



Location: Colton, San Bernardino County

Timeframe: 2007 – 2008

Project Partners: San Bernardino Associated Governments (SANBAG) Cities of Colton, Fontana, Highland, Ontario, Rancho Cucamonga, and Rialto

Project Services

- Identifying obstacles to infill
- Redevelopment and infill analysis
- Return on investment analysis



The San Bernardino Associated Governments (SANBAG) worked with six cities to identify sites near potential transit station locations and created a vision for transit-oriented development (TOD): vibrant, walkable, compact, mixed-use districts focused around premium transit stations.

Goals

- Create more compact, urban, pedestrian-friendly, and walkable environments
- Plan for mixed-use development on the sites including mid and high-rise offices, retail, high density residential, and public gathering spaces
- Design the streetscape for each project considering sustainably
- Phase development with infrastructure including premium transit
- Create policies/guidelines to consider including in Specific Plans
- Create implementing policies/guidelines

The Draft San Bernardino County Long Range Plan envisions premium transit along corridors near the identified sites. The mix of uses envisioned around the sites range from offices, retail, restaurants, hotels, entertainment, and moderate and high-density residential uses. For this project, Compass Blueprint worked with SANBAG and the six cities to select and study opportunity sites that could be developed to accommodate Transit-Oriented Development (TOD). From stakeholder interviews conducted, the TOD was envisioned to have more office and retail spaces, hotels, theaters and other entertainment venues.

Results

- Study area of 547 acres
- Planning for up 5,673 housing units; 11.5 M sq.ft. of combined commercial space
- Compact, walkable, site specific plans for 6 opportunity sites
- Economic redevelopment analysis, and preliminary site use programs