



Location: Banning, Riverside County

Timeframe: 2009 - 2010

Project Partners: City of Banning

Project Services

- Development code analysis and amendment
- Policy recommendations
- Redevelopment and infill analysis



This Demonstration Project provided technical planning services for the implementation of the Paseo San Gorgonio Specific Plan and the City's General Plan policies.

Goals

- Create a mixture of land uses that includes shops, workplaces, civic buildings, and residences within a walkable environment
- Create streets that attract pedestrians, and can efficiently accommodate bicycles, automobiles, and buses
- To encourage new and remodeled buildings that work together to define pedestrian-oriented spaces in the downtown, and complement the historic character of the area.

This project provides recommendations for the City of Banning to use in future planning efforts related to improving the economic performance, functionality, design and identity of the Paseo San Gorgonio Specific Plan area. Currently, the Downtown area of Banning is characterized by underutilized land with many vacant buildings, some of which pre-date the City's incorporation in 1913. This Plan is one of the means by which the City will implement the General Plan policies, and development of the Specific Plan area must be consistent with the General Plan. Parcels within the Paseo San Gorgonio Specific Plan area are designated either Downtown Commercial (DC) or Public Facilities-Government (PF-G). The Specific Plan area will be integrated into greater Downtown Banning, and will include development standards that will encourage a more pedestrian-oriented street environment and promote the revitalization of the area.

Results

- Study area of 66 acres within the Downtown area
- Specific Plan area buildout calculations:
 - Scenario 1 – 2,161,573 sq. ft. of commercial; 183,517 sq. ft. of other non-residential; and 85 residential units
 - Scenario 2 – 1,191,885 sq. ft. of commercial; 183,517 sq. ft. of other non-residential; and 503 residential units

- Recommended alternative – 564,465 sq. ft. of commercial; 60,700 sq. ft. of other non-residential; and 96 residential units
- Parking analysis which indicated adequate on-street parking for sites without on-site requirements
- Traffic analysis which recommended modification of key intersections with poor levels of service (LOS)
- Greenhouse gas emissions analysis indicating reductions based on scenario development