



Special Economic Development Committee Meeting

January 31, 2022

4:00 PM

Carnegie Building, 123 East D Street

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1. CALL TO ORDER AND ROLL CALL
 2. ORAL COMMUNICATIONS
 3. STATUS OF PROJECTS IN DOWNTOWN UPLAND
 4. STATUS ASSESSMENT ON THE 5-YEAR ECONOMIC DEVELOPMENT ACTION PLAN
 5. STATUS OF THE KOHL'S PROPERTY IN THE MOUNTAIN GREEN CENTER ON MOUNTAIN AVENUE AT 8TH STREET

NOTE: All Agenda items and back-up materials are available for public review at the Upland Public Library, downstairs reference desk at 450 North Euclid Avenue, the City Clerk's Office at 460 North Euclid Avenue and the City website at www.uplandca.gov.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 909.931.4120. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

POSTING STATEMENT: On January 27, 2022, a true and correct copy of this agenda was posted at 123 E. D Street (Carnegie Building), on the bulletin boards at 450 N. Euclid Avenue (Upland Public Library), 460 N. Euclid Avenue (Upland City Hall), and on the City's website at www.uplandca.gov



STAFF REPORT

ITEM NO. 3.

DATE: January 31, 2022
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: MICHAEL BLAY, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER
GIOVANNI ARELLANO, REHABILITATION PROGRAM ADMINISTRATOR
SUBJECT: STATUS OF PROJECTS IN DOWNTOWN UPLAND

RECOMMENDED ACTION

It is recommended that the Economic Development Committee receive the presentation on the status of the projects in the Downtown.

GOAL STATEMENT

The proposed action supports the City's goal to focus economic development efforts on the retention and attraction of viable and desirable commercial uses in Downtown. Also, facilitate the development of new multi-family housing development in Downtown.

BACKGROUND

As part of the City's 5-Year Economic Development Action Plan, one of the recommendations as the highest priority for achieving a sustainable balance is development of Historic Downtown Upland. The revitalization of the Downtown has been a focus of the Economic Development Division.

ISSUES/ANALYSIS

Update on Downtown Projects:

The City of Upland's Economic Development Division continues to work on the following Downtown projects to improve the area's economy and public realm:

Downtown Parklet Program – Staff received Council approval to construct eight (8) parklets from the conversion of four unused parking spaces and four in-use parking spaces in

Downtown's core at the mid-block crossing along 9th Avenue (from Third Avenue to First Avenue), and the mid-block crossing along Second Avenue (from A Street to C Street). Staff is currently working on preparing a professional services agreement with a landscape architectural firm for preparation of the construction plans and bid specifications. Once completed the project will be sent out to bid with an anticipated completion date of late-Summer 2022. See attached plans.

Downtown Urban Plaza - The City is waiting to receive official notice of a \$1,000,000 grant that staff was successful in obtaining from the federal government's Community Project Funding program for the construction of a new Downtown Urban Plaza along the Pacific Electric Trail between Second Avenue and Third Avenue. Currently, CPF funding is pending in the Senate appropriations process. Two community workshops were conducted prior to the final design being completed. The Planning Commission reviewed the design and recommended approval to the City Council. See attached plans.

Downtown Housing Development - There are three housing projects that are in various stages of the development process. The City entered into an Exclusive Negotiation Agreement (ENA) with a developer to purchase a one-acre property that is City-owned and located at the northwest corner of A Street and First Avenue. Currently, staff and the developer (City Ventures) are working out the provisions of the Disposition and Development Agreement (DDA) to dispose of the property and to construct the townhome Project. See attached site plan.

Also, staff is working with the developer of a multi-family residential development which is currently in plan check and consists of two, four-story buildings containing 111 units, with recreational amenities and podium style parking. The development includes 57 one-bedroom units and 54 two-bedroom units, and a recreation area with a community lounge, fireplace and kitchen, exercise room and pool and spa. See attached plans.

Lastly, staff is working with the selected buyer of SBCTA's property located on the north side of Stowell Street, between Euclid Avenue and Sultana Avenue. The developer intends to develop an 81-unit affordable housing project on the 1.17-acre linear parcel west of Second Avenue, and an 81-unit affordable senior housing project on the 1.13-acre linear parcel east of Second Avenue. See attached rendering.

Downtown Restaurants - Staff is assisting seven new restaurants (Pro5 Brewery, Studio Four29, Taco Bout Good, The Galley Fish Grill, and three currently unnamed restaurants) which are coming to Downtown Upland through the City's CDBG funded economic development programs (Business Attraction and Assistance Program and Commercial Rehabilitation Program). All restaurants are anticipated to open in the summer through winter of 2022.

Downtown Economic Development Community Events - The City seeks input from the Economic Development Committee as to the types of community events the City should pursue with community partners that increase the economic vitality of Downtown. Examples of current events include seasonal weekend events such as the Lemon Festival, Scary-A-Faire and other community festivals, car shows, gastronomical events, beer and wine and art walks.

FISCAL IMPACTS

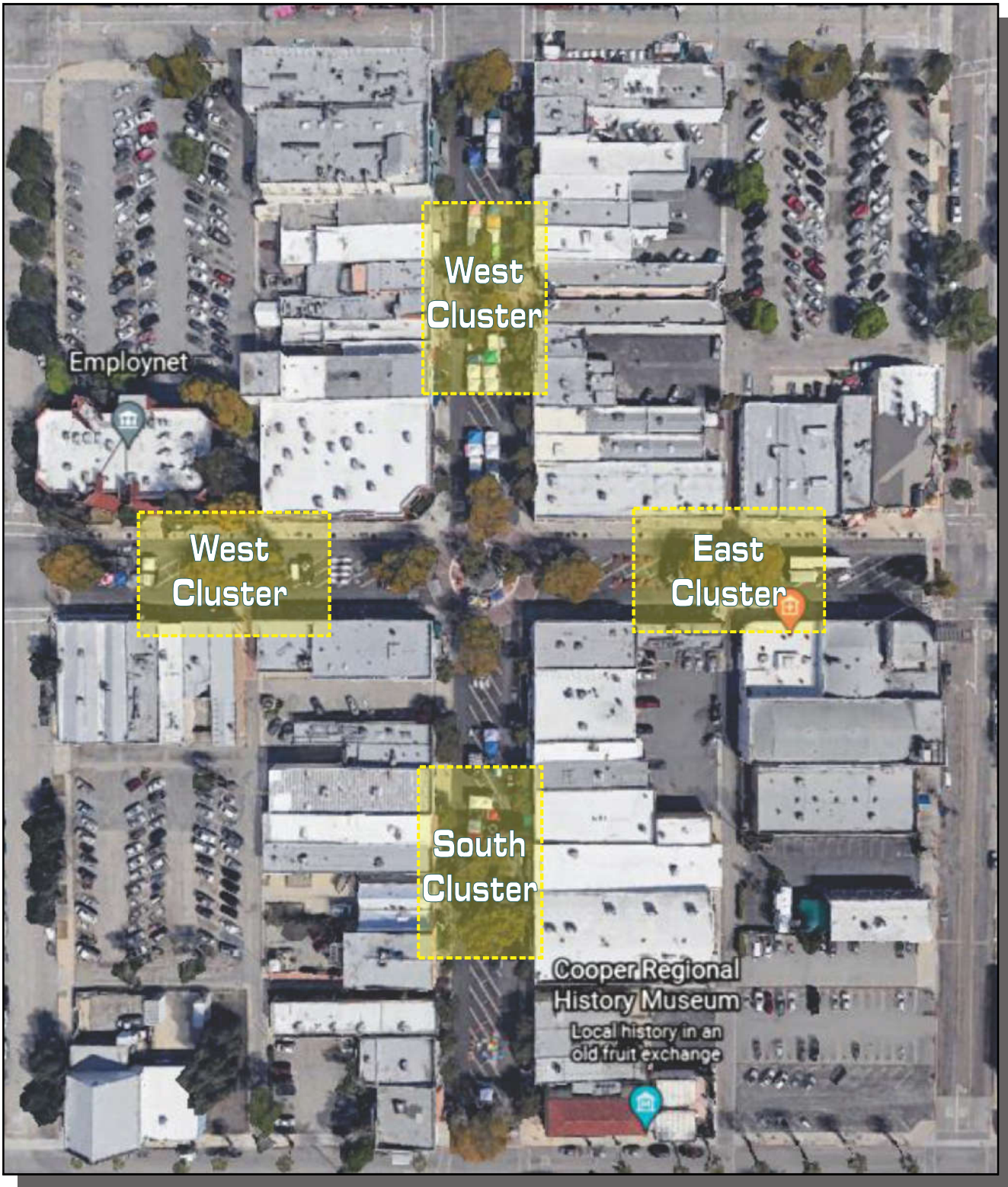
This is no fiscal impact regarding the downtown project update.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

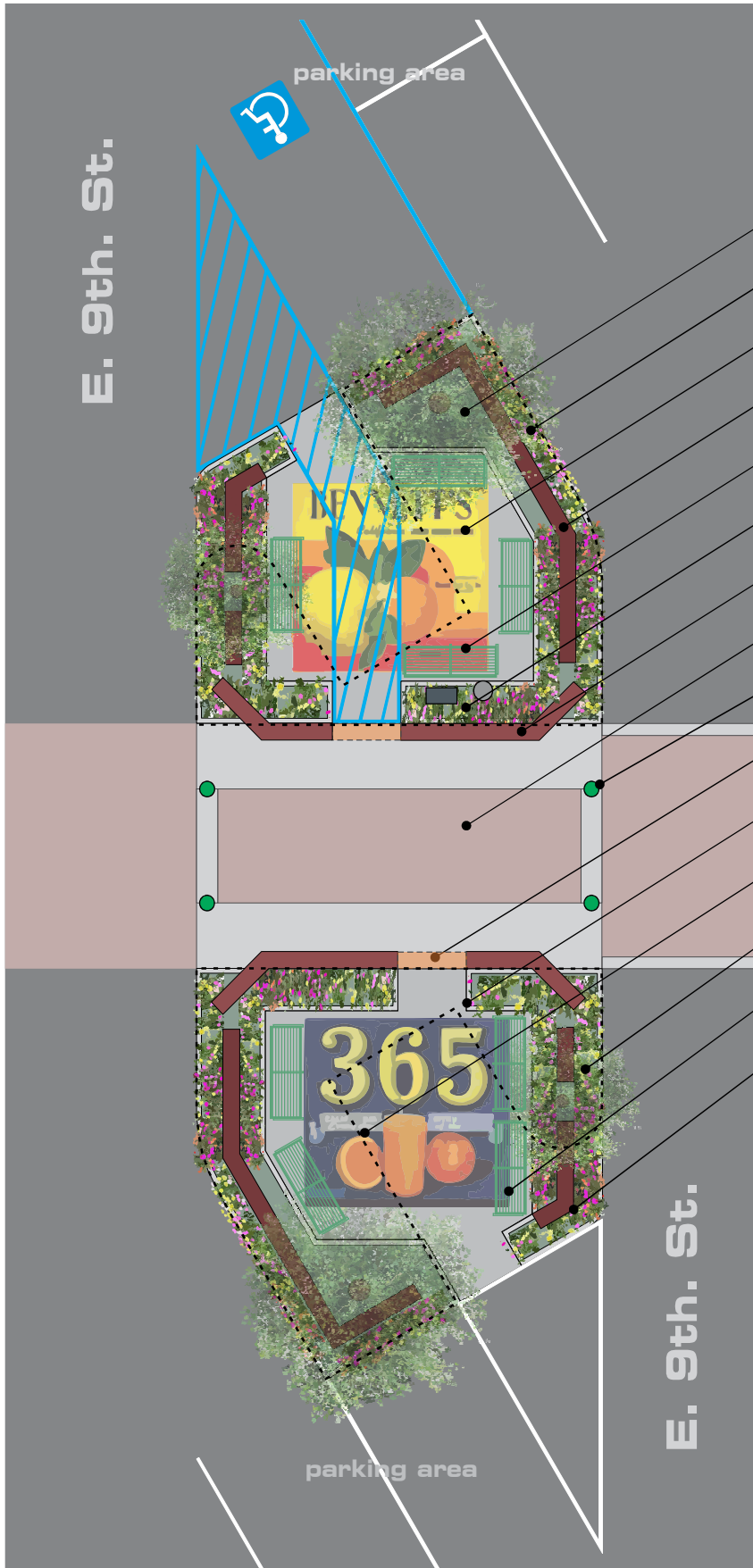
Downtown Parklet Program Plans
Site Design for Downtown Urban Plaza
City Ventures Site Plan
Packinghouse Project
SBCTA Stowell Street Property



Cluster Location



WEST SIDE CLUSTER



- Existing Tree to Remain
- Rose Garden Planters
- New PCC Slab at street Level with stamped art
- New 30”H CMU/Brick Garden Wall
- New Metal Seating Bench
- Rose Garden Planters
- Existing CMU/Brick Wall
- Existing Street Crossing
- New Metal Bollards
- Existing Wall Cut-out for Access
- New PCC Curb and Planter
- Existing Parking Curb to be Removed
- Existing Trees to Remain
- New Metal Seating Benches
- New CMU/Brick Wall

CONCEPTUAL DRAWING FOR PRESENTATION PURPOSES ONLY. FINAL CONSTRUCTION DRAWINGS MAY VARY DUE TO EXISTING SITE CONDITIONS AND PUBLIC WORKS DEPARTMENT REQUIREMENTS.



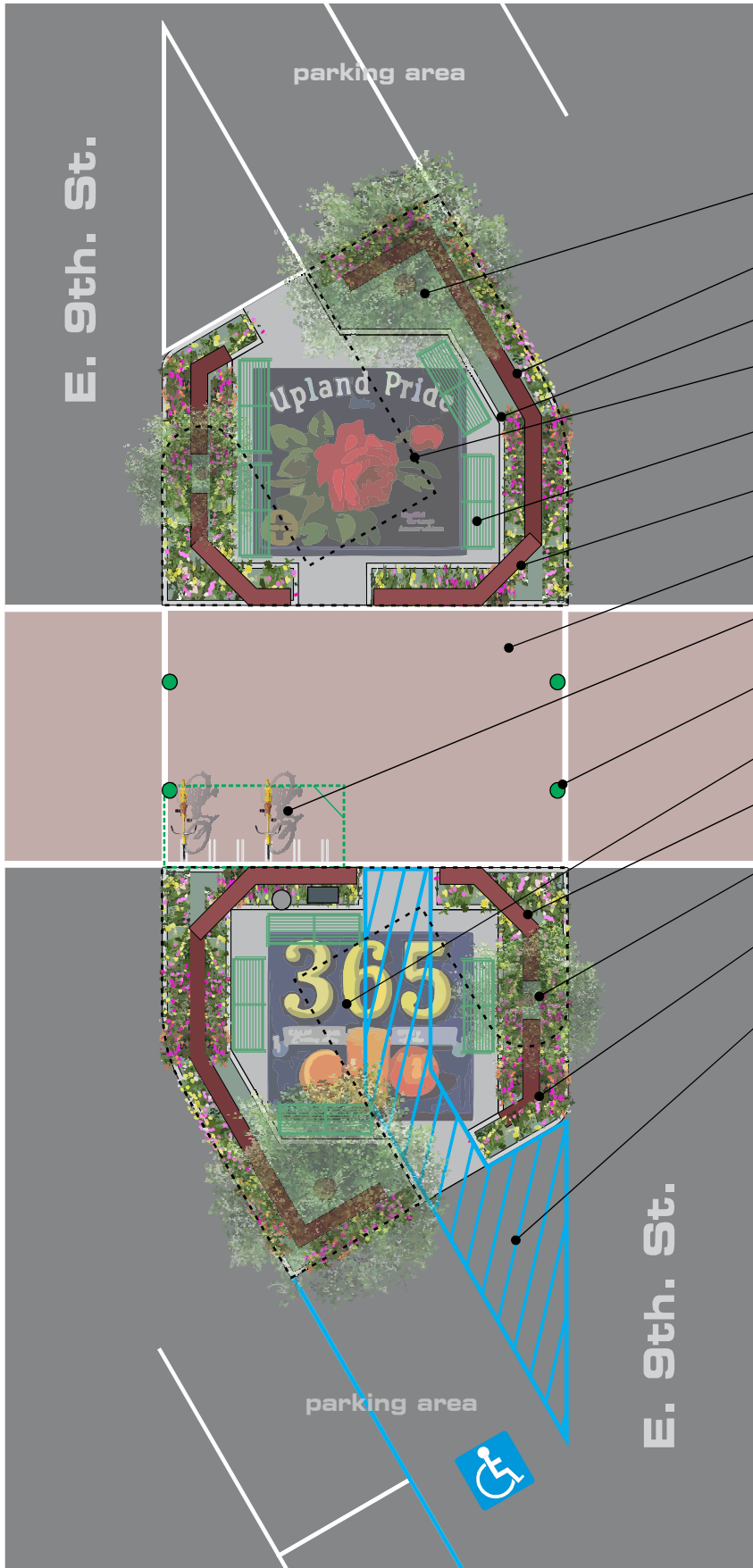
City of Upland

HISTORIC DISTRICT BEAUTIFICATION

Historic Downtown Upland Parklet Program
Upland, California



EAST SIDE CLUSTER



- Existing Tree to Remain
- New 30”H CMU/Brick Garden Wall
- Rose Garden Planters
- Existing Parking Curb to be Removed
- New Metal Seating Benches
- Existing CMU/Brick Wall
- Existing Street Crossing
- New Bicycle Parking Racks
- New Metal Bollards
- New PCC Slab at street Level with stamped art
- Existing CMU/Brick Wall
- Existing Trees to Remain
- New CMU/Brick Wall
- ADA Accessibility Path of Travel

CONCEPTUAL DRAWING FOR PRESENTATION PURPOSES ONLY. FINAL CONSTRUCTION DRAWINGS MAY VARY DUE TO EXISTING SITE CONDITIONS AND PUBLIC WORKS DEPARTMENT REQUIREMENTS.

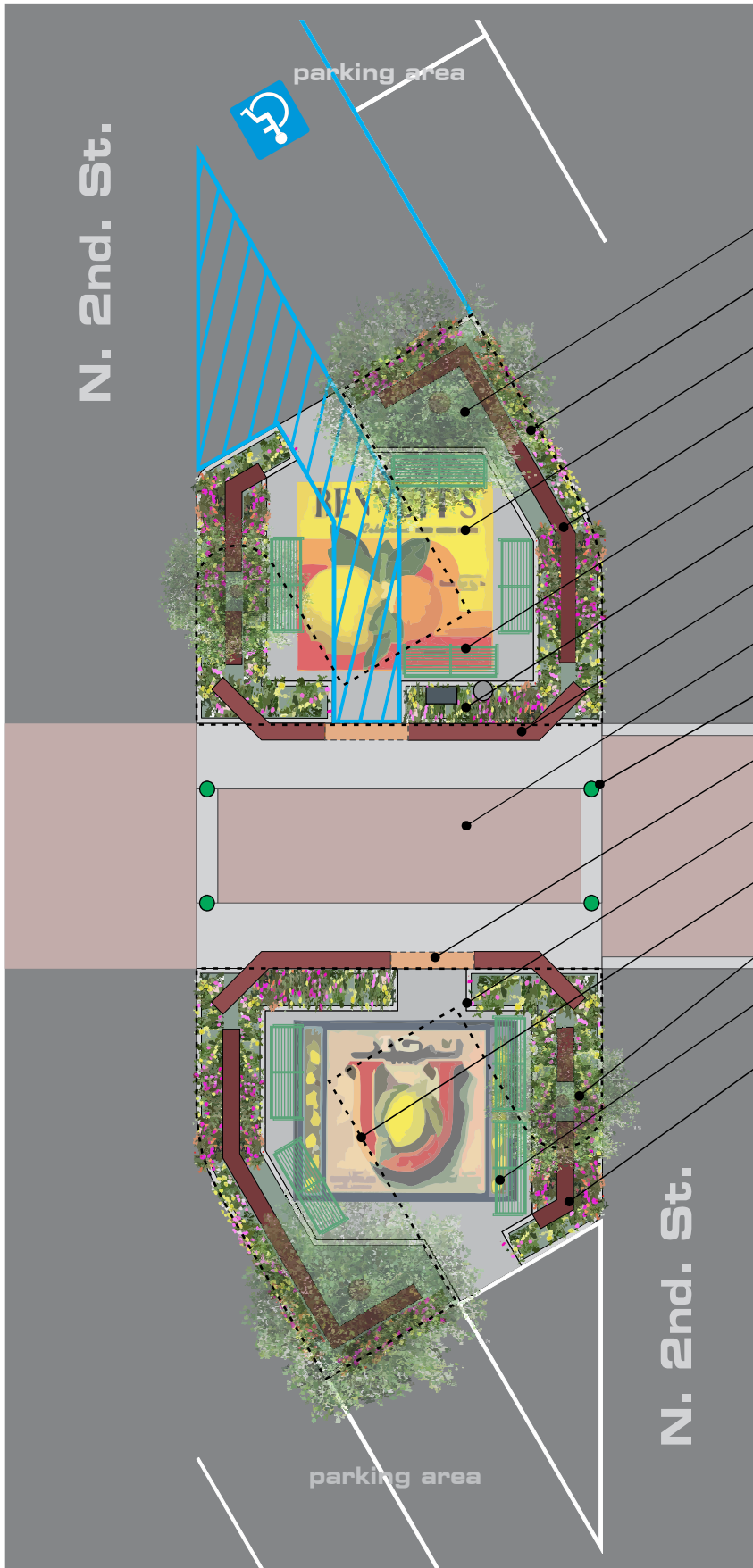


City of Upland

HISTORIC DISTRICT BEAUTIFICATION



NORTH SIDE CLUSTER



- Existing Tree to Remain
- Rose Garden Planters
- New PCC Slab at street Level with stamped art
- New 30”H CMU/Brick Garden Wall
- New Metal Seating Bench
- Rose Garden Planters
- Existing CMU/Brick Wall
- Existing Street Crossing
- New Metal Bollards
- Existing Wall Cut-out for Access
- New PCC Curb and Planter
- Existing Parking Curb to be Removed
- Existing Trees to Remain
- New Metal Seating Benches
- New CMU/Brick Wall

CONCEPTUAL DRAWING FOR PRESENTATION PURPOSES ONLY. FINAL CONSTRUCTION DRAWINGS MAY VARY DUE TO EXISTING SITE CONDITIONS AND PUBLIC WORKS DEPARTMENT REQUIREMENTS.



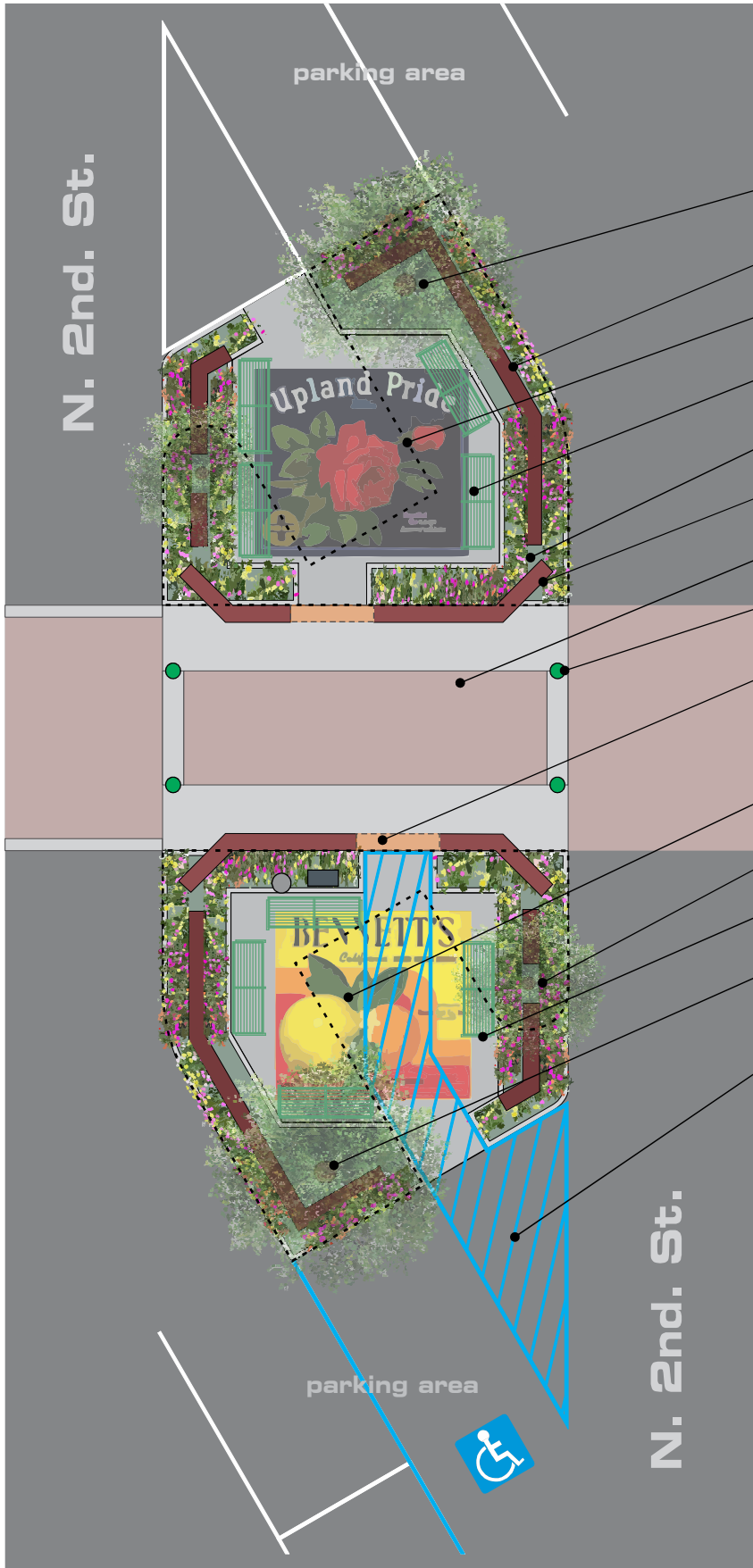
City of Upland

HISTORIC DISTRICT BEAUTIFICATION

Historic Downtown Upland Parklet Program
Upland, California



SOUTH SIDE CLUSTER



- Existing Tree to Remain
- New 30”H CMU/Brick Garden Wall
- Existing Parking Curb to be Removed
- New Metal Seating Benches
- Rose Garden Planters
- Existing CMU/Brick Wall
- Existing Street Crossing
- New Metal Bollards
- Existing Wall Cut-out for Access
- New PCC Slab at street Level with stamped art
- Existing Trees to Remain
- New Metal Seating Benches
- Existing Trees to Remain
- ADA Accessibility Path of Travel

CONCEPTUAL DRAWING FOR PRESENTATION PURPOSES ONLY. FINAL CONSTRUCTION DRAWINGS MAY VARY DUE TO EXISTING SITE CONDITIONS AND PUBLIC WORKS DEPARTMENT REQUIREMENTS.

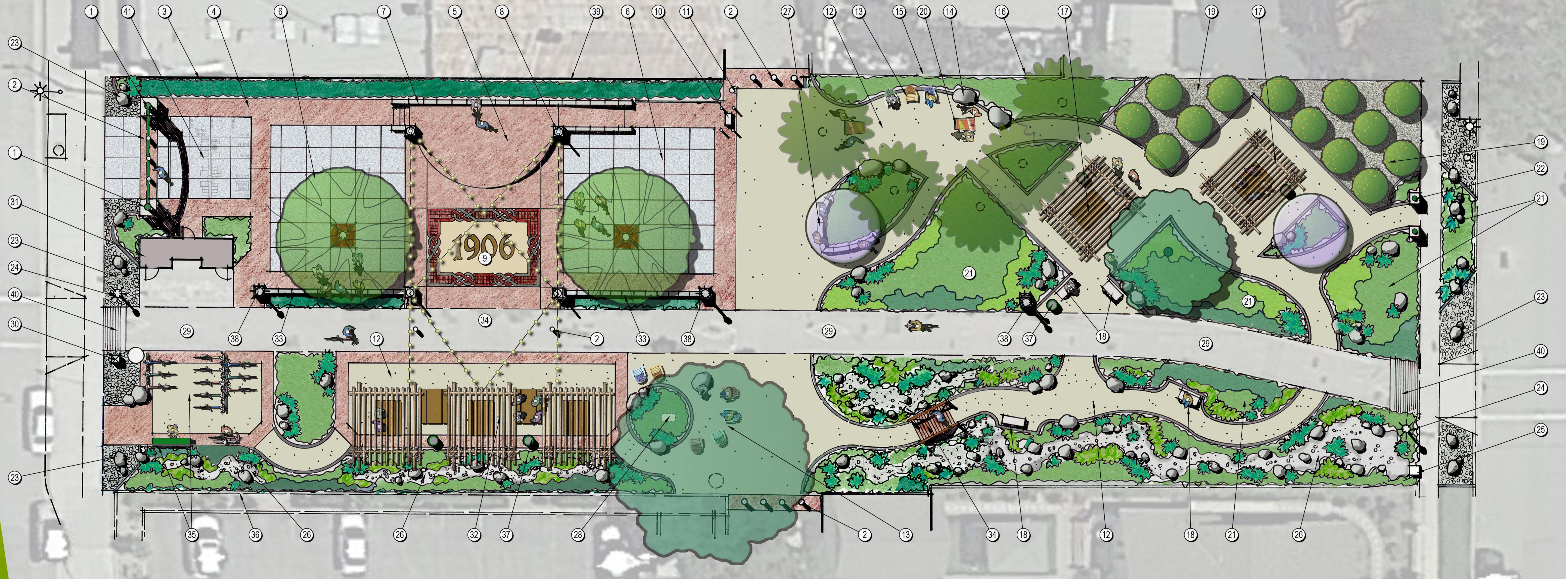


City of Upland

HISTORIC DISTRICT BEAUTIFICATION

Historic Downtown Upland Parklet Program
Upland, California





FEATURE LEGEND:

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ① Primary Entry to Plaza with Entry Arched Gateway Signage and Stone Veneered Columns. ② Safety / Traffic Control Bollards. ③ Existing Building Wall. ④ Colored Concrete Paving. ⑤ Raised Concrete Platform / Stage for Performances with Accessible Ramp and Stairs (Approx. 500 Sq. Ft.) ⑥ Performance Plaza for Gathering with Large Shade Tree and ADA Compliant Tree Grate. ⑦ Low Wall with Stone Veneering and Concrete Cap at Stage. ⑧ Column Pilaster with Steel Post for Tivoli Lights Support and Connection. ⑨ Central Performance Plaza with Commemorative "1906" Bronze Inlay and Decorative / Donor Brick Banding. ⑩ Existing Transformer and Bollards to Remain. ⑪ Existing Power Pole to Remain. ⑫ Stabilized Decomposed Granite Paving with Concrete Curb Edge. ⑬ Shaded Passive Seating Area with Adirondack Chair Seating. | <ul style="list-style-type: none"> ⑭ Landscape Boulders / Precast "Pebbles" for Informal Seating. ⑮ Existing Private Yard Access Gate to Remain. ⑯ Existing Stone Veneered Block Wall to Remain. ⑰ Covered Seating Area with Picnic Table and Trash Receptacle. ⑱ Bench Seating Area. ⑲ Citrus Lemon Grove in Angular Gravel Mulch Layer. Grove Provides Buffering from Existing Private Residential Building. ⑳ Cornhole Gaming Area with Concrete Play Boards. ㉑ Drought Tolerant / Native Planting with Landscape Boulders. ㉒ Secondary Entry Gateway Columns with Signage into Urban Plaza. ㉓ Mortared Cobble Paving with Landscape Boulders Strategically Placed for Vehicular Barrier. ㉔ Light Post Standard Fixture to Remain. ㉕ Existing Stone Veneered Pilaster to Remain. ㉖ Dry Streambed / "Rain Garden" with Cobble Stones, Landscape Boulders and Native Plants for Storm Water Infiltration. ㉗ Stone Veneered Seatwall with Concrete Cap. | <ul style="list-style-type: none"> ㉘ Existing Utility (Irrigation Backflow) to Remain. ㉙ Existing Asphalt Pacific Electric Bike Trail to Remain. ㉚ Existing Obelisk Trail Indicator with Directional Plaque to Remain. ㉛ Existing Restroom Building with Drinking Fountains to Remain. ㉜ Cantilevered Overhead Shade Structures (3 Total) with Picnic Table Seating Beneath. ㉝ Low Seat / Barrier Wall with Stone Veneer and Concrete Cap. ㉞ Recycled Plastic Wood Pedestrian Bridge. ㉟ Bike Station with Bike Rack, Repair Station (Pump / Tools / Etc.) and Trail Head Signage Kiosk. ㊱ Existing Concrete Curb / Header. ㊲ Trash Receptacle. ㊳ New / Relocated Light Post Standard on Column Base. ㊴ Citrus Wall Mural on Existing Building Wall for Performance Stage Backdrop. ㊵ Tactile Paving Indicators at Bike Path to Slow Traffic Down and Alert Bicyclist. ㊶ Optional Etched Paving at Entry Illustrating Historic Points of Interest in Street Map Format. |
|---|---|--|

PLANT PALETTE:

- TREES**
- EXISTING OAK TO REMAIN
 - Quercus agrifolia* • Coast Live Oak
 - EXISTING PINE TREES TO REMAIN
 - LEMON TREE
 - 'Eureka' Improved Meyers Lemon Ponderosa
 - LEMON GROVE TREES
 - PLAZA SHADE TREES
 - Magnolia g. 'Samuel Sommer'* • Samuel Sommer Magnolia
 - EVERGREEN SHADE CANOPY TREE
 - Quercus agrifolia* • Coast Live Oak
 - FLOWERING ACCENT TREE
 - Cercis occidentalis* • Western Red Bud

SHRUBS AND GROUNDCOVER

- BACKGROUND**
- Arbutus unedo 'Compacta'* • Dwarf Strawberry Tree
 - Baccharis p. 'Twin Peaks'* • Coyote Bush
 - Callistemon v. 'Little John'* • Dwarf Bottlebrush
 - Carpenteria 'Elizabeth'* • Bush Anemone
 - Cistus species* • Rockrose
 - Philadelphus lewisii* • Mock Orange
 - Rhamnus californica* • Coffeeberry
- MIDGROUND**
- Lavatera assurgentiflora* • Tree Mallow
 - Muhlenbergia dubia* • Pine Muhly
 - Salvia species* • Sage
 - Juncus patens 'Elk Blue'* • California Grey Rush
- FOREGROUND**
- Achillea x. 'Moonshine'* • Yarrow
 - Carex tumulicola* • Berkeley Sedge
 - Dianella 'Lil Rev'* • Flax Lily
 - Elymus c. 'Canyon Prince'* • Canyon Prince Wild Rye
 - Sesleria autumnalis* • Sesleria
 - Sisyrinchium bellum* • Blue-eyed Grass
 - Zauschneria c. 'Route 66'* • California Fuchsia
 - Zephyranthes candida* • Rain Lily



CITY OF UPLAND
UPLAND DOWNTOWN URBAN PLAZA - PRELIMINARY CONCEPTUAL SKETCH
 UPLAND, CALIFORNIA

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SCALE: 1" = 10'
 DATE: MAY 2021
 ADG JOB #: 2052

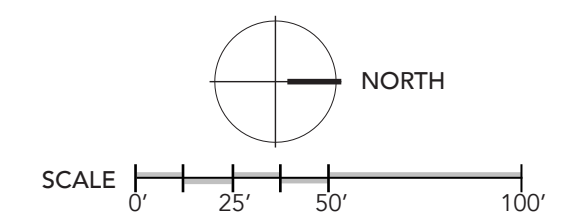




Solution B - Interlocking+Dbooster & Row Townhomes (21x39)
 RESIDENTIAL PARCEL TABULATION
 11.10.2020

RESIDENTIAL PARCEL TABULATION							0.99 ac
Site Area							29 units
3 LEVEL TOWNHOMES	Garage	Patio	Deck	Roof	Total	Beds	
1 3B/2C/Den	1300	500	0	70	0	70	3
2 4B/2C	1325	500	0	90	0	90	3
3 3B/2T	1350	510	100	45	0	145	3
4 4B/2C	1650	400	120	80	0	200	4
5 3B/2C/Den	1650	400	0	80	0	80	4
							14
Parking							73 cars
Garage							58
Guest							15
Offsite							0
Open Space							5,925 sf
Private							3,125 sf
Common							2,800 sf
Density Ratios							
Homes							29.3 du/ac
Parking							2.5 car/du
Parking - Onsite Only							2.5 car/du
Open Space per Unit							204 sf/du

OVERALL SITE			
ACREAGE	0.99 Acres		
DENSITY	29.3 du/ac		
FAR	1.32		
RESIDENTIAL	29 Units		
RESIDENTIAL Sellable SF	44,325 SF		
OPEN SPACE	5,925 SF		
PARKING	73 cars	73 cars	Req.
	Garage	58 cars	2 per home
	Guest	15 cars	.5 per home



29du SOLUTION

November 10, 2020
 #20031

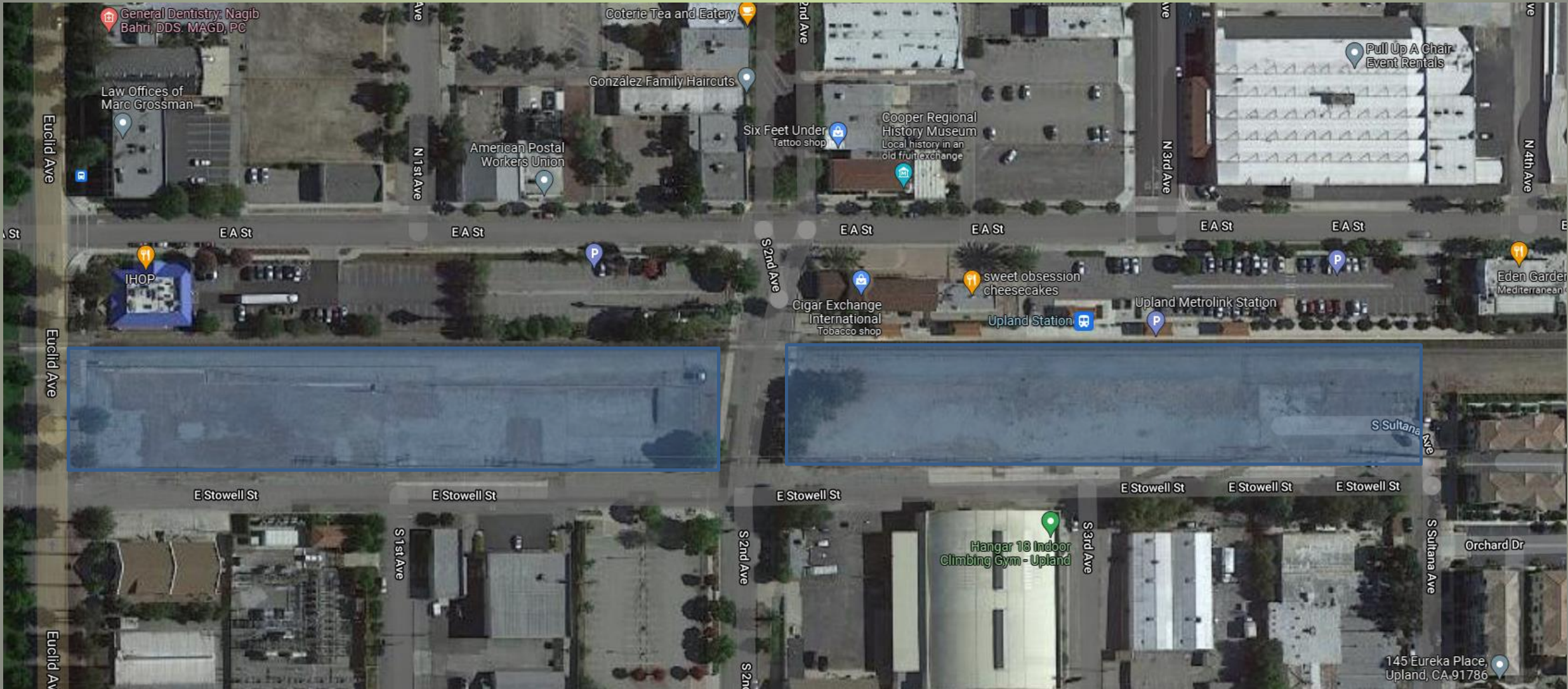


OVERVIEW LOOKING NORTH



BUILDING I - FROM A ST TOWARD N.E.

SBCTA Stowell Street Parcels





STAFF REPORT

ITEM NO. 4.

DATE: January 31, 2022
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: MICHAEL BLAY, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER
MELECIO PICAZO, ECONOMIC DEVELOPMENT COORDINATOR
SUBJECT: STATUS ASSESSMENT ON THE 5-YEAR ECONOMIC DEVELOPMENT ACTION PLAN

RECOMMENDED ACTION

It is recommended that the Economic Development Committee receive the presentation on the assessment of the 5-year Economic Development Action Plan.

GOAL STATEMENT

The proposed action supports the City's goal for a sustainable business environment that supports local entrepreneurial growth and attracts commercial and industrial investment and revitalization.

BACKGROUND

On January 11, 2021, the City Council approved the 5-year Economic Development Action Plan, as prepared by Tierra West Advisors and staff. The preparation of the 5-year Action Plan is consistent with the City's goal to identify and foster continued economic development opportunity in the City.

The Action Plan is intended to define a roadmap for staff to proactively pursue our economic development efforts, but allow room for opportunities that may present themselves as economic development strategies are rolled out.

ISSUES/ANALYSIS

As summarized in the 5-year Action Plan, the following are five (5) recommendations presented as the highest priorities for achieving a sustainable balance. For each

recommendation below, we have included some of the accomplishments completed and progress made by staff, since the adoption of the Action Plan.

Develop along the 210 State Highway and I-10 Corridors – Explore opportunities for expansion of health care related businesses, industry, products, services, and hospitality.

- Staff engaged the services of Kosmont Companies to prepare a Hotel Market Demand Analysis which included a site along the 210 Freeway, and near the Interstate 10 Freeway.
- Staff met with representatives from the hospitality industry at the Innovating Commerce Serving Communities (ICSC) convention to promote opportunities in Upland and to gain an understanding of site selection requirements.
- Staff is currently engaged with the property owner and a prospective new tenant for the old CNC Building to adaptively reuse the site. We are also engaged with the property owner and commercial broker to assist with new tenants in the 8,800 square commercial building being developments above the 210 freeway and east of Campus Avenue.
- Staff has been in discussions with the new property owner to assist with potential development of the Old Kohl's site at Mountain Avenue, north of the Interstate 10 Freeway.
- Staff assisted the property owners in reopening the new Bullwinkle's site by helping expedite the plan check process and with building inspections through the construction phase. We have also been engaged in future revitalizing of the western one-third of the site with a new use.

Improve Infrastructure – Infrastructure and capital assets allow for fostering the City's long-term economic growth.

- Staff has developed a new urban space for Downtown, as well as a plan to make improvements in the public realm to make the Downtown more pedestrian friendly. Staff will discuss the Downtown Upland Main Street Economic Recovery and Revitalization Project.

Develop Historic Downtown – Undertake one or more catalytic projects that transform the commercial corridor and adjacent packing houses to create opportunities for new residential and commercial development, retail retention and expansion, and economic prosperity and opportunities.

- As indicated above, staff has developed the Downtown Upland Main Street Economic Recovery and Revitalization Project to make substantial improvements to the public realm. Staff will discuss the plan at the meeting.
- Rehabilitation of the Downtown Spire.
- Implementation of the Business Attraction/Assistance Program and Commercial Rehabilitation Program.
- Have entered into an Exclusive Negotiation Agreement with City Ventures for the purchase of the City-owned property at the northwest corner of A Street and 1st Avenue for the development of a twenty-nine (29) unit, three-story townhome project.

Support Industry Growth and Expansion – Experts have estimated that over 75% of all new jobs will come from the expansion of existing firms.

- Implementation of the Business Attraction/Assistance Program and Commercial Rehabilitation Program.
- Partnership with the Small Business Development Center for professional business assistance, trainings, and one-on-one consulting services.
- Upland Small Business Support - Rent Recovery Program.
- Staff will soon initiate a Visitation Program and visit existing employers in the City to gauge their needs and help assist in their expansion plans.

Elevate City Image Locally and Regionally – The City must take a more active role in defining itself internally and to the region, identifying its attributes and isolating those assets unique to Upland.

- Attended the ICSC Convention to promote development opportunities within the City
- Prepared a new marketing brochure entitled “Discover Upland”, to promote the City at various functions and to attract new businesses.

FISCAL IMPACTS

There is no fiscal impact to the General Fund relative to this report.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

No Attachments Available



STAFF REPORT

ITEM NO. 5.

DATE: January 31, 2022
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: MICHAEL BLAY, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: STATUS OF THE KOHL'S PROPERTY IN THE MOUNTAIN GREEN CENTER ON MOUNTAIN AVENUE AT 8TH STREET

RECOMMENDED ACTION

It is recommended that the Economic Development Committee (the "Committee") receive the status of the Kohl's property and provide input on redevelopment of the site regarding potential new businesses the Committee would like to see.

GOAL STATEMENT

The proposed action supports the City's goal to explore and assist in the facilitation of building and site reuse opportunities to accommodate evolving retail trends and the reuse and/or expansion of existing retail spaces.

BACKGROUND

The Mountain Green Shopping Center is subdivided into five (5) parcels with one entity that owns the CVS parcel and parking area, a second entity that owns the Kohl's parcel and parking area, and a third entity that owns the balance of the center which contains ALDI, Michaels, Corky's, the old El Torito parcel and other shop buildings. See attachment.

The entire parking areas and drive aisles within the center are under a Reciprocal Easement Agreement (REA) which requires a specific minimum parking ratio be maintained within each parcel, and requires any modification or change to the parking area or drive aisles to be approved by the property owners and anchor tenants. This has resulted in several projects not coming to fruition because of disagreements.

ISSUES/ANALYSIS

The property owners that own most of the center have recently closed escrow and purchased the old Kohl's site. This has changed the dynamic within the center and opened the door to redevelopment of the Kohl's property. The Kohl's building is two-stories and approximately 77,000 square feet in size, and may either be demolished, or a portion reused.

The new ownership is beginning to plan for the redevelopment of the property and is putting a leasing team together at the moment. They plan to also complete a market feasibility study to determine potential development opportunities. They want to meet with staff to discuss redevelopment of the property within the next several weeks. This provides an opportunity to discuss with the Committee your thoughts on redevelopment of the site which will be the focus of this item.

FISCAL IMPACTS

There is no fiscal impact on this item.

ALTERNATIVES

Provide comments on redevelopment of the subject site.

ATTACHMENTS:

Aerial of the Mountain Green Center



Mountain Green Shopping Center