

DISTRICT FIVE: THE GATEWAY

District Five, the Gateway District will welcome residents and visitors to the Plan area - connecting and distinguishing the neighborhood from the Civic Center/Downtown. This district is comprised of approximately 97 net acres located south of 7th Street, east of Sierra Way, north of 3rd Street and west of Waterman Avenue. The northern half of the district between 5th and 7th Streets is Seccombe Lake Park, a 44-acre public park owned and operated by the City of San Bernardino. Facilities on the park site include: two baseball diamonds, two volleyball courts, a walking track, a gazebo, play structures, and picnic areas with grills. In the southern portion of the district, between 5th and 3rd Streets are a variety of prominent uses, including a San Bernardino County office building, a City-operated fire station, and buildings operated by the US Army Reserve and California National Guard. In the southwest corner of the district there is also a new mixed use project with two stories of residential units over ground floor retail spaces.



EXISTING ASSETS AND OPPORTUNITIES

Image (top, left): The County of San Bernardino building at the corner of Waterman Ave and 5th Street.

Image (top right): A new vertical mixed use development located fronting 3rd Street.

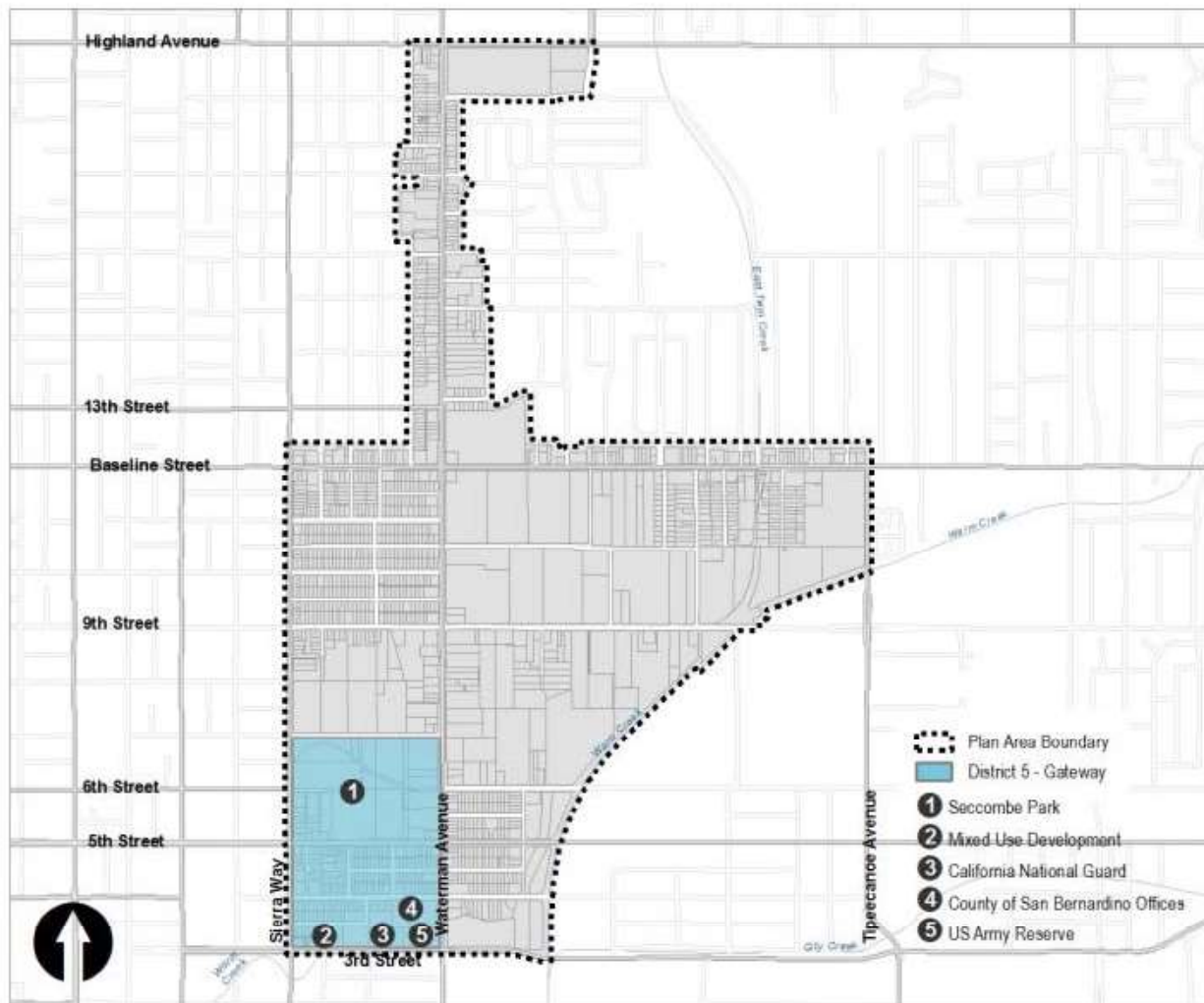
Image (left, bottom): The United States Army has a Reserve Center at the corner of 3rd Street and Waterman Ave that is closed and no longer in use.



EXISTING ASSETS AND OPPORTUNITIES

Seccombe Lake Park, owned by the City, is a key opportunity site for the Plan Area offering open space for recreational gatherings and has potential for new development.

FIGURE 3.11- DISTRICT FIVE ASSET AND OPPORTUNITY MAP



DISTRICT FIVE VISION

This district is envisioned to promote the identity of San Bernardino through enhanced landscaping and signage and high quality mixed-use development at Seccombe Lake. District Five allows for office and commercial mixed use development along Waterman Avenue, with a small single family enhancement area in the center of district. The majority of District Five, including Seccombe Lake, will allow for higher density residential development up to 30 dwelling units per acre with compatible neighborhood serving commercial uses in the form of vertical or horizontal mixed use.

- Establish a gateway/entry point into the Plan Area
- Foster an urban-suburban neighborhood to complement Downtown San Bernardino
- Restore and enhance Seccombe Lake Park
- Allow for mixed use development along Waterman Avenue
- Encourage infill development on vacant lots
- Create a connection to the SbX line along E Street

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1. Restore Seccombe Lake to its former beauty and ensure safety of all visitors.

2. Partner with local agencies and organizations to utilize the existing facilities onsite. 3. Upgrade and maintain playgrounds, the gazebo and other areas that can be used by residents of all ages.

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4. Restore and utilize Seccombe Lake Park as a safe space for the City to host community events.

5. The intersection of 5th Street and Sierra Way will serve as the gateway into the Plan Area from Downtown.

6. Repurposed shipping containers and modular construction offer cost effective and creative options for local property owners and business tenants.

7. Work with existing property owners to complete façade and street improvements to encourage pedestrian activity.

8. Encourage the development of new retail and commercial buildings along Waterman Avenue to serve local residents and employees (i.e. delis, breweries, yogurt shops etc.).

9. Allow for mixed use development with residential units above retail or office uses that create interest at the corners of prominent intersections.

10. Connect the Plan Area to the sbX line station located at 5th Street and X.

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