



PROJECT OVERVIEW

The City of San Dimas is embarking on the creation of its first Downtown Specific Plan. The new Specific Plan will help establish a planning and zoning framework for encouraging innovative, transit-oriented development in the greater downtown area while preserving the character of the historic commercial district. During the planning process, new housing, retail, employment, and hospitality uses in the downtown area will be proposed to complement a new Metro Gold Line passenger light rail and transit station opening in 2025. Several opportunity sites within walking distance of the transit station will allow significant potential for infill development and adaptive reuse of existing underutilized properties in the downtown.

One of the key outcomes of the process will be the creation of design guidelines for both private development and the public realm. These guidelines will encourage future development to meet the community's standards and expectations and to create a strong sense of community identity and place.

PURPOSE OF THE DOWNTOWN SPECIFIC PLAN

The Downtown Specific Plan offers:

1. A community-supported vision and guiding principles that encourages a vibrant and pedestrian-friendly downtown.
2. Goals and policies to guide decision-makers in achieving the community's vision for the downtown area.
3. Actions to be taken by the City to develop projects and partnerships that implement the goals and policies.
4. Phased catalytic projects to spur new economic investment and residential and commercial development in downtown.
5. New objective design and development standards to provide clear guidance for property owners, developers, and City staff.
6. Streetscape improvements to activate the public realm, providing an inviting and engaging pedestrian-friendly environment.
7. Fulfillment of the goals, policies, and actions of San Dimas' General Plan by promoting orderly growth, and efficiently utilizing existing infrastructure and services.

DOWNTOWN SPECIFIC PLAN STUDY AREA



COMPONENTS OF THE SPECIFIC PLAN:

Land Use & Housing:

The Specific Plan will address development projections for residential and non-residential land use that reflect the market analysis; land use designation, distribution, and intensity of development.

Mobility & Parking

The Specific Plan will address roadway hierarchy and cross sections, potential improvements to transit routes, facilities, and accessibility; and alternative and active transportation networks, linkages, and accessibility. The Specific Plan will also cover parking and related issues as appropriate.

Infrastructure & Public Services

The Specific Plan will identify necessary infrastructure and utilities reuse, improvements and relocations, as needed to support the City, including storm drain, wastewater, water, energy, and telecommunications systems.

Open Space & Environment Framework

The Specific Plan will describe and illustrate conceptual plans, policies, and proposals for open space and the environment with an emphasis on enhancing the design and use of outdoor amenities.

Urban Design & Placemaking Framework

The Specific Plan will promote local identity and placemaking through architectural form and character, historic and cultural resource preservation and enhancement, public art programming, and signage.

GET INVOLVED!

Community members can get involved in the creation of the Specific Plan by providing local insights, feedback, and comments during the following Community Workshops:

WORKSHOP #1

Issues, Opportunities, and Assets – February 2022*

WORKSHOP #2

Envisioning Downtown San Dimas - Spring 2022*

WORKSHOP #3

Downtown Plan Concept Alternatives - Summer 2022*

WORKSHOP #4

Preferred Downtown Concept Plan – Fall 2022*

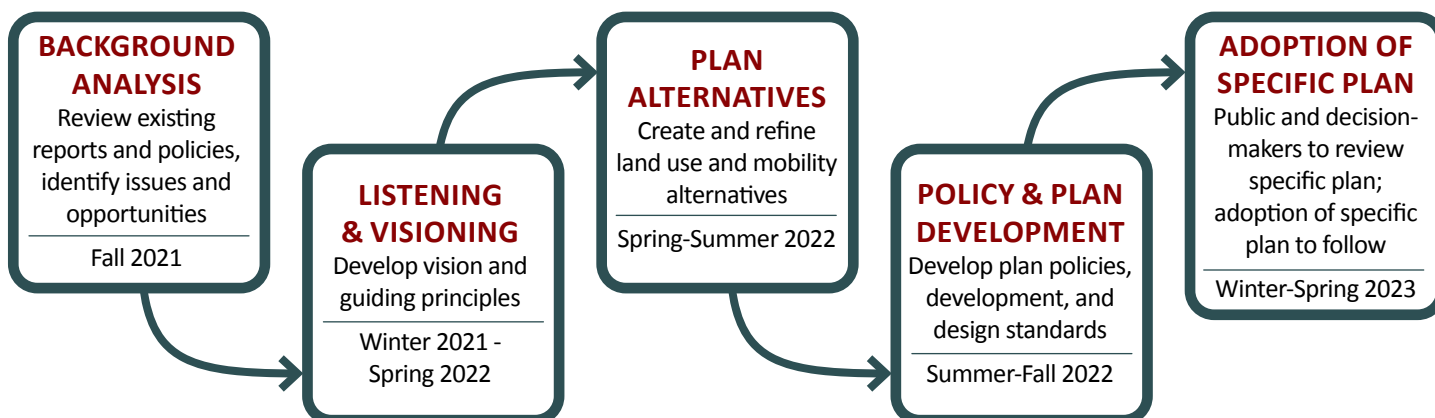
WORKSHOP #5

Implementing the Plan – Winter 2023*

*Date, Time and Location Forthcoming.



TIMELINE OF SAN DIMAS DOWNTOWN SPECIFIC PLAN COMPLETION:



POINT OF CONTACT:

For further inquiries about the San Dimas Downtown Specific Plan, please contact Anne Nguyen, Associate Planner, at anguyen@sandimasca.gov or 909-394-6255.

