

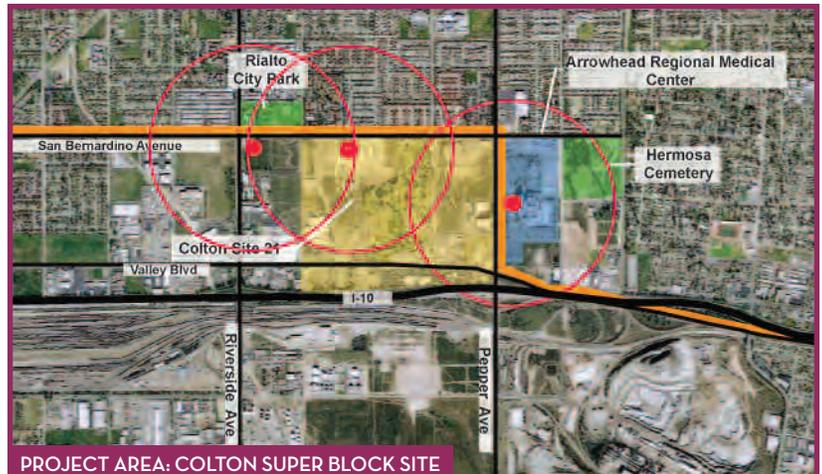
MARCH 2008



It's Time to Plan Now for Colton's Sustainable Development!

COMPASS BLUEPRINT OVERVIEW

The City of Colton is working with the San Bernardino Association of Governments (SANBAG) and the Southern California Association of Governments (SCAG) on a growth envisioning process for San Bernardino County known as COMPASS Blueprint. Through this process, cities are encouraged to start planning now for sustainable, healthy and environmentally friendly future growth. In September 2006, Gruen Associates was selected to lead the COMPASS Blueprint Implementation Project. The consulting team also consists of The Robert Group for public involvement, Economic Research Associates for economic analysis, and Parsons Transportation Group which is developing the Long Range Transportation Plan for San Bernardino County. The consulting team met with property owners and staff in the City of Colton to discuss the importance of planning now for growth that



promotes pedestrian friendly mixed-use developments in close proximity to future transportation slated for the City.

LONG RANGE TRANSPORTATION PLAN

Future transportation under consideration for San Bernardino County includes extension of the MTA Gold Line as well as premiere transit such as Bus Rapid Transit (BRT) throughout the County. BRT combines the quality of rail transit and the flexibility of buses, and it can operate on bus lanes, HOV lanes, expressways, or ordinary streets. A BRT system combines a simple route layout, frequent service, limited stops, passenger information systems, often exclusive lanes, traffic

COMPASS Blueprint promotes development supportive of improved transportation mobility and access; livable and desirable communities; environmental quality; and economic vitality, while supporting and preserving existing stable residential neighborhoods.



EXAMPLE: BRT, SAN FERNANDO VALLEY

signal priority for transit, cleaner and quieter vehicles, rapid and convenient fare collection, high-quality passenger facilities, and integration with land-use policy. BRTs with exclusive lanes could be converted to rail in the future.

TRANSIT-ORIENTED DEVELOPMENT (TOD)

In preparation for these future transportation projects, the COMPASS team worked with the

City of Colton to study an opportunity site that could be developed to accommodate Transit Oriented Development. TOD is the creation of compact, walkable communities centered around high quality transit systems. This makes it possible to live a higher quality life without complete dependence on a car for mobility and survival. Typical characteristics of a TOD within one-half mile of a station are:

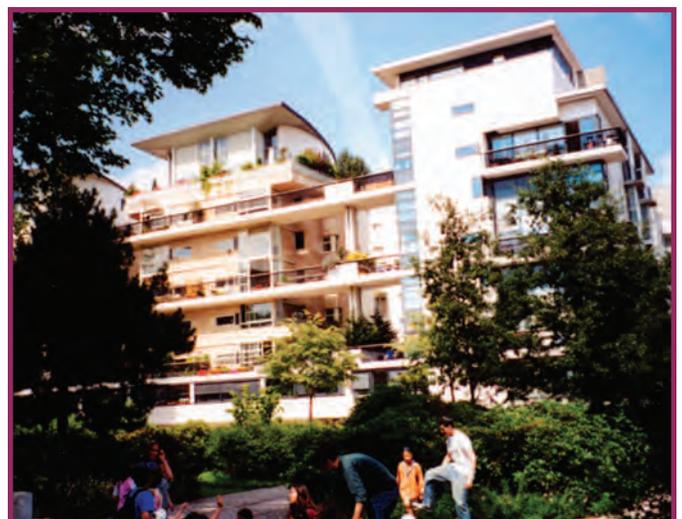
- An attractively designed transit station with pedestrian amenities
- Diverse uses such as residential, retail, office, entertainment and recreational facilities
- Higher development intensity near the transit station tapering off near the edges
- Interconnected network of streets
- Parking behind buildings

CITY OF COLTON SUPER BLOCK SITE

The site chosen for this project is located on the southwest corner of the intersection of San Bernardino Avenue and Pepper Avenue, and is bordered by the I-10 freeway and the City of Rialto. This area encompasses approximately 250 acres of undeveloped and under-developed land. Currently on the site are some industrial uses, County uses, the George Brown Retention Basin and a golf club.



EXAMPLE: RETAIL CENTER WITH GATHERING SPACE AND AMENITIES



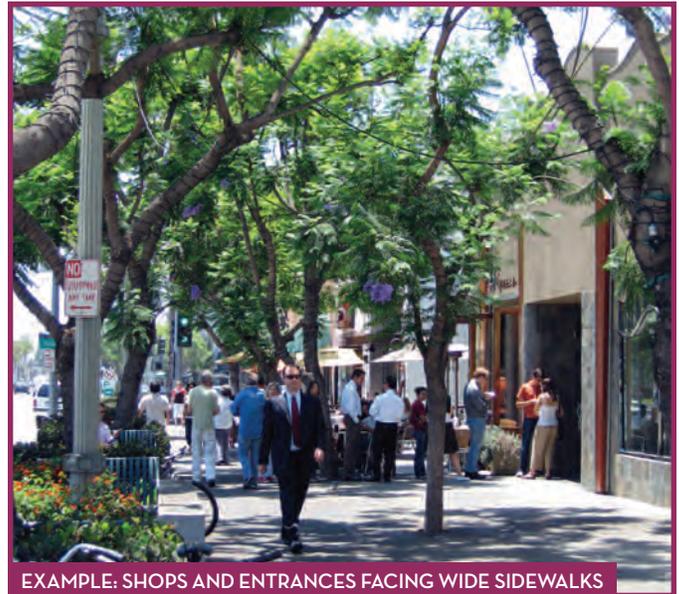
EXAMPLE: HIGH-DENSITY RESIDENTIAL NEXT TO PARK

Directly adjacent to the site is Arrowhead Regional Medical Center. Within a half-mile radius of this site is the Hermosa Cemetery, City of Rialto Park and Playhouse, single- and multi-family developments north of San Bernardino Avenue, a shopping center on the northeast corner of San Bernardino and Pepper Avenues, and several large retail stores on Riverside Avenue.

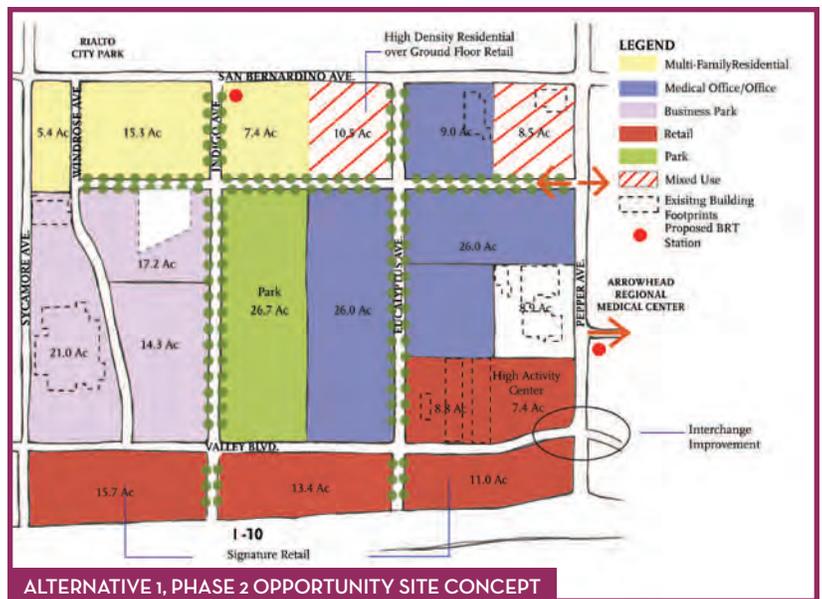
STAKEHOLDER INTERVIEWS

Early on, the COMPASS team spoke with City staff, elected officials, and hospital and school district administrators to hear ideas for enhancing and developing the Super Block Site.

Collectively, these stakeholders envision more office and retail spaces, hotels, theaters and other entertainment venues. The hospital specifically would like to see space dedicated for medical offices while other stakeholders stated they would like to see residential housing constructed at the northern portion of the site away from the freeway. City officials also suggested the opportunity for redevelopment of the Colton Golf Club to include an activity center that would be linked to potential new transit stations serving Bus Rapid Transit (BRT) and Metrolink along Riverside Avenue.



EXAMPLE: SHOPS AND ENTRANCES FACING WIDE SIDEWALKS

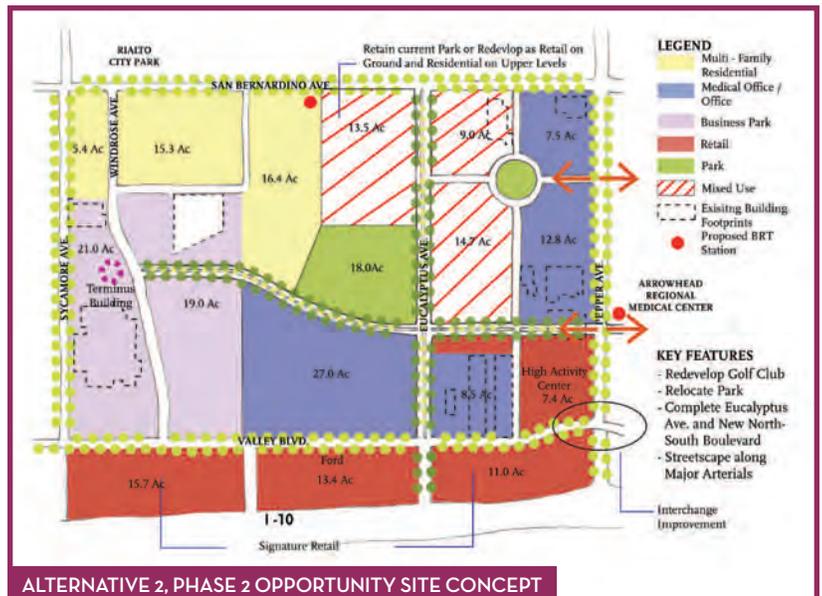


ALTERNATIVE 1, PHASE 2 OPPORTUNITY SITE CONCEPT

CONCEPTS FOR THE SITE

The overall vision for this site is a TOD, a vibrant, walkable, compact, mixed-use district focused around premium transit along San Bernardino Avenue, Pepper Avenue, and Valley Boulevard with potential transit stations on San Bernardino and Pepper Avenues. A more pedestrian-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the surrounding areas.

Two initial alternative concepts were prepared for the site which anticipated that initial development on the Super Block site could be along San Bernardino and Pepper



ALTERNATIVE 2, PHASE 2 OPPORTUNITY SITE CONCEPT

Avenues where infrastructure currently exists alongside Arrowhead Regional Medical Center and the residential neighborhoods. Development could also continue in the business park designations along Wildrose Avenue. Later phases will include improvements to the freeway interchange. Later improvements could include property consolidation along Valley Boulevard, and infrastructure and streetscape improvements in the center of the site and along the frontage of Valley Boulevard.

The City of Colton has contracted a consultant team to update the West Valley Specific Plan. The concepts and ideas from the COMPASS Blueprint Plan will be a starting place for this update. The City should be contacted for the status of the amendment to the Specific Plan.

By planning now for future transportation and TOD, the City of Colton can develop into a sustainable City. Colton has an opportunity to set an example throughout San Bernardino County and Southern California for smart growth.



AERIAL VISION OF COLTON SUPER BLOCK SPECIFIC PLAN UPDATE (SOURCE: JHA CONSULTING)



SPECIFIC PLAN UPDATE VISION FOR PUBLIC GATHERING SPACE (SOURCE: JHA CONSULTING)

CONTACT INFORMATION

For more information and to obtain a copy of the full working paper on this study for the City of Colton please contact:

AMANDA RHINEHART

Assistant to the City Manager
City of Colton

909.370.5092 or
arhinehart@ci.colton.ca.us.

ELAINE CARBREY

Gruen Associates

323.937.4270 or
carbrey@gruenassociates.com



EXAMPLE: PUBLIC PARK GATHERING SPACE