

THE ORANGE PARK DISTRICT



Live, Work and Play in SAN BERNARDINO, CA



THE ORANGE PARK DISTRICT

Live, Work, and Play in
SAN BERNARDINO, CA

AUTHORS

Graham Feltham
Jeanine Sharkey
Karla Valdiviezo
Michael Gallagher
& Rania Theodosi

FACULTY ADVISORS

Kyle D. Brown, Ph.D.
Jeremy C. Munns

Master of Landscape Architecture Capstone Project
College of Environmental Design
California State Polytechnic University, Pomona



This work is licensed under the Creative Commons Attribution-NonCommercial-NoDerivatives 4.0 International License.

Acknowledgments

We are deeply grateful to the Cal Poly Pomona Landscape Architecture graduate program for their boundless support during our academic journey. We would like to express our heartfelt appreciation to Claire Latane, Weimin Li, Carlos Flores, and Kyle Brown for their guidance, patience, and encouragement. Their mentorship has been instrumental in our professional development. We take immense pride in being associated with this program and are thankful for the valuable knowledge and skills we have acquired. These will undoubtedly help us achieve our aspirations and make a positive impact in the field of Landscape Architecture.

Thank you to all my family and friends who encouraged and supported me through grad school, particularly Erin, Roan, and Efrain, my husband Don, and my father David. I'm incredibly grateful for additional support from Carole and Catherine, especially for the inspirational company and for sharing your homes. A special thank you to Kriss and Lauren, without whom I likely wouldn't have had the courage to make this career shift at all. It really does take a village and a couple of continents.

-Jeanine Sharkey

Team Designer, The Southern Peel District

Thank you first and foremost to my partner, Lior. Thanks to my dad, Peter and my mom, Karen. Big thanks to my sister, Anna, and my brother, Jake. Thanks to our cats Louis and Nina. Thank you to my coworkers, classmates, and friends for your encouragement and thank you to the MLA program faculty for your help along the way.

-Graham Feltham

Team Designer, Creek Forest

Thank you to Ali and Sarge for supporting me throughout this program. Thank you to my parents for the inspiration to carve out the life I want to lead.

- Mike Gallagher

Team Designer, Transit Zone

Thank you to my parents Luis and Elizabeth, for being with me along the way, even if we are a couple of countries apart. Making you both proud has always been my life motto but you also gave me the tools to feel proud of myself. Thank you to my cousin Juan Pablo, my aunts Gioconda and Yanira, and to my uncles Franco, Manuel and Lalo for all the support and encouragement. Thanks to my best friend Luciana for being one of my strongest support systems throughout this journey.

-Karla Valdiviezo

Team Designer, Housing Solutions

To my parents, husband, and best friend: Your unwavering support has given me the confidence to pursue my dreams, be true to myself, and to never forget the importance of laughter.

Thank you.

-Rania Theodosi

**Layout Coordinator + Team Designer,
The Entertainment District**

Abstract

This report examines the environmental, social, economic, and geological conditions of a 368-acre site south of downtown San Bernardino, California, and proposes the Orange Park District as a full-service neighborhood to live, work, shop, and play. The city has proposed the site as a lively entertainment district to attract residents, people who work downtown and in the surrounding area, and visitors from the region who may attend sporting or entertainment events. In addition to data analysis and site visits, we spoke with community members to understand their needs and desires for development in this area at the city-sponsored winter festival, "Miracle on Court Street," in December 2022. This comprehensive research helped us to better grasp our existing site conditions and the needs of residents in order to guide our design solutions.

This site's location near the San Bernardino Mountains and Cajon and San Geronimo Passes contributes to a challenging weather pattern characterized by strong Santa Ana winds. The resulting site conditions are hot and windy - traits that are exacerbated by minimal tree canopy. Lytle Creek and two tributaries flow through the site, but they are channelized, limiting their ecological benefit. Much of the site is covered with impervious surface and the southern portion of the site is located within a 500-year floodplain.

The site is sparsely developed with single story utilitarian structures, an abundance of surface parking, and underutilized or vacant land. As a result, daily activity is limited. This absence of activity, along with the open and exposed conditions and the wide, automobile-oriented roadways, contribute to a perception that the area is unwelcoming and unsafe.

Despite these challenges, the site does have a number of important assets. Landmarks such as the baseball stadium, the National Orange Show, Loma Linda Medical Campus, and the Transit Center draw large numbers of people to the site. The underutilized parcels provide numerous development opportunities. The wide public rights-of-way provide the opportunity to introduce complete street systems that accommodate pedestrians, cyclists, transit, and automobiles. The creeks are severely degraded, but restorable, and the young population of San Bernardino presents an opportunity to introduce lively activities for all ages.

For this site to be able to attract and retain residents, we propose a comprehensive redesign. The concept focuses on restoring the health of the site to create attractive areas where people want to spend time. Design interventions include implementing green streets, revitalizing creeks, building affordable and market rate housing, and ultimately developing a sense of place and everlasting community. Future site improvements must be carefully curated to ensure long-term economic and environmental success while promoting equitable site use. The Orange Park District will be a welcoming, vibrant, and thriving neighborhood destination. Pedestrians, cyclists, transit riders, and residents will experience art, music, sport, and other forms of entertainment in a bustling district rich with parks, trees, and natural waterways. The mixed-use neighborhood will feature opportunities for all to live, work, shop, and play.

Keywords: San Bernardino, entertainment district, challenging site conditions, restore channelized waterway, restore buried waterway, restore aquatic ecosystems, severely disturbed soil, negative perception, impervious surface, economic and environmental sustainability, equitable site use.



Above: Proposed Green Street for The Orange Park District, San Bernardino, California.

Table of Contents

Site Analysis **07**

History of San Bernardino	08
Demographics	09
Location, Climate & Terrain	10
Existing Conditions	12
Existing Landmarks	16
Community Outreach	18
Key Challenges	20
Key Opportunities	22

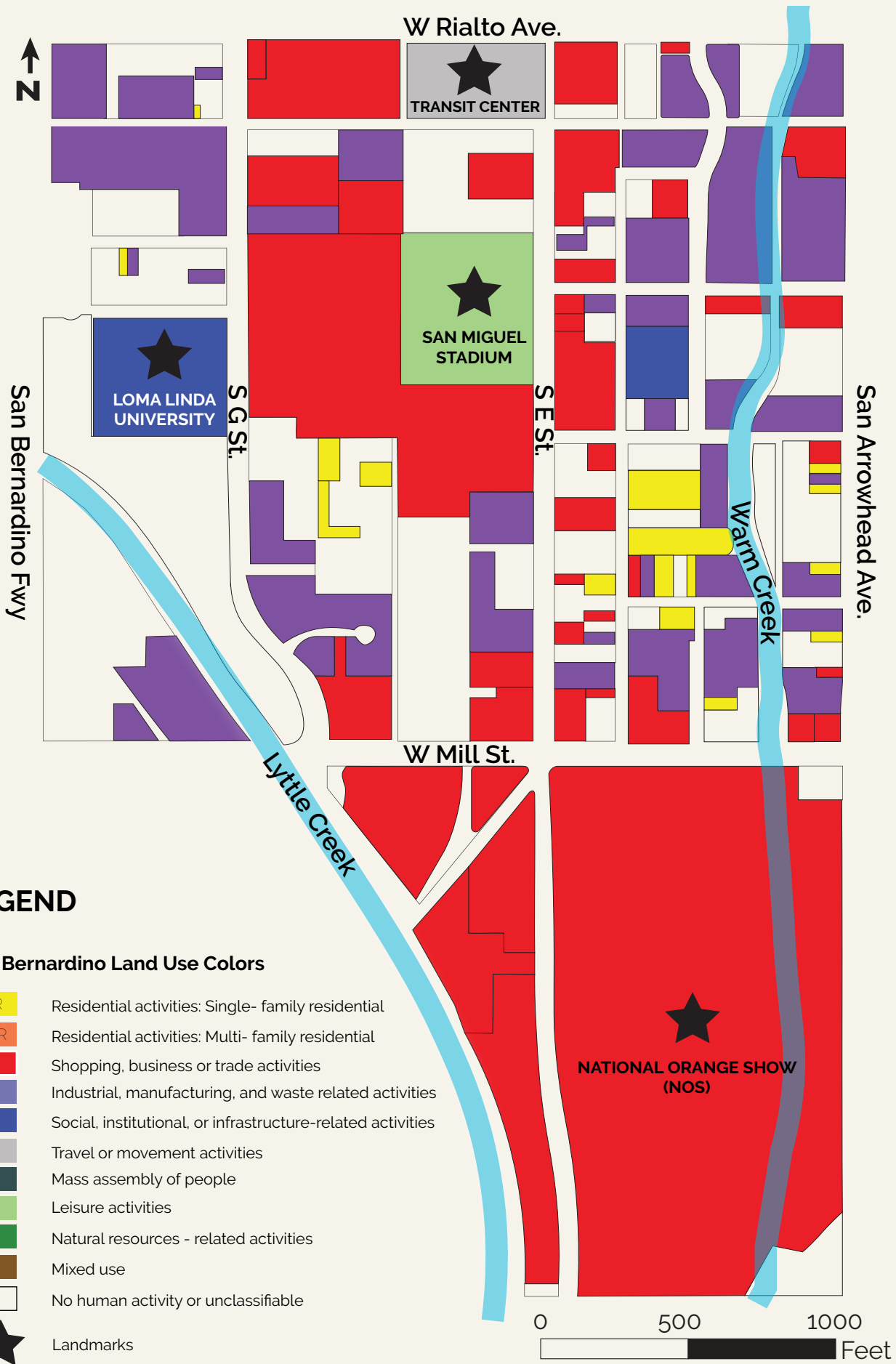
Community Concept **25**

Lytle Creek Revitalization	27
E Street Width Reduction	28
Warm Creek Revitalization	31
G Street & Mill Street: Changing Gears	32
Wayfinding: Navigating the District	34
Goal #1: Active Neighborhood	35
Goal #2: Green Streets	36
Goal #3: Restore Nature	37
Goal #4: Sense of Place	38
Goal #5: Everlasting Community	39

Spatial Design **41**

The Southern Peel District	42
Creek Forest	46
Transit Zone	50
Housing Solutions	54
The Entertainment District	58

References	62
------------	----



Map of The Orange District site boundary. 2023. Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Site Analysis

San Bernardino, California is a city with rich and diverse history, featuring stunning natural beauty in the form of the nearby San Bernardino Mountains and National Forest. The city is also home to several noteworthy landmarks, including the National Orange Show and the historic Route 66, blending modern attractions with historical significance.

The Orange Park District presents an exceptional opportunity for development, as much of its land is open or occupied by uninhabited buildings. Conducting a detailed site analysis will be critical to creating a comprehensive development plan that enhances the livability of the area, allowing the community to fully realize its potential.

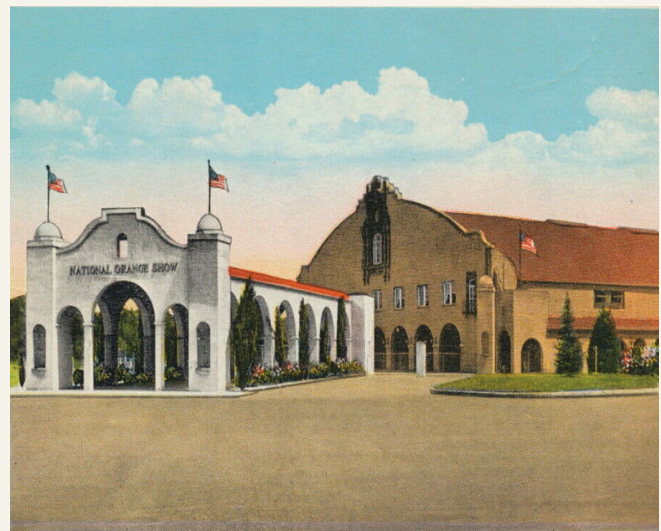
History of San Bernardino

San Bernardino, California, derives its name from Saint Bernardino of Siena, a 15th-century Italian Franciscan friar. The city has a rich history, starting with its first inhabitants, the Serrano and Gabrieleno native Americans, who lived in the valley and surrounding mountains before the Spanish colonized the region in 1810. Despite the Spanish rule being short-lived, the land was eventually sold and developed by the Mormon Church in the 1850s. San Bernardino was incorporated in 1869 and it remained a small population center until the 20th century, experiencing significant growth after World War II.

The city has numerous attractions that showcase its fascinating history, including the McDonald's Museum, which houses the original McDonald's restaurant founded by the McDonald brothers in 1940. The California Theatre, a stunning art-deco style building from 1928, is also a popular destination.










The National Orange Show Event Center, which has been a regional institution for over a century, is a must-visit destination for music enthusiasts, having hosted concerts by legendary acts such as Led Zeppelin, The Doors, and The Rolling Stones. Moreover, the National Orange Show is one of the largest citrus fairs in the world, which has been held annually in San Bernardino since 1911.

These landmarks and events make San Bernardino an intriguing California destination that is often overlooked.



Above: Martin, Mary L. National Orange Show and San Bernardino County Courthouse Postcards. Mid-1900s.

Demographics

	 San Bernardino City	 San Bernardino County	 Los Angeles County
 Population Growth 1970 - 2020	13.7% Increase 223,445 Total People in 2020	22.7% Increase 2,181,654 Total People in 2020	6.4% Increase 10,135,614 Total People in 2020
 Population Projections, 2040	12.1% Increase 51,955 New Residents	16.1% Increase 354,938 New Residents	1.1% Increase 150,736 New Residents
 Average Household Size, 2020	3.5 People	3.3 People	2.9 People
 Median Household Income, 2020	\$49, 287	\$65,761	\$71, 358
 Median Age in Years, 2020	31 Years old	34 Years old	37 Years old
 Race/ Ethnicity, 2020	76.1% Hispanic or Latino 13.9% Black population 1.7% White population	57.5% Hispanic or Latino 8.2% Black population 29.5% White population	68.9% Hispanic or Latino 9.9% Black population 15.4% White population

Since 1970, San Bernardino City and County have experienced significantly higher growth rates in comparison with Los Angeles County.

Significant growth is expected to continue, with double-digit increases in population projected for 2040.

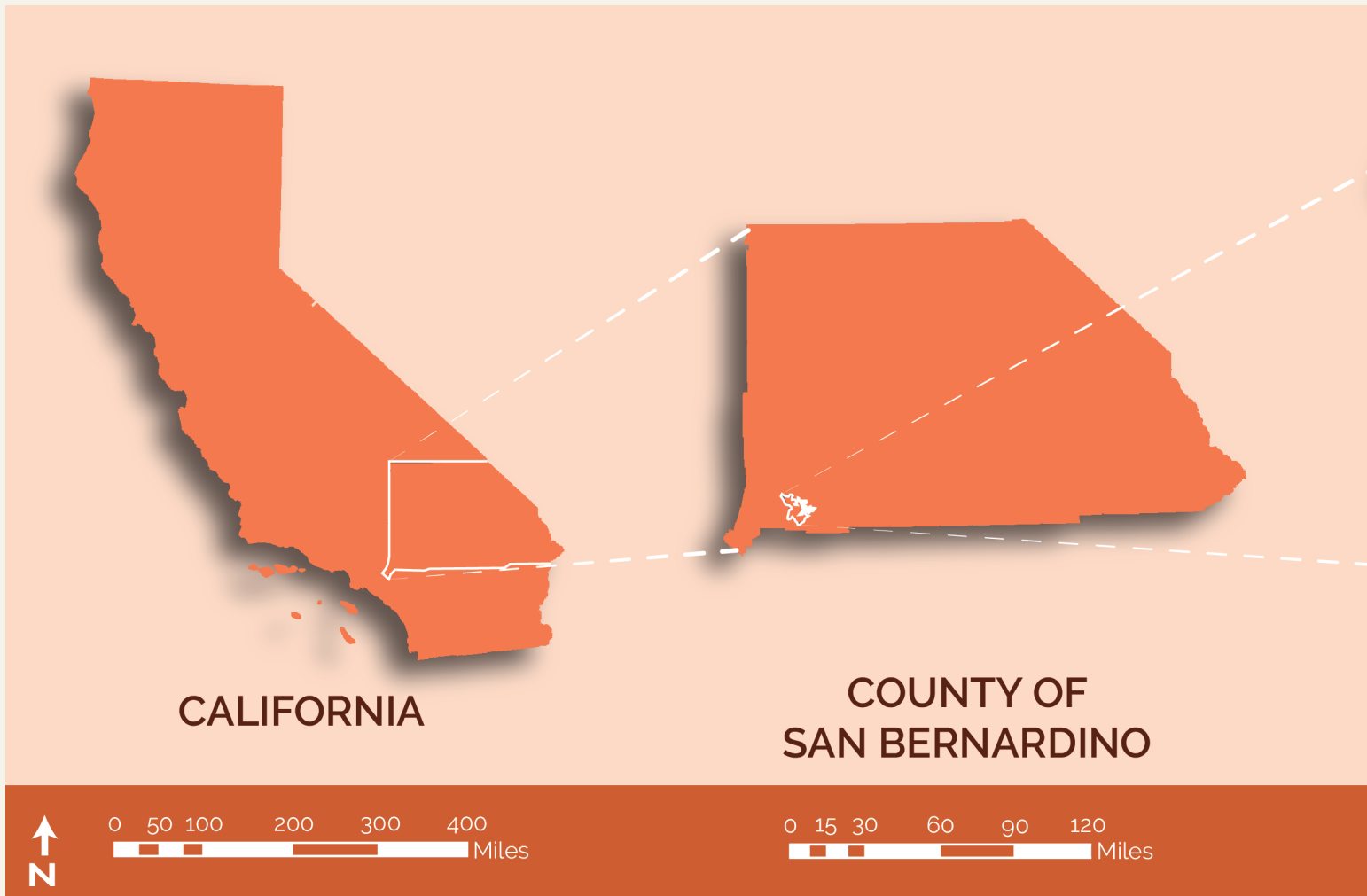
Based on current household sizes, San Bernardino City may need nearly 15,000 more housing units by 2040. San Bernardino City has lower median

household incomes than the County and many surrounding communities.

San Bernardino City has a considerably younger median age, which constitutes a larger portion of the population that will remain in the workforce for a longer period.

San Bernardino city and county are predominantly Latino communities, with a significantly smaller African American population than the county as a whole.

Source: United States Census Bureau, American Community Survey, 2021 - 2022. Population projections from California Department of Finance.



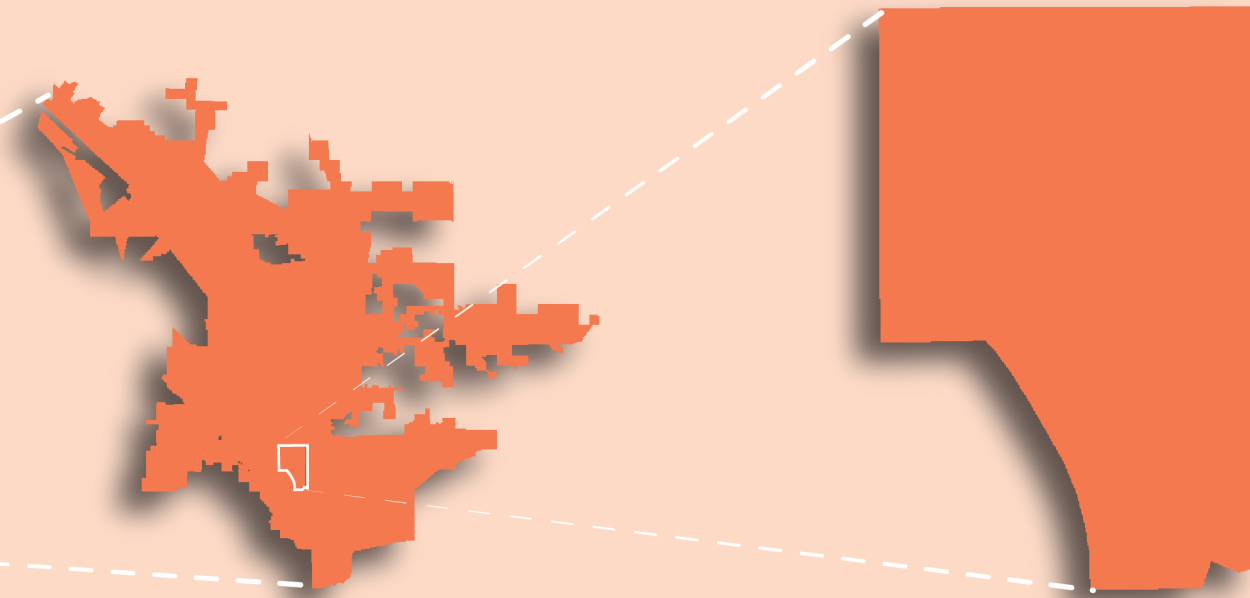
Location, Climate & Terrain

The Orange Park District is located in the county seat and city of San Bernardino, which is an anchor city of the Inland Empire. The site covers 368-acres just south of Downtown and is bordered by train tracks to the north and the 215 freeway to the

west. The average annual temperature currently ranges from just over 50 degrees to almost 80 degrees Fahrenheit, and the average annual rainfall is approximately 13 inches. The district is generally flat terrain comprised of industries such as automotive repair shops and shipping and warehousing, as well as vacant land, ten residential lots, and a permanent RV park.

San Bernardino is at the western base of the San Bernardino Mountains, which peak at over 11,000 feet. The region is prone to strong Santa Ana winds due to the presence of two canyons that funnel dry air from the desert on the other side of the mountains. These two canyons are the Cajon Pass to the north and the

Map Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community



CITY OF SAN BERNARDINO

PROJECT AREA THE ORANGE PARK DISTRICT

0 1.25 2.5 5 7.5 10
Miles

0 0.125 0.25 0.5 0.75
Miles

San Geronio Pass to the east; both point directly toward the city of San Bernardino. Due to the flat nature of the city, gusty dry winds are common. Urbanization has further compounded this condition by reducing the tree canopy to just 2%, while the quantity of asphalt has increased the heat island effect.

The San Gabriel and San Bernardino Mountains above San Bernardino are an eastern component of the Transverse Mountain Range that continue west into Los Angeles County. These mountains were formed by tectonic activity of the San Andreas Fault and still shift to this day. Because of this geology, the

project area consists of sandy loam soil that tends to be well draining and good for infiltration. The entire project site and most of the City of San Bernardino lies above the aquifer known as the Upper Santa Ana Valley Basin, and prior to urbanization, rainwater falling on this area would have filtered down and replenished that aquifer. Post urbanization, the lower half of the Orange Park District is within a risk-prone 500-year floodplain.

The natural systems, combined with the current condition of urbanization on this site, makes it an uninviting and unattractive place largely incapable of attracting people or wildlife.

Abundant Paving
No Areas of Refuge
Sparse Landscaping



Existing Conditions

The Orange Park District is located just south of the downtown area of San Bernardino with a strong edge to the west defined by the 215 freeway. It is a neighborhood predominantly characterized by industrial sites, automotive repair shops, shipping, and warehousing facilities.

The area is also dotted with numerous vacant lots, which contribute to its unwelcoming and empty appearance. Currently, there is a lack of human activity, with very few amenities or points of interest, making the neighborhood uninviting to pedestrians and passersby alike. Additionally, the district is devoid of tree cover, leaving residents and visitors exposed to harsh winds and scorching summer temperatures. These conditions not only discourage people from spending time



Feeling of Abandonment
Prevalent Litter
Overgrown Plants

in the area but also limit opportunities for social interaction, community engagement, and outdoor recreation. As such, the Orange Park District is ripe for revitalization, and our proposed plan seeks to address these issues and create a more habitable environment for the people who live, work, and visit the area.



Low Road Quality
High Noise Levels
Unsafe for Pedestrians

Map Data: Google, © 2023 Maxar Technologies
Map of The Orange District Site Boundary. 2023, Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Site Analysis Summary:

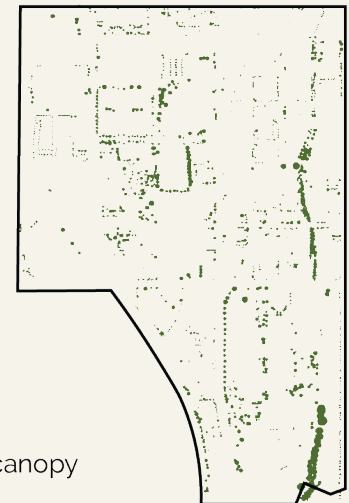
The site is located in a biodiversity hotspot and would have supported wildlife with oak and chaparral plant species.

However, years of development have degraded this site and without intervention this area will suffer more than average from climate change, including temperature rise, and flooding with increased storm events. (Cal-Adapt.org)



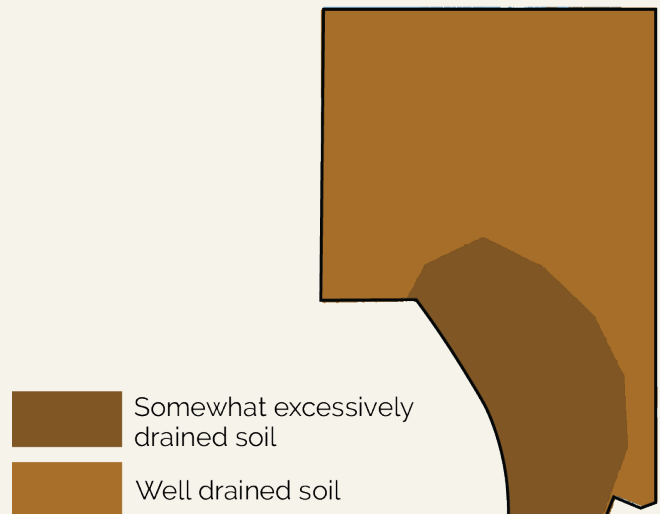
Minimal Tree Canopy:

It is apparent that tree canopy throughout the site is palpably sparse, and this was noted during site visits. According to iTree.com, our site has only 2.2% tree canopy. (For reference, Downtown LA has 14.96% (TreePeople.org). Orange Park District's Mediterranean climate and location in the California Floristic Province indicates that this area is a biodiversity hotspot capable of supporting many endemic species. Native plant species for this area are typically in the Oak Chaparral plant community.



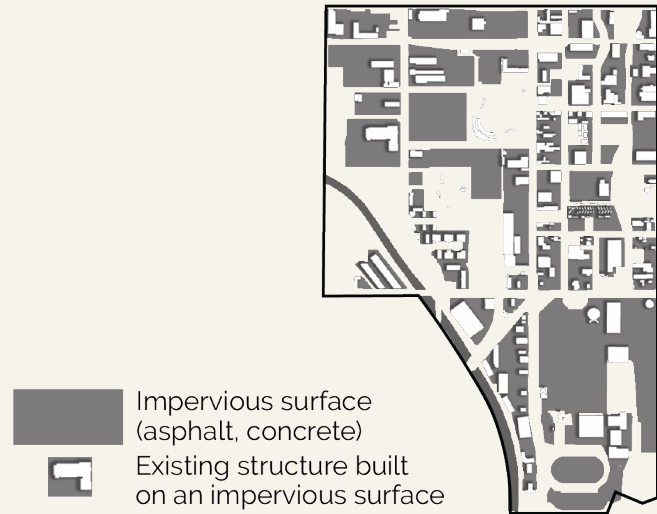
Sub-Surface Conditions:

Sub-surface conditions affect and inform design possibilities above ground. According to the State Soil Geographic STATSGO2 database, the Orange Park District's water infiltration ability ranges from "well drained" to "somewhat excessively drained", asphalt notwithstanding. To mitigate any potential flood threat, this soil provides faster infiltration supporting design strategies of on-site retention.



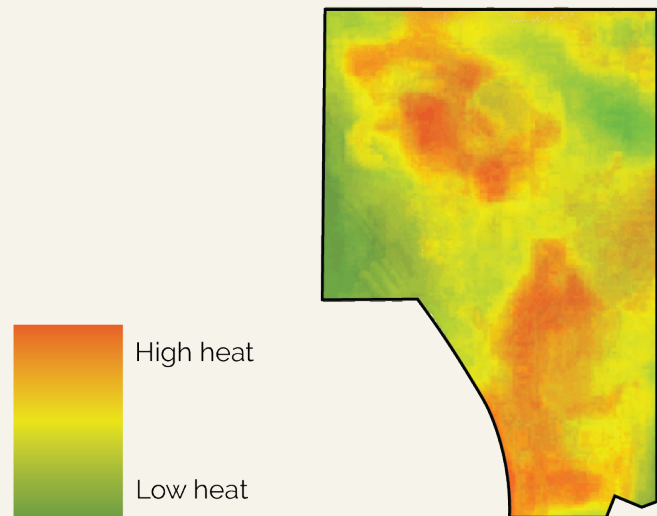
Impervious Surfaces Condition:

Urbanization has led to much of this site having an asphalt surface. The surface level asphalt as of 2021, according to enviroatlas.epa.gov, shows approximately 94% of the site is considered low, medium, or highly developed land severely compromising water infiltration. This condition exacerbates both excess heat and flood events.



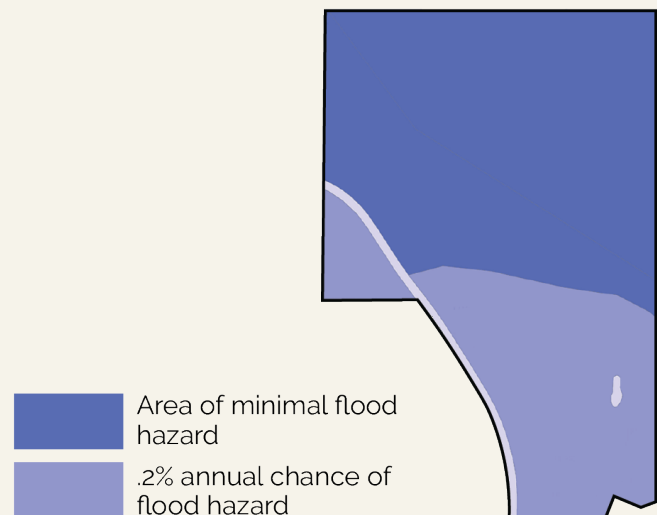
Heat Island Effect:

Heat island data shows areas which attract, retain, and radiate heat in the environment. The Orange Park District's temperature suffers due to the disproportionate number of surface parking lots and other concrete surfaces in this area; the ambient air temperature is consistently hotter than it would be without these surfaces. These surfaces absorb heat as the sun rises, then retain that heat throughout the day. (www.fs.usda.gov)



Flood Zone Threat:

The southern half of the site, mainly the Southern Peel District, has been identified by FEMA as being in a 500-year storm floodplain. While the channelized Lytle Creek can mitigate some of that flooding, the area would benefit from a reduction in impervious asphalt, and an increase in areas that can tolerate excess water infiltration.



Existing Landmarks



San Miguel Baseball Stadium - Inland Empire 66er's

The San Manuel Stadium hosts the Inland Empire 66er's AA baseball team. The team has become an established part of the San Bernardino community and has adopted the alternative name of 'Los Cucuys' which references a boogeyman from Mexican folklore, speaking to the large Latino population in San Bernardino.

The city-owned stadium has seating for 8,000 people and is primarily used during the baseball season which leaves opportunity for programming outside of April to September.



Loma Linda University Hospital - San Bernardino Campus

Loma Linda University Hospital is part of a world-renowned medical center system that has employees spanning skill sets and professional sectors in addition to well-paying, secure job opportunities.

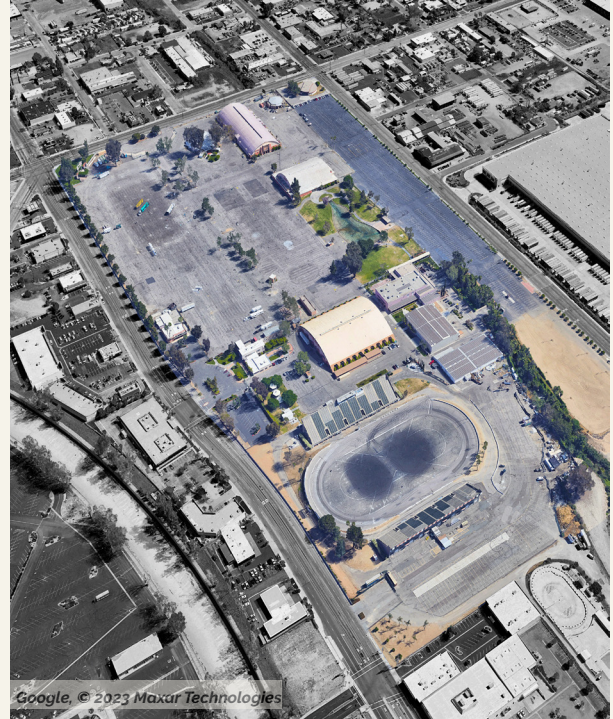
The San Bernardino Campus is home to the San Manuel Gateway College which has a mission "to provide the Inland Empire with entry-level job training and educational opportunities in the medical field" and is a joint effort between Loma Linda University with the San Manuel Tribe of Mission Indians.



San Bernardino Downtown Transit Center

The San Bernardino Downtown Transit Center is a regional hub with consistent and reliable bus connections, regional and national train connections including MetroLink and the recently completed Arrow Line. This new line connects San Bernardino to nearby Redlands, including the University of Redlands campus as well as other employment and educational opportunities.

The transit center is situated at the north end of our site but is central to access the other assets within our site in addition to the City of San Bernardino.



National Orange Show Event Center

The state-owned National Orange Show Event Center (NOS) is the defining asset within this site given its history, massive event capacity, and highly diverse popular shows.

Occupying over 60 acres (about the area of a large shopping mall), the National Orange Show Event Center has 8 different buildings that can house events spanning from 200 up to 4000 guests, as well as the ability to set up outdoor event stages for large concerts and festivals that draw tens of thousands of people.



Community Outreach

Our team had the opportunity to attend “Miracle on Court Street” – a Christmas street event put on by the Parks & Recreation department of San Bernardino in December 2022.

At the event, our team set up a table with activities for kids as well as brief questionnaires and a survey to gather community input to help guide our design to best suit the needs of those living in San Bernardino. Despite the less than stellar weather, we were able to do a verbal, interactive budget activity, conduct and collect 22 written surveys, and engaged

with over 50 children to complete an entirely biodegradable pinecone bird-feeder craft activity. The verbal, interactive budget activity was based on the following scenario:

Congratulations! You have been elected Mayor of San Bernardino. Since you are now Mayor, you can spend the city budget on what you think is most crucial. Your options are New Dining, More Parks and Trails, Art and Music Initiatives, and Youth Programming. Choose wisely!

As the new “mayor”, each participant was given 5 notes: a \$1, \$5, \$10, \$25, and \$100 to spend as part of their city budget. This allowed us to see where the most overall spending was desired by the participants, directly correlating to their needs as city residents.

The majority of the funds were allocated to Youth Programming, followed by art and music initiatives, park and trails,



Photos captured during the Miracle on Court Street Event in 2022, by team members.

and, lastly, dining. In addition to our budget allocation activity, we performed a simple survey of residents to gauge what they would do on an ideal day in San Bernardino.

Our team members asked:

If someone visits you from outside of San Bernardino, where in San Bernardino would you take them to show them what the city has to offer?

The Carousel Mall (demolished in 2022) and outdoor recreation were the most popular responses. Most places of recreation mentioned were outside of San Bernardino city limits.

What activities would you do in San Bernardino if you were given an unexpected day off from work?

The most popular responses mentioned visiting parks, watching movies, and hiking with family or friends.

What do you like to do when life is at its best?

The top answers included that residents think life is best when they are spending time with their family and friends.

Since this was a child-centric event, the conversation surrounding prevalent youth crime was voiced by several participants. There is a strong fear that the mental health and stability San Bernardino's youth will continue to decline. This proves the need for localized support to reduce involvement in unhealthy and damaging activities.

Participants were so thankful (as were we!) to the San Bernardino Parks and Recreation department for putting on the local event.

The community awaits more opportunities for entertainment!

Key Challenges

After careful consideration of the history, site conditions, demographics, and community outreach events, we have identified several key challenges facing The Orange Park District. Unwelcoming spaces, limited visitor engagement opportunities, lack of park and green spaces, extensive impervious surfaces, and a fluctuating unhoused population all pose significant obstacles to the district's growth and vitality.

Unwelcoming Spaces

The open, exposed conditions, automobile-oriented roadways, large parking lots, and presence of graffiti and debris in vacant lots all contribute to a perception that the district is unpleasant and unsafe. While landmarks like the San Miguel Stadium and National Orange Show can attract large crowds, the lack of consistent activity makes the district feel empty when events are not taking place.

Addressing these negative characteristics can help create a more inviting and inclusive environment that draws visitors and contributes to the overall revitalization of the site.

Limited Visitor Engagement Opportunities

The Orange Park District spans 368 acres and is home to several noteworthy landmarks. However, visitors often struggle to navigate the area due to the lack of clearly defined features on the current streets. Further, existing businesses are sparsely located amidst significant vacant and underutilized properties, limiting opportunities for consistent daily activity in the district.

By focusing on creating daily activities and attractions, we can transform the Orange Park District into a vibrant, thriving destination that draws visitors and residents alike.

Lack of Parks & Green Spaces

Through site visits, community partner meetings, community engagement events, and data analyses, we found that the site has a large composition of open land – both vacant and parking lots. Despite the large swaths of non-programmed space, there are no parks located within our site.

Research shows that living within walking distance to a park or green space not only increases the health and mental well-being of that community (but also can boost nearby property values, increase municipal revenues and attract and retain new homebuyers and residents.)



Extensive Impervious Surfaces

San Bernardino is disproportionately at risk from urban heat island effect. Because so many of the surfaces in our zone are impervious asphalt, the heat from the sun is essentially trapped here, raising average temperatures and making it a less inviting area, especially for pedestrians.

The sparse tree canopy compounds the urban heat island effect, as there is no barrier between the sun and the concrete. 98% of the district lacks any canopy at all which, combined with the impervious ground plane, results in a uniquely unwelcoming condition. The project area is situated on a flood plain with existing streams that could cause extensive damage in the event of a 500-year flood.

Currently, the Orange Park District is made up of mostly 'hard' concrete, which retains very little water for subsurface flow, losing most of it as

surface runoff. Although environmental issues are a real concern, these challenges could be leveraged to inform decisions crucial to the character of the neighborhood. Design solutions addressing the lack of canopy, heat island, and impervious surfaces should lay the foundation for a sustainable, ecologically sound district.

Unhoused Population Flux

The unhoused population has been increasing in San Bernardino city over the years, reaching the highest number in 2022 with 3,333 people. The lack of activity in the Orange Park district and its proximity to the Transit Center and Downtown result in a significant presence of the unhoused population.

To address this situation, the city government presented a proposal in their "Homeless workshop" done a couple months ago, where they have a plan to reduce the number of people living in the streets with transitional and low-income housing.

Key Opportunities

After assessing our key challenges, we identified five key opportunities that will help guide our future design: wide public rights-of-way, extensive vacant lots, attractive landmarks, hydrological assets, and supporting a youth-oriented city.

Wide Public Rights-of-Way

The existing character of our project area is defined, in part, by the extensive network of wide, auto-centric streets. Although these are hindrances to alternative transport in their current form, they also provide an exciting opportunity in that they inherently have space to provide bike lanes, pedestrian infrastructure, and green space.

According to the San Bernardino community, green space is a priority, and an equitable division of this area's streets could result in increased pedestrian safety, extensive opportunities for alternative transportation, and the option to travel to parks without navigating the freeways that bisect the city. The extensive network of wide streets will be reprogrammed as well-planted corridors to contribute to the overall, parklike character of the district while improving stormwater management,

prioritizing cyclists and pedestrians, and slowing vehicular traffic.

Extensive Vacant Lots

Vacant lots comprise a significant part of our site. As noted during the challenges section, the parking lots and vacant lots currently serve as a void in the urban fabric of San Bernardino contributing to the lack of space designed with human use.

These empty, largely underutilized spaces can be transformed into small-scale activated community spaces in addition to increasing biodiversity along creek corridors.

Attractive Landmarks

The success of The Orange Park District is closely linked to its landmarks, including the San Miguel Baseball Stadium, Loma Linda University Hospital San Bernardino Campus, the San Bernardino Transit Center, and the National Orange Show Event Center. These sites bring in people and revenue to the area.

With seating for up to 8,000 fans, the baseball stadium is a popular attraction. The Transit Center accommodates up to 6,000 travelers per day, while the National Orange Show Event Center can host up to 40,000 attendees per event. Each offer great potential for new features to thrive.



Hydrological Assets

Lytle and Warm Creek are two crucial hydrological assets that run through the site of our project. The Upper Santa Ana Valley Basin lies directly beneath our site, which has well-draining soils, especially in the low-lying valleys that have been built up over time with alluvial soils. As part of our project goals, we aim to strengthen these environmental assets by revitalizing and enhancing groundwater infiltration. This can be achieved through the implementation of bioswales, green infrastructure, and permeable pavements that will help to capture and filter stormwater runoff, allowing it to replenish the aquifer system.

By improving these natural systems, we hope to create a healthier and more resilient ecosystem that benefits the community while also promoting sustainability and environmental stewardship.

A Youth- Oriented City

During our community outreach, one message resonated loud and clear: the community desires more local opportunities to engage and entertain their youth, with the aim of steering them away from negative influences such as crime. We recognize the importance of providing an array of engaging activities that promote positive development and help young individuals thrive.

While we acknowledge that the Parks and Recreation department and the community already provide some youth resources, we aim to further augment these offerings by facilitating the creation of additional resources and strengthening connections within the community.

Our goal is to empower young people by providing them with the tools they need to succeed in life. Together, let us build a future where our youth can flourish and realize their full potential.



Illustrative Plan of The Orange District, 2023. Esri, Maxar, Earthstar Geographics, and the GIS User Community.

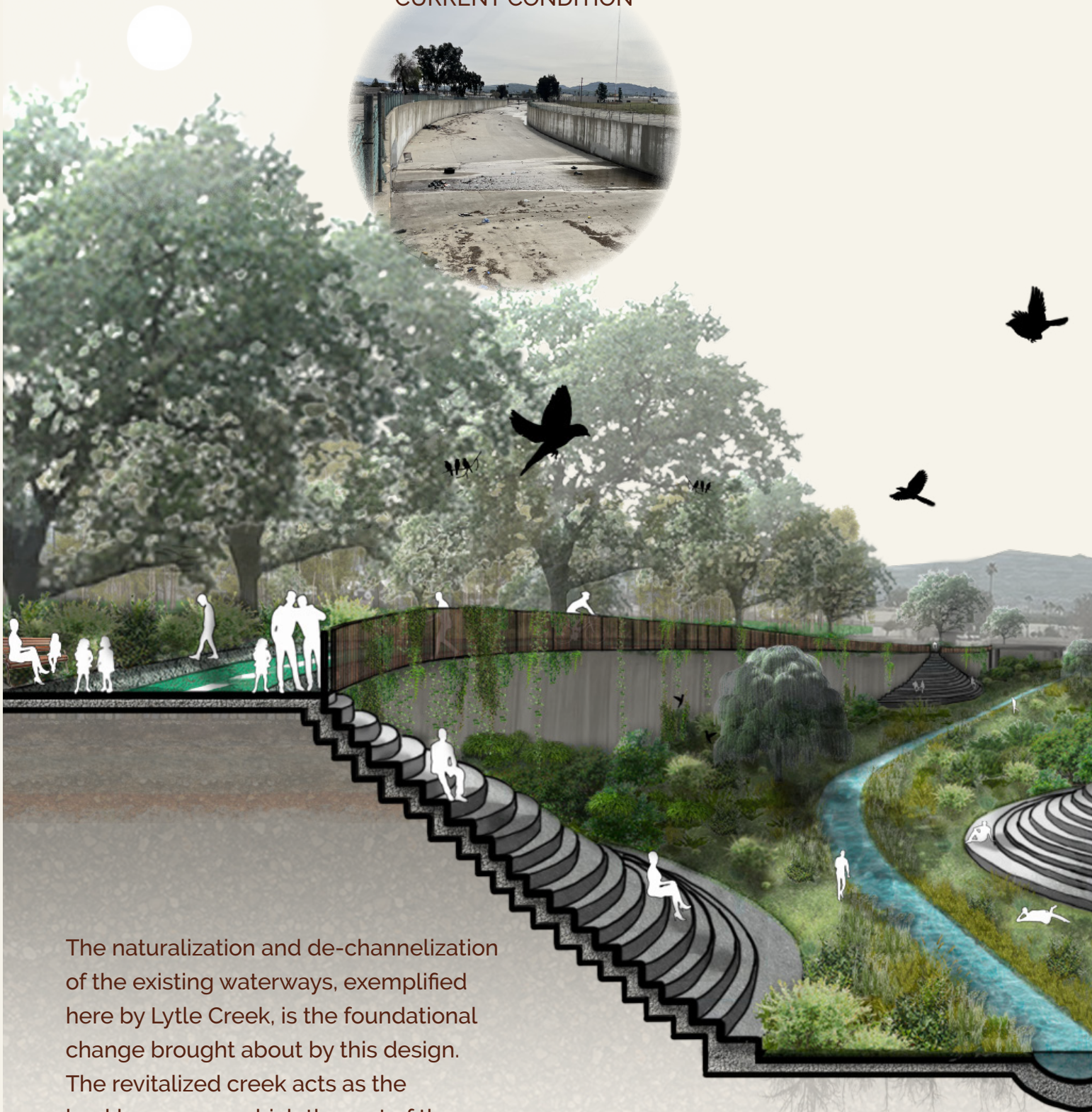
Community Concept

The Orange Park District will be a welcoming, vibrant, thriving neighborhood destination immediately adjacent to San Bernardino's downtown.

Pedestrians, cyclists, transit riders and residents will experience art, music, sport, and other forms of entertainment in a bustling district rich with parks, trees, and natural waterways.

The mixed-use neighborhood will feature a variety of affordable and market-rate housing with opportunities for all to live, work, shop, and play.

CHANNELIZED LYTLE CREEK CURRENT CONDITION



The naturalization and de-channelization of the existing waterways, exemplified here by Lytle Creek, is the foundational change brought about by this design. The revitalized creek acts as the backbone upon which the rest of the design is built. The drastic changes to this creek speaks to the overall shift in the neighborhood's character from industrial sprawl to that of a green, inviting, and sustainable district.

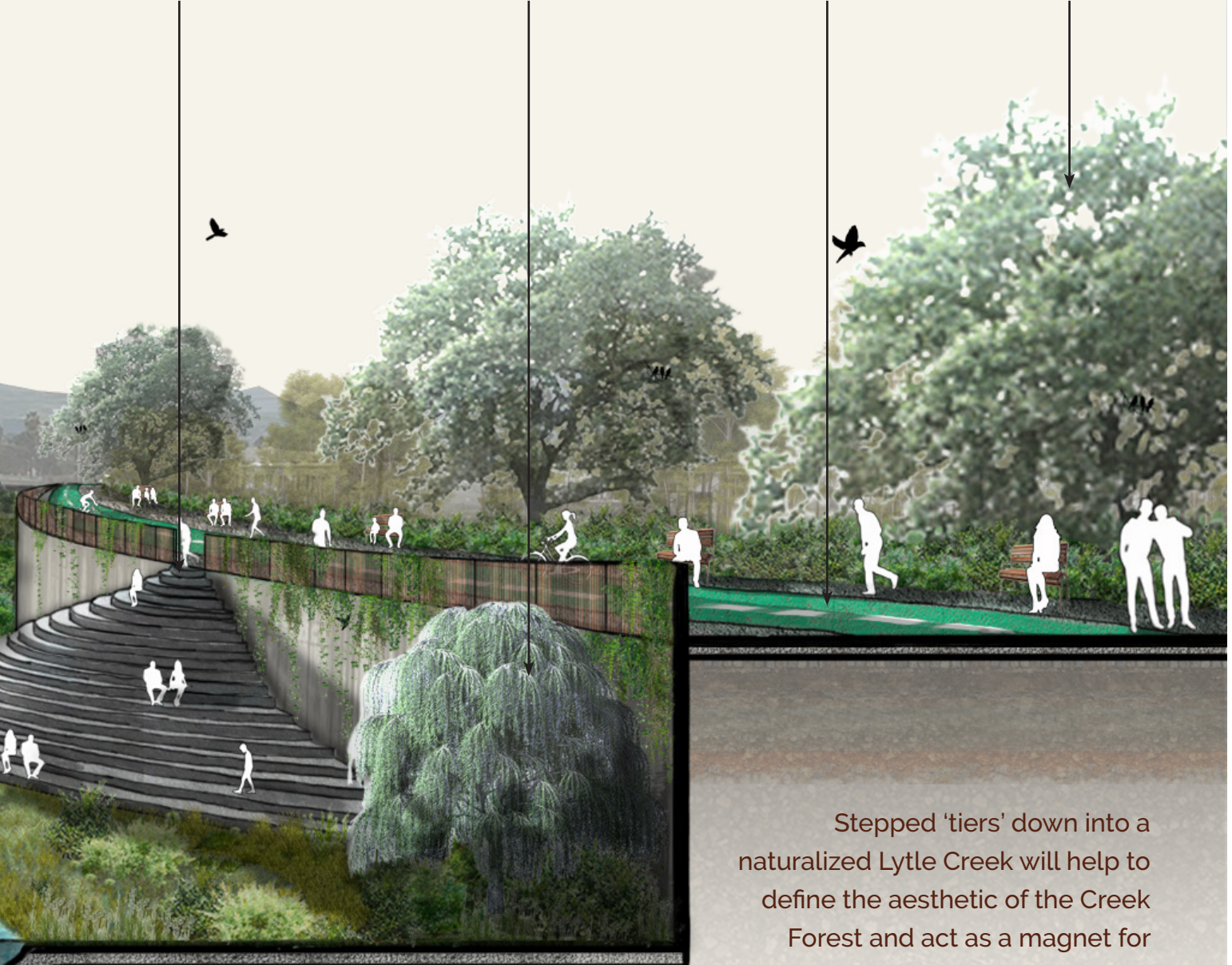
Lytle Creek Revitalization

Creek Tiers

Willows/Riparian Trees

Bike Lane

Coast Live Oak

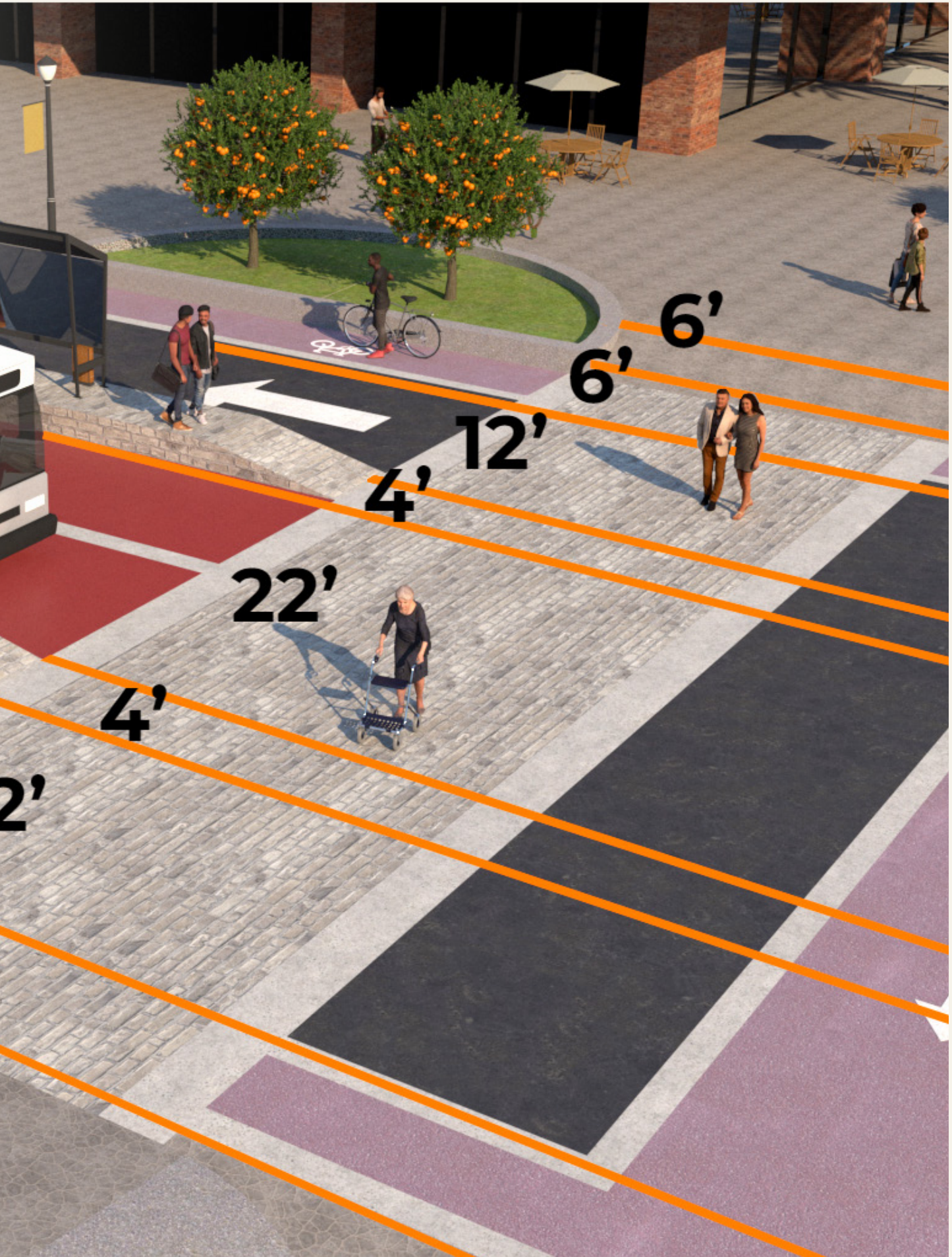


Stepped 'tiers' down into a naturalized Lytle Creek will help to define the aesthetic of the Creek Forest and act as a magnet for visitors and locals. The revitalized creek will improve connectivity via its network of paths, creating a distinct sense of place for the Orange Park District while improving its green infrastructure and hydrological health.

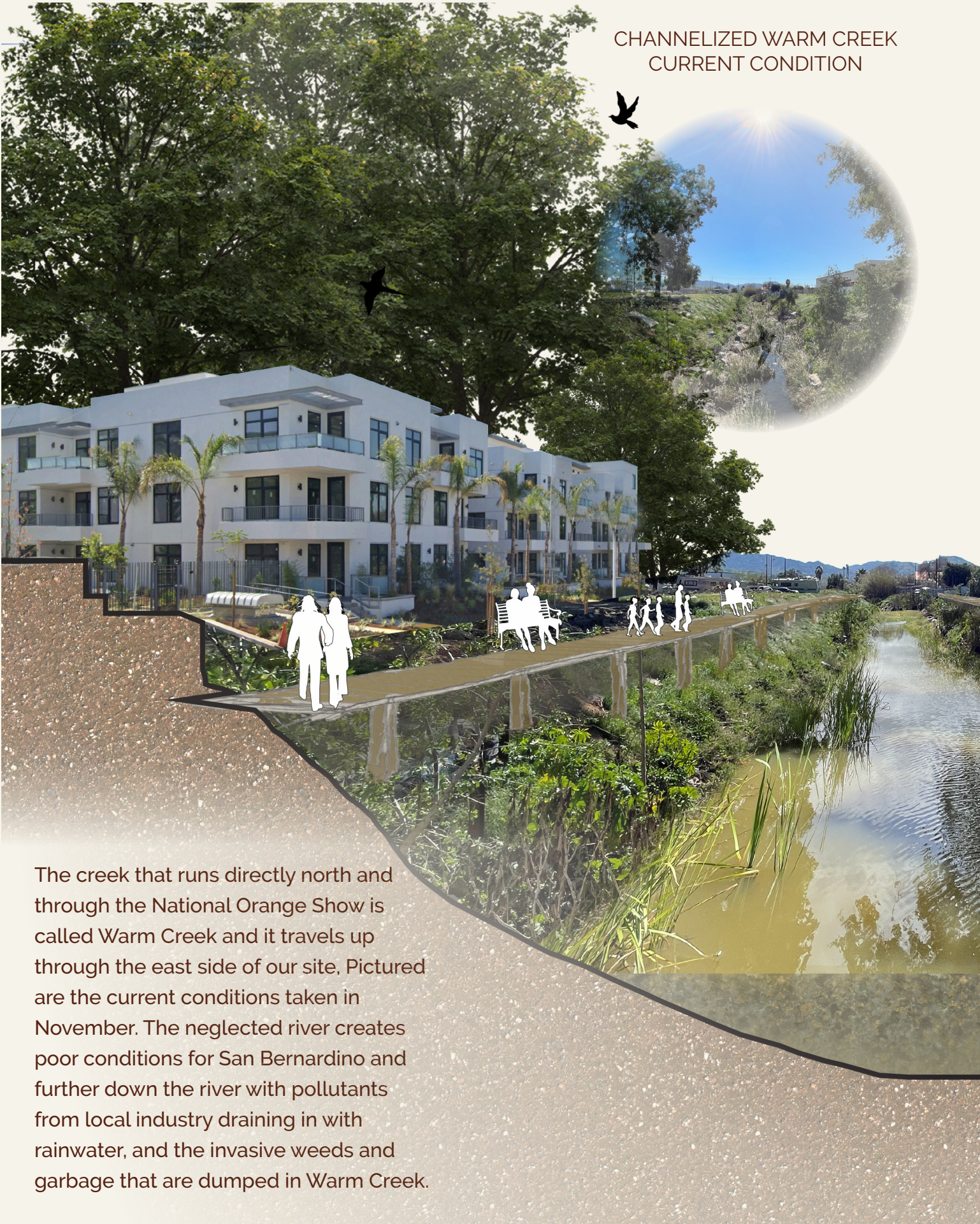
E Street Width Reduction

Reducing road widths and reimagining streets as multi-modal transportation corridors can bring a host of benefits to a community. In San Bernardino, the plan to reduce E Street to include one lane of traffic, bus lanes, bike lanes, pedestrian sidewalks, bioswales, and pedestrian crossings will not only create a more efficient and sustainable transportation network but also greatly enhance the safety of all road users.

By giving more space to pedestrians and bicyclists, the risk of accidents involving motor vehicles can be greatly reduced. In addition, traffic calming measures such as the reduction of lanes and the use of bioswales can help to slow down vehicles, creating a safer environment for everyone who shares the road.

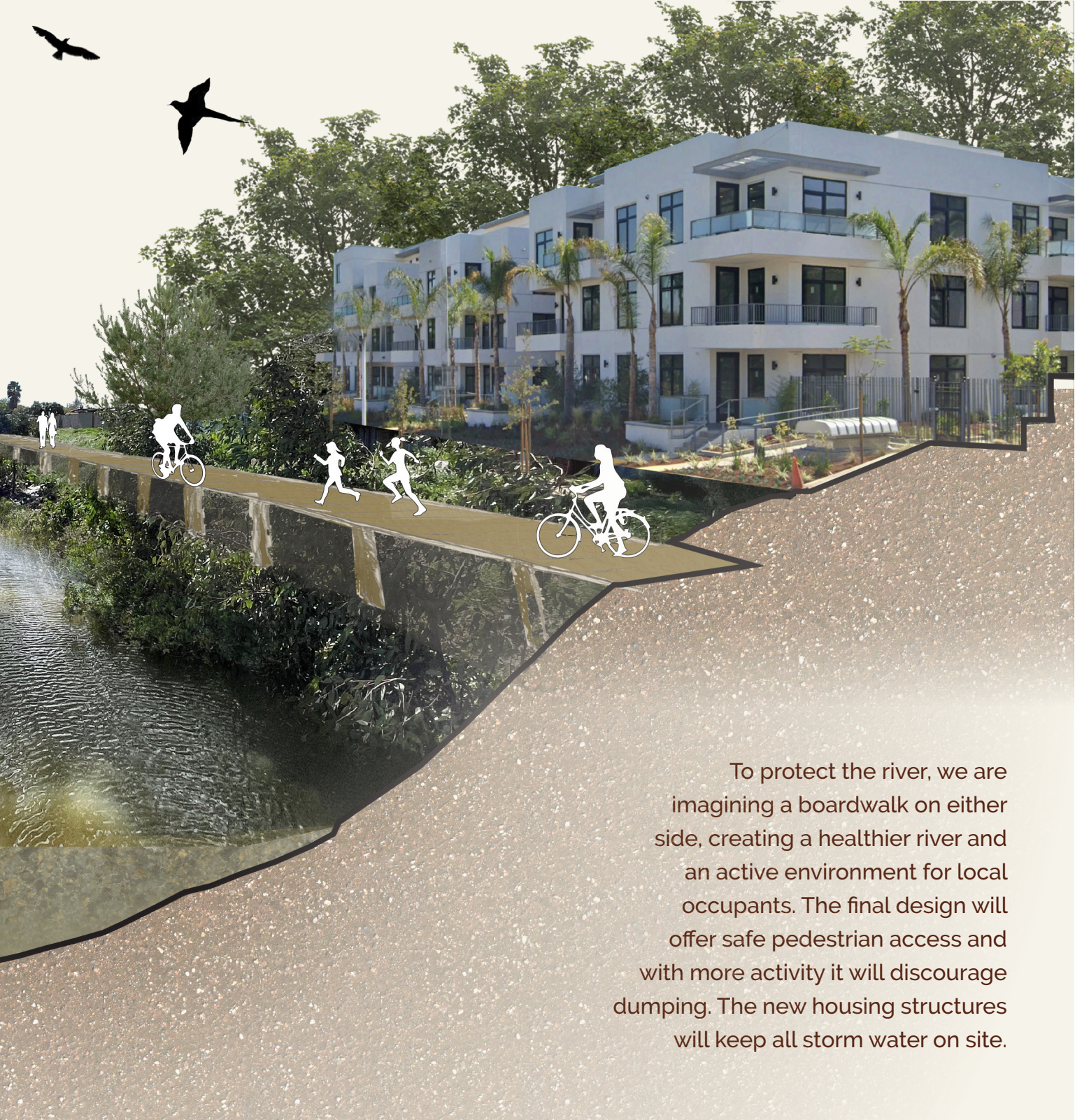


CHANNELIZED WARM CREEK CURRENT CONDITION



The creek that runs directly north and through the National Orange Show is called Warm Creek and it travels up through the east side of our site. Pictured are the current conditions taken in November. The neglected river creates poor conditions for San Bernardino and further down the river with pollutants from local industry draining in with rainwater, and the invasive weeds and garbage that are dumped in Warm Creek.

Warm Creek Revitalization



COMMUNITY
CONCEPT

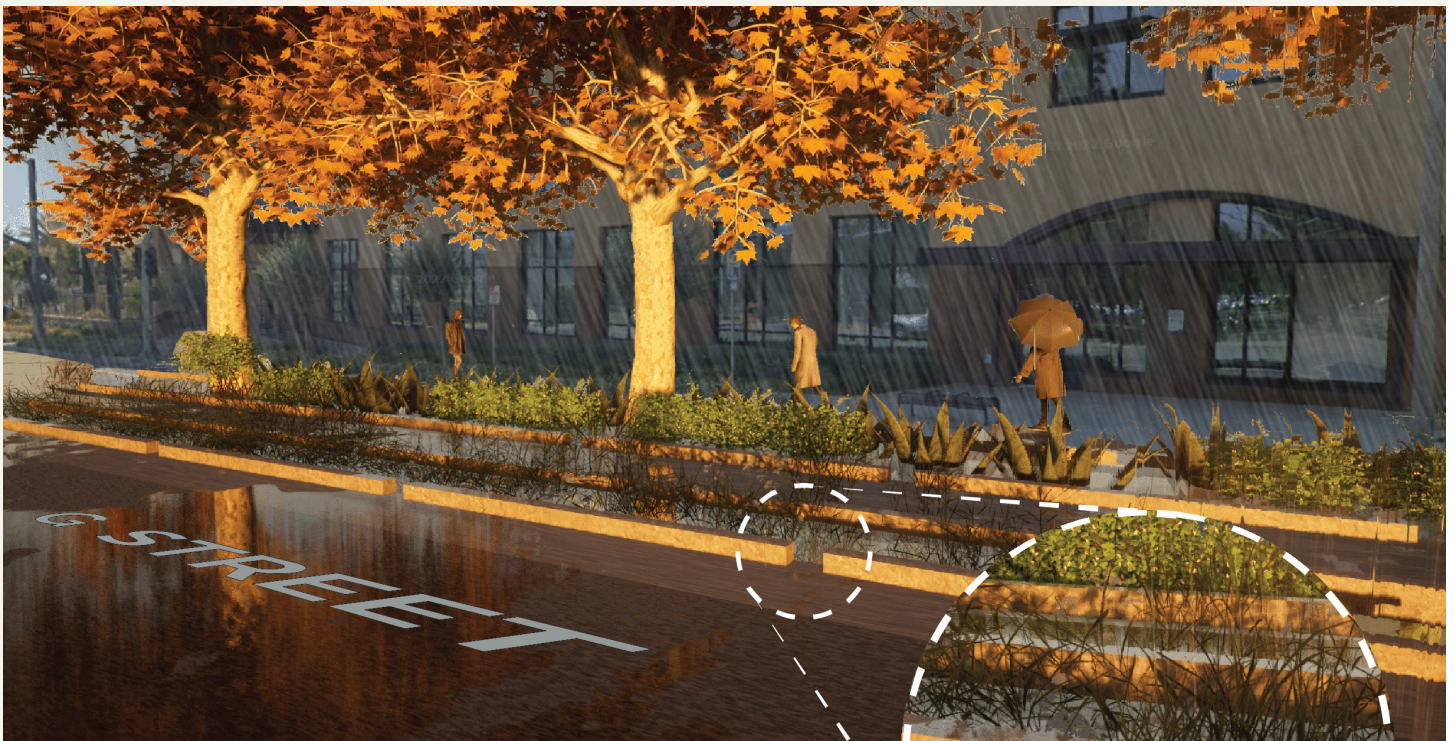
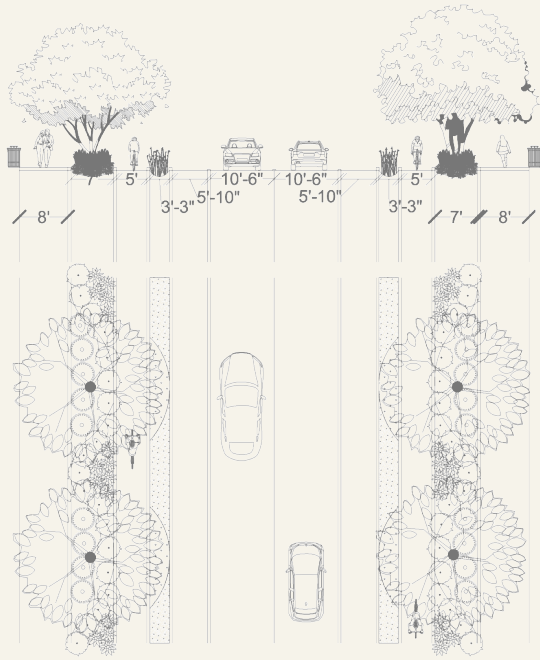
To protect the river, we are imagining a boardwalk on either side, creating a healthier river and an active environment for local occupants. The final design will offer safe pedestrian access and with more activity it will discourage dumping. The new housing structures will keep all storm water on site.

G Street & Mill Street: Changing Gears

To promote pedestrian safety and environmental health in the Orange Park District, we propose increasing the amount of green infrastructure, creating green streets. By installing road calming measures, such as reduced lanes and round-a-bouts, street traffic is slowed reducing the severity of traffic

related injuries, and reducing vehicular carbon emissions. As streets in this area are incredibly wide, there is enough space to reduce the number of lanes, increase the sidewalk width add protected bicycle lanes in both directions, and still have space for trees, shrubs and stormwater features.





Lane Changes to G Street & Mill Street

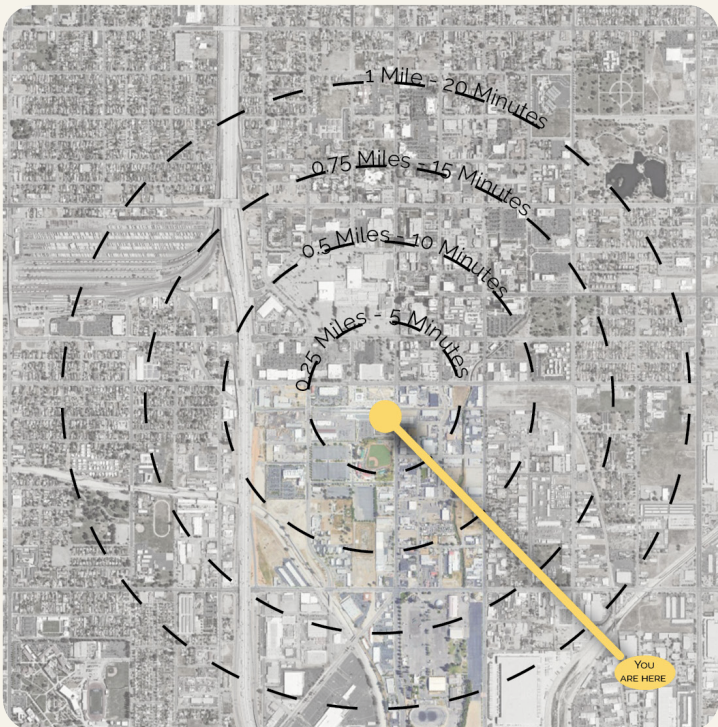
Illustrated here are the seasonal street adjustment applied to both G Street and Mill Street. Each provides year round shade, safe cycling and walking routes, biodiversity, and storm water capture. Curb inlets will move stormwater off the road for safety. Adjacent bioswales have plant species that can tolerate

seasonal flooding, their roots provide water cleaning services reducing contaminants draining through to the aquifer below.

Wayfinding: Navigating The District

The City of San Bernardino is currently host to many local and regional assets within walking distance to the Orange Park District. These existing assets in combination with proposals for the Orange Park District will require adequate signage and wayfinding for residents and visitors alike to enhance their experience, ensure a sense of place and safety when moving around the Orange Park District.

The proposed signs will help people orient themselves within and around the site, guide individual mobility decisions, and contribute to a more enjoyable experience when visiting the Orange Park District.



Within 0.25 Miles - 5 Minute Walk

- E Street Commercial Corridor
- San Manuel Stadium
- Restaurants & Shopping

Within 0.5 Miles - 10 Minute Walk

- Creek Forest Park
- Oscar Park
- Downtown San Bernardino

Within 0.75 Miles - 15 Minute Walk

- Loma Linda Health Center
- Meadowbrook Park
- District Sports Complex

Within 1 Mile - 20 Minute Walk

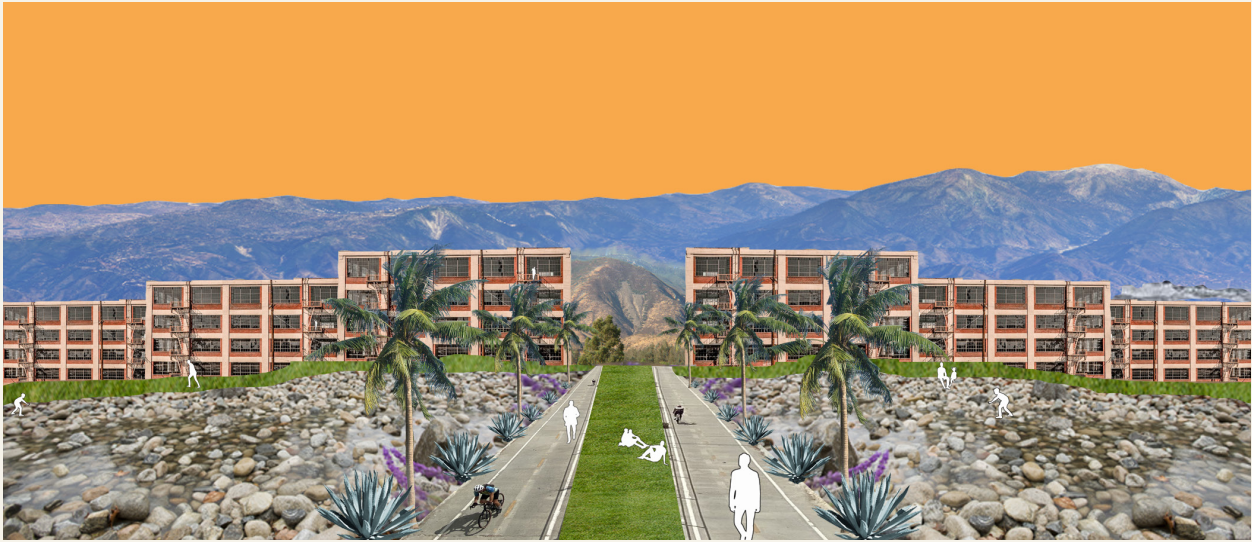
- The Orange Peel Event Center
- Seccombe Lake Park
- Inland Center Mall



Goal #1: Active Neighborhood

Design an inclusive district with flexible event spaces, mixed-use developments, and housing options.

Objective 1.1	Objective 1.2	Objective 1.3
<p>Incorporate mixed-use development that combines residential and commercial spaces, aiming to host local businesses.</p>	<p>Offer housing options that are affordable, accessible, and diverse, ensuring that residents from all backgrounds and income levels can have a home within the community.</p>	<p>Develop flexible event spaces that can accommodate a range of community activities and events, including cultural celebrations, art and music events, and farmer's markets.</p>
<p>The first step to bring potential residents to the district is to increase the number of housing units.</p> <p>Mixed-used development will allow job opportunities for unemployed or low-income residents to run their own business at home.</p>	<p>A mix between market-rate and affordable housing will allow a diverse range of families to have an accessible, inclusive, and equitable place to live.</p>	<p>Flexible spaces will allow residents to perform multiple outdoor activities in a proper gathering space, same as to increase the sense of belonging to the site.</p> <p>Interactions with other residents through these spaces will create a united community in The Orange Park District.</p>



Goal #2: Green Streets

Improve health and safety by slowing traffic, prioritizing pedestrians, and reducing stormwater runoff.

Objective 2.1	Objective 2.2	Objective 2.3
<p>Reduce existing road widths to slow vehicular traffic and create a street environment that is more appealing to pedestrian mobility.</p>	<p>Ensure that non-motorized forms of transportation are prioritized to encourage pedestrian street activity and safety.</p>	<p>Design and build stormwater management infrastructure such as bioswales and infiltration trenches to reduce and treat stormwater runoff onsite.</p>
<p>The existing road conditions lend themselves to motorized vehicles as opposed to human scale forms of transportation such as biking or walking. By taking advantage of the wide public rights-of-way, the design creates mobility within the district which includes expansive bike lanes and green streets.</p>	<p>By reducing existing street widths and planning for bike lanes and green streets, the area will encourage vehicles to slow their speeds, thus making the streets safer for pedestrian uses. This change will work to provide clear pathways and safe access for bikers, pedestrians, and other forms of non-motorized transportation.</p>	<p>By capturing and treating stormwater runoff onsite through bioswales and infiltration trenches, the master plan will reduce the quantity of pollutants entering Lytle and Warm Creeks, allowing for groundwater infiltration, an increase in green spaces and new vegetation along green corridors.</p>



Goal #3: Restore Nature

Restore waterways and increase tree canopy to promote ecological and social sustainability.

Objective 3.1	Objective 3.2	Objective 3.3
<p>Enhance existing waterways to improve water quality, provide habitat for local wildlife, and contribute to cohesive character.</p>	<p>Incorporate new parks, green corridors, and community gardens to provide opportunities for recreation, education, and community engagement.</p>	<p>Increase urban tree canopy to improve air quality, provide shade, and reduce the urban heat island effect</p>
<p>By restoring the health of the river and improving the visibility, the neighborhood can enjoy the benefits of being close to that natural environment, while allowing more water to infiltrate into the aquifer below.</p> <p>Consistent use of a specific plant palette will create similarities in the area indicating cohesion.</p>	<p>Opportunities for the community to interact with nature will increase from passive connection from strolling down an alleé of trees, to active involvement in community gardens.</p> <p>Plant labels and signage will provide interpretive guides and education for all.</p>	<p>Landscaping with native species will improve plant success while simultaneously creating inviting habitat for beneficial wildlife. In turn, the resulting tree shade will provide protection to all living here; while the leaves help clean the air, the roots help clean stormwater, improving the environment for all.</p>



Goal #4: Sense of Place

Cultivate a sense of place in the Orange Park District that expresses San Bernardino's uniqueness.

Objective 4.1	Objective 4.2	Objective 4.3
<p>Develop a comprehensive plan for the district that integrates its distinct regional attractions with local amenities and diverse housing options.</p>	<p>Create a unifying aesthetic style that is recognizable as 'The Orange Park District.'</p>	<p>Provide unique and inviting public spaces that engage the district's waterways, surrounding topography, and regional ecology.</p>
<p>Create a bustling, full-service neighborhood with daily activity centered on existing assets like the National Orange Show and San Manuel Stadium to solidify and strengthen their importance to the cultural identity of San Bernardino.</p>	<p>The visible components of the Orange Park District will be recognizable by common stylistic features.</p> <p>These include extensive tree canopy from native plants, consistent use of materials, cohesive layout, and design of street signs and branding.</p>	<p>Existing natural features will determine the usage of the land. Lytle Creek and its tributary will be anchors for pedestrians and cyclist trails, whereas the views of the surrounding mountains will be maximized by the construction of an observation tower at the district's highest point.</p>



Goal #5: Everlasting Community

Build an everlasting community that supports long-term growth, local involvement, and prosperity.

Objective 5.1	Objective 5.2	Objective 5.3
<p>Develop youth-targeted programming and initiatives that promote leadership, skill-building, and community involvement.</p>	<p>Encourage involvement in the planning and implementation of our overall plan to ensure the needs of the community are met.</p>	<p>Promote community-based growth by supporting local businesses, fostering entrepreneurship, and attracting new investment and job opportunities.</p>
<p>Youth-targeted programming and initiatives in San Bernardino is crucial for building the future leaders of the community.</p> <p>By providing opportunities for skill-building, this will encourage community involvement among the younger generation.</p>	<p>Community involvement in the planning and implementation of the overall master plan is necessary to ensure that the community's needs are met.</p> <p>This is to promote transparency and accountability in decision-making processes</p>	<p>Perpetual economic growth is crucial for creating a stable and thriving local economy.</p> <p>By providing jobs, the quality of life will improve and attract new residents, visitors and investors.</p>



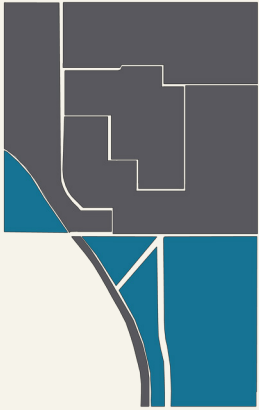
Illustrative Plan of The Orange District, 2023. Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Spatial Design

When designing The Orange Park District, we carefully considered the current land uses of the area and tackled them by dividing the district into five distinct areas to illustrate potential designs.

These were created to accommodate the unique characteristics of each area, including the prevalence of shopping, business, trade services, manufacturing, industrial, and the lack of housing.

Introducing the emerging neighborhoods of The Orange Park District.



The Southern Peel District

Providing a wealth of attractive amenities, the Southern Peel embraces the three E's of sustainability – Economy, the reimagined Orange Peel Center, social Equity, a variety of housing options, & Environment, habitat and restoration supporting biodiversity on this site.





The Orange Peel Center

The National Orange Show will undergo a comprehensive redesign boosting the local economy with a convention center, while supporting the environment, and still providing venue space. The structures will resiliently buffer the Santa Ana winds, creating a protected outdoor space for music venues, and interior space for conferences. The parking lot will be reduced and replaced with a permeable surface for rainwater infiltration and a tree canopy. Together these elements will reduce the heat being generated on this site and make a more welcoming location for all visitors.

To the north of the Orange Peel is a new park planted with drifts of native shrubs, grasses, and trees. This area will help capture first-flush stormwater runoff and protect against flooding in this area. East of the Orange Peel Center will have its asphalt surface removed and will support the community by providing spaces for campers (to the south) or RV's (to the north) who want to attend events or conferences. this area will be slightly sunken to again accept storm water runoff. Both areas have bathroom facilities and playground equipment.

These facilities could also potentially be used by the unhoused population in San Bernardino promoting equitable site use.

Courtyard Centered Accommodations

This redevelopment will encourage economic prosperity with a variety of housing options and hotel space, designed around a courtyard for social connection with pathways to the Orange Peel Center to the right, and the sports facilities to the left.

The building's undulating balconies support plants, bringing nature to people. This new structure is built above underground parking which will sequester rainwater for reuse in the building. This stormwater capture element will feature plants (below grade) whose roots clean excess water before it soaks into the aquifer below. Solar panels will mitigate resident's electricity charges, including car charging facilities encouraging fuel efficiency. The new park at the northern edge of the site will mirror the design across the road at the Orange Peel center and will similarly double as stormwater infiltration.



The Southern Peel District



Dense tree canopy for shade

Organic shaped buildings

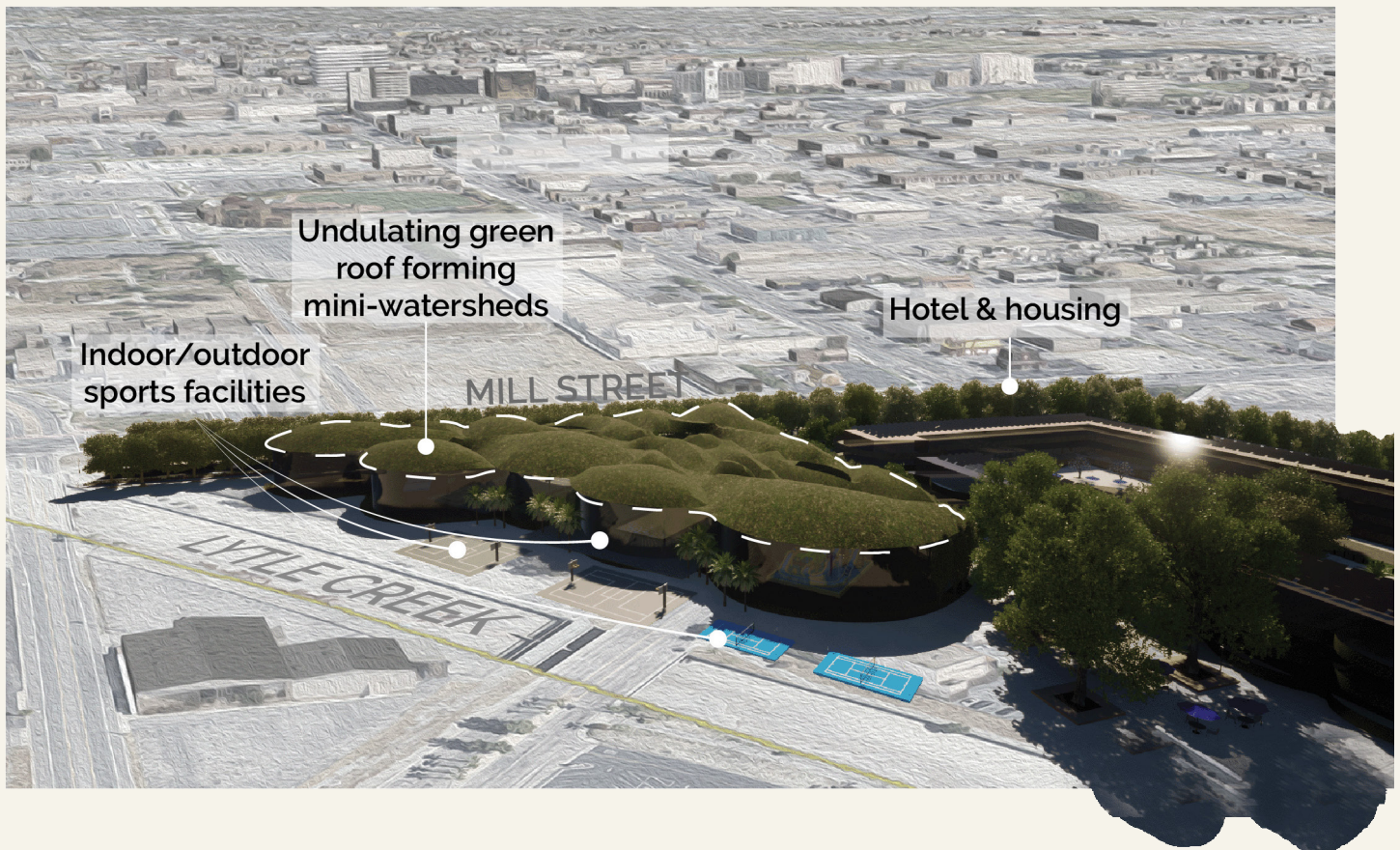
Permeable paving

Seasonal bioswale

District Sports Complex

Local residents expressed how much they wanted youth programming for this area. These new facilities bring traveling teams to boost the economy, while providing exercise,

and alternative recreation. The space will be topped by a green roof with undulating surfaces designed to capture all water runoff for reuse. All plants will require minimal irrigation after a 2-year establishment period and will require no fertilizers or pesticides.



Undulating green roof forming mini-watersheds

Indoor/outdoor sports facilities

Hotel & housing

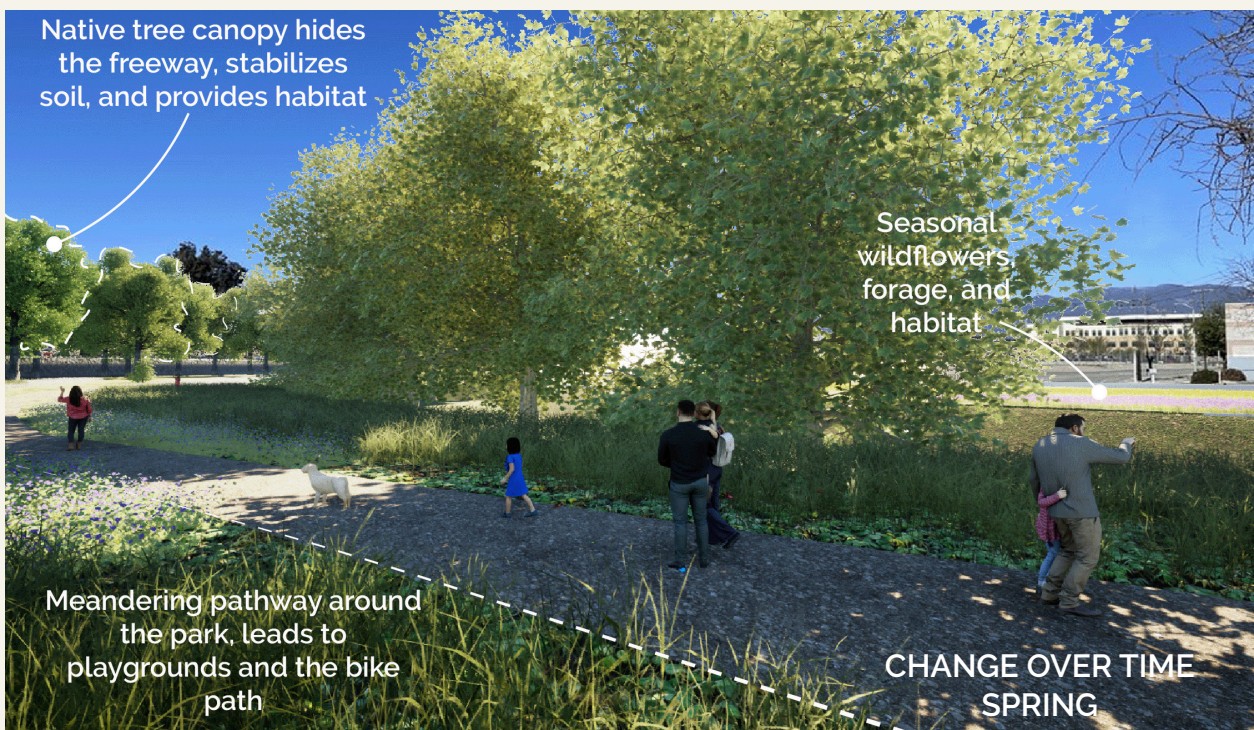
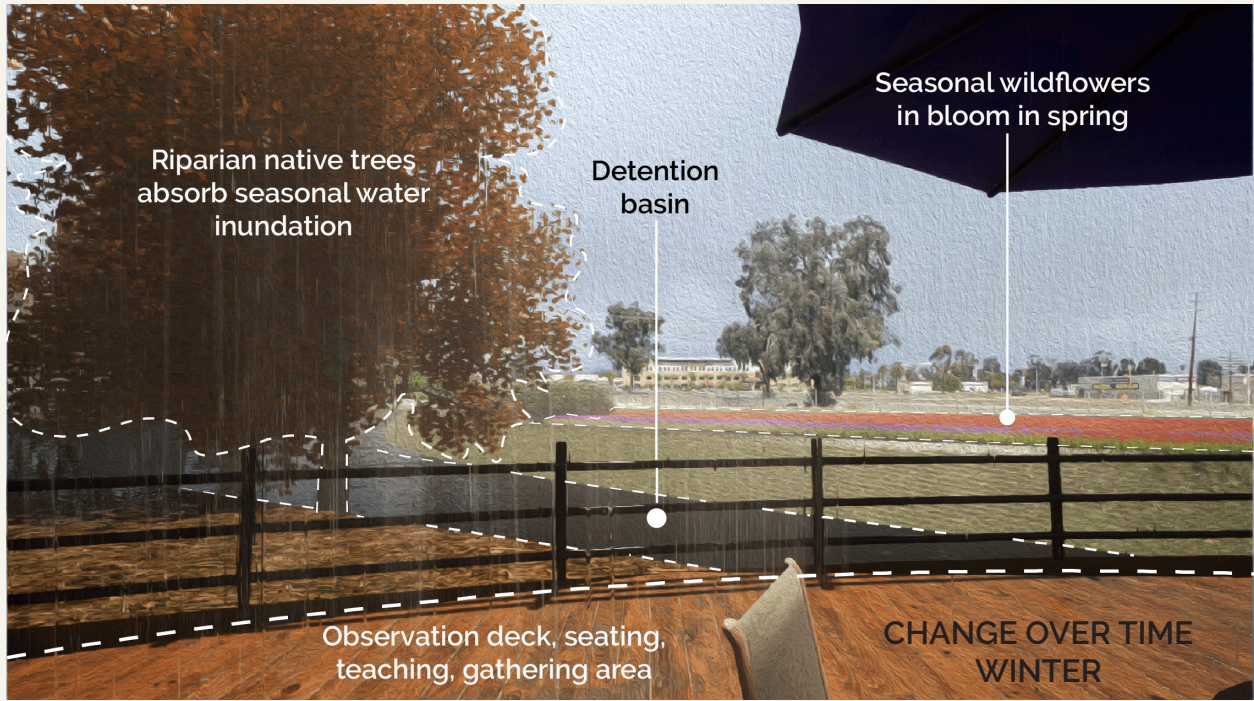
MILL STREET

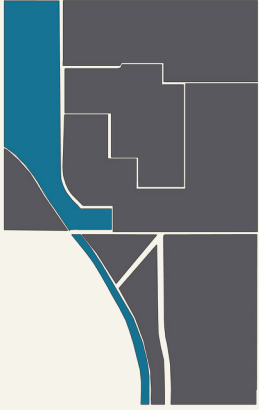
LYVILLE CREEK

Botanic Garden

A Botanic Garden will restore the degraded soils and improve the biodiversity and health of the area. The buildings on this site will be located on previously developed asphalt, and tall pine trees will shade buildings reducing summer energy use. Interpretive signage will provide native plant education to visitors, and this site will be planted in drifts of native plants

providing color and texture. Stormwater will be diverted from Lytle creek into a vegetated detention basin, to allow a greater surface area for more infiltration, an over-flow valve will release water back into the river should the water level become too high. The freeway onramp at this site has been closed, instantly making this a safer area for pedestrians.





Creek Forest

The Creek Forest is bounded by the 215 to the West and G Street to the East, encompassing Lytle Creek, which runs from the Northwest to the Southern portion of the district. Creek forest has been divided into two distinct areas according to character and focal features. These are the 'Freeway Strip', adjacent to the 215 on the Western edge of the site, and the 'Arrowhead', on what had previously been vacant land on Lytle Creek, South of Loma Linda. These sites will act as the primary catalysts for investment and excitement in and about the neighborhood.



Section A, Freeway Strip

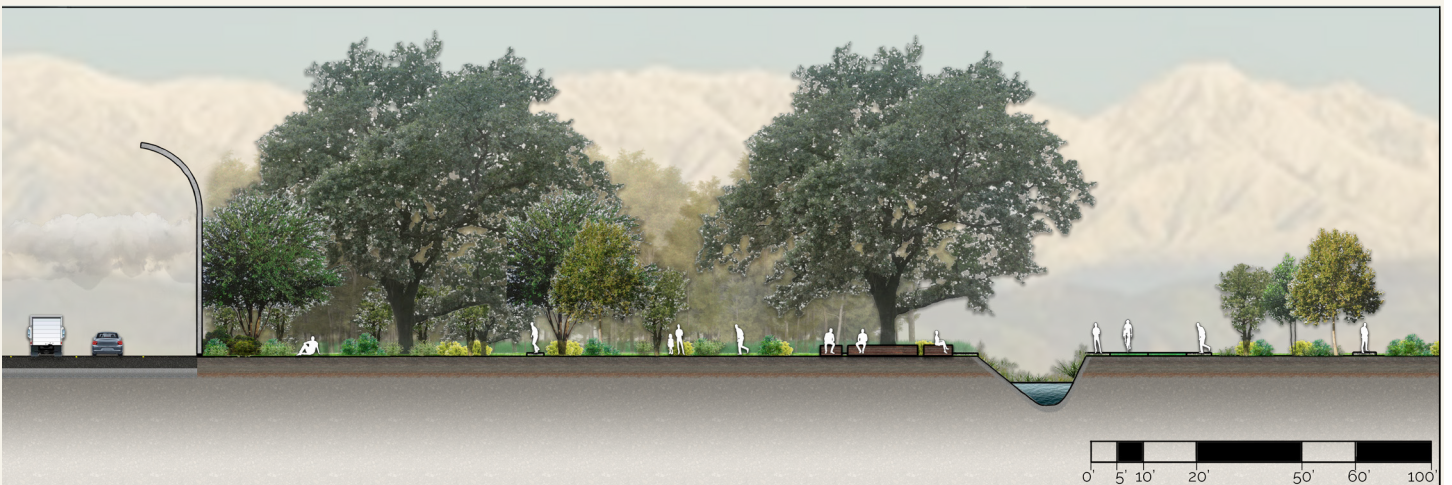


Section A cuts through the Arrowhead, the tiers leading down to the creek, and the steps up to the observation tower. The observation tower is surrounded by amenities like bike facilities, seating, water stations, and restrooms. Visitors can enjoy the sun on the Eastern slope of the Arrowhead, while the West's subalpine forest offers a shaded approach to the riparian zone of the creek. The transition from hilltop to gorge bottom approximates traversing the geography of San Bernardino, where you

can descend from a mountain waterfall to the city in minutes. The creek bed itself will be planted with riparian trees, such as willows, as well as whatever plants grow in the silt that gathers in the curves of the naturalized creek.

The observation tower is visible from just about everywhere in the Orange Park District, providing a much-needed landmark that will help to create a sense of place as well as improve wayfinding.

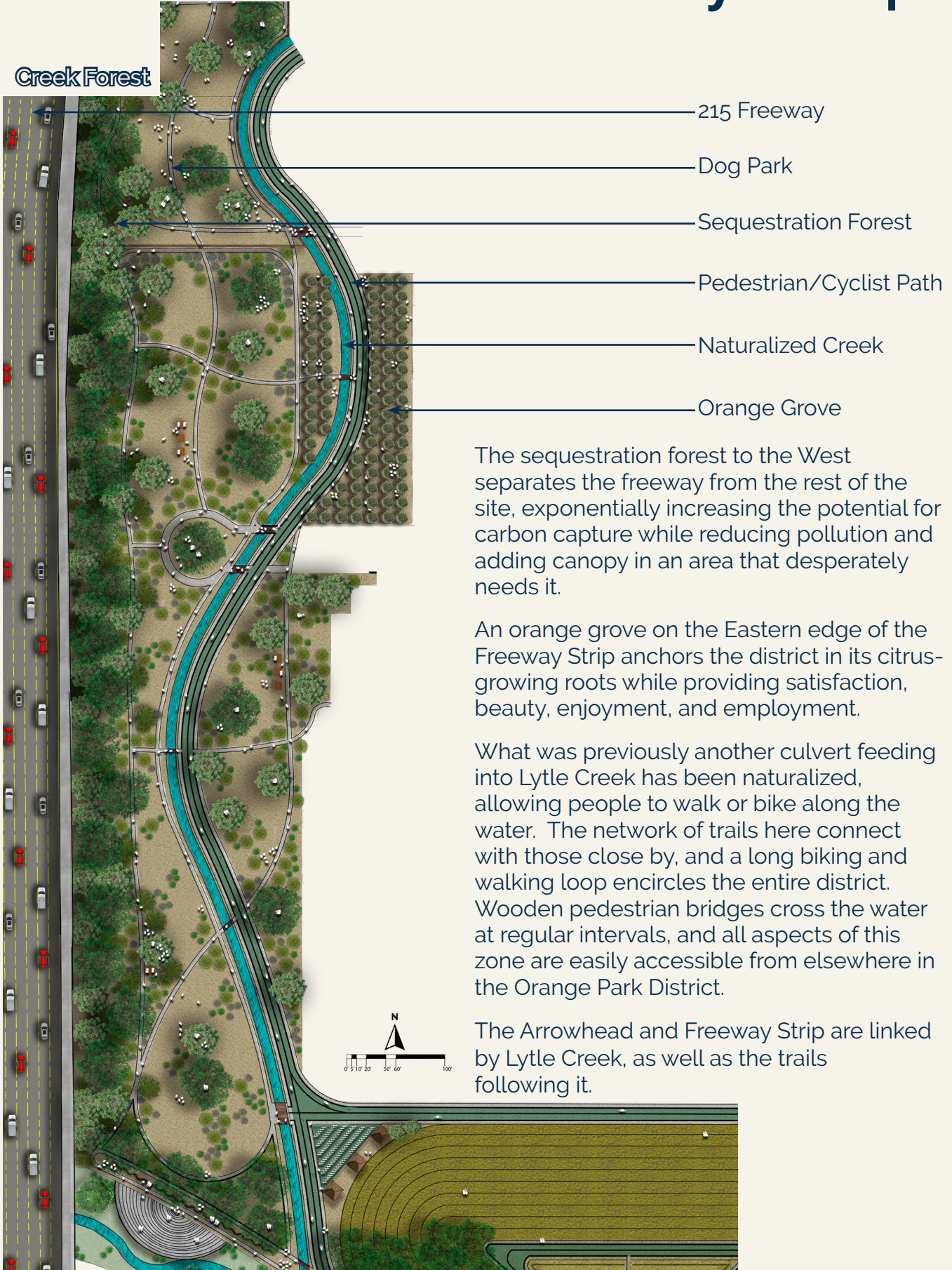
Section B, Arrowhead



Section B slices through the Freeway Strip from the 215 to just past the tributary of Lytle Creek. The acoustic freeway wall is curved to effectively block noise and air pollution from entering the district, especially for the higher elevations, not just those immediately next to the wall.

The sequestration forest transitions into softer plantings approaching the creek, while the creek itself curves through the Orange Grove, potentially helping with water needs where possible and providing a beautiful, natural experience directly adjacent to post-industrial sprawl.

Freeway Strip



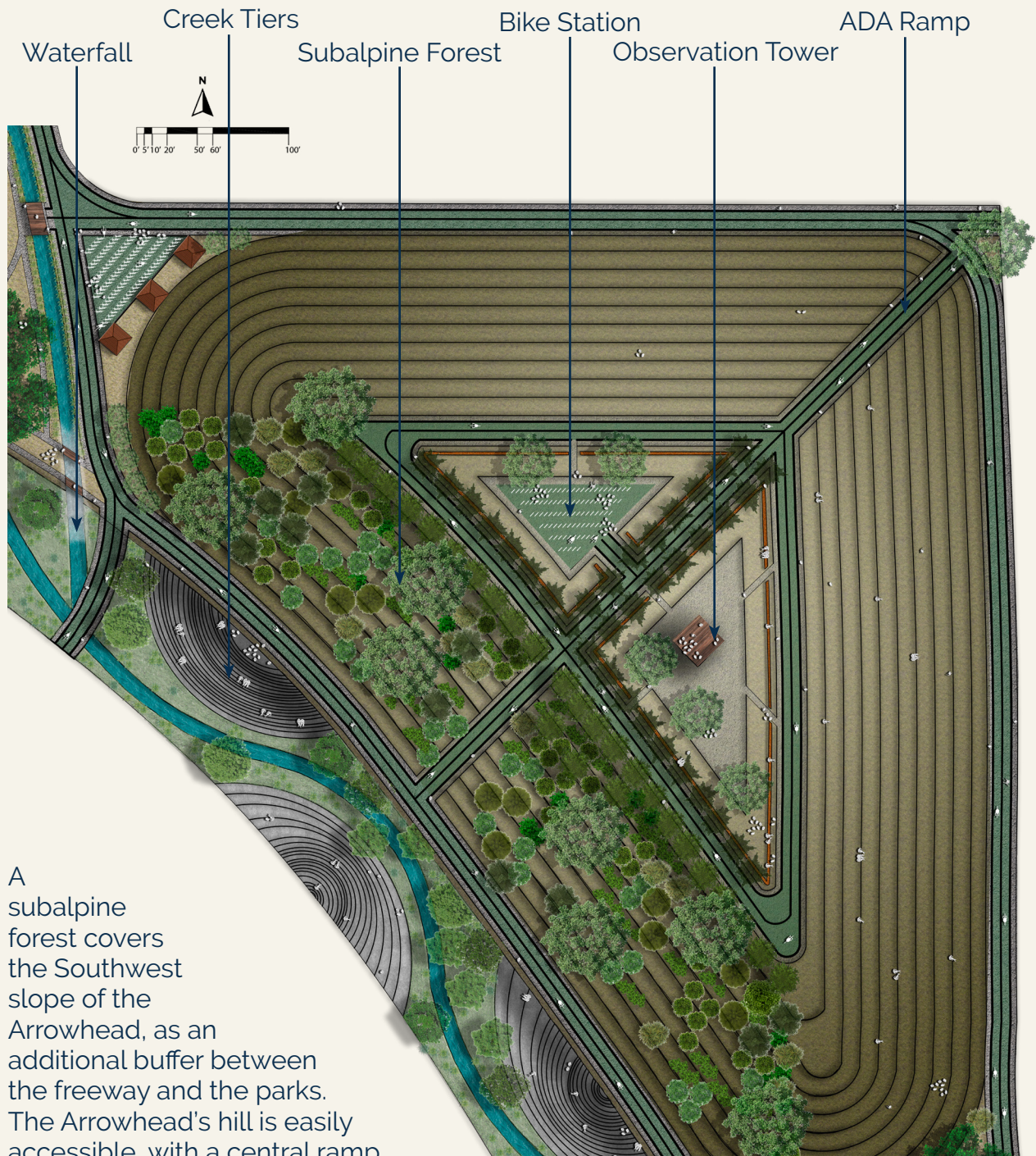
The sequestration forest to the West separates the freeway from the rest of the site, exponentially increasing the potential for carbon capture while reducing pollution and adding canopy in an area that desperately needs it.

An orange grove on the Eastern edge of the Freeway Strip anchors the district in its citrus-growing roots while providing satisfaction, beauty, enjoyment, and employment.

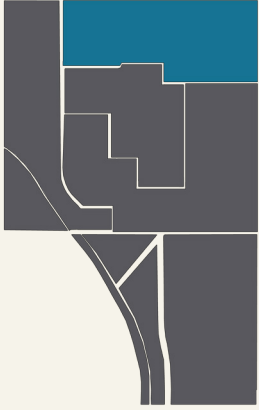
What was previously another culvert feeding into Lytle Creek has been naturalized, allowing people to walk or bike along the water. The network of trails here connect with those close by, and a long biking and walking loop encircles the entire district. Wooden pedestrian bridges cross the water at regular intervals, and all aspects of this zone are easily accessible from elsewhere in the Orange Park District.

The Arrowhead and Freeway Strip are linked by Lytle Creek, as well as the trails following it.

Arrowhead

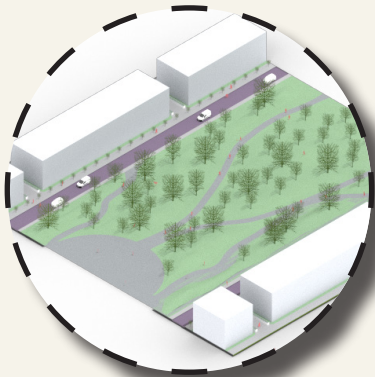


A subalpine forest covers the Southwest slope of the Arrowhead, as an additional buffer between the freeway and the parks. The Arrowhead's hill is easily accessible, with a central ramp meeting ADA guidelines. Shade is provided by native, water-wise trees, planted formally here to aid wayfinding. The creek tiers are designed to accommodate the changing water levels of Lytle Creek. During the Summer, there may be just a trickle down the redesigned culvert, which will more closely resemble a gorge carved out by natural processes. During the rainy season, the water may cover the first several tiers up from ground level, meaning that just those above water level are accessible. This will spark a closer relationship between the people that live here and the hydrology of their home, making what is often the opaque issue of water movement in Southern California a visceral experience.

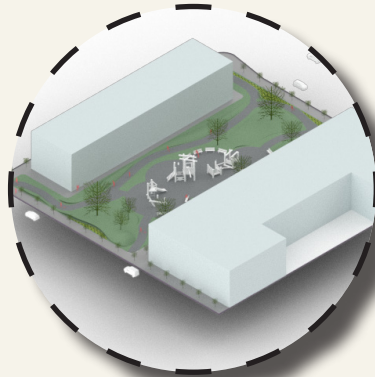


Transit Zone

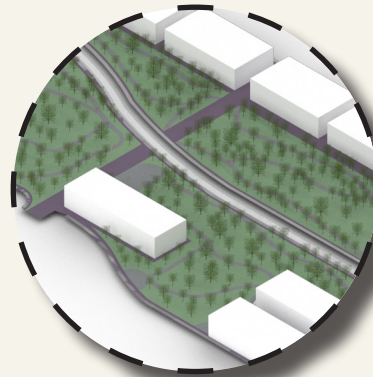
The Transit Zone is located at the Northeast corner of the Orange Park District and serves as the welcoming point for visitors arriving via bus or train at the San Bernardino Transit Center which is located within the Orange Park District. The ultimate goals of the design for this space are to build more housing to alleviate the weight of the current housing crisis as well as to design more green space and infrastructure in the form of a linear park to serve as the northern connector for the Orange Park District's beltway providing safe micro-mobility options as alternatives to personal vehicles.



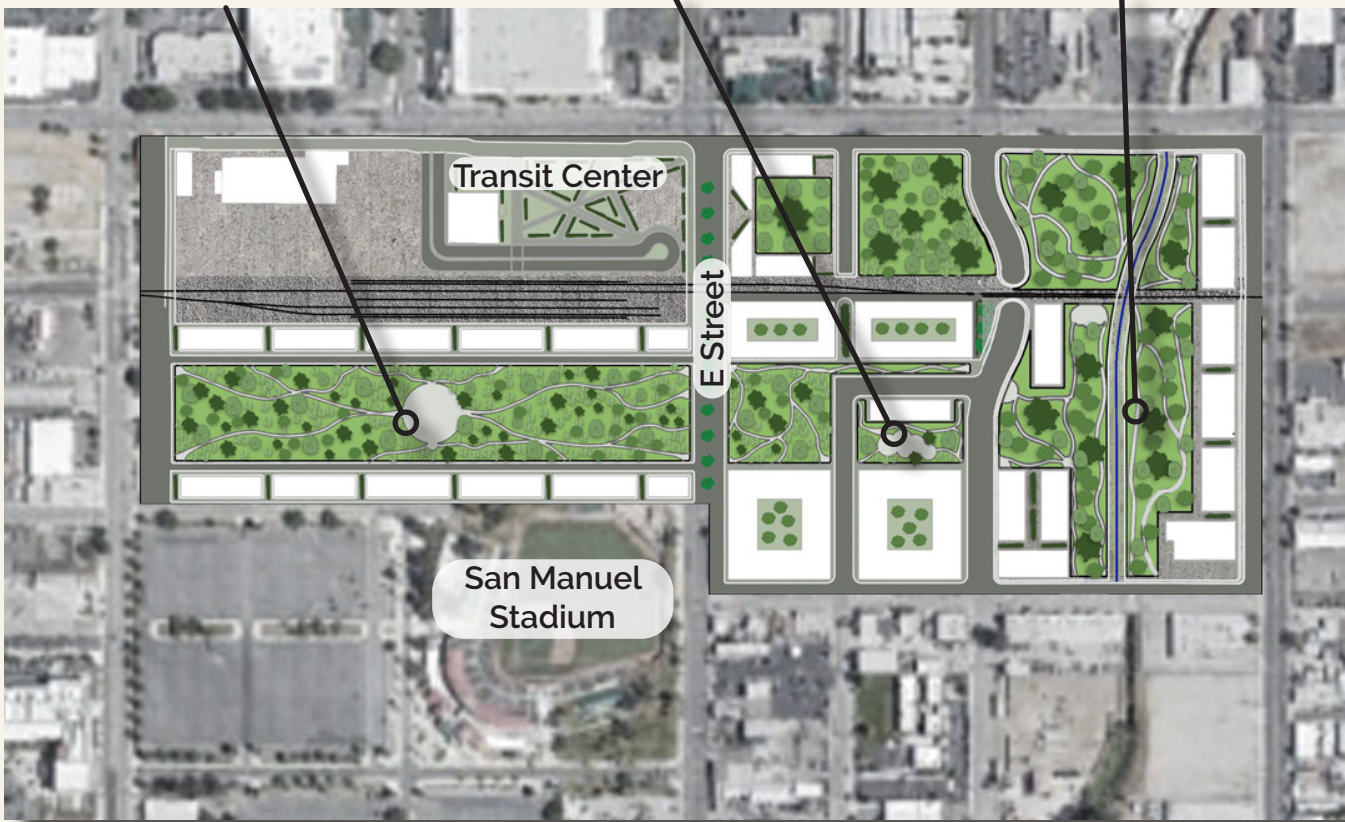
Linear Park

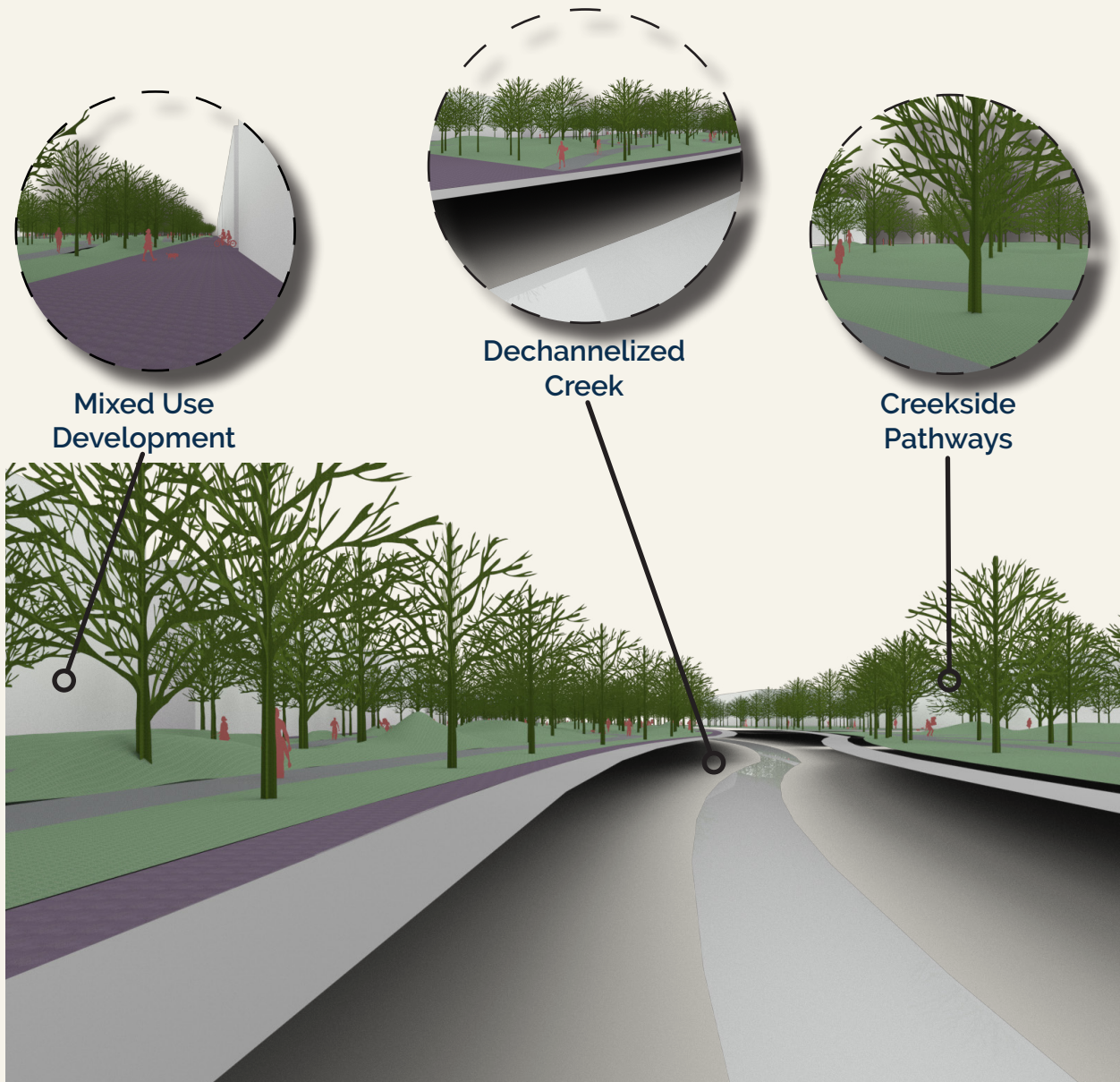


Transit-Oriented Neighborhood



Creekside Corridor





Creekside Corridor

The Creekside Corridor will serve as the eastern edge of the Transit Zone connecting the residential neighborhood to the south with the E St Corridor and Transit Center along Warm Creek.

The park will be designed to provide a sense of separation from city infrastructure by focusing on the restored waterway of Warm Creek that defines this park, using topography to define separate spaces throughout the grounds, and incorporate native planting to ensure the health and habitat of the Orange Park District is sustained.

Despite serving as a refuge from the eastern boundary of the Creekside Corridor will be buffered by mixed-use buildings with commercial spaces on the ground floor, and residential on upper levels.

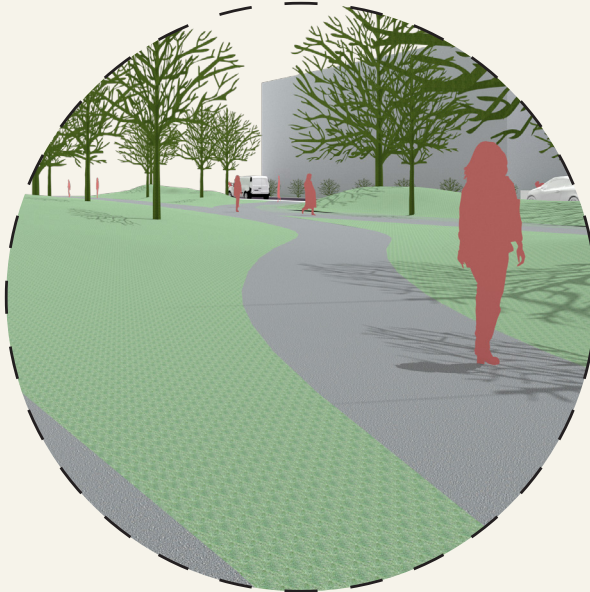
The Creekside pathway can be extended north to connect San Bernardino's existing downtown in addition to other assets outside of the Orange Park District such as Meadowbrook Park and Seccombe Lake Park to provide off-street transit options for residents and visitors alike.



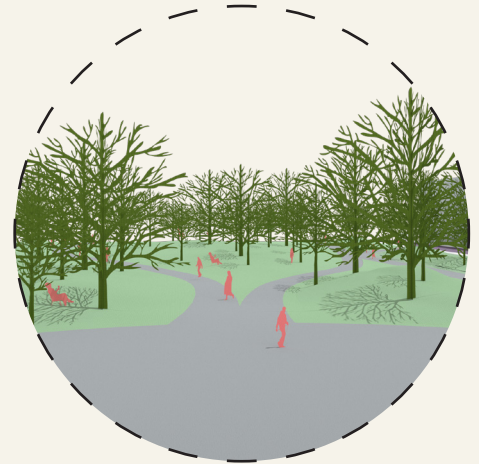
Transit Zone



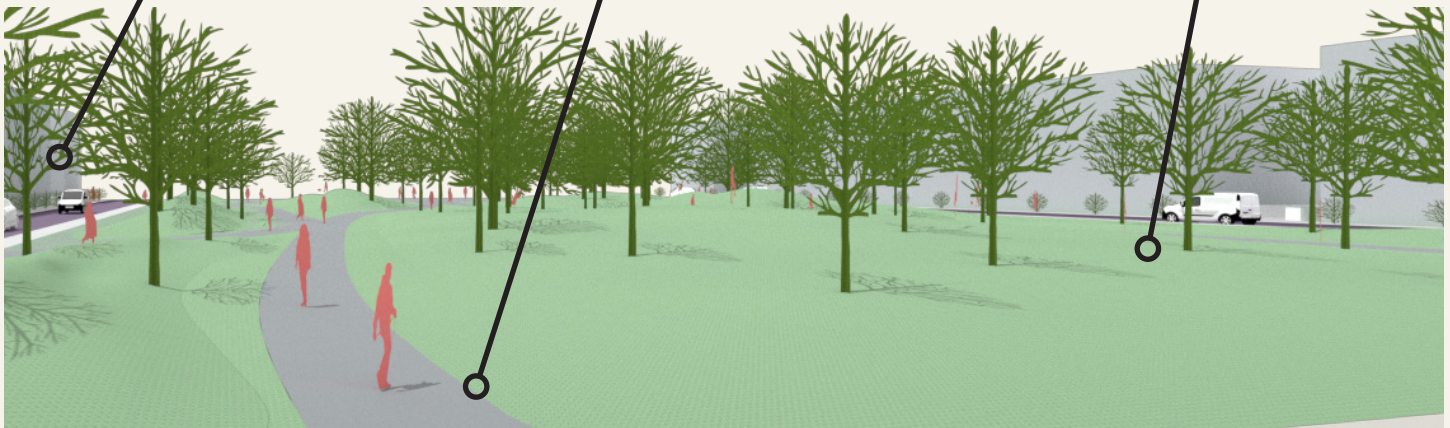
Complete Streets



Meandering Pathways



Informal Gathering Spaces



Linear Park

The linear park will serve as the northern edge of the Orange Park District's beltway connecting the pathway along Warm Creek on the eastern side to the Freeway Strip on the west.

The park will have meandering walking pathways, open spaces, and shady places for relaxing provided by the abundance of tree canopy.

It will be bordered by one-way streets on either side to facilitate the safe flow of bike traffic across the site as well as to allow vehicular traffic to access the E St Corridor.

The edges of the linear park will be defined by residential and mixed-use buildings that not only have easy access to this park but are just a few minutes' walk away from the Transit Center, the E St. Corridor, and San Manuel Stadium as well as the southern and western areas of the Orange Park District to round out visitors and residents' entertainment and activity options.

Transit Oriented Neighborhood

The residential neighborhood will have premier access to all of the Orange Park District's amenities in addition to capitalizing on the existing "no outlet streets" that make up the area. This neighborhood will be centered around a park that will serve as a gathering space with all buildings having easy access across the street.

The 0.5-acre park will serve the needs of the residents of the neighborhood of all ages by incorporating a playground, benches, shade structures, outdoor workout equipment, and areas for grilling. This park will serve as a continuation of the linear park and Orange Park District's beltway. The residences proposed in this area will consist of mostly high-density buildings.

The residences proposed in this area will consist of mostly high-density buildings

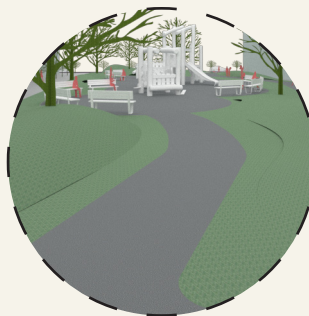
as outlined in CA's Transit Oriented Development Guidelines report issued in 2020. These guidelines set parameters to increase the stock of housing and affordable housing, as well as increasing transit ridership and reducing the need for personal vehicle trips by providing financial assistance for housing development around existing transit stations.

San Bernardino's Transit Center provides access to local and regional bus routes as well as train routes to Los Angeles Union Station for national Amtrak Connections as well as the new MetroLink Arrow line that connects terminates in Redlands.

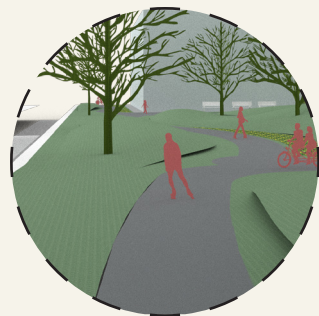
These public transit options provide easy accessible regional employment opportunities for residents of the Orange Park District as well as for people working in and visiting the District's many attractions.



Residential Buildings

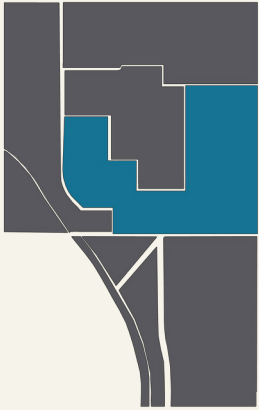


Play Area for Children



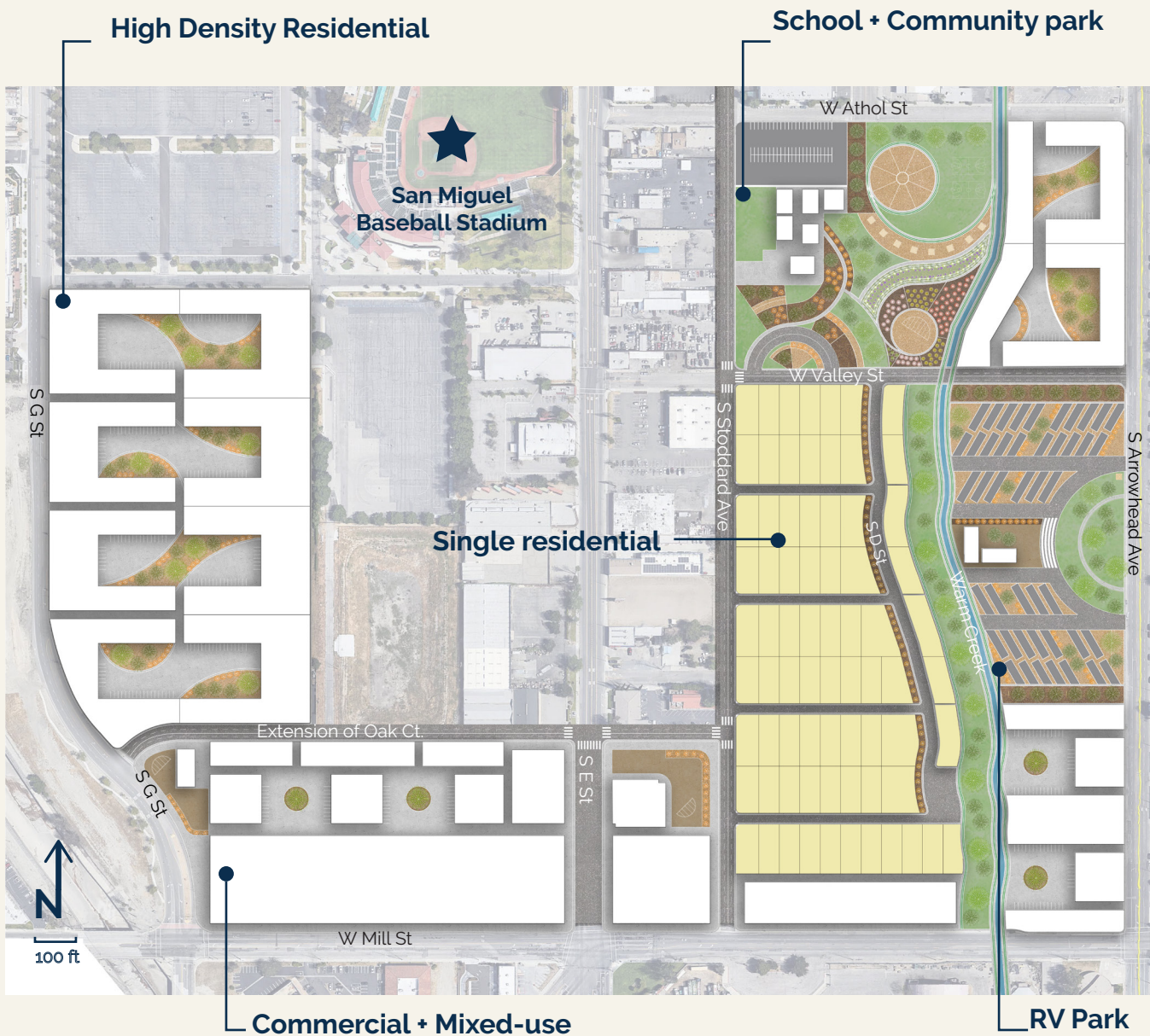
Off-Street Mobility Options





Housing Solutions

This neighborhood will be composed of a variety of housing options for future residents from different backgrounds: High-density housing, a mobile home park, mixed-use development, and common areas for recreational activities.





Gathering spaces

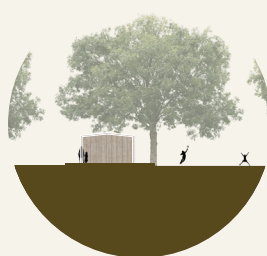
Following the goals of creating a sense of place and community, a variety of gathering places have been included in the design along with the housing options and also taking into consideration existing churches. Spaces such as the walkway along Warm Creek or the community park were designed with the same purpose.

Pedestrian Only Streets

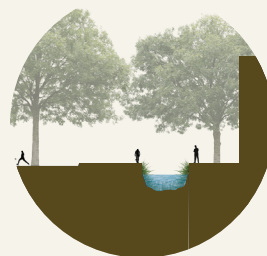
Some of the strategies to reduce the big distances between roads and the big-scale sensation in the site was pedestrianizing some roads. The graphic below shows how the road between the school and the community park was turned into a pedestrian-only area where students have a direct connection with the park.



Connection school - park



Sitting and shade covering infrastructure



Walkway along Warm Creek



Gathering area on high-density housing



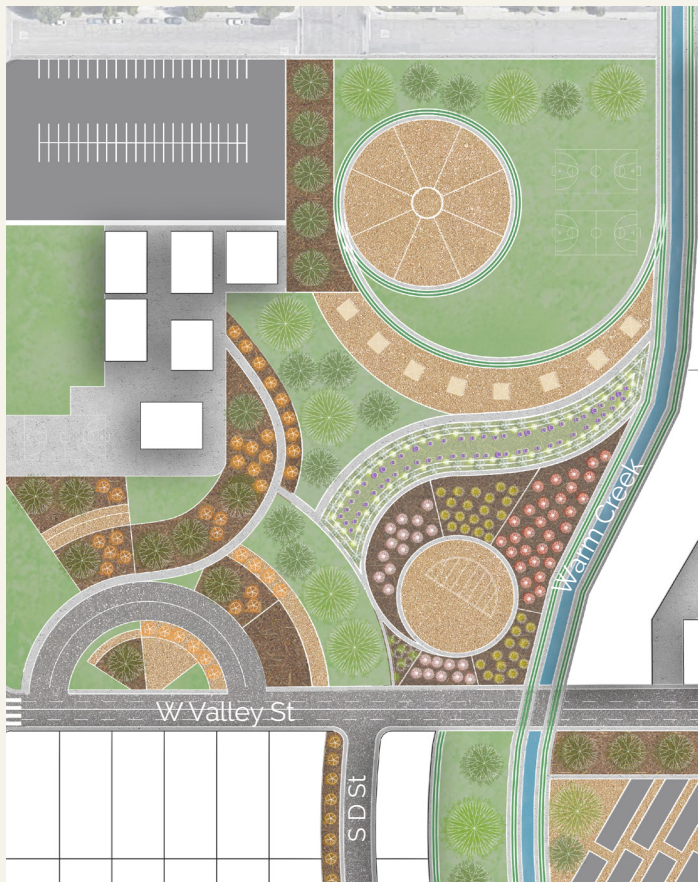
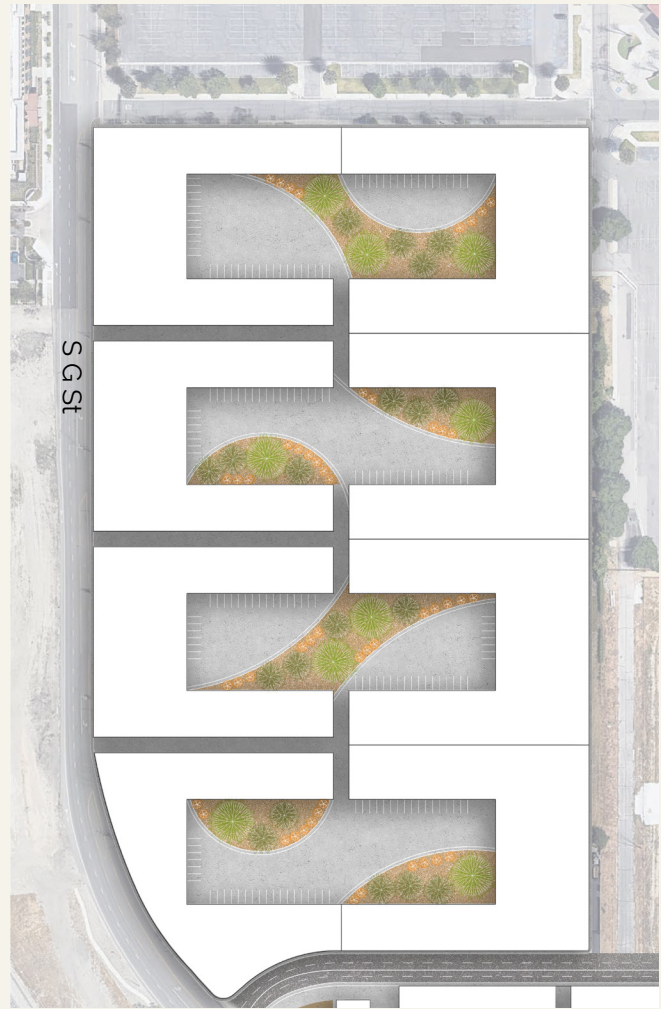
50 ft



**Housing
Solutions**

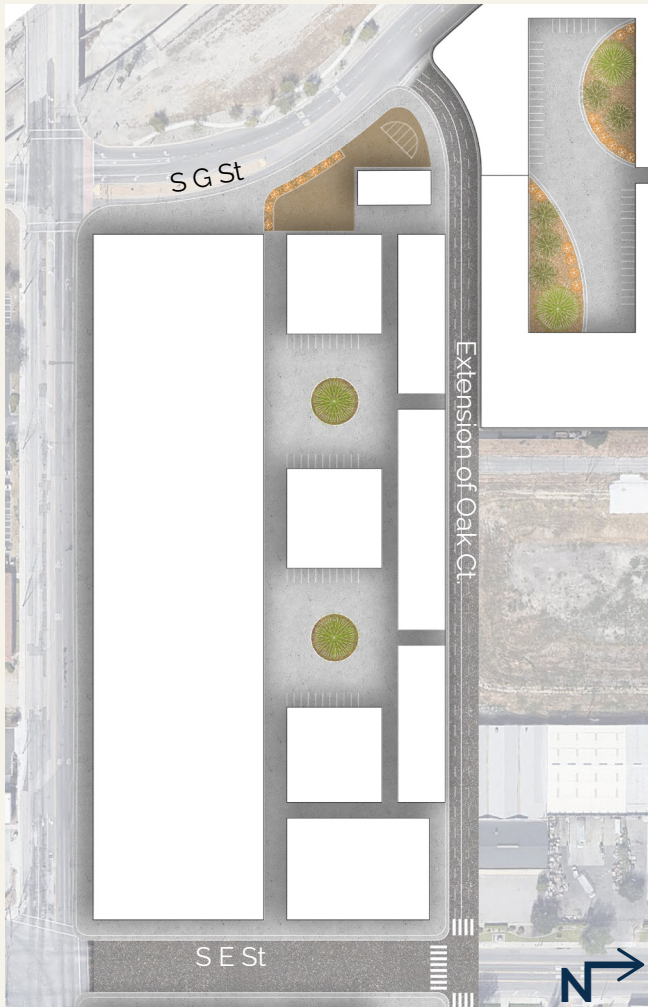
High Density Residential

This area will be composed of high-density buildings along South G Street and the extension of Oak Circuit and along Arrowhead Avenue and Valley Street. The height of these apartments is directly connected to their location, being between 3 to 7-floor storage. This zone will mix affordable and market-rate apartments, with a common area for recreational activities. Parking will also be available outside and inside the buildings.



School + Community Park

Tri-City County Community School is the only one in the whole neighborhood, with grades from 7 to 12th. Keeping the existing infrastructure, it was added a school's pick up - drop off on W Valley St., and the removal of the road on South D Street at the right side of the school to have a direct connection to the new Community park. The community park will bring a space for families and children to recreate with a community garden, a bioswale, and a connection to the walkway coming from Warm Creek.

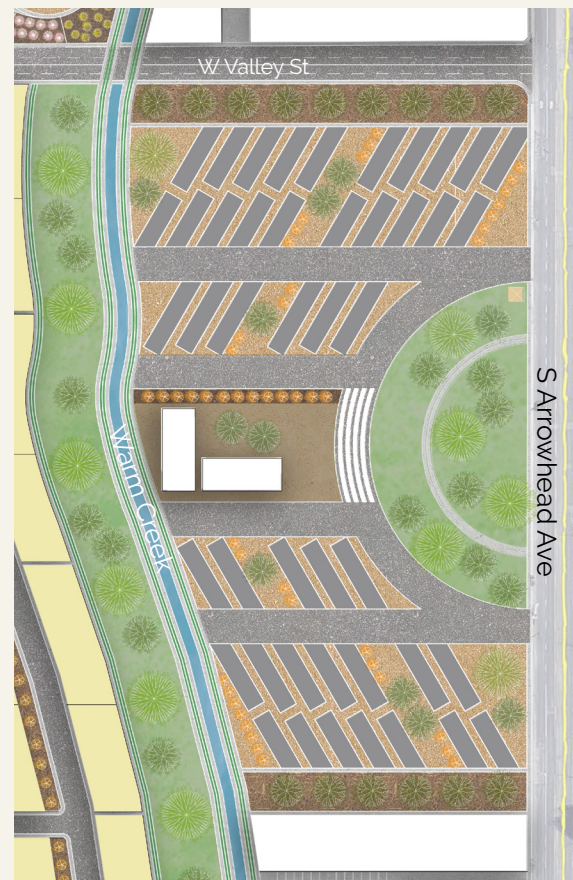


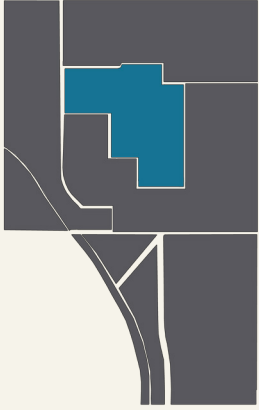
Commercial + Mixed Use

A commercial area is proposed along West Mill Street, due to its vehicular flux. This zone will be occupied by restaurants, coffee shops, and shopping venues. Right above this zone, a mixed-use development will be created, along the Extension of the Oak Circuit and at the southeast of South Arrowhead Avenue. The main goal of these 2 to 3-floor developments is to provide housing options on the higher floors and small-scale local businesses on the first one, to contribute to the economy of the neighborhood and future residents of Orange Park.

RV Park

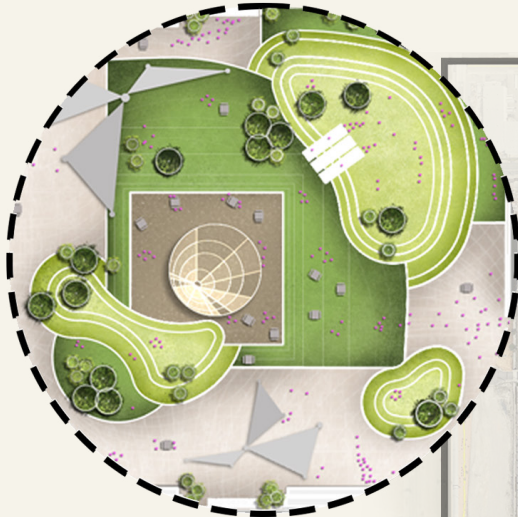
Located on the east side of the neighborhood, the existing RV parking on the site will be taken as a base for a redesigned one for long-term stays. There will be an improved RV parking zone with common-use areas for visitors along South Arrowhead Avenue. A gathering recreational area is also proposed along the walkway coming from Warm Creek.



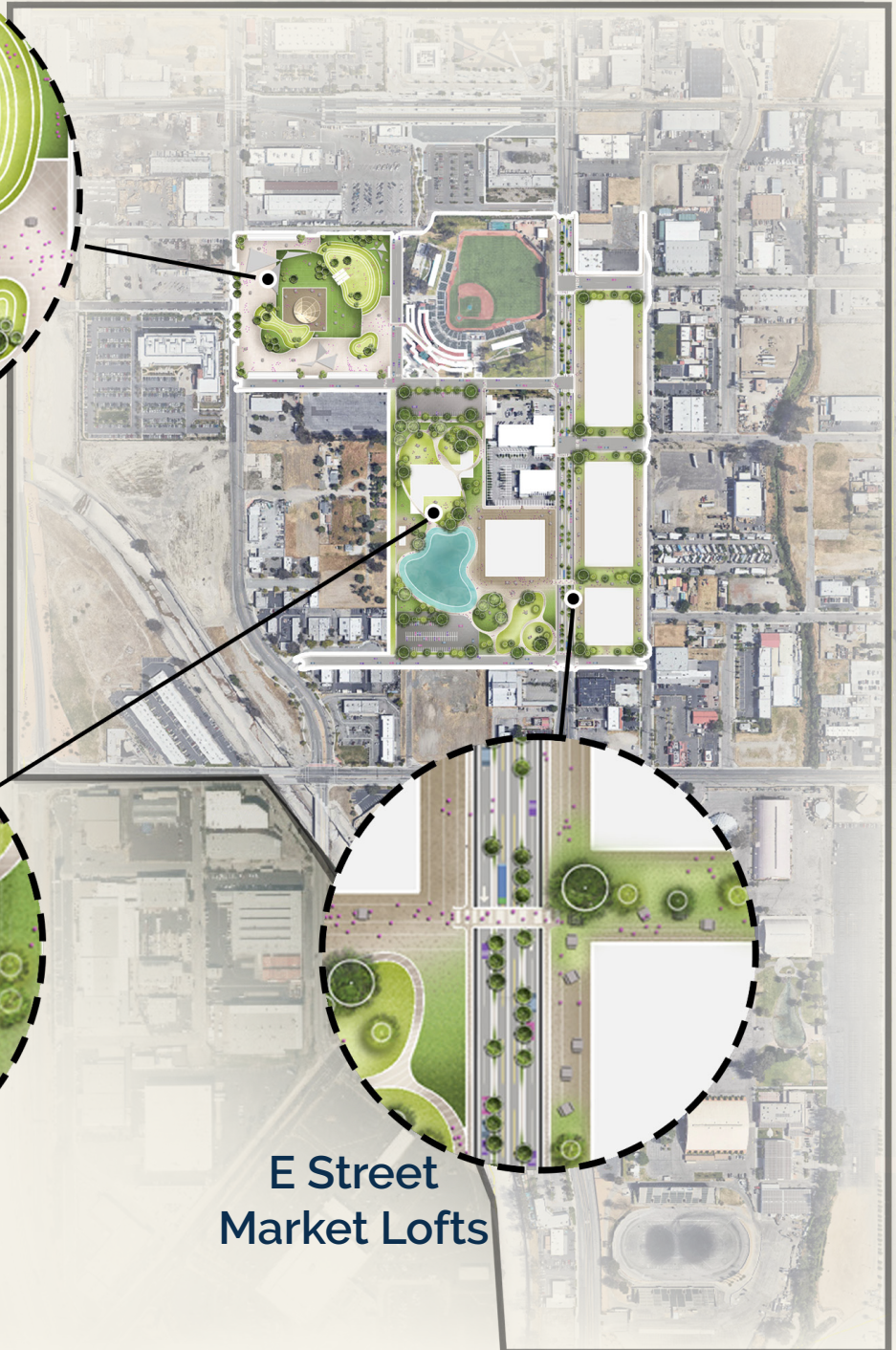


The Entertainment District

The neighborhood will serve as the primary entertainment hub, featuring five-story mixed use housing along South E Street, flexible spaces for community events and farmer's markets, and a new parking structure/rooftop tailgating community park.



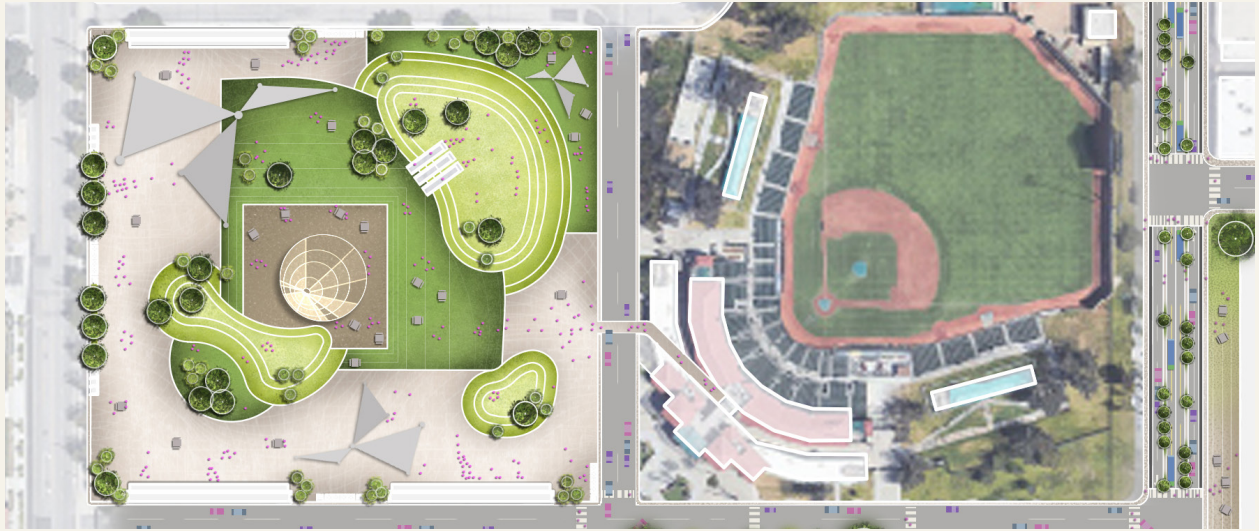
Stadium Square



Oscar Park



E Street Market Lofts



Stadium Square

Stadium Square is a rooftop plaza that connects the San Miguel baseball stadium to the venue parking lot so that visitors can enjoy a range of activities in this central location.

The parking structure will also be designed to complement the surrounding landscape and provide a visually appealing structure for the area. The structure will be open to the public all year round, and nearby visitors can use the rooftop space to relax, enjoy the views, and find an elevate oasis within the bustling new development.





**The
Entertainment
District**



Oscar Park

Oscar Park is set to provide a relaxing and safe space for all ages of the San Bernardino community to enjoy. The park will incorporate existing buildings while adding additional parking for convenience. The open structure will be used for weekly farmer's markets or community events. A key feature of the park will be a small lake with a walking and bike path winding around it, providing a serene atmosphere for park-goers. Additionally, there is a pedestrian walkway providing access for nearby residents. With its inclusive design and range of amenities, Oscar Park will be a beloved space for years to come.

E Street Market Lofts

The E Street Market Lofts is a new development that will consist of five-story condos and a public plaza. The ground floor will feature commercial spaces, while the upper floors will be home to new residents, with a potential of up to 725 homeowners.

Located in the heart of the Orange Park District, the lofts will offer a prime location, within walking distance to the San Miguel Stadium, the National Orange Show Center, and the rest of the site plan. This development aims to provide a space for people to live and enjoy San Bernardino's many new amenities.

E Street Market Lofts Plaza - Aerial View



E Street Market Lofts Plaza - Ground Level View



References

8-002.06 UPPER SANTA ANA VALLEY -BUNKER HILL. (n.d.).

Esri, Maxar, Earthstar Geographics, and the GIS User Community. (n.d.). [Data set].

Flood Zones | FEMA.gov. (n.d.). Retrieved May 11, 2023, from <https://www.fema.gov/glossary/flood-zones>

Inlet Design. (2017, June 29). National Association of City Transportation Officials. <https://nacto.org/publication/urban-street-stormwater-guide/stormwater-elements/bioretenion-design-considerations/inlet-design/>

I-Tree Canopy. (n.d.). Retrieved May 11, 2023, from <https://canopy.itreetools.org/map>

Newsom, G. (n.d.). Transit-Oriented Development Housing Program.

Regional Data Platform (RDP) Home Southern California Association of Governments. (n.d.). Retrieved May 11, 2023, from <https://hub.scag.ca.gov/>

United States Census Bureau, American Community Survey. (2021). [Data set]. <https://www.census.gov/programs-surveys/acs>

U.S. General Soil Map (STATSGO2) for Individual States | Ag Data Commons. (n.d.). Retrieved May 11, 2023, from <https://data.nal.usda.gov/dataset/us-general-soil-map-statsgo2-individual-states>

Welcome—California Natural Resources Agency Open Data. (n.d.). Retrieved May 11, 2023, from <https://data.cnra.ca.gov/>



