### PROPERTY OVERVIEW

- **Address:** 344 W. Bonita Avenue  
- **APN:** 8386-021-913  
- **Ownership:** City of San Dimas*  
- **Lot Size:** Approximately 3.57 Acres  
- **Zoning:** Creative Growth – Frontier Village

### SELECTION PROCESS

- **June 2019:** City solicits offers for Property  
- **Sept 2019:** City receives offers/letter of interest from 3 buyers/developers  
- **Dec 2019/Jan 2020:** City Council* directed staff on negotiations with Pioneer Square, LLC (PSQ) for price/terms of potential transfer of the Property, including a possible exclusive negotiating agreement for future City Council consideration.

### VISION FOR THE SITE

City desires to confirm viability of a project that could include:

- Boutique hotel, retail, restaurants and/or other complementary and compatible land uses  
- Pedestrian connectivity for a daytime & nighttime environment and adjacency to transit  
- Design elements that reflect the general character of downtown/San Dimas and transit orientation  
- Public amenities that integrate with the downtown neighborhood and serve the community as a destination and gathering place

### EXCLUSIVE NEGOTIATING AGREEMENT (ENA)

- **What:** Agreement between City and Developer (PSQ) to hold the property off the market while City and Developer negotiate the terms of the property sale.  
- **If ENA is approved, would require:**
  - Developer to fund and submit due diligence materials including market feasibility studies (hotel, residential, retail, other) and financial information sufficient for City to determine project acceptability and viability.

### PIONEER SQUARE LLC (PSQ) INITIAL PROJECT CONCEPT

- **Boutique Hotel:** Approximately 60-80 Rooms  
- **Commercial:** Approximately 28,000 square feet (SF) of uses including retail/restaurants/boutique market, potentially including Vromans Bookstore, Cassell’s Hamburgers, and approximately 15,000 SF of flex-space/creative office  
- **Residential:** Approximately 40-50 for sale units (townhouses and flats)  
- **Public Space:** Approximately 22,000 SF of Towne Square pedestrian walkways and amenities  
- **Parking:** Approximately 226 subterranean spaces

*Note: Initial project concept and land use mix as proposed by PSQ is preliminary and subject to change.*

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For any questions, please contact the following:

**City of San Dimas**  
Ken Duran, City Manager  
**Phone:** (909) 394-6214, **Email:** kduran@sandimasca.gov

*All references in this document to “City” refer to the San Dimas Redevelopment Successor Agency and “City Council” refer to the San Dimas Redevelopment Successor Agency Board.*
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