GENERAL PLAN STUDY SESSION

February 15, 2012

Agenda

- Introduction and Overview
- General Plan Process Update and Schedule
- Existing Setting Summary
- Vision and Guiding Principles Confirmation
- Development Character and Quality
- The City's Role in Planning
- Conclusion

Meeting Outcomes

- Status update on General Plan
- Understand the current planning context
- Confirm vision and guiding principles
- Receive feedback on the character and quality of development
- Discuss City's role in "place-making"

General Plan Process Update

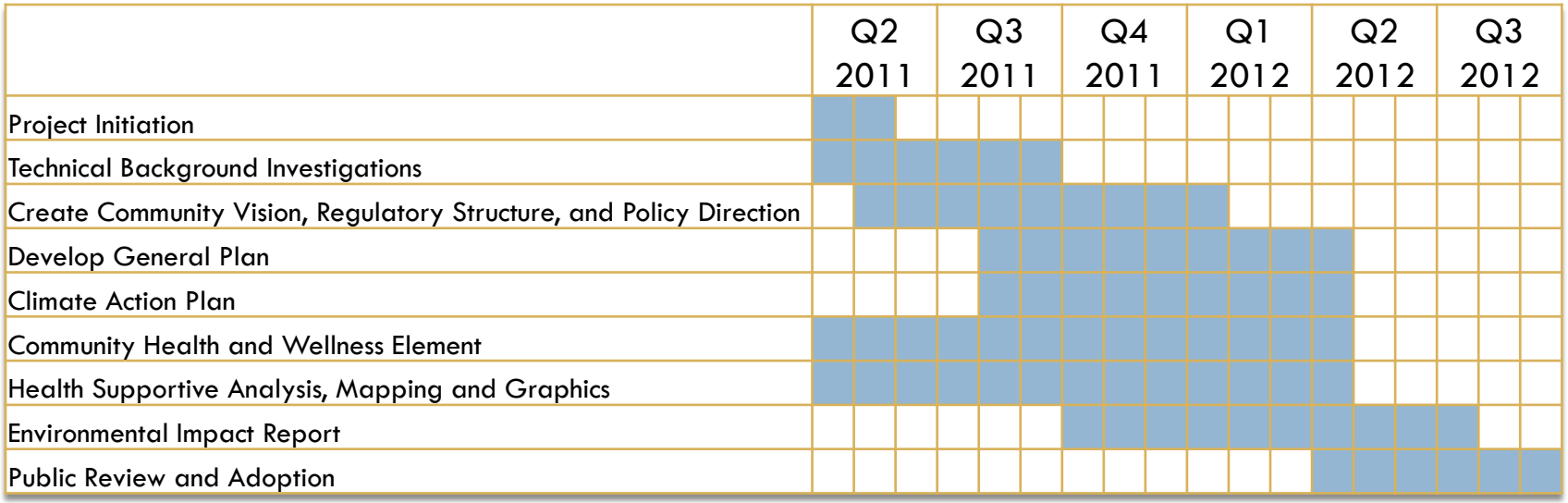
Plan Drivers and Requirements

- State Requirements
  - General Plan updates are required
  - Climate Change (AB 32 and SB 375)
  - Redevelopment agency dissolution
  - Water reduction requirements
- Planning Trends
  - State/local budget crisis
  - Housing market crash and rise in foreclosures
  - Healthy communities movement
  - Complete streets act
  - Majority minority population

General Plan Process Status

- Hazards Technical Report – completed
- Traffic Existing Conditions – completed
- Existing Environmental Conditions Report – completed
- GHG inventory – in progress
- Health Element
  - 2 Public Workshops - completed
  - Stakeholder Interviews - completed
  - 4 Advisory Committee Meetings - completed
  - Existing Conditions Analysis – completed
- Admin Draft General Plan – in progress

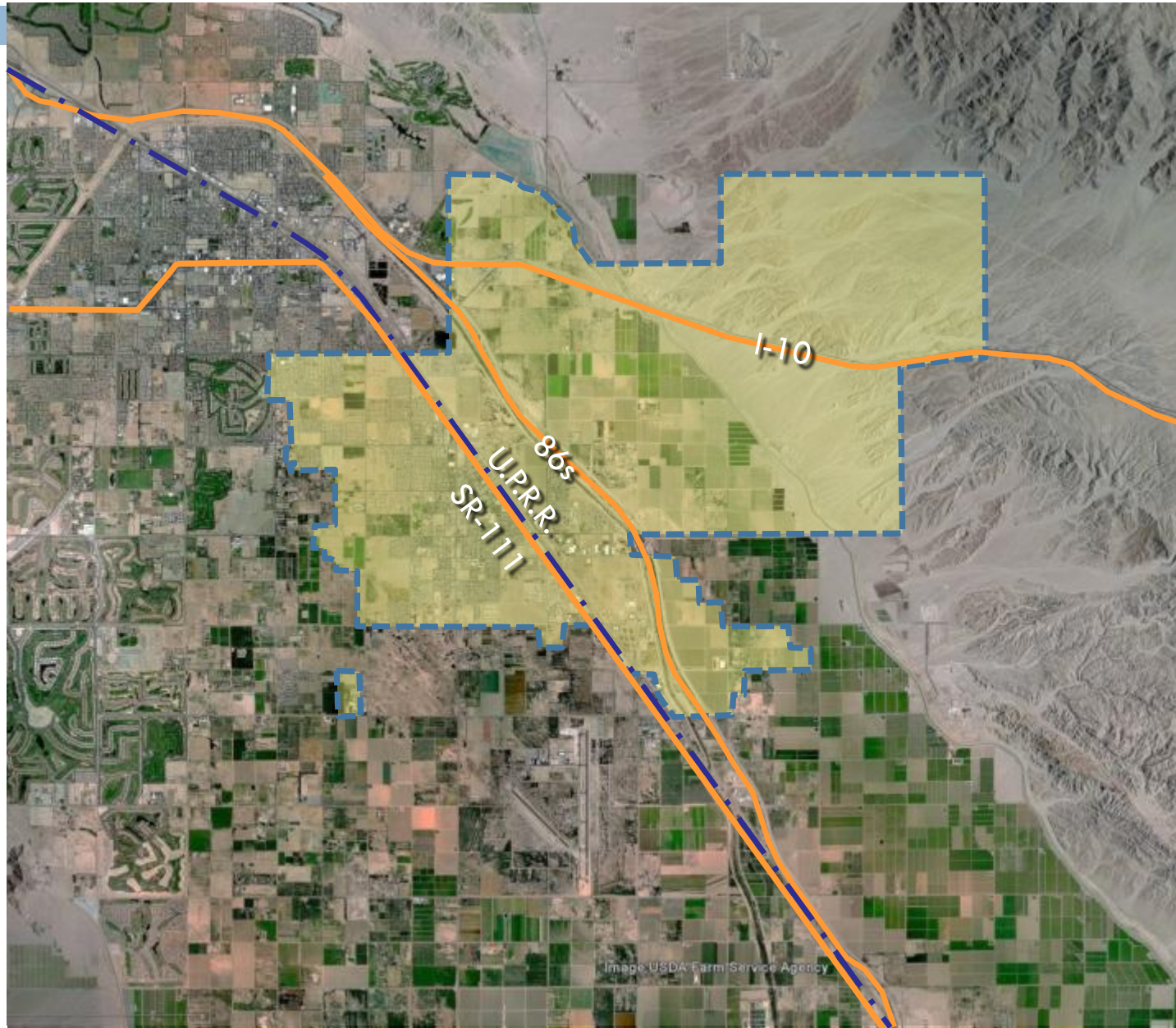
Schedule


Q2 2011
Q3 2011
Q4 2011
Q1 2012
Q2 2012
Q3 2012
Project Initiation
Technical Background Investigations
Create Community Vision, Regulatory Structure, and Policy Direction
Develop General Plan
Climate Action Plan
Community Health and Wellness Element
Health Supportive Analysis, Mapping and Graphics
Environmental Impact Report
Public Review and Adoption

Existing Physical Setting

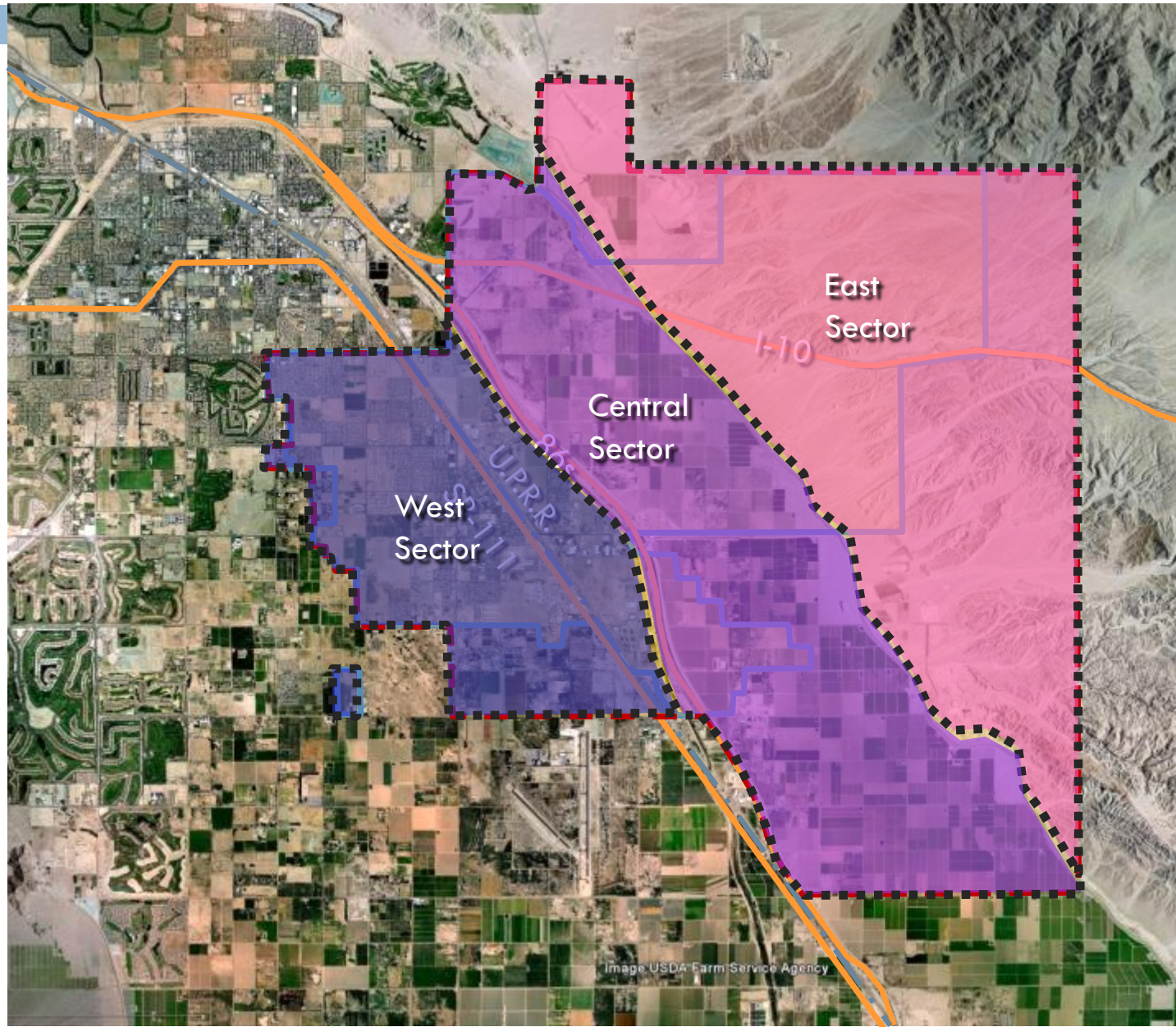
Existing City (2010 Census)

- 18,530 Acres
- 40,704 people
- 5,891 jobs



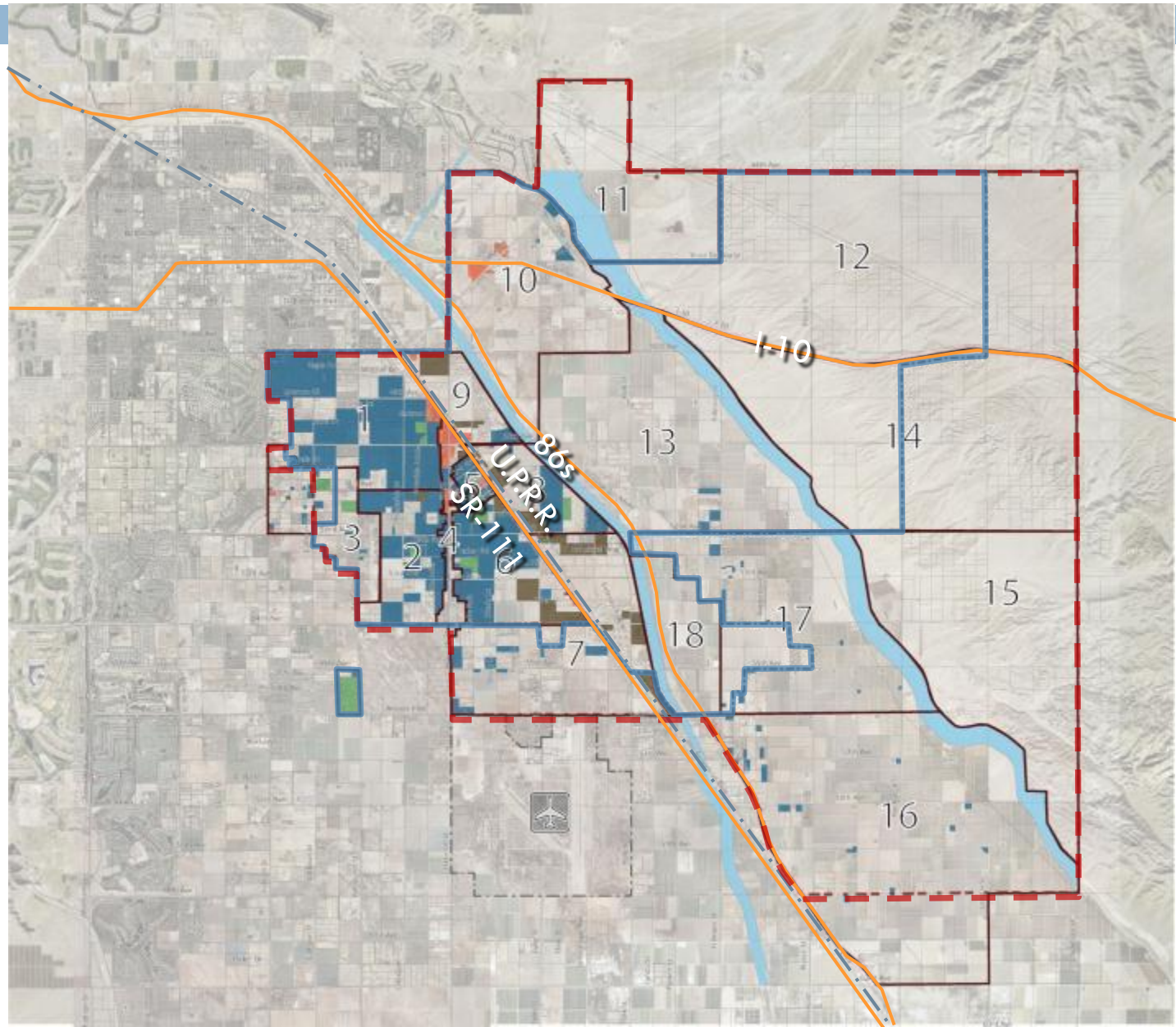
Planning Area

- 18,530 Acres
- 40,704 people
- 5,891 jobs
- 45,300 Acres



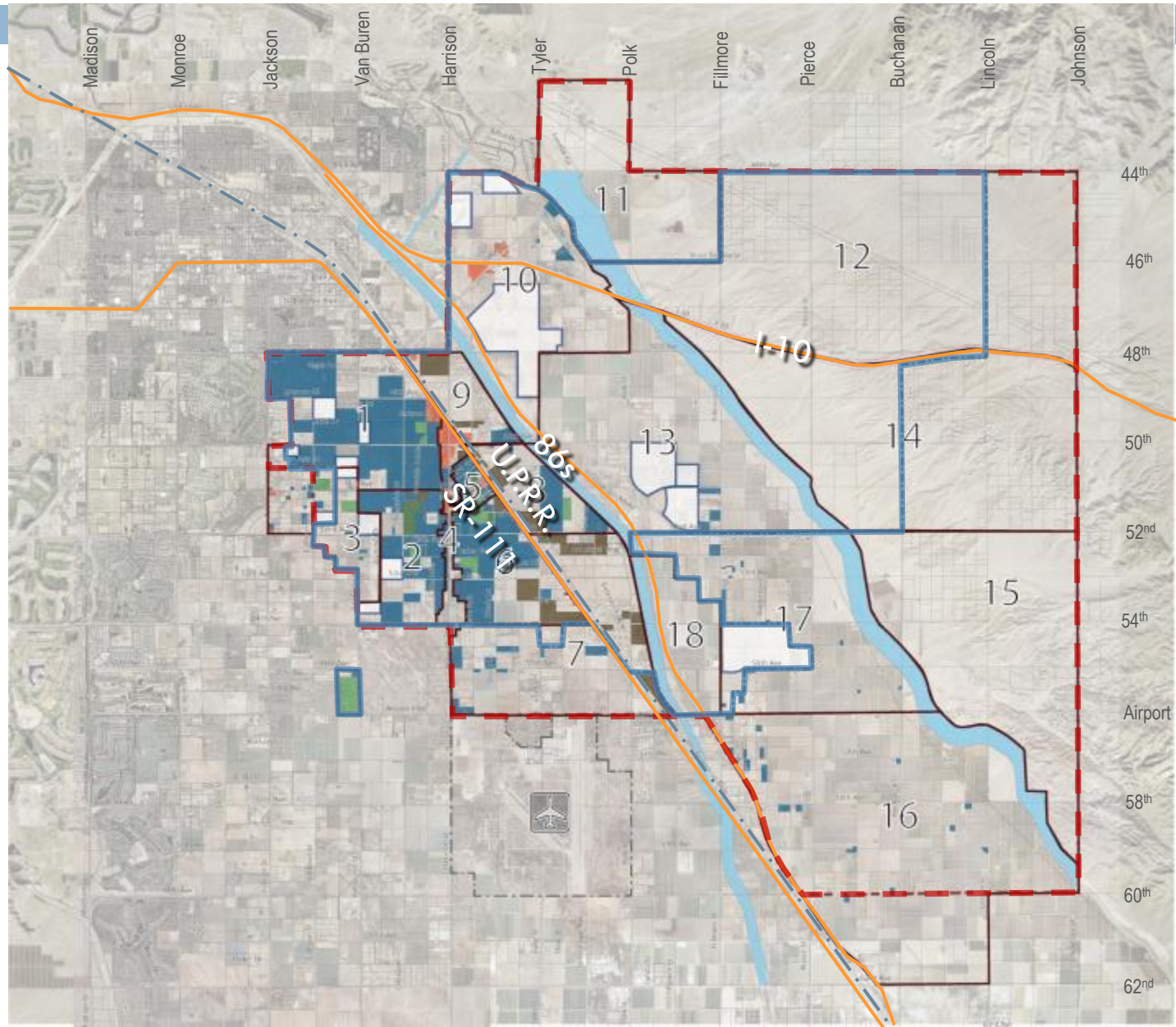
All Existing Developed Areas

- 5,000 acres
- 1/9th of total Planning Area

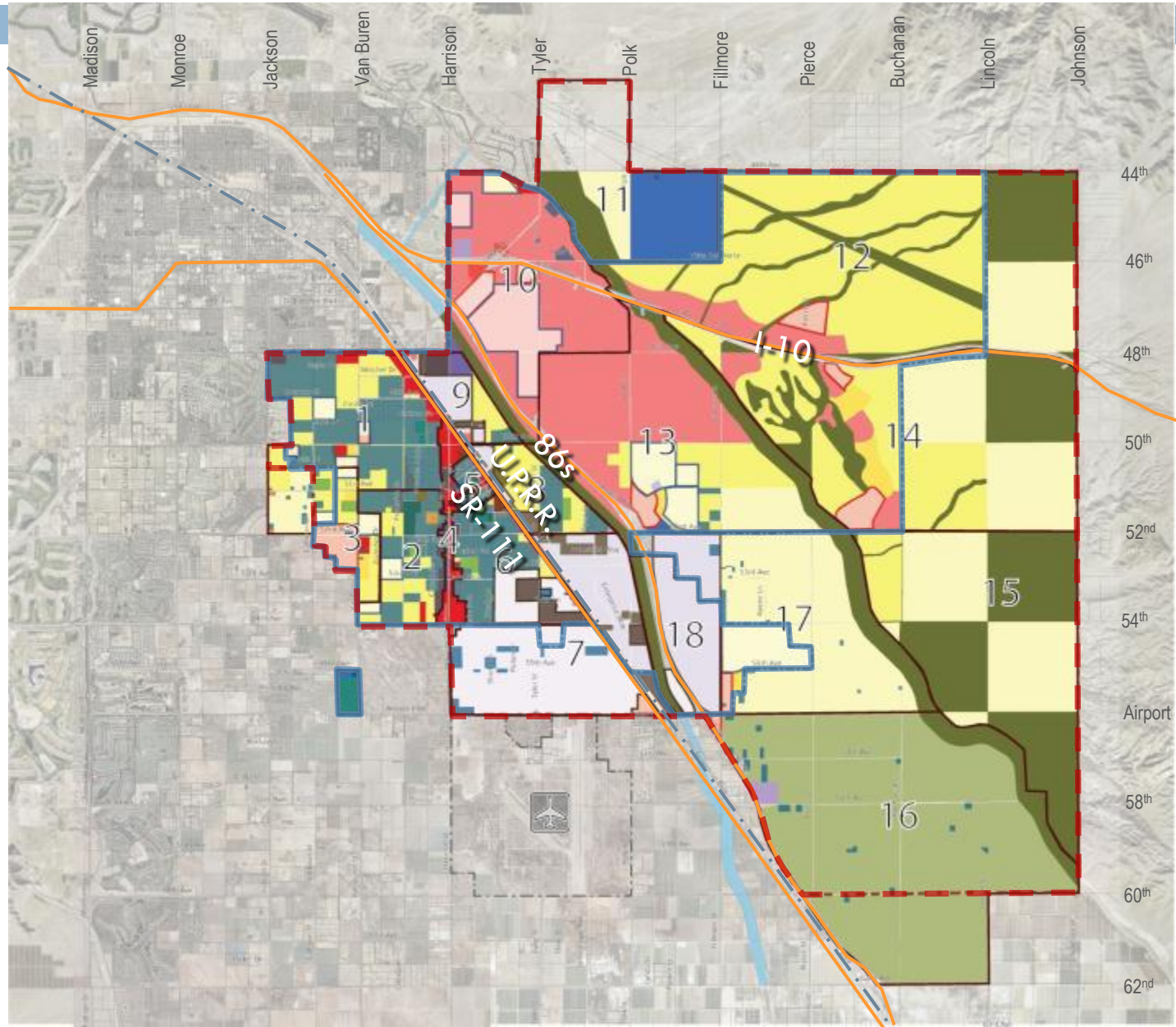


Today's Entitled Residential Tracks

- 5,000 acres
- 1/9th of total Planning Area
- 2,700 more acres



Existing GP Land Use



Environmental Constraints

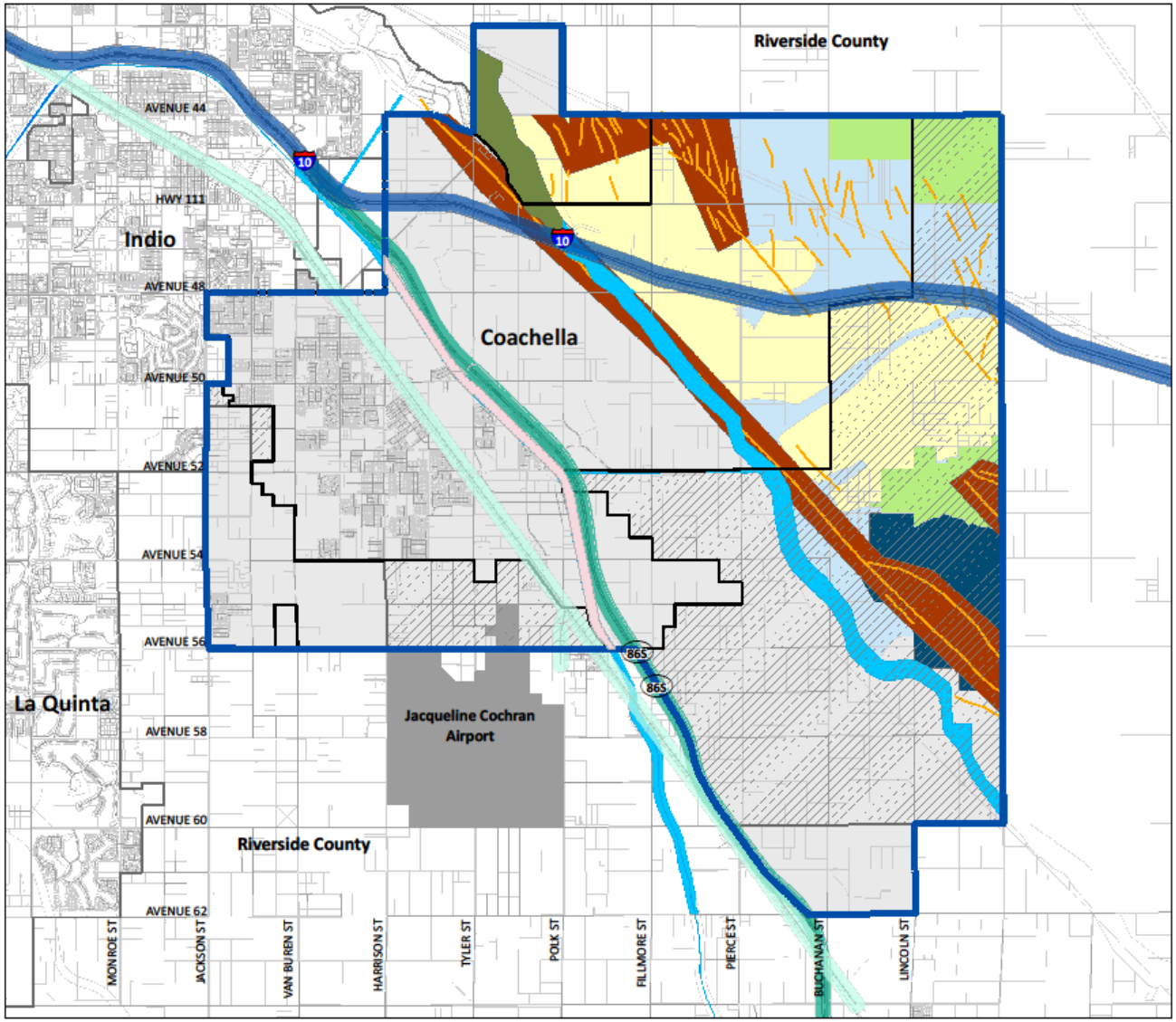


Figure X:
Coachella Environmental Constraints

- Planning Area
- Sphere of Influence
- I-10 500 ft buffer
- Railroad 500 ft buffer
- SR 86S 500 ft buffer
- FEMA 100 year flood zone
- DWR 100 year flood
- Active Faults
- Alquist-Priolo
- Potential Fault Area
- East Indio Hills Conservation Area
- Desert Tortoise and Linkage Conservation Area
- Mecca Hills/Orocopia Mountains Conservation Area
- Airport
- Water Flood Canal
- White Water River
- Parcels
- Streets
- Railroad

0 0.3750.75 1.5 2.25 3 Miles

ram+ associates

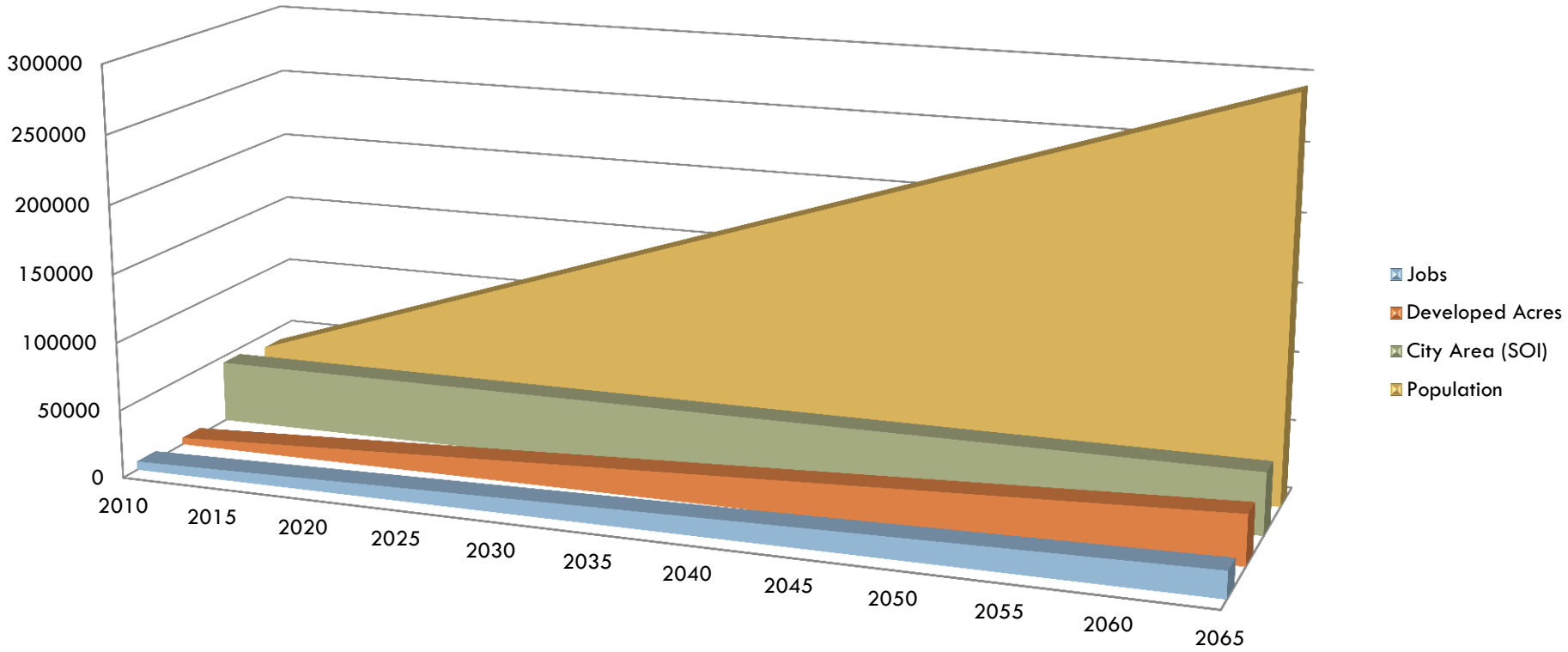
Source: City of Coachella
Date: July 2011

Growth Projections

- SCAG regional projections (2012 RTP)
  - 155,000 people
  - 12,300 jobs by 2035
  - 19,375 acres = City Limit (~1/2 of Planning Area)
- Buildout
  - 293,000 people
  - 19,500 jobs
  - 36,625 acres = Planning Area
  - Buildout Year = 2065 *(add 4,850 people per year)*

    (1,300 dwellings per year)

Growth Projections

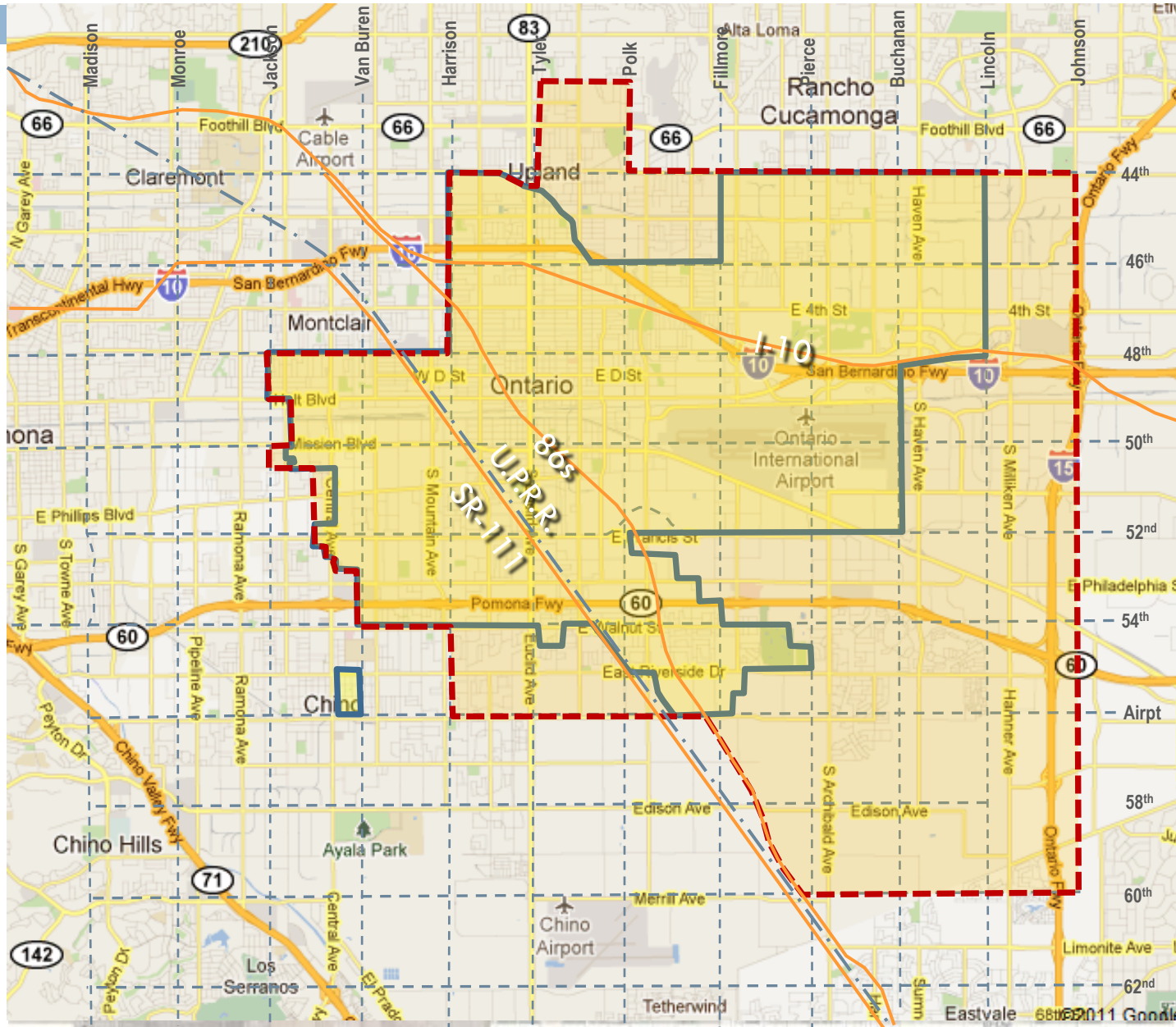


City Scale Comparisons

- California:
  - Chula Vista (243,916)
  - Fremont (214,089)
  - Irvine (212,375)
  - San Bernardino (209,924)
  - Modesto (201,265)
  - Oxnard (197,899)
  - Fontana (196,069)
  - Moreno Valley (193,365)
  - Glendale (191,719)
  - Ontario (164,924)
- US:
  - Buffalo, NY (261,310)
  - Lincoln, NB (258,379)
  - Madison, WI (233,209)
  - Baton Rouge, LA (229,493)
  - Reno, NV (225,221)
  - Boise, ID (205,671)
  - Richmond, VA (204,214)
  - Des Moines, IA (203,433)
  - Little Rock, AR (193,514)
  - Salt Lake City, UT (186,440)

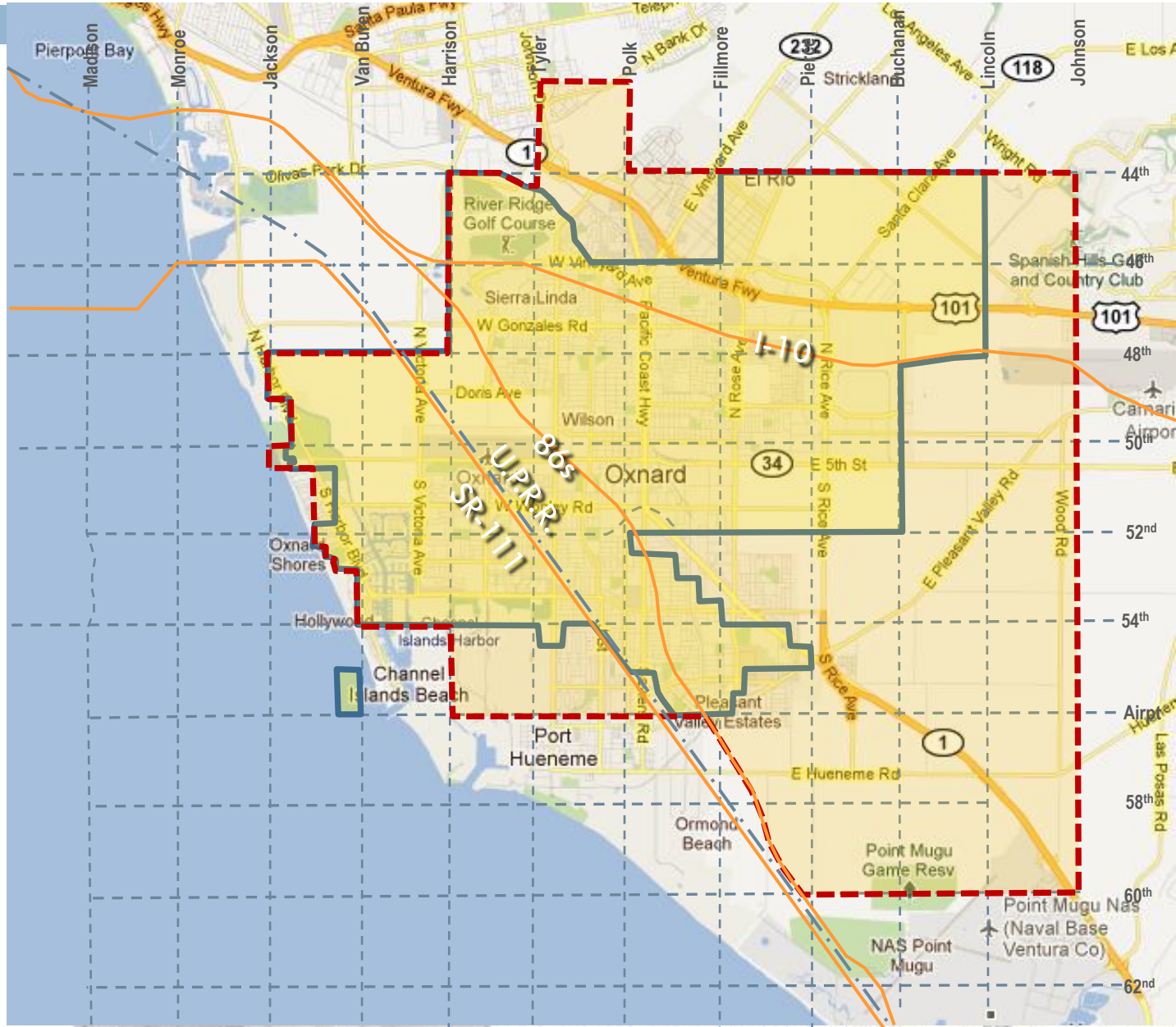
Ontario, California

Population 164,924



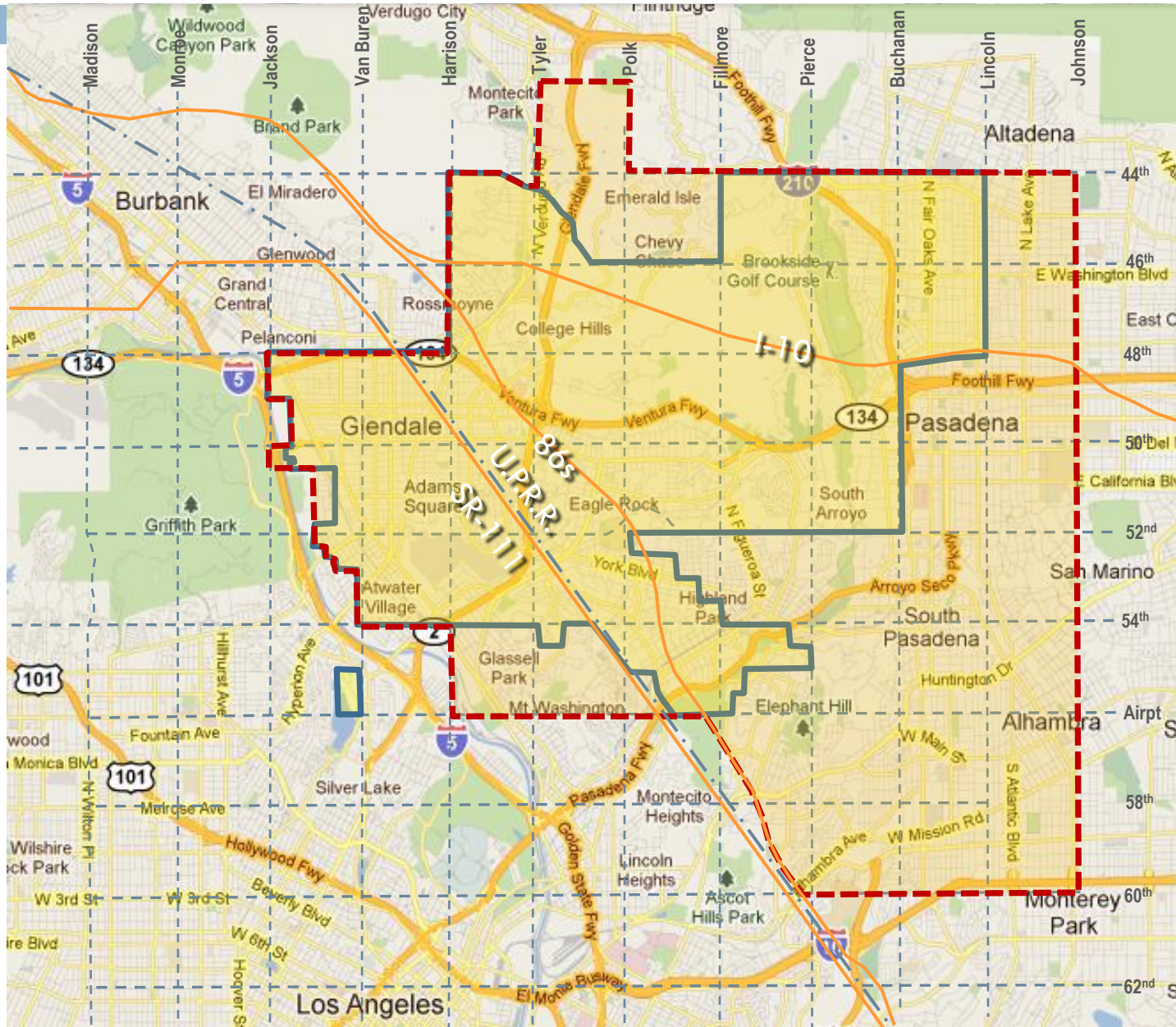
Oxnard, California

Population 197,899



Glendale, California

Population 191,719



What We've Heard

Coachella should be…

- A city with significant amounts of parks, open space, and civic amenities
- A city with complete neighborhoods, where resident's every day needs are met locally
- A city with diverse retail that serves the neighborhoods, the community, and the region
- A city with a vibrant downtown
- A leader in regional sustainability
- A city with great access to education and to medical facilities

What We've Heard

Coachella should be…

- An equitable and healthy city, with safe housing, good jobs, and a clean environment
- A walkable city, where children can safely walk and bicycle to school
- A city that is reflective of existing community culture
- Distinct; different than other cities in the valley
- A multi-modal city with lots of transportation options
- A city with a variety of housing for everyone of different ages and incomes
- An economically strong city, with plenty of living-wage paying jobs

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Discussion

- Does this reflect your vision for the future?
- Does it reflect what you have heard from the community?
- What changes or additions should be made?

What Makes A Complete City?

1. Places to Live, Work, Shop, Play
2. Movement and Open Space networks that tie the City together

Characteristic

a. Mix of residential types
b. Variety of jobs and industry
c. Downtown with employment
d. Shopping and retail
e. Entertainment
f. Parks and open spaces
g. All the parts connected by public open space and range of transportation options

Outcome

a. Live complete life in City
b. Economic health: jobs for residents
c. Economic health: resident workers to sustain start-ups
d. Fiscal health: access to local goods and services
e. Healthy outdoor lifestyles
f. Time for family life

The Interconnected City

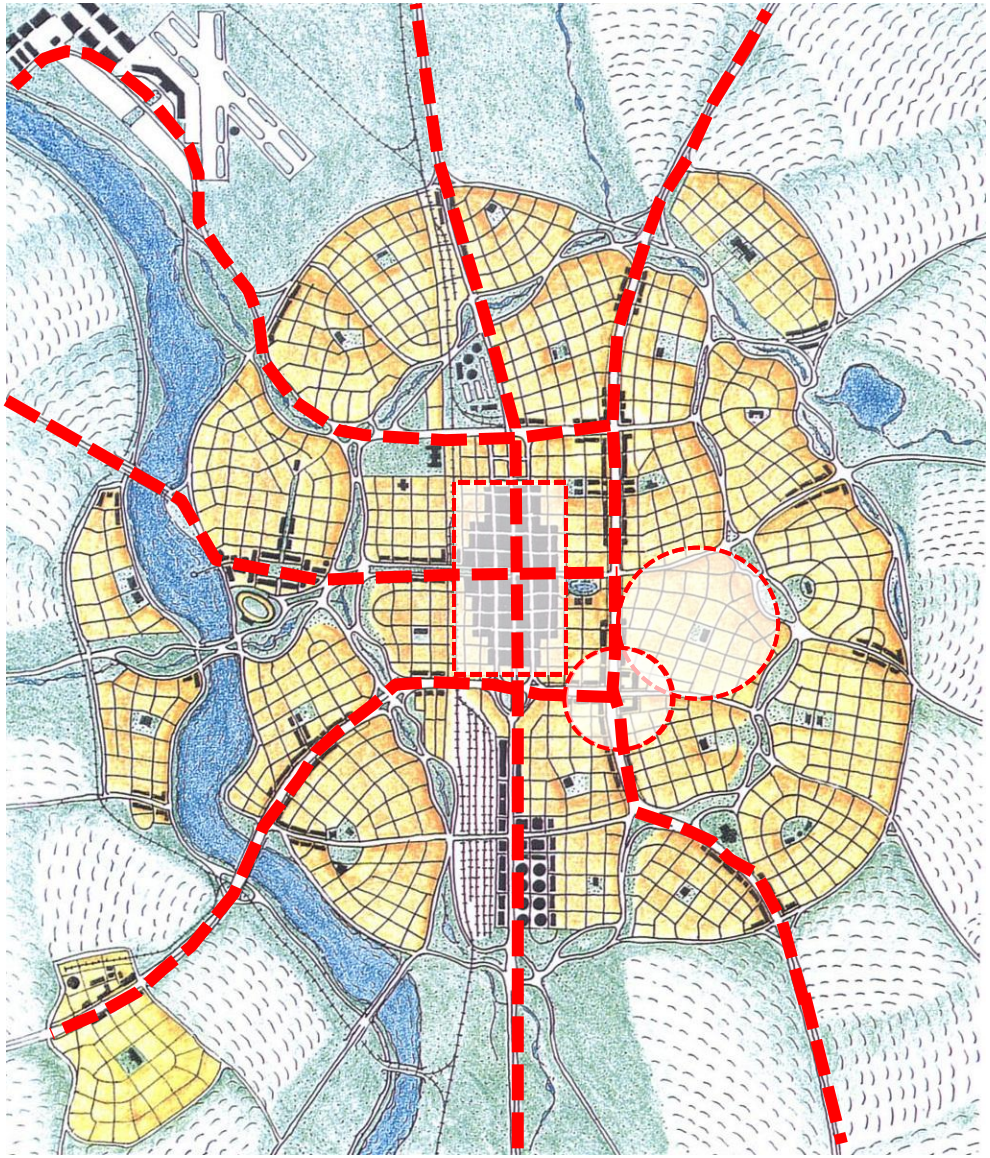
Neighborhoods…
served by Centers

Districts…

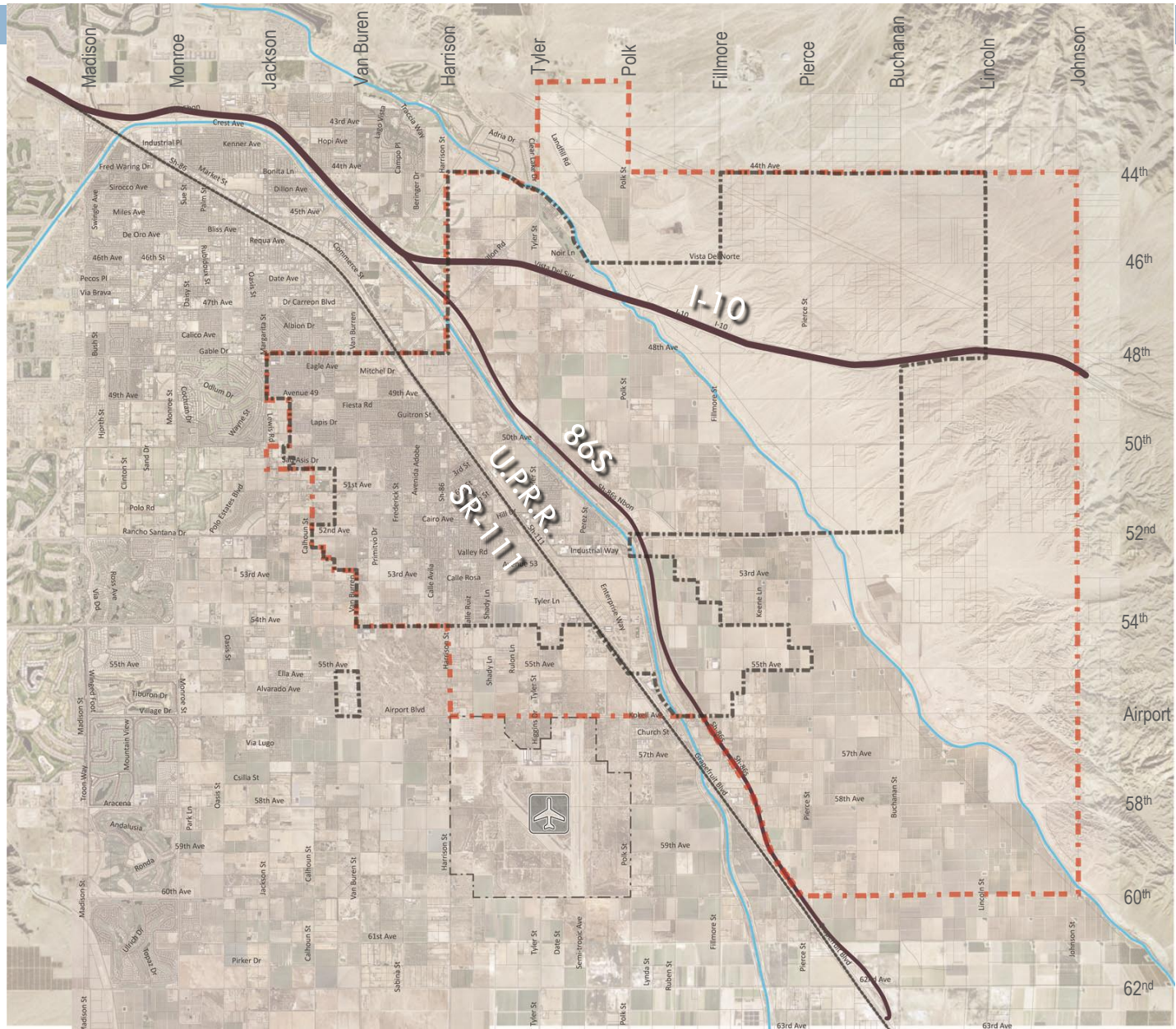
serve the entire city,
and the region

Corridors…

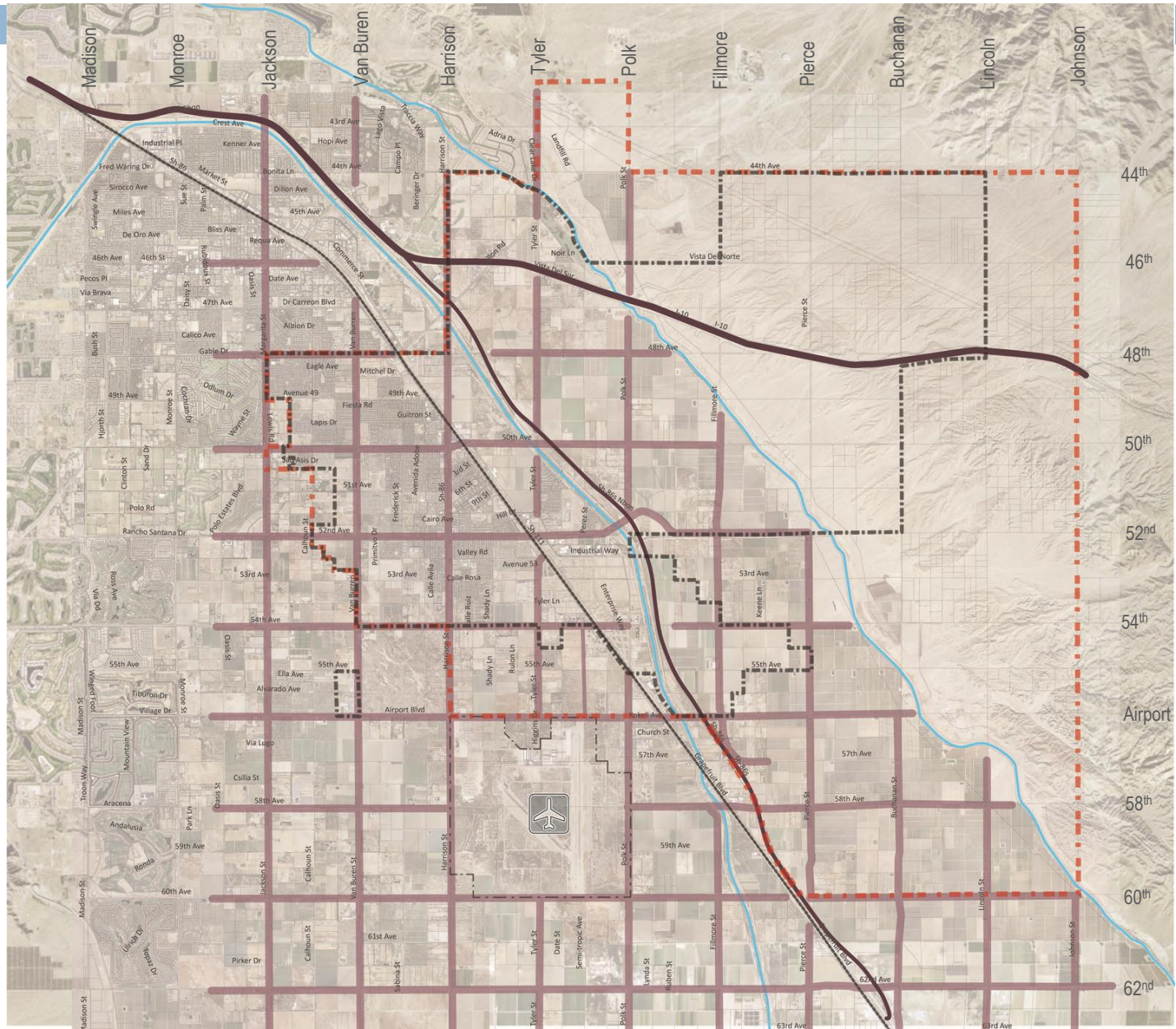
connect all the parts
together



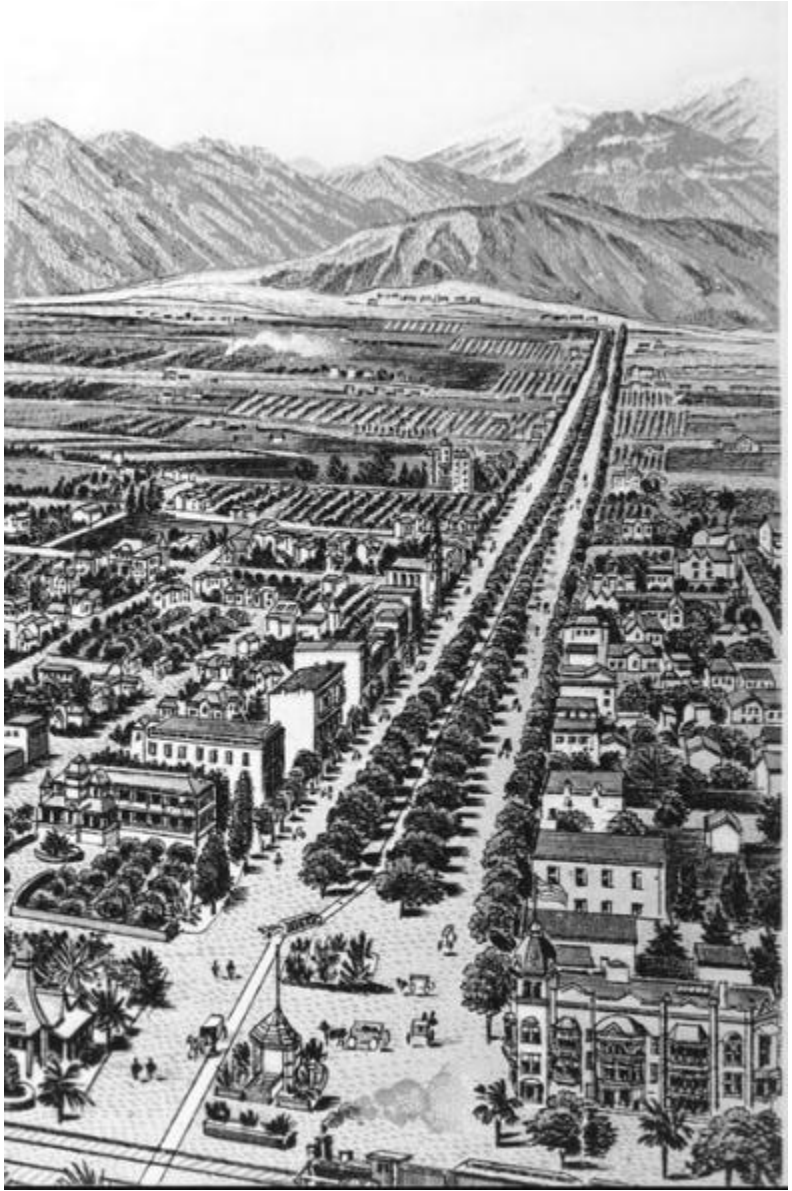
Planning Area + Major Transportation Corridors



Section Line Corridor Network of Avenues



Euclid Avenue, Ontario, 1890s



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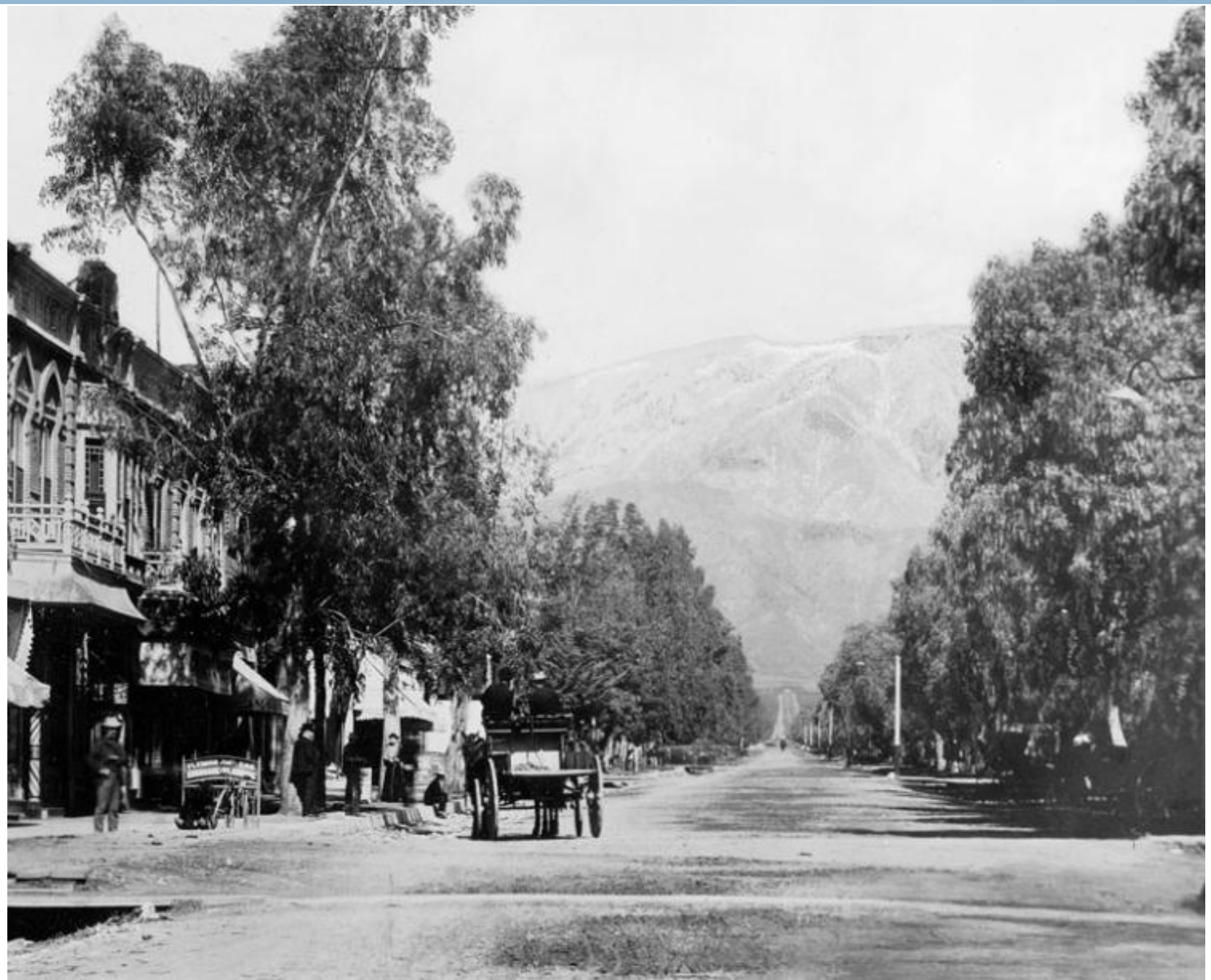


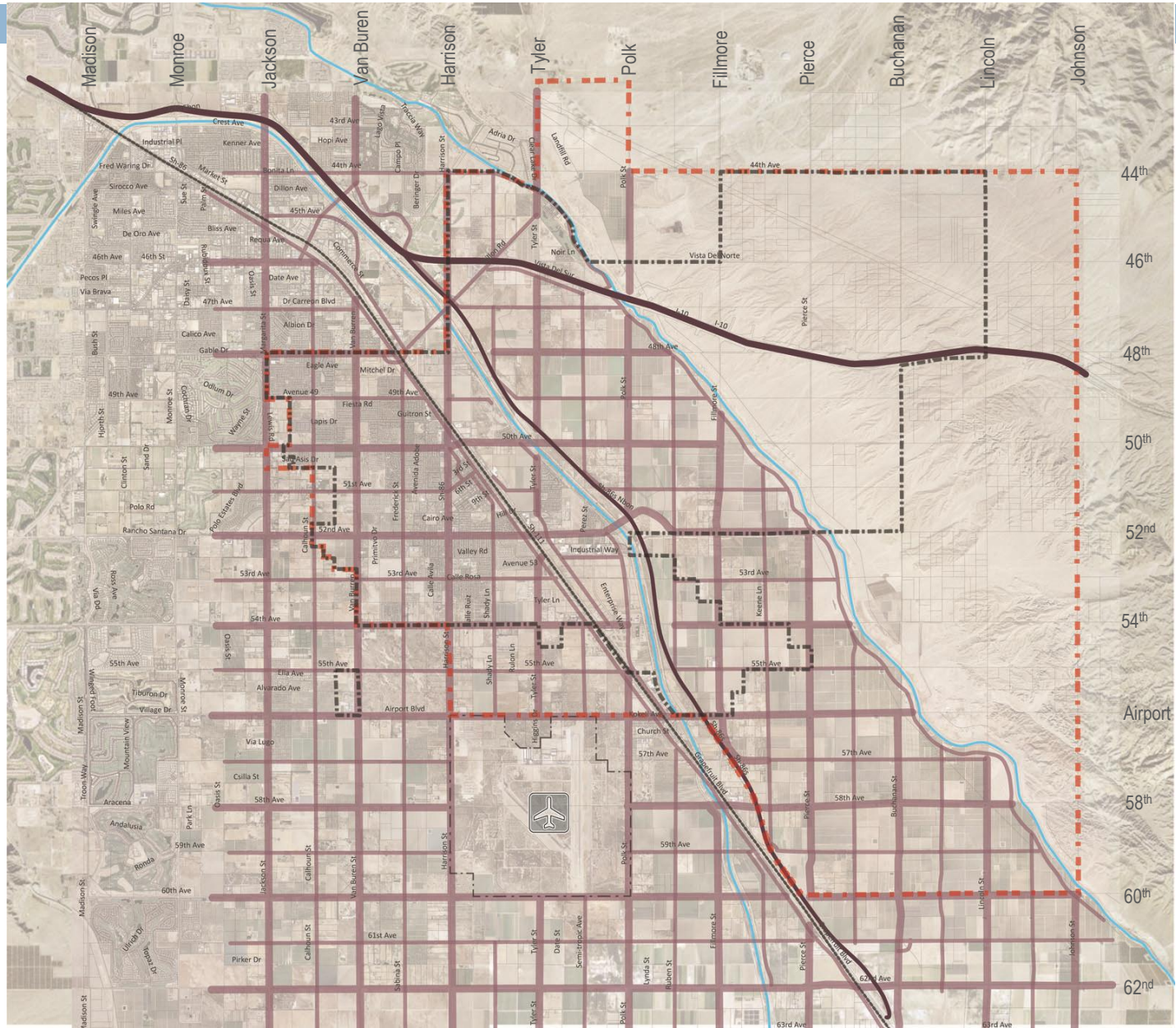
Euclid Avenue, Ontario, Today

Victoria Avenue, Riverside, 2010

Victoria Avenue, Riverside, 2010

Victoria Avenue, Riverside, 2010

Half-Section Network



Magnolia Avenue, Riverside, 1900

Evolution of an Avenue

Houses Opposite Agriculture

Houses Opposite Houses

Houses Opposite Multi-Family Housing

Mixed-Use Opposite Multi-Family Housing

(Neighborhood Center)

Evolution of an Avenue

(Neighborhood Center)

Evolution of an Avenue