



San Dimas City Council

September 28, 2021

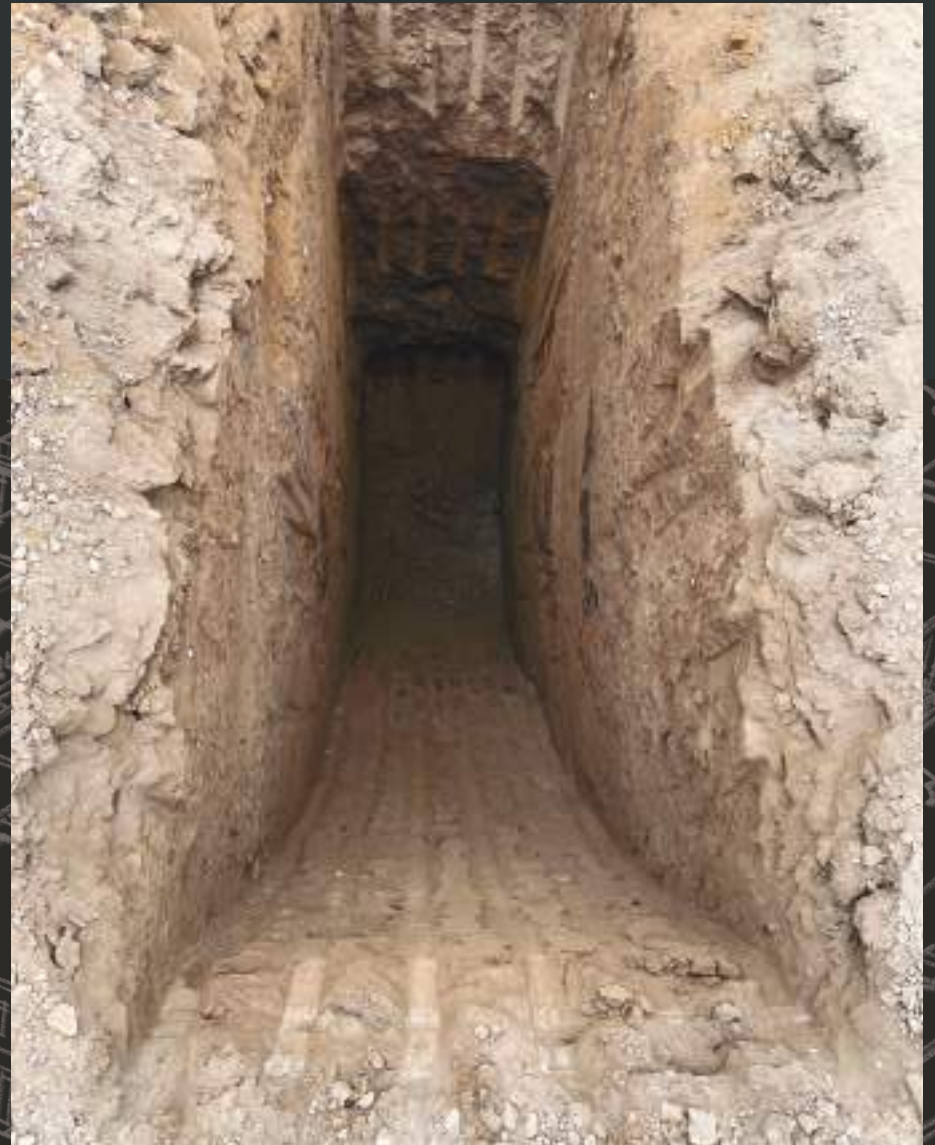


EXISTING SITE / VICINITY

344 W BONITA AVE
SAN DIMAS, CA



PSQ: PHASE II ESA



PSQ: PROJECT SCHEDULE

NOVEMBER 2021

DDA execution

DECEMBER 2021

Preliminary Entitlement Application

JANUARY 2022

Oversight Board Approval

DECEMBER 2022

Close of Escrow

MARCH 2023

Entitlements Approval

SEPTEMBER 2023

Construction Start

OCTOBER 2024 - 2025

Construction / Completion

PSQ: ARCHITECTURE TEAM

MOORE RUBLE YUDELL
Architects and Planners

Buzz Yudell, Principal



MANZANITA VILLAGE & CARRILLO COMMONS, UCSB



CANANA BAY TOWN CENTER, CAYMAN ISLANDS



PLAZA LAS FUENTES, PASADENA



MAR VISTA RESIDENCE, LOS ANGELES

PSQ: HOSPITALITY TEAM

ZISLIS GROUP

Hotel Operator and Hospitality

Michael Zislis, Principal



SHADE HOTEL, MANHATTAN BEACH



SHADE HOTEL LOBBY, REDONDO BEACH



PSQ: HOSPITALITY TEAM

ZISLIS GROUP
Hotel Operator and Hospitality

Michael Zislis, Principal



PSQ: EMPLOYMENT & TAX REVENUE



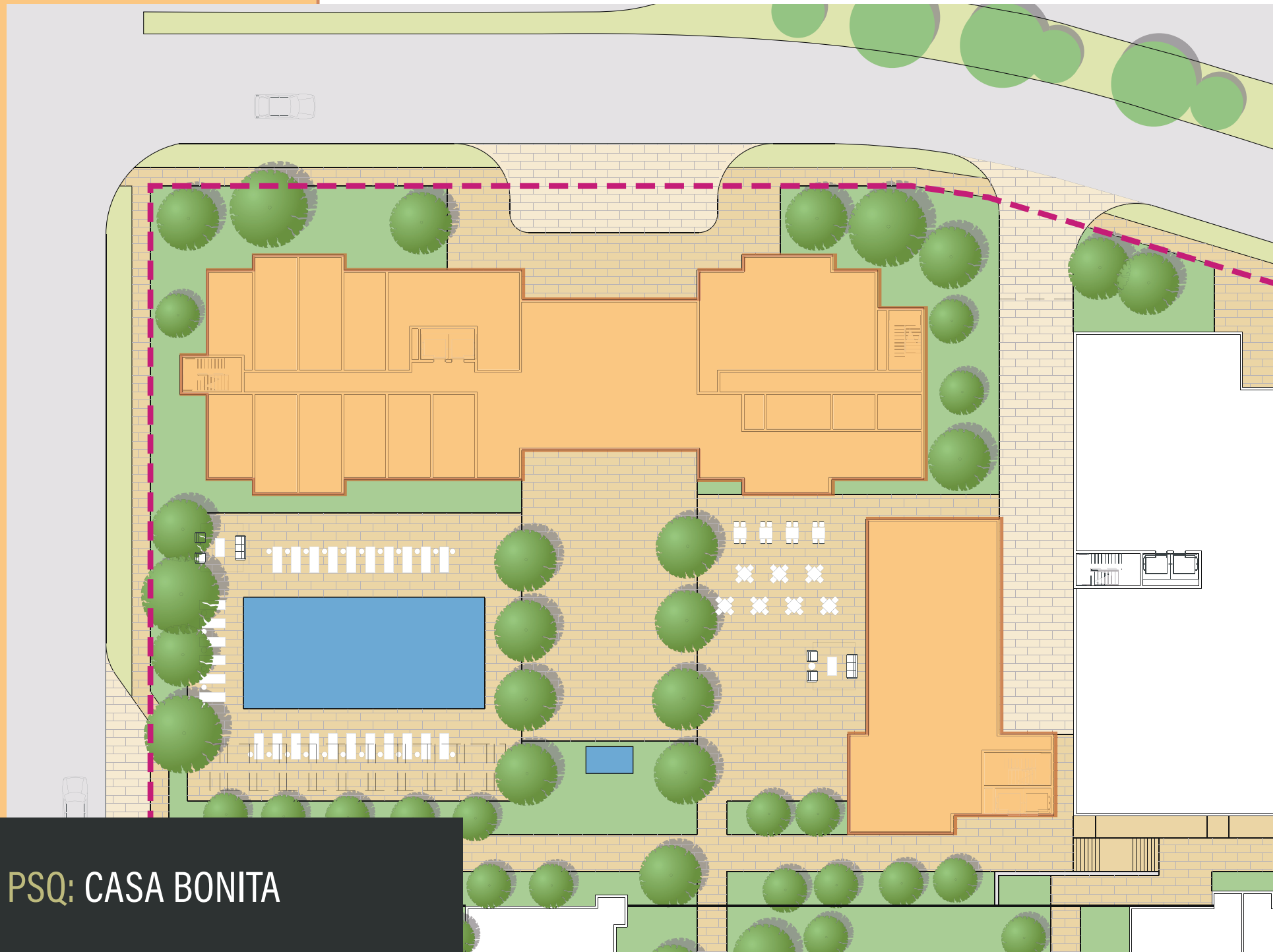
Employment Generator

San Dimas will benefit from construction jobs as well as permanent jobs in the retail, commercial and hotel spaces.

Permanent jobs: Approx. 200 full-time employees

Municipal Revenue

PSQ will generate approximately \$400,000 annually in City revenue from ToT, sales and property tax revenue, which increases approximately 3% annually in perpetuity.



PSQ: CASA BONITA



HOTEL PRECEDENTS





RESORT-STYLE PRECEDENTS





PSQ: CASA BONITA

- Boutique hotel with brand affiliation
- 60 - 70 rooms
- Poolside restaurant and bar
- Resort-style pool with cabana seating
- Rooftop terrace and lounge



PSQ: CASA BONITA



PSQ: CASA BONITA



PSQ: PIONEER PLAZA

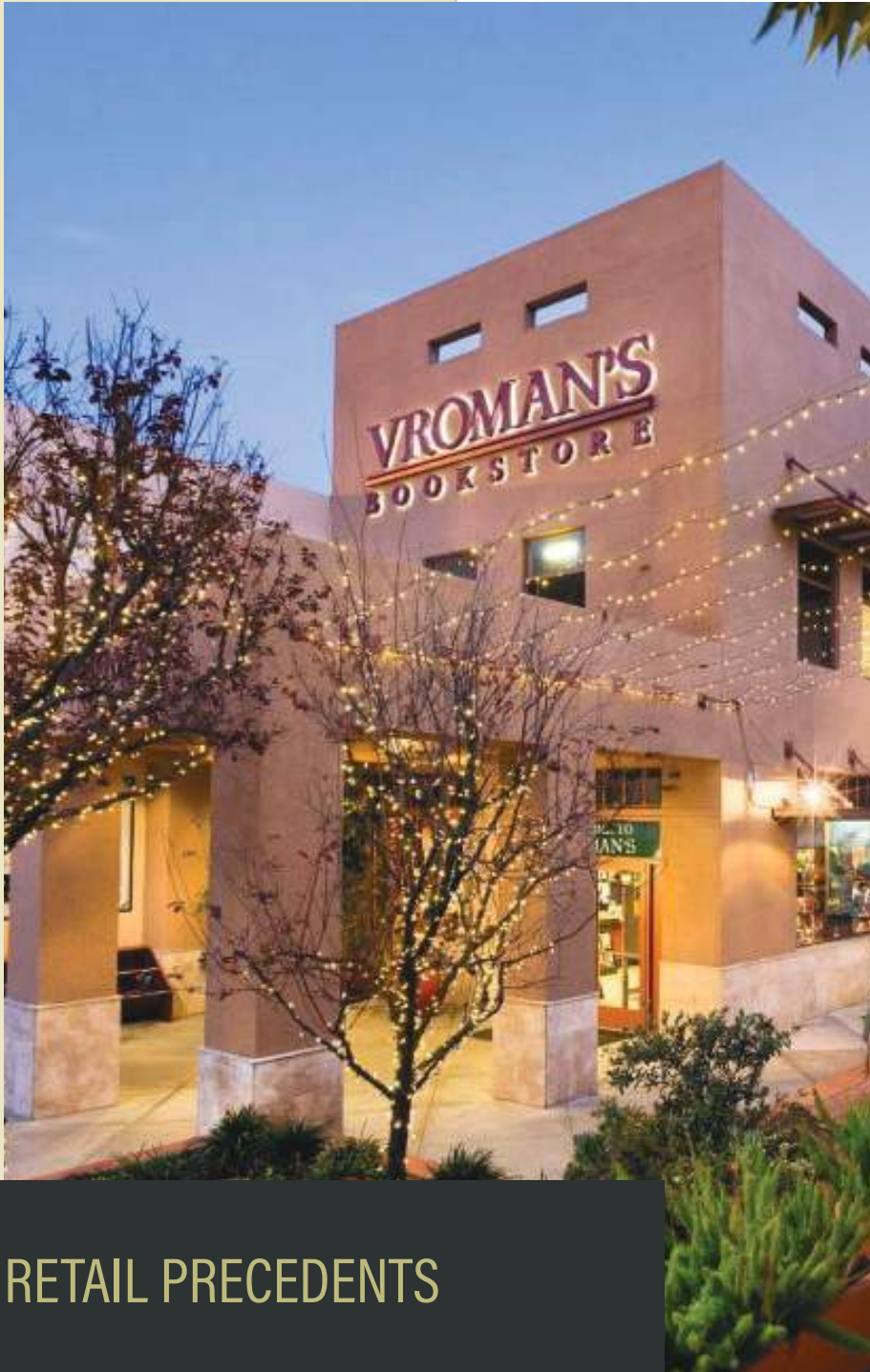


PLAZA PRECEDENTS



FOOD HALL PRECEDENTS





RETAIL PRECEDENTS





OFFICE / FLEX PRECEDENTS



PSQ: PIONEER RETAIL

- 50,000 sf of commercial space
- 2- and 3-story, neighborhood-scale retail
- Regional destination food hall
- Signature public art and signage
- Bonita-oriented storefronts



PSQ: PIONEER PLAZA



PSQ: TOWNHOMES & FLATS



RESIDENTIAL PRECEDENTS





RESIDENTIAL PRECEDENTS





RESIDENTIAL PRECEDENTS





COURTYARD PRECEDENTS



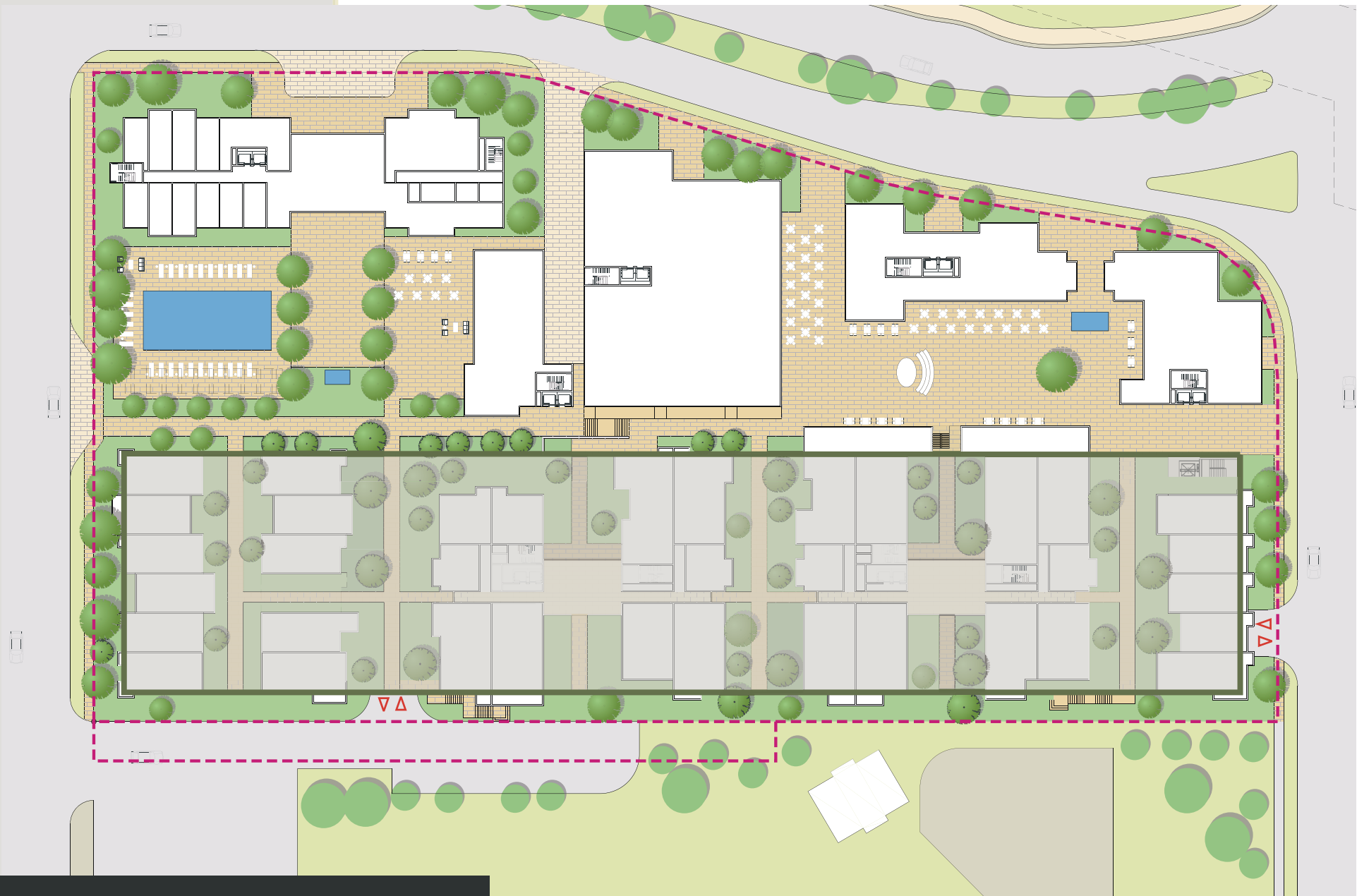


PSQ: TOWNHOMES & FLATS

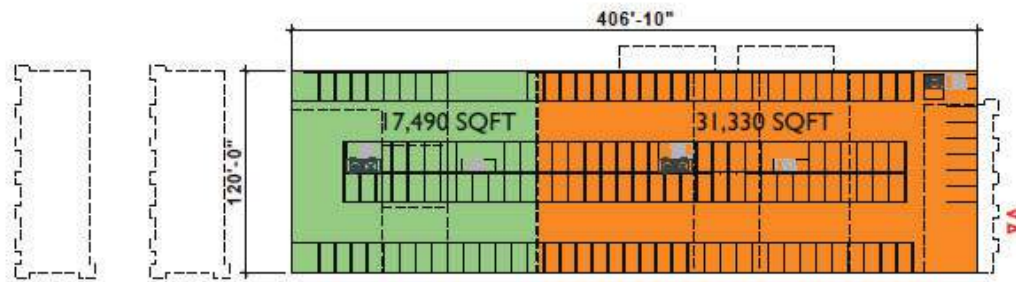
- Approx. 20 Townhouse & 80 Flats
- Studio, 1-, 2-, 3-bedroom for-sale homes
- All homes with private outdoor space
- Dedicated residential parking garage
- Private clubhouse & shared hotel amenities



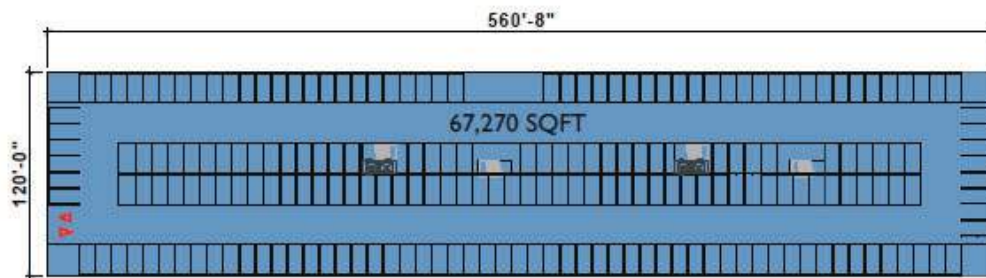
PSQ: ACACIA TOWNHOMES



PSQ: PARKING GARAGE



Upper level



Lower level

sqft per stall	330 sqft
Commercial	101
Residential	199
Hotel	53
Comm. (Employee)	54
Total	407

*Note: Parking layout is diagrammatic. Number of stalls has been determined by gsf.

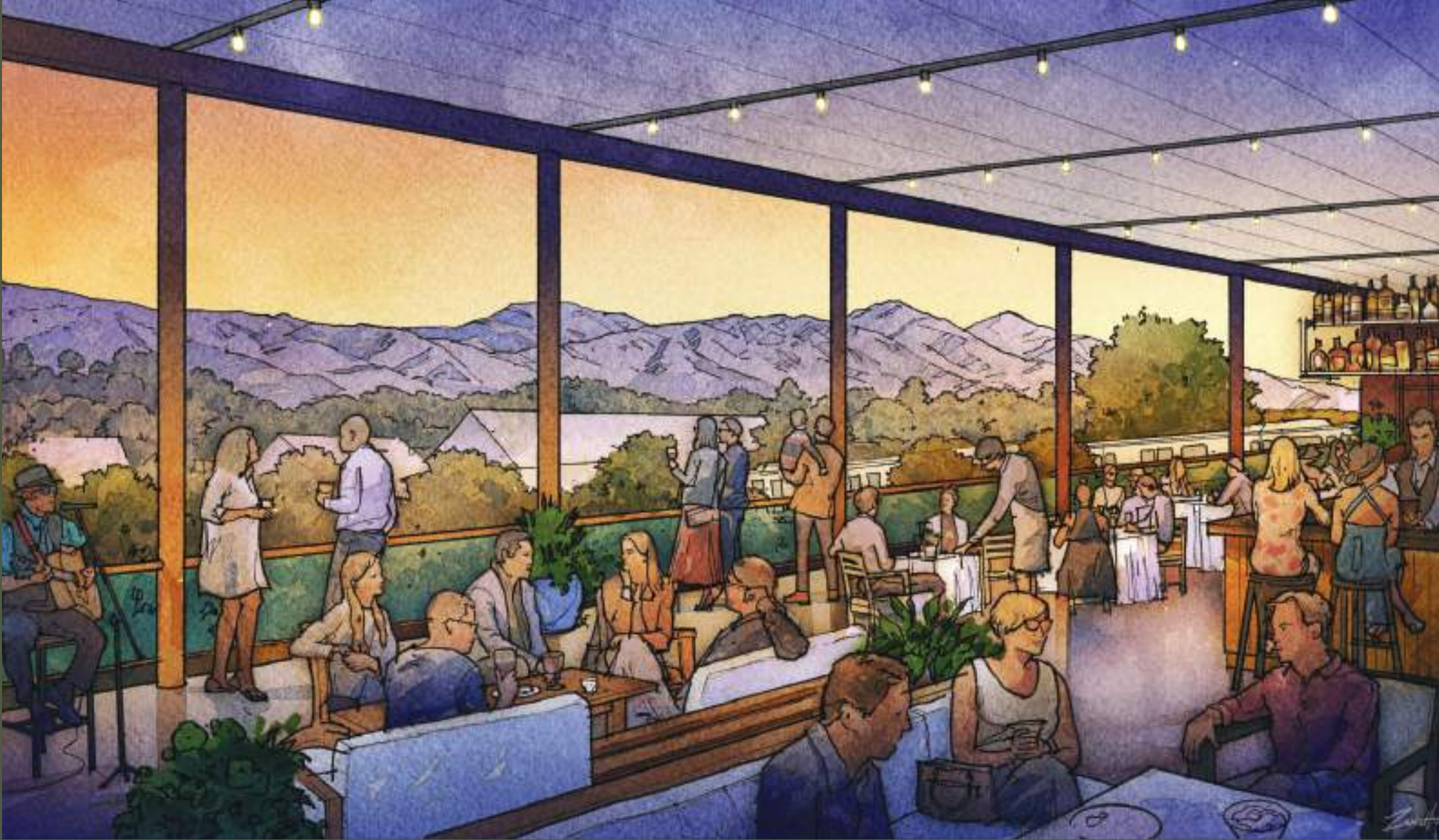


PARKING PLAN

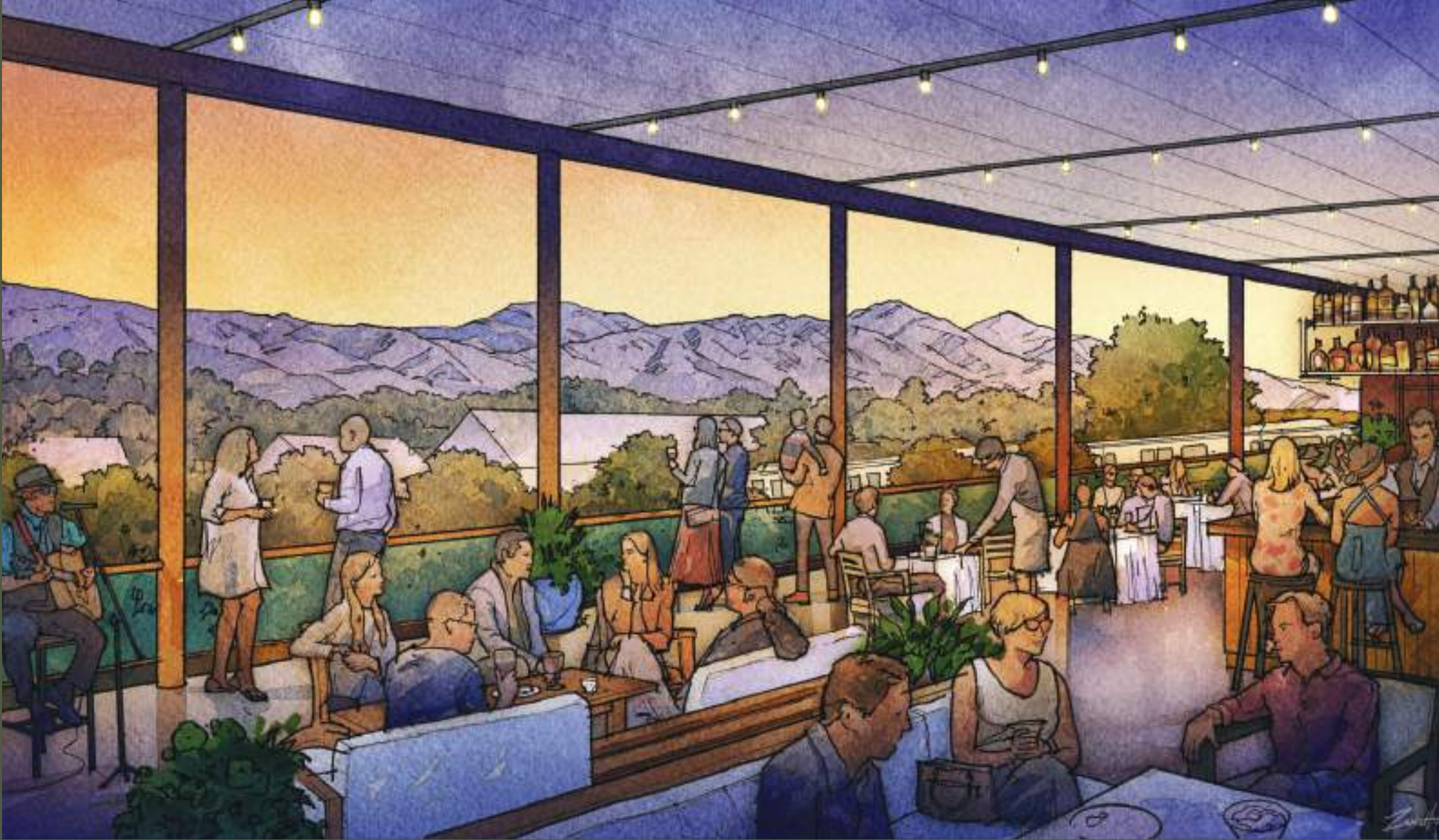




ROOFTOP PRECEDENTS



PSQ: ROOFTOP LOUNGE



THANK YOU

PIONEER SQUARE LLC
MICHAEL DIEDEN JERRY TESSIER