

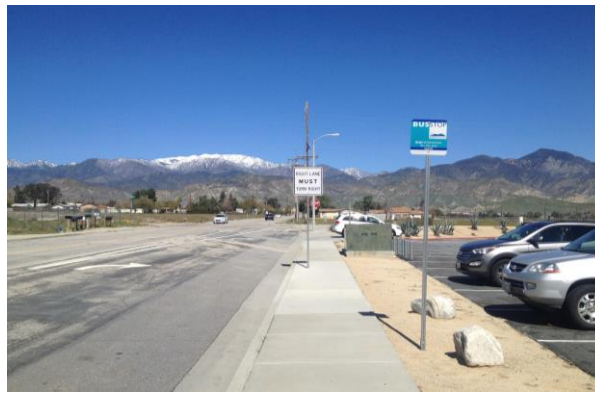


# Cabazon Community Plan

West Desert MAC – August 2, 2018



Bonita Ave. at future I-10 Bypass connection



Broadway, looking north at Community Center



James A. Venable Community Center



Cabazon Park



Main St. looking north at Morongo Casino



World's Biggest Dinosaurs



Looking South from top of Morongo Casino



Former Wheel Inn restaurant location

# GUIDING PRINCIPLES

## ***Balanced and Phased Components***

Balance the natural and built environment  
Respect the natural character of the land to minimize physical & visual impacts  
Promote sustainable design practices  
Create a jobs/housing balance

## ***Recreational and Open Space Components***

Provide a public open space corridor along Smith Creek  
Integrate open space corridors into future development to enhance the public realm  
Provide parkland and community gathering places to promote an active and healthy lifestyle

## ***Community Character***

Provide a community "heart"  
Promote the natural view corridors  
Provide a scenic open space spine as the unifying element of the community

## ***Heritage***

Protect and preserve the prominent open space and natural features  
Incorporate the rich historical heritage into the landscape, architecture & design elements

## ***Compatibility***

Develop land uses that are compatible across the project area, and with major stakeholders such as the Morongo Band of Mission Indians

## ***Connectivity***

Enhance and expand the public transit system  
Provide a multi-use trail system to enhance the outdoor experience  
Create both physical and visual connections to prominent community nodes



# POTENTIAL LAND USES

## Residential

Low Density to High Density  
Senior Community  
Affordable

## Retail Commercial

## Office

## Business Park

## Light Industrial / Logistics

## Transportation

Train Station / Multi-Modal Hub

## Civic

Government  
Police / Fire  
Post Office  
Library

## Cultural

Church  
Museums  
Performing Arts / Theater

## Medical / Health

## Education

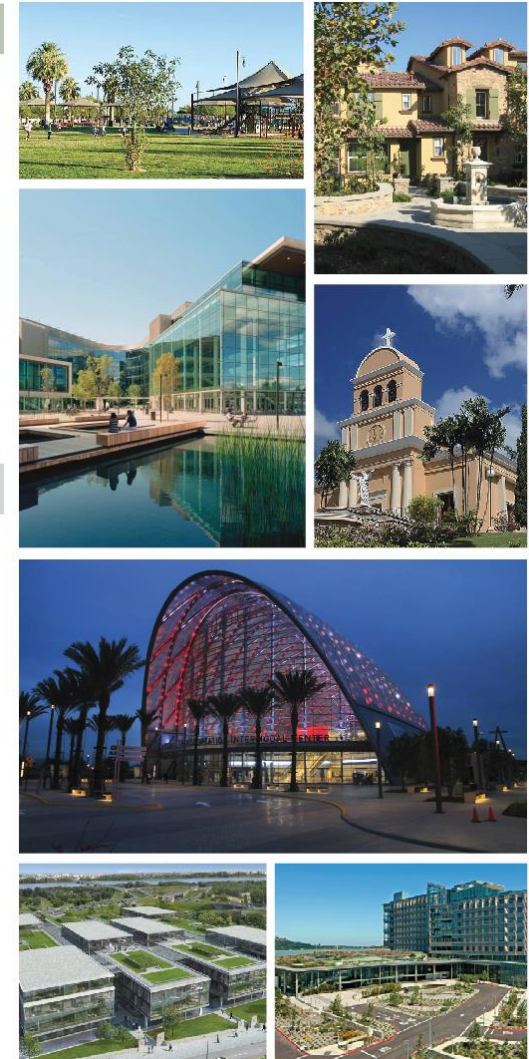
Elementary School  
Middle School  
High School  
College / University

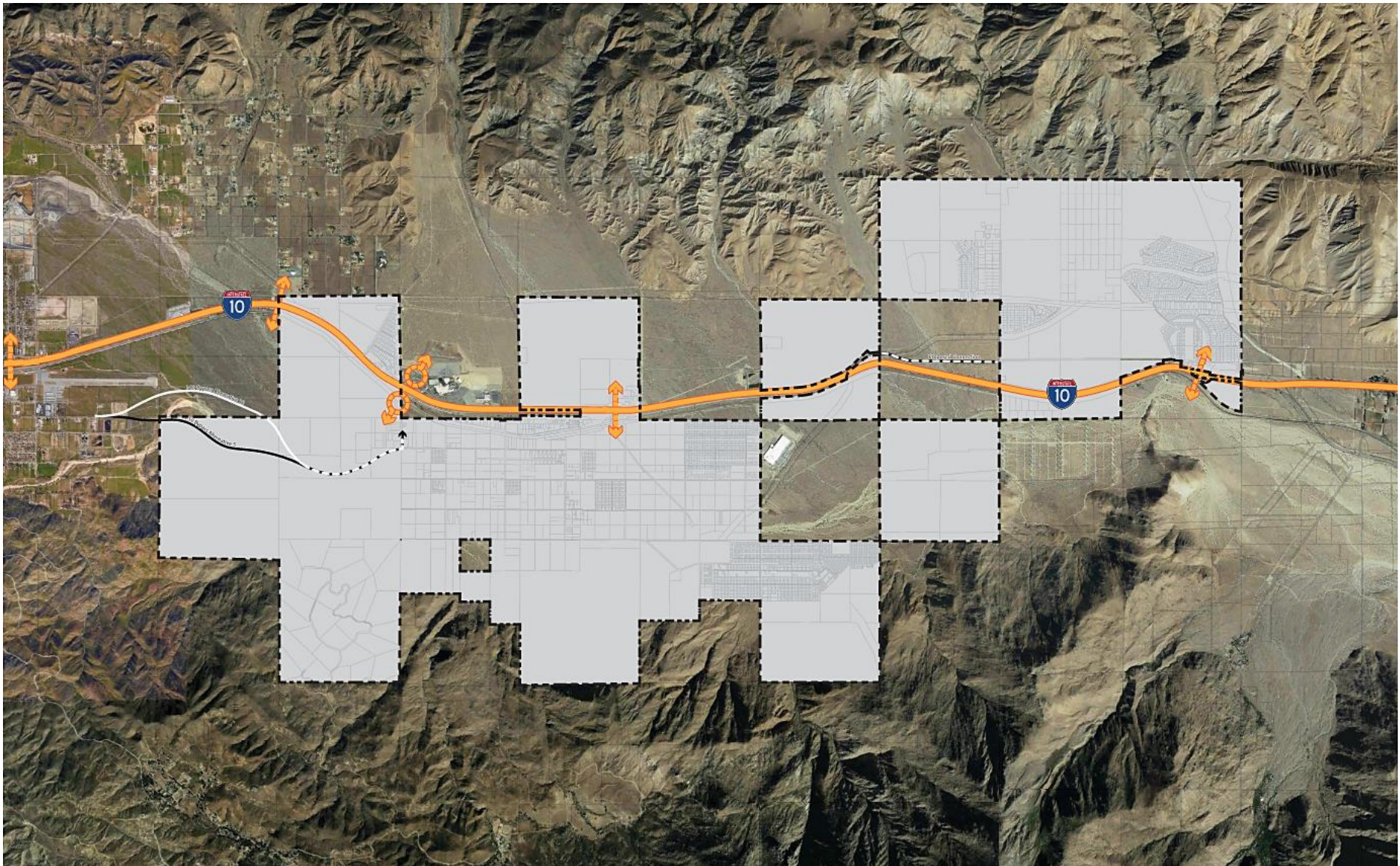
## Recreation / Parks / Trails

Theme Park  
Regional Park  
Neighborhood Parks  
Water Parks  
Golf Course  
Athletic fields  
Stadiums / Arena / Venues  
Action Sports  
Racetracks  
Trails  
Natural Open Space

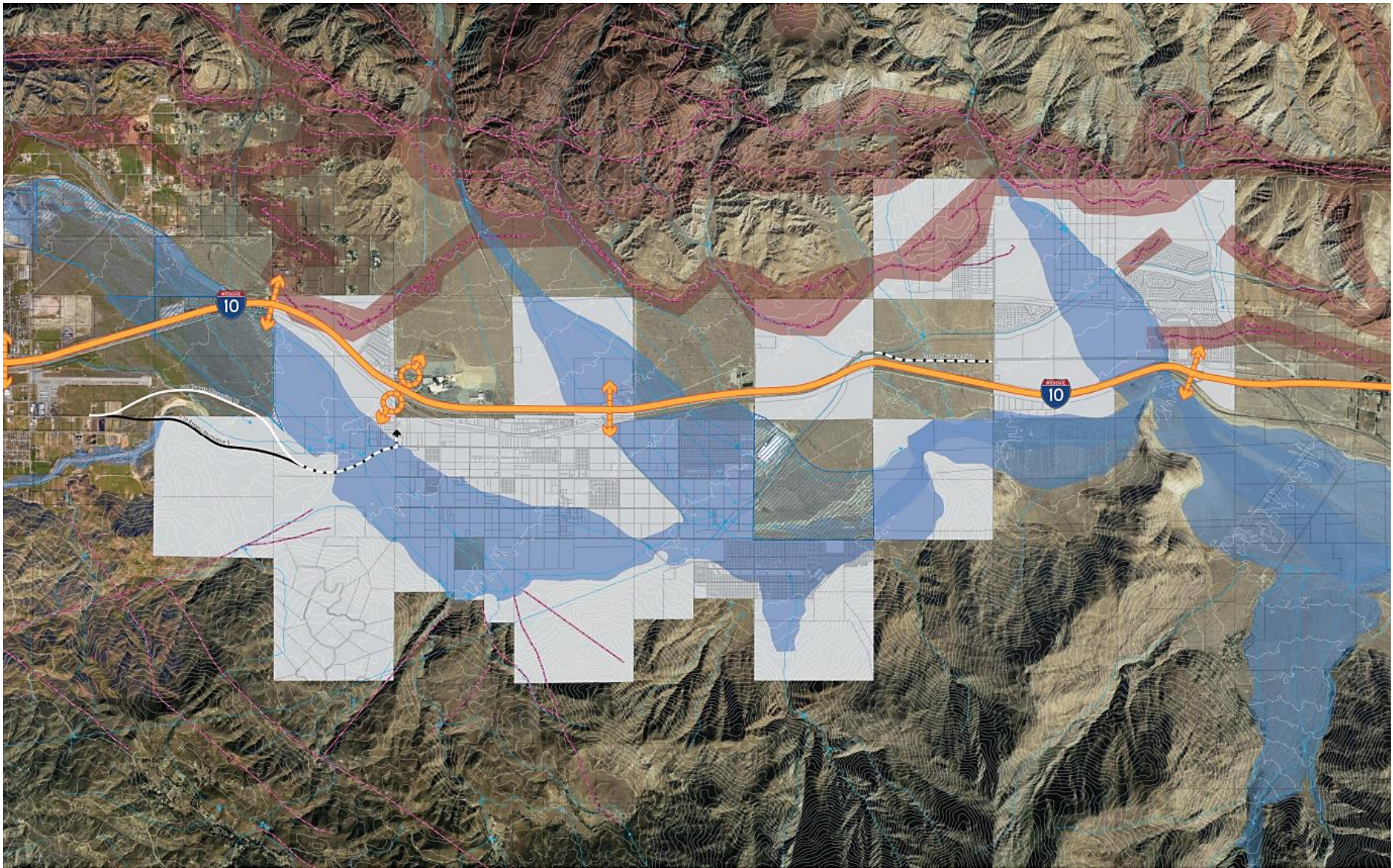
## Utilities

Electricity  
Water District  
Sewer Treatment  
Waste Management / Recycle  
Energy Production  
Solar Farm  
Wind Farm

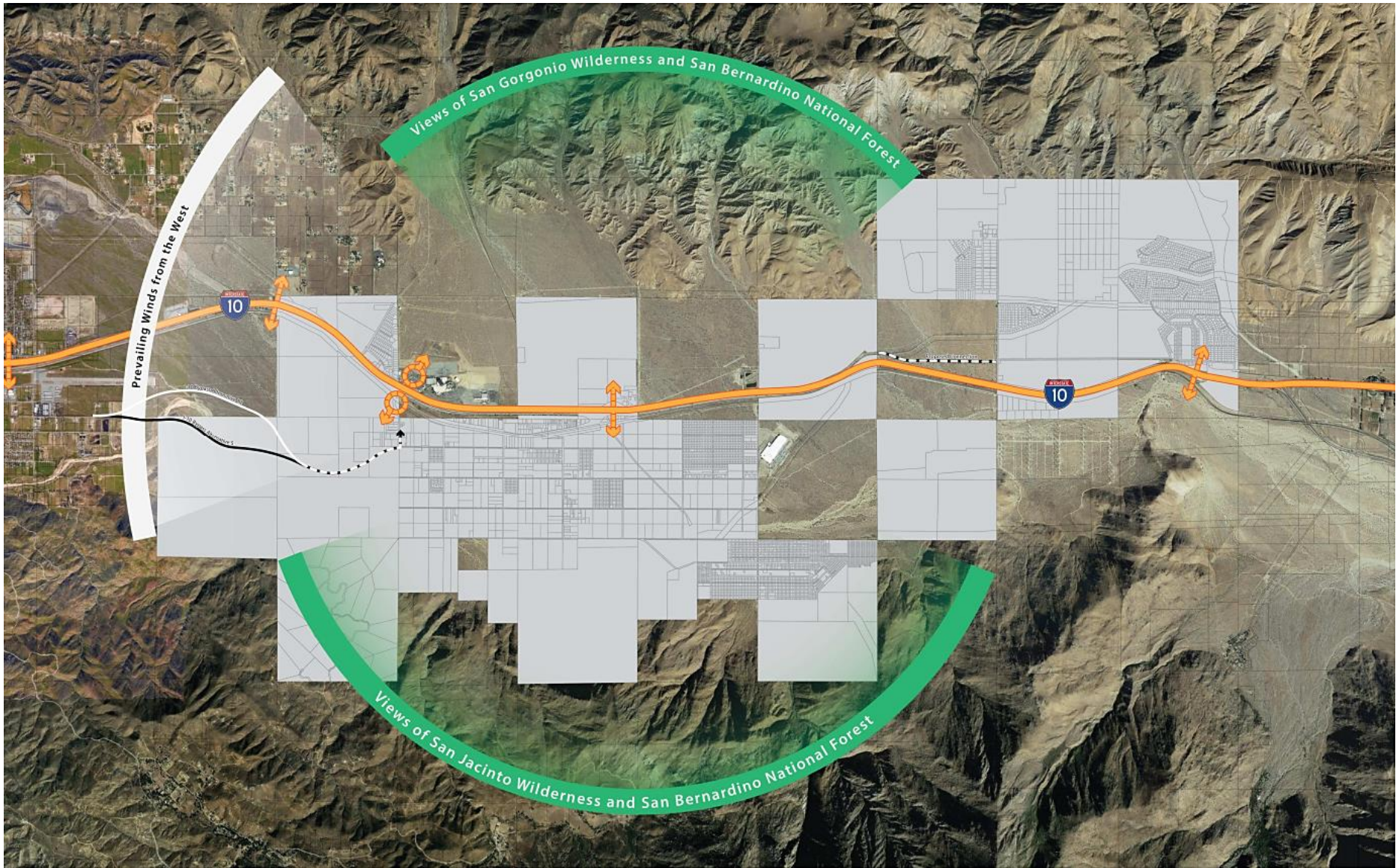




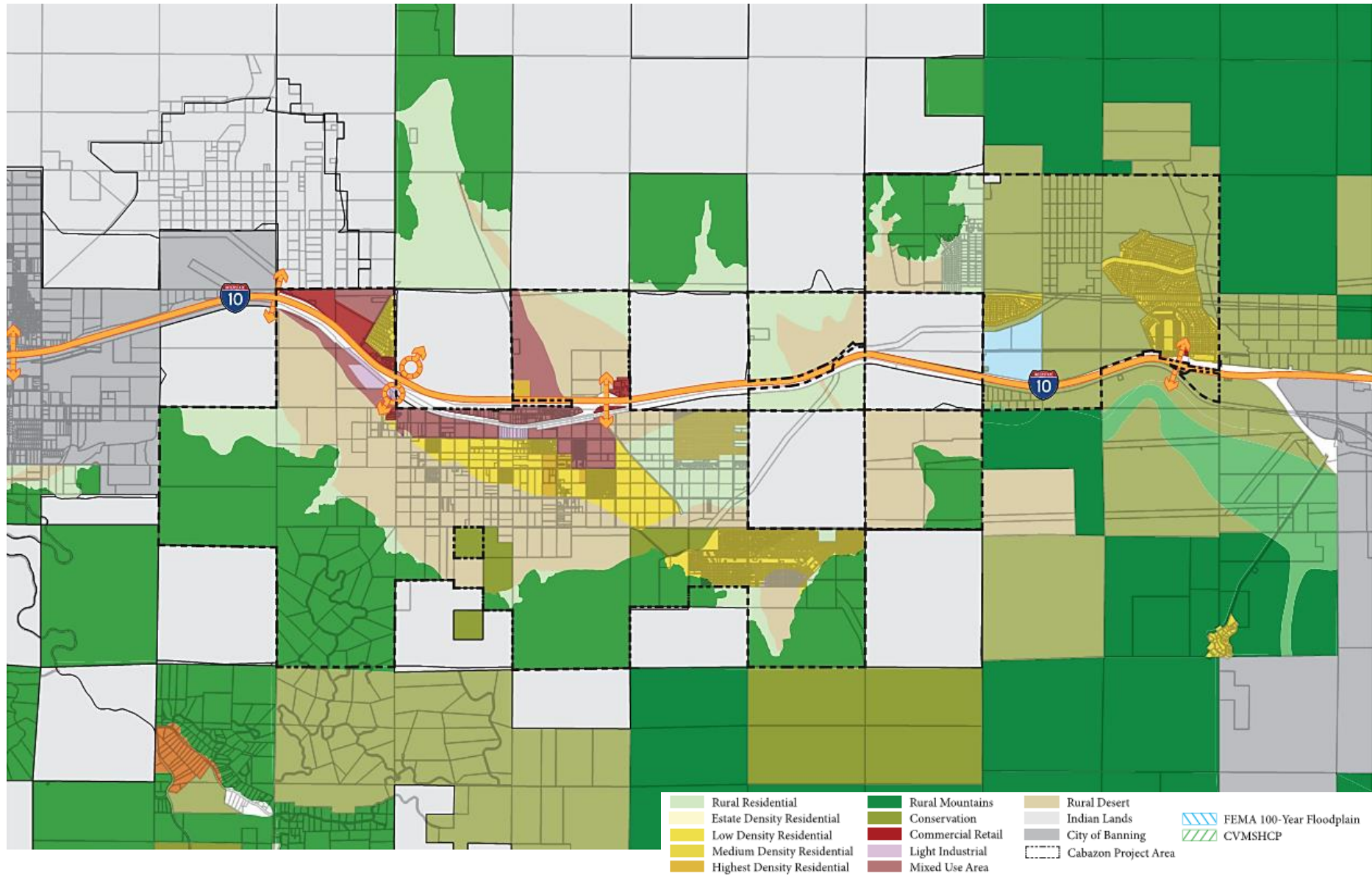
**PROJECT BOUNDARY (+/- 12,000 Acres)**



# SEISMIC AND HYDROLOGICAL FEATURES

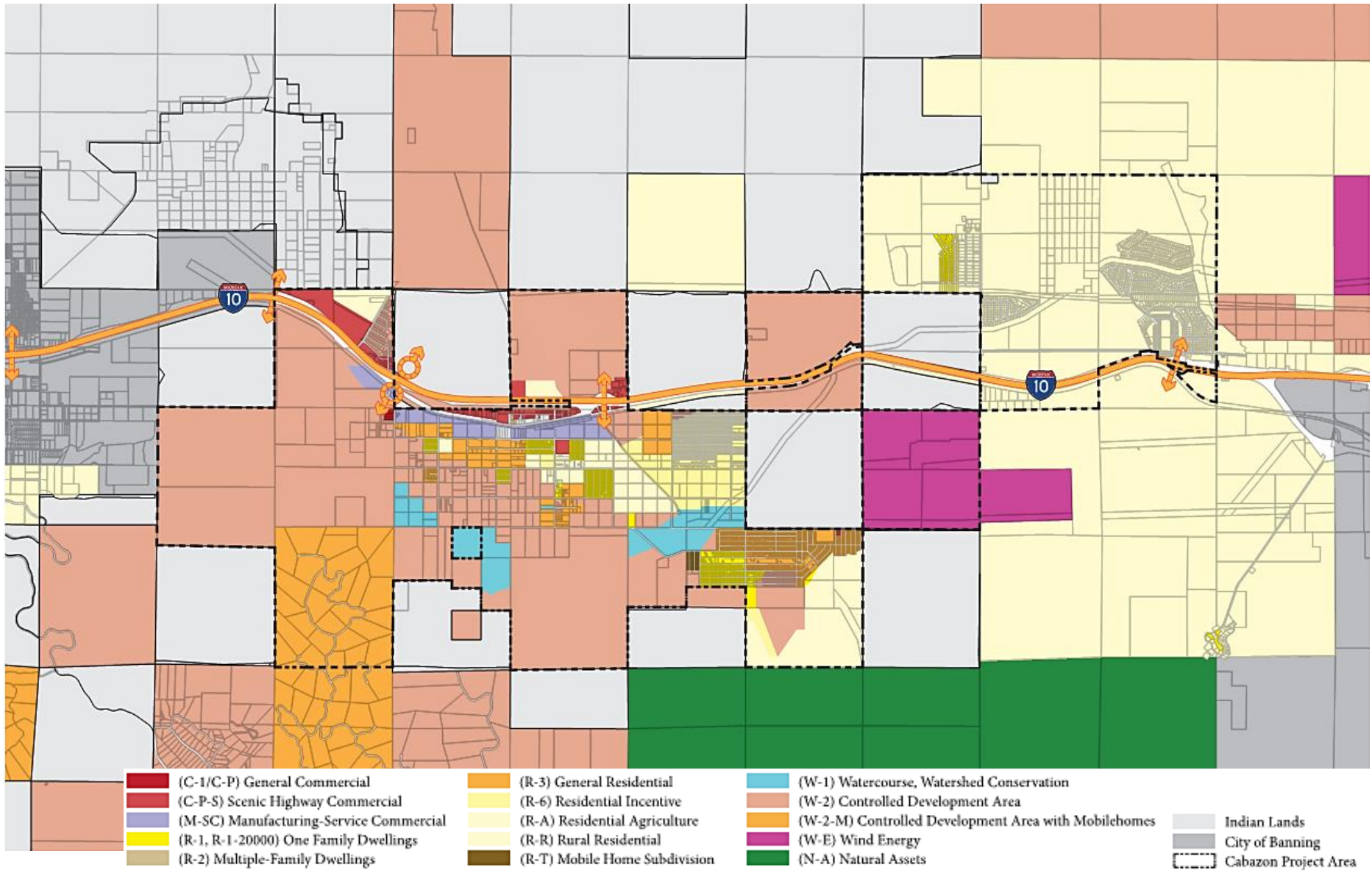


# PREVAILING WINDS AND VIEW FEATURES

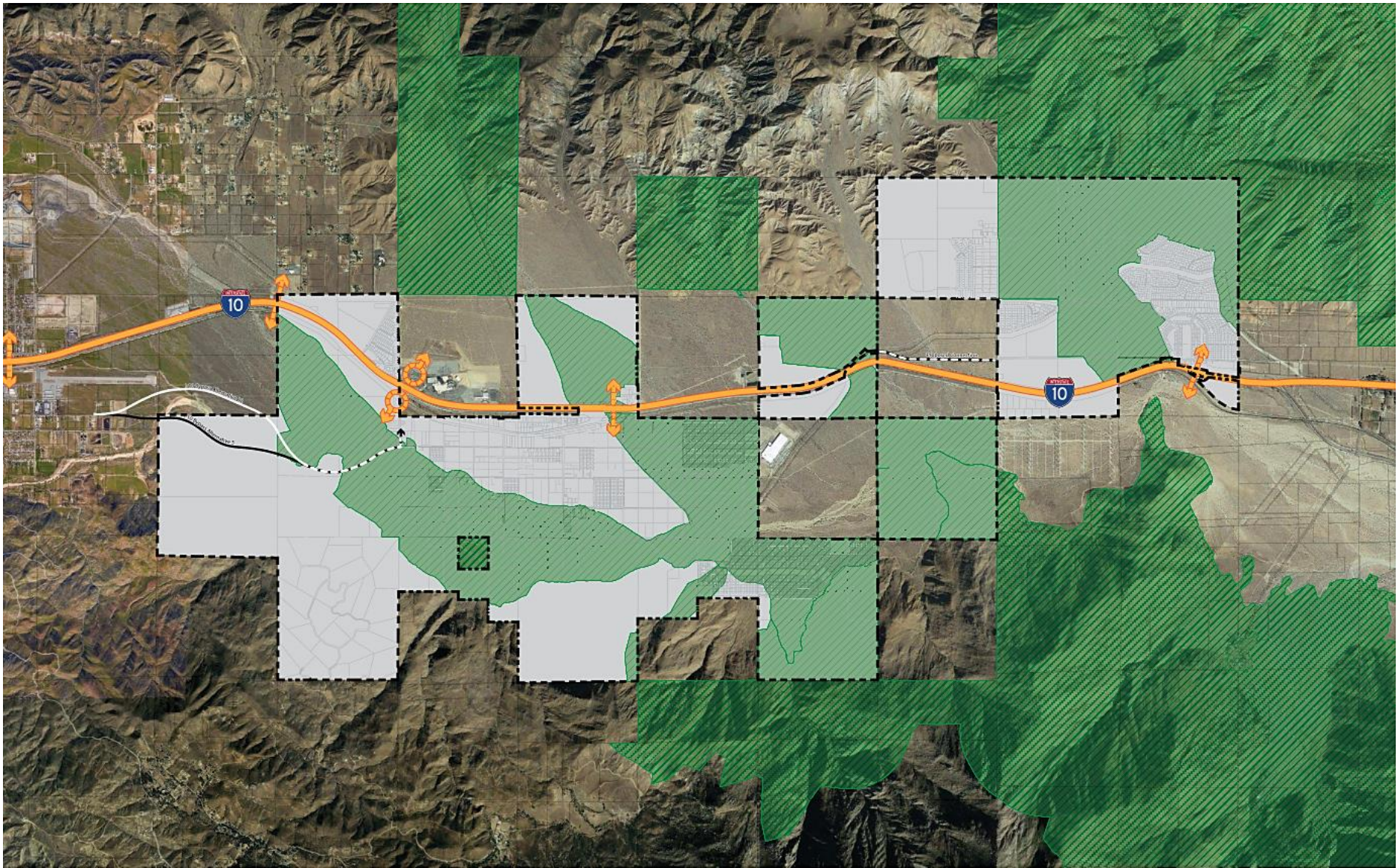


# EXISTING GENERAL PLAN LAND USES





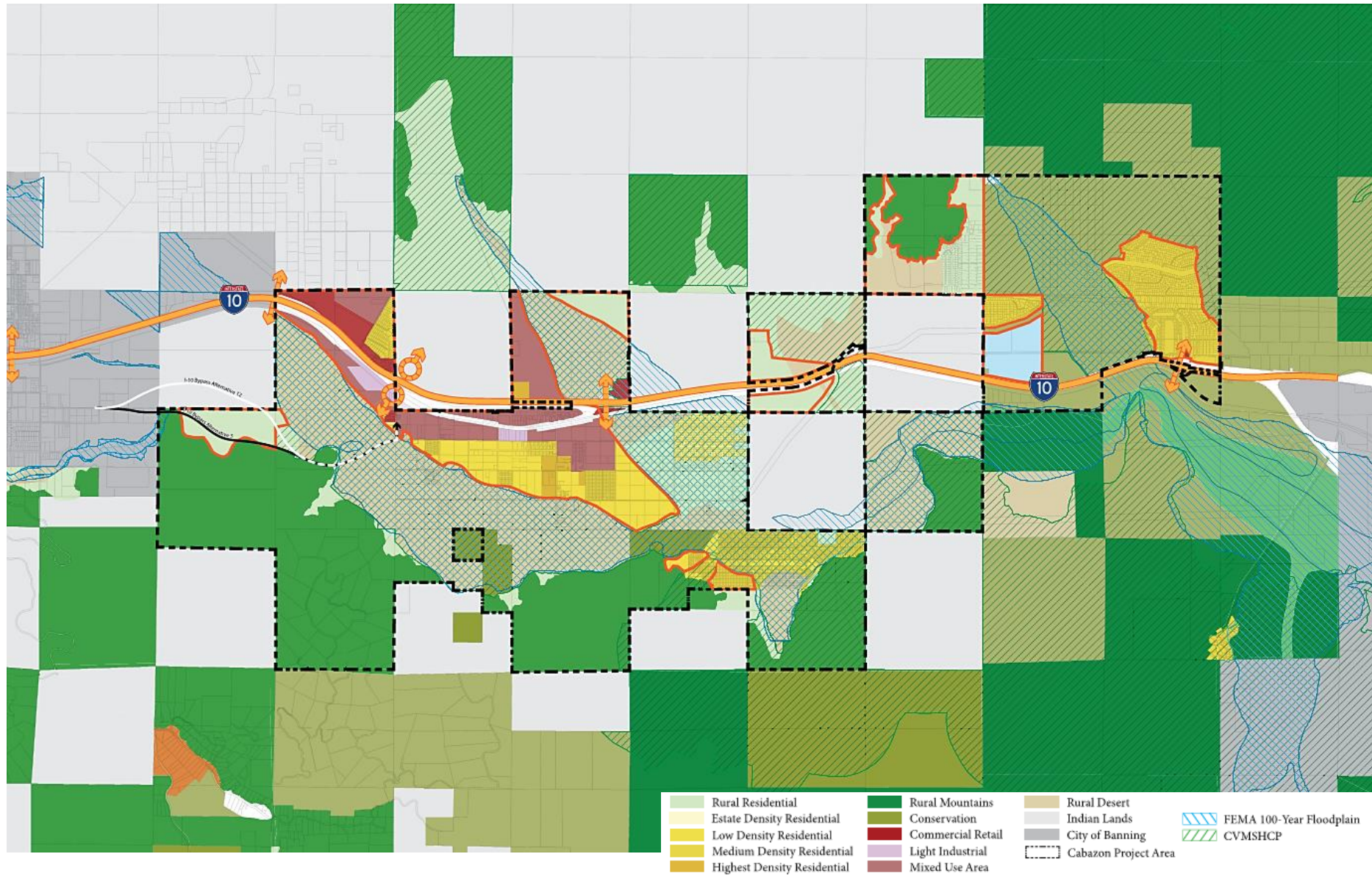
# EXISTING ZONING LAND USES



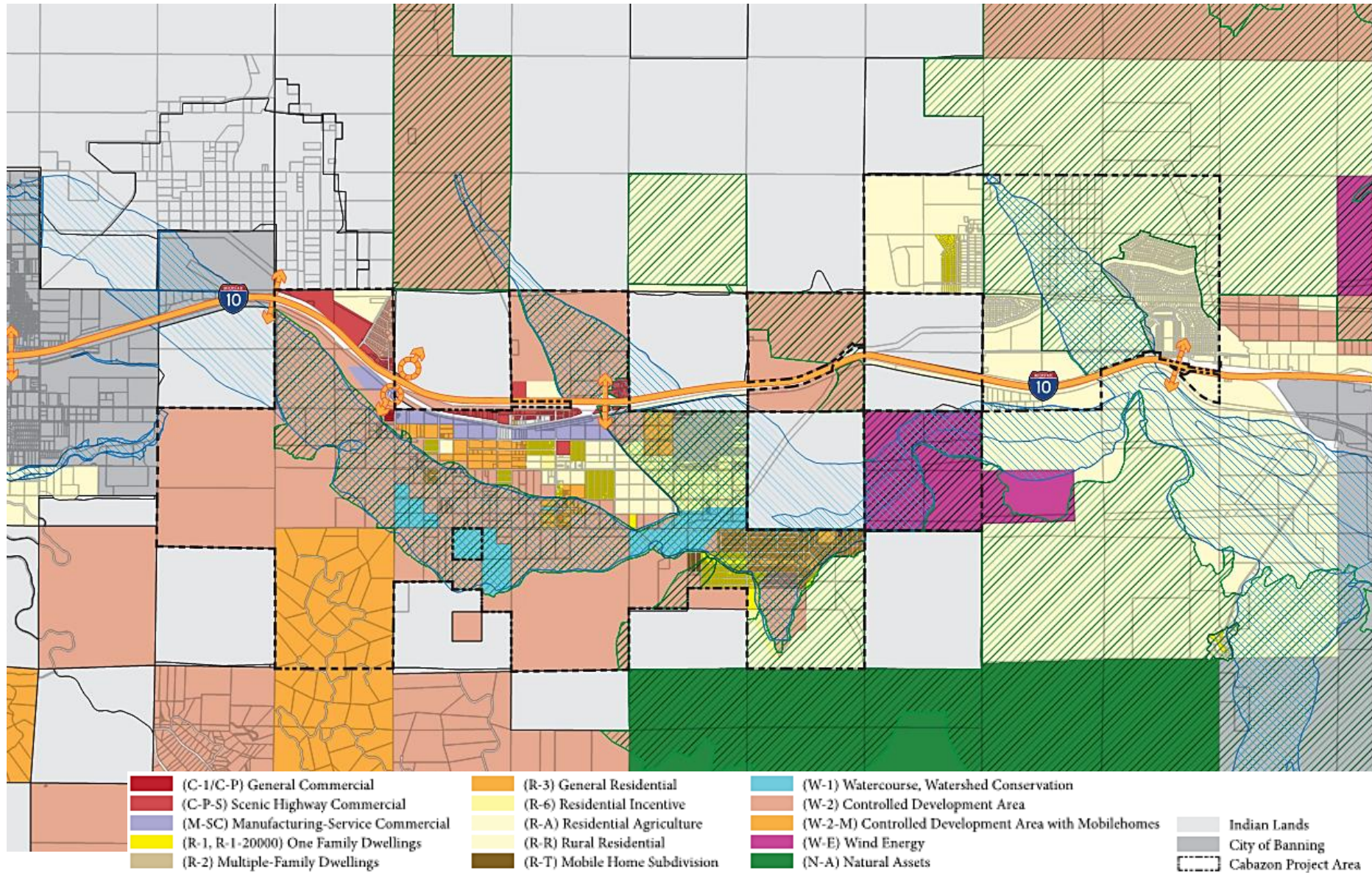
# CVMSHCP ZONES

Coachella Valley Multiple Species Habitat Conservation Plan





# OVERLAY: GENERAL PLAN, CVMShCP, FLOOD ZONES



# OVERLAY: ZONING, CVMSHCP, FLOOD ZONES

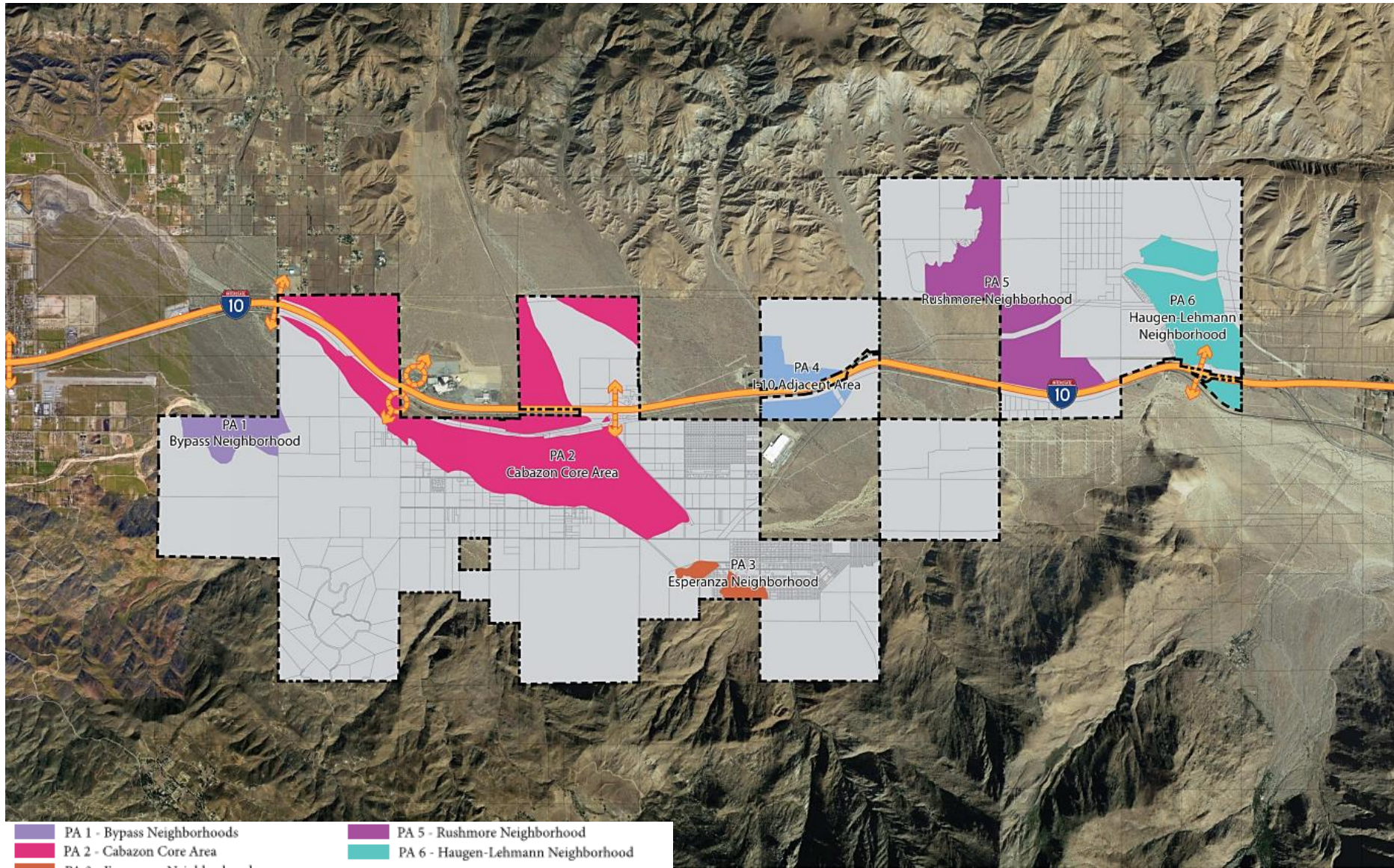


Cabazon Community  
Center Area\*

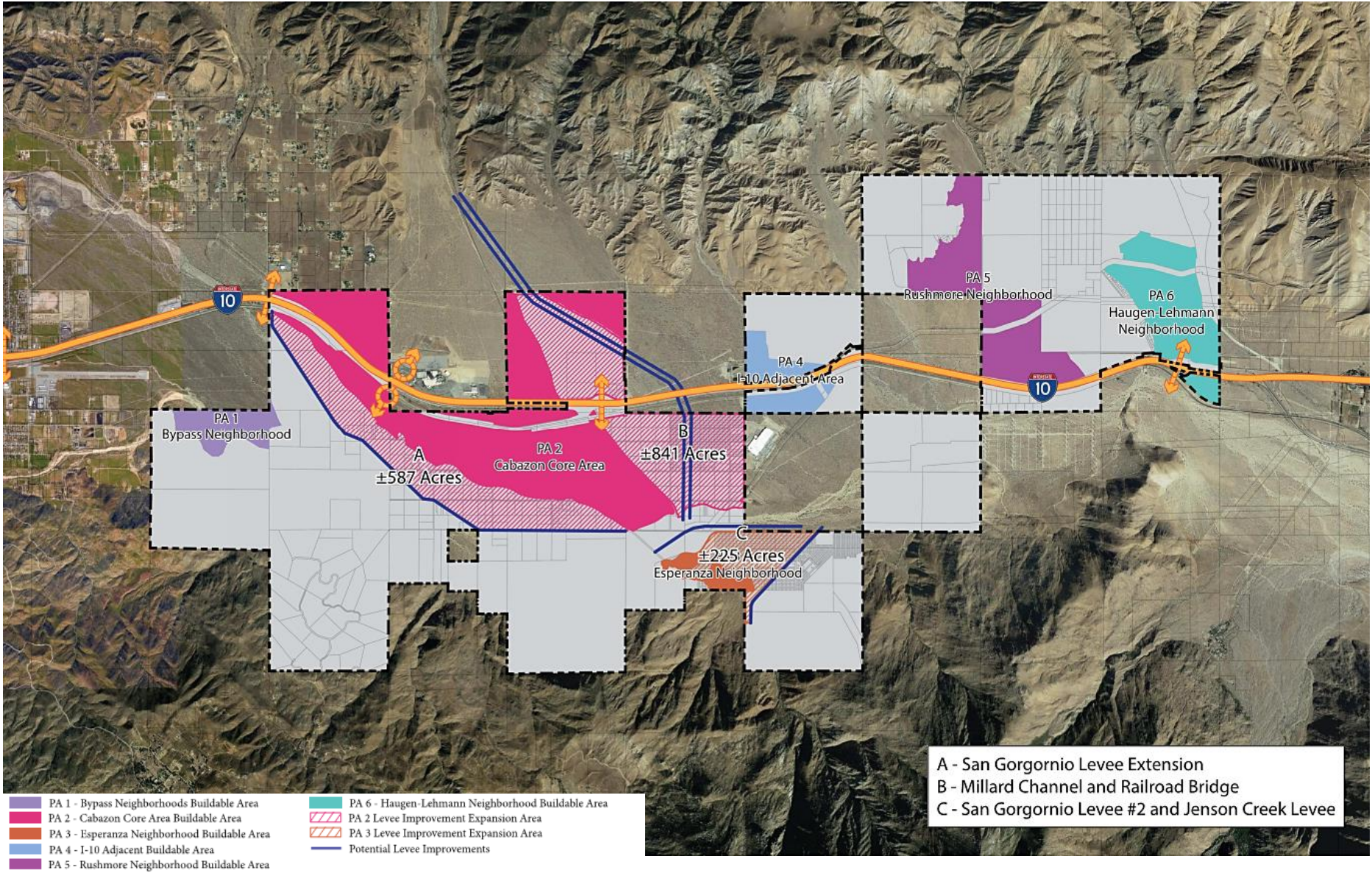
# CABAZON COMMUNITY CENTER AREA

\*Minimally Constrained Development Area












# BUILDABLE AREAS (Outside Flood & CVMSHCP)



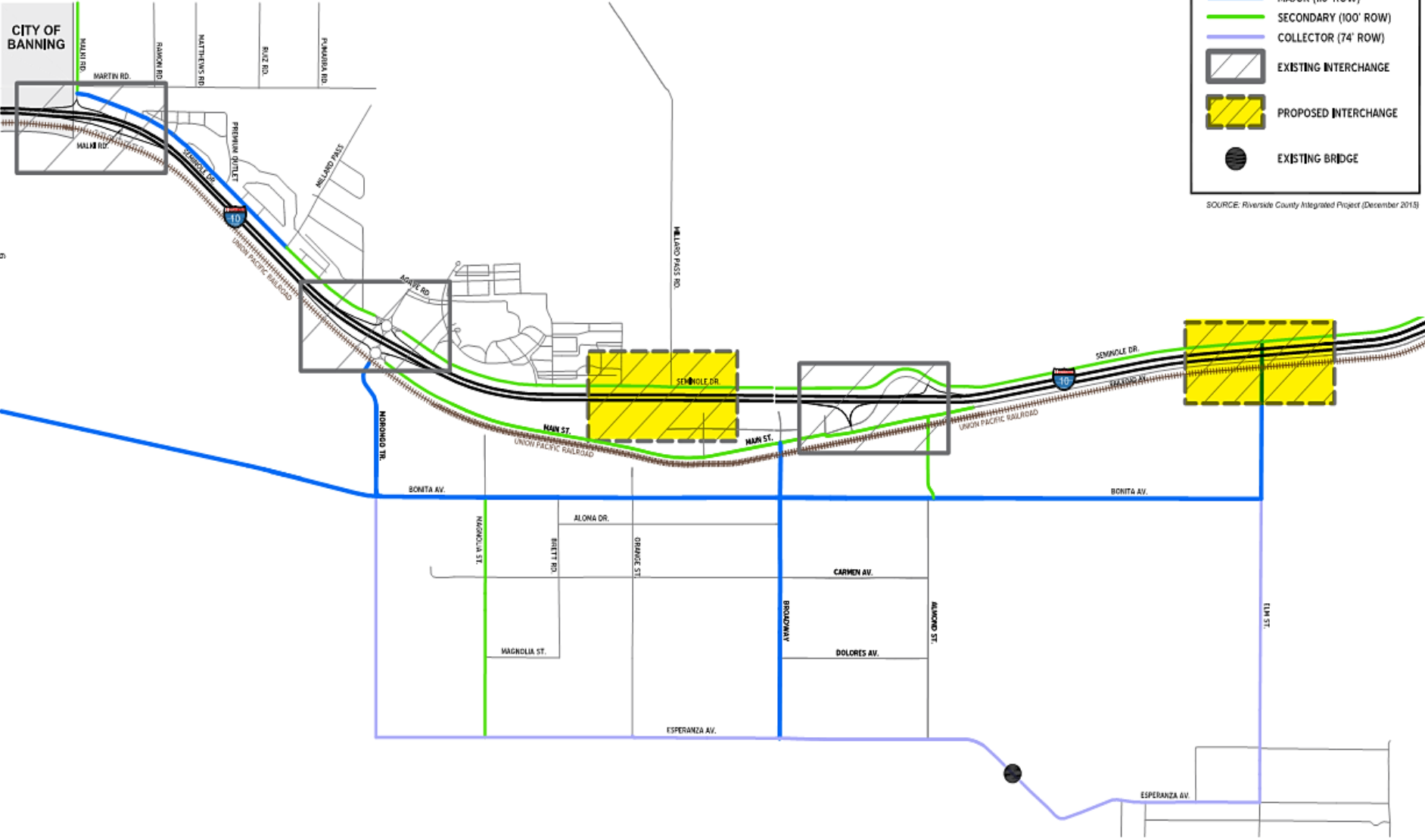
# POTENTIAL OPPORTUNITY AREAS



**LEGEND:**

-  FREEWAY (VARIABLE ROW)
-  MAJOR (118' ROW)
-  SECONDARY (100' ROW)
-  COLLECTOR (74' ROW)
-  EXISTING INTERCHANGE
-  PROPOSED INTERCHANGE
-  EXISTING BRIDGE

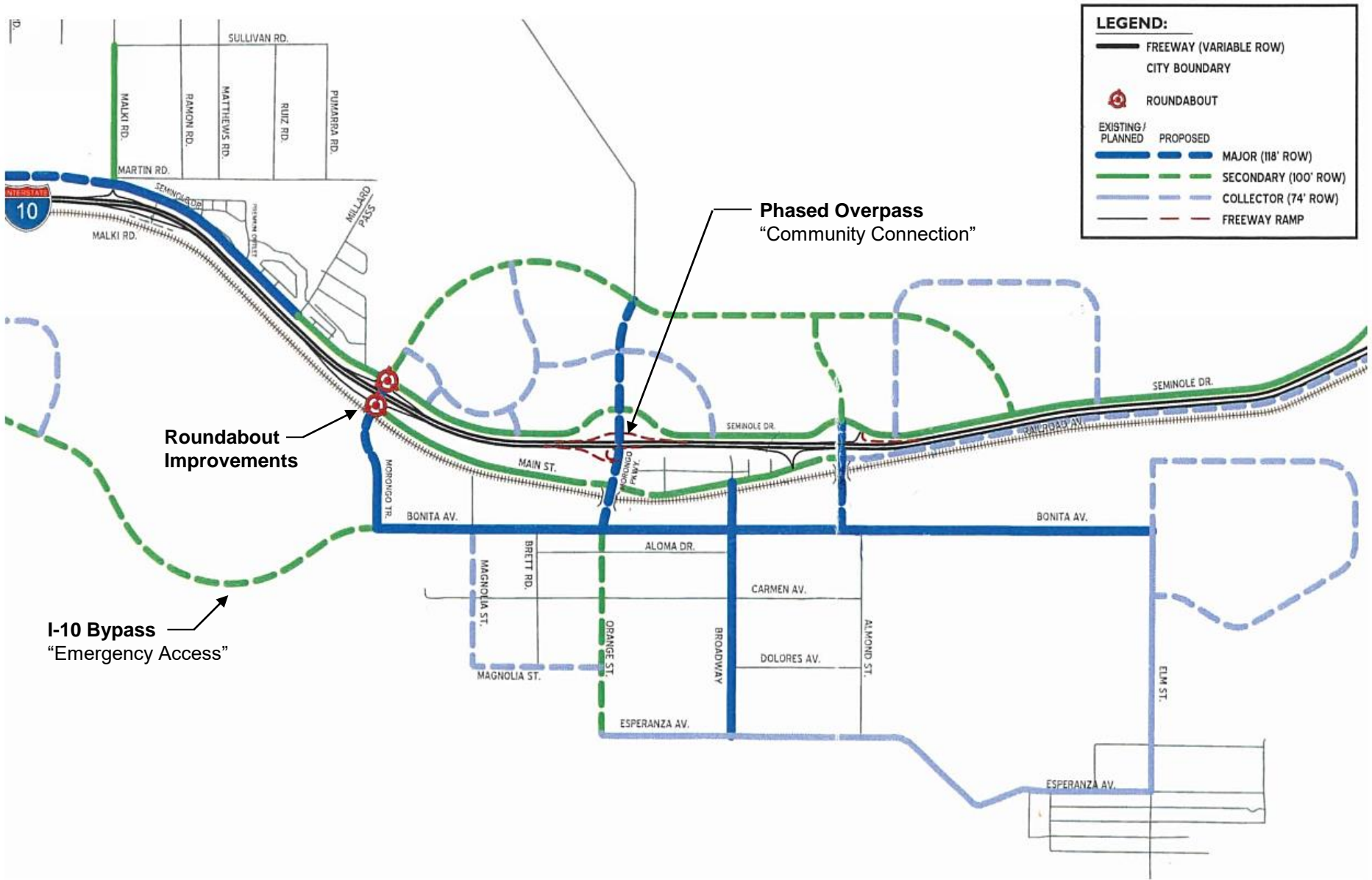
SOURCE: Riverside County Integrated Project (December 2015)



# EXISTING GENERAL PLAN CIRCULATION







**LEGEND:**

- FREEWAY (VARIABLE ROW)
- CITY BOUNDARY
- ⊗ ROUNDABOUT
- EXISTING / PLANNED
- MAJOR (118' ROW)
- SECONDARY (100' ROW)
- COLLECTOR (74' ROW)
- FREEWAY RAMP

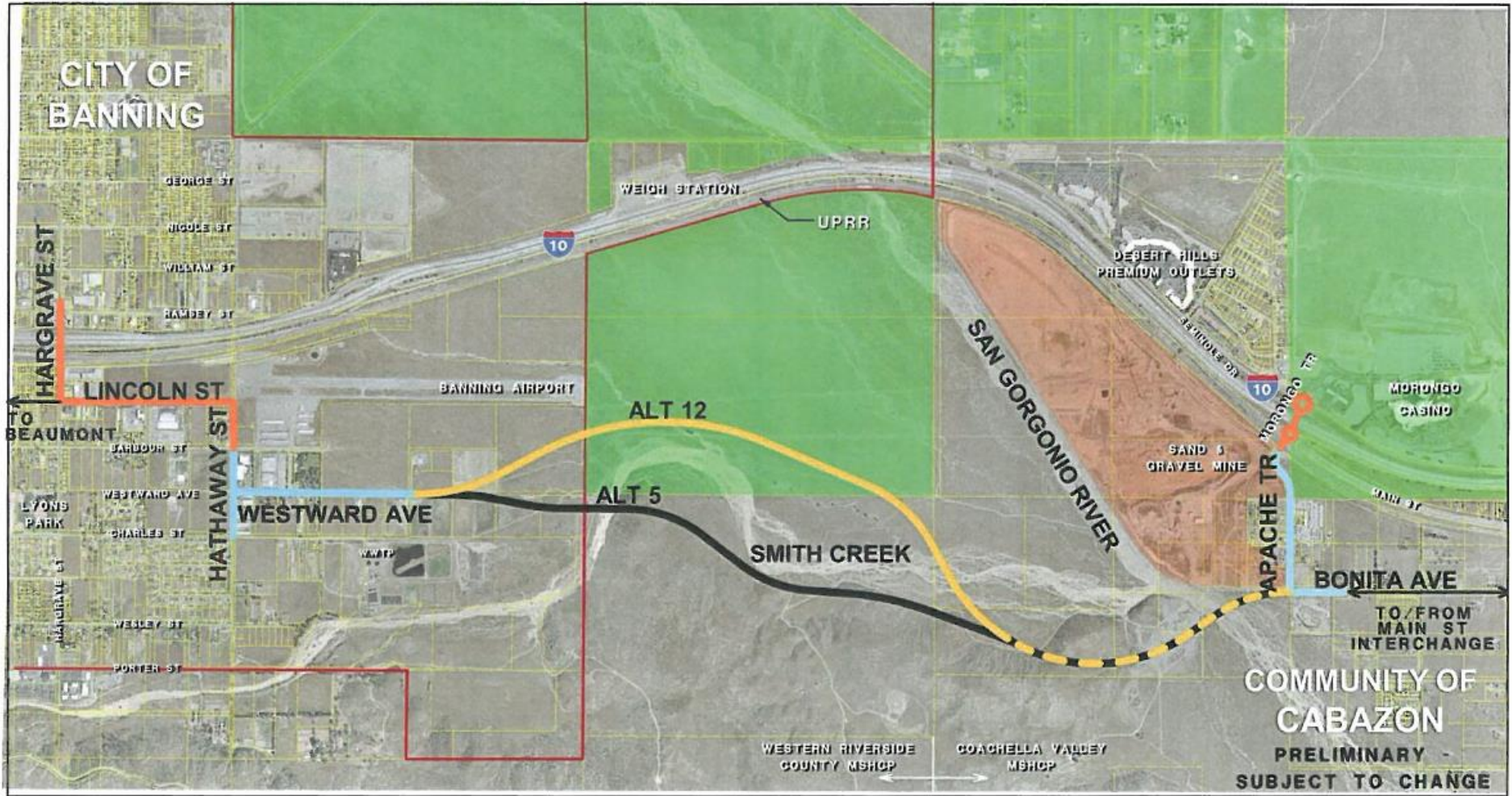
Roundabout Improvements

I-10 Bypass  
"Emergency Access"

Phased Overpass  
"Community Connection"

# POTENTIAL CIRCULATION





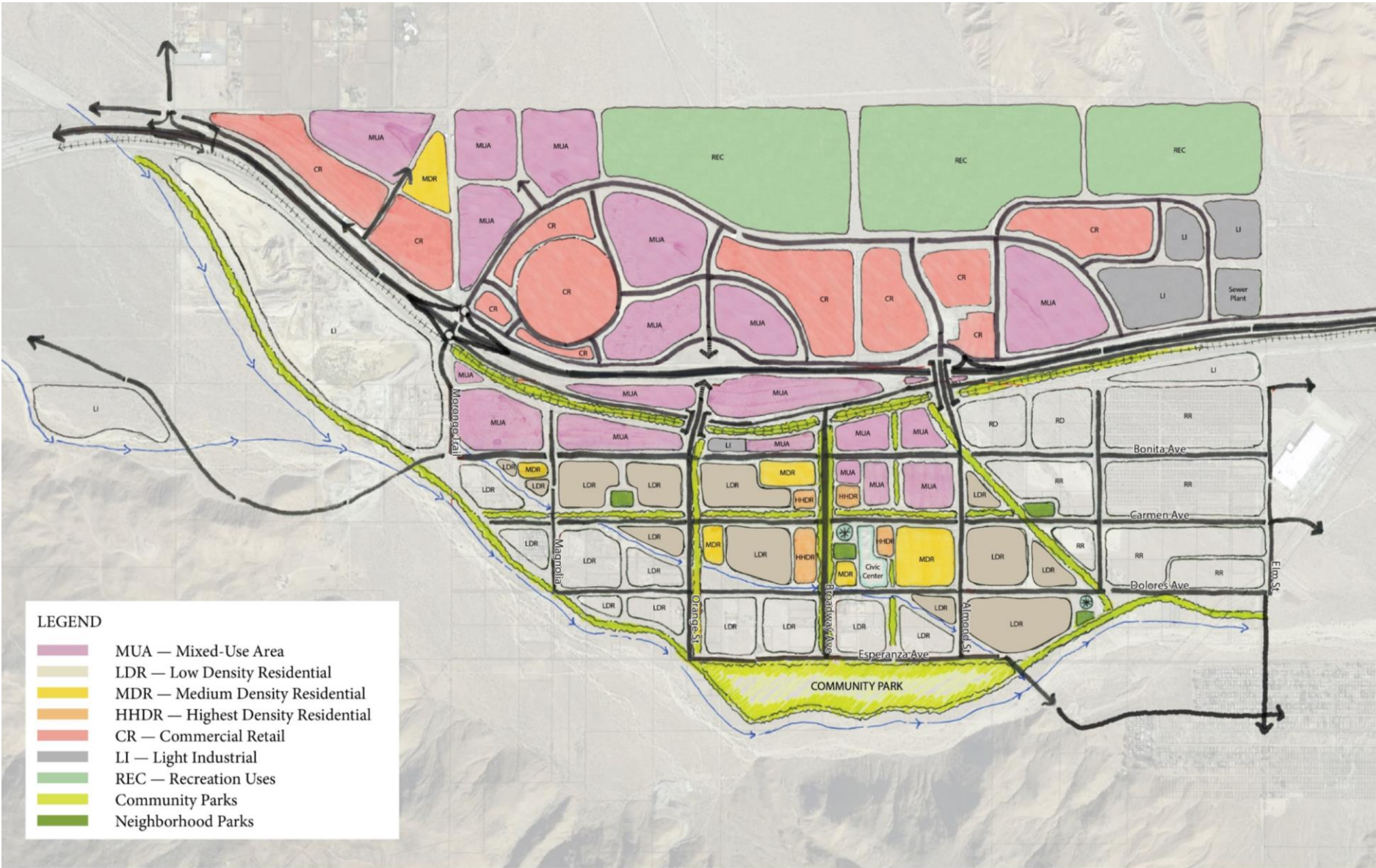
- Legend**
- ALL ALTERNATIVES
  - CITY LIMITS
  - NO CHANGES PROPOSED
  - INDIAN TRIBAL LANDS

Figure 5.1-1  
 I-10 Bypass: Banning to Cabazon  
 Alternatives Analysis

Alternatives Recommended for  
 Further Consideration

# I-10 BYPASS: Emergency Access





**LEGEND**

<span style="display:inline-block; width:15px; height:10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> MUA — Mixed-Use Area
<span style="display:inline-block; width:15px; height:10px; background-color: #fce4d6; border: 1px solid black; margin-right: 5px;"></span> LDR — Low Density Residential
<span style="display:inline-block; width:15px; height:10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> MDR — Medium Density Residential
<span style="display:inline-block; width:15px; height:10px; background-color: #ffeb3b; border: 1px solid black; margin-right: 5px;"></span> HHDR — Highest Density Residential
<span style="display:inline-block; width:15px; height:10px; background-color: #ffcdd2; border: 1px solid black; margin-right: 5px;"></span> CR — Commercial Retail
<span style="display:inline-block; width:15px; height:10px; background-color: #d9d2e9; border: 1px solid black; margin-right: 5px;"></span> LI — Light Industrial
<span style="display:inline-block; width:15px; height:10px; background-color: #d4edda; border: 1px solid black; margin-right: 5px;"></span> REC — Recreation Uses
<span style="display:inline-block; width:15px; height:10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> Community Parks
<span style="display:inline-block; width:15px; height:10px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Parks

# DEVELOPMENT OPPORTUNITIES and TRIBAL LAND HOLDINGS



# OPEN SPACE FRAMEWORK



+/- 100 Acres

# COMMUNITY PARK CONCEPT

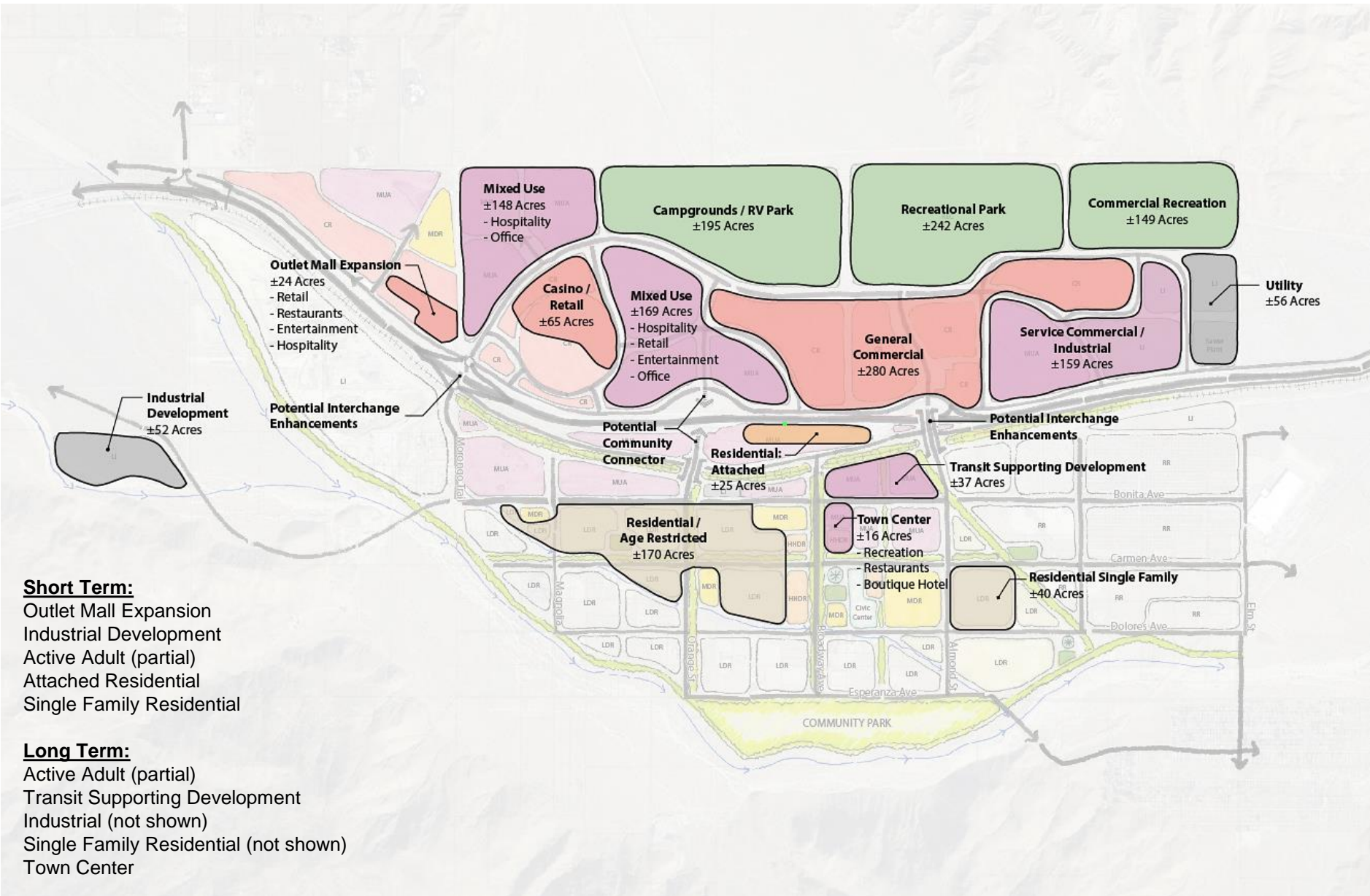


## Near Term Opportunities (5-15 years)

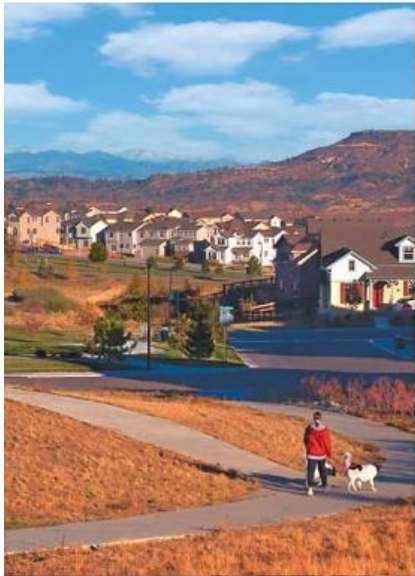
Potential Land Use	Est. Building Area	Est. Land Area
Outlet Mall "Triangle" (retail, restaurant, entertainment, hospitality)	150,000-200,000 SF	15-20 acres
Industrial Dev. (bypass neighborhood near Airport)	1 Million SF	15-20 acres
Active Adult Community	800-1,200 homes 10,000 SF commercial	15-20 acres
Infill Residential - Attached (Ramona/Main Street Area)	100-200 homes	10-20 acres
Infill Residential - Detached (Cabazon Core Broadway/Carmen)	200-400 homes	40-50 acres

## Long Term Opportunities (15-30 years)

Potential Land Use	Est. Building Area	Est. Land Area
Active Adult Communities (flood plain area)	2,000-3,000 homes	500-700 acres
TOD Development (assuming Amtrak / Metrolink station)	200-300 apartments 20,000 SF commercial	20-30 acres
Industrial Dev. (I-10 Adj. Eastern Area)	2-3 Million SF	100-150 acres
Infill Housing - Detached (flood plain area)	2,000-4,000 homes	400-500 acres
Town Center (after 15,000 housing units)	50-100,000 SF	20 acres



# DEVELOPMENT PROGRAM CONCEPTUAL LOCATIONS



# LIFESTYLE IMAGERY







# RESIDENTIAL IMAGERY



# TOWN CENTER IMAGERY

# KEYS TO A SUCCESSFUL COMMUNITY PLAN

- **Market Viability**
- **Infrastructure Need**
  - **Water**
  - **Sewer**
  - **I-10 Bypass**
  - **Local Roads**
- **Infrastructure Financing**
- **Lot Consolidation**
- **Stakeholder Input (community & business)**
- **Coordination with Morongo Band of Mission Indians**
  - **Complementary uses and infrastructure**

**QUESTIONS AND DISCUSSION**

**THANK YOU!**

