

Project Title: Mid-Town Master Land Use Vision and Mobility Plan

Location: Yucca Valley, San Bernardino County

Timeframe: 2012-2013

Project Partners: Town of Yucca Valley

Project Services

- Land-Use Planning
- Mixed Use Development
- Increasing Housing Density
- Complete Streets



This project identified land use options to increase housing densities and mixed uses, as well as explored pedestrian linkages between public transit and major nodes of activity in order to improve mobility, livability, prosperity, and sustainability in the Mid-Town area of Yucca Valley.

Goals

- Explore pedestrian linkages between public transit, the Government Center and major recreation, commercial, and education nodes of activity.
- Identify potential partnerships and implementation strategies between public and private entities
- Jointly develop programs and/or policies improving livability and mobility with the Mid-Town area
- Implement design practices to enable safe, attractive, and comfortable access and travel for all road users
- Identify conceptual land use options that could include increased housing densities and mixed uses.

As part of the General Plan update in October 2011 for the Town of Yucca Valley, three Focus Areas were identified as having great potential for change and implementation. One of these Focus Areas is Mid-Town, which warrants more detailed recommendations than those provided at a General Plan level. As a result, the Town Council initiated the preparation of a focused plan and implementation strategies for this area, which will provide the tools to develop and redevelop the core commercial area of the Town. The Mid-Town area is approximately 568 acres in size, located at the center of the Town of Yucca Valley, and anchored by the busiest intersection in the Morengo Basin, where State Route 62 (Twenty-Nine Palms Highway) and State Route 247 (Old Woman Springs Road) meet. These

highways provide the only regional transportation linkages to and from the Morongo Basin, and Twenty-nine Palms Highway is the gateway to Joshua Tree National Park. In addition, the majority of the Town's non-residential uses are located along Twenty-nine Palms Highway, thereby contributing significantly to the Town's overall image and character, which this plan attempts to refresh.

Results

- Held two community workshops to gain input from property owners, businesses, residents, and other interested parties.
- Conducted stakeholder interviews which generated significant dialogue and provided valuable direction during the preparation of the Plan.
- Identified six prime opportunity sites for infill development or full scale redevelopment.
- Recommendations:
 - Add a frontage road north of SR-62 between Dumosa Avenue and SR-247.
 - Improve bike paths.
 - Improve pedestrian facilities (i.e. sidewalks, pedestrian crossings, pedestrian signal timing, etc.)
 - Promote better multi-modal connectivity to the Transit Center.
 - Provide an alternate access route to Sky Village Outdoor Marketplace site.
 - Extend Dumosa Ave north.