



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
MEMORANDUM

Date: 5 November 2015
To: Planning Commission
From: Flinn Fagg, AICP
Director of Planning Services
Subject: Agenda Item #2A
Museum Market Plaza Specific Plan Document

To assist with the discussion on the Museum Market Plaza Specific Plan update, I am forwarding a draft copy of the document with line numbers. Please note that not all of the images are included in this version of the draft document; please refer to the document provided for the October 28th meeting for copies of all images.



City of Palm Springs

**Downtown Palm Springs
Specific Plan**

October 2015

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I. INTRODUCTION

A. Authority and Scope

A Specific Plan is a document allowed under California law which provides cities and counties with a planning tool for master planning project sites. A Specific Plan, when approved, becomes the zoning ordinance for the project it covers. Specific Plans must be consistent with the General Plan of the jurisdiction in which they occur.

Specific Plans can be implemented by local jurisdictions in accordance with the provisions of California Government Code Section 65450. The City of Palm Springs is implementing this Specific Plan for Downtown Palm Springs, located at the center of the City’s downtown core. The Downtown Palm Springs Specific Plan area is irregular in shape, but is generally bounded by Andreas Road on the north, Tahquitz Canyon Way on the south, Museum Drive on the west, and Indian Canyon Drive on the east.

The Palm Springs General Plan supports the development of Specific Plans throughout the community where appropriate:

“LU1.3 Develop specific plans for areas that need additional design or land use guidance.”

For the Downtown Palm Springs area, the General Plan identifies special conditions which will require the preparation of a Specific Plan:

“The Downtown Central Core (roughly bounded by Amado Road, Tahquitz Canyon Way, Museum Drive, and Indian Canyon Drive)...may be developed with

31 *a maximum FAR¹ of 3.5. If projects in these areas provide substantial public*
32 *spaces or plazas, an FAR of up to 4.0 may be developed upon approval of a*
33 *Planned Development District or Specific Plan. The Downtown Central Core may*
34 *also accommodate up to 70 dwelling units per acre for residential or hotel uses if*
35 *a Planned Development District or Specific Plan is prepared and approved.”*
36

37 This Specific Plan has been prepared to address both design considerations and land use
38 guidance for the Downtown Palm Springs project, and to establish densities and development
39 standards to allow for the unified, unique and high quality development which must occur within
40 its boundaries.

41
42 This Specific Plan also implements the vision of Downtown Palm Springs described in both the
43 General Plan and the Downtown Design Guidelines. The General Plan specifically identifies the
44 Downtown area as critical to the City’s future:

45
46 *“It is envisioned that Downtown will become a high-intensity, mixed-use area*
47 *characterized by residential, office, commercial, and entertainment uses. To*
48 *stimulate vitality, the Downtown will contain activity areas with differing*
49 *intensities, which are further defined by the scale and design of buildings in each*
50 *area. The creation of a central public plaza that will serve as the primary*
51 *gathering place for visitors and residents of Palm Springs is a key concept*
52 *planned to reinvigorate the Downtown core.”*
53

54 This vision is to be implemented through the Downtown Design Guidelines, which provide clear
55 direction for the changes which the City desires in the Downtown. The Guidelines identify the
56 Specific Plan area as “High Intensity Mixed Use (Residential/Commercial Downtown Central
57 Core,” and Mixed Use Downtown Outer Core.” The core area is described as:

¹ The definition of floor area ratio in the Palm Springs General Plan states: FAR is the ratio of the total net floor area of a building to the total lot area and describes the intensity of the use on a site. FAR calculations do not include areas within parking structures or outdoor open storage areas. Floor Area Ratio Example (FAR = 0.50): On a one-acre parcel (43,560 sq. ft.), a maximum FAR of 0.50 equates to a total building area of 21,780 sq. ft., in either a 1-, 2-, or 3-story configuration (43,560 sq. ft. multiplied by 0.50 equals 21,780 sq. ft.).

58
59 *"...a high intensity mixed use center with taller buildings surrounded by a vibrant mixed*
60 *use area..."*

61
62 This Specific Plan, along with approved projects for the north and south Gateways, form the
63 backbone of the revitalization of the Downtown of Palm Springs. The Downtown Palm Springs
64 project will also be the connection point to the Resort/Convention Center District to the east, and
65 will re-establish the connection from the Palm Springs Art Museum to Indian Canyon Drive and
66 the hotels and Convention Center to the east, by introducing a new east-west roadway whose
67 focal point will be the Museum.

68
69 **B. Project Location**

70
71 The Downtown Palm Springs project is located in the center of the City's Central Business
72 District, at the northwest corner of Tahquitz Canyon Way and Palm Canyon Drive. The area is
73 irregular in shape, and encompasses lands bounded by the Hyatt Suites Hotel and Belardo Road
74 on the north, Tahquitz Canyon Way on the south, Museum Drive on the west, and North Palm
75 Canyon Drive on the east, as well as lands directly east, between North Palm Canyon and Indian
76 Canyon Drives (please see Exhibit I-2, Vicinity Map).

77
78 Lands to the north include hotel and retail commercial development along North Palm Canyon,
79 North Indian Canyon and Belardo. Lands to the east include retail commercial development on
80 North Palm Canyon and Indian Canyon, and the Spa Hotel beyond. Lands to the south include
81 hotel and retail commercial development, the Wellwood Murray Library and single-family
82 homes beyond. Lands to the west include the Palm Springs Art Museum and the O'Donnell Golf
83 Course.

84

116 C. Project Description

117
118 The Downtown Palm Springs project encompasses a total of ~~18.5~~20.15 acres. The Downtown
119 Palm Springs Specific Plan will provide retail and office commercial space, public plazas,
120 professional office space and residential development in a cohesive, master planned setting
121 envisioned to bring life back to the center of Palm Springs. The Specific Plan is designed to
122 allow flexibility of design within specific guiding principles, including:

- 123
- 124 1. The highest quality development which provides an exciting and safe living, working
125 and shopping experience for all.
 - 126 2. The creation of a pedestrian and vehicular connection from the Palm Springs Art
127 Museum, through Palm Canyon and Indian Canyon Drives, to the Resort/Convention
128 Center District.
 - 129 3. The development of retail commercial development which successfully mixes
130 national and regional chain stores with local businesses, focused on the major
131 roadways which bound the site, including North Palm Canyon, Indian Canyon,
132 Tahquitz Canyon and Belardo.
 - 133 4. A balance of commercial and residential development which assures the success of
134 the area by increasing the number of homes in the downtown, thereby increasing the
135 customer base of the commercial uses.
 - 136 5. The development of residential units which relate synergistically to the commercial
137 development around them, and encourage a pedestrian lifestyle with little use for the
138 automobile.
 - 139 6. The development of additional resort hotels which provide luxury accommodations
140 and increase the visitors to the City's downtown.

141

142 The Downtown Palm Springs Specific Plan allows for a broad range of development, with a
143 Mixed Use theme. Retail-oriented commercial is required to be developed on the ground floor on
144 Palm Canyon Drive, with some exceptions (please see Section III, Development Standards). A
145 mix of professional office and/or retail development is envisioned on the ground floor on all
146 other project roadways, and on the second and/or third floors of Blocks A, B. C, D and F.

147 Additional uses that may be developed subject to the Specific Plan include hotels, multiple
148 family residential, theaters, tourist-related services, and public and semi-public uses.

149
150 | Table I-1, below, details the net acreage of each ~~Planning Area and Block~~ within the Specific
151 Plan area, including existing and proposed streets.

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Table I-1
Specific Plan ~~Planning Area and Blocks~~

<u>Planning Area Blocks</u>	<u>Acres (net)</u>
Block A	1.82 <u>1.59</u>
Block B	0.82 <u>0.66</u>
<u>Block B1</u>	<u>0.84</u>
Block C	1.93 <u>1.22</u>
<u>Block C1</u>	<u>1.19</u>
Block D & F	3.15 <u>3.21</u>
Block E	3.93 <u>1.36</u>
<u>Block G & H</u>	1.01 <u>0.73</u>
<u>Block H1</u>	<u>0.31</u>
<u>Block H2</u>	<u>0.41</u>
Block K1	0.89
Block K2	5.0
Streets, sidewalks, special paving	<u>1.74</u>
Total	18.52<u>18.15</u>

164

165

D. CEQA Compliance

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167

In compliance with the California Environmental Quality Act (CEQA), the City identified the preparation of this Specific Plan as a “project” under CEQA, and prepared an Initial Study. The Initial Study was prepared for a draft Specific Plan that encompassed a larger area and a greater intensity of development than is contained in the final Plan. The Initial Study found that the draft Specific Plan had a potential to significantly impact the environment, and that an Environmental Impact Report (EIR) must be prepared. The City circulated to all responsible and trustee agencies a Notice of Preparation (NOP) of an EIR. All comments received in response to the NOP were considered and incorporated into the EIR. The EIR was circulated to all responsible and trustee agencies, and all other interested parties, for a period of 45 days. All comments received in response to the EIR were considered in the Response to Comments prepared for the Planning Commission and City Council. Revisions were made to the draft Plan which resulted in a reduced project compared with that analyzed by the EIR. Implementation of

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179 the final Specific Plan includes all mitigation measures described in the EIR; therefore the
180 Specific Plan is fully analyzed by the EIR. The City Council certified the EIR prior to adopting
181 this Specific Plan, on November 18, 2009. In 2012, in response to further detail prepared for the
182 proposed height of buildings within the Specific Plan area, the City prepared an Addendum to
183 the Specific Plan. The EIR Addendum was adopted by the City Council on October 17, 2012. All
184 mitigation measures contained in the original certified Final EIR were preserved through that
185 Addendum. As a result of the need to amend the Specific Plan to reflect current conditions in
186 2015, the City prepared EIR Addendum #2 for the project. That Addendum, along with the
187 Specific Plan Amendment, were approved by the City Council on ??, 2015.
188

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190 **Exhibit I-1 Regional Map**
191

192 **Exhibit I-2 Vicinity Map**
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196 | **Exhibit I-3: Planning Areas**

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203 **II. LAND USE**

204

205 **Introduction**

206

207 This section of the Specific Plan describes the vision, the design concepts and the land use
208 designations within the Specific Plan Area.

209

210 | The Specific Plan governs land use for an area totaling ~~18.5~~20.15 acres, located within the
211 Central Business District of Palm Springs. The City of Palm Springs General Plan recognizes
212 that the revitalization of the Central Business District is important to the City’s future and
213 supports the development of the Downtown Palm Springs Specific Plan. It is the intention of the
214 City to continue land use designations that facilitate commercial, high density residential and
215 hotel development to strengthen the economic base of the City and provide long term growth and
216 prosperity.

217

218 **A. Current Land Use and Zoning Designations**

219

220 In accordance with the Palm Springs General Plan, and as shown in Exhibit II-1 the Specific
221 Plan area defined as Blocks A through K are designated as Central Business District (CBD) in
222 the General Plan, with corresponding CBD zoning.

223

224 Surrounding the Specific Plan area, lands to the north have General Plan designations of CBD
225 and Open Space – Parks/Recreation; lands to the south are designated Small Hotel and CBD;
226 lands to the west are designated Public/Quasi-Public, Open Space – Parks/Recreation, High
227 Density Residential and Small Hotel; and lands to the east are designated CBD. On the east side

228 of Indian Canyon is the Section 14 Master Plan area, which includes high-density residential,
229 commercial, entertainment and resort hotel land use areas.

230
231 Lands to the north of the Specific Plan area are zoned CBD and O-20 (Open Land, 20 acre
232 minimum); lands to the south are zoned R-3 and CBD; lands to the west are zoned CBD, R-3 and
233 O-20; and lands to the east are zoned CBD and C-2 (General Commercial).

234
235 The Specific Plan area was a developed site when the Specific Plan was initially adopted. The
236 site consisted of the under-utilized Desert Fashion Plaza, bounded by Tahquitz Canyon Way on
237 the south, the Hyatt Suites hotel on the north, Museum Drive on the west, and North Palm
238 Canyon Drive on the east. The Specific Plan (Block K) includes lands north of Tahquitz Canyon
239 Way and south of Andreas Road, east of North Palm Canyon Drive and west of Indian Canyon
240 Drive, which were developed with multiple two story commercial buildings and parking lots.
241 Since the adoption of the Specific Plan, the Desert Fashion Plaza has been demolished,
242 construction has been initiated for portions of Blocks A, C and D, new underground parking
243 structures have been constructed and existing underground parking structures have been
244 rehabilitated.

245
246
247 **B. Land Use Concept**

248
249 The City of Palm Springs wishes to facilitate the development of high quality Commercial,
250 Retail, High Density Residential, Open Space/Public Space and Resort development to ensure
251 the future prosperity of the Central Business District and the contributions it makes to the
252 economic base of the City. To that end, the Specific Plan establishes development standards and
253 guidelines intended to assist land owners and developers in their project designs. The standards
254 and guidelines assure that redevelopment within the Specific Plan area will result in the creation
255 of a lively, pedestrian oriented townscape that engenders a unique sense of place. ~~The Specific~~
256 ~~Plan also recognizes that a remodel of the existing shopping center may be a necessary and~~
257 ~~important first step in the long term redevelopment of the site.~~

258

259 The land use map for the Specific Plan maximizes the potential for appropriate development and
 260 considers the logical location of land uses. Retail, Office, High Density Residential, Open
 261 Space/Public Space and Resort land uses, together with a wide range of commercial and
 262 accessory activities, are identified as compatible and versatile uses that will contribute to a stable
 263 and varied economy, increase the City’s tax base and implement the urban core envisioned in the
 264 General Plan and Downtown Design Guidelines for the Downtown Core.



266 Retail uses result in lively frontages and ground floor activity. Street frontage space on North Palm Canyon Drive is designated for primary retail use. Office and other commercial uses are generally applicable to the ground floors of other street frontages when mixed with retail uses, and the upper floors

273 of buildings, as described in Section III, Development
 274 Standards. Throughout the Specific Plan, multi-family
 275 residential use is limited to upper floors on primary street
 276 frontages, and parking structures are restricted to
 277 particular areas, out of view of the primary activity areas.
 278 Appropriate and compatible accessory land uses that
 279 increase recreational opportunities and expand nighttime retail/commercial uses, thereby
 280 extending the hours of active use, will be encouraged.



281
 282 Land uses within the Specific Plan also recognize the fundamental importance of open space for
 283 public gatherings. The focal point of Downtown Palm Springs will be ~~the public plaza~~ a central
 284 public park branded as the “Downtown Palm Springs Park” ~~proposed at the center of the site on~~
 285 Block E located; on the west side of North Palm Canyon Drive ~~west of Belardo Road and north of~~
 286 Main Street. The ~~plaza~~ Downtown Palm Springs Park is envisioned as a public park, as well as
 287 an area for gatherings, entertainment, special events, concerts, and community activities. Limited
 288 development in the ~~plaza~~ Downtown Palm Springs Park will ~~consist of two single story~~
 289 restaurant buildings, which will draw people into the project ~~include support facilities for the~~

290 special events, concerts, entertainment and community activities, consisting of “back of house”
291 storage and green room facilities, restrooms, ticket booths, concessions, and similar uses. The
292 balance of the ~~plaza~~ Downtown Palm Springs Park will be devoted to landscaping, outdoor
293 sitting areas, ~~all shaded~~ and appropriate shading from the desert heat. The current Site Plan for
294 the Downtown Palm Springs Specific Plan is provided in Exhibit II-3.

295
296 The Downtown Palm Springs project will also restore the circulation grid in the Downtown area,
297 including a new east-west oriented public street, called “Main Street,” which would ultimately
298 connecting Indian Canyon Drive to Museum Drive, and the entry of the Palm Springs Art
299 Museum on the west, and the redevelopment of the Agua Caliente Spa Hotel site on the east. An
300 interim connection will be made to Palm Canyon Drive until such time as development of Block
301 K occurs. This important vista westerly along Main Street will provide the visual presence for
302 the Palm Springs Art Museum which ~~has been lacking with the construction of~~ did not exist with
303 development of the former—the Desert Fashion Plaza. Belardo Road will also be restored to its
304 original ~~location~~ alignment, providing an important north-south alternative route to Palm Canyon
305 Drive and Indian Canyon Drive. Finally, Andreas Road will be extended between Belardo Road
306 and Palm Canyon Drive, to provide an alternate access on and off the project site. Andreas Road
307 was also recently converted by the City to two-way east-west traffic circulation, further
308 enhancing the traffic access into and out of the Specific Plan area. These new public streets will
309 also provide opportunities for pedestrian circulation and access to the mixed uses within the
310 Specific Plan area.

311

312 Exhibit II-1 **General Plan Land Use (Plan) (from the 2007 General Plan)**
313

314 Exhibit II-2 Existing Zoning Designations

315

347 C. Specific Plan Land Uses

348
349 The Specific Plan area includes blocks identified as A through H, as well as Block K. Land uses
350 envisioned for the Plan include *Retail Goods, Personal Services, Food and Beverage Services,*
351 *Services for Groups, Office and Related, Residential, Tourist and Related Services, Public and*
352 *Semi-public,* and compatible accessory uses. The area includes ~~the main plaza~~ City-owned
353 public central park “Downtown Palm Springs Park” (located on Block BE); City-owned
354 parcels (Blocks H1 and H2) for future use as public open spaces, cultural and/or recreational
355 spaces, or potential accessory use by the Palm Springs Art Museum; and extends from Museum
356 Drive to the west side of Indian Canyon Drive. Blocks B, C, D, F, G, and K, are planned to
357 include hotel, retail and/or residential uses, activating the downtown, and providing additional
358 hotel rooms for the Convention Center.

359
360 The Specific Plan allows up to 1,359,500 square feet of building area within the project. This
361 includes the following:

- 362
- 363 • Up to 650 multi-family residential units
 - 364 • Up to 620 hotel rooms
 - 365 • Up to 391,300 square feet of commercial square footage
- 366

367 The intent of the Specific Plan is to provide the highest quality architecture to house the most
368 successful mix of land uses, and bring activity and permanent population to downtown Palm
369 Springs. By increasing the downtown population, the commercial entities will be supported, and
370 activity in the downtown will increase. In order to achieve this goal, careful attention to site
371 design, landscaping and architectural massing will be required. The CBD zone allows a broad
372 range of land uses in structures of up to 60 feet in height. This concept is supported in the
373 Downtown Design Guidelines, which encourage the development of an urban core, and the
374 activity and vitality which come with it.

375
376 The Specific Plan will generally reflect the CBD zone and the Design Guidelines, with limited
377 exceptions. The Development Standards included in Section III of this document set the range of

378 permitted and conditionally permitted uses, as well as provide specific direction for preferred
379 uses on certain street fronts. Also, standards for mass, height and setback are established to
380 assure that variety in building mass and height is achieved. Within these standards, any
381 combination of retail, office, residential and hotel development may be proposed.² However,
382 each project must demonstrate compliance with this Specific Plan when application is made, as
383 detailed in Section V-A.

384
385 The Specific Plan allows a broad range of development. The key is to achieve a compatible mix
386 of appropriate uses that stimulate economic opportunity and result in a lively, inviting
387 Downtown environment with a unique sense of place. Specific development standards and
388 guidelines for each designation, together with a comprehensive list of uses, are provided in
389 Section III of this document. Section III further defines the potential square footage which can be
390 built within the Specific Plan area, ~~as well as the maximum mass (cubic feet) of each of the~~
391 ~~Blocks~~. These levels are well below the maximum potential square footage ~~or building mass~~
392 which could be achieved within the Plan area under the CBD Zone. These standards have been
393 established to assure that the buildings built within the project do not overwhelm the streetscape,
394 and provide significant articulation and variation to create an exciting destination in downtown
395 Palm Springs. All standards must be combined, and any project must be found to be consistent
396 with the standards, through the approval process.

397

² The Museum Market Plaza Specific Plan Environmental Impact Report (EIR) analyzed a specific set of maximum land use intensities and densities (q.v.). If a proposed combination of intensities and densities exceeds that which has been analyzed in the EIR, additional environmental review will be required.

398 **Exhibit II-3**
399 **Current Site Plan**
400

401

402

D. Design Principles

403

404 The Specific Plan is intended to provide guidance to developers and land owners to assure that
405 Downtown Palm Springs is developed in a manner which will provide sustained economic
406 growth and the creation of a lively, pedestrian oriented townscape of definitive character.
407 Creative and effective urban design is essential in attaining these goals.

408

409 The component blocks of the Downtown Palm Springs project must be clearly unified by a
410 coherent visual identity in order to create a distinct sense of place, and all design elements must
411 work together to reinforce an underlying perception of continuity. The formulation of a unified,
412 distinctive and adaptable urban design concept, that is based on versatile design principles and
413 can, while retaining integrity, lend itself to interesting variations in application, detail and
414 materials, is therefore an essential element of the Specific Plan.

415

416 The Downtown Palm Springs project is pedestrian oriented
417 and all buildings must be sensitively designed to the human
418 scale with active, pedestrian friendly frontages. Structures are
419 to be massed to reduce their visual dominance and preserve
420 view corridors. The built form is to be effectively permeated
421 with public and private open spaces, allowing secondary
422 view corridors to and from the public domain and thereby avoiding the creation of overwhelming
423 and impenetrable mega-blocks.



424

425 Good connectivity throughout the Specific Plan area is achieved by a legible, well defined
426 hierarchy of streets and pedestrian links, together with a sequence of versatile public open
427 spaces. Sidewalks and open spaces are designed to accommodate a variety of compatible outdoor
428 activities and thereby extend the hours of active use.

429

430 Parking, both on-street and in dedicated structures, is to be visually unobtrusive and the needs of
431 the motor vehicle are generally to remain secondary to those of the pedestrian.

432
433 The Development standards and guidelines of the Specific Plan have been designed to ensure
434 high quality, distinctive development that will have an active and long-term future. Detailed
435 requirements for an effective and comprehensive urban design approach are described in Section
436 III of this document.

437
438 **E. Special Provisions**
439
440 The Development Standards and Guidelines included in Section III of this Specific Plan are
441 consistent with the intent of the City's Development Code and Downtown Urban Design
442 Guidelines to create an intense mixed use Downtown core. Several Special Provisions have been
443 added to this Specific Plan due to factors such as the sensitive location, the need for economic
444 development and community concerns.

445
446 **1. Design statements**
447
448 While consistent with the comprehensive urban design concept for Downtown Palm Springs, a
449 number of special design statements are key.

- 450
451 a. A distinctive and adaptable architectural theme that incorporates a new sustainability
452 aesthetic will define future development. References to prevailing Modernist, Spanish
453 and Mediterranean styles may occur. Fundamental principles of the theme will be
454 consistent throughout, with interesting variation in rooflines, elevational articulation,
455 detailing and materials creating a richly textured built environment.
456
457 b. Stepping back of the upper floors of buildings to create graduated frontages that allow
458 generous view corridors and reduce the visual dominance of building mass.
459
460 c. Definitive corner treatments at primary intersections, achieved by introducing distinctive
461 architectural features and corner cut backs to buildings. Sidewalks will include

462 projections with special landscaping and surface finishes, and street paving will be
463 distinctive.

464
465 d. Active building frontages and lively, ‘multi purpose’ sidewalks, contributing to a vibrant
466 townscape experience.

467
468 e. Distinctive design treatments of the Plaza and the associated hierarchy of interlinked,
469 versatile public open spaces, creating a well-defined sense of place.

470
471 f. Connectivity between internal components of the Specific Plan and the surrounding
472 development, including the Section 14 Master Plan area, and hotels and Convention
473 Center to the east.

474
475 Design statements are an integral component of the comprehensive urban design concept for
476 Downtown Palm Springs and are described in detail in Section III of this document.

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III. DEVELOPMENT STANDARDS AND GUIDELINES

This section of the Specific Plan serves as the Specific Plan Area’s Zoning Ordinance. Standards and guidelines which are applied to the Specific Plan Area only are described in detail below. When Zoning Ordinance standards and guidelines apply, a reference is made to the appropriate Section of the Zoning Ordinance.

A. Purpose

491
 492 The purpose of the land use districts in the Downtown Palm Springs Specific Plan is to
 493 encourage the development of well-planned projects that are consistent with the goals and
 494 objectives of both the City’s General Plan and the Specific Plan. The land use districts within the
 495 Specific Plan are intended to:

- 496 1. Provide lands for uses appropriate to the downtown Palm Springs context that will
 497 preserve and enhance the distinctive mixed-use character intended for the Downtown
 498 core, while providing opportunities for economic development and growth.
- 499 2. Accommodate uses defined as appropriate, such as retail and commercial, office, hotel
 500 and multi family residential, services to meet the needs of local residents, employees and
 501 visitors, specific public and semi public uses, limited automotive uses and
 502 complementary accessory uses.
- 503 3. Provide an inter-connected, pedestrian-friendly Downtown which connects the Museum
 504 on the west to the hotels and Convention Center on the east.
- 505 4. Include high density residential land uses to create a market for the expanded commercial
 506 component of the Downtown core.
- 507 5. Provide development standards which assure consistent and compatible development
 508 within the Specific Plan Area.

509
 510 **B. Land Use Districts**

511
 512 In accordance with the Palm Springs General Plan Land Use map, the blocks within the Specific
 513 Plan area (Blocks A through K) are designated Central Business District. All Blocks are depicted
 514 in Exhibit III-1.

515
 516 ~~At present, most activity within the area covered by the Specific Plan occurs during the daytime.~~
 517 The introduction of appropriate ~~additional~~ uses, an increase in recreational opportunities and the
 518 expansion of nighttime retail/commercial uses will extend the hours of active use and result in a
 519 more vibrant townscape. In addition, the residential units created in the Specific Plan will

520 improve the commercial market in the Downtown core, and enhance the sense of place of this
521 critical area by creating a neighborhood above the retail and office uses.

522
523 The Specific Plan is intended to support the development of a broad range of appropriate uses,
524 including those outlined in Section A.2 above, and those detailed in Table III-1. Prime retail
525 frontages are located at ground floor level on North Palm Canyon Drive. Office and commercial
526 uses are generally applicable to the ground floors of other street frontages, and the upper floors
527 of the buildings ~~proposed within the Specific Plan area PA1.~~

528
529 Hotel uses and appropriately located, well-designed parking facilities are accepted, with various
530 residential uses being limited in certain areas to the upper floors of the buildings. Appropriate
531 residential development is also encouraged in downtown locations due to its many beneficial
532 contributions to local character, and the Specific Plan supports a residential component.

533 The block identified as '~~B-E~~' is ~~a significant landscaped, open space for public~~
534 ~~gathering~~ permanently dedicated as a City-owned central park identified as "Downtown Palm
535 Springs Park," within the Specific Plan. The blocks identified as "H-1" and "H-2" are
536 permanently dedicated for City-owned public purposes. (Please see Section II, Land Use Plan)

537

538

539 **Exhibit III-1 Blocks**

540

541

542 **C. Uses**

543

544 **1. Allowable Uses**

545

546 | Uses permitted within the Specific Plan are listed in Table III-1. Similar uses that are not
 547 detrimental to permitted uses or to public health, safety and welfare, may be permitted by the
 548 Planning Commission, under Section 94.01 (Commission Determination) of the Palm Springs
 549 Zoning Code. If a proposed use is not listed in the Table, the Planning Director shall, upon
 550 written request and in conformance with the provisions of Section 94.01.02 of the Palm Springs
 551 Zoning Ordinance, review the proposed unlisted use and determine whether it is permitted,
 552 requires a Conditional Use Permit or is prohibited.

553

554 | According to the provisions of the General Plan, supermarket uses are prohibited in the
 555 downtown area. However, in view of the potential for residential uses, an appropriately located
 556 supermarket may be accepted in the Specific Plan.

557

558 | All uses listed in the Table will be applied to requests for new development, alteration or
 559 expansion of existing uses, tenant improvements resulting in a listed use, or change in
 560 occupancy.

561

562 | In accordance with Section 94.04.00 of the Palm Springs Zoning Ordinance, all new structures
 563 for permitted uses require Major Architectural Approval to be granted by the Planning
 564 Commission.

565

Table III-1
Allowable Uses

P = Permitted; CUP = Conditional Use Permit required; LUP = Land Use Permit TUP =
 Temporary Use Permit required; X = Prohibited

TYPE OF USE	USE STATUS IN SPECIFIC PLAN
----------------	--------------------------------

Table III-1
Allowable Uses

P = Permitted; CUP = Conditional Use Permit required; LUP = Land Use Permit TUP =
Temporary Use Permit required; X = Prohibited

Retail Goods	
Antiques	P
Art (galleries)	P
Baked goods	P
Beauty supplies	P
Bicycles, including accessory repair	P
Books and Stationery	P
Candies and Confections	P
Clothing and Apparel	P
Delicatessens	P
Department stores	P
Drafting and art supplies	P
Drugs and Pharmacies	P
Drugs and Pharmacies, Drive through	CUP
Flowers and Plants	P
Furniture	P
Gifts	P
Groceries	P
Hardware and Appliances	P
Hobbies, Stamps and Coins	P
Jewelry	P
Leather goods and Luggage	P
Music and Musical instruments	P
Newspapers and Magazines	P
Pet shops, including grooming; no kennel facilities	LUP
Photographic equipment, retail	P
Shoes	P
Tobacco products, excluding on-site consumption	LUP

Table III-1

Allowable Uses

P = Permitted; CUP = Conditional Use Permit required; LUP = Land Use Permit TUP = Temporary Use Permit required; X = Prohibited

Toys	P
Personal Services	
Artist studios	P
Banks, excluding drive through	P
Barbers and Hairdressers	P
Beauty shops	P
Bicycle rentals	LUP
Dry cleaners & Laundries, including self-service	CUP
Nail salons	CUP
Photographic studios	P
Picture framing (retail & assembly only)	P
Spas	LUP
Tailors	P
Travel agencies	P
Food and Beverage Services	
Bars and Cocktail lounges	LUP
Beer, Wine and Liquor, packaged	LUP
Coffee house	P
Coffee house, drive through	CUP
Ice cream, Yoghurt, Doughnuts, Bagels, etc.	P
Nightclubs and Discotheques	CUP
Restaurants, all types including take-out and delivery	P
Tobacco products, on-site consumption	CUP

**Table III-1
Allowable Uses**

P = Permitted; CUP = Conditional Use Permit required; LUP = Land Use Permit TUP = Temporary Use Permit required; X = Prohibited

Services for Groups³	
Art schools	P
Athletic clubs, Fitness centers, Gyms, Health clubs and Slimming salons	P
Auction galleries	P
Commercial recreational facilities	P
Dance studios	P
Lodges, meeting halls and private clubs	P
Movie, radio, TV production & broadcast facilities	CUP
Video/amusement arcades & machines ⁴	LUP
Office and Related¹	
General and professional offices	P
Insurance	P
Real estate	P
Residential	
Multiple family dwellings and condominiums	P
Tourist and Related Services	
Automotive rental, only as accessory to a resort hotel	P
Bed and Breakfast establishments	P
Catering, as accessory to a restaurant or any hotel	LUP
Convention center, only as accessory to a resort hotel	P
Hotels and Resort hotels	P

³ *Services for Groups*, and *Office and Related* uses are restricted on street frontage (see Section III.E.1).

⁴ Arcades as primary use, machines as secondary use (except as otherwise regulated) located no closer than 300 feet to any other such use, or as a secondary use in conjunction with a resort hotel. In all cases, the use is subject to Palm Springs Zoning Code Section 93.16.00.

**Table III-1
Allowable Uses**

P = Permitted; CUP = Conditional Use Permit required; LUP = Land Use Permit TUP = Temporary Use Permit required; X = Prohibited

Time-share and Fractional ownership Resorts	P
Public and Semi-public	
Festivals and Exhibits	LUP
Libraries	P
Museums	P
Post office branches	P
Public Parks and Plazas	P
Theatres, Cinema or Stage	P
Accessory uses⁵	P
Outdoor uses accessory to permitted main use and located on same property or in MMP Plazas <u>(excluding Block E)</u> : <ul style="list-style-type: none"> - art displays - artisans, artists - display cases in malls/courts - farmers market - fashion shows - festivals, exhibits & special events - florists - musicians/entertainment⁶ - dining & beverage service - plant/floral sales & displays 	LUP

⁵ Accessory uses customarily incidental to permitted uses & located on the same lot.

⁶ Subject to provisions of Noise Ordinance, Section 11.74 of the Municipal Code.

Table III-1

Allowable Uses

P = Permitted; CUP = Conditional Use Permit required; LUP = Land Use Permit TUP = Temporary Use Permit required; X = Prohibited

<ul style="list-style-type: none"> - post card displays⁷ - theatre & public assembly - vending carts⁸ 	
<p>Outdoor uses: located on public property/rights of way, in a designated area approved by the City Council & undertaken as part of a festival/event/program to promote commercial, artistic or cultural activity <u>Blocks E, II-1, and II-2:</u></p> <ul style="list-style-type: none"> - art displays - artisans, artists - farmers market - fashion shows - festivals, exhibits & special events - florists - musicians entertainment - dining & beverage service - plant/floral sales and displays - <u>musical or theatre performance</u> & public assembly - vending carts - tourism activities kiosks 	<p>P</p>

566

567

⁷ One per store front.

⁸ Dispensing: food, beverage, crafts, floral items, other uses determined by the Planning Commission.

568 2. Similar Uses

569
570 Similar uses that are not detrimental to permitted uses or to public health, safety and welfare,
571 may be permitted by the Planning Commission, under Section 94.01 (Commission
572 Determination) of the Palm Springs Zoning Code.

573
574 3. Prohibited Uses

575
576 The uses listed below will not be permitted in the Specific Plan area:

- 577
- 578 Adult entertainment
- 579 Automobile parking as Primary use
- 580 Automobile service stations
- 581 Dog kennels and Catteries
- 582 Drive-in and Drive-through restaurants, banks and all uses not specifically permitted
- 583 Industrial or Manufacturing
- 584 Massage (except in conjunction with resort hotel or spa)
- 585 Motor scooter, Motorbike or Motorcycle Rentals or Sales
- 586 Pawn shops
- 587 Second hand or used goods stores
- 588 Single family residences
- 589 Tattoo, Piercing or Body art Parlors
- 590 Upholstery shops
- 591 Wholesale or Warehousing

592

599
600
601
602
603
604

D. Development Standards

The following site development standards shall apply within the boundaries of the Downtown Palm Springs Specific Plan.

Table III-2 Development Standards	
Min. Front Setback or Street Side Setback ⁹ (Feet)	
• Palm Canyon Drive, west side	15
• Palm Canyon Drive, east side	10
• All Other Streets (Public and Private)	(50%) ¹⁰
	12
Min. Building Rear Setback (Feet)	0
Min. Building Side Yard Setback (Feet)	0
Max. Building Height (Feet) ¹¹	
• Block A, <u>A-1</u>	60
• <u>Block B</u>	<u>40</u>
• <u>Block B-1</u>	<u>60 75¹²</u>
• Block C, <u>C-1</u>	60
• Block D & F	60
• <u>Block E;</u>	<u>60 30</u>
• <u>Block G, H</u>	<u>60</u>
• <u>H-1</u>	60

For
For
For

⁹ Exceptions to the minimum setback requirements are listed under Section III-E.5.
¹⁰ On the east side of Palm Canyon, up to 50% of the linear frontage may occur at the property line, without any setback, and at least 50% of the linear frontage must have a minimum 10 foot setback from the property line.
¹¹ Building height shall be measured from the highest point of the building pad to the top of the roofline. Also see Section III-E.4, Projections Above Maximum Building Height.
¹² A For hotel use only on Block B-1 is permitted up to a maximum height of 75 feet. A 60 foot height is permitted for commercial or residential uses.

<ul style="list-style-type: none"> • <u>H-2</u> • Block K 	<p><u>17</u></p> <p><u>40¹³</u></p> <p>60</p>
Hotels (all Blocks, except <u>BE, H-1, H-2</u>)	Per City Council ¹⁴
Minimum Building Height Stepbacks^{15, 16} (Feet)	
<ul style="list-style-type: none"> • <u>Tahquitz Canyon</u> <ul style="list-style-type: none"> ○ <u>0-35 Feet in Height</u> ○ <u>Over 35 Feet in Height</u> • <u>Palm Canyon</u> <ul style="list-style-type: none"> ○ <u>0-30 Feet in Height</u> ○ <u>Over 30 Feet in Height</u> • <u>Indian Canyon</u> <ul style="list-style-type: none"> ○ <u>0-30 Feet in Height</u> ○ <u>Over 30 Feet in Height</u> • <u>Belardo</u> <ul style="list-style-type: none"> ○ <u>0-30 Feet in Height</u> ○ <u>Over 30 Feet in Height</u> • <u>Museum Drive</u> <ul style="list-style-type: none"> ○ <u>0-30 Feet in Height</u> ○ <u>Over 30 Feet in Height</u> • <u>Internal & Private Streets</u> <ul style="list-style-type: none"> ○ <u>0-30 Feet in Height</u> ○ <u>Over 30 Feet in Height</u> 	<p>0</p> <p>20</p> <p>0</p> <p>20</p> <p>0</p> <p>20</p> <p>0</p> <p>15</p> <p>0</p> <p>15</p> <p>0</p> <p>10</p>

¹³ Building height for proposed historic Aluminaire House relocation.

¹⁴ Hotels on Blocks C, D, E, G and K may exceed 60 feet in height, subject to approval by the City Council via a Planned Development District.

¹⁵ Stepbacks are defined as the horizontal distance a building face must be set back from the back of sidewalk property line at each given height. The area required for a stepback can be used for balconies and terraces. Stepbacks shall be measured from the face of a structure to the property lineback of sidewalk at a 90-degree angle from the building face.

¹⁶ Also see Section III E.4, Projections Into the Right of Way.

<ul style="list-style-type: none"> • Museum Parking & O'Donnell Golfcourse <ul style="list-style-type: none"> ○ 0-45 Feet in Height 0 ○ 45-60 Feet in Height 20 • Block K, adjacent to existing buildings <ul style="list-style-type: none"> ○ 0-45 Feet in Height 0 ○ 46-60 Feet in Height 25 	
Minimum Public/Common Area Open Space ¹⁷	
<ul style="list-style-type: none"> • Blocks B, H-1, H-2 90% • Blocks A, <u>B</u>, C, D, E, F, G, H, K 10% 	

605

606

607

E. Land Use Regulations

608

609

1. Ground Floor Use Limitations

610

611 Street frontage (ground floor) uses are primarily limited to *Retail Goods, Personal Services,*
 612 *Food and Beverage Services* and *Tourist and Related Services* (see Table III-1). Uses
 613 categorized as *Office and Related* may only be allowed by Conditional Use Permit (CUP) when
 614 fronting North Palm Canyon Drive (both sides) or Museum Way (both sides).

615

616 On the ground floors of the following blocks and corresponding street frontages, *Retail Goods,*
 617 *Personal Services, Food and Beverage Services, Tourist and Related Services, Offices and*
 618 *Related* and *Public and Semi-public* uses are permitted in any combination.

619

620

<u>Block</u>	<u>Frontage</u>
Block A, <u>A1</u>	West, east and south sides
<u>Block B, B1</u>	<u>West, east, north and south sides</u>
Block C, <u>C1</u>	West, east, north and south sides

621

622

623

¹⁷ All open space is to be calculated based on net acreage (not including street right(s) of way).

624	Block D & F	East and south sides
625	Block E , G, H	East and south sides <u>East side</u>
626	Block K	East side (Indian Canyon)

627
 628 All permitted uses and all conditionally permitted uses, for which a CUP is approved, of Table
 629 III-1, may be located on the ground floors of the following blocks and corresponding street
 630 frontages.

<u>Block</u>	<u>Frontage</u>	
633	Block D & F	West <u>North</u> and south sides
634	Block E, G, H	West, <u>side</u>

635
 636
 637 In all cases throughout the Specific Plan area, street front entrances to uses located above or
 638 below ground level are permitted, but may not exceed 20 feet of linear street frontage per
 639 entrance.

640
 641
 642 | **2. Maximum Building Square Footage and ~~Building Mass~~Stepbacks**

643
 644 The configuration of buildings is expected to vary widely within the Specific Plan area. Based on
 645 | the standards and allowances in the Central Business District, commercial or residential
 646 buildings could be built to a height of 60 feet, and be allowed 100% building coverage, with
 647 stepbacks, on Palm Canyon Drive, Indian Canyon Drive, and Tahquitz Canyon Way. However,
 648 building mass and square footage should be restricted to allow for view corridors, open plazas
 649 and private open space, and variations in building types. In this Specific Plan, only hotels may
 650 exceed 60 feet, while the Plan also allows limited projections above 60 feet for roof equipment
 651 on all other buildings.

652
 653 In order to provide flexibility in the design of the project’s buildings, and to encourage variations
 654 in building heights, stepbacks and mass, the Specific Plan limits the potential square footage and

655 mass which can be permitted on any block. Table III-3, below, illustrates the potential square
656 footage and building mass (cubic feet) allowed under the existing zoning in the Specific Plan
657 area, and that which will be permitted. For comparison purposes, the Table also lists the
658 potential square footage and building mass which could be allowed in the Specific Plan area
659 under the CBD zone.

662

Table III-3

Maximum Allowable Square Footage and Building Mass

Location	Allowed in Specific Plan Area	Allowed in CBD Zone*
Maximum Potential Square Footage¹⁸		
Block A	220,000 <u>175,000</u>	475,675
Block B	3,000 <u>155,000</u>	214,315
Block C	245 <u>240,000</u>	504,425
Block D & F	455 <u>225,000</u>	823,285
Block E,	520,000 <u>7,500</u>	1,027,145
<u>Block G & H</u>	<u>225,000</u>	
Block K1	181,000	174,240
Block K2	151,000	155,075
Total Potential Square Footage	1,775,000 <u>1,354,500</u>	3,374,160
Maximum Building Mass (Cubic Feet)		
Block A	2,000,000	4,058,320
Block B	27,000	588,000
Block C	2,100,000	4,200,280
Block D & F	3,800,000	8,314,280
Block E, G & H	5,000,000	10,067,400
Block K	2,500,000	3,960,675
Total Building Mass (cubic feet)	15,427,000	31,188,955
*Assumes 100% building coverage, and 6 stories (60 feet).		

663

¹⁸ Building square footage is provided for all Blocks except Blocks H-1 and H-2. These Blocks are to be developed as public open space. Block H-1 is anticipated to accommodate art installations and similar public viewing areas in a park setting. Block H-2 is expected to accommodate the historic Aluminaire House, which will be on permanent exhibition at this location. None of the uses proposed are to include active commercial or residential uses. Should commercial or residential land uses be proposed on Blocks H-1 or H-2, a Specific Plan amendment will be required.

Fo

664 Within the Specific Plan area, Aa transfer of permitted building square footage ~~or mass~~ from one
 665 Block to another Block within the area defined by Blocks A, B, C, D, F and G (“Sub-Area 1”), or
 666 within the area defined by Blocks K1 and K2 (“Sub-Area 2”). will be permitted, as long as the
 667 ~~transfer does not increase building square footage or mass by more than 15% in the receiving~~
 668 ~~Block, and that the~~ overall build out total for the Specific Plan area is not exceeded. A transfer of
 669 permitted building square footage between Sub-Area 1 and Sub-Area 2 is not permitted. All
 670 other development standards within this Specific Plan must be met with implementation of a
 671 transfer.

672
 673 At build out of the Specific Plan, building square footage ~~and mass~~ shall not be permitted to
 674 exceed the total shown in the “Allowed in Specific Plan Area” column of Table III-3.

675
 676 **Building Voids and Open Airspace.** In order to allow creative building design and maintain
 677 views within the specific plan, buildings should be designed with voided airspace in the floors
 678 above second or third stories around portions of building perimeters. The benefits of creating
 679 such voids include light penetration, design variation and view creation. They also ensure urban
 680 mega-blocks are avoided.

681
 682 To achieve this, buildings shall be designed with stepbacks from street property lines or greater
 683 open airspace above certain floors, which are further specified below in Tables III-4 And III-5,
 684 respectively.

Table III-4	
<u>Minimum Building Height Stepbacks (Feet)</u> ^{19, 20}	
<u>Minimum Building Height Stepbacks (Feet)</u>	
<ul style="list-style-type: none"> • <u>Tahquitz Canyon</u> <ul style="list-style-type: none"> ○ <u>0-35 Feet in Height</u> 	<u>12</u>

¹⁹ Stepbacks are defined as the horizontal distance a building face must be set back from the street property line at each given height. The area required for a stepback can be used for balconies and terraces. Stepbacks shall be measured from the face of a structure to the street property line at a 90 degree angle from the building face.

²⁰ Also see Section III-E.4, Projections Into the Right of Way.

○ <u>Over 35 Feet in Height</u>	<u>32</u>
● <u>Palm Canyon</u>	
○ <u>0-30 Feet in Height</u>	<u>15</u>
○ <u>Over 30 Feet in Height</u>	<u>35</u>
● <u>Indian Canyon</u>	
○ <u>0-30 Feet in Height</u>	<u>12</u>
○ <u>Over 30 Feet in Height</u>	<u>32</u>
● <u>Belardo</u>	
○ <u>0-30 Feet in Height</u>	<u>12</u>
○ <u>Over 30 Feet in Height</u>	<u>27</u>
● <u>Museum Drive</u>	
○ <u>0-30 Feet in Height</u>	<u>12</u>
○ <u>Over 30 Feet in Height</u>	<u>27</u>
● <u>Internal & Private Streets</u>	
○ <u>0-30 Feet in Height</u>	<u>12</u>
○ <u>Over 30 Feet in Height</u>	<u>22</u>
● <u>Block K, adjacent to existing buildings²¹</u>	
○ <u>0-45 Feet in Height</u>	<u>0</u>
○ <u>46-60 Feet in Height</u>	<u>25</u>

²¹ Measured from the property line.

686

Table III-5

Building Open Area per Floor

<u>Blocks and Floors</u>	<u>Maximum Floor Area: Minimum Open Area</u>
<ul style="list-style-type: none"> • <u>A, B, C, D, F, G, K</u> <ul style="list-style-type: none"> ○ <u>1-3 floors</u> ○ <u>4 and above</u> • <u>E</u> <ul style="list-style-type: none"> ○ <u>1-3 floors</u> • <u>H</u> <ul style="list-style-type: none"> ○ <u>1-3 floors</u> 	<p><u>90%:10%</u></p> <p><u>60%:40%</u></p> <p><u>10%:90%</u></p> <p><u>90%:10%</u></p>

687

3. Projections Above Maximum Building Height

688

689

690 Projections above maximum building heights are allowed for elevator shafts, heating and cooling
 691 equipment, and non-habitable towers or architectural features, to a maximum of 15 feet above
 692 the building height. Projections above the building height cannot exceed 15% of the building
 693 roof area.

694

4. Projections Into the Right of Way Over Street Sidewalks

695

696

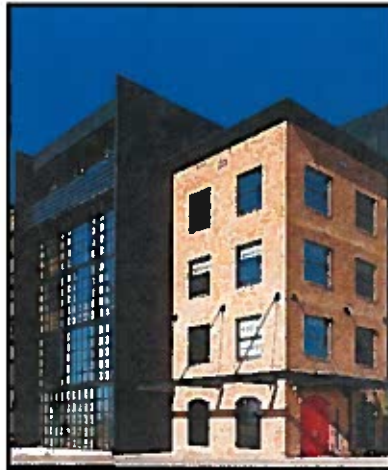
697 Projections into the public right of way shall be permitted for the following structures or
 698 features:

699



- a. Awnings: Extending no more than 10 feet into the right of way, but in no case past back of curb.

- 702 b. Architectural features/screens/canopies perpendicular to the building face not
- 703 | exceeding 10 feet into the right of way, but in no case past back of curb.
- 704 c. Entry porticos not exceeding 20% of the building’s linear footage on any side.
- 705 Porticos may extend to the face of curb,
- 706 but may not impede the right of way to
- 707 prevent ADA compliance.
- 708 d. Arcades, trellis features and
- 709 similar coverings. Such features may
- 710 extend to the face of curb, but may not
- 711 prevent ADA compliance.
- 712 e. Balconies and terraces, not
- 713 exceeding 6 feet into the right-of-way.
- 714



715 | **5. Outdoor Uses in-on the Right of Way Sidewalk**

716

717 Outdoor dining or sitting areas, when part of an adjacent restaurant, bar or similar establishment,

718 may encroach into the public right of way, but may not prevent ADA compliance.

719

720 **6. Building Articulation**

721

722 | Building elevations may not extend more than 60 horizontal linear feet without articulation.

723 Articulation may include but is not limited to planar recesses, architectural features, awnings or

724 similar features which either recess into the building or protrude from it a minimum of 2 feet.

725

726 **7. Walls and Fences**

727

728 Walls and Fences are permitted at specific locations within the Specific Plan Area, as follows:

729

730 Adjacent to retail commercial or hotel land uses, walls shall be permitted at the ground level only

731 to screen loading dock facilities. Walls shall not be allowed to exceed 6 feet in height, as

732 measured from finished grade. Walls shall be constructed of masonry with a decorative finish

733 that complements the surrounding architecture. Wrought iron fencing, decorative masonry or
734 tubular steel fencing no higher than three feet in height shall be permitted to enclose outdoor use
735 areas, such as restaurant terraces and lounge areas. No other fencing shall be permitted in
736 conjunction with retail commercial or hotel uses.

737
738 Adjacent to residential development, walls and fences shall be permitted at the ground level to
739 screen entryways and courtyards. Walls and fences adjacent to a street may not exceed 6 feet in
740 height, as measured from finished grade. Walls and fences on the interior of a building, adjacent
741 to common area open space or parking areas, may not exceed 6 feet in height as measured from
742 finished grade. Walls and fences may be constructed of wrought iron, tubular steel, split face
743 block, precision block, stucco, or decorative metal siding (non-reflective). No chain link fencing
744 shall be permitted at or above ground level in any development ~~at or above ground level in any~~
745 ~~residential development, except for temporary chain link fencing specifically approved for~~
746 ~~limited duration use by the City for special events occurring on Blocks E, H-1, or H-2.~~

747
748 Within underground garage and service areas, chain link fencing shall be permitted to enclose
749 equipment or storage areas only. The chain link fencing shall not exceed six feet in height, and
750 shall not be located within 20 feet of any exterior wall, with one exception: Fencing separating
751 public and private parking areas may be permitted to extend from floor to ceiling in parking
752 structures, and shall be constructed of tubular steel or similar materials.

753

754 **8. Parking and Loading Requirements**

755

756 a. Number of Parking Spaces Required

757

758 Primary parking for residential uses shall be provided immediately adjacent to, under or over the
759 units served, and within the Block where the units occur. 50% of the guest parking for residential
760 uses must be provided within the Block, and 50% may be provided elsewhere within the Specific
761 Plan area, ~~including Block J and Block L (if Block L is developed as a parking structure).~~

762

763 ~~Parking for hotel, timeshare, condo hotel and bed and breakfast guests must be provided within~~
764 ~~the Block in which the use occurs. Parking for hotel employees may be provided elsewhere~~
765 ~~within the Specific Plan area.~~

766
767 Parking for ~~retail and office~~non-residential uses may be provided anywhere within the Specific
768 Plan area. ~~If parking is proposed to be located outside the boundaries of the Block where the use~~
769 ~~is to occur, the~~The Major Architectural Application shall include a demonstration that sufficient
770 parking is provided elsewhere in the Specific Plan area, and shall be constructed prior to
771 occupancy of the use, to accommodate the use. Please see Section V.A.

772
773 Finally, up to 25% of required parking for the Specific Plan area may be provided through the
774 payment of in lieu fees, consistent with Section 96.06.00 of the Palm Springs Zoning Ordinance.

775
776 Parking shall be required as shown in Table III-6.

784

**Table III-6
Parking Requirements**

Land Use	No. of Spaces Required
All uses including accessory and appurtenant uses, except those identified below	1 space/325 s.f.
Hotel (all), Bed & Breakfast, Timeshare or Fractional Ownership ²²	1 space/room
Residential: Primary spaces: Studio or 1 Bedroom 2 Bedroom 3 Bedroom More than 3 Bedroom Guest spaces, in addition to Primary Spaces	1 space 1.5 spaces 2 spaces 0.5 space for each additional bedroom 1 space/4 units

785

786

787 Parking requirements within each Block may be reduced for shared use, if a parking study is
 788 prepared and approved by the Planning Commission.

789

790

b. Loading Spaces Required

²² No additional parking shall be required for ancillary uses, such as ballrooms, restaurants, bars and spas, except where the ancillary use has direct access on a public street. If the ancillary use has direct access on a public street, its parking shall be calculated at a rate of 1 space per 325 s.f.

791
792 Loading spaces shall be provided in conformance with Section 93.07.01 of the Palm Springs
793 Zoning Ordinance.

794
795 c. Parking and Loading Development Standards and Design
796

797 Parking and loading spaces shall be designed in conformance with Section 93.06.00.C of the
798 Palm Springs Zoning Ordinance, with the following exceptions:

799
800 Lift parking is permitted for primary parking of residential land uses. Lift parking is defined as
801 parking of one car over another through mechanical means.

802
803 Tandem parking is permitted for residential areas, however, no more than two tandem spaces are
804 allowed with one access to a drive aisle.

805
806 Tandem parking is permitted for hotel or restaurant uses, however, a valet service must be
807 ~~required~~provided at all times the use is open for business, and the valet parking area is
808 accessible only by the valet service.

809
810 **9. Trash Enclosures**

811
812 Trash enclosures shall be designed and constructed in conformance with Section 93.07.02 of the
813 Palm Springs Zoning Ordinance.

814
815 **10. Signage**

816
817 Signage shall be permitted consistent with Section 93.20.00 et. seq. of the Palm Springs Zoning
818 Ordinance, with the following exceptions:.

819
820 Banners with changing copy and graphics may be permitted when affixed to street lights on a
821 permanent basis, and must be well maintained and replaced when torn or frayed.

822

823 Kiosks signage will be permitted in the building setback
824 areas, as depicted here and in Section III-F.8, Street
825 Furniture.

826

827

828

829

830

831



832

833

834 **F. Design Guidelines**

835

836 **1. Architecture**

837

838 **a. General Provisions**

839

840 Consistent with the requirements and recommendations of the General Plan and the Downtown
841 Urban Design Guidelines, all development within the Specific Plan area will complement the
842 distinctive, eclectic townscape character that has made Palm Springs nationally and
843 internationally famous. The existing built form and characteristic townscape spatial
844 arrangements, together with the startling local topography, have created a unique environment
845 that provides all users with a well-defined sense of place.

846

847 The northwest corner of the area contained within the Specific Plan fronts open space, but other
848 than that, the Specific Plan addresses an area that is bordered on all sides by existing urban
849 development. Achieving sympathetic relationships between new buildings and the existing
850 adjoining developments will therefore be fundamental to the successful integration of
851 forthcoming development into the wider context.

852

853 The Specific Plan area will be known as the Downtown Palm Springs and its component blocks
854 must be clearly unified by a coherent visual identity. An encompassing visual identity creates an
855 essential sense of place and all design elements must work together to reinforce an underlying
856 perception of continuity. The formulation of a unified, distinctive and adaptable urban design
857 concept, that is based on versatile design principles and can, while retaining integrity, lend itself
858 to interesting variations in application, detail and materials, is therefore an essential element of
859 the Specific Plan.

860

861 **b. Building Height, Scale and Massing**

862

863 The Specific Plan allows for an intensive level of development, where careful attention to
864 appropriate building height, scale and massing will be essential. The area is pedestrian oriented
865 and all buildings should be sensitively designed to the human scale with active, pedestrian
866 friendly frontages. Each of the component blocks must be effectively permeated with public and
867 private open spaces, allowing view corridors to and from the public domain and thus avoiding
868 the creation of an overwhelming and impenetrable built form. Within each block, individual
869 buildings must be treated with care and consistency.

870
871 With the exception of Block K, all Blocks within Specific Plan are defined as Central Core in
872 terms of the Palm Springs Downtown Urban Design Guidelines. In accordance with the
873 recommendations of the Guidelines, this Specific Plan allows for an average maximum building
874 height of 60 feet. However, with sympathetic massing and effective architectural treatment to
875 visually reduce building bulk, hotels may exceed 60 feet, subject to City Council approval. The
876 design of the buildings, and the layout of the Specific Plan area, is intended to implement the
877 goals of the General Plan, to create a new mixed use center of Palm Springs.

878
879 Building elements throughout the Specific Plan must be varied to include stepping down so that
880 the apparent mass of the building is reduced, austere 'cliff-face' frontages avoided, and view
881 corridors created.

882
883 In addition to conforming to the requirements concerning building
884 height and stepped frontages, massing of the buildings in Block A
885 must also respect the presence of the existing building to the north,
886 and the hierarchy of streetscapes to either side.



887
888 | Blocks B-E, H-1 and H-2 provides ~~the~~ public open spaces for Downtown Palm Springs and the
889 built form should therefore remain entirely subordinate to that of the blocks abutting, allowing
890 views across these Blocks in all directions. So that the unimpeded views and predominance of
891 landscaping that typically characterize public open spaces can prevail, buildings shall be visually
892 permeable and not exceed one-two storyies in height. (exhibition structures may exceed two-
893 stories). They-Permanent buildings located on these Blocks are limited to a-the maximum total

894 area ~~of 35,000 square feet~~ identified in Table III-3, and should be massed ~~to the east and west of~~
 895 ~~the~~ appropriately to one side of each block ~~Block, gently framing a central~~ to frame the open space
 896 thereon.

897
 898 Buildings included in Block C should conform to the requirements concerning building height
 899 and stepped frontages, with massing concentrated towards the centre. Sympathetic massing of
 900 the new built form will also respect the spatial characteristics of the Downtown Palm Springs
 901 Park to the northwest, the surrounding hierarchy of streetscapes and the modest levels of existing
 902 development to the southwest of the block.

903
 904 The blocks defined as D and F may be developed together as one block or as two blocks, and
 905 with limited exceptions, the standard constraint on building



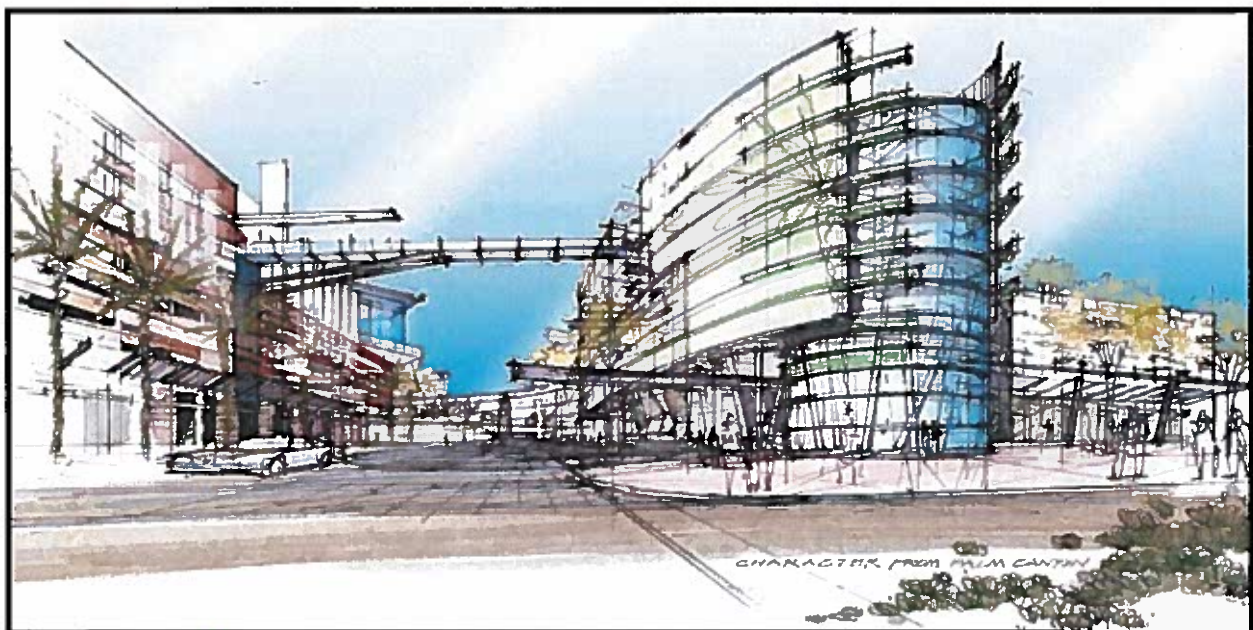
height will apply, together with the requirement for stepped frontages. If developed as one block, massing should be concentrated away from Tahquitz Canyon Way, and pedestrian and visual permeability must be included so that the creation of an impenetrable and overtly urban mega-block is avoided. If the two blocks are separated by the introduction of a parking access drive, massing of the component buildings will require careful consideration so that the creation of an uninviting, alley-like access route is avoided. Sympathetic massing of the new

915 built form will respect the spatial characteristics of the Palm Springs Art Museum, the central
 916 plaza in Downtown Palm Springs Park on Block E, the public space and future potential cultural
 917 use by the Palm Springs Art Museum on Block H-2, and open areas to the west, as well as the
 918 surrounding hierarchy of streetscapes.

919
 920 ~~For the purposes of the Specific Plan, Blocks E, G and H are discussed as a single entity.~~
 921 ~~However, w~~With sympathetic massing and effective architectural treatment to visually reduce
 922 building bulk, ~~elements to the north and west of the block~~ Block G may be developed as a hotel
 923 to a height exceeding 60 feet, subject to City Council approval via a Planned Development
 924 District. To the ~~north-east-west~~ of Block E, G and H, the built form of the existing parking

925 ~~structure of approximately 75 feet in height already exists and its well-articulated frontage~~
926 ~~provides an effective edge to the open spaces of the golf course to the west and north.~~ Subject to
927 sensitive architectural treatment, the new built form will continue the adjacent well-defined edge
928 along the northern frontage of Block ~~E, G and H.~~ ~~Massing of the new development towards the~~
929 ~~north and northwest of the block also results in it having minimal impact on any of the~~
930 ~~significant streetscenes within the Specific Plan. To avoid the creation of an impenetrable and~~
931 ~~overtly urban mega-block, effective massing of the new built form will include ample provision~~
932 ~~for visual and pedestrian permeability.~~

933
934 Another potential exception to the 60-foot height limit may be at Block K, where subject to City
935 Council approval via a Planned Development District, additional building heights may be
936 developed. Increased building height at Block K will result in the new built form providing
937 visual continuity between the constrained level of development allowed to the west and the
938 intensive levels of existing and proposed development in Section 14, to the east, ~~including the~~
939 ~~new proposed Spa Hotel and Hard Rock Hotel, both proposed at 100 feet in height.~~ Block K
940 includes an extension of the new public street, "Main Street." ~~private street~~ that provides a direct
941 east-west ~~permeability and connects~~ connection from the areas to the east of the Specific Plan



942 with the new Plaza Downtown Palm Springs Park located on Block "E", and the existing Palm
943 Springs Art Museum. The fragmented nature of the block presents challenges in terms of

944 achieving sympathetic massing, as all street frontages should be designed to the human scale and
945 the existing modest levels of development at abutting sites must be respected.
946
947
948

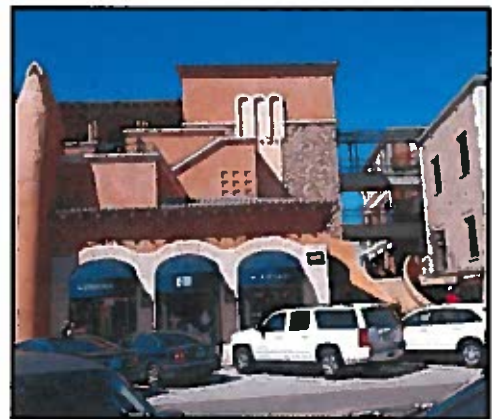
949 **Exhibit III-2 Cross Sections with stepbacks.**
950

951 c. Architectural Style and Treatment

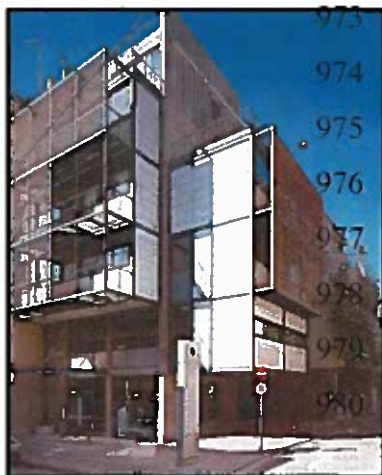
952
953 Eclectic Architecture is a defining feature of Downtown Palm Springs and while renown for its
954 uniquely Californian Modernist buildings, the area is also rich in interesting examples of Spanish
955 and Mediterranean styles.

956
957 Where the distinctive character of an area derives from its diversity of development over many
958 decades, new built form that merely replicates previous styles is counter to the way in which the
959 area has evolved. New development, while contextual, should therefore be of its time, using
960 contemporary designs of a scale and form reflective of locally distinctive models.

961
962 Aside from landmark buildings, most buildings forming
963 part of a streetscape do not need to be idiosyncratic. Too
964 many buildings of individual dominance and distinction
965 compete with each other and create urban chaos. A
966 more harmonious townscape is achieved by using
967 variations on a consistent architectural theme, with
968 variety in the detailing and materials.



969
970 With reference to the City’s legacy of Modern, Spanish and Mediterranean styles, a forward-
971 looking architectural theme recognizing a new sustainability paradigm is the primary direction
972 for future development in the Specific Plan area. The theme seeks to encourage architecture that



973 builds on Palm Springs’ tradition of responding to the demands of
974 a desert climate, but with new respect for minimizing energy and
975 materials use in construction and occupancy. New design
976 esthetics will be needed to incorporate solar control, passive
977 energy production (solar and wind), and wireless technologies
978 with time-honored concerns for pedestrian entries, security and
979 orientation, building
980 function, view



981 preservation and visual appeal in the manipulation of form, materials and color. Particular
982 attention to the sensitive treatment of the street front forms a core objective within the unified
983 Urban Design concept. Together, these principles will provide the Downtown Palm Springs area
984 with a cohesive and distinctive character. Within this overall architectural theme, interesting
985 variation in rooflines, elevational articulation, detailing and materials will be needed to create a
986 richly textured built environment. Recesses and reveals that provide shade and create shadow
987 lines, such as building projections, covered walkways, colonnades, arcades, and other human
988 scale openings shall be included to reduce the impact of building mass and create visual interest.
989 The means of enclosure to courtyards and balconies shall be visually permeable where
990 appropriate and the stepping back of upper floors will also be utilized to further reduce the visual
991 impact of building mass and maximize view corridors.

992
993 In accordance with the prevailing architectural theme, buildings are to be clearly legible with
994 active main frontages and well-defined entrances. All elevations of a building shall be
995 consistently treated, and rooftop mechanical and electrical equipment must be screened as an
996 integral part of the architectural treatment.

997
998 Buildings situated at important intersections
999 should receive special treatments. The inclusion
1000 of architecturally definitive features and corner
1001 cut-backs assists in the creation of a distinctive
1002 sense of place, as well increasing opportunities
1003 to create useable outdoor public spaces.

1004
1005 Block K will accommodate an architecturally
1006 inspired landmark building that will be the
1007 'Flagship' of Downtown Palm Springs. In its
1008 location at the eastern end of the new east-west alignment of Main Street, it will form a balanced
1009 counterpart to the Palm Springs Art Museum building located at the western end of Main Street.
1010 Although standing alone as a landmark building, its architectural treatment will complement the
1011 architectural theme prevailing throughout Downtown Palm Springs. In addition to the frontages



1012 enclosing Main Street that bisects Block K, the building will have two major street frontages and
1013 distinctive ‘gateway’ features must form an integral part of the architectural treatment of both the
1014 eastern and western facades.

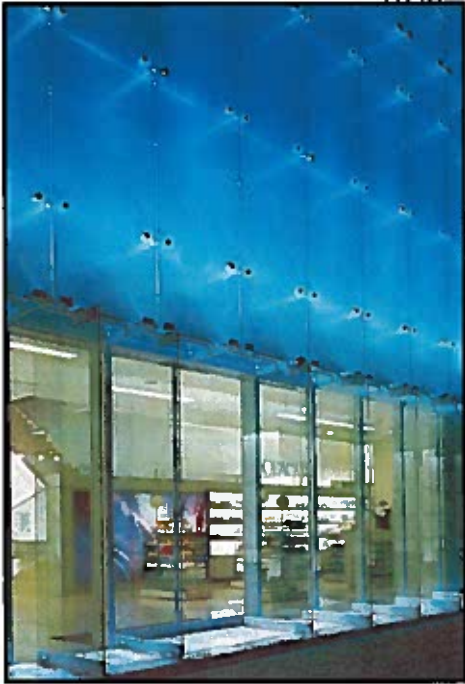
1015
1016 Special architectural treatments will also be required for the ~~western-southern~~ and northern
1017 elevations of the buildings included in Block ~~EGH~~, and the western elevation of Block D and F.
1018 While consistent with the prevailing architectural theme, western elevational treatments should
1019 defer to the presence of the adjacent Palm Springs Art Museum building and relate to the public
1020 open space immediately ~~in front~~north of it. Effective articulation of the ~~northwestern~~ southern
1021 and northern frontages of Block ~~EGH~~ will be essential to reduce the visual dominance of the tall
1022 building.

1023
1024 Parking structures at street level have a potential to result in austere and impermeable frontages.
1025 While consistent with the prevailing architectural theme, they will require special design
1026 treatment to minimize the impact of the structure on the pedestrian experience. Parking
1027 structures must be visually permeable and include ‘designed-in’ safety features. Elevations
1028 require effective articulation, incorporating projections, recesses and interesting combinations of
1029 materials to avoid the creation of continuous, harsh frontages. Parking structures must also have
1030 well defined entrances, easy access and legible interior spatial arrangements to invite consistent
1031 usage.

1032
1033
1034
1035

**Exhibit III-3
Architectural Treatments**

1036



1038

1039

d. Storefronts

1040

1041 Well-designed storefronts make a significant contribution to streetscape character and assist in
1042 the creation of lively frontages. The pedestrian experience is enhanced by visually permeable,
1043 largely glazed storefronts that minimize the division between interior and exterior space, and
1044 allow interesting views of inviting interiors. Clearly defined and easily accessible entrances
1045 create active frontages and draw people into the store, while visually permeable design treatment
1046 allows the interior of the store to function as an extensive display area at all hours, thereby
1047 maximizing economic opportunities for vendors.

1048

1049 Essential security equipment must be inconspicuously located so that the creation of a hostile
1050 atmosphere is avoided. If permitted, security grilles must be internally mounted, fully retractable
1051 during trading hours and visually permeable when in use after the store is closed.

1052

1053 While allowing flexibility for individual distinctiveness, shopfront design should be compatible
1054 with Downtown Palm Springs architectural theme and reflect the appearance and scale of the
1055 building above.

1056

1057

e. Building Materials

1058

1059 Designed as an integral component of Downtown Palm Springs architectural theme, a rich
1060 palette of complementary materials and finishes will create subtle continuity throughout the area
1061 by visually linking eclectic architectural styles. While consistent with the broader theme, it is
1062 essential that materials, colors and finishes are appropriate to the architectural style of individual
1063 buildings.

1064

1065 The Specific Plan allows for an intensive level of development and building facades must be
1066 softened and articulated by the innovative use of a harmonious range of surface treatments. In
1067 addition to visually reducing building mass, interesting variety in color and material assist in the
1068 creation of a lively townscape. Intense sunshine is a prevailing feature of the Palm Springs

1069 environment and textured surface finishes on which interesting shadow effects can be achieved
1070 will contribute much to distinctive local character. Wide expanses of glazing blur the distinction
1071 between interior and exterior space, promoting an essential sense of permeability and
1072 spaciousness long associated with the Palm Springs townscape.

1073

1074 **2. Connectivity, Streetscapes, Open Spaces**

1075

1076 **a. Connectivity and Streetscenes**

1077

1078 Streetscape character has a fundamental impact on the vitality of downtown by either
1079 encouraging or deterring pedestrian activities and a legible, well defined hierarchy of streets and
1080 pedestrian links, connected by a sequence of versatile public open spaces, effectively permeates
1081 the Specific Plan.

1082

1083 East-west connectivity is facilitated for both vehicles and pedestrians. Upgrading the streetscape
1084 of Andreas Road and introducing a new public street, (“Main Street”), that bisects Block K and
1085 continues through to the Palm Springs Art Museum will enhance connectivity to and from
1086 Section 14, as well as providing an opportunity to form several definitive intersections. The
1087 existing ~~link between~~grid circulation of Museum Drive and extending to Belardo Road is not
1088 ~~essential to successful~~ traffic circulation, and ~~subject to an appropriate design solution, severance~~
1089 ~~of the two could occur~~extension of the new “Main Street” from Museum Drive to Belardo Road
1090 completes the grid circulation pattern essential to improved traffic circulation in the Specific
1091 Plan.

1092

1093 Permeating the blocks included in the Specific Plan with well-designed pedestrian connections
1094 avoids the creation of overwhelmingly urban mega-blocks, adds visual interest to the streetscene

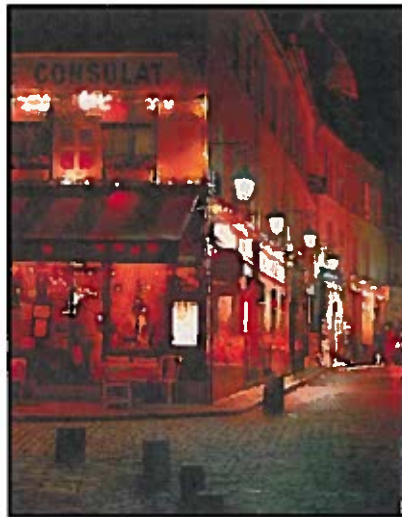


and encourages pedestrian activity. The design treatment of pedestrian links, both within the Plan Area and to adjacent development, forms an integral part of the Downtown Palm Springs Urban Design

1099 concept, creating inviting, multi-purpose spaces of distinctive character that include ‘designed-
 1100 in’ safety features.

1101
 1102 View corridors have contributed much to the unique townscape character of Palm Springs. The
 1103 mountains form a spectacular backdrop to the City and downtown streetscenes offer distinctive
 1104 longitudinal views, where the vertical rhythm of the mature palm trees acts as an effective foil to
 1105 the general horizontality of the built form. In terms of preserving local distinctiveness, it is
 1106 important that existing view corridors are protected and new ones created. As building heights

1107 within the Specific
 1108 existing, it is
 1109 building
 1110 overall perception
 1111 that allow generous
 1112 local view will be
 1113 street that allows
 1114 Views to the east
 1115 the new building
 1116 iconic Art Museum,
 1117 will also be the



Plan generally exceed those previously
 essential that architectural elements and
 components be varied and reduce the
 of mass, resulting in graduated frontages
 view corridors. A particularly definitive
 created by the opening of a new east-west
 tree-framed views in both directions.
 will extend to the startling focal point of
 and views to the west will include the
 with the mountain behind. The new street
 starting point of an interconnected town

1118 center extending from the Museum, through the new Spa Resort and Casino, and Convention
 1119 Center.

1120
 1121 In accordance with the Downtown Palm Springs Urban Design concept, streetscapes should be
 1122 characterized by consistent, but adaptable, design treatments so that a strong sense of continuity
 1123 and place is achieved. Component spaces of special use or interest can be individually defined
 1124 by a complementary variety of detailing and material. Major vehicle and pedestrian routes
 1125 within the Specific Plan shall be enclosed by active frontages, with sidewalks designed to
 1126 accommodate a variety of compatible outdoor activities and thereby extend the hours of active
 1127 use. Consistent with the Urban Design concept for Downtown Palm Springs, a full range of
 1128 features and amenities to enhance the pedestrian experience and encourage pedestrian activity
 1129 shall be incorporated into the design of sidewalks and other public open spaces (see Section III.4

1130 Street Furniture). Parking structures at street level have a potential to result in austere and
1131 impermeable frontages and the sidewalk fronting a street level parking structure will require
1132 sensitive design treatment and landscaping to soften the visual impact of the parking structure.

1133
1134 Within the Specific Plan, a hierarchy of definitive intersections is to be created. Street surfaces
1135 at selected intersections will be given visual definition by the introduction of special surface
1136 finishes, while landscaped sidewalk projections or 'bulbs', together with building corner
1137 cutbacks, will create useable public open spaces and contribute to a more pleasing pedestrian
1138 experience. All

1139 design treatments
1140 will be consistent
1141 with the unified
1142 Urban Design



1143 concept, with special interest and variety being achieved in the detailing. Key definitive
1144 intersections should be created at ~~all four corners of the Main Plaza~~Belardo Road and Andreas
1145 Road, Belardo Road and Main Street, and at the ~~junctions~~intersections of Tahquitz Canyon Way
1146 with Belardo Road and North Palm Canyon Drive. Secondary definitive intersections may be
1147 created at other minor intersections within the Specific Plan area. A visual link between the
1148 Downtown Palm Springs and the Section 14 district immediately to the east should be achieved
1149 by the introduction of special street surface finishes to Indian Canyon Drive, at the ~~gateway to~~
1150 the new connectorintersection of the east end of Main Street extending through Block K. This
1151 will draw the attention of drivers to the gateway as well as encouraging pedestrian circulation
1152 between the two areas.

1153

1154

1155 Exhibit III-4 Open Spaces

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b. Public Open Spaces

The Main Plaza new City-owned central park identified as “Downtown Palm Springs Park.”, occupying Block B-E fulfills the need for a public gathering place in the Specific Plan area.



1168

Successful, pedestrian oriented open spaces have clearly defined edges, are well connected by being situated adjacent to, but not on, main movement spaces and they are well integrated into the surrounding urban fabric. The Main Plaza Downtown Palm Springs Park is centrally located between North Palm Canyon Drive and Belardo Road Belardo Road and the Museum, thereby linking two important north-south routes and



providing east-west connectivity within the Specific Plan area, with direction connection to areas north, south and east of the Specific Plan via Main Street and Belardo Road. The area is effectively enclosed by the surrounding blocks and its spatial characteristics provide opportunity for extended and varied uses. The Main Plaza Downtown Palm Springs Park is fundamental to the creation of a distinctive sense of place and it will be a definitive space, forming the nucleus of the Museum Market Plaza Downtown Palm Springs. Design and detailing must be consistent with the wider Urban Design concept and the Main Plaza Downtown Palm Springs Park will include a distinctive central focal point, such as a commanding piece of art or water feature, creative landscaping and a wide range of amenities to facilitate cultural, pedestrian, and recreational activities, as well as a venue for outdoor concerts and special events. Built form within the Plaza Downtown Palm Springs Park will remain limited and subordinate to the function of the Downtown Palm Springs Park and its use as a special event venue; wide views should exist in all directions.

1186 Public gathering spaces on a smaller scale will also be created in front of the Palm Springs Art
1187 Museum on Blocks H-1 and H-2 ~~and in the center of Block K~~. ~~These two~~ secondary open spaces
1188 will form an integral part of the significant view corridor that ~~will exist between~~ expose the
1189 eastern façade of the Palm Springs Art Museum to the west and the Block K buildings to the
1190 east. The design treatment of ~~the two spaces~~ Blocks H-1 and H-2 will complement that of the
1191 Main Plaza Downtown Palm Springs Park so that a clear hierarchical relationship between the
1192 open spaces within ~~the Museum Market Plaza~~ Downtown Palm Springs is evident and continuity
1193 of theme maintained.

1194

1195 c. Common Open Space in Residential Projects

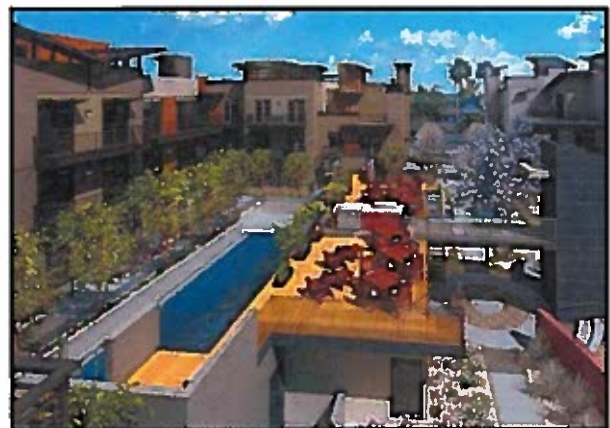
1196

1197 Common area open space for residential projects is intended to provide opportunities for views
1198 within the blocks to the surrounding mountains and streetscene. When designed in conjunction
1199 with building articulation, the aesthetic effect will be improved for residents and visitors alike.
1200 Permeating the built form with interesting and sensitively designed open spaces prevents the
1201 creation of continuous frontages and overwhelming urban ‘mega-blocks’, while facilitating the
1202 safety of users by allowing spontaneous observation.

1203

1204 The domestic use of common open spaces in
1205 residential projects must be reflected in
1206 spatial proportions to the human scale and in
1207 gentle means of enclosure that, while
1208 providing residents with an essential level of
1209 privacy, allow landscape features and a sense
1210 of spaciousness to prevail. Design treatments
1211 must be consistent with the wider urban
1212 design concept and result in lively and
1213 inviting common spaces that complement the architectural style of the adjacent buildings and
1214 encourage appropriate use.

1215



1216 **Exhibit III-5 Conceptual Master Landscape Plan**

1217

1218

1219

1220

3. Landscaping

1221

1222 Highly defined landscaping is an essential part of achieving quality design within the Downtown
 1223 Palm Springs Specific Plan, and will have a profound effect on the quality of life enjoyed by
 1224 residents and visitors. Development of this landscape plan has been guided by a variety of
 1225 considerations, including the natural and
 1226 developed setting within which the project
 1227 occurs.



1228

1229 The Specific Plan landscape plan has been
 1230 designed to be compatible and consistent with
 1231 the local setting as well as the Downtown
 1232 Design Guidelines. Landscaped open space
 1233 areas that are responsive to desert conditions,
 1234 utilizing thoughtful and creative designs that
 1235 limit water demand and are in harmony with the natural setting. The master landscape palette
 1236 includes a variety of drought tolerant and native species.

1237

1238 Use of landscaping throughout the site to provide connectivity linking all residential, commercial
 1239 and mixed-use areas. Open space areas provide for pedestrian and bicycle access and connect to
 1240 the hotels and Convention Center to the east.

1241

1242 Landscaping will be utilized as a functional design element within all Blocks. Landscape
 1243 treatments and enhancements are designed to maximize the use of native desert and compatible
 1244 drought-tolerant planting materials. Landscape plans will address water erosion issues and must
 1245 demonstrate the water efficiency gained from plant and irrigation system selection.



To accomplish the design objectives, landscape elements will incorporate vertical dimension. Fan palms, date palms, acacia and Rhus lancia are

1250 appropriate trees within the project. Trees can also be used to provide shading and cooling. Use
 1251 of trees shall take into careful account the viewsheds, as well as that rightfully enjoyed by
 1252 adjoining properties.

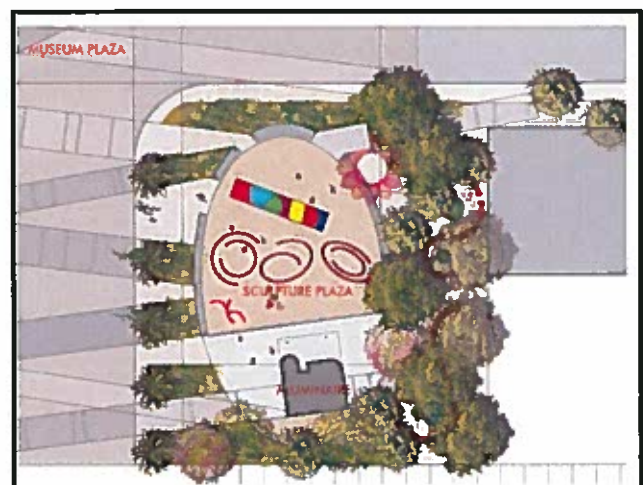
1253
 1254 The conceptual Master Landscaping Plan for Downtown Palm Springs is shown in Exhibit III-5.
 1255 Downtown Palm Springs is divided into a series of Major and Minor Entries, and Major and
 1256 Minor Focal Points.

1257
 1258
 1259
 1260

1261 As the central focal point to the entire project, the Downtown Palm Springs Park is to be given
 1262 particular attention and care. The Downtown Palm Springs Park is to transition between the
 1263 regimented street landscaping on surrounding streets, into a landscaped, people friendly place
 1264 where the atmosphere invites visitors to sit, enjoy the cool air, and the ~~water feature amenities~~
 1265 incorporated into the recreational space. Shade trees are intended to have larger canopies,
 1266 including Desert Museum Cercidium, and Tipu Tree. ~~Although by necessity the Plaza will be~~
 1267 ~~finished in decorative pavement to a great extent, lawn areas and fountains are encouraged in this~~
 1268 ~~area, as are benches, and restaurant terraces associated with the two planned single story~~
 1269 ~~buildings~~Design of the Downtown Palm Springs Park will incorporate themes that are
 1270 compatible with other significant outdoor public spaces.

1271
 1272

1273 From the Downtown Palm Springs Park, the
 1274 landscaping plan returns to the theme of
 1275 California fan palm and date palm trees lining
 1276 interior streets, with shade trees provided at
 1277 intersections. Additional planting along the
 1278 streets should focus on potted accent palms,
 1279 typical of an urban environment, rather than



1280 planting strips and beds. Planting beds are appropriate when surrounding shade trees near
1281 parking areas, particularly on secondary streets, to soften the asphalt and hardscape.

1282

1283 Landscaping Zones

1284 The landscaping concept divides landscaping into three “zones”: the Streetscape Zone, the
1285 Transition Zone and the Open Space Zone.

1286

1287 The Streetscape Zone is designed to integrate into the landscaping patterns already occurring in
1288 Downtown Palm Springs. Street trees and plantings will emulate the rows of palm trees which
1289 now flank Palm Canyon Drive, and will extend throughout the primary streets in all Blocks.
1290 Shade trees are provided at intersections to break up the linear nature of the palms, and cool the
1291 environment for both pedestrians and vehicles. Plantings are focused on potted palms and annual
1292 color, which does not block pedestrian activity.

1293

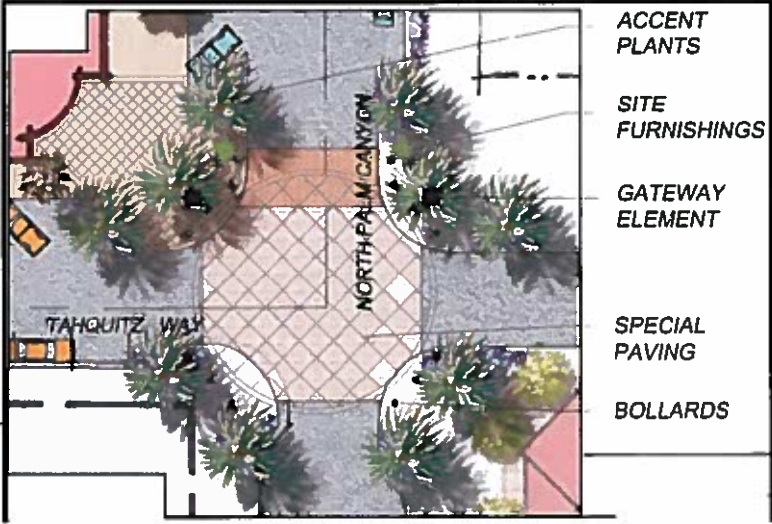
1294 The Transition Zone has a less intense focus on palm trees, and introduces a greater variety of
1295 shade trees and shrubs. The Transition Zone plants should apply to the secondary streets and the
1296 residential areas, to soften the built environment, and provide greater shade and cooling. Planting
1297 areas should include a mix of potted palms and plants, as well as planting beds surrounding street
1298 trees, to reflect a less intense urban environment.

1299

1300 The Open Space Zone applies not only to the Main Plaza, but also to the common area open
1301 spaces that will be created within each Block. This Zone includes the widest variety of plant
1302 materials, and is intended to connect the Streetscape and Transition Zones. In areas away from
1303 the Main Plaza, the focus should be on canopy and accent trees, and a higher intensity of
1304 groundcovers, particularly in areas
1305 where the primary uses are
1306 residential.

1307

1308 Entries and Focal Points



1309 In addition to the Downtown Palm Springs Park, particular care must be taken in the landscape
 1310 design of Major and Minor Entries, and Major and Minor Focal Points, as depicted in Exhibit III-
 1311 7. The Entries to the Specific Plan must be designed to include the signature palms, accent trees
 1312 and special paving, to draw the visitor in, and define the space.

1313
 1314 The Major Focal Point in the project will be the intersection of Main Street and Museum Drive.
 1315 This area, in front of the Palm Springs Art Museum, must be designed to draw the eye from as
 1316 far away as Indian Canyon Drive, and should include not only significant vertical elements, but
 1317 also extensive special paving and public art. Landscaping in this area should act as a frame to the
 1318 Palm Springs Art Museum building, and not obliterate the structure.

1319
 1320 At Minor Focal Points, the emphasis must be on landscaping and hardscape which is at a
 1321 pedestrian scale, and provides opportunities for street furniture, directional signage and shade.
 1322 Again, accent paving which defines the area is critical to providing a sense of place within the
 1323 project.

1324

1325 Continuity of Theme

1326 The overall theme of the landscaping plan must be maintained throughout the Specific Plan.
 1327 Since it is expected that the project will develop in phases, and that individual buildings and
 1328 blocks will have differing architectural character, the connecting thread between the buildings
 1329 and blocks will be the landscaping. As projects are reviewed and approved, the least amount of
 1330 variation should be allowed in landscaping patterns, unlike the architectural variety which is
 1331 expected in architecture. Since the Downtown Palm Springs Park and major roadway
 1332 streetscapes are expected to be the in the early phases of development, these areas will set the
 1333 tone for the balance of the landscaping plans throughout Downtown Palm Springs. Once
 1334 established, their design theme should be adhered to for all subsequent phases of the project.

1335

Table III-7
Landscape Palette

Plant Zone			Scientific Name	Common Name	Size
			Palms		
S		O	<i>Butia capitata</i>	Pindo Palm	36"-Box
S			<i>Phoenix dactylifera</i>	Date Palm	20' B.T.H.
S	T	O	<i>Washingtonia filifera</i>	California fan palm	8' – 20' ht.
S	T	O	<i>Washingtonia robusta</i>	Mexican fan palm	8' – 16' ht.
S	T	O	<i>Chamaerops humillis</i>	Mediterranean fan palm	24" – 36"Box
			Trees		
S			<i>Acacia salicina</i>	Willow Acacia	24" – Box
		O	<i>Citrus sp.</i>	Citrus sp.	24" – Box
	T	O	<i>Fraxinus udei</i> 'Majestic Beauty'	Evergreen ash	36" – Box
S	T		<i>Cercidium</i> 'Desert Museum'	Desert Museum	36" – Box
S	T		<i>Prosopis h.</i> 'Phoenix'	Phoenix	24" – 36"Box
	T	O	<i>Rhus lancea</i>	African sumac	24" – 48"Box
	T	O	<i>Schinus molle</i>	California pepper tree	24" – 48"Box
		O	<i>Schinus terebinthifolius</i>	Brazilian pepper tree	24" – 36"Box
	T	O	<i>Ulmus parvifolia</i>	Evergreen Elm	24" – 36"Box
	T	O	<i>Tipuana Tipu</i>	Tipu tree	24" – 36"Box
			Accents		
		O	<i>Beaucarnea recurvata</i>	Ponytail palm	15 – Gal.
		O	<i>Cycas revoluta</i>	Sago palm	24" – Box
S	T		<i>Dasyliirion longissima</i>	Mexican grass tree	15 – Gal.
S	T		<i>Daslirion wheeleri</i>	Desert spoon	15 – Gal.
	T	O	<i>Muhlenbergia rigens</i>	Dear grass	5 – Gal.
			Shrubs		
S	T	O	<i>Bougainvillea</i> 'Oo La La'	Bougainvillea	5 – Gal.
S	T		<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 – Gal.

**Table III-7
Landscape Palette**

Plant Zone			Scientific Name	Common Name	Size
S	T	O	<i>Carissa grandiflora</i> spp.	Natal plum	5 – Gal.
S		O	<i>Cassia artemesoides</i>	Desert cassis	5 – Gal.
S	T	O	<i>Cassia nemophila</i>	Bushy senna	5 – Gal.
S	T	O	<i>Dodonaea viscosa</i>	Hopseed bush	5 – Gal.
S		O	<i>Euryops pectinatus</i>	Green leaf euryops	5 – Gal.
S	T	O	<i>Hesperaloe parvifolia</i>	Red yucca	5 – Gal.
		O	<i>Hibiscus Rosa-Sinensis</i>	Chinese hibiscus	5 – Gal.
S	T		<i>Leucophyllum</i> spp.	Texas ranger	5 – Gal.
	T	O	<i>Nandina domestica</i>	Heavenly bamboo	5 – Gal.
	T	O	<i>Nerium oleander</i> ‘Petite’	Dwarf oleander	5 – Gal.
		O	<i>Pittosporum</i> t. ‘Variegata’	Variegated Pittosporum	5 – Gal.
		O	<i>Pittosporum</i> t. ‘Wheeler’s dwarf’	Wheeler’s dwarf tobira	5 – Gal.
		O	<i>Rhaphiolepis indica</i>	India hawthorn	5 – Gal.
S	T		<i>Salvia greggii</i>	Red salvia	5 – Gal.
S	T	O	<i>Thevetia peruviana</i>	Yellow oleander	15 – Gal.
S	T	O	<i>Xylosma congestum</i> ‘Compacta’	Xylosma	5 – Gal.
S		O	<i>Prunus caroliniana</i>	Carolina laurel cherry	15 – Gal.
		O	<i>Ligustrum</i> j. ‘Texanum’	Japanese privet	5 – Gal.
			Vines & Groundcovers		
S	T	O	<i>Bougainvillea</i> ‘B. Karst’	<i>Bougainvillea</i> Barbara Karst	15 – Gal.
S	T	O	<i>Calliandra inaequilatera</i>	Pink powder puff	15 – Gal.
S	T	O	<i>Tecoma</i> spp.		15 – Gal.
S		O	<i>Carrisa</i> g. ‘Green Carpet’	Green carpet	1 – Gal.
		O	Annual Color	Seasonal	Flats
S			<i>Baccharis</i> h. ‘Thompson’	Desert Bloom	1 – Gal @ 5’

**Table III-7
Landscape Palette**

Plant Zone			Scientific Name	Common Name	Size
					o.c.
S	T	O	Lantana montevidensis	Trailing lantana	1 – Gal @ 4’ o.c.
S	T	O	Lantana ‘New Gold’	New Gold Lantana	1 – Gal @ 4’ o.c.
		O	Trachelospermum jasminoides	Star jasmine	1 – Gal.
			Cobble ‘Sunburst Pebbles’		2” – 4” dia.
			DG	3/8” Minus Desert Gold	Compacted 2” depth
			2’ – 5’ dia. Desert Chocolate Boulders		
Sod			Hybrid Bermuda		
Legend: S= Streetscape Zone; T= Transition Zone; O= Open Space Zone					

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4. Street Furniture, Lighting and Art

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1342 Well-designed street furniture, lighting and public art enliven townscape character and contribute
1343 to a strong sense of local identity. Downtown Palm Springs is a pedestrian oriented area and
1344 street furniture should be designed to the human scale and placed to enhance the pedestrian
1345 experience. While consistent with the general design principles included in the Palm Springs
1346 Downtown Urban Design Plan, a variation on the recommended theme that complements the
1347 Urban Design concept for Downtown Palm Springs should be implemented within the confines
1348 of the Specific Plan. Special detailing will define Downtown Palm Springs as an area of
1349 distinctive identity, while maintaining continuity of theme ensures that the downtown area as a
1350 whole engenders a clearly perceptible sense of place. While allowing for interesting variations in
1351 complementary design, all elements must work together to create a distinctive, unified identity.

1352

1353 The Plan's downtown location offers many opportunities for public art and items of cultural or
1354 educational interest to be incorporated into the design of public open spaces, with the Main Plaza
1355 presenting an opportunity to display an exceptionally commanding piece. Lighting, while
1356 facilitating public safety, should provide illumination levels appropriate to the uses of the area
1357 and contribute to the general ambience.

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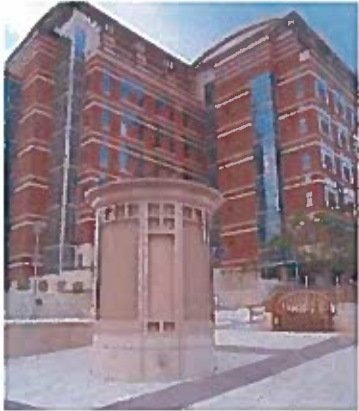
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Exhibit III- 6
Street Furniture



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G. Green Building and Energy Efficiency

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Downtown Palm Springs provides an opportunity to demonstrate the benefits of energy efficiency and green construction in Palm Springs. The basic tenet of the project – to provide a place where people can live, work and shop without the use of an automobile – is in and of itself an energy efficient concept. In addition to facilitating this concept in its mix of land uses, Downtown Palm Springs can provide energy efficient construction through the use of passive and active solar energy; construction techniques using Green Building or Leadership in Energy and Environmental Design (LEED) principles; installation of water conserving landscaping materials; selection of reused and repurposed materials for buildings and public areas; and installation of recycling facilities throughout the project.

Passive solar design has been implemented in Palm Springs and the Coachella Valley for a number of years, through the use of shade structures and building orientation. Although Downtown Palm Springs’s orientation is primarily east-west, passive solar design should still be part of building design through deep recesses for balconies which shield building interiors;

1423 window placement on exposed wall faces; and use of buildings to shade public or private open
1424 spaces, and limit heat sink effects.

1425
1426 Active solar design should be considered throughout the project, as flat rooftops will occur
1427 throughout the site, and will be available for use for solar panels. As technology continues to
1428 expand and improve, solar energy can be harnessed throughout the project to lower the energy
1429 demand of both the residential and commercial components of the project.

1430
1431 Green building techniques and LEED design principles should be implemented throughout
1432 Downtown Palm Springs. The designers of the project should strive to assure that 50% of the
1433 buildings be designed to meet at least the minimum LEED requirements for certification in place
1434 at the time they are designed. LEED requirements range from access to public transit and
1435 alternative transportation to the use of recycled building materials and low-emitting paints and
1436 coatings. The LEED model is readily accessible, beneficial to the community, both with
1437 Downtown Palm Springs and throughout Palm Springs, and is more commonly implemented
1438 every year.

1439
1440 The landscaping palette for Downtown Palm Springs is designed to minimize the use of water
1441 for irrigation. Landscape irrigation can represent the majority of a project's water use.
1442 Downtown Palm Springs should be designed to lower its water use in landscaping, through the
1443 installation of highly efficient irrigation systems, rain censing equipment, and plant-specific
1444 emitters.

1445
1446 Recycling of materials within Downtown Palm Springs should be made as simple and accessible
1447 as possible. Although centralized solid waste disposal is likely throughout the project, each
1448 building should be designed to make the recycling of materials easy and convenient. If trash
1449 chutes or centralized sorting areas are designed in buildings, they must include a recycling
1450 component. Because of the non-traditional design of housing units in the project, consultation
1451 with Palm Springs Disposal Service may need to be augmented with research and design more
1452 typical of urban environments, since the practices associated with multi-story design for
1453 recycling in the Coachella Valley are limited.

1454
1455 Finally, the public and private open spaces within the project will require furnishings and
1456 finishes which should to the greatest extent possible be made of sustainable and/or recycled
1457 materials. A broad range of products are now available, with more being introduced every year,
1458 which reuse materials in their construction.

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1466 **IV. INFRASTRUCTURE**

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1468 **A. Introduction**

1469

1470 Downtown Palm Springs occurs in an area of Palm Springs which is fully developed. As such,
1471 most infrastructure, including roadways, water, sewer, and utilities, are in place in the area. It is
1472 expected that with implementation of the Specific Plan, existing trunk lines will remain, and on-
1473 site extensions will occur to service individual blocks throughout the site. A detailed description
1474 of all existing and proposed infrastructure for the project is provided below.

1475

1476 **B. Roadways**

1477

1478 The public roadways surrounding the project will be constructed to City General Plan standards,
1479 with limited exceptions. Cross sections of all roadway standards are provided in Exhibit IV-1,
1480 and roadway classifications are provided in Exhibit IV-2.

1481

1482 **1. Palm Canyon Drive**

1483

1484 North Palm Canyon is constructed at its ultimate right of way. Palm Canyon consists of an 80
1485 foot right of way. The Specific Plan proposes to ~~maintain~~ reduce a portion of the existing right of
1486 way and revise the current layout of the roadway to ~~eliminate on-street~~ provide parking on ~~both~~
1487 its west side, and maintain on-street parking on its east side, ~~on~~ within the Specific Plan frontage.
1488 This will provide for three lanes of traffic, and parallel parking on the east ~~and west~~ sides. The
1489 roadway will also include a minimum 15-8 feet of sidewalk on ~~each the west side~~ and maintain

1490 | the 15 feet of sidewalk on the east side. Specific improvements to the sidewalk connecting the
1491 Hyatt Suites hotel frontage to Block A frontage are needed to improve pedestrian circulation and
1492 access.

1493

1494 2. Indian Canyon Drive

1495

1496 As with Palm Canyon Drive, Indian Canyon Drive is developed at its ultimate right of way. The
1497 Specific Plan will implement parallel parking along its frontage on the west side of Indian
1498 Canyon, allowing for three lanes of traffic, and parallel parking on the east side.

1499

1500 3. Tahquitz Canyon Way

1501

1502 Tahquitz Canyon Way is constructed to a paved width of 50 feet, within an 88 foot right of way.
1503 The recently adopted General Plan downgraded Tahquitz Canyon to a Collector, with a 60 to 66
1504 foot right of way. In the Specific Plan area, the north side of Tahquitz Canyon will be designed
1505 | to incorporate a vehicular drop-off for the hotel use proposed on Block C, while maintaining
1506 allow one lane of westbound traffic, a center-turn lane, and parallel parking within a 26 foot half
1507 width. A minimum 44-5 foot sidewalk will be provided on the north side of Tahquitz Canyon.

1508

1509

1510 4. Belardo Road

1511

1512 | Belardo Road will be extended through the Specific Plan area with a 62-41 foot right of way, to
1513 | allow one lane of travel in each direction, and angled-parallel parking on each side. An 42-8 foot
1514 sidewalk will also be provided.

1515

1516 5. Museum Drive

1517

1518 | Museum Drive will be 48-41 feet of right of way, with a single lane of traffic in each direction,
1519 | and parallel parking adjacent to the Specific Plan frontage. A 12 foot sidewalk will be provided
1520 | adjacent to the Specific Plan.

1521

1522

6. Museum Way/Main Street

1523

1524 ~~Museum Drive~~Main Street will be ~~48-41~~ feet of right of way, with a single lane of traffic in each
1525 direction, and parallel parking adjacent to the Specific Plan frontage. An ~~12-8~~ foot sidewalk will
1526 be provided adjacent to the Specific Plan. The alignment of ~~Museum Way~~Main Street will begin
1527 in front of the Palm Springs Art Museum and run due east, initially terminating at Palm Canyon
1528 Drive, and potentially (at build-out) through Block K, and terminating at Indian Canyon Drive
1529 across from the former Spa Hotel site.

1530

1531

1532

7. Private Drives/Internal Access

1533

1534 Additional drives, alley ways, and access roads may be designed as part of the development of
1535 each block. All such roads and drives are proposed to be private, and to be designed within a
1536 minimum 36-20 foot right of way, to include one lane of traffic in each direction, and no parking,
1537 and 6-foot sidewalks on each side. Appropriate pedestrian access will be provided through each
1538 Block.

1539

- 1540 **Exhibit IV-1 Street Cross sections**
- 1541
- 1542
- 1543
- 1544

1545

1546 **C. Public Facilities and Utilities**

1547

1548 Each of the public facilities providers' facilities are described individually below. In addition, the
1549 existing and proposed facilities for each provider is depicted in Exhibits IV-3 through IV-9.

1550

1551 **1. Domestic Water**

1552

1553 Domestic water is provided to the Specific Plan area by the Desert Water Agency (DWA). DWA
1554 has existing 12 inch water mains on the west and east sides of Palm Canyon Drive; a 10 inch
1555 main on the west side, and a 6 inch line on the east side of Indian Canyon Drive; a 12 inch main
1556 in Tahquitz Canyon, west of Belardo; a 12 inch main in Museum Drive, north of Tahquitz
1557 Canyon; and a 12 inch main in Belardo, south of Tahquitz Canyon, and north of the north
1558 boundary of the Specific Plan.

1559

1560 As part of the development of the Specific Plan, a 12 inch main will be installed in the extension
1561 of Belardo Road to connect the existing northern and southern portions of this line, and the
1562 existing 12 inch line in the north portion of Museum Drive, and its connection to Belardo Road
1563 to the north, will be abandoned, as development will occur in that area of the Specific Plan. In
1564 addition, an 8 inch line will be extended in the new east-west street, between Palm Canyon and
1565 Indian Canyon.

1566

1567 Smaller service lines would connect to the main line system described above to provide water
1568 service to individual buildings in individual blocks.

1569

1570 **2. Sanitary Sewer**

1571

1572 The City of Palm Springs provides sanitary sewer facilities to the Specific Plan area. Existing
1573 facilities in the area include a 10 inch line in Indian Canyon north of Andreas; 8 inch lines in
1574 Indian Canyon south of Andreas; Belardo south of Tahquitz Canyon; Tahquitz Canyon west of
1575 Belardo; and west of Palm Canyon, within the existing Desert Fashion Plaza.

1576
1577 With the implementation of the Specific Plan, the 8 inch line in Belardo will be extended
1578 northerly, in the extension of Belardo through the project. Six inch lateral lines will be provided
1579 to connect individual blocks and buildings to the main lines. Finally, the western half of the
1580 existing 8 inch sanitary sewer line through the Desert Fashion Plaza will be abandoned.
1581
1582

1583 **Exhibit IV-2 Domestic Water**

1584

1585 **Exhibit IV-3 Sanitary Sewer**

1586

1587

1588

3. Storm Drains

1589

1590 An existing storm drain system occurs surrounding the Specific Plan area. This system includes
1591 57 inch storm drains in Palm Canyon, north of Andreas; in Indian Canyon; and in Tahquitz
1592 Canyon between Indian Canyon and Palm Canyon. In addition, a 54 inch storm drain occurs in
1593 Tahquitz Canyon west of Palm Canyon Drive, and a 36 inch storm drain occurs in Museum
1594 Drive, north of Tahquitz Canyon.

1595

1596 The Specific Plan's development will result in the construction of a 36 inch storm drain in the
1597 extension of Belardo Road, from Tahquitz Canyon to the new east-west private street. This
1598 facility will collect storm flows from throughout the project in catch basins, and direct them to
1599 the existing facilities in surrounding streets.

1600

1601

4. Natural Gas

1602

1603 Natural gas service is provided to the Specific Plan area by The Gas Company. An extensive
1604 system of lines occurs in the area, including 3 inch lines in Palm Canyon south of Andreas, and
1605 Tahquitz Canyon; 2 inch lines in Andreas, Palm Canyon north of Andreas, Belardo south of
1606 Tahquitz Canyon, Cahuilla south of Tahquitz Canyon, and Belardo Road/Museum Drive along
1607 the northern boundary of the Specific Plan. These lines will be extended through the project site
1608 to serve development as it occurs in the Specific Plan area.

1609

1610

5. Electric Service

1611

1612 Electric service is supplied by Southern California Edison, which has existing underground
1613 facilities in Indian Canyon, Palm Canyon, Museum Drive, Belardo and Tahquitz Canyon. Future
1614 development within the Specific Plan area will extend service from these existing facilities
1615 throughout the Specific Plan area.

1616

1617

6. Telephone Service

1618
1619 Telephone service is provided to the Specific Plan area by Verizon, which has existing
1620 underground service in Indian Canyon, Belardo, and Museum Drive. Future development in the
1621 Specific Plan area will connect to these existing lines as development occurs.

1622

1623 **7. Cable Television**

1624

1625 Cable television service is the responsibility of Time Warner Cable. Time Warner has
1626 underground facilities in Indian Canyon, Belardo, and Museum Drive. The implementation of
1627 the Specific Plan will result in the extension of these services throughout the area as
1628 development occurs.

1629

1630

1631

1632 **Exhibit IV-4 Storm Drain**

1633

1634 **Exhibit IV-5 Natural Gas**

1635

1636 **Exhibit IV-6 Electric**

1637

1638 **Exhibit IV-7 Telephone**

1639

1640 **Exhibit IV-8 Cable TV**

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1647 **V. ADMINISTRATION AND IMPLEMENTATION**

1648

1649 **A. Application Review Process**

1650

1651 The implementation tools for the Specific Plan will be Major Architectural Reviews, Conditional
1652 Use Permits and subdivision maps. Under certain conditions, Planned Development Districts
1653 may be required, ~~if the condition meets the standards of section V-B, below.~~

1654

1655 The successful implementation of the Downtown Palm Springs Specific Plan is critical to the
1656 long-term health of downtown Palm Springs. In order to assure an efficient and streamlined
1657 entitlement process, applications for areas within the Specific Plan will require special handling.
1658 This Specific Plan establishes a permit streamlining process which will assure the thorough
1659 review of Major Architectural Review, Conditional Use Permit and subdivision applications.

1660

1661 **1. Application Requirements and Process**

1662

1663 Major Architectural Review applications will include the following in addition to the materials
1664 required as part of a standard Major Architectural Review application:

1665

1666 a. A progressive calculation of building square footage ~~and mass~~, provided on the site
1667 plan. The analysis shall include square footage ~~and mass~~ permitted for the applicable
1668 Block under the Specific Plan (Table III-3); square footage ~~and mass~~ approved to
1669 date; and square footage ~~and mass~~ proposed with the application.

1670 b. If the project is for hotel or residential use, a progressive calculation of the number of
1671 hotel rooms or residential units provided on the site. The analysis shall include rooms

- 1672 or units permitted for the Specific Plan area approved to date and rooms or units
1673 proposed with the application.
- 1674 c. If the project is for retail or office use, a progressive calculation of the square footage
1675 provided on the site. The analysis shall include square footage permitted for the
1676 Specific Plan area approved to date and square footage proposed with the application.
 - 1677 d. A calculation of parking required, parking provided within the applicable Block, and
1678 parking provided elsewhere in the Specific Plan area.
 - 1679 e. If parking is proposed to be located outside the boundaries of the Block where the use
1680 is to occur, the application shall include a demonstration that sufficient parking
1681 occurs elsewhere in the Specific Plan area, and shall be constructed prior to
1682 occupancy of the use, to accommodate the use.
 - 1683 f. If parking is proposed to be reduced for shared uses, a parking study, completed by a
1684 qualified traffic engineer or parking professional, utilizing recognized sources of data.
1685

1686 When found complete by the Planning Department, a meeting for the Major Architectural
1687 Application shall be held within 30 days by the Architectural Advisory Committee, and a public
1688 meeting shall be scheduled, within 45 days, before the Planning Commission. Such review shall
1689 include any evaluation required under the California Environmental Quality Act (CEQA). The
1690 Commission, upon closing the public ~~hearing~~meeting, shall:

- 1692 1. Request changes to the application and continue the matter; or
- 1693 2. Approve the project, including the addition or modification of project conditions; or
- 1694 3. Deny the project.

1696 Actions of the Commission can be appealed to the City Council. The decision of the City
1697 Council shall be final.

1699 Applications for Conditional Use Permits and ~~subdivisions~~Land Use Permits, not involving
1700 construction of new structures and only the use in question, shall be processed consistent with
1701 the provisions of Section 94.02.00 et. seq. of the Palm Springs Zoning Ordinance.

1703 Subdivisions shall be processed in accordance with the Subdivision Map Act and Title 9 of the
1704 Palm Springs Municipal Code.

1705
1706 Planned Development Districts, if required, will be processed consistent with the requirements of
1707 Section 94.03.00 et. seq. of the Palm Springs Zoning Ordinance.

1708
1709 **2. Conformity Review Procedure.**

1710
1711 In accordance with the provisions of Subsection C (Phasing) of this Section V, Phase One of the
1712 Specific Plan's implementation includes the opportunity for any property owner within the
1713 specific plan boundary area to request a "Conformity Review". Conformity Review is a
1714 determination that a proposed project consisting of the rehabilitation, renovation, and/or remodel
1715 of existing buildings and facilities (a "Renovation Project") within the Specific Plan is generally
1716 consistent with the Specific Plan.

1717
1718 a. The property owner shall fully complete and file a request for Conformity Review
1719 describing the proposed project and identifying the rehabilitation, renovation, and
1720 remodel components and file such other information as the Planning Director may
1721 require. The filing may be schematic and conceptual; precise plans or drawings
1722 shall not be required unless the submission is processed concurrently with an
1723 entitlement provided under the City's Zoning Ordinance. The filing and
1724 processing fees, if any, shall be assessed according to the City's resolution of fees
1725 and charges.

1726
1727 b. The Planning Director shall consider the request for Conformity Review and shall
1728 prepare written findings and recommendations to the City Council. The request
1729 for Conformity Review shall be considered by the City Council at a noticed
1730 public hearing pursuant Government Code section 6061. The City Council shall
1731 approve, conditionally approve, or deny the request. The decision of the Council
1732 is final.

1733

1734 c. In the review and consideration of the Conformity Request, the City Council shall
1735 consider whether the proposal reasonably furthers the goals or objectives of the
1736 Specific Plan, including without limitation Subsection C of this Section V.

1737

1738

1739 **B. Specific Plan Amendments**

1740

1741 Interpretations of this Specific Plan which may be needed to clarify standards, guidelines, or the
1742 definitions of permitted uses, or may be otherwise required, and which do not change
1743 development standards, guidelines or permitted uses in this Specific Plan may be made by the
1744 Director of Planning Services.

1745

1746 All other changes shall be considered amendments to this Specific Plan, and shall be subject to
1747 public hearing and review by the Planning Commission and City Council.

1748

1749 **C. Phasing**

1750
1751 In response to market conditions, implementation of Downtown Palm Springs is expected to
1752 begin with the ~~renovation of the existing Desert Fashion Plaza Shopping Center~~ development of
1753 the Specific Plan area located west of Palm Canyon Drive and defined by Blocks A, B, C, D, E,
1754 F, G, and H (Phase One). ~~The current placement of buildings, parking, and pathways at the~~
1755 ~~Center may be the basis for renovation in this first phase. This phase is not required to~~
1756 ~~implement certain elements of the Plan intended for subsequent phases, including the full street~~
1757 ~~grid system, the removal of the existing underground parking garage, and the provision of open~~
1758 ~~space within Block BE.~~ ~~Renovation of all or a significant portion of the existing Desert~~
1759 ~~Fashion Plaza Shopping Center which preserves opportunities for enhancing the connection~~
1760 ~~between the Museum and the Casino/Convention Center area shall be deemed consistent with the~~
1761 ~~Specific Plan.~~ Nothing herein shall be construed as allowing or permitting any deviation from
1762 the maximum height or density requirements of the Specific Plan.

1763
1764 ~~A renovation plan that is consistent with the Specific Plan's Phase One policy is the Wessman~~
1765 ~~Company's proposal submitted to the City on January 13, 2009 ("Wessman Renovation Plan"),~~
1766 ~~including any changes or revisions identified in the written comments of the Director of Planning~~
1767 ~~Services, dated February 17, 2009.~~

1768
1769 ~~The City specifically finds that the Wessman Renovation Plan is consistent with the Specific~~
1770 ~~Plan and furthers the objectives of the Specific Plan in that the Wessman Renovation Plan will:~~

- 1771 a. ~~Renovate a significant portion of the existing Desert Fashion Plaza Shopping~~
1772 ~~Center for retail, office and resort uses, as provided in the Specific Plan;~~
1773 b. ~~Facilitate the development of an east/west connection through the site to the~~
1774 ~~Museum which does not currently exist, thereby contributing to the Specific~~
1775 ~~Plan's goal of restoring the visual presence for the Museum that has been lacking~~
1776 ~~since the construction of the Desert Fashion Plaza and creating the opportunity for~~
1777 ~~direct access between the Museum and the Casino/Convention Center area;~~
1778 c. ~~Create, within the new east/west connection, areas for outdoor dining and other~~
1779 ~~pedestrian-oriented activities to draw customers to the Center and give energy to~~
1780 ~~the downtown area;~~

- 1781 ~~d. — Create, with the addition of the east/west connection, additional retail spaces with~~
- 1782 ~~lively street frontages on the ground floor that do not exist within the current~~
- 1783 ~~Desert Fashion Plaza;~~
- 1784 ~~e. — Provide new opportunities for high quality retail development which will~~
- 1785 ~~contribute to realizing the Specific Plan's goal of helping to create a stable and~~
- 1786 ~~varied economy, increase the City's tax base and act as a catalyst for further~~
- 1787 ~~redevelopment in downtown, and~~
- 1788 ~~f. — Achieve the Specific Plan goal of expanding recreational uses in the downtown~~
- 1789 ~~which extend the hours of active use in the area, by adding a theater and~~
- 1790 ~~additional restaurants.~~
- 1791

1792 ~~Subsequent phasing~~ Phasing of Downtown Palm Springs will be determined by the market.
 1793 Exhibit V-1 illustrates how phasing may occur at the site, ~~subsequent to any renovation project~~
 1794 ~~as allowed above (Conformity Review)~~. Phasing may be modified by market pressures,
 1795 including changes in both the commercial and residential environments:
 1796

1797 Phase 1: ~~Construction of~~ Blocks A, B, C and D, as well as the ~~Main Plaza~~ Downtown
 1798 Palm Springs Park, the installation of the new east-west roadway ("Main Street")
 1799 from the Palm Springs Art Museum to Palm Canyon Drive, the extension of
 1800 Belardo and Andreas Roads through the site, and improvements to Palm Canyon
 1801 Drive.
 1802
 1803

1804 Phase 2: ~~Blocks A-F and EG, focusing on the Main Plaza and Palm Canyon frontage. This~~
 1805 ~~phase may also include the southern portion of Block E, G & H.~~
 1806

1807 Phase 3: ~~D & F, and the northern portion of Block E, G & H.~~
 1808 Block K, including the final extension of new east-west street Main Street between Palm Canyon
 1809 Drive and Indian Canyon Drives; however, this block and / or the new east-west
 1810 street may be developed in an earlier phase, if the market allows.
 1811
 1812
 1813
 1814

1815 **D. Financing**

1816

1817 Although the Specific Plan occurs in an area in which infrastructure is generally complete,
1818 improvements and alterations will be required throughout the development of Downtown Palm
1819 Springs, to allow for the intensity of use proposed and to adjust public improvements along the
1820 boundaries and edges of the Specific Plan area. Financing for these improvements is likely to
1821 come from a number of sources, both public and private. In addition, the costs for the
1822 preparation of the Specific Plan can also be recovered. Some of the potential funding
1823 mechanisms are described briefly below. This list is not intended to be exhaustive or exclusive.
1824 The allocation of costs and the apportionment of fees pursuant to the provisions of this
1825 Subsection, including without limitation a credit on fees, may be provided in an owner's
1826 participation agreement ~~or disposition and development agreement (DDA) between a developer~~
1827 ~~and the City of Palm Springs Redevelopment Agency~~ or a development agreement (DA)
1828 between a developer and the City.

1829

1830 Specific Plan Fee

1831

1832 To defray the cost of preparation, adoption, and administration of the specific plan, including all
1833 related studies and environmental documentation, the City Council should consider the adoption
1834 of a fee to be imposed upon all persons seeking approvals of the City or the Redevelopment
1835 Agency of the City of Palm Springs which are required to be consistent with the specific plan in
1836 the manner provided under Government Code Section 65456. A portion of any amounts
1837 collected pursuant to such fee shall be used to reimburse any person who advanced or incurred
1838 costs for the preparation of the specific plan in excess of such person's fair share of such costs as
1839 determined under the provisions of Government Code Section 65456.

1840

1841 Special Improvement Districts

1842 Special Improvement or Assessment Districts may be initiated subject to the approval of
1843 property owners or voters. They allow the municipality to issue tax-exempt bonds for public
1844 infrastructure improvements. Assessments are generally accompanied by a formal lien against
1845 each property which receives the improvements. Those properties benefiting from the

1846 improvement are assessed an annual cost on their tax bill. Assessments are proportional to the
1847 amount of benefit being received by the property owner. The assessments are generally paid
1848 over up to 30 years, but may be prepaid.

1849
1850 Measure J Funding
1851 The City of Palm Springs' residents passed Measure J, allowing an extra \$0.01 to be added to
1852 sales tax transactions in the City. The funds raised through Measure J are administered by an
1853 oversight committee that selects projects for funding on an annual basis. Various facilities
1854 associated with Downtown Palm Springs may be funded through Measure J funds, if the
1855 project(s) is selected by the oversight committee.

1856
1857 Redevelopment Agency Participation
1858 The Museum Market Plaza is the catalyst to the long term economic health of Downtown Palm
1859 Springs. The area is also within the boundaries of the City's Redevelopment Plan. As such,
1860 developers and builders may negotiate with the Redevelopment Agency for direct contributions,
1861 tax rebates or other participation from the Agency's tax increment funds.

1862
1863 Developer Impact Fees
1864 Developer impact fees can be used for a variety of improvements, and require the preparation of
1865 cost estimates and fair share distribution based on a "rational nexus" that the fee being paid is
1866 equivalent to the cost which would otherwise be incurred by the developer to provide his fair
1867 share of an improvement. Existing Impact Fees may be applicable to roadway improvements on
1868 Palm Canyon or Indian Canyon, or could be created to address the project's improvements.
1869 Conversely, most of the development within the Specific Plan area has in the past contributed to
1870 Development Impact Fee and TUMF fees, which may be credited to the Downtown Palm
1871 Springs construction.

1872
1873 Landscaping and Lighting Districts
1874 Landscaping and Lighting Districts may be created to provide a range of infrastructure
1875 improvements. Annual assessment would be raised from properties in the district. Funds may
1876 be used for construction and maintenance of curbs, gutters, sidewalks, paving, parkway

1877 landscaping and other facilities. The long-term maintenance of the Specific Plan area’s street
1878 system could be financed through this vehicle.

1879

1880 Mello-Roos Districts

1881 Mello-Roos districts can be used to finance a wide range of improvements, including land
1882 purchases and maintenance. The creation of the district results in a special tax levied on the
1883 affected property owners. Mello-Roos district taxes are not tied to property value, but rather to a
1884 special tax formula based on the level of benefit received by each property.

1885

1886