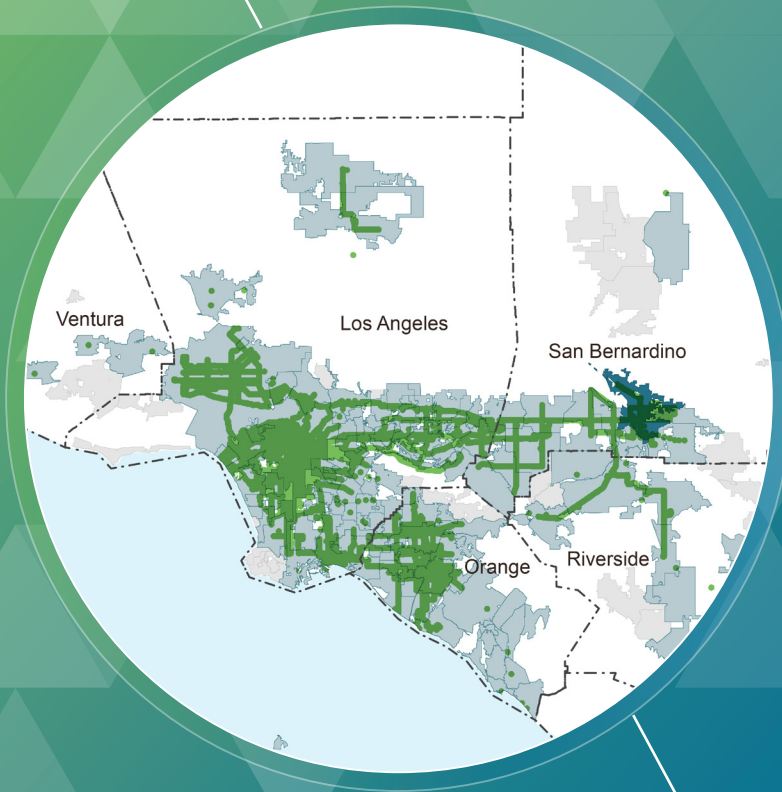


Part 3

Outreach

The opportunities and constraints are viewed through the lens of High Quality Transit Areas and the principles of transit-oriented communities.

Stakeholder Interviews
Kick-off Meeting



HQTA Kick-off Meeting - 3/13/2018

STAKEHOLDER INTERVIEWS

A kickoff meeting was held for the SCAG HQTA Pilot Project within the City of San Bernardino. The purpose of this meeting was to bring together City of San Bernardino, Omnitrans, SBCTA, SCAG, and the consultant team to discuss coordination and direction of the project. The meeting consisted of introductory comments from the City of San Bernardino and SCAG followed by a presentation by the consultant team to facilitate discussion of multiple topics. Topics of discussion included project goals, the vision plan process and work plan, stakeholder/community outreach, project area, existing conditions, data requests, and the schedule. The following is a summary of the main discussion items.

Introductory Remarks and Overall Goals

- SCAG:
 - This project represents the next generation of development around transit stations (21st Century development)
 - Reduced car use, net-zero development, new technologies, urban and walkable neighborhoods
 - Environmental and sustainability improvements through green infrastructure
 - What funding sources can be pursued based on visioning process
 - Pilot projects will be featured as models in the next Regional Transportation Plan / Sustainable Community Strategy (RTP/SCS)
- San Bernardino Planning
 - Development code update
 - Approximately 60% complete; estimated completion in July 2018
 - Includes environmental documentation - working with environmental team to develop project description; description should be available next week
 - Send project description to Gruen
 - Include densities and FAR for Downtown
 - Removing minimum parking requirements in Downtown (no parking maximums)
 - Will allow residential in Downtown
 - Expected to be completed for City Council hearings in July
 - Transit District (TD) Overlay
 - ½ mile area from Transit Center
 - Keeps underlying zoning in place
 - Study area (Carousel Mall) zoned as commercial, which does not allow for residential
 - Future planning will keep the TD overlay boundaries in place, underlying uses will change
 - Main Street Overlay
 - To be removed

- General Plan
 - Last completed in 2005 – missing many of the elements expected for a General Plan developed today (bicycle and pedestrian focus, etc.)
 - Potential for General Plan update
 - Would include update of focus area for Downtown
 - If funding not made available for citywide General Plan update, a new Specific Plan for Downtown to be developed
- Draft Downtown Specific Plan
 - Draft Downtown Specific Plan developed with AECOM no longer valid
 - Reconnecting the street grid and adding residential component to Downtown are the only elements to be carried forward from the Downtown Specific Plan

HQTA Project Area

- Downtown boundaries:
 - East to Arrowhead
 - North to 8th Street
 - West to I-215
 - South to Mill Street
- Study Area:
 - Add sites between Transit Center and San Manuel Stadium to project study area
 - Will start with a broader focus considering Downtown boundary when considering opportunities, constraints, vision, etc.
 - Vision plan will narrow and provide recommendations for identified sites (and sites to be added between Transit Center and San Manuel Stadium)

Carousel Mall

- Potential for development RFQ/RFP for Carousel Mall site to be released in August / September
- City of San Bernardino views E Street edge of Carousel Mall site as first development opportunity to serve as catalyst project; current draft plans show townhouse development

San Manuel Stadium

- Stadium owned by City of San Bernardino (does not own parking lots)
- Property north of stadium south of rail tracks owned by various public agencies
- Property west of stadium under private ownership
- Expectation of City that potential residents would find this location desirable
- TOD originally envisioned on both north and south sides of rail tracks, with connection via a pedestrian bridge; add this site to study area

HQTA Kick-off Meeting - 3/13/2018 cont.

STAKEHOLDER INTERVIEWS

Seismic Considerations

- City Hall has been vacated due to seismic concerns
- City planning to complete study to determine seismic condition and retrofit of City Hall
- City views City Hall as important architectural asset to be retained
- City plans on completing study to determine seismic condition and potential retrofit of Carousel Mall parking structure
- Study will determine feasibility of keeping or demolishing parking structure

Street Trees and Open Space

- Citywide inventory of trees completed by West Coast Arborist; city to provide
- Many existing street trees throughout the city, including downtown, have died (approximately 600)
 - City Council to decide on future strategy (removal, removal and replace, etc.)
- Urban Greening and Tree planting grants available from SCAG and State of California
- Meadowbrook Park contains hot spring – utilized by homeless population
 - Desire by City to improve quality of park space
- Convention Center is vacant
- Opportunity for open space at City Hall Plaza / Court Street Square area around City Hall
- Food truck event has been discontinued due to declining attendance; was successful for about 18 months when first introduced
- Park Strategic Plan
 - Focus on improving existing parks
 - Unknown timeline for beginning plan

Transit

- sbX ridership has increased since the Metrolink extension to Transit Center in December 2018
- sbX weekend service to be introduced January 2019
 - 20 minute frequencies on Saturday, 7am – 8pm
 - Route 2 frequencies will be reduced
- No services changes planned
 - Potential for minor rerouting of some routes
- Omnitrans currently working on short-range plan

Bicycle

- No existing citywide bicycle plans or vision
- SCAG ATP awarded in December (\$ 200k)
 - Will be used to develop citywide bicycle master plan (65 square miles) - June start
 - Working with Cal State LA

- Desire to improve east-west bicycle connections but they are difficult to do due to ROW deficiencies, existing street parking and truck routes
- G/H Streets viewed as primary candidate as bicycle corridor and cycle track
- Bicycle facilities can be prioritized on new street connections through Carousel Mall site

Traffic / Truck Routes / Streets / Collisions

- Updated traffic volumes to be completed with General Plan update
- Traffic circle to be introduced at 4th and Mountainview
- D Street to be cul-da-sacked at rail corridor – also closed to pedestrian crossing
- No current designated truck routes – City prohibits trucks on certain streets
 - General Plan updated expectation to indicate specific truck routes
- Streets heavily utilized by trucks
 - 5th
 - Rialto
 - Waterman
 - Tippecanoe
 - Mill
- Vehicle – Pedestrian Collisions
 - Senior housing concentrated along 5th and probably contributes to higher concentration of crashes along 5th
- 3rd Street could go through the Carousel Mall site if addition to Harris Building was demolished
- 3rd Street terminates west of Freeway

Parking

- City owns multiple surface parking lots throughout downtown
 - Utilization unknown
 - Multiple old leases of parking lots
- City plans to complete DT parking study (2019)
- City plans to retrofit and keep structure in Civic Center
- Some Inland Empire projects that do not have any on-site parking are successful (Arteco)

Development Opportunities

- Carousel Mall
 - City planning on selling Theater Square site and using proceeds to fund demolition of Carousel Mall – working on agreement with County to keep all sale proceeds
 - Inland Center Mall doing very well and adding new tenants
 - City envisions major developer for Carousel Mall site
 - May only be master developer and complete entitlements and sell off most of

HQTA Kick-off Meeting - 3/13/2018 cont.

STAKEHOLDER INTERVIEWS

- site to builder developers
- KB Homes very interested in developing residential on site
 - Development from KB on-hold until RFQ released for full site
- 2nd / 4th / E Streets most appropriate for vertical mixed-use developments with ground floor retail
- City envisions predominately housing and some retail/office
- Harris Building
 - Building sold to a company in Spain (El Corte Ingles)
- Anderson Building
 - Recently sold to developer
 - REA prohibiting residential expires in 2021
 - Developer also looking to purchase Woolworth Building (4th and E)
- Downtown Hotel
 - Owned by Bahrain royal family
 - Represented by local law firm but have been unresponsive
- 5th / G / H Streets Development
 - RFQ released (9 respondents narrowed to 3)
 - Expectation is site can support type V development and surface parking
- Coordinate further with Economic and Housing Development Director Kathy Brann
- Residential needs to fill in the gaps and infill and reposition retail; potential to capture students
- City has not recovered since the Great Recession; region will add more jobs but many may be transportation/warehouse jobs