



ARROWHEAD GROVE

Waterman+Baseline Neighborhood Specific Plan

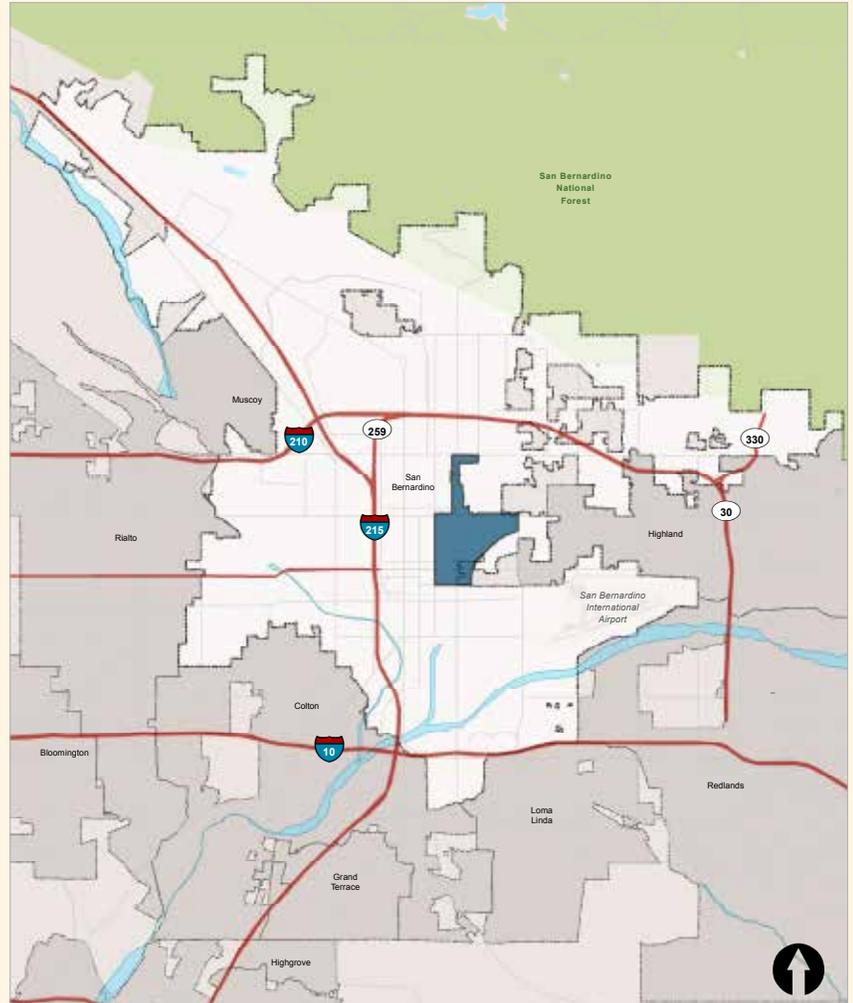
Purpose

The Waterman + Baseline Neighborhood Specific Plan establishes a land use and development framework, identifies transportation and infrastructure improvements, and serves as a marketing tool for attracting developers to key sites and for boosting economic development in Central San Bernardino. The primary objective of this Specific Plan is to create a family-oriented living environment that emphasizes education, recreation, and sustainable living throughout six districts.

This objective is implemented through the establishment of a "complete community" that provides a diversity of housing, a neighborhood-serving K-12 school, a park and recreation network, neighborhood shopping opportunities, quality jobs, and appropriate infrastructure. The Specific Plan goals are achieved through the Land Use Plan, Mobility Plan, Infrastructure Plan, and Open Space Plan, each developed based on extensive input from the community.

Specific Plan Vision

- Goal 1 – Improve Neighborhood Safety**
- Goal 2 – Provide Viable Housing Choices**
- Goal 3 – Promote Neighborhood Investment**
- Goal 4 – Ensure Economic Prosperity**
- Goal 5 – Plan for a Healthy and Walkable Community**



Plan Area	Unincorporated Land	Highways
Surrounding Cities	National Parks and Forests	Major Roads
City of San Bernardino	Interstates	

Community Visioning

The Specific Plan reflects the hopes and dreams of residents, local businesses, students, educators, faith based organizations, non-profits and government leaders who participated in over one hundred community events, meetings, focus groups, committee and planning sessions between 2010 and 2016.



Planting Seeds. Growing Community.



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The Land Use Plan

The Land Use Plan supports more mixed-use development, presents strategies for resolving conflicting land uses, and guides development of vacant, underutilized and blighted properties. The Plan accommodates an additional 2,292 residential units and 1.2 million square feet of commercial uses. The Plan is intended to encourage residential and neighborhood-serving commercial businesses on major corridors such as Waterman Avenue and Baseline Street, direct the creation of employment generating uses to the southern portion of the Plan area closer to the Downtown, and protect and enhance the existing residential neighborhoods. The Plan establishes five new land use zones to achieve a mix of uses and encourage revitalization of the neighborhood. The five zones shown within the Specific Plan Area are:

MIXED USE VILLAGE ■

Create a sense of place through a connected pedestrian-oriented environment with a variety of housing options, commercial shops and eating establishments including residential uses up to 30 dwelling units an acre and nonresidential with a max floor area ratio (FAR) of 0.75.

CORRIDOR MIXED USE ■

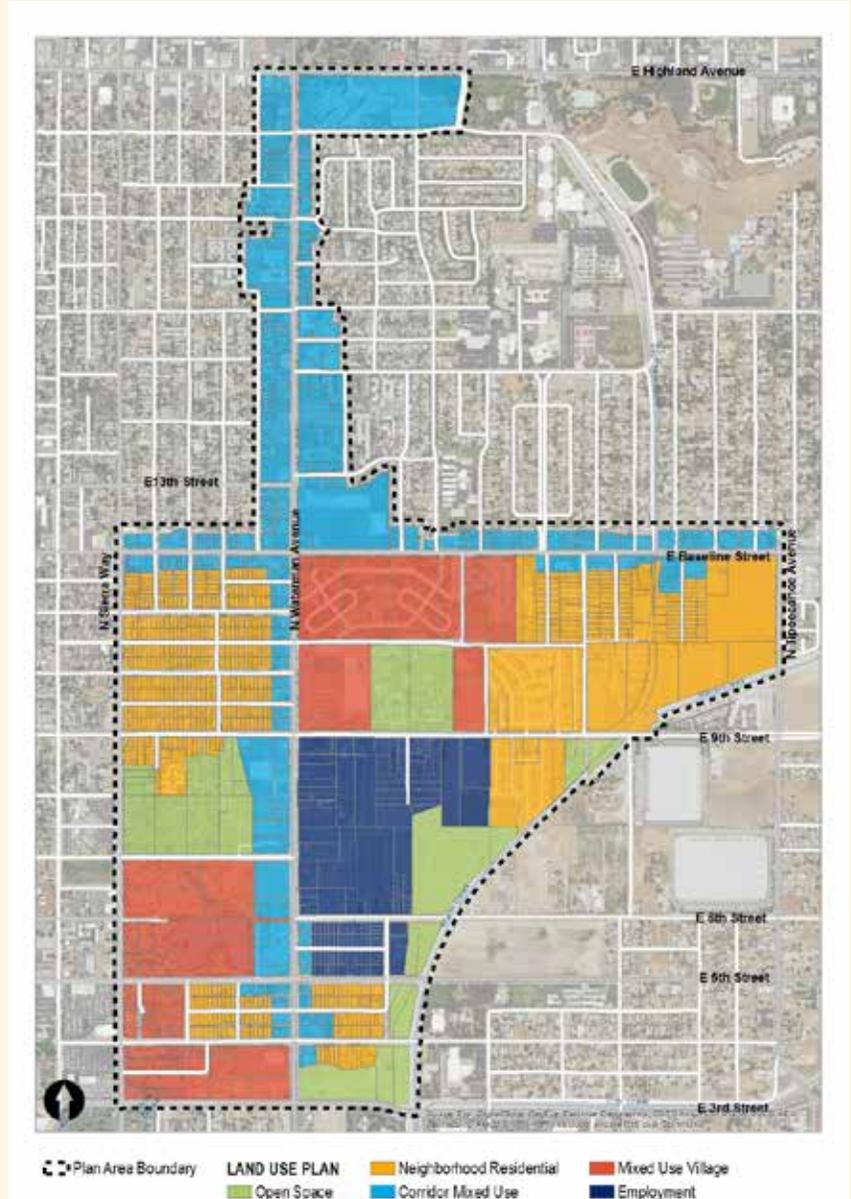
Encourage the development of a mix of neighborhood serving commercial and residential uses along Baseline Street and Waterman Avenue through vertical and horizontal mixed use development up to 20 dwelling units per acre and a FAR of 0.5.

EMPLOYMENT ■

Promote the development of employment generating uses including office, commercial, and business park uses up to an FAR of 0.75 to establish new job opportunities in close proximity to new and existing residential development.

NEIGHBORHOOD RESIDENTIAL ■

Restore, preserve and enhance existing residential neighborhoods while allowing for the development of new residential units up to 14 dwelling units per acre. This zone will help buffer existing neighborhoods from higher intensity surrounding uses.



OPEN SPACE ■

Protect and create recreational and open space opportunities throughout the Specific Plan area including multi use trails, ball courts & fields, pocket parks, tot lots, and other similar uses.



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Mobility



- Support a safe pedestrian-oriented environment with enhanced sidewalks and shade trees
- Create bicycle corridors to connect the Plan area to key destinations
- Provide bicycle storage, parking and bike share programs
- Establish a multi-purpose trail along the flood control channel
- Promote the use of public transit, by bus and on the sbX line
- Ensure adequate traffic flow and level of service to prevent congestion
- Design wayfinding signage to create a sense of place



Infrastructure



- Provide adequate infrastructure to support and encourage new development
- Coordinate with SBMWD to ensure water is available for new projects
- Explore regional solutions for storm water requirements
- Encourage the use of drought tolerant landscaping
- Ensure adequate police and fire coverage
- Provide new school and library facilities to accommodate growth



Open Space

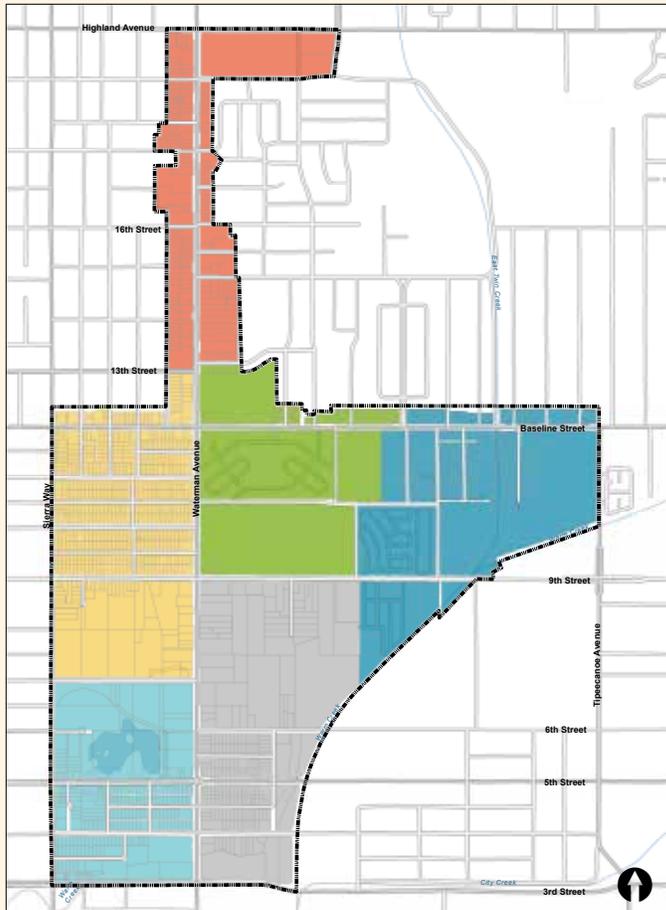


- Establish pocket/mini parks in residential areas
- Provide a variety of activities to improve fitness and health
- Require plazas and outdoor areas for employees
- Activate underutilized surface parking lots with events and art
- Design a community center to serve as an activity hub for the area
- Support a more cohesive community fabric
- Create environments that inspire learning and support the developmental and educational needs of children





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Specific Plan Boundaries

DISTRICTS

- 1 - Uptown Professional
- 2 - Westside Residential
- 3 - Midtown Core
- 4 - Eastside Residential
- 5 - Gateway
- 6 - Employment Mixed Business

District One – Uptown Professional

- New medical and health-related uses to complement St. Bernardine’s Medical Center
- Service oriented businesses (i.e. cafes, flower shops, bank, etc.) along Waterman Avenue
- Housing focused on senior residents

District Two – Westside Neighborhood

- Improve and preserve homes
- Complimentary neighborhood oriented businesses along Baseline St.
- Explore Pioneer Memorial Cemetery as a public open space

District Three – Midtown Core

- Redevelopment of Waterman Gardens into a mixed use, mixed income community
- Repurpose E. Neal Roberts Elementary into a K-12 educational village with joint-use facilities
- Create a public gathering space for community events
- Activate parking lots with pop-up shops, farm stands, etc.

District Four – Eastside Neighborhood

- Preserve mobile home parks and promote homeownership and property maintenance
- Support infill development and facade improvements along Baseline St.
- Create playgrounds and pocket parks

District Five – The Gateway

- Restore and enhance Seccombe Lake Park
- Foster an urban-suburban neighborhood to complement Downtown San Bernardino
- Establish an entry point into the Specific Plan area
- Connect to the SbX line along Arrowhead Avenue

District Six – Employment Mixed Business

- Buffer and protect auto-related uses
- Encourage employment generating uses
- Support infill and property maintenance of businesses
- Encourage adaptive reuse of existing buildings when possible farm stands, etc.