San Dimas, California
John S. Sorcinelli (RIBA)
Design Source Studios
Prepared by

Design Guidelines
Town Core

San Dimas
symbolic center of the town.

San Dimas, it is the heart of and
Bonita Avenue is "Main Street" in
their slice of traditional American life.

American hearts and minds that it has
an image so deeply imbedded in
the essence of the American consciousness. It is
This image of Main Street symbolizes
American by Design.

Professional people, "professional people," they were ever built, were remodeled and
around town ... spotlight stories as they
and open to luminaries at either end. The
and witty than rest of the town.

Industrial area above the tracks off less
The image of town is an emblem to the
of Main Street is easily confused. In
for generations. The general appearance
but clearly the heartland of the nation
steet of mind, a sort of which. It is what
than a place name to Americans. It is a
"Main Street." Of course, it is much more

American town center, dominated by a
downtown San Dimas is a prime

been affected by the 210 freeway.

Welcome visitors and shoppers. This
neighborhood San Dimas, and then
from Arrow Highway to downtown

Bonita Avenue runs north-south and
town borders of San Dimas and
Bonita Avenue, however, runs from one
downtown area San Dimas's counterparts
representing its central and most

Downtown
Shopping malls are the primary commercial activity in many American communities. The success of a shopping center depends on a strong bench of retail stores that complement each other. The shopping center's design should be such that visitors are drawn to it by a combination of factors, including convenience, attractiveness, and recognizable features. All of these elements contribute to the overall shopping experience.

The physical density of a downtown area can significantly affect the success of a shopping center. When combined with other factors, such as economic conditions and community pride, downtowns can become vibrant and successful commercial districts.

In downtown San Diego, an unimproved site was transformed into a successful shopping center by the introduction of new commercial and residential developments. The chamber of commerce has been a driving force behind the development of new retail and office spaces. The success of the new projects has contributed to the continued growth of the downtown area.
The key issues are: architectural quality of Bonita Avenue, coherence and continuity of the street, safety and quality of downtown sidewalks, pedestrian-friendly streetscapes, and retail, street furniture within the downtown district.

When considering the overall pedestrian improvements, pedestrian improvements should serve to reinforce those traditional processes to traditional development in the downtown and respect those processes up by the landscape treatment along Bonita Avenue. Neighboring districts of Bonita Avenue and the downtown districts should be continuous, cluster commercialize the frontage, sidewalks, treatments and street lighting.

The lack of pedestrian, public amenities in the town core, pedestrian linksages through the downtown shopping district and the pedestrian facilities throughout the downtown are key factors of pedestrian quality of Bonita Avenue. When considering the overall pedestrian improvements, pedestrian improvements should serve to reinforce those traditional processes to traditional development in the downtown and respect those processes up by the landscape treatment along Bonita Avenue.

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Thresholds at A1 & A2 crossing

Thresholds are outside the scope of these guidelines, pedestrian oriented land use policies and
independent of the implementation of

thresholds should be maintained to

incite all of Bonita Avenue. A rigorous
and off-street patience allowed can be extended to

a critical measure on the architectural

Wheeler Avenue and Arrow Highway. These

thresholds should be reassessed at

thresholds would be resolved. Furthermore, new

Avenue would be extended. Wheeler and San

Drums Avenue from Arrow Highway to Wheeler

Avenue should be used to unify all of Bonita

Avenue, development along Bonita Avenue

should be coordinated. Development along Bonita Avenue

should be coordinated. The effect of the

thresholds are consistent with the guidelines and

maintain development along a

are visually problematic and will remain
devlopment of this area exists. These issues

absorbed. No clear strategy for

taken advantage of or is it effectively

the dispersion of geometry has not been

affected by the dispersion of geometry. East and south

turns, a minimum number of stops are

supported and the off-street patience of

easier the environment is. In these cases the

reason can be found that the development of

ancillary, and the reconfiguration of

parks and the recreation area at its

the key geometry. This dispersion

the dispersion of geometry

an aesthetic, a psychological

and non-geometric dispersion occurs in the

psychological model of the downtown.

perceptual and are psychological

geometry. This dispersion is commendable,
maintaining a clear sense of the change in

where limits the access and limited stop.

along Bonita. Stabilization to the crossing

disrupts the traditional plan of

Two thresholds are identical at one

Thresholds at A1 & A2 crossing

The A1 & A2 real intersection at is a real

pedestrian dispersion of the intersection.

has resulted in a pattern of

off-street patience. This off-street

Avenue to east. Reconfigure road widenings

ment of Bonita Avenue. A

a psychological barrier to pedestrian flow is

where it exemplifies this threshold.

A

3.0 threshold on either side of San

Dimas Avenue and a

change of scale and development pattern on

traditional development pattern. The

economic dispersion across to the

no economic dispersion occurs in the
downtown. Unlike the real crossings,

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downtown. Unlike the real crossings,
Downtown San Dimas

GENERAL RECOMMENDATIONS:

- Develop areas for restaurants and cafes.
- Parking should be provided for outdoor tables.
- New construction and improvements should be developed.
- Existing streets should be retained.
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- Open spaces should be provided.
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null
Genevieve Walker (Mrs. Harry)

Whitney circa 1954

I have loved it from that day to this. With snow ... it was beautiful. And I
green: the mountains were covered
transformation. Everything was
California rain. And what a
It rained, it rained, a real
empy. To say I was disappointed plus
in sight ... and some of them were
around, not more than a dozen houses
dry ... and dusty ... I took a look
no rain for months and everything was
supposed for words. There had been
November 1894, I was 100

When we arrived at the station in
John S. Socoloff, RIBA, Design Source Studios

Prepared by

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Gary Harskamp, Commissioner
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Dennis Betton, Councilman
Curt Morris, Councilman
Sandy Mertens, Mayor Pro-Tem
Terry Dipple, Mayor

City Council

City of San Dimas

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Canyon, San Dimas

*San Dimas Orange Packing House, 1928.*

History

The town of San Dimas was located at San Dimas Ave and the At & S.F. R.R.

San Dimas Orange Packing House.

Located at San Dimas Ave and the At & S.F. R.R.

The town of San Dimas was

**History**

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Located at San Dimas Ave and the At & S.F. R.R.

Canyon, San Dimas

The name of the Rancho San Jose and the name of the Rancho San Jose and the company assigned to irrigate the Rancho, nearly eight thousand acres.

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Using the Guidelines

Guidelines Organization

Purpose of the Guidelines

Along this section of Pondale Avenue, the Town of New Haven, CT, is focused on enhancing the quality of life in the neighborhood. pondale Avenue is being developed for residential and commercial purposes. This section includes a graphical representation of the residential and commercial buildings. The section outlines the history of the neighborhood and provides an overview of the Town Core and Pondale Avenue. This section also includes recommendations for the development of Pondale Avenue.

1. Check the Town Core Areas map on page 1. Check the Pondale Avenue is located within the Town Core.
2. Check with the planner's staff to determine if your historic building is listed as a historical building. Buildings that are not listed are eligible for rehabilitation.
3. Review the pertinent section: Town Core/Residential
4. Review the Appendices for the detailed guidelines.
5. Choose the Pondale Avenue/Green Plan for detailed guidelines.

Downtown Commercial Buildings

The Town Core is a significant architectural area. The Town Core is located within the Town Core and Pondale Avenue. The section outlines the history of Pondale Avenue and the role of Pondale Avenue in the community. The physical parameters and boundaries that define Pondale Avenue are explained. The section provides an overview of Pondale Avenue and the role of Pondale Avenue in the community. The section also includes recommendations for the development of Pondale Avenue.

The guidelines are organized into three major sections:

- Rehabilitation in the Town Core
- New construction and rehabilitation
- New construction and rehabilitation recommendations

These guidelines reinforce recommendations that reinforce new construction and rehabilitation and new construction recommendations. These guidelines also identify and describe the various building types within the Town Core.

To identify and describe the various building types within the Town Core, the guidelines provide recommendations for both public and private improvements. The Town Core is located within the Pondale Avenue and Pondale Avenue fabric. This section provides an overview of the Pondale Avenue characteristics.
the San Dimas Historical Society
Secretary and past president of
Martha Quinlan

commercial growth. With these accomplishments in mind, our citizens, Our Civic Center, and the San Dimas Historical Society, are preparing for the future.

One of the most significant landmarks in San Dimas is the Original San Dimas School, which was established in 1889. The school served as a center for education and culture for the community.

In 1950, San Dimas incorporated for the first time, following a vote by its citizens. This incorporation was the result of a long process of growth and development, and it paved the way for future growth and prosperity.

The incorporation of San Dimas, along with its rich history and cultural significance, has made it a desirable place to live and work. The city continues to grow and develop, and its citizens are proud of their community's achievements.

In conclusion, San Dimas is a place of opportunity and growth. With a strong sense of community and a commitment to the future, the city continues to thrive and flourish.