

SPECIFIC PLAN NO. 61
City of Redlands

LUGONIA AVENUE COLLECTION
A Residential Community Sponsored by the
Housing Authority of the County of San Bernardino

July, 2009



HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
715 East Brier Drive
San Bernardino, California 92408
(909) 890-0644

And

**MCCORMACK
BARON
SALAZAR**

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Approved by
the City Council on

August 4, 2009

Date

Signature M. O. P.

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PREFACE

Specific Plan No. 61 has been written and prepared to serve as a planning tool for the City of Redlands to review a neo-traditional project in the historic Lugonia district of the City of Redlands. The specific plan has been prepared according to accepted professional principles, and fulfills the criteria of the City of Redlands. In the preparation of this specific plan, a commitment has been made to produce a unique residential community that emulates several historic neighborhoods in the City of Redlands, commonly referred to as "neo-traditional" neighborhoods. The developer has assembled a team of architects, landscape architects, engineers and planners, which have strived to produce a mixed-income single-family and multi-family residential neighborhood for the Housing Authority of the County of San Bernardino, harkening back to the early days of Redlands.

SECTION 1. INTRODUCTION AND BACKGROUND

A. Introduction

1. Purpose and Intent

The purpose of Specific Plan No. 61 is to provide a planning framework for the redevelopment of a unique residential neighborhood in the historic Lugonia area of the City of Redlands. The specific planning process has been utilized because the proposed project, a mixed use design by the Housing Authority of the County of San Bernardino, does not fit within the framework of the traditional zoning ordinances of the City of Redlands. The specific plan intends to create the unique development standards and design guidelines inherent in the redevelopment of this strategic site, while ensuring a compatible development with the surrounding neighborhood.

The design and placement of the residential units is a critical element in the development of the project site, and this specific plan provides the planning framework to illustrate how the project will successfully accomplish this commitment. Furthermore, through the use of the specific plan format, the City can comprehensively address design guidelines in order to produce a superior project not suited for conventional zoning.

2. Project Background and Description

The subject property is located at the northeast corner of Lugonia Avenue (SR 38) and Orange Street, consisting of approximately 18.8 acres. The property is currently owned by the Housing Authority of the County of San Bernardino (HACSB). The HACSB was organized in 1941 under the U.S. Housing Act of 1937 and the State of California Housing Authorities Law of 1938, for the purpose of developing low-rent public housing for low-income families in San Bernardino County. The HACSB was authorized to function by resolution of the Board of Supervisors on June 23, 1941, officially launching the agency. Acquisition of property throughout San Bernardino County has been the continued focus of the Housing Authority. HACSB's commitment is to provide affordable, decent, safe and sanitary public housing for low and moderate income families, including the elderly and handicapped persons.

The subject property was planned and developed by the Housing Authority in two phases. The first phase was built in 1943, and included those units fronting on Lugonia Avenue and the cul-de-sac units off Orange Street. The balance of the project was built in 1961. The existing project was developed utilizing a single story duplex design, and consisted of 115 dwelling units. The HACSB has managed and operated the project for low-income affordable housing for well over fifty years.

The HACSB has embarked on a housing development and modernization effort to improve public and affordable housing opportunities and living conditions through modernization, reconstruction and innovative revitalization. The public housing industry has learned that design matters, and that public housing should be treated as an integral part of a healthy neighborhood, and not buffered as a noxious land use. Through the HOPE VI Revitalization Grants Program, the HACSB is revitalizing the project into a neo-traditional neighborhood, integrating new urbanism design principles into the affordable housing landscape. In addition, the Authority has planned a project which will mix income levels through offering of various product mixes, including for rent and for sale dwelling units. HUD has issued New Urbanism principles to guide public policy, development practice, urban planning and design. These principles include the following:

The neighborhood, the district, and the corridor

- The neighborhood, the district, and the corridor are the essential elements of development and redevelopment in the metropolis. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.
- Neighborhoods should be compact, pedestrian-friendly, and mixed-use. Districts generally emphasize a special single use, and should follow the principles of neighborhood design when possible. Corridors are regional connectors of neighborhoods and districts; they range from boulevards and rail lines to rivers and parkways.
- Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young. Interconnected networks of streets should be designed to encourage walking, reduce the number and length of automobile trips, and conserve energy.
- Within neighborhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and

incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.

- Transit corridors, when properly planned and coordinated, can help organize metropolitan structure and revitalize urban centers. In contrast, highway corridors should not displace investment from existing centers.
- Appropriate building densities and land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
- Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.
- The economic health and harmonious evolution of neighborhoods, districts, and corridors can be improved through graphic urban design codes that serve as predictable guides for change.
- A range of parks, from tot-lots and village greens to ballfields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.

The block, the street, and the building

- A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use.
- Individual architectural projects should be seamlessly linked to their surroundings. This issue transcends style.
- The revitalization of urban places depends on safety and security. The design of streets and buildings should reinforce safe environments, but not at the expense of accessibility and openness.
- In the contemporary metropolis, development must adequately accommodate automobiles. It should do so in ways that respect the pedestrian and the form of public space.
- Streets and squares should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities.
- Architecture and landscape design should grow from local climate, topography, history, and building practice.
- Civic buildings and public gathering places require important sites to reinforce community identity and the culture of democracy. They deserve distinctive form, because their role is

different from that of other buildings and places that constitute the fabric of the city.

- All buildings should provide their inhabitants with a clear sense of location, weather and time. Natural methods of heating and cooling can be more resource-efficient than mechanical systems.
- Preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of urban society.

The HACSB intends to revive the old principles of town planning and traditional design, commonly referred to as “neo-traditional” planning. This neo-traditional movement began in the past two decades, and examples of this historic planning design in Redlands are Normandy Court and Cypress Circle, among others. Elements of this type of neo-traditional design include reduced setbacks, offset garages, common streetscapes, historic architecture, and the inclusion of front porches and overhangs in the architectural design of units.

The HOPE VI program emphasizes good design to accomplish many of its community-building goals. Principles for inner-city design in HOPE VI projects include:

- Diversity – A broad range of housing types and prices will bring people of diverse ages, races and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.
- Safety and Civic Engagement – The relationship of buildings and streets should enable neighbors to create a safe neighborhood by providing “eyes on the street” and should encourage interaction and community identity.
- Neighborhoods – Neighborhoods should be compact, with shops, schools, parks and other activities of daily life available within walking distance.
- Local Architectural Character – The image and character of new development should respond to the best architectural traditions in the area.
- Streets and Public Open Space – Neighborhoods should have an interconnected network of streets and public open spaces to provide opportunities for recreation and appropriate settings for civic activities.

B. Project Setting

1. Project Location

The project site consists of approximately 18.8 acres located on the northeast corner of Lugonia Avenue (SR 38) and Orange Street. To the north of the project site is Lugonia Elementary School; west of the project site is the Redlands Unified School District headquarters; to the south is single family residential and vacant commercial property; and, east of the project site is vacant land. Exhibit 1 depicts the Project Location, while Exhibit 2 depicts the Project Boundaries/Existing Conditions.

The current General Plan designation for the subject site is Low Density Residential, permitting up to 6 dwelling units per gross acre. The current Zoning of the property is R-1 Single Family. The proposed project is requesting a General Plan Amendment to Medium Density Residential (0-15 dwelling units per acre) and a Zoning designation of "Specific Plan".

2. Legal Description

The land referred to herein is situated in the County of San Bernardino, State of California, and is described as follows:

Lots 1, 2 and 3, Tract 6414, as per plat recorded in Book 80 of Maps, pages 32 and 33, records of said County; and

That portion of the Northeast quarter of Section 22, Township 1 South, Range 3 West, San Bernardino Base and Meridian, in the City of Redlands, County of San Bernardino, State of California, described as follows:

Beginning at a point on the South line of the Northeast Quarter of said Section, which is the centerline of Lugonia Avenue, 329.53 feet east from the southwest corner of said Northeast Quarter; thence east along the south line 329.53 feet; thence North 396.55 feet; thence West 329.53 feet; thence South 396.55 feet to the point of beginning; and

The South Half of the West Half of the Southwest Quarter of the Northeast Quarter of Section 22, Township 1 South, Range 3 West, San Bernardino Base and Meridian, in the City of Redlands, County of San Bernardino, State of California.

Except the west 22 feet conveyed to the City of Redlands for street purposes; and

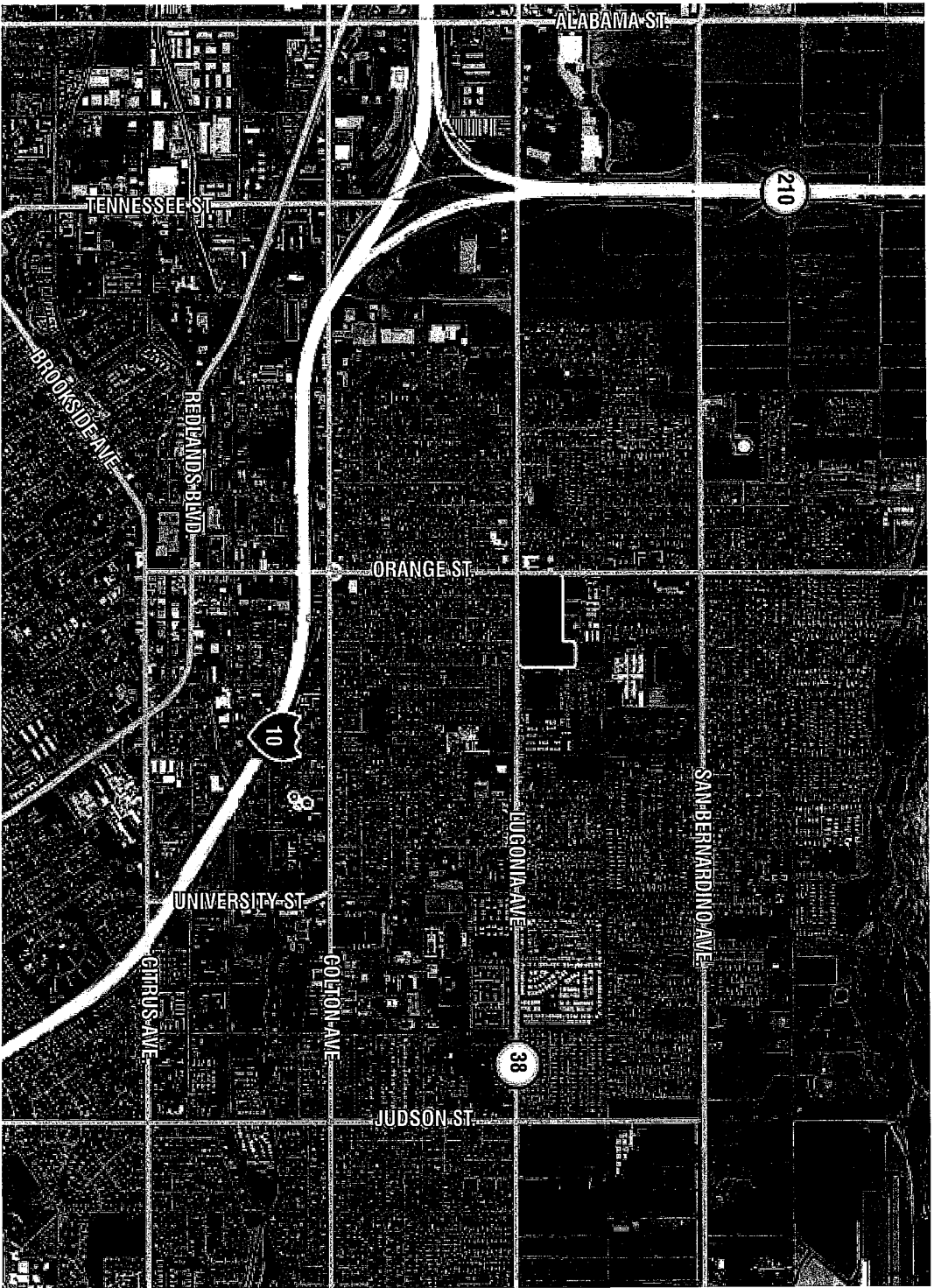
The East Half of the West Half of the Southwest Quarter of the northeast Quarter of Section 22, Township 1 South, Range 3 West, San Bernardino Base and Meridian, in the City of Redlands, County of San Bernardino, State of California.

Except that portion conveyed to George Schutt by deed recorded in Book 697 of Deeds, Page 204, Records of said County, described as follows:

Beginning on the South line of the Northeast Quarter of said Section, which is also the center line of Lugonia Avenue, said point being 329.53 feet from the Southwest corner of the Northeast Quarter of said Section; thence East 329.53 feet; thence North 396.55 feet; thence west 329.53 feet; thence South 396.55 feet to the point of beginning.

Also except that portion in said Parcel lying North of the center line of Delaware Street, as located through said property, on June 28, 1942.

Assessor's Parcel Number: 0167-221-13 and 14
0167-371-01
0167-372-01
0167-373-01



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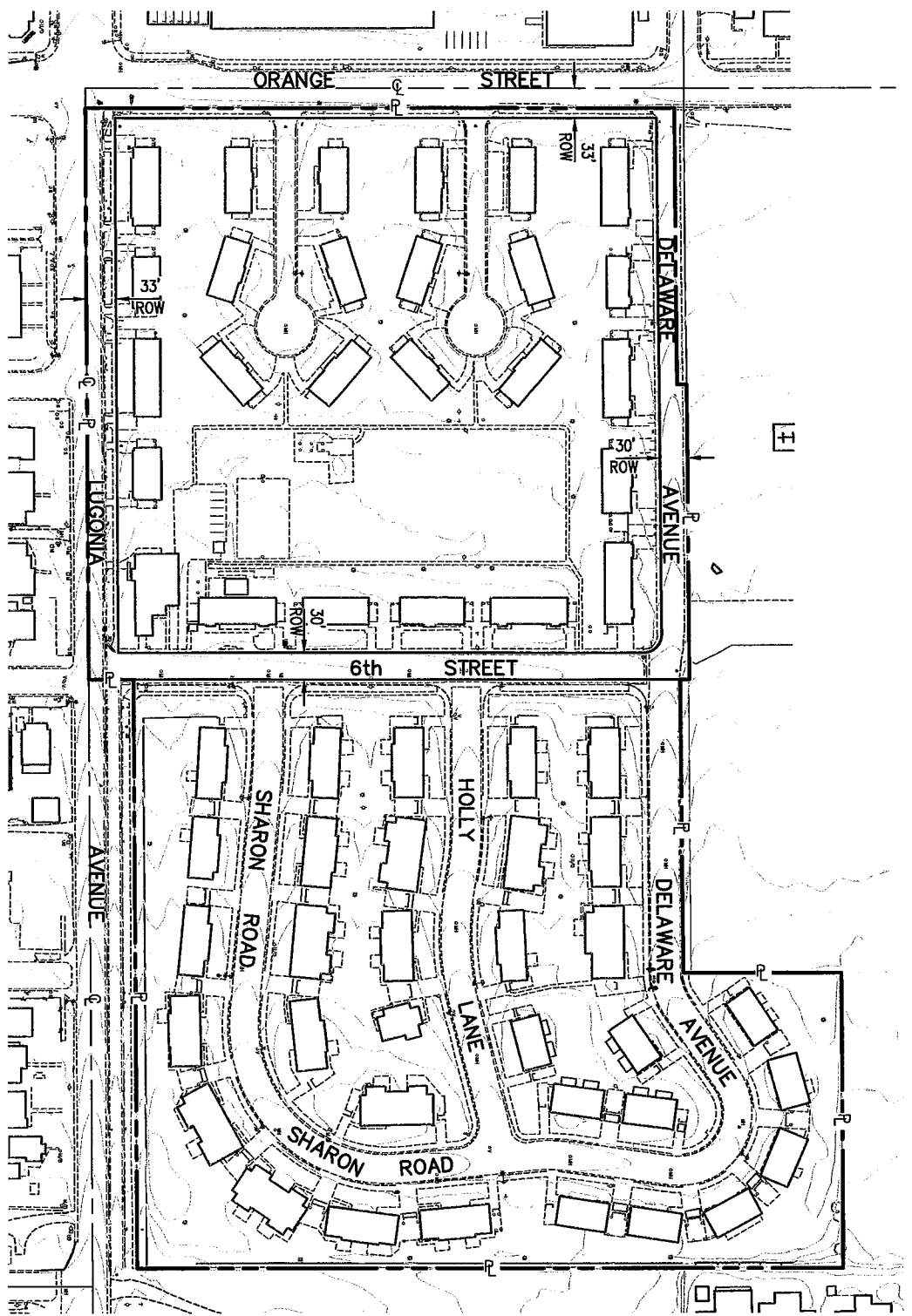
EXHIBIT 1

Project Location

Lugonia Avenue

REDLANDS, CALIFORNIA
 MCCORMACK BARON SALAZAR, INC.





PROJECT SUMMARY

Gross Area 20.27 AC
 Net Area* 18.85 AC
 *(Gross Area minus Delaware Ave., 6th St., & Lugonia Ave. Public Street Areas)
 A.P.N.: 0167-221-14, 0167-221-13, 0167-371-01, 0167-372-01, & 0167-373-01
 TENTATIVE TRACT NO. 18762

EXHIBIT 2

**Project Boundaries/
 Existing Conditions**

Lugonia Avenue
 REDLANDS, CALIFORNIA
 MCCORMACK BARON SALAZAR, INC.
 PROJECT MANAGERS
 AUTOMOTIVE

3. Project Description

The proposed project consists of 228 dwelling units on approximately 19.23 acres (net acreage after street vacations), for a density of 11.8 dwelling units per acre. The dwelling units will consist of 39 single family detached homes which will be offered for sale and 189 multi-family apartments. The single family units will be developed under a cluster format, while the multi-family apartments will be developed around a "village green". The Conceptual Site Plan is depicted in Exhibit 3.

The project's primary entry will be from Lugonia Avenue at Sixth Street, while two secondary entries are provided along Orange Street. A looping private drive will provide the main access within the project site, and smaller alleys will branch from the main drive into the garage and parking areas. An appropriate number of tenant and guest parking spaces are proposed in garages, along the street frontages and within parking pockets.

An abundant amount of open space is planned throughout the development, in both active and passive parks. The main village green will incorporate a maintenance/recreation building, pools, a tot lot, and a large open play area. Two pocket parks and a community gardens are also planned conveniently throughout the multi-family neighborhood. The single family units will have a private yard area as well as a common "paseo" front yard.

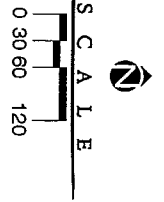
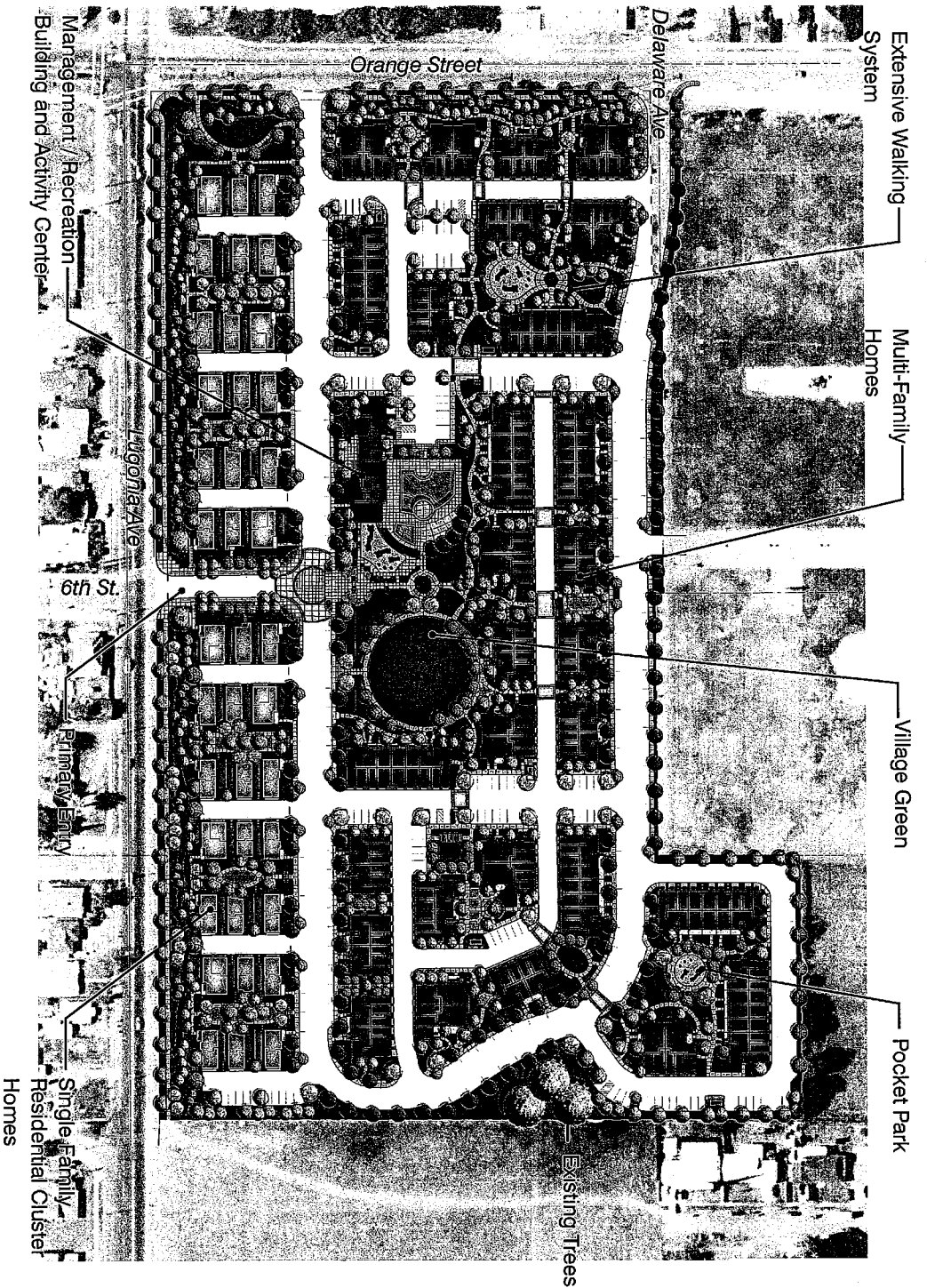
Architectural design consists of Spanish Mission and Irving Gil styles, eliciting feelings of older Redlands neighborhoods. The architectural design is more fully discussed in Section 2.E.

PROJECT SUMMARY

Total Site Area	19.23 AC
Total Units	228 Homes SFD Cluster - 39 Homes Multi-Family - 189 Homes
Net Density	11.9 Homes/AC

PHASING

Phase A	
SFD Cluster	18 Homes
Multi-Family	85 Homes
Phase B	
SFD Cluster	21 Homes
Multi-Family	104 Homes



- NOTES**
1. REFER TO THE CONCEPTUAL SITE PLAN FOR THE PHASING OF THE DEVELOPMENT.
 2. REFER TO THE CONCEPTUAL SITE PLAN FOR THE PHASING OF THE DEVELOPMENT.
 3. THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
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EXHIBIT 3

Conceptual Site Plan

Lugonia Avenue

HEDLANDS, CALIFORNIA
MCDORMACK BARON SALAZAR, INC.



C. Goals and Objectives

The concept of Specific Plan No. 61 is to provide the framework that will guide the redevelopment of this unique residential development, creating a desirable neighborhood that harkens to historic Redlands. In order to ensure the creation of a superior residential project, the specific plan has incorporated the following goals and objectives:

1. The creation of an enriched neo-traditional residential development, emulating elements of historic Redlands consistent with the surrounding neighborhood.
2. To provide for the extension of adequate infrastructure, including sewer, water and storm drainage.
3. To foster a sense of pride and identity for the future residents of the project.
4. To provide the planning framework for the development of a residential project that accommodates multiple types of housing in one neighborhood through superior urban design, successfully integrating multi-family units within single family blocks through the use of the following urban design techniques:
 - Designing links between diverse housing types;
 - Creating paths for connectivity;
 - Designing streets that function as collective spaces;
 - Demonstrating the value of non-standard suburban unit types like courtyard housing, cluster design, etc.
5. Revitalization of an historic Redlands neighborhood utilizing New Urbanism principles to guide public policy, development practice, urban planning and design.

D. General Notes

The following general notes shall apply to all land and buildings contained within the specific plan:

1. Any details or issues not specifically addressed by this Specific Plan shall be subject to the regulations of the City of Redlands Municipal Code. Definitions of terms shall also be as defined in the Redlands Municipal Code.
2. Sewer, water and solid waste service shall be provided by the City of Redlands.
3. Electrical power shall be provided by Southern California Edison.
4. Natural gas service shall be provided by Southern California Gas Company.
5. Telephone service shall be provided by Verizon.
6. Cable TV service shall be provided by Time Warner.
7. Within the single-family neighborhood, a Homeowner's Association shall be established through Conditions, Covenants and Restrictions (CC&R's) for the perpetual maintenance of entry features, private streets, landscaping and other common areas. The CC&R's shall be reviewed and approved by the City of Redlands prior to recordation.

Within the multi-family neighborhood, the HACSB shall be responsible for the operation and maintenance of the project, including all private streets, open space and recreational areas, and buildings.

SECTION 2. MASTER PLANS

A. Land Use

The HACSB Specific Plan No. 61 encompasses approximately 19.23 acres accommodating the development of 228 multi-family apartments and detached single-family residences under a neo-traditional planning format. The density of the project, approximately 11.8 dwelling units per acre, is consistent with the Medium Density Residential designation of the City's General Plan. Following adoption of Specific Plan 61, the zoning of the subject property will become "Specific Plan".

The HACSB has envisioned the development of a mixed income neo-traditional neighborhood incorporating single family detached and multi-family dwelling units, essentially as an in-fill project. This parcel is ideally situated in a prominent area of Redlands, adjacent to Lugonia Elementary School, a block from Clement Middle School and Community Field. Shopping facilities are conveniently located both north and south of the project along Orange Street.

The Land Use Plan is depicted on Exhibit 4. The single family detached residences are designed around a six unit courtyard adjacent to Lugonia Avenue. The single family homes will access a rear-loaded alley, while the front doors will be accessed from a common paseo landscape corridor. A total of 39 single family residences are proposed.

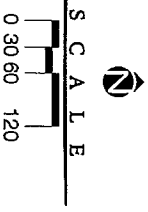
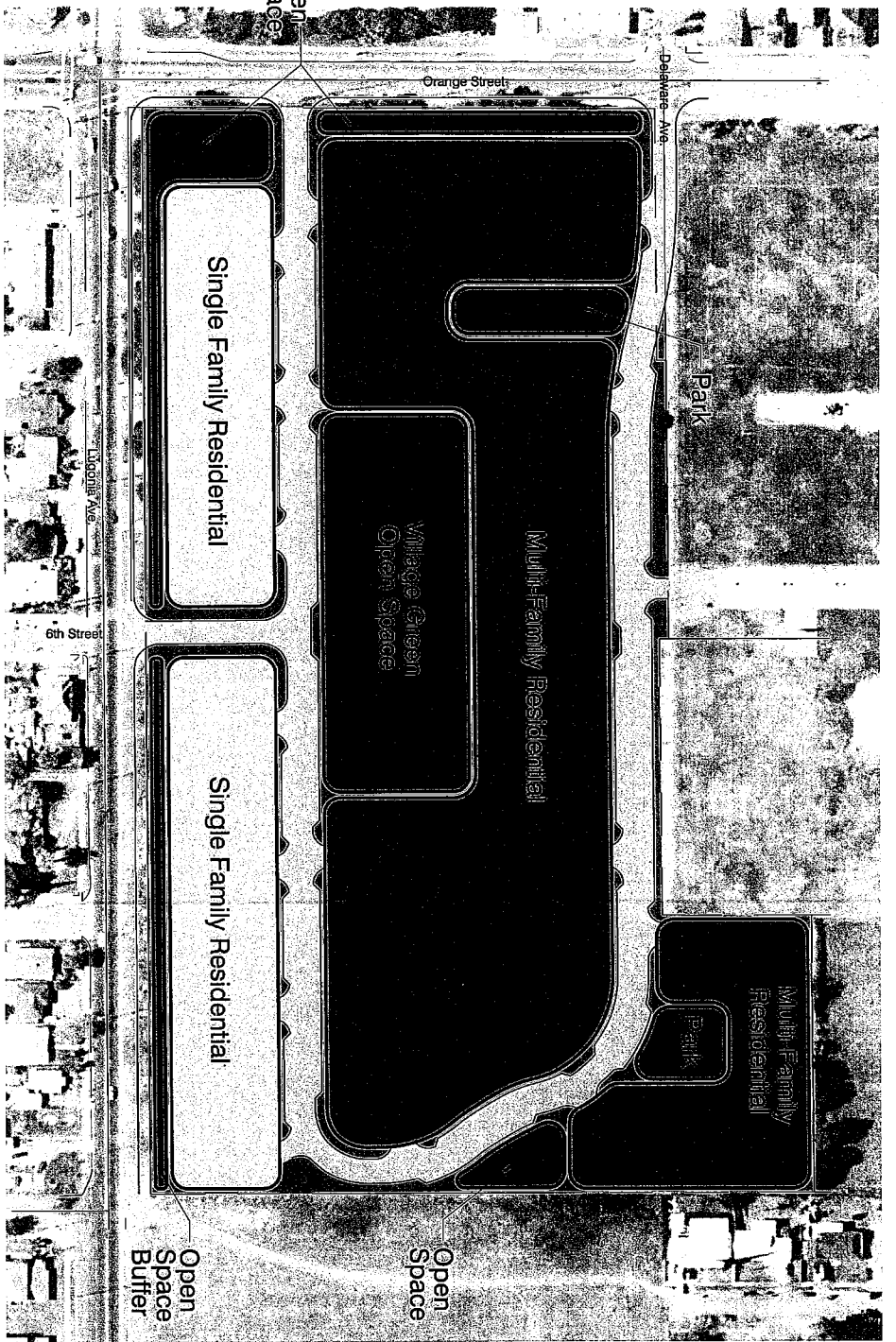
The multi-family component will be developed on the northern portion of the project site surrounding a central park/village green. The multi-family units will be developed in three building types, on a 5-plex, 6-plex and 9-plex format. A total of 189 multi-family units are proposed. These units have been developed with an alley design, allowing the traditional front door to face the open spaces creating an "eyes on the park" and an "eyes on the street" urban design theme.

Open space has been provided in both active and passive areas, integrated through an interconnected system of pathways which links the neighborhoods and provides opportunities for recreation and appropriate settings for civic activities. A prominent central park/village green has been located in the central portion of the project as a focal point for the residents of both neighborhoods. The central park will include a recreation/management building, pool area, tot lots and other recreational activities.

1. Consistency with City of Redlands General Plan

Section 65454 of the State Planning and Zoning Law requires that a specific plan shall be consistent with the City's General Plan. In conjunction with this Specific Plan, the applicant has proposed a General Plan Amendment to designate the subject property as Medium Density Residential, permitting 0 to 15 dwelling units per gross acre. The intent of the Medium Density Residential land use category is to provide for the development of attached, detached and/or mixed residential uses with a range of densities and housing types. The proposed project will be consistent with the Medium Density Residential designation of the General Plan. In addition, the specific plan also responds to the following residential guiding policies:

- 4.40d Encourage a variety of housing types to serve all economic segments of the community.
- 4.40h Encourage construction of small single-family homes on small lots as an affordable housing solution.
- 4.40m Establish a range of residential densities and development standards that encourage a mix of housing types.




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LEGEND		ACRES	HOMES
[Light Gray Box]	Single Family Residential	3.2	39
[Dark Gray Box]	Multi-Family Residential	8.3	189
[Black Box]	Open Space	5.1	
[White Box]	Loop Street	2.6	
TOTAL		19.23	228

EXHIBIT 4

Land Use Plan

Lugonia Avenue
 REDLANDS, CALIFORNIA
 MCCORMACK BARON SALAZAR, INC.


B. Circulation Plan

The existing HACSB project has several dedicated streets which will be vacated and abandoned upon development of the proposed project. These streets include portions of Delaware Avenue, Holly Lane, Sharon Road and Sixth Street. The existing perimeter streets, Lugonia Avenue and Orange Street, will be fully dedicated and improved to ultimate right-of-way with the development of the project.

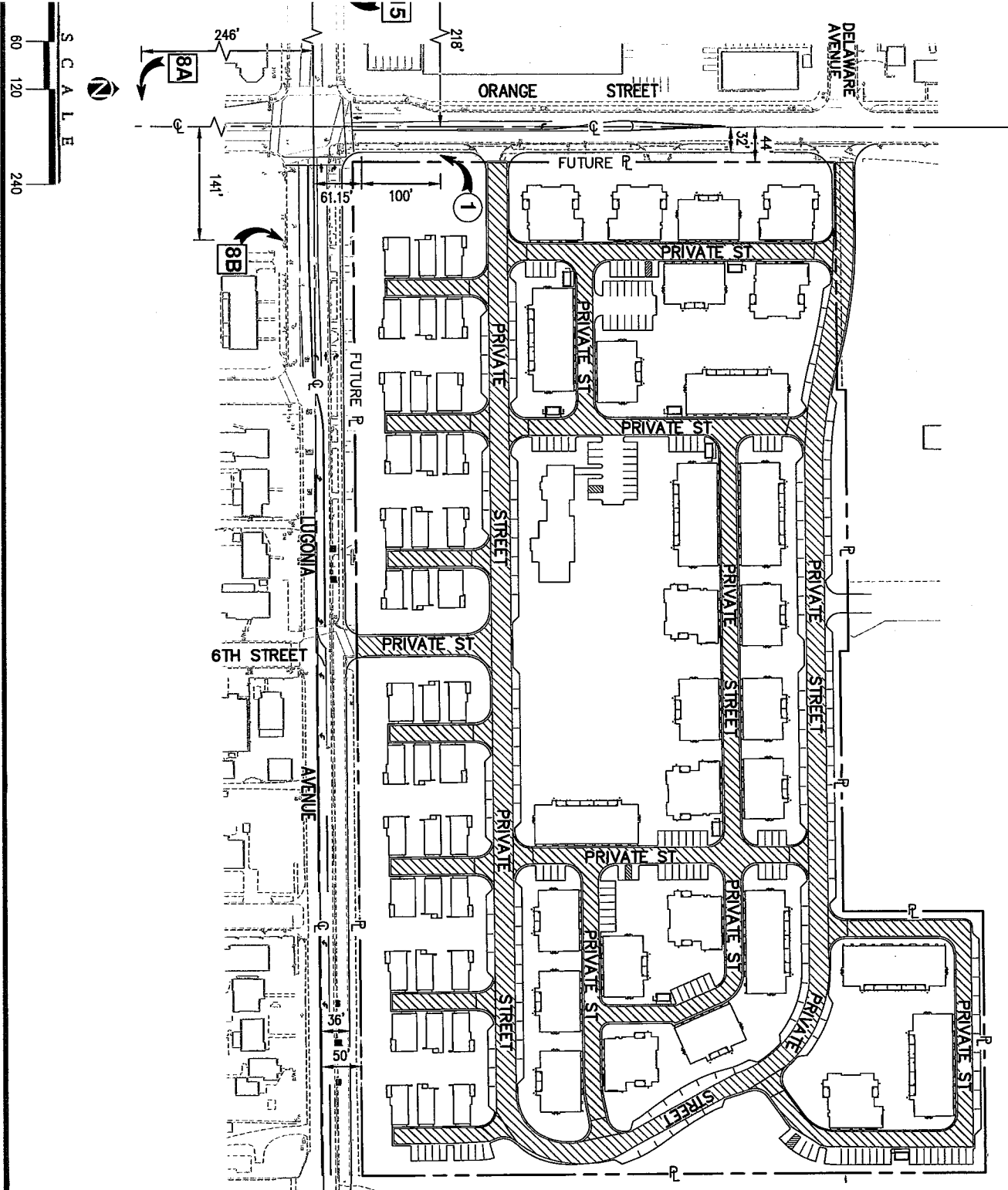
The Circulation Plan is depicted in Exhibit 5, and illustrates the vehicular circulation for the subject property. As illustrated, the project's primary project entry will be provided from Lugonia Avenue, with two secondary entries from Orange Street. The primary entry terminates on the village green, connecting to the main 28 foot looping arterial through the project. Branching off from the main arterial are a series of 24 foot alleys which provide the project's access to the garages and parking areas throughout the site. The interior street design is planned as a private drive system looping through the project. This street will be maintained by the HACSB. The City of Redlands will be provided easements over this private drive for maintenance of public utilities, and to access meters, trash disposal, etc.

The Typical Street Sections are depicted on Exhibit 6, and described as follows:

- **Lugonia Avenue** – Currently partially dedicated and improved along the project's southern boundary, Lugonia Avenue will be fully dedicated to a one hundred (100) foot right-of-way (fifty feet from centerline), and improved with new curb and gutter, sidewalk and paving.
- **Orange Street** – Currently partially dedicated and improved along the project's western boundary, Orange Street will be fully dedicated to an eighty-eight (88) foot right-of-way (forty-four feet from centerline), and improved with new curb and gutter, sidewalk and paving.
- **Private Arterial** – A private twenty-eight (28) foot arterial will loop through the project connecting to Orange Street at two secondary entries. The secondary entry at Delaware Avenue will be realigned to the north in order to match the Delaware Avenue centerline on the west side of Orange Street. This looping drive will have parallel parking along most of its frontage in order to create the "eyes on the street" effect.

- Private Alley – Branching off the main arterial will be twenty-four (24) foot private drives accessing the garages and parking areas throughout the single-family and multi-family areas.

Bus transportation is provided locally by Omnitrans. Omnitrans currently operates three bus stops in close proximity to the project site, providing bus service to downtown Redlands, Highland, Yucaipa and San Bernardino. The bus stops are generally located at the intersection of Lugonia Avenue and Orange Street. In cooperation with Omnitrans, the HACSB will provide a new bus stop along the Orange Street frontage to provide bus service north bound on Orange Street.



LEGEND



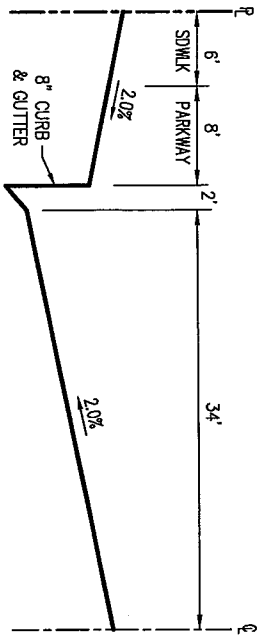
- 8A** OMNI TRANSPORTATION ROUTE: MONTE TO YUCAIPA. BUS STOP LOCATED ~246' S/O LUGONIA AVE. ON WESTERLY SIDE OF ORANGE ST.
- 15** OMNI TRANSPORTATION ROUTE: SAN BONO/HIGHLAND TO REDLANDS. BUS STOP LOCATED ~218' W/O ORANGE ST. ON NORTHERLY SIDE OF LUGONIA AVE.
- 8B** OMNI TRANSPORTATION ROUTE: MONTE TO YUCAIPA. BUS STOP LOCATED ~141' E/O ORANGE ST. ON SOUTHERLY SIDE OF LUGONIA AVE.
- 1** PROPOSED BUS STOP: 161' N/O LUGONIA AVE. ON EASTERLY SIDE OF ORANGE ST.
-  PRIMARY VEHICLE CIRCULATION (28' WIDE)
-  SECONDARY VEHICLE CIRCULATION (24' WIDE)

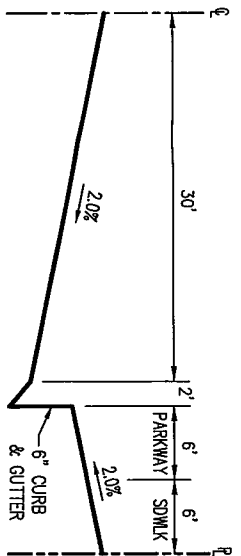
EXHIBIT 5

Circulation Plan

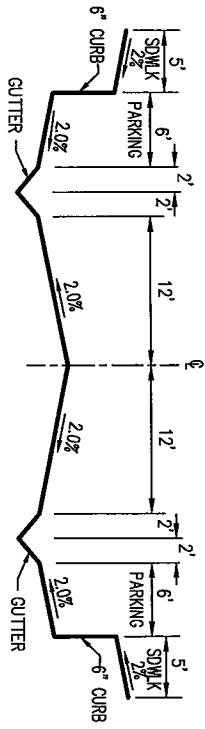
Lugonia Avenue
 REDLANDS, CALIFORNIA
 McFORMACK BARON SALAZAR, INC.

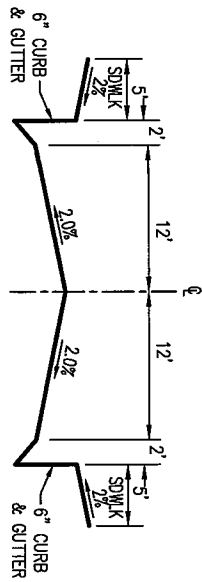
SECTION A-A
LUGONIA AVE. HALF STREET SECTION



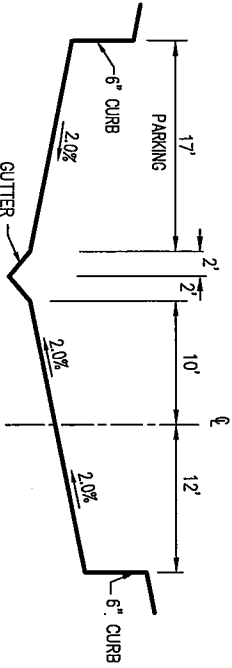
SECTION B-B
ORANGE ST. HALF STREET SECTION



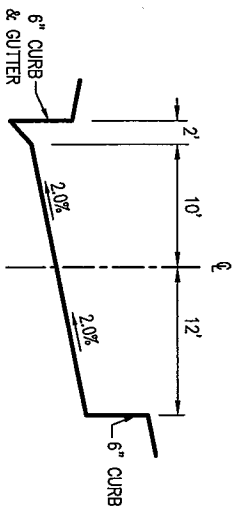
SECTION C-C
28' PRIVATE STREET - W/ PARKING SECTION



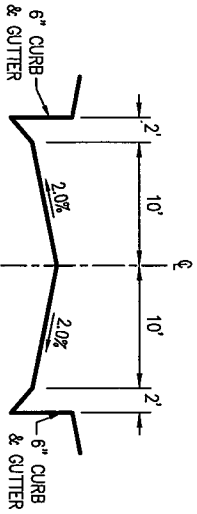
SECTION D-D
28' PRIVATE STREET - W/O PARKING SECTION



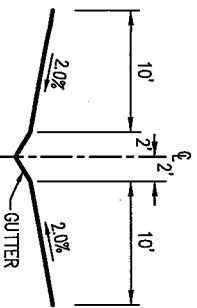
SECTION E-E
24' PRIVATE STREET - SLANT SECTION W PARKING



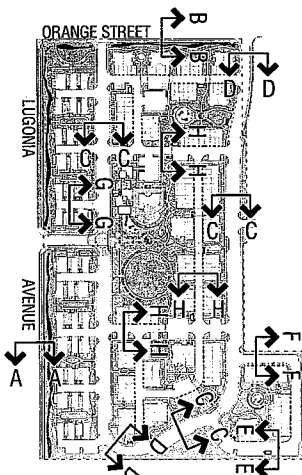
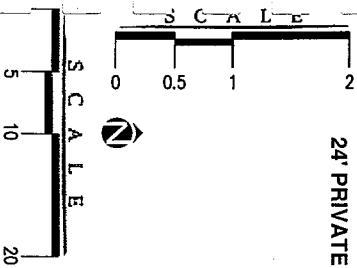
SECTION F-F
24' PRIVATE STREET - SLANT SECTION W/O PARKING



SECTION G-G
24' PRIVATE STREET - CROWN SECTION



SECTION H-H
24' PRIVATE STREET - SECTION



KEY MAP

EXHIBIT 6

Typical Street Sections

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.



C. Infrastructure Plan

The Infrastructure Plan designates the location and size of sewer, water and storm drain lines throughout the project. Private utility lines, including gas, electricity, telephone and cable TV are locally available and are not shown on the plan. The sewer, water and storm drain systems will be designed and installed in accordance with plans reviewed and approved by the City of Redlands. The Sewer and Water Plan is depicted on Exhibit 7, and the Grading/Drainage Plan is depicted in Exhibit 8.

The City of Redlands has established development impact fees that are required to be paid in order to offset the impact of development upon the City's sewer, water and storm drain systems. The payment of these fees is considered to be adequate mitigation for both the direct and cumulative impact of the project's impact on the City's systems. The project will be credited with existing dwelling units toward this development impact fee.

1. Sewer

Existing eight (8) inch sewer mains are located throughout the project site servicing the existing residences. These lines are connected to a main in Orange Street. The existing sewer mains will be abandoned and removed and replaced by a new eight (8) inch public line looping throughout the private street system. This main will be reconnected to the sewer main located within Orange Street. The sewer system will be designed and installed pursuant to City of Redlands standards.

2. Water

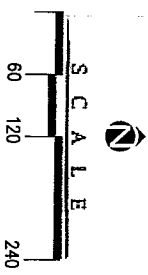
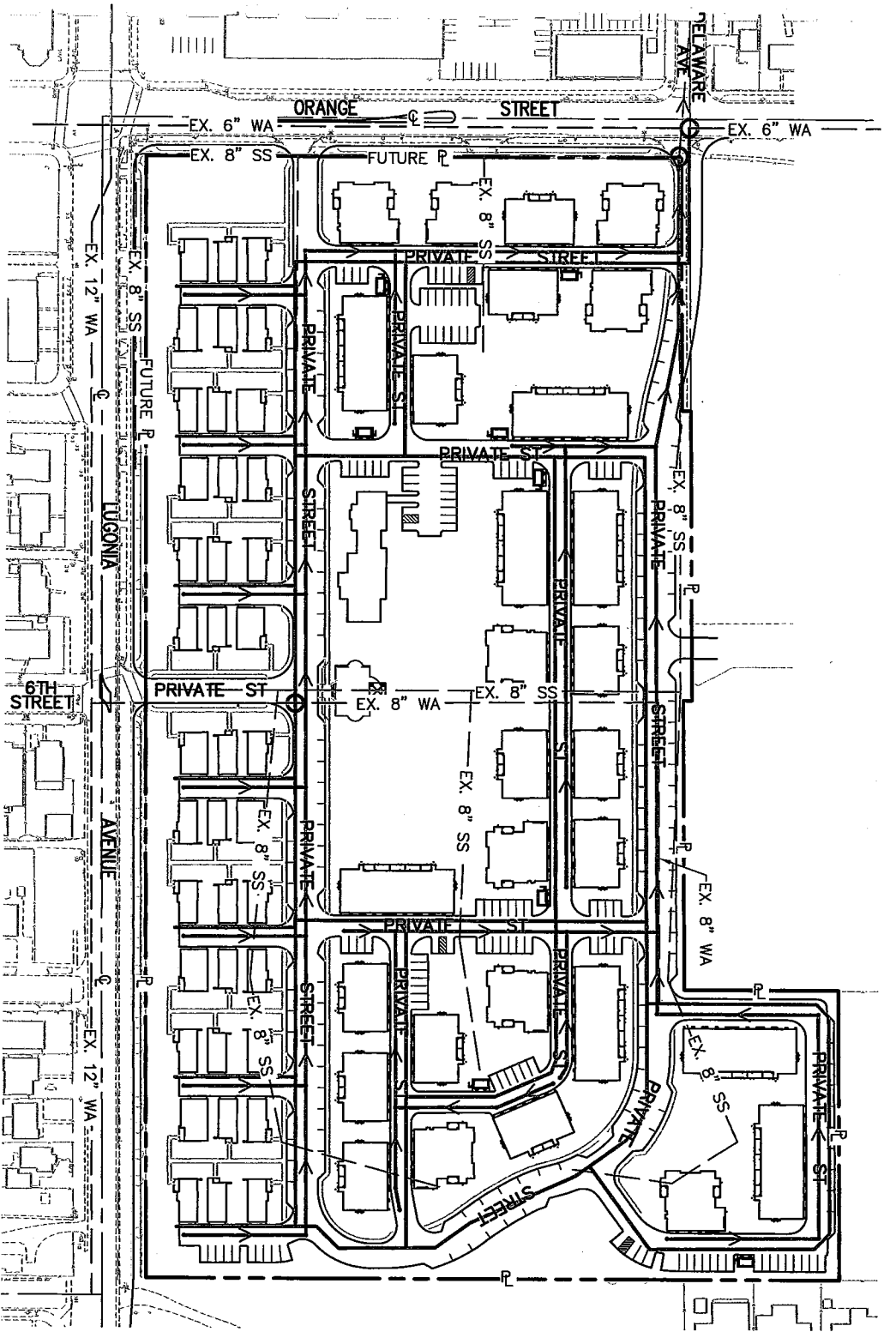
An existing twelve (12) inch water main is located within Lugonia Avenue across the frontage of the project, while a six (6) inch water main is located within Orange Street. The existing eight (8) inch water lines located within the project will be abandoned and removed, and replaced by an eight (8) inch water main looping throughout the private street system. The water system will be designed and installed pursuant to City of Redlands standards.

3. Storm Drainage

A storm drainage system incorporating surface drainage control within the project's curb and gutter will be designed to control storm runoff. On-site detention facilities, via infiltration basins, will be employed to detain the required volume calculated that is in excess of the pre-development runoff volumes. The proposed storm drain outfalls will mimic the existing storm drain effluents along Lugonia Avenue and Orange Street. The proposed on-site private streets, detention facilities

and overflow parkway drains will be designed in combination to have the capacity to convey a 100-year storm event.

In addition, as shown on the Water Quality Management Plan, multiple vegetated swales and infiltration basins are utilized to effectively control runoff quality. The vegetated swales are open, shallow channels with vegetation covering the side slopes and bottom that collect and slowly convey runoff flow to downstream discharge points. The swales are designed to treat runoff through filtering by the vegetation in the channel and/or infiltration into the underlying soils. The intent of the swales is to trap particulate pollutants and effectively remove sediment, nutrients, trash, metals, bacteria, oil and grease, and organics. The infiltration basins use the natural filtering ability of the soil to remove pollutants in stormwater runoff. Infiltration basins store runoff until it gradually exfiltrates through the soil and eventually into the water table. This practice has high pollutant removal efficiency and can also help recharge the groundwater.



LEGEND

- WATER POINT OF CONNECTION
- SANITARY SEWER POINT OF CONNECTION
- PROPOSED 8" WATER
- PROPOSED 8" SEWER
- < DIRECTION OF FLOW
- - - EXISTING WATER
- - - EXISTING SEWER

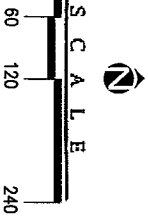
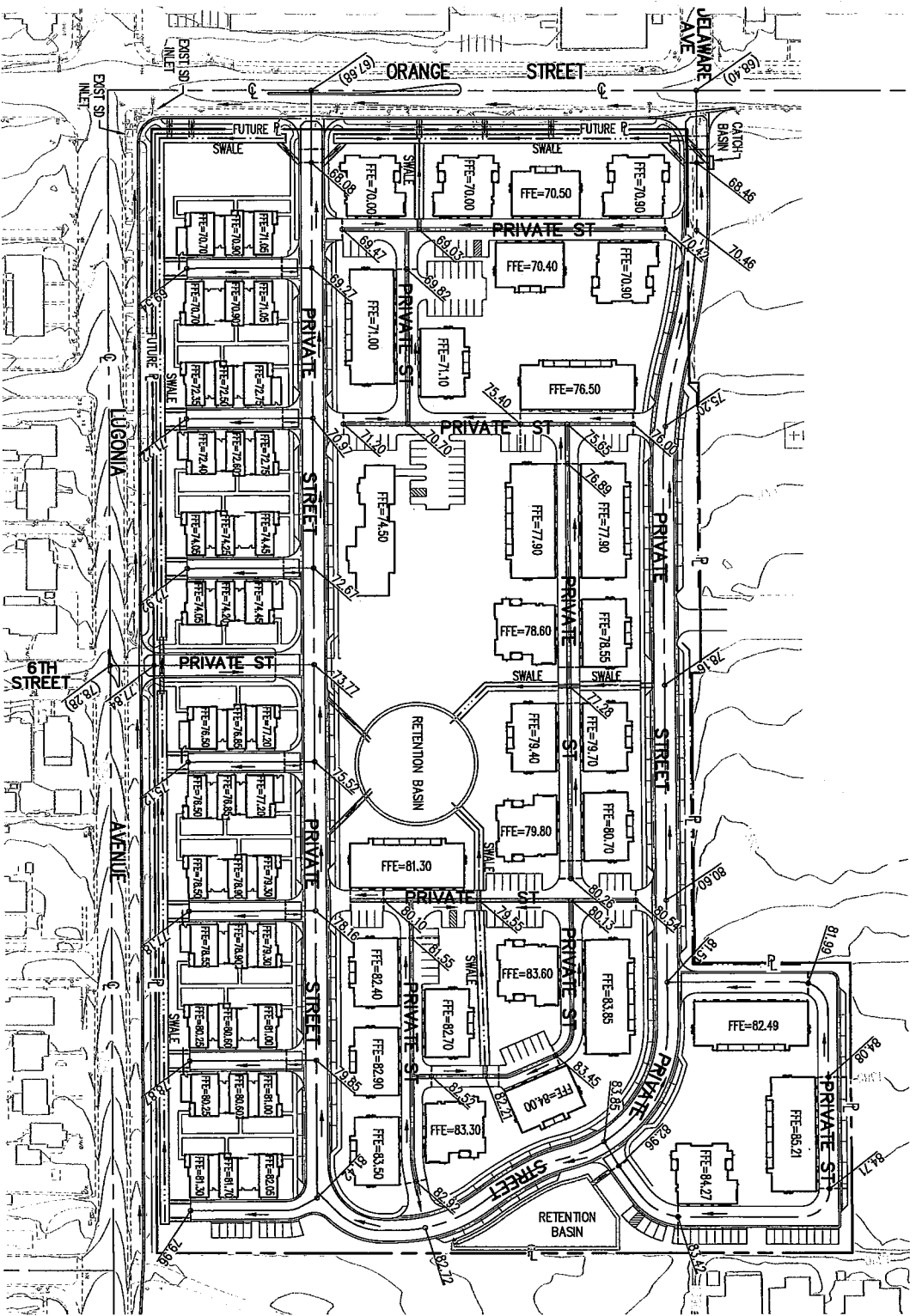
EXHIBIT 7

Water/Sewer Plan

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.

PETERSON
ARCHITECTS



LEGEND

- RETENTION/INFILTRATION BASIN
- PARKWAY DRAIN
- STORM DRAIN PIPE
- CATCH BASIN
- DRAINAGE SWALE
- FFE FINISHED FLOOR ELEVATION
- (###) EXISTING GRADE ELEVATION
- ### PROPOSED GRADE ELEVATION
- NOTE: ADD 1300' TO ALL ELEVATIONS

EXHIBIT 8

Grading/Drainage Plan

Lugonia Avenue

REDLANDS, CALIFORNIA
 MCCORMACK BARON SALAZAR, INC.



D. Conceptual Landscape Plan

The Conceptual Landscape Plan is illustrated in Exhibit 9. The landscape treatment for the project is important to the overall beauty and enjoyment for the future residents of the development. From the formal entry drives, the perimeter street landscaping, and the central park and greenbelts, the landscape design is important to convey the sense of neighborhood that the project attempts to achieve and that is an important element of the neo-traditional design. Numerous landscape and recreational amenities are incorporated into the design of the project, including passive and active parks, streetscapes and paseos.

The primary open space feature of the project is the Village Green, depicted on Exhibit 10. The Village Green has been centrally located within the project as the focal point of the main entry feature, consisting of approximately 2.0 acres. A formal entry plaza will invite the neighborhood into the park through enhance paving, accent plantings and shade structures. The Village Green will incorporate the main management/recreation building, a tot lot, a swimming pool and a kiddie pool, a central gathering area and a large open play area. Several of the multi-family dwelling units will have front doors onto the Village Green, creating the "eyes on the park" affect.

Two Pocket Parks incorporating tot lots are proposed within the development. Exhibit 11 depicts the Typical Pocket Park. One of the parks will be located in the western portion of the multi-family units, while another will be located in the northeastern portion. The Pocket Parks will include a tot lot, accent planting, bench seating and shade structures. A third pocket park is located in the eastern portion of the project, and will incorporate a passive garden and shade structure.

The single family clusters will be accessed through a common paseo servicing six units, as depicted in Exhibit 12. The paseo will provide walkways to the front doors of the dwelling units, and will include a shade structure at the entry, accent planting, trees and low walls.

The primary entry from Lugonia Avenue is designed as a formal entry into the project. This entry will include enhanced paving with decorative concrete accent banding, a circular motor court, large flowering multi-trunk trees, and ground cover and flower beds. This formal entry will provide a beautiful statement for the project along Lugonia Avenue.

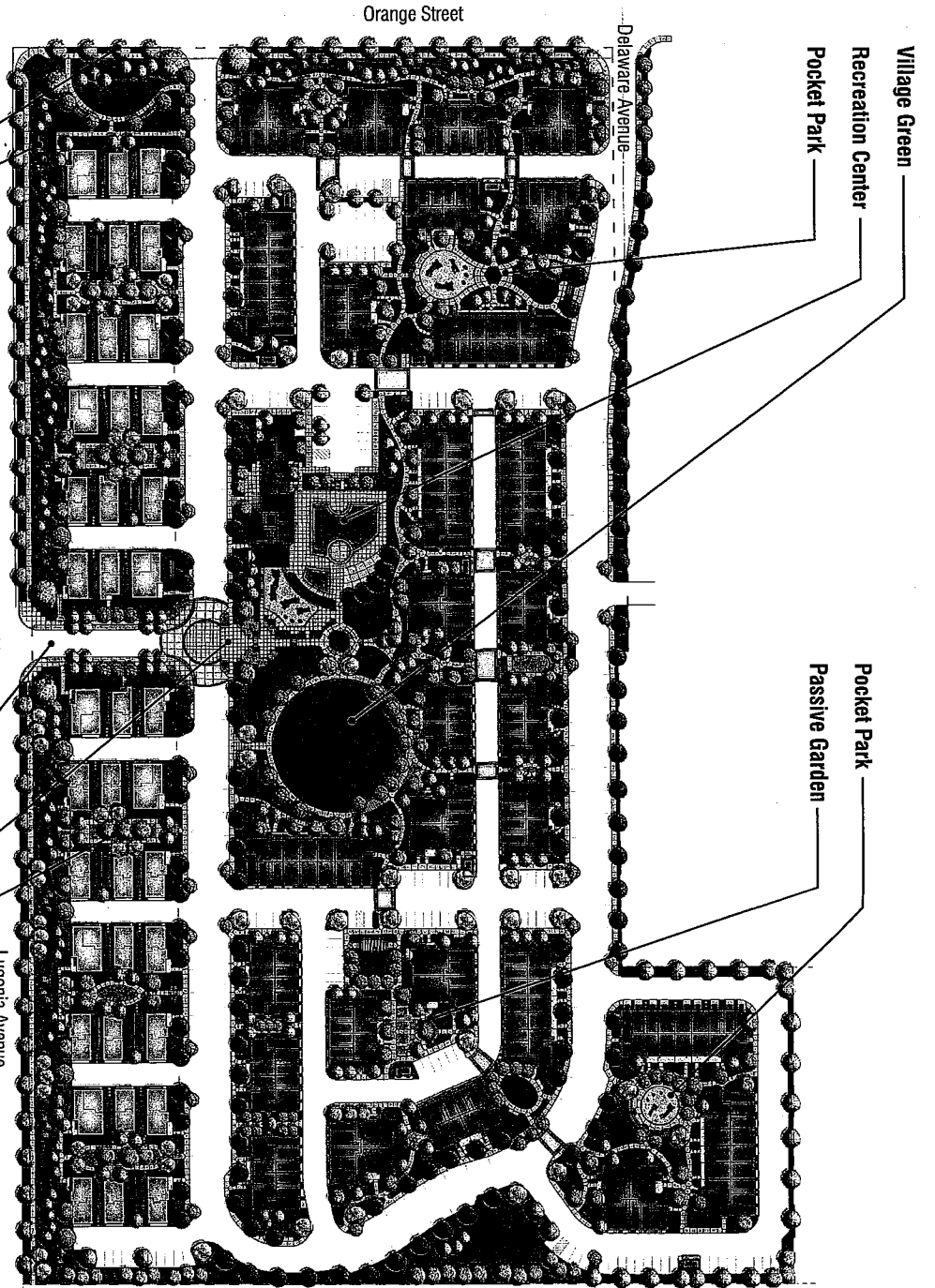
Exhibit 13 depicts the Lugonia Avenue Streetscape. A twenty-five (25) foot landscaped setback is proposed along the street frontage, along with a six (6) foot sidewalk and an eight (8) foot landscaped parkway. Exhibit 14 depicts the Orange Street Streetscape. Orange Street will incorporate a

forty (40) foot landscape buffer, a six (6) foot sidewalk and a six (6) foot landscaped parkway. Exhibit 15 depicts the interior streetscapes. The main interior street will include a twenty-eight (28) foot roadway and two eight (8) foot parallel parking lanes. A five (5) foot sidewalk and ten (10) foot landscape setback will also be provided. Finally, a twenty-four (24) foot alley will be utilized to access all dwelling units.

The Fence and Wall Plan is depicted in Exhibit 16. Six (6) foot high tubular steel fencing will be installed on the northerly property line adjacent to the Lugonia Elementary School, and along the easterly property line. Low masonry walls will be incorporated into the front yard setbacks along Orange Street and at the main entry drive.

PROJECT SUMMARY

Total Site Area	19.23 AC
Total Units	228 Homes SFD Cluster - 39 Homes Multi-Family - 189 Homes
Net Density	11.9 Homes/AC



Pocket Park

- Tot Lot
- Shade Structure
- Bench Seating

Primary Entry

- Icon Pillasters
- Focal Accent Trees
- Enhanced Paving

Passive Garden

- Shade Structure
- D.G. Paths

Perimeter Streetscape

- Bioswale
- Sidewalk
- Street Trees

Village Green

- Focal Entry Plaza
- Tot Lot
- Gazabo
- Bench Seating
- Open Play Area

Recreation Center

- Management/Rec. Building
- Swimming Pool
- Kiddie Pool
- BBQ

EXHIBIT 9

Conceptual Landscape Plan

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.



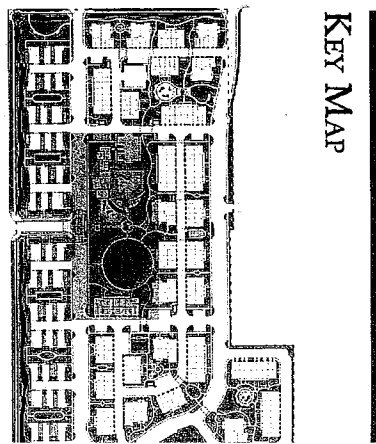
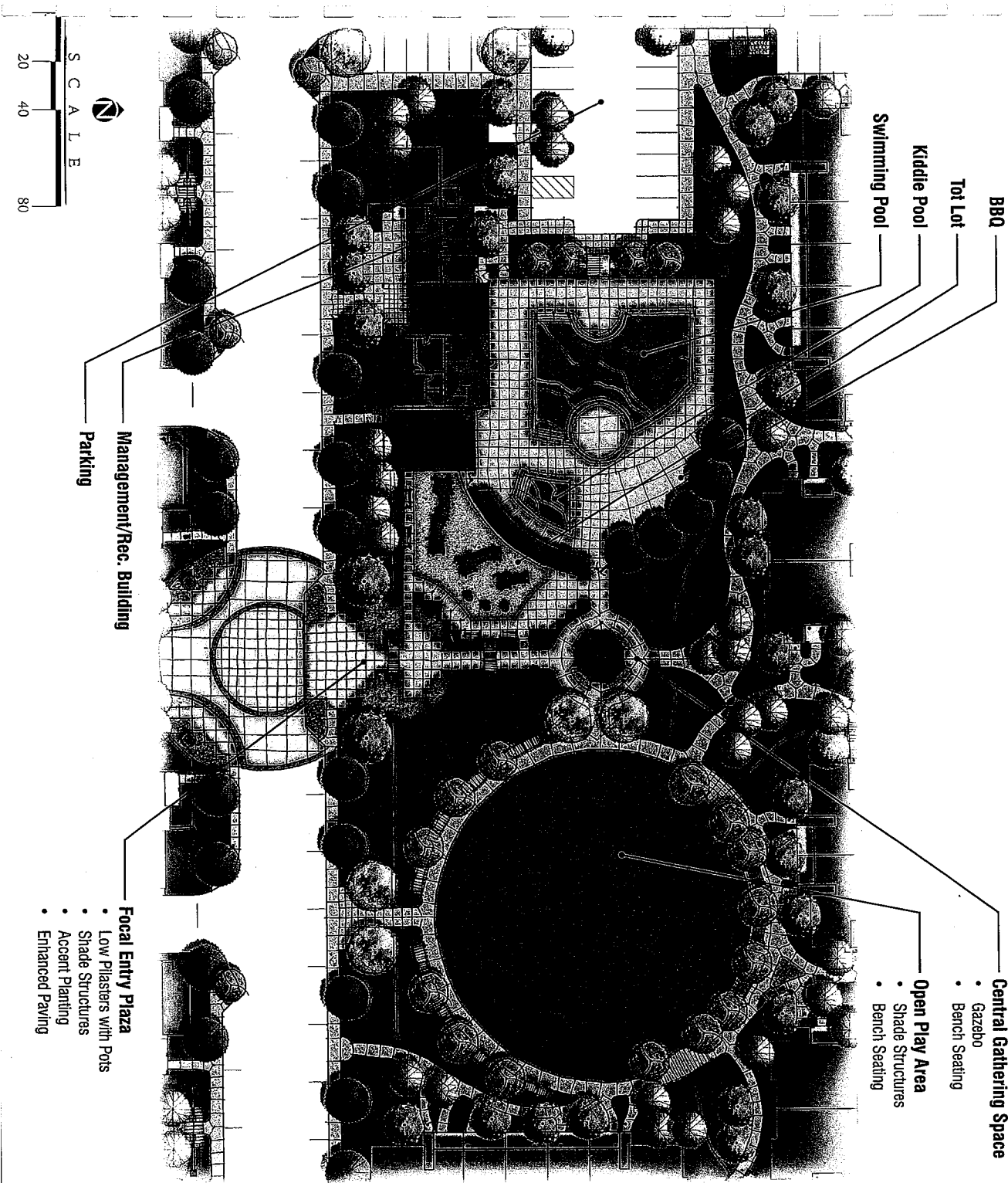


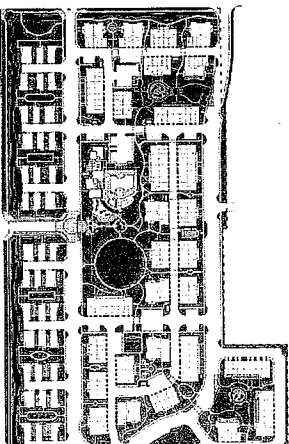
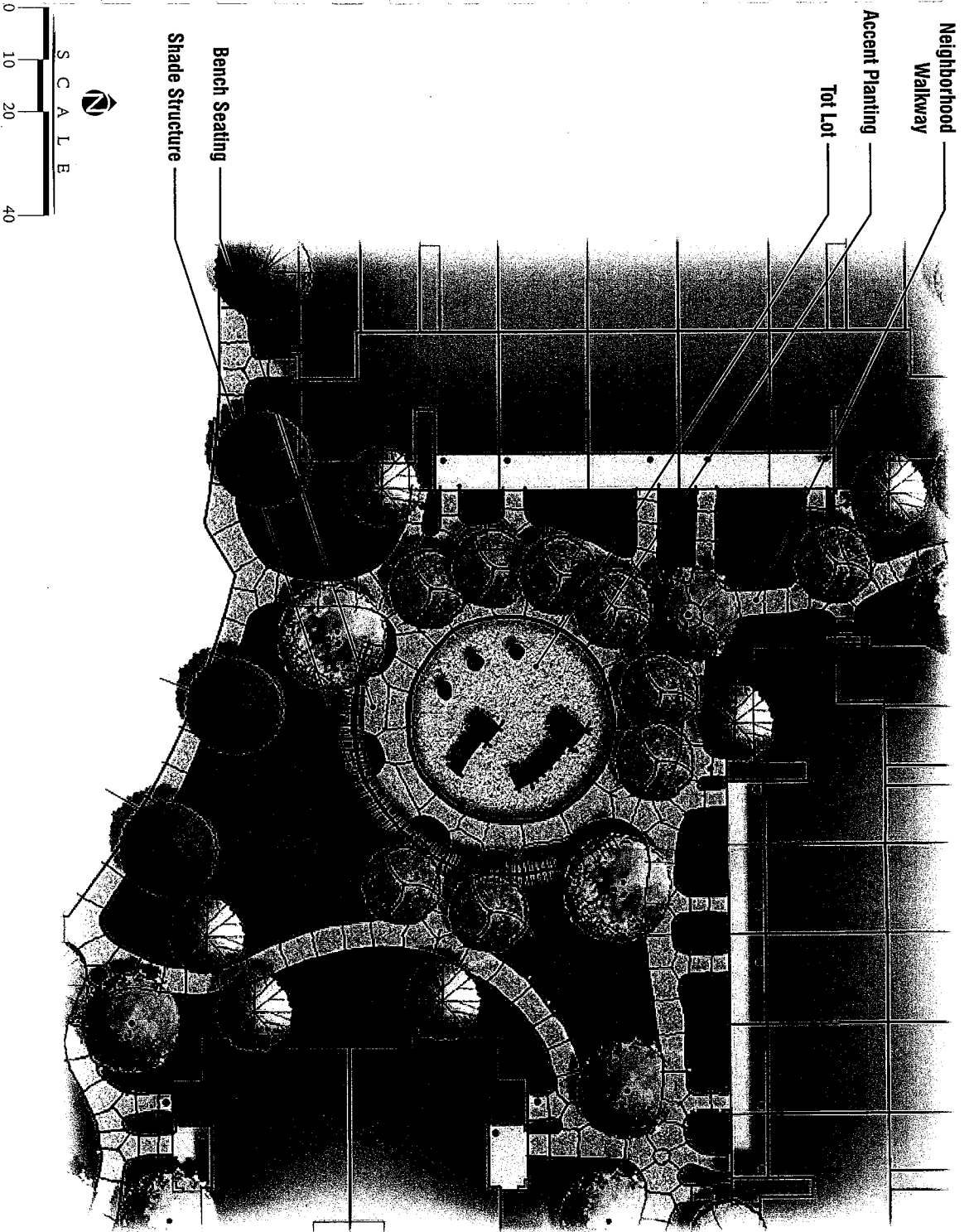
EXHIBIT 10

Village Green

Lugonia Avenue

REDLANDS, CALIFORNIA
 MCCORMACK BARON SALAZAR, INC.

PLANNING
 ARCHITECTS



KEY MAP

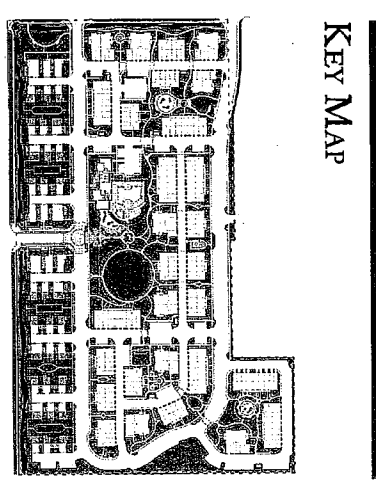
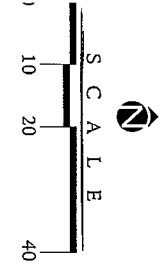
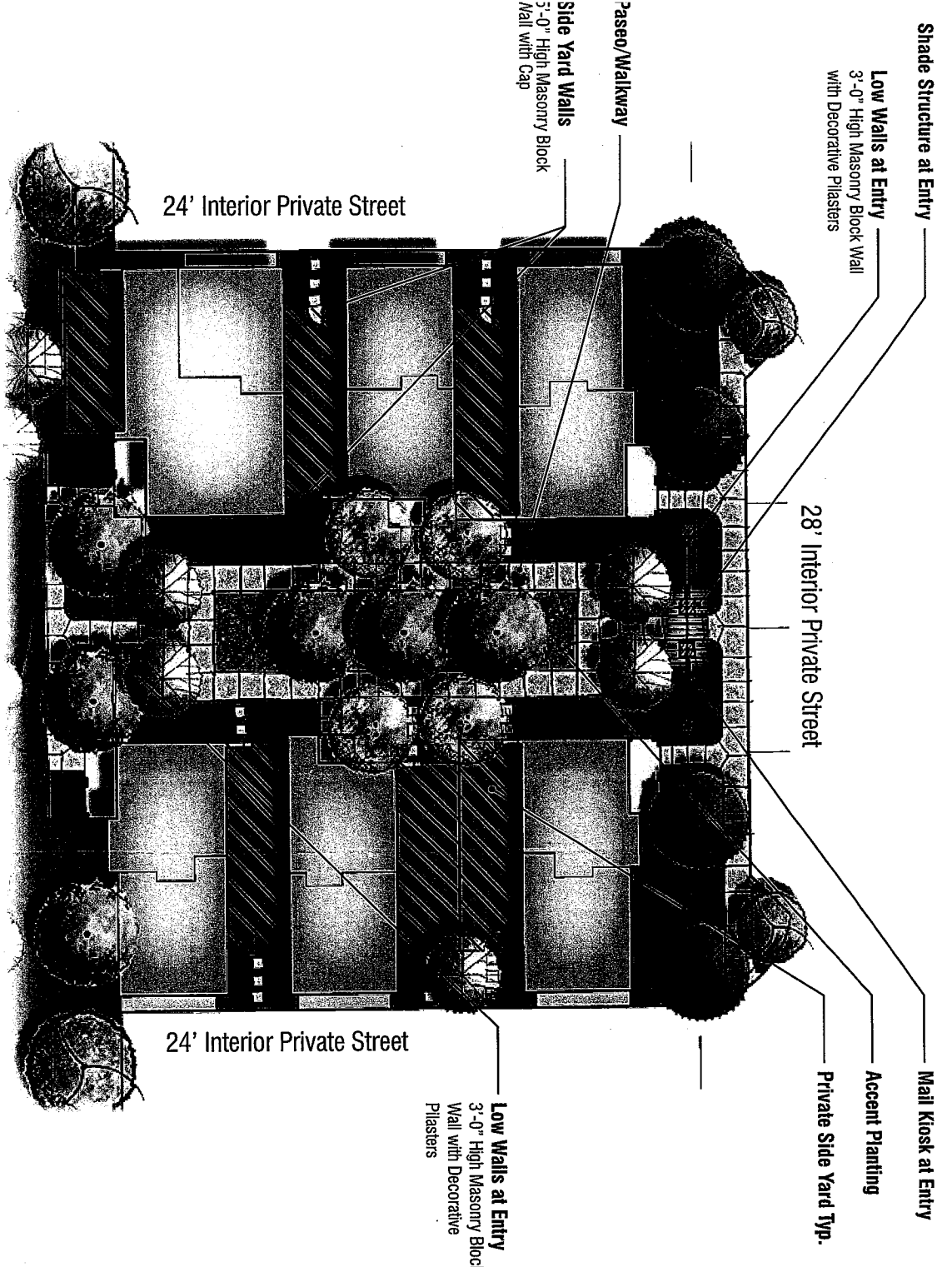
EXHIBIT 11

Pocket Park Typical

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.





KEY MAP

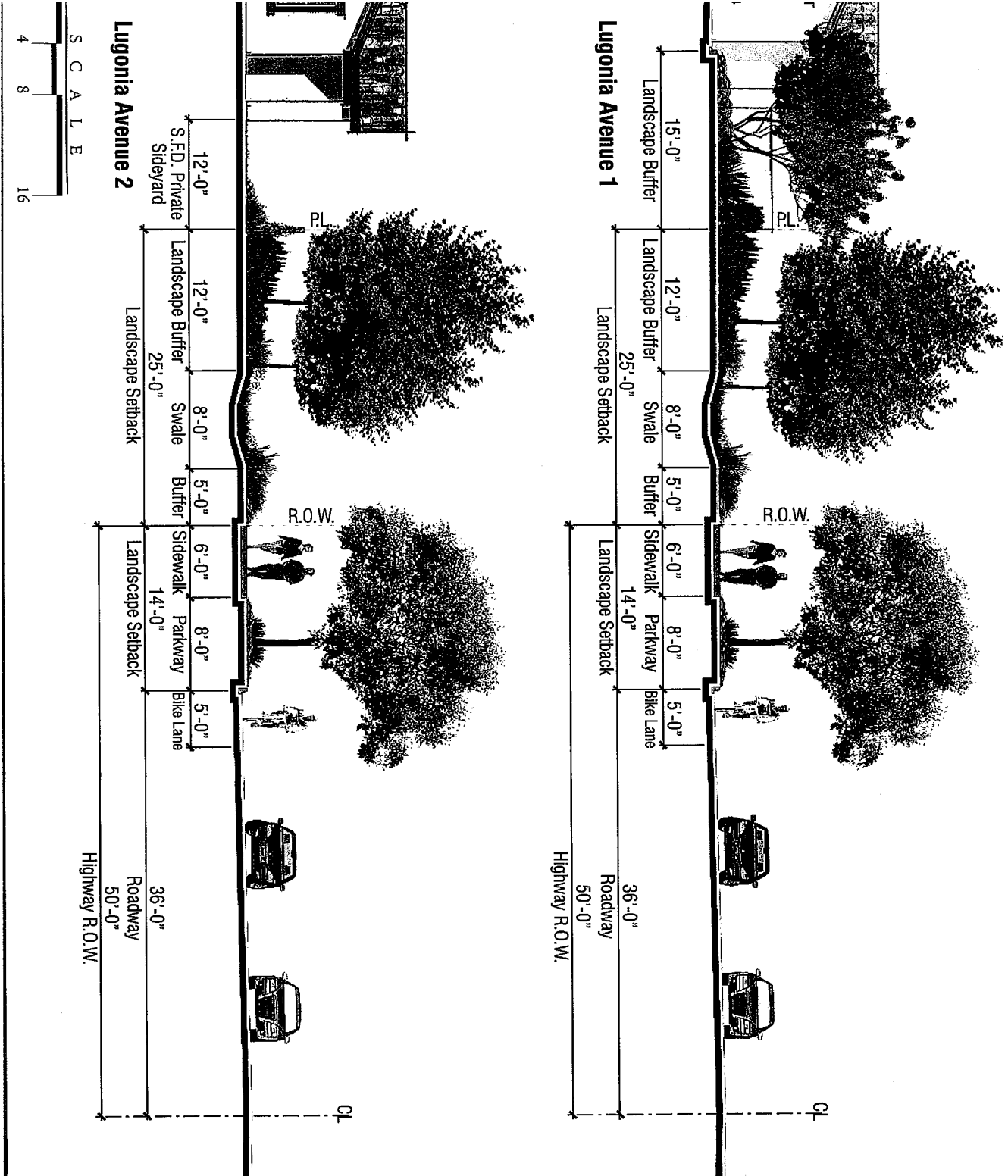
EXHIBIT 12

S.F.D. Paseo Typical

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORRACK BARON SALAZAR, INC.





KEY MAP

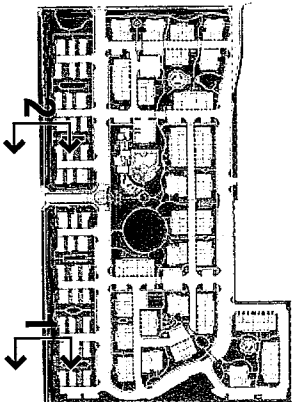


EXHIBIT 13

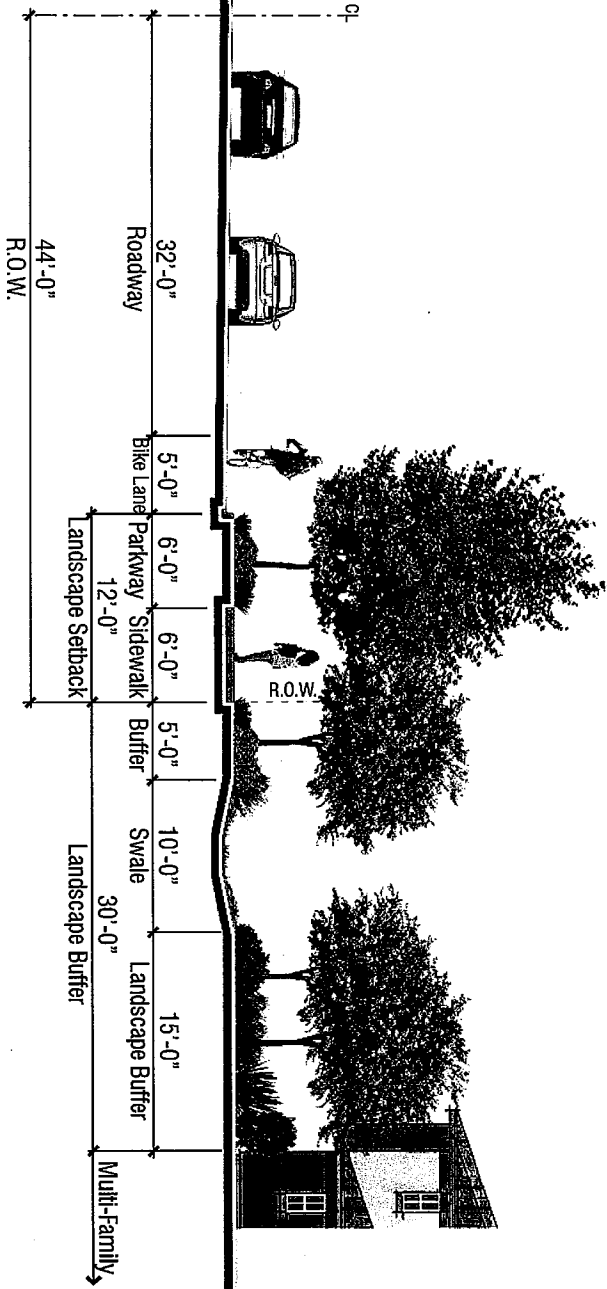
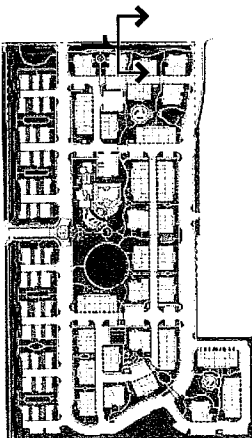
Lugonia Avenue Streetscape

Lugonia Avenue

REDLANDS, CALIFORNIA
 MCCORMACK BARON SALAZAR, INC.



KEY MAP



Orange Street 1

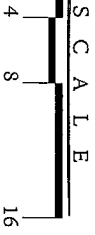


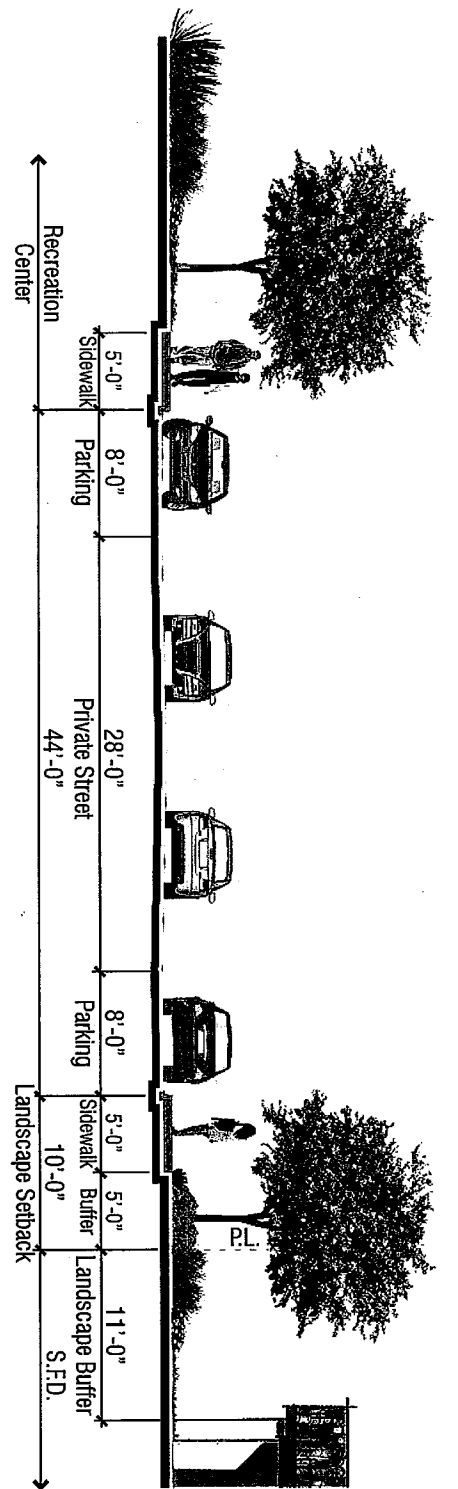
EXHIBIT 14

Orange Street Streetscape

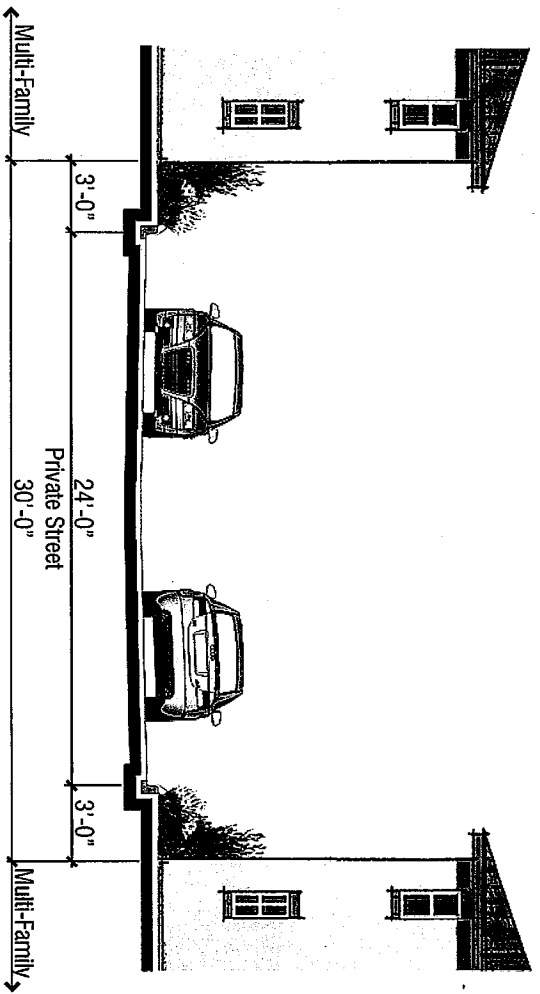
Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.

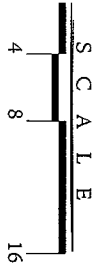




Typical 28' Private Street 1



Typical 24' Private Street 2



KEY MAP

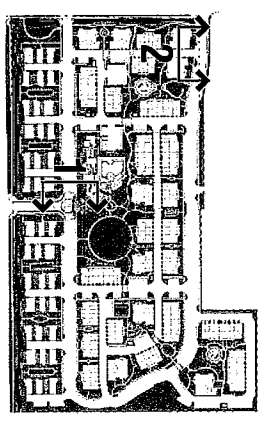


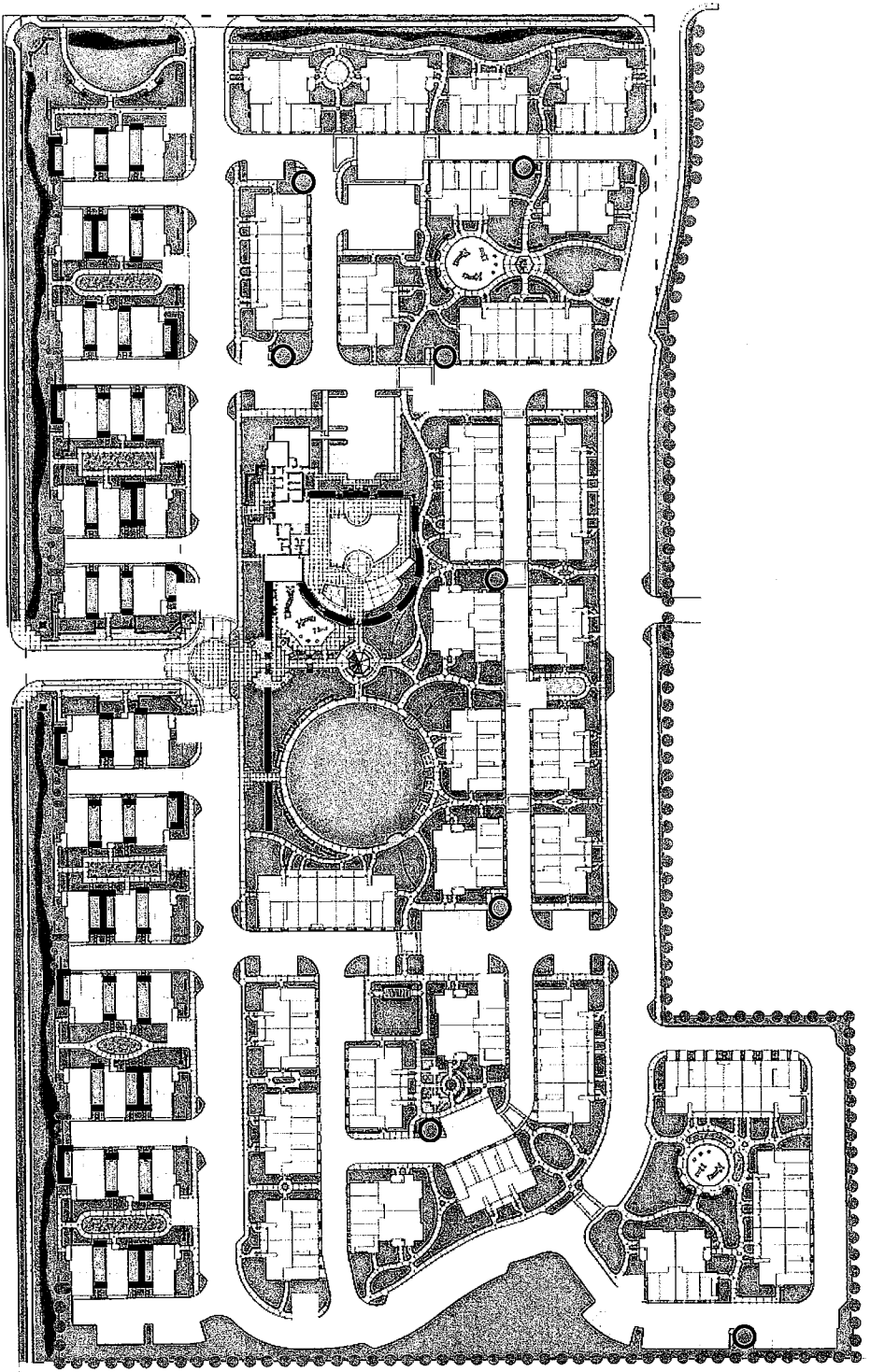
EXHIBIT 15

Interior Streetscapes

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.






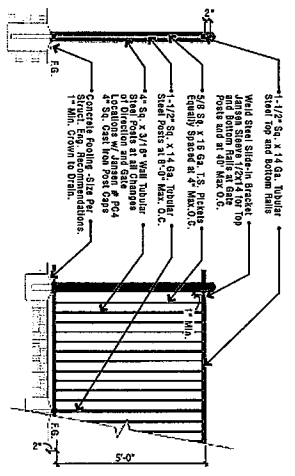
LEGEND

- 6'-0" High Side Yard Wall
- Masonry Block Wall w/Cap
- 5'-0" High View Fencing
- Tubular Steel Fence
- 5'-0" High Pool Fencing
- Tubular Steel Fence
- 3'-0" Low Wall/Fence
- Low Masonry Block Wall / Tubular Steel Fence
- Trash Enclosure
- Mail Kiosk

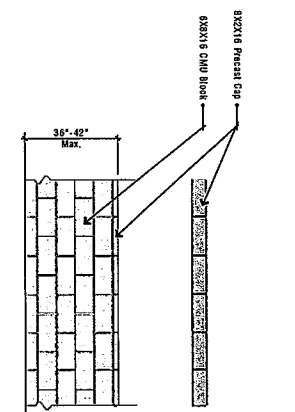
EXHIBIT 16

Fence & Wall Plan

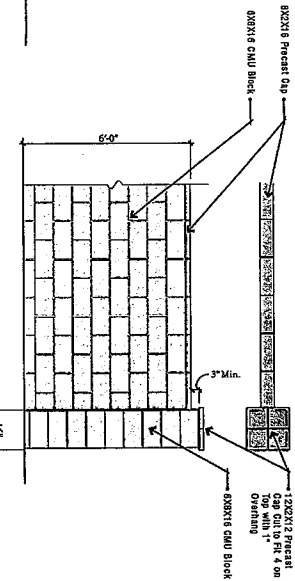
Lugonia Avenue
 REDLANDS, CALIFORNIA
 MCCORMACK BARON SALAZAR, INC.




Tubular Steel Fencing



Low Masonry Wall



Masonry Side Yard Wall

E. Conceptual Architecture

The architectural design and site planning of the homes within the project is very much the key element of the neo-traditional design. Surrounding the project site is an eclectic mix of architectural styles and themes, providing an opportunity to create a special village character for the HACSB's project. The architectural inspiration represented within this new vision for the project site is founded in the classic lines of the Spanish Mission vernacular, but also draws inspiration from the classic stylings of Irving Gill. Irving Gill was a prominent San Diego architect during the early 1900's, described in publications as "cubist" in his time, and was concerned with removing most unnecessary detailing for reasons of economy and hygiene. Aesthetically, his work is identified by flat roofs with no eaves, a unity of materials, casement windows with transoms above, white or near-white exterior and interior walls, cube or rectangular massing, frequent ground-level arches or series of arches creating transitional breezeways in the manner of the California missions. A contemporary update of these two distinctive architectural styles incorporating tile roofs, simple yet elegant wall planes accented with dramatic arches, will create a timeless character perfectly appropriate for the project site and the City of Redlands.

The Conceptual Architectural for the project is depicted in Exhibits 17-24, and briefly described as follows (all the square footages are approximate):

1. Single Family

- Single Family Plan 1 – Plan 1 is 949 square foot, 2 bedroom/2 bath single story house.
- Single Family Plan 2 – Plan 2 is 1186 square feet, 3 bedroom/2 bath two story house.
- Single Family Plan 3.3 – Plan 3.3 is 1226 square feet, 3 bedroom/2.5 baths two story house.
- Single Family Plan 3.4 – Plan 3.4 is 1368 square feet, 4 bedroom/2.5 baths two story house.

All the units will be offered with two architectural elevations featuring side entries, arches, two car garages, in the Spanish Mission style.

2. Multi-Family

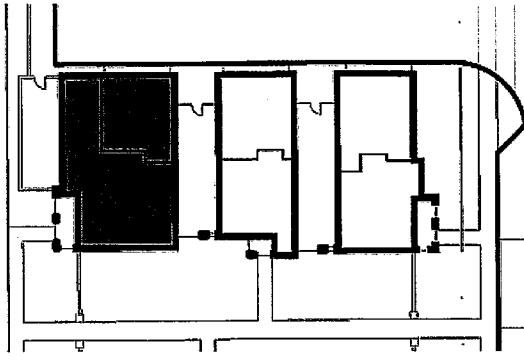
The multi-family dwelling units will be designed in three distinct building types, a 5-plex, a 6-plex and a 9-plex.

- 5-Plex Building 100 – The 5-plex will contain three floor plans ranging in size from 1135 to 1418 square feet, and have four 3 bedroom/2 bath units and one 4 bedroom/2 bath unit.
- 6-Plex Building 200 – The 6-plex will contain four floor plans, ranging in size from 747 to 1336 square feet, and have one 1bedroom/1 bath, one 2 bedroom/1 bath, two 2 bedroom/1.5 baths, and two 4 bedrooms/2baths.
- 9-Plex Building 300 – The 9-plex will contain four floor plans ranging in size from 831-1336 square feet, and have two 2 bedrooms/1 bath, two 2 bedrooms/1.5 baths, three 3 bedrooms/2 baths, and two 4 bedrooms/2 baths.

Each multi-family dwelling unit will have one garage parking space, with the balance of the parking provided throughout the project in parking pods and along the drives.

The maintenance/recreation building will be a focal point of the community, and is also designed in the Spanish Mission style as depicted in Exhibit 24.

The HACSB recognizes that environmentally responsive development is not just a trend, but it is the way of the future. Therefore, the development will strive to reduce the use of finite resources, save utility and energy consumption, improve indoor air quality, and other “green building” goals, creating healthier environments and longer building life. The site planning, landscaping and building construction will be given high priority to achieve acceptable levels in maximizing the project’s rating from the most appropriate and acceptable “Green” program. “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs” is the most universally accepted definition of sustainability, and the HACSB will strive to balance the environmental concerns with the needs of its future residents.

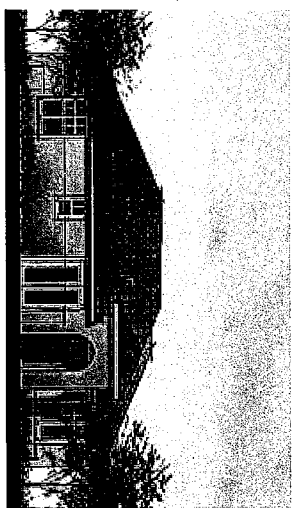


PLAN 1
 945 S.F.
 SINGLE STORY
 2 BEDROOMS / 2 BATHS
 2 CAR GARAGE

ELEVATION STYLE A



PASEO FACING ELEVATION

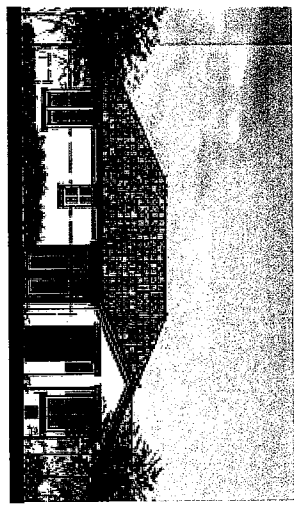


STREET FACING ELEVATION

ELEVATION STYLE B



PASEO FACING ELEVATION



STREET FACING ELEVATION

KEY MAP

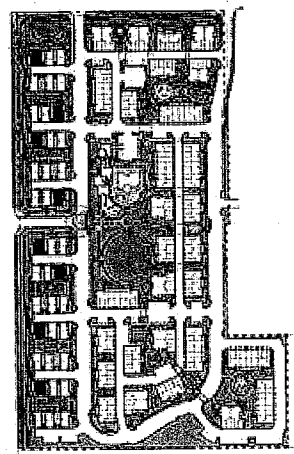


EXHIBIT 17

Single Family P-1

Lugonia Avenue

REDLANDS, CALIFORNIA
 MCCORBACK BARON SALAZAR, INC.

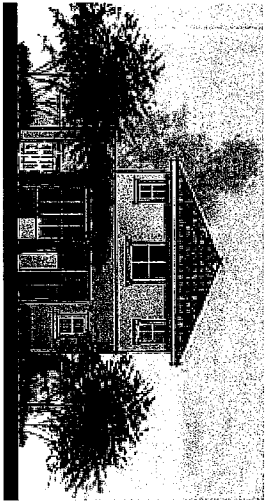
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ELEVATION STYLE A

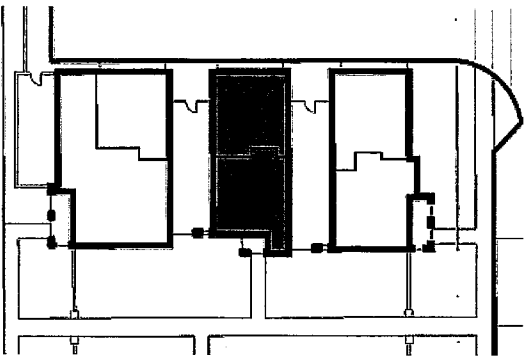


PASEO FACING ELEVATION

ELEVATION STYLE B



PASEO FACING ELEVATION



PLAN 2
1,194 S.F.
TWO STORY
3 BEDROOMS / 2.5 BATHS
2 CAR GARAGE

KEY MAP

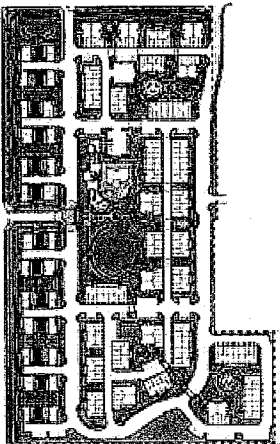


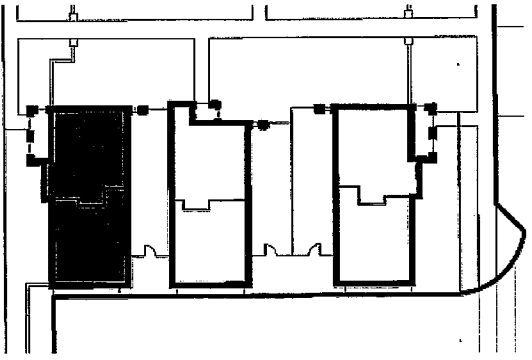
EXHIBIT 18

Single Family P-2

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.



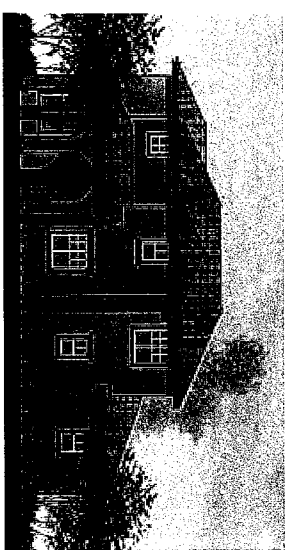


PLAN 3.3
 1,226 S.F.
 TWO STORY
 3 BEDROOMS / 2.5 BATHS
 2 CAR GARAGE

ELEVATION STYLE A



PASEO FACING ELEVATION

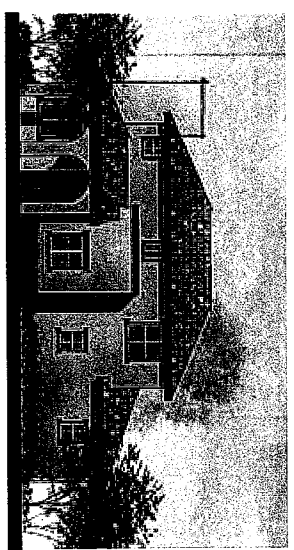


STREET FACING ELEVATION

ELEVATION STYLE B



PASEO FACING ELEVATION



STREET FACING ELEVATION

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KEY MAP

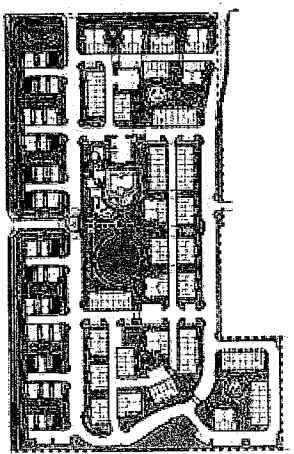


EXHIBIT 19

Single Family P-3.3

Lugonia Avenue

REDLANDS, CALIFORNIA
 MCCORMACK BARON SALAZAR, INC.



ELEVATION STYLE A

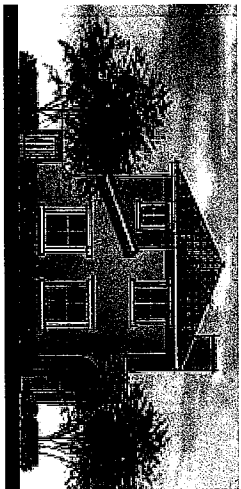


PASEO FACING ELEVATION

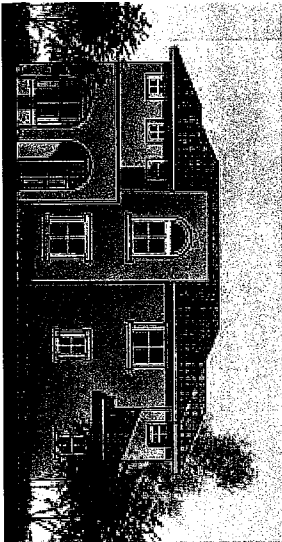


STREET FACING ELEVATION

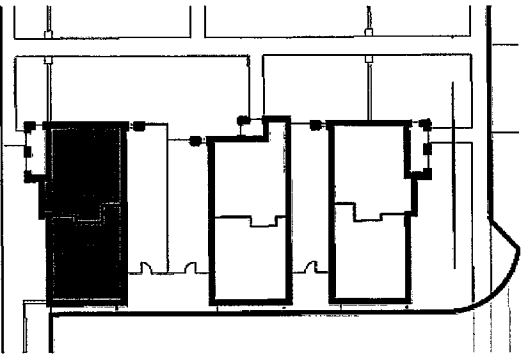
ELEVATION STYLE B



PASEO FACING ELEVATION



STREET FACING ELEVATION



PLAN 3.4
1,390 S.F.
TWO STORY
4 BEDROOMS / 2.5 BATHS
2 CAR GARAGE

KEY MAP

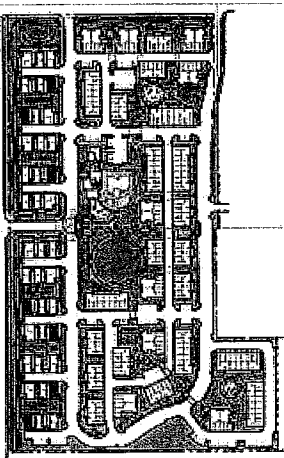


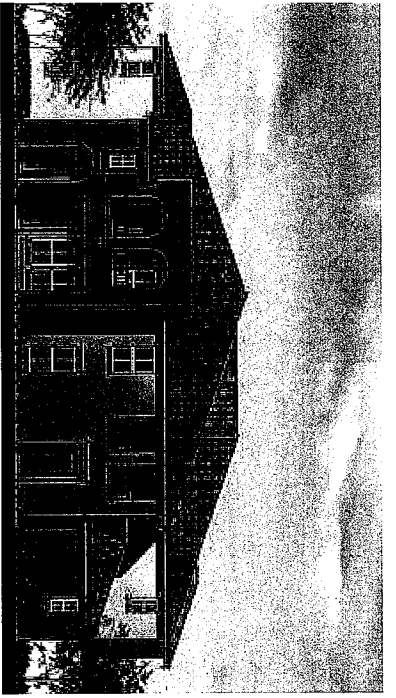
EXHIBIT 20

Single Family P-3.4

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.

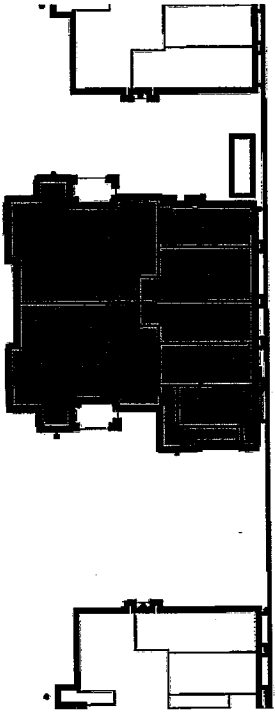




RIGHT SIDE ELEVATION
(WITH FRONT DOOR ENTRIES)



FRONT ELEVATION
(STREET / PASEO FACING)



BUILDING 100
5-PLEX

(1) PLAN 3
1,418 S.F.
4 BEDROOMS / 2 BATHS
1 CAR GARAGE

(2) PLAN 4
1,113 S.F.
3 BEDROOMS / 2 BATHS
1 CAR GARAGE

(2) PLAN 4A
1,229 S.F.
3 BEDROOMS / 2 BATHS
1 CAR GARAGE

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KEY MAP

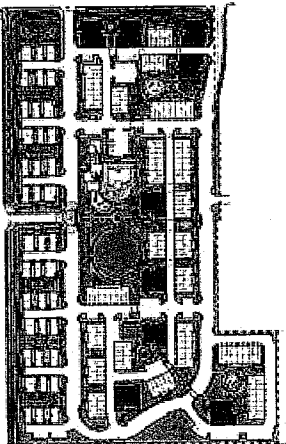
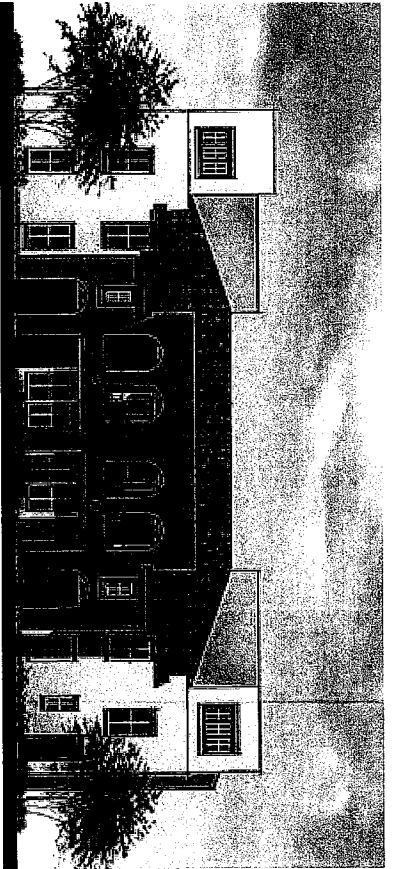


EXHIBIT 21

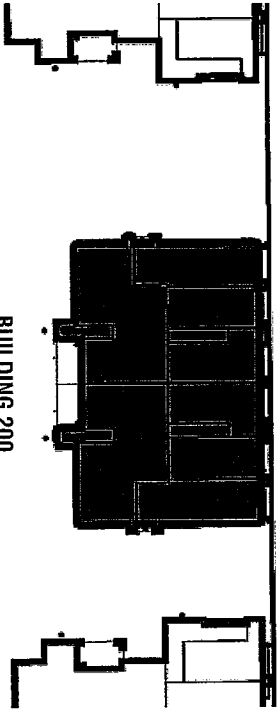
Multi-Family Building 100

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SAEZAR, INC.



FRONT ELEVATION
(STREET / PASEO FACING)



BUILDING 200
6-PLEX

(1) PLAN 1
831 S.F.
2 BEDROOMS / 1 BATH
1 CAR GARAGE

(1) PLAN 1A
764 S.F.
1 BEDROOM / 1 BATH
1 CAR GARAGE

(2) PLAN 2
965 S.F.
2 BEDROOMS / 1.5 BATHS
1 CAR GARAGE

(2) PLAN 6
1,336 S.F.
4 BEDROOMS / 2 BATHS
1 CAR GARAGE

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KEY MAP

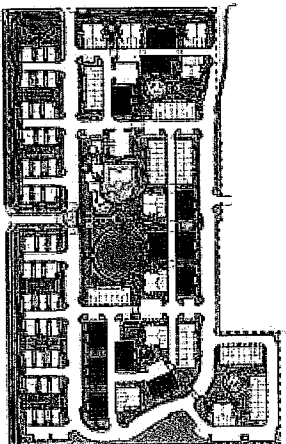
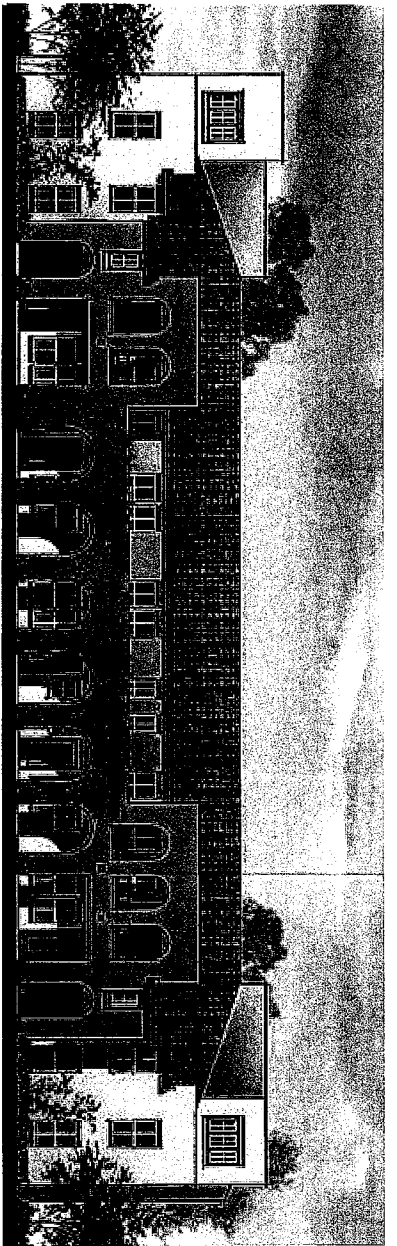


EXHIBIT 22

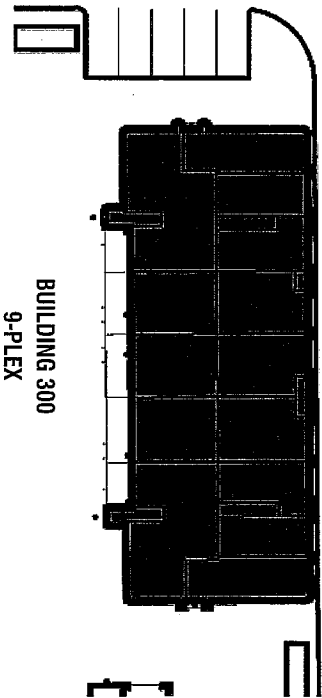
Multi-Family Building 200

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.



FRONT ELEVATION
(STREET / PASEO FACING)



BUILDING 300
9-PLEX

(2) **PLAN 1**
831 S.F.
2 BEDROOMS / 1 BATH
1 CAR GARAGE

(2) **PLAN 2**
965 S.F.
2 BEDROOMS / 1.5 BATHS
1 CAR GARAGE

(3) **PLAN 5**
1,195 S.F.
3 BEDROOMS / 2 BATHS
1 CAR GARAGE

(2) **PLAN 6**
1,336 S.F.
4 BEDROOMS / 2 BATHS
1 CAR GARAGE

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KEY MAP

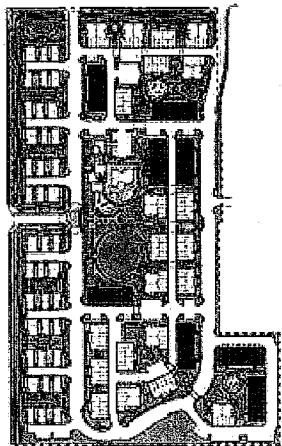


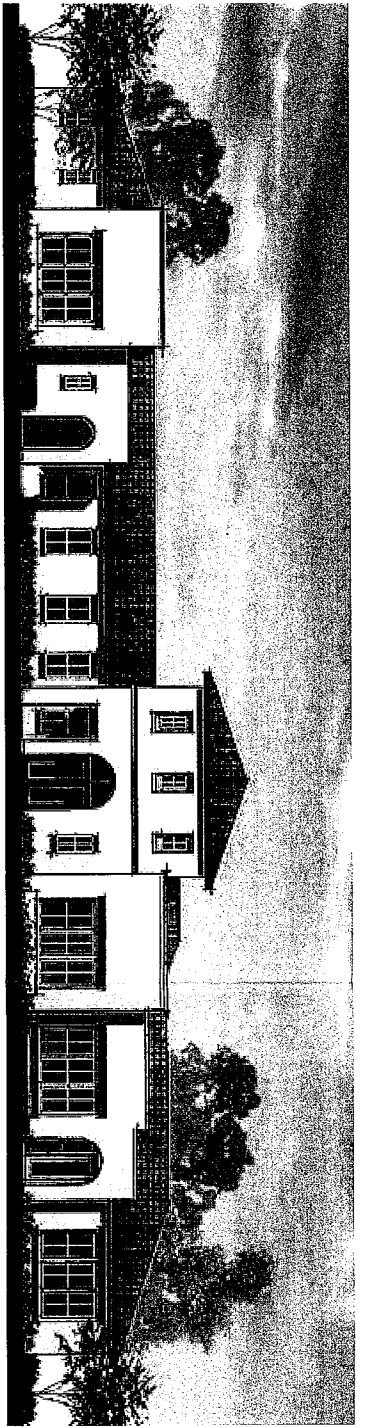
EXHIBIT 23

Multi-Family Building 300

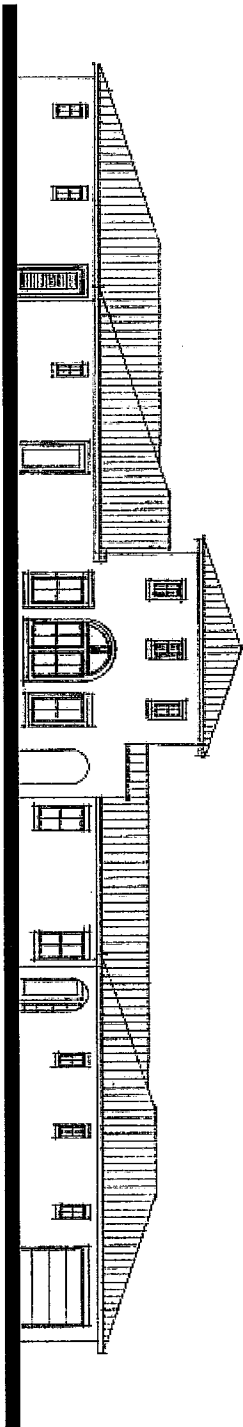
Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.

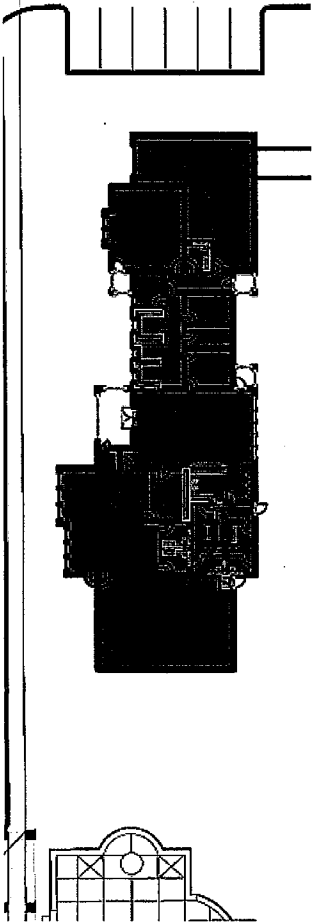




STREET ELEVATION



POOL AND PARKING ELEVATION



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KEY MAP

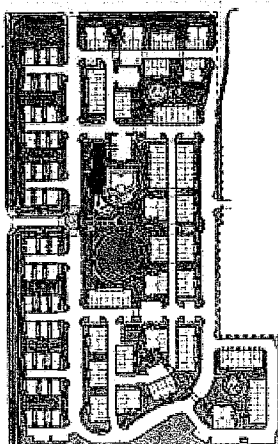


EXHIBIT 24

Management / Recreation
Building

Lugonia Avenue

REDLANDS, CALIFORNIA
MCCORMACK BARON SALAZAR, INC.



SECTION 3. DEVELOPMENT STANDARDS

The development standards for the Specific Plan No. 61 have been designed to ensure the proper and orderly development of the project site into a unique neo-traditional neighborhood. These development standards shall apply to all land and buildings within the project boundaries.

A. Conditionally Permitted Uses: Conditionally permitted uses in Specific Plan 61 include:

1. Multiple-family dwellings either in one structure or a group of structures.
2. Single-family dwellings.

B. Accessory Uses:

Accessory buildings such as recreation buildings, management buildings, day care centers, cabanas, storage sheds.

Garages and carports.

Swimming pools, tot lots, court games and similar recreation structures.

C. Property Development Standards

1. Minimum lot area:

- a. The minimum lot area for the single-family dwelling units shall be two thousand five hundred (2500) square feet.
- b. The minimum lot area for the multi-family dwelling units shall be eight thousand (8000) square feet.

2. Minimum lot dimensions:

- a. The minimum lot width for the single-family dwelling unit shall be thirty (30) feet; the minimum lot depth shall be seventy (70) feet.
- b. The minimum lot width for the multi-family dwelling unit shall be eighty (80) feet; the minimum lot depth shall be one hundred (100) feet.

3. Maximum coverage by structures:

The maximum coverage by structures shall be forty-five (45%) percent of the lot area.

4. Building height:

The maximum building height shall be three (3) stories or thirty-five (35) feet.

5. Setbacks:

- a. A minimum twenty-five (25) foot setback shall be required along Lugonia Avenue and Orange Street frontages.
- b. A minimum twenty-five (25) foot setback shall be required from all interior perimeter property lines (parking aisles and driveways are permitted within this setback).

6. Interior Yards and Courts:

a. Single Family Dwellings:

The minimum front yard setback, as measured from the property line shall be five (5) feet. The minimum rear yard as measured from the property line (centerline of alley) shall be fifteen (15) feet. The minimum side yard setback shall be five (5) feet.

b. Multi-Family Dwellings:

The minimum separation between buildings shall be twenty (20) feet. Where a driveway is included in the space between buildings arranged rear to rear that have garages incorporated into the dwelling units, the total distance between buildings shall be not less than thirty (30) feet.

7. Outdoor Living Space:

Outdoor living space for relaxation, recreation and visual pleasure shall be provided for each dwelling unit at a standard of one (1) square foot of outdoor living area for each three (3) square feet of gross floor area within each dwelling unit.

- a. The outdoor living space may be provided in the form of common open space areas, private open space areas, or a combination thereof, except that there shall be at least two hundred (200) square feet of common open space for each dwelling unit. Such spaces shall be provided in accordance with the following specifications:

- 1) Common outdoor living space: Each common outdoor living space shall contain a minimum area of two thousand (2000) square feet, and have a minimum dimension of twenty (20) feet. Recreation buildings, pools, tot lots, court games and similar open space recreational facilities may be located in the common outdoor living space. A minimum of thirty (30%) percent of the common open space area shall be landscaped and maintained.
- 2) Private outdoor living space: Private outdoor living space for dwelling units located on the

ground floor shall contain a minimum area of one hundred-fifty (150) square feet, with a minimum dimension of ten (10) feet. Such space shall be contiguous to the unit served. All patios and recessed areas adjacent to a public right-of-way shall be enclosed at a height of at least three (3) feet on all sides viewable from the public right-of-way. No patio enclosure over three (3) feet in height may extend into the required front yard.

- b. Outdoor living spaces may be located in the required rear yards, side yards and interior yards, provided they comply with the minimum dimensions specified for each type of outdoor living space. The required front setback area may not be included in the calculations.
- c. No portion of off-street parking spaces, driveways, covered pedestrian access ways or utility areas such as trash areas shall be included in the calculations.
- d. All required outdoor living spaces shall be accessible to the occupants of the dwelling units.

8. Trash Storage Area:

For the multi-family area, a trash storage and pick up area of adequate size and number shall be provided to the rear of the required front yard. Such area shall be completely enclosed and screened from view by solid masonry walls. For the single-family area, individual trash can service will be provided.

9. Off-street parking:

Each single-family dwelling unit shall provide two (2) covered parking spaces within an enclosed garage. Each multi-family dwelling unit shall provide one (1) covered parking space within an enclosed garage. In addition, an appropriate number of off-street parking spaces (guest) shall be provided throughout the development at strategic locations at a ratio of one (1) space for each dwelling unit.

10. Fences and Walls:

Fences and walls shall be as regulated in Section 18.168 of the Redlands Municipal Code.

11. Signs:

Project signage shall be as permitted in the Redlands Sign Code.

12. Lighting:

Interior street lighting shall be designed with a historic standard similar to those utilized by the City in historic districts.

SECTION 4. PROCEDURAL IMPLEMENTATION

A. Specific Plan

The Specific Plan No. 61 has been processed pursuant to the specific plan guidelines of the City of Redlands because of its unique characteristics and design standards. An amendment to the adopted Specific Plan shall require the same procedures as the adoption.

B. Subdivision Map

In conjunction with the processing of Specific Plan, Tentative Tract Map 18762 has been prepared as the primary implementation tool for the project. Tentative Tract Map 18762 sets forth the lot configuration, street design, easements and overall site planning for the project. Following approval of the Tentative Tract Map, the applicant shall prepare the Final Tract Map and accompanying civil engineering plans for final approval by the City. The Tentative and Final Tract Map are being processed in conformance with Chapter 17 of the Redlands Municipal Code, Subdivision Ordinance.

- C. A Conditional Use Permit (CUP No. 955) will be filed concurrent with the Specific Plan and Tentative Tract Map 18762. The purpose of the CUP is to establish the review process for the development of the mixed use single-family and multi-family residential development proposed by the HACSB. The CUP is being processed pursuant to the provisions of Chapter 18.192 of the Redlands Municipal Code.

D. Residential Development Allocation

Following approval of the Specific Plan, Tentative Tract Map and Conditional Use Permit, the applicant shall prepare and file an application for a Residential Development Allocation (RDA). The RDA is utilized by the City of Redlands to allocate the issuance of annual building permits and to ensure that projects are designed with the maximum quality and development amenities. The RDA will be processed pursuant to the provisions of Chapter 19.04 of the Redlands Municipal Code.

- E. The redevelopment of the Lugonia Avenue public housing site in the City of Redlands envisions up to four (4) phases of new construction. The first phase of the rental component (85 units) is planned to occur west of 6th Street with the second phase (104 units) of the rental component is planned east of 6th Street. The for-sale components consisting of 39 detached homes may be divided into two additional phases to run concurrently with each rental phase, subject to favorable market conditions that will allow for the introduction of new for-sale housing

product. A three to four year build-out is anticipated and is contingent upon the timing and availability of funding sources. Infrastructure work for the first phase is anticipated to begin in 2010, with an initial phase of rental housing construction beginning in late 2010. The total development cost for all phases is estimated to be approximately \$75 million.

The redevelopment of the two rental phases of the Lugonia Avenue site will be financed using a combination of public and private capital and equity sources typically used for mixed-income, mixed-finance developments. These sources may include, but may not be limited to:

- HUD HOPE VI Capital Grant;
- HUD American Recovery and Reinvestment Act (ARRA-2009) – Capital Fund Recovery Grant;
- Equity from the sale of Federal Low Income Housing Tax Credits (LIHTC);
- Tax Exempt Bonds or Conventional Bank Financing;
- State of California through the Prop 1C Infill Infrastructure Grant Program.

Except for the LIHTC, the proposed single family development will utilize many if not all of the same resources listed above, in addition to standard mortgage programs and those public and private resources that are targeted to first-time homebuyers.