Project Area

- 1/2 mile radius from Court Street SbX Station
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

EXISTING CONDITIONS INVENTORY

Source: ESRI
Walkshed and Connectivity

- Average block size: 9.1 acres
- Number of intersections: 61
Open Space and Street Trees

- 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
Public Transportation

- 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

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

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

Potential Connection

Proposed
- Class II

San Bernardino Briefing Book

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.
Vehicle - Bicycle / Pedestrian Collisions

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

Number of Crashes

1
2
3
4

- Bicycle - Injury
- Pedestrian - Fatal
- Pedestrian - Injury

Source: SWIRTS, 2006 - 2016
Street Classification and Traffic Signals

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

![Map of San Bernardino showing street classification and traffic signals](image)

- 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**

- 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?

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**San Bernardino Briefing Book**
Pedestrian Access and Barriers

- 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
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

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
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

**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?

**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

Section A - A'

Source: Google Maps
• Commercial is the primary land use within 1/2 mile area
• Public facilities and multi-family complement commercial land uses
Transit District Overlay Zone

- 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?

Source: City of San Bernardino, 2007
Vacant and Publicly-Owned

- 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?
Recent / Planned Developments

- Theater District Development

**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
Draft Specific Plan

- 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)
### Draft Specific Plan

- Densities of 20-60 units per acre

#### Project Phasing

<table>
<thead>
<tr>
<th>BLOCK #</th>
<th>gsf/#DU’s</th>
<th>Contract - Completion Date</th>
<th>Site Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1_Parking Structure</td>
<td>122,500 gsf/lf</td>
<td>2017-2018</td>
<td>0.7 acres</td>
</tr>
<tr>
<td>B2_Residential Retail</td>
<td>10,000 gsf/lf</td>
<td>2018-2019</td>
<td>0.8 acres (B3 + B4)</td>
</tr>
<tr>
<td>B3_Residential Retail</td>
<td>12,000 gsf/lf (30 DU’s)</td>
<td>2019-2020</td>
<td></td>
</tr>
<tr>
<td>B4_Residential Retail</td>
<td>14,000 gsf/lf (50 DU’s)</td>
<td>2018-2020</td>
<td></td>
</tr>
<tr>
<td>B5_Residential Retail</td>
<td>40,000 gsf/lf (50 DU’s)</td>
<td>2018-2020</td>
<td>2.0 Acres</td>
</tr>
<tr>
<td>C1_Residential East Village</td>
<td>81 DU’s</td>
<td>2018-2019</td>
<td>4.2 acres</td>
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<tr>
<td>C2_Retail</td>
<td>4,000 gsf</td>
<td>2017-2019</td>
<td></td>
</tr>
<tr>
<td>C2_Retail</td>
<td>38,000 gsf</td>
<td>2018-2020</td>
<td>2.4 acres</td>
</tr>
<tr>
<td>D1_Residential Retail</td>
<td>27,000 gsf/lf (50 DU’s)</td>
<td>2018-2020</td>
<td>4.5 acres (D1+ D2+D3)</td>
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<tr>
<td>D2_Residential Retail</td>
<td>36,000 gsf/lf</td>
<td>2018-2020</td>
<td></td>
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<tr>
<td>D2_Residential Retail</td>
<td>13,000 gsf/lf (25 DU’s)</td>
<td>2018-2020</td>
<td></td>
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<tr>
<td>D3_Hotel</td>
<td>12,000 gsf/lf (100 rms)</td>
<td>2022-2023</td>
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<tr>
<td>D3_Retail</td>
<td>5,000 gsf</td>
<td>2018-2021</td>
<td>2.3 acres</td>
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<tr>
<td>D4_Residential Retail</td>
<td>42,000 gsf/lf (120 DU’s)</td>
<td>2018-2021</td>
<td></td>
</tr>
<tr>
<td>E1_Retail</td>
<td>20,000 gsf</td>
<td>2018-2019</td>
<td>4.4 acres (E1+E2+E3)</td>
</tr>
<tr>
<td>E2_Retail</td>
<td>38,000 gsf</td>
<td>2018-2019</td>
<td></td>
</tr>
<tr>
<td>E3_Retail</td>
<td>42,000 gsf</td>
<td>2018-2019</td>
<td></td>
</tr>
<tr>
<td>E4_Residential West VII South</td>
<td>180 DU’s</td>
<td>2018-2019</td>
<td>2.5 acres (Part)</td>
</tr>
<tr>
<td>F1_Residential West VII North</td>
<td>84 DU’s</td>
<td>2019-2022</td>
<td>5.8 acres (Part)</td>
</tr>
</tbody>
</table>

**TOTAL**

- Residential: 750 DU’s
- Hotel: 100 Rooms
- Retail: 350,000 gsf

Source: Carousel District Specific Plan (2017)
Project Sites

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

EXISTING CONDITIONS INVENTORY

Project Sites

- Pilot project will focus on 7 blocks for redevelopment
- Redevelopment opportunity sites?
Architectural Character and Photo Inventory

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