



Location: San Bernardino, San Bernardino County

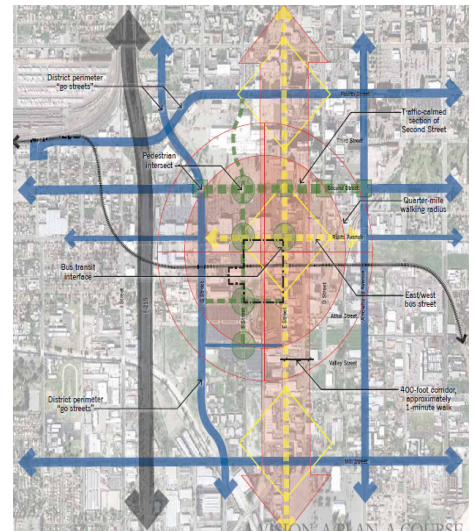
Timeframe: 2006 – 2007

Project Partners: City of San Bernardino

Project Services

- Redevelopment and infill analysis
- Urban design strategies

A new Public Transit station is planned to be built in downtown San Bernardino. This creates the opportunity to create new, retail and mixed use development. The City of San Bernardino and Compass Blueprint teamed up to create the E Street Station Demonstration Project in order to explore the possibilities surrounding the E Street Station metro stop.



Goals:

- Develop retail or mixed-use around the new transit station
- Integrate developers into the transit center planning process
- Link regional buses to become a transit hub
- Project ridership and local socioeconomic trends

The development of the E Street Station presents opportunities for high intensity and mixed-use development in the surrounding influence areas, creating a Transit Village and revitalizing the downtown.

Results

- Study area of 12.94 acres
- Three land-use alternatives
 - Scenarios 1 and 2 had land uses ranging from 38-47 residential units per acre, 46,000-62,000 sq. ft. of retail, and 638-812 parking spaces.
 - Scenario 3 is a mix of 1 and 2 plus 191,000 leasable office units and 708 parking spaces. This scenario explored the air rights of the study area.