

MARCH 2008



It's Time to Plan Now for Rancho Cucamonga's Sustainable Development!

COMPASS BLUEPRINT OVERVIEW

The City of Rancho Cucamonga 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 Rancho Cucamonga 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 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

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

TRANSIT-ORIENTED DEVELOPMENT (TOD)

In preparation for these future transportation projects, the COMPASS team is working with the City of Rancho Cucamonga 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

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.

CITY OF RANCHO CUCAMONGA TOWN SQUARE CONCEPT

The 17.6 acre COMPASS Blueprint Opportunity Site in the City of Rancho Cucamonga is located



EXAMPLE: MIXED-USE DEVELOPMENT WITH MULTI-FAMILY RESIDENTIAL AND GROUND LEVEL RETAIL



EXAMPLE: PUBLIC GATHERING SPACE WITH WATER FEATURES

on the south side of Foothill Boulevard generally between Haven Avenue and Hermosa Avenue on the west side of an existing flood control channel. This site is located less than one half of a mile away from the Rancho Cucamonga Civic Center, the Terra Vista Town Center, and next to a proposed BRT stop on Foothill Boulevard. This site is also next to a recently built mixed-use development and has excellent potential for a TOD community. The vision for this site is a mixed-use development with retail, restaurants, office and multi-family residential within a five-minute walk from the proposed BRT stop at Haven and Foothill Boulevard.

STAKEHOLDER INTERVIEWS

The COMPASS project team interviewed city staff members as well as the three property owners who share the privately-owned parcels about their vision for this site and ideas for a TOD community. City staff were interested in using the COMPASS study as a test case for the General Plan’s Land Use Element for Foothill Boulevard. The City’s General Plan update is currently underway and in the early stages. In addition, the City of Rancho Cucamonga’s City Council is working on sustainable growth initiatives for the City and they are interested in incorporating higher density and TOD into their new General Plan. The property owners that share ownership of the COMPASS site are all interested in being involved in the City’s General Plan update and are open to joint development of a higher density TOD community.

CONCEPTS FOR THE SITE

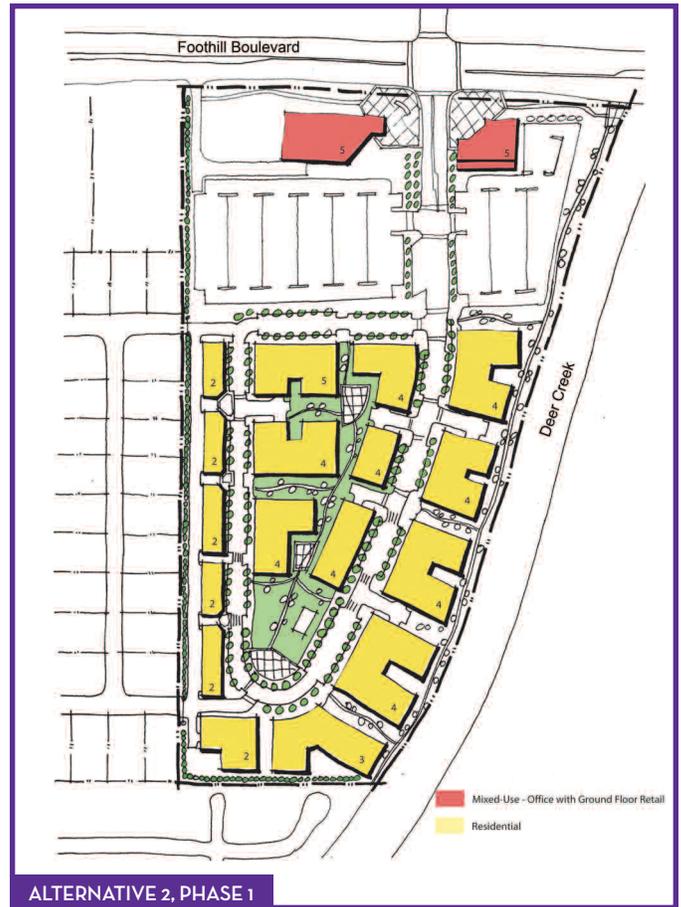
Two alternative site concepts for a TOD community have been developed for the City of Rancho Cucamonga. The two alternatives vary in site layout and Alternative 2 has higher densities/intensities and taller buildings than Alternative 1. For both alternatives, the main entrance into the development is proposed south of Center Avenue, an existing street north of the



site and perpendicular to Foothill Boulevard. In both alternatives, it is assumed that the residential density would exceed the current City plans for the site and that a premium transit station would be located at Foothill Boulevard and Haven Avenue.

Both alternatives provide for mixed-use space consisting of retail and restaurants with offices above along Foothill Blvd. The Alternatives include a transition in height and density from the adjacent single family neighborhood to the west. In addition each alternative contains a network of landscaped pedestrian and bicycle paths and local private streets to link the employment, housing and entertainment uses together as well as the proposed BRT station at Foothill Boulevard and Haven Avenue. Each Alternative would be phased as market conditions permit and as premium public transit is brought into the city, the alternatives could be further developed to include more density as well as additional live/work spaces.

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



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

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