# OFLAND

## TWENTYNINE
## PALMS

**Twentynine Palms – February 2024**

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## TWENTYNINE PALMS

# Updates

# Recap from November Meeting

# Ofland Overview

Outdoor-oriented hospitality resort with curated amenities and programming centered around reconnecting with nature.
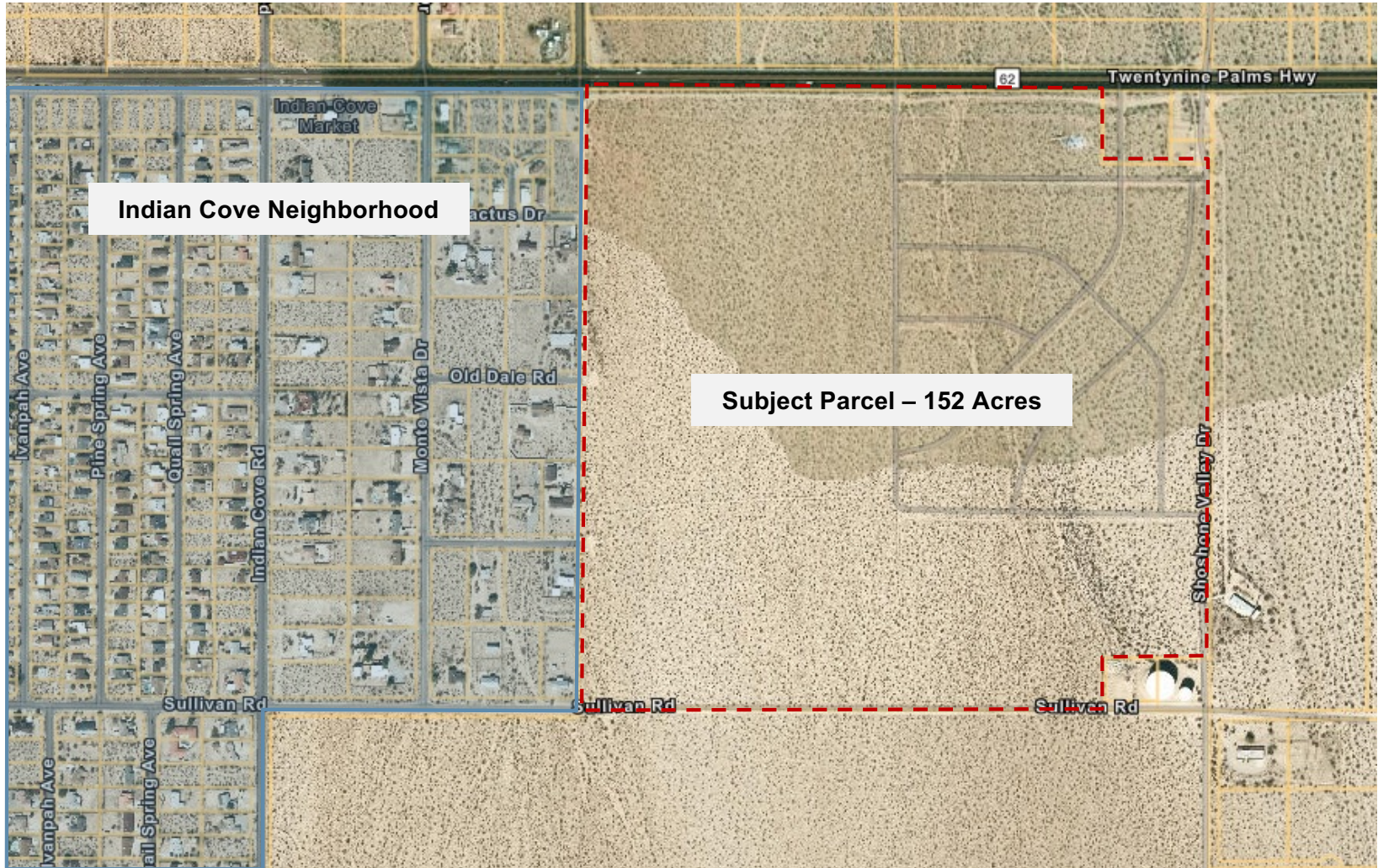
A low-intensity development compatible with existing landscape, fauna, and vistas.

Not a destination hotel, but a basecamp serving visitors to Joshua Tree National Park, Twentynine Palms, and surrounding areas.

All project components designed and crafted to enhance the inherent beauty of the site.

Indian Cove Neighborhood

Subject Parcel – 152 Acres

## Project Summary

|  | November Plans | Current Plans |
|---|---|---|
| Cabins | 130 | 130 |
| Main Lodge (sqft) | 3,500 | 3,550 |
| F&B Space (sqft) | 2,000 | 1,575 |
| Secondary Lodge (sqft) | 2,000 | 1,800 |
| Back of House Space (sqft) | 6,000 | 4,520 |
| Employee Housing (sqft) | 12,000 | 9,880 |

*Buildings encompass less than 1% of the land*



Twentynine Palms Highway

Shoshone Valley Road

Sullivan Road

PROPOSED CONSERVATION AREA

CASUAL FOOD & BEVERAGE AMENITY SPACE W/ PLAYGROUND

10' WATERSHED SETBACK

MOVIE SCREEN (16' HIGH)

RECREATIONAL AMENITY AREA WITH NATIVE GARDEN

MAIN LODGE W/ POOL AND HOT TUB(S)

MAIN ENTRY

FOOD & BEVERAGE

SOLAR PANELS OVER PARKING

500'

COMMUNAL AREA PLAYGROUND

STARGAZING AREA

BUFFER FROM INDIAN COVE NEIGHBORHOOD

BACK OF HOUSE AND EMPLOYEE HOUSING/ PARKING AREA

512'

TRASH

PROPOSED CONSERVATION AREA

HOUSEKEEPING

SECONDARY LODGE + POOL

43.3 ACRE PROPOSED AREA LINE

550'

500'

# Site Plan Elements

**Buffer from Indian Cove**
There is over a 500-foot buffer from the Indian Cove Neighborhood to assure no noise or light nuisance.

**Employee Housing**
Quality employee housing is provided for staff to assure an influx does not increase housing pressures in Twentynine Palms and issues are responded to immediately.
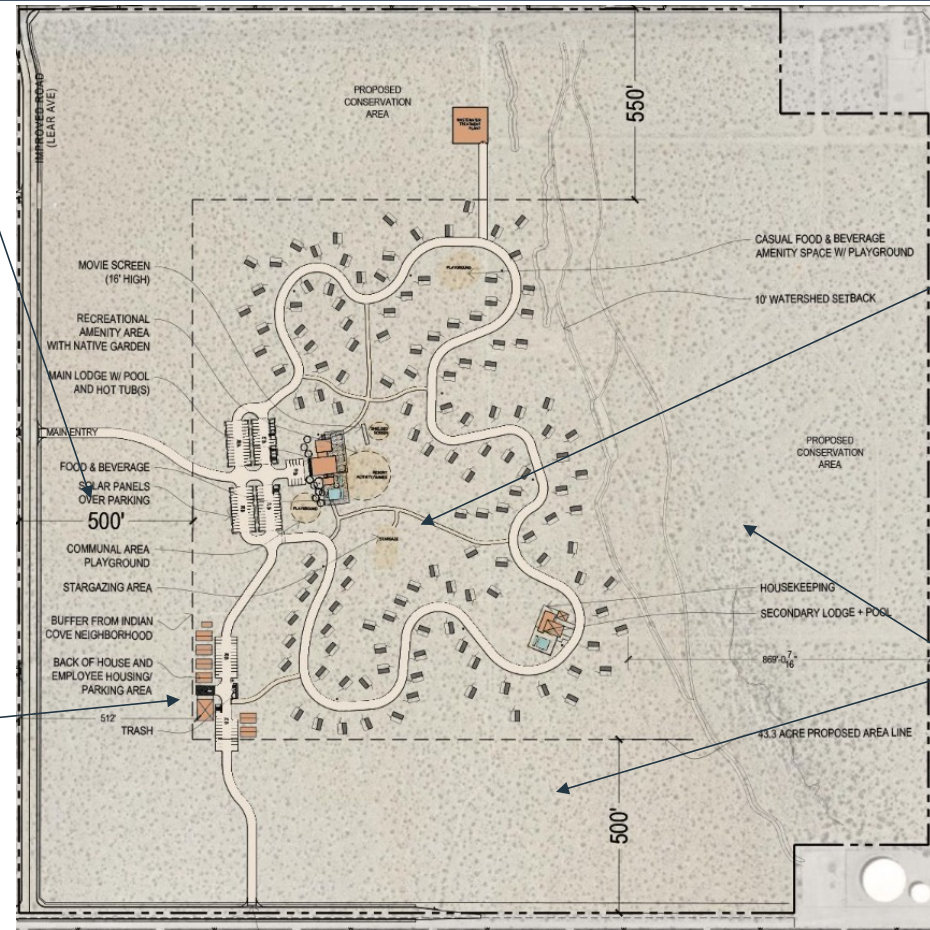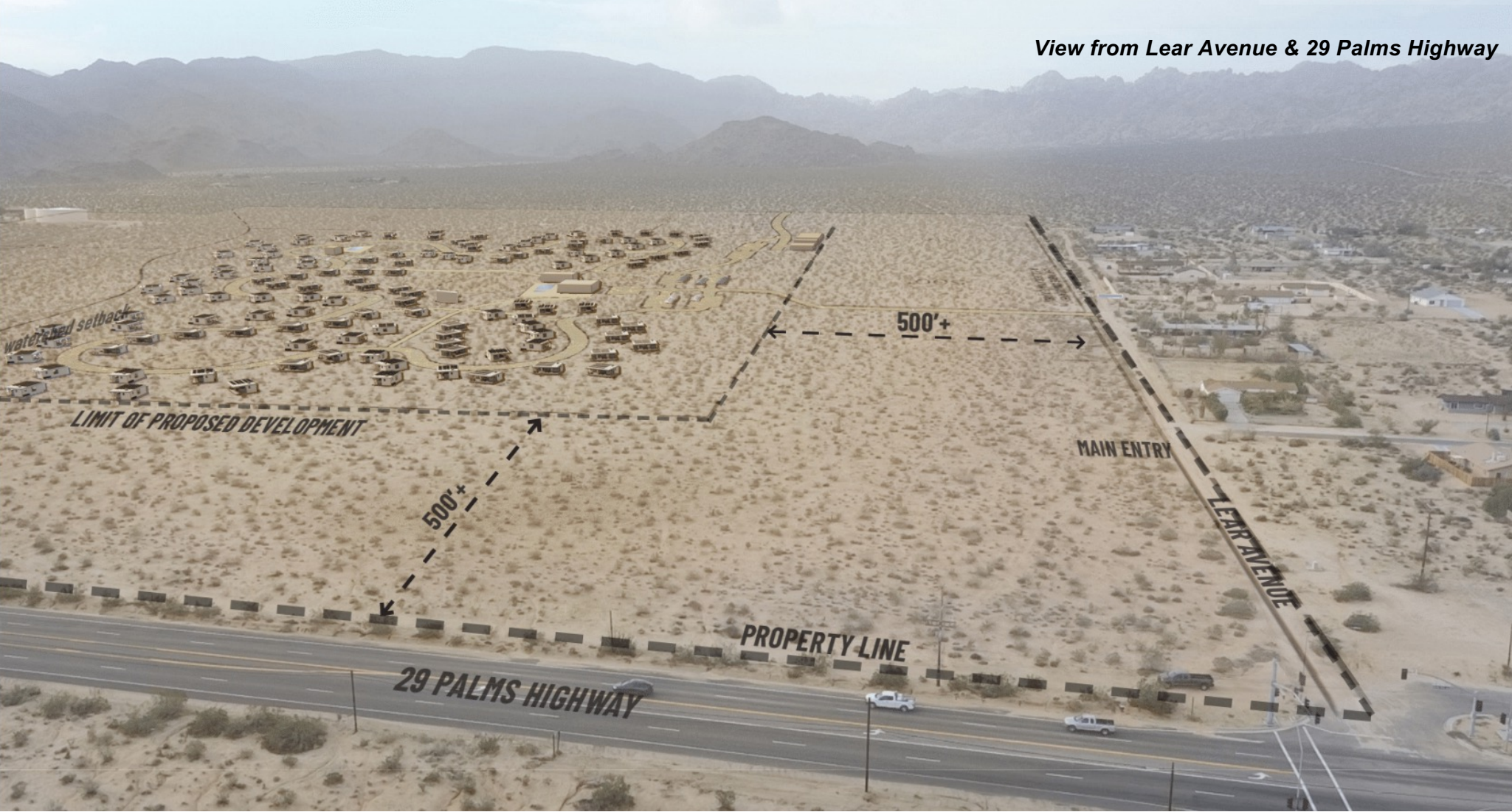
**Stargazing Area**
The night sky is one of the fastest diminishing natural resources, and Ofland will showcase this amenity nightly.

**Conservation Area**
Around 100 acres of the 152-acre site will be conserved with deed restrictions.

*View from Lear Avenue & 29 Palms Highway*

watershed setback

LIMIT OF PROPOSED DEVELOPMENT

500'+

500'+

MAIN ENTRY

LEAR AVENUE

PROPERTY LINE

29 PALMS HIGHWAY

# Ofland's Fiscal Impact

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### Job Creation

Approximately 50-60 sustainable jobs will be created through Ofland's on-site operations. These jobs offer competitive salaries and benefits for all employees.

### Community Fee

Through Ofland's Non-Profit Partnerships, approximately $150,000 per year will be donated to further aide the conservation and preservation of Joshua Tree National Park and the Morongo Basin.

### Municipal Tax Revenue

Annual Property Tax and Transit-Oriented Taxes will create over $850,000 per year for the City of Twentynine Palms.

### Off-Site Spending

On average, each occupied unit at Ofland spends $209 per day off-site in local restaurants and stores generating over $4,000,000 spent annually within the local economy.
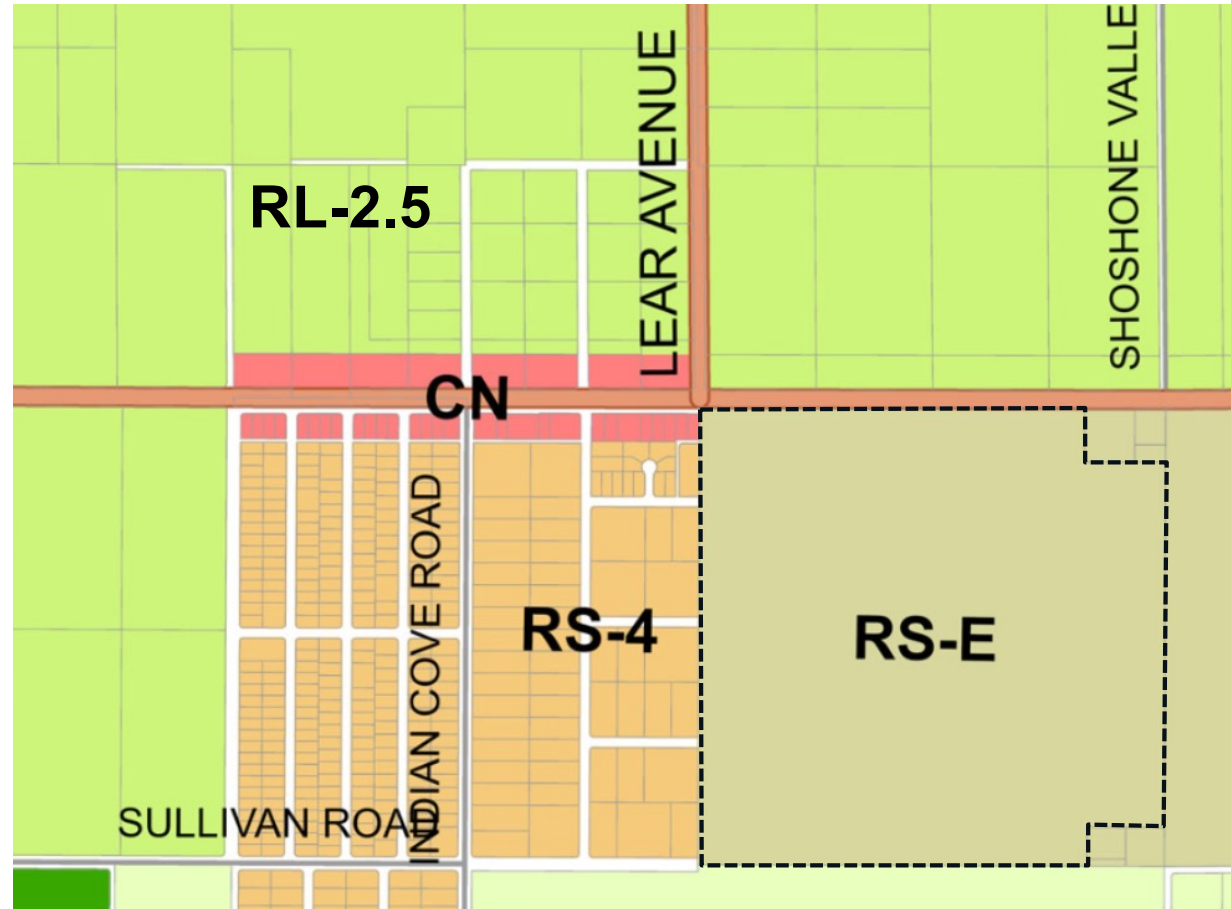
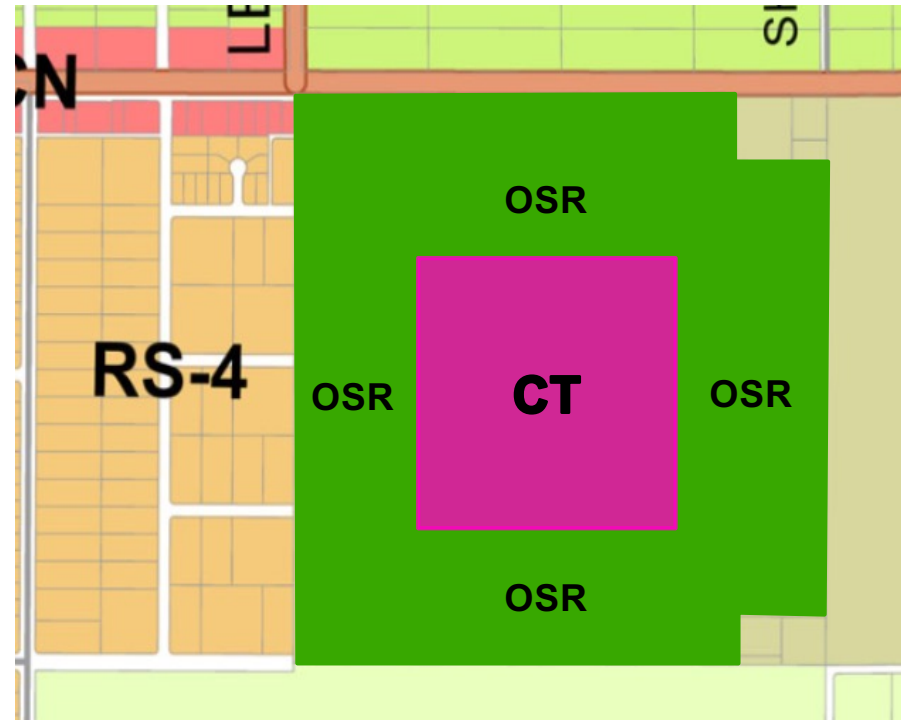**What else can we do?**

# Zoning Update

# Current Zoning Map

CN – Neighborhood Commercial

RS-4 – Single-Family Residential 4-du/ac

RS-E – Single-Family Residential Estate

RL-2.5 – Rural Living – 2.5 ac

# Proposed Zoning Change

**Rezone central 50-acres Tourist Commercial.**

**Perimeter 100-acres to be Open Space Residential to assist with Conservation Efforts of Excess 100-acres.**



D. Tourist Commercial (CT). The CT land use allows tourism-oriented uses, such as resorts, RV parks, golf courses, restaurants, gift shops, art galleries, hotels/motels and entertainment facilities, primarily intended to serve visitors of the Joshua Tree National Park and the Marine Corps Base.
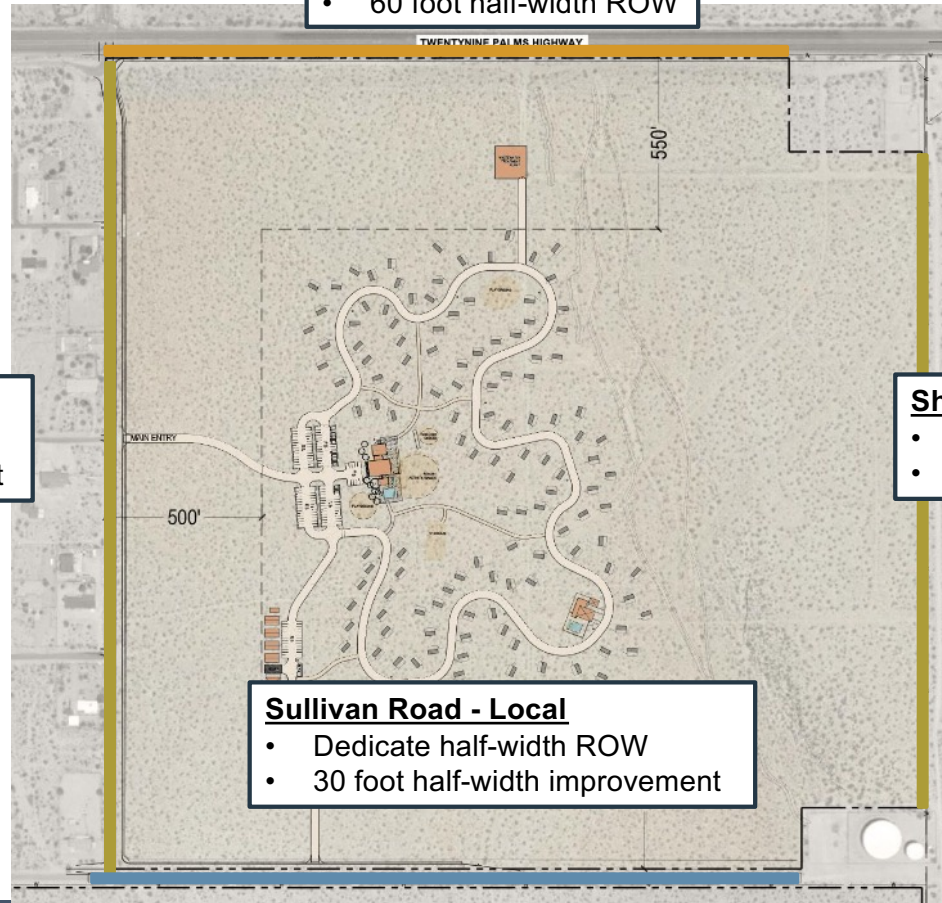
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**Road Improvements**

# General Plan Road Improvements



**29 Palms Highway**
- 60 foot half-width ROW
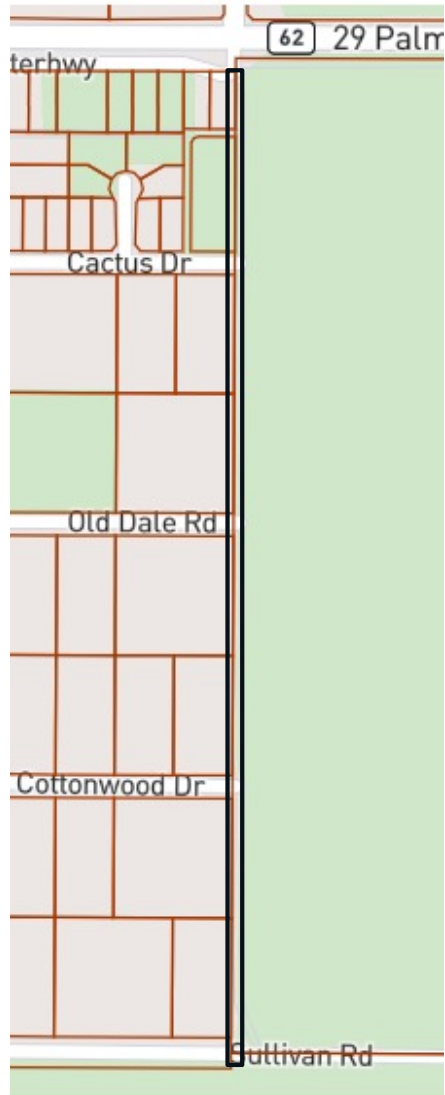
**Lear Avenue - Collector**
- Dedicate half-width ROW
- 33 foot half-width improvement

**Shoshone Valley - Collector**
- Dedicate half-width ROW
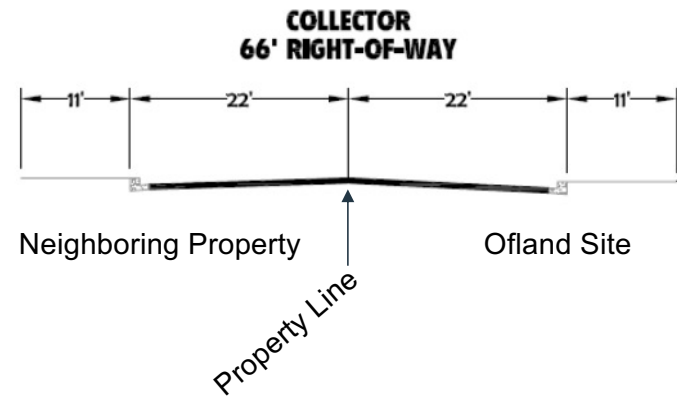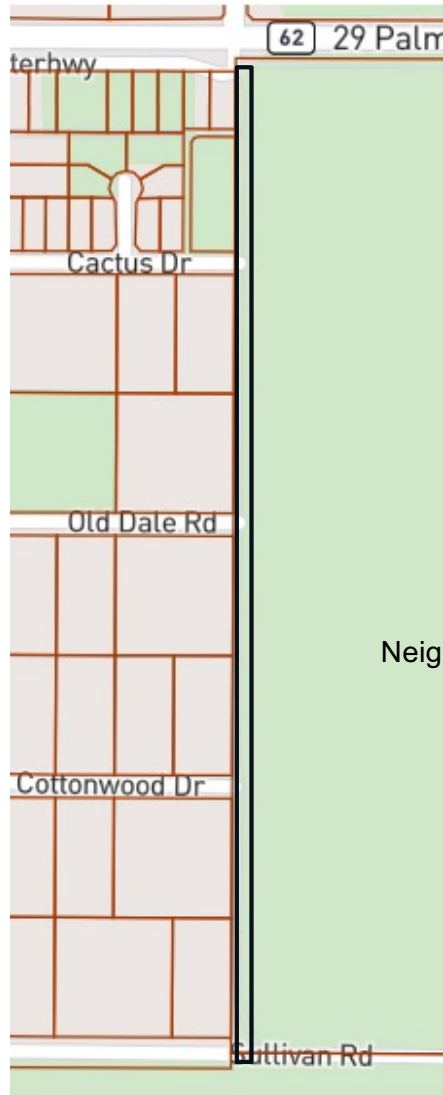- 33 foot half-width improvement

**Sullivan Road - Local**
- Dedicate half-width ROW
- 30 foot half-width improvement

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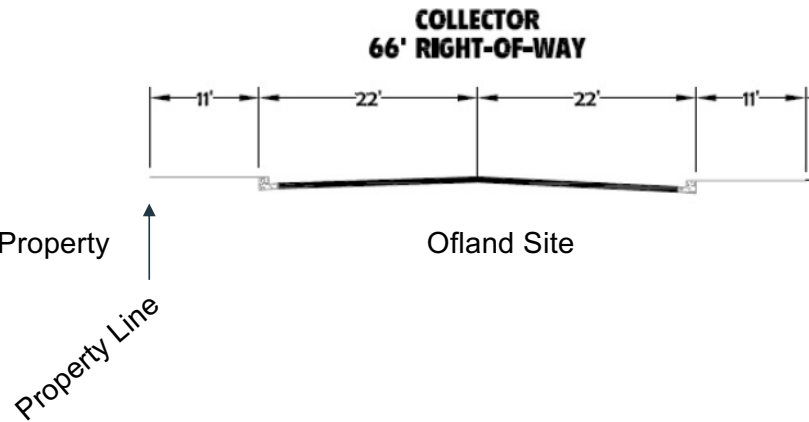## Current Lear Avenue Requirement

## Collector Road General Plan Requirement



**COLLECTOR
66' RIGHT-OF-WAY**

11'  22'  22'  11'

Neighboring Property          Ofland Site

Property Line

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## Proposed Lear Avenue Adjustment

### Collector Road General Plan Requirement



COLLECTOR
66' RIGHT-OF-WAY

11' — 22' — 22' — 11'

Neighboring Property

Property Line

Ofland Site

**Summary**: *Ofland will dedicate full right-of-way width and pave full width of Lear Avenue.*

# Proposed Road Improvements



**Lear Ave & 29 Palms Hwy**
- Signal improvement

**29 Palms Highway**
- 60-foot half-width ROW

**Lear Avenue - Collector**
- Dedicate ROW
- Full 66-foot-wide improvement
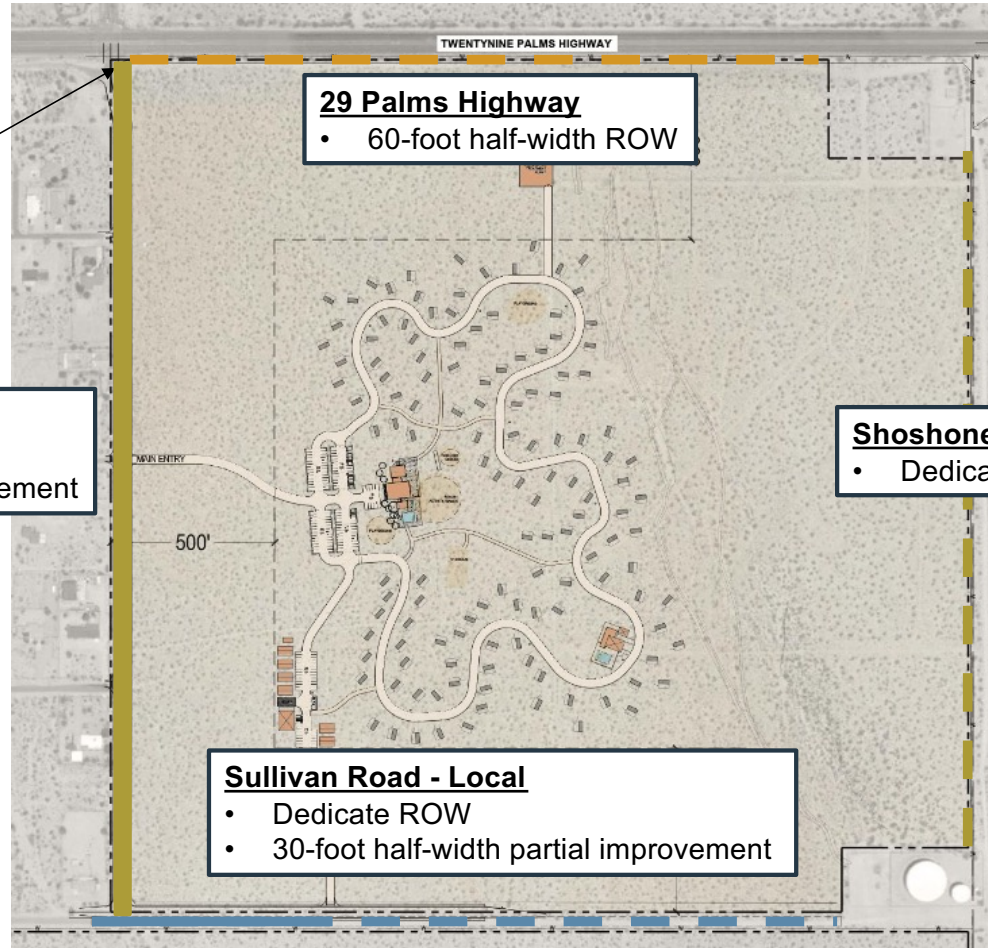
**Shoshone Valley - Collector**
- Dedicate ROW

**Sullivan Road - Local**
- Dedicate ROW
- 30-foot half-width partial improvement

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**Due Diligence Update**

### Biological Summary

- All development is designed outside the washes.

- No desert tortoise or burrowing owl found, but further survey will be required prior to construction.

### Archaeological Summary

- Some resources found (not affected by development).

- Tribes will be consulted and will participate in monitoring.

### Noise Summary

- Noise levels will be below City limits.

- The 500-foot buffer shields neighbors from guest noise.

### Traffic Summary

- During Peak Hours, a 2-5% increase in traffic on Twentynine Palms Highway.

- Increase of 269 trips per day compared to residential use.

- The majority of added traffic will be on Lear Avenue and Twentynine Palms Highway.

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**Q & A**

*View from Indian Cove Neighborhood –Old Dale Drive*