



State Street Village

Combined Planning Commission and City Council Meeting

May 10, 2022

Village Partners 

Project Goals

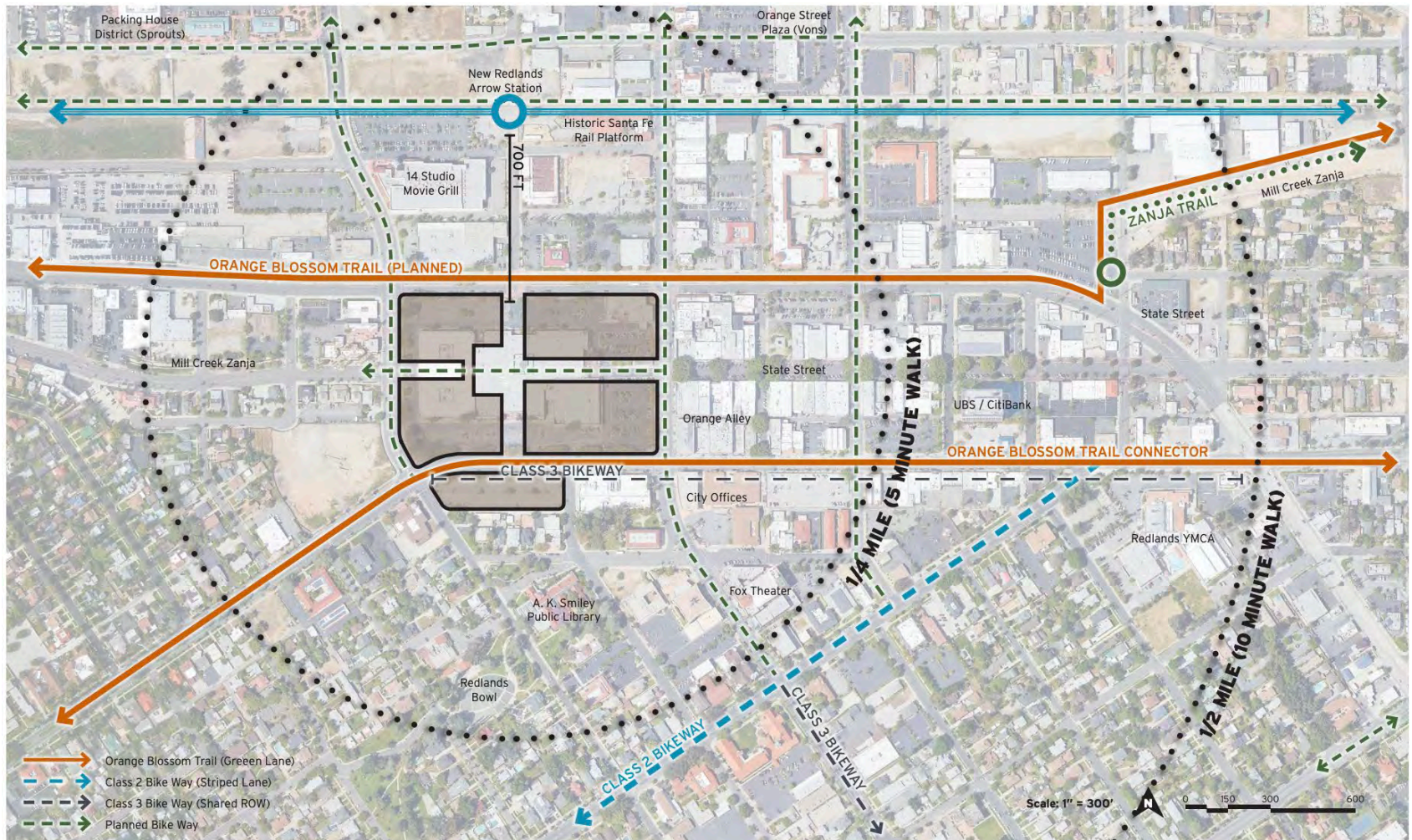
- Increase supply and diversity of housing in Downtown
- A walkable neighborhood that encourages activity and promotes improved physical health
- Create public spaces that foster shared experiences and social connections
- Improve local air quality by significantly reducing household GHG emissions
- Make space for great local business and restaurants to thrive
- Support existing businesses in Downtown and on State Street



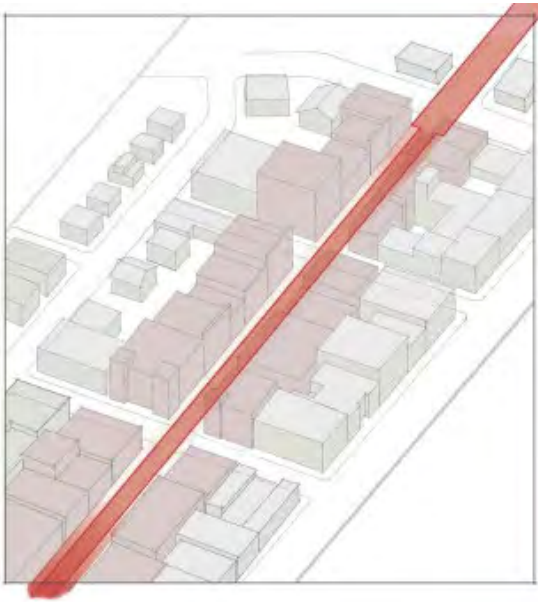
Welcome to State Street Village



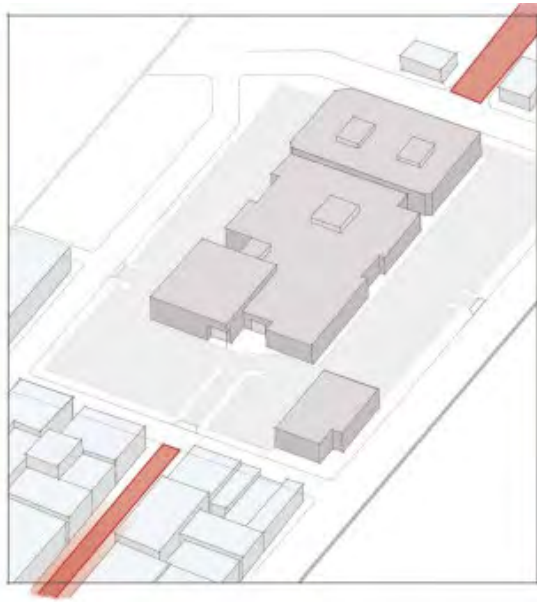
- Large Pedestrian Public Plaza Framed by Outdoor Cafes
- Local & Regional Retail & Restaurants
- High Quality & Walkable Housing Including Single Level Stacked Flats
- Office Space for Local Business
- Rooftop Restaurant
- Pedestrian Paseos
- Structured, Off-Street Parking



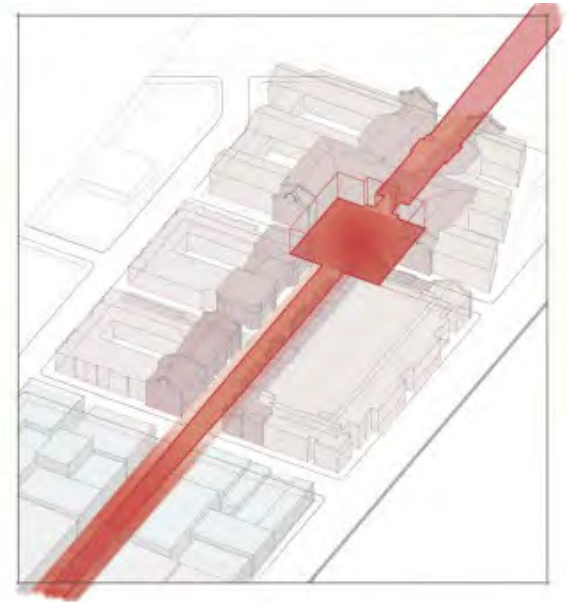
Transportation Diagram



State Street
Pre - 1975

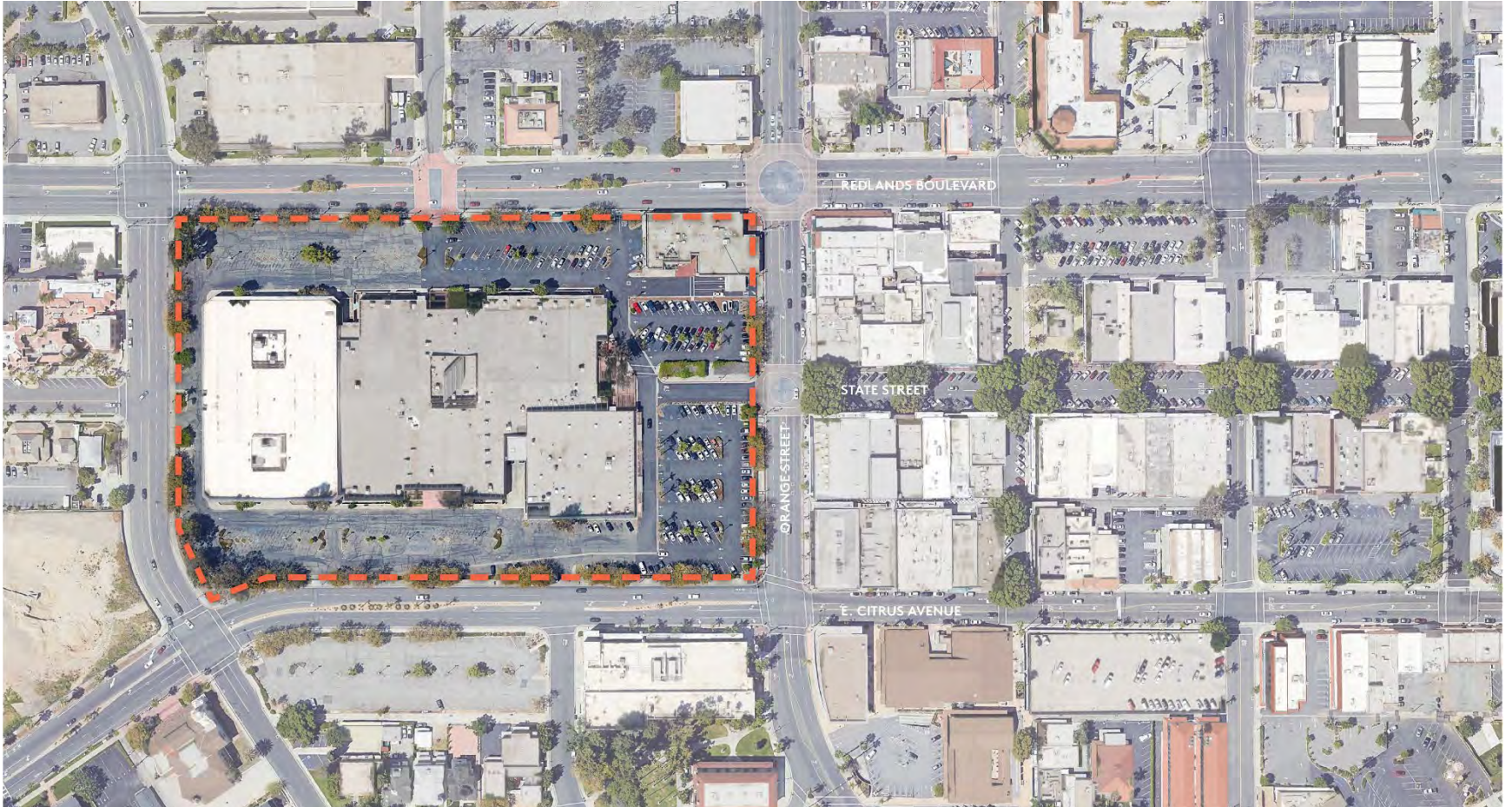


Redlands Mall
1975 - Present



State Street
Restored

EXISTING SITE CONDITION



PRECEDENTS



Fox Theater



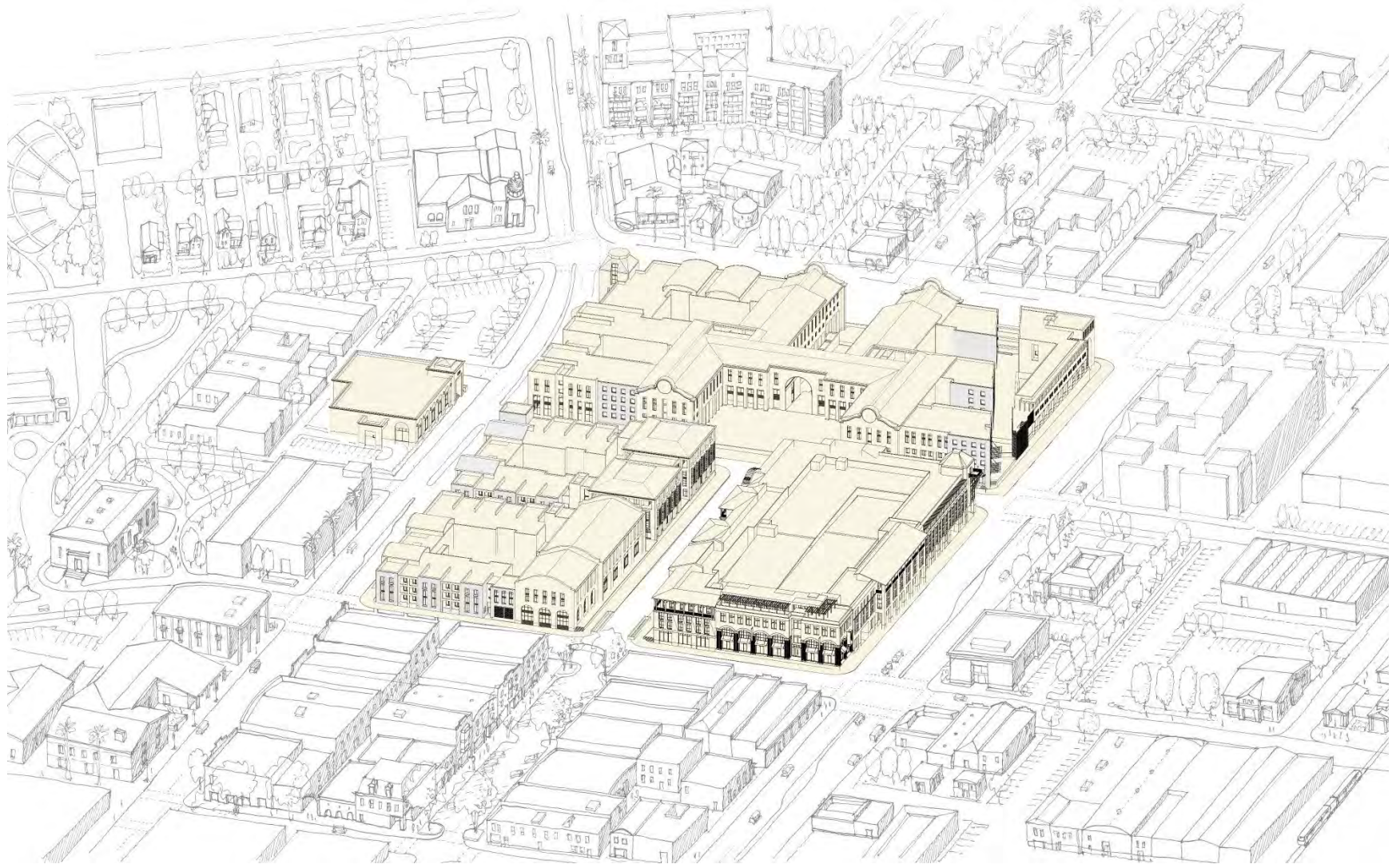
AK Smiley Library



US Post Office

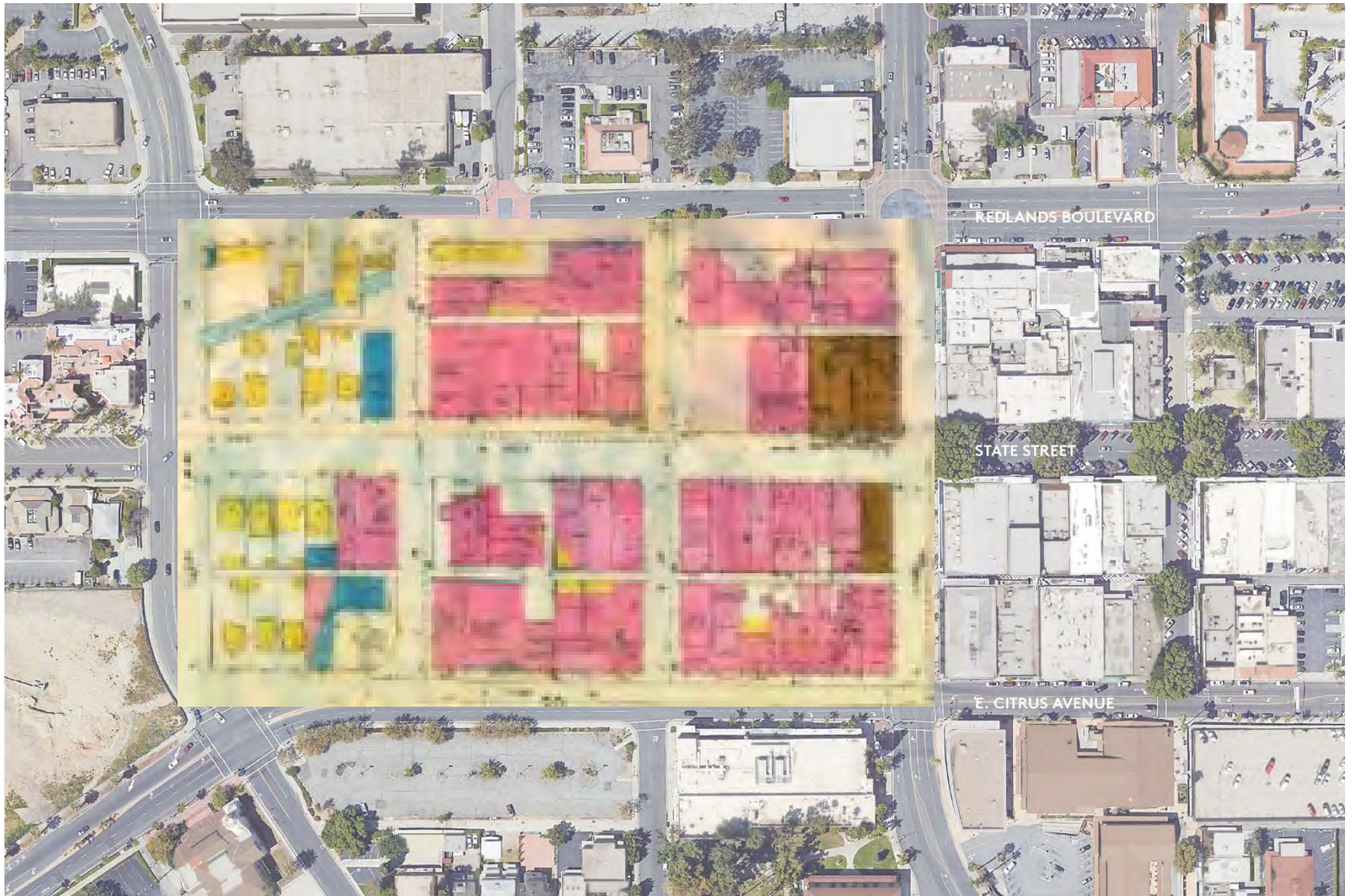


Orange Street and the Academy of Music Building 1905



State Street Village in context

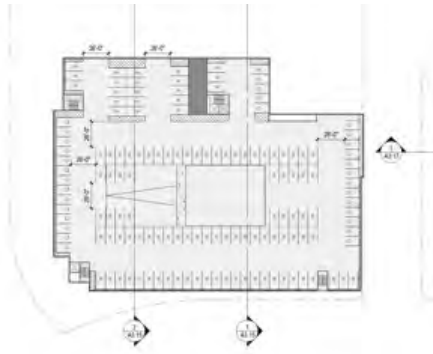
HISTORIC BLOCK PATTERN



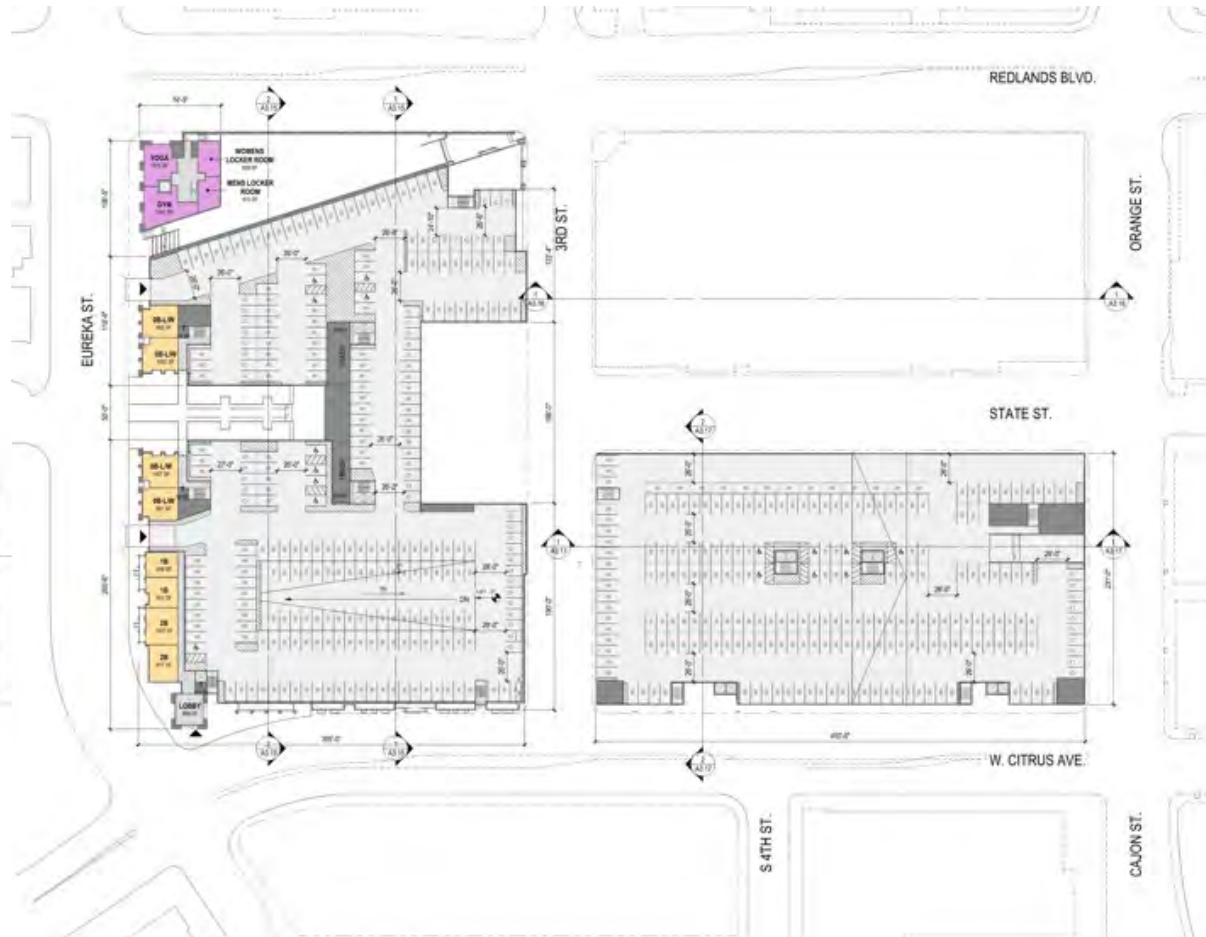
Six blocks each with multiple parcels
Note the location of the Zanja



A variety of landscaping provides shade and creates intimate courtyard spaces



Basement P2 Plan



Basement and Lower Ground Level Plans



Ground Level Plan



Second, Third Floor Plans



Fourth Floor Plan



State Street Village Plaza





State Street facing west





State Street 1955



State Street 2025



State Street between Third and Orange Streets





GROUND FLOOR STOREFRONT PER RETAIL AND PLACEMAKING DESIGN GUIDELINES



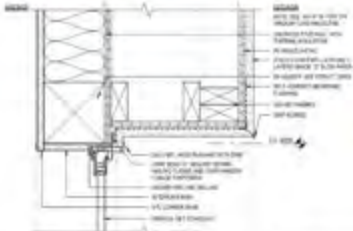
SAMPLE EAVE DETAIL (PROFILE TO BE DETERMINED)



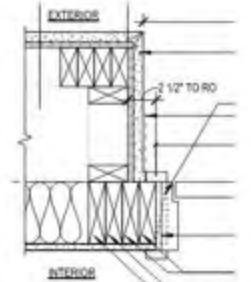
CONCRETE S-TILE



SAMPLE DECORATIVE RECESS (NO WROUGHT IRON)

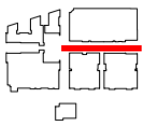


SAMPLE RECESSED WINDOW DETAIL (DEPTH TO BE DETERMINED)

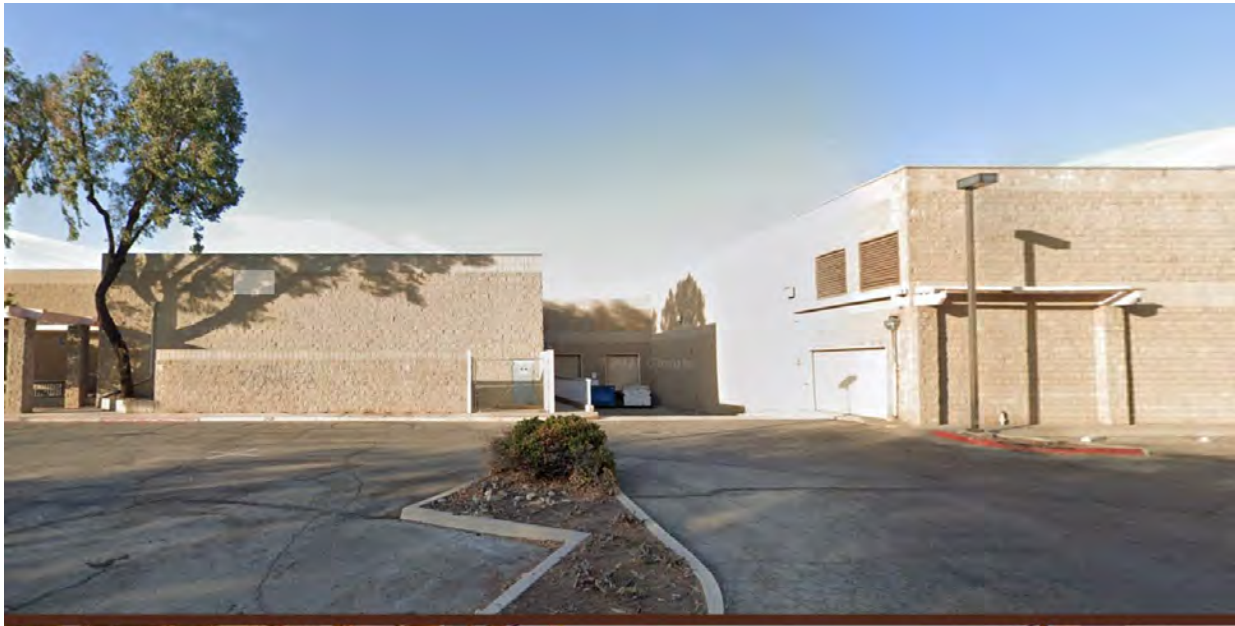


SAMPLE RECESSED DOOR/WINDOW JAMB DETAIL (DEPTH TO BE DETERMINED)

Revised



State Street between Third and Orange street northside



Paseo at State Street facing north

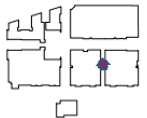




Umbrella Alley



View of State Street From Paseo





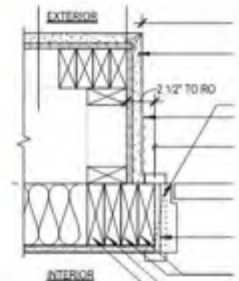
CONCRETE S-TILE



SAMPLE EAVE DETAIL AT ROOF TILE



SAMPLE RAILING DETAIL



SAMPLE RECESSED DOOR/WINDOW JAMB DETAIL (DEPTH TO BE DETERMINED)



DECORATIVE TILE



SPECIAL PAVING AT ENTRY

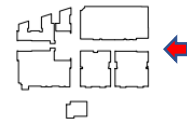
Revised

State Street between Third and Orange street northside





Orange Street at State Street facing west





Orange Street at State Street facing west

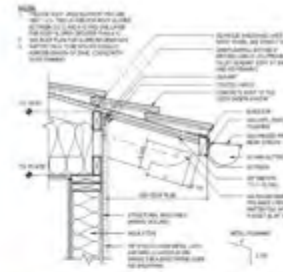




GROUND FLOOR STOREFRONT PER RETAIL AND PLACEMAKING DESIGN GUIDELINES



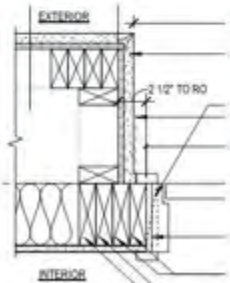
CONCRETE 5-TILE



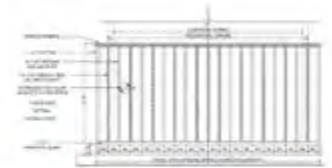
SAMPLE EAVE DETAIL AT ROOF TILE



ADDED- GFRC DECORATIVE PANEL



SAMPLE RECESSED DOOR/WINDOW JAMB DETAIL (DEPTH TO BE DETERMINED)



SAMPLE RAILING DETAIL



BRICK RETURN AT WINDOWS



BRICK SOLDIER COURSE

Revised

Orange Street at State Street





Orange Street at Redlands Boulevard





National Bank

Orange Street at Redlands Boulevard



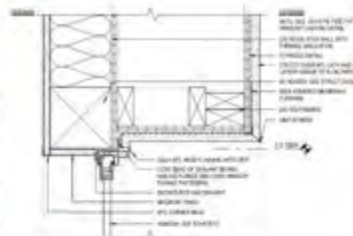


Redlands Boulevard between Orange and Third Streets





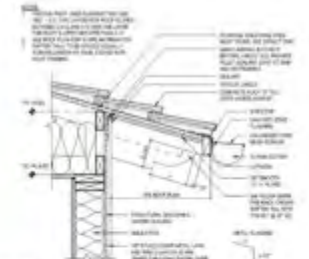
GROUND FLOOR STOREFRONT PER RETAIL AND PLACEMAKING DESIGN GUIDELINES



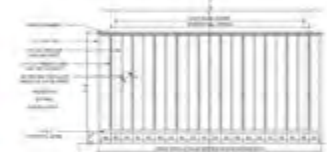
SAMPLE RECESSED WINDOW DETAIL (DEPTH TO BE DETERMINED)



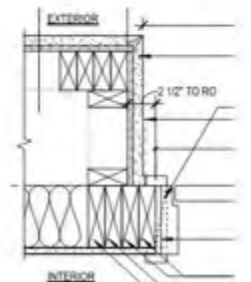
CONCRETE S-TILE



SAMPLE EAVE DETAIL AT ROOF TILE



SAMPLE RAILING DETAIL



SAMPLE RECESSED DOOR/WINDOW JAMB DETAIL (DEPTH TO BE DETERMINED)



ADDED GFRP PANEL AT PARAPET



GFRP COLUMNS



ADDED COLOR CHANGE AT RECESSED WALL PLANE AND PARAPET

Revised

Redlands Boulevard at Orange Street





TRELLIS OVER STUCCO COLUMNS



FIBER CEMENT BAY WINDOWS

ADDED COLOR CHANGE AT TOP FLOOR



METAL ROOF



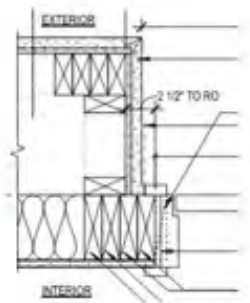
WOOD BEAM BALCONY



INLAID TILE ACCENT



SAMPLE TILE



SAMPLE RECESSED DOOR/WINDOW JAMB DETAIL (DEPTH TO BE DETERMINED)



TOWER WITH REVISED BALCONY

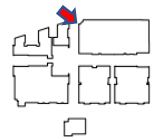
Revised

Redlands Boulevard at Third Street





Redlands Boulevard at Third Street facing east





Redlands Boulevard at Third Street facing east





CUP SUBMITTAL



CUP SUBMITTAL - REVISED



ALTERNATE 1



ALTERNATE 2 - PREFERRED

Preferred

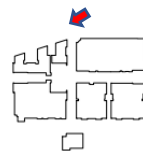
Redlands Boulevard at Third Street tower options



Redlands Boulevard at Third Street preferred option

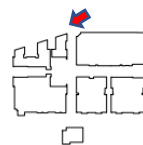


Redlands Boulevard at Third Street facing west





Redlands Boulevard at Third Street facing west





La Jolla Women's Club
San Diego
Irving Gill
1914



Santa Fe Depot
Redlands
Arthur Brown Jr
1910



Beach Chalet
San Francisco
Willis Polk
1910

Precedents



Redlands Santa Fe Depot, Arthur Brown Jr architect 1910



REVISED 5.02.22

Revised



ORIGINAL

B1 / B3 Redlands Boulevard Elevation





REVISED 5.02.22

Revised

B1 / B3 Redlands Boulevard Elevation



B1 REDLANDS BOULEVARD (DETAIL)



REVISED 5.02.22



ARCADÉ AND LOGIA
BEACH CHALET, WILLIS POLK ARCHITECT
1915

Revised

B1 / B3 Redlands Boulevard Elevation

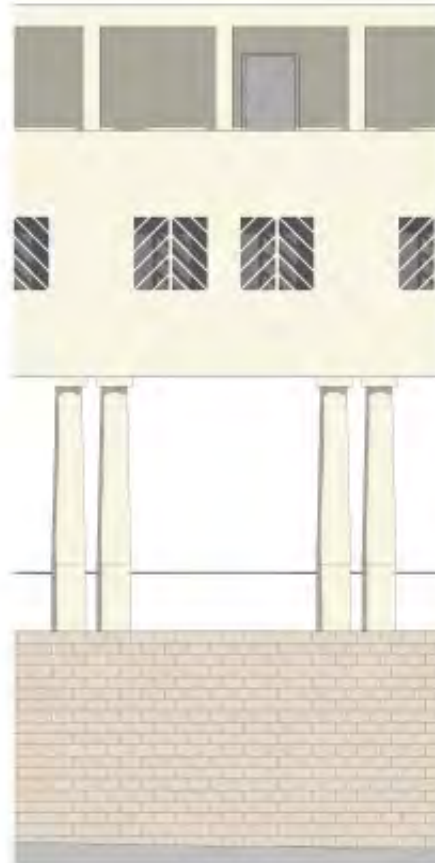


B1 REDLANDS BOULEVARD (DETAIL)



REVISED 5.02.22

Revised



ORIGINAL

B1 / B3 Redlands Boulevard Elevation





Redlands Boulevard at Eureka Street showing the Lantern Building





REVISED 5.02.22

Revised



ORIGINAL

Eureka Street





REVISED 5.02.22

Parking
entrance

Garden
Walk

Parking
entrance

Revised

Eureka Street



B3 EUREKA STREET (DETAIL)



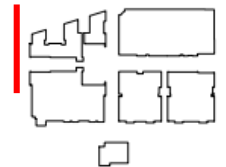
REVISED 05.02.22

Revised



ORIGINAL

B1 / B3 Eureka Street Elevation



B3 EUREKA STREET (DETAIL)



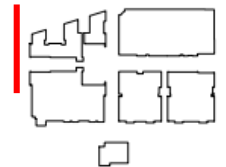
FLUSH TILE CORNICE



REVISED 05.02.22

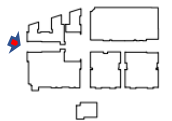
Revised

B1 / B3 Eureka Street Elevation





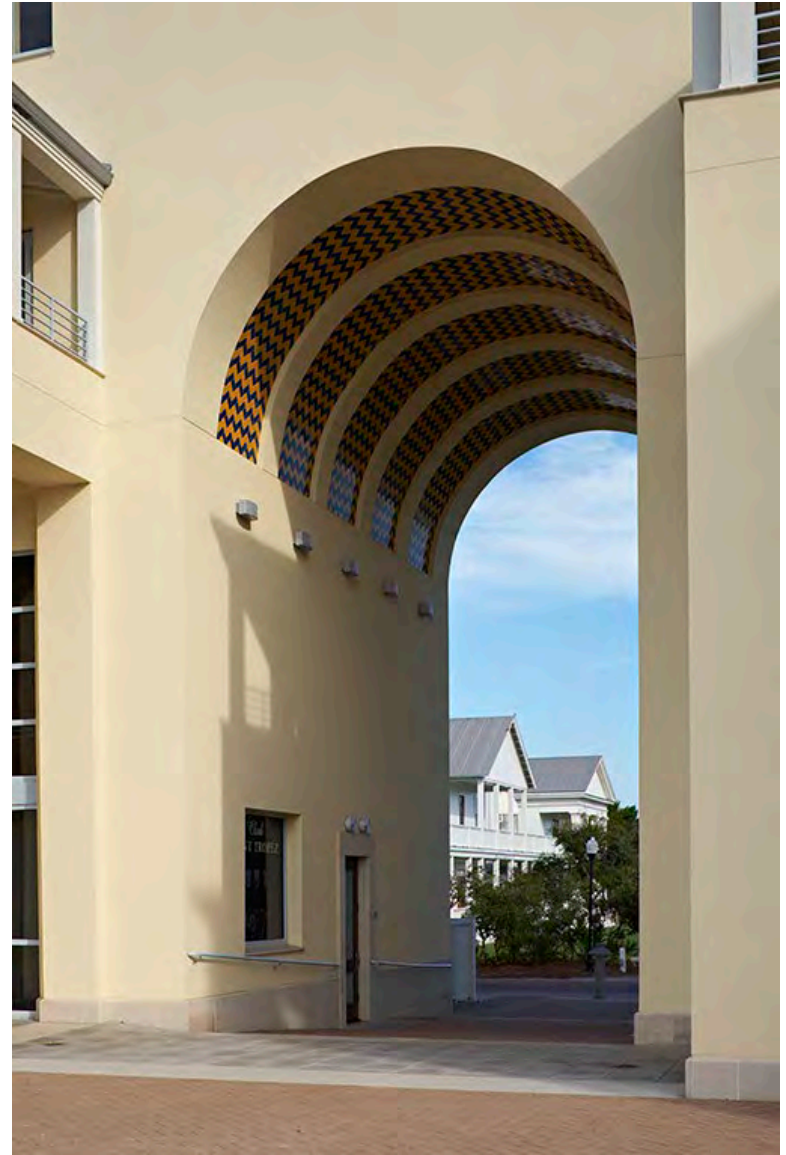
Eureka Street at State Street facing east





The Garden Walk,
Eureka Street at State Street facing east





Portals



UCLA Weyburn Terrace

B1 EUREKA STREET (DETAIL)



REVISED 5.02.22



ORIGINAL

Revised

Eureka Street Elevation



B1 EUREKA STREET (DETAIL)



RESIDENTIAL WINDOW GATHER WITH FORMED SILL DETAILING



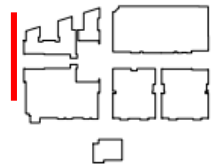
REVISED 05.02.22



SHEET METAL CORNICE

Revised

Eureka Street Elevation





REVISED 5.02.22

Revised



ORIGINAL

Citrus Avenue between Eureka Street and Third Street

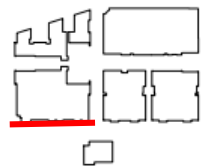




REVISED 5.02.22

Revised

Citrus Avenue between Eureka Street and Third Street



B1 CITRUS AVENUE (DETAIL)



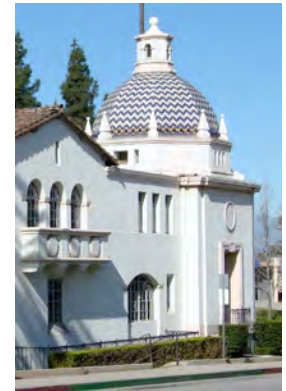
RESIDENTIAL WINDOW GATHER WITH FORMED SILL DETAILING



REVISED 5.02.22

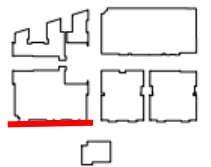


OXIDIZED COPPER SHEET DOME



Revised

Citrus Avenue at Eureka Street



B1 CITRUS AVENUE (DETAIL)



RESIDENTIAL WINDOW GATHER WITH FORMED SILL DETAILING



REVISED 5.02.22



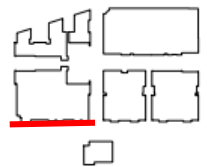
FLUSH TILE CORNICE



ALTERNATING THICK BRICK - THIN BRICK DETAILING

Revised

Citrus Avenue between Eureka Street and Third Street





REVISED 5.02.22

Revised



ORIGINAL

Citrus Avenue between Eureka Street and Orange Street





Third St

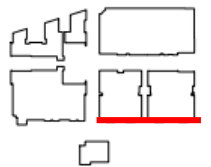
B4a

Paseo

B4b

Orange St

Citrus Avenue between Third Street and Orange Street



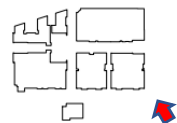


Orange Street at Citrus Avenue facing north





Orange Street at Citrus Avenue facing north

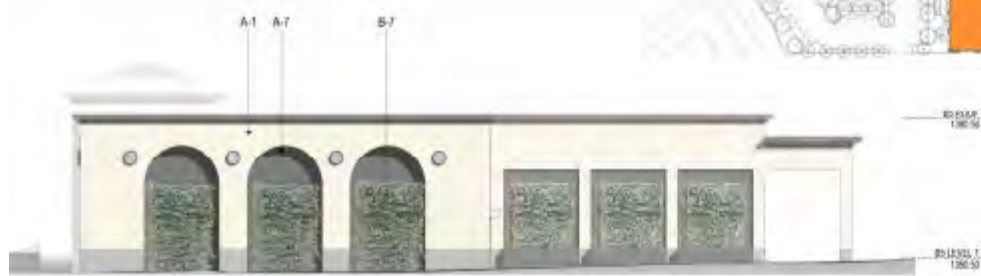




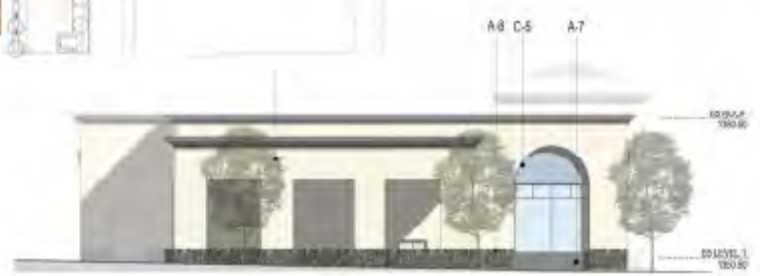
1 B5 NORTH ELEVATION
1/16" = 1'-0"



4 B5 WEST ELEVATION
1/16" = 1'-0"



2 B5 SOUTH ELEVATION
1/16" = 1'-0"



3 B5 EAST ELEVATION
1/16" = 1'-0"

CVS store elevations





University of Redlands



LDS Temple

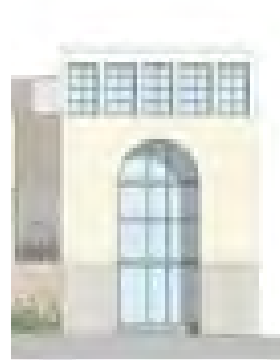


Redlands Post Office

'Redlands Landmarks'



Third St Gateway



Redlands at Eureka St



Eureka at Citrus Ave

PROJECT DATA

11.15-acre site

700 dwelling units

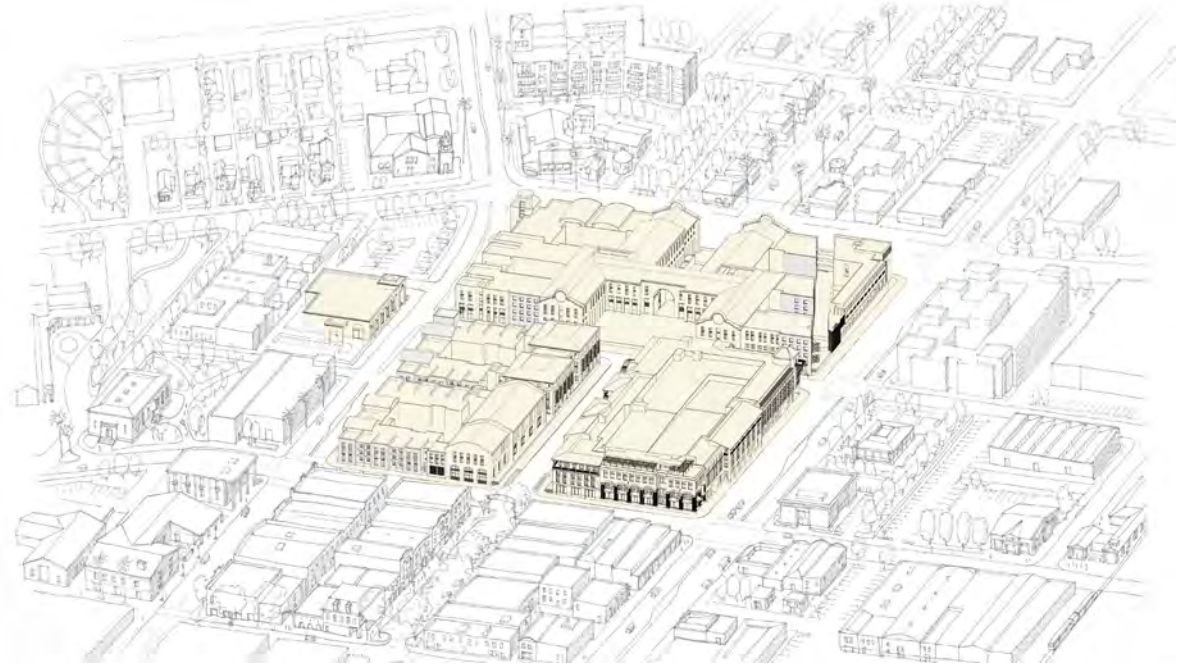
+/-72,000 sq ft retail

+/-12,000 sq ft offices

1,325 parking spaces

16,000 sq ft Plaza

10,000 sq ft Garden Walk





Parking Management

- Each Block Provides Parking
- Unbundled Parking
- Shared Parking in B2 Structure
- Time-Restricted On-Street Spaces
- Cloud-Based Management of Structures

Parking by Block

- Building 1 & 3: Subterranean Residential Parking
- Building 2: Above-Ground Shared Parking Structure
- Building 4A&4B: Subterranean Residential Parking

Placemaking Goals

- Create inviting and experiential public realm
- Attention to pedestrian scale at sidewalk level
- Provide a variety of storefront designs
- Curate a rich palette of amenities along promenades and pathways
- Celebrate art in pedestrian gathering spaces
- Varied and welcoming outdoor dining zones
- Authentic and expressive signage
- Craft a place that is for everyone “everyone’s favorite place to be”

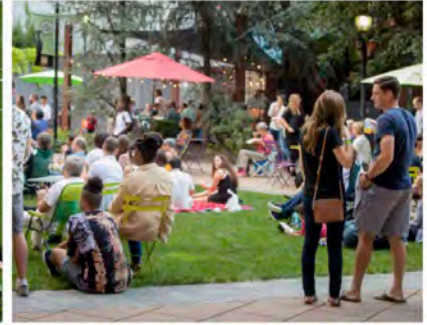
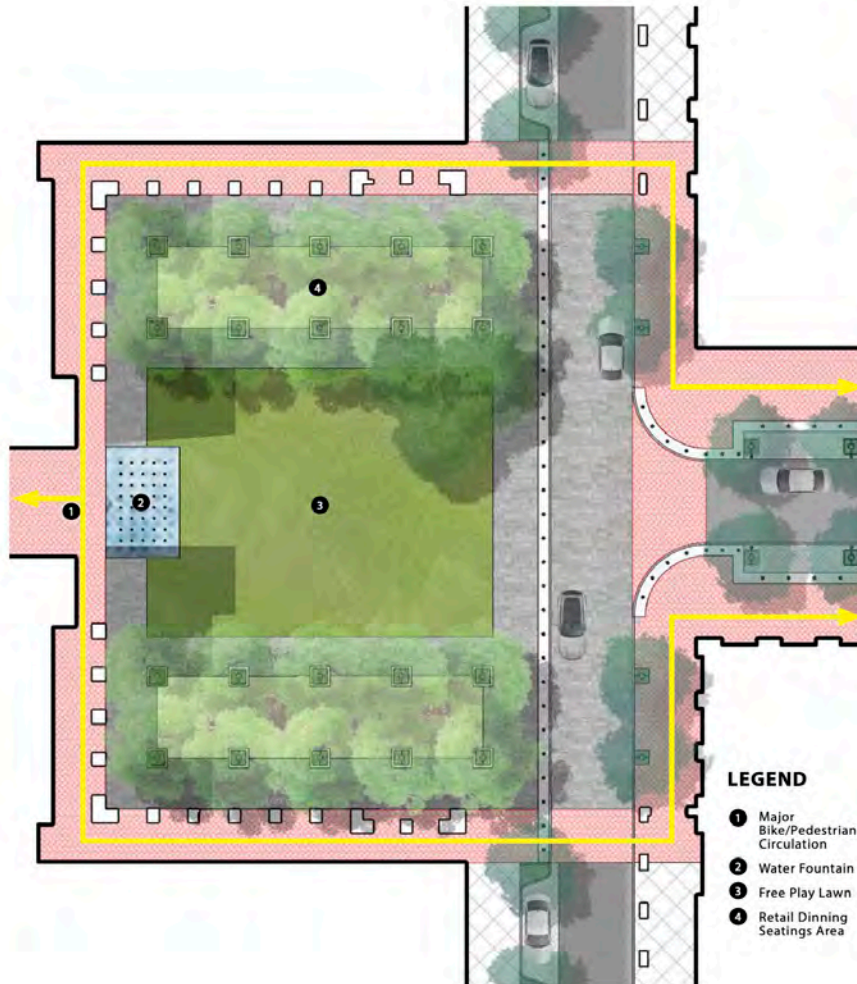




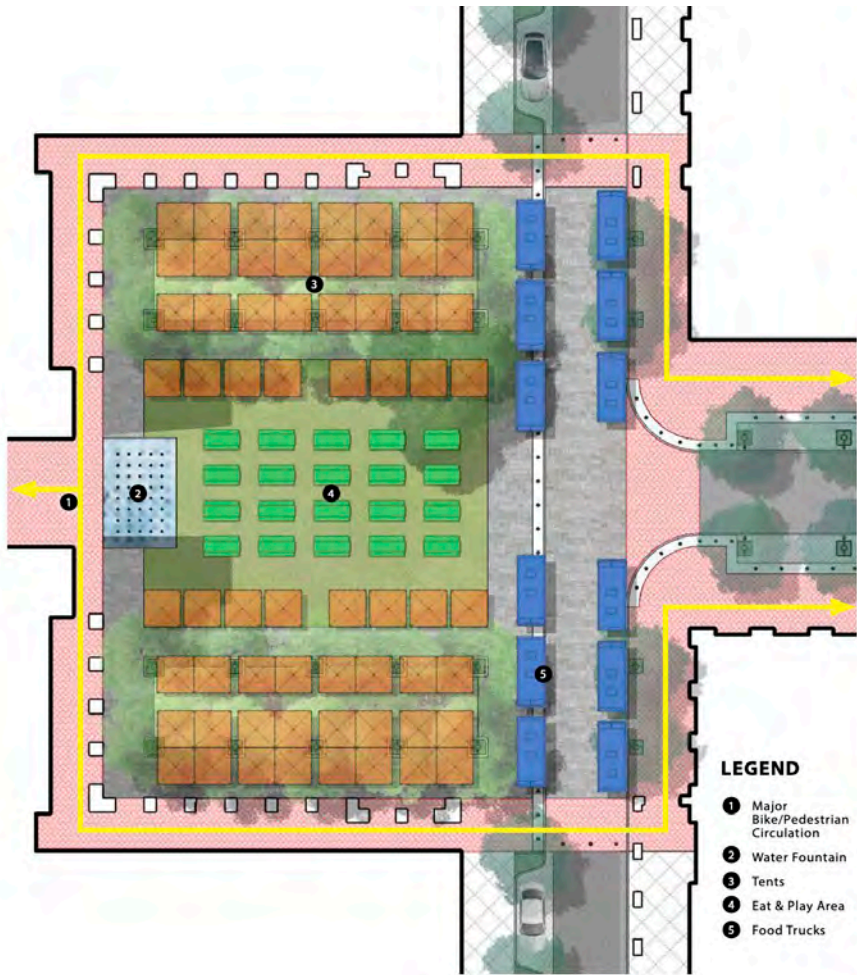
Public Realm



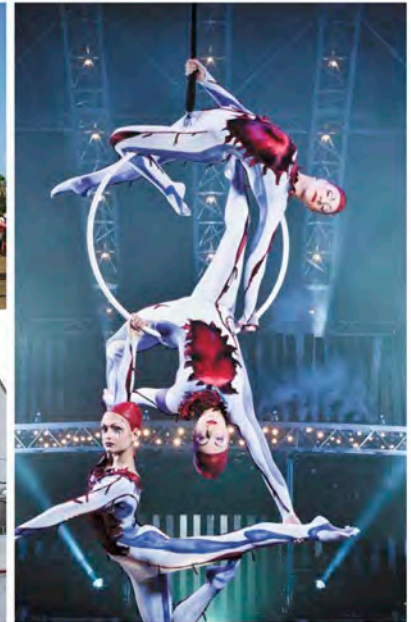
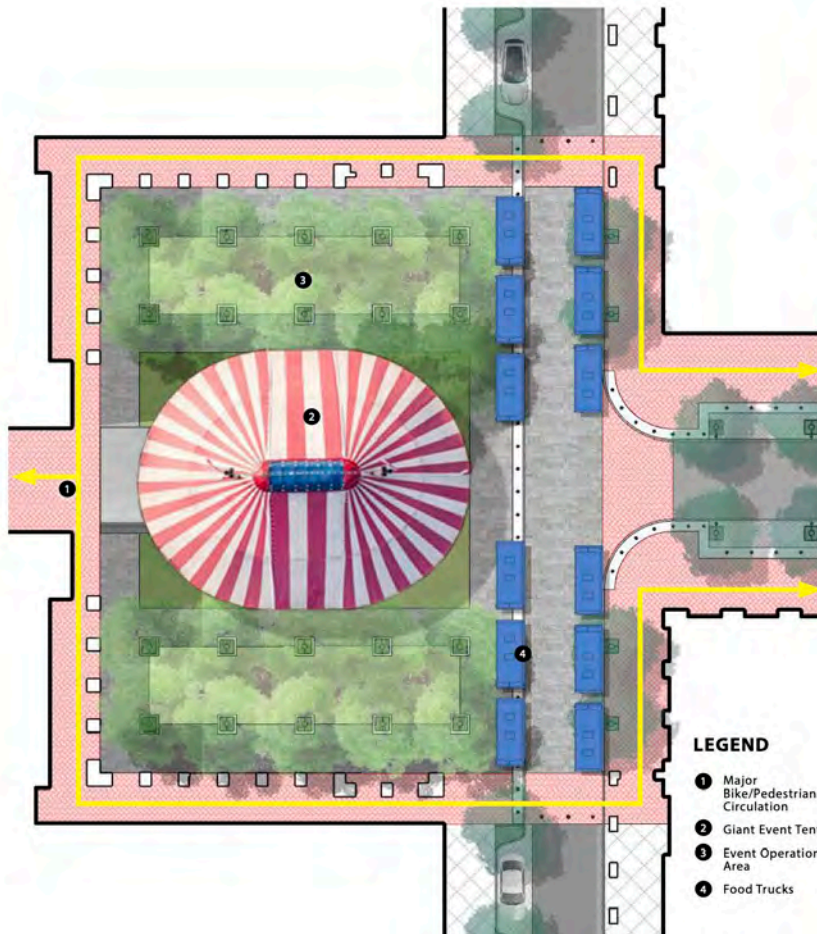
Amenities



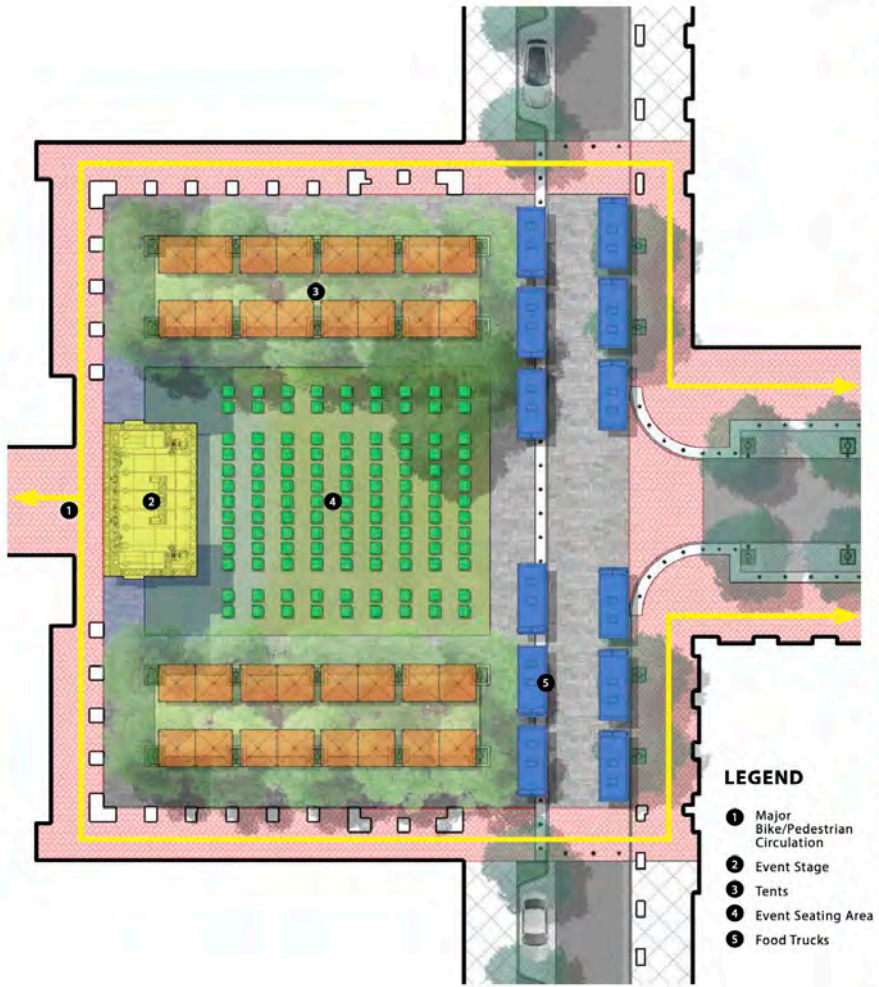
Public Space Diagram: Every Day Free Play Plaza



Public Space Diagram: Market



Public Space Diagram: Seasonal Events



Public Space Diagram: Entertainment

Community Benefits

- Reclaim Lost State Street
- Historic Precedent
- Public Plaza
- Support State Street Businesses
- Structured Parking
- Rooftop Restaurant
- Local & Regional Retail and Office
- Walkable Housing
- Economic Impact





Thank you!

Visit our project website at www.StateStreetVillage.com
Follow us on Instagram @StateStreetVillageRedlands