

DEVELOPMENT PLAN

Vision and Objectives

This section describes the vision and objectives that guided the creation of University Hills. The vision and objectives were developed through an extensive outreach process that included CSUSB officials, City staff, local community stakeholders, and City Planning Commissioners and Council members.

Vision

Community

People are searching for community and social connections. Provide this, and a place will have an attraction that transcends its physical place. University Hills captures this elusive quality through careful integration with, as the name suggests, CSUSB and the hillsides upon which it sits. Several factors will foster community, including:

- Placing housing in close proximity to CSUSB, which is a goal of the City's General Plan and the University District Specific Plan and will help attract educators to live in San Bernardino.
- Accommodating up to 60 faculty units, which will create a direct and long-lasting relationship with CSUSB.
- Orienting the development and clubhouse toward CSUSB.
- Allowing CSUSB to share conference facilities in the clubhouse.
- Dedicating approximately 235 acres of permanent open space to CSUSB as a "Land Laboratory" to study the area's biological diversity and geology.
- Providing pathways that directly connect the site with CSUSB, regional trail systems, and the San Bernardino National Forest.
- Carefully weaving University Hills into its physical surroundings by clustering development on the lower slopes and away from physical hazards, preserving significant drainage ways, and using fire-resistant and drought-tolerant landscaping.
- Allowing residents the opportunity to live, work, and play in the immediate area. This reduces the need to use the automobile, which



Examples of the physical community envisioned in University Hills.

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in turn reduces congestion, improves air quality, fosters walking, and improves overall health and wellness levels.



Examples of the range of distinctive living opportunities envisioned in University Hills.



Examples of the types of multipurpose and internal linkages envisioned in University Hills.

Diversity and Equity

In addition to a sense of community, consumers are looking for choice and diversity. University Hills will offer a mixture of housing types that accommodate a range of the market spectrum, including first-time buyers, young singles and couples, families, empty-nesters, seniors, and CSUSB faculty. University Hills will include residential choices ranging from detached residential homes, small-lot detached homes, townhouses, and stacked flats. Because there will be a diversity of product types and sizes, University Hills will provide an equally wide range of housing prices.

The diversity of housing choices includes up to 60 units for faculty housing. As noted, this has the added benefit of attracting teachers to the community and strengthening the ties between the City and University.

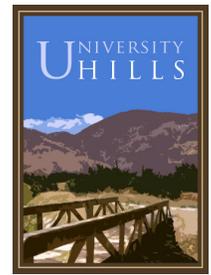
A Distinctive Place

There is an attention to detail that sets University Hills apart from other planned communities, including:

- A special location between CSUSB and the San Bernardino National Forest.
- Unique entries that create a recognizable identity and sense of arrival at Campus Parkway and Little Mountain Drive.
- The provision of a vital open space area in the hang-gliding approach zone of the adjacent Andy Jackson Airpark.
- A rich palette of landscaping that is fire-resistant and drought tolerant and is carefully located to provide shade and highlight significant features.
- An interconnected system of open spaces that serves multiple purposes as drainage courses, pedestrian pathways, recreational and visual amenities, and separations between neighborhoods.
- On-site educational and interactive elements such as the Land Laboratory and California Walnut Grove Park.
- Distinctively designed residences set among a system of unified lighting, streetscape, landscape, parks, and community signage.

Integration and Linkage

University Hills will be integrated and linked both internally and with surrounding uses. This is achieved through communal and physical elements including:



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- A vital connection to CSUSB through the provision of faculty housing, the Land Laboratory, trails, conference facilities, and the California Walnut Grove Linear Park.
 - Access to the Land Laboratory via the trails and on-/off-site trailhead parking.
 - Within the developed areas, slopes and drainage ways that are used as pathways and open space corridors.
 - Multiple use of the South Branch of the San Andreas as an open space corridor, a fire break, and for multimodal, nonvehicular circulation.
 - The provision of a portion of the planned regional multipurpose trail, which in University Hills follows the South Branch of the San Andreas Fault and runs the length of the project.

Environmental Sensitivity

Because of its location, environment, and proximity to CSUSB, there is a unique opportunity for University Hills to be woven into its physical surroundings and include elements that highlight this vital relationship, including:

- Evolving the land plan from the physical realities of the site instead of altering the site to suit external needs. This involves:
 - Concentrating the development footprint to an area that is generally below 15 percent slope and avoids physical hazards and significant drainage ways to limit the area of grading and disturbance.
 - Preserving significant watersheds and incorporating them into the land plan as open space, drainage and recharge, and pathways.
 - Preserving severely sloped areas and seismic hazard areas as permanent open space areas.
- Respecting views from the lower elevations by avoiding development on the upper elevations of the site and carefully selecting/orienting residential products on the perimeter of the project.
- Providing educational opportunities including the permanent open space that will be used as a Land Laboratory by CSUSB, preservation of the California Walnut Grove in Badger Canyon, and access to study the San Andreas Fault system.

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- Using lighting systems that will respect habitat in the adjacent National Forest and the requirements of the potential future CSUSB observatory on Badger Hill.

Guiding Objectives

To achieve the vision, the following will serve as the guiding objectives for University Hills.

Community Design. Establish a strong community identity through the integration of design and architectural standards in the Specific Plan and a rich pattern of landscaping, streetscaping, signage, and architecture to create attractive, walkable, and distinctive neighborhoods. Create gateways to the community through the design of entries and public spaces along entry roads

Community Experience. Create a direct connection to CSUSB through accommodation of faculty housing, conference facilities, and educational opportunities. Create a neighborhood focal point for the community as well as strong, independent, yet well-connected neighborhoods, each with unique designs and amenities.

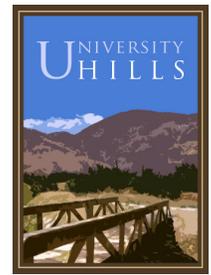
Wise Land Plan. Cluster and focus development so that the development footprint is minimized, is concentrated on the lower slopes, avoids and/or minimizes hazards, and maintains significant natural drainages and habitat areas.

Safety. Account for the potential impacts of the hazards posed by seismic activity and wildland fires in the design of University Hills.

Housing Opportunities. Provide a wide variety of housing types, densities, designs, and price ranges that accommodate a broad spectrum of income levels and lifestyles, respond to both local and regional housing needs, and provide housing opportunities for CSUSB staff.

Connections. Organize and integrate land uses to promote pedestrian-oriented circulation patterns and reduce the number and length of vehicular trips. Orient the development to integrate with CSUSB to the greatest extent possible. Provide a safe and pedestrian-oriented network of walkways that connect to the City's regional trail system.

Health and Wellness. Promote personal health through walkable design, integrated pathways with connections to CSUSB, regional trail systems, the Land Laboratory, carefully located parks and amenities, and educational features that invite exploration and connection with the physical features of the site. Provide permanent open space for educational and recreational opportunities.



Sustainability. Incorporate active and passive energy and resource conservation measures, such as a compact design, preservation of significant drainage corridors, provision of bioswales for water quality, provision of pedestrian pathways, provision of faculty housing with immediate access to CSUSB, and utilization of green building techniques/materials.

University Hills

As conceptually shown on Figure 2-1, University Hills is a highly customized 404-acre residential development that is nestled in the foothills of the San Bernardino Mountains immediately adjacent to CSUSB.

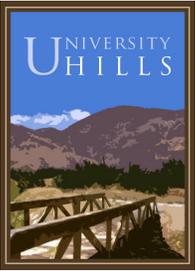
Because of the geologic and hydraulic forces that have shaped the site, the development footprint of University Hills is focused onto approximately 170 acres, or only 42 percent of the total site. Development is mainly concentrated south of the South Branch of the San Andreas Fault on the lower portions of the site where the slopes are generally below 15 percent. North of the South Branch of the San Andreas Fault, approximately 235 acres, or 58 percent of the site, remains undeveloped and is designated as permanent open space. As discussed below, this open space area will be used by CSUSB as a laboratory to study the local biology, habitat, and geology.

Within the developable footprint, University Hills accommodates a maximum of 980 units, which are distributed among neighborhoods that are separated by open space corridors, drainage ways, roadways, and sloped areas and interconnected by a system of pathways, a centrally located clubhouse offering recreational and community amenities, four neighborhood parks, and landscaping and streetscape amenities.

Residential densities range from 0 to 20 dwelling units per acre. The large-lot detached residences (0–3.1 units per acre) are located north of the South Branch of the San Andreas and include single-family detached estate homes, as conceptually shown in Figure 2-2. Immediately south of the South Branch of the San Andreas are the standard-lot detached residences (3.2–9.0 units per acre) that include single-family detached, small-lot detached units, and cluster court homes, as conceptually shown in Figure 2-3. Mixed detached/attached residences (9.1–15.0 units per acre in Planning Areas 5 and 13 and 9.1–17.0 units per acre in Planning Areas 10, 14, and 20), including small-lot detached, clustered, and townhome products, as conceptually shown in Figure 2-4, are located in the interior and perimeter of the site. The attached residences (15.1–20.0 units per acre) are generally focused in the interior portions of the community around the clubhouse and behind Badger Hill. The higher density products include stacked flats, townhomes, and clustered courtyard developments, as conceptually shown in Figure 2-5. Four acres of the highest density area (Planning Area 16) will be dedicated to CSUSB for exclusive use as faculty housing.

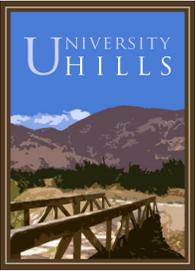
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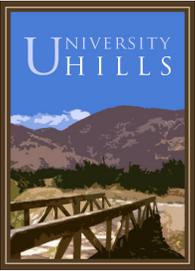
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Figure 2-1 Conceptual Development Plan



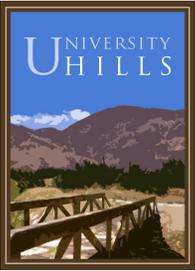
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Figure 2-2 Conceptual Large-Lot Detached Units



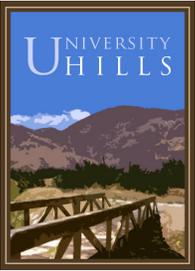
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Figure 2-3 Conceptual Standard-Lot Detached Units



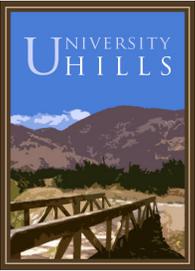
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Figure 2-4 Conceptual Mixed Detached/Attached Units



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Figure 2-5 Conceptual Attached Units



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Open Space System

As shown on Figure 2-6, University Hills includes an unparalleled system of open spaces that can be used for educational and public/private recreational purposes. In all, University Hills provides 245 acres of usable open spaces.

CSUSB Land Laboratory

University Hills includes approximately 235 acres of permanent, natural open space located generally north of the developable area. This area is shown as Planning Area 24 on Figure 2-9 and is depicted in greater detail on Figure 2-6.

The Land Laboratory will be used by CSUSB and potentially others to study local vegetation, habitat, natural drainages, geology, and to aid in teaching programs. The main use of the Land Laboratory is as undisturbed and natural open space; however, the following types of uses may also be accommodated:

- Pedestrian trails and bridges
- Caretaker unit
- Amphitheater
- Informational displays and kiosks
- San Andreas fault stations (excavations or road cuts into bedrock where geology can be studied)
- Gauging station to measure stream flows

It is intended that the Land Laboratory will be dedicated to CSUSB, who will be responsible for its maintenance and improvement. The Land Laboratory will be used by CSUSB faculty and students, who can utilize the parking area in the California Walnut Grove Linear Park or walk/bike to the site. Public access will be restricted to the existing trails and paths by a combination of signage, fencing, and physical barriers (e.g., rock piles at trails). Public trails will be maintained through a landscape and lighting maintenance district (LLMD) and administered by the Parks Department.

On-Site Parks

The land plan for University Hills also includes approximately 10 acres of parks, including:

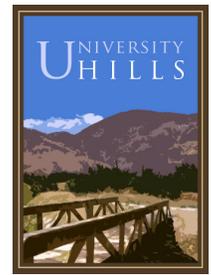
- The 2.2-acre private community clubhouse, which may include conference facilities, meeting rooms, a pool, spa, outdoor fireplace



Photo of the area that will be developed as a Land Laboratory, showing local geology and habitat.



Photo of the area that will be developed as a Land Laboratory, showing local geology and habitat.



and/or fire pit, barbeques, picnic area, a tennis court, children's wading pool, and other amenities (Planning Area 7 on Figure 2-9).

- The 5-acre California Walnut Grove Linear Park, which preserves a native stand of trees along Badger Creek and includes pathways and educational elements (Planning Area 21 on Figure 2-9).
- Two half-acre public neighborhood parks located near the eastern edge of the project (Planning Areas 17 and 19 on Figure 2-9).
- The 2.1-acre Glider Park, which provides a safe approach zone for the hang gliders landing at the adjacent Andy Jackson Airpark and accommodates amenities such as an outdoor amphitheater and picnic areas (Planning Area 1 on Figure 2-9).

Trails

As shown on Figure 2-6, University Hills includes a rich system of internal pedestrian trails that interconnect all neighborhoods and provide connections to the surrounding areas and region. Most significantly, the South Branch of the San Andreas is utilized for the regional multipurpose trail, which runs the length of the project. In addition, several natural drainage ways and sloped areas are used as open space corridors and pathways. Little Mountain Drive and Campus Drive include pedestrian paths/sidewalks and bike lanes connecting to CSUSB and the region.

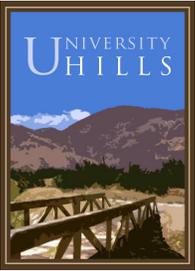


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Figure 2-6 University Hills Open Spaces



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University Relationship

University Hills is designed and programmed to create a long-term and synergistic relationship with CSUSB. In particular, University Hills directly responds to input from the University through the provision of land for faculty housing, the 235-acre Land Laboratory, pathways, bike lanes, and the California Walnut Grove Linear Park.

In addition, University Hills is designed to minimize the impacts of light intrusion and spillover. CSUSB is contemplating building an observatory on Badger Hill immediately adjacent to University Hills. To help preserve a dark nighttime sky, this Specific Plan includes strict controls on the type and design of lighting.

Finally, given the faculty housing and the fact that the clubhouse is only $\frac{3}{4}$ of a mile from the transit station at CSUSB, which is the end of the Omnitrans Bus Rapid Transit (BRT) line, a shuttle would be ideal. As detailed in Chapter 3, *Development Criteria*, the developer has committed to work with Omnitrans and CSUSB to accommodate shuttle service in University Hills, and a potential shuttle route has been offered through this Specific Plan.

Sustainability

University Hills is committed to creating a sustainable, resource-efficient community. Accordingly, the University Hills Specific Plan includes an innovative commitment, at the planning stage, to sustainable practices. As detailed in Chapter 5, *Sustainability Guidelines*, this Specific Plan includes guidelines that address sustainable and green building practices for the individual building as well as overall community design.

The sustainability guidelines address the use of active and passive energy and resource conservation measures—such as efficient landscaping and building designs—and utilization of other green building techniques/materials. The land plan for University Hills is based on this commitment. In particular, development is focused on only 42 percent of the total site near the clubhouse, recreational amenities, and CSUSB, which will help reduce the need to use cars. In addition, significant drainage corridors are preserved and incorporated as open space, recreational amenities, and fire protection zones.

Of particular importance, the land owner has committed to ensuring that construction in the Attached Residential land use category, faculty housing, and clubhouse are certified as Leadership in Energy and Environmental Design (LEED®) by the United States Green Building Council (USGBC).

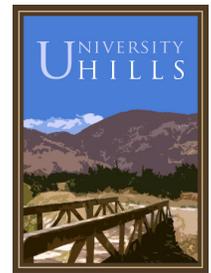
Another critical sustainability issue is water and watershed management. The compact design limits the development footprint so that open lands that



View of University Hills (top) campus from Bernardin



Examples of sustainable landscaping at University Hills, including permeable panels, water features, and pedestrian bioswales.



can absorb runoff are maximized; natural drainage ways are maintained and incorporated into the design of the project as open space amenities; landscaping and irrigation materials and methods are designed to increase efficiency and minimize water demand; permeable surfaces and pavements will be used in appropriate areas to minimize urban runoff; and efficient, water-conserving technologies, such as low-flow toilets and smart irrigation controllers, are used.

Fire Protection

University Hills is located within a designated high fire hazard area. In fact, the area burned in the 2003 Old Fire. The long-term safety of the community is paramount to any development in the area. Accordingly, a detailed fire safety study has been conducted and a thorough protection plan developed. As detailed in Chapter 3 and Appendix C, the fire protection plan for University Hills includes setbacks, landscaping, construction, and building protection techniques that will protect development from wildland fires. Significant provisions of the fire protection plan include:

- The protection of structures through the use of noncombustible exterior building materials; restriction on the use of cornice and eave vents; fire sprinklers; and compliance with the most current fire codes.
- Greater levels of structure protection on the perimeters of the project.
- Placement of streets on the perimeter of the project to provide a firebreak and a first line of defense against fires.
- Adequate access and maneuverability for fire protection vehicles.
- Careful placement of fire hydrants and design of structures to facilitate fire suppression efforts and fire hose access.
- Strict landscape and use zones, called fuel modification zones, which include private yards and extend approximately 120-230 feet from structures. Within the fuel modification zones, there are restrictions on the type, spacing, irrigation, and maintenance of landscaping.
- Clear disclosure to potential homebuyers of the fire threat, preventative measures, and individual responsibilities.
- Clear delineation of and maintenance responsibilities for the fuel modification zones.
- Aggressive program to educate residents on the fire threat, landscaping requirements, and maintenance responsibilities.



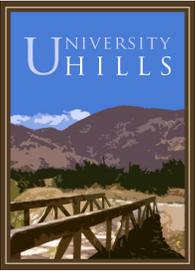
View from University Hills south toward Badger Hill (top) and northwest toward the San Gabriel Mountains (bottom).

View Shed

Development on the hillsides in San Bernardino is a sensitive issue and extreme care must be taken to minimize impacts to views of the San Bernardino Mountains.

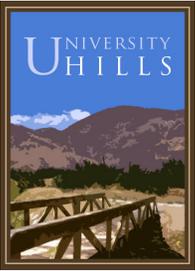
University Hills is situated between the San Bernardino Mountains on the north and the much smaller Badger Hill on the south. As can be seen on Figures 2-7 and 2-8, Badger Hill restricts or blocks views of the developed areas of University Hills, depending on the vantage point. The developed portions of University Hills sit on the lower portions of the site, where average slopes are generally between 0 and 15 percent. Thus, the steep portions of the site, which are associated with the surrounding San Bernardino Mountains, are untouched. Ridgelines and steep slopes are protected so that views of the mountains are not impacted.

Also, Figure 2-8 shows that street-level views of the site are limited by the terrain of the surrounding areas, which serve to block views of the site.



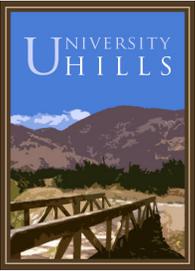
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Figure 2-7 Views



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Figure 2-8 Section Views



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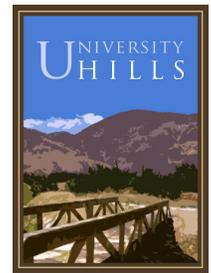
Land Plan and Buildout

The adopted land use plan for University Hills is shown on Figure 2-9, *University Hills Land Plan*. The land plan is divided into 10 land use categories and 24 Planning Areas. The buildout levels by land use category are described in Table 2-1 and further broken down by Planning Area in Table 2-2.

There is flexibility built into this Specific Plan to allow adjustments in response to changes in final roadway alignments and widths, grading areas, land use boundaries, and transfers of density. While the maximum number of dwelling units allowed within University Hills is 980 units, the number of units within each Planning Area and land use category may vary per the provisions of Section 6, *Implementation*. Therefore, it is important to note that Figure 2-6 and Tables 2-1 and 2-2 describe the intended development pattern of University Hills, and subsequent transfers of units and changes to land use boundaries may result in the shifting of the residential land use categories and/or units shown in each Planning Area. Adjustments may be made to the following factors that could result in variations to Tables 2-1 and 2-2:

- **Land use boundary.** The land use boundaries between the land use categories are based on Figure 2-6, *University Hills Land Plan*. Since the boundaries of the land use categories may vary slightly, the acres described on Tables 2-1 and 2-2 may vary as described in Section 6, *Implementation*.
- **Units.** Since it is permissible to transfer units, the units assigned to each land use category and Planning Area on Tables 2-1 and 2-2 may vary as described in Section 6, *Implementation*. In particular, the units in Planning Area 15 may be transferred to other Planning Areas within University Hills if detailed site specific geologic investigations determine that development in all or part of the Planning Area is not feasible.

Please note that the units listed on Table 2-2 by Planning Area are used to determine total units instead of the maximum density allowed in each land use category. For instance, the Standard-Lot Detached Residential land use category accommodates a maximum density of 9.0 units per acre, which if multiplied by the total acres of that land use category (10.4 acres) would result in 94 units. Instead, the Land Plan provides for 70 units in Standard-Lot Detached Residential land use category. This difference is due to the variation in product and market segmentation that is desired to make

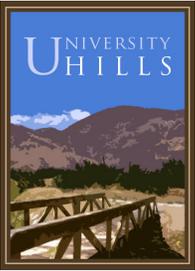


University Hills a unique living environment. Consequently, buildout of University Hills at the maximum density of each Planning Area is not possible and the caps of 980 units and the maximum density listed for each Planning Area are the controlling factors.

- **Population.** The total units ultimately built in University Hills will determine total population. However, for purposes of this Specific Plan and associated environmental evaluation, a population of 3,283 persons was assumed and based on the maximum buildout levels (980 units).
- **Planning Areas 15 and 23.** If it determined that building in all or a portion of Planning Area 15 is not feasible and/or the units are transferred to another Planning Area, then the land use for Planning Area 15 shall revert to Open Space and, as necessary for slope stability and grading, Internal Slopes. Development of the water storage tank in Planning Area 23 is only necessary if development occurs in Planning Area 15. If development does not occur in Planning Area 15, then the land use for Planning Area 23 shall revert to Open Space.

It is important to note that some illustrations, product prototypes, and accompanying descriptions contained in this Specific Plan are conceptual and are clearly labeled and noted accordingly. These conceptual illustrations are intended to depict the desired character and are not to be taken as compulsory nor as dictating exact building types, material types, architectural styles, and final elements.

Figure 2-9 University Hills Land Plan



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Development Plan

Table 2-1 University Hills Development Potential

Land Use	Acres ¹	Density	Units ^{1,2}	Pop. ^{1,3}	
Developable Area					
Large-Lot Detached Residential (LLD)	14.3	0–3.1	37	124	15.4
Standard-Lot Detached Residential (SLD)	10.4	3.2– 9.0	70	235	2,3
Mixed Detached/Attached Residential (MDA)	30.2	9.1–15.0 (PA 5 & 13) 9.1-17.0 (PA 10, 14, & 20)	358	1,199	5, 10
Attached Residential (A)	30.7	15.1–20.0	515	1,725	6, 8
Parks (public)	8.1				1, 1
Clubhouse	2.2	NA	NA	NA	7
Roads/Internal Slopes/Utilities	73.6	NA	NA	NA	NA
Subtotal	169.5				
Undevelopable Area					
Open Space	234.8				
Subtotal	234.8				
Total					
Total	404.3		980	3,283	

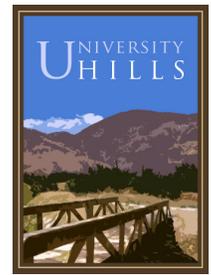
Notes:

¹ As discussed in Section 6, *Implementation*, variations to account for final roadway alignments and widths, grading areas, land transfers of density may result in the shifting of acres, units, and population; however, a maximum of 980 units and 20 units exceeded.

² The units listed by Planning Area are used to determine total units instead of the maximum density allowed in each land use. The buildout of University Hills at the maximum density of each Planning Area is not possible and the caps of 980 units and the caps for each Planning Area are the controlling factors.

³ Population is based on 3.35 persons per unit (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2007).

⁴ Units in Planning Area 15 may be transferred to other Planning Areas within University Hills if detailed geologic investigation and development in Planning Area 15 is not feasible. If all the units are transferred, then the land use for Planning Areas 15 and Open Space and, as necessary for grading and slope stability, Internal Slopes.



-2 Development Potential by Planning Area

Planning Area	Land Use	Acres ¹	Density (units per acre)	Units Used to Determine Buildout ^{1, 2}
1	Park (public)	2.1	NA	NA
2	SLD	2.2	3.2–9.0	13
3	SLD	2.5	3.2–9.0	15
4	SLD	2.7	3.2–9.0	16
5	MDA	7.9	9.1–15.0	95
6	A	4.6	15.1–20.0	80
7	Clubhouse	2.2	NA	NA
8	A	4.4	15.1–20.0	75
9	A	3.2	15.1–20.0	64
10	MDA	5.4	9.1–17.0	59
11	A	5.9	15.1–20.0	98
12	SLD	3.1	3.2–9.0	26
13	MDA	4.0	9.1–15.0	50
14	MDA	4.6	9.1–17.0	50
15 ³	LLD	14.3	0–3.1	37
16 (Faculty Housing)	A	4.0	15.1–20	60
17	Park (public)	0.5	NA	NA
18	A	8.6	15.1–20	138
19	Park (public)	0.5	NA	NA
20	MDA	8.3	9.1–17	104
21	Park (public)	5.0	NA	NA
22	Utility	0.5	NA	NA
23	Utility	0.1	NA	NA
24	Open Space	234.8	NA	NA
	Roads/Internal Slopes	73.0	NA	NA

Notes:

¹ The transfer of residential units, as discussed in Section 6, *Implementation*, may result in the shifting of units between land use categories; however, a maximum of 980 units and 20 units per acre shall not be exceeded.

² The units listed by Planning Area are used to determine total units instead of the maximum density allowed in each land use category. Consequently, buildout of University Hills at the maximum density for each Planning Area is not possible and the cap of 980 units and maximum density listed for each Planning Area are the controlling factors.

³ Units in Planning Area 15 may be transferred to other Planning Areas within University Hills if detailed geologic investigations determine that development in Planning Area 15 is not feasible. If all the units are transferred, then the land use for Planning Areas 15 and 23 shall revert to Open Space and, as necessary for grading and slope stability, Internal Slopes