



Yonder

Twentynine Palms – November 2023

Overview of Yonder



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 and surrounding areas.



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

The Yonder Approach



Stewardship

Yonder partners with a local non-profit organization centered around conservationism and preservation of the National Park at each location.



Low-Intensity Development






We look for design to be compatible with existing land composition and highlight mature flora throughout the property. Moreover, we look to only develop in the necessary footprint, and work with local agencies to conserve surrounding land to assure it remains undisturbed.



Being a Good Neighbor

We go beyond assuring noise and light are minimized on the property surrounding Yonder. Dark-sky lighting is implemented at all Yonder properties to highlight one of the fastest diminishing natural resources: the night sky. Noise is controlled through on-site staffing, quiet hours, and thoughtful amenity design.

Who Stays with Yonder?

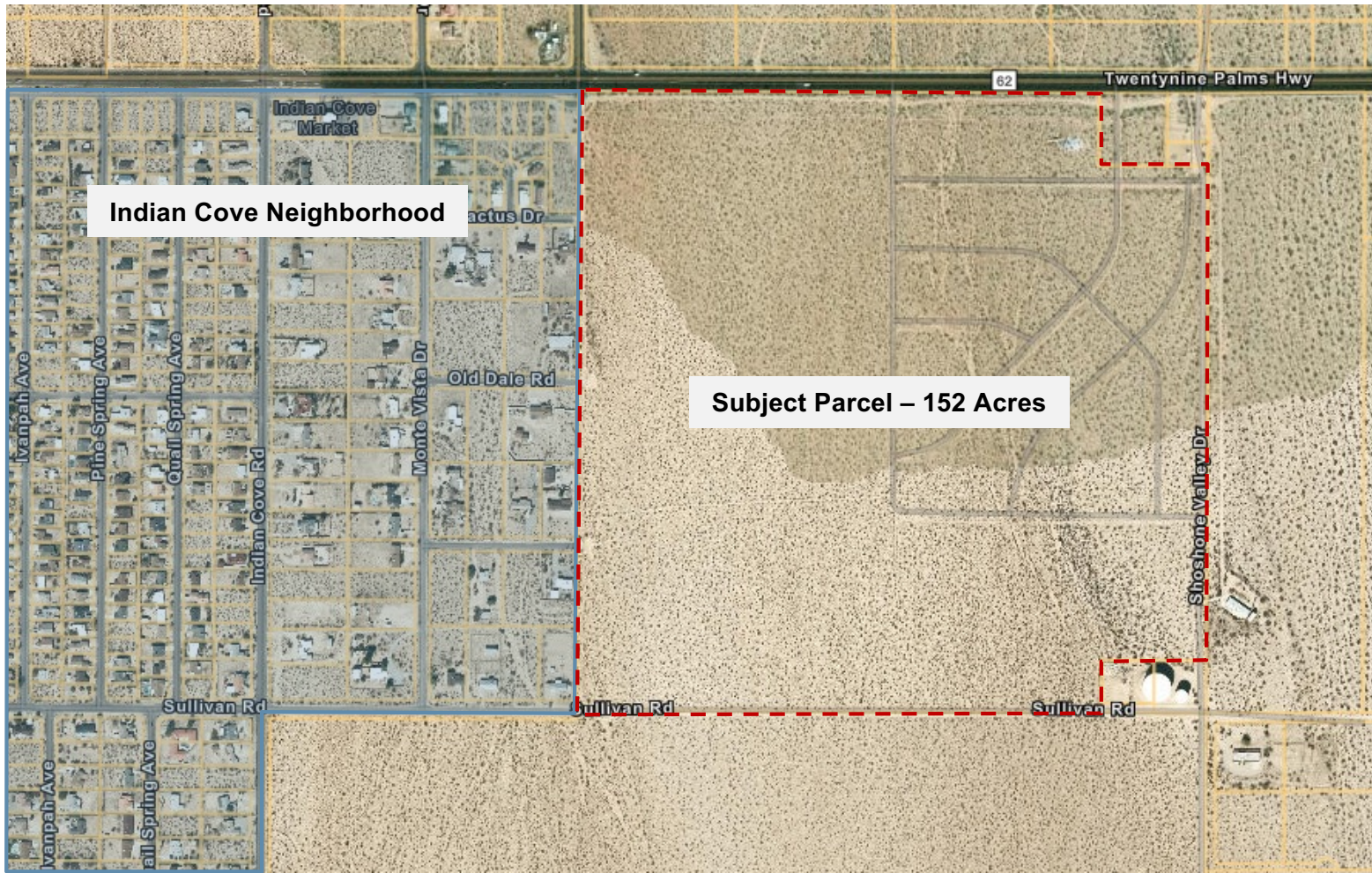
-  Love the outdoors but enjoy the comfort and safety of a hotel
-  Not defined by age
-  Defined by desire to connect with nature and seek community with like-minded travelers
-  Like new experiences and are adventurous
-  The Yonder hospitality experience integrates with customers' outdoor orientation





Yonder

Yonder in Twentynine Palms



Indian Cove Neighborhood

Subject Parcel – 152 Acres

62

Twentynine Palms Hwy

Indian Cove Market

Cactus Dr

Ivanpah Ave

Pine Spring Ave

Crull Spring Ave

Indian Cove Rd

Monte Vista Dr

Old Dale Rd

Shoshone Valley Dr

Sullivan Rd

Sullivan Rd

Sullivan Rd

Ivanpah Ave

Crull Spring Ave

Project Summary

130 Rooms – 320 sqft each

Main Lodge – 3,500 sqft

Food and Beverage Concept – 2,000 sqft

Secondary Lodge – 2,000 sqft

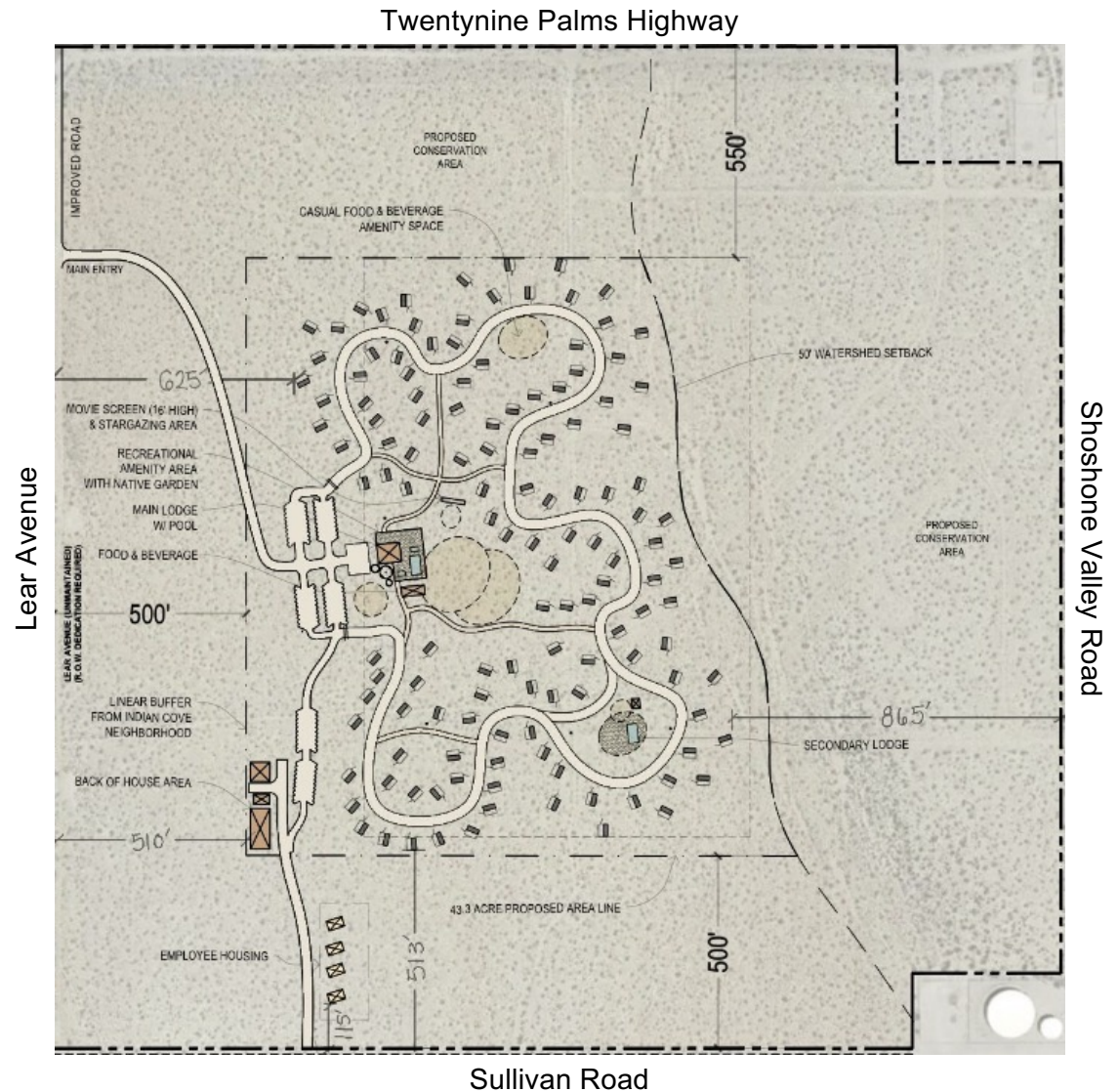
Back of House Space – 6,000 sqft

Employee Housing – 12,000 sqft

Other Amenities:

Stargazing Area

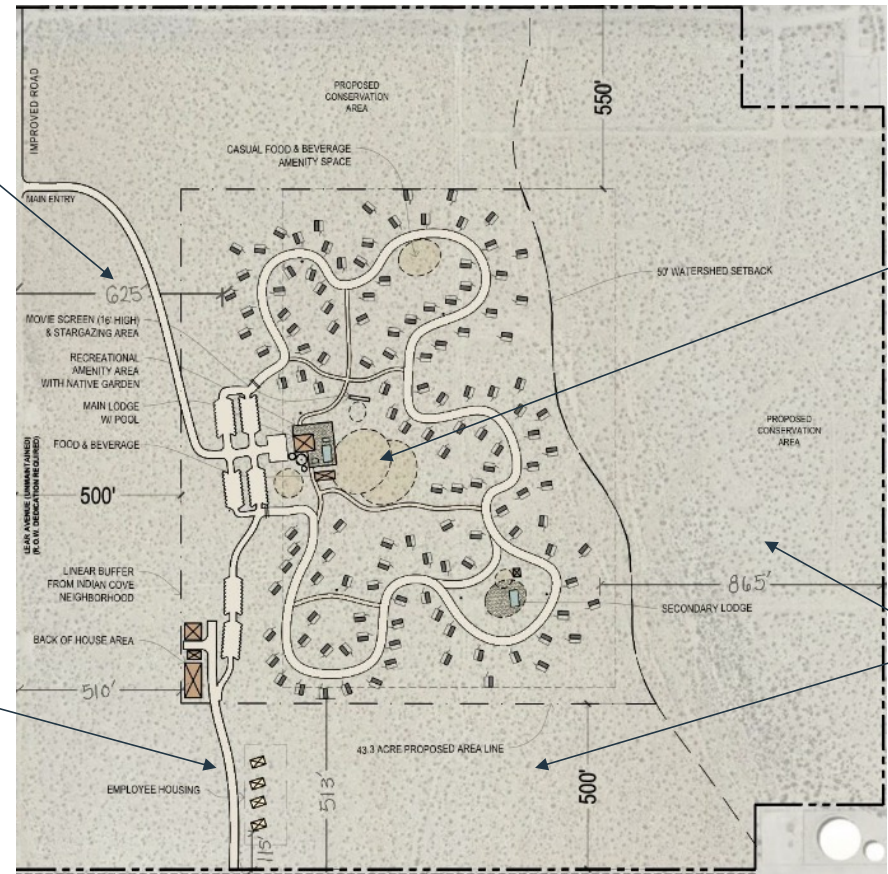
Outdoor Movie Screen



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.

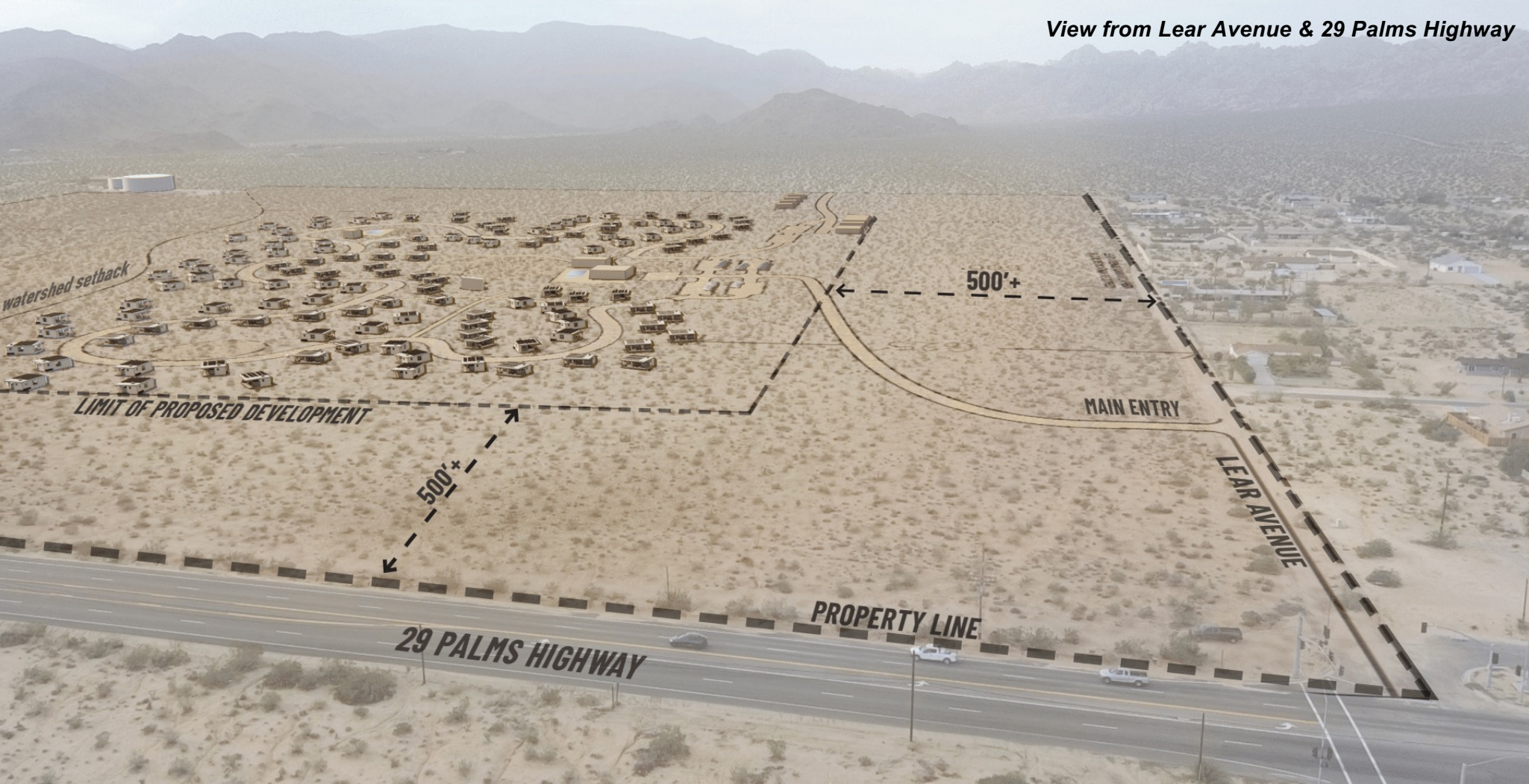
Employee Housing
Quality employee housing is provided for staff to assure an influx does not increase housing pressures in Twentynine Palms and issues are responded to immediately.



Stargazing Area
The night sky is one of the fastest diminishing natural resources, and Yonder 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



View from Center of Project looking Southeast





Design and Operation Elements

Low-Profile Cabins and Amenities

All buildings on-site will be single-story to not interrupt southern views of the Joshua Tree National Park from either neighboring properties or Twentynine Palms Highway.

Audio and Noise

The Main and Secondary Lodges plays soft, ambient music throughout the day and evening which stops during quiet hours (10 pm – 6 am).

Locally Curated Art and Retail

Yonder works to further illustrate the local culture by stocking our retail space with locally sourced products and decorate with art created in the High Desert.



View from Indian Cove Neighborhood – Cottonwood Drive



View from Indian Cove Neighborhood – Old Dale Drive

Sustainability



Sustainability is at the forefront of our approach in design, engineering, and operations.

Dark-Sky Lighting Package

Outdoor lighting fixtures will be Dark Sky Approved to eliminate light pollution and not disturb on-site and neighboring properties' stargazing.

Energy Efficiency and Solar Power

Yonder looks to minimize energy usage. Moreover, by installing roof solar panels, the property's energy usage will be subsidized with clean energy.

Sustainability Focused Programming

Yonder produces a location-specific documentary to educate our guests on the natural astronomy and role it lays in local Indigenous American culture. Other programming through partnerships serve as opportunities to educate our guests on the natural nuances surrounding them.



Yonder's Fiscal Impact



Job Creation

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

Community Fee

Through Yonder's Non-Profit Partnerships, approximately \$250,000 per year will be donated to further aid 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 Yonder spends \$209 per day off-site in local restaurants and stores generating over \$4,000,000 spent annually within the local economy.



Please enjoy the provided refreshments and talk to Yonder team members at the breakout posters:



Entitlements & Environmental



Design



Sustainability and Cause



Operations & About Yonder

