

An aerial photograph of South Colton, California, showing a residential area with houses and trees, a road, and a large industrial building in the foreground. The background features a hilly landscape.

ITEM H-1

SOUTH COLTON

LIVABLE CORRIDOR PLAN

Item H-1

Planning Commission Study
Session

12 March 2019

DUDEK



19 blocks / 110 acres

~ 800 residents

~ 220 households

~ 200 primary jobs

~ \$26,000 median household income

SOUTH COLTON LIVABLE CORRIDOR PLAN

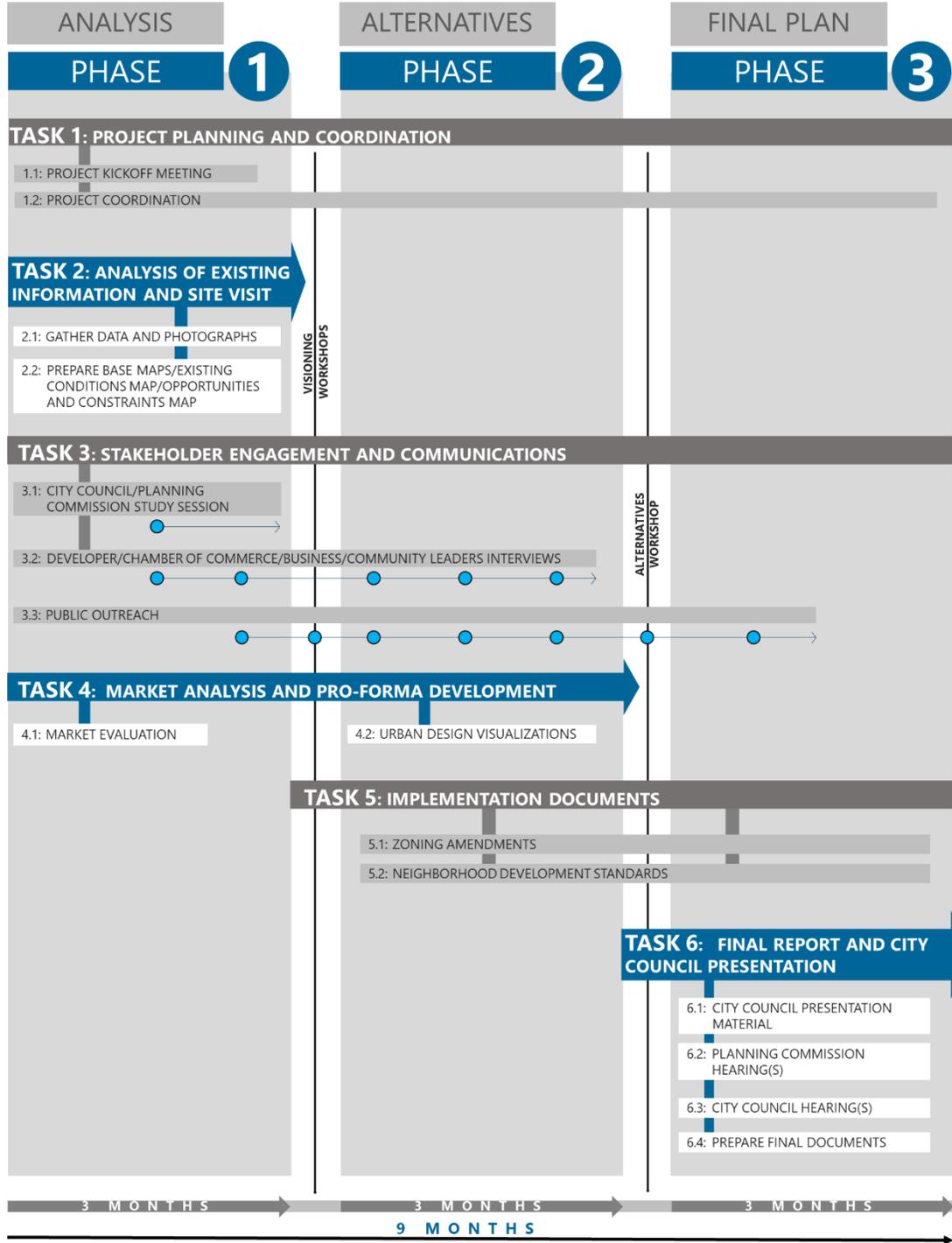
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GOALS

- Identity amenities and improvements
- New uses for vacant and underutilized parcels
- Sensitively update development regulations
- Development strategies grounded in rigorous market analysis.

SOUTH COLTON LIVABLE CORRIDOR PLAN APPROACH

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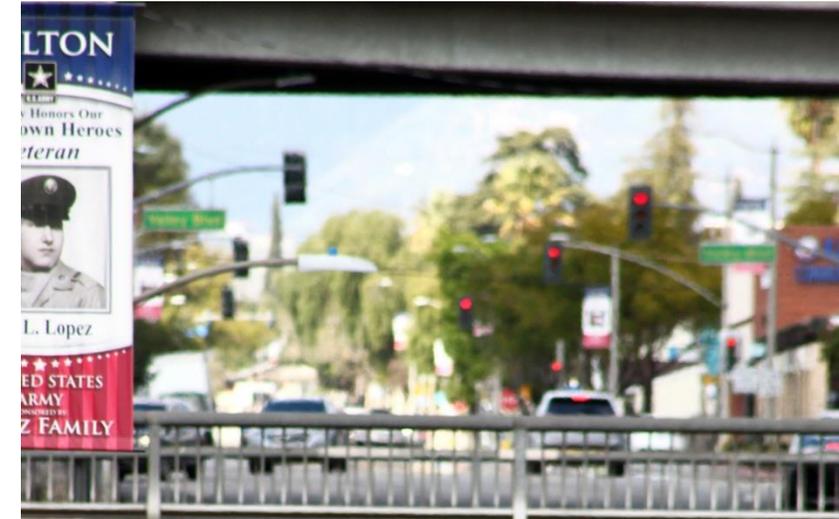
WHY IS SOUTH COLTON SPECIAL?

- Played a **seminal role** in the birth and growth of Colton.
- It has **retained its identity** for over a hundred years in the face of challenging infrastructure and geography.
- A **proud neighborhood** with strong Latino roots.
- **Gateway** into Colton

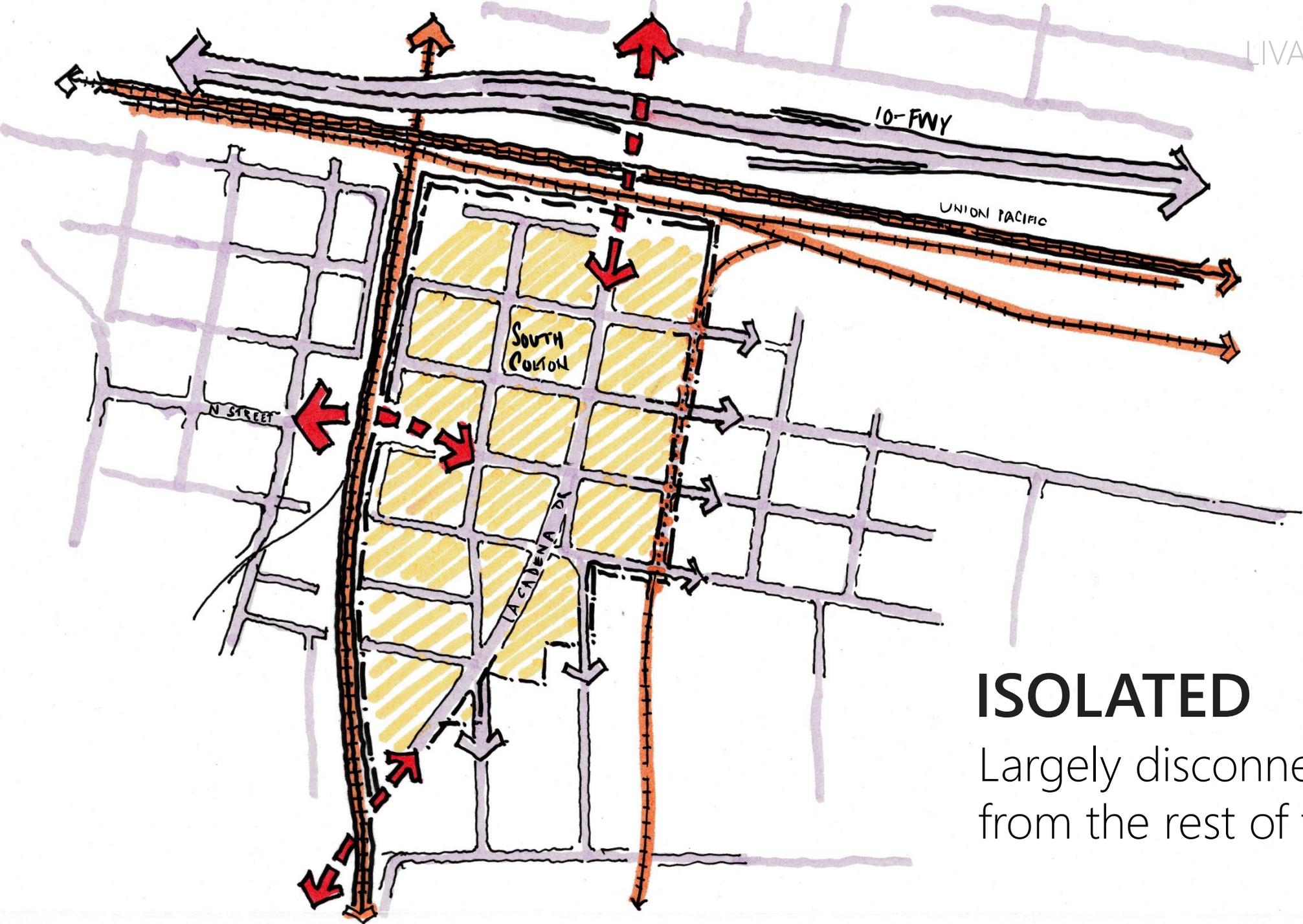




Historically, access to South Colton was just a walk over the tracks.



Downtown and South Colton may be a 5-minute walk apart, but it is not quick nor convenient.



ISOLATED

Largely disconnected from the rest of the city

The new grade-separated Colton Rail Crossing is the "Great Wall" to many residents of South Colton.





LAND VACANCY

Vacant parcels are opportunities to regain jobs and homes, building a critical mass of self-sustaining residential and economic activity.





STRONG COMMUNITY ASSETS

The vibrant network of community infrastructure (school, churches, parks, and senior centers) is the neighborhood's strongest asset.

AN OUTPOST OF LATINO URBANISM

Residents with few resources have used their imagination to **alter landscapes** in ways that are intimate in scale and personal in nature.



Item H-1 SOUTH COLTON LIVABLE CORRIDOR PLAN OUTREACH



Kickoff at El Sombrero Banquet Hall on October 25, 2018



Popup event at El Sombrero Market on December 15, 2018



Walking Tour on January 19, 2018

WHAT WE HEARD

HAVE A WELCOMING AND **UPLIFTING PUBLIC REALM**

OFFER **AMENITIES AND BUSINESSES** THAT SERVE LOCAL RESIDENTS

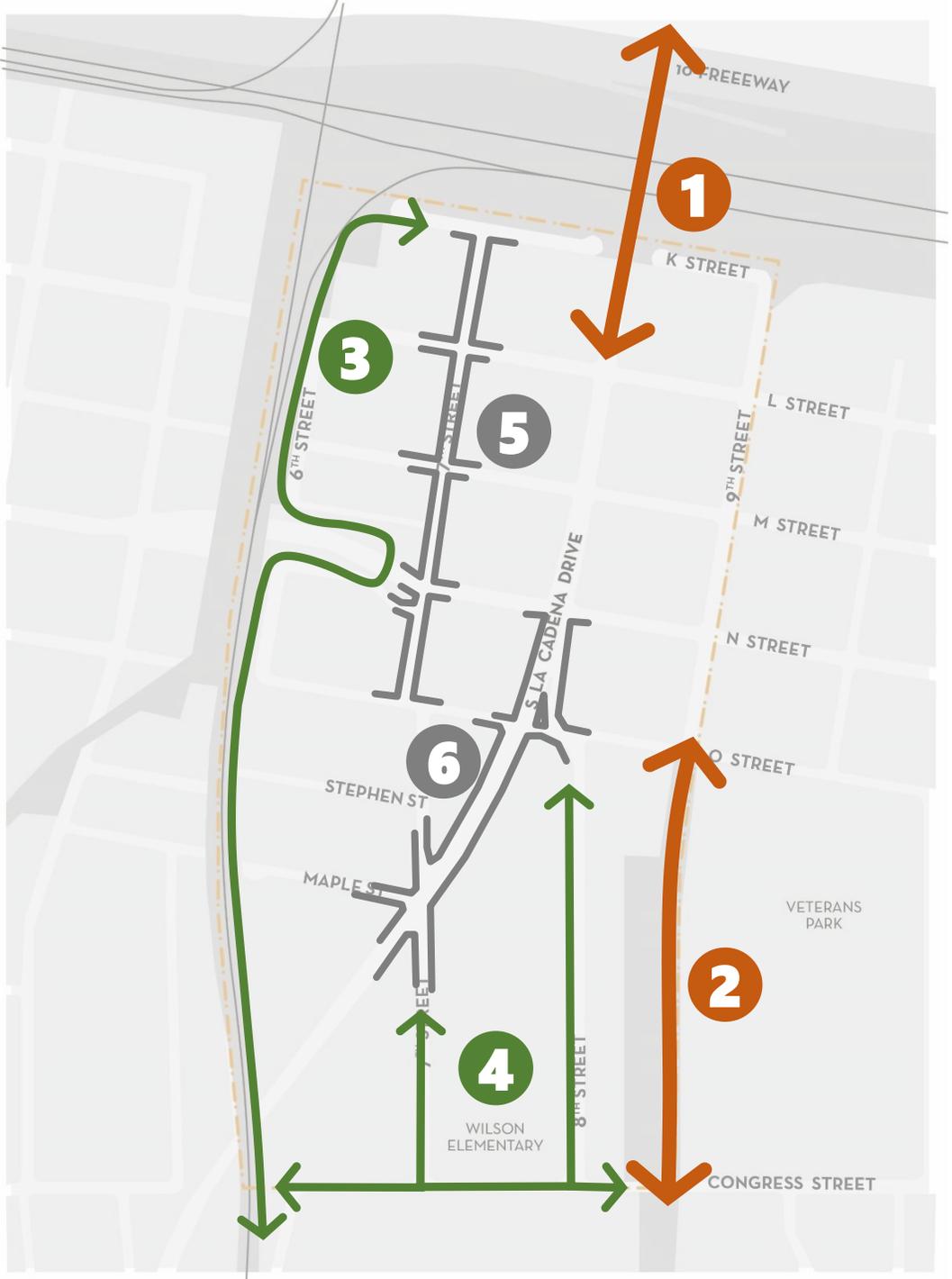
PROVIDE **PARKS AND PLACES** TO BE ACTIVE

PROVIDE IMPROVED AND DIVERSE **HOUSING OPTIONS**

PRIORITIZE THE **PEDESTRIAN EXPERIENCE**

RECREATE A **CENTRAL CORE** THAT SUPPORTS COMMUNITY

ENSURE PLACES AND **ROUTES ARE SAFE**, ESPECIALLY FOR THE YOUNG



IMPROVED LINKAGES

- 1 La Cadena Underpass
- 2 9th Street Extension

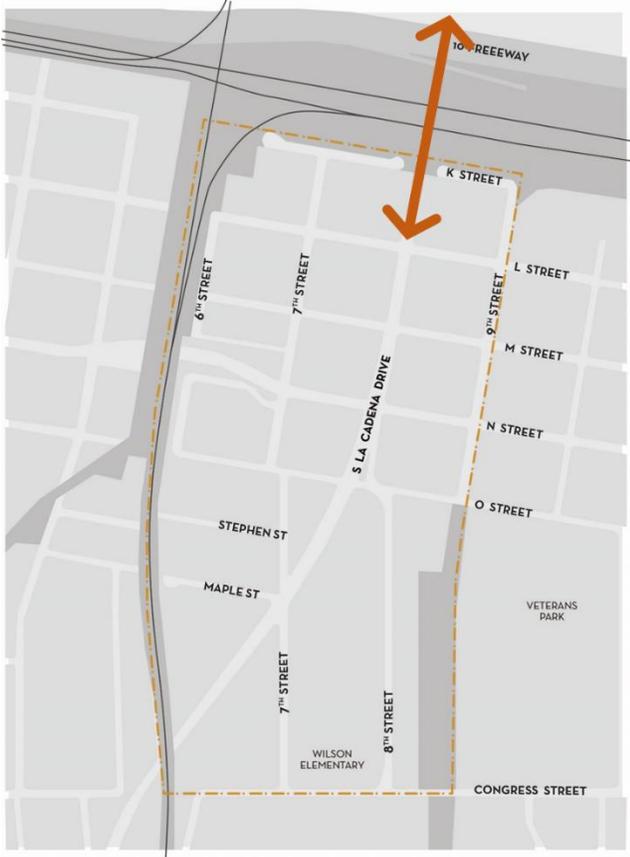
NEW AMENITIES

- 3 Rail Buffer Park
- 4 Safe School Access

DEVELOPMENT OPPORTUNITIES

- 5 7th Street
- 6 La Cadena

Item H-1 IMPROVED LINKAGES



1

LA CADENA UNDERPASS

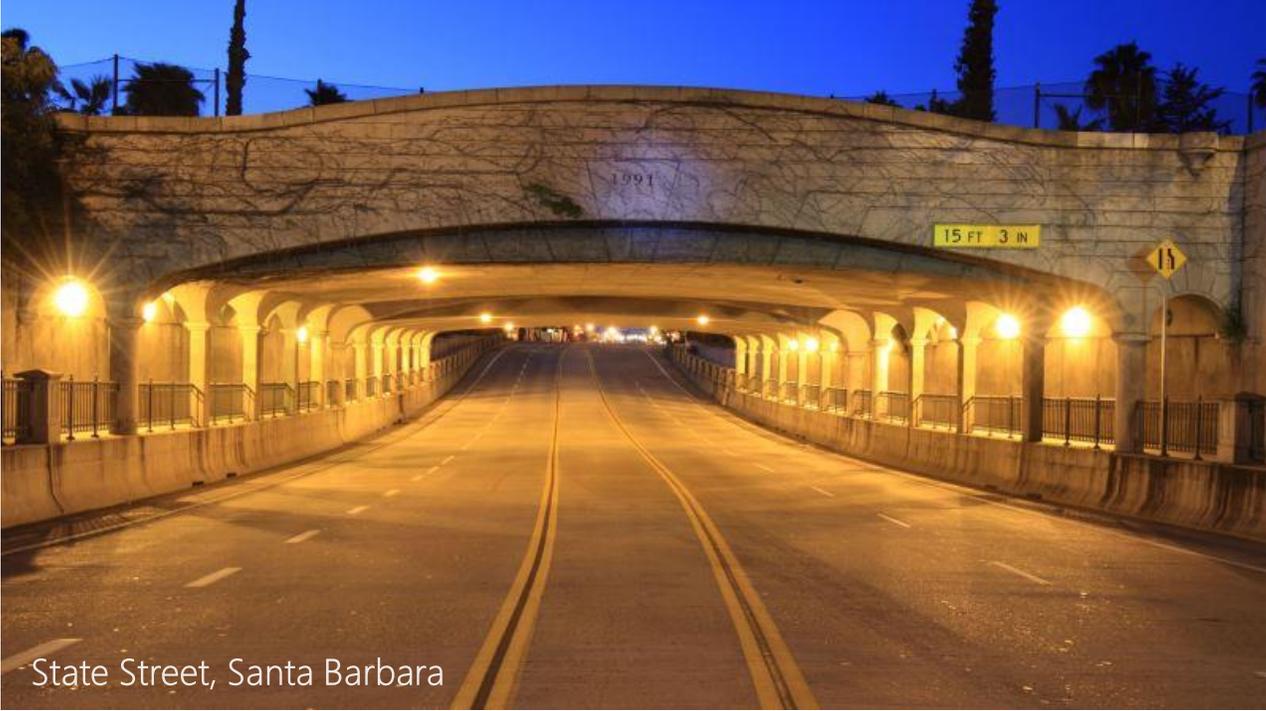
Item H-1 IMPROVED LINKAGES



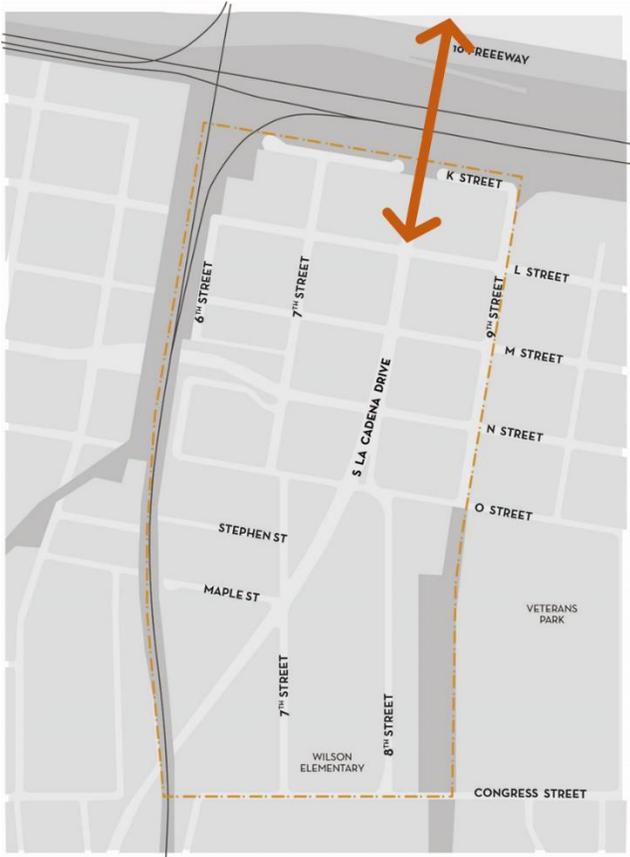
- 1** ELEVATED SIDEWALK
LA CADENA UNDERPASS



Item H-1 IMPROVED LINKAGES



State Street, Santa Barbara



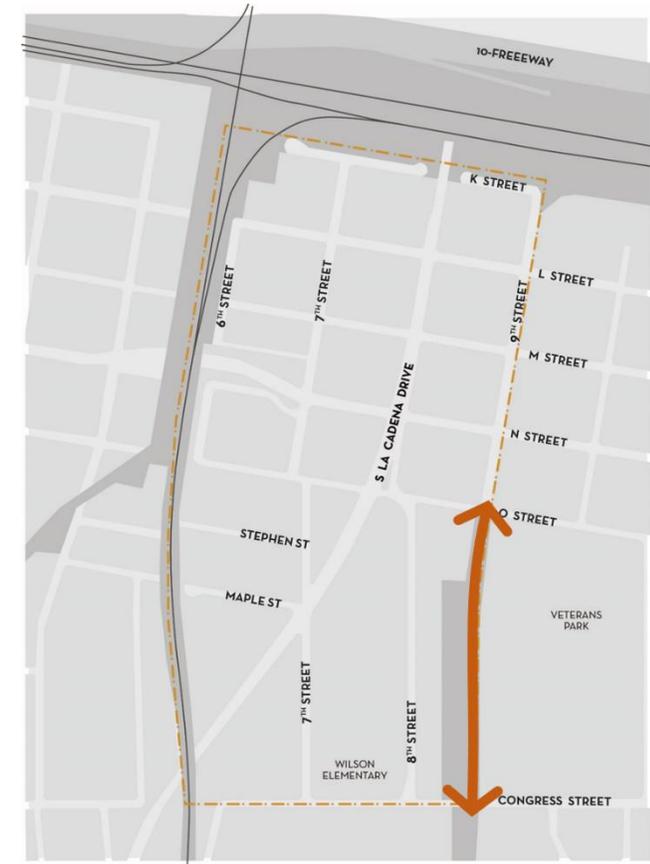
8th Street & 10th Avenue, Calgary CA



1 ELEVATED SIDEWALK
LA CADENA UNDERPASS



Item H-1 IMPROVED LINKAGES



2

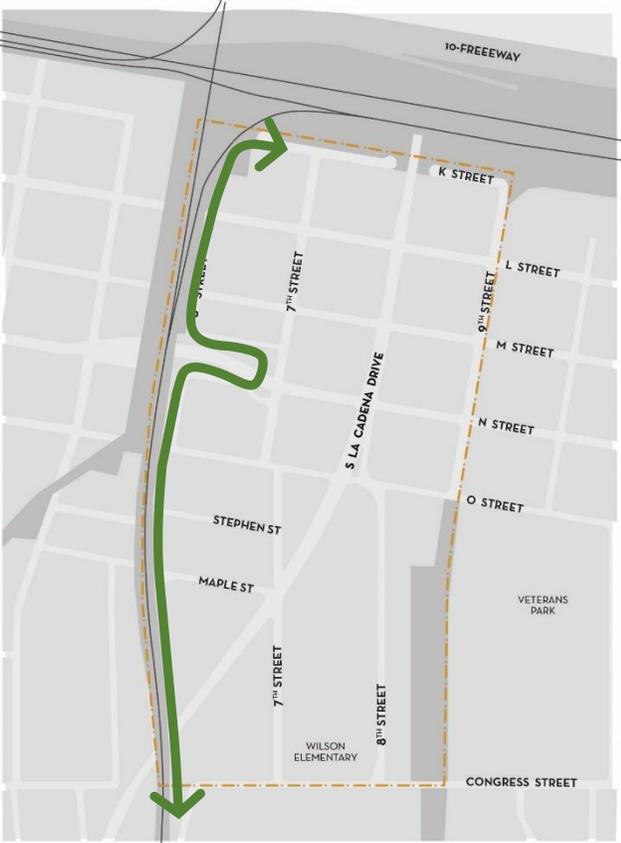
9th STREET EXTENSION

Item H-1 IMPROVED LINKAGES



2 NEW NEIGHBORHOOD STREET
9th STREET EXTENSION

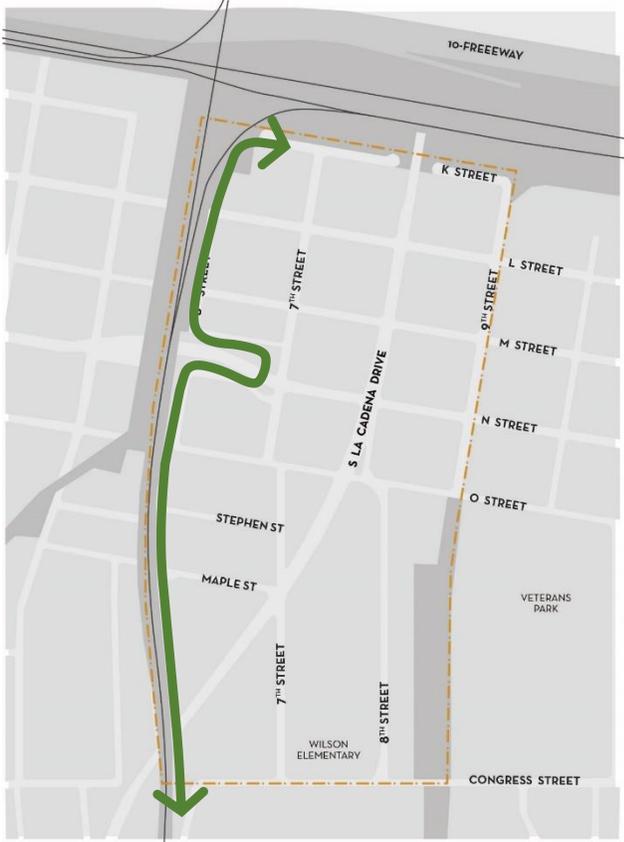
NEW AMENITIES



3

RAIL BUFFER

NEW AMENITIES

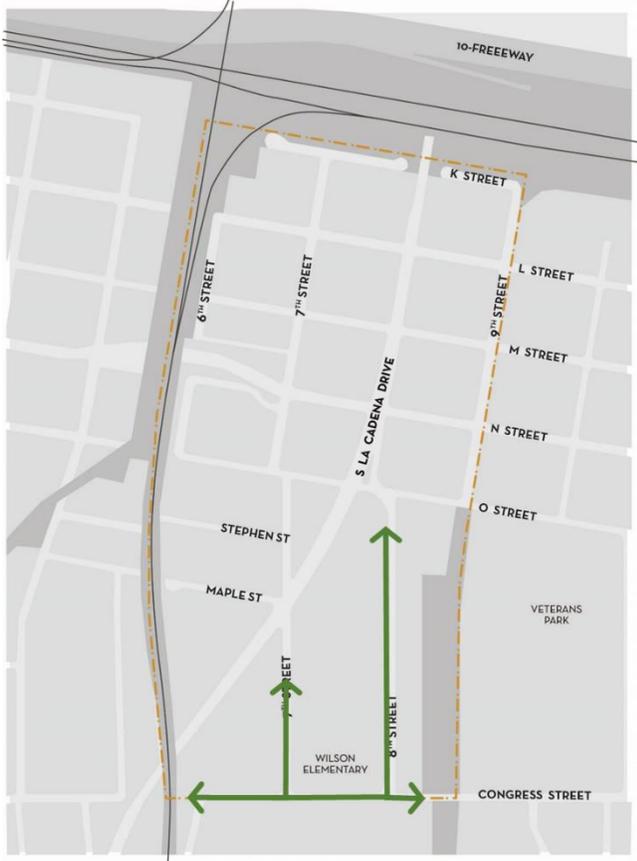


3 PARK + TRAIL

RAIL BUFFER



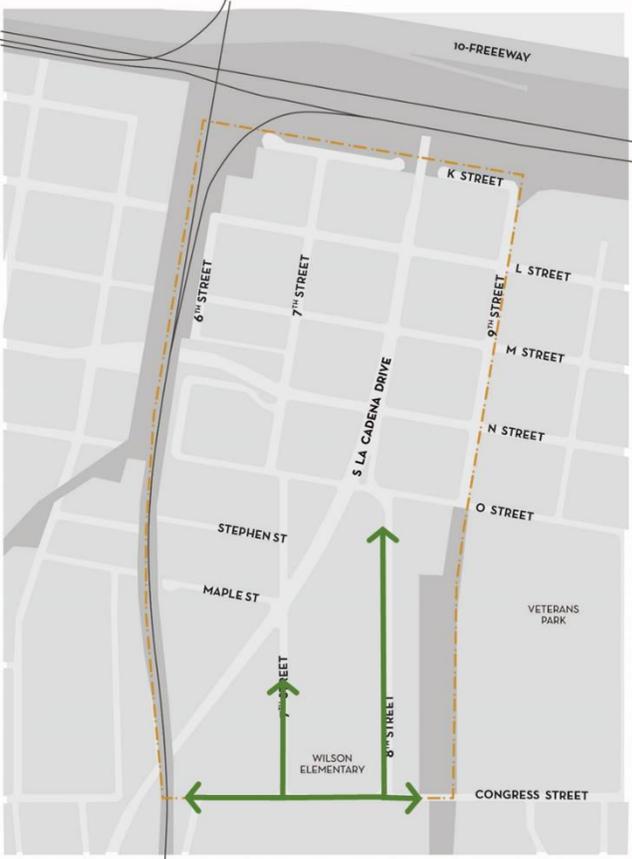
NEW AMENITIES



4

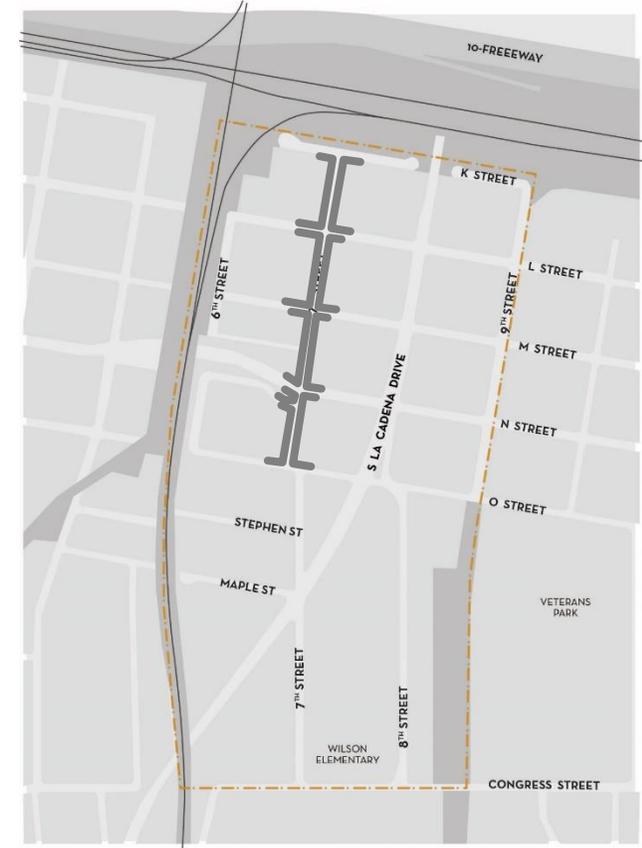
SCHOOL ACCESS

NEW AMENITIES



4 7TH STREET
IMPROVEMENTS
SCHOOL ACCESS

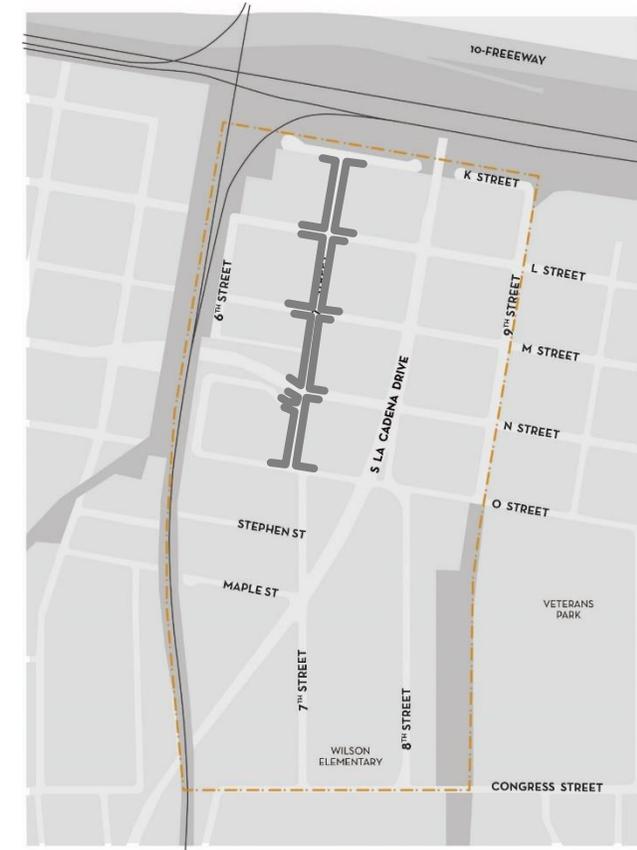
Item H-1 DEVELOPMENT OPPORTUNITIES



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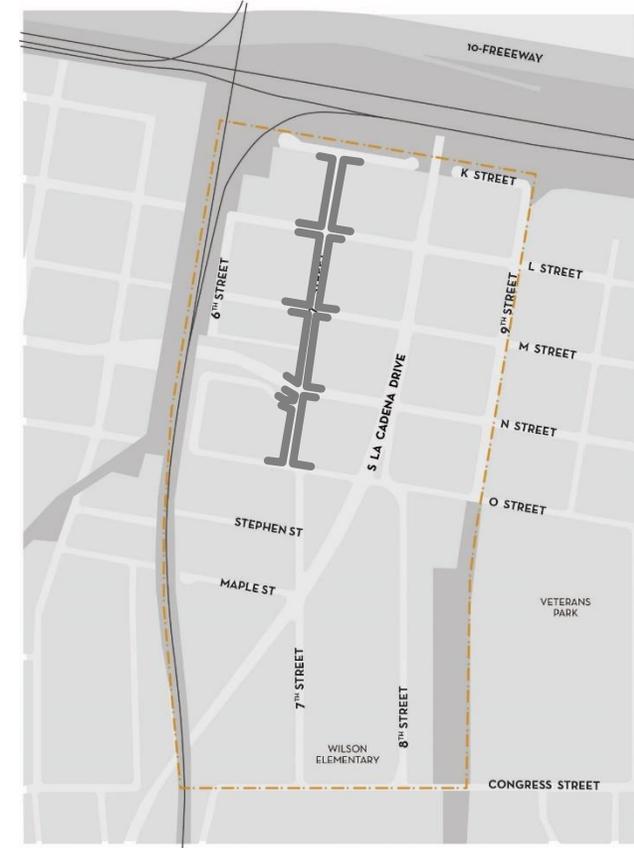
SEVENTH STREET

Item H-1 DEVELOPMENT OPPORTUNITIES



5 MULTI-FAMILY
RESIDENTIAL
SEVENTH STREET

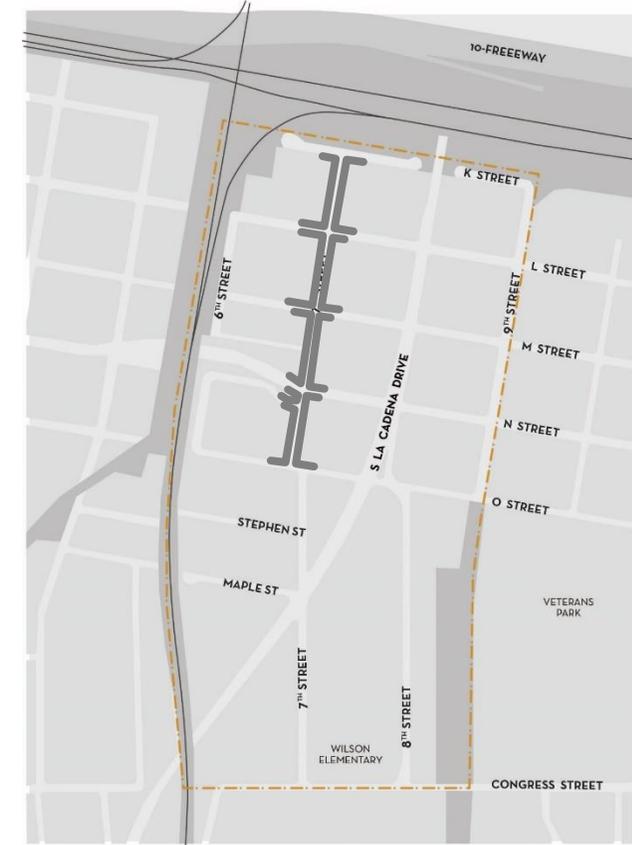
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5

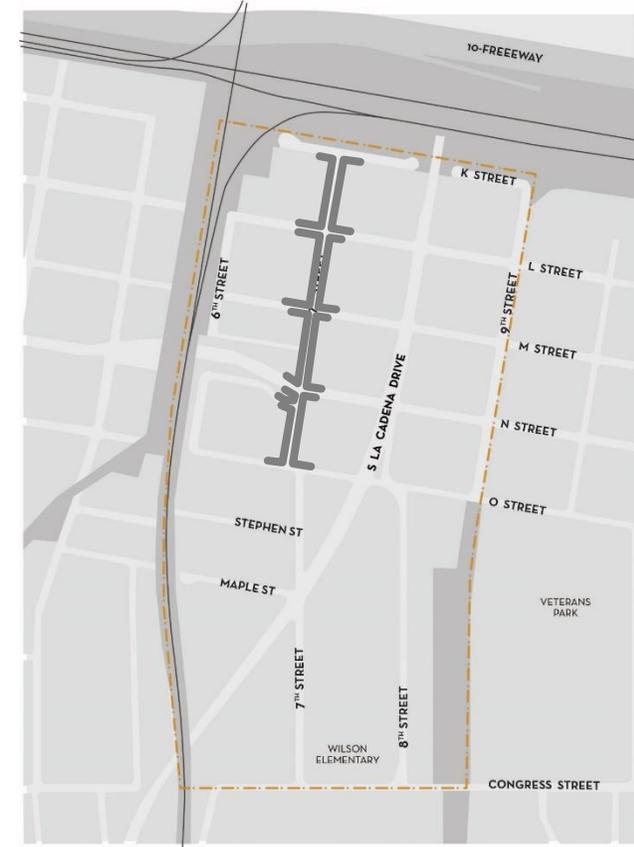
SEVENTH STREET

Item H-1 DEVELOPMENT OPPORTUNITIES



5 LIVE-WORK
RESIDENTIAL
SEVENTH STREET

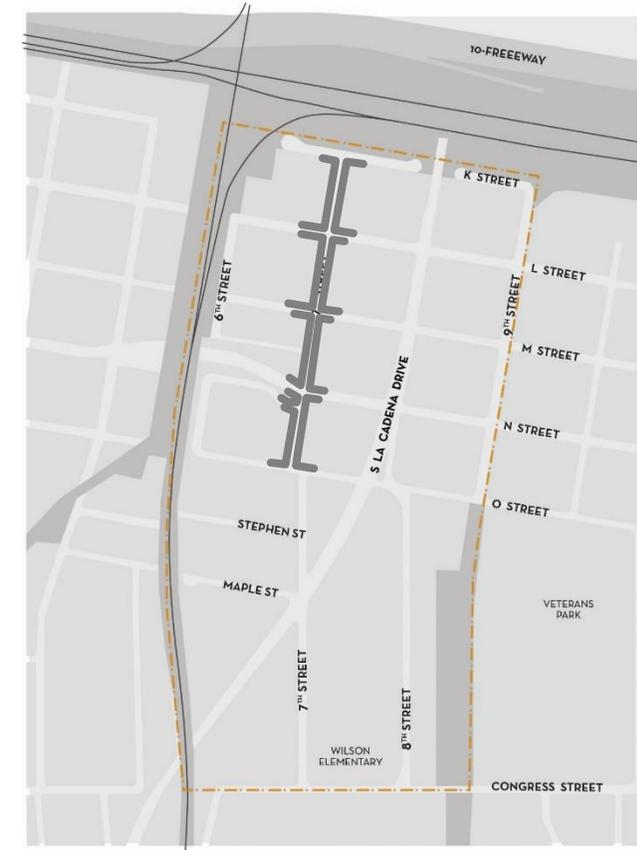
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SEVENTH STREET

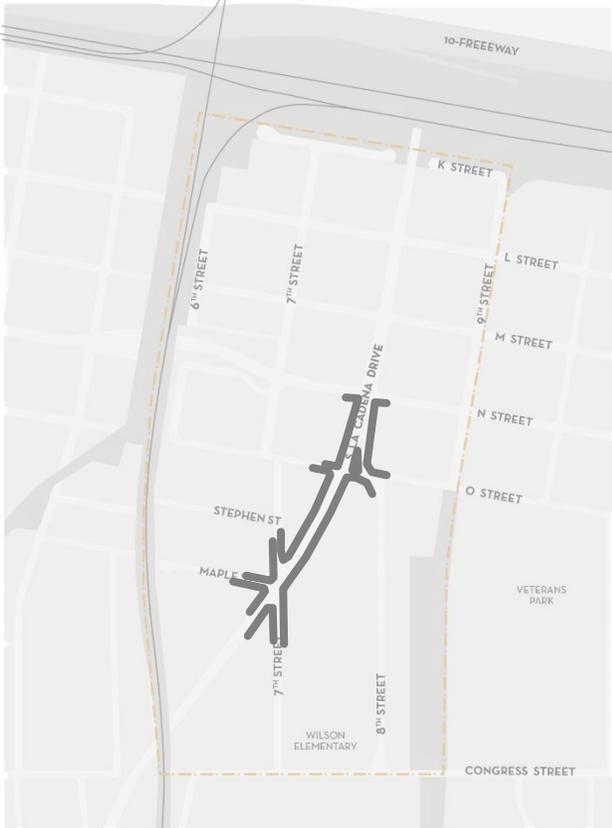
Item H-1 DEVELOPMENT OPPORTUNITIES



5 FIESTAS AND EVENTS
SEVENTH STREET

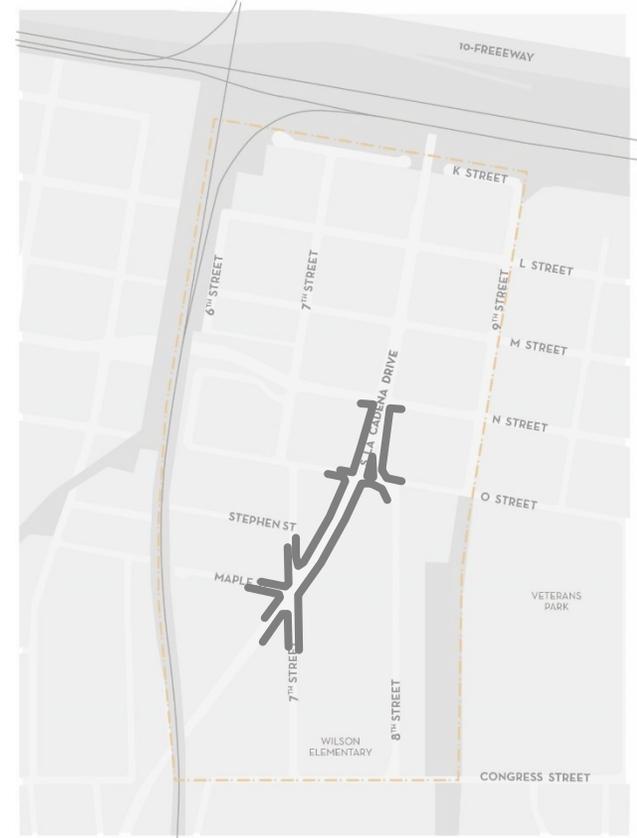
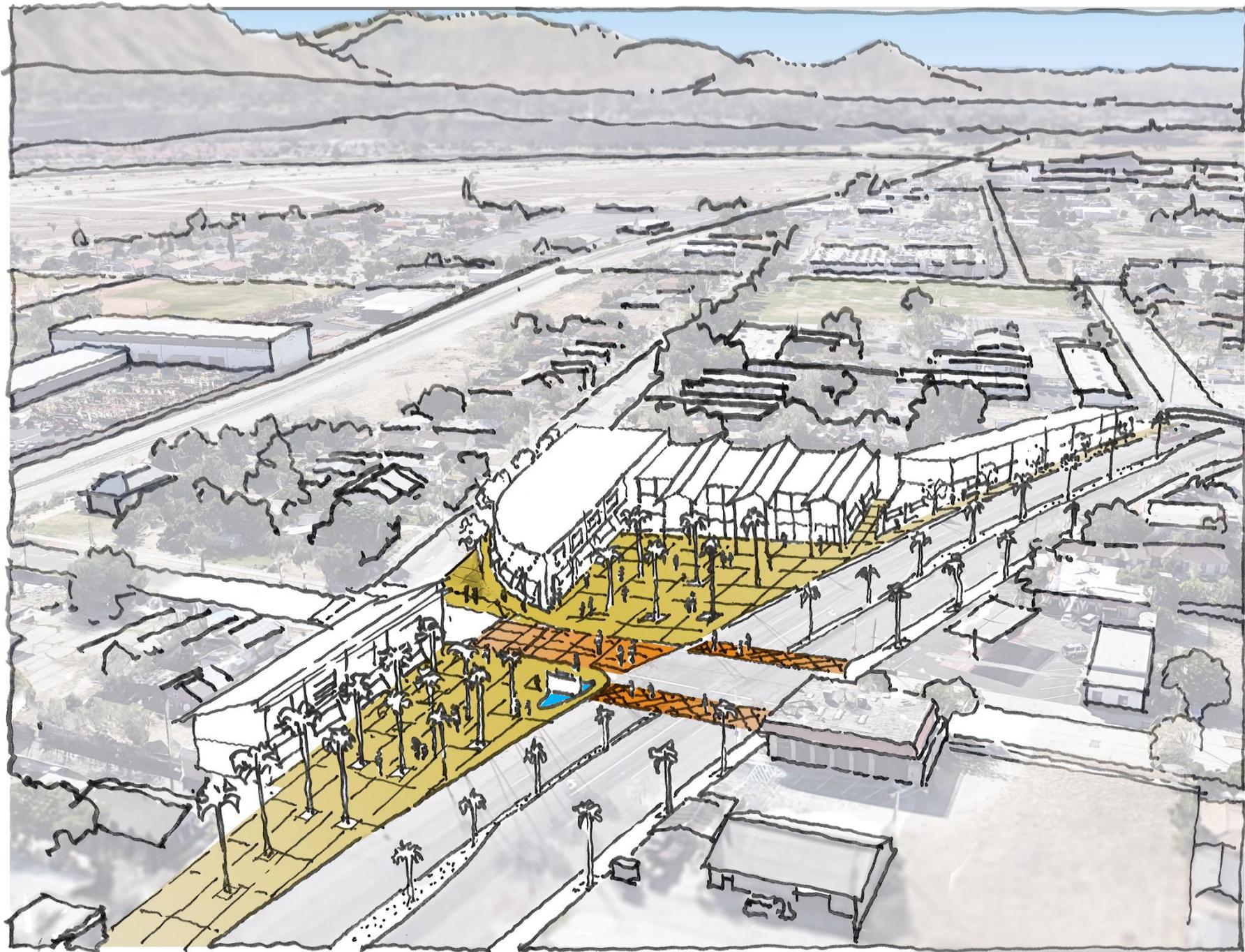


DEVELOPMENT OPPORTUNITIES



6 MIXED-USE MERCADO
LA CADENA ANCHOR

DEVELOPMENT OPPORTUNITIES



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DEVELOPMENT OPPORTUNITIES



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LA CADENA ANCHOR

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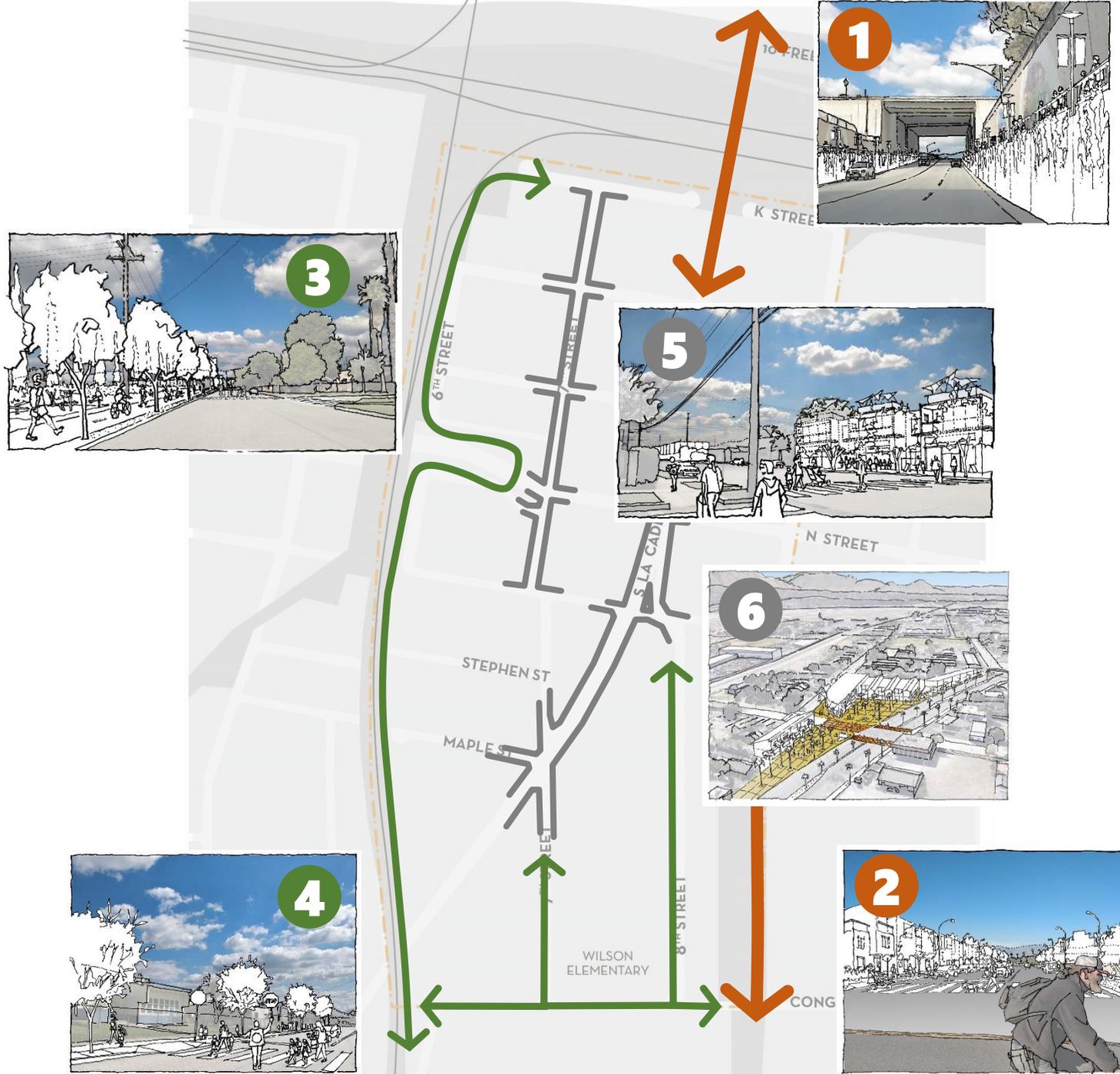
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Q+A