



City of San Bernardino

TOD

Overlay District

Project Description

The City of San Bernardino and its transit partners, Omnitrans and San Bernardino Associated Governments (SANBAG) have been working to expand transit and transit-oriented development (TOD) opportunities. The City's approach has been comprehensive and well integrated with the local land use context and transit systems, with numerous studies and plans on expanding local and regional bus, bus rapid transit (BRT), light rail, and Metrolink facilities.

The City has embarked on a plan to establish complementary land use and plans for station areas and surrounding neighborhoods. The City is preparing a framework for TOD in the form of an Overlay District to incentivize and facilitate development around the future sbX stations.

The City needs to develop a set of zoning regulations grounded in the realities of the market, pre-tested by development feasibility concepts and pro formas, and peer reviewed by experts and practitioners. These zoning regulations must be accompanied by a set of design guidelines that are flexible enough to allow property owners and developers to express their vision while maintaining a consistency in urban form to encourage an attractive multi-modal atmosphere.

What & Why of TOD

A successful transit-oriented development features a walkable neighborhood that takes advantage of its proximity to a major transit station. While it may include single-family neighborhoods, it also provides higher-density, mixed-use development near the transit station, encouraging transit ridership and a reduction in private automobile use. In an ideal world, TOD neighborhoods would include a mix of homes, workplaces, and stores. This mix of land uses would ensure that residents, workers, and visitors are all present in the station area, creating activity on the street throughout the day. It would also encourage people to walk between destinations, since homes, jobs, entertainment, and shops are all located within a close stroll of one another.

Stay Connected at

www.sbrda.org/edTransit.html

Successful TOD Project City of Claremont

West of Indian Hill Boulevard, north of the railroad tracks in the Claremont Village was once a thriving center of citrus packing and shipping activity. The last packing house closed for business in 1972 and the area sat largely vacant for twenty years. In the early 1990's, as regional mass transit made its return to the area and the demand for new residential and commercial space was increasing, Claremont looked to expand the downtown.



Before

A vision was created to redevelop the existing area by adding new commercial elements that would complement the existing Village and add new housing opportunities to meet the increasing demand for downtown housing and to take advantage of the close proximity to transit.



After

Today, the Village Expansion project includes a 477-space parking structure, 198 residential units (lofts, town homes and duplexes), the adaptive reuse of the Packing House, a five-screen Laemmle movie theater, a 28-room boutique hotel, public plaza, community park and five new commercial buildings with retail on the first floor and offices upstairs.



Typical Suburban Transit Stop *Before*



Typical Suburban Transit Stop *After*

FEATURED Stations

The project will look at opportunities around 13 stations. The featured stations below provide initial ideas of the possibilities for the areas.

Marshall Boulevard/E Street Station Highlights:

- Station is proposed as a park and ride facility
- Station would include side running platforms and bike racks
- Station would serve primarily existing single-family neighborhoods
- Opportunity for new development on vacant and underutilized properties along E Street

University Parkway/North Parkway (CSUSB) Station Highlights:

- Station will be located on campus, immediately north of existing information center
- Station will serve students, staff and faculty at CSUSB, as well as nearby residents and businesses
- Opportunities for new development of student and faculty housing, retail, and academic buildings in a high-activity, pedestrian-friendly setting will be explored around the station



Jeffrey M. Smith, AICP
jsmith@sbrda.org
(909) 663-1044

Maria D. Yanez-Forgash (Spanish)
MYanez-Forgash@ArellanoAssociates.com
(909) 627-2974

Economic Development Agency

HOW CAN YOU GET INVOLVED?

Your input is welcomed! Join us at one or both of the planned public meetings on:

Date: June 15, 2011
Location: California State University San Bernardino
Obershaw Dining Room
5500 University Parkway
San Bernardino, CA 92407

Date: June 16, 2011
Location: City of San Bernardino
Economic Development Agency
Office of Business Development
201 North E Street, 2nd Floor
San Bernardino, CA 92401

Meeting Time: 6-8 pm

Meeting Time: 6-8 pm



sbX Line	
Proposed Redlands Line	
Stations	
San Bernardino Transit Station	