



Dale Evans Crossing

Building a strong community through cultural and
environmental preservation

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Fall 2016 Winter 2017

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TABLE OF CONTENTS

I. Dale Evan Crossing Fall 2016

Chapter 1: Introduction

*Dale Evan Crossing Prospective site Fig 1.1

Introduction

*Property map Figure 1.2

Executive summary

*Methodology Figure 1.3

Chapter 2: Housing Element

Apple Valley town Housing Goals

*Housing needs Figure 1.4/1.5

*Minimum development standards Figure 1.6

*County income limits, Affordability Figure 1.7/1.8

Chapter 3: History

Apple Valley town historic legacy

*Historic Apple Valley

Chapter 4: Site Analysis

Conditions

*Property Map with key assets Figure 1.9

* Existing conditions Figure 2.0/2.1

Chapter 5: Key issues and opportunities

Key issues

*Existing informal trail map Figure 2.2

Opportunities

Day care facility assessment

II. Dale Evan Crossing Winter 2017

Chapter 1: Vision statement
Vision Statement

Chapter 2: Goals and objectives
Table- goals and objectives

Chapter 3: Planning and Development Scenarios

Scenario 1: Senior healthy living elements

*Site plan

Figure 2.3

Re-design of Highway 18

Figure 2.4

Scenario 2: Healthy living community elements

*Site plan

Figure 2.5

*Illustration site plan

Figure 2.6

Scenario 3: Harmonious integration of senior/ family housing elements

*Site plan

Figure 2.7

Scenario evaluation: Senior family housing

Scenario evaluation: Healthy living community

Scenario evaluation: Harmonious integration

Preferred scenario: Harmonious integration

*Picture of scenario 3

Chapter 4: preferred scenario

Harmonious integration

*Site Plan

Figure 2.8

Connection to hilltop house

Figure 2.9/3.0

Implementation

Funding

Proposed evaluation method

Gantt chart

Figure 3.1

Urban design concepts

Figure 3.2

III. Appendix

Demographics

Public participation workbook

Benchmarks

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1

INTRODUCTION



Fig 1.1 Photo Credit: Stephanie Tapia (2016)
Location on Apple Valley acquired land looking south to Champion investors land.



INTRODUCTION

The Town of Apple Valley made an announcement on March 8th of their purchase of the Newton T. “Newt” Bass, “Hilltop House”. The Mayor, Barb Stanton, said “the town can now begin evaluating the property to determine future plans.” The location of the land is near the Civic Center, retail stores, and residential homes. There are 33 acres of buildable acquired land. The goal of the town is to create an integrated space that both tourist and locals can enjoy, and highlight the historic cowboy theme. Assistant Town Manager, Lori Lamson said, “We want this as a donation back to the town.” Since the purchase of the Hilltop House, the local Government has partnered with the company “Champion Investors”, for a Senior Living community development. The development has a two-part interest: Senior Community and revitalizing/ re-purposing the legacy trails/ Hill top house.

The first part is to create living spaces for the current and prospective senior population specifically in census block 5. According to Census.gov, in 2014 there was a reported 38.8% of people ages 45+ in this census block group. The local government has expressed their concern for displaced and low income seniors being able to maintain and afford their home. Both partners greatly expressed the need to

establish mixed-use residential/retail. The retail would have a selection of senior amenities, health services, and restaurants.

The Apple Valley Legacy Trail Organization started a project with a vision to reclaim, repurpose and revitalize Hilltop House and create a trail leading to the house. They want to create a historical point of interest, which is the second objective. After many years of vacancy, the home fell into despair and became a hangout for vandals, and others seeking a location to commit crimes. Because of its iconic location, it would be an enjoyable destination for tourist and locals. The trails already exist, but would need renovation work. In addition, the town would like to see the Hilltop house used as an educational center. These ideas for development are still being discussed and the town, constituents, and investors are excited about the many possibilities.

Property Map

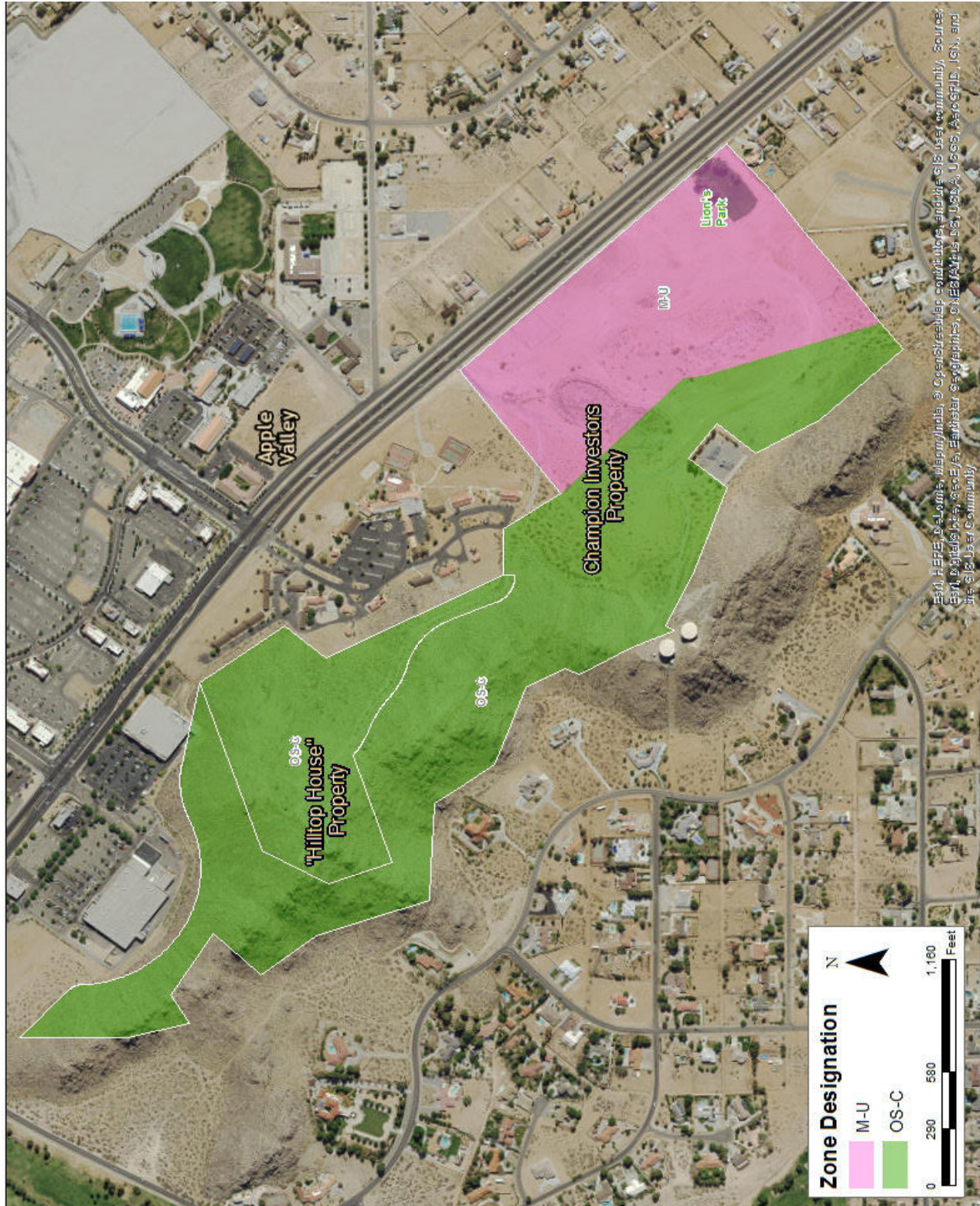


Figure 1.2 Map Credit: Mitzi Esquivel
Hilltop House property outlined in green and Champion Investors Property outlined in Pink. Both zoned as mixed use, and open-space conservation.

EXECUTIVE SUMMARY

The City of Apple Valley's recent acquisition of the, "Hilltop House" has created a need for development on the property, and has partnered with the the connecting property that is owned by, "Champion Investors." Our team's goals are to help make both properties a destination point and a comfortable space to live and enjoy for local residents and tourist.

The project has a two-part objective. The first is possible renovation of the Hilltop house and Revitalize the Legacy trails which connect to the top of the property. This historic location would be ideal for a cultural/educational center visitors and locals could utilize. The "Hilltop House" will have a collection of legacy trails that are going to have proper entrances and the signage for safety and "ease of use". The trails that are currently there will be revitalized and maintained. Key issues with the first objective is deciding if the building is safe to reconstruct. The property has been vandalized in the past. In addition, there is no actual service road which would safely be able to drive to the top of the hill in case of emergency.

Opportunities for this objective is an increase in visitor attraction, expansion of Apple Valley's rich historic culture, natural trails for people of all

ages, public space for various activities, public school culture field trips.

The second objective is located on 33 acres of buildable land. This area will have a mixed use development that caters to families and the current/prospective senior community.

The Census information for the block where the 2 properties are show a high population senior community in the census block. In the mixed use development speciality shops would cater directly to the seniors as well as retail and service businesses would be ideal.

The buildable lot of land is going to be mixed-use development that has medical facilities, as well as at least one restaurant for the seniors to go and enjoy themselves. Building this mixed-use development will hopefully improve the health of the residents of block 5 by creating an area that is more walkable. The mixed-use development will be in close proximity to the civic center park and to the legacy trails that will be created as well. Also the shopping center and town hall are both right across the street from the lot.

METHODOLOGY

Methodology	
Site Visits	<ul style="list-style-type: none"> - Allowed for us to look at connectivity from the civic center to the study area - Allowed for us to look at surrounding properties and how they relate to our study area - Our group got familiar with recreation trails surrounding the study site.
Conferences	<ul style="list-style-type: none"> - Our group held a meeting with the town manager in order to get information on the current state of our study site as well as expectations
Online Research	
GIS	

Figure 1.3 Methodology

In order for us to collect information on our site, it was critical that we collectively visit our study area in order to get familiar with its environment and learn of its requirements. Our site visits were very critical to this project because it gave us a first-hand account of the site areas that needed the most attention. From these visits we learned of the close proximity of our study area to other surrounding sites; in this case the “Apple Valley Inn.” Since our study area included an old roof-top house that the town wants revitalized, we needed to determine how we could revitalize that house as a destination point while keeping public safety in mind.

A lot of the information we gathered also came from conferences we had with town officials and real estate agents. From these conferences,

our group was able to learn about what their vision for Apple Valley was and how we can incorporate that vision into our project.

A great deal of our methodology included online research. Research was very vital to our project because it was the main method for our findings on the demographics and economy of Apple Valley.

Our methodology also included GIS data. GIS was very important to us because it was a necessary tool that allowed us to map out much of the data we found on our study site. Through GIS, our group was able to make renderings about potential trails encompassing our area, as well as visually show the demographics that our study site serves.

2

**HOUSING
ELEMENT**

HOUSING GOALS

The following goals, policies, and programs fully comply with government code and are able to be implemented for housing. The policies and programs mentioned are in relation to our study area specifically and do not include those pertaining to the whole region.

<p>Goal 1: “Housing of all types to meet the needs of current and future residents in all income levels.”</p>	<p>one handicapped-accessible unit, with two units required of developments over 100 units.</p>	<p>Goal 3: “Unrestricted access to housing throughout the community.”</p>
<p>Program 1.B.1 Require that housing constructed expressly for low and moderate income households not be concentrated in any single area of Apple Valley.</p>	<p>Program 1.C.7 Expedite processing for elderly, low and moderate income housing applications; waive fees for shelters and transitional housing.</p>	<p>Policy 3.A Continue to promote the removal of architectural barriers in order to provide barrier-free housing for handicapped or disabled persons.</p>
<p>Policy 1.C Encourage housing for special needs households, including the elderly, single parent households, large households, the disabled and the homeless.</p>	<p>Goal 2: “Housing which is safe and properly maintained, to assure that the best quality of life is provided to all residents.”</p>	<p>Program 3.A.1 Enforce the handicapped accessibility requirements of Federal fair housing law that apply to all new multi-family residential projects containing four (4) or more units. Responsible Agency: Department of Building and Safety Schedule: Ongoing Staff review as development proposals are brought forward</p>
<p>Program 1.C.1 Offer incentives such as density bonus and reductions in parking requirements for senior housing.</p>	<p>Program 2.A.2 Actively market rehabilitation programs available through CDBG or HOME programs, which provide financial and technical assistance to lower income property owners to make housing repairs, by including them in the brochure described in Program I.H.4, to be distributed throughout the community. Endeavor to assist 130 40 very low and low income households through these programs. Responsible Agency: Community Development Department Schedule: Ongoing Quarterly announcements in town-wide publication, quarterly announcements on Town’s website</p>	
<p>Program 1.C.2 Process requests for the establishment of State licensed residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as a means of providing long-term transitional housing for very low income persons.</p>		<p>Program 3.B.1 Provide fair housing information at Town Hall, the Library, the Senior Center and local churches to inform both landlords and tenants of their rights and responsibilities. The information shall direct landlords and tenants to the San Bernardino Housing Authority, which has an established dispute resolution program.</p>
<p>Program 1.C.3 Pursuant to State law, require apartment complexes with 20 or more units to provide a minimum of</p>		

Housing Needs: Required Units

Regional Housing Needs Allocation (RHNA) has been developed by the State and Southern California Association of Governments (SCAG) for each Housing Element planning period. Table II-30 has been developed for the 2014-2021 Planning Period. According to the assessment, 3,334 housing units will be built between the years 2014-2021. Of those total units, 1,407 housing units will be allocated for residents who have an above moderate income. It is predicted that units created for residents falling within the “above moderate income” category will be market driven and created as single family homes. Residents falling within the moderate income category are also able to afford the current market rates set for the area. The biggest concern is the availability of land for people falling within the “extremely low” to “low income” categories, a total of 1,305 units.

RHNA by Income Category, 2014-2021 2006-2014	
	Units
Extremely Low	<u>382 456</u>
Very Low Income	<u>382 456</u>
Low Income	<u>541 627</u>
Moderate Income	<u>622 736</u>
Above Moderate Income	<u>1,407 1661</u>
Total Units Needed	<u>3,334 3,887</u>

Source: SCAG 2011

Figure 1.4

HUD Income Limits

Department of Housing and Urban Development (HUD) has set income limits to define applicant eligibility for HUD assisted housing programs. Income estimate has been developed for the metropolitan area using Fair Market Rent (FMR) and Median Family Income estimates (MFIs). FY 2016 HUD Income Limits Briefing Material, lists the statutory basis for HUD’s income limit basis as: Low-income families as families whose incomes do not exceed 80% of the median family income for the area. Very low-income families as families whose incomes do not exceed 50% of the median family income for the area. Extremely Low-income families are low-income families whose income does not exceed the greater of 30% of median family income for the area.

HUD Income Limits for San Bernardino County								
Riverside-San Bernardino-Ontario, CA MSA								
FY 2016 MFI: 61400								
Program	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
EXTR LOW INCOME	13450	16020	20160	24300	28440	32580	36730	40890
VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
LOW-INCOME	35800	40900	46000	51100	55200	59300	63400	67500

Figure 1.5

Minimum development standards

In accordance with measure N, Apple Valley’s land use element includes residential land use densities. The minimum development standards for the four types of residential zones (low density, estate, single-family, multifamily, and mixed use) are shown in table __. Specifically, for this development site, the land has been rezoned to mixed use (M-U). The table __ shows residential mixed use allows densities of 4 to 30 units per acre. The lot coverage can not be less than 50% of total building lot coverage. The open space minimum requirements are 150 square feet of private area, and minimum of 15% of the total project area. The mixed use is required to include commercial and residential in all projects to create higher density residential developments.

Standard	R-LD	R-E	R-SF	R-M	M-U
Units per Acre	1 du./2.5 ac.	1	2	20	30
Lot Area	2.5 ac.	1 ac.	18,000 s.f.	18,000 s.f.	1 ac.
Lot Width	150 ft.	125 ft.	100 ft.	100 ft.	100 ft.
Lot Depth	300 ft.	250 ft.	150 ft.	150 ft.	100 ft.
Building Lot Coverage	25%	25%	40%	60%	50%
Landscaped Area	N/A	N/A	N/A	15%	10%
Building Height	35 ft.	35 ft.	35 ft.	50 ft.	50
Parking Required	2/unit	2/unit	2/unit	Studio: 1 covered & 1 open 1 & 2 Bdrm. 2/unit & 0.5 guest/unit 3+ Bdrm. 3/unit & 0.5 guest/unit	Same as R-M - 1/250 - retail 1/500 - office
Open Space				Private: 150 s.f. Common: 15% of project area	Same as R-M

Source: Town of Apple Valley Development Code

Figure 1.6

Figure 1.6 shows the density requirements for each residential type, and the minimum required open space for private and common project areas.

San Bernardino County income limits

The department of Housing and community development creates annual income limits. In table __ shows the income limits applicable to the city of Apple Valley. Apple valley’s median household income for a family of four is 63,000. Their median household income is considered in between (above) low and moderate income for four persons. This would mean that the average resident HH income is in between extremely low/very low income to low/moderate income

Income Limits for San Bernardino County 2013-2018				
# of Persons	Moderate	Low	Very Low	Extremely Low
1	\$54,600 \$52,100	\$37,550 \$37,300	\$23,450 \$23,300	\$14,100 \$14,000
2	\$62,400 \$59,500	\$42,900 \$42,650	\$26,800 \$26,650	\$16,100 \$16,000
3	\$70,200 \$67,000	\$48,250 \$47,950	\$30,150 \$29,950	\$18,100 \$18,000
4	\$78,000 \$74,400	\$53,600 \$53,300	\$33,500 \$33,300	\$20,100 \$20,000
5	\$84,250 \$80,400	\$57,900 \$57,550	\$36,200 \$35,900	\$21,750 \$21,000
6	\$90,500 \$86,300	\$62,200 \$61,850	\$38,900 \$38,950	\$23,350 \$23,000
7	\$96,700 \$92,300	\$66,500 \$66,100	\$41,550 \$38,650	\$24,950 \$24,000
8	\$102,950 \$98,200	\$70,800 \$70,350	\$44,250 \$43,950	\$26,550 \$26,000

Figure 1.7

Affordability

According to census.gov if a household pays more than 30% of its income to housing expenses that it is considered to be at the lower spectrum of affordability. Census identified 4,751 renters which income exceeds the 30% and 5,591 owner households which overpay for housing expenses. In the table below it shows that there are available housing for renters but with available income, renters still fall short of income to provide all of their housing needs (for a family of 4).

Income Limits for San Bernardino County 2013-2018				
# of Persons	Moderate	Low	Very Low	Extremely Low
1	\$54,600 \$52,100	\$37,550 \$37,300	\$23,450 \$23,300	\$14,100 \$14,000
2	\$62,400 \$59,500	\$42,900 \$42,650	\$26,800 \$26,650	\$16,100 \$16,000
3	\$70,200 \$67,000	\$48,250 \$47,950	\$30,150 \$29,950	\$18,100 \$18,000
4	\$78,000 \$74,400	\$53,600 \$53,300	\$33,500 \$33,300	\$20,100 \$20,000
5	\$84,250 \$80,400	\$57,900 \$57,550	\$36,200 \$35,900	\$21,750 \$21,000
6	\$90,500 \$86,300	\$62,200 \$61,850	\$38,900 \$38,950	\$23,350 \$23,000
7	\$96,700 \$92,300	\$66,500 \$66,100	\$41,550 \$38,650	\$24,950 \$24,000
8	\$102,950 \$98,200	\$70,800 \$70,350	\$44,250 \$43,950	\$26,550 \$26,000

Figure 1.8

This table is completed for a moderate level income family with four people in the household. Households can afford monthly housing costs of \$1,860 \$1,899 The current market rate housing in Apple Valley would be affordable to that household, with an average of \$505/\$400 for an ownership unit, and \$860/\$887 for a rental unit. This table shows that moderate income households can generally be housed in market housing in Apple Valley, and do not need subsidy.

3

HISTORY

HISTORY

The first inhabitants of the area today known as Apple Valley is where the Shoshoneans, Piutes, Vanyumes, Serranos and Chemehueve tribes were incepted. They were attracted to the region by the Mojave river and its vegetation. The Mojave people came later. In 1776, Father Francisco Garces came to the Mojave desert and established the first Spanish missions all around California. During the 18th and 19th centuries Spanish gold seekers explored the area. This originated the Old Spanish Trail through the southern Mojave and Cajon Pass development. In 1885, the railroad came northward through the Cajon Pass and a train stop was established, in the area known as Victorville.

Apple Valley acquired its name from the Appleton Land Company that was based in the area. By that time apples weren't widely grown in this region. In the 1950s Apple Valley became a popular film location attracting Hollywood celebrities Dean Martin, Newt Bass, Janet Lee, Bud Westlund, Jerry Lewis and opera star John Charles. Apple Valley Town was incorporated on November 14, 1988. In 2000, Civic Center was developed, which also includes the San Bernardino County Newton T. Bass Branch Library, as well as the Police Department and Civic Center Park.

Apple Valley is one of the first planned towns in the high desert, and it did not just happen spontaneously. It was caused by very dedicated men, Newton T. Bass and Bud Westlund. Bass, originally an oil businessman searched for a place to extend his wealth. Specifically, he was searching for a place to develop a cattle ranch. With further research Bass decided to go into real -estate and chose Apple Valley after learning about the towns plentiful groundwater.

Bass purchased 6,300 acres at an average price of \$2.75 an acre. In 1946, The Bass-Westlund partnership (Apple Valley Ranchos) would build the town one section at a time and set rigid provisions on the size and style of homes. Their objective extended beyond making a quick buck, but to introduce the "real west" to the remaining of the world. The idea was a Western lifestyle in a planned resort community. Bass and Westlund built more than homes, they established a network of businesses to support the growing community and encourage more buyers. Bass also donated land to build local churches, schools, St. Mary Desert Valley Hospital and the Apple Valley Community Center. By 1959, Bass and Westlund had sold \$45 million in vacant lots, plus millions more in ranch homes.

4

SITE ANALYSIS

CONDITIONS

The Apple Valley property is the location of the Hilltop House is about 21 acres and is currently zoned OS-C Open Space Conservation. The adjacent Champion Investors property is about 99 acres, also zoned OS-C Open Space Conservation as well as a 35 acre area of it zoned M-U Mixed Use. Map Exhibit A demonstrates both prospective properties, the subject of development proposals. Map Exhibit A

360 Apple Valley Property

The Site analysis of the Hilltop House as mentioned in the methodology consisted of site visits to conduct observation of the particular site in relation to the study area. According to Apple Valley Assistant Town Manager Lori Lamson the site is currently accessed through the former private road leading to the Hilltop House. All other forms of access is available through the Champion Investors Property. The condition of the Hilltop House property is important to the Town because it is a large part of their history, visible from every part of the flat high desert region that is Apple Valley. It is now a deteriorated structure holding what could be connectivity, character identity and enrichment for the Town.

Champion Investors Property

The Champion Investors property, according to representative Don Brown holds about

33 buildable acres. The currently OS-C is to remain Open Space Conservation, which is a pending project proposed to be donated to Apple Valley for the purpose of encompassing a trail system. Located at the Southeast corner of the Champion Investors property.

Conditions

Together these two properties sit along Highway 18 across the way from the Apple Valley Civic Center. Currently visitors and locals utilize the large mountainous properties as their local unofficial hiking destination. The site is the highest point of elevation within the town boundary of Apple Valley, a focal point of the high desert since the 1960's when Newt T. Bass was developing much of what is Apple Valley today. Currently the site is accessed mainly through Happy Trails Highway onto Apple valley Inn road, beside the former Apple Pond. Visitors opt for naturally occurring trail levels of difficulty due to its diverse terrain. Below is Tentative Trails Map, Exhibit Map C demonstrating these existing unofficial trails all leading up to the Hilltop House point, which has become an informal type of observation deck. Exhibit Map C

Property map with key Assets

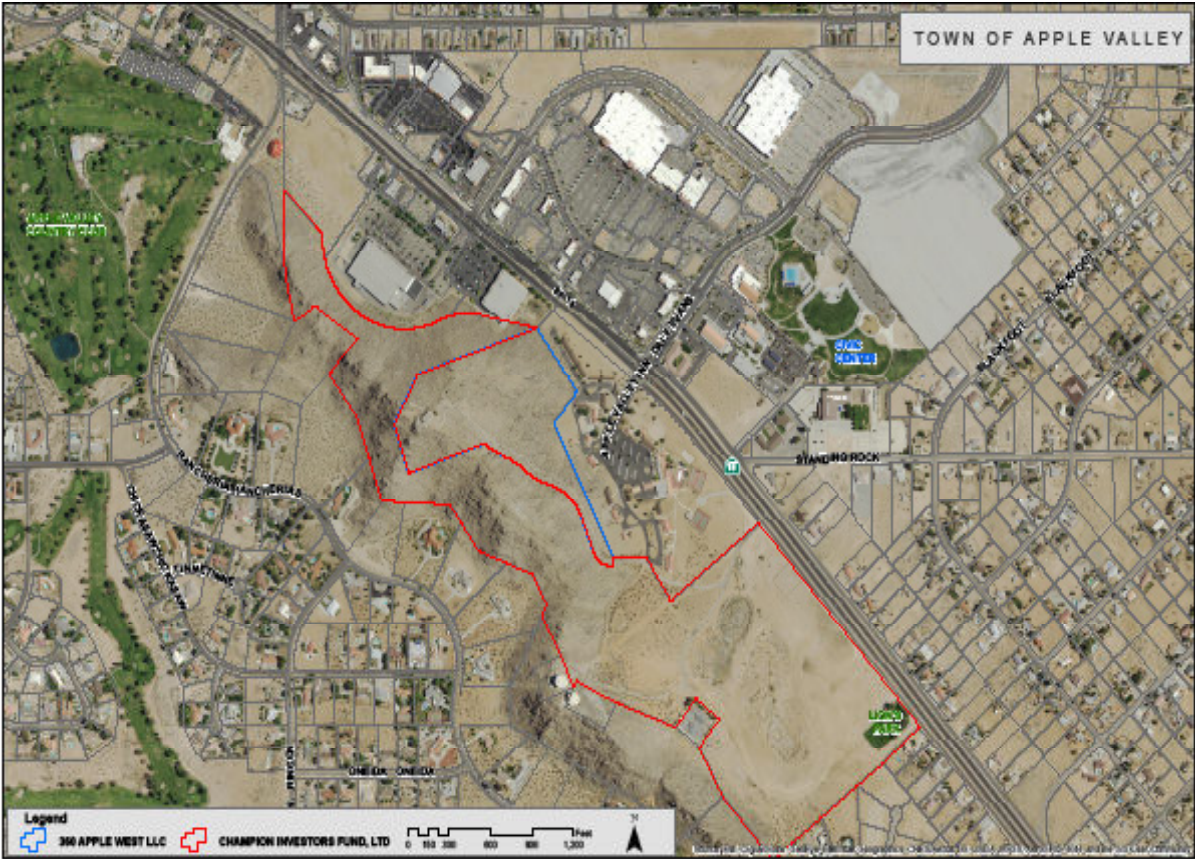


Figure 1.9 Map Credit: Mitzi Esquivel

EXISTING CONDITIONS



Figure 2.0



Figure 2.1 Photo Credit: Stephanie Tapia (2016)
South of Hilltop House

5

KEY ISSUES/OPPORTUNITIES

KEY ISSUES

Extensive research, site visits, and community meetings helped us to discover the community's key issues and opportunities. The following list will describe key issues affecting the community

Lack of access to basic resources

The Apple Valley Town has a large senior community which lacks access to basic services such as drug stores and hospitals. In the past year 62% of citizens had difficulty accessing healthcare. There is only one hospital in the town, but it does not conveniently located, in regards to census block 5. As seen in exhibit E, Health care facilities are near hwy 18 and major sections of the city, but none are near our project site. Additional issues that is affecting the senior community is poor transportation and connectivity. Over the past year, 17% of Doctor visits were hindered due to transportation issues. The town only has four bus routes that runs every hour during the weekdays, and every two hours on the weekends. This makes it even more difficult to reach health/ senior centers.

Mixed use

The area of study has never developed mixed-

use land use. In fact, the City recently updated their general plan to include mixed-use only in the last decade. It will be challenging to create an integrated plan for senior housing, multi-family, senior care, and educational services, while providing a recreational destination that incorporates the trails.

Recreational trails

The objective is to get the community out of the house, so they can exercise at the trails. Since trails are going to be a key component to the project, traffic and parking must be considered in order to accommodate large number of visitors that only seek to use the trail for recreational purposes. Other issues related to the recreational trails are access, permission and safety. There is only one main trail directed to the Hilltop house, but access is limited. Additionally, there are other uncharted trails that have been developed throughout the years. Safety must be also considered to provide a nice environment for visitors. This includes trail materials, insurance and maintenance programs.

Existing Informal Trail Map

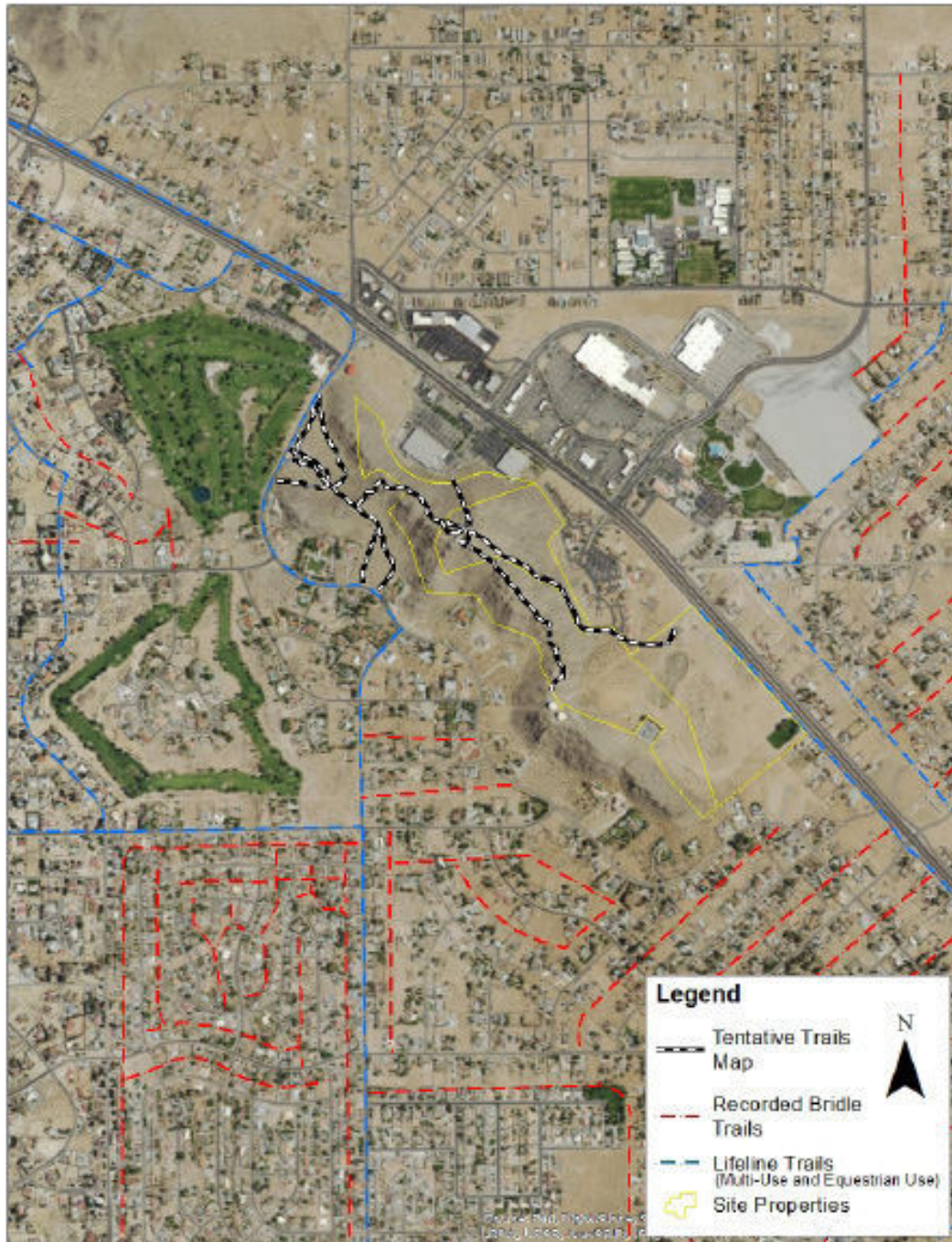


Figure 2.2 Local unofficial hiking destination
Map Credit: Mitzi Esquivel and Jonathan Alvarez

OPPORTUNITIES

Funding

Apple Valley Town and the Champions Investor Group are working in collaboration to accomplish the project. However, funding from other stakeholders should be sought, to continue with their idea of “quality no matter what”. Developing strong partnerships with both the public and private sectors, will increase funding to support the project and economic development of the area.

Apple Valley is community rich in history, natural resources and willingness to develop the necessary services to improve the community’s quality of life. The following list will describe key opportunities that the community can take advantage of.

Conservation/recreational destination

The first inhabitants of the area today known as Apple Valley where the Shoshoneans, Piutes, Vanyumes, Serranos and Chemehueve tribes. The Hilltop house is very special for the local community; it is a Historic site and the town would love a tourist location.

Hilltop House

The Apple Valley acquired the land where the Hilltop House lies. They aim to create and preserve the Hilltop House as a landmark. The Hilltop House needs to go under revisions in order to know what percentage of the house can be kept for restoration. This will be a

perfect place for a designated restaurant that will welcome visitors at the end of their hike.

Senior Housing

The senior community is 38.8%. Senior population is the largest age group of the town and it is projected to expand. The need for senior housing is high. As seen on exhibit D senior living , senior living centers are not located in the projected site. The goal is to provide the growing senior population with housing, a senior center, and healthy activities.

Partnership

The Champions Investors Group have partnered with the local government to develop two adjacent areas. There are 33 acres available for infill development.

Improve educational services

The goal is to use the property as cultural center that educates residents and visitors about Apple Valley history. The area can be used as an outdoor classroom where the native flora and wildlife would be exhibited.

Theme

Apple Valley has Spanish looking missions and mid-century contemporary architecture. It has a sense of pueblo. In the past a western style was used to brand the area. This theme is to be kept in perspective with the new development to build on the town’s identity.

Daycare facility assesment

Company Name	Address	City	ZIP Code	Credit Score Alpha	Executive Gender	Executive Title	Location Employee Size Range	Phone Number Combined	Primary SIC Description
Apple Valley Child Care Ctr	18609 Curwin Rd	AV	92307	B+	Female	Exec Director	5 to 9	(760) 242-5437	Schools-Nursery & Kindergarten Academic
Apple Valley Head Start	13589 Navajo Rd # 104	AV	92308	A+	Female	Manager	20 to 49	(760) 247-6955	Child Care Service
Arterberry Family Child Care	17840 Yorkshire Dr	AV	92308	C+	Female	Owner	1 to 4	(760) 247-2703	Child Care Service
Bizzy Bear Child Care	14024 Crow Rd	AV	92307	C+	Female	Owner	1 to 4	(760) 242-5104	Child Care Service
Bridges Family Child Care	21635 Pine Ridge Ave	AV	92307	B			1 to 4	(760) 247-5220	Child Care Service
Caring Hands Eklerly Care Inc	16815 Neenach Rd	AV	92307	B			1 to 4	(760) 240-8684	Child Care Service
Davis Day Care	18915 Siskiyou Rd	AV	92307	B	Female	Owner	1 to 4	(760) 946-1165	Child Care Service
Ginger Bread Learning Ctr	15749 Olbec Rd	AV	92307	A	Female	Exec Director	5 to 9	(760) 946-3399	Child Care Service
Mariana Preschool-Daycare	10522 Manhasset Rd	AV	92308	B+	Female	Owner	5 to 9	(760) 247-6545	Schools-Nursery & Kindergarten Academic
Mcadam Family Child Care	13576 Coachella Rd	AV	92308	C+	Female	Owner	1 to 4	(760) 240-4499	Child Care Service

Newell Family Montessori		AV	92308	B	Female	Owner	1 to 4	(760) 240-9990	Child Care Service
Nina's Little Angels	15086 Tuscola Rd	AV	92307	B	Female	Manager	1 to 4	(760) 946-0859	Child Care Service
Russell Family Day Care	22427 Hurons Ave	AV	92307	C+	Female	Owner	1 to 4	(760) 240-0805	Child Care Service
Tami's Tot's	14284 Jicarilla Rd	AV	92307	C	Female	Owner	1 to 4	(760) 961-8178	Child Care Service
Umbrella Latch Key Program	15864 Rimrock Rd	AV	92307	B			1 to 4	(760) 242-1536	Child Care Service
Wanda's Preschool & Daycare	18144 Symeron Rd	AV	92307	B	Female	Owner	1 to 4	(760) 242-1266	Child Care Service

Apple Valley is going to have a mixed-use development that is going to be aimed at a senior community, but within this community there is a great opportunity to integrate a new concept for the seniors. A day care facility could easily be incorporated into the mixed-use development that is being proposed for the lot in apple valley for various reasons. There are only 16 day care facilities in the entire city of Apple Valley, and only one of them has more than 9 employees. The small scale facilities that are available are likely not enough to cover the needs that Apple Valley has in terms of child care. In addition, the inter-generational mix could do a lot of good for the seniors and the children that are being cared for. The seniors often times need activities to keep them busy and help their days feel more accomplished. The benefit of children in this mix is that the seniors can instill older ideas and ways of dealing with children that are often forgotten.

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Dale Evans Crossing

Building a strong community through cultural and environmental preservation

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Winter 2017

1

VISION STATEMENT



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Dale Evans Crossing is a destination for residents and tourists to explore the history of the High Desert. The mixed use, multi-generational housing, development enhances the quality of life for the community through opportunities for healthy living, specialized retail, cultural and educational opportunities, and recreational connections to the hilltop house.



2

GOALS AND OBJECTIVES



GOALS AND OBJECTIVES

#1 Implement a mixed-use development that caters to low-income senior housing

- 1.1 Implement senior and family housing to meet the needs of current and future residents in all income levels.
- 1.2 Ensure a high quality of life for all residents by creating a safe and properly maintained housing.
- 1.3: Create housing that is accessible for people of all abilities.

#2 Enrich the Community through cultural and educational opportunities

- 2.1 Establish working relationship with the Apple Valley Unified School District (AVUSD).
- 2.2 Establish volunteer programs for the youth in the community.
- 2.3 Embrace and enhance the equestrian culture present along the south side trails.
- 2.4 Provide public access to the Hilltop House to expand recreational and educational opportunities for residents and visitors to Apple Valley.

#3 Support an environment that is promotes healthy living

- 3.1 Create recreational trails suitable for all levels of hikers
- 3.2 Connect trails and mixed-use development to shopping center and civic center by connecting current sidewalks and other paths. The trails will also connect to the Hilltop House.
- 3.3 Implement community events that focus on more active and outdoor living.
- 3.4 Encourage and increase public transportation to decrease driving.
- 3.5 Include boundaries for a community garden within the mixed-use development open space

#4 Economic Development

- 4.1 Encourage Specialty Shops to open in the Retail portion of the Mixed Use development
- 4.2 Analysis of taxes will be done based on the amount of sales taxes generated, up to five years after the Mixed Use Development is built.
- 4.3 Increase tourism by hosting Western themed festivals and recreational events that would encourage people to drive to Apple Valley to participate in.

URBAN DESIGN CONCEPTS



MITZI ESQUIVEL

TOWN OF APPLE VALLEY URBAN DESIGN CONCEPT



Connectivity



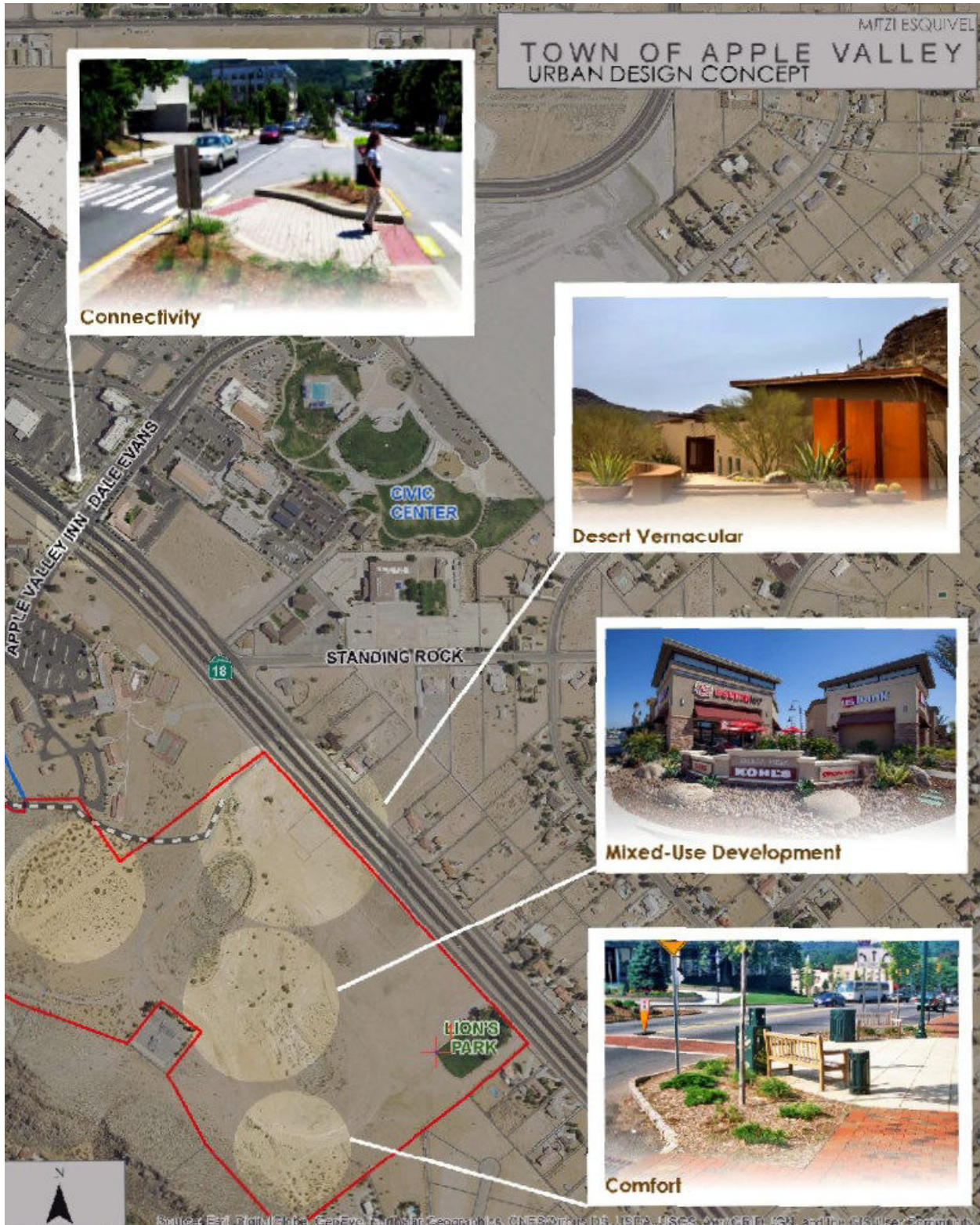
Desert Vernacular



Mixed-Use Development



Comfort



Source: Esri, DeLorme, GeoEye, IGN, Aerogeographics, GEBCO, Swire, Bing, USDA, U.S.G.S, AeroGRID, IGN, and the GIS User Community

3

PLANNING & DEVELOPMENT SCENARIOS 1-3

Re-design of Highway 18



Figure 2.4 re-design of Highway 18

The redesign of the Happy Trails Hwy 18 is necessary because it is currently a high speed road. In its current conditions, it is understandable but once the mixed use development is built, it will be necessary to lower the speeds along that road. We also want to increase connectivity between the Civic Center, the Legacy Trails, and the Mixed Use Development area, hence the need to make the roads safer so it would encourage to walk through the three instead of driving and parking multiple times. First, there is the repainting of the crosswalk lines at the signalized intersection. Medians would be built on the North and South lanes of the intersection because the road is long and people who cannot walk fast enough, would consider it unsafe to consider even walking through it. The 5 feet median would serve as a safe place for people to stop and act as a traffic calming device at the intersection as well.

The addition of the traffic signs where the Outer Highway 18 starts is so that it lets drives be aware that they are no longer driving through a freeway. The Outer Highway 18 travels past the Mixed Use Development and having cars drive around 35 MPH would make shoppers feel safer when they have to turn in to the development area. As the area would become more residential, it would increase the safe environment that residents would prefer to have in their front yards, as there would be more children in the area then.

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SCENARIO 1

Healthy Senior Living

This scenario showcases a living environment primarily catered to families. Seniors can apply for one-bedroom and studios while more one/two bedrooms are for families. The building showcases adobe style exterior, reflecting the surrounding environment of Apple Valley.

What does this look like?

- 252 units total/ 63 studio/ 126 one-bd-rm/ 63 two-bd
- 6000 sq ft retail, 5500 sq ft community center, 2000 sq ft day care.
- handicapped or disabled persons access
- Rose garden and community/activity center
- Native plants and lighting along pathways
- pickle ball courts, Picnic & BBQ Area, exercise rm
- Retail: chiropractor/pharmacy, restaurant's, vision, barber shop, Dentist, pet shelter, coffee and diners.

Programmatic interventions

- Daycare center that can promote inter-gen bonding
- Create a median island for crosswalk from north of highway 18 to the south of highway 18
- Collaborate with AVUSD

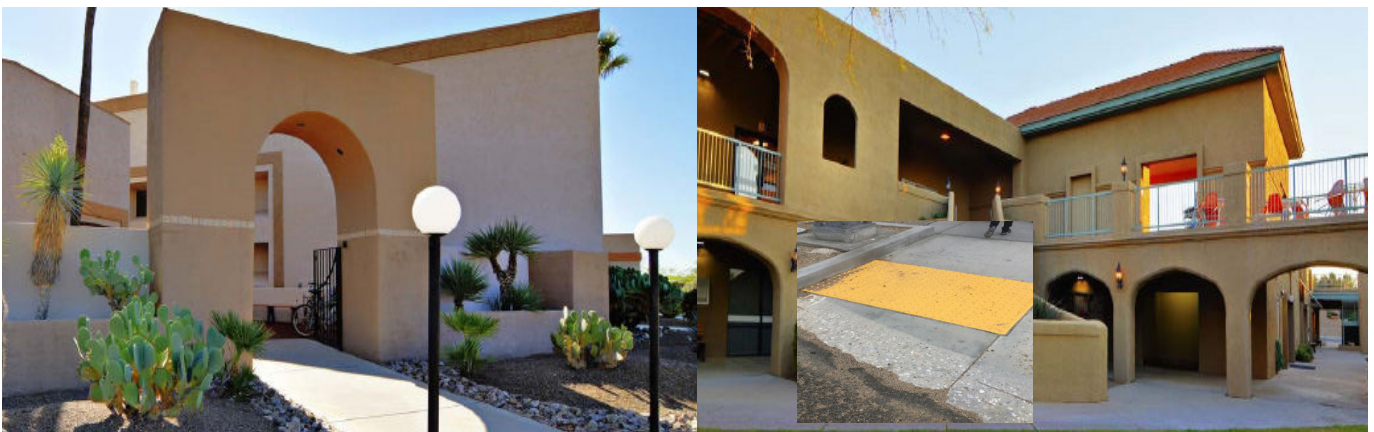
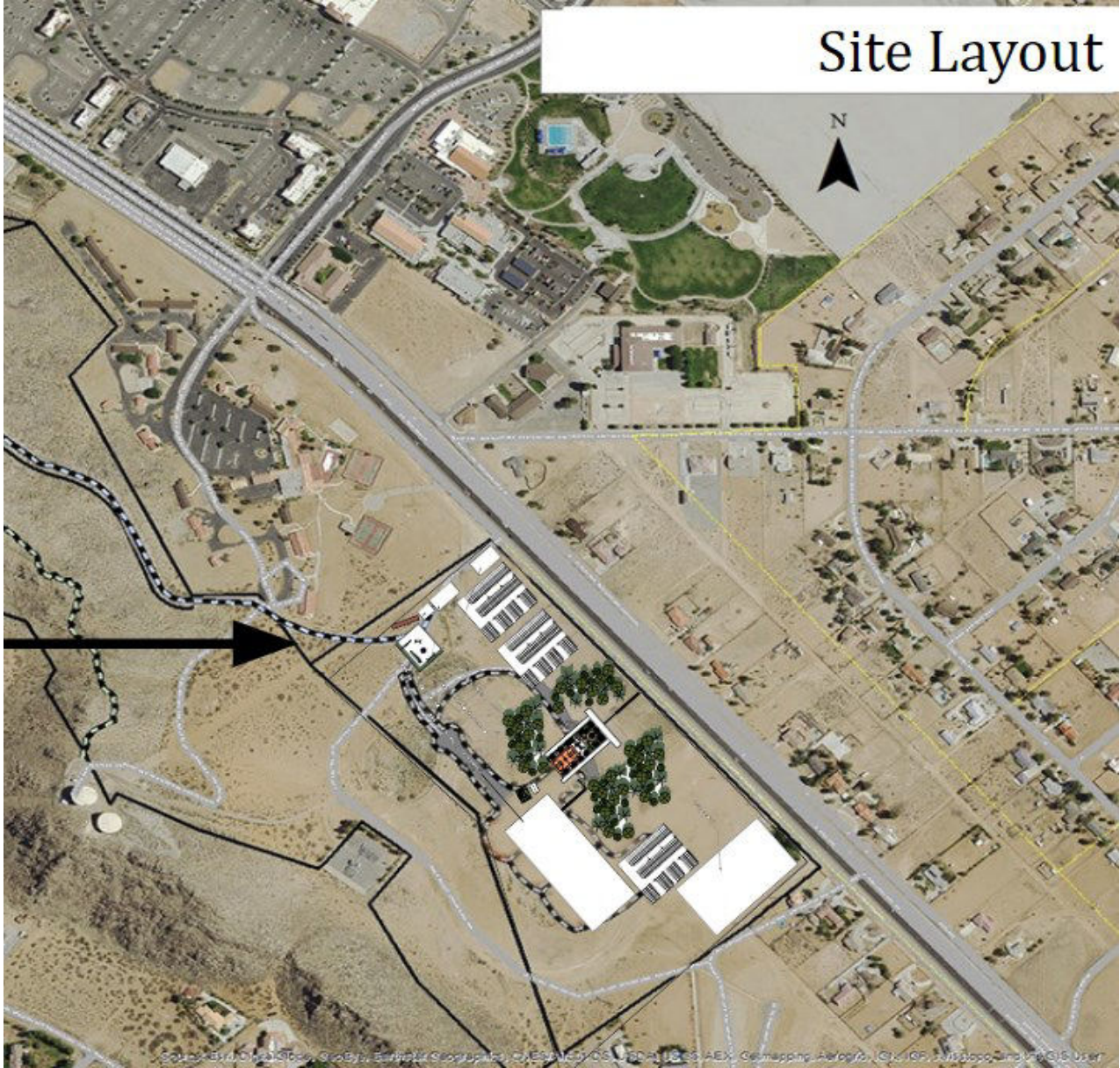


Photo credit: www.seniorhousing.net



Site Layout



Dale Evans Crossing Scenario 1 site plan



Figure 2.3 Credit: Michelle Ruan, Jonathon Marin (2017)

SCENARIO 2

Healthy living community

The second scenario features an active community lifestyle. The centralized location of the cultural community facility allows for accessibility of the pedestrian path network throughout the Apple Valley Grand senior community site.

What does this look like?

- 280 units total / 98 studios/ 98 one-bd-rm/ 84 two-bd
- 5500 sq ft retail, 7000 sq ft community center, 1000 sq ft day care
- This scenario features retail in close proximity to recreation. With same amenities as scenario 1
- Specialized retail: Same as scenario 1

Programmatic interventions

- Organize community wide walking events, hikes, and bike rides.
- Enhance the connectivity of existing trails to the HTH through physical trail improvements.
- Social media workshops for the local businesses to help increase social media presence.
- Promote and educate on the equestrian community at city events



Photo credit: www.seniorhousing.net

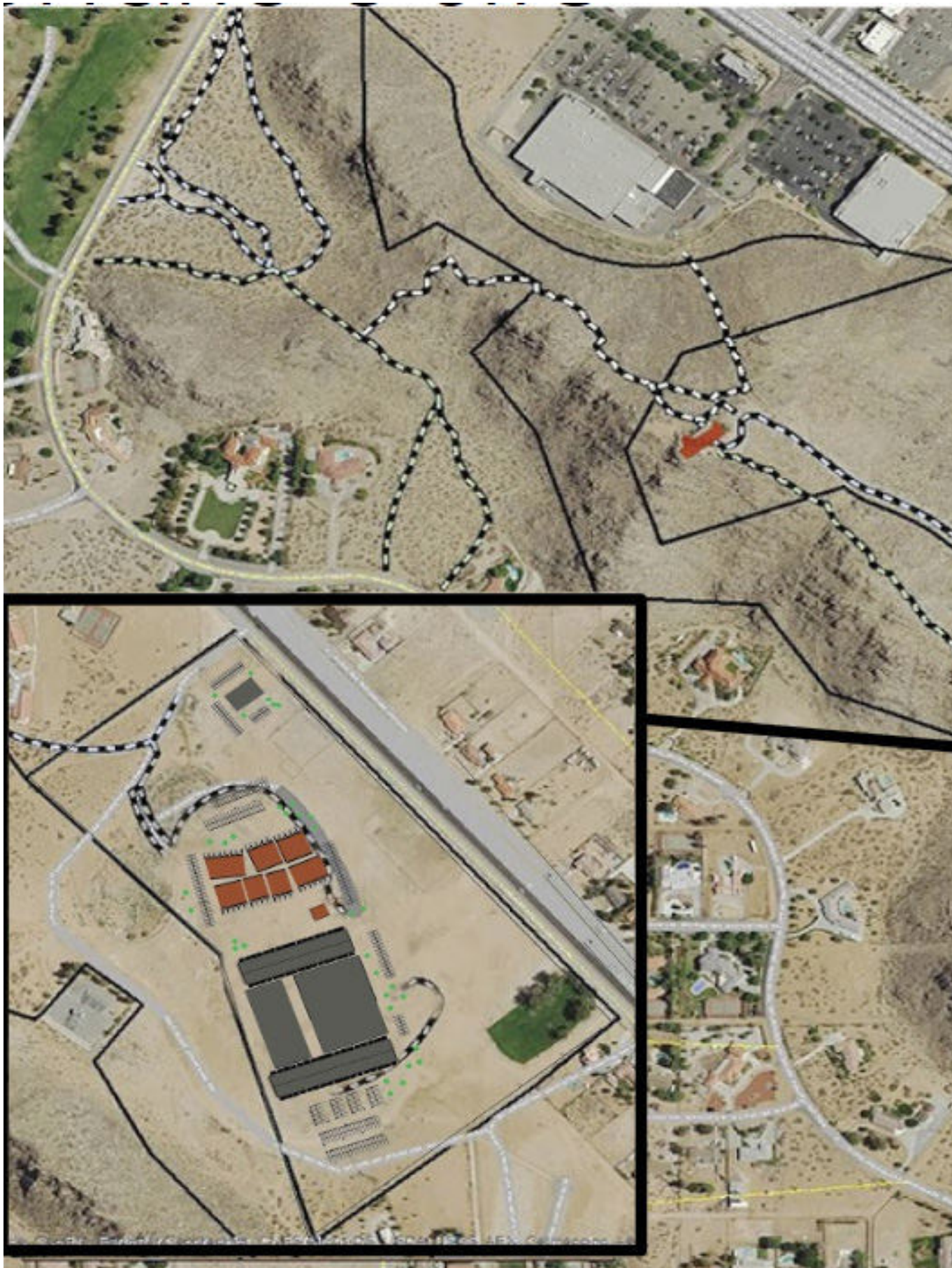
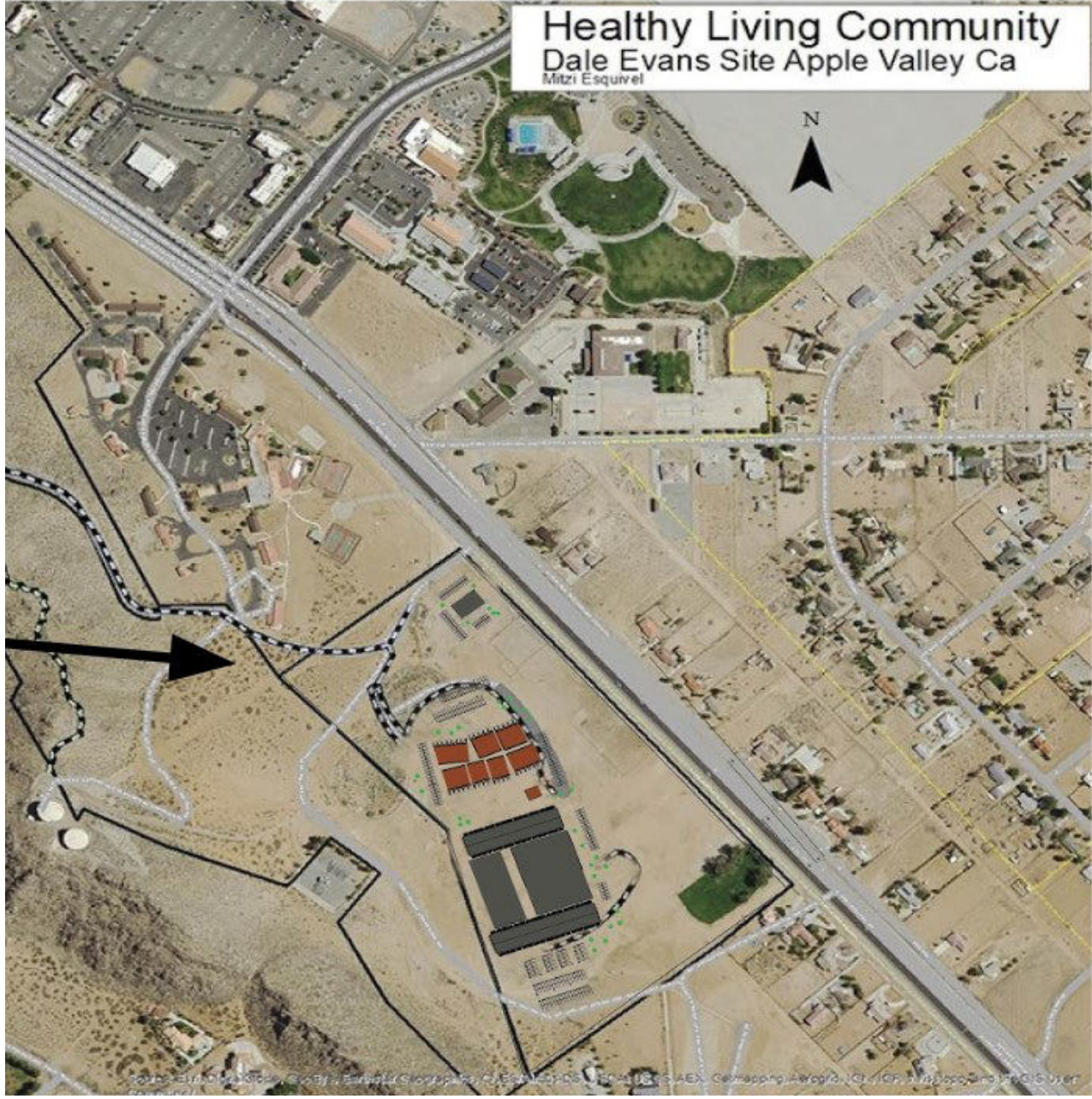


Figure 2.6 Credit: Mitzi Esquivel (2017)

Healthy Living Community Dale Evans Site Apple Valley Ca

Mitzi Esquivel



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Dale Evans Crossing Scenario 2 site plan

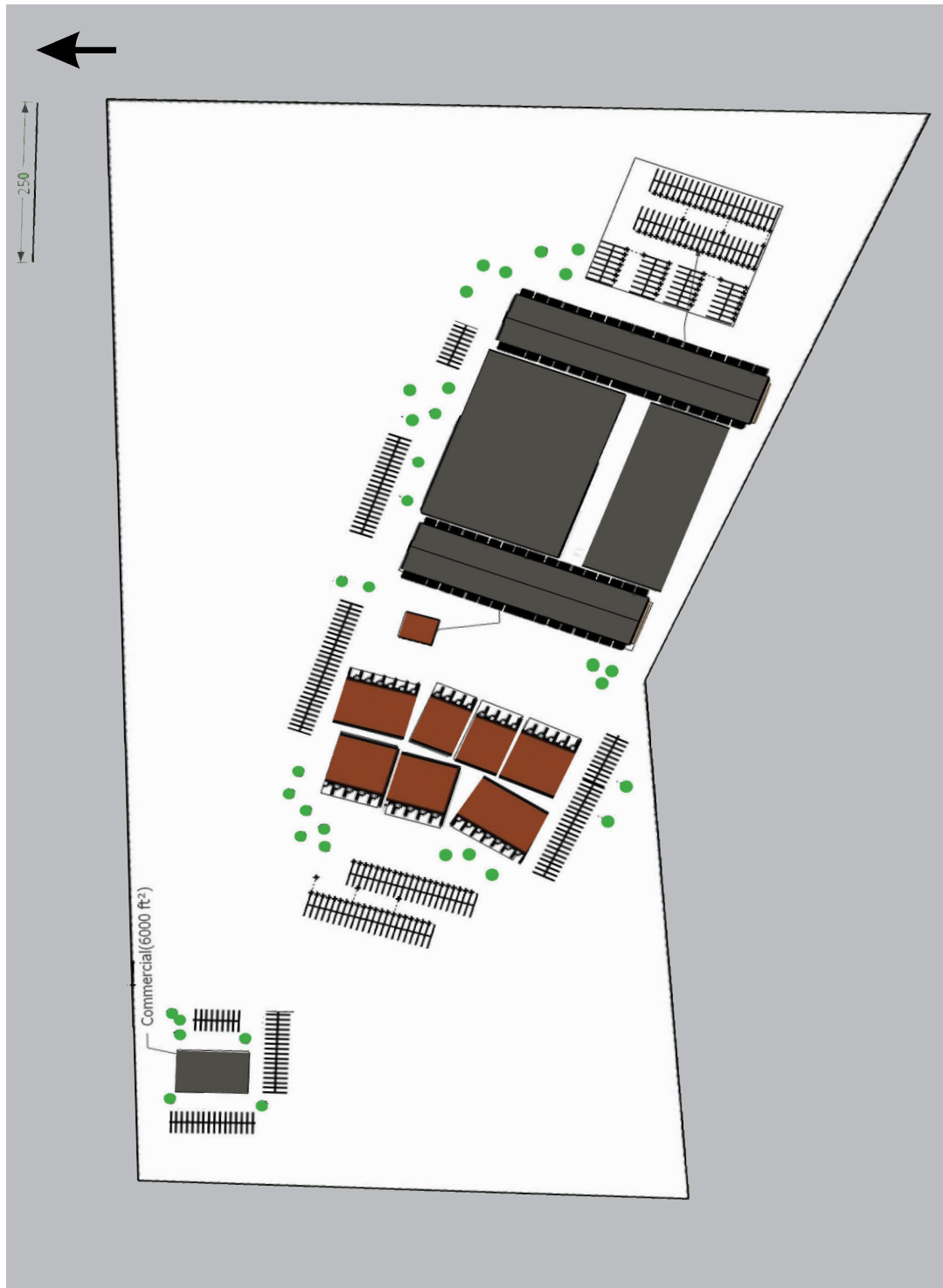


Figure 2.5 Credit: Jonathon Alvarez, Mitzi Esquivel (2017)

SCENARIO 3

Harmonious Integration of Senior/ Family Housing and Retail

The goal of this scenario is to encourage bondings between residents of all ages and with the immense beauty of the local trails. An equal amount of housing for seniors and families.

What does this look like?

- 15 DU/ACRE
- Total Units: 420
- 63 Studios, 105 One BR, 252 Two BR
- 7500 Sq.ft Retail. Shops same as Scenario 1
- 5000 Sq. ft. Community Center
- 2000 Sq. ft Daycare Center

Programmatic interventions

- Cultural Programs
- The local daycare center allows grandparents at the next door Senior Center to easily drop off and pick up the children.
- The hiking trails are connected to the daycare center area. Children have opportunities to be active and learn more about Apple Valley's cultural heritage.
- Economic Development
- The city provides discount in small business licensing fees to encourage small business owners in the area to set up shop at the retail portion of the mixed use.
- The city hosts events such as a Western themed week that includes the trails and promotes the local businesses to tourists who come for the events.



Photo credit: www.seniorhousing.net, applevalleylegacytrail.org



Dale Evans Crossing Scenario 3 site plan



Figure 2.7 Credit: Jonathon Marin, Whitney Thorn (2017)

SCENARIO EVALUATION: SENIOR-FAMILY HOUSING

Factors	Potential Costs/ Constraints
Social	<p>Short Term → Long Term</p> <ul style="list-style-type: none"> •Potential backlash from community members unfavoring large-scale development being introduced to Apple Valley. •A higher amount of family housing can create tension between families and seniors who prefer a quieter environment for living. •Less priority for seniors who otherwise might benefit from a large-scale housing development within Apple Valley
Environmental	<ul style="list-style-type: none"> •An increase in pollutants and carbon emissions from cars entering and exiting the parking lot belonging to the development •Possible environmental review prior to construction of the family-heavy housing development. •A potential step away from the desert identify that Apple Valley currently has. •Urban heat island effect created from the large amount of required parking •increased impervious surface constrains storm-water runoff.
Economic (Incl. Cost Related Issues)	<ul style="list-style-type: none"> •The overall cost amount of the complete development being created within Apple Valley •The possibility of retail shops not being leased and operating within the time period following the opening of the development. •Recurring costs for maintenance of the development and ensuring resident safety.
Physical	<p>A potential step away from the desert identify (scale & density of project) that Apple Valley currently has.</p>

Continued

Factors	Potential Benefits
Social	<p>Short Term → Long Term</p> <ul style="list-style-type: none"> •An increase in population to the town of Apple Valley attributed to the development of the family-heavy housing. •An increase in affordable homes for families seeking a new place to live within the town. •Increase in unique retail previously missing from Apple Valley •5500 sq. ft community center available for resident social gatherings •intergenerational bonding from the daycare center.
Environmental	<ul style="list-style-type: none"> •The appreciation of nature to users using the trails near the development •Implementation of native plants around the development that were not previously present.
Economic (Incl. Cost Related Issues)	<ul style="list-style-type: none"> •Increased revenue to Apple Valley coming from retail shops present within the mixed-use development. •More residents living within Apple Valley will lead to economic growth stemming from resident spending
Physical	<ul style="list-style-type: none"> •Potential revitalization of the hill-top house •Increased connectivity from the proposed development to the nearby Apple Valley Civic Center •A large-scale development creates a new and unique identity never before seen in Apple Valley.

Continued

In order to weigh out the potential costs and constraints, as well as potential benefits, an evaluation of the senior- family housing was made. The factors associated with the constraints and benefits were: Social, environmental, economic (including cost related issues), and physical. The benefits associated with this scenario ranged from short term as well as long term.

From a social standpoint, a potential constraint of the senior family housing is possible backlash from community members who do not favor a large-scale development being introduced into Apple Valley. Another constraint is the possible tension between families and seniors who prefer a quieter living environment within their area. However, the development can help increase the population in the town of Apple Valley with many families wanting to live in the new housing. Most importantly, the development will help increase the amount of affordable housing for families seeking for a new place to live in the town.

Economic benefits from the development include an increased revenue to Apple Valley made possible by the on-site retail shops within the mixed use development. An increase in residents will also help the town grow

economically due to an increase in spending from the residents. An increased influx of tourism to the trails and hilltop house will also increase the amount of spending being done in the area and the retail shops.

Physically, the senior-family development brings forth many benefits to Apple Valley. For one, it will bring a potential revitalization of the hilltop house, creating new opportunities for recreation and education for it. The development will also increased the connectivity from the Apple Valley Civic Center to the senior-family housing through a safer redesign of highway 18. The development will also help create a brand new, never before seen, identity for Apple Valley due to its large-scale size. It is important to not that although the development is large scale, Apple Valley's desert identity is kept at the forefront of planning and implementation.

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SCENARIO EVALUATION: HEALTHY LIVING COMMUNITY

Factors	Potential Costs/ Constraints
Social	<p>Short Term → Long Term</p> <p>Potential backlash from citizens unfavoring a large-scale development being introduced to Apple Valley.</p>
Environmental	<ul style="list-style-type: none"> •An increase in pollutants and carbon emissions from cars entering and exiting the parking lot belonging to the development •Possible environmental review prior to construction of the family-heavy housing development. •A potential step away from the desert identify that Apple Valley currently has. •Urban heat island effect created from the large amount of required parking
Economic (Incl. Cost Related Issues)	<ul style="list-style-type: none"> -Costs attributed to making sure the development is ADA compliant for large-scale senior living - Total cost of the development being able to break ground -The possibility of retail shops not being leased/operating within the time period of the development being opened. -Recurring costs related to safety maintenance on the development
Physical	<p>A potential step away from the desert identify (scale & density of project) that Apple Valley currently has.</p>

Continued

Factors	Potential Benefits
Social	<p>Short Term → Long Term</p> <ul style="list-style-type: none">•An increase in homes available specifically for seniors within Apple Valley.•Availability of on-site retail for seniors living within the development•The increased appreciation of nature by users using the trails available near the development
Environmental	<ul style="list-style-type: none">•An enhanced connectivity to the available trails making recreation to the area more possible.•the promotion and education of the equestrian trails available on site.
Economic (Incl. Cost Related Issues)	<p>An increase visitation from tourists to the trail network creates the potential for spending at the available retail stores.</p>
Physical	<p>A fresh new identity never before seen by the Town of Apple Valley.</p>

Continued

Socially, the healthy living development scenario may face a potential backlash from citizens displeased with its large-scale size in Apple Valley. However, a potential benefit from the development will be an increase in homes available specifically for seniors in the area. The development also has the potential to create on-site retail for seniors living nearby.

From an environmental point of view, the development can bring the constraint of increasing the amount of pollutants and carbon emissions from cars entering and exiting the development's parking lot. The development also faces a potential environmental review prior to construction that can possibly hinder some of its development plans.

Although there are possible environmental constraints, the development brings forth many environmental benefits such as enhanced connectivity to the trails. In return, the connectivity will enhance recreation to the hilltop house.

The development also gives opportunities for Apple Valley to grow economically. Because the site features many retail shops and recreation, it is expected that tourism will increase. This will then drive the amount of spending being done within the development and the surrounding community.

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SCENARIO EVALUATION: HARMONIOUS INTEGRATION

Factors	Potential Costs/ Constraints
Social	<p>Short Term → Long Term</p> <ul style="list-style-type: none"> • Increase in density can affect the image of desert quietness for local residents. • Seniors may not be too keen to live so close to a large amount of families. • The residents who live nearby may also feel that the development project is too large-scale
Environmental	<p>Keeping the local environment unpolluted during construction phases, disturbing natural wildlife, increase in noise after construction.</p>
Economic (Incl. Cost Related Issues)	<ul style="list-style-type: none"> - Small business owners are in short supply, meaning that potentially, the retail portion of the mixed use development will be empty for a while. - The new retail businesses are fighting with the big box stores for business
Physical	<ul style="list-style-type: none"> - There will be even more parking, despite the civic center's vast quantity. - The size of the development might cause difficulties for seniors to walk around.

Continued

Factors	Potential Benefits
Social	<p>Short Term → Long Term</p> <ul style="list-style-type: none">• There are more affordable housing opportunities for families and seniors.• A large percentage of the city's population live at poverty or below poverty level. It will also sustain the increase in population without putting stress on the land.
Environmental	<ul style="list-style-type: none">- The hiking trails can teach the younger generation to appreciate uncontaminated nature.- By having watchful eyes nearby, there can be less destruction and trash thrown at the trails.
Economic (Incl. Cost Related Issues)	<ul style="list-style-type: none">- The family friendly diner can make the plaza a destination spot for local families.- The retail area is family friendly, as well as the day care center, which already has a built in customer base.
Physical	<p>The installation of public space activities, such as a tennis court and basketball court, make it more active than it was before.</p>

Continued

Implementation of the harmonious integration development can bring forth the constraint of noise within the area due to an increase in population. Seniors might also not favor living next to a large amount of families. However, this development can, and will, create more affordable housing opportunities for both seniors and families. Also, since a large percentage of the city live at poverty, or below poverty level, an opportunity favoring affordable housing is much needed.

Economically, the family-friendly diner being proposed within the development can make the plaza a hotspot destination for many families in the area. Retail within the space will naturally promote economic growth from spending in the area.

From a physical standpoint, the installation of public space activities, such as a tennis and basketball court, will allow for for new recreational opportunities in the area.

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4

PREFERRED SCENARIO

HARMONIOUS INTEGRATION OF SENIOR/ FAMILY HOUSING AND RETAIL

The chosen and preferred scenario for the Town of Apple Valley is one that showcases a major presence of senior living, also known as the '*Healthy Living Community*' or '*Scenario 2*'. The chosen scenario features a cultural community facility that allows for accessibility of the pedestrian path and trail network throughout the Dale Evans Crossing site.

With 280 total units available, 'scenario 2' offers 98 studios, 98 1 bedroom units, and 84 2-bedroom units. Most importantly, the preferred scenario features 5500 square feet of retail, a 7000 square foot community center, and 1000 square feet dedicated to an on-site day care facility. The vision for the chosen scenario is to build a healthy living community that will be made possible through the organization of citywide walking events, hikes, and bike rides along the featured trails on site.

The recommended scenario also seeks to enhance the connectivity of the existing trails to the proposed trail network, through the hilltop house observation point; through physical trail improvements. The scenario was chosen based on the potential benefits the design can bring to the city on a long-term basis. Other factors playing into the decision to choose the design came from the medium-density that brings forth to the town. Unlike the other two scenarios,

the *Healthy Living Community* development is a middleground scenario that will not drastically change the town's identity with overdevelopment and high-density, but instead help ease the town into a new direction while maintaining its core roots.

Most importantly, the recommended scenario best describes the current vision that Apple Valley desires of senior living availability and recreation. Apple Valley longs for a new development catered primarily to seniors but incorporates multifamily component, while creating aspects of recreation and healthy living for the existing community. Since the chosen scenario incorporates recreation, made possible through a proposed, interconnected trail network, as well as retail; it is expected that an increase in tourism from travelers on the 15 will visit the area and visit the development's existing retail shops.

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Connection to the Hilltop House

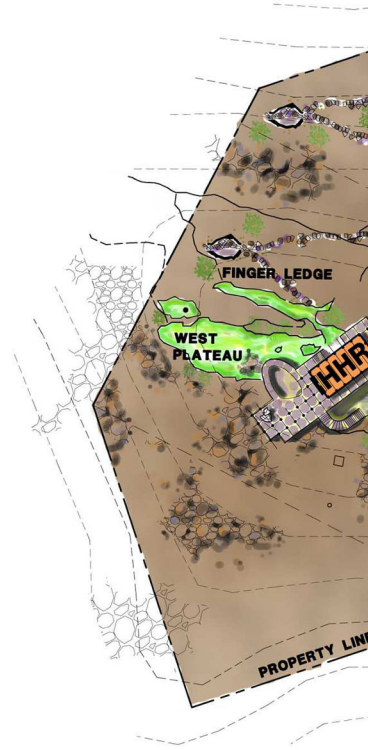


AVLT LEGACY TRIBUTE
INSET PLAQUE - TYPICAL

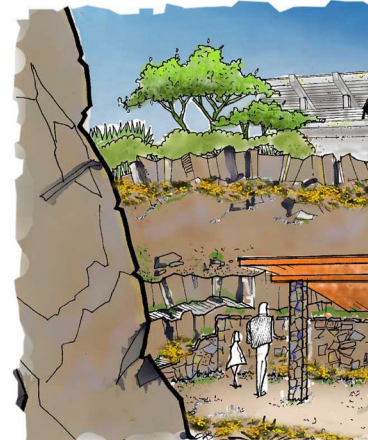
**AVLT NATIVE STONE RETAINING WALLS,
LOOK OUTS AND REST NODES**




AVLT CONCEPT

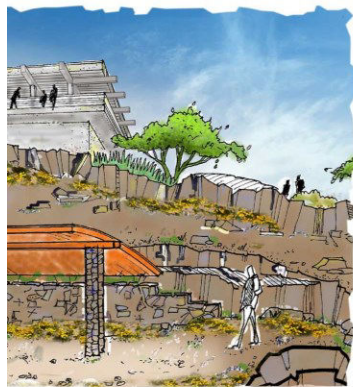
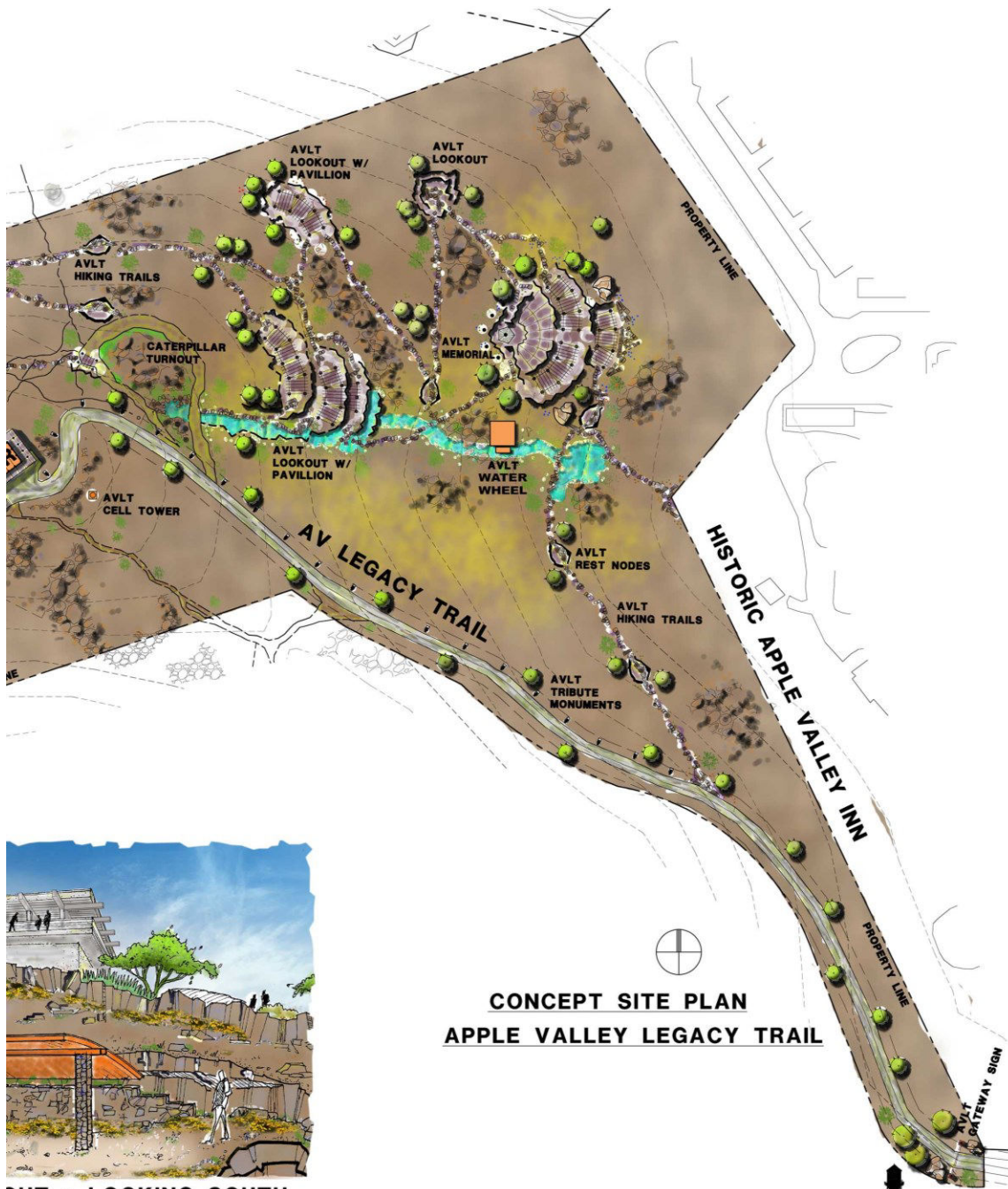


WEST PLATEAU - LOOKING EAST



CATERPILLAR TURNO

<p>CONCEPTS PREPARED FOR : AV LEGACY TRAIL STEERING COMMITTEE <small>A CITIZENS GROUP STUDYING A SITE OF HISTORICAL INTRIGUE</small></p>	 AVLT	<p>APPLE VALLEY LEGACY TRAIL HILLTOP HOUSE RUINS APPLE VALLEY, CA.</p>
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OUT - LOOKING SOUTH

**CONCEPT SITE PLAN
APPLE VALLEY LEGACY TRAIL**



Connection to the Hilltop House



Figure 3.0

The non-profit community group, Apple Valley Legacy Trail Steering Committee has done an amazing job in creating blueprints for the Hilltop House and we think that it is important to integrate what they have created. Many members of the Committee are long time residents of Apple Valley, so the ideas that they present in these documents are closely tied into what the community wants to see the Hilltop House turn into. The Hilltop House plans from the Committee also ties closely into our goal of cultural heritage. The trails leading up to the Hilltop House allows hikers to walk around and admire how majestic the house is.

The Hilltop House also utilizes much of the open space styled architecture that it was originally built in. During our visit to the House, members of the group stated that it was in a beautiful location, as it overlooks the entire town. The plans that were created by the Committee expands on the Hilltop House's ideal placement. Our preferred scenario would have trails and pathways leading from the retail and residential parts of the mixed use development to connect to the Hilltop House. Interested hikers can easily make the trek from the retail to the house, where they will be treated to an awe inspiring perspective of Apple Valley and the ideals of desert living.

IMPLEMENTATION PLAN

Proposed interventions

Physical Planning, Urban Design or Development	Programmatic Interventions	Policy Interventions	Planning Interventions (Public Outreach, process, or research/analysis related)
<ul style="list-style-type: none"> - 280 units total / 98 studios/ 98 one-bd-rm/ 84 two-bd - 5500 sq ft retail, 7000 sq ft community center, 1000 sq ft day care - Enhance the connectivity of existing trails to the HTH through physical trail improvements 	<ul style="list-style-type: none"> - Organize community wide walking events, hikes, and bike rides. 	<ul style="list-style-type: none"> - Enforce ADA accessibility for certain trails while also providing trails for more advanced hikers. Work with local outdoor groups such as Mojave group 	<ul style="list-style-type: none"> - Promote and educate on the equestrian community at city events - Social media workshops for the local businesses to help increase social media presence.

funding

Planning Issue Addressed	Funding Source	Grant or Program Name (with NOFA)	What can this funding be used for? Be specific about project/ program eligibility	Who can apply?
Trails	United States Department of the Interior (DOI) U.S. Fish and Wildlife Service (USFWS) Sponsor ID: L16AS00070	Challenge Cost Share for California	The California CCS program is to have a cost effective, local-level cost share program with non-federal partners to implement conservation or other public land management projects for the good of the general public and public resources, including but not limited to, recreation, fish, wildlife, special status plants, water quality, cultural sites and historical trails .	Academic Institution Commercial Government New Faculty/New Investigator Nonprofit Ph.D./M.D./Other Professional Small Business
Trails	Apple Valley Legacy Trail Organization http://www.vvdailyvpress.com/article/20150811/NEWS/150819264	Private donations Mojave Desert Air Quality Management District California Department of Parks and Recreation Land and Water Conservation Fund	This funding is used for the preservation of the Apple Valley Legacy Trails. Some of the funds have already been used to help close escrow on the Apple Valley Hilltop House property.	Government
Trails	FHWA	Recreational Trails Program (RTP)	The Recreational Trails Program (RTP) provides funds to the States to develop and maintain recreational trails and trail-related facilities for both nonmotorized and motorized recreational trail uses.	Cities, Counties, Districts, State Agencies, Federal Agencies. The next cycle in California will be in 2018.
			It includes biking and equestrian use.	
Senior Housing (whitney)	FR-6100-N-01 U.S. Housing and Urban Development (HUD)	HUD publishes a General Section each Fiscal Year (FY) that contains requirements for all of HUDs competitive grant programs. Department of Housing and Urban Development Notice of Funding Availability (NOFA) for the Department's Fiscal Year 2017 Supplemental Comprehensive Housing Counseling Grant Program	General application for the fiscal year's different housing funds/grants.	For profit organizations other than small businesses Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education County governments Public housing authorities/Indian housing authorities Independent school districts State governments Private institutions of higher education Unrestricted (i.e., open to any type of entity above), subject to any clarification in text field entitled "Additional Information on Eligibility" City or township governments Individuals Native American tribal governments (Federally recognized) Special district governments Public and State controlled institutions of higher education Native American tribal organizations (other than Federally recognized tribal governments) Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education Small businesses
Economic Development	EDA-HDQ-TA-HDQ-2016-2004 759 U.S. Economic Development	FY 2016 – FY 2019 EDA Planning Program and Local Technical	Under the Planning program EDA assists eligible recipients in creating regional economic	Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education

funding

	Administration	Assistance Program	development plans designed to build capacity and guide the economic prosperity and resiliency of an area or region. As part of this program, EDA supports Partnership Planning investments to facilitate the development, implementation, revision, or replacement of Comprehensive Economic Development Strategies (CEDS), which articulate and prioritize the strategic economic goals of recipients' respective regions. In general, EDA provides Partnership Planning grants to the designated planning organization (e.g., District Organization) serving EDA designated Economic Development Districts to enable these organizations to develop and implement relevant CEDS.	City or township governments Special district governments Public and State controlled institutions of higher education Others (see text field entitled "Additional Information on Eligibility" for clarification) Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education State governments County governments Private institutions of higher education Native American tribal governments (Federally recognized)
Economic development (mitzi)	http://www.grants.gov/web/grants/search-grants.html	Economic Development Assistance Programs Application submission and program requirements for EDA's Public Works and Economic Adjustment Assistance programs. Department of Commerce: Economic Development	applications from applicants in rural and urban areas to provide investments that support construction, non-construction, technical assistance, and revolving loan fund projects under EDA's Public Works and EAA programs. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic	Native American tribal organizations (other than Federally recognized tribal governments) Public and State controlled institutions of higher education City or township governments Native American tribal governments (Federally recognized) Special district governments Others (see text field entitled "Additional Information on Eligibility" for clarification) State governments
		Administration	development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities. EDA provides strategic investments on a competitive- merit-basis to support economic development, foster job creation, and attract private investment in economically distressed areas of the United States.	Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education County governments Private institutions of higher education.
Economic Development	Economic Development Administration	FY 2017 Economic Development Assistance Programs Application submission and program requirements for EDA's Public Works and Economic Adjustment Assistance programs.	Under this FFO, EDA solicits applications from applicants in rural and urban areas to provide investments that support construction, non-construction, technical assistance, and revolving loan fund projects under EDA's Public Works and EAA programs. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities.	Special district governments Native American tribal governments (Federally recognized) County governments Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education Native American tribal organizations (other than Federally recognized tribal governments) State governments Others (see text field entitled "Additional Information on Eligibility" for clarification) Private institutions of higher education Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education Public and State controlled institutions of higher education City or township governments

funding

Culture/History	National Institutes of Health	PA-14-177	To promote programs to	Nonprofits having a 501(c)(3) status
		Healthy Habits: Timing for Developing Sustainable Healthy Behaviors in Children and Adolescents	increase usage of the trails while also using the funding to add signage on the trails that teach people in Apple Valley that use the trails about local plants and wildlife.	with the IRS, other than institutions of higher education Private institutions of higher education Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education
Historic Preservation	National Park Service	FY2017 Historic Preservation Fund State Historic Preservation Offices	To provide matching grants to States for the identification, evaluation, and protection of historic properties by such means as survey, planning technical assistance, acquisition, development, and certain Federal tax incentives available for historic properties; to provide matching grants to States to expand the National Register of Historic Places, (the Nation's listing of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture at the National, State and local levels) to assist Federal, State, and Local Government agencies, nonprofit organizations and private individuals in carrying out historic preservation activities.	State governments
Healthcare	Administration for Community Living	HHS-2017-ACL-AOA-CS SG-0207: Empowering Older Adults and Adults with Disabilities through Chronic Disease	to bring to scale and sustain evidence-based programs that empower older adults and adults with disabilities to better manage their chronic conditions. Goal 1:	Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education For profit organizations other than small businesses
		Self-Management Education Programs Financed Solely by 2017 Prevention and Public Health Funds (PPHF-2017)	Significantly increase the number of older adults and adults with disabilities who participate in evidence-based self-management programs to empower them to better manage their chronic conditions;	Public housing authorities/Indian housing authorities City or township governments Independent school districts Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education Native American tribal organizations (other than Federally recognized tribal governments) State governments Native American tribal governments (Federally recognized) County governments Public and State controlled institutions of higher education Private institutions of higher education Special district governments Small businesses
Healthcare	National Institutes of Health	PAR-15-190 T1 Translational Research: Novel Interventions for Prevention and Treatment of Age-related Conditions (R21)	This funding opportunity announcement (FOA) encourages exploratory/developmental research projects to accelerate the pace of development of novel therapeutics involving biologics, pharmacological and non-pharmacological approaches for preventing and treating key health issues affecting the elderly.	Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education For profit organizations other than small businesses Public housing authorities/Indian housing authorities City or township governments Independent school districts Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education Native American tribal organizations (other than Federally recognized tribal governments) State governments Native American tribal governments
				(Federally recognized) County governments Public and State controlled institutions of higher education Private institutions of higher education Special district governments Small businesses

funding

Healthcare	National Institute of Health	Reducing Health Disparities Among Minority and Underserved Children (R21)	This initiative encourages research that targets the reduction of health disparities among children. Investing in early childhood development is essential. Specific targeted areas of research include bio-behavioral studies that incorporate multiple factors that influence child health disparities such as biological (e.g., genetics, cellular, organ systems), lifestyle factors, environmental (e.g., physical and family environments) social (e.g., peers), economic, institutional, and cultural and family influences; studies that target the specific health promotion needs of children with a known health condition and/or disability; and studies that test, evaluate, translate, and disseminate health promotion prevention and interventions conducted in traditional and non-traditional settings	County governments For profit organizations other than small businesses Others (see text field entitled "Additional Information on Eligibility" for clarification) Special district governments City or township governments Public and State controlled institutions of higher education Native American tribal governments (Federally recognized) Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education State governments Private institutions of higher education Small businesses Native American tribal organizations (other than Federally recognized tribal governments) Independent school districts Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education Public housing authorities/Indian housing authorities
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PROPOSED EVALUATION METHOD

Apple Valley: Proposed Evaluation Measures

Goals	Objectives	measurement
Healthy lifestyles	Recreation for All <ul style="list-style-type: none"> Recreation for all Public trail system Garden amenity 	<ul style="list-style-type: none"> Multi-use trail Frequency of use Connection with current informal trails Number of public trails Meets common open space requirement Meets market needs
Economic prosperity	<ul style="list-style-type: none"> Retail / specialty within mixed-use (MU) Development Taxes tourism/ place-making 	<ul style="list-style-type: none"> Number of retail stores Market assessment Chamber of commerce assessment Possibility of a daycare center to meet demands of the community Comparison of sales taxes up to three years after the building of the mixed use building Check if property taxes for nearby houses have increased after the introduction of the small businesses
Housing	<ul style="list-style-type: none"> Increase the supply of senior and family housing by 20 units Provide essential retail and services to residents of development (within walking distance) 	<ul style="list-style-type: none"> extremely low: 7 (Restaurants, Dry cleaning, general store, daycare) low: 11.4 / 11.4% *14 market rate; extremely low: 7 Measurement: the number of services able to provide Increased sales tax revenue Number of participants who complete business training with chamber of commerce
Cultural & Education	<ul style="list-style-type: none"> Revitalization of Hill Top House Trailhead Incorporation County Connection Mixed-income and Age Design Aspects 	<ul style="list-style-type: none"> Revamp the historical Hilltop House site Create wayfinding and trailhead access in association with the proposed trail system Strengthen ties with local museum programs and reach out to local institutions Encourage openness to establish volunteer opportunities, senior programming and local agencies

The proposed evaluation measures chart serves to show the goals and objectives, and the manner in which they will be measured.

The objective for the goal of healthy living is to create recreation for all through a public trail system. This goal will be measured by the frequency of use of the proposed trails as well as the number of trails implemented in the area.

Another goal in mind for Apple Valley is to create economic prosperity. The objective for this goal includes specialty retail shops within the mixed-use development as well as increasing tourism in the area. Measurement of this goal will be possible through a count of the number of retail stores open in the area. Ultimately, it will also be measured through an assessment made by the chamber of commerce to see if the implemented retail has been deemed successful or unsuccessful for the area. Another unit of measurement will be made by checking if property taxes for nearby homes have seen an increase after the introduction of the small businesses.

An important goal for Apple Valley includes housing. Housing objectives include increasing the supply of senior and family housing. We also seek to provide essential retail and services to residents of the development within walking

distance. Units of measurements include the amount of housing that will be made possible for both seniors and families. The objective related to retail and services will be measured by a count of the services we are able to successfully provide to the area.

Cultural and educational opportunities is also a main goal for Apple Valley made possible through revitalization of the hilltop house. Another objective includes incorporation of the trailheads. Units of measurement include a revamp of the historical hilltop house site as well as wayfinding and trailhead creation.

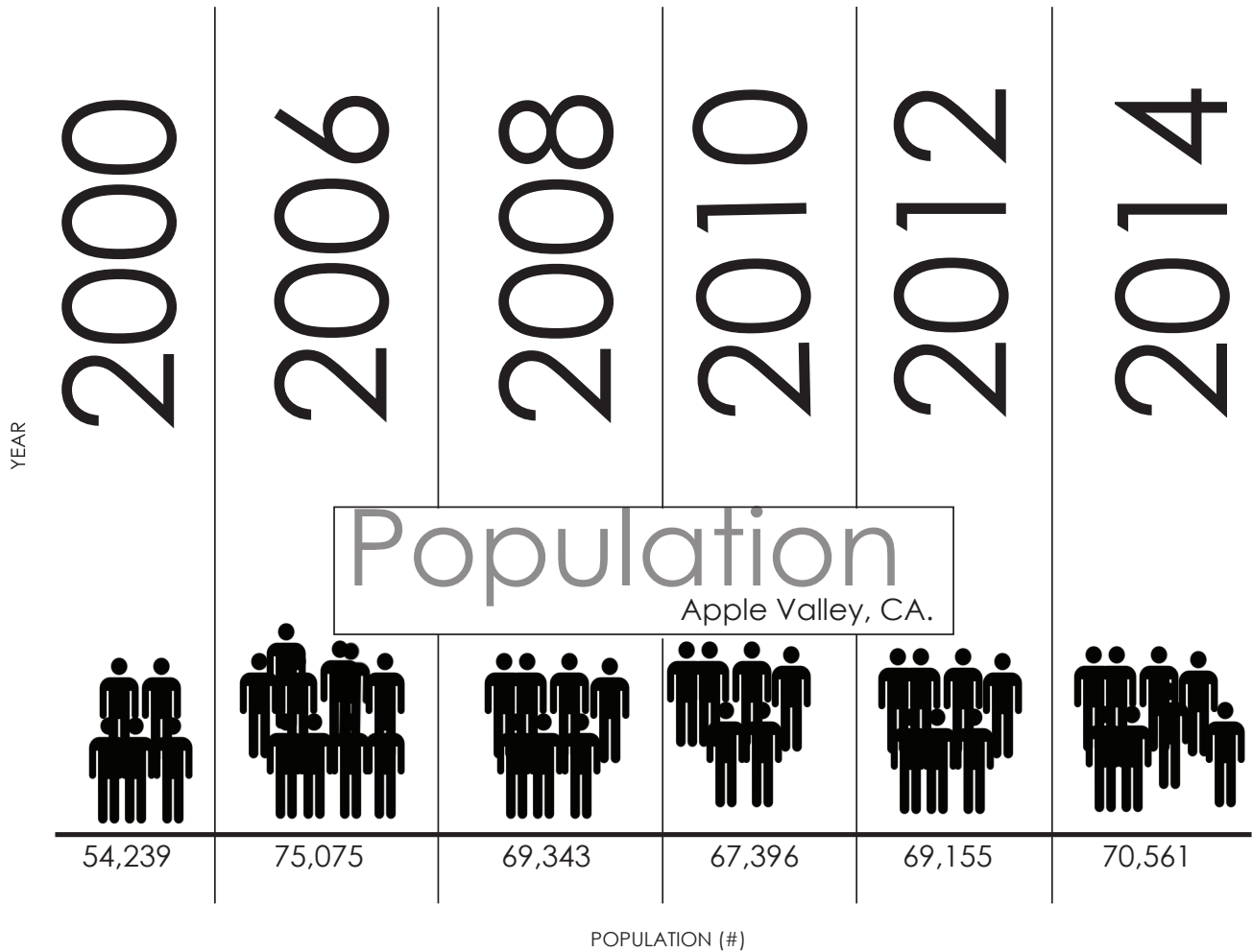
2019			2019			2020			2020			2020			2020			Funding
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	Jul	Aug	Sep	Oct	Nov	Dec	Grants
																		Interdepartmental Procedural change
																		2017 Broad Agency Announcement:12.630 – Basic, Applied, and Advanced Research in Science and Engineering
																		Notice of Funding Availability (NOFA) for the Department's Fiscal Year 2017 Supplemental Comprehensive Housing Counseling Grant Program
																		2017 RSVP Expansion Notice of Funding Opportunity:94.002 – Retired and Senior Volunteer Program
																		General Section to HUD's Fiscal Year 2017 Notice[s] of Funding Availability for Discretionary Programs (General Section)
																		Surface Transportation Program (STP) U.S. Department of Transportation
																		RFA294-2010-115 Civic Participation Program
																		Interdepartmental Procedural change
																		Interdepartmental Procedural change
																		FY 2016 – FY 2019 EDA Planning Program and Local Technical Assistance Program
																		USDANRCS-OR-CIG-17-01 Conservation Innovation Grant
																		Funding to support the development of natural resource policies and programs that give poor communities more control over these resources and a stronger voice in decision
																		2017-18 Sustainable Transportation Planning Grant Application Guide - Call for Applications
																		DOI Rivers, Trails, and Conservation Assistance (RTCA) Program The National Park Service Rivers, Trails and Conservation Assistance program supports successful partnerships with communities across America in achieving their conservation and outdoor recreation visions.
																		Crunchbase funding through private or public funding groups or individuals
																		provides loans, grants, and loan guarantees to nonprofits, public entities, and tribal governments in areas with fewer than 20,000 residents to finance essential community facilities.

APPENDIX

DEMOGRAPHICS

Population 14 year span

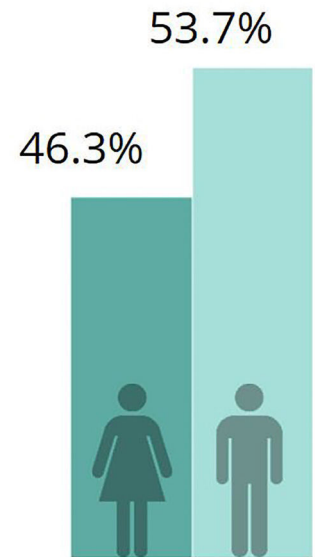
Population in Apple Valley has increase since the year 2000. Looking from the year 2000 to 2006 was the biggest jump in population. The increase in population was highly due to property/land affordability. The average cost of a starter home was \$150,000-\$200,000, median home was \$250,000-\$400,000, and executive \$450,000-\$700,000. The average cost of single family home (3-bedroom, 2-bath) — \$1,000-\$1,300 and apartments (2-bedroom) — \$650-\$850 according to social explore.com. In 2008 there was a decline of ~6,000 in population. The decline was seen in many places in the United States, Apple Valley included. Since 2008 population has not increased or decreased significantly.



Gender population

Our Age and gender demographic compare the city of Apple Valley and the Census block group 5 (our study site). By comparing the city and the census block we are hoping to get a better understanding of the area and city.

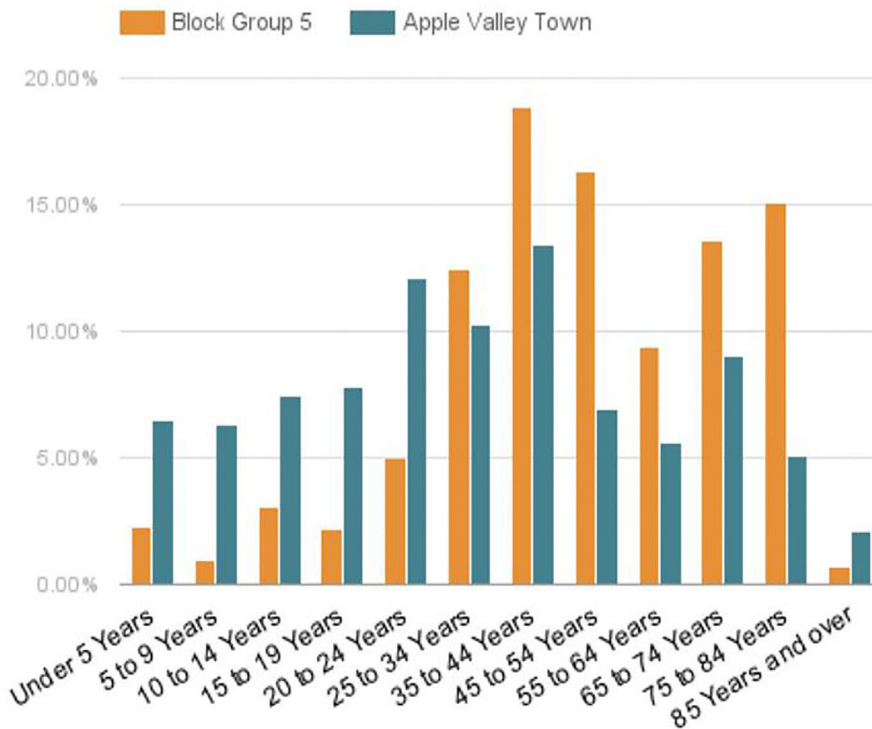
When looking at the data for gender the population of males was higher overall for Apple Valley at 50.7%, compared to 53.7% for our study site. The percentage of females within the town were 49.3%, compared to 46.3% for our study site. This demographic information does not show significant differences.



www.socialexplorer.org

Age of population

Population by Age 2014 (5-Year Estimates)



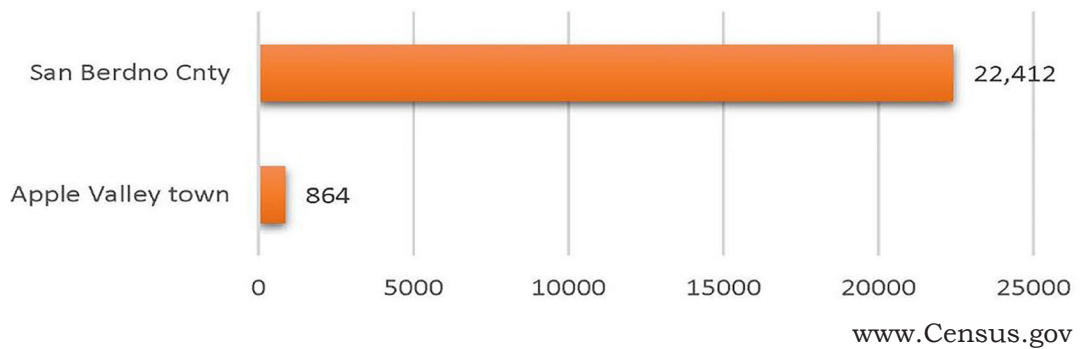
The age of the population is an important factor because the targeted population for the project is Seniors and families. The majority of the residents within Apple Valley were between 35 and 44 years of age, with an overall percentage of 13.40%. Those figures then change to 18.9% of the population being within the same age range throughout our study site. The lowest population in both the city and the study site is 85 years and over because there are less people living past this age. In addition, the number of age populations in the census block is going to be significantly less because the population is less than the entire city population.

www.socialexplorer.org

Poverty status of population

The objective in building this mixed use development with Senior or family housing is to provide alternative living with less maintenance and less monthly expenses for the community. Understanding the poverty rate in the city is vital to understanding the actual need for lower incomes to access housing. We compared the city and the county of San Bernardino to get a wider perspective of the poverty of citizens who are 65 years of age or higher. According to Census. Gov 864 individuals reported being in poverty in Apple Valley, compared to 22, 412 individuals living within San Bernardino county.

Poverty status for 65+ population

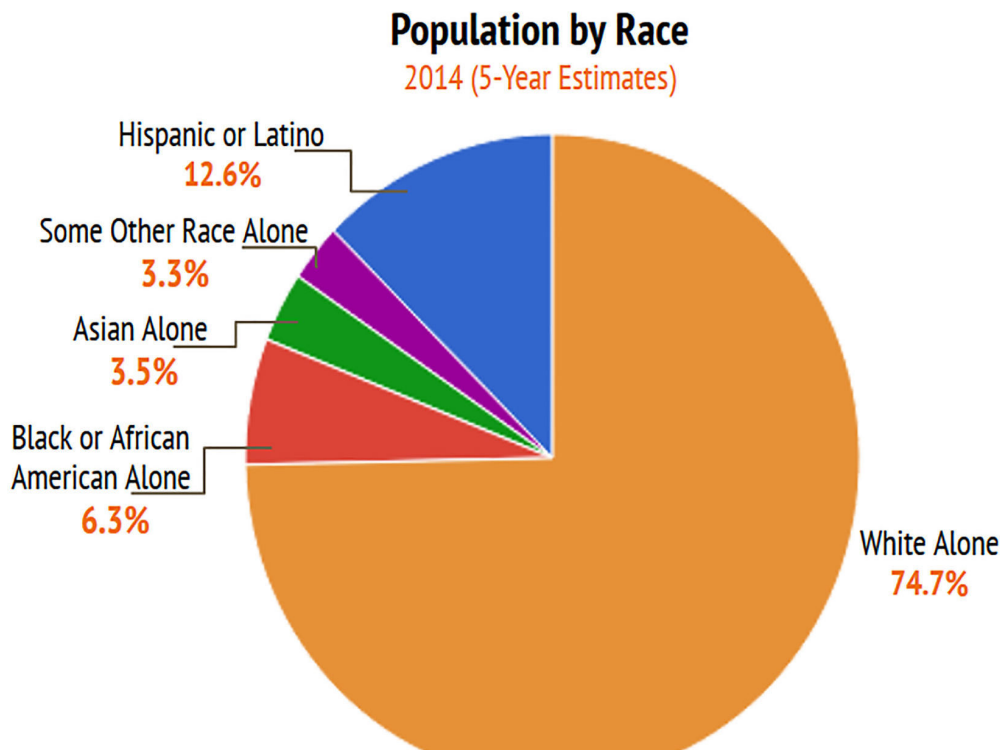


Ethnicity of population

The demographics of the current ethnicity is only important in understanding who resides in the city. The ethnicities are Hispanic or latino, White, Asian, African American, and some other race. The

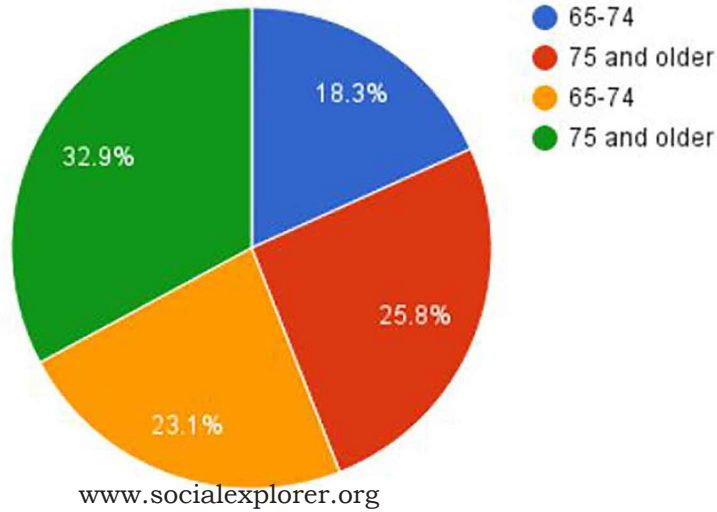
dominant population within Apple Valley is White at 85.2%. The least is other race. The second highest is Hispanic or Latino.

The overall figures are different when compared to our specific study area. Within our study area, demographics stood at 69.1% White, 9.1% Black, 2.9% Asian, and 29.2% Hispanic.



Disability rates of population

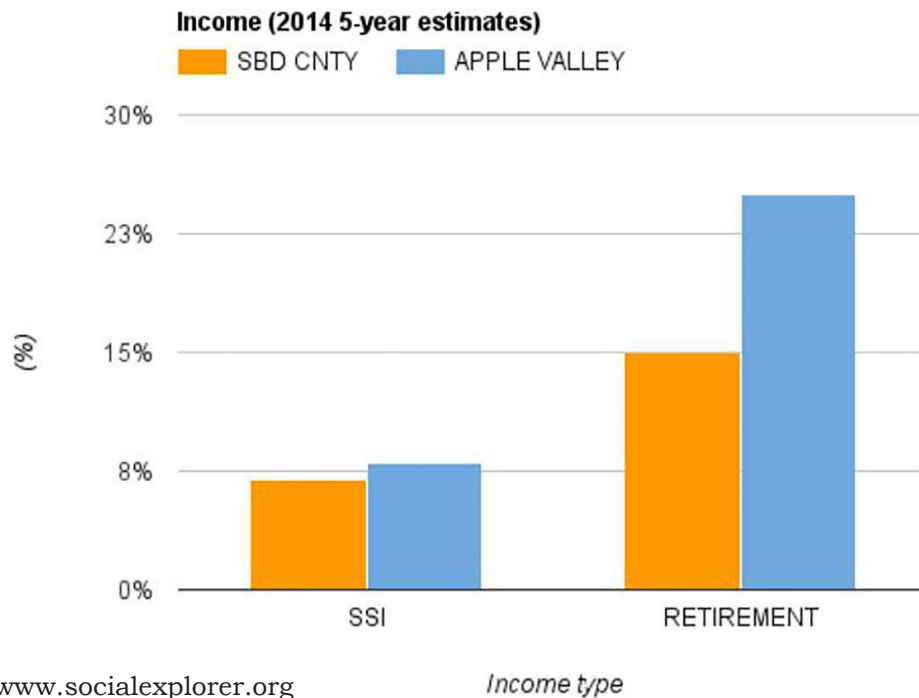
Apple Valley town Disability (%)



Our disability statistics focused on the senior population of 65 years and older. Nearly 40 percent of people age 65 and older had at least one disability, according to a U.S. Census Bureau report that covered the period 2008 to 2012. Of those 15.7 million people, two-thirds of them say they had difficulty in walking or climbing. The percentage of individuals who are disabled in Apple Valley are 41.2% for individuals age 65-74, and 59.7% for individuals 75 and older.

Income of population

In our research we discovered that a high percentage of low-income families and Seniors are on a fixed income. Fixed income is defined as an income from a pension or investment that is set at a particular figure and does not vary (as a dividend) or rise with the rate of inflation, according to merriam-webster. The fixed income we compared is Social Security income (SSI) and Retirement. We compared Apple Valley and the County of San Bernardino. Senior income, 9% of the population of Apple Valley reported receiving SSI benefits, compared to 7% for San Bernardino County.

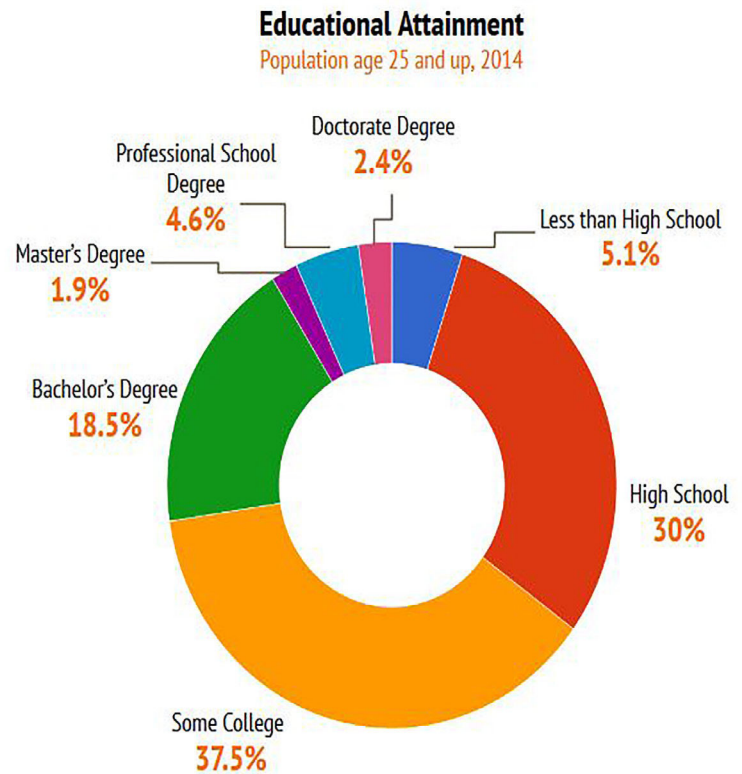


Education type

Education makes people more productive. That means that cities who have more people who are able to contribute to the economy and less people that need public assistance could produce a more sustainable city.

The bases for understanding the education type and number of people who are high school graduates is to understand the level of employment or unemployment that may reside in the city.

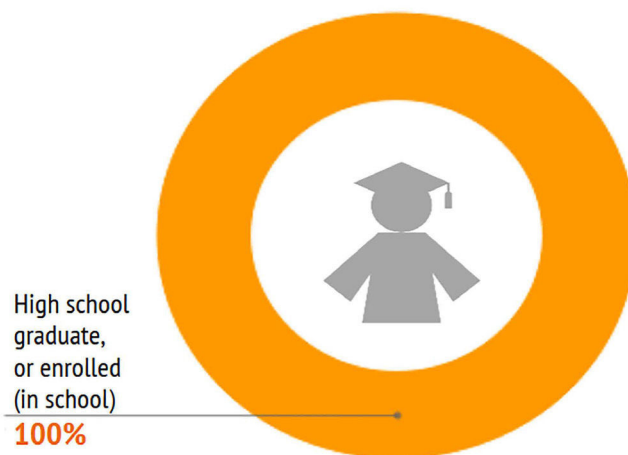
When it came to education for individuals 25 and older, 30% reported having a high school degree. 18.5% obtained a bachelor's degree, 1.9% a master's degree, 4.6% a professional school degree, 2.4% a doctorate degree, and 37.5% reported having only some college.



School Dropout Rate for Population 16 to 19 years

According to allianceofeducation.org there are significant economic benefits from a high school diploma. The "Graduation Effect" data shows how increasing the high school graduation rate to 90 percent creates new jobs, increases consumer spending, boosts tax revenue, and increases the gross domestic product.

According to socialexplorer.org there is a 0% of individuals who dropout of highschool (2014 5-year estimate).



Block Group 5, has a 0% school dropout rate for population 16 to 19 years

Apple Valley town Hospital/HealthCare Facilities

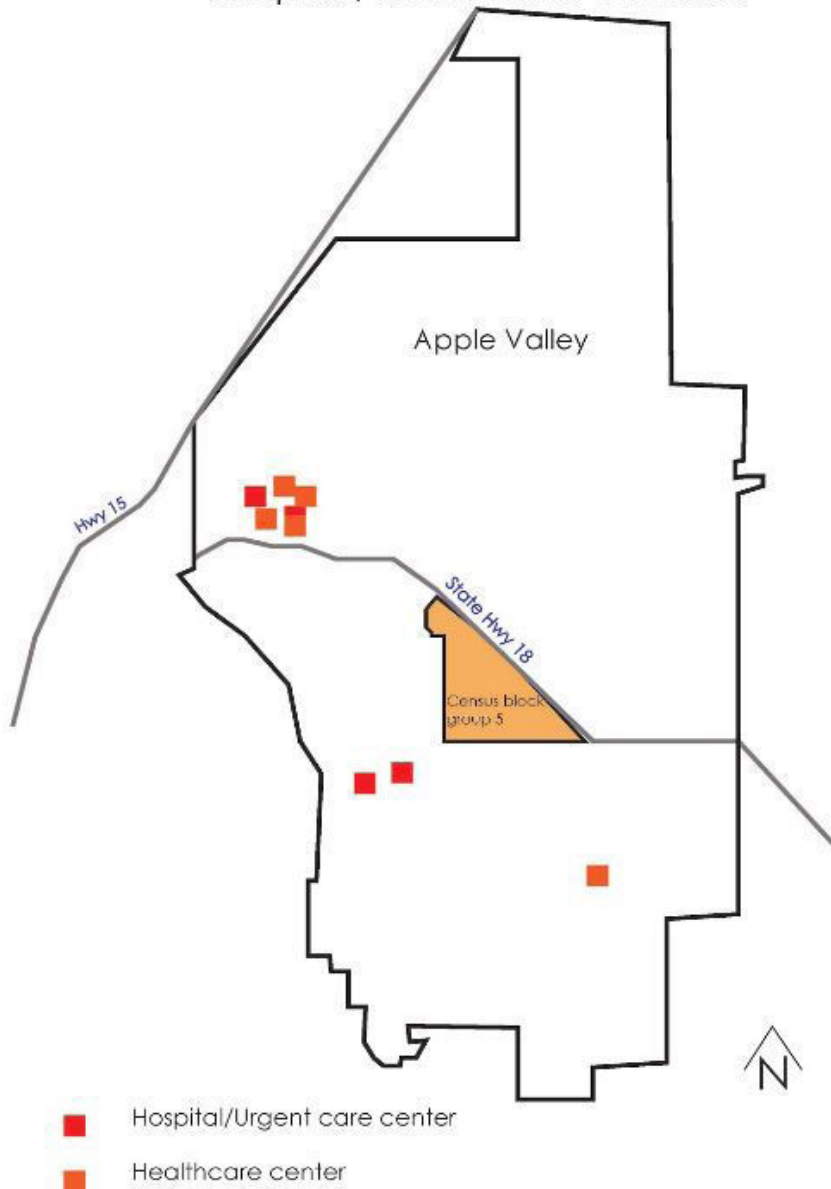


Exhibit E

Map Credit: Whitney Thorn (2016)

Apple valley hospitals and clinics located in the city. Orange indicates major health care centers, and red indicated hospitals and urgent care centers. The major hospital in Apple Valley is St. Joseph Hospital. Along with the hospital there are some chiropractors, health clinics, and other health services located near the hospital and south of the project site.

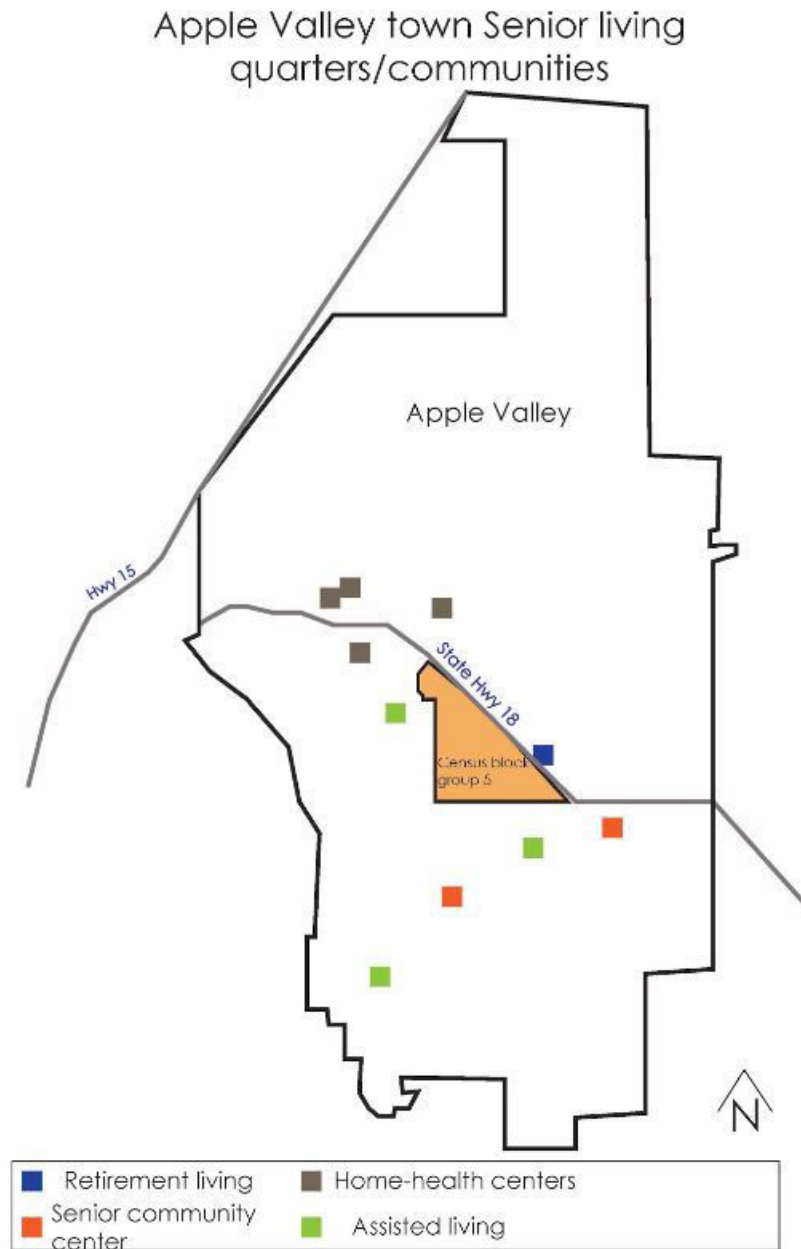


Exhibit D

Map Credit: Whitney Thorn (2016)

Map is of senior living centers in Apple Valley. According to Apple Valley census, many of the living centers are located nearby the major hospitals/clinics and highways. The project site (outlined in orange) does not currently have any major senior assistant living communities or centers.



Figure photo Credit: Whitney Thorn (2016)

PUBLIC PARTICIPATION WORKBOOK

Public

Apple Valley's various commissions and committees that represent the interests of the public. The possibility of low income housing included in the new senior housing project would affect the community development citizens' advisory committee, whose work is to make sure that those who need low income housing gets it. The new trails project might include horse trails, which affects the equestrian advisory committee and the historical advisory committee, if the hilltop house is kept.

Private

The private companies that would care about the housing and trails project would be the stores that are in the plaza opposite of proposed area.

Nonprofit

The High Desert Community Foundation build and strengthen the communities in the high desert corridor. The foundation

cares deeply about any sort of new changes in the corridor, such as this new project and whether the local environment will be affected.

The High Desert Communities Food Bank provides much needed food supplies for a city, where a large percentage of its population lives at poverty status. They would be concerned about if the new population moving in would also be able to afford enough food for themselves.

Civic

The California Highway Patrol will see more traffic near the trails and housing areas. There might also be more accidents because it is a high speed area and the roads need to be redesigned for cars to be able to slow down to enter the new structures. Apple Valley's bus service will need to be revised to include bus stops at the new development sites.

Stakeholder meeting



Photo Credit: Courtney Knapp (2016)

Apple Valley group and Lucerne Valley Group discussion Local government and investor needs and wants.

Public	<ul style="list-style-type: none"> *Community development citizens' advisory committee *Equestrian Advisory Committee *Historical Advisory Committee *Park and Recreation Commission *Traffic Commission *San Bernardino County board of Supervisors *San Bernardino Department of Public Health
Private	<ul style="list-style-type: none"> *Champion Investors *Victor Valley Transit Authority
Non-Profit	<ul style="list-style-type: none"> *High Desert Communities Food Bank *High Desert Community Foundation * Mojave Communities Conservation Collaborative (MC3)
Civic	<ul style="list-style-type: none"> *California Highway Patrol

Data collection

The tools that we used were from the GIS database for San Bernardino County

Summary of stakeholders meeting

In the meeting that we had with the city of Apple Valley’s planners and the representative of the real estate development company, Donald Brown, there was a lot of discussion about the two projects adding value to the community and its fabric. In relation to the hilltop house, the city is immensely interested in planning out a trails system that represents the history of the city. At the moment, it is unsure if the hilltop house will be part of the trails. It depends on whether engineers label it safe and thus, can be renovated.

When discussing the upcoming senior housing project, Brown said that it was not certain if there would be an option of affordable housing available. The company was also looking at putting lots of different kinds of shops on the first floor, such as restaurants, a drug store, and maybe even a daycare. The idea of a daycare was something that was enthusiastically liked by both parties, as there is definitely a need for more affordable day care options in the city. It was also pointed out that there needed to be better connectivity between the plaza across the street, the new housing development area, and the trails so that people would feel safe walking from place to place. It would also help make it more accessible.

BENCHMARKS

Infill development

Project or Initiative (title, year published, and location)	Major Planning or Design Issues addressed	Project Goals and Objectives	Notes on how the project was realized (e.g. public participation, public-private collaborations, funding sources used)	How is this case instructive to your Studio project?
Infill Development				
Smart Infill : Creating More Livable Communities in the Bay Area by Stephen Wheeler Case Study: Oakland, CA (2002, Oakland, CA)	<ul style="list-style-type: none"> * Oakland has been struggling to increase housing for its population growth. *The Oakland community are wary about fancy new development projects and would like new projects to reflect their identity. * They are looking for methods to encourage developers to do more infill development 	<ul style="list-style-type: none"> * The objective is to have the population growth use housing in the downtown area, which they will redevelop via Mayor Jerry Brown's 10K Initiative. *It has sections about how local government ought to get involved in the development process. By actively working with developers, they can steer the direction of the project 	<ul style="list-style-type: none"> * They renovated key landmarks in the downtown so it looks less rundown. * With federal, state, and local money, they built more affordable/market rate apartments. Basically, all the new buildings were mixed use, with plenty of apartment buildings on top and stores on the bottom. One of the new development projects, Swan's Market, created 20 cohousing condos, 42,000 sq.ft of retail and office space, and the 	<ul style="list-style-type: none"> * The local government needs to be proactive in the development process to see infill development implemented. Like Oakland, there were funding that the city received, which made the infill possible. The report stated that Oakland was able to add 3,000 housing units because of their actions.

Cont. Benchmarks: Infill

<p>How “open” are open spaces : evaluating transformation of open space at residential level in Adelaide - a case study (2012, South Australia)</p>	<p>* It looks at a majorly SFR zone that is starting to add higher/med density developments to the area. The addition of higher density projects are decreasing public space and if it affects the quality of living for SFR residents.</p>	<p>* In order to address population growth, it is understandable that formerly SFR areas will need to be converted to higher density zones. The research/case study looks at what ways are best to incorporate the new higher density buildings in an area that previously wasn't.</p>	<p>* It is a research project that compared a before and after suburban Adelaide. After studying the re-subdivided area and doing interviews with long time home owners, the researchers make the case for if done differently, the transition to high density development would have been smoother.</p>	<p>* Like Adelaide, Apple Valley is a city that values its open space. The mistakes that the case study illustrates can help us learn what to avoid. We need to be more sensitive when changing density and preserving public space, so as not to isolate long time residents.</p>
<p>Kings Beach Housing (Lake Tahoe, 2014)</p>	<p>* Lake Tahoe is a very rural area and was in desperate need of new housing development projects that would also be affordable. * The city and its community wanted the new developments to be sustainable/green because they respected the local environment and did not want to hurt it.</p>	<p>* The city wanted to attract a developer that would build affordable housing that would also be completely green.</p>	<p>* The city helped create new zoning codes before the development took place, which made it easier to build. The developer built 77 energy efficient apartments. Additionally, federal and state funding made affordable housing possible for the city's residents, a large percentage of them low income.</p>	<p>* Apple Valley is also looking at ways to include some low income/subsidized housing units in the senior housing project. They also would like the the project to not impact the local environment because they want to preserve the desert area</p>
<p>Lessons from PHX - Embracing Lean Urbanism (Phoenix, AZ , 2015)</p>	<p>* Downtown Phoenix neighborhoods were a bit run down because of years of neglect during the economic recession. *The community decided it needed to redevelop dead areas but did not want to continue its traditional sprawl because they wanted a more lively neighborhood.</p>	<p>* It wanted to redevelop the desolate neighborhood to draw in more residents and bring life back into the neighborhood. However, they didn't want any more sprawling. They worked on infill, higher density buildings to create a bigger sense of community.</p>	<p>* The city, local businesses, and community groups came together to discuss what kind of new neighborhood they want as well as working with each other. These groups developed good relationships with each other and made the redevelopment process smooth. The city helped reduce red tape and in turn, developers were able to listen more to the residents' desires.</p>	<p>* This case really illustrates the need for everyone in the community to participate. The city instituted an Adaptive Reuse Program, which reduces technical, building, and zoning code requirements that had previously hindered redevelopment. This helped a lot with the redevelopment process and is something that Apple Valley can consider doing too.</p>

Benchmarks: Mixed use developments

Mixed-Use				
<p>Changes in Physical Activity and Travel Behaviors of a Mixed-Use Development, 2011, Atlanta Georgia http://dx.doi.org/10.1016/j.amepre.2011.07.016</p>	<p>Tested to see if there was a change in human behavior, and concluded that mixed use increased walking, use of public transportation and reduced automobile use.</p>	<p>The goal of this study was to show the positives in mixed use towards public health and public transportation.</p>	<p>The study was done by recruiting residents that were moving to the mixed use units. It asked them how they lived before moving there and then after. It excluded people with disabilities, people <18, and people that did not speak or understand English. There were 101 study participants mostly women that had a bachelor's degree or higher.</p>	<p>This case is good to show that mixed use usually increases the use of public transportation and walking. Mixed use for seniors would help increase mobility for them making them healthier as a side-effect.</p>
<p>Chamberlain Senior Care Buys Land for \$15 Million Senior Housing Campus, Oct. 2015, Louisville, Kentucky http://www.bizjournals.com/louisville/</p>	<p>This is a senior community that is designed to address the issue of mobility and health for seniors in one location.</p>	<p>This project is designed to be a "cruise ship on land." They plan on making this a one stop location for its own citizens and for seniors in the surrounding area.</p>	<p>This is a project funded by the Chamberlain Senior Care LLC. It is a \$15 million mixed-use project.</p>	<p>This a helpful example of what a senior complex has the potential of becoming. A senior complex can be more than just a place to abandon seniors, it can be an exciting resort-like location.</p>
<p>\$15 million senior-living facility aiming for August groundbreaking (Second link on article for Louisville), Feb. 2015, Louisville, Kentucky http://www.bizjournals.com/louisville/</p>	<p>The area will be somewhat of a centralized location for seniors and possibly people of all ages to come to.</p>	<p>This Louisville project was planned to have 70,000 sq ft. Facility that focuses on assisted-living and memory care, and then another 32,000 sq ft. facility for independent living services. This was earlier in the year though in February.</p>	<p>At this point the project had not yet been realized, but the funding was going to come from Chamberlain Senior Care LLC, and that was a new business venture for a real estate company Hills Properties.</p>	<p>In this second, older, article they described the location as a place for seniors of that need different levels of care from mental care, and assisted-living to having a community area for those that are independently living.</p>

Cont. Benchmarks: Mixed use/ Senior housing

<p>Emerging trends in healthcare development: neighborhood care, mixed-use models on the rise, Jun 2014, Location not specified https://www.bdcnetwork.com/emerging-trends-healthcare-development-neighborhood-care-mixed-use-models-rise</p>	<p>The issue that is being addressed is a bit of both a planning and a public health issue. The healthcare system has begun a trend of developing residential neighborhoods with public health in the design in order to have a more preventative approach on health by having quick access to healthcare facilities.</p>	<p>The goal of this project or projects is to create, “Live, work, play” atmospheres that have mixed use but that includes medical facilities as well as retail, making each center an even larger hub. An example used in the reading is 154 Pennsylvania Avenue Bryn Mawr, PA 19010. The developers consider it mainline living which means everything needed is within walking distance.</p>	<p>These products are realized by health systems and hospitals acquiring or developing real estate to actually benefit them. This preventative planning approach makes sense financially for healthcare companies because they save in the long run in the wake of the Affordable Care Act.</p>	<p>This case helps to show another way that money can be acquired for the project that we have in mind for Apple Valley. With health systems designing communities we could take those communities as examples towards making an area a, “live, work, play” environment.</p>
<p>803 Palm Canyon Palm Springs, Ca http://designarc.net/projects/803-palm-canyon/</p>	<p>This was the first mixed-use development that was built in the area in the last 25 years. It is addressing the issue that too much of the area has become single story single use buildings.</p>	<p>The need for increased density in a place known for its single-story character, an expanding commercial core within the historically escapist hamlet, and finally, the desire for ready access to urbanity that simultaneously maintains a leisurely attitude toward dwelling. Has 12 residential units and 3,500 sq ft. of commercial/retail space.</p>	<p>Designed by DesignARC and funded by Desert Design Builders Inc, this project was fully funded privately. It is a project that was very desired by the area because of the need for more density.</p>	<p>This project helps give an idea of what a first time mixed-use project can create for an area, and also provides a great example of what mixed-use development can look like in a desert setting</p>
<p>Senior Housing</p>				
<p>Burbank Senior Artist colony (2004) 240 East verdugo Ave Burbank, Ca 91502 Downtown district</p>	<p>Mixed use with medical clinics or retail on first floor. -courtyard -community center -artist studio -pool -dog park - vegetable garden -exercise area</p>	<p>To provide seniors who are interested in the arts with a supportive like-minded apt housing community.</p>	<p>Funding/lenders are: Wells Fargo Bank, Calif community reinvestment corp, LB Housing Dev corp, affordable housing program, housing & community Dev, Calif tax credit allocation committee, calif debt limit allocation committee.</p>	<p>This case is similar to the idea of wanting medical clinics and mixed use near downtown. Also, accessible and affordable.</p>

Benchmarks: Senior housing/ Cultural centers

<p>NoHo Senior Arts Colony</p> <p>10747 Magnolia Blvd North Hollywood, Ca 91601</p>	<p>ammenties include: -theatre -literary studio -fitness studio -heated swimming pool - meditation eco garden -digital art center</p>	<p>To provide retirement option for senior.</p>	<p>Meta housing partnered with the state of Calif dept of housing and community dev, the community redevelopment agency of LA, and the LA housing dept. Citibank and permanent financing providing by the california community reinvestment corp.</p>	<p>Transit-oriented mixed use- retail/residential accessible to other parts of city.</p>
<p>Cotton's Point Senior Apartments</p> <p>2358 El Camino real San Clemente, Ca 92672</p>	<p>ammenties include: -courtyard -tech room -lots of outside seating areas - green garden - barbeque grilling station -engage senior learning center</p>	<p>Going to help the city deal with growing number of homeless and elderly persona. 15% of pop in city are seniors.</p>	<p>Meta housing corp are co-developers and Wells fargo Bank is the primary investors. City of San Clemente, which contributed 3 million to the project. The county of Orange contributed 1.654 million. Mental health serv act 1.622 million, the state of calif multi housing program 5.480 million, the federal home loan bank of san fran 760,000.</p>	<p>Cotton's point senior apartments provides mental therapy and clinics and is affordable.</p>
<p>Cultural Center</p>				
<p>Cowboys Field Guide, Published in: 2009</p> <p>Location: Witcher Ranch 2492 County Rd E, Campo, CO 81029</p>	<p>The ranch is being used as an exploratory outdoor classroom to educate children about roles and skills needed to successfully operate and manage a ranch</p>	<p>Teach children the history of the place, as well as learning the science behind ranching. They are exposed to ranch management skills, environmental issues, rotation and fertilization. Children are also educated about native plants, insects, and animals, especially the types of horses on the ranch</p>	<p>The Witcher Ranch staff has been collaborating with public schools in order to create this program</p>	<p>This case study is a good example of how to educate children about past and present highlights of the place through outdoor activities</p>

Cont. Benchmarks: Cultural centers

<p>High Trails Outdoor Education Center</p> <p>Location: 2000 Old Stage Rd, Florissant, CO 80816</p>	<p>Residential outdoor education center</p> <p>The facilities include 10 cabins with modern amenities</p>	<p>The objective is let students interact with the natural environment, while connecting both the past and the present. Also, students are instructed about local geology, the rock cycle, and the history of mining in Colorado</p>	<p>The foundation works with many education and conservation groups, as well as nonprofit public benefit organizations</p>	<p>This case study is a good example of activities that allow students to connect with the natural environment, get to know the geology of the place and recognize native plants, animals and insects</p>
<p>Louis Robidoux Nature Center</p> <p>Location: 5370 River-view, Jurupa Valley, CA. 92509</p>	<ul style="list-style-type: none"> - Authentic Native American site - Hiking trails - Children trails - Biking trails - Picnic areas and - Several educational bridges 	<p>The objective is educating students and the general public about unique flora and fauna of the Jurupa Valley area. It has educational hands-on displays that offers something new to visitors. the center objective is to teach visitor about Native American history, native mammals, birds and reptiles, basic astronomy, the environment and much more</p>	<p>The Riverside County Regional Parks works with public schools and the nature center to offer a variety of events such as The Father's Day turtle and tortoise celebration, butterfly day, pecan festival, etc</p>	<p>This case study is similar to the environment and the idea of creating an educational center with access to the trails</p>

Benchmarks: Trails

<p>The Anza Trail December 2008 Southern Arizona</p> <p>http://anzatrail.org/docs/Case_Studies_Anza_Version.pdf</p>	<p>One planning issue included was addressing a piece of the trail placed on an easement running through private lands</p>	<p>The objective was to acquire trail access in private lands. Another goal of the project was to establish a trailway that would cross through 6 different counties in Arizona.</p>	<p>The project was funded through philanthropic donations by many members. The project was also realized through access to private trails by their private landowners.</p>	<p>This case study is instructive to our project because it will allow us to gain knowledge on methods to encourage funding. It will also instruct us on ways to gain support from the citizens surrounding our trail in order to more easily realize the project.</p>
<p>Ludlam Trail 2009 Miami-Dade County, Florida.</p> <p>http://www.miamidade.gov/parks-masterplan/library/trail-design-report.pdf</p>	<p>One planning issue addressed was working around conflicting land uses</p>	<p>The goals and objectives for this project were encouraging tourism for the area as well as providing transportation alternatives. The project also sought to protect surrounding natural resources as well as encourage business development in crossing areas.</p>	<p>The project was mainly realized through state funding.</p>	<p>This project is very instructive to our own project because it will allow us to look at practices that will encourage more business development within our area of study.</p>
<p>Seminole-Wekiva Trail 2000-2010 Seminole County, Florida.</p> <p>http://www.miamidade.gov/parks-masterplan/library/trail-design-report.pdf</p>	<p>Major planning issues addressed for this project included the accommodation and connection for all users on the trail.</p>	<p>The goals and objectives included creating more connections to other parks, schools, shopping facilities, and urban or civic centers.</p>	<p>The project was realized through a 25 million dollar bond referendum.</p>	<p>This trail is instructive to our project because it showcases many amenities that can be useful in order to add more character to our proposed trail.</p>
<p>Compton Creek Trails 2009 Compton, Ca https://www.railstotrails.org/resource-handler.ashx?id=3019</p>	<p>Major planning and design issues addressed were improving infrastructure and creating trail connections. Safety was also a major issue of concern to be addressed.</p>	<p>The goals for this trail was to help create a healthy community. Another goal of the trail was to link transit and community destinations together.</p>	<p>The trail was realized by funding from many local conservancies</p>	<p>The trail is very instructive to our project because it is a local example showcasing their approach to successful trail creation near our study area.</p>

Benchmarks: Conservation

<p>City of Milton Conservation Plan Milton Georgia</p>	<p>*Future Land Use *The amount of privately-held land and public land to preserve within the next "16" years *Acre amount of Potential Development to acre amount of Goal Preservation(public/private) Ratio</p>	<p>City of Milton hopes to accommodate growth while maintaining open space, environmental quality, outdoor rec, and high quality of life</p>	<p>Conservation easements Transfer development rights Limited development Conservation Subdivision Fee simple acquisition Bonds, general funds, grants, partnerships, impact fee</p>	<p>Similar factors that both cities are attempting to maintain while taking into consideration an incoming population growth.</p>
<p>Western Riverside County Multiple Species Habitat Conservation Plan</p>	<p>Biological diversity Reserve unit size Species richness or pop. abundance Complementarity Irreplaceability #of endangered or threatened species Rarity of species Naturalness Threats Costs Management req's</p>	<p>Biological viability and recovery of W. Riverside County's ecosystems and habitats and species, so as to reduce the need to list add'l species in the future streamline /ensure closure regarding mitigation req's Establish incentives for prop. Owners to conserve habitat and species within the Plan Area as an alt. To regulatory mandates</p>	<p>Planning process through Riverside County Habitat Conservation Agency (RCHCA) & Riverside County Regional Parks and Open Space District (RCRPOSD)</p>	<p>intended to bring together the diverse assemblage of local and regional plans and develop a coordinated approach to protecting biodiversity on a regional basis.</p>
<p>The final East Contra Costa County Conservation Plan</p>	<p>Rare species occurring in area, rapid population growth, need to produce new housing for bay area(significant portion of this growth to occur in endangered species habitat)=*conflict between econ .development and conservation</p>	<p>Overall goal to avoid the conflict*. Provide opportunities to preserve the diverse ecosystems/ unique species, scenic landscapes Clear regulatory obstacles to cont'd econ. development & growth Expected Benefits Residents OS protection, enhancement of recreational opportunities. Preservation of scenic landscapes/natural heritage. (Cont'd in next page)</p>	<p>Active participation of Coordinate Group (landowners, ag., homebuilders, gov'ts) Stakeholder meetings Resources inventory Adopt Planning agreement</p>	<p>INstructive in that there is planning taking place for projected population growth with a need of producing housing while thinking about the significance of the endangered species habitat.</p>

Cont. Benchmarks: Conservation

	<p>Environment Protect/enhance 23,800-30,300 acres of OS preserving: species, habitat and natural systems</p> <p>Business/Development Streamline endangered species & wetland compliance; greater regulatory & economic certainty</p> <p>Rural Landowners Market expansion for willing sellers of land Local Gov'ts More local control; permits for critical infrastructure</p> <p>Documented Goals Purchase, restore, and permanently protect large, interconnected and biologically rich blocks of habitat Redirect money away from the process of permitting and toward the protection of resources. Improve regulatory certainty and permitting efficiency for regulators and Applicants Provide fair compensation to willing landowners for permanent protection of resources on their land.</p>			
<p>Coachella Valley Multiple Species Habitat Conservation Plan</p>	<p>Human activities are impacting species and their habitats. Species that range further than CV are also being impacted. Impacts within/outside Plan Area (11 species) have been fed. Or state listed Species are threatened by future development Or require protection</p>	<p>Enhance and maintain biological diversity while allowing economic growth Preservation of a quality of life through well-managed and well-planned growth with an associated open-space system Specifically Protect core habitat for 27 species(27 natural communities) keep it viable and maximize Conservation value of the land. Streamlined regulatory process to develop in an efficient way. Provide for permanent OS, community edges, and recreational opportunities contributing to maintain community character of the CV</p>	<p>Public participation, inclusion of local agencies, the 8 cities within CV. Biological surveying by the Wildlife agencies and BLM biologists as well as funding for Plan preparation</p>	<p>The impact of human activity directly on the natural habitats which have been the identity of the beginnings of the community character.</p>