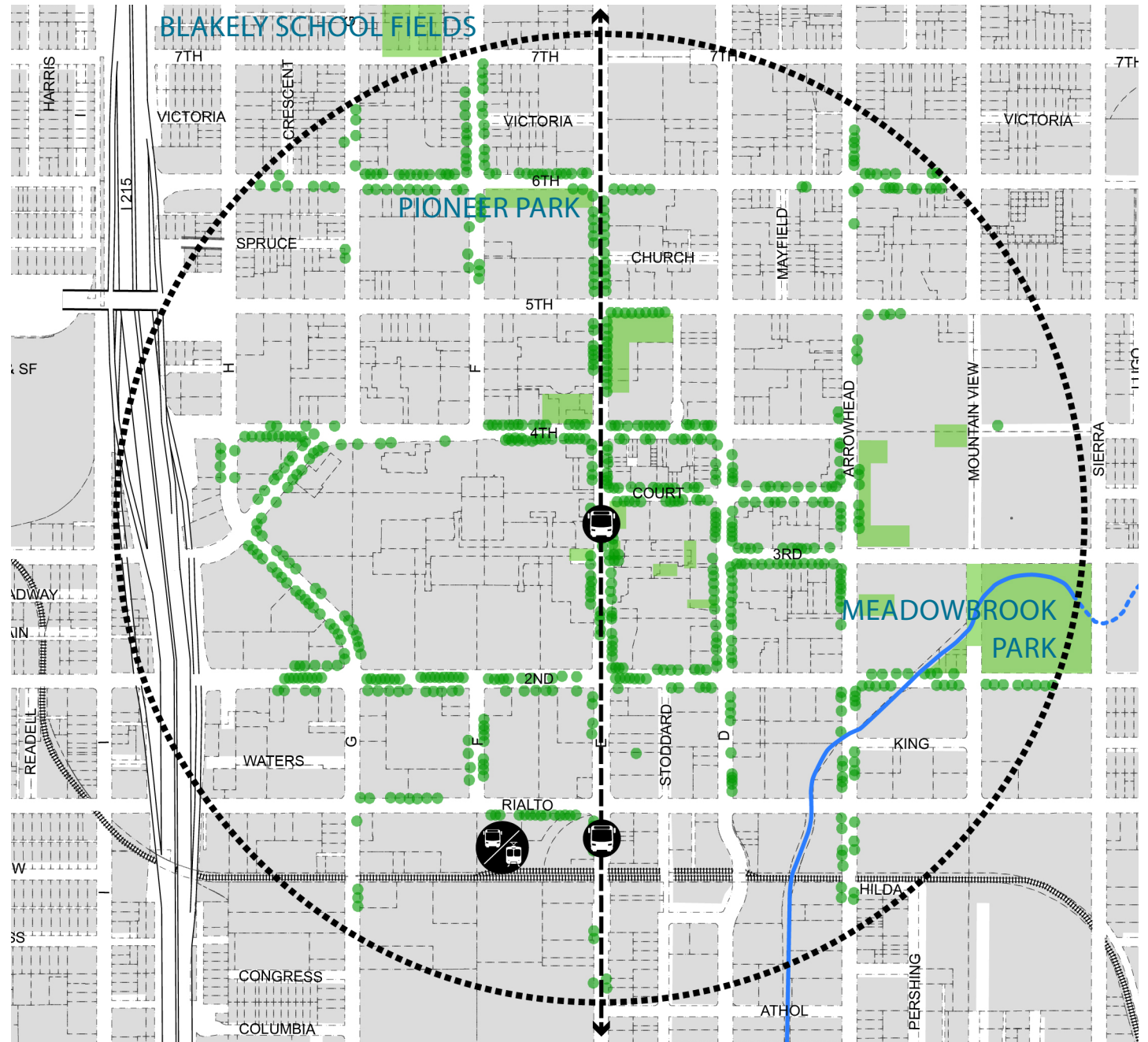
# Open Space and Street Trees

## EXISTING CONDITIONS INVENTORY

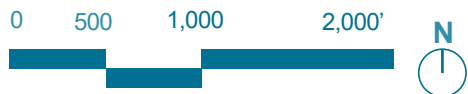
- Multiple parks west of E Street and north of 4th Street

### Street tree coverage concentration:

- 4th Street
- Court Street
- E Street
- D Street
- Condition, size, age, and species of street trees varies considerably



- Open Space / Plaza
- Street Tree



Source: Google Maps

# Public Transportation

## EXISTING CONDITIONS INVENTORY

- sbX Bus Rapid Transit along E Street
- Metrolink extension to Transit Center open
- Future Redlands Rail
- Service providers?
- Any service upgrades anticipated?

### Proposed

 Commuter Rail (2018)

 Local Rail

### Existing

 Bus Rapid Transit

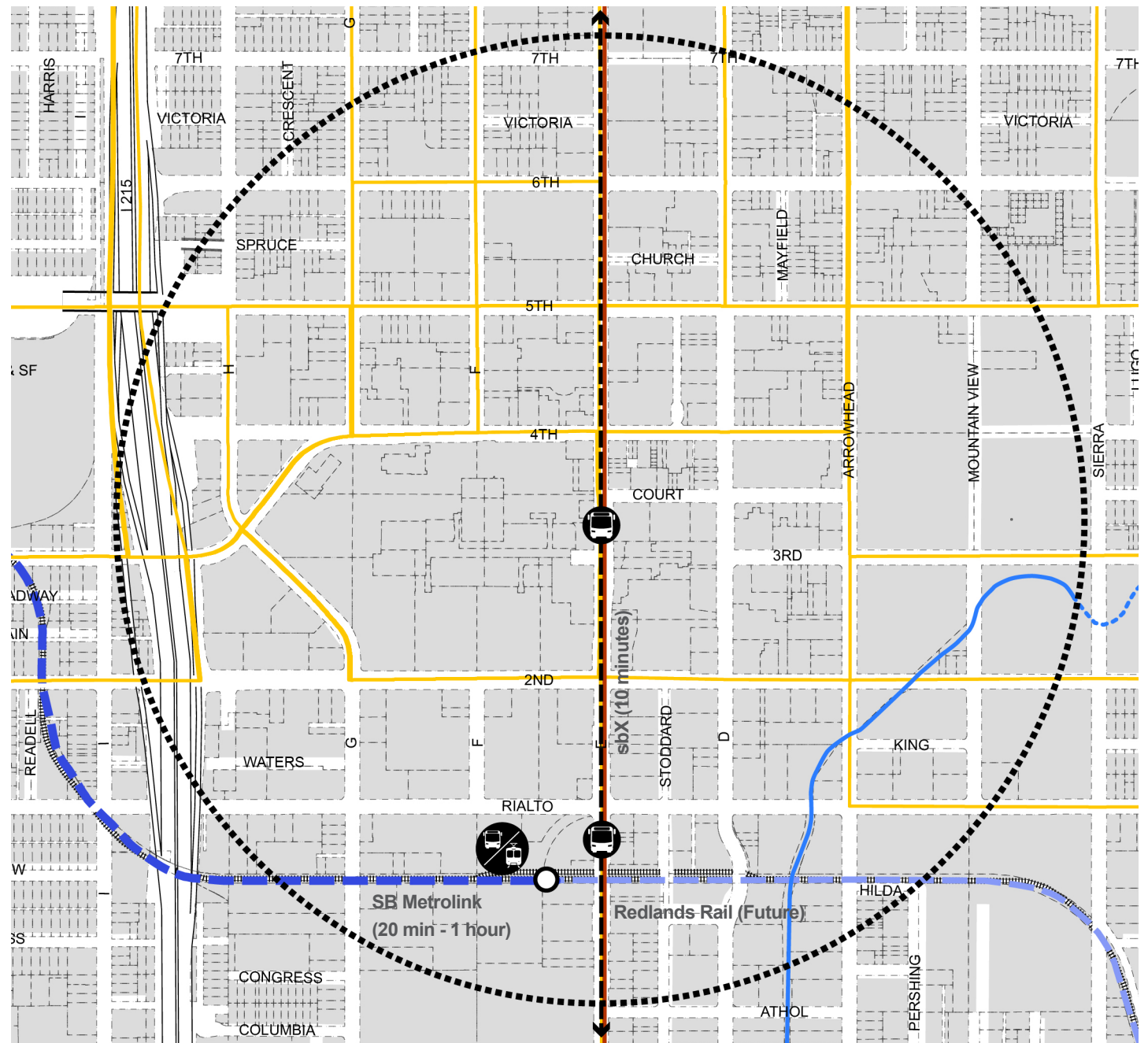
 Local Bus

 Transit Center

 Stop

 Transfer Stop

0 500 1,000 2,000'



Source: SCAG

# Bicycle Facilities

- No existing bicycle facilities

## Proposed Class II Bicycle Facilities

- 5th Street
- H / G Street
- Rialto
- Arrowhead
- Could consider direct route from station to site - via F Street
- No pedestrian, SRTS, or ATP plans adopted, per ATP application

◀...▶ Potential Connection

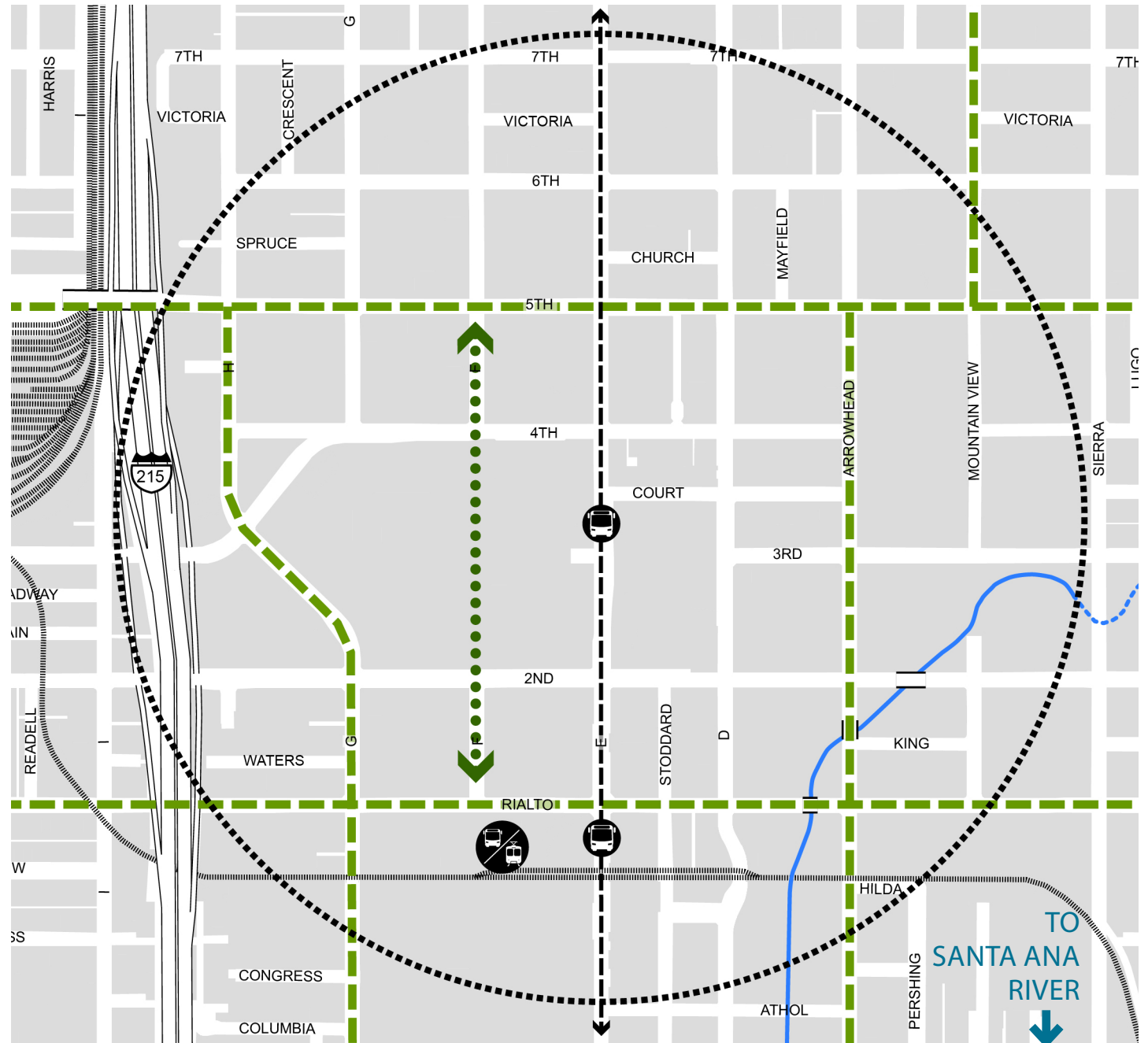
Proposed

--- Class II

0 500 1,000 2,000'



## EXISTING CONDITIONS INVENTORY

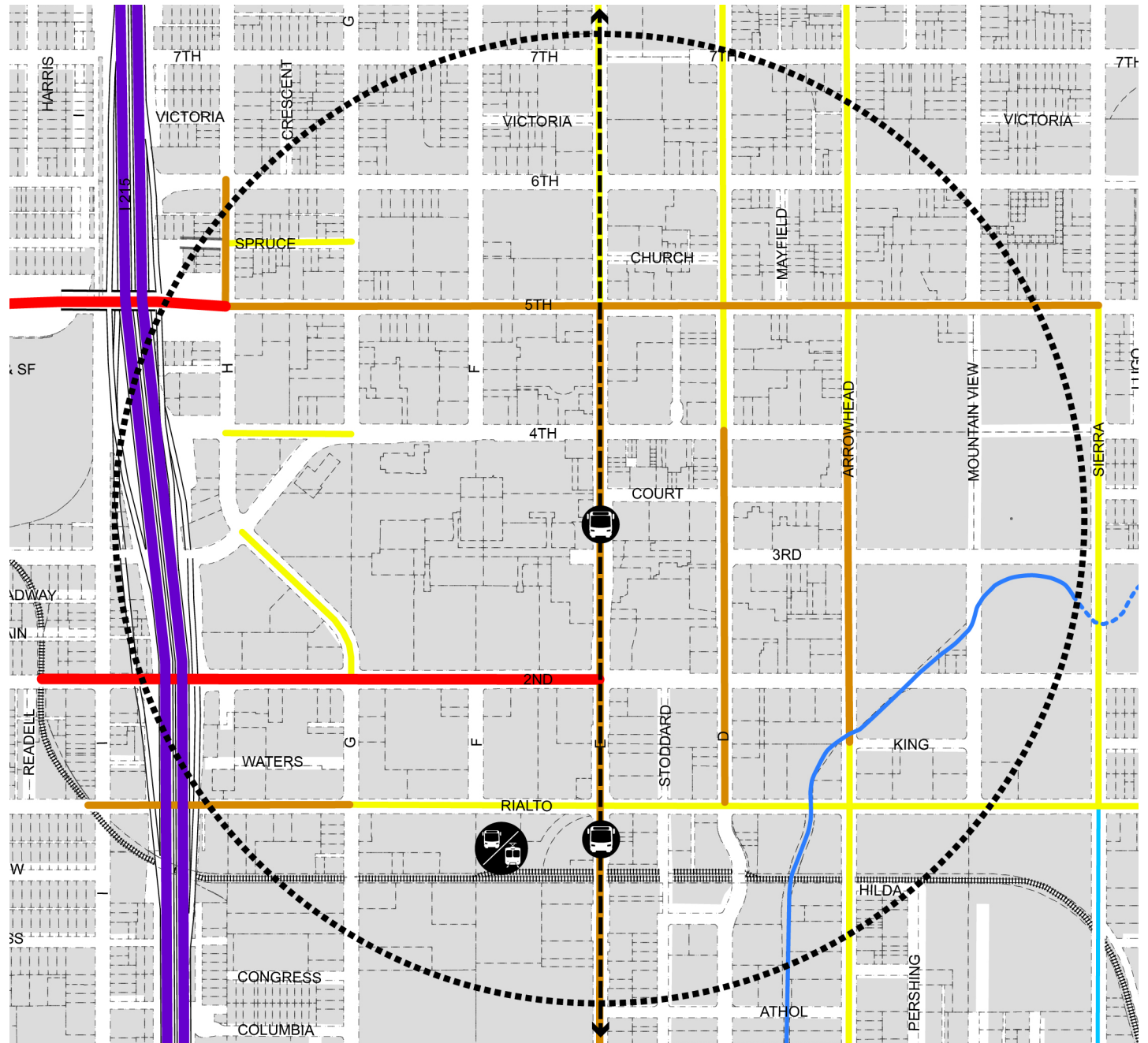
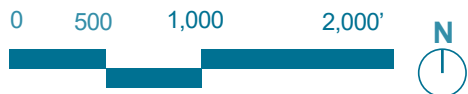


Source: County of San Bernardino Non Motorized Transportation Plan, 2015



# Traffic Volumes

- Average Daily Traffic (ADT)
- Collected between 1996 - 2004
- Based on observed traffic volumes, most roads appear to be below capacity



Source: City of San Bernardino, 1997 - 2004.

## EXISTING CONDITIONS INVENTORY

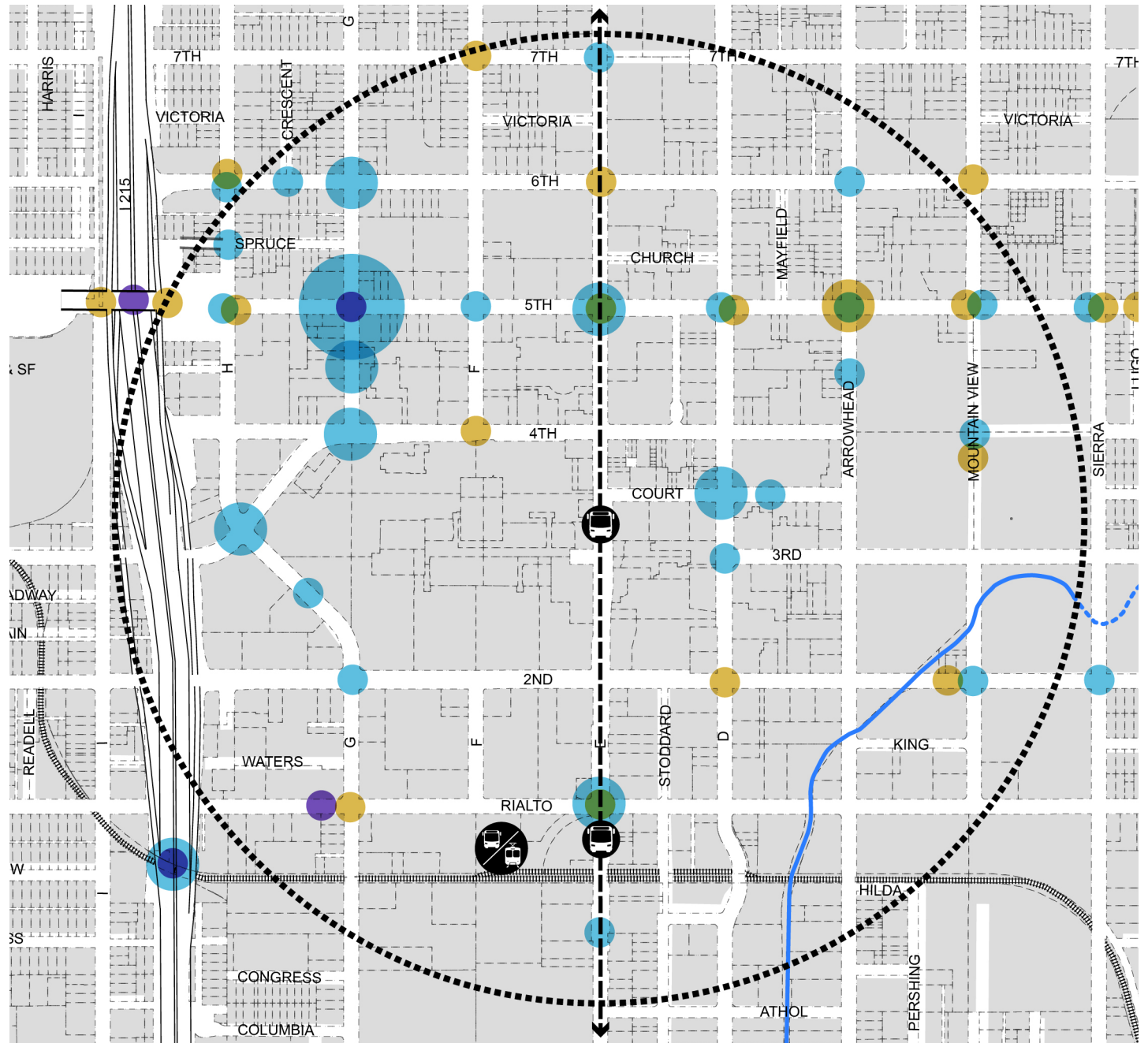
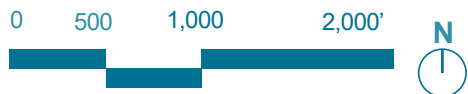
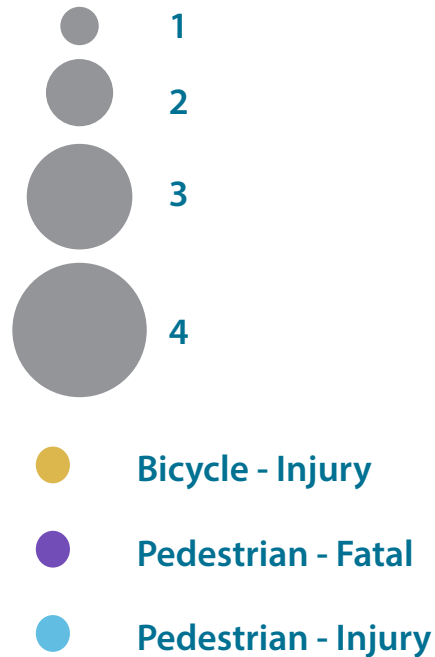


# Vehicle - Bicycle / Pedestrian Collisions

EXISTING CONDITIONS INVENTORY

- Crashes at every intersection along 5th Street
- G and 5th has high concentration of crashes

## Number of Crashes











Source: SWIRTS, 2006 - 2016

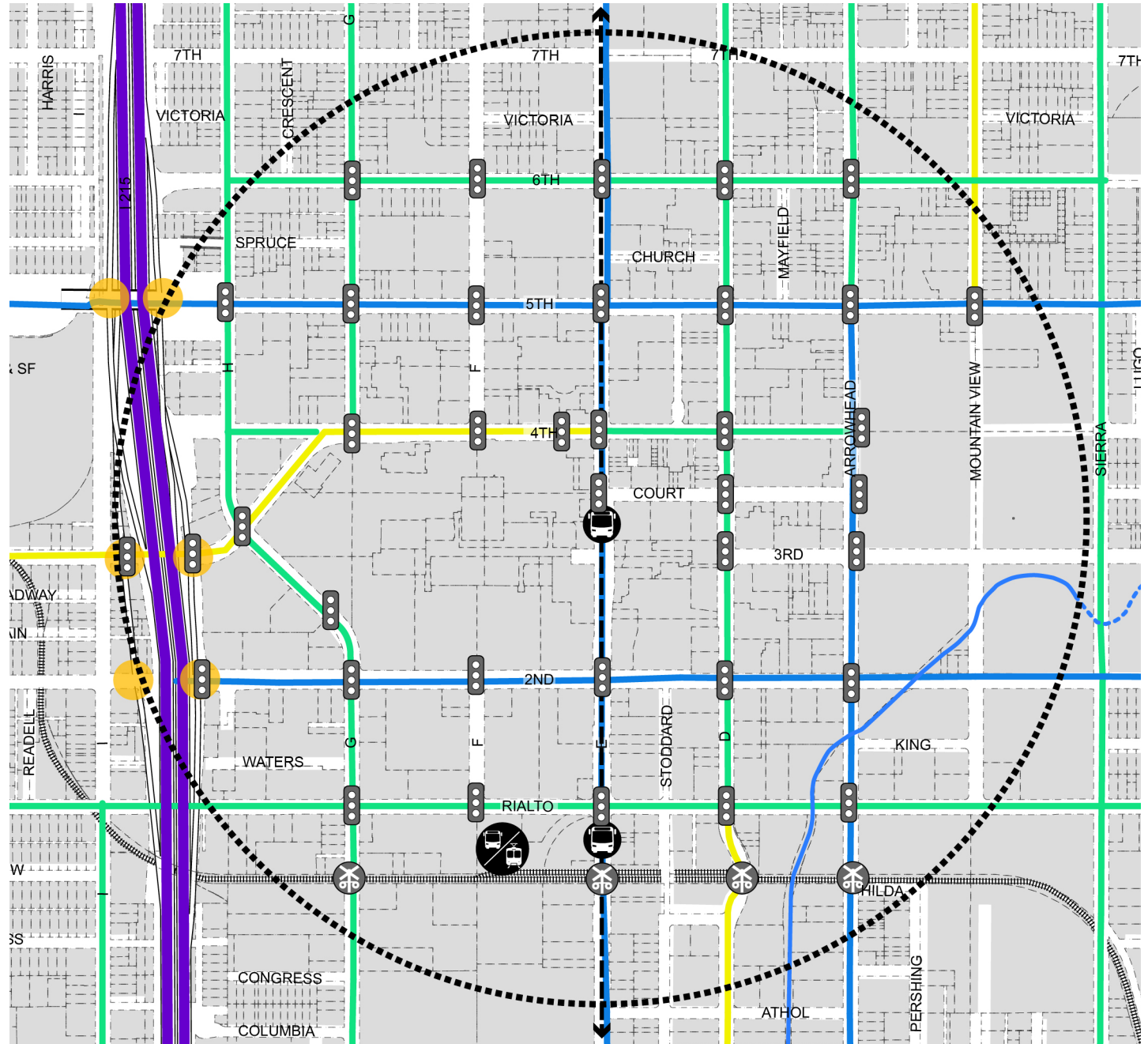
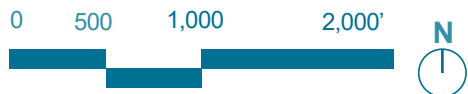
# Street Classification and Traffic Signals

EXISTING CONDITIONS INVENTORY

## Major Arterials

- 5th Street
- 2nd Street
- E Street
- Arrowhead
  
- Reconnect G and F through Carousel Mall
  
- Need for freeway connections?

-  Street signal
-  Rail crossing signal
-  Highway Access
-  Highway
-  Major Arterial
-  Secondary Arterial
-  Collector
-  Local street

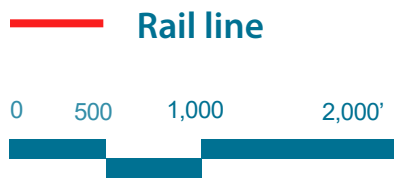
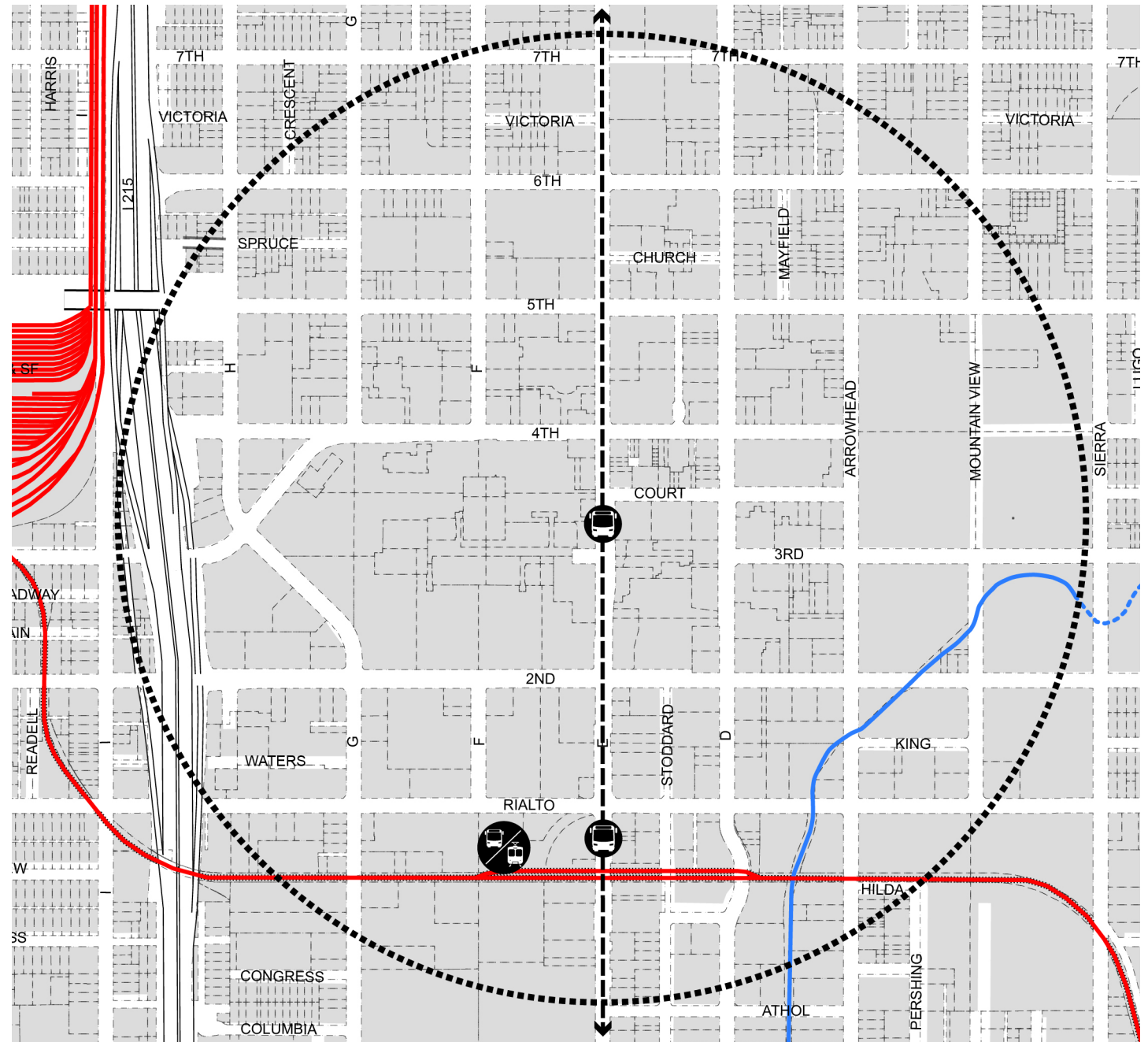


Source: City of San Bernardino General Plan (Classification), Google Maps (Signals)

# Rail Lines and Truck Routes

## EXISTING CONDITIONS INVENTORY

- Rail line south of Rialto - will be used for Metrolink and Redlands Rail
- Rail yard west of I-215
- General Plan Policy 6.5.1: Provide designated truck routes for use by commercial/ industrial trucking that minimize impacts on local traffic and neighborhoods.
- No designated truck routes in study area from General Plan?







Source: ESRI



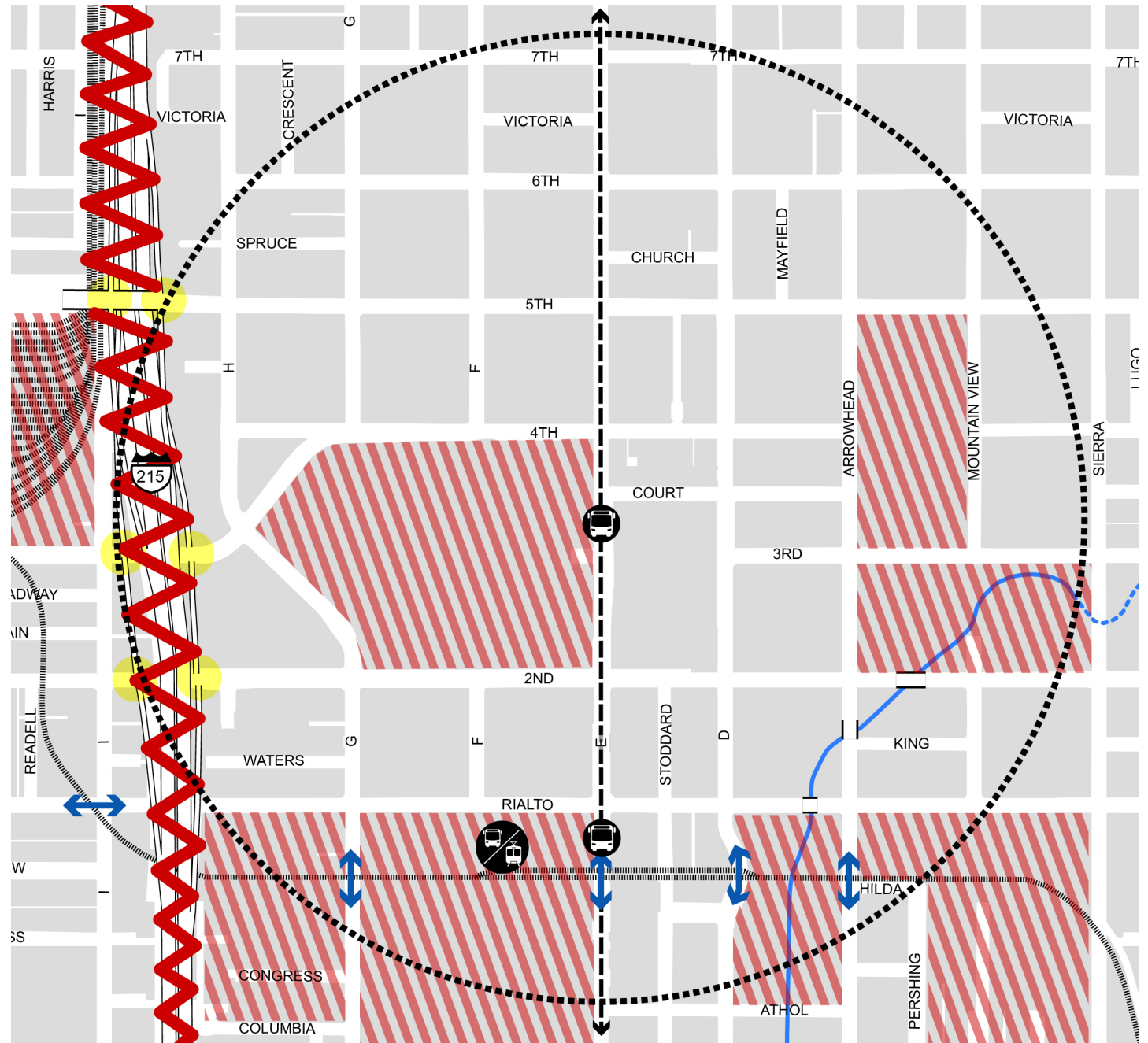
# Pedestrian Access and Barriers

## EXISTING CONDITIONS INVENTORY

- 5th Street on/off ramps
- Transportation Center / E Street
- Theater Square
- 2nd Street on/off ramps
- Superblock: block lengths longer than 500' are larger than average

-  Pedestrian Rail Crossing
-  Barrier
-  Superblock
-  Freeway On-/Off-ramps

0 500 1,000 2,000'

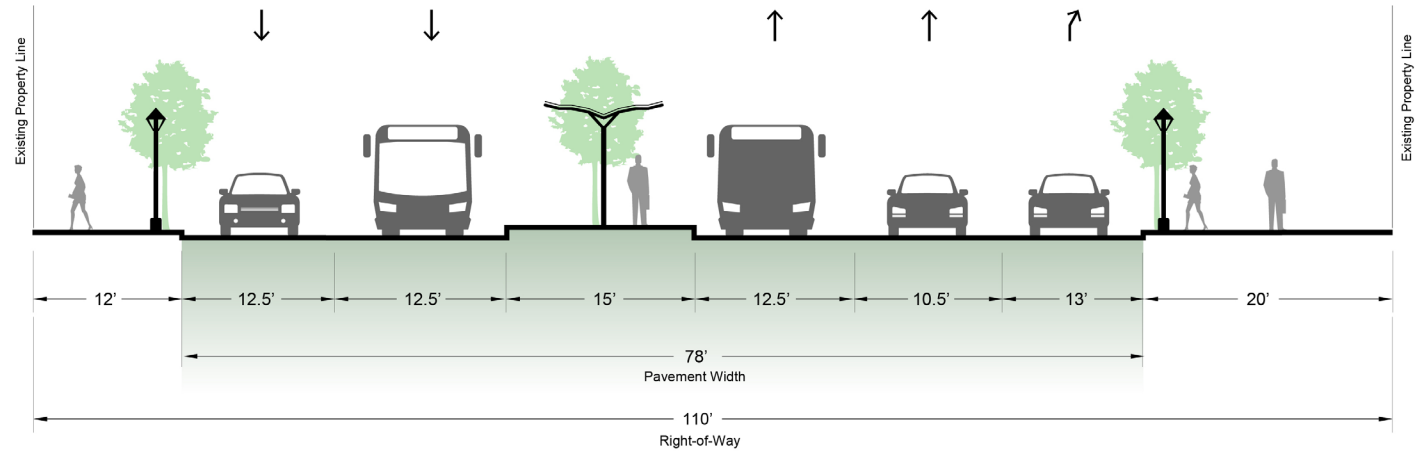


Source: Google Maps

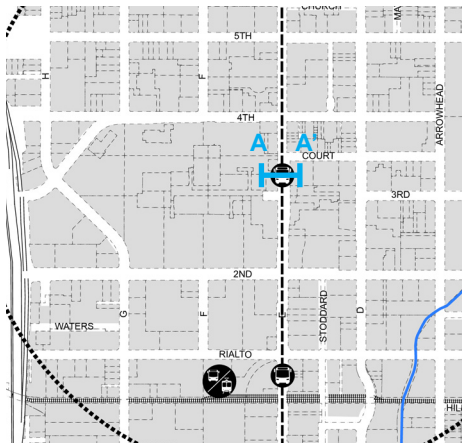
# E Street (between 2nd and 4th)

- 2 general purpose travel lanes, 2 bus only lanes
- No on-street parking
- Pedestrian-oriented lighting
- Street trees
- Center median and BRT platforms

Section A - A'



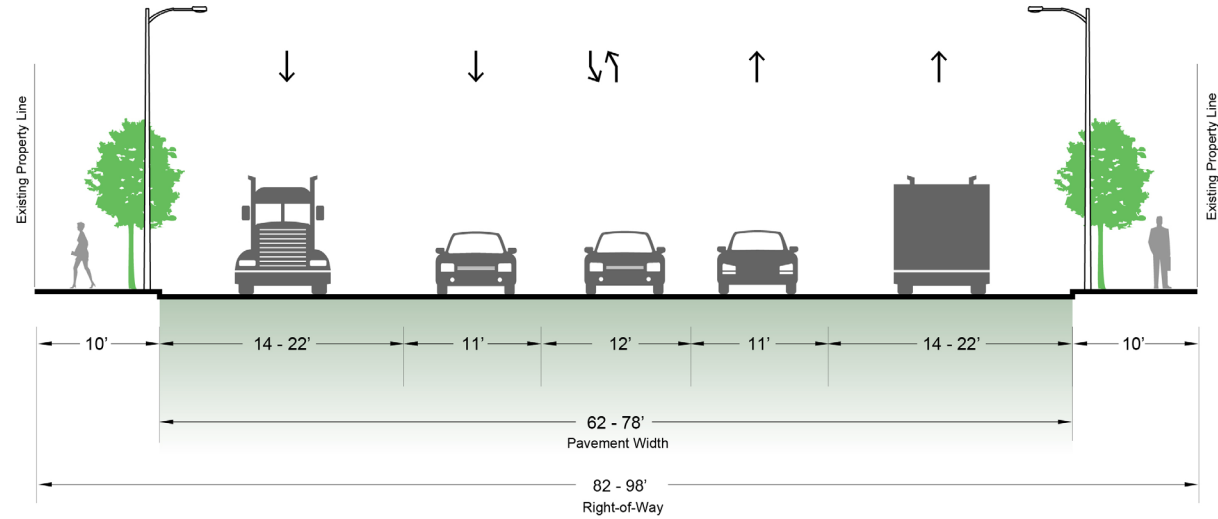
Source: Google Maps



# G/H Streets

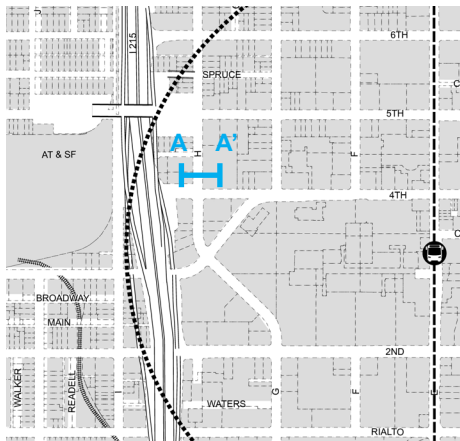
- 4 travel lanes, 1 left-turn lane
- No on-street parking north of 4th Street
- Highway style street lights
- Limited street trees

## Section A - A'



Source: Google Maps

## EXISTING CONDITIONS INVENTORY



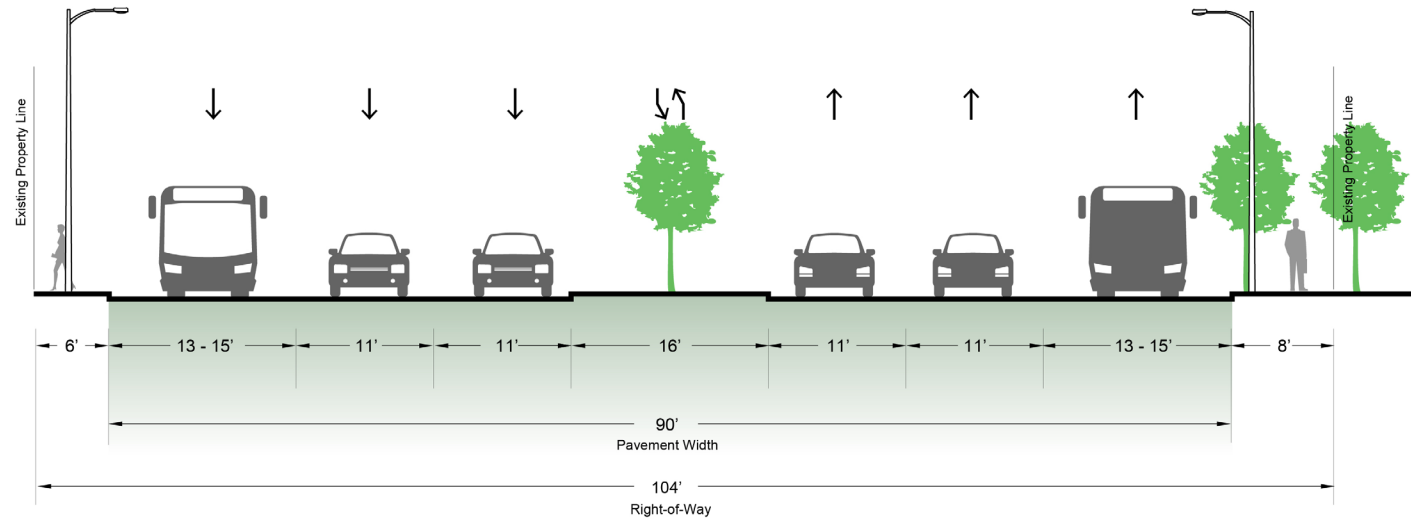


# 2nd Street

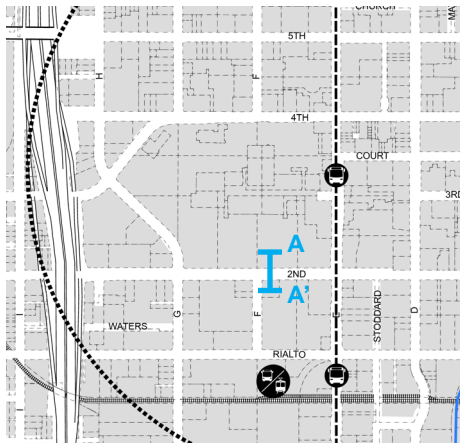
- 6 travel lanes, left-turn lane
- Narrow sidewalks
- Sidewalks on north obstructed by street lights
- Center landscape median
- Highway style street lights
- Inconsistent parkway trees

## EXISTING CONDITIONS INVENTORY

### Section A - A'



Source: Google Maps

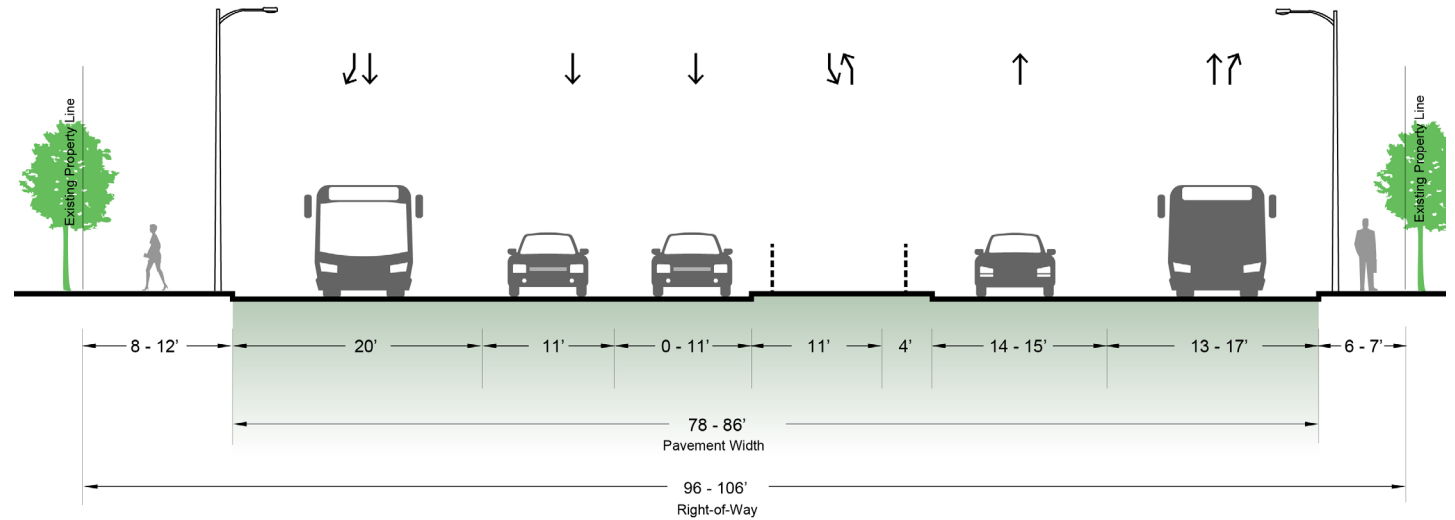


# 4th Street

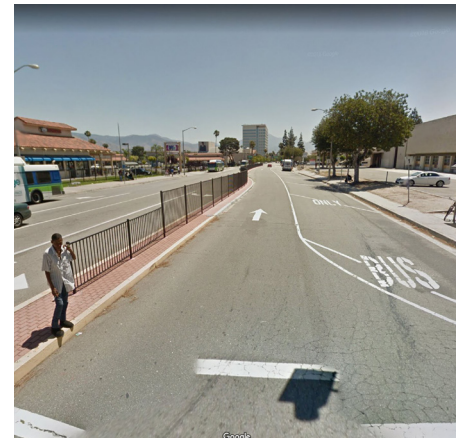
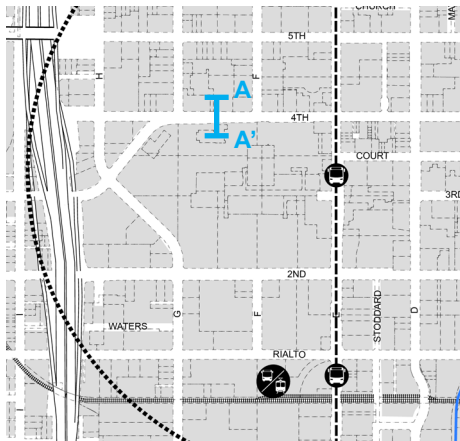
- Number of travel lanes and widths for each direction vary along corridor
- 5 travel lanes, 1 left-turn lane
- Center median barrier
- Highway style lighting
- Potential for road diet?

## EXISTING CONDITIONS INVENTORY

### Section A - A'



Source: Google Maps



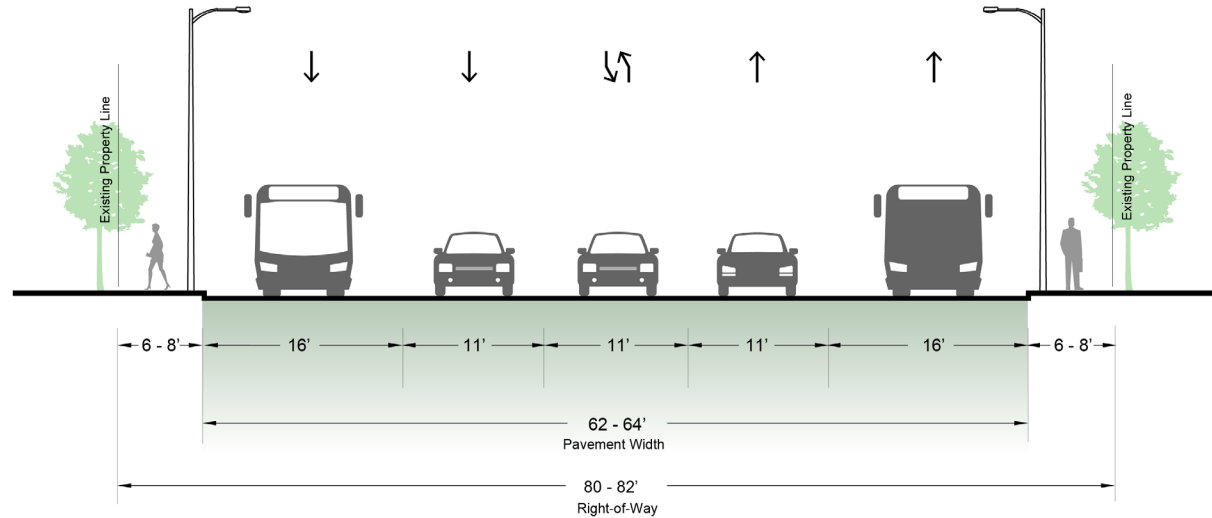


# 5th Street

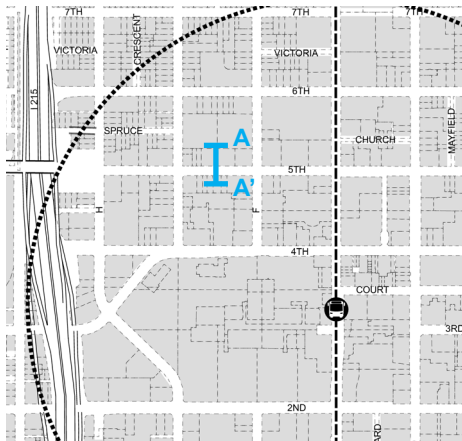
- 4 travel lanes, 1 left-turn lane
- Limited street trees
- Highway style lighting
- Access from I-215
- High rate of vehicle - pedestrian/bicycle collisions

## EXISTING CONDITIONS INVENTORY

### Section A - A'

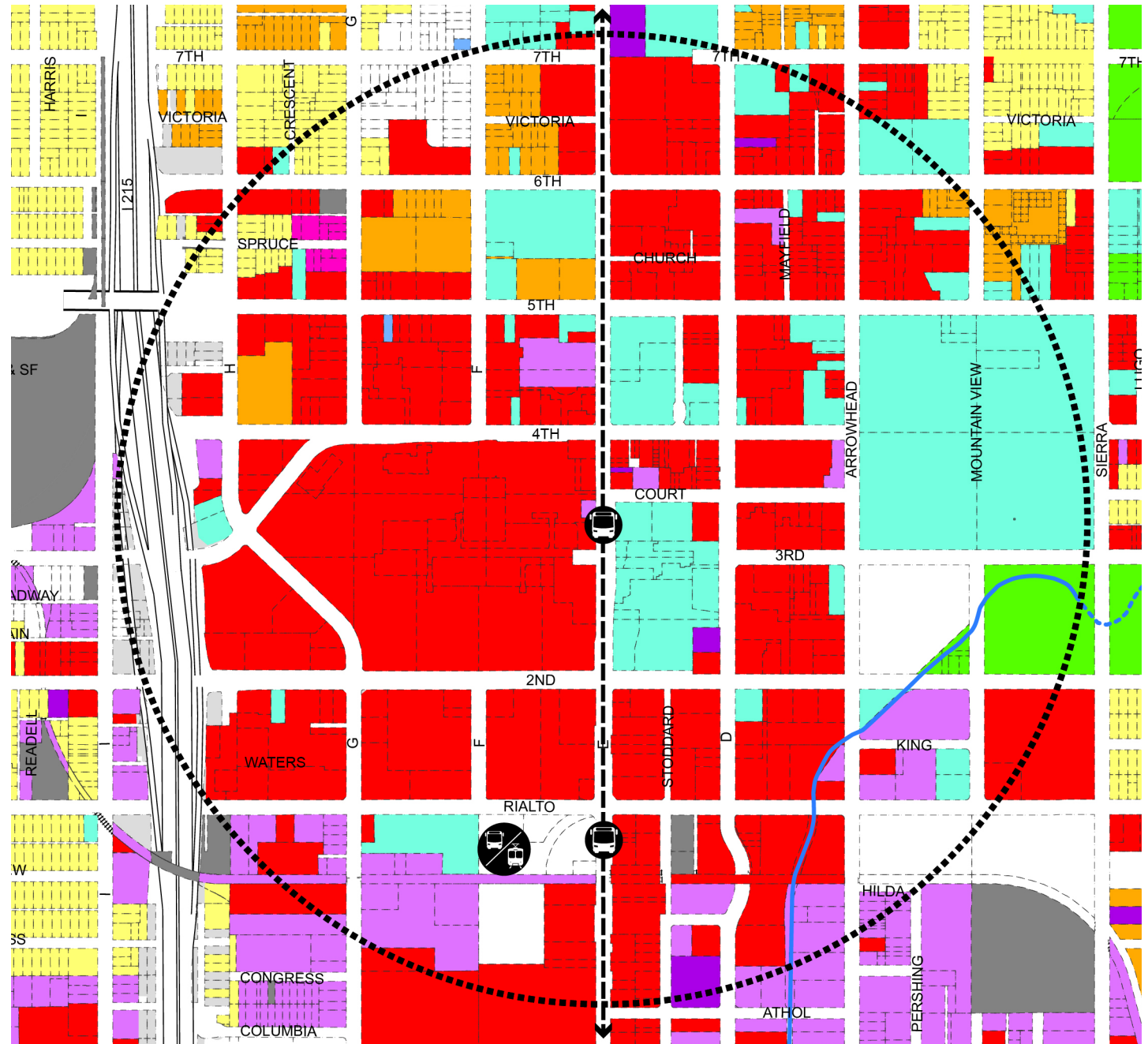
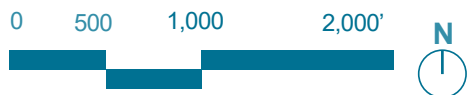
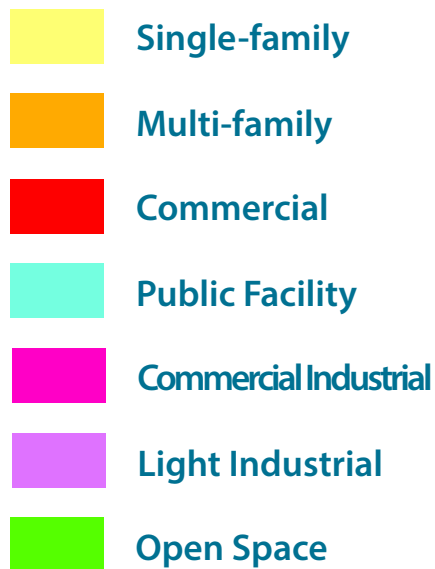


Source: Google Maps



# Existing Land Use

- Commercial is the primary land use within 1/2 mile area
- Public facilities and multi-family complement commercial land uses

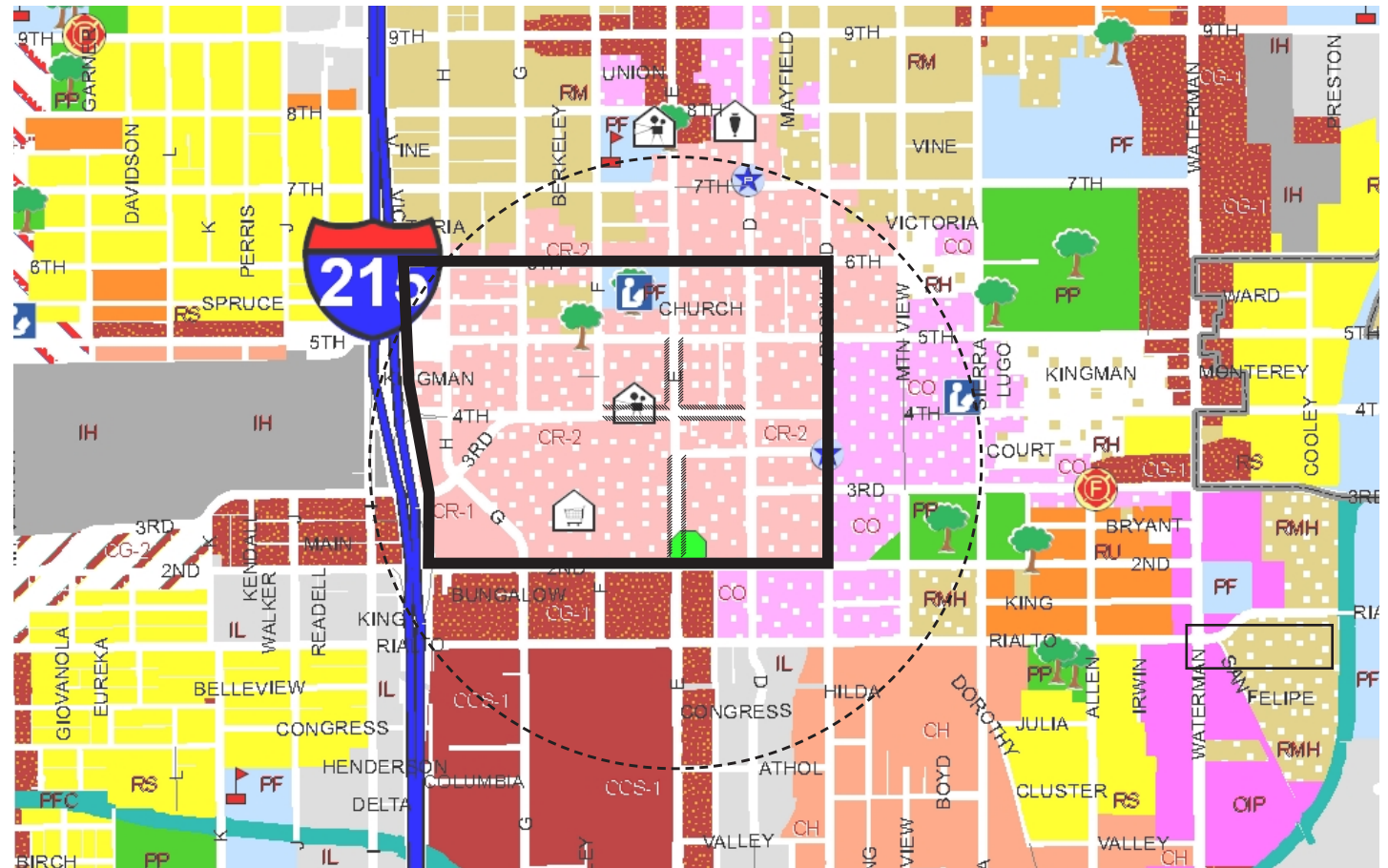


Source: SCAG, 2012.

# Transit District Overlay Zone

## EXISTING CONDITIONS INVENTORY

- Allow and encourage appropriate mix of land use and intensity in compact pattern
- Underlying zones: CR-1, CR-2, CG-1, CO, RM
- Build-to line: maximum 15' setback; maximum 100' height (7 stories)
- Criteria for density bonus?
- Areas not along build-to line: density and FAR?



 **Build-to Line**  
 **TD Overlay Zone**

| Commercial   | Industrial  | Public  | Residential   |
|--|---|---|---|
| <ul style="list-style-type: none"> <li>CCS-1=General</li> <li>CCS-2=Service</li> <li>CG-1=General</li> <li>CG-2=General-BaseLine/Mt Vernon</li> <li>CG-3=General-University Village</li> <li>CG-4SP</li> </ul> | <ul style="list-style-type: none"> <li>CH=Heavy</li> <li>IL=Light</li> <li>IH=Heavy</li> <li>IE=Extractive</li> <li>OIP=Office Industrial Park</li> <li>UBP=University Business Park</li> <li>CALMAT</li> </ul> | <ul style="list-style-type: none"> <li>PP=Park</li> <li>PF=Facility</li> <li>OS=Open Space</li> <li>PFC=Flood Control</li> <li>PCR=Commercial Recreation</li> </ul> | <ul style="list-style-type: none"> <li>RE=Estate</li> <li>RH=High</li> <li>RL=Low</li> <li>RL-3.5=Low (3.5 Units/Acre)</li> <li>RM=Medium</li> <li>RMH=Medium High</li> </ul> |

Source: City of San Bernardino, 2007



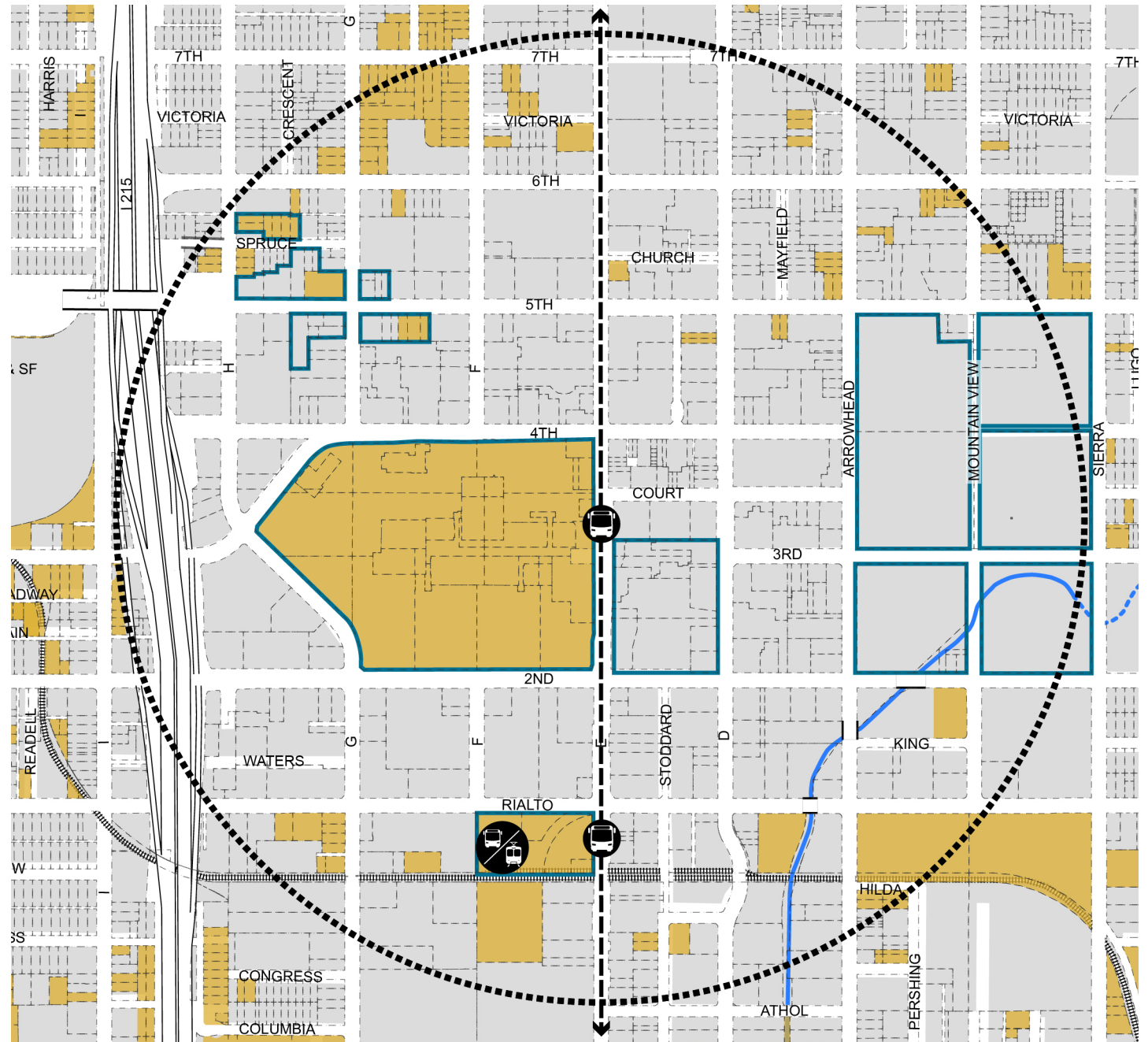
# Vacant and Publicly-Owned

## EXISTING CONDITIONS INVENTORY

- Carousel Mall
- Most vacant sites located around periphery of 1/2 mile area

### Publicly-owned

- Former RDA?
- Public facilities?

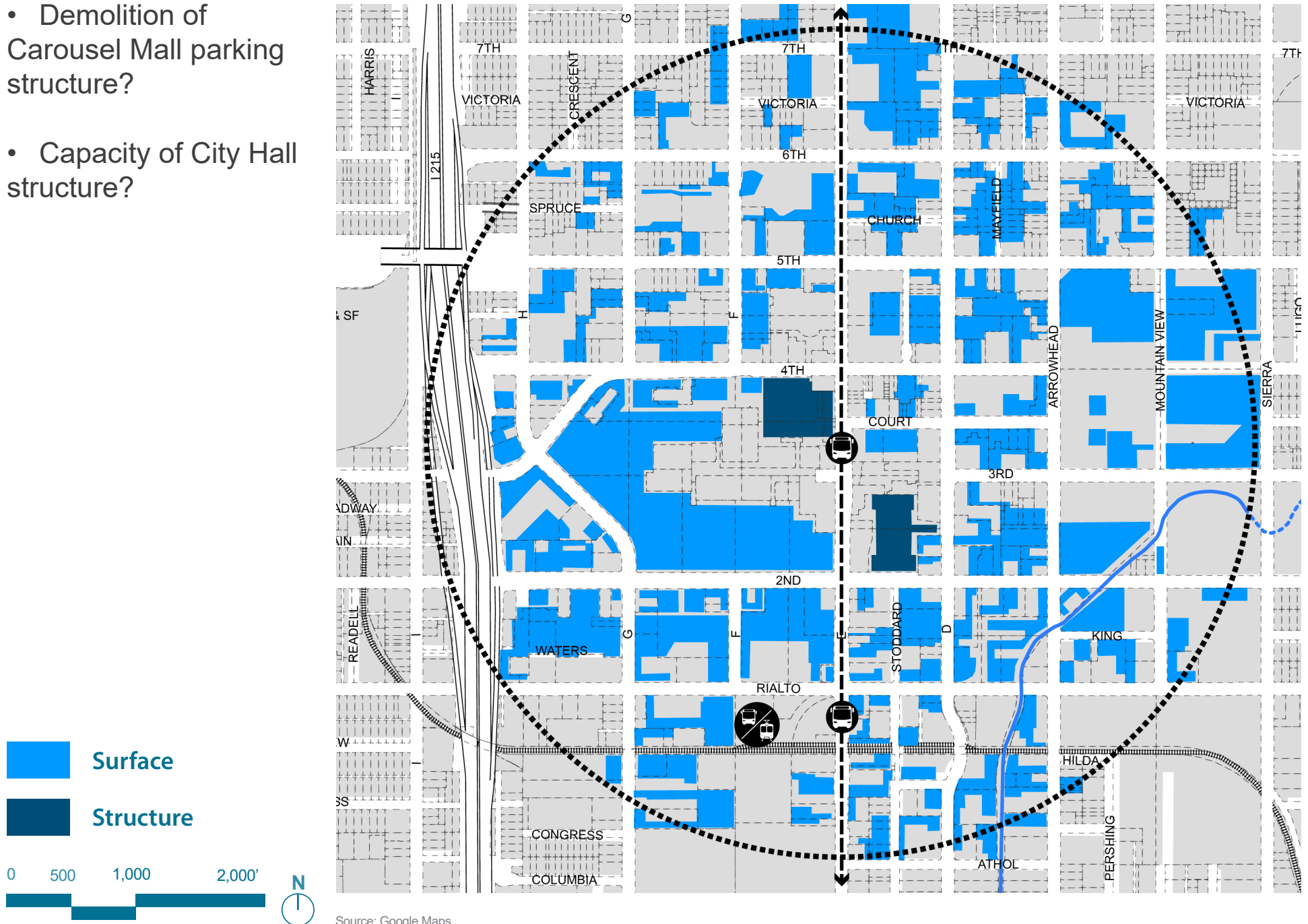


Source: ARRIVE Corridor, 2015

# Parking

- Demolition of Carousel Mall parking structure?
- Capacity of City Hall structure?

## EXISTING CONDITIONS INVENTORY



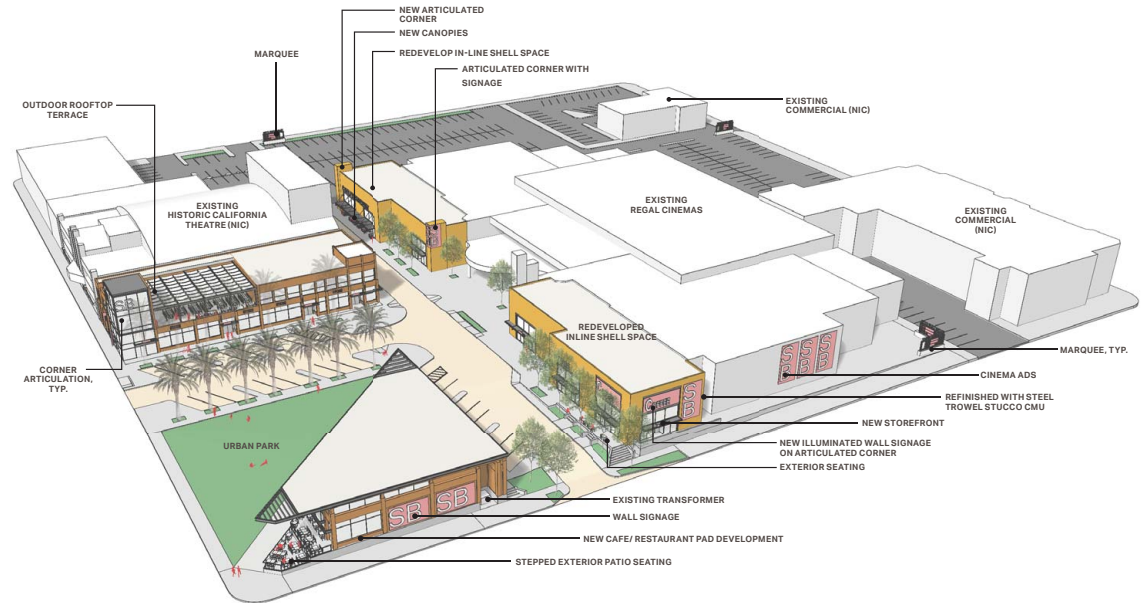
Source: Google Maps

# Recent / Planned Developments

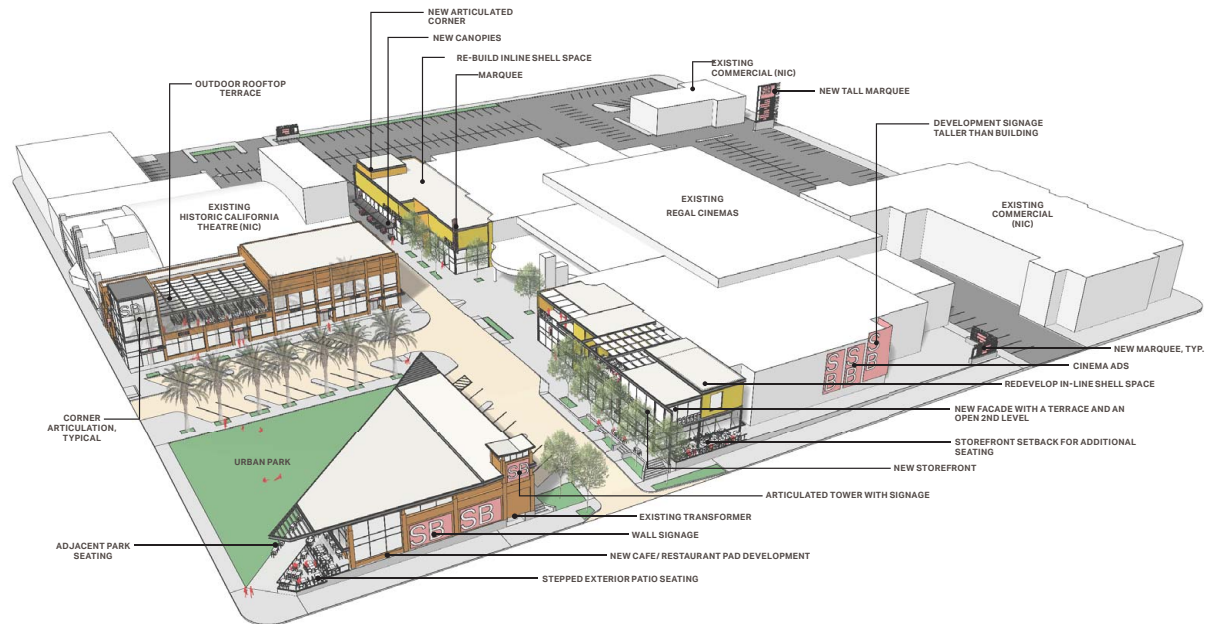
- Theater District Development

## EXISTING CONDITIONS INVENTORY

### OPTION 1 - REDEVELOPED IN-LINE SHELL SPACE AND NEW PAD DEVELOPMENT



### OPTION 2 - BUILDING RE-BUILD AND NEW PAD DEVELOPMENT





# Recent / Planned Developments

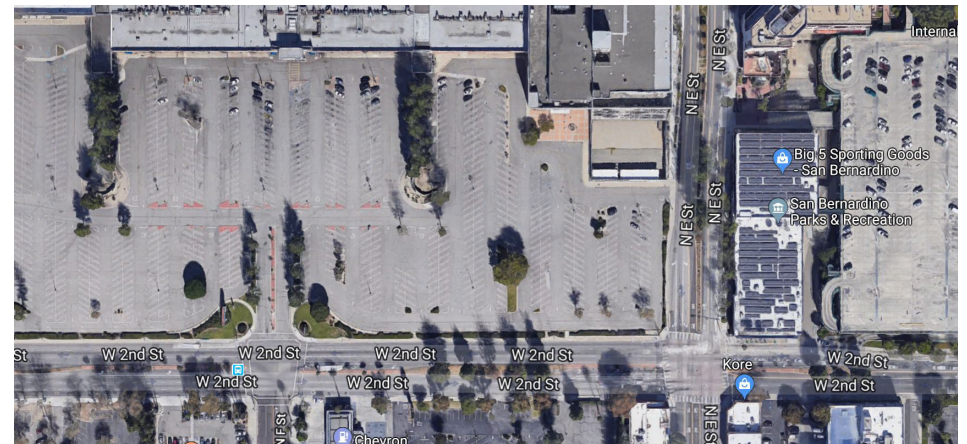
## 5th Street

- Former redevelopment agency properties



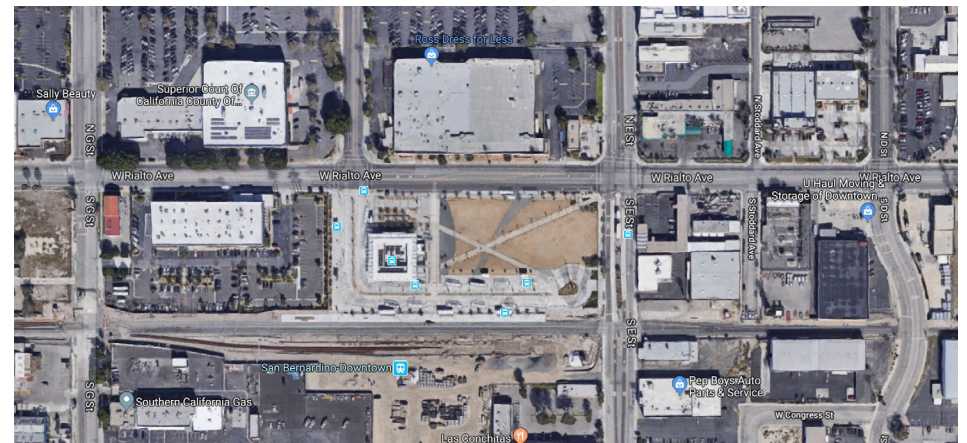
## Carousel Mall

- Proposed townhouse development



## Transit Center

- Joint development opportunities?





# Draft Specific Plan

- Development vision

## Draft Plan Elements:

- Land use concepts
- Shared parking district
- Open Space Plan
- Design Guidelines
- Implementation



Artist's Vision of the future downtown, Vision & Action Plan 2009

Source: Carousel District Specific Plan (2017)



# Draft Specific Plan

## EXISTING CONDITIONS INVENTORY

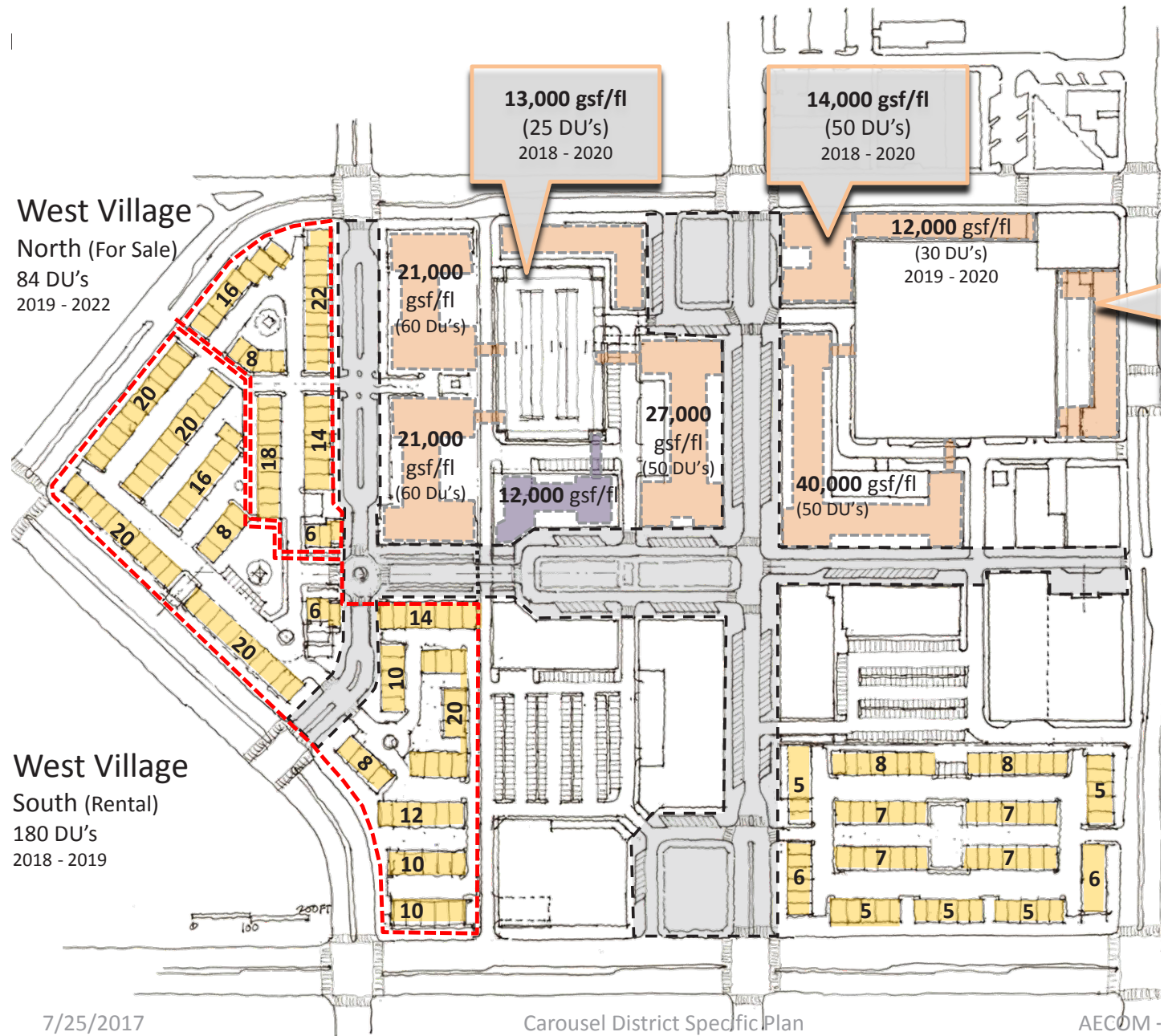
- Development Plan (inconsistent with Vision and Action Plan, 2009)

- Introduce street network through Carousel Mall

- G
- F
- 3rd

- Only covers Carousel Mall?

- Status / timeline of Specific Plan?



Source: Carousel District Specific Plan (2017)

- Densities of 20-60 units per acre

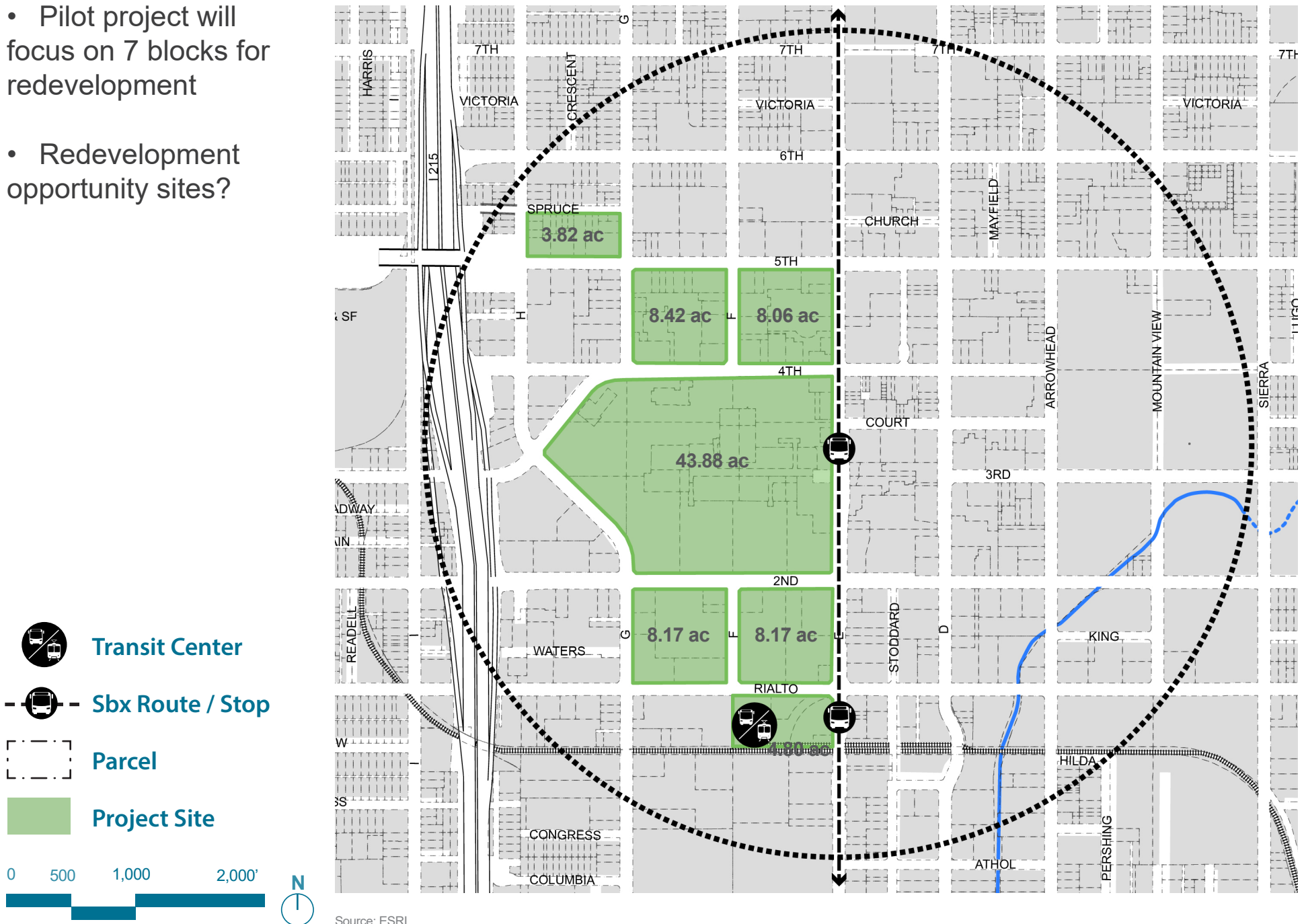
| Project Phasing |                               |                        |                           |                       |
|-----------------|-------------------------------|------------------------|---------------------------|-----------------------|
|                 | BLOCK #                       | gsf/#DU's              | Contract -Completion Date | Site Area             |
| Block 'B'       | B1_Parking Structure          | 122,500 gsf/fl         | 2017-2018                 |                       |
|                 | B2_Residential                | 16,000 gsf/fl(80 DU's) | 2018-2019                 | 0.7 acres             |
|                 | <b>Retail</b>                 | <b>10,000 gsf</b>      |                           |                       |
|                 | B3_Residential                | 12,000 gsf/fl(30 DU's) | 2019-2020                 | 0.8 acres (B3 + B4)   |
|                 | <b>Retail</b>                 | <b>8,000 gsf</b>       |                           |                       |
|                 | B4_Residential                | 14,000 gsf/fl(50 DU's) | 2018-2020                 |                       |
|                 | <b>Retail</b>                 | <b>10,000 gsf</b>      |                           |                       |
| B5_Residential  | 40,000 gsf/fl(50 DU's)        | 2018-2020              | 2.0 Acres                 |                       |
| <b>Retail</b>   | <b>120,000gsf</b>             |                        |                           |                       |
| Block 'C'       | C1_Residential East Village   | 81 DU's                | 2018-2019                 | 4.2 acres             |
|                 | <b>Retail</b>                 | <b>4,000 gsf</b>       | 2017-2019                 |                       |
|                 | C2_Retail                     | <b>38,000 gsf</b>      | 2018-2020                 | 2.4 acres             |
| Block 'D'       | D1_Residential                | 27,000 gsf/fl(50 DU's) | 2018-2020                 | 4.5 acres (D1+ D2+D3) |
|                 | <b>Retail</b>                 | <b>36,000 gsf</b>      |                           |                       |
|                 | D2_Residential                | 13,000 gsf/fl(25 DU's) | 2018-2020                 |                       |
|                 | <b>Retail</b>                 | <b>19,000 gsf</b>      |                           |                       |
|                 | D3_Hotel                      | 12,000 gsf/fl(100 rms) | 2022-2023                 |                       |
| <b>Retail</b>   | <b>5,000 gsf</b>              |                        |                           |                       |
| D4_Residential  | 42,000 gsf/fl(120 DU's)       | 2018-2021              | 2.3 acres                 |                       |
| Block 'E'       | E1_Retail                     | <b>20,000 gsf</b>      | 2018-2019                 | 4.4 acres (E1+E2+E3)  |
|                 | E2_Retail                     | <b>38,000 gsf</b>      | 2018-2019                 |                       |
|                 | E3_Retail                     | <b>42,000 gsf</b>      | 2018-2019                 |                       |
|                 | E4_Residential West Vil.South | 180 DU's               | 2018-2019                 | 2.5 acres(Part)       |
| Block 'F'       | F1_Residential West Vil.North | 84 DU's                | 2019-2022                 | 5.8 acres(Part)       |
| TOTAL           | Residential                   | 750 DU's               |                           |                       |
|                 | Hotel                         | 100 Rooms              |                           |                       |
|                 | <b>Retail</b>                 | <b>350,000 gsf</b>     |                           |                       |

Source: Carousel District Specific Plan (2017)

# Project Sites

- Pilot project will focus on 7 blocks for redevelopment
- Redevelopment opportunity sites?

## EXISTING CONDITIONS INVENTORY



Source: ESRI



# Architectural Character and Photo Inventory

## EXISTING CONDITIONS INVENTORY

- Mix of building types includes:
- Historic
- Mid-Century Modern
- Institutional
- Contemporary
- Traditional Main Street Retail
- SbX and Transit Center

