

Magnolia Villas & Euclid Villas Project

City of Upland

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Presentation



- Overview of Downtown Revitalization
- Euclid Villas and Magnolia Villas Project
- RUSH Grant Project

Downtown Overview



Three Residential Projects in Downtown



Downtown Overview



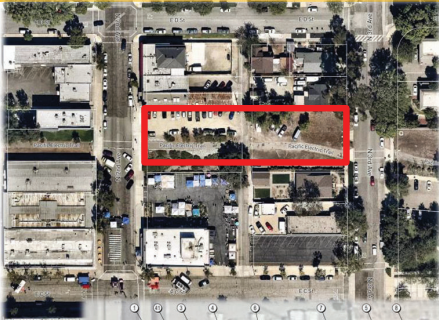
Business Attraction and Assistance Program

New Businesses Opened

- ✓ 7 Restaurants
- ✓ 3 Breweries
- ✓ 1 local market
- ✓ 2 Food businesses
- ✓ 1 Entertainment business

No.	New Downtown Business Name	Address	Year Open
1	Rescue Brewing Co.	167 N. Second Ave	2017
2	Lucky's Coffee (Lontra Coffee)	387 N. Second Ave	2018 (2026)
3	Olde Magnolia Tea Room	201 N. First Ave	2020
4	Cookies N Pints	181 N. Second Ave	2022
5	Captain's Grill (La Michelada)	161 N. 2nd Ave	2023 (2026)
6	Pro-Five Brewing Co.	105 E. A St	2023
7	Omo Mercado	259 E. Arrow Hwy	2023
8	Juan Pollo Upland	273 E. 9th St	2023
9	Barcuso Social Club	151 N. Second Ave	2023
10	Patra Dining	160 E. C St	2024
11	Studio Four29	222 E. 9th Street	2025
12	Axe Lair	164 N. Second Ave	2025
13	King's Brewing Company	296 N. Second Ave	2025
14	Two Frogs Cantina	101 N. Second Ave	2026

Downtown Overview



Tom Thomas Magnolia Plaza

- Site is 0.69 acre in size and owned by SBCTA
- Located in Downtown Upland along the Pacific Electric Trail, between Second Ave. and Third Ave.
- Provides a central public space for holiday celebrations, small concerts and other events
- Trailhead along the Pacific Electric Trail for bicyclists and pedestrians to stop in the Downtown and rest, or have a bite to eat

Downtown Overview

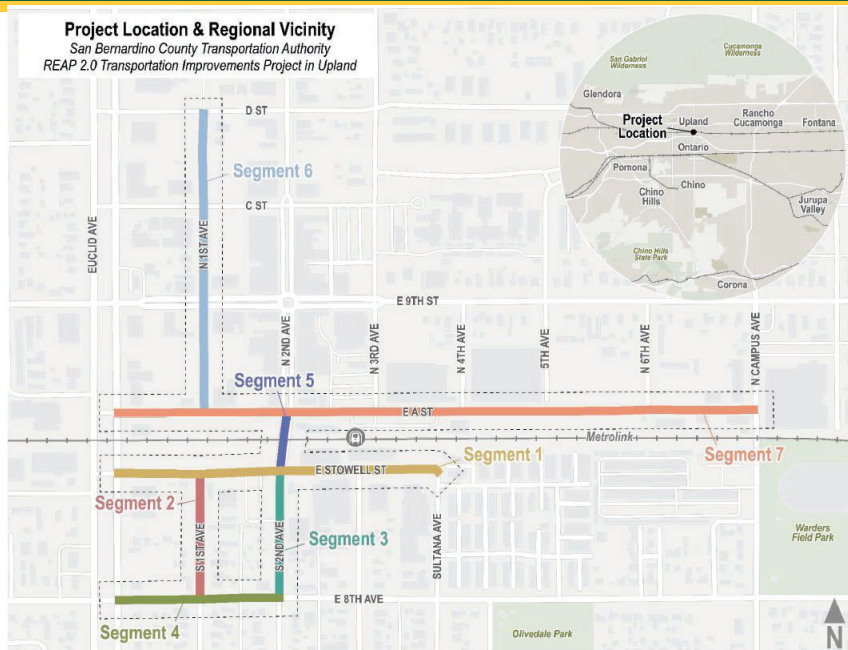


Santa Fe Depot Station Rehabilitation Project

- Received \$850,000 Grant from Congresswoman Norma Torres
- Rehabilitate Historic Downtown Station
- Create a landscape plaza to attract visitors and residents to patron the businesses within in the Historic Depot
- Create an aesthetically pleasing environment to increase ridership at the station



An architectural rendering of a large, multi-story commercial building with a white facade and gold-colored accents. The building features a prominent corner entrance with a sign that reads "DOWNTOWN UPLAND". The building has multiple levels of parking and a ground-floor retail area with large glass windows. The scene is set in a sunny, urban environment with trees and cars on the street.



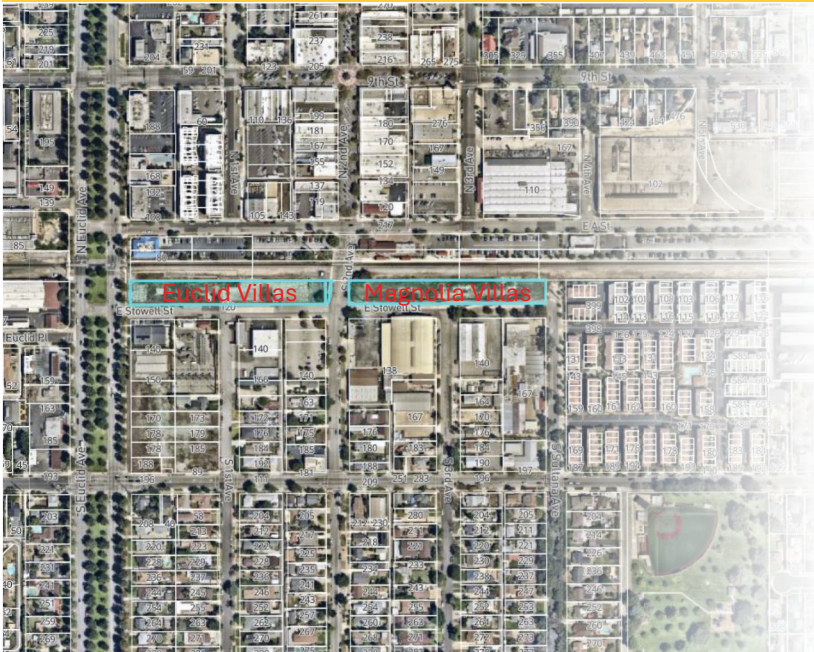
- **Class 2 bike trails**
- **Upgraded sidewalks**
- **Upgraded and new ADA ramps at the intersections in the Downtown**

Presentation



- Euclid Villas and Magnolia Villas Project

Housing Project Overview



- Located at the northwest and northeast corner of 2nd Avenue and E Stowell Street.
- 174 total housing units (93 low income, 81 low income for seniors, 1 manager's unit).
- Utilized California's Density Bonus Law
- Immediately south of Metrolink Station (~75 feet)
- Adjacent to Omnitrans Bus Route 83 (Euclid Ave)
- Walkable location to Downtown Upland

Project Summary



Euclid Villas

- 120 S. Euclid Avenue
- 81 units (80, 1-bedroom units and one 2-bedroom manager's unit).
- Affordable to seniors (over 62) earning less than 80% of the AMI.
- Detached ground floor commercial building, 1,563 square feet.



Magnolia Villas

- 255 Stowell Street
- 93 units (73, 1-bedroom units and 20, 2-bedroom units).
- Affordable to households earning up to 80% of the AMI.

Existing Sites

Magnolia Villas



Euclid Villas



View on Stowell Street



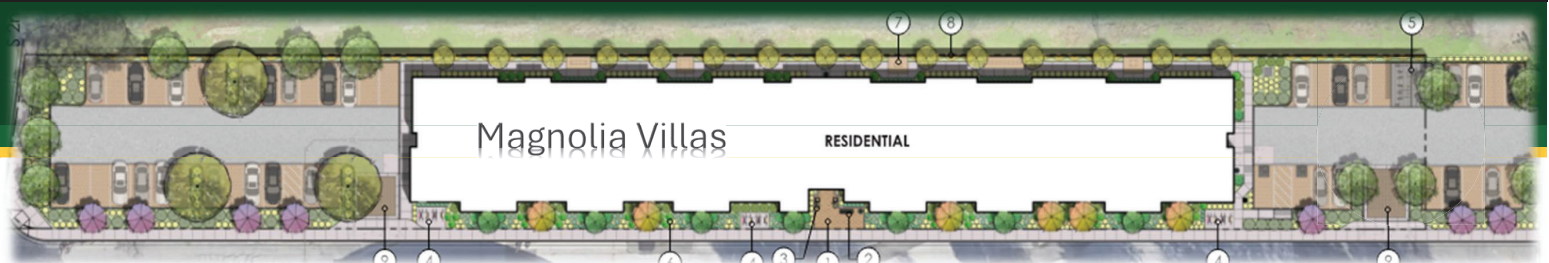
Background



- Atchison Topeka And Santa Fe Railroad Company until 1992, at which time SANBAG, now the San Bernardino County Transportation Authority (SBCTA), acquired the properties. Current property owner (applicant) acquired in 2023.
- The Magnolia Villas project site was previously used for citrus packing purposes, and for the manufacturing of Scheu smudge pots, and later used by various commercial/industrial uses. Demolished in 2016.
- The Euclid Villas project site was previously used as a lumber yard by Rugg Lumber from 1929 until approximately 1997, with the establishment of Hoyt Lumber Company thereafter. Demolished in 2012/13.

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Landscaping



Shoestring Acacia



Chinese Flame Tree



Holly Oak



California Fuchsia



California Fescue



Lavender Cotton



Magnolia "Little Gem"



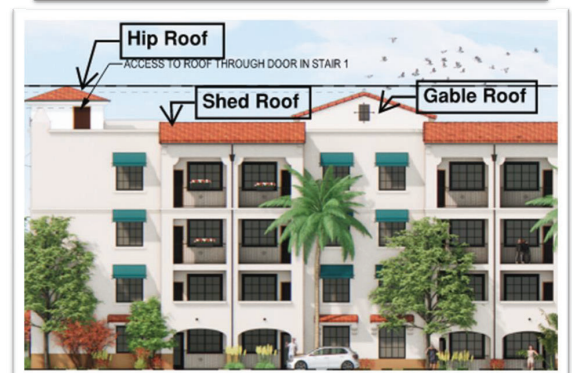
Sageleaf Rockrose



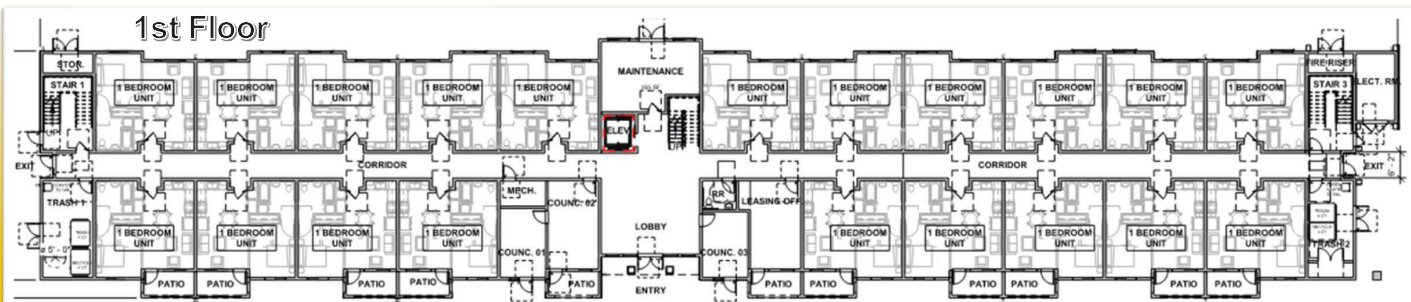
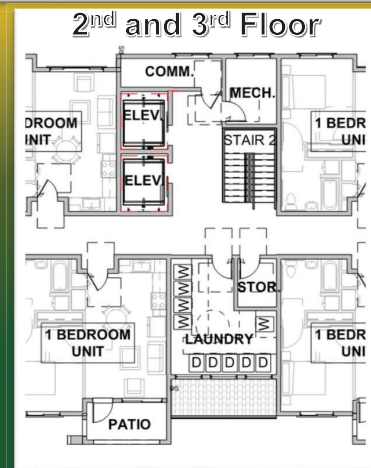
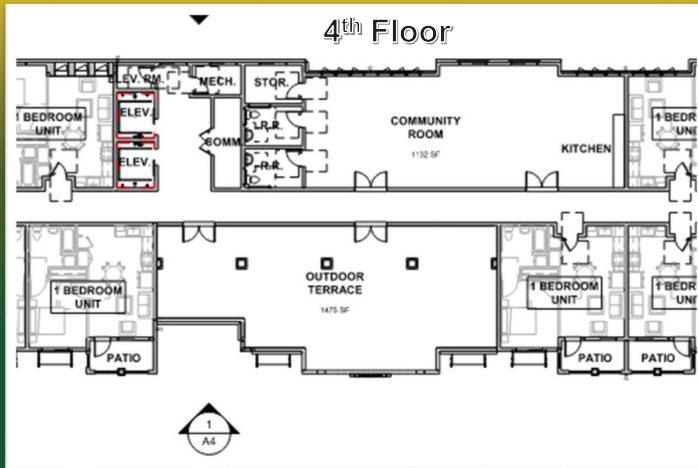
Magnolia Villas



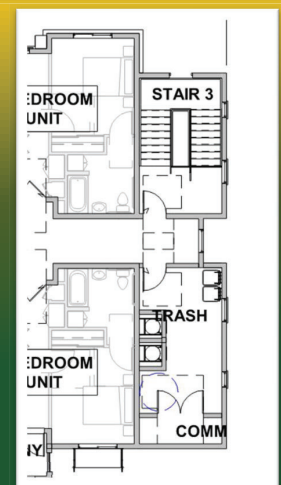
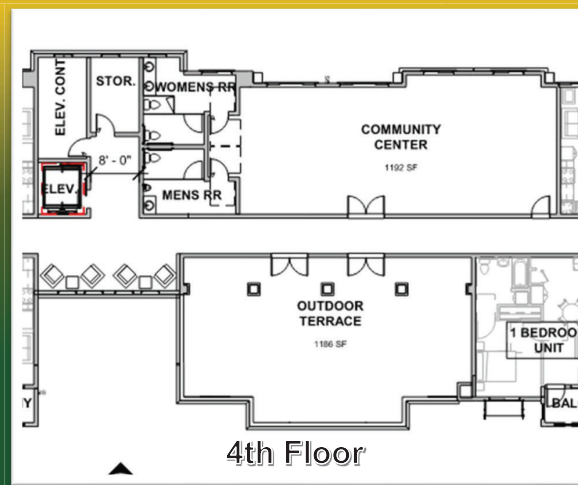
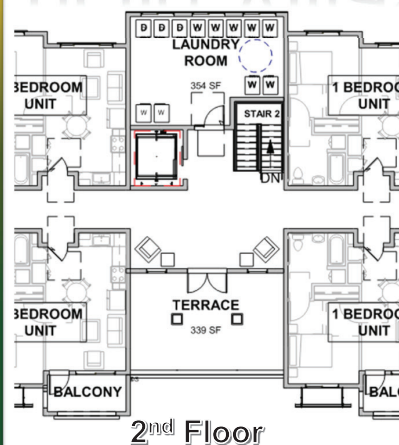
Euclid Villas



Magnolia Villas



Euclid Villas



Floor Plans



Euclid Villas

Magnolia Villas

Bedrooms	Bathrooms	Sq. Ft.	Total Units	Bedrooms	Bathrooms	Sq. Ft.	Total Units
1	1	497	80	1	1	497	73
2	1	706	1 (mgmt.)	2	1	706	20 (1 mgmt.)



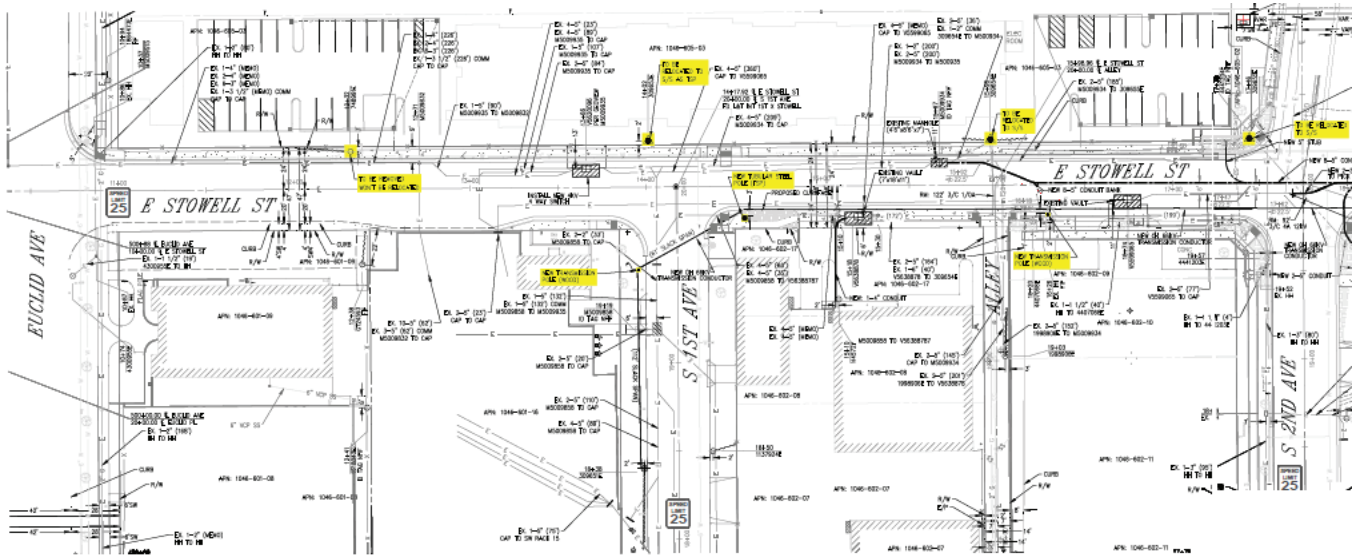
Presentation



- RUSH Grant Project

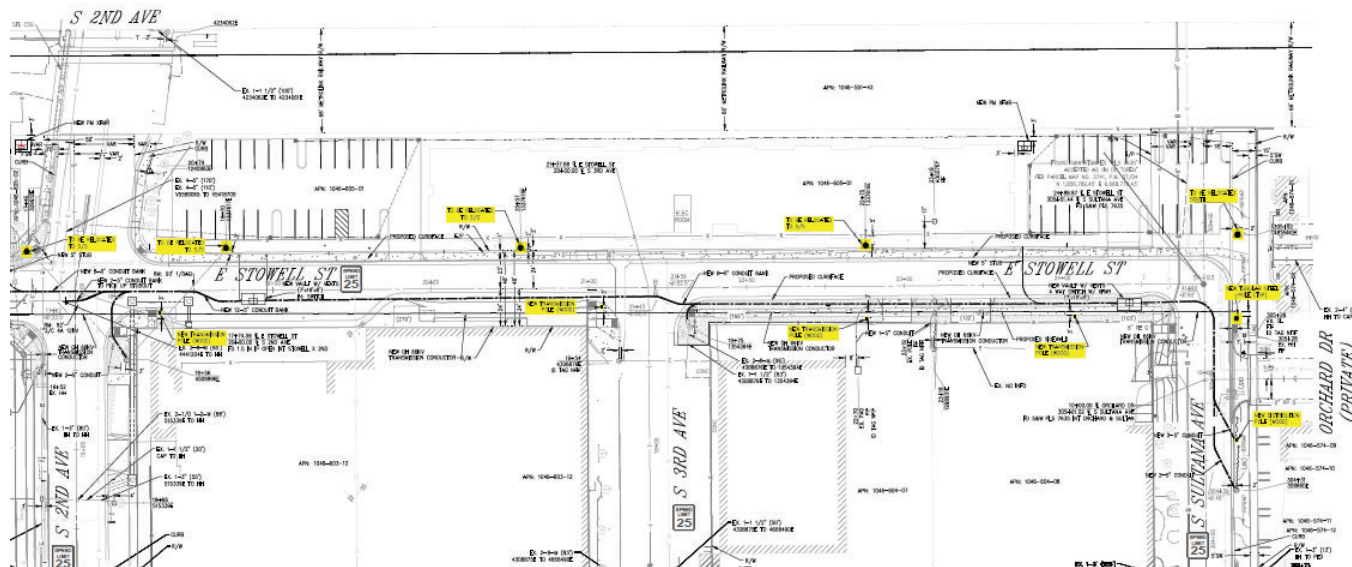
RUSH Grant Project

Stowell Street – West Half – Utility Pole Relocation Design



RUSH Grant Project

Stowell Street – East Half – Utility Pole Relocation Design



RUSH Grant Project- Storm Drain

