

**CITY OF YUCAIPA
AGENDA REPORT**

TO: Honorable Mayor and City Council
FROM: Joseph M. Lambert, Director of Development Services, *JL*
FOR: City Council Meeting of September 8, 2014
SUBJECT: Study Session to Consider Land Use Alternatives Relative to the Crafton Hills College Village/Greater Dunlap Neighborhood Transit Oriented Development Plan

RECOMMENDATION:

That the City Council conduct a Study Session to consider the three land use alternatives proposed by staff relative to a portion of the Crafton Hills College Village/Greater Dunlap Neighborhood Plan project area, and provide staff direction specific to the contemplated land use alternatives.

BACKGROUND:

On May 13, 2013, the City Council adopted Resolution No. 2013-20, authorizing staff to prepare and submit an application for a planning grant to create a Transit Oriented Development (TOD) plan specific to the Crafton Hills College campus and portions of the Dunlap neighborhood under the Local Assistance Planning Program from the Southern California Association of Governments (SCAG). Yucaipa's grant proposal was ranked in Tier 1 and was approved for \$175,000 in funding.

The funding source is known as the Sustainability Program which combines Compass Blueprint (SCAG) assistance for integrated land use and transportation planning with Green Region Initiative assistance aimed at creating local sustainability and resources for bicycle and pedestrian planning efforts. With the recent adoption of the region's first Sustainable Communities Strategy (SCS), the funding focuses on efforts that meet local needs and contribute to implementing the SCS, reducing greenhouse gas (GHG) emissions, and providing the range of local and regional benefits outlined in the SCS.

Since the grant was awarded on September 27, 2013, staff worked with SCAG staff in formulating a Request for Proposals (RFP) to start the Planning efforts. The RFP, which was entitled "Yucaipa Sustainable Community Strategy - Crafton Hills College Village/Greater Dunlap Neighborhood" plan was circulated by SCAG and the consultant selection process was finalized on April 25, 2014. Pursuant to the stipulations of the grant, SCAG staff and city staff participated in the selection process; however, SCAG is the agency that administers the consultant's contract at no charge to the City. Ultimately, SCAG selected Placeworks (formerly known as The Planning Center) to complete the scope of work outlined in the RFP, and their proposal is attached to this report for the Council's

reference.

On February 10, 2014, prior to the selection of Placeworks as the project consultant, the City Council conducted a Study Session to provide staff direction regarding creation of a Transit Oriented Development plan specific to the Crafton Hills College campus and the Dunlap neighborhood as recommended by the General Plan Advisory Committee and Planning Commission. At that meeting, the Council directed staff to conduct additional research regarding the concept of housing at, or adjacent to Crafton Hills College. Subsequent to that meeting, the selected consultant (Placeworks) is now under contract, and they have prepared specific land use alternatives and scenarios associated with those alternatives for the City Council to evaluate.

DISCUSSION:

Intent of the Grant:

The grant approved by SCAG is intended to develop a TOD plan including transportation planning, a sustainable land use mix, perhaps including new housing and commercial opportunities to create a “College Village” near the foothills of Crafton Hills College and to improve portions of the Dunlap Corridor, accomplishing the following objectives:

- Provide adequate roadway capacity to reduce vehicular congestion
- Provide pedestrian amenities, including benches, pedestrian lighting, and theme paving
- Add and improve bicycle lanes
- Provide sidewalk improvements and fully accessible ramp improvements at intersections
- Prepare conceptual designs to improve drainage
- Prepare conceptual designs to improve street lighting
- Promote and encourages sustainability balancing the 3 E’s: Economy, Equity and Environment
- Involve public and private partnerships, including multi-jurisdictional partnerships
- Demonstrates innovative approaches to regional planning issues that can be replicated elsewhere
- Integrate land use and transportation planning
- Promote infill, Transit Oriented Development (TOD), and other forms of sustainable development
- Promote a sustainable land use mix, including new housing

This grant will also assist with funding and the preparation of certain components of the General Plan update. The land use and circulation components of the Crafton Hills College Village/Greater Dunlap Neighborhood Plan will mesh with the same components of the General Plan update. Both projects are anticipated to run and wrap-up somewhat concurrently.

GPAC Recommendation:

On August 29, 2013, the General Plan Advisory Committee (GPAC) recommended that the Planning Commission and City Council consider the formation of a College Village Plan near the

Crafton Hills College Campus. The GPAC further recommended that a College Village Planning document (or study) should include the following principles:

- Multiple family housing/student housing
- Adequate daytime uses (i.e. retail/commercial) to support and serve the community and the College area
- Develop a sense of place utilizing proper architectural designs and site planning
- Controls on density, utilizing an incentive based system for housing density such as a Development Opportunity Reserve, in which exceptional projects could be granted increased density by the City Council if deemed appropriate.
- Recommend policies to properly regulate number of students/unit, conduct, and landowner responsibilities

Planning Commission Recommendation:

On September 18, 2013, the Planning Commission recommended that the City Council consider the formation of a College Village Plan as recommended by GPAC and staff. The Commissioners did provide individual input as indicated in the minutes (attached)

The Proposed Crafton Hills College Village/Greater Dunlap Neighborhood Plan:

Subsequent to receiving the input of GPAC and Planning Commission, and once the City received confirmation of the grant funding, staff worked with SCAG to formulate the scope of work consistent with the intent of the grant. As currently envisioned, this project would focus on the creation of an integrated land use and transportation plan leading to the development of a unique Crafton Hills College Village adjacent to the existing Crafton Hills College campus, supporting that plan by integrating Transportation Oriented Development and by utilizing a complete streets approach to the further planning of the Greater Dunlap Neighborhood. The Crafton Hills College Village portion of the plan includes an evaluation of the feasibility of designating a portion of existing commercially zoned properties as mixed use, relying on TOD planning principles to provide potential housing for students, faculty, and administrators of Crafton Hills College. It is anticipated that the Crafton Hills College Village would also include opportunities for retail, institutional, recreational, and other support services for the area.

Integrating the complete streets concept throughout the Greater Dunlap Corridor (especially on 16th and 14th Streets) will provide enhanced connectivity between the Dunlap Corridor and the proposed College Village. The Greater Dunlap corridor is characterized by a light industrial and technology corridor adjacent to I-10 (Dunlap Boulevard) and the remainder of the area is dominated by low-density residential properties with general commercial zoning along Yucaipa Boulevard. The transformation of the Greater Dunlap area streetscapes may lead to additional TOD opportunities along those corridors.

Land Use Alternatives:

Placeworks has prepared three conceptual land use alternatives specific to 47 acres of vacant

land for Council consideration. The subject acreage consists of two parcels immediately south of the Crafton Hills College campus, currently zoned General Commercial (CG). This land use alternative analysis exercise started with evaluating the site and its physical constraints, such as topography and connection to the City's circulation system. Next, assumptions relative to site design and development were set, such as building heights and required parking ratios. It should be noted that project traffic consultant (IBI Group) evaluated and set parking assumptions based on sources used previously in the city, including the Development Code, Freeway Corridor Specific Plan EIR, and the Uptown Specific Plan which allows mixed-use development and also provides alternate parking standards. Each land use alternative is designed with the maximum square footage allowed using the set parking assumptions.

The referenced alternatives are listed as Alt. 1 (all commercial) Alt. 2 (horizontal mixed-use) and Alt. 3 (vertical mixed-use). Both mixed-use alternatives include the concept of housing dispersed throughout the site. Horizontal mixed-use refers to a mixture of uses in stand-alone buildings dispersed throughout the site while vertical mixed-use refers to buildings with potential mixed occupancy such as retail on the ground floor and office on the second floor. The land use alternatives graphically represented are attached and the table below describes the mix of uses, parking provided, and totals for each use:

	Alt 1: All Commercial	Alt 2: Horizontal Mixed Use	Alt 3: Vertical Mixed Use
Regional Commercial: Retail	133,500	68,500	47,700
Neighborhood Commercial: Retail	141,100	94,500	126,140
Neighborhood Commercial: Office	-	40,500	54,060
Residential	0	392	393
Single-Family Housing	0	43	43
Nonresidential Parking (4/1,000 for Alt 1, 3.3/1,000 for Alts 2 and 3)	1102	672	755
Student Parking at 1.75/unit	-	686	688

Total Nonresidential SF	274,600	203,500	227,900
Total Residential Units and Beds	-	392	393
Total Single-Family Housing (with 2-car garages)	-	43	43
Total Parking Spaces (excluding SFD)	1,102	1,358	1,443

For Alternatives 2 and 3, the Neighborhood Commercial is split 70% Retail, 30% Office

Traffic Analysis:

IBI Group performed a traffic analysis for each of the three land use alternatives, and the intent of the traffic analysis is to demonstrate the impacts associated with the various land uses. In analyzing the potential traffic impacts, IBI utilized accepted methodology commonly used for other traffic studies performed within the city, including that used in the traffic analysis for the Freeway Corridor Specific Plan EIR, and information from the Institute of Transportation Engineers (ITE) manual.

The preliminary traffic analysis includes internal rate capture, which varies depending on the mix of land uses considered within the site. Considering the trips entering and exiting the site for

each use, internal trips are estimated for both origin and destination. There are two sources of trip reduction that were applied as part of the development of trip generation estimates for each of the project alternatives. These two sources are pass-by trips and internal trip capture. The pass-by trips are specifically related to commercial retail uses and involve trips that have an ultimate origin and destination that is not part of the subject development (i.e. work to home trips). The pass-by trip reductions (in terms of total trips) are greater for Alt. 1 because this development has a greater amount of commercial retail development than do Alts. 2 and 3. Pass-by trip reductions are lower for Alts. 2 and 3 because they feature commercial office and residential uses that do not experience pass-by trips.

The second trip reduction element is the internal trip capture, which is applied to Alts. 2 and 3 where there is a mix of uses proposed. In these cases, the ITE trip generation methodology allows for reductions for internal trips between commercial retail, commercial office, and residential uses. These reductions were applied based on the mix of uses and the ITE methodology. Alt. 1 has reduced internal trip capture because of the limited amount of mixed uses.

Although the mixed-use alternatives have more building square footage overall, the traffic analysis demonstrates that land use Alt. 1 (all commercial) results in the greatest amount of overall vehicle trips and external trips. It should be noted that the City's existing Circulation Element evaluated this site based on its current zoning of CG (General Commercial). Land use Alts. 2 and 3 (mixed-use) would result in a lesser impact to the City's circulation system compared to the all-commercial land use Alt. 1. The table below, taken from the attached traffic analysis, demonstrates the traffic impacts associated with each land use alternative:

Description	Units	Alt 1	Alt 2	Alt 3
Single Family Housing	DU		43	43
Student Housing	Units		392	393
Regional Commercial: Retail	KSF ²	133.5	68.5	47.7
Neighborhood Commercial: Retail	KSF ²	141.1	94.5	126.14
Neighborhood Commercial: Office	KSF ²		40.5	54.1
Trips		13,778	11,796	12,876
Internal Capture		1,596	2,656	2,626
Pass-by		1,730	1,088	1,305
External trips (new)		10,452	8,052	8,945

The two mixed-use land use alternatives (Alts. 2 and 3) include options to change 16th Street to a double cul-de-sac to serve the single-family residential properties proposed as part of those alternatives. This configuration would result in a configuration more commonly associated with residential land uses, and would also eliminate all commercial traffic from that portion of 16th Street north of Yucaipa Boulevard. The double cul-de-sac configuration would not be advisable with the all-commercial land use alternative (Alt.1).

Economic Analysis/Demand:

Placeworks has prepared a Retail Market Potential analysis based on the number of students and faculty present at the college in 2013 and a projection for 2025. Current spending by existing students could support approximately 22,200 square feet of retail space, with future spending by projected students in 2025 projected to support approximately 48,600 square feet of retail space. With a college village concept as expressed in land use Alts. 2 and 3, the amount of retail potential generated by the college alone increases to 55,500 square feet of retail space in 2025.

With the college expansion as envisioned, Yucaipa would likely capture close to \$10 million in retail spending, and to the degree that the college village attracts an increased percentage of the students and faculty to live in Yucaipa, the City's capture of retail spending would also increase. Spending by employees in the project area would likely generate an additional \$500,000 in retail sales.

Crafton Hills College provided a research brief (Attachment 5) demonstrating that 23% of Crafton Hills College students live on their own, and 24% (316) of the college's students who live in Yucaipa live on their own. The research brief also demonstrates that the plurality of Crafton students live in the City of Yucaipa, 1,320 (or 27%) of Crafton students live within the city, while 1,246 students live in nearby Redlands. The option of campus or campus adjacent housing is an attractive option to students who would otherwise be commuting, and many instances may be more affordable than commuting as demonstrated in Attachment 6.

Enrollment at the campus is projected to nearly triple by 2035, therefore, in the future, approximately 1,000 students would be living on their own in Yucaipa, while almost 4,000 total Crafton Hills students are projected to be living in Yucaipa. Although there are examples of ordinances from other jurisdictions limiting the number of renters in single family homes, the cited example from the City of Riverside is currently being challenged in a lawsuit as being unconstitutional. If that is the case, a city's police power to regulate room rentals may be limited. If student housing is not provided, one consequence may be an influx of rented homes and rented rooms throughout the prevalent single family neighborhoods of Yucaipa.

Public Outreach:

In addition to soliciting the recommendations of GPAC and Planning Commission, staff held three public workshops, focusing on the proposed Crafton Hills College Village/Greater Dunlap Neighborhood Plan. The first one occurred at Dunlap Elementary School on October 30, 2013 in conjunction with a discussion regarding potential Dunlap neighborhood rezoning, and approximately 150 residents attended that public workshop. In addition to questions raised regarding the Crafton Hills College Village, other discussion focused on FEMA and general public works inquiries. The questions relating to the Crafton Hills College Village project focused on mechanisms to control potential maintenance and leasing restrictions and whether or not the College was engaged in the process. Several in attendance expressed concern regarding the inclusion of housing, while a few expressed interest in the City encouraging quality development in the area surrounding the College.

On January 22, 2014, a second public workshop was held, solely focused on the proposed Crafton Hills College Village/Greater Dunlap Neighborhood Plan. This workshop was held on the Crafton Hills College Campus and was well attended by students, faculty, and staff. The questions primarily focused on pedestrian connectivity between the College and the proposed project area, whether and what type of housing that may be expected, and the type of commercial development that may be expected. All of the input received at this workshop was positive and the attendees seemed excited to see the proposed concepts come to fruition.

A third workshop was held on the Crafton Hills College Campus on July 31, 2014. At this latest outreach meeting, staff presented those in attendance with drafts of the three land use alternatives attached to this report. Those in attendance expressed preferences for the mixed-use concepts demonstrated inland use Alts. 2 and 3.

Land Use Controls/Partnerships:

As previously stated, the recommendations of the GPAC (and staff) include assuring adequate controls on density, which could be realized by utilizing an incentive based system for housing density such as a Development Opportunity Reserve, in which exceptional projects could be granted increased density by the City Council if deemed appropriate. To address regular and on-going property maintenance concerns, the City could institute regulations to properly regulate number of students/unit, conduct, and landowner responsibilities. The City's existing multiple family density residential development standards currently include language regulating maintenance, design, amenities, and other landowner responsibilities. In addition, if a partnership exists, as expected, between the college and the property owner(s) for the housing, then the college can provide the primary law enforcement response.

The subject site shown in the land use alternatives consists of two properties. Staff has been in contact with representatives of both properties. In speaking with a representative for the northerly property, currently owned by the Shieh Family trust, that representative indicated that the family supports the mixed-use concepts as shown in Alt. 2 and 3. In speaking with Mr. Rubin, owner of the southerly property, he indicated that he is also open to the mixed-use concepts such as those shown in Alts. 2 and 3.

CONCLUSION:

In accordance with the role of commissions and advisory committees, the Planning Commission and GPAC recommendations are being brought forward for Council's consideration.

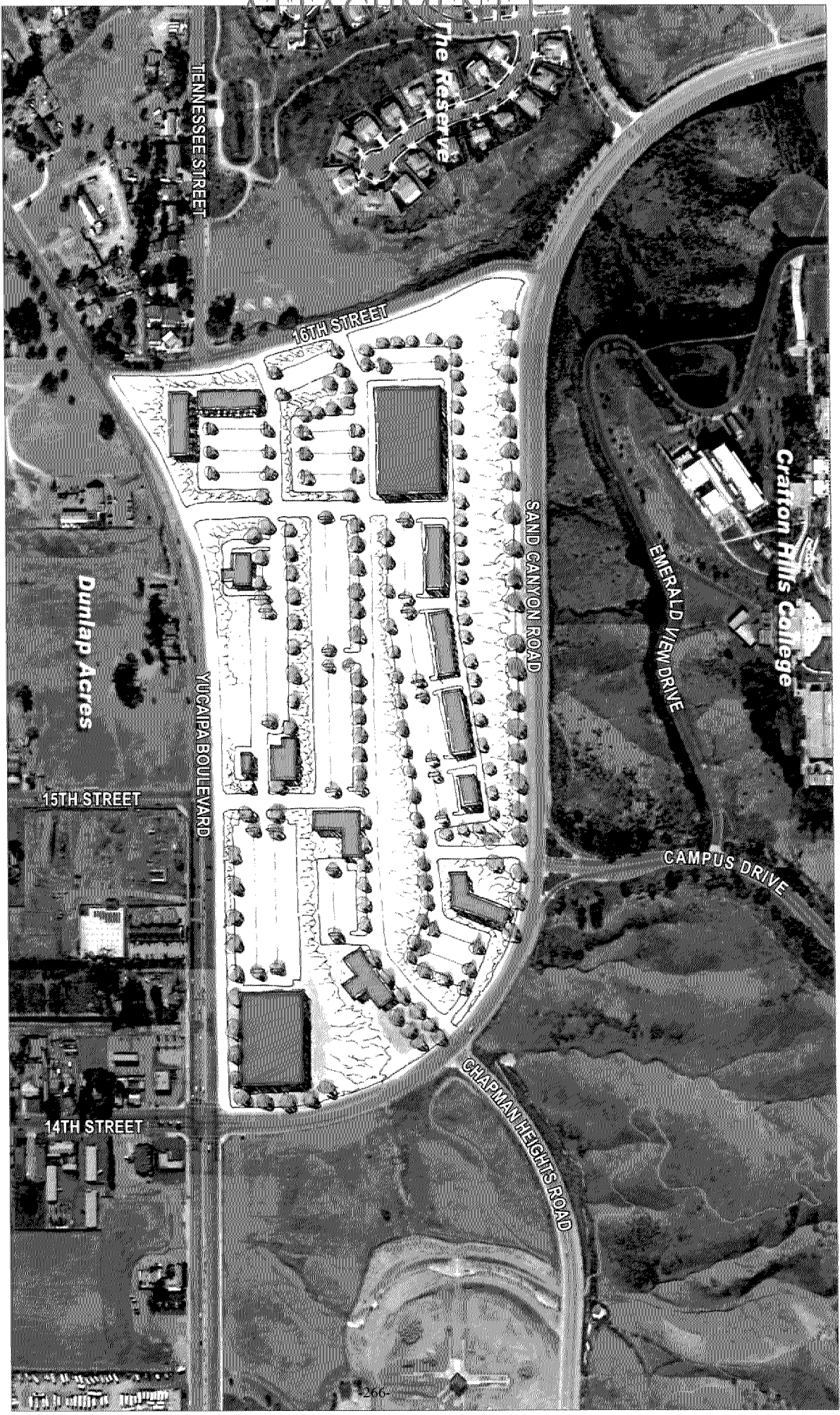
As previously stated, the SCAG grant funding will also assist with funding and the preparation of certain components of the General Plan update, especially with the land use and circulation components of the General Plan update, and both projects are anticipated to be evaluated somewhat concurrently. At this time, it is anticipated that an overlay district or specific plan overlay area will implement the Crafton Hills College Village/Greater Dunlap Neighborhood Plan. Council's direction will provide staff with the input necessary to move forward with more detailed planning efforts for this project. At this time, staff is seeking direction regarding the three land use alternatives proposed by staff for the Crafton Hills College Village/Greater Dunlap Neighborhood Plan.

FISCAL IMPACT:

The City of Yucaipa has been awarded \$175,000 in grant funds based on the strength of our application. There is not a fund-matching requirement, and at this time, staff anticipates that the allocated grant funding will cover the entire cost of the Crafton Hills College Village/Greater Dunlap Neighborhood Plan.

- Attachments:
1. Land Use Alternatives
 2. Land Use Alternatives Summary
 3. Traffic Analysis
 4. Retail Market Potential
 5. CHC Research Brief
 6. Community College Campus Housing Data and Housing Article
 7. CC Minutes of 02/10/14
 8. PC Minutes of 09/18/13
 9. Notes From Workshop 07/31/14
 10. Notes From Workshop 01/22/14
 11. Notes From Workshop 10/30/13
 12. Placeworks Scope of Work

Approved by: 

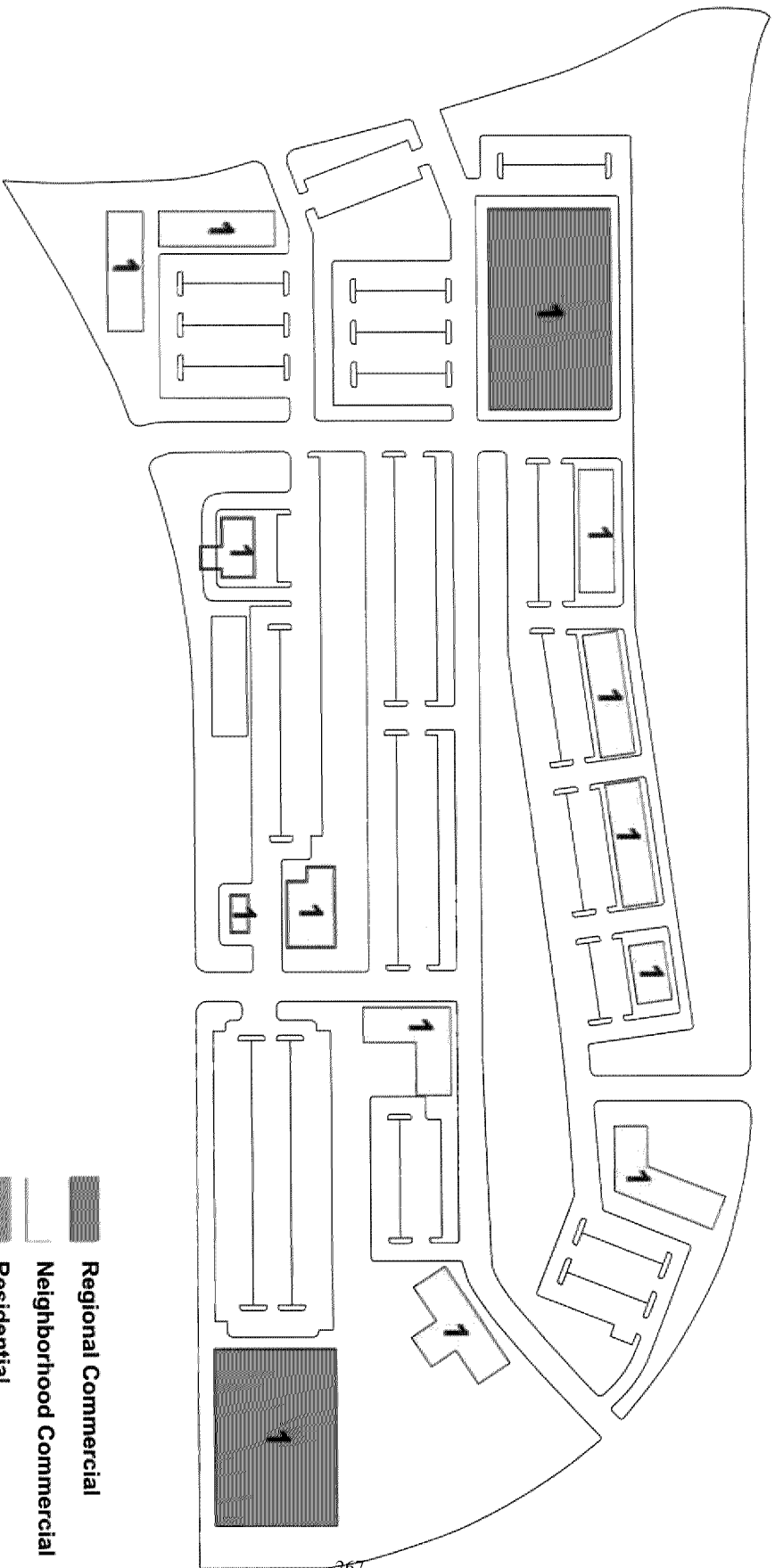


ALT 1: COMMERCIAL (CURRENT ZONING)

Opportunity Site Design Concepts | Craiton Hills College Village

- KEY**
-  REGIONAL COMMERCIAL
 -  NEIGHBORHOOD COMMERCIAL
 -  RESIDENTIAL
 -  SINGLE-FAMILY RESIDENTIAL

  **33** PLACEWORKS 



267-

Crafton Hills College Village Design Option 1





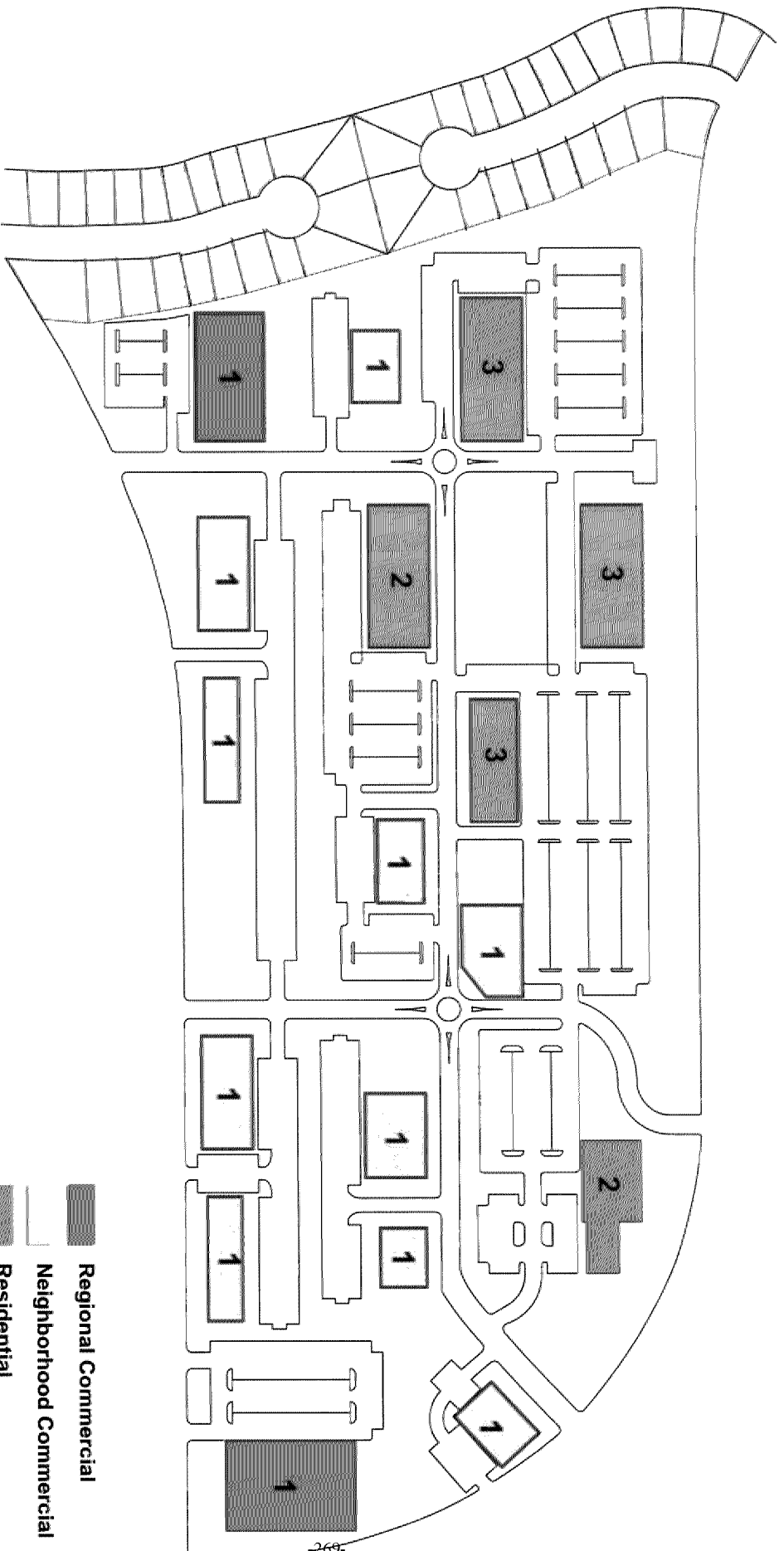
ALT 2: HORIZONTAL MIXED-USE

Opportunity Site Design Concepts | Craton Hills College Village





- KEY**
-  REGIONAL COMMERCIAL
 -  NEIGHBORHOOD COMMERCIAL
 -  RESIDENTIAL
 -  SINGLE-FAMILY RESIDENTIAL


 **33** PLACEWORKS

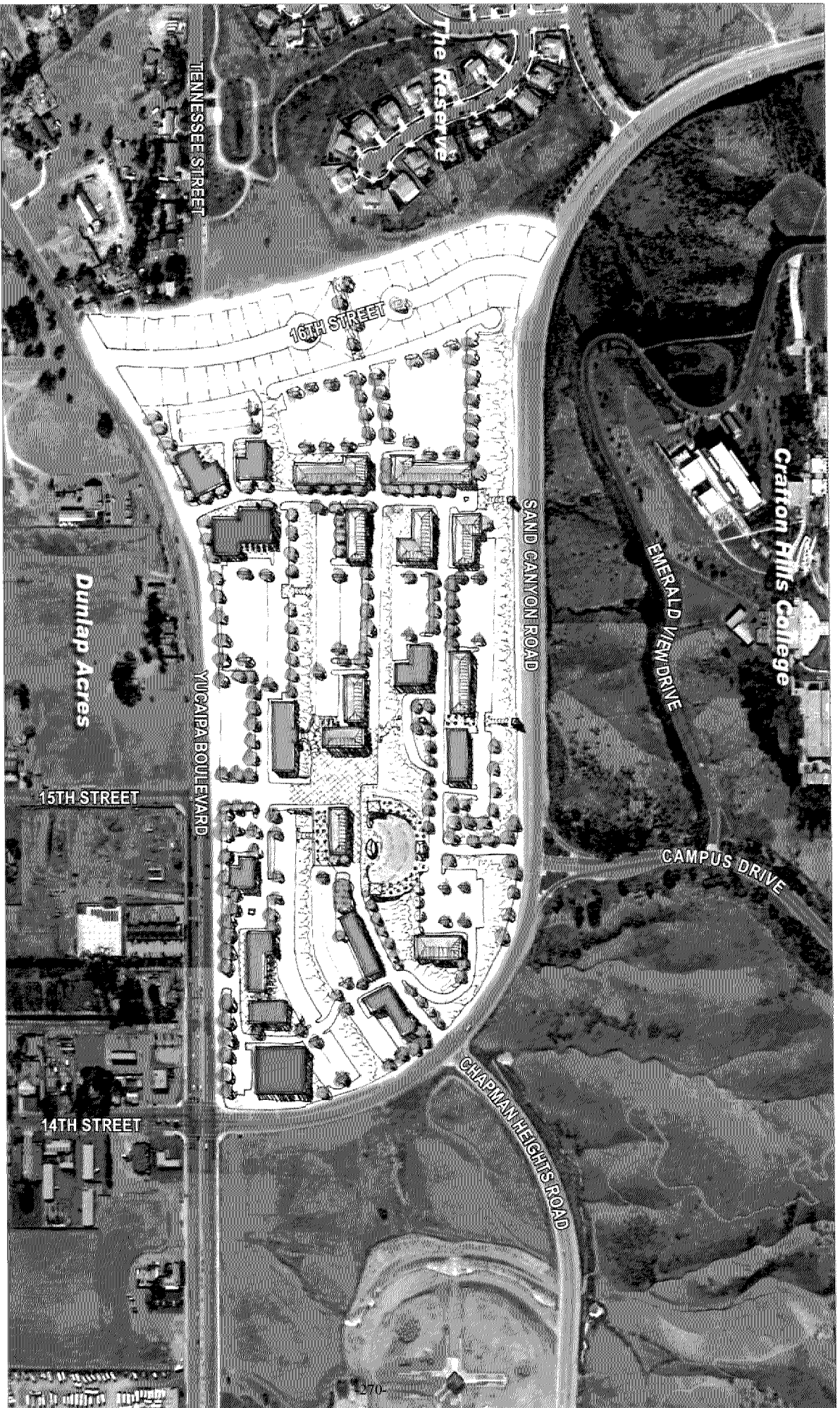
 **IBI**
GROUP



Crafton Hills College Village Design Option 2

-  Regional Commercial
-  Neighborhood Commercial
-  Residential
-  Single Family Housing

 **PLACEWORKS**



ALT 3: VERTICAL MIXED-USE

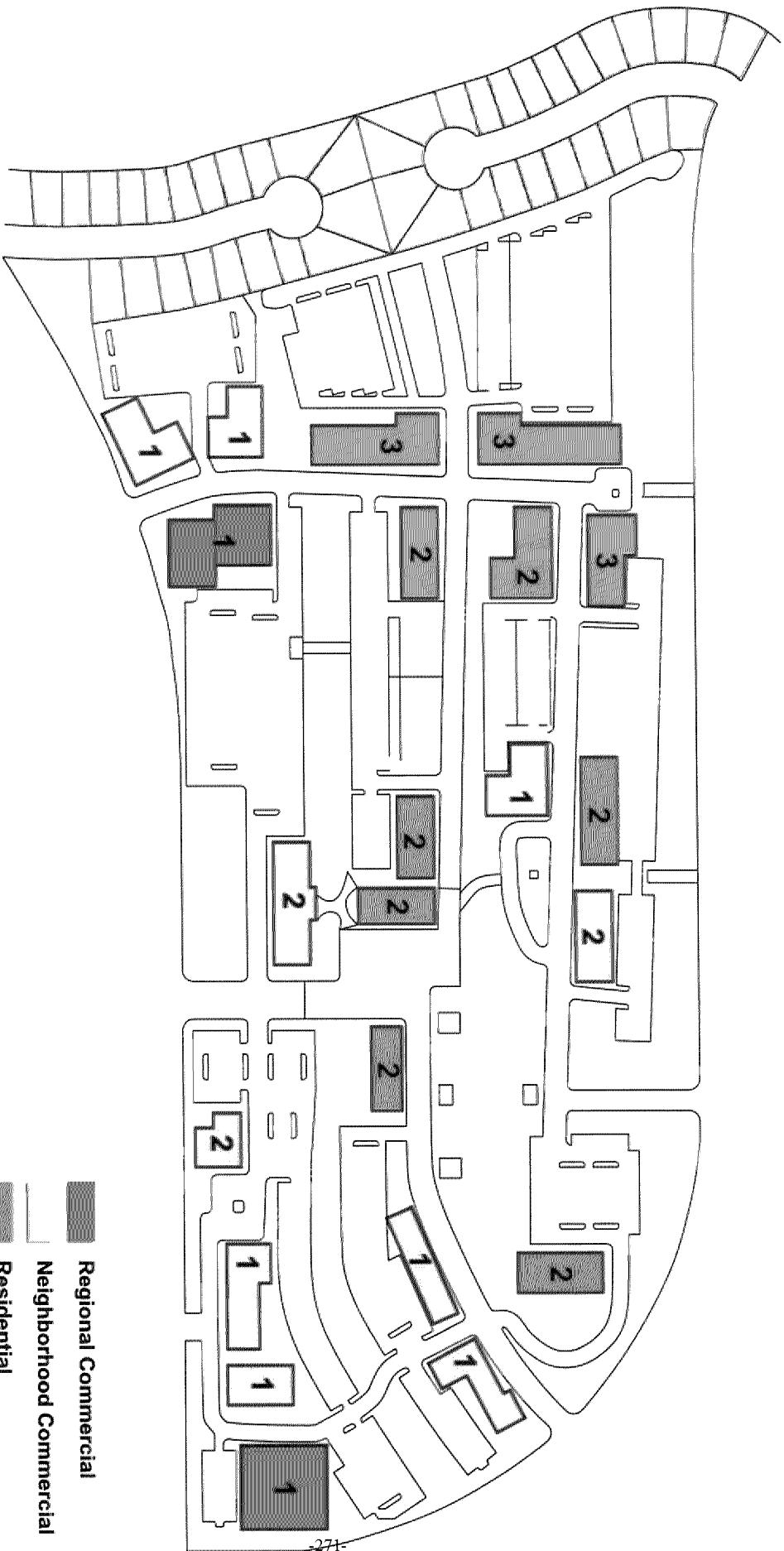
Opportunity Site Design Concepts | Craton Hills College Village

- KEY**
-  REGIONAL COMMERCIAL
 -  NEIGHBORHOOD COMMERCIAL
 -  RESIDENTIAL SINGLE-FAMILY RESIDENTIAL
 -  RESIDENTIAL MULTI-FAMILY RESIDENTIAL



83 PLACEWORKS





Crafton Hills College Village Design Option 3



LAND USE ALTERNATIVES SUMMARY

	Alt 1: All Commercial	Alt 2: Horizontal Mixed Use	Alt 3: Vertical Mixed Use
Regional Commercial: Retail	133,500	68,500	47,700
Neighborhood Commercial: Retail	141,100	94,500	126,140
Neighborhood Commercial: Office	-	40,500	54,060
Residential	0	392	393
Single-Family Housing	0	43	43
Nonresidential Parking (4/1,000 for Alt 1, 3.3/1,000 for Alts 2 and 3)	1102	672	755
Student Parking at 1.75/unit	-	686	688

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Total Single-Family Housing (with 2-car garages)	-	43	43
Total Parking Spaces (excluding SFD)	1,102	1,358	1,443

For Alternatives 2 and 3, the Neighborhood Commercial is split 70% Retail, 30% Office

ATTACHMENT 3

Traffic Impact Analysis

Description	Units	Alt 1	Alt 2	Alt 3
Single Family Housing	DU		43	43
Student Housing	units		392	393
Regional Commercial: Retail	KSF ²	133.5	68.5	47.7
Neighborhood Commercial: Retail	KSF ²	141.1	94.5	126.14
Neighborhood Commercial: Office	KSF ²		40.5	54.1
Trips		13,778	11,796	12,876
Internal Capture		1,596	2,656	2,626
Pass-by		1,730	1,088	1,305
External trips (new)		10,452	8,052	8,945

Internal rate capture varies depending on the mix of land uses considered within the site. Considering the trips entering and exiting the site for each use, internal trips are estimated for both origin and destination. The lowest estimate is considered to be the value to be used as the internal capture for each pair of land uses. A summary of the rates from the ITE Trip Generation Manual is below for your information.

Table 7.1: Trip Origins Within Site

<u>From</u>	<u>To</u>	<u>Daily Capture</u>
Office	Office	2%
Office	Retail	22%
Office	Residential	2%
Retail	Office	3%
Retail	Retail	30%
Retail	Residential	11%
Residential	Office	N/A
Residential	Retail	38%
Residential	Residential	N/A

Table 7.2: Trip Destinations Within Site

<u>To</u>	<u>From</u>	<u>Daily Capture</u>
Office	Office	2%
Retail	Office	15%
Residential	Office	N/A
Office	Retail	4%
Retail	Retail	28%
Residential	Retail	9%
Office	Residential	3%
Retail	Residential	33%
Residential	Residential	N/A

SANDAG pass by trip percentages contained in the FCSP were considered as the ITE trip rates are for the PM peak (and were higher 17% versus the 11% for the regional commercial and 34% versus 22% of neighborhood commercial). These rates were applied for the external trips (total trips minus internal capture).

ATTACHMENT 4

RETAIL MARKET POTENTIAL

Table 1: Estimated Retail Market Demand Potential (in building square footage) Generated by Current and Future Students and Faculty, Crafton Hills College, Fall 2013 and Fall 2025

	Total Students	Faculty/Staff	Total
CURRENT	5,220	320	
Average Retail Spending per Week	\$125	\$35	
Estimated Yucaipa Capture of Spending	15%	15%	
Annual Spending (assumed 9-month school attendance)	\$3,817,000	\$66,000	\$3,883,000
Retail Building Space Support (sq. ft.)	21,800	370	22,200
2025	11,470	630	
Average Retail Spending per Week	\$125	\$35	
Estimated Yucaipa Capture of Spending	15%	15%	
Annual Spending (assumed 9-month school attendance)	\$8,387,000	\$129,000	\$8,516,000
Retail Building Space Support (sq. ft.)	47,900	740	48,600
2025 WITH NEW HOUSING			
Students in New Housing	700		
Average Retail Spending per Week	\$125		
Estimated Yucaipa Capture of Spending	50%		
Annual Spending (assumed 9-month school attendance)	\$1,706,000		
Retail Building Space Support (sq. ft.)	9,750		9,750
All Other Students and Faculty/Staff	10,770	630	
Average Retail Spending per Week	\$125	\$35	
Estimated Yucaipa Capture of Spending	15%	15%	
Annual Spending (assumed 9-month school attendance)	\$7,876,000	\$129,000	
Retail Building Space Support (sq. ft.)	45,000	740	45,700
Total Retail Potential (building sq. ft.)	54,800	740	55,500



Research Brief

Number and Percent of Fall 2013 Students who Live at Home and on their Own

Prepared by Keith Wurtz

Purpose of Brief

The purpose of this brief is to identify the number and percent of Crafton students who live at home in Yucaipa and those that live on their own in Yucaipa.

Summary of Findings

How many Fall 2013 Crafton Students who live in a **primary Crafton service area city** live on their own?

- 1,136 (23%) CHC students live on their own

How many Fall 2013 Crafton Students who live in **Yucaipa** live on their own?

- 316 (24%) Fall 2013 CHC Yucaipa students live on their own

How many Fall 2013 Crafton Students who live in **Yucaipa and Redlands** live on their own?

- 613 (24%) Fall 2013 CHC Yucaipa and Redlands students live on their own

A limitation to the data is that 2,121 (37%) students did not complete a financial aid application to identify whether or not they live at home or on their own.

Overview

Yucaipa City is exploring the possibility of developing a Crafton Hills College Village. To help inform that decision the City asked Crafton to provide the number and percent of Crafton students who live at home in Yucaipa and those that live on their own in Yucaipa.

Methodology

Crafton does not ask all students whether or not they live at home. The only place where Crafton collects this data is through students who apply for financial aid. In order to identify the Fall 2013 students who applied for financial aid, two files were obtained from Crafton's Management Information System, one directly from Ellucian and one indirectly through Informer. The grades (i.e. STUDENT.ACAD.CRED) file obtained directly from Ellucian was used to identify students who earned a grade on record (GOR) in Fall 2013. A student earned a GOR if they earned one of the following grades in at least one course: A, B, C, D, F, P, NP, I, or W. Whether not a student lived at home or not was obtained from the following field in the CS Financial Aid file obtained through Informer: SA.PKG.CB.COST.

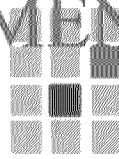
A limitation to the data provided is that only 3,613 students out of 5,734 Fall 2013 (63%) students who earned a GOR completed the financial aid application. As a result, there are 2,121 (37%) students who we do not know whether or not they live at home or on their own.

Findings

When examining the 4,882 Fall 2013 students who live in Crafton's primary service area city (i.e. 100 or more students enrolled), 1,136 (23%) live on their own, 316 students who live in Yucaipa live on their own, and 297 students who live in Redlands live on their own.

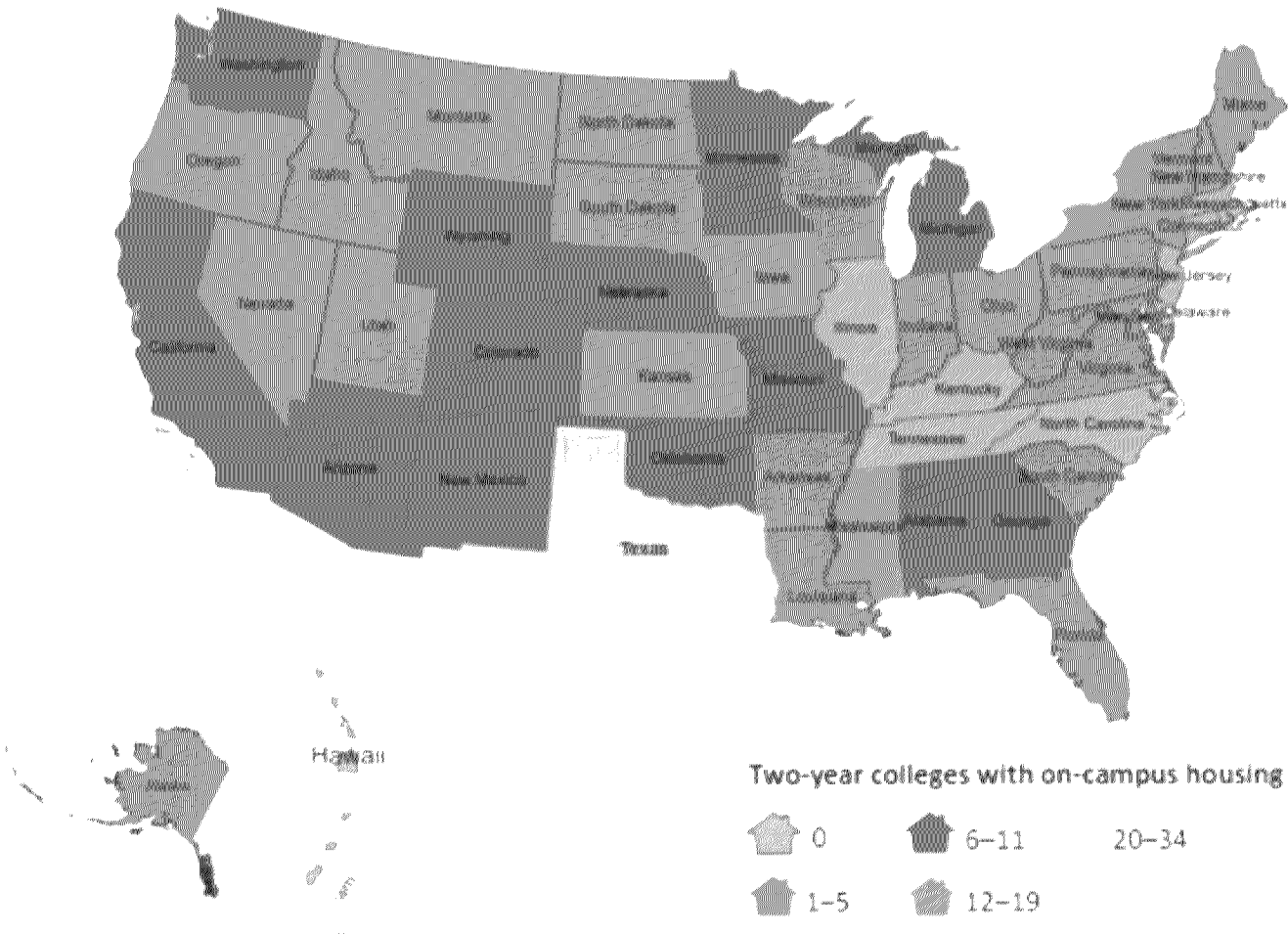
Primary Service Area City	# Live on Own	# Live in City	% Live on Own
Banning	39	127	30.7
Beaumont	95	398	23.9
Calimesa	24	131	18.3
Colton	28	113	24.8
Highland	96	581	16.5
Loma Linda	41	177	23.2
Mentone	62	211	29.4
Moreno Valley	31	117	26.5
Redlands	297	1,246	23.8
San Bernardino	107	461	23.2
Yucaipa	316	1,320	23.9
Total	1,136	4,882	23.3

Any questions regarding this report can be requested from the CHC Office of Institutional Effectiveness, Research, and Planning at (909)389-3206 or you may send an email request to kwurtz@craftonhills.edu: 1314_LiveOnOwn_Yucaipa.docx, 2013FA_FinancialAidNeed_Yucaipa2.sav, and 2013FA_GOR_Undup_AwayHome_Addresses.sav.



On-Campus Housing

Nearly a quarter of U.S. community colleges provide on-campus housing



Note: On-campus student housing/institutionally controlled housing include any residence hall or housing facility located on or off campus that is owned or controlled by an institution and used by the institution in direct support of or in the manner related to the institution's educational purposes.

Source: AACC data analysis of Integrated Postsecondary Education Data System (IPEDS) Institutional Characteristics Data files 2012; U.S. Department of Education, National Center for Education Statistics, 2007; 2008 National Postsecondary A/D Study (NPSAS-08)



Over the last decade, public two-year colleges have seen a gradual growth of on-campus student housing. Between 2000 and 2010, 43 community colleges have established new student housing. Despite the increase, only 1% of two-year college students live on campus, compared to 14% of all undergraduates across the country.

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For more information, contact Rahel Tekle, research associate at the American Association of Community Colleges, at (202) 416-4508 or rtekle@aaccc.nche.edu

More Community Colleges are Offering Housing to Recruit and Retain Students

by Marsha Gilbert

As a high school student in Tampa, Fla., Sheena Jackson fell in love with the University of Washington from pictures she saw on the Internet. When she was not accepted, she still wanted to go to the Seattle area for college. She decided to go to a community college — with housing — in that area so she could establish residency in the state and try later to get into the university.

"It's in a big city," Jackson says. "I needed a change and something that could challenge me that I could look forward to doing. I lived on the East Coast for most of my life. I wanted something new."

So, four days after graduating from high school, Jackson and her parents drove from Tampa to Edmonds Community College in Lynnwood, Wash. — just 20 minutes from what Jackson calls her "star in the sky."

Jackson is an environmental science and political science major with a minor in history who wants to become an environmental lawyer.

She is part of a growing trend of young people who choose to go to community colleges with residential facilities as a bridge between living at home and getting an apartment or going to a four-year college. For some, community college is their first choice, and the two-year program fits their career goals. Others enjoy the low-cost housing and transferrable credits while preparing for their next move.

Community colleges are responding to the requests for housing. In 2000, 225 community colleges offered housing, by 2010 that number grew to 260, according to the American Association of Community Colleges (AACC). Now in 2012, 391 two-year institutions are providing a place to live, reports the National Center for Education Statistics.

Eliminating the commute

In addition to out-of-state students selecting community colleges with housing, students who commute are seeing dorms as an attractive option. Many community colleges in small towns and rural areas provide residence halls to attract students who live in their region, making it more convenient and affordable to live at school than to commute. In 2010, 116 community colleges in towns offered students housing, compared to 95 schools in rural areas, 43 schools in cities and 6 schools in suburban areas, according to the AACC.

One example of providing dormitories to increase attendance is Yavapai College in Prescott, Ariz. The community college is in a city with a population of 39,843, according to the 2010 Census. The school serves an area covering 8,000 square miles and provides three dorms with space for 375 beds, says Sarah Castro, director of residence life and judicial affairs.

"On-campus housing for our athletic teams is a big draw," Castro says. "Our teams recruit internationally and having housing gives them some place to live."



Many community colleges are offering student housing as a way to attract more students

She added that housing also benefits local residents.

"Our county is pretty widespread," she says. "We have students that are in our county or local area, but it's still geographically far away. It's convenient, so they don't have to commute so far."

Another school that offers housing because of its location is Tompkins Cortland Community College in Dryden, N.Y. It's in a town that is four hours from New York City with a population of 14,435, as reported in the 2010 Census. The school offers seven residence halls with a total of 213 apartment-style units for 816 residents, says Darese Doskal-Scaffido, director of residence life and judicial affairs.

"The residence halls have definitely added to our enrollment and diversified our campus," says Doskal-Scaffido, who recalls that the first residence hall opened on campus in 1999. "We have a global program, which draws students from all over the world, and we have a substantial population from New York City and surrounding areas. Additionally, the residence halls allowed our athletic programs to grow, as they were able to recruit outside of the local area."

While schools in less populated areas offer housing to attract students, institutions in large cities are not as likely to have this concern. The Community College of Philadelphia, for instance, is in the fifth largest city in the U.S. Officials from the college said in a statement that the school "is an urban commuter school primarily serving city residents and has no plan to build student housing."

Attracting international students

If out-of-state students and commuters traveling from far away in their regions need a place to stay, then so do international students, many of whom are recruited athletes. For the 2011-2012 school year, the number of students from other countries attending community colleges in the United States reached 87,997, according to the Institute of International Education. That number increased from the 2005-2006 school year, when 80,851 international students studied at two-year colleges in the states.

A request for housing by international students was a motivation to have residence halls at Edmonds, which opened the first dormitory at a community college in Washington State in 1995, says Luke J. Botzheim, the school's housing director. An estimated 55 to 70 countries are represented on campus. He added that Edmonds enrolls approximately 1,200 international students and believes that's more than most institutions because Edmonds doesn't require a high score on the TOEFL, or the Test of English as a Foreign Language, which measures listening, reading, writing and speaking.

Having so many different types of people living together can be challenging for communication, but also rewarding because students get the chance to meet people they never would have known.

"I like living with so many different types of people," says 19-year-old Jackson, who is a resident assistant at Edmonds. "I met people from Brazil, Indonesia and India. We're close-knit like a family. The best lesson I've learned is they're going to say things different, they're going to do things different, but they're just like me."

Offering housing at Sierra College in Rocklin, Calif., is a draw to international students and young people who have been in foster care, says Jon Hamblen, manager of parking, security and residence life at the community college. This population fills most of the 144 beds in two residential halls at the school. He welcomes the variety.

"We were very vanilla," Hamblen says. "The mixture of cultures brings the campus life, vibrancy and diversity. To bring diversity on campus is the absolute most enjoyable piece of what I get to do over here. To get all these groups together and have them understand who they are and value each other. That's why I still have residence life in my title."

Building and rebuilding

The demand for housing on community college campuses and the need to upgrade facilities is fueling a boom in

renovations and sometimes requires new construction.

Prince William Sound Community College (PWSCC) in Valdez, Alaska, offers housing in three buildings. The school recently spent \$5 million and took a year and a half remodeling the residence halls, says Ronnie Houchin, campus life coordinator/housing manager. The renovations included new drywall, plumbing, an electrical system, appliances and roofs.

In the winter of 2010, Casper College in Casper, Wyo. tore down a 380-bed building that stood for more than 30 years and replaced it in the following fall with a 450-bed modular complex, says Barb Meryhew, director of housing and student activities. To save time and money, parts of the new \$23 million facility were constructed in Iowa and Colorado, then trucked to Casper.

At Yavapai College, Castro estimates it could cost about \$15 million to build a new dormitory — without amenities. So the college won't be rebuilding, but will renovate two residence halls this summer.

Edmonds' residence halls are full for the fall and winter quarters, and students were asked to apply at a later date for the spring quarter, says Jackson, a resident assistant. However, the school has no immediate plans to build more residence halls, says Nicola Smith, dean for student life and development, but school officials did meet recently to discuss options for housing 50 more students.

Comparing costs

One advantage to attending community college and living in a residence hall is the low cost of tuition and room and board, compared to costs at four-year colleges, "especially when students aren't 100 percent sure what they want to do," says Houchin of PWSCC. "They can work on general education classes, and it's not a scary, long-term commitment."

PWSCC doesn't charge out-of-state students extra tuition.

The average annual tuition and fees in 2011-2012 for public community colleges was \$2,963, while a four-year college for in-state students was \$8,244, reported the AACC. Likewise, students can expect to pay more for housing at four-year colleges. For example, if Jackson transfers to her dream school, the University of Washington, the cost to share a double room per quarter starts at \$2,450, compared to \$1,700 per quarter at Edmonds Community College.

The cost of room and board at a community college saves students money compared to living in an apartment off-campus, saves travel costs and helps repay the schools' construction loans.

"Renting a two-bedroom new apartment in Casper, Wyo., is between \$1,200 and \$1,500 a month," Meryhew says. On campus, each student pays \$1,500 to live in a double room for a semester and the meal plans start at \$1,130 per semester. Most community colleges include utilities and cable in their room fees.

Changing the culture

Community College residence halls aren't just isolated buildings on campus. Providing housing has an impact on the whole campus and the community, college officials say.

Students spending money near campuses also benefits surrounding communities. In Rocklin, Calif., the local restaurants even accept the Sierra College's dining cards, Hamblen says. The cards are good for up to \$60 per week with four weeks of spending for meals loaded on each card.

Having students as residents requires increased lighting and security, campus officials says. "Now, lights are kept on around the residence halls at night and on weekends," says Botzheim of Edmonds.

Having residence halls at Yavapai College "requires employing a full-time police force, offering dining facilities, adding

maintenance and custodial positions and planning long-term activities for students," Castro says.

At Tompkins Cortland Community College in Dryden, N.Y., "the hours in the student center, library, tutoring center and athletic facilities have all increased over the years," says Doskal-Scaffido, the director of residence life. "Our campus has become more of a residential center than a typical stop-in community college."

– Marsha Gilbert is a freelance journalist whose work has appeared in several newspapers, magazines and websites.

Related articles

Veteran Out-of-State Tuition Row Intensifies

City of Yucaipa
City Council Minutes
Regular Meeting of February 10, 2014

A Regular meeting of the City Council of the City of Yucaipa, California was called to order in the Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, California, on February 10, 2014 at 6:00 PM.

PRESENT: Denise Hoyt, Mayor
Greg Bogh, Councilmember
Bob Duncan, Councilmember
Dick Riddell, Councilmember
Ray Casey, City Manager
Jennifer Shankland, Director of General Services/City Clerk
David Snow, City Attorney

ABSENT: Tom Masner, Mayor Pro Tem

CONVENE CITY COUNCIL

The meeting was opened with the Pledge of Allegiance led by Chief Shaw.

SPECIAL PRESENTATIONS

Councilmember Duncan introduced Youth Advisory Committee Members Xitlali Cardenas and Chelsea Cates. Ms. Cardenas and Ms. Cates thanked the City Council for the opportunity to serve on the Youth Advisory Committee.

Mayor Hoyt announced that the City's "Yucaipa Historic Uptown Restoration Project", which was submitted for the Engineering News-Record's 2013 Best Projects competition, received the Award of Merit in the Landscape/Urban Development category.

Councilmember Riddell stated that he accepted the Award of Merit (on behalf of the City) and that the award was a major achievement for the City. Councilmember Riddell also congratulated everyone that had a part in the project.

City Manager Casey provided an overview of how the project was developed and stated that it was a team effort between local business leaders, City Planning Commissioners, City Councilmembers, community leaders, and City staff. City Manager Casey acknowledged the following (scheduled) meeting attendees that were involved in the project: Robbie Mahmood, Robert Coleman, Larry Turner, Jack Katzman, Jan Black, Mary Petite, Pat Buckner, Jim Frisch, Richard Siegnund, Yucaipa Valley Chamber of Commerce (Pamela Emenger), and City staff members Fermin Preciado, Bill Hemsley, Paul Toomey, Steve Frenken, Chuck Collett, Maintenance staff, Greg Franklin, Dustin Gray, and Jennifer Shankland.

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Mayor Hoyt introduced Laura Morales, Regional Public Affairs Manager, League of California Cities. Ms. Morales stated that she is honored to represent Yucaipa and looks forward to working with the City.

EMPLOYEE INTRODUCTION

Director of Public Works/City Engineer Hemsley introduced Maintenance Worker I Craig Jones. Mr. Jones thanked Council for the opportunity to work for the City and stated that he has lived in Yucaipa since he was born and hopes to be able to provide his son with the same great memories as he had while growing up in Yucaipa.

CONSENT AGENDA

Mayor Hoyt asked if there were any Consent Agenda items to be removed for discussion. Item No. 2 was removed for discussion by Mayor Hoyt.

1. **SUBJECT:** APPROVE SPECIAL MEETING COUNCIL MINUTES OF JANUARY 22, 2014

RECOMMENDATION: That City Council approve Special Meeting City Council Minutes of January 22, 2014.

3. **SUBJECT:** YUCAIPA BOULEVARD 15TH STREET TO THE I-10 FREEWAY, PHASE I - RIGHT OF WAY ACQUISITION, PROJECT NO. 10771

RECOMMENDATION: That City Council accept an Offer of Dedication from Richard and Peggy Parker (APN 300-321-14) for a permanent easement along Yucaipa Boulevard for improvements estimated at \$2,100 in lieu of cash settlement.

ACTION: MOTION BY COUNCILMEMBER BOGH, SECOND BY COUNCILMEMBER RIDDELL, CARRIED 4-0-1-0 (MAYOR PRO TEM MASNER ABSENT), TO APPROVE CONSENT AGENDA ITEMS NO. 1 AND 3.

ITEM REMOVED FOR DISCUSSION

2. **SUBJECT:** APPROVE COUNCIL MINUTES OF JANUARY 27, 2014

RECOMMENDATION: That City Council approve City Council Minutes of January 27, 2014.

Mayor Hoyt requested that the Minutes of January 27, 2014 (Item No. 8) be revised to reflect that she was not in favor of any changes to the Hillside Ordinance.

City of Yucaipa
City Council Minutes
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ACTION: MOTION BY COUNCILMEMBER RIDDELL, SECOND BY COUNCILMEMBER BOGH, CARRIED 4-0-1-0 (MAYOR PRO TEM MASNER ABSENT), TO APPROVE CONSENT AGENDA ITEM NO. 2 AS AMENDED.

PUBLIC COMMENT

Joél Vincent, Pastor of Yucaipa First Assembly Church, provided an overview of the “Cops & Clergy Network” program and stated that the vision of the program is “we save lives”. Pastor Vincent cited the mission and purpose of the program and invited the Council to attend the upcoming Faith and Justice Summit (“Curb Crime: Save Our Children”). Pastor Vincent stated that they will be forming a new chapter in Yucaipa and encouraged the City to “get behind this”.

MAYOR AND COUNCILMEMBER BUSINESS (REPORTS)

Mayor Hoyt applauded staff for the El Dorado Park Dedication Ceremony and stated that the Park is a great addition to our community.

POSSIBLE ACTION ON PENDING LEGISLATION

None

DEPARTMENT REPORTS

4. **SUBJECT: ACCEPTANCE OF CONTRACT WORK AND FINAL CHANGE ORDER – 2013-2014 STREET REHAB PROGRAM- PROJECT NO. 10924**

RECOMMENDATION: That City Council:

1. Approve and authorize the City Manager, or his designee, to execute close-out Contract Change Order No. 5 and administer the terms of Contract Change Order No. 5 with KAD Paving Company of Yucaipa, CA, in the amount of \$82,065.20, for the “2013-2014 Street Rehab Program Project – 10924;” and
2. Accept the contract work and extension work completed by KAD Paving Company of Yucaipa, CA, for the 2013-2014 Street Rehab Program- Project No. 10924; and
3. Authorize the recordation of the Notice of Completion for the project.

DISCUSSION: Director of Public Works/City Engineer Hemsley presented the Agenda Report.

After Council discussion, the following Motion was made:

ACTION: MOTION BY COUNCILMEMBER RIDDELL, SECOND BY COUNCILMEMBER BOGH, CARRIED 4-0-1-0 (MAYOR PRO TEM MASNER

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ABSENT), TO APPROVE STAFF RECOMMENDATION NO. 1 AND TO DIRECT STAFF TO CONTINUE NEGOTIATING WITH THE CONTRACT CONSULTING FIRM (WILLDAN ENGINEERING) TO RECOVER MORE THAN THE \$10,000 PROPOSED BILLING REDUCTION TO COMPENSATE FOR THE PROJECT COST OVERRUN.

ACTION: MOTION BY COUNCILMEMBER RIDDELL, SECOND BY COUNCILMEMBER BOGH, CARRIED 4-0-1-0 (MAYOR PRO TEM MASNER ABSENT), TO APPROVE STAFF RECOMMENDATION NOS. 2 AND 3.

5. **SUBJECT:** POLICE STATION CONSTRUCTION UPDATE

RECOMMENDATION: That City Council:

1. Receive and file a construction update of the Yucaipa Police Station facility; and
2. Approve an additional allocation in the net amount of \$191,135 from the General Fund One-Time Capital Projects Account to provide sufficient funds to address the inadvertent omission of the Project Contingency Account; and
3. Accept the 2013 Emergency Management Performance Grant awarded to the City of Yucaipa in the amount of \$15,003 to purchase a Network Server for surveillance video system for the Police Station facility; and
4. Consider the alternative concept design for the Civic Center Parkway retrofit and if approved, direct staff to return to Council with the bid award and amendment to the 2013/14 Capital improvement Program.

DISCUSSION: Director of General Services/City Clerk Shankland and City Landscape Architect Frenken presented the Agenda Report.

Councilmember Riddell provided information that was discussed in the Ad-Hoc Committee meeting and stated that the Committee approved the staff recommendation.

After Council discussion, the following Motion was made:

ACTION: MOTION BY COUNCILMEMBER BOGH, SECOND BY COUNCILMEMBER RIDDELL, CARRIED 4-0-1-0 (MAYOR PRO TEM MASNER ABSENT), TO APPROVE STAFF RECOMMENDATION.

6. **SUBJECT:** APPROVE PURCHASE OF TRASH RECEPTACLES FOR UPTOWN

RECOMMENDATION: That the City Council:

1. Dispense with the formal bidding procedures of Chapter 2.24 of the Yucaipa Municipal Code because the selection of design elements require greater latitude

City of Yucaipa
City Council Minutes
Regular Meeting of February 10, 2014

than is practicable in the standard selection process and that the best interests of the community would not be best served by the normal bidding procedures; and,

2. Select a trash receptacle style that would be compatible with the Uptown design elements; and,
3. Approve and authorize the City Manager, or his designee, to enter into a purchase agreement with the approved supplier for the acquisition of trash receptacles for the Uptown Streetscape Project in an amount not-to-exceed \$38,000.00 and to authorize the receptacle installation for an amount not-to-exceed \$4,000.00, for a total project in an amount not-to-exceed \$42,000.00

DISCUSSION: Director of Community Development Toomey presented the Agenda Report.

After Council discussion, the following Motion was made:

ACTION: MOTION BY COUNCILMEMBER BOGH, SECOND BY COUNCILMEMBER DUNCAN, CARRIED 4-0-1-0 (MAYOR PRO TEM MASNER ABSENT), TO APPROVE STAFF RECOMMENDATION AND TO SELECT THE DUMOR RECEPTACLE 107 (OPTION NO. 3 AS OUTLINED IN THE STAFF REPORT AND PREVIOUSLY SELECTED BY THE FORMER YUCAIPA REDEVELOPMENT AGENCY).

STUDY SESSIONS

7. **SUBJECT:** COMMUNITY SERVICES COST RECOVERY STUDY SESSION

RECOMMENDATION: That the City Council:

1. Conduct a study session of the cost recovery for the Community Services Department recreation activities; and
2. Direct staff to research potential adjustments to the Community Services fee schedule and contract services revenue share agreements, as appropriate.

DISCUSSION: Director of Community Services Lennox presented the Agenda Report.

After Council discussion, the following Motion was made:

ACTION: MOTION BY COUNCILMEMBER RIDDELL, SECOND BY COUNCILMEMBER BOGH, CARRIED 4-0-1-0 (MAYOR PRO TEM MASNER ABSENT), TO RECEIVE THE REPORT AND TO DIRECT STAFF TO RESEARCH POTENTIAL ADJUSTMENTS TO THE COMMUNITY SERVICES FEE SCHEDULE AND CONTRACT SERVICES REVENUE SHARE AGREEMENTS AND RETURN TO COUNCIL.

City of Yucaipa
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8. **SUBJECT:** STUDY SESSION TO CONSIDER THE CREATION OF THE YUCAIPA SUSTAINABLE COMMUNITY STRATEGY - CRAFTON HILLS COLLEGE VILLAGE/GREATER DUNLAP NEIGHBORHOOD PLAN

RECOMMENDATION: That the City Council conduct a Study Session to consider the creation of a Transit Oriented Development plan specific to the Crafton Hills College campus and the Dunlap neighborhood as recommended by the General Plan Advisory Committee and Planning Commission.

DISCUSSION: Director of Development Services Lambert presented the Agenda Report.

Richard Siegmund, Yucaipa, stated that a Youth Advisory Committee member attended a GPAC meeting to address his concerns with the lack of housing available in Yucaipa for college-level students and the negative impacts the lack of housing has on students.

After discussion, a majority of Council directed staff to conduct further research and to return to Council with more information regarding the potential demand for student housing at (or adjacent to) Crafton Hills College.

Councilmember Bogh stated (for the record) that he is not for coming back and that his decision is firm.

Councilmember Riddell stated that he does not mind further review; however, he believes student housing should be on college property.

ANNOUNCEMENTS

Councilmember Duncan announced a "Meet and Greet" event with Assemblyman Mike Morrell.

City Attorney Snow announced the Closed Session items.

CLOSED SESSION

Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No. 303-031-08 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: County of San Bernardino - Under Negotiation: Price and Terms of Payments

Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No(s) 0300-311-20, 0300-311-21 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: George and Marjorie Sass Trust - Under Negotiation: Price and Terms of Payment

Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No. 0300-311-03 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: Cardenas Investment, LLC. - Under Negotiation: Price and Terms of Payment

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Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No. 0300-321-12 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: Sharifi-Mahzoon Revocable Trust - Under Negotiation: Price and Terms of Payment

Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No. 0300-331-25 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: Lane Mitchell Harmon - Under Negotiation: Price and Terms of Payment

Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No. 0300-311-06 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: General Telephone Company - Under Negotiation: Price and Terms of Payment

Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No. 0300-311-31 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: Behrouz and Fatemeh Aryafar - Under Negotiation: Price and Terms of Payment

Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No(s) 0300-321-10, 0300-321-18 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: Thomas A. and Nancy E. Greve - Under Negotiation: Price and Terms of Payment

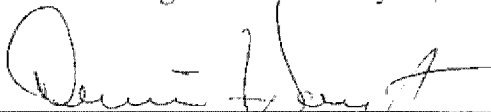
Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No. 0300-331-19 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: Nestor Arellano and Nestor Arellano, Jr. - Under Negotiation: Price and Terms of Payment

Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No. 0300-331-10 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: Steven and Patricia Parker Family Trust - Under Negotiation: Price and Terms of Payment

Conference with Real Property Negotiator [Govt. Code §54956.8] Property: Portion of APN No(s) 0300-321-04, 0300-321-05 - City Negotiator: Ray Casey, City Manager - Negotiating Parties: Saman Maged - Under Negotiation: Price and Terms of Payment

ADJOURNMENT

The meeting adjourned. The next regularly scheduled meeting will be February 24, 2014 at 6:00 PM.



DENISE HOYT, MAYOR

ATTEST:



JENNIFER SHANKLAND
CITY CLERK

ATTACHMENT 8

Agenda Item 1

City of Yucaipa
Planning Commission Minutes
Regular Meeting of September 18, 2013

A regular meeting of the Planning Commission of the City of Yucaipa, California, was called to order in the Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, California, on September 18, 2013, at 6:30 p.m.

PRESENT: Denise Work, Planning Commission Chairwoman
Robert Coleman, Vice Chairman
Julie Bolock, Planning Commissioner
Jerry Cape, Planning Commissioner
Joseph M. Lambert, Director of Development Services
Tina Leuer, Planning Commission Secretary

ABSENT: J.R. Allgower, Planning Commissioner
Clinton Brown, Planning Commissioner
Kathy Fellenz, Planning Commissioner

CONVENE PLANNING COMMISSION:

Chairwoman Work opened the meeting with the Pledge of Allegiance.

APPROVAL OF MINUTES:

Motion was made by Commissioner Bolock to approve the minutes of June 5, 2013. The motion was seconded by Vice Chairman Coleman. Motion passed 4-0-3-0.

PUBLIC COMMENTS:

None

Chairwoman Work suggested that a motion be made to reverse the order of items this evening, while waiting for Commissioner Allgower to arrive. Commissioner Cape will be recusing himself from Item #2 which would leave the Commission without the required quorum to act on Item #2.

Vice Chairman Coleman made a motion to reverse the order of item #2 and item #3 on the agenda. The motion was seconded by Commissioner Bolock. Motion passed 4-0-3-0.

PUBLIC HEARINGS:

SUBJECT: Study Session to consider the creation of a proposed Crafton Hills "College Village" Plan.

Director of Development Services, Joe Lambert, presented the agenda report.

RECOMMENDATION:

That the Planning Commission conduct a Study Session to consider the creation of a Crafton Hills College Village Plan, and direct staff as appropriate.

PUBLIC COMMENTS:

None

Chairwoman Work asked how large an area this proposed plan includes. Director Lambert stated that the area is about 40 acres.

Chairwoman Work stated that she liked the idea of mixed use – retail, commercial and residential – and that she also liked the idea of the “walkability” design. Chairwoman Work would like the City to take a look at horizontal and vertical concepts. She also stated that she would like an area in the village where there are no drive through businesses – which would aid in the requirements of the Greenhouse Gas Reduction Plan.

Vice Chairman Coleman stated that he was not familiar with any other community colleges that had a village plan such as proposed tonight. Director Lambert explained that part of the thought process is that Crafton Hills College draws students from all over – to attend its Fire Academy and other programs. Director Lambert added that the housing portion of the village could potentially serve students and faculty. Vice Chairman Coleman recalled that years ago during the housing element discussions, it was made clear (to him) that the area around the college would not be right for a density of 24 dwelling units per acre. Director Lambert explained that the General Plan Advisory Committee is thinking about a lower density – like 16 dwelling units per acre.

Commissioner Bolock stated that she likes the concept including the incorporated trails and the student housing. However, she would like to see the housing only available for students. Commissioner Bolock added that she thinks the village would be very popular.

Commissioner Cape suggested that the City conduct a survey - a demographic study to determine if a project like this would be well received in Yucaipa.

Vice Chairman Coleman stated that if this project came to fruition – that any increase in commercial traffic should be directed to commercial streets.

It was the consensus of the Planning Commission to support the creation of a Crafton Hills College Village Plan as presented by staff.

SUBJECT: James LaBonte (Case No. PL20130000068/SUP/ARC/MNV): Special Use Permit (SUP) for Architectural Review (ARC) of a proposed 2,400 square foot RV storage/workshop and a Minor Variance (MNV) to reduce the required side yard setback from 5 feet to 9 feet, located at 1288 Grant Street; APN(s): 0322-632-34.

RECOMMENDATION:

That the Planning Commission review the proposed architectural design of the RV storage/workshop building and Minor Variance request and, if acceptable, find as follows:

1. The proposed project is exempt under the California Environmental Quality Act (CEQA) and a Notice of Exemption is to be filed, consistent with Section 15303, New Construction or Conversion of Small Structures.
2. Approve the Minor Variance request to reduce the side yard setback from 15 to 9 feet.
3. Adopt the Findings as contained in the Staff Report for the Minor Variance.
4. Approve the architectural designs, colors, and materials proposed for the RV storage/workshop.
5. Adopt the Findings as contained in the Staff Report for the Special Use Permit.

Vice Chairman Coleman made a motion to continue Case # PL20130000068 SUP/ARC/MNV, based on a lack of quorum, to the October 2, 2013 Planning Commission Meeting, even if this is the only item on the agenda. The motion was seconded by Commissioner Bolock. Motion passed 4-0-3-0.

Chairwoman Work apologized to the public for waiting during the first item and assured them that the comment letters submitted have been copied and distributed to the Planning Commissioners, and made a part of the official record. Chairwoman Work added that therefore, those that wrote comment letters would not have to return in two weeks to be heard, unless they wanted to.

PUBLIC COMMENTS:

None

ANNOUNCEMENTS:

Chairwoman Work stated that she had asked Commissioner Bolock to take her place as the Planning Commission Representative for the General Plan Advisory Committee. Director Lambert explained that he may need to write a memo to City Council, in that regard.

Mr. Lambert stated that there would be a Planning Commission meeting on October 2, 2013.

In other announcements, Director Lambert mentioned the recent bus trip to Riverside and the San Diego area that City Council and a couple of Planning Commissioners participated in. The group looked at a library, a large recreational center which included tennis courts, and they also visited a residential neighborhood where roundabouts are being utilized. As a result, City Council has directed staff to conduct a study regarding the feasibility of adding additional roundabouts in Yucaipa – specifically on Avenue E. Director Lambert added that any changes to the Circulation Element of the General Plan would come before the Planning Commission as part of the review process.

Commissioner Bolock stated that she received her Planning Commission packet on Monday, late afternoon. Secretary Tina Leuer explained that the packets were mailed out on Thursday afternoon and suggested that if there are issues with the postal service, she would be happy to add Commissioner Bolock to her list of Commissioners that pick up their packets from City Hall. Commissioner Bolock said that would be just fine.

ADJOURNMENT:

The Planning Commission meeting of September 18, 2013, adjourned at 7:38 p.m.

Submitted by:

Approved by:

Tina Leuer, Planning Commission Secretary

Joseph M. Lambert
Director of Development Services

ATTACHMENT 9

Interoffice Memorandum

To: Ray Casey, City Manager
Joe Lambert, Director of Development Services

From: Tina Leuer, Administrative Assistant

Date: August 4, 2014

Subject: Notes from the Public Workshop at Crafton Hills College

A public workshop was held Thursday night, July 31, 2014 at Crafton Hills College beginning at 5:00 p.m.

Although an ad was placed in the NewsMirror, notices were circulated within the nearest housing Tract (12222), and the College advertised the workshop, there was relatively low attendance – approximately 10 people. Among the attendees were the President of the College, a member of the press, City Manager Ray Casey, Director of Development Services Joe Lambert, Administrative Assistant Tina Leuer, and others.

Director Lambert gave a PowerPoint Presentation and handouts were available to all.

Concerns of security at campus housing was discussed, and addressed.

One of the attendees, David Avila, expressed a preference for the mixed use alternatives and compared the concept to Victoria Gardens in nearby Rancho Cucamonga.

City Manager Ray Casey asked Director Joe Lambert to include a slide next time which depicts the future joint use tennis facility (12 courts), at the southeast corner of Chapman Heights Road and Sand Canyon Road.

A suggestion was made by one attendee to make the area on the west side of the project an open space slope instead of single family residences. Another alternative suggested for this area was to provide two rows of single family residences along 16th Street with a row of trees. The goal would be to provide a buffer from the existing residences.

Transportation from the project site up to the College campus was discussed.

The workshop ended at approximately 6:10 p.m.

C: Users Tina\Documents\Casey, Ray notes from 7-31-14 meeting.doc

ATTACHMENT 10

PUBLIC OUTREACH MEETING CRAFTON HILLS COLLEGE 1/22/14

Meeting started promptly at noon. There were 25 people in attendance – at least 8 of whom were students. Mayor Hoyt and Planning Commissioner Kathy Fellenz were in attendance as well as the President of the College, Cheryl Marshall.

Director Joe Lambert presented the material as a PowerPoint presentation, and color copies of the presentation were handed out to the attendees. The presentation took approximately 40 minutes and then the group spent the next 20 minutes in Q & A.

Issues brought up by the attendees:

Pedestrian connectivity is very important. A bridge, skyway or other pedestrian connection from the campus down to the boulevard and a safe way to get there would be great.

The Vice President of Student Services, Rebecca Warner-Marlatt, asked what input would be expected from the college? Director Lambert explained that there would be more outreach meetings with the college and that the City would definitely want input from the college students, faculty and staff during the planning process. Director Lambert explained that one of the next steps in the process is to hire a consultant firm to begin the Crafton Hills College Village planning process.

Per the Mayor's request, Director Lambert elaborated on the definition of "mixed use".

A student asked what research had been done that would indicate a need for student housing. Director Lambert explained that so far the research has been informal and anecdotal, however, other community colleges do have projects such as this.

Students were concerned if the housing would be affordable. Director Lambert explained that affordability is set by the State, and in his opinion, some units should be affordable for students. When asked if the housing would be dormitories, Director Lambert explained that the housing would probably be apartment style, owned by private property owners. A partnership between the college and those landowners could exist.

One student correctly stated that since the City or the college would not be building the housing and/or the retail...that individual property owners would – that there were no guarantees that the proposed plan would come to fruition. Director Lambert explained that was correct thinking – but if designed and marketed correctly, the mixed use zoning, etc. would entice such development.

Ms. Marshall voiced her opinion that on-site housing would help alleviate the current parking issues and that it would be great for staff and students to be able to walk to a restaurant instead of having to drive. Ms. Marshall reiterated that pedestrian connectivity would be a very important part of the project.

The meeting ended at approximately 1:00 p.m.

There were no negative comments made – the group seemed very excited about the project.

ATTACHMENT 11

Interoffice Memorandum

To: Ray Casey, City Manager
Joe Lambert, Director of Development Services

From: Tina Leuer, Administrative Assistant

Date: November 1, 2013

Subject: Notes from Dunlap Re-zoning Crafton Village Meeting

Meeting was held Wednesday night, October 30, 2013 at the Dunlap Elementary School at 12th Street and Avenue E in Yucaipa. Approximately 100 people were in attendance including Councilman Bogh and Planning Commissioner Fellenz. City Staff included Ray Casey, Joe Lambert, Nikki Moore and Tina Leuer. A sign in sheet was provided and 72 people did provide their name, address, and phone number.

A PowerPoint Presentation was given, as well as handouts provided, and color boards were available for review.

The following are questions that were asked by those in attendance, and staff's responses.

1. Will residents incur additional assessments/taxes if the proposed changes go through in the Dunlap area?

No – financing for infrastructure would have to be voted on by the residents and the City has no plan on doing that.

2. If we currently have large animals on our property such as horses, will the re-zoning prohibit us from keeping those animals.

No – animals would be "grandfathered in". If re-zoning takes place, you are allowed large animals as long as your lot is a minimum of 20,000 square feet. Each additional 10,000 square feet allows for one additional large animal.

3. We heard that these changes are being driven by City Hall Staff.

That is incorrect. The proposed changes being discussed this evening have been suggested by the General Plan Advisory Committee (GPAC).

4. Why did the City allow a County welfare office to open up on 15th Street?

Just like the college, San Bernardino County does not have to have the City's approval to open up an office within the City limits, as long as it complies with zoning regulations.

5. Because of the errors on the flood zone map for the Dunlap area, my insurance is sky high. Who do I complain to?

The FEMA map is not administered by the City. You can complain directly to FEMA or Congressman Paul Cook.

6. I heard that the City can take my property through Eminent Domain.

The City has no eminent domain power over private property for private re-use - only for public streets, parks, or public facilities projects.

7. Explain why the City is considering the addition of mixed use development near Crafton College.

With the potential of 15,000 students ultimately attending Crafton Hills College, it makes sense to provide services near the campus; housing for teachers/students/maintenance workers and commercial uses such as restaurants. The students and faculty do spend money in Yucaipa.

8. We do not want Yucaipa to become like Moreno Valley with a lot of apartments and low income housing! Is this a sneaky way for the City to get affordable housing?

Absolutely not! The State of California mandates that the City, through the Housing Element of the General Plan, identify areas within the City where affordable housing can occur (higher density such as 24 units per acre). Because the City of Yucaipa has a Housing Element and updated it recently in a timely manner, we are good for eight more years. There is no threat – no gun to our head to designate any more affordable housing locations.

9. Why does the City want to urbanize or cover up all the open space?

We don't. Did you know that five years ago the City had about 200 acres of city parks and by the end of 2013 – we will have approximately 520 acres of parks! El Dorado is opening up this weekend and I highly recommend you visit this very special park.

10. Will Western Heights Water still be serving the Dunlap area, and will we be forced to hook up to the sewer system? Why are Yucaipa Valley Water District's rates so high?

There has been a joint effort to install more sewer systems in the Dunlap area. However, the City has no control over what Western Heights or the Yucaipa Valley Water District charges for hook up. New buildings are required to hook up to sewer whenever available, per YWD regulations.

11. We don't want our neighborhood to have really small lots covered up with housing – like the City approved in Chapman Heights! We want more of what the Reserve looks like.

The County of San Bernardino approved Chapman Heights. The reserve was initially approved by the County, the City revised the plans. Most lots in Chapman Heights are much smaller than the lots that could be proposed as part of the potential zoning changes in the Dunlap area.

12. The utility projects caused a lot of damage to the roads in the Dunlap area. Why doesn't the City fix these roads?

Utility projects do have an impact on our roads. The City is working with the utility companies to repair and re-pave the referenced roads, once the projects are completed.

13. We need a stop sign at 14th & E.

So far, the traffic calming study that the City does on an annual basis has not warranted a stop sign at that location. However, this next one coming up – might....and then the study goes to the City Council in the Spring for review.

By the way – the City is working on an interconnect project along Yucaipa Boulevard that when a motorist is going the speed limit – they should be able to hit most lights green.

14. What is the projected population for our City and what is the current population?

The City of Yucaipa's current population is approximately 52,000 with a projected build out population of 75,000.

15. How could anyone control that housing at the College be just for students?

The college could control the leasing of the housing through such restrictions like CC&R's.

16. Does the college even know about these proposed changes? Do they have input?

Absolutely! There have been a series of discussions with College representatives. The City still has one more year to go with the General Plan Update. The College already completed a number of on-going improvements toward their master planned build-out including the aquatics center, the library and other new buildings.

17. Why should we support the college?

With a projected build out of 15,000 students, the City needs to support the college. Again – the students and faculty do spend money here in town!

18. Retired College employee – “I am retired from the college and I can assure you that the college does not want housing – they have no interest – that’s not their role!”

The City of Yucaipa began their General Plan Update after the speaker retired, and conversations with the college also began after the speaker retired.

19. The college should be open on Saturdays and Sundays!

There have been discussions about that.

20. If these improvements are made in the college area, and it’s done right, I can see where our property values could increase.

Possibly.

21. Several folks stated that they do not want housing built near the college – however they think that some commercial projects are a good idea.

We hear you.

22. I really like all the improvements to Yucaipa Boulevard – I think the City did a great job. However, the City needs to handle the “walking population” better.

That is something we are working on with sidewalks and street improvements planned under construction.

23. What's this I hear about potential changes to the Hillside Ordinance?

Any final decisions are months away – the item is still going to Planning Commission and City Council for further discussion.

24. Can the City post on their web-site the \$175,000 grant that was discussed tonight?

Yes – we can make that happen.

25. Will open space be part of the college village plan?

Yes – very likely.

26. Did I hear you say there were plans to put a traffic light at Yucaipa Boulevard and 16th Street.

Yes

27. How large an area is the college overlay?

Approximately 50 to 60 acres – and the college also owns approximately 5 acres nearby at Chapman Heights Road and Sand Canyon.

Meeting concluded at approximately 8:30 pm.

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ATTACHMENT 12

Technical Approach

PROJECT UNDERSTANDING

The Crafton Hills College represents a tremendous opportunity for the Yucaipa community. As home to one of only 112 state community colleges, Yucaipa has long sought to leverage this important asset to support local educational and economic goals. Coupled with a projected threefold enrollment and \$170 million in bond revenue, the Crafton Hills College is poised to play a more prominent role in the local economy. Its connections to the I-10 Freeway Corridor Specific Plan and relationships with regional medical, public safety, and other industries will help stimulate the local economy.

Situated at the base of the Crafton Hills along Yucaipa Boulevard, Yucaipa is exploring opportunities for developing a College Village to complement the City's long term strategy for reinvesting in Dunlap Acres. Since 2000, the City has invested more than \$50 million in flood control channels, sidewalks/bicycle routes, and water and sewer lines. The City's financial investments, coupled with the College Village, offer the potential to improve the City's western gateway, the local economy, and community at large. The CHC Village also represents a key opportunity to implement land use and transportation policy that is consistent with and supports the Regional Transportation Plan/Sustainable Communities Strategy.

As part of the Compass Blueprint Strategy, the City is seeking a consultant to provide assistance in furthering this effort. We understand that it is SCAG's and the City's intent to take the next step in carrying out this vision by retaining a highly qualified consultant team knowledgeable about Yucaipa to work with residents and City officials to:

- Recommend a suitable mix of College Village land uses with customized development standards based on a tailored market assessment
- Design "complete street" concepts that support multimodal transportation options, improve roadway capacity, and provide sensitive traffic management
- Create an overlay zone for incorporation into the General Plan so it can be tiered off the General Plan EIR, resulting in significant cost savings for future developers; and
- Develop design guidelines to ensure high quality development that is sensitive and compatible with the natural topography at the base of Crafton Hills

This proposal establishes a consultant team dedicated to the City of Yucaipa and a scope of work designed to accomplish all of the above to continue the momentum of the City has developed through the General Plan Update process.

DEVELOP A SUITABLE MIX OF USES WITH CUSTOMIZED DEVELOPMENT STANDARDS

The City of Yucaipa strongly believes that the project can provide tremendous economic, educational, and environmental benefits to the community and the region. Our work on the General Plan Update reinforces the City's long-term view of the project area. Working with an integrated team of designers, transportation planners, landscape architects, and economists and we will work with City staff, elected officials, the public, and other key stakeholders to develop a suitable mix of uses with customized development standards designed to capture future market demand.

DESIGN COMPLETE STREETS

The vision of linking Crafton Hills College to greater Yucaipa and the freeway requires investment in creating complete streets along the Dunlap Corridors that support all modes of transportation. Complete streets are streets for everyone. They are designed and operated to enable safe access for all uses. Pedestrians, bicycles, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street. For example, complete streets can make it easier to walk to shops and bicycle to school. They can also allow buses to run on time and make it safe for people to walk to and from bus stops, thereby supporting transit planning efforts and future transit-oriented development.

IMPLEMENT THE PLAN THROUGH AN OVERLAY ZONE

The City needs a consultant team that can develop a set of zoning regulations grounded in the realities of the market, pre-tested by development feasibility concepts and pro formas, and developed by an integrated team of designers, transportation planners, landscape architects, and economists. In order to support the long-term integration of land use and transportation, we propose the City adopt an overlay zone for the CHCV/Greater Dunlap Neighborhood area. In addition to including direction on streetscape design concepts that improve multimodal transportation options, the overlay zone will include customized development standards and design guidelines to ensure the type of quality development Yucaipans envision for this area. The overlay zone is an excellent option for Yucaipa given the flexibility in how it can be structured and used to guide changes overtime.

ENSURE HIGH QUALITY DEVELOPMENT

These zoning regulations must be accompanied by a set of design guidelines that are flexible enough to allow property owners and developers to express their vision while maintaining a consistency in urban form to encourage an attractive multimodal atmosphere. Design guidelines included in the Overlay Zone will address site planning, streetscape design and landscaping, gateways and major signage, screening, lighting, and other general guidelines. The guidelines will provide a flexible framework to ensure a cohesive aesthetic appropriate to each part of the project area and promote its community character and identity. This section will be highly illustrated, with sketches and photos to demonstrate the desired intent.

PHASE 1: PROJECT INITIATION

TASK 1.1 PROJECT KICK-OFF MEETING, STRATEGY SESSION AND SITE TOUR

The project kick-off meeting is critical to shaping a successful planning effort. City Staff, SCAG, and consultant team members must collaborate effectively if the work plan is to be completed with the desired quality and within the expected time frame and budget. It is anticipated that the kick-off meeting will include representatives from several City departments, including Community Development, Development Services, Public Works/Engineering, and the City Manager's office. The kick-off meeting will allow the project team to:

- Discuss insights gained from the proposal review process
- Share expectations and establish communication protocols for the project
- Refine the work program and schedule
- Identify roles of anticipated key participants, organizations, and individuals
- Identify potential project pitfalls and establish strategies to address them
- Address implementing projects/programs that may affect the project

Following the meeting, the consultant team will tour the Crafton Hills College Village/Greater Dunlap Neighborhood with the City. Using the tour as a catalyst for critical evaluation, we will discuss the key issues of the study area, the goals and objectives of the project, and explore initial opportunity sites identified by staff. Following the kick-off meeting and tour, we will deliver a memorandum summarizing the discussion and the scope, schedule, roles, goals, budget, and remaining data needs.

TASK 1.2 DOCUMENT COLLECTION AND BASE MAPPING

Although we already have a wide library of relevant studies, analyses, reports, maps, and other data, there still may be the need to gather and review additional information, particularly in regard to Crafton Hills College's long-range plans, the history of Dunlap Acres, and/or past transportation planning work in the City.

We will also prepare a base map for the project area, which will include project area boundaries, a detailed inventory of existing land uses for the project area and adjacent TAZs, footprints of buildings in the project area on the ROW, existing lane configurations, crosswalks, medians, location of on-street parking, and additional relevant features necessary to begin discussions about land use and streetscape design options. We will utilize existing team GIS information and background materials from our current work on the General Plan

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update. Aerial photography and field review will supplement our base mapping information. The map will be prepared in a way that supports the team's analyses and recommendations and can be incorporated into the City's General Plan Update and SCAG's Sustainability Tool.

After creating the initial base map, The Planning Center|DC&E will provide a copy to the City of Yucaipa for review and approval prior to use for subsequent mapping work. At the conclusion of the project, we will provide a CD to City of Yucaipa containing all original GIS data as well as project-specific data layers modified or created by the consultant team along with pertinent metadata documentation.

TASK 1.3 STAKEHOLDER INTERVIEWS

The purpose of individual stakeholder meetings is to supplement the existing conditions analysis (to be completed in Phase 2), focus our direction and strategies, and vet the potential opportunity areas identified by City staff in Task 1.1. Over the course of two days, the consultant team will hold one-on-one meetings with up to 12 key stakeholders. The consultant team is particularly interested in connecting with property and/or business owners within the study area and representatives from Crafton Hills College to understand the mix of uses they feel would benefit their students, faculty and administrators, specifically those working in the offices of facility planning, community outreach, human resources (recruiting), and public relations. The consultant team will work with City and Crafton Hills College staff to identify individuals to interview and will conduct the interviews at City Hall and/or the Crafton Hills College campus.

TASK 1.4 SURVEY OF CRAFTON HILLS COLLEGE FACULTY, STUDENTS, AND ADMINISTRATORS

The consultant team will prepare a short, 10- to 20-question survey that will be distributed to Crafton Hills College faculty, students, and administrators. In terms of land use and market mix, the intent of the survey is to understand what types of businesses, support industries, residential opportunities, and public space amenities individuals would like within walking distance or within reach of local transit from Crafton Hills College. In terms of circulation and mobility, the survey will explore what circulation options—such as improved walking and bicycle linkages, express bus service, or bus rapid transit—would be a welcome addition to the study area. We can also use this survey as an opportunity to gather information about where students live in order to get a better understanding of the demand for housing variety. The survey will be designed to ensure that the responses can be evaluated based on the type of survey taker (faculty, student, or administrator) while maintaining complete confidentiality.

The consultant team recognizes the unpredictable schedules of students and faculty. In order to best respond to these unique conditions, the team will work with administrators from Crafton Hills College to develop a thoughtful and strategic approach to surveying these individuals. How the survey is distributed, whether in person (for example, at a booth in the quad) or electronically (using Survey Monkey), will be determined based on discussions with City and college staff. The results of the survey will be summarized in a creative, informative, and easily accessible way to facilitate widespread distribution.

TASK 1.5 MARKET OVERVIEW

The Planning Center|DC&E will update and expand the economic analysis we conducted for the general plan update. We recognize that the ongoing improvements in the regional economic marketplace and the growth plans for Crafton Hills College have the potential to positively influence the market for new development in the project area. Specifically, in this task we will quantify for residential development, by type, tenure, occupancy, and price point and the projected demand for retail and nonretail commercial development by retail store types, building square footage, and price point. We will interpret the market analysis results for the implications for planning and development in the project areas. Most importantly, though, the market analysis results are intended to feed into the data need to conduct pro forma analyses in task 3.1.

TASK 1.6 REDEVELOPMENT POTENTIAL ANALYSIS

The Planning Center|DC&E will build on work we are currently conducting for San Bernardino County in order to analyze the redevelopment potential of parcels in the project area and to recommend sites for more detailed analysis in Task 3.1.

We will analyze the degree to which each project-area parcel is underutilized based on estimated market-rate land and improvement values, lot coverage, ownership patterns, and usable site area. We will prepare a map to show the patterns of underutilization in the project area.

Based on the analysis, we will collaborate with City staff to identify up to three sites to analyze in task 3.1. Given that much of the project area is vacant, we anticipate that in addition to the results of the underutilized analysis, the selection of up to three opportunity sites will also take into account other special property characteristics, including parcel size, ownership patterns, and topography.

TASK 1.7 STRATEGY SESSION

We will hold a strategy session with staff and any other key team members to confirm three opportunity sites, begin a general discussion of land use changes, and finalize our approach to upcoming meetings with the public and City officials.

Product(s):

- Revised scope of work, notes from kick-off meeting and interviews, project library, base map with detailed existing land use field, summary of survey results, Market Overview Memorandum

PHASE 2: ESTABLISH THE FRAMEWORK

The objective of this phase is to document the project area's existing physical conditions (topographical, drainage, faults, etc.) in order to understand the current assets and resources present and where there are constraints or opportunities for change as part of the development of the plan. The physical conditions in the study area will provide a foundation for the land use and streetscape planning efforts that will occur in subsequent phases.

Our team's joint work on the General Plan update for the City of Yucaipa and the nearby Wilson Creek Specific Plan environmental document provide a solid foundation for the work efforts on this task and allow for more efficient collection and review of information and data.

TASK 2.1 IDENTIFICATION OF EXISTING CONDITIONS AND INFRASTRUCTURE AND SERVICE NEEDS

The review and documentation of existing conditions and infrastructure and service needs for the Crafton Hills College Village/Greater Dunlap Neighborhood area will include assessment of different infrastructure, traffic, and environmental conditions. Related to transportation and mobility, IBI Group will review the existing street, transit, and active transportation networks, with a focus on identifying areas of traffic congestion, limitations in transportation facilities (for all modes), and physical constraints that would impact mobility of residents within the study area. Based on existing information from the General Plan Update and/or recently prepared EIRs for projects in the City, The Planning Center|DC&E will assess existing air quality, recreation/open space, and cultural resources.

We propose to use existing traffic counts that IBI Group has already collected as part of the General Plan Update to provide information on daily and peak hour traffic volumes. IBI Group will conduct some limited data collection for pedestrian and bicycle volumes along the Yucaipa Boulevard, 14th and 16th Streets, and Sand Canyon Road, to provide an understanding of current travel patterns and volumes for active modes within the study area. IBI Group will also review the transportation infrastructure through field reviews of the corridor and review/quantify lane widths, sidewalk widths, bike facilities, etc.

Regarding public infrastructure, IBI Group will work with City staff, the Planning Center|DC&E, and available information to assess and document public infrastructure in the study area, focusing on sewer, domestic water, and storm drain facilities. IBI Group will use a planning-level survey and information available from the City and other relevant public agencies to examine the existing conditions of sewer, hydrology/water, and storm drain infrastructure, and the capacity of these facilities to accommodate future

land use growth and expansion in the study area. We also recognize that some areas of the study area may still have septic systems, which will be discussed, along with the potential opportunities and constraints for connecting these systems to the larger, citywide water treatment system. We assume that the City of Yucaipa or the appropriate public agency responsible for operating the infrastructure will be able to provide details and information regarding the current infrastructure elements, including sewer/water line capacity, utilization, and planned improvements, if any.

IBI Group will also conduct a multimodal level of service (MMLOS) analysis along up to four street corridors in the study area (we propose Yucaipa Boulevard, 14th Street, 16th Street, and Sand Canyon Road). This MMLOS will help to establish baseline existing conditions for bicycles, pedestrians, and transit services in these corridors, and allow for a comparison of how conditions could change with the proposed Complete Streets improvements identified in subsequent tasks.

The identification of needs and deficiencies in the existing infrastructure and transportation system will lead to the development of potential solutions and strategies to address these needs and create a sustainable community for all elements of the physical environment and infrastructure. In this task, we will identify best practices related to transportation, mobility, water/wastewater, and storm drain/runoff for consideration by the City in subsequent tasks. The work efforts in Tasks 2.1, 2.2, and 2.3 will be summarized by in an Existing Conditions Report that quantifies existing conditions for the infrastructure, traffic, and physical environment.

TASK 2.2 URBAN DESIGN ASSESSMENT

The Planning Center|DC&E team will conduct a field review of the Crafton Hills College Village/Greater Dunlap Neighborhood to understand the character of the neighborhood and to identify any potentially significant resources. This will allow us to gather initial field data first-hand and envision potential land use and streetscape design modifications.

The Planning Center|DC&E will conduct a general analysis of the existing building stock, land use types, and the area's existing streetscape conditions. The Planning Center|DC&E will also identify vital pedestrian activity centers and local characteristics that contribute to the unique character of the area. The key urban design elements we will evaluate include, but are not limited to:

- Existing building stock
- Edges, gateways, landmarks, and landscape features
- Distinct subareas and their characteristic features within the area
- Visual and activity focal points
- View corridors to surrounding natural areas
- Business ingress and egress driveway conditions
- Vacant and underutilized sites
- Streetscape characteristics
- Visible existing utility infrastructure
- Pedestrian circulation and crossings
- Pedestrian safety nodes

The urban design analysis findings will be collected, mapped, and compiled into an Urban Design Existing Conditions Diagram, which will be used as a reference during the community workshop and included in the Existing Conditions Report prepared by IBI Group that will document the findings from Tasks 2.1 and 2.2.

Product(s):

- Existing Conditions Report

PHASE 3: CONCEPT DEVELOPMENT

TASK 3.1 OPPORTUNITY SITE ANALYSIS/LAND USE RECOMMENDATIONS

The Planning Center|DC&E will conduct an integrated iterative process to prepare and test development scenarios for the three opportunity sites agreed upon in Phase 1. We will create our development scenarios using an integrated process involving our policy planners, urban designers, and economist.

Our first task is to model the development feasibility of each scenario under existing zoning standards. This will tell us whether any redevelopment is financially feasible today. Assuming that it is not, we will step up the intensity of the development scenario bit by bit. Our goal in this second step is to determine the minimum development intensity needed at each opportunity site to provide a market incentive that will attract developers to construct projects in line with the City's vision for the project area.

For each development scenario, we will prepare simple graphic representations to convey the type and intensity of development under consideration, such as site development diagrams, narrative descriptions, or SketchUp 3-D models. For the pro forma model we will provide detailed spreadsheets and written narratives to convey key findings. We will prepare a brief report that describes our findings and assesses the implications for zoning regulations and the feasibility of achieving the City's vision for the project area.

The results of the redevelopment potential analysis will be used to inform the creation of customized development standards recommended for the project area.

TASK 3.2 CONCEPTUAL STREETSCAPE CONCEPTS

In this task, The Planning Center|DC&E will work with the base map, the results of the data collection and information review, and the input from stakeholders and City staff to develop two conceptual streetscape design concepts for each of the two corridors. The conceptual designs will highlight the area's positive aspects and correct dangerous or discouraging conditions to create a pedestrian- and bicycle-friendly atmosphere and develop a cohesive and unified town center.

The streetscape design concepts will consider the anticipated transportation needs associated with future development within the study area; technical criteria for the design of bicycle and pedestrian facilities; City standards and procedures; the requirements or preferences of public safety and other City-designated agencies; and the expressed needs, ideas, and preferences of the community, based on the recommendations in the Complete Streets Plan. The alternatives will offer a variety of approaches to the design of the street improvements, including, but not limited to:

- Bicycle network improvements
- Location and quantity of on-street parking layout
- Width and alignment of pedestrian sidewalks
- Traffic-calming elements (e.g., lane reductions, signage, curb bulb-outs)
- Green infrastructure, if applicable
- Paving treatments, permeable paving
- Informational and directional signage or art enhancements
- Landscape treatments, typical tree species, locations and tree grates
- Street furniture, street banners
- Street and pedestrian-scaled lighting type

TASK 3.3 NEIGHBORHOOD WORKSHOP

The Planning Center|DC&E will present the opportunity sites, land use recommendations, and streetscape concepts to the community at an evening workshop. Residents and stakeholders will have an opportunity at this time to provide feedback and give direction on land use planning and preferred design concepts.

At the workshop, an overview of the intentions of the streetscape improvements will be given, with specific and local built examples shown for clarity and context. The workshop will be designed to encourage participants to critique the alternatives presented, identify problems with initial design and programmatic concepts, and offer alternative approaches to resolving specific issues that achieve the goals of the community and the City.

The purpose of the workshop will be to solicit hands-on community input on the concept alternatives. The intended result of the workshop will be to develop and refine details of the mix of land uses and streetscape design concepts. Participants will break into small groups and will draw on the alternatives and annotate suggestions to issues such as:

- Distribution of potential land uses, including commercial, residential, and recreation uses
- Type and intensity of development
- Buffers between land uses
- Sidewalk width, treatment, design
- Bicycle and vehicular circulation
- Landscaping and street trees
- Paving treatments
- Gateway features
- Pedestrian amenities

Following the small group exercise, a spokesperson from each group will report that group's findings and major points to all workshop participants.

The Planning Center|DC&E will summarize the points of consistency and disagreement between the groups and summarize the community workshop overall. From this discussion and summary, an outline will be developed for issues and concepts to be studied and incorporated into the refinement of the land use plan and design concepts. It is anticipated that the final streetscape design will combine the streetscape alternatives to create a final preferred concept.

TASK 3.4 JOINT STUDY SESSION: STREETSCAPE DESIGN CONCEPT DIRECTION

The second joint study session with Planning Commission and City Council gives the project team an opportunity to share the land use recommendations, streetscape design alternatives, and the results of the Neighborhood Workshop and ask for comments prior to the development of the preferred streetscape designs (Task 3.5). A PowerPoint will be prepared and shared with the Planning Commission and Council that highlights these topics and facilitates a meaningful discussion.

TASK 3.5 FINALIZE STREETSCAPE DESIGN AND LAND USE RECOMMENDATIONS

After incorporating comments and suggestions from the City staff and the community, The Planning Center|DC&E team will prepare the Final Preferred Alternatives of each corridor. The refined conceptual designs will be further developed into clear and exciting graphics that will illustrate the physical layout and character of the proposed designs. Presentation graphics of the two corridor designs will be developed and include, but not be limited to:

- Illustrative plans
- Photo-simulation or perspective drawing of key location and ideas
- Scaled sections and elevations
- Design details of green infrastructure ideas
- Circulation and parking diagrams

Product(s):

- Two conceptual design alternatives for each corridor, community workshop summary, preferred streetscape design for each corridor, up to four photo simulations illustrating the preferred corridor design concepts, neighborhood and study session PowerPoint(s), and other related meeting materials

PHASE 4: PLAN IMPLEMENTATION

TASK 4.1 UPDATE LAND USE AND CIRCULATION ELEMENT PLANS

Given The Planning Center|DC&E and IBI Group's role as the City's General Plan Update consultants, our team will ensure that the Land Use and Circulation Elements reflect the necessary components of the Overlay Zone as appropriate. Given the concurrent tracks of the two projects, we anticipate the Land Use Element update to be performed as part of the General Plan scope of work at no additional cost to SCAG and/or the City of Yucaipa.

TASK 4.2 DEVELOP DRAFT OVERLAY ZONE

Using the information and understanding generated from the previous tasks, The Planning Center will craft an Overlay Zoning District, including development standards and design guidelines that encourage and facilitate a more active commercial and residential community, provide an expanded economic base, and improve the jobs/housing balance in the City.

We recognize that the City is especially interested in customized developed standards and design guidelines for residential and nonresidential uses. In addition to those topics, we anticipate addressing the following issues in the zoning document:

Intent and purpose	Open space requirements
Applicability	Legal non-conforming uses and structures
Review procedures	General design requirements
Permitted uses	Special design requirements
Density and intensity	Circulation and connectivity
Dimensional requirements, building placement, and streetscape design	Landscaping
Parking requirements	Lighting
Permitted uses	Site development review procedures standards
Public realm requirements	

Design guidelines for residential and mixed-use projects will be integrated into the Overlay Zone, including guidance on: site design, building orientation/access, parking configuration, open space design, services and utilities, general building articulation (not architecture specific), and building form and massing.

The zoning document would be highly illustrated with sketches, photographs, and renderings to ensure the development standards and guidelines can be easily and clearly interpreted by City staff, developers, and other members of the public. The Planning Center|DC&E has an extensive background preparing customized, illustrated development standards and design guidelines in specific plans and form-based codes for conventional and transit-oriented developments. The budget for this task assumes one round of review by City staff.

TASK 4.3 COMPLETE STREETS PLAN

The Planning Center|DC&E, working with IBI Group, will develop a Complete Streets Plan to address upgrades and expansion of the corridors to better accommodate all road users, including pedestrians, cyclists, and motorists. The Complete Streets Plan will

consist of a comprehensive set of pedestrian and bicycle design guidelines to implement future pedestrian and bicycle improvements. The guidelines will be developed based on complete streets principles that accommodate all users. They will be illustrated with plan and/or section drawings that outline the intent and features of the guidelines. These design guidelines will supplement general practice bikeway and pedestrian design guidelines from Caltrans, American Association of State Highway and Transportation Office, Manual on Uniform Traffic Control Devices, US Access Board (for ADA), and other accepted sources.

IBI Group will prepare an updated MMLOS analysis for the plan. This analysis will show how level of service for bicycle, pedestrian, and transit modes would change along the designated streets with the proposed Complete Streets design concept.

The Planning Center|DC&E will first submit an outline of the plan for review by City staff, including Public Works. Based on comments from City staff, The Planning Center|DC&E will incorporate the requested complete streets principles into the corridor alternatives and into the Overlay Zone, as appropriate.

TASK 4.4 JOINT STUDY SESSION #3: REVIEW DRAFT OVERLAY ZONE AND COMPLETE STREETS PLAN

(OPTIONAL)

As an optional task, the project team could present the Overlay Zone and Complete Streets Plan for Planning Commission and Council's review and comment and complete any necessary refinements to both plans. Should this optional task not be included in the final scope of work, we assume that City staff will present the Overlay and Complete Streets Plan and prepare any requested requirements prior to adoption.

Product(s):

- Updated land use and circulation elements, Administrative Draft Overlay Zone (including development standards, design guidelines, and streetscape designs)