



Town Center Specific Plan

Community Meeting – March 22, 2023



**TORTI
GALLAS +
PARTNERS**

This Evening's Presentation

1. Recap – Where we've been
2. Suggested Preferred Plan and Alternatives
3. Affordable Housing Options
4. Diamond Bar Boulevard – Road Diet
5. How to Create Human Scale
6. Next Steps



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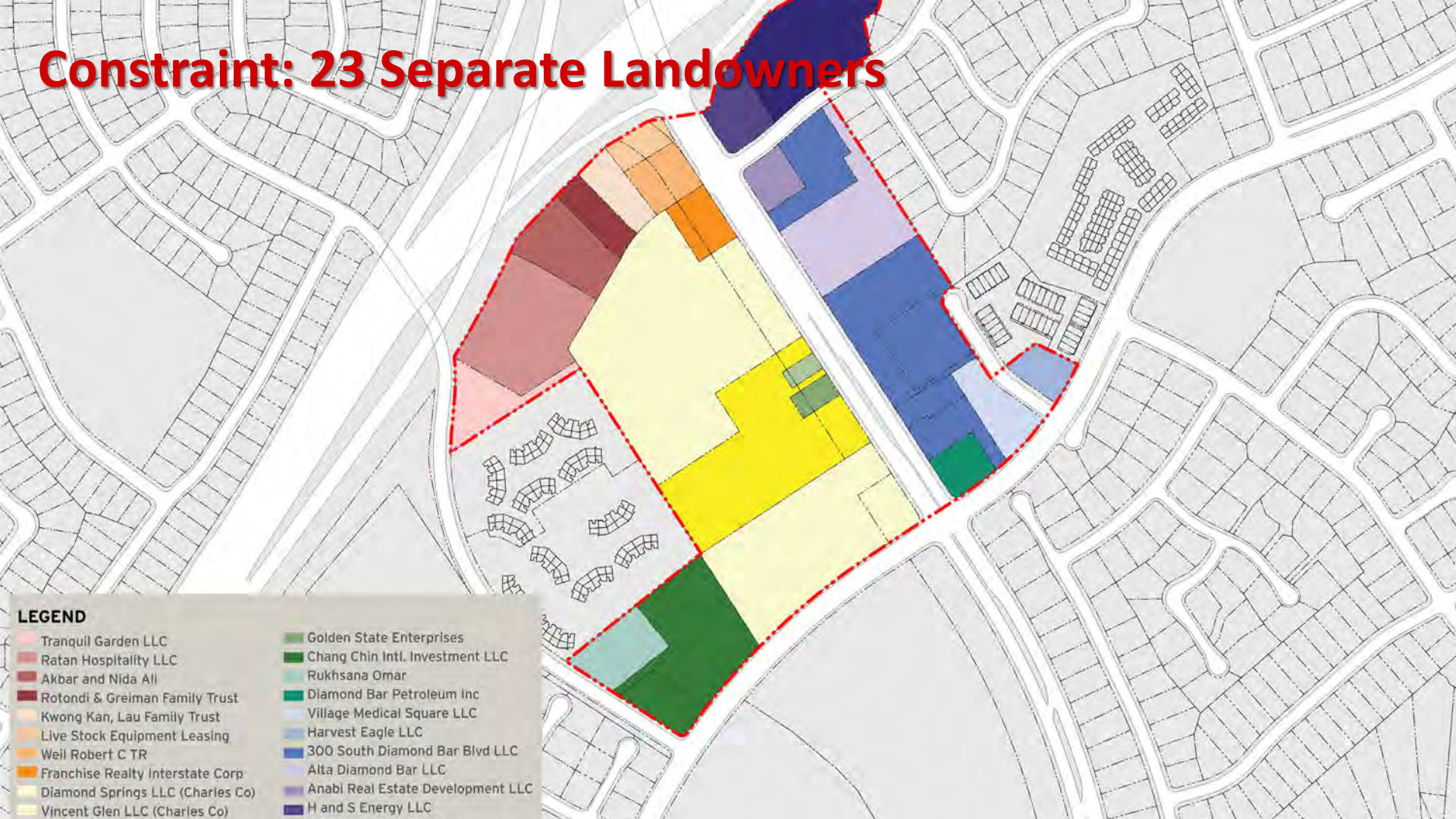
Site

45 acres = 0.5% of Diamond Bar land area

5-min. walk - 1/4 Mile Radius



Constraint: 23 Separate Landowners



LEGEND

- | | |
|----------------------------------|-----------------------------------|
| Tranquil Garden LLC | Golden State Enterprises |
| Ratan Hospitality LLC | Chang Chin Intl. Investment LLC |
| Akbar and Nida Ali | Rukhsana Omar |
| Rotondi & Greiman Family Trust | Diamond Bar Petroleum Inc |
| Kwong Kan, Lau Family Trust | Village Medical Square LLC |
| Live Stock Equipment Leasing | Harvest Eagle LLC |
| Weil Robert C TR | 300 South Diamond Bar Blvd LLC |
| Franchise Realty Interstate Corp | Alta Diamond Bar LLC |
| Diamond Springs LLC (Charles Co) | Anabi Real Estate Development LLC |
| Vincent Glen LLC (Charles Co) | H and S Energy LLC |

Constraint: Steep Slopes



LEGEND

- 0% - 0.38%
- 0.38% - 1.02%
- 1.02% - 3.47%
- 3.47% - 8.60%
- 8.60% - 19.05%

Constraints: Existing Sidewalk Quality



LEGEND

- Good
- Medium
- Bad/Non-existent

Additional Constraints



Barrier

Rift in Topography

Difficult to cross

List of Goals

1. Implement the Community Vision, Goals and Policies of the General Plan – Realization of Town Center to “foster the development of a vibrant, pedestrian-oriented Town Center - a place to shop, dine, and gather.”
2. Make the Town Center a Complete Neighborhood with a Sense of Place
3. Physical Design and Programming Support Health and Wellbeing
4. Provide for Car-Lite / Car-Optional Living
5. Great Public Spaces, Parks and Regenerative Landscapes
6. Accommodate a Range of Densities, Housing Types and Level of Affordability , so as to implement the 6th Cycle Housing Element and to fulfill the City’s commitment to provide affordable housing
7. Provide Flexibility for the Future – Particularly for Retail and Commercial Space
8. Developable in Phases

Opportunity: Make a Great Neighborhood w/ Sense of Place



Downtown Pasadena



Claremont Village



Downtown Brea



Old Town Monrovia



Opportunity Make a Great Neighborhood w/ Sense of Place



Diamond Bar Town Center Site
Vehicular



Downtown Pasadena
Vehicular i



Downtown Brea
Vehicular



Downtown Monrovia



Downtown Chino Hills



Downtown Claremont



Opportunity: Increase Intersection Density



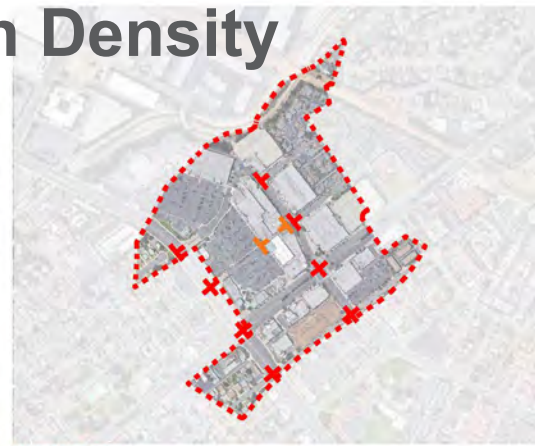
Diamond Bar Town Center Site

Vehicular intersection ratio: 65 intersections/sq. mile
Vehicular + Pedestrian ratio: 0 intersections/sq. mile



Downtown Pasadena

Vehicular intersection ratio: 352 intersections/sq. mile
Vehicular + Pedestrian ratio: 717 intersections/sq. mile



Downtown Brea

Vehicular intersection ratio: 117 intersections/sq. mile
Vehicular + Pedestrian ratio: 169 intersections/sq. mile



Downtown Monrovia

Vehicular intersection ratio: 287 intersections/sq. mile
Vehicular + Pedestrian ratio: 339 intersections/sq. mile



Downtown Chino Hills

Vehicular intersection ratio: 156 intersections/sq. mile
Vehicular + Pedestrian ratio: 247 intersections/sq. mile



Downtown Claremont

Vehicular intersection ratio: 261 intersections/sq. mile
Vehicular + Pedestrian ratio: 339 intersections/sq. mile

Opportunity: Minimize Surface Parking



Diamond Bar Town Center Site
Surface Parking ratio: 266 acres/sq. mile
Percentage: 41.6%



Downtown Pasadena
Surface Parking ratio: 34 acres/sq. mile
Percentage: 5.3%



Downtown Brea
Surface Parking ratio: 131 acres/sq. mile
Percentage: 20.5%



Downtown Monrovia
Surface Parking ratio: 87 acres/sq. mile
Percentage: 13.6%



Downtown Chino Hills
Surface Parking ratio: 203 acres/sq. mile
Percentage: 31.7%



Downtown Claremont
Surface Parking ratio: 101 acres/sq. mile
Percentage: 15.8%

Opportunity Make Walkable Sidewalks

Spatial Enclosure
Generous sidewalks
Street Trees



Additional Opportunities



THERE IS A STRONG OPPORTUNITY FOR THE DIAMOND BAR TOWN CENTER TO BE DEVELOPED AS A RESIDENTIAL ANCHORED, MIXED-USE DISTRICT WITH COMPLEMENTARY RETAIL SPACE AND HOTEL ROOMS

- ▶ RCLCO believes the Subject Site can support over 1,200 market-rate rental units, 310 affordable rental units, and 320 for-sale properties over the next decade.
- ▶ The site is proposed to be developed with a movie theater as a central point within the retail center to draw unmet cultural demand.

		ACHIEVABLE POSITIONING (RENT/PRICE)	TEN YEAR MARKET POTENTIAL
RESIDENTIAL USES			
Market Rate Apartments (p. 31)	<i>360 Workforce apartments, 440 standard apartments, 320 premium apartments, and 125 rental townhomes</i>	\$2,890 per month \$3.34 per square foot	1,245 units Average 865 square feet
Affordable Apartments (p. 31)	<i>310 affordable units - 20% of all housing units allocated to affordable housing at 50% AMI</i>	\$1,225 per month \$1.57 per square foot	310 units Average 780 square feet
For-Sale (p. 44)	<i>200 For-sale townhomes and 120 stacked flat condos</i>	\$977,000 \$576 per square foot	320 units Average 1,695 square feet
Total			1,875 units Average 995 square feet
NON-TRADITIONAL RESIDENTIAL			
Senior Housing (p. 50)		\$4,025 per month \$5.59 per square foot	180 units Average 720 square feet
COMMERCIAL USES			
Retail (p. 54)	<i>Retail town center anchored around a movie theater/large gym with increased entertainment & services, restaurant, and grocery space</i>	\$3.00-\$4.00/SF/Mo. NNN	321,300 square feet
	<i>Ground-floor retail at multifamily properties with street-level retail, grocery, and service spaces.</i>	\$3.00-\$4.00/SF/Mo. NNN	125,000 square feet
Total			446,300 square feet
Hotel (p. 66)	<i>Existing Hotel (Diamond Bar Best Western)</i>	\$140 ADR	97 Rooms

Source: RCLCO



Community Workshop – July 21, 2022



Charrette— August 22-26, 2022





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Existing Street Fabric



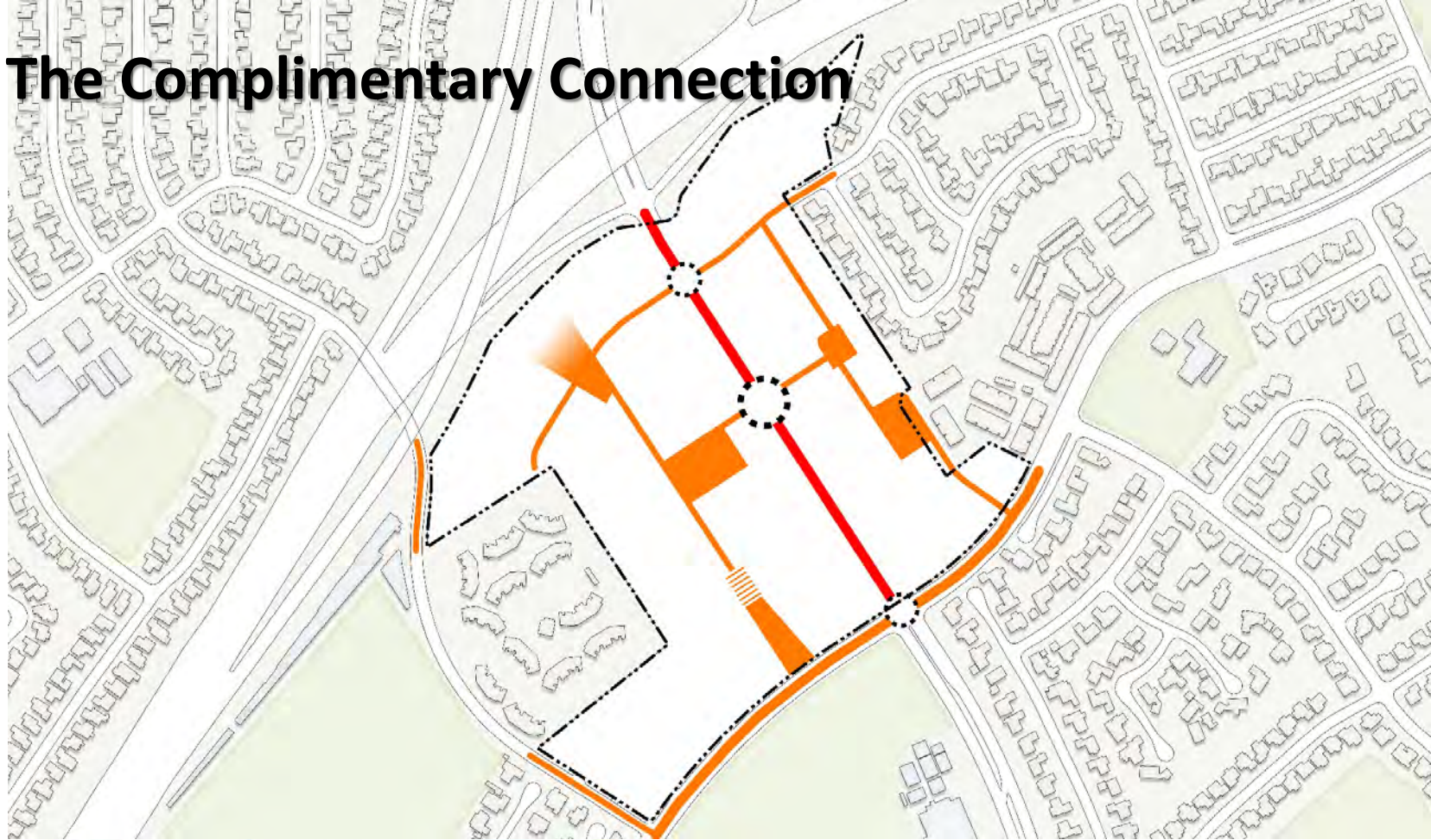
The View Street



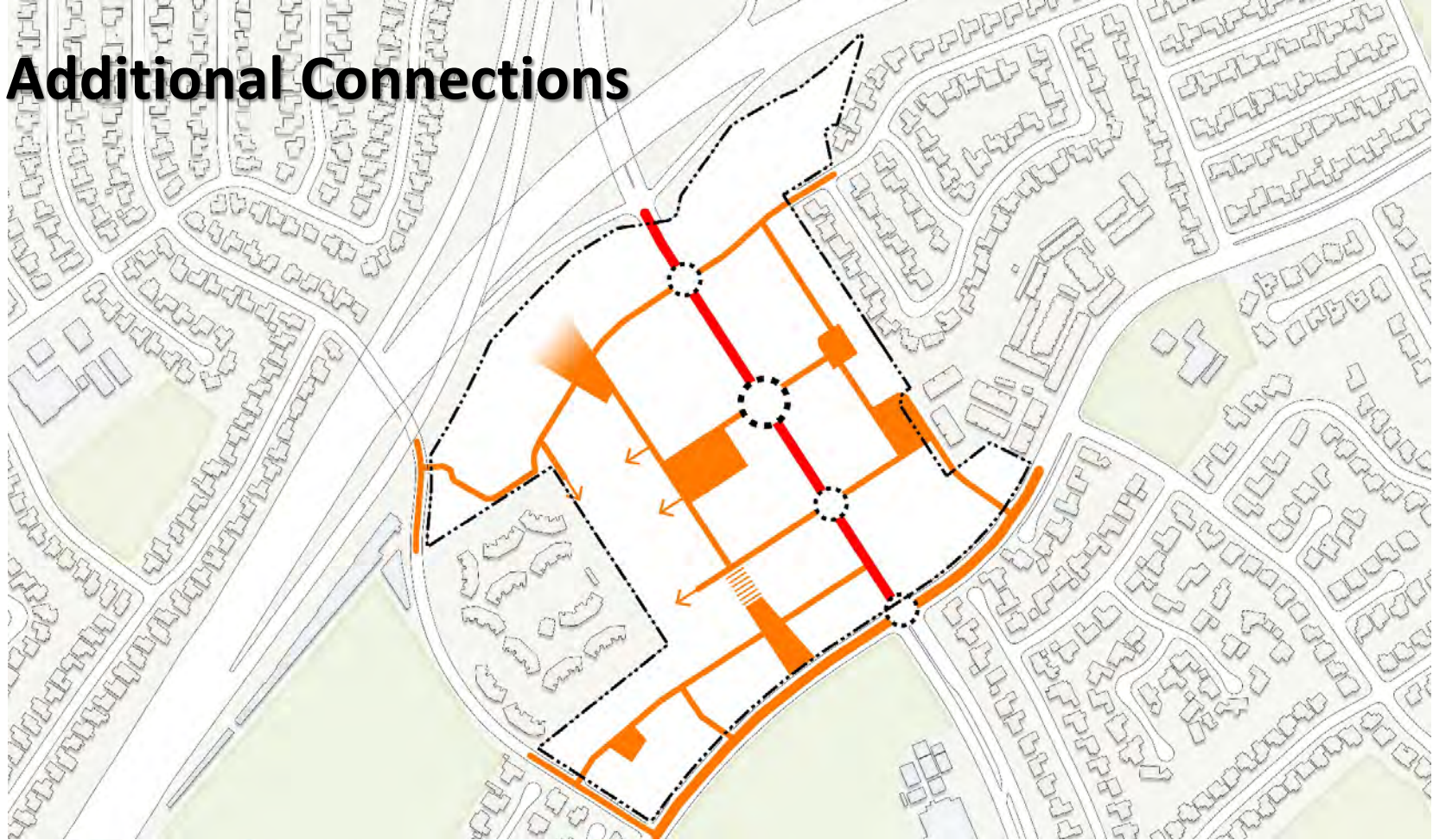
The Cross Street and Public Spaces



The Complimentary Connection



Additional Connections



Public Spaces



Mix of Uses – 1st Floor Plan



Roof Plan



The View Street



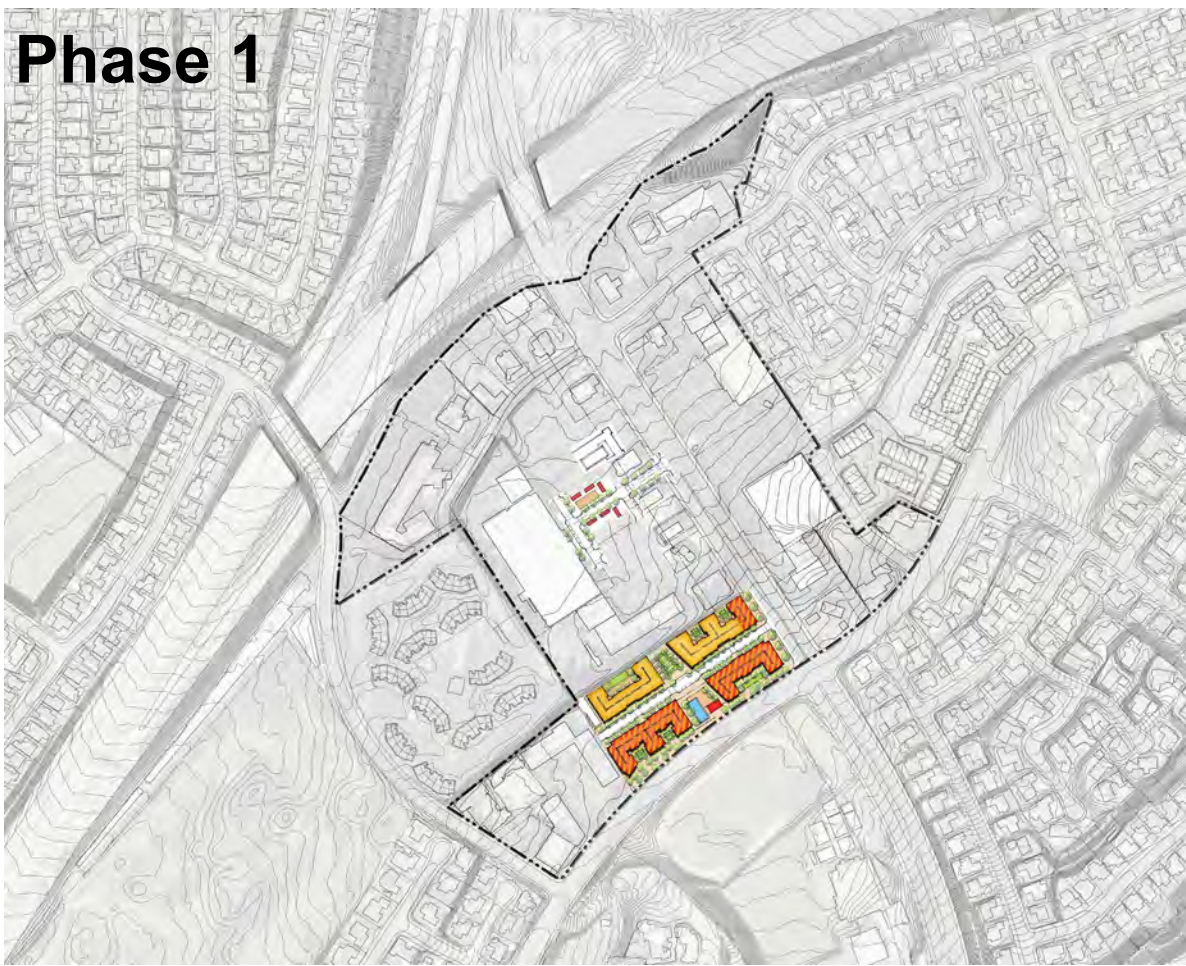
The Public Green



View of Public Green from Diamond Bar Boulevard



Phase 1



Aerial View from South



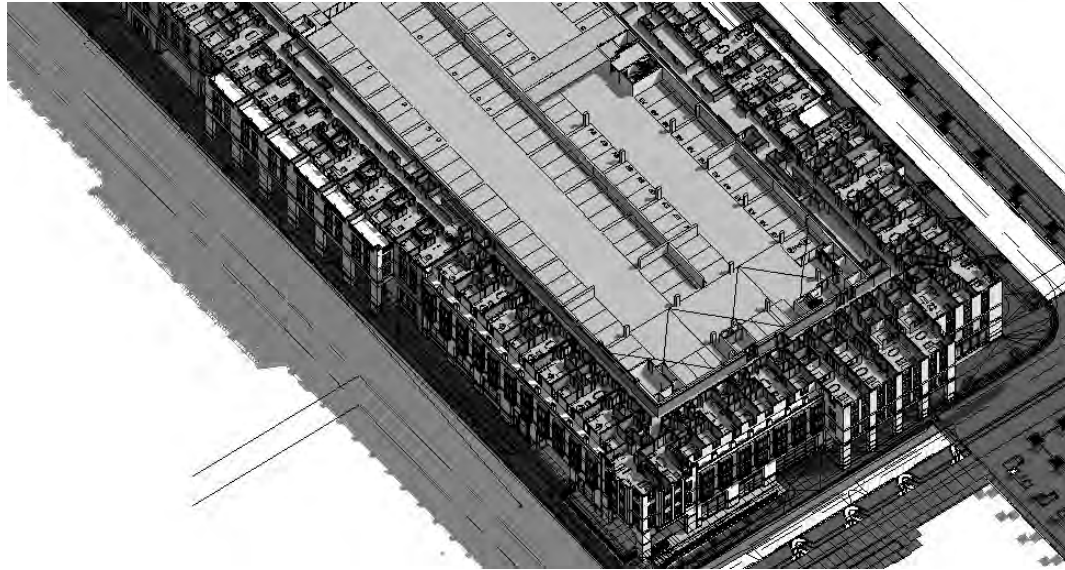
Aerial View from East



Parking is Provided Mid-block



Typical Podium and Wrap Building Section



Surface Parking Coverage

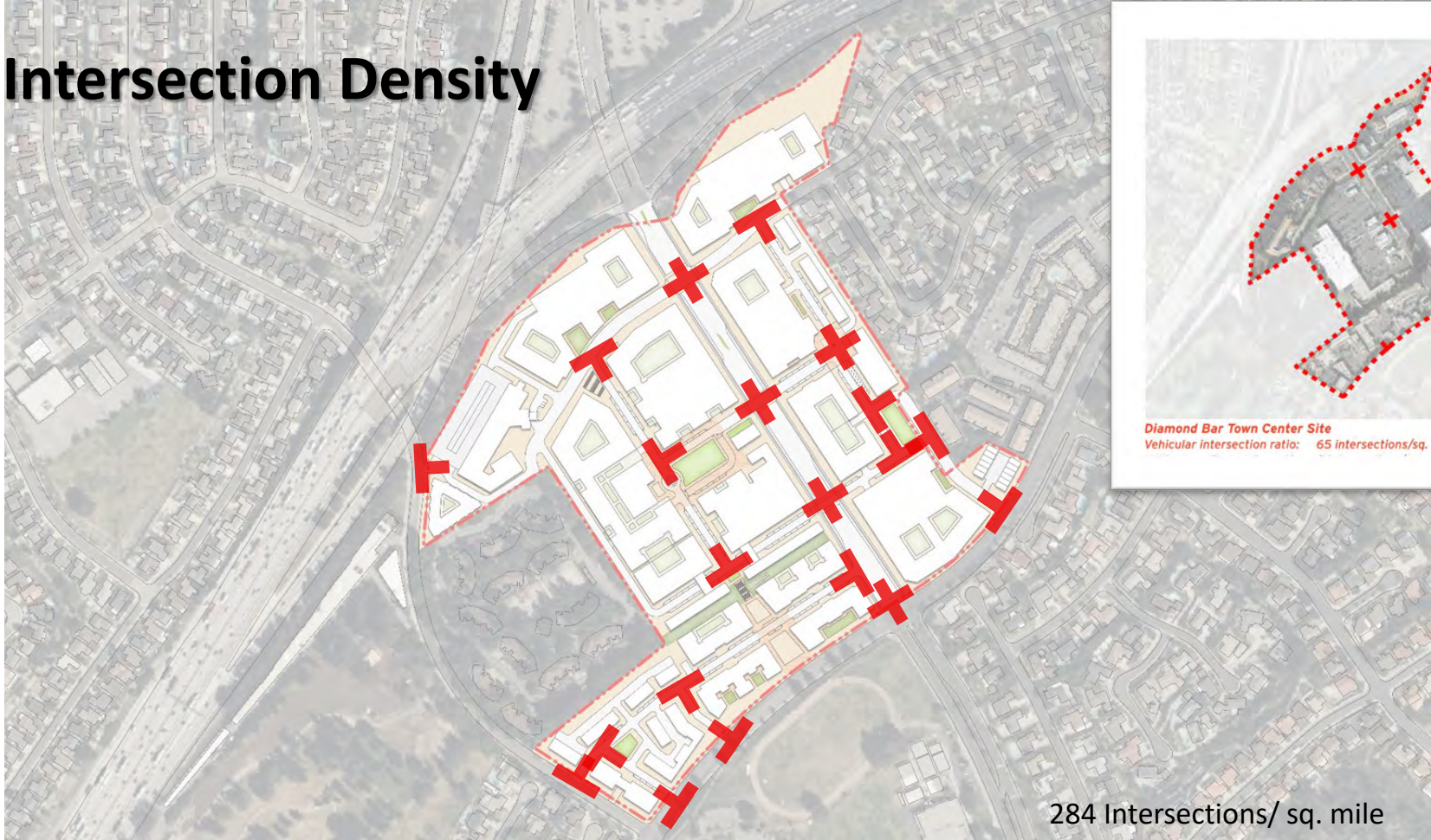


Diamond Bar Town Center Site
Surface Parking ratio: 266 acres/sq. mile
Percentage: 41.6%

Surface Parking Ratio 5.4%



Intersection Density



Diamond Bar Town Center Site
Vehicular intersection ratio: 65 intersections/sq. mile

Suggested Preferred Plan



Low – 1350 dwelling units

Medium – 1670 dwelling units

High – 2055 dwelling units

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RHNA

REGIONAL HOUSING
NEEDS ASSESSMENT
(‘RÉE NUH’)



DIAMOND BAR'S 2021-2029

RHNA ALLOCATION

INCOME CATEGORY	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
UNITS	844	434	437	806	2,521



INCLUSIONARY HOUSING

INCLUSIONARY HOUSING REQUIRES A
SHARE OF NEW HOUSING DEVELOPMENT
TO BE AFFORDABLE TO LOW- OR
MODERATE-INCOME HOUSEHOLDS



INCLUSIONARY HOUSING

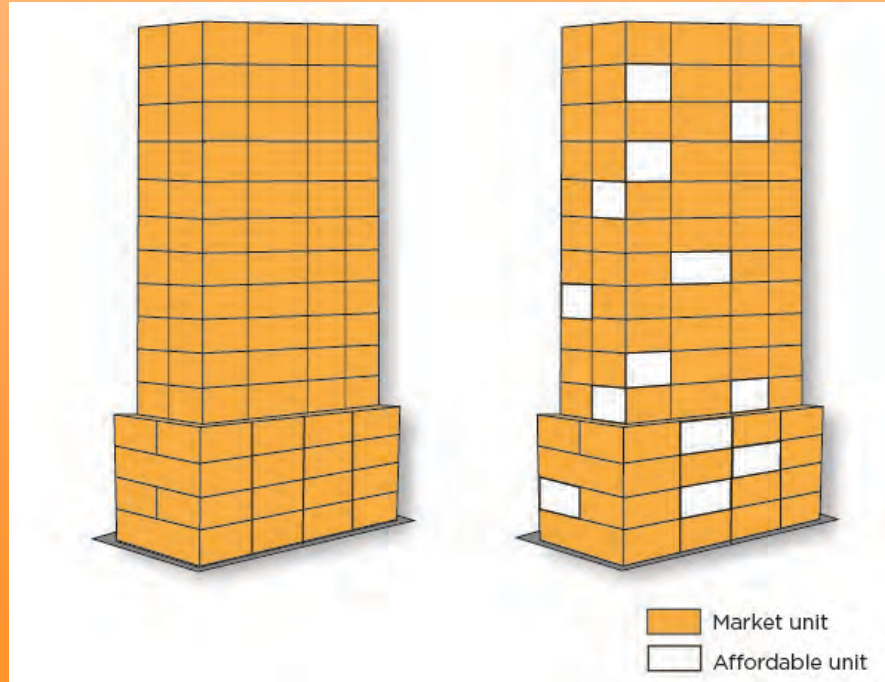


Table 9-5: Income Categories and Affordable Housing Costs, Los Angeles County

2020 County Median Income = \$77,300	Income Limits*	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$33,800	\$845	*
Very Low (31-50%)	\$56,300	\$1,407	*
Low (51-80%)	\$90,100	\$2,252	*
Moderate (81-120%)	\$92,750	\$2,319	\$375,000
Above moderate (120%+)	Over \$92,750	Over \$2,319	Over \$375,000

Assumptions:

- Based on a family of 4 and 2020 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

* Because of State adjustments in high housing cost areas, some of these income limits are higher than the percentages of median income

Source: Cal. HCD; JHD Planning LLC



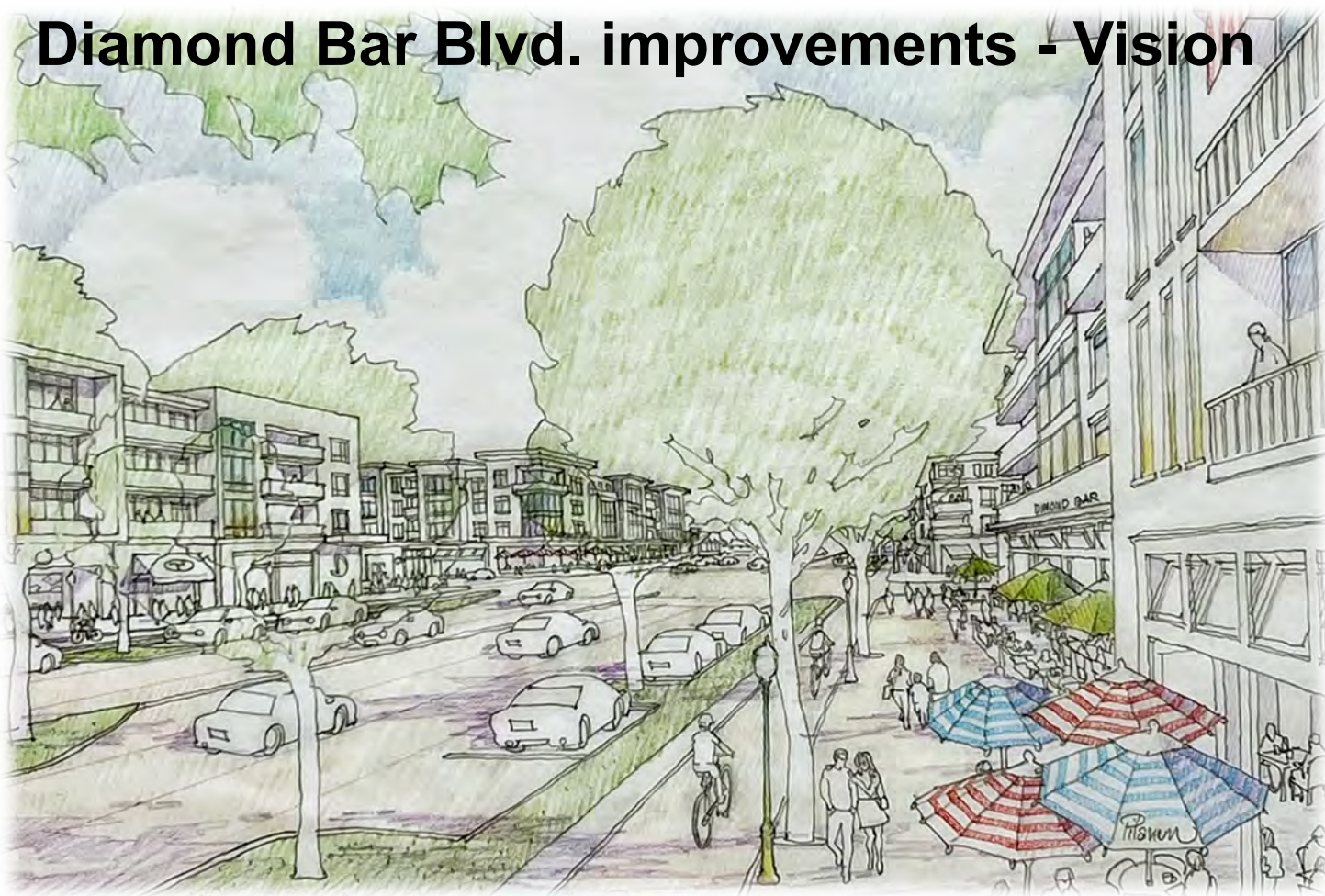
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Diamond Bar Blvd. Existing



Diamond Bar Blvd. improvements - Vision



Diamond Bar Boulevard – Proposed road diet



Diamond Bar Boulevard - Existing



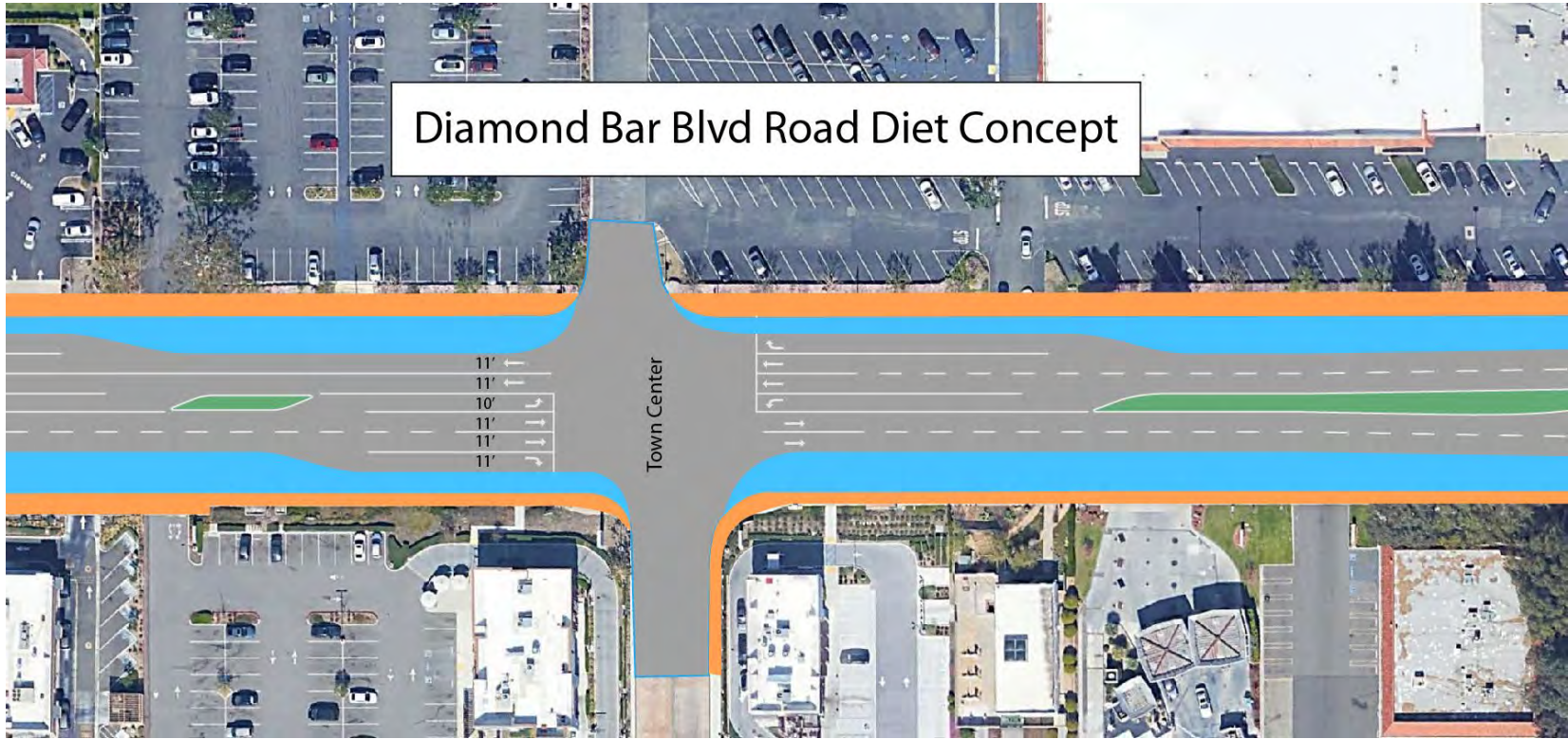
Diamond Bar Boulevard - Proposed



Diamond Bar Boulevard - Proposed



Diamond Bar Blvd. improvements – Road Diet Concept



Total crossing distance reduced from 86' to 65'



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Example of Projects of Similar Scale in the Region



Claremont Village South



Paragon, Monrovia



LOCATION 700 S. MYRTLE AVE., MONROVIA

SIZE 3.01 ACRES

DENSITY 54 DU / ACRE

UNITS 163 UNIT APARTMENTS

SQUARE FOOTAGE 6,000 RETAIL

TENANTS SHARKIE POKE, THE UPS STORE, A SNAIL'S PACE RUNNING SHOP

Paseo Colorado, Pasadena



LOCATION 300 E. COLORADO BLVD., PASADENA

SIZE 11 ACRES

DENSITY 36 DU / ACRE

UNITS 400 RESIDENTIAL LOFT
STYLE CONDOS

SQUARE FOOTAGE 553,377
RETAIL, RESTAURANTS, CINEMA,
OFFICES

TENANTS VICTORIA SECRET,
BATH AND BODY WORKS, BJ'S
RESTAURANT, BREWHOUSE



Trio Apartments, Pasadena



LOCATION 44 N. MADISON AVE., PASADENA

SIZE 3.4 ACRES

DENSITY 89 DU / ACRE

UNITS 304 UNIT APARTMENTS WITH 18 AFFORDABLE UNITS

SQUARE FOOTAGE 14,500 RETAIL

TENANTS ROY'S HAWAIIAN FUSION CUISINE, TENDER GREENS



Del Mar Station, Pasadena

LOCATION 265 ARROYO PKWY., PASADENA (NEXT TO DEL MAR STATION)

SIZE 3.4 ACRES

DENSITY 102 DU / ACRE

UNITS 347 APARTMENT UNITS WITH 15% AFFORDABLE UNITS

SQUARE FOOTAGE 20,000 RETAIL



- Creative signage
- Integration of historic Santa Fe Depot into development
- Built around Metro Gold Line



- Different architectural themes
- Proximity to transit
- Pedestrian scale

Malden Station, Fullerton



LOCATION 250 W. SANTA FE AVE., FULLERTON (NEXT TO FULLERTON TRANSIT CENTER)

SIZE 2.44 ACRES

DENSITY 82 DU / ACRE

UNITS 200 UNIT APARTMENTS (MARKET RATE)

SQUARE FOOTAGE 5,000 RETAIL

Metro Village, Baldwin Park



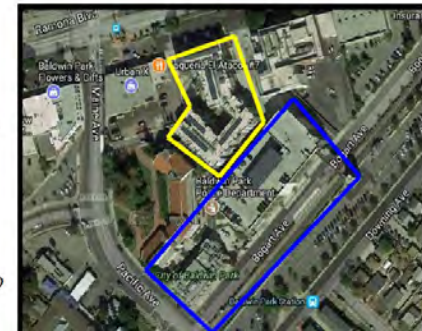
LOCATION 14428 E. RAMONA BLVD., BALDWIN PARK (NEAR BALDWIN PARK TRANSIT CENTER)

SIZE 0.93 ACRES

DENSITY 70 DU / ACRE

UNITS 70 UNIT APARTMENTS (AFFORDABLE HOUSING)

SQUARE FOOTAGE 5,500 RETAIL



- Pursuing LEED for Home Certification
- Integrated open spaces to encourage social connections and interaction



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Next Steps

1. Begin SEIR – Supplemental Environmental Impact Report

1. Notice of Preparation – in preparation
2. Scoping Meeting – Tentative June 6

2. Complete Administrative Draft of Specific Plan





Thank you



**TORTI
GALLAS +
PARTNERS**