



**Location:** Moreno Valley, Riverside County

**Timeframe:** 2009 - 2010

**Project Partners:** City of Moreno Valley

### Project Services

- Existing conditions analysis
- Public outreach
- Policy recommendations



This Compass Blueprint project evaluated the potential for transit-oriented development around a proposed Metrolink station along Alessandro Boulevard, and explored the revitalization of the corridor area.

### Goals

- Accommodate the vehicle and focus on the needs of pedestrians and cyclists
- Development is scaled to the pedestrian
- Mix of retail, housing, public facilities and types of buildings
- Commerce is focused at and near activity nodes
- Diverse mix of building types and styles generates an urban form
- Housing types include a mix of dwellings by size and income levels
- Mixed use and/or higher density buildings are located at the core of activity nodes to activate public space/streetscapes

This corridor is regarded as unattractive and does not put forth a positive image for Moreno Valley. In addition, the corridor is seen as underperforming in economic terms. Spending from Moreno Valley is estimated to be leaking at an annual rate of approximately \$500 million to nearby communities. Many in the community attribute this situation to the corridor's lack of attractive uses and businesses. Others attribute the situation to Moreno Valley's lack of substantial local employment. Because most people have to leave Moreno Valley for their work, they tend to spend their disposable income in the communities where they work prior to returning home in traffic.

### Results

- Study area of 5.5 miles in length
- Provided recommendations:
  - Key intersections developed into more pedestrian-oriented nodes
  - Vertical mixed use zoning to achieve pedestrian concentrations
  - Capital improvement programs to direct investment and help stimulate area
  - Reorientation of activity from a linear pattern towards a more district based approach