



**SPECIAL CITY COUNCIL &
SUCCESSOR AGENCY MEETING**
MONDAY / FEBRUARY 28, 2022 / 6:00PM



SAN DIMAS SENIOR CENTER
201 EAST BONITA AVENUE

PSQ Public Workshop Agenda

Introductions

Project Goals & Aspirations

Why Are We Here?

Current Design

Discussion



ReMet
Republic Metropolitan



moore ruble yudell
architects & planners



PSQ Goals & Aspirations

- *Enhance* public realm and amenities
- *Connect* to the park, city, and beyond
- *Provide* access to the park and views to the mountains
- *Design* a vibrant transit-oriented, walkable, sustainable community
- *Create* a new community “of the place”
- *Coordinate* with the City Specific Plan
- *Engage* with the community and public

Enhance public realm and amenities



Enhance public realm and amenities



Enhance public realm and amenities



Connect to the park, city, and beyond



Connect to the park, city, and beyond



San Dimas Pioneer Square

February 28, 2022

***Provide* access to the park and views to the mountains**



Provide access to the park and views to the mountains



Design a vibrant transit-oriented, walkable, sustainable community



Design a vibrant transit-oriented, walkable, sustainable community



Create a new community “of the place”



Create a new community “of the place”



Create a new community “of the place”



Coordinate with the City Specific Plan



Engage the community and public



PSQ Development Site Plan 9/2019

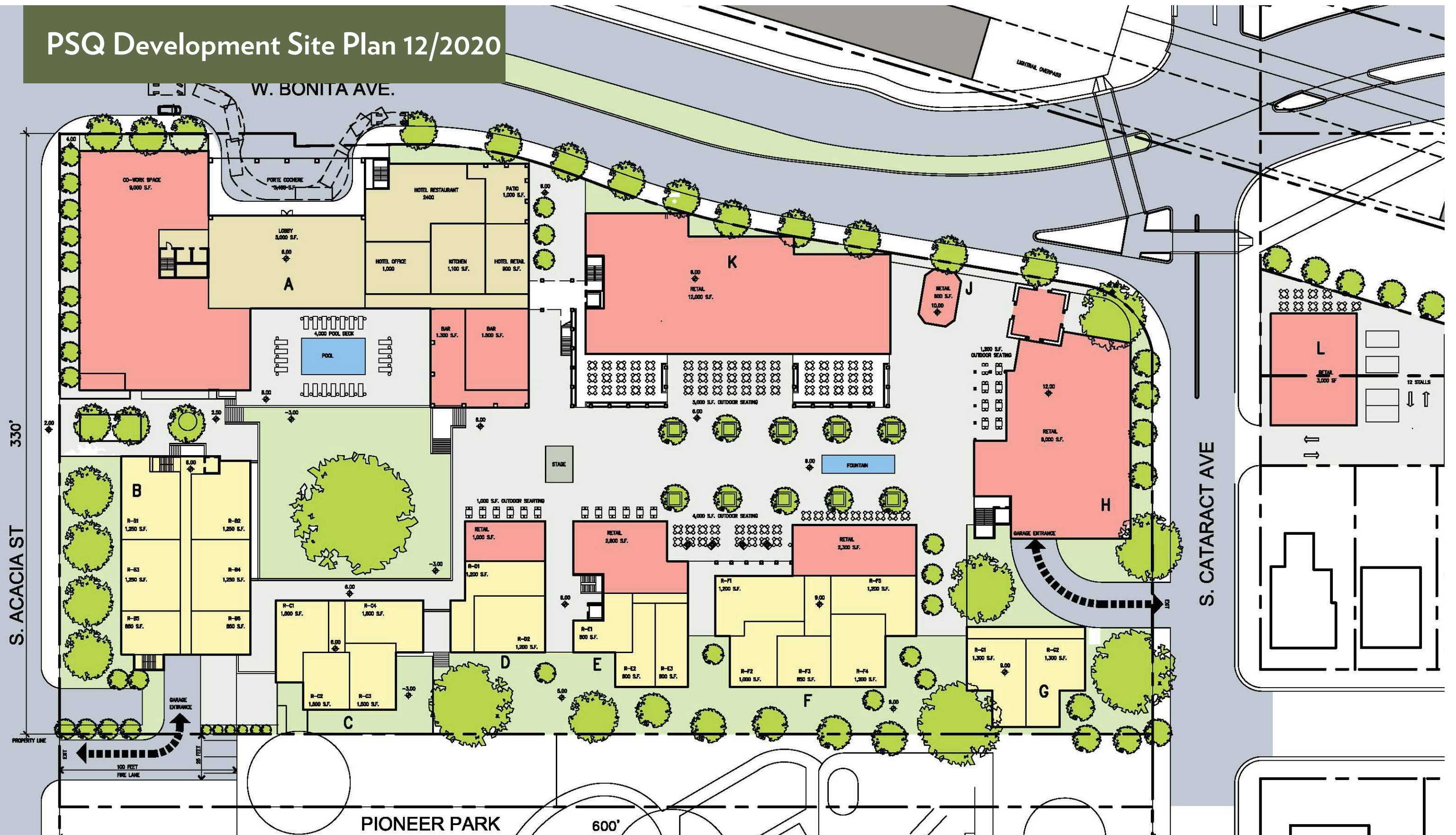


LEGEND

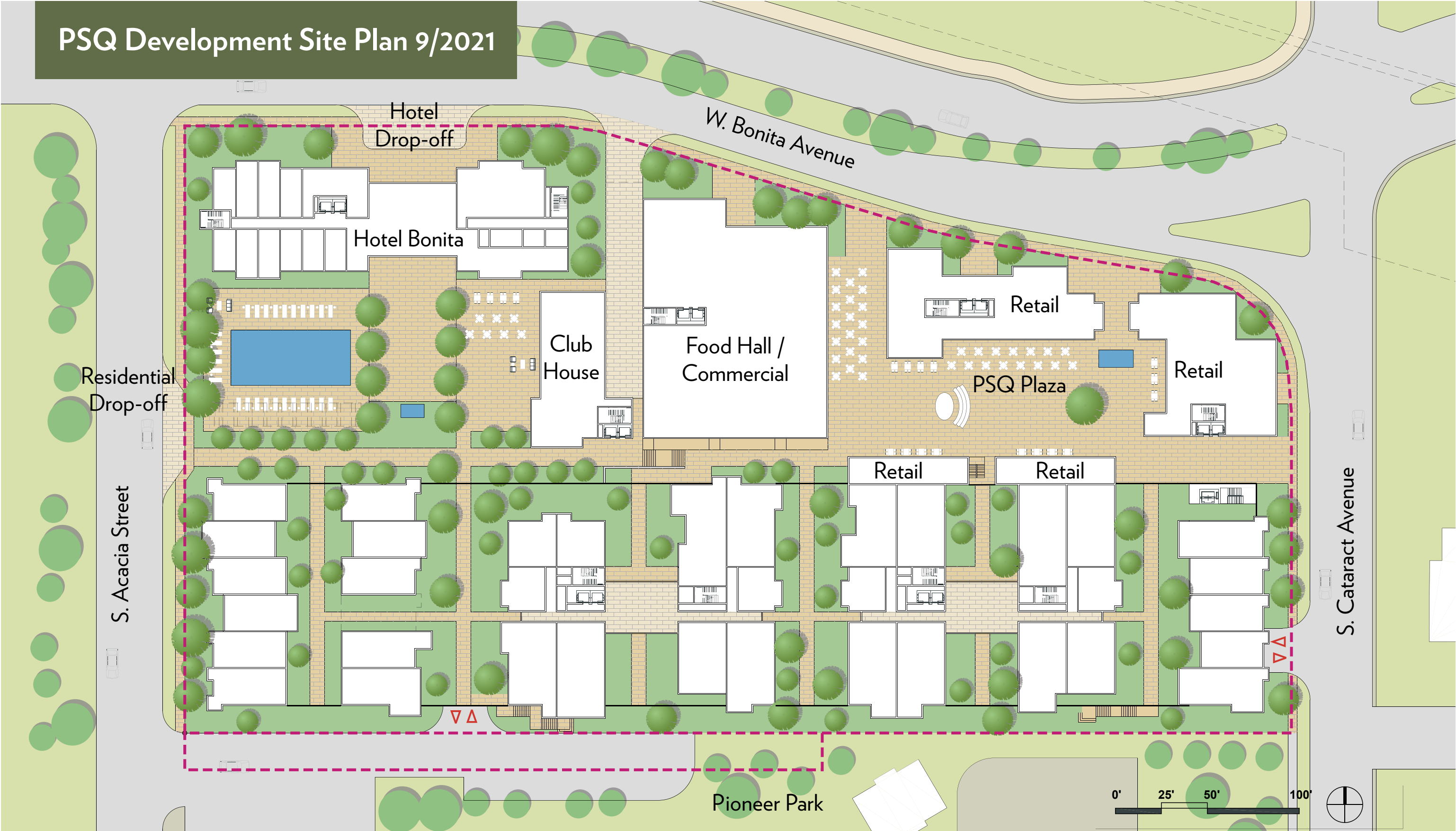
- RESIDENTIAL
- RETAIL/COMMERCIAL
- HOTEL



PSQ Development Site Plan 12/2020



PSQ Development Site Plan 9/2021



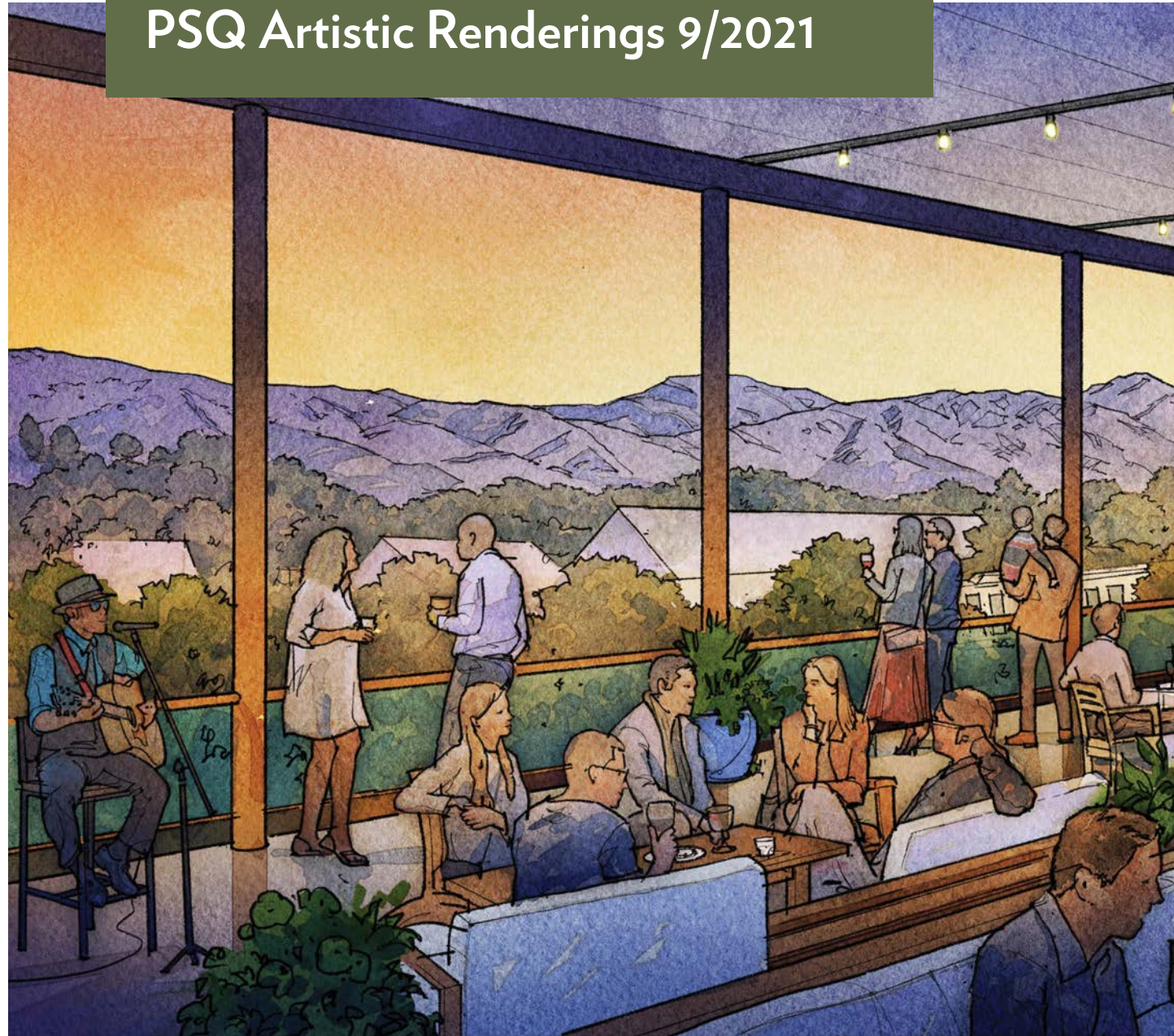
PSQ Artistic Renderings 9/2021



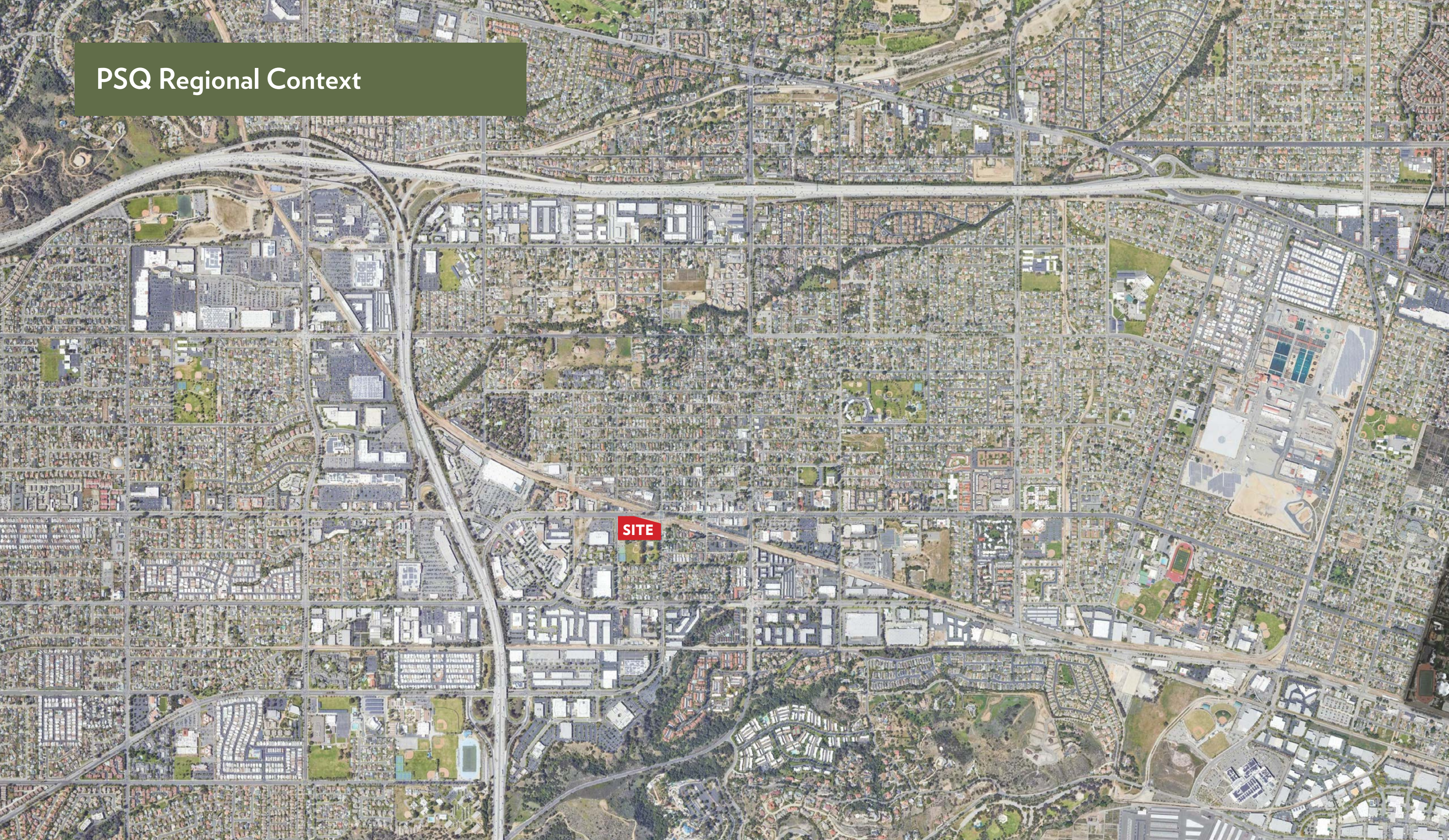
San Dimas Pioneer Square

February 28, 2022

PSQ Artistic Renderings 9/2021



PSQ Regional Context



San Dimas Transportation



**BUS
ROUTE**



**RAIL
LINE**



San Dimas Pioneer Square

February 28, 2022

San Dimas City Parks & Spaces



SITE



BUS
ROUTE



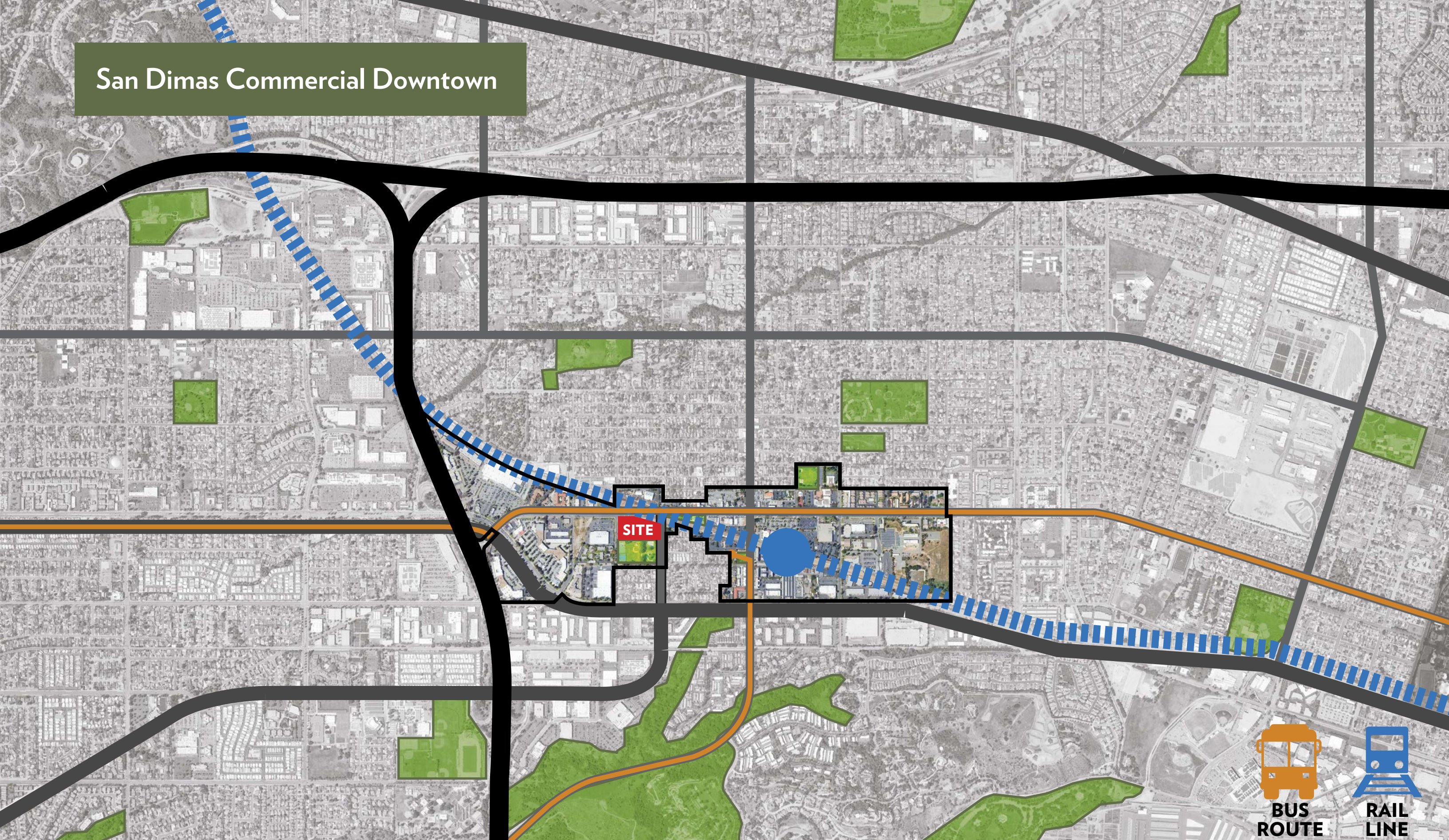
RAIL
LINE



San Dimas Pioneer Square

February 28, 2022

San Dimas Commercial Downtown



**BUS
ROUTE**



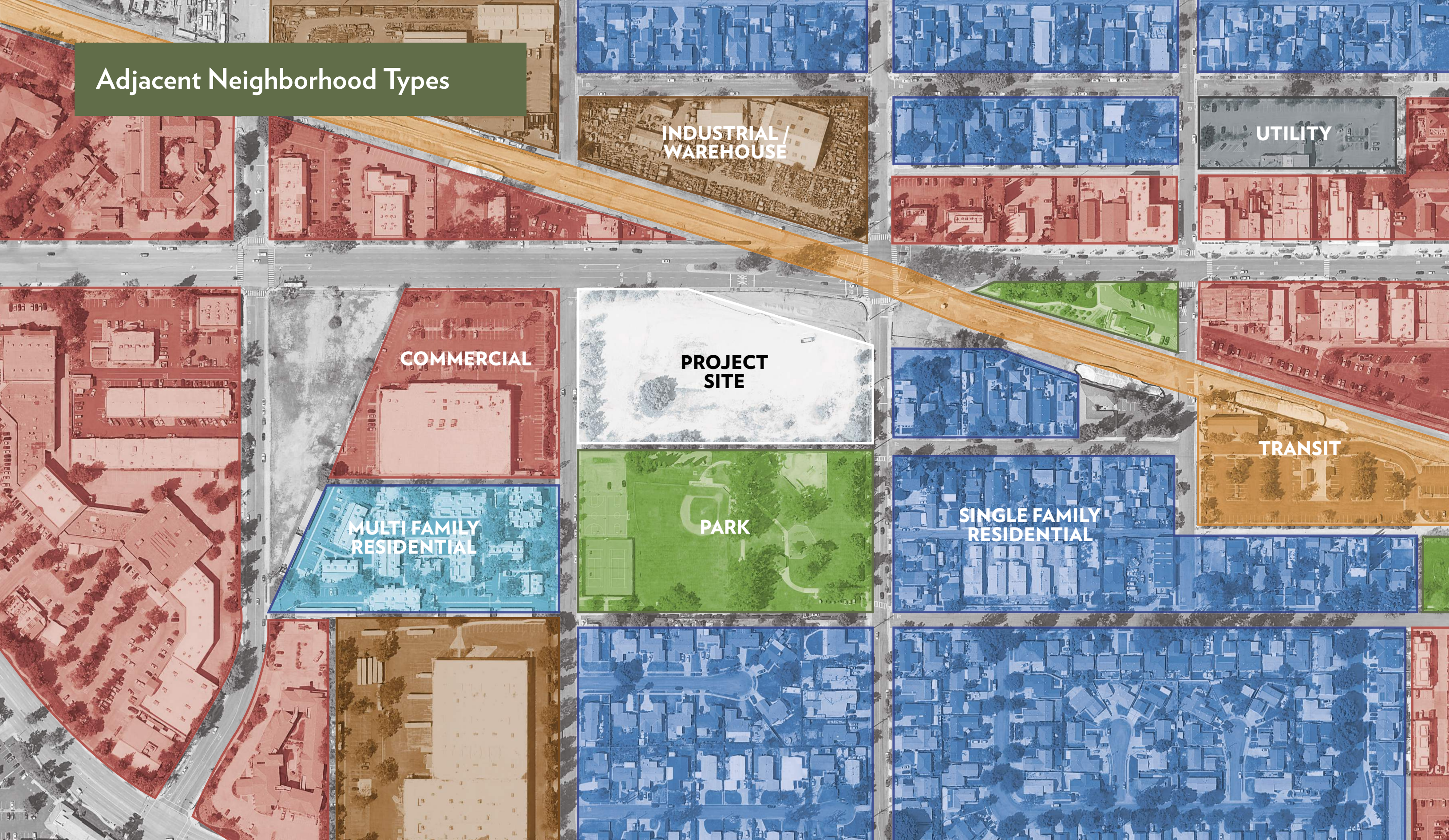
**RAIL
LINE**



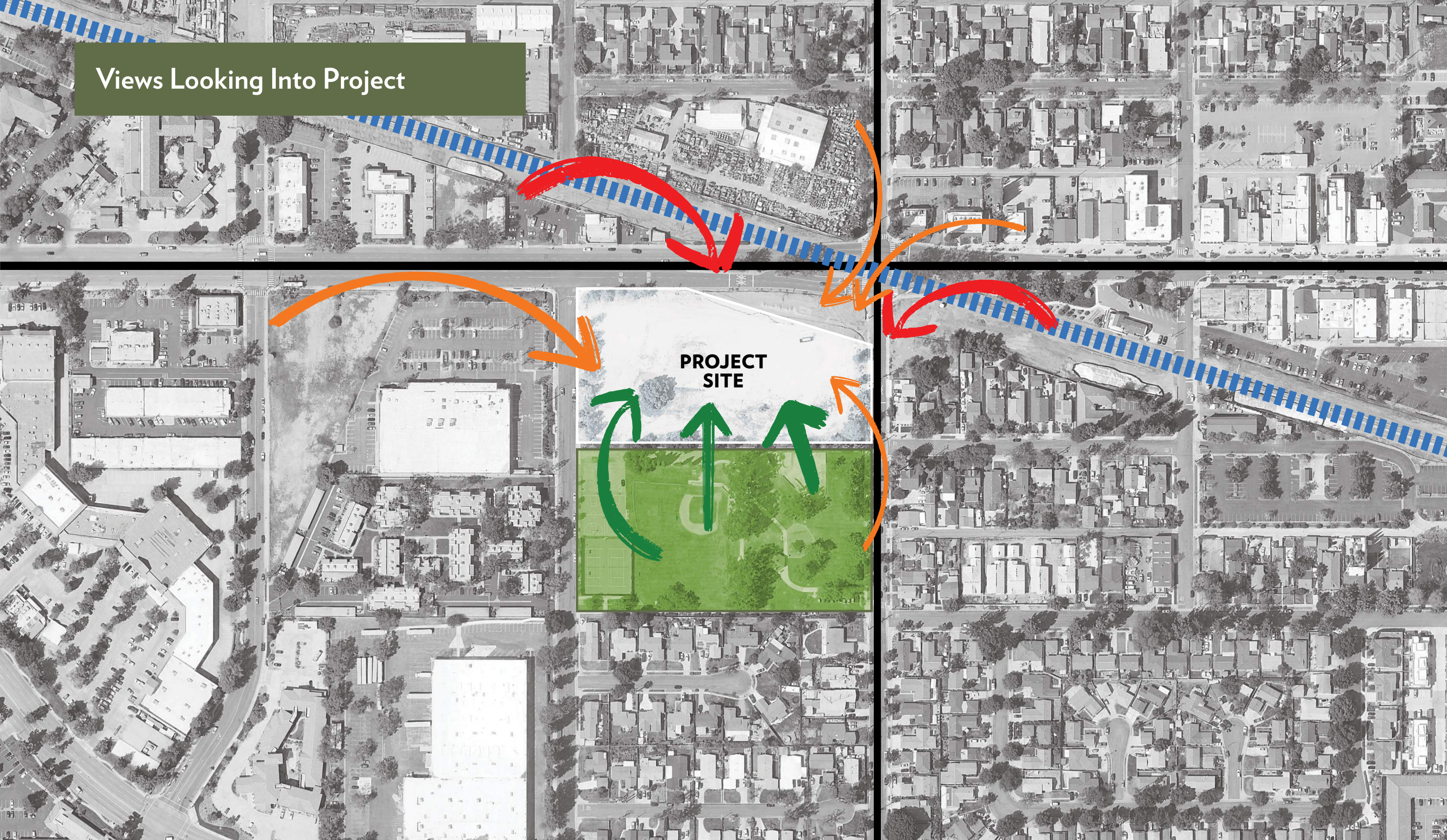
San Dimas Pioneer Square

February 28, 2022

Adjacent Neighborhood Types

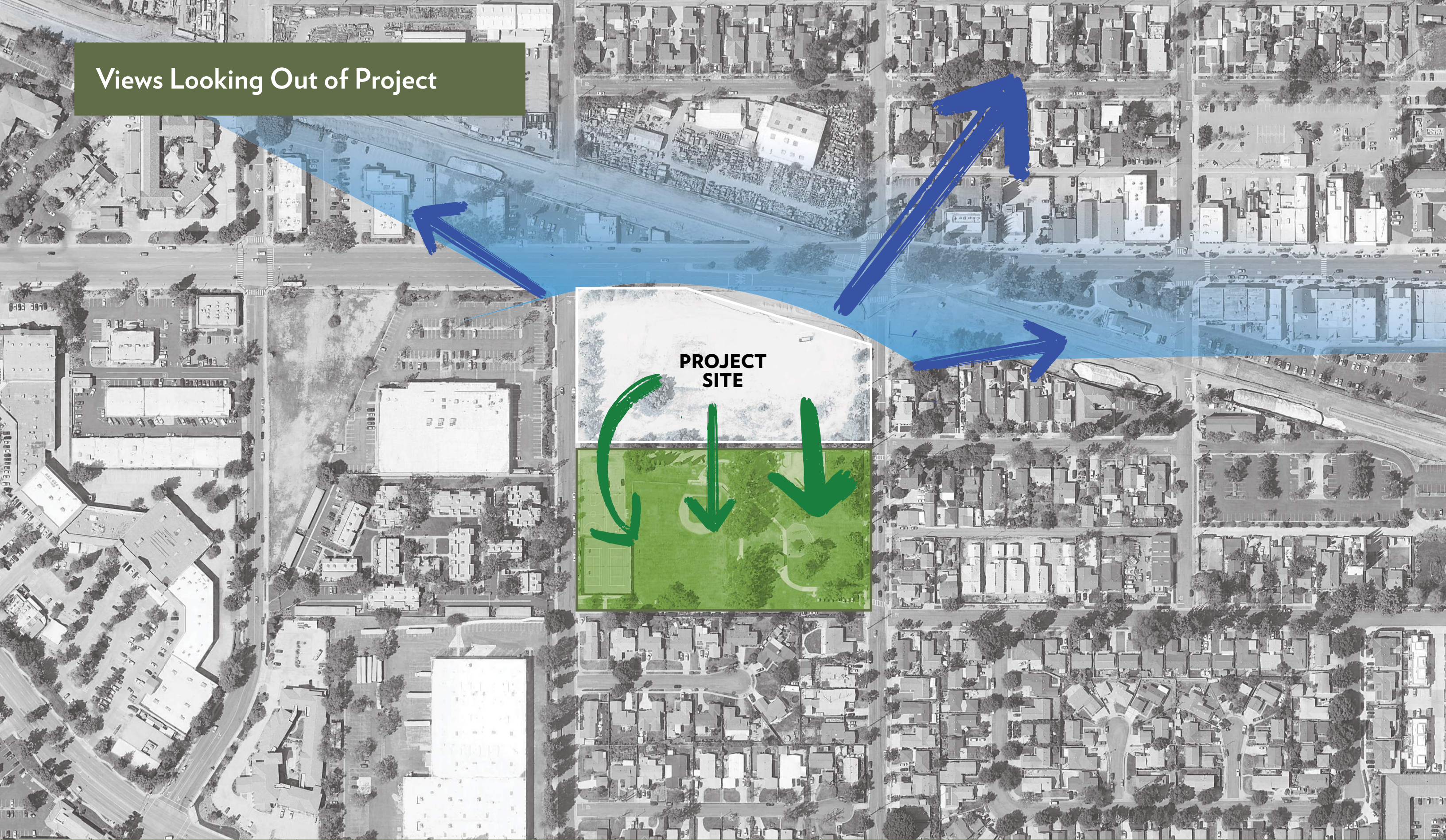


Views Looking Into Project



PROJECT
SITE

Views Looking Out of Project



Project Access

Visitors Arriving on the Bonita Bus Line

Visitors Arriving on the Gold Line

Vehicles Arriving from Bonita Avenue

Vehicles Arriving from Bonita Avenue and the 57 Freeway

Pedestrians from Frontier Village

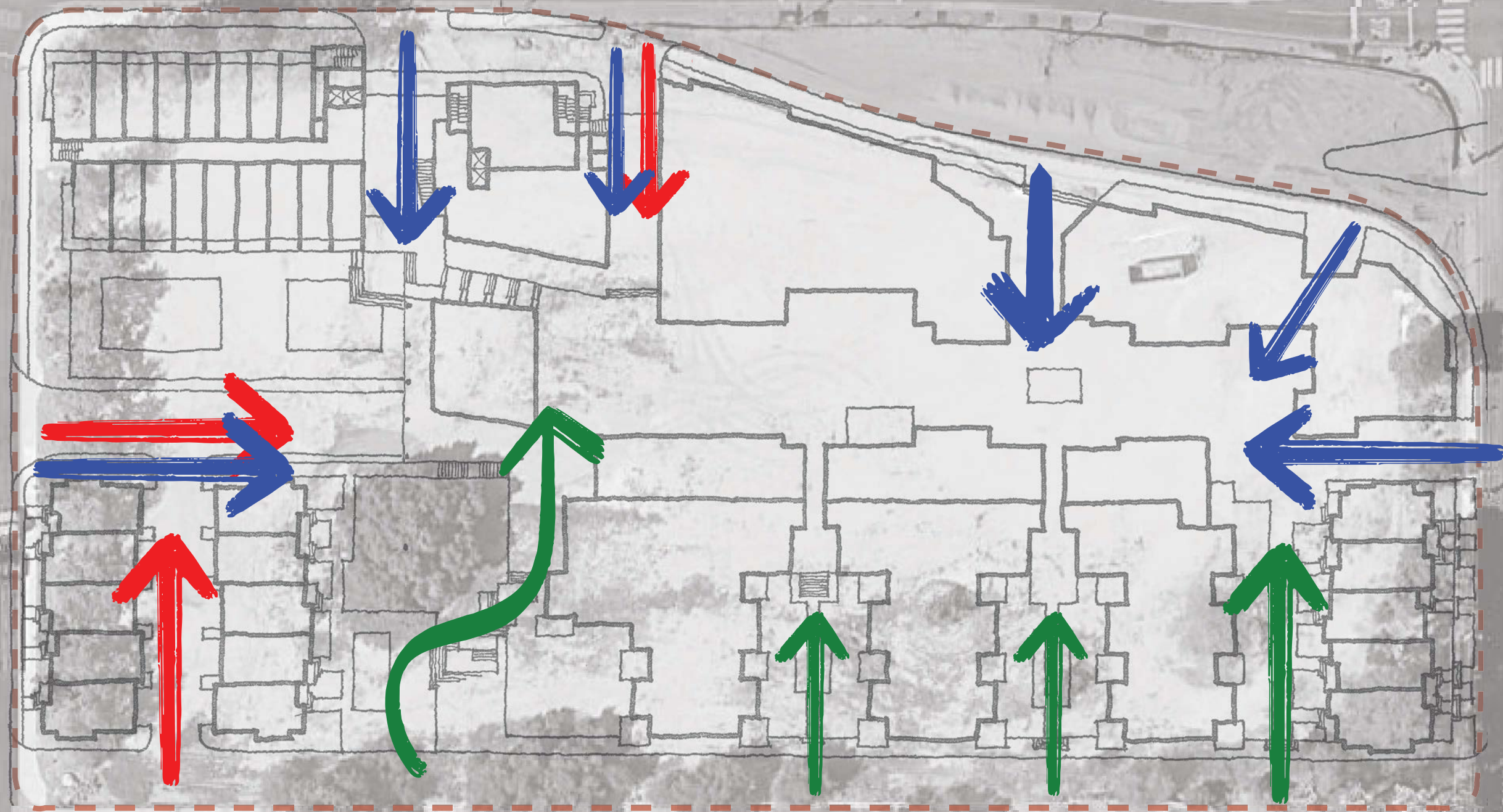
Pedestrians from Gold Line

Pedestrians from Pioneer Park

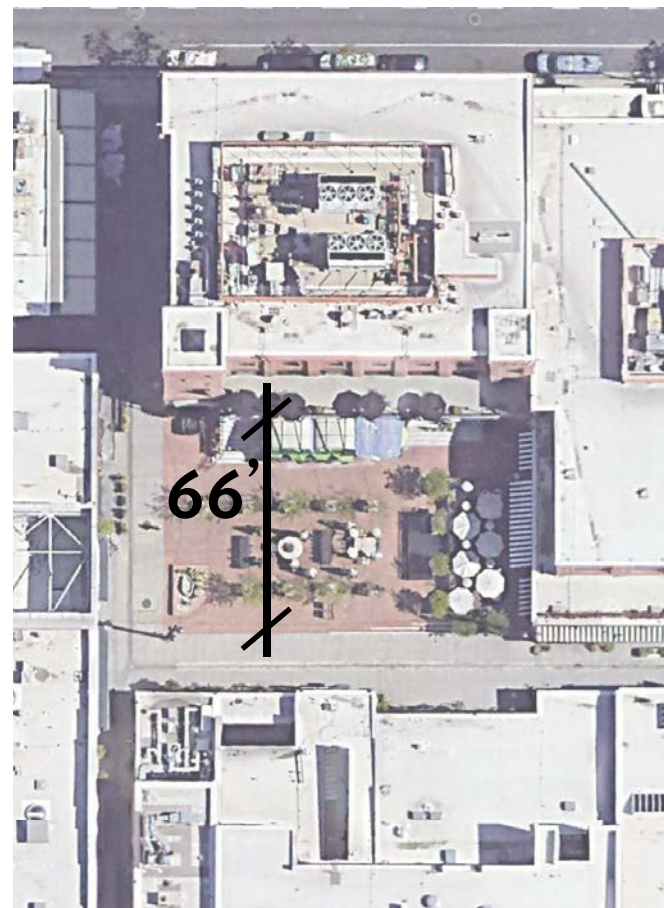
Pedestrians from Neighborhood

Vehicles Arriving from Cataract Avenue and the 57 Freeway

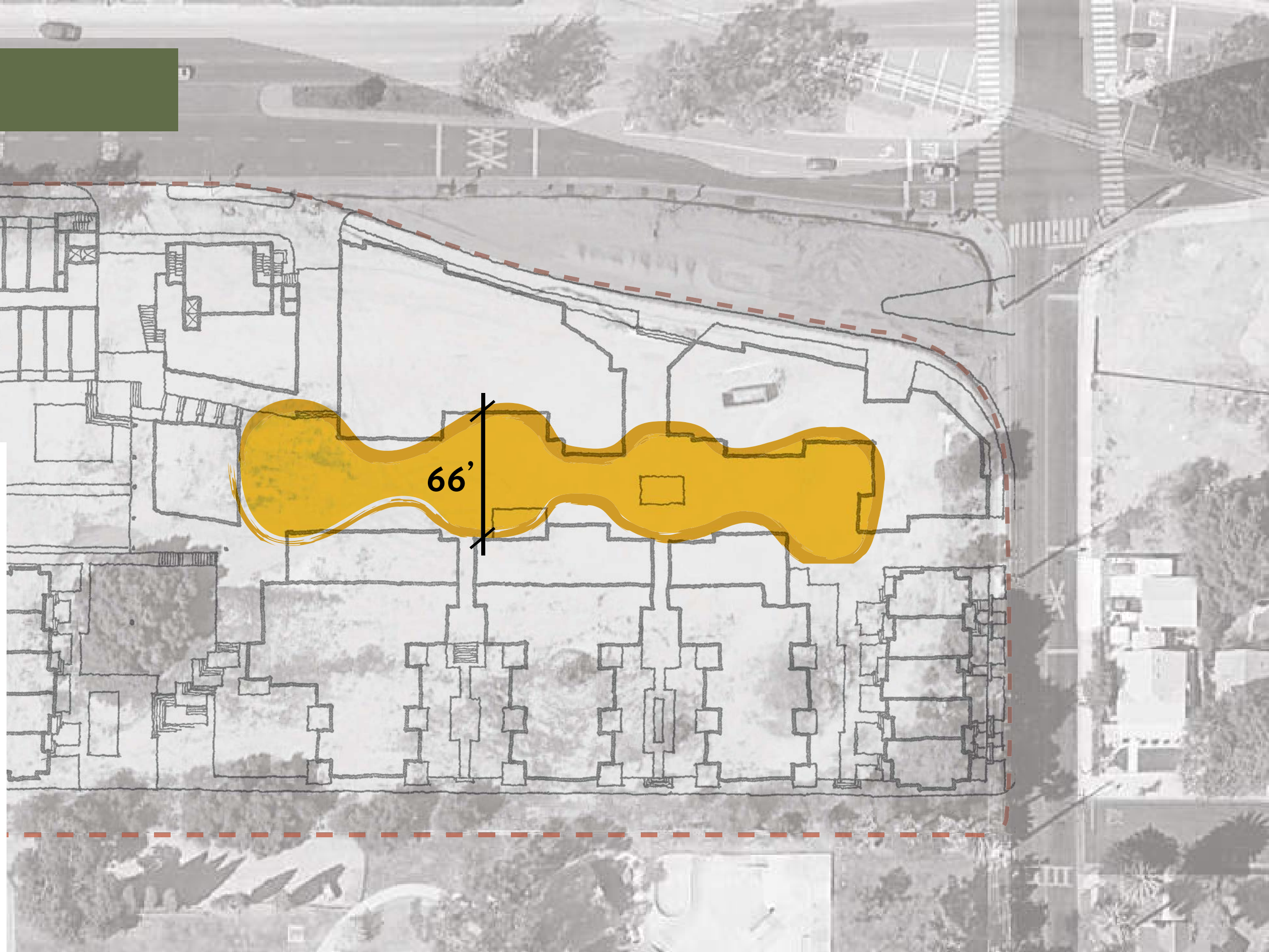
Porous Perimeter



Living Room Plaza



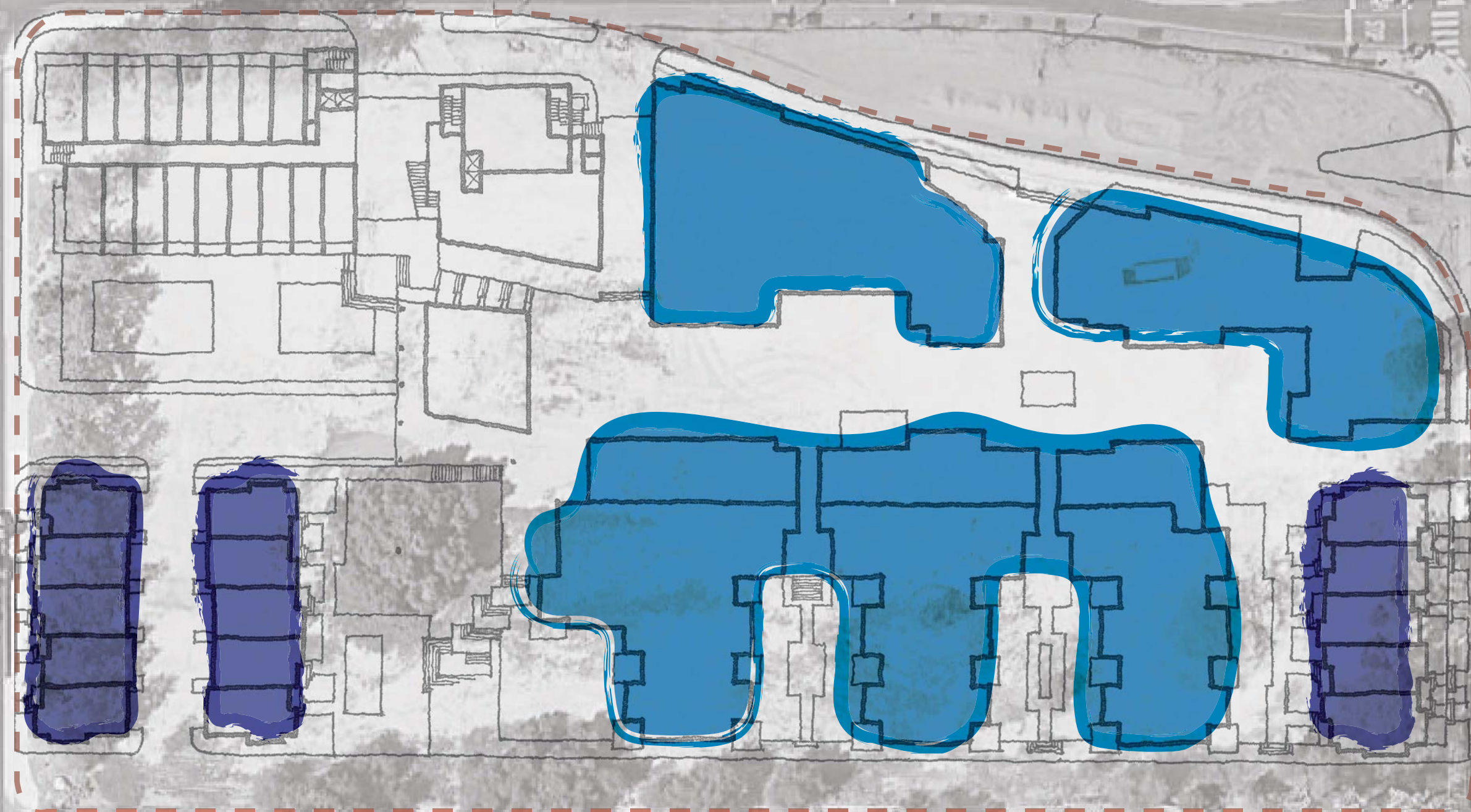
One Colorado Pasadena, CA



Activated Plaza



Residential Types

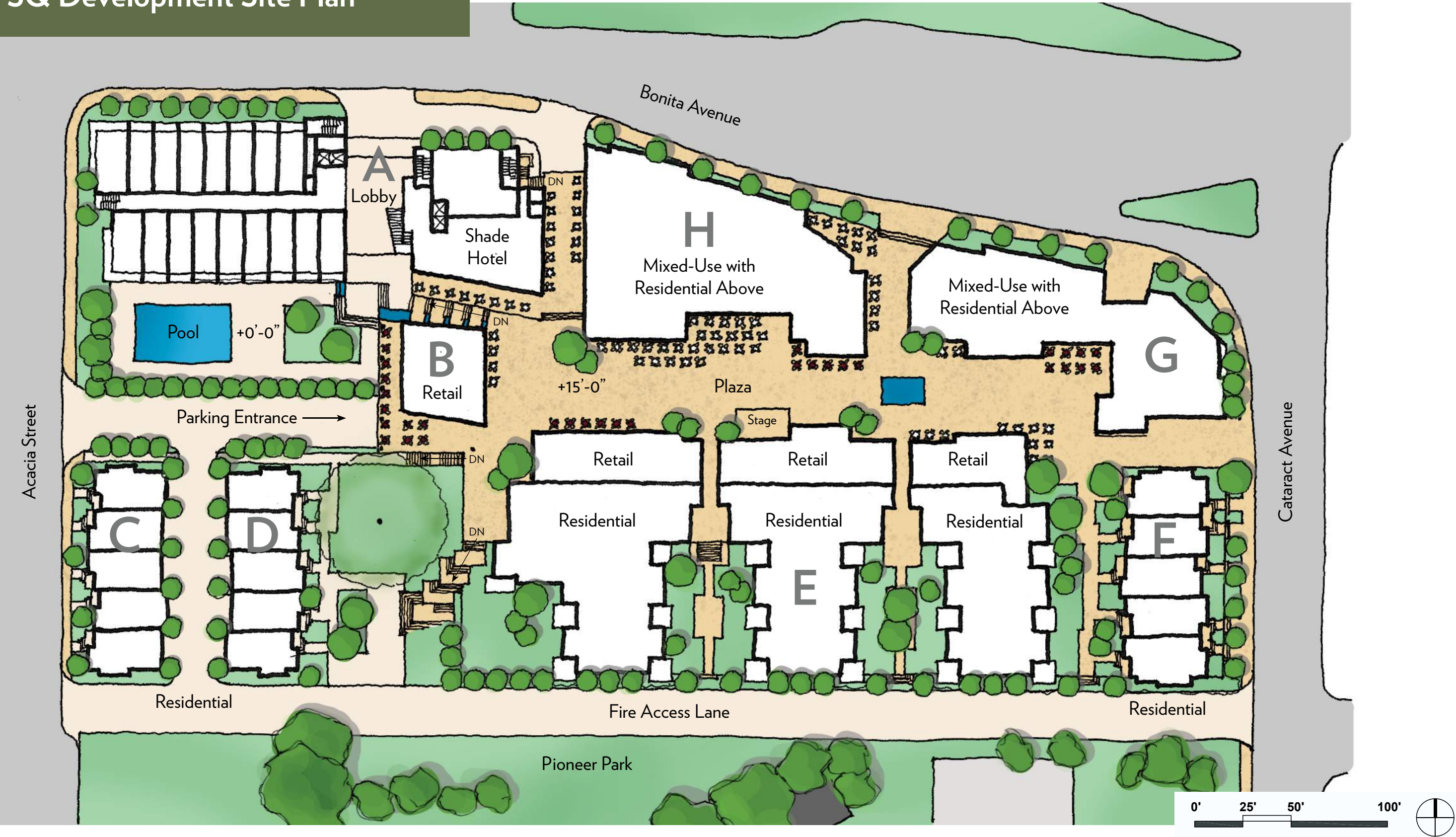


 Townhomes
 Residential

Park Connection



PSQ Development Site Plan



PSQ Changes to Address City Council's Concerns

Heritage Oak Tree Maintained in Place

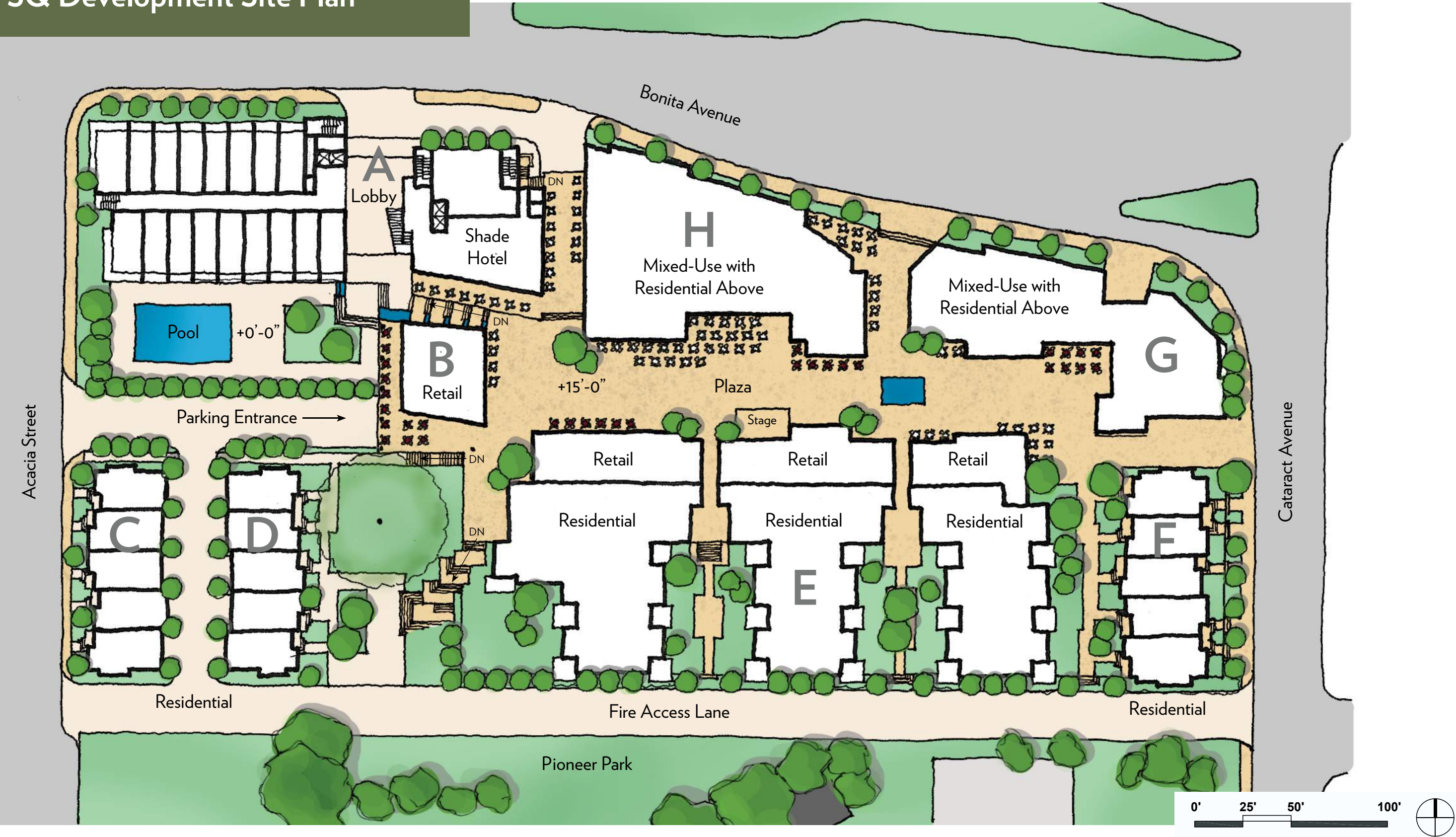
Fire Access Lane Provided On Site

Connections to Pioneer Park Strengthened

Building Height Reduced to Respect Pioneer Park

Project Density Redistributed

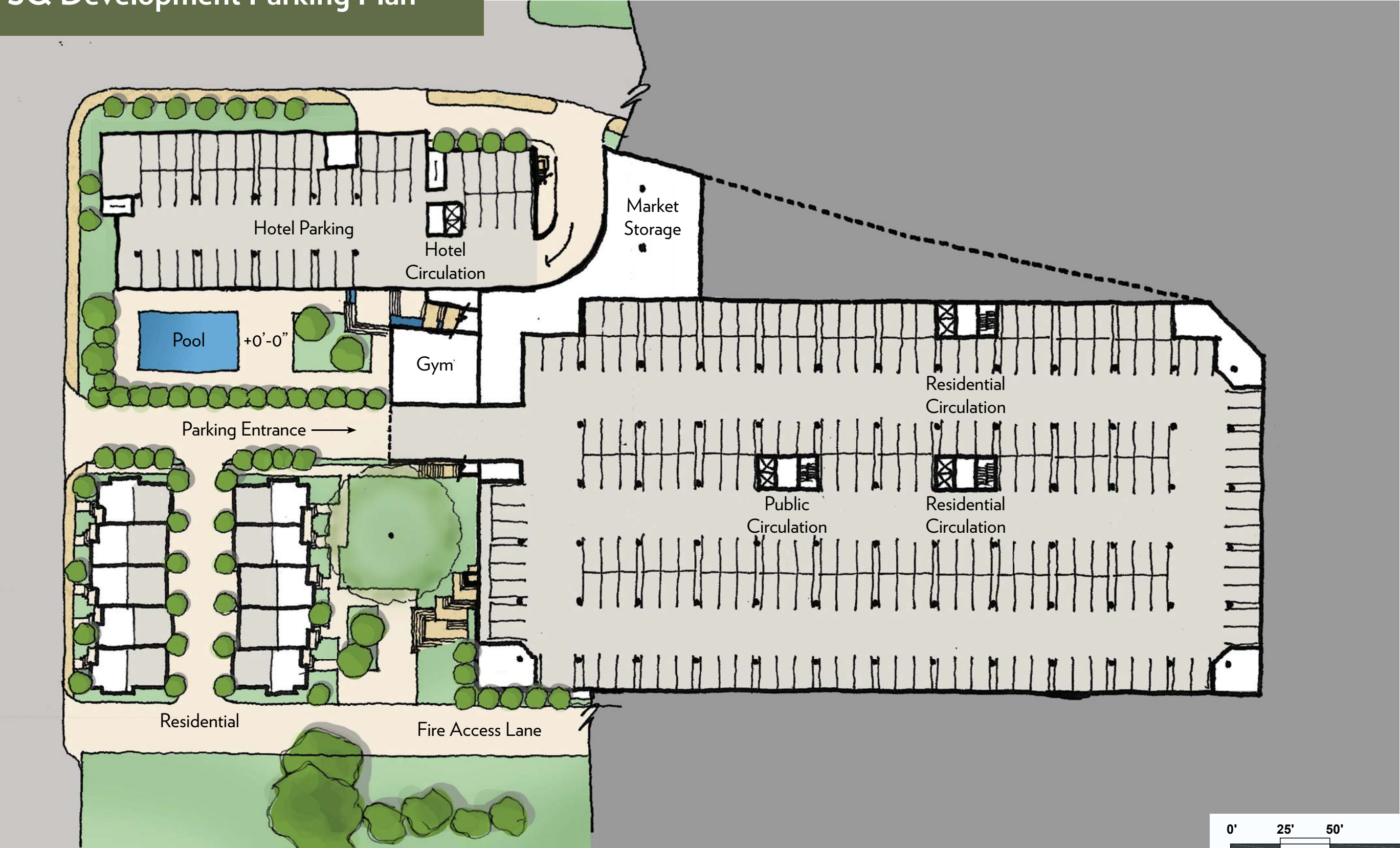
PSQ Development Site Plan



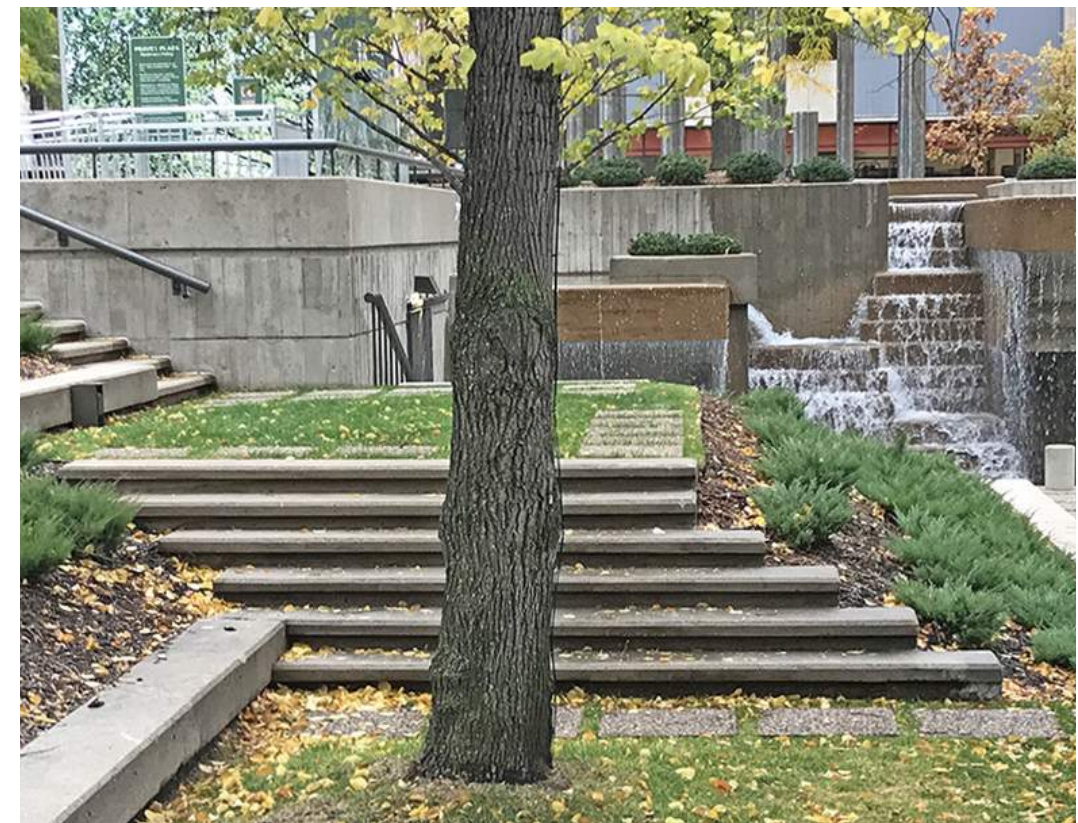
PSQ Development Roof Plan



PSQ Development Parking Plan



Public Plaza Connections



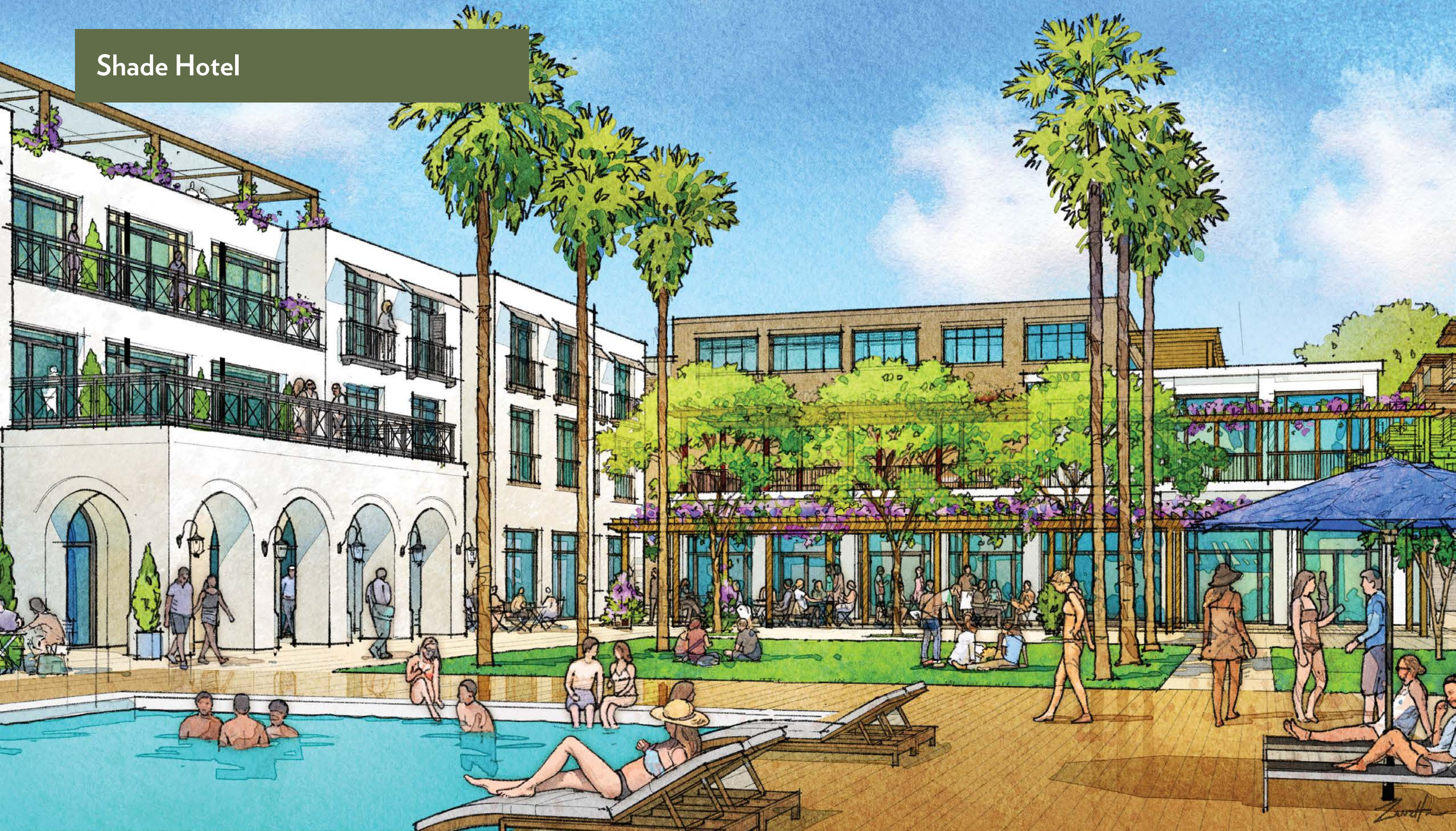
Market Hall



Market Hall



Shade Hotel



Shade Hotel



Shade Hotel Redondo Beach

Townhomes



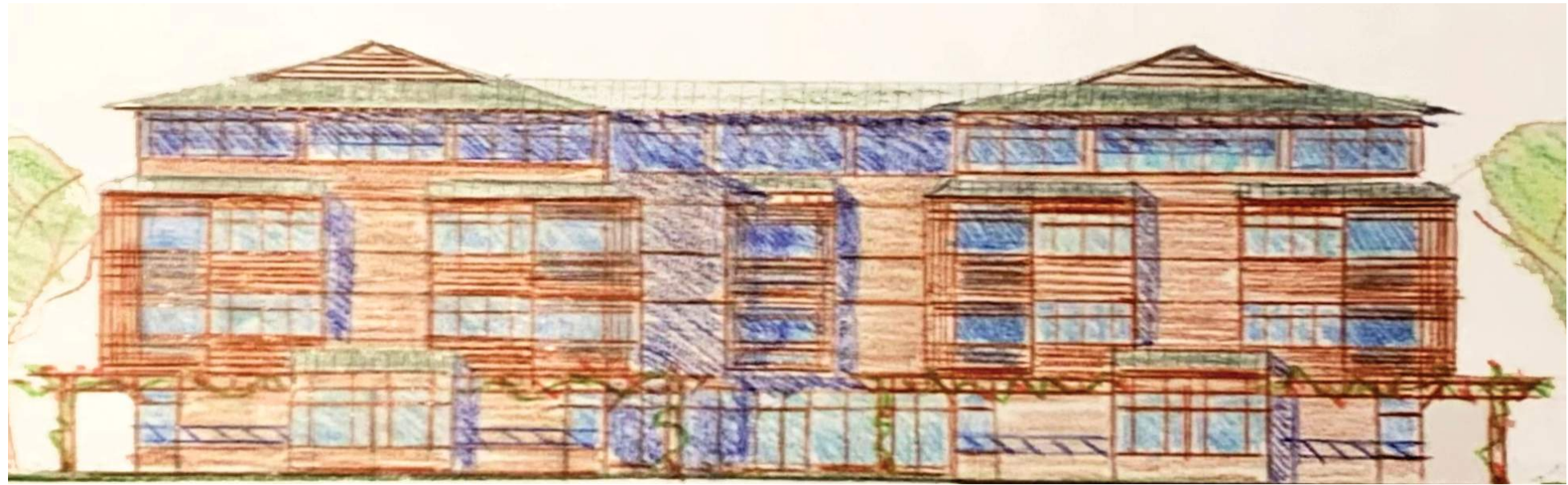
Townhomes



Townhomes



Residential



Residential



Residential



Residential



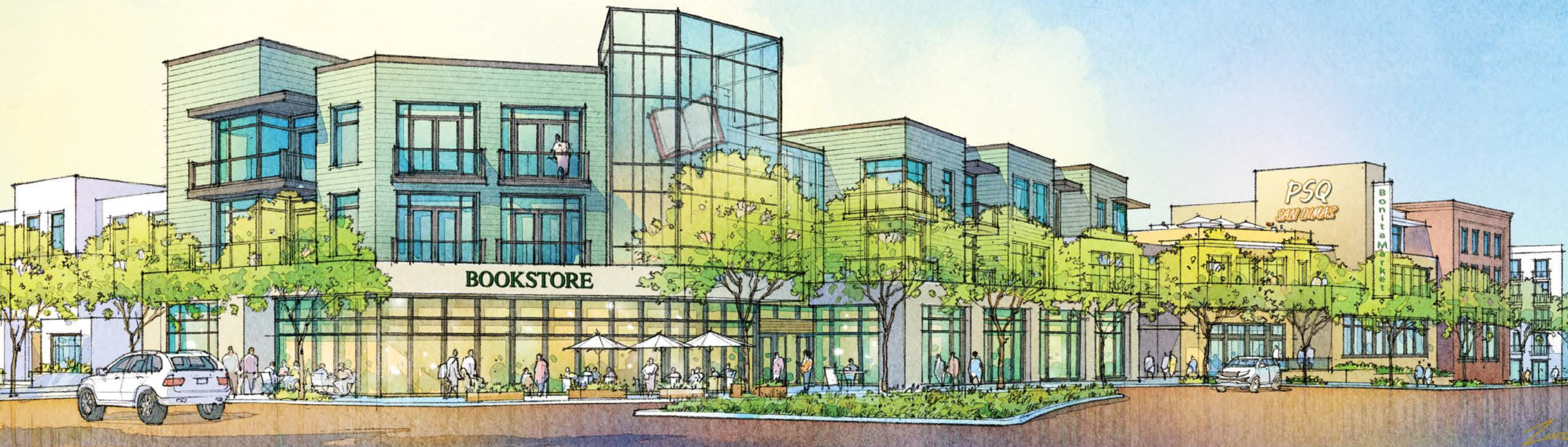
View from Pioneer Park



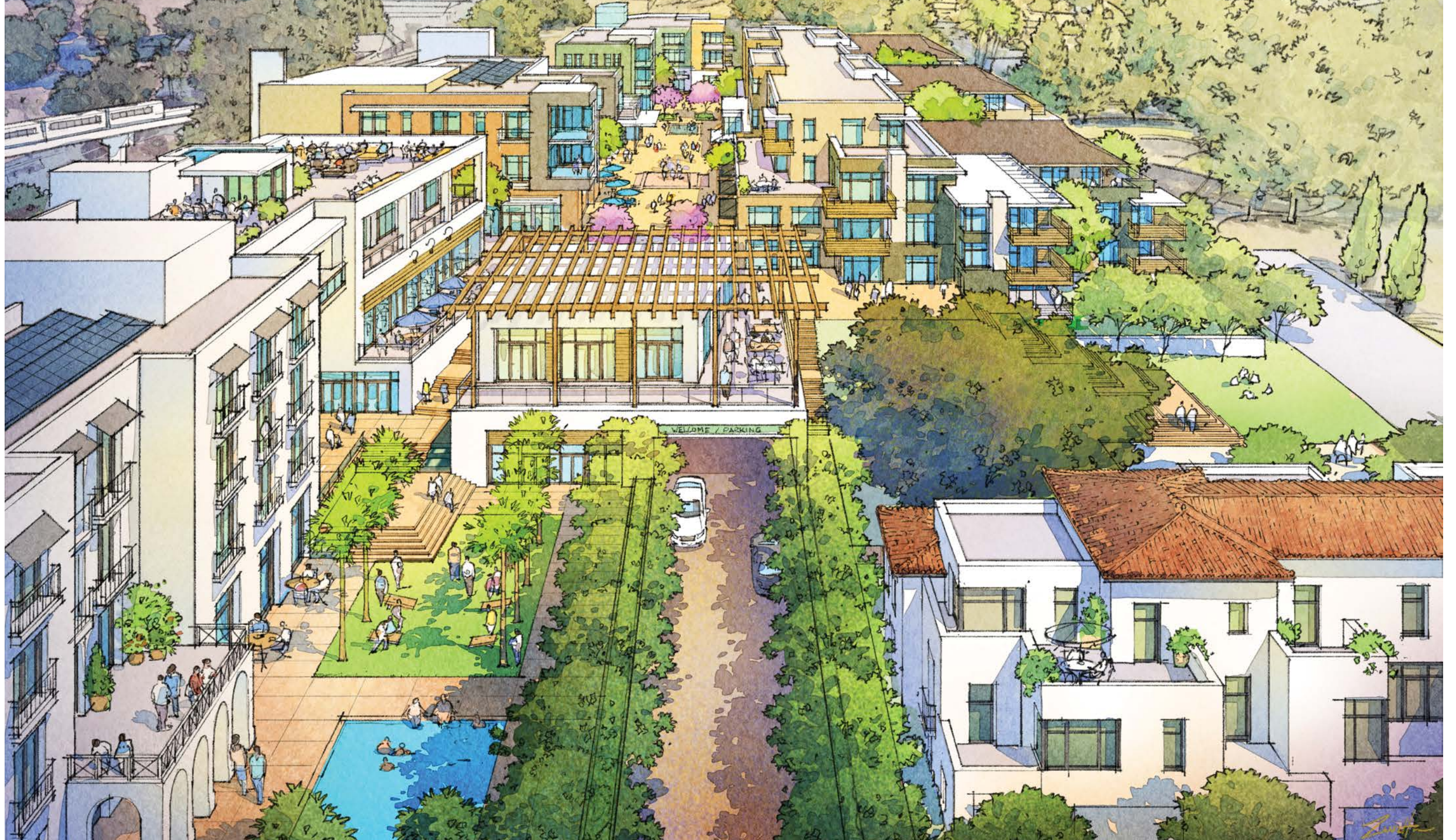
View from S. Cataract Ave.



View from Bonita & Cataract



Aerial View from S. Acacia St.



Plan Evolution

	2019	2021	2022
Heritage Oak Tree	Remained in Place	Relocated to Pioneer Park	Remains in Place
Fire Access	Unresolved	Encroached on Pioneer Park	No Park Encroachment 100% On PSQ Property
Park Access	Public Connections Through Project	Public Connections At Perimeter	Gracious Connections through East and West Courtyards
Building Height at Park	2 & 3 Stories at Park 25 to 35 Feet	3 & 4 Stories at Park Above 2 Story Podium 65 to 70 Feet	2 & 3 Stories at Park Stepping back to 4 30 to 35 Feet
Building Height	Residential: 30 to 35 Feet Hotel: 45 to 50 Feet	Residential: 65 to 70 Feet Hotel: 45 to 50 Feet	Residential: 45 to 50 Feet Hotel: 50 to 55 Feet
Open Space	54%	50%	55%

Plan Evolution

	2019	2021	2022
Ground Floor Commercial	26,000 gsf	30,000 gsf	25,000 gsf
Upper Level Flex	17,000 gsf	20,000 gsf	-
Hotel	32,000 gsf	37,000 gsf	62,000 gsf
Residential	60,000 gsf	140,000 gsf	128,000 gsf
Total Project Area	135,000 gsf	227,000 gsf	215,000 gsf
Living Spaces	40	100	97
Hotel Rooms	60	62	68
Parking Spaces	200	326	298

PSQ Economic Impact



Employment Generator

Construction: 14 Jobs per \$1M x \$70M = 980 Jobs

Permanent: 130 Jobs



Municipal Revenue

PSQ will generate approximately \$350,000 annually, to the City of San Dimas, increasing 3% annually in perpetuity from hotel, sales, and property tax revenue. Approximate 10 year total: \$4,000,000.

THANK YOU

