

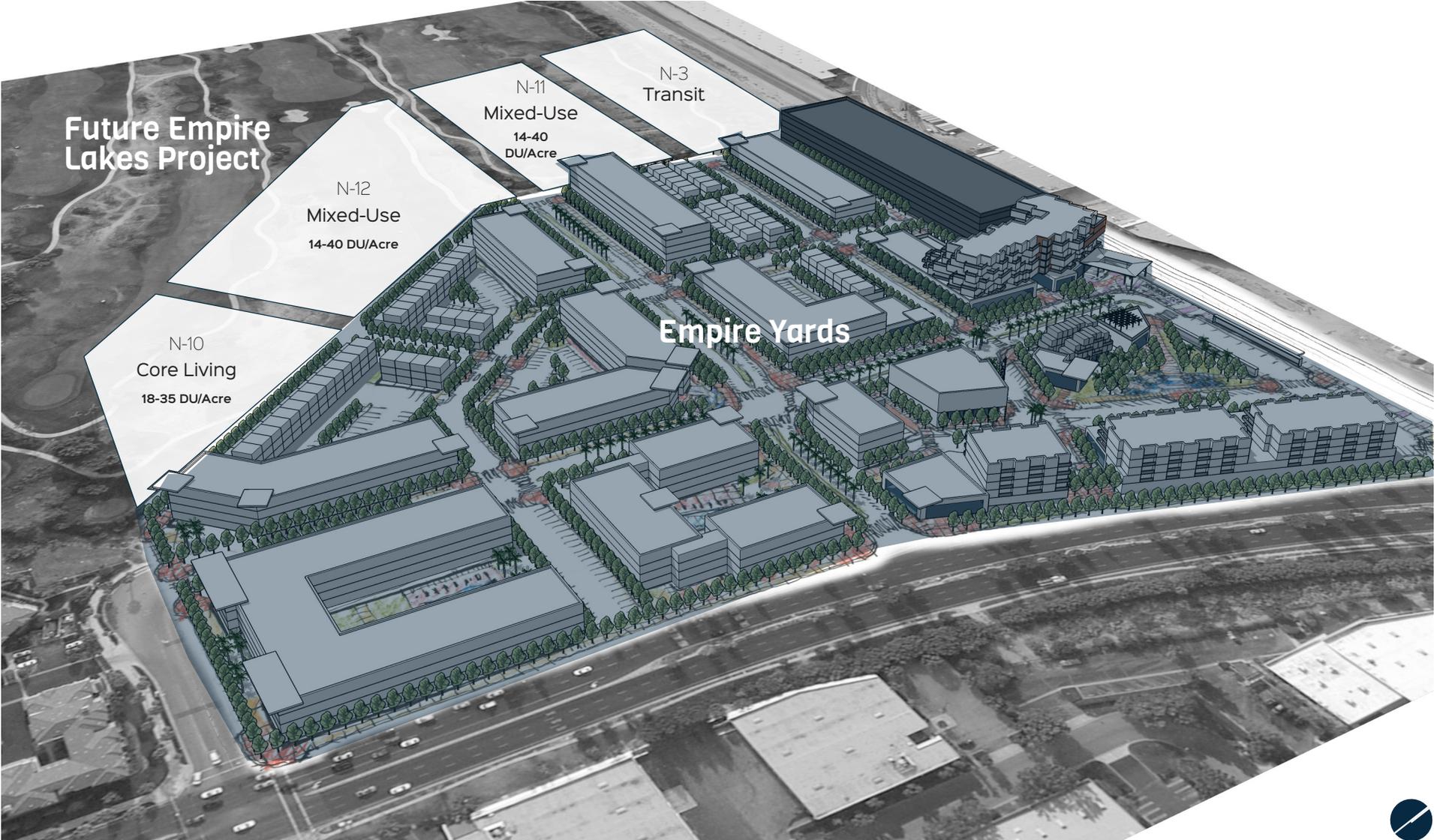
EMPIRE YARDS

RANCHO CUCAMONGA | CA

SCAG webinar

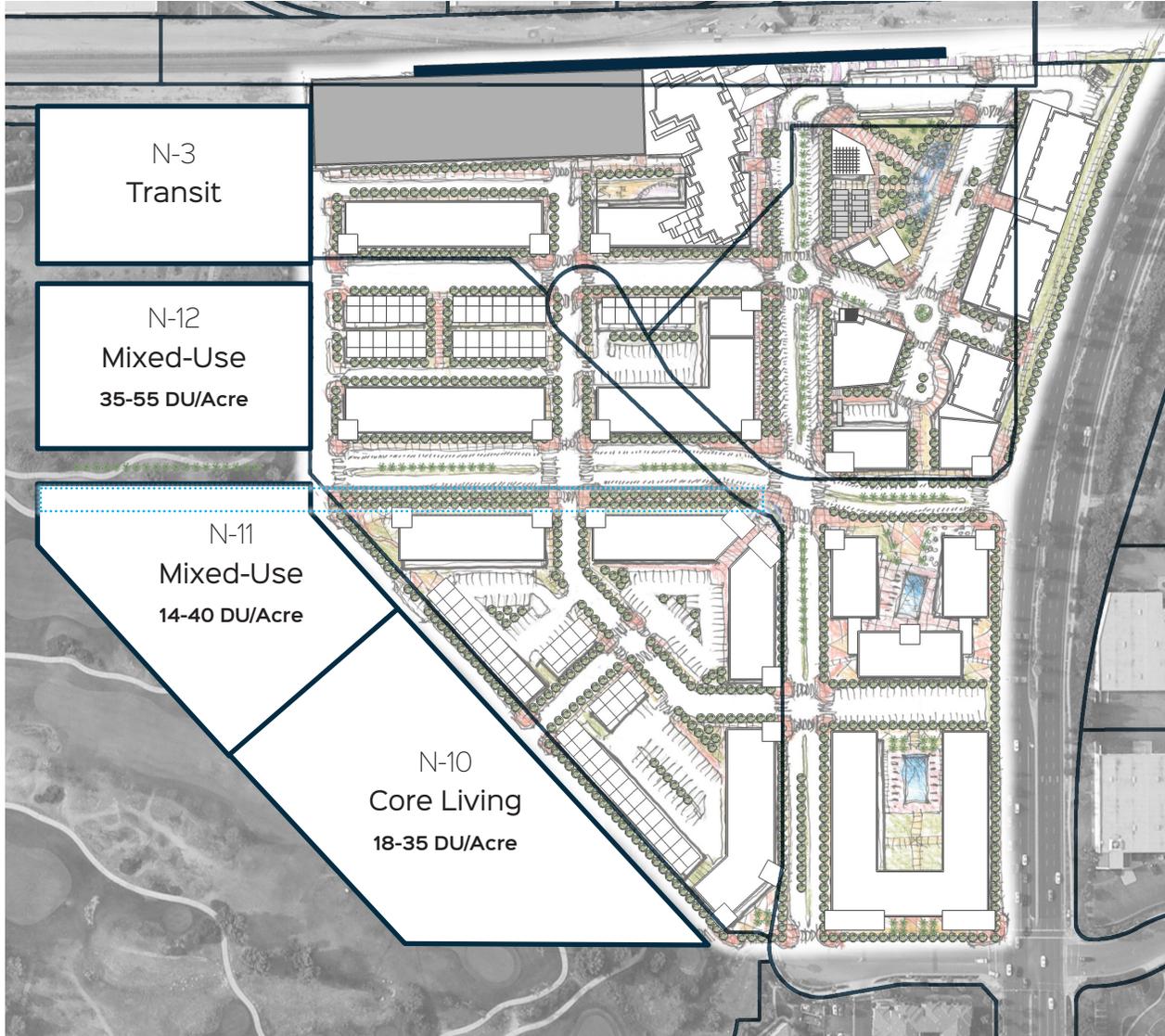
JUNE 2, 2017

PRELIMINARY MASTER PLAN



1.3

PRELIMINARY MASTER PLAN



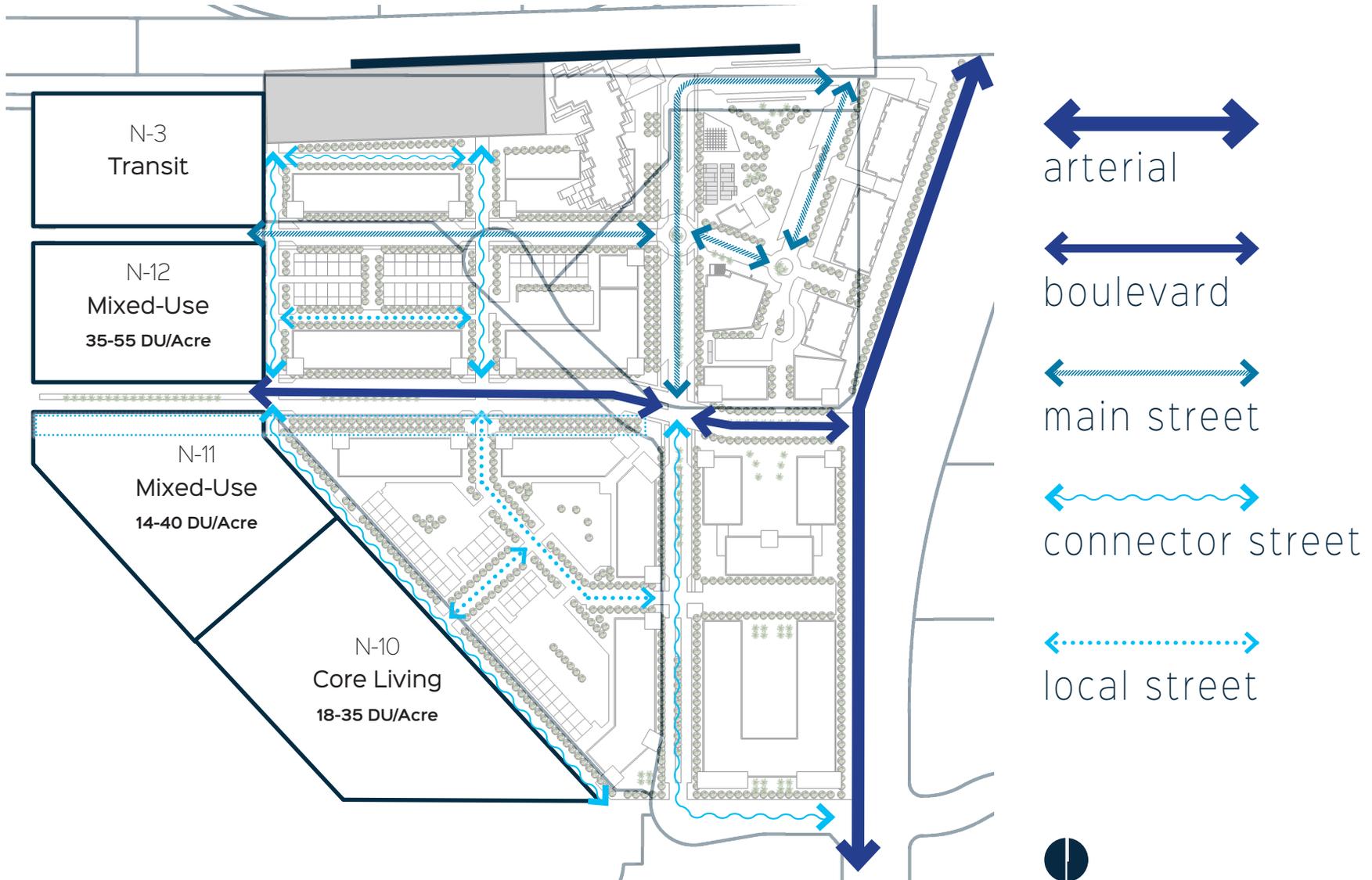
metrolink platform

easement

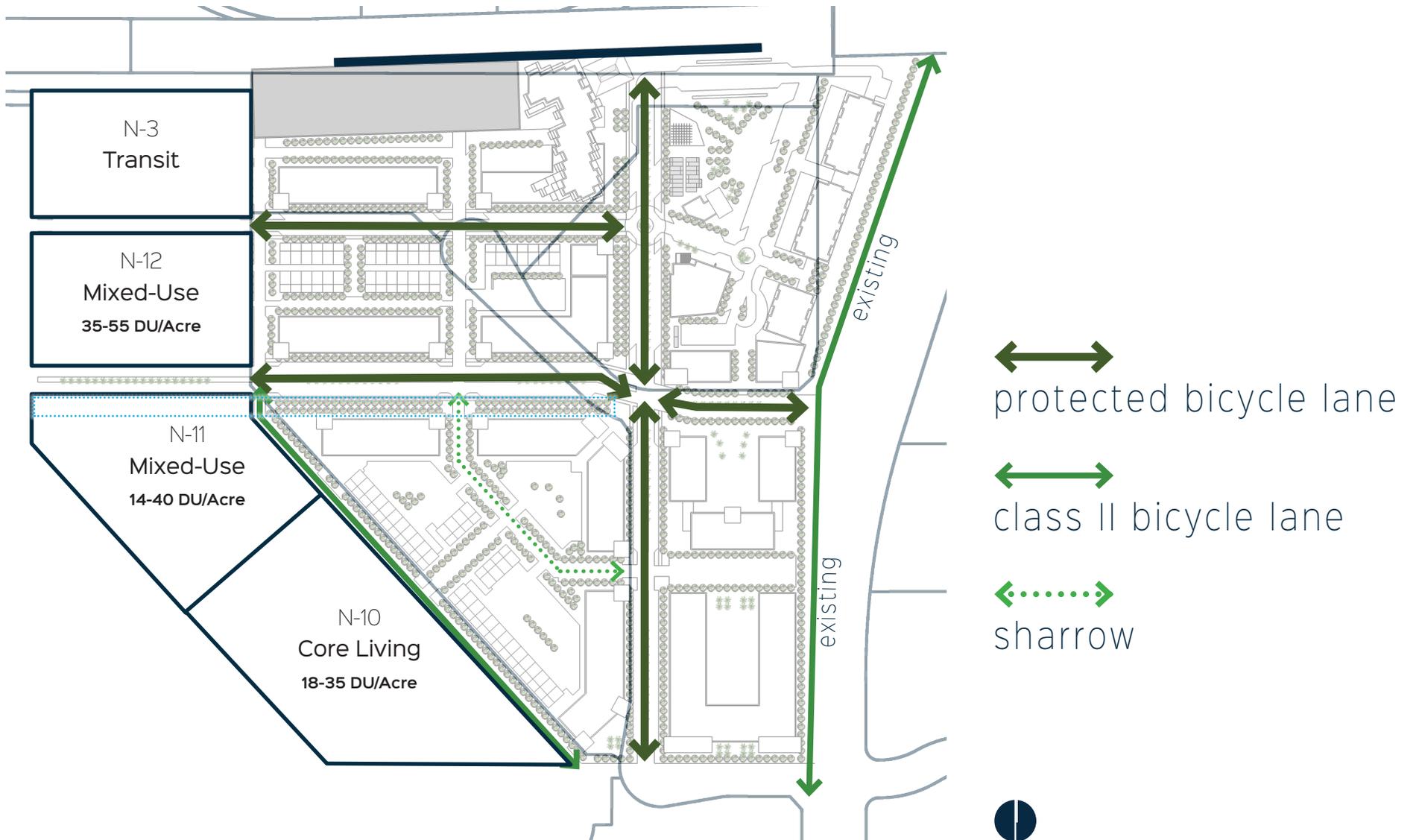
parcels



1.4 VEHICLE CIRCULATION

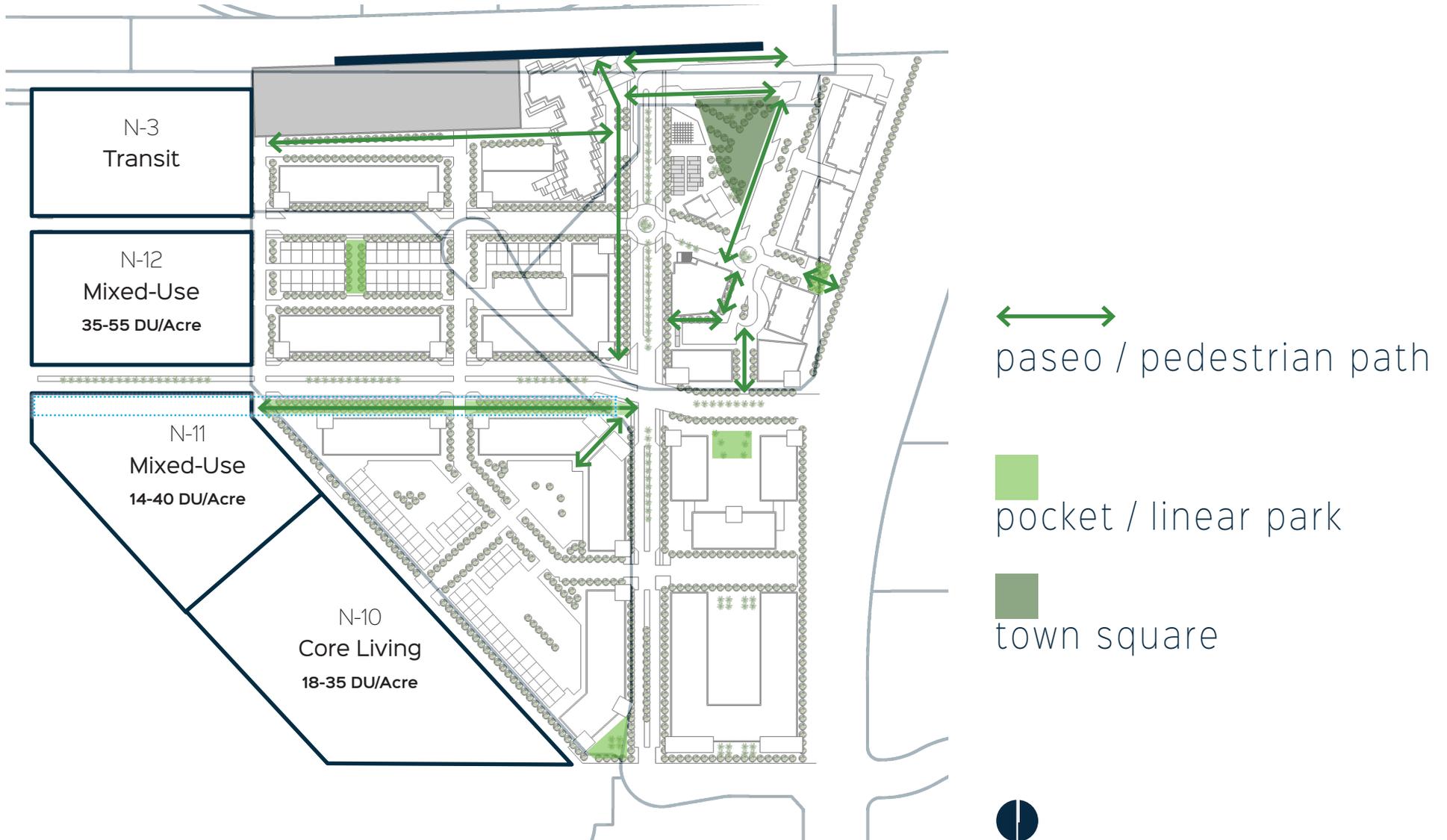


1.5 BICYCLE CIRCULATION



1.6

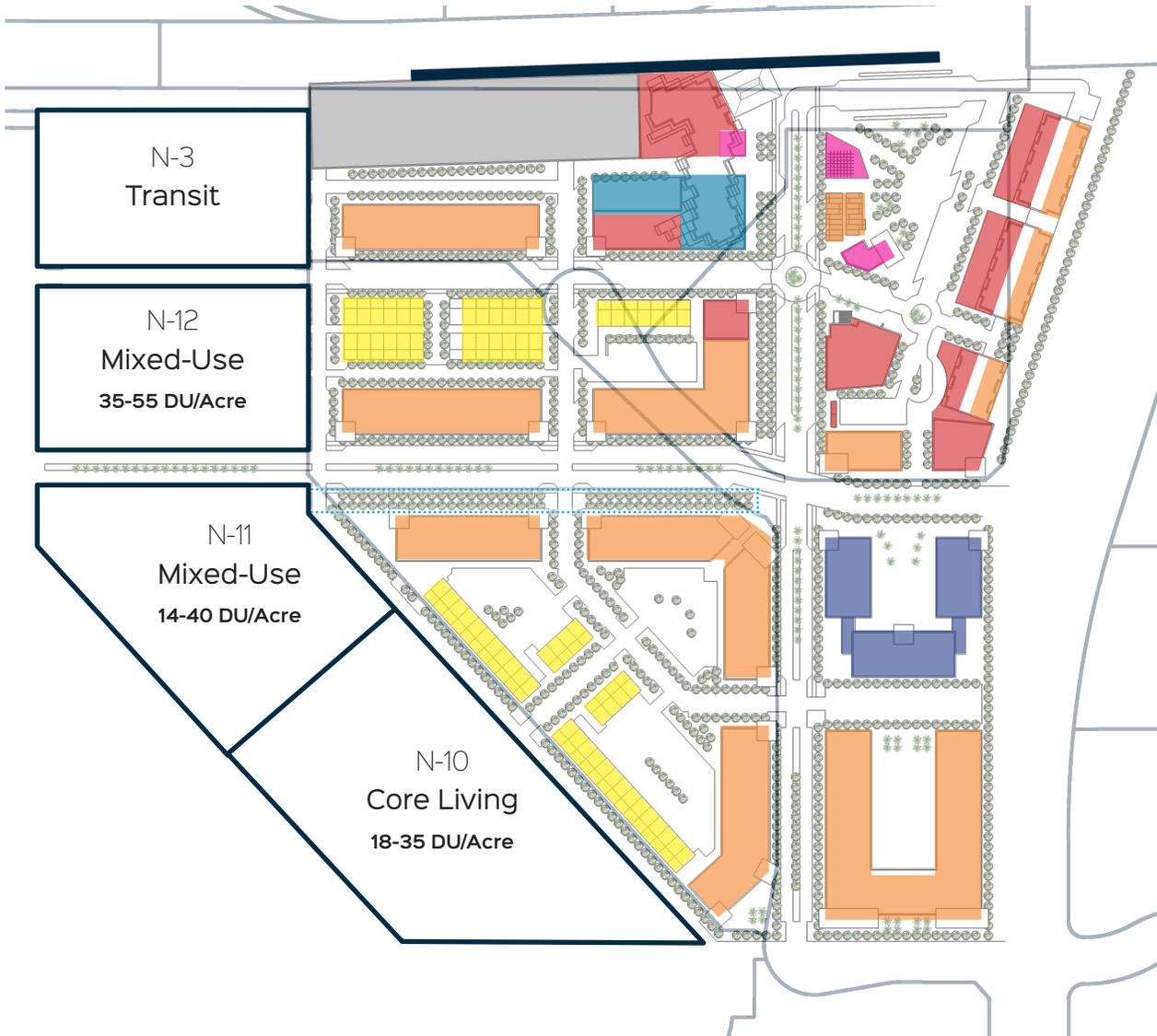
OPEN SPACE / PEDESTRIAN NETWORK



1.7

LAND USE

Ground Floor



retail

restaurant

hotel

school

single-family residential

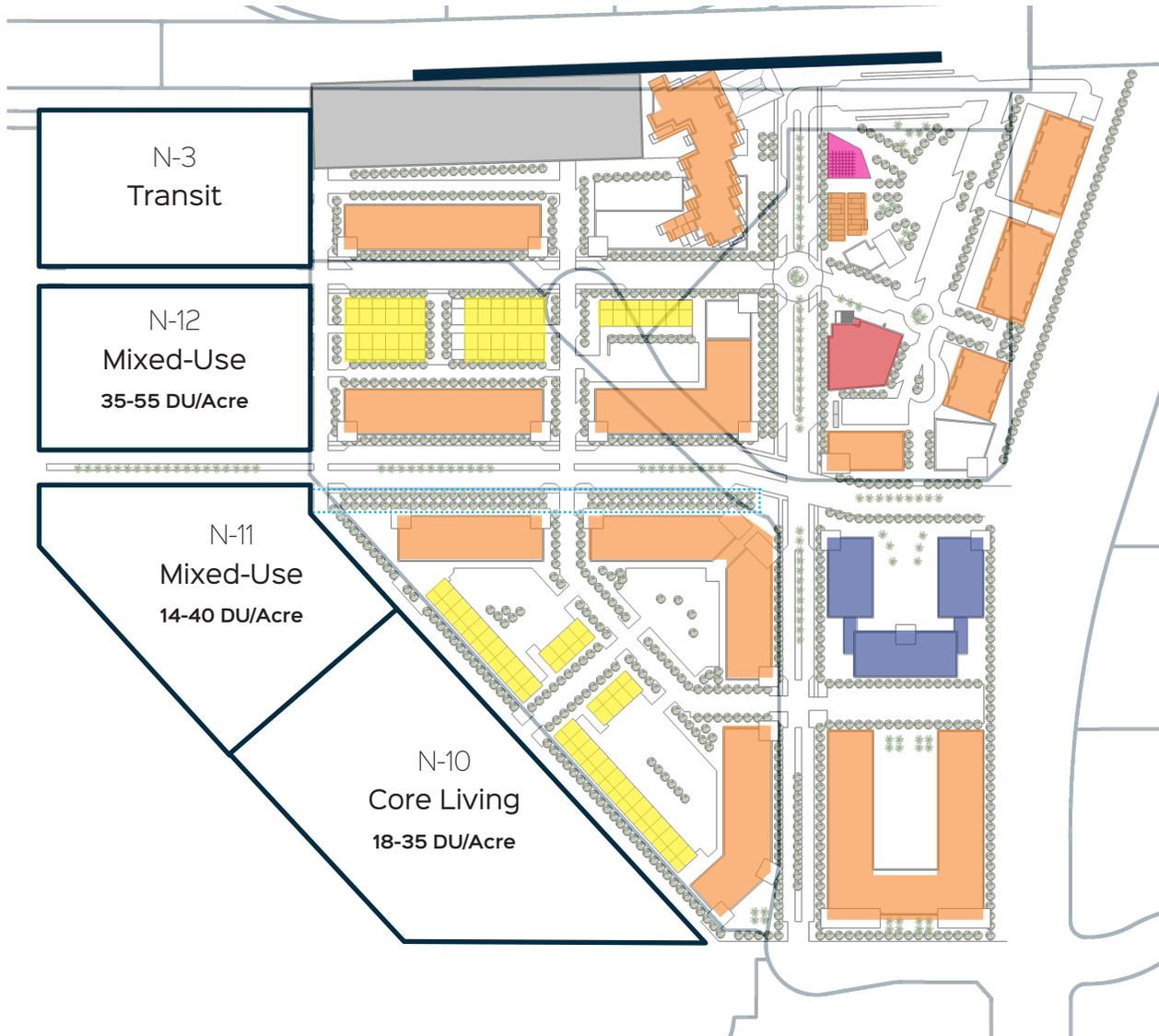
multi-family residential



1.7

LAND USE

2nd+ Floors



retail

restaurant

hotel

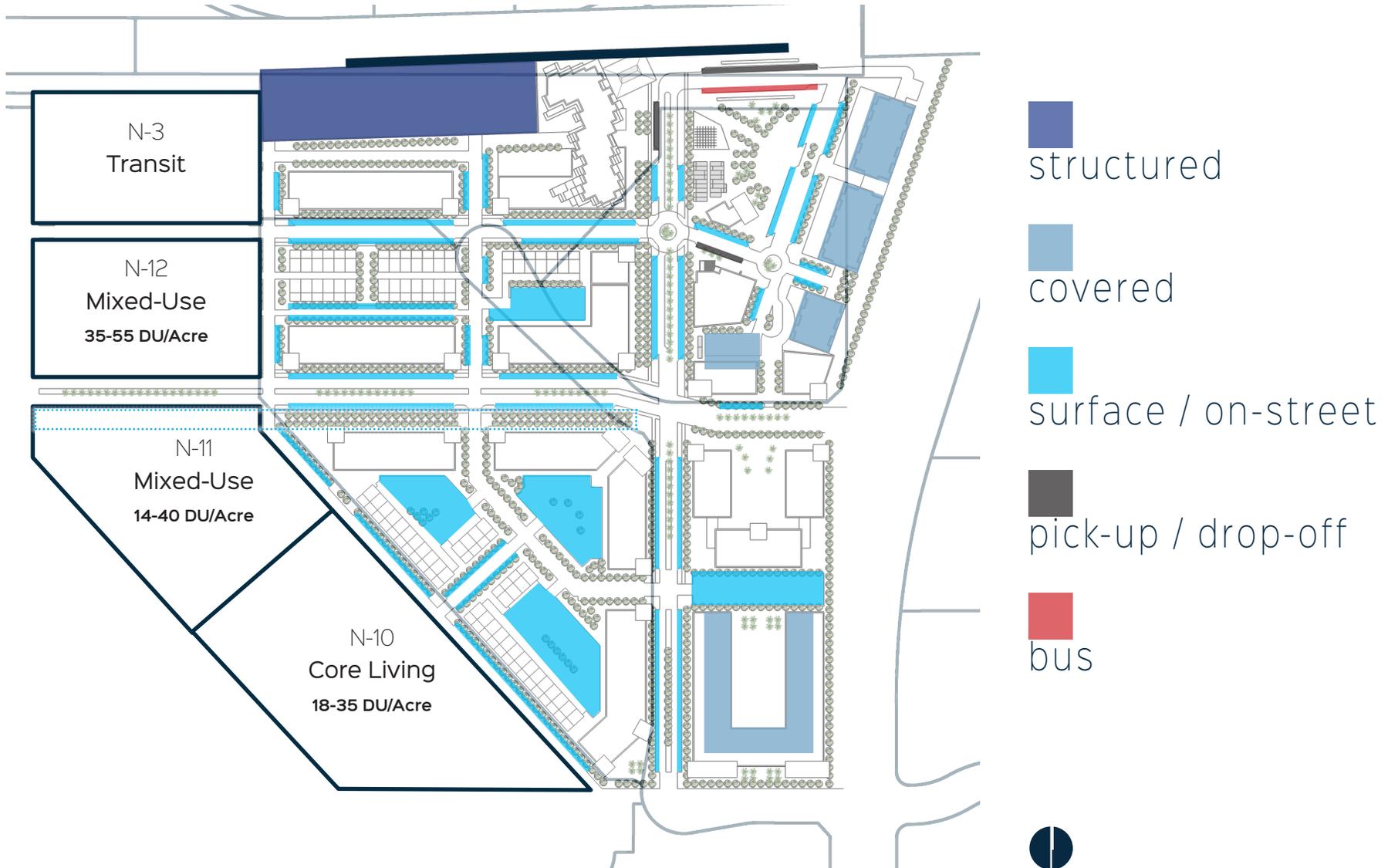
school

single-family residential

multi-family residential

1.8

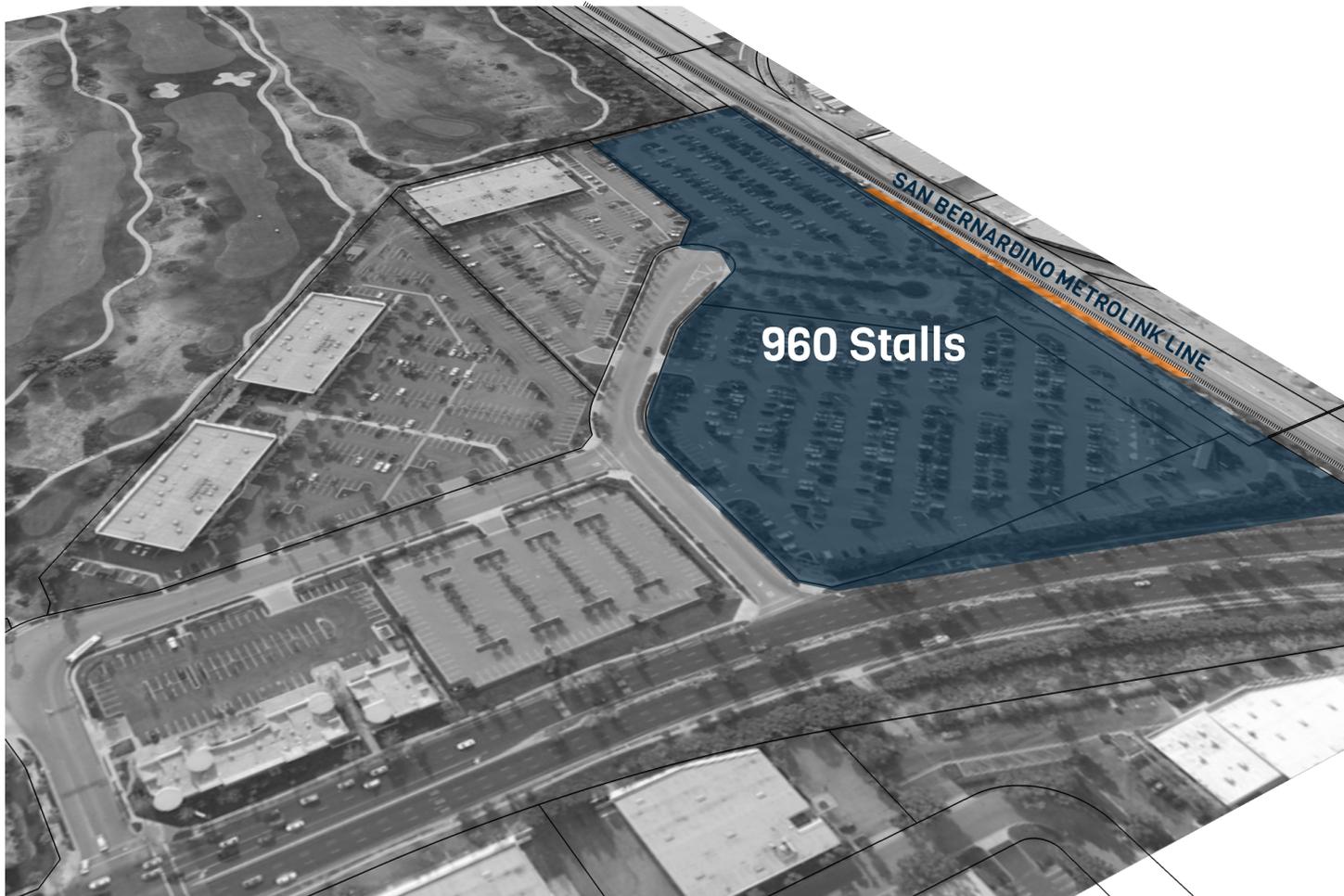
PARKING + Motorized Transportation



1.14

Existing Metrolink Station

960 Surface Stalls



1.14

Phase IA - 10 Acre Site East

Temporary Managed Surface Parking

GOAL:

Avoid building permanent parking structures as demand for parking decreases, car share and self driving car usage increases



Description	Phase		Total
	10 Acre Site East	I A	
Housing			
Multi-family	203	203	units
Townhomes	0	-	units
Micro-units	24	24	units
		227	units
Retail			
Retail	61,300	61,300	sf
Theatre	11,000	11,000	sf
		72,300	sf
Other			
Civic /Pre-School	3,000	3,000	sf
Hotel (Rooms)	0	-	rooms



1.14

Phase IB - 10 Acre Site West

Shared Parking Structure

GOALS:

Design structure for potential future conversion to office, storage, other uses

District-wide parking for retail, nearby residential uses



Description	Phase		Total
	A	B	
	10 Acre Site East	10 Acre Site West	
Housing			
Multi-family	203	80	283 units
Townhomes	0	0	- units
Micro-units	24	0	24 units
			307 units
Retail			
Retail	61,300	0	61,300 sf
Theatre	11,000	0	11,000 sf
			72,300 sf
Other			
Civic /Pre-School	3,000	0	3,000 sf
Hotel (Rooms)	0	0	- rooms



1.14

Phase IIA - West Properties

Higher Density Residential

GOAL:

Promote higher density residential with lower parking ratios



	Phase			Total
	A	B	II A	
Description	10 Acre Site East	10 Acre Site West	Dick Property West	
Housing				
Multi-family	203	80	164	447 units
Townhomes	0	0	33	33 units
Micro-units	24	0	0	24 units
				504 units
Retail				
Retail	61,300	0	0	61,300 sf
Theatre	11,000	0	0	11,000 sf
				72,300 sf
Other				
Civic /Pre-School	3,000	0	0	3,000 sf
Hotel (Rooms)	0	0	0	- rooms



1.14

Phase IIB - South Properties

Office/Hospitality



	Phase				Total
	A	I	B	A	
Description	10 Acre Site East	10 Acre Site West	Dick Property West	Dick Property South	
Housing					
Multi-family	203	80	164	120	567 units
Townhomes	0	0	33	0	33 units
Micro-units	24	0	0	0	24 units
					624 units
Retail					
Retail	61,300	0	0	0	61,300 sf
Theatre	11,000	0	0	0	11,000 sf
					72,300 sf
Other					
Civic /Pre-School	3,000	0	0	0	3,000 sf
Hotel (Rooms)	0	0	0	136	136 rooms



1.14

Phase III - Dorman Property

	Phase					Total	
	A	I	B	A	II		
Description	10 Acre Site East	10 Acre Site West	Dick Property West	Dick Property South	Dorman Property		
Housing							
Multi-family	203	80	164	120	214	781	units
Townhomes	0	0	33	0	32	65	units
Micro-units	24	0	0	0	0	24	units
						870	units
Retail							
Retail	61,300	0	0	0	5,600	66,900	sf
Theatre	11,000	0	0	0	0	11,000	sf
						77,900	sf
Other							
Civic /Pre-School	3,000	0	0	0	0	3,000	sf
Hotel (Rooms)	0	0	0	136	0	136	rooms



1.14

Potential Future Connection - Empire Lakes

Connections to Empire Lakes

GOAL:

Partner with Lewis Companies to ensure direct bike/ped access to station

Provide retail and recreational amenities that can be shared by residents of Empire Yards and Empire Lakes

