



Location: Chino, San Bernardino County

Timeframe: 2008 - 2009

Project Partners: City of Chino

Project Services

- Economic and market analysis
- Development scenarios
- Feasibility analysis



This Project quantified the feasibility of redeveloping six opportunity sites under the envisioned mixed-use development standards provided in the current General Plan update. This study provided an understanding of the economic realities of redevelopment in the focus areas in the City of Chino, along with strategies for land use planning in the context of the city's economic development goals.

Goals

- More intense development consistent with the city's overall vision
- Improved public health through mixing uses
- Make walking and biking viable alternatives to driving for many daily activities and promote public transit as a competitive alternative for commuting
- Get people out of their cars to reduce air pollution and increase physical activity

Chino's General Plan envisions mixed-use redevelopment in three areas of the city, as identified in the Plan's future growth vision. "Envision Chino: Implementing the 2025 General Plan" project provides an understanding of what the mixed-use development could look and feel like and an assessment of the economic realities of redevelopment in the three focus areas. This economic analysis focuses on three of the areas identified in the updated General Plan's future growth vision: Central and Walnut Study Area, Riverside Drive East Corridor Study Area, and the Chino Avenue Corridor Study Area.

Results

- Financial feasibility of redevelopment for 6 scenarios
 - Because the first three sites have existing retail uses, the estimated market acquisition costs are relatively high. The pro forma finds that none of these sites can be redeveloped without some subsidy or incentive.
 - The report finds that the three non-retail sites could be redeveloped with no subsidy.
- The project created development scenarios for six opportunity sites:
 - Opportunity Site 1A: Northwest Corner of Central and Walnut
 - 107 dwelling units; 18,139 sq. ft. of retail

- Opportunity Site 1B: Southwest Corner of Central and Walnut Avenues
 - 65 dwelling units; 19,300 sq. ft. of retail
- Opportunity Site 2: North Side of Riverside Drive, between Bensen and Oaks Avenues
 - 22 townhouses; 13,692 sq. ft. of retail
- Opportunity Site 3: Southwest Corner of Riverside Drive and Magnolia Avenue
 - 78 for-sale residential units within 26 triplex buildings³
- Opportunity Site 4: South Side of Riverside Drive, between 11th and 12th Streets
 - 6 cottage clusters each with 6 residential units
- Opportunity Site 5: Northwest Corner of Central Avenue and G Street
 - 20 industrial live-work lofts
- Provided recommendations:
 - For-sale and for-rent multi-family housing
 - Transition excess retail into non-retail uses and consider mixed use including convenience goods and service retailers, and restaurant and bars