

CITY OF PALM SPRINGS

Downtown Revitalization Project Project and Design Evolution

October 17, 2014



Site Historical Images

THE DESERT INN
(1909-1965)



DESERT INN FASHION
PLAZA (1967/68)



DeBartolo History (1984–1997)

- ▣ Edward J. DeBartolo Company expanded Desert Inn Fashion Plaza in 1984/85.
- ▣ The expanded mall was never fully leased.
- ▣ I. Magnin closed in the late 1980's, leaving Saks Fifth Avenue as the only anchor.
- ▣ DeBartolo supported a successful local initiative to allow a card room at the property in 1995.
- ▣ The mall went into foreclosure in 1997.

DeBartolo Development

INTERIOR VIEW



STREET VIEW



DeBartolo Foreclosure (1997)

- ▣ Total defaulted loans were **\$51,698,096**.
- ▣ Hyatt Hotel was not included in the default or the sale.
- ▣ The buyer, AZ Partners, paid **\$13,500,000** for the mall in March, 1998 and hoped to start redevelopment mid-1998.

AZ Partners' Proposed Project

- ▣ Remove the roof and undertake \$35-million expansion.
- ▣ Main entrance was open air plaza with outdoor dining, shops and gathering places.
- ▣ Proposal included a 3,000-seat multiplex cinema and *a 2,400-seat live theatre*.
- ▣ Idea was to be more visible to traffic and compatible with the village atmosphere.

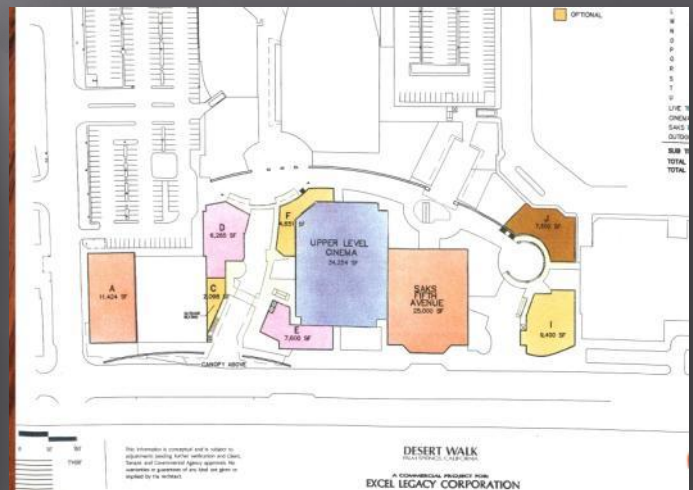
AZ Replaced by Excel Legacy

- ▣ In 1999 Excel Legacy Corp. terminated AZ Partners and announced their own \$64-million renovation. They were the major investor in the project.
- ▣ The big difference was they would raze much of the center to make way for the new development.
- ▣ Plan included a 2-level cinema (at almost 75 feet) right on Palm Canyon Drive.

Excel Legacy Project

CONCEPTUAL
DRAWINGS

SITE PLAN



Excel Legacy

- ▣ In 2000 Excel decided to sell the mall for \$25 million instead of developing it.
- ▣ A number of parties looked at the mall but that price was not warranted.
- ▣ Wessman Development acquired the mall in late 2001.

Partnership with Wessman

- ▣ Original plan was Spanish-Mediterranean buildings.
- ▣ Saks announced in July, 2001, *before* Wessman's escrow closed, that it was closing the store.



Example: Earlier Wessman Plans

A new vision for downtown Palm Springs?

Palm Springs' downtown would be restructured by a mixed-use development shown here in a proposal prepared by architects for Palm Springs Fashion Mall owner John Wessman. Under the plan, which is still preliminary, the fashion mall would be torn down, and a five-phase project including condominiums, a hotel and retail would be built.



Early Plans (2004-05)

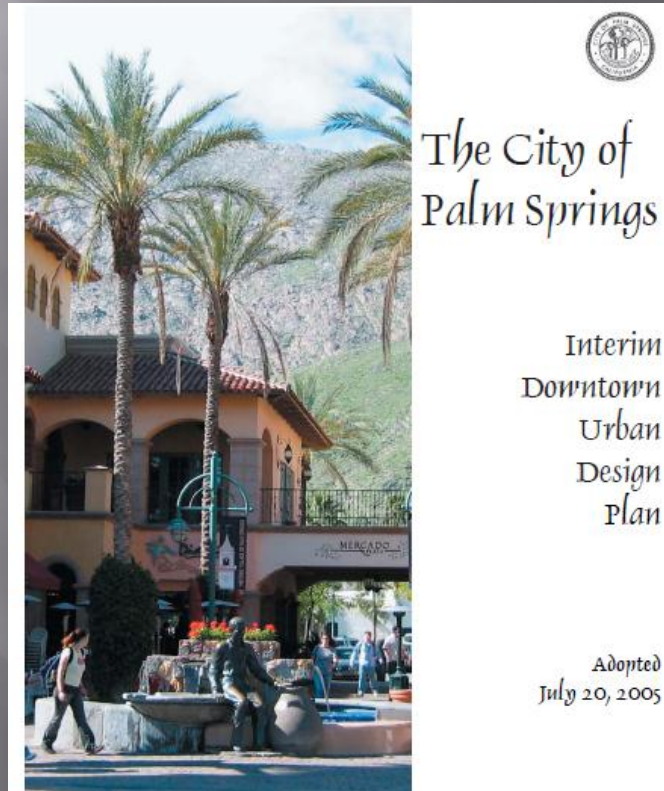
- Plan featured streets through the project, multi-story buildings
- Height and density were community and Council concerns



Other Factors / Events

- ▣ City undertook Downtown Urban Design Plan, which included downtown design guidelines, in 2005.
- ▣ A citizen referendum that could have limited heights downtown was proposed in 2005.

Downtown Urban Design Plan



The City of Palm Springs

Interim Downtown Urban Design Plan

Adopted
July 20, 2005

Downtown Urban Design Plan

- ▣ Called for more and better east-west linkages in downtown.
- ▣ Plan proposed design guidelines for new projects – buildings, spaces, architecture.
- ▣ Reaffirmed existing height limits in downtown, except for 3 catalyst projects (Fashion Plaza, Port Lawrence, Ramon/Palm Canyon) each which had a 60' limit.

2007 & 2008

PALM GROVE - 2007

- ▣ 14 separate buildings, 20-74 feet high
- ▣ 65 to 75 new stores and restaurants, plus gym, pharmacy and hundreds of condos.
- ▣ Museum Way and Belardo both cut through project.
- ▣ Featured a 2-acre palm grove, open space with a stage and smaller restaurants.

MUSEUM MARKET PLAZA - 2008

- ▣ Buildings could reach 79 feet.
- ▣ Central public plaza with condos, offices, retail and entertainment.
- ▣ Up to 955 condos, 400,000 s.f. of retail, 620 hotel rooms. Traded retail for rooms or condos, e.g. if there were 620 hotel rooms, there would be fewer condos and retail space.

Specific Plan

- ▣ Specific Plan was necessary because the Museum Market Plaza project proposed buildings higher than the 60' limit.
- ▣ Hotels could exceed the 60' under the Specific Plan but not other uses.
- ▣ Proposed a grid of streets and blocks.
- ▣ Specific Plan also included Wessman-owned property on the east side of Palm Canyon: the Town & Country Center.
- ▣ Also included an alternate “Renovation Plan.”

Specific Plan Blocks and Streets



Alternative “Renovation Plan”



2010

- ▣ Specific Plan was approved by the City in December, 2009.
- ▣ City Council directed staff to negotiate Agreement with Wessman. Negotiations occurred from January through June and concluded without any agreement.
- ▣ Council approved undertaking eminent domain appraisal of the property in September.
- ▣ Council established a schedule for making an offer to purchase the property, and called for community input – “visioning” – to determine a plan for the property.

January 2011

- ❑ Offer made to Wessman on purchase
- ❑ Counter offers received and negotiation meeting held
- ❑ City hired MIG, Inc. to conduct community design workshops to determine community “vision”
- ❑ First workshop held – 200 people attended



February 2011



- ▣ 2nd and 3rd Community workshops held – final meeting was largest of the 3
- ▣ Subcommittee met with Wessman, recommended new partnership approach
- ▣ Wessman amended site plan to incorporate input from Community workshops
- ▣ City, Wessman began negotiating on Project Financing Agreement

Community Design Process

DESERT FASHION PLAZA VISIONING WORKSHOP NR 2 FEB 3 2011

- START WITH OPEN SPACE + ROAD DEV.
- MULTI-USE DEV / COMING FROM PAST
- INT. ART FESTIVAL / INCORPORATE INTO BLDGS.
- GREEN ROOFS! @ LIMITED PARKING CAP.
- EXTEND ANDREAS @ LESS SIDE STREETS @ MORE PERIMETER WALLS
- EXTEND ANDREAS / PRESERVE T&C
- WOULD LIKE MORE PLAZA / OPEN SPACE / AMUSEMENT / MARKET
- NEED MORE FOR ADDRESSING FARMERS MARKET
- CONCERNED ABOUT LOSS OF PARKING
- CREATE HYBRID / PHASED PLAN
- FERRY BLDG SF AS INSPIRATION
- MINIMIZE IMPACTS TO BUSINESSES
- ALL PARKING UNDERGROUND / PLAZAS ABOVE

POSSIBLE CARWAY WIDEN AT NEW STREET

TOO COSTLY TO REHAB S&G

LEAST EXPENSIVE & QUICKEST

NOT OF THE SAME

LIKES 'A' WITH T&C FROM 'B' / SOME REBDO OF NORTH

ADD T&C

T&C SOLUTION GOOD! + INCLUDE RESIDENTIAL

LIKES MUSEUM SPACE + BACK PAVERS (ACTIVE TH)

CONNECTION TO GOLF COURSE TO HOW MUCH

COMMUNITY PLAZA - KEEP MORE DEV. 100% W/DRY PERIM. T&C SHOULD BE CITY BEHOLDEN EXTENSION

HAVE 6' WIDE STREETS PED ONLY + STRONG FULL PERIM. WALLS

MORE RETAIL STREET FRONTAGE + STRONG CONNECTION

BEHOLDEN EXTENSION

PASSENGERWAYS

PED FRIENDLY

NO NEED FOR STREET THRU T&C

LESS OF TOWN & COUNTRY

WEST OF PARKWAY BLDG TO HOW MUCH + BLDGS BECOME CENTER OF VILLAGE

A

B

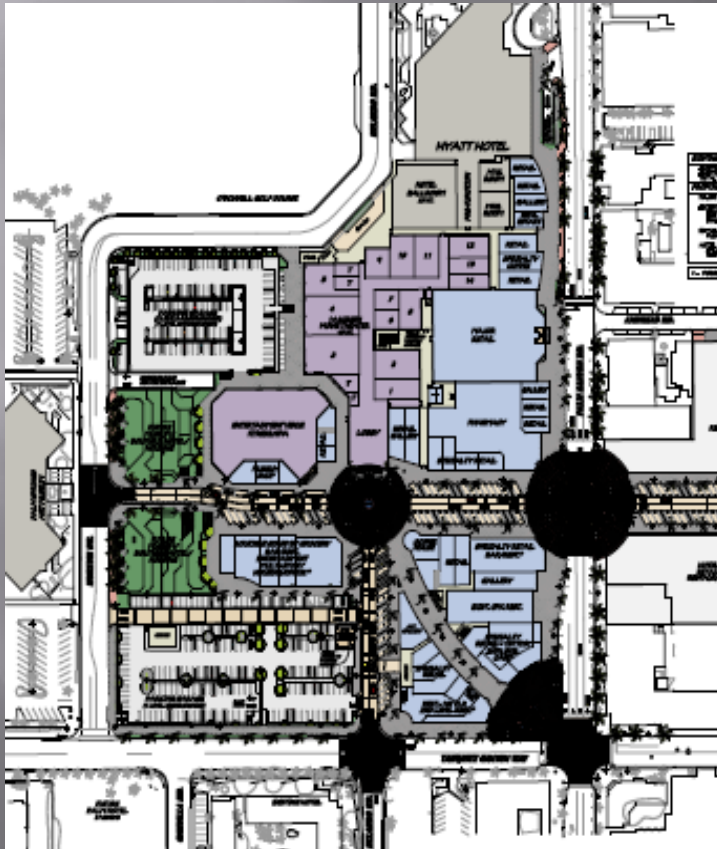
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Community Conceptual Plan

- ❑ East-West connection between Palm Canyon Drive and the Museum, as well as Belardo Road connection
- ❑ Open space plaza along Museum Drive
- ❑ Movie theaters could move into the northern part of the mall
- ❑ Hyatt could get a ballroom
- ❑ Museum expansion sites on either side of roadway, across from Museum
- ❑ New or remodeled retail space along Palm Canyon



Elements of Wessman Plan



- East-West connection between Indian Canyon Drive and the Museum
- Movie theaters moved into the northern part of the mall
- Negotiating with Hyatt on a ballroom
- I. Magnin building would be used for fitness center, entertainment use
- Museum expansion sites on either side of roadway, across from Museum
- New open space at the corner (Bank of America)

2011

- ▣ Council selected preferred site plan
- ▣ Financial Analysis of project to determine gap
- ▣ Project feasibility gap was \$43 million
- ▣ Project Financing Agreement – September
- ▣ Measure J on November Ballot – 1% sales tax
- ▣ Measure J approved with 59% of the vote

Measure J Campaign

INVEST IN PALM SPRINGS
Vote **YES** On **Measure J**.org



ENDORSED BY
THE DESERT SUN



What's your
vision for
downtown?



2012

- ▣ Demolition of Bank of America at the hard corner began in January
- ▣ “Forever Marilyn” installed at former Bank of America to be an attraction during demolition
- ▣ Bonds sold in June to allow City to acquire parking structures and fund streets
- ▣ Project modified in December to add Market Street and new hotel, replace movie theaters with 50,000 s.f. event space

2012

BANK OF AMERICA DEMO



FOREVER MARILYN ARRIVES



Amended Project December 2012



- ▣ Project Amended in 2012 to replace movie theatres with event space, create new Market Street, and replace office building with new Kimpton Hotel

Amended Site Plan December 2012



2013

- ▣ Demolition of main section of mall commenced
- ▣ Further refinements on hotel architecture undertaken and debated
- ▣ Project was sued by local activist group, Advocates for Better Community Development (ABCD)

2013

MAIN DEMOLITION



KIMPTON REFINEMENTS



2014

- ▣ All demolition completed
- ▣ Further refinements made on hotel architecture
- ▣ New architecture on Block A and Block B
- ▣ Lawsuit with ABCD settled
- ▣ Infrastructure work on streets, utilities commences
- ▣ Parking structure work continues

2014 - Block A

PREVIOUS BLOCK A
(EARLY 2014)



APPROVED BLOCK A
(SEPTEMBER 2014)



2014 - Block B

PREVIOUS BLOCK B
(EARLY 2014)



APPROVED BLOCK B
(SEPTEMBER 2014)



Block B Night Shot



Block C and Overview



Kimpton and Block C



Kimpton Groundbreaking

