

MARCH 2008

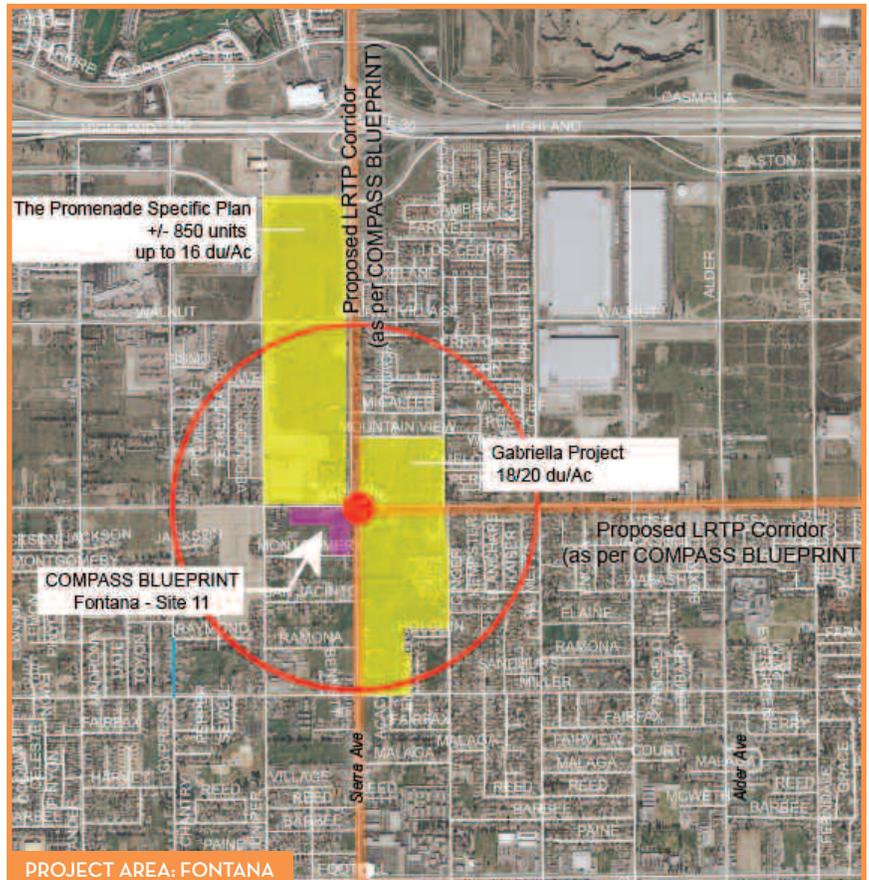


### It's Time to Plan Now for Fontana's Sustainable Development!

#### COMPASS BLUEPRINT OVERVIEW

The City of Fontana 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 Fontana 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.

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

## LONG RANGE TRANSPORTATION PLAN

Future transportation under consideration for San Bernardino County includes extension of the MTA Gold Line to Ontario Airport as well 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 signal priority for transit, cleaner and quieter vehicles, rapid and convenient fare collection, high-quality passenger facilities, and integration with land-use policy.

## TRANSIT-ORIENTED DEVELOPMENT (TOD)

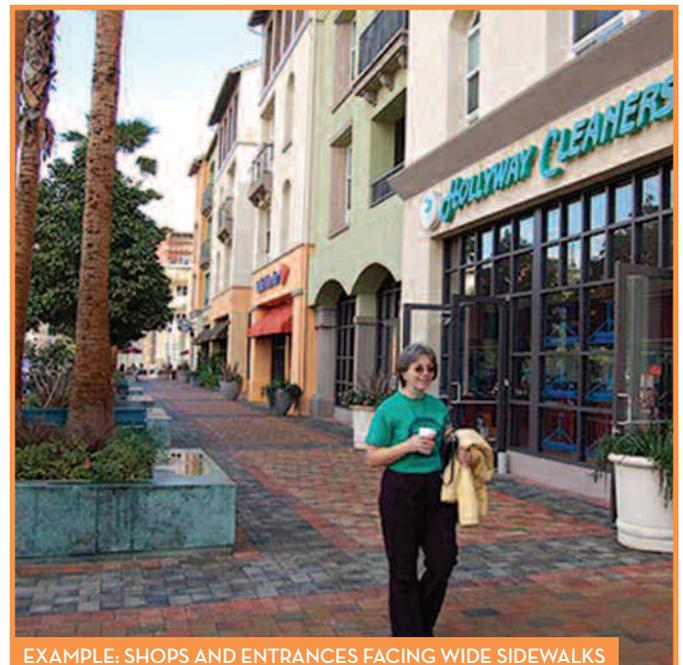
In preparation for these future transportation projects, the COMPASS team is working with the City of Fontana to study an opportunity site that could be developed to accommodate Transit

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

## COMPASS OVERVIEW

The site chosen for the potential Fontana project is located on the southwest corner of the intersection of Baseline Road and Sierra Avenue. This flat eight-acre site is currently vacant. The Draft San Bernardino County Long-Range Transit Plan indicates the possibility of future premium transit near this site, specifically BRT along Baseline Road



EXAMPLE: SHOPS AND ENTRANCES FACING WIDE SIDEWALKS



EXAMPLE: FOUR-STORY MIXED-USE PROJECT IN THE SAN FRANCISCO AREA

and Sierra Avenue. The City’s vision for Baseline Road and Sierra Avenue, and the surrounding area is a TOD neighborhood around an existing bus stop and the proposed BRT. In addition, it is envisioned that this site could serve as a Town Square for the adjacent community.

### STAKEHOLDER INTERVIEWS

The COMPASS team spoke with City of Fontana staff as well as the property owners to gauge their

ideas and vision for the site. The City staff suggested a Town Square concept linking communities along Sierra Avenue from the 210 freeway to downtown and the Metrolink station. The property owners were also interested in including mixed-use development made up of retail and office space with some high-density residential.

### CONCEPTS FOR THE SITE

The Town Square vision is an integrated conceptual development plan to create a sense of place in the City of Fontana, and to create unity and identity through the design of streetscape and landscaping. The Town Square concept envisions a vibrant, attractive public gathering space with wide tree-lined sidewalks, ample pedestrian amenities, outdoor dining, an interactive fountain as a focal point and textured paving in the surface parking areas. Events such as a Farmer’s Market, outdoor movies, concerts and other outdoor activities could occur in the Town Square.

As conceived for the City of Fontana’s Town Square, the site would be developed to include three- to four-story buildings, with retail space at the ground level and offices and residential units on the upper floors. Ground floor retail could serve

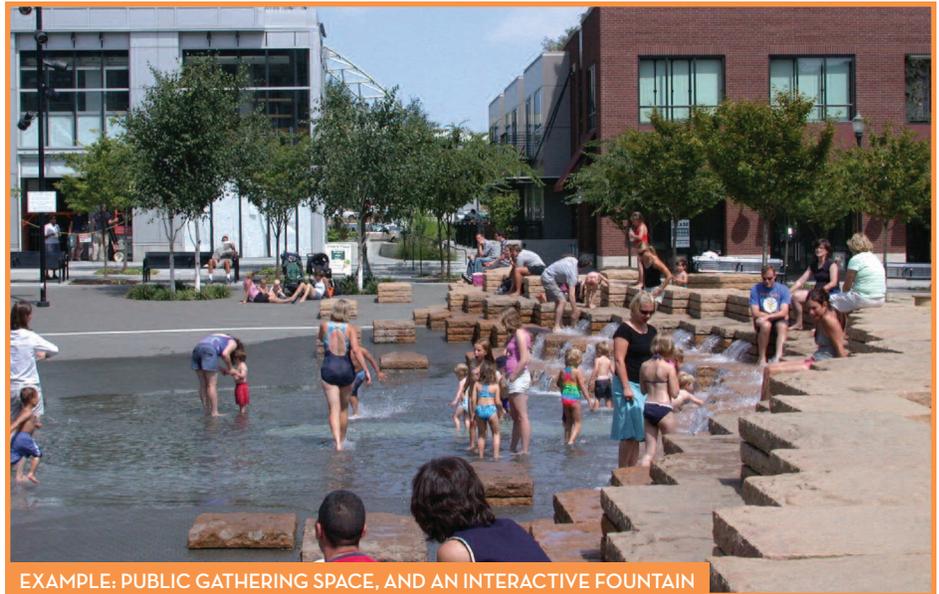


EXAMPLE: VILLAGE WALK, CLAREMONT

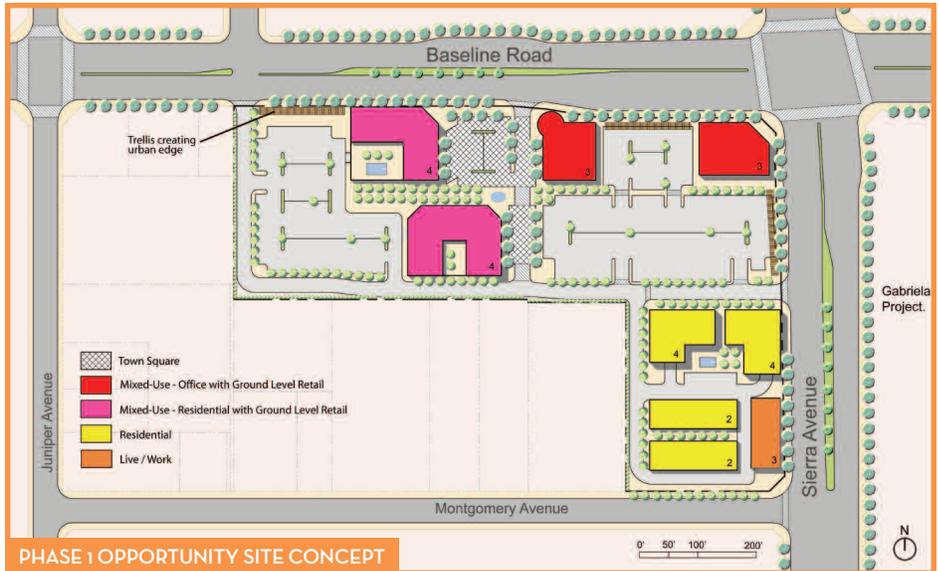
the local neighborhood by providing a specialty small market as well as coffee shops and restaurants to accommodate indoor and outdoor dining.

Two alternatives were prepared for this site and reviewed with City staff and property owners. Phase 1 would consist of a mix of retail, office and residential spaces and, when market conditions permit, Phase 2 could be added to increase the square footage of all of these spaces. Initially in Phase 1, surface parking could serve non-residential users which, in later phases and when premium transit becomes available, could be used for additional development and structured parking.

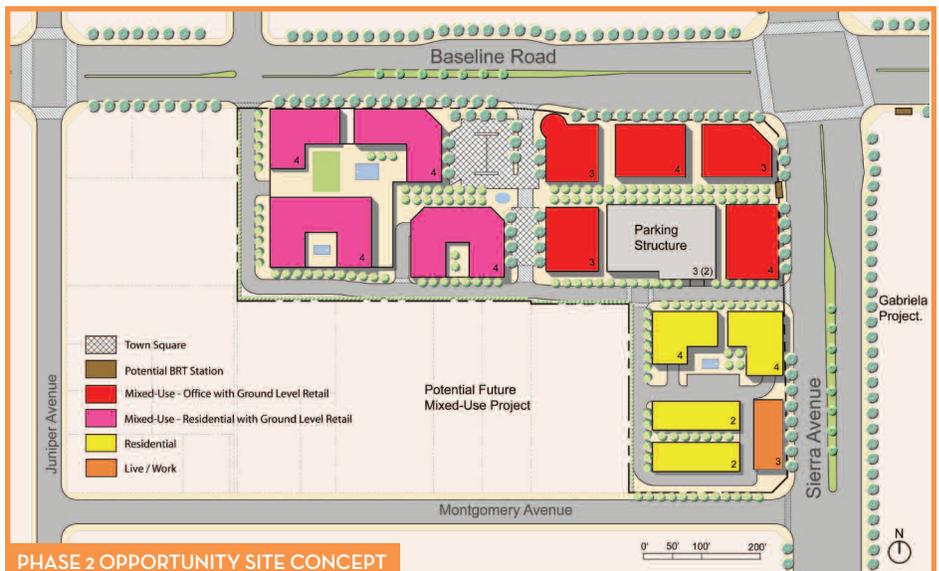
By planning now for future transportation and TOD, the City of Fontana can develop into a sustainable City. Fontana has an opportunity to set an example throughout San Bernardino County and Southern California for smart growth.



EXAMPLE: PUBLIC GATHERING SPACE, AND AN INTERACTIVE FOUNTAIN



PHASE 1 OPPORTUNITY SITE CONCEPT



PHASE 2 OPPORTUNITY SITE CONCEPT

### CONTACT INFORMATION

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

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