



Location: Fontana, San Bernardino County

Timeframe: 2009 - 2010

Project Partners: City of Fontana

Project Services

- Identifying obstacles to infill
- Redevelopment and infill analysis
- Urban design strategies
- Video fly-through



This project conducted an opportunities analysis for TOD redevelopment in the Downtown Overlay District to capitalize on Downtown Fontana's Metrolink commuter rail station.

Goals

- Comparable case study analysis
- Identify the market potential and timing
- Identify residential prototypes and locations suitable for the Downtown

The project team completed a transit user characteristics analysis and Downtown market assessment, facilitated a technical advisory panel (TAP), and studied several opportunity areas that are likely to transition in the near term. In addition, a video fly-through of the Downtown area was produced to provide a visual simulation of how new higher density housing, live-work, and commercial uses would be integrated within the existing Downtown fabric. The report summarizes the work completed under the Compass Blueprint project and provides City leaders recommendations for moving forward with their goal of transforming Downtown Fontana into a vibrant, transit-oriented environment that regains its role as the "heart" of the community.

Results

- Technical Advisory Panel made up of 18 members proposed recommendations
- Potential building prototypes for triplex, townhome, paired home, and lofts
- Market assessment suggests:
 - Demographics, retail business mix, and employment patterns makes it difficult for developers to attract typical transit zone residents
 - To most effectively attract TOD, the City should focus on enhancing the Downtown area to potential residents
- Four opportunity sites totaling 37 acres:
 - Can accommodate future higher density housing and commercial development
 - Sites are well-positioned with existing relationships to Metrolink, the civic center, and retail core