

617 **D. Development Standards**

618

619 The following site development standards shall apply within the boundaries of the ~~Museum~~
 620 ~~Market Plaza~~Downtown Palm Springs Specific Plan.

621

Table III-2	
Development Standards	
<u>Min. Front Setback or Street Side Setback¹⁴ (Feet from property line)</u>	
• Palm Canyon Drive, west side	15
• Palm Canyon Drive at Block C and C-1	31 ¹⁵
• Main Street at Block C and C-1	32 ¹⁵
• Palm Canyon Drive, east side	10
• All Other Streets (Public and Private)	(50%) ¹⁶ /12
<u>Minimum Distance Between Buildings (feet)</u>	
• <u>Tahquitz Canyon</u>	<u>81</u>
• <u>Belardo</u>	<u>70</u>
• <u>Main Street</u>	71 80
• <u>Andreas</u>	66 74
• <u>Market Street</u>	38 40
Min. Building Rear Setback (Feet)	0
Min. Building Side Yard Setback (Feet)	0

¹⁴ Exceptions to the minimum setback requirements are listed under Section III-E.5.

¹⁵ With a significant building cutback at the corner of Main Street and Palm Canyon.

¹⁶ 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.

Max. Building Height (Feet) ^{17, 18}	
<ul style="list-style-type: none"> • Block A • Block A1 • Block B • Block B-1 • Block C • C-1 • Block D & F • Block E • Block F • Block G • Block H-1 • Block H-2 • Block K 	60 20 60 640 40 75 69 ¹⁹ 60 40 ²⁰ 60 60 40 ²¹ 60 17 ²² 60 60 40 ¹⁹ 17 40 17 ²³ 60
Hotels (all Blocks, except B-1, E, H-1, H-2)	
Per City Council²⁴	
Minimum Building Height Stepbacks ^{25, 26} (Feet)	
<ul style="list-style-type: none"> • Tahquitz Canyon <ul style="list-style-type: none"> ○ 0-35 Feet in Height ○ Over 35 Feet in Height • Palm Canyon <ul style="list-style-type: none"> ○ 0-30 Feet in Height 	0 20 0

¹⁷ 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.

¹⁸ Buildings exceeding 60 feet in height shall be required to include building voids and open airspace, as described in the paragraph immediately following this Table.

¹⁹ A hotel use on Block B-1 is permitted up to a maximum height of 75 69 feet subject to the approval of a Development Agreement. A 60 foot height is permitted for commercial or residential uses.

²⁰ With a significant building cutback at the corner of Main Street and Palm Canyon.

²¹ Maximum height for commercial buildings is 40 feet. 60 feet is permitted for buildings providing residential uses on upper floors and active pedestrian-friendly uses on the ground floor.

²² Except for structures associated with the police substation, art installations and exhibits.

²³ Except for proposed historic Aluminaire House relocation, art installations and exhibits.

²⁴ Hotels on Blocks C, D, F, G and K may exceed 60 feet in height, subject to approval by the City Council via a Planned Development District.

²⁵ Stepbacks are defined as the horizontal distance a building face must be set back from the 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 line at a 90 degree angle from the building face.

²⁶ Also see Section III-E.4, Projections Into the Right of Way.

○ Over 30 Feet in Height	20
• Indian Canyon	
○ 0-30 Feet in Height	0
○ Over 30 Feet in Height	20
• Belardo	
○ 0-30 Feet in Height	0
○ Over 30 Feet in Height	15
• Museum Drive	
○ 0-30 Feet in Height	0
○ Over 30 Feet in Height	15
• Internal & Private Streets	
○ 0-30 Feet in Height	0
○ Over 30 Feet in Height	10
• <u>Adjacent to</u> Museum Parking & O'Donnell Golfcourse	
○ 0-45 Feet in Height	0
○ 45-60 Feet in Height	20
• Block K, adjacent to existing buildings	
○ 0-45 Feet in Height	0
○ 46-60 Feet in Height	25
Minimum Public/Common Area Open Space²⁷	
▪ Block-B	90%
▪ Blocks A, B, C, D, E, F, G, H, K	10%

622

623

624

In order to allow creative building design, provide relief from the vertical plane and maintain views within the Specific Plan, portions of buildings above 35 feet in height should include

²⁷ All open space is to be calculated based on net acreage (not including street right(s) of way).

625 additional setbacks (over and above the setbacks already required) in the exterior wall plane so
626 as to provide variation in the vertical plane of the building walls and to reduce the volume and
627 massing at the upper levels of buildings. Portions of buildings over 60 feet in height shall be
628 required to provide additional setbacks and reductions in volume and massing. ~~In order to allow
629 creative building design and maintain views within the specific plan, buildings less than 60 feet
630 in height should be designed with voided airspace in the floors above second or third stories
631 around portions of building perimeters. Buildings of 60 feet or more approved after the 2015
632 update of the Specific Plan shall be required to include such voids. The benefits of creating such
633 voids include light penetration, design variation and view creation. They also ensure urban
634 mega-blocks are avoided.~~

635
636 To achieve this, buildings shall be designed with setbacks from street property lines and greater
637 open airspace above certain floors, subject to approval by the City Council Planning
638 Commission, and as further specified above in Table III-2.
639

640 **E. Land Use Regulations**

641
642 **1. Ground Floor Use Limitations**

643
644 Street frontage (ground floor) uses are primarily limited to *Retail Goods, Personal Services,*
645 *Food and Beverage Services* and *Tourist and Related Services* (see Table III-1). Uses
646 categorized as *Office and Related* may only be allowed by Conditional Use Permit (CUP) when
647 fronting North Palm Canyon Drive (both sides), Indian Canyon Drive (west side) or ~~Museum~~
648 WayMain Street (both sides).

649
650 On the ground floors of the following blocks and corresponding street frontages, *Retail Goods,*
651 *Personal Services, Food and Beverage Services, Tourist and Related Services, Offices and*
652 *Related* and *Public and Semi-public* uses are permitted in any combination.

653
654

Block	Frontage
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655	Block A, AI	West, east and south sides
656	Block B, BI	West, east, north and south sides
657	Block C, CI	West, east, north and south sides
658	Block D & F	East and south sides
659	Block E, G, H	East and south side
660	Block K	East side (Indian Canyon)

662 A grocery store is preferred on Block D. Further, retail and/or commercial uses are permitted on
 663 the second floor of Block D. Residential uses are permitted above the ground floor of Blocks A
 664 and B. For Blocks F and G, commercial development on the ground floor, with residential uses
 665 above; all-residential; or a combination of residential and commercial on the ground floor with
 666 residential above are permitted.

667 ~~All permitted uses and all conditionally permitted uses, for which a CUP is approved, of Table~~
 668 ~~III-1, may be located on the ground floors of the following blocks and corresponding street~~
 669 ~~frontages:~~

670		
671	Block	Frontage
672	Block D & F	WestNorth and south sides
673	Block E, G, H	West, side
674		

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

681 **2. Maximum Building Square Footage and Building Mass**

682
 683 The configuration of buildings is expected to vary widely within the Specific Plan area. Based on
 684 the standards and allowances in the Central Business District, commercial or residential

685 buildings could be built to a height of 60 feet, and be allowed 100% building coverage, with
686 stepbacks, on Palm Canyon Drive, Indian Canyon Drive, and Tahquitz Canyon Way. However,
687 building mass and square footage should be restricted to allow for view corridors, open plazas
688 and private open space, and variations in building types. In this Specific Plan, only hotels may
689 exceed 60 feet, while the Plan also allows limited projections above 60 feet for roof equipment
690 on all other buildings.

691
692 In order to provide flexibility in the design of the project's buildings, and to encourage variations
693 in building heights, stepbacks and mass, the Specific Plan limits the potential square footage **and**
694 **mass** which can be permitted on any block. Table III-3, below, illustrates the potential square
695 footage **and building mass (cubic feet)** allowed **under the existing zoning** in the Specific Plan
696 area, ~~and that which will be permitted. For comparison purposes, the Table also lists the~~
697 ~~potential square footage and building mass which could be allowed in the Specific Plan area~~
698 ~~under the CBD zone.~~

699

Table III-3

-3

Maximum Allowable Square Footage and Building Mass

Location	Allowed in Specific Plan Area	Allowed in CBD Zone*
Maximum Potential Square Footage ²⁸		
Block A	175,000 55,000	
Block B	155,000 150,000	475,675
Block C	245,000 195,000	214,315
Block D & F	225,000 200,000	504,425
Block E,	7,500	823,285
Block G & H	225,000 115,000	1,027,145
Block K1	176,000 175,000	174,240
Block K2	151,000	155,075
Total Potential Square Footage	1,354,500 897,500	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).

700

²⁸ 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.

701 ~~A~~Within the Specific Plan area, a transfer of permitted building square footage ~~or mass~~ from one
702 Block to another Block within the area defined by Blocks A, B, C, D, F and G (“Sub-Area 1”), or
703 within the area defined by Blocks K1 and K2 (“Sub-Area 2”), ~~will~~ may be permitted, as long as
704 the transfer does not increase building square footage or mass by more than 15% in the receiving
705 Block, and that the overall build out total for the Specific Plan area is not exceeded. ~~A transfer of~~
706 ~~permitted building square footage between Sub-Area 1 and Sub-Area 2 is not permitted, unless~~
707 ~~approved by the City Council.~~ All other development standards within this Specific Plan must be
708 met with implementation of a transfer.

709
710 At build out of the Specific Plan, building square footage ~~and mass~~ shall not be permitted to
711 exceed the total shown in the “Allowed in Specific Plan Area” column of Table III-3.
712

713 **3. Projections Above Maximum Building Height**

714
715 Projections above maximum building heights are allowed for elevator shafts, heating and cooling
716 equipment, and non-habitable towers or architectural features, to a maximum of 15 feet above
717 the building height. Projections above the building height cannot exceed 15% of the building
718 roof area.

719
720 **4. Projections Into the Right of Way Over Street Sidewalks**

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

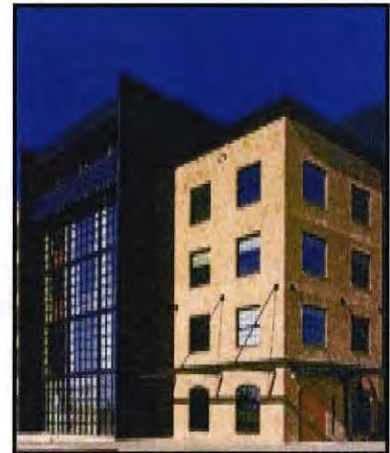
723
724 a. Awnings: ~~Extending no more than 10 feet into~~Awnings can
725 ~~extend over the~~ rights sidewalk, subject to approval of
726 ~~way~~the City Engineer, but in no case past back of curb.

727 b. Architectural features/screens/canopies perpendicular to the
728 building face not exceeding 10 feet into the right of way,
729 ~~but in no case past back of curb~~

730 c. Entry porticos not exceeding 20% of the building’s linear
731 footage on any side. Porticos may extend to the face of curb, but may not impede the right
732 of way to prevent ADA compliance.



- 733 | d. Arcades, trellis features and similar coverings. Such
- 734 | features may extend to the face of curb, but may not prevent
- 735 | ADA compliance.
- 736 | a-e. Balconies and terraces, not exceeding 6 feet into the right-
- 737 | of-way.



738 | **4.5. Outdoor Uses in the Right-of**

739 | **Way Sidewalk**

740 |

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

742 | may encroach into the public right of way parkway, but may not prevent ADA compliance, and

743 | are subject to an LUP.

744 |

745 | **2.6. Building Articulation**

746 |

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

748 | Articulation may include but are is not limited to planar recesses, architectural features, awnings

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

750 |

751 | In order to allow creative building design, provide relief from the vertical plane and maintain

752 | views within the specific plan, portions of buildings above 35 feet in height should include

753 | additional stepbacks (over and above the stepbacks already required) in the exterior wall plane so

754 | as to provide variation in the vertical plane of the building walls and to reduce the volume and

755 | massing at the upper levels of buildings. Portions of buildings over 60 feet in height shall be

756 | required to provide additional stepbacks and reductions in volume and massing, subject to

757 | approval by the City Council Planning Commission, and as further specified above in Table III-

758 | 2.

759 |

760 | **4.7. Walls and Fences**

761 |

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

763

764 Adjacent to retail commercial or hotel land uses, walls shall be permitted at the ground level only
765 to screen loading dock facilities. Walls shall not be allowed to exceed 6 feet in height, as
766 measured from finished grade. Walls shall be constructed of masonry with a decorative finish
767 that complements the surrounding architecture. Wrought iron fencing, decorative masonry or
768 tubular steel fencing no higher than three feet in height shall be permitted to enclose outdoor use
769 areas, such as restaurant terraces and lounge areas. No other fencing shall be permitted in
770 conjunction with retail commercial or hotel uses.

771

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

781

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

787

788 **5.8. Parking and Loading Requirements**

789

790 a. Number of Parking Spaces Required

791

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

796

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

800

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

806

807 At the time that the Specific Plan was amended in 2016, a total of 1,219 parking spaces were
808 available west of Palm Canyon Drive, and 874 of these spaces were allocated to approved
809 projects. Projects proposed after adoption of the Specific Plan amendment will be required to:

- 810 a. demonstrate that their parking needs can be met within the remaining 345 spaces; or
811 b. prepare a parking management plan that demonstrates that sufficient parking is available
812 to the use, including shared parking for uses with complementary activity hours, and
813 dedicated off-site parking.

814 As part of the Specific Plan Amendment adopted in 2016, Block A-1 will be purchased by the
815 City for construction of a public parking structure, to include ground level plus one deck of
816 parking. Further, Block F shall be required, when development is proposed, to include parking
817 beneath the structure. Finally, any unbuilt Block may be used as temporary parking, but must
818 include landscaping and paved surfaces. Temporary parking lots shall require approval of a site
819 plan showing all proposed improvements. The Director may approve such a site plan. Parking in
820 temporary parking lots cannot be counted toward satisfying the parking requirement for any
821 permanent development within the Specific Plan area.

822

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

825

826 Parking shall be required as shown in Table III-4⁶.

827

Table III-4
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 ²⁹	1 space/room
Residential:	
Primary spaces:	
Studio or 1 Bedroom	1 space
2 Bedroom	1.5 spaces
3 Bedroom	2 spaces
More than 3 Bedroom	0.5 space for each additional bedroom
Guest spaces, in addition to Primary Spaces	1 space/4 units

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

²⁹ 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.

830

831

b. Loading Spaces Required

832

833 Loading spaces shall be provided in conformance with Section 93.07.01 of the Palm Springs
834 Zoning Ordinance.

835

836

c. Parking and Loading Development Standards and Design

837

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

840

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

843

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

846

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

850

851

6.9. Trash Enclosures

852

853 Trash enclosures shall be designed and constructed in conformance with Section 93.07.02 of the
854 Palm Springs Zoning Ordinance.

855

856

7.10. Signage

857

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

860

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

863

864 Kiosks signage will be permitted in the building setback
865 areas, as depicted here and in Section III-F.8, Street
866 Furniture.



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F. Design Guidelines

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876

1. Architecture

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878

a. General Provisions

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880

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

886

887

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

892

893

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

900

b. Building Height, Scale and Massing

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

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

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

In addition to conforming to the requirements concerning building height and stepped frontages, massing of the buildings in Block A must also respect the presence of the existing building to the north, ~~the largely open space of the Plaza to the south~~ and the hierarchy of streetscapes to either side.



930 ~~Block B provides the~~ Blocks E, H-1 and H-2 provide public open spaces for the
 931 ~~Plaza~~Downtown Palm Springs and the built form should therefore remain entirely subordinate to
 932 that of the blocks abutting, allowing views across ~~the Plaza~~these Blocks in all directions. So that
 933 the unimpeded views and predominance of landscaping that typically characterize public open
 934 spaces can prevail, buildings shall be visually permeable and not exceed one story in height.
 935 ~~They, (exhibition structures and structures associated with the police substation, and the~~
 936 ~~Aluminaire House may exceed one story).~~ Permanent buildings located on these Blocks are
 937 limited to ~~at the~~ maximum total area ~~of identified in Table III-3, 900 square feet~~ and should be
 938 massed ~~appropriately to the east and west of one side of each Block to frame the block, gently~~
 939 ~~framing a central open space thereon.~~

940
 941 Buildings included in Block C should conform to the requirements concerning building height
 942 and stepped frontages, with massing concentrated towards the centre. Sympathetic massing of
 943 the new built form will also respect the spatial characteristics of the ~~Plaza~~Downtown Palm
 944 ~~Springs Park~~ to the ~~north~~northwest, the surrounding hierarchy of streetscapes and the modest
 945 levels of existing development to the southwest of the block.

946
 947 The blocks defined as D and F may be developed together as one block, or as two blocks ~~divided~~
 948 ~~by a central access route~~, and with limited exceptions, the



957

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.

958 Sympathetic massing of the new built form will respect the spatial characteristics of the
 959 ~~Museum~~Palm Springs Art Museum, the Downtown Palm Springs Park on Block E, the public

960 space and future potential cultural use by the Palm Springs Art Museum on Block H-2, and open
961 areas to the west, as well as the surrounding hierarchy of streetscapes.

962

963 ~~For the purposes of the Specific Plan, Blocks E, G and H are discussed as a single entity.~~
964 ~~However, with~~With sympathetic massing and effective architectural treatment to visually reduce
965 building bulk, ~~elements to the north and west of the block~~Block G may be developed as a hotel
966 to a height exceeding 60 feet, subject to City Council approval. ~~via a Planned Development~~
967 ~~District (PDD). To the north east~~west of Block E, G and H, the built form of approximately 75
968 feet in height already exists and its well-articulated frontage provides an effective edge to the
969 open space of the golf course. ~~the existing parking structure.~~ Subject to sensitive architectural
970 treatment, the new built form will continue the adjacent well-defined edge along the northern
971 frontage of Block E, G and H. ~~Massing of the new development towards the north and northwest~~
972 ~~of the block also results in it having minimal impact on any of the significant street scenes within~~
973 ~~the Specific Plan. To avoid the creation of an impenetrable and overtly urban mega-block,~~
974 ~~effective massing of the new built form~~G.

975

976 Block K will require future planning, and must be developed subject to approval of a PDD.
977 Another potential exception to the 60-foot height limit may be at Block K, where subject to City
978 Council approval via a Planned Development District, additional building heights may be
979 developed. Increased building height at Block K will result in the new built form providing
980 visual continuity between the constrained level of development allowed to the west and the
981 intensive levels of existing and proposed development in Section 14, to the east. ~~Block K~~
982 ~~potentially includes an extension of the new public street, "Main Street," that provides a direct~~
983 ~~east-west connection from the areas to the east of the Specific Plan with the new Downtown~~
984 ~~Palm Springs Park located on Block "E", and the existing Palm Springs Art Museum.~~
985 Additional connections and crossings should be provided from the Specific Plan area to the
986 Convention Center and other resort facilities to the east. Providing a greater degree of
987 connectivity will increase access to retail and restaurant uses, foster economic development, and
988 reduce vehicular trips. The fragmented nature of the block presents challenges in terms of

989 achieving sympathetic massing, as all street frontages should be designed to the human scale and
990 the existing modest levels of development at abutting sites must be respected.

991

992

993

994 **Exhibit III-2 Cross Sections with stepbacks. Exhibit Deleted. No longer germane.**

995

996 c. Architectural Style and Treatment

997

998 Eclectic Architecture is a defining feature of Downtown Palm Springs and while renown for its
999 uniquely Californian Modernist buildings, the area is also rich in interesting examples of Spanish
1000 and Mediterranean styles.

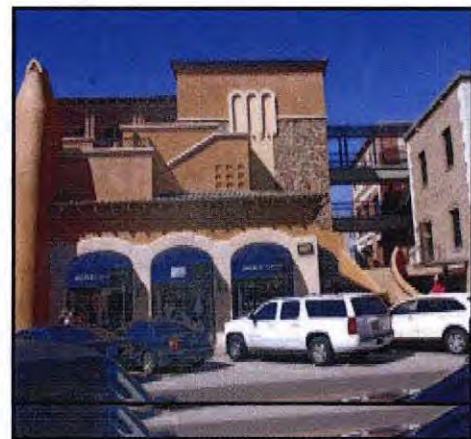
1001

1002 Where the distinctive character of an area derives from its diversity of development over many
1003 decades, new built form that merely replicates previous styles is counter to the way in which the
1004 area has evolved. New development, while contextual, should therefore be of its time, using
1005 contemporary designs of a scale and form reflective of locally distinctive models.

1006

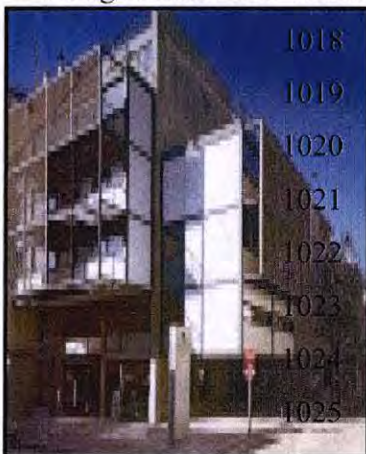
1007

1008 Aside from landmark buildings, most buildings forming
1009 part of a streetscape do not need to be idiosyncratic. Too
1010 many buildings of individual dominance and distinction
1011 compete with each other and create urban chaos. A
1012 more harmonious townscape is achieved by using
1013 variations on a consistent architectural theme, with
1014 variety in the detailing and materials.



1015

1016 With reference to the City’s legacy of Modern, Spanish and Mediterranean styles, a forward-
1017 looking architectural theme recognizing a new sustainability paradigm is the primary direction



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for future development in the Specific Plan area. The theme seeks to encourage architecture that builds on Palm Springs’ tradition of responding to the demands of a desert climate, but with new respect for minimizing energy and materials use in construction and occupancy. New design aesthetics will be needed to incorporate solar control, passive energy production (solar and wind), and wireless technologies with time-honored concerns for pedestrian entries, security and orientation, building function, view

1026 preservation and visual appeal in the manipulation
1027 of form, materials and color. Particular attention
1028 to the sensitive treatment of the street front forms
1029 a core objective within the unified Urban Design
1030 concept. Together, these principles will provide
1031 the ~~Museum Market Plaza~~Downtown Palm
1032 ~~Springs~~ area with a cohesive and distinctive



1033 character. Within this overall architectural theme, interesting variation in rooflines, elevational
1034 articulation, detailing and materials will be needed to create a richly textured built environment.
1035 Recesses and reveals that provide shade and create shadow lines, such as building projections,
1036 covered walkways, colonnades, arcades, and other human scale openings shall be included to
1037 reduce the impact of building mass and create visual interest. The means of enclosure to
1038 courtyards and balconies shall be visually permeable where appropriate and the stepping back of
1039 upper floors will also be utilized to further reduce the visual impact of building mass and
1040 maximize view corridors.

1041
1042 In accordance with the prevailing architectural theme, buildings are to be clearly legible with
1043 active main frontages and well-defined entrances. All elevations of a building shall be
1044 consistently treated, and rooftop mechanical and electrical equipment must be screened as an
1045 integral part of the architectural treatment.

1046
1047 Buildings situated at important intersections
1048 should receive special treatments. The inclusion
1049 of architecturally definitive features and corner
1050 cut-backs assists in the creation of a distinctive
1051 sense of place, as well increasing opportunities
1052 to create useable outdoor public spaces.



1053
1054 ~~Block K will accommodate an architecturally~~

1055 ~~inspired landmark building that will be the ‘Flagship’ of Downtown Palm Springs. In its~~
1056 ~~location at the eastern end of the Specific Plan of the new east-west alignment of Main Street,~~
1057 ~~Block K will form a balanced counterpart to the Palm Springs Art Museum building located at~~
1058 ~~the western extreme end of the new street Main Street. Although standing alone as a landmark~~
1059 ~~building, its architectural treatment will complement the architectural theme prevailing~~
1060 ~~throughout the Museum Market Plaza Downtown Palm Springs. In addition to the frontages~~
1061 ~~enclosing the private street Main Street that bisects block Block K, the building will have two~~
1062 ~~major street frontages and distinctive ‘gateway’ features must form an integral part of the~~
1063 ~~architectural treatment of both the eastern and western facades.~~

1064

1065 Special architectural treatments will also be required for the ~~western~~southern and northern
1066 elevations of the buildings included in Block ~~EGHG~~, and the western elevation of Block ~~D~~~~F~~
1067 ~~and F~~. While consistent with the prevailing architectural theme, western elevational treatments
1068 should defer to the presence of the adjacent ~~Palm Springs~~ Art Museum building and relate to the
1069 public open space immediately ~~in front~~next to them. Effective articulation of the
1070 ~~northwestern~~southern and northern frontages of Block ~~EGHG~~ will be essential to reduce the
1071 visual dominance of the tall building.

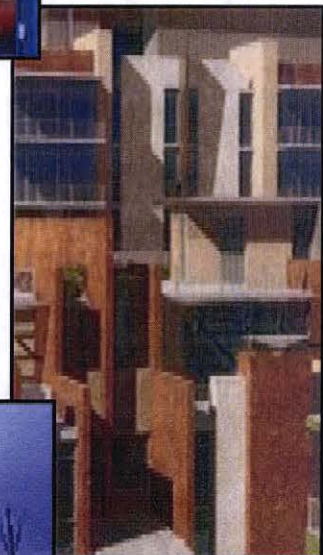
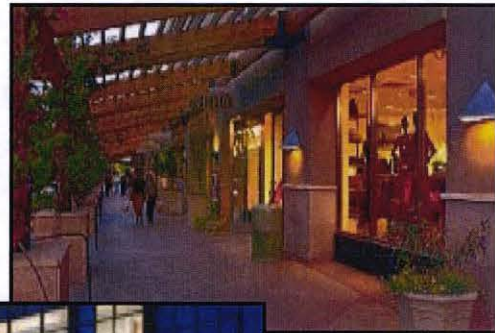
1072

1073 Parking structures at street level have a potential to result in austere and impermeable frontages.
1074 While consistent with the prevailing architectural theme, they will require special design
1075 treatment to minimize the impact of the structure on the pedestrian experience. Parking
1076 structures must be visually permeable and include ‘designed-in’ safety features. Elevations
1077 require effective articulation, incorporating projections, recesses and interesting combinations of
1078 materials to avoid the creation of continuous, harsh frontages. Parking structures must also have
1079 well defined entrances, easy access and legible interior spatial arrangements to invite consistent
1080 usage.

1081
1082
1083
1084
1085

Exhibit III-3
Architectural Treatments

1086



1088 d. Storefronts

1089

1090 Well-designed storefronts make a significant contribution to streetscape character and assist in
1091 the creation of lively frontages. The pedestrian experience is enhanced by visually permeable,
1092 largely glazed storefronts that minimize the division between interior and exterior space, and
1093 allow interesting views of inviting interiors. Clearly defined and easily accessible entrances
1094 create active frontages and draw people into the store, while visually permeable design treatment
1095 allows the interior of the store to function as an extensive display area at all hours, thereby
1096 maximizing economic opportunities for vendors.

1097

1098 Essential security equipment must be inconspicuously located so that the creation of a hostile
1099 atmosphere is avoided. If permitted, security grilles must be internally mounted, fully retractable
1100 during trading hours and visually permeable when in use after the store is closed.

1101

1102 While allowing flexibility for individual distinctiveness, shopfront design should be compatible
1103 with ~~the Museum Market Plaza~~Downtown Palm Springs architectural theme and reflect the
1104 appearance and scale of the building above.

1105

1106 e. Building Materials

1107

1108 Designed as an integral component of ~~the Museum Market Plaza~~Downtown Palm Springs
1109 architectural theme, a rich palette of complementary materials and finishes will create subtle
1110 continuity throughout the area by visually linking eclectic architectural styles. While consistent
1111 with the broader theme, it is essential that materials, colors and finishes are appropriate to the
1112 architectural style of individual buildings.

1113

1114 The Specific Plan allows for an intensive level of development and building facades must be
1115 softened and articulated by the innovative use of a harmonious range of surface treatments. In
1116 addition to visually reducing building mass, interesting variety in color and material assist in the
1117 creation of a lively townscape. Intense sunshine is a prevailing feature of the Palm Springs

1118 environment and textured surface finishes on which interesting shadow effects can be achieved
 1119 will contribute much to distinctive local character. Wide expanses of glazing blur the distinction
 1120 between interior and exterior space, promoting an essential sense of permeability and
 1121 spaciousness long associated with the Palm Springs townscape.

1122

1123 **2. Connectivity, Streetscapes, Open Spaces**

1124

1125 a. Connectivity and Streetscenes

1126

1127 Streetscape character has a fundamental impact on the vitality of downtown by either
 1128 encouraging or deterring pedestrian activities and a legible, well defined hierarchy of streets and
 1129 pedestrian links, connected by a sequence of versatile public open spaces, effectively permeates
 1130 the Specific Plan.

1131

1132 East-west connectivity is facilitated for both vehicles and pedestrians. Upgrading the streetscape
 1133 of Andreas Road and additional connections and crossings should connect the Specific Plan area
 1134 to the Convention Center and other resort facilities on the east. Providing a greater degree of
 1135 connectivity will increase access to retail and restaurant uses, foster economic development, and
 1136 reduce vehicular trips. ~~introducing a new public street, (“Main Street”), that bisects Block K and~~
 1137 ~~continues through to the Palm Springs Art Museum will enhance connectivity to and from~~
 1138 ~~Section 14, as well as providing an opportunity to form several definitive intersections. The~~
 1139 ~~existing link between grid circulation of Main Street and extending to Belardo Road is not~~
 1140 essential to successful traffic circulation, and ~~subject to an appropriate design solution,~~

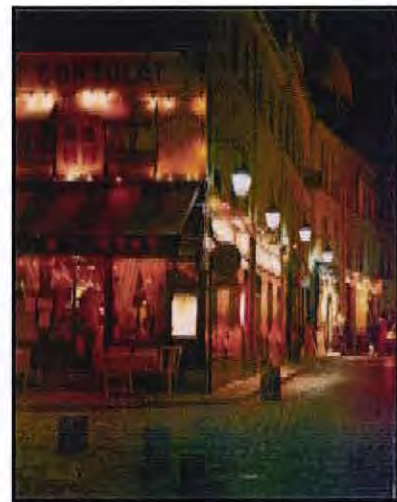
1141



~~severance extension of the two could occur new “Main Street” from Museum Drive to Belardo Road completes the grid circulation pattern essential to improved traffic circulation in the Specific Plan.~~

1146 Permeating the blocks included in the Specific Plan with well-designed pedestrian connections
 1147 avoids the creation of overwhelmingly urban mega-blocks, adds visual interest to the streetscene
 1148 and encourages pedestrian activity. The design treatment of pedestrian links, both within the Plan
 1149 Area and to adjacent development, forms an integral part of the **Museum—Market**
 1150 **PlazaDowntown Palm Springs** Urban Design concept, creating inviting, multi-purpose spaces of
 1151 distinctive character that include ‘designed-in’ safety features.

1152
 1153 View corridors have contributed much to the unique townscape
 1154 character of Palm Springs. The mountains form a spectacular
 1155 backdrop to the City and downtown streetscenes offer
 1156 distinctive longitudinal views, where the vertical rhythm of the
 1157 mature palm trees acts as an effective foil to the general
 1158 horizontality of the built form. In terms of preserving local
 1159 distinctiveness, it is important that existing view corridors are
 1160 protected and new ones created. As building heights within the
 1161 Specific Plan generally exceed those previously existing, it is
 1162 essential that architectural elements and building components
 1163 be varied and reduce the overall perception of mass, resulting in graduated frontages that allow
 1164 generous view corridors. A particularly definitive local view will be created by the opening of a
 1165 new east-west street that allows tree-framed views in both directions. Views to the east will
 1166 extend to the startling focal point of the new building and views to the west will include the
 1167 iconic Art Museum, with the mountain behind. Additional connections and crossings should be
 1168 provided from the Specific Plan area to the Convention Center and other resort facilities to the
 1169 east. ~~The new street will also be the starting point of an interconnected town-center extending~~
 1170 ~~from the Museum, through the new Spa Resort and Casino, and to the Hard Rock Hotel and~~
 1171 ~~Convention Center.~~



1172
 1173 In accordance with the **Museum-Market PlazaDowntown Palm Springs** Urban Design concept,
 1174 streetscapes should be characterized by consistent, but adaptable, design treatments so that a
 1175 strong sense of continuity and place is achieved. Component spaces of special use or interest can

1176 be individually defined by a complementary variety of detailing and material. Major vehicle and
 1177 pedestrian routes within the Specific Plan shall be enclosed by active frontages, with sidewalks
 1178 designed to accommodate a variety of compatible outdoor activities and thereby extend the hours
 1179 of active use. Consistent with the Urban Design concept for ~~the Museum Market~~
 1180 ~~Plaza~~ **Downtown Palm Springs**, a full range of features and amenities to enhance the pedestrian
 1181 experience and encourage pedestrian activity shall be incorporated into the design of sidewalks
 1182 and other public open spaces (see Section III.4 Street Furniture). Parking structures at street level
 1183 have a potential to result in austere and impermeable frontages and the sidewalk fronting a street
 1184 level parking structure will require sensitive design treatment and landscaping to soften the
 1185 visual impact of the parking structure.

1186
 1187 Within the Specific
 1188 Plan, a hierarchy of
 1189 definitive
 1190 intersections is to be



1191 created. Street surfaces at selected intersections will be given visual definition by the
 1192 introduction of special surface finishes, while landscaped sidewalk projections or ‘bulbs’,
 1193 together with building corner cutbacks, will create useable public open spaces and contribute to a
 1194 more pleasing pedestrian experience. All design treatments will be consistent with the unified
 1195 Urban Design concept, with special interest and variety being achieved in the detailing. Key
 1196 definitive intersections should be created at ~~all four corners of the~~ **Belardo Road and Andreas**
 1197 **Road, Belardo Road and Main Plaza Street**, and at the ~~junctions~~ **intersections** of Tahquitz Canyon
 1198 Way with Belardo Road and North Palm Canyon Drive. Secondary definitive intersections may
 1199 be created at other minor intersections within the Specific Plan area. A visual link between the
 1200 ~~Museum Market Plaza~~ **Downtown Palm Springs** and the Section 14 district ~~immediately~~
 1201 east should be achieved by the introduction of special street surface finishes ~~to Indian Canyon~~
 1202 ~~Drive, at the gateway to intersection of the new connector east end of Main Street extending~~
 1203 ~~through Block K~~. This will draw the attention of drivers to the gateway as well as encouraging
 1204 pedestrian circulation between the two areas.

1205



Source: RGA Landscape Architects, Inc.



Downtown Palm Springs Specific Plan
Block E - Park
Palm Springs, California

III-4

09.28.15

1207

1208

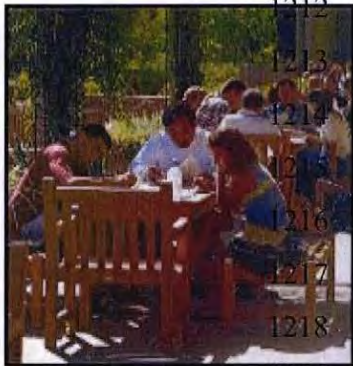
b. Public Open Spaces

1209

1210

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

1211



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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~~within the Specific Plan area, with direct connection to areas north, south and east of the Specific Plan via

1220

~~Main Street~~ and Belardo Road, ~~thereby linking two important north-south routes and providing east-west connectivity~~. The area is effectively enclosed by the surrounding blocks and its spatial characteristics provide opportunity for extended and varied uses. The

1221

1222

1223

1224

1225

~~Main Plaza~~Downtown Palm Springs Park is fundamental to the creation of a distinctive sense of

1226

1227

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

1228

1229

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

1230

1231

a wide range of amenities to facilitate cultural, pedestrian, and recreational activities., as well as a venue for gatherings, entertainment, and community activities. Built form within the

1232

1233

~~Plaza~~Downtown Palm Springs Park will remain limited and subordinate to the function of the Downtown Palm Springs Park and its use as a public space and special event venue; wide views should exist in all directions.

1234

1235

1236

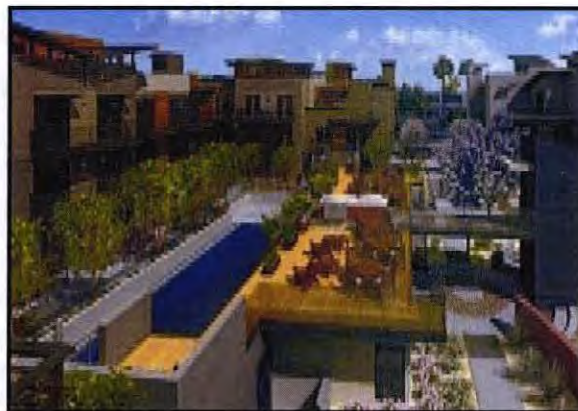


1237 Public gathering spaces on a smaller scale will also be created in front of the Palm Springs Art
1238 Museum on Blocks H-1 and in the center of Block K. The two H-2. These secondary open
1239 spaces will form an integral part of the significant view corridor that ~~will exist between~~
1240 ~~the expose the eastern façade of the Palm Springs Art Museum to the west and the Block K~~
1241 ~~buildings to the east.~~ The design treatment of ~~the two spaces~~ Blocks H-1 and H-2 will
1242 complement that of the Main Plaza Downtown Palm Springs Park so that a clear hierarchical
1243 relationship between the open spaces within ~~the Museum-Market Plaza Downtown Palm Springs~~
1244 is evident and continuity of theme maintained.

1245
1246 c. e. Common Open Space in Residential Projects
1247

1248 Common area open space for residential projects is intended to provide opportunities for views
1249 within the blocks to the surrounding mountains and streetscene. When designed in conjunction
1250 with building articulation, the aesthetic effect will be improved for residents and visitors alike.
1251 Permeating the built form with interesting and sensitively designed open spaces prevents the
1252 creation of continuous frontages and overwhelming urban ‘mega-blocks’, while facilitating the
1253 safety of users by allowing spontaneous observation.

1254 The domestic use of common open spaces in
1255 residential projects must be reflected in
1256 spatial proportions to the human scale and in
1257 gentle means of enclosure that, while
1258 providing residents with an essential level of
1259 privacy, allow landscape features and a sense
1260 of spaciousness to prevail. Design treatments
1261 must be consistent with the wider urban
1262 design concept and result in lively and inviting common spaces that complement the
1263 architectural style of the adjacent buildings and encourage appropriate use.
1264
1265



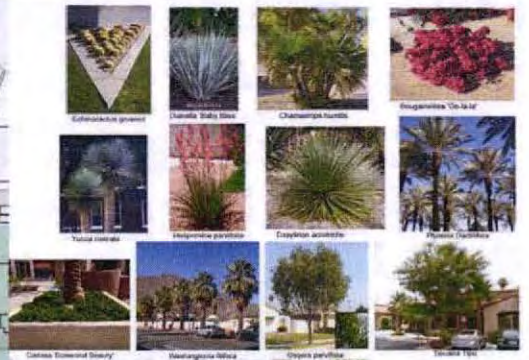
PLANT SCHEDULE

NO.	DESCRIPTION	QTY
1	Platanus - New York	100
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100	Platanus - New York	100



Downtown Palm Springs Landscape Design Concept

The Goal of Landscape Design Concept for Downtown Palm Springs is to Complement and Reinforce the Architectural Beauty Creating Simplified Patterns of Grouping Color, Texture and form. Various Brands of Color Plant Types are used as an Architectural Feature to lead and direct pedestrians into and through the Project Site. The texture of the Color Plant Types will create a Contrast with Material Patterns of Light and Shade. The Color Plants are used as Visual Cues at Intersections and Crosswalks. Ground Plane Landscaping includes Masses of Dark Green, Low Growing Mass Plants with Contrasting White and Green Leaves around the Sides of Walk Ways and to Highlight Intersections. Walkways along Public Parks will include using Palm, Crape Myrtle. The largest Landscaped Area adjacent to the Corner of Main Street and Tanquity Center will be a display of various types of Low Growing Annual Plants. This includes: Purple Daisies, and Mediterranean Blue Flies. Color Plants will Line the Pedestrian Paths across and Land Pedestrians into the Site. Bricks, a grid of white and Color plantings in a Mass Planting at 2' or closer, and the landscaping planting situations, details shown will be used with Climate, Form, the Masses and Materials. Side with Palm Trees following the Intersections. Andrews Road will have a combination of Grouping Trees and Palm Trees at Pedestrian Crossing. Main Street will have Color Plants throughout.



Source: TKD Associates, Incorporated



**Downtown Palm Springs Specific Plan
Conceptual Master Landscape Plan
Palm Springs, California**

III-5

1268

1269

3. Landscaping

1270

1271 Highly defined landscaping is an essential part of achieving quality design within the ~~Museum~~
1272 ~~Market Plaza~~Downtown Palm Springs Specific Plan, and will have a profound effect on the
1273 quality of life enjoyed by residents and visitors. Development of this landscape plan has been
1274 guided by a variety of considerations,
1275 including the natural and developed setting
1276 within which the ~~planning area~~project occurs.

1277

1278 The Specific Plan landscape plan has been
1279 designed to be compatible and consistent with
1280 the local setting as well as the Downtown
1281 Design Guidelines. Landscaped open space
1282 areas must be responsive to desert conditions,



1283 utilizing thoughtful and creative designs that limit water demand and are in harmony with the
1284 natural setting. The master landscape palette includes a variety of drought tolerant and native
1285 species.

1286

1287 Use of landscaping throughout the site will provide connectivity linking all residential,
1288 commercial and mixed-use areas. Open space areas provide for pedestrian and bicycle access
1289 and connect to the hotels and Convention Center to the east.

1290

1291 Landscaping will be utilized as a functional design element within all ~~planning areas~~Blocks.

1292 Landscape treatments and enhancements are designed to maximize the use of native desert and
1293 compatible drought-tolerant planting materials. Landscape plans will address water erosion
1294 issues and must demonstrate the water efficiency gained from plant and irrigation system
1295 selection.



1304

To accomplish the design objectives, landscape elements will incorporate vertical dimension. Fan palms, date palms, acacia and Rhus lancia are appropriate trees within the project. Trees can also be used to provide shading and cooling. Use of trees shall take into careful account the viewsheds, as well as that rightfully enjoyed by adjoining properties.

1305

1306 The conceptual Master Landscaping Plan for ~~the Museum Market Plaza~~Downtown Palm Springs
1307 is shown in Exhibit III-5. ~~The Museum Market Plaza~~Downtown Palm Springs is divided into a
1308 series of Major and Minor Entries, and Major and Minor Focal Points.

1309

1310 As the central focal point to the entire project, the ~~Main Plaza~~Downtown Palm Springs Park is to
1311 be given particular attention and care. The ~~Plaza~~Downtown Palm Springs Park is to transition
1312 between the regimented street landscaping on surrounding streets, into a ~~shaded landscaped~~,
1313 people friendly place where the atmosphere invites visitors to sit, enjoy the cool air, and the
1314 ~~water feature amenities incorporated into the recreational space~~. Shade trees are intended to have
1315 larger canopies, including Desert Museum Cercidium, and Tipu Tree. ~~Although by necessity the~~

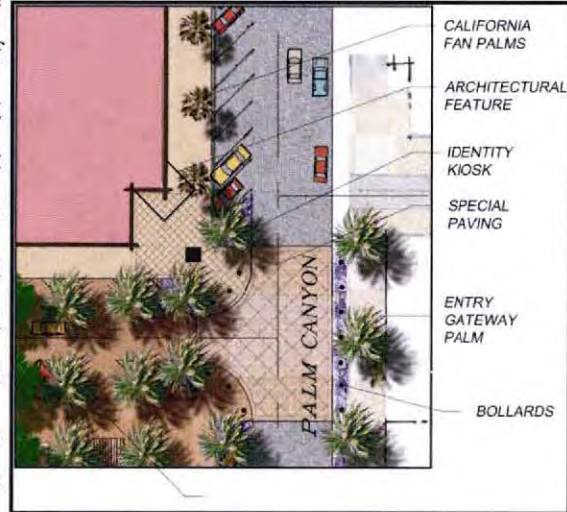
1316 ~~Plaza will be finished in decorative pavement~~
1317 ~~to a great extent, lawn areas and fountains are~~
1318 ~~encouraged in this area, as are benches, and~~
1319 ~~restaurant terraces associated with the two~~
1320 ~~planned single story buildings~~Design of the
1321 Downtown Palm Springs Park will incorporate
1322 themes that are compatible with other
1323 significant outdoor public spaces.

1324

1325



1326
 1327 From the **Plaza Downtown Palm Springs Park**, the
 1328 landscaping plan returns to the theme of
 1329 California fan palm and date palm trees lining
 1330 interior streets, with shade trees provided at
 1331 intersections. Additional planting along the streets
 1332 should focus on potted accent palms, typical of an
 1333 urban environment, rather than planting strips and
 1334 beds. Planting beds are appropriate when
 1335 surrounding shade trees near parking areas,
 1336 particularly on secondary streets, to soften the
 1337 asphalt and hardscape.



1338
 1339 **Landscaping Zones**

1340 The landscaping concept divides landscaping into three “zones”: the Streetscape Zone, the
 1341 Transition Zone and the Open
 1342 Space Zone.

1343
 1344 The Streetscape Zone is designed
 1345 to integrate into the landscaping
 1346 patterns already occurring in
 1347 downtown Palm Springs. Street
 1348 trees and plantings will emulate
 1349 the rows of palm trees which now
 1350 flank Palm Canyon Drive, and



1351 will extend throughout the primary streets in all **planning areas.Blocks**. Shade trees are provided
 1352 at intersections to break up the linear nature of the palms, and cool the environment for both
 1353 pedestrians and vehicles. Plantings are focused on potted palms and annual color, which does not
 1354 block pedestrian activity.

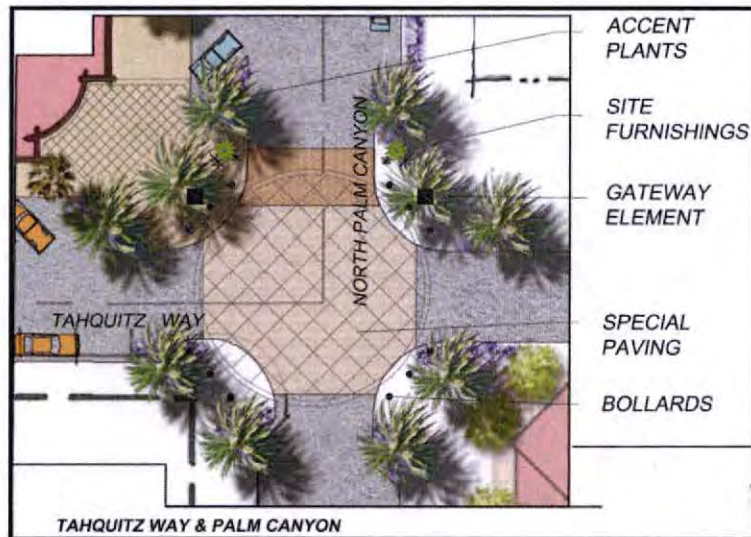
1355

1356 The Transition Zone has a less intense focus on palm trees, and introduces a greater variety of
 1357 shade trees and shrubs. The Transition Zone plants should apply to the secondary streets and the
 1358 residential areas, to soften the built environment, and provide greater shade and cooling. Planting
 1359 areas should include a mix of potted palms and plants, as well as planting beds surrounding street
 1360 trees, to reflect a less intense urban environment.

1361
 1362 The Open Space Zone applies not only to the Main Plaza, but also to the common area open
 1363 spaces that will be created within each Block. This Zone includes the widest variety of plant
 1364 materials, and is intended to connect the Streetscape and Transition Zones. In areas away from
 1365 the Main Plaza, the focus should be on canopy and accent trees, and a higher intensity of
 1366 groundcovers, particularly in areas where the primary uses are residential.

1367
 1368 Entries and Focal Points

1369 In addition to the **Main**
 1370 **Plaza Downtown Palm Springs**
 1371 **Park**, particular care must be taken
 1372 in the landscape design of Major
 1373 and Minor Entries, and Major and
 1374 Minor Focal Points, as depicted in
 1375 Exhibit III-7. The Entries to the
 1376 Specific Plan must be designed to
 1377 include the signature palms, accent
 1378 trees and special paving, to draw
 1379 the visitor in, and define the space.



1380
 1381 The Major Focal Point in the project will be the intersection of **Museum Way Main Street** and
 1382 Museum Drive. This area, in front of the **Palm Springs Art Museum**, ~~must be designed to draw~~
 1383 ~~the eye from as far away as Indian Canyon Drive, and~~ should include not only significant vertical
 1384 elements, but also extensive special paving and public art. Landscaping in this area should act as
 1385 a frame to the **Palm Springs Art Museum** building, and not obliterate the structure.

1386

1387 At Minor Focal Points, the
1388 emphasis must be on
1389 landscaping and hardscape
1390 which is at a pedestrian scale,
1391 and provides opportunities for
1392 street furniture, directional
1393 signage and shade. Again,
1394 accent paving which defines
1395 the area is critical to
1396 providing a sense of place
1397 within the project.



1398

1399 Continuity of Theme

1400 The overall theme of the landscaping plan must be maintained throughout the Specific Plan.
1401 Since it is expected that the project will develop in phases, and that individual buildings and
1402 blocks will have differing architectural character, the connecting thread between the buildings
1403 and blocks will be the landscaping. As projects are reviewed and approved, the least amount of
1404 variation should be allowed in landscaping patterns, unlike the architectural variety which is
1405 expected in architecture. Since the Main Plaza Downtown Palm Springs Park and major roadway
1406 streetscapes are expected to be the in the first phase early phases of development, these areas will
1407 set the tone for the balance of the landscaping plans throughout Museum-Market
1408 Plaza Downtown Palm Springs. Once established, their design theme should be adhered to for all
1409 subsequent phases of the project.

1410

Table III-5

Landscape Palette³⁰

Plant Zone	Scientific Name	Common Name	Size	
	Palms			
S	O	Butia capitata	Pindo Palm	36"-Box
S		Phoenix dactylifera	Date Palm	20' B.T.H.
S	T O	Washingtonia filifera	California fan palm	8' – 20' ht.
S	T O	Washingtonia robusta	Mexican fan palm	8' – 16' ht.
S	T O	Chamaerops humillis	Mediterranean fan palm	24" – 36"Box
		Trees		
S		Acacia salicina	Willow Acacia	24" – Box
	O	Citrus sp.	Citrus sp.	24" – Box
	T O	Fraxinus udei 'Majestic Beauty'	Evergreen ash	36" – Box
S	T	Cercidium 'Desert Museum'	Desert Museum	36" – Box
S	T	Prosopis h. 'Phoenix'	Phoenix	24" – 36"Box
	T O	Rhus lancea	African sumac	24" – 48"Box
	T O	Schinus molle	California pepper tree	24" – 48"Box
	O	Schinus terebinthifolius	Brazilian pepper tree	24" – 36"Box
	T O	Ulmus parvifolia	Evergreen Elm	24" – 36"Box
	T O	Tipuana Tipu	Tipu tree	24" – 36"Box
		Accents		
	O	Beaucarnea recurvata	Ponytail palm	15 – Gal.
	O	Cycas revoluta	Sago palm	24" – Box

³⁰ Appropriate plants identified in the Coachella Valley Water District's "Lush and Efficient" publication may be used with the approval of the Planning Director.

Table III-5

Landscape Palette³⁰

Plant Zone		Scientific Name	Common Name	Size
S	T	Dasyliion longissima	Mexican grass tree	15 – Gal.
S	T	Dasliion wheeleri	Desert spoon	15 – Gal.
	T	O Muhlenbergia rigens	Dear grass	5 – Gal.
		Shrubs		
S	T	O Bougainvillea ‘Oo La La’	Bougainvillea	5 – Gal.
S	T	Caesalpinia pulcherrima	Red Bird of Paradise	5 – Gal.
S	T	O Carissa grandiflora spp.	Natal plum	5 – Gal.
S		O Cassia artemesoides	Desert cassis	5 – Gal.
S	T	O Cassia nemophila	Bushy senna	5 – Gal.
S	T	O Dodonaea viscosa	Hopseed bush	5 – Gal.
S		O Euryops pectnatis	Green leaf euryops	5 – Gal.
S	T	O Hesperaloe parvifolia	Red yucca	5 – Gal.
		O Hibiscus Rosa-Sinensis	Chinese hibiscus	5 – Gal.
S	T	Leucophyllum spp.	Texas ranger	5 – Gal.
	T	O Nandina domestica	Heavenly bamboo	5 – Gal.
	T	O Nerium oleander ‘Petite’	Dwarf oleander	5 – Gal.
		O Pittosporum t. ‘Variegata’	Variegated Pittosporum	5 – Gal.
		O Pittosporum t. ‘Wheeler’s dwarf’	Wheeler’s dwarf tobira	5 – Gal.
		O Rhamnus indica	India hawthorn	5 – Gal.
S	T	Salvia greggii	Red salvia	5 – Gal.
S	T	O Thevetia peruviana	Yellow oleander	15 – Gal.
S	T	O Xylosma congestum ‘Compacta’	Xylosma	5 – Gal.
S		O Prunus caroliniana	Carolina laurel cherry	15 – Gal.
		O Ligustrum j. ‘Texanum’	Japanese privet	5 – Gal.

Table III-5

Landscape Palette³⁰

Plant Zone	Scientific Name	Common Name	Size
	Vines & Groundcovers		
S T O	Bougainvillea ‘B. Karst’	Bougainvillea Barbara Karst	15 – Gal.
S T O	Calliandra inaequilatera	Pink powder puff	15 – Gal.
S T O	Tecoma spp.		15 – Gal.
S O	Carrisa g. ‘Green Carpet’	Green carpet	1 – Gal.
O	Annual Color	Seasonal	Flats
S	Baccharis h. ‘Thompson’	Desert Bloom	1 – Gal @ 5’ 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			

1411

1412

- 1413 | Exhibits III-6: Landscaping Hierarchy
- 1414
- 1415

1416 **4. Street Furniture, Lighting and Art**

1417

1418 Well-designed street furniture, lighting and public art enliven townscape character and contribute
1419 to a strong sense of local identity. ~~The Museum Market Plaza~~Downtown Palm Springs is a
1420 pedestrian oriented area and street furniture should be designed to the human scale and placed to
1421 enhance the pedestrian experience. While consistent with the general design principles included
1422 in the Palm Springs Downtown Urban Design Plan, a variation on the recommended theme that
1423 complements the Urban Design concept for ~~the Museum Market Plaza~~Downtown Palm Springs
1424 should be implemented within the confines of the Specific Plan. Special detailing will define ~~the~~
1425 ~~Museum Market Plaza~~Downtown Palm Springs as an area of distinctive identity, while
1426 maintaining continuity of theme ensures that the downtown area as a whole engenders a clearly
1427 perceptible sense of place. While allowing for interesting variations in complementary design, all
1428 elements must work together to create a distinctive, unified identity.

1429

1430 The Plan's downtown location offers many opportunities for public art and items of cultural or
1431 educational interest to be incorporated into the design of public open spaces, with the Park and
1432 adjacent H-1 and H-2 Blocks presenting an opportunity to display an exceptionally commanding
1433 piece. Lighting, while facilitating public safety, should provide illumination levels appropriate
1434 to the uses of the area and contribute to the general ambience.

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**Exhibit III- 6
Street Furniture**



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G. Green Building and Energy Efficiency

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~~Museum Market Plaza~~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, ~~Museum Market Plaza~~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.

1497

1498

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 ~~Museum Market Plaza's~~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; window placement on exposed wall faces; and use of buildings to shade public or private open spaces, and limit heat sink effects.

1504

1505

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

1509

1510

~~Projects approved after the adoption of the 2016 Specific Plan amendment must exceed the standards of Title 24 of the Building Code, be consistent with the City's Green Building Program in effect at the time of development, or obtain LEED certification. Green building techniques and LEED design principles should be implemented throughout~~ ~~Museum Market Plaza.~~Downtown

1513

1514 ~~Palm Springs. The designers of the project should strive to assure that 50% of the buildings be~~
1515 ~~designed to meet at least the minimum LEED requirements for certification in place at the time~~
1516 ~~they are designed.~~ LEED requirements range from access to public transit and alternative
1517 transportation to the use of recycled building materials and low-emitting paints and coatings. The
1518 LEED model is readily accessible, beneficial to the community, both with ~~Museum Market~~
1519 ~~Plaza~~Downtown Palm Springs and throughout Palm Springs, and is more commonly
1520 implemented every year.

1521

1522 The landscaping palette for ~~Museum Market Plaza~~Downtown Palm Springs is designed to
1523 minimize the use of water for irrigation. Landscape irrigation can represent the majority of a
1524 project's water use. ~~Museum Market Plaza~~Downtown Palm Springs should be designed to lower
1525 its water use in landscaping, through the installation of highly efficient irrigation systems, rain
1526 sensing equipment, and plant-specific emitters.

1527

1528 Recycling of materials within ~~Museum Market Plaza~~Downtown Palm Springs should be made as
1529 simple and accessible as possible. Although centralized solid waste disposal is likely throughout
1530 the project, each building should be designed to make the recycling of materials easy and
1531 convenient. If trash chutes or centralized sorting areas are designed in buildings, they must
1532 include a recycling component. Because of the non-traditional design of housing units in the
1533 project, consultation with Palm Springs Disposal Service may need to be augmented with
1534 research and design more typical of urban environments, since the practices associated with
1535 multi-story design for recycling in the Coachella Valley are limited.

1536

1537 Finally, the public and private open spaces within the project will require furnishings and
1538 finishes which should to the greatest extent possible be made of sustainable and/or recycled
1539 materials. A broad range of products are now available, with more being introduced every year,
1540 which reuse materials in their construction.

1541

1542

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IV. INFRASTRUCTURE

1549

A. Introduction

1551

1552 ~~Museum Market Plaza~~Downtown Palm Springs occurs in an area of Palm Springs which is fully
1553 developed. As such, most infrastructure, including roadways, water, sewer, and utilities, are in
1554 place in the area. It is expected that with implementation of the Specific Plan, existing trunk lines
1555 will remain, and on-site extensions will occur to service individual blocks throughout the site. A
1556 detailed description of all existing and proposed infrastructure for the project is provided below.

1557

Complete Streets

1559

1560 Assembly Bill 1358 (AB 1358, Chapter 657, Statutes of 2008), the *California Complete Streets*
1561 *Act*, required the Governor's Office of Planning and Research (OPR) to amend its 2003 General
1562 Plan Guidelines to provide guidance to local jurisdictions on how to plan for multimodal
1563 transportation networks in general plan circulation elements. AB 1358 had a legislative goal
1564 "...to reduce greenhouse gas emissions, make the most efficient use of urban land and
1565 transportation infrastructure, and improve public health by encouraging physical activity,
1566 transportation planners must find innovative ways to reduce vehicle miles traveled (VMT) and to
1567 shift from short trips in the automobile to biking, walking and use of public transit." AB 1358
1568 incorporated new regulations in Government Code Section 65302(b)(2), adding:

1569

1570 *(A) Commencing January 1, 2011, upon any substantial revision of the circulation element, the*
1571 *legislative body shall modify the circulation element to plan for a balanced, multimodal*
1572 *transportation network that meets the needs of all users of the streets, roads, and highways for*
1573 *safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context*
1574 *of the general plan.*

1575

1576 *(B) For the purposes of this paragraph, “users of streets, roads, and highways” means*
1577 *bicyclists, children, persons with disabilities, motorists, movers of commercial goods,*
1578 *pedestrians, users of public transportation, and seniors.*

1579

1580 In accordance with AB 1358, in December 2010 OPR released the *Update to the General Plan*
1581 *Guidelines: Complete Streets and the Circulation Element* (the “Update”). The City is required
1582 to use this Update in conjunction with the OPR’s published 2003 General Plan Guidelines when
1583 considering an update to the Circulation Element of the General Plan. OPR’s Update to
1584 implement AB 1358 establishes a goal for the City to “...*plan for the development of a well-*
1585 *balanced, connected, safe, and convenient multimodal transportation network. This network*
1586 *should consist of complete streets which are designed and constructed to serve all users of*
1587 *streets, roads, and highways, regardless of their age or ability, or whether they are driving,*
1588 *walking, bicycling, or taking transit.”*

1589

1590 The Circulation Element of the City’s 2007 General Plan Update was adopted by the City
1591 Council on October 17, 2008. Although adoption of the City’s updated Circulation Element
1592 preceded AB 1358, the Circulation Element considered and provides for a multimodal
1593 transportation network throughout the City as called for in AB 1358. Goal CR1 of the City’s
1594 General Plan states: *Establish and maintain an efficient, interconnected circulation system that*
1595 *accommodates vehicular travel, walking, bicycling, public transit, and other forms of*

1596 *transportation*. Specifically, the City’s Circulation Element established goal and policies
1597 associated with the following components of the Circulation Element:

- 1598 1) a grid system of roadway classifications to accommodate varying volumes of existing and
1599 future traffic;
- 1600 2) truck routes for movement of goods through the City;
- 1601 3) public transportation (transit, para-transit, and rail systems);
- 1602 4) a recreational trail system;
- 1603 5) bikeway classifications and routes;
- 1604 6) pedestrian experience;
- 1605 7) vehicular parking;
- 1606 8) aviation facilities;

1607

1608 Adoption of the Downtown Palm Springs Specific Plan in 2009 was consistent with the 2007
1609 General Plan Update, and positioned the project within and adjacent to various transportation
1610 systems, including bicycle routes as shown in Figure IV.1.

1611

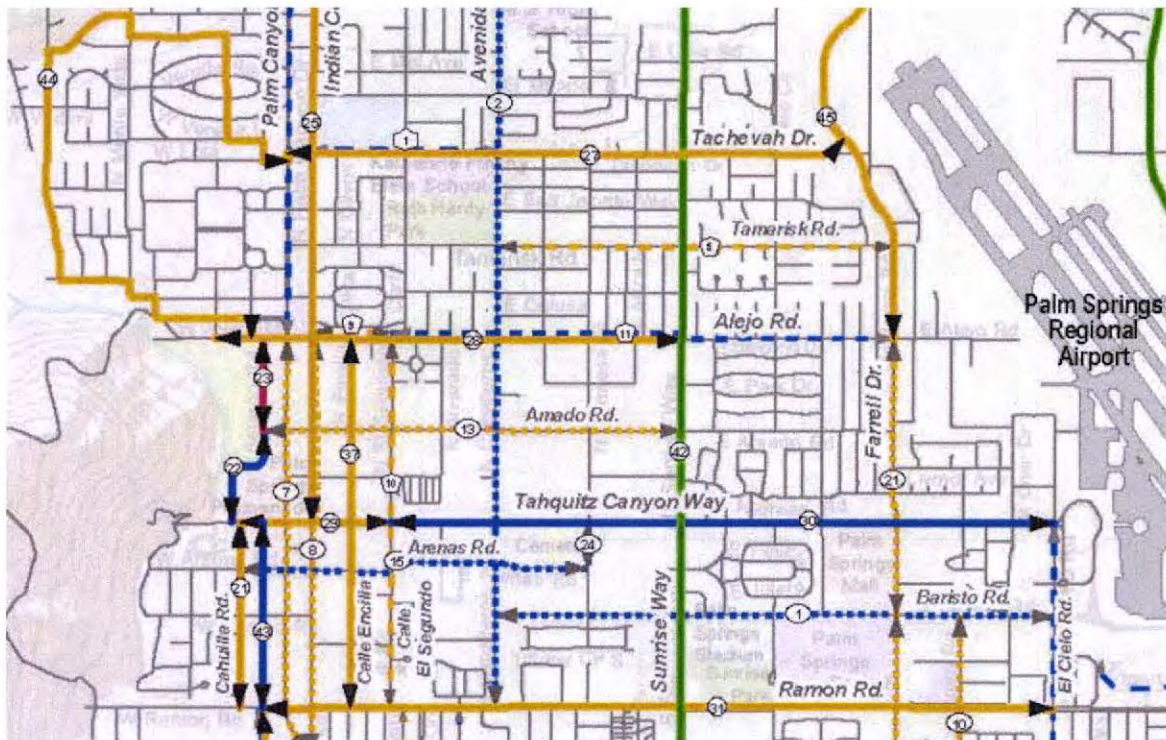


Figure IV.1 – Bicycle Routes

1612

1613 Subsequently, on October 5, 2011, the City Council adopted an amendment to the 2007 General
1614 Plan to incorporate the Coachella Valley Non-Motorized Transportation Master Plan
1615 (“NMTMP”). The NMTMP established a valley-wide master plan of bikeways, trails, associated
1616 facilities and programs and identified each City’s individual systems of bicycle routes, trail
1617 systems and associated facilities. The NMTMP was adopted to ensure compliance with AB
1618 1358, as a planning tool to assure that the various components of the City’s Circulation Element
1619 was interconnected within the City and with other cities, as a way to enhance alternative modes
1620 of transportation, to reduce dependence on the use of private automobiles, to reduce traffic
1621 congestion, to reduce vehicle emissions and greenhouse gas emissions. The NMTMP
1622 incorporates an updated bicycle route map as shown in Figure IV.2.

1623



1624
 1625

Existing Routes

- Class I, Bike Path
- Class II, Bike Lane
- Class III, Bike Route
- Mixed Use Bike Route

Proposed Routes

- Class I, Bike Path
- Class II, Bike Lane
- Class III, Bike Route
- Mixed Use II

1627
 1628

B. Roadways

1629

1630 The public roadways surrounding the project will be constructed to City General Plan standards,
 1631 with limited exceptions. Cross sections of all roadway standards are provided in Exhibit IV-1,
 1632 and roadway classifications are provided in Exhibit IV-2.

1633

1634 Parkways, which will include landscaping, sidewalks, on-street parking pockets and outdoor
 1635 seating or dining areas, will have minimum widths as described in Table IV-1, below.

1636 Encroachment into the parkway for seating, dining areas or similar obstructions must allow
 1637 travel widths which meet or exceed ADA requirements.

1638
 1639
 1640

Table IV-1	
Minimum Parkway Widths	
<u>Palm Canyon Drive</u>	
<u>Tahquitz Canyon to Main Street</u>	<u>25 feet</u>
<u>Main Street to Andreas</u>	<u>24 feet</u>
<u>Andreas to north property line</u>	<u>25 feet</u>
<u>Belardo Road</u>	
<u>Tahquitz Canyon to Main Street</u>	<u>17 feet</u>
<u>Main Street to Andreas</u>	<u>25 feet</u>
<u>Andreas to north property line</u>	<u>25 feet</u>
<u>Main Street</u>	
<u>Palm Canyon to Belardo</u>	<u>23 feet</u>
<u>Belardo to Museum Drive</u>	<u>22 feet</u>
<u>Andreas Road</u>	<u>18 feet</u>
<u>Tahquitz Canyon</u>	<u>30 feet</u>

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 1647

1. Palm Canyon Drive

North Palm Canyon is constructed at its ultimate right of way. Palm Canyon consists of an 80 foot right of way. Palm Canyon currently includes three lanes of traffic with parking on the east side. This configuration can be amended, with City Council approval, and without amendment of the Specific Plan. ~~The Specific Plan proposes to maintain reduce a portion of the existing right of~~

1648 ~~way and revise the current layout of the roadway to provide~~eliminate on-street parking on both
1649 ~~its west and side, and maintain on-street parking on its east side, on~~within the Specific Plan
1650 ~~frontage. This will provide for three lanes of traffic, and parallel parking on the east and west~~
1651 ~~sides. The roadway will also include 15 feet of sidewalk on each side. side.~~ Specific
1652 improvements to the sidewalk connecting the Hyatt Suites hotel frontage to Block A frontage are
1653 needed to improve pedestrian circulation and access.

1654

1655 2. Indian Canyon Drive

1656

1657 As with Palm Canyon Drive, Indian Canyon Drive is developed at its ultimate right of way. The
1658 ultimate configuration of lanes (either one- or two-way) and parking, will be developed when
1659 development, renovation and adaptive reuse plans are brought forward for Block K. The Specific
1660 Plan will implement parallel parking along its frontage on the west side of Indian Canyon,
1661 allowing for three lanes of traffic, and parallel parking on the east side.

1662

1663 3. Tahquitz Canyon Way

1664

1665 Tahquitz Canyon Way is constructed to a paved width of 50 feet, within an 88 foot right of way.
1666 The recently adopted General Plan downgraded Tahquitz Canyon to a Collector, with a 60 to 66
1667 foot right of way. In the Specific Plan area, the north side of Tahquitz Canyon will be designed
1668 to ~~allow~~incorporate a vehicular drop-off for the hotel use proposed on Block C, while
1669 ~~maintaining~~ one lane of westbound traffic, a center turn lane, and parallel parking within a 26
1670 ~~foot half width. A 14 foot sidewalk will be provided on the north side of Tahquitz Canyon.~~

1671 **4. Belardo Road**

1672
1673 Belardo Road will be extended through the Specific Plan area with a ~~624~~1 foot right of way, to
1674 allow one lane of travel in each direction, and ~~angled~~parallel parking on each side. ~~A-12~~

1675
1676 **5. Andreas Road**

1677
1678 ~~Andreas Road will be extending across Palm Canyon Drive to Belardo Road within a 41 foot~~
1679 ~~right of way, allowing one lane of travel in each direction, curb-adjacent landscaping and a~~
1680 ~~sidewalk.~~

1681
1682 **6. ~~5.~~ Museum Drive**

1683
1684 Museum Drive will be ~~48-41~~ feet of right of way, with a single lane of traffic in each direction,
1685 and parallel parking adjacent to the Specific Plan frontage. ~~A-12 foot sidewalk will be provided~~
1686 ~~adjacent to the Specific Plan.~~

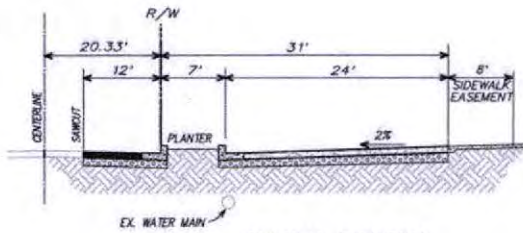
1687
1688 ~~6. 7. Museum WayMain Street~~

1689
1690 ~~Museum DriveMain Street~~ will be ~~4841~~ feet of right of way, with a single lane of traffic in each
1691 direction, and parallel parking adjacent to the Specific Plan frontage. ~~A-12 foot sidewalk will be~~
1692 ~~provided adjacent to the Specific Plan.~~ The alignment of ~~Museum WayMain Street~~ will begin in
1693 front of the Palm Springs Art Museum and run due east, ~~initially terminating at Palm Canyon~~
1694 ~~Drive, and potentially (at build out) through Block K, and~~ terminating at Indian Canyon Drive
1695 ~~across from the former Spa Hotel site.~~

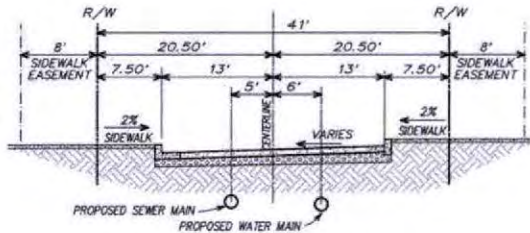
1696

1697 **8. Private Drives/Internal Access**

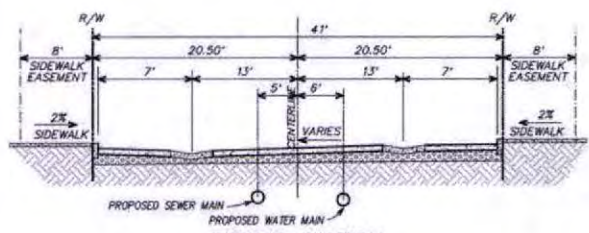
1698
1699 Additional drives, alley ways, and access roads may be designed as part of the development of
1700 each block. All such roads and drives are proposed to be private, and to be designed within a
1701 36 minimum 20 foot right of way, to include one lane of traffic in each direction, and no parking,
1702 and 6 foot sidewalks on. Appropriate pedestrian access will be provided through each sideBlock.
1703



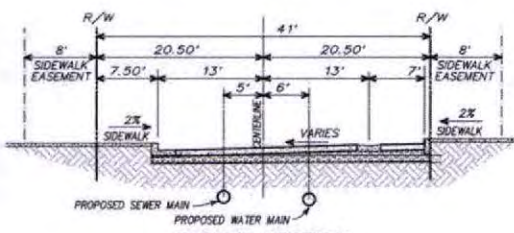
TYPICAL SECTION
TAHQUITZ CANYON WAY
AT HOTEL ENTRANCE
N.T.S.



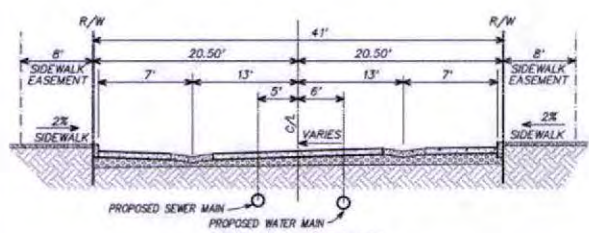
TYPICAL SECTION
BELARDO ROAD, MAIN STREET
N.T.S.



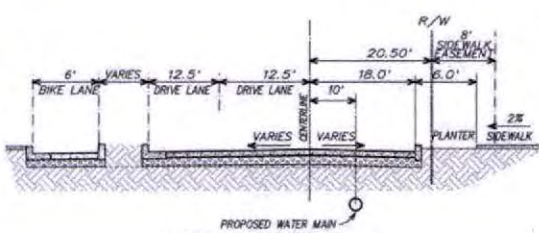
TYPICAL SECTION
BELARDO ROAD, MAIN STREET
N.T.S.



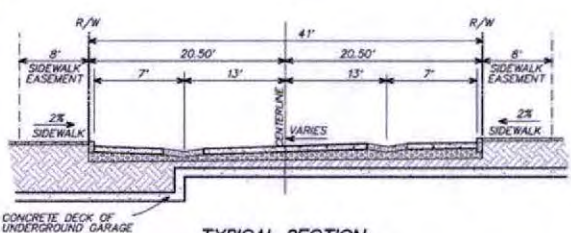
TYPICAL SECTION
BELARDO ROAD
N.T.S.



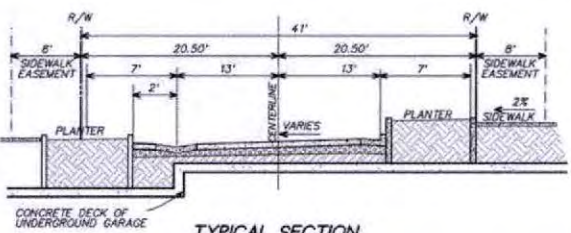
TYPICAL SECTION
MAIN STREET
N.T.S.



TYPICAL SECTION A-A
AT BELARDO ROAD
N.T.S.



TYPICAL SECTION
ANDREAS ROAD NO PLANTER
N.T.S.



TYPICAL SECTION
ANDREAS ROAD / PLANTER
N.T.S.

09.29.15

1709

1710

C. Bicycle Routes

1711 The bicycle routes established in the 2007 General Plan Update, and the subsequently adopted
1712 Coachella Valley Non-Motorized Transportation Master Plan (“NMTMP”), establish an
1713 interconnected system of alternative transportation leading to and around the Downtown Palm
1714 Springs Specific Plan. Bicycle routes have been established as various classifications as shown in
1715 the NMTMP and the following Figures:

Class I Bikeways - Typically called bike paths, they provide for bicycle travel on paved rights-of-way completely separated from any street or highway. These are particularly popular with novice cyclists.



1716

Class II Bikeways - These are often referred to as bike lanes. They provide a striped, stenciled and signed lane for one-way travel on a street or highway.



1717

Class III Bikeways - Generally referred to as bike routes, they provide for shared use with pedestrian or motor vehicle traffic and are identified by signing, and sometimes stencils.



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1725

Class II and Class III bicycle routes have been established along various streets leading to, extending adjacent to and through the Downtown Palm Springs Specific Plan as shown on Figure IV.2.

1726 **D. Public Facilities and Utilities**

1727

1728 Each of the public facilities providers' facilities are described individually below. In addition, the
1729 existing and proposed facilities for each provider is depicted in Exhibits IV-3 through IV-9.

1730

1731 **1. Domestic Water**

1732

1733 Domestic water is provided to the Specific Plan area by the Desert Water Agency (DWA). DWA
1734 has existing 12 inch water mains on the west and east sides of Palm Canyon Drive; a 10 inch
1735 main on the west side, and a 6 inch line on the east side of Indian Canyon Drive; a 12 inch main
1736 in Tahquitz Canyon, west of Belardo; a 12 inch main in Museum Drive, north of Tahquitz
1737 Canyon; and a 12 inch main in Belardo, south of Tahquitz Canyon, and north of the north
1738 boundary of the Specific Plan.

1739

1740 As part of the development of the Specific Plan, a 12 inch main will be installed in the extension
1741 of Belardo Road to connect the existing northern and southern portions of this line, and the
1742 existing 12 inch line in the north portion of Museum Drive, and its connection to Belardo Road
1743 to the north, will be abandoned, as development will occur in that area of the Specific Plan. In
1744 addition, an 8 inch line will be extended in the new east-west street, between Palm Canyon and
1745 Indian Canyon.

1746

1747 Smaller service lines would connect to the main line system described above to provide water
1748 service to individual buildings in individual blocks.

1749

1750 | **2. Sanitary Sewer**

1751 |

1752 | The City of Palm Springs provides sanitary sewer facilities to the Specific Plan area. Existing
1753 | facilities in the area include a 10 inch line in Indian Canyon north of Andreas; 8 inch lines in
1754 | Indian Canyon south of Andreas; Belardo south of Tahquitz Canyon; Tahquitz Canyon west of
1755 | Belardo; and west of Palm Canyon, within the existing Desert Fashion Plaza.

1756 |

1757 | With the implementation of the Specific Plan, the 8 inch line in Belardo will be extended
1758 | northerly, in the extension of Belardo through the project. Six inch lateral lines will be provided
1759 | to connect individual blocks and buildings to the main lines. Finally, the western half of the
1760 | existing 8 inch sanitary sewer line through the Desert Fashion Plaza will be abandoned.

1761 |

1762 |



Legend

- Existing Water
- Proposed Water
- M Proposed 2" Water Meter
- 8 Proposed 6" Detector Check Assembly

Source: Wessman Development

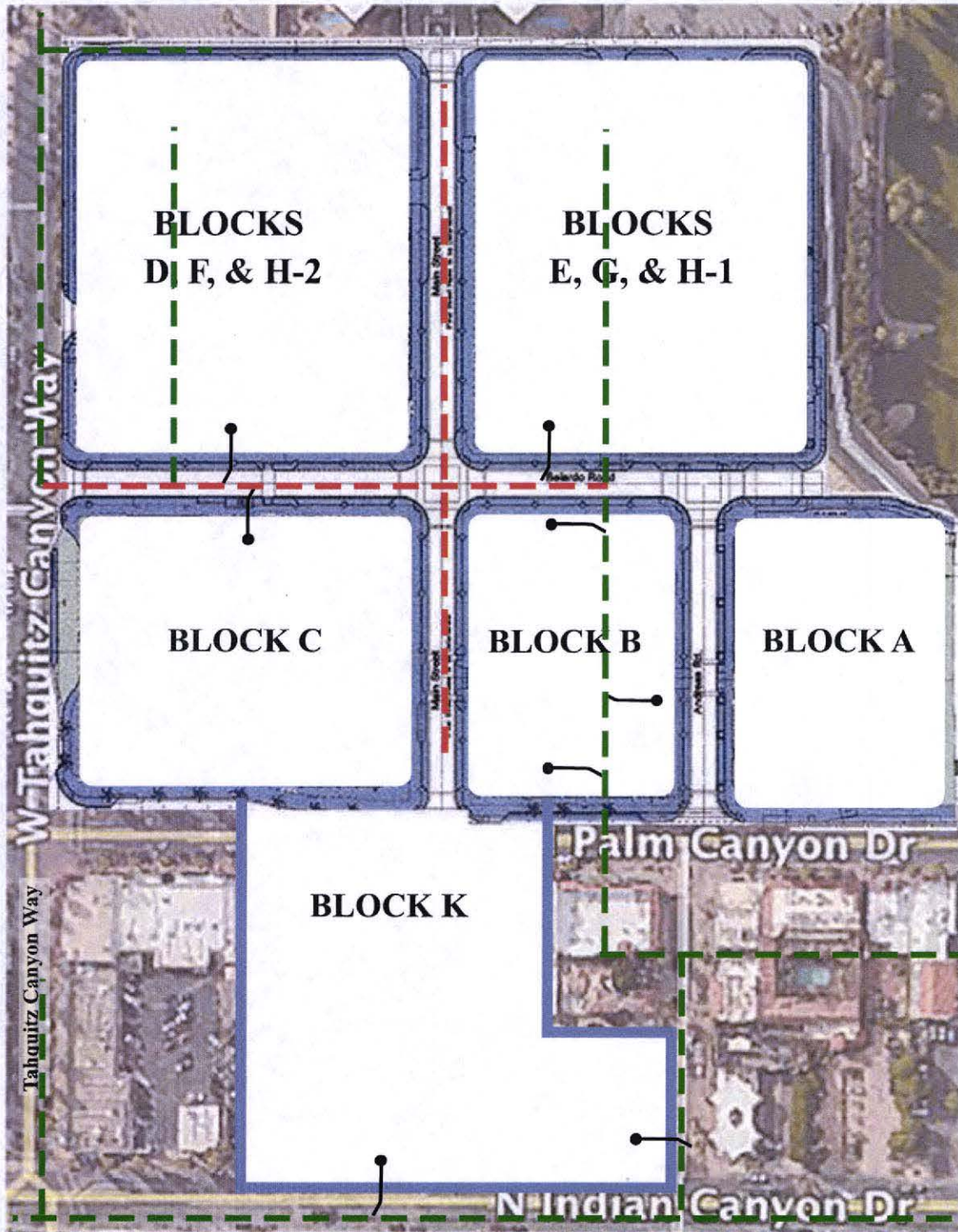


09.29.15



**Downtown Palm Springs Specific Plan
Domestic Water Plan
Palm Springs, California**

**Exhibit
IV-2**



Source: Wessman Development



Downtown Palm Springs Specific Plan
 Sanitary Sewer Plan
 Palm Springs, California

09.29.15

Exhibit
IV-3

1767 **3. Storm Drains**

1768

1769 An existing storm drain system occurs surrounding the Specific Plan area. This system includes
1770 57 inch storm drains in Palm Canyon, north of Andreas; in Indian Canyon; and in Tahquitz
1771 Canyon between Indian Canyon and Palm Canyon. In addition, a 54 inch storm drain occurs in
1772 Tahquitz Canyon west of Palm Canyon Drive, and a 36 inch storm drain occurs in Museum
1773 Drive, north of Tahquitz Canyon.

1774

1775 The Specific Plan's development will result in the construction of a 36 inch storm drain in the
1776 extension of Belardo Road, from Tahquitz Canyon to the new east-west private street. This
1777 facility will collect storm flows from throughout the project in catch basins, and direct them to
1778 the existing facilities in surrounding streets.

1779

1780 **4. Natural Gas**

1781

1782 Natural gas service is provided to the Specific Plan area by The Gas Company. An extensive
1783 system of lines occurs in the area, including 3 inch lines in Palm Canyon south of Andreas, and
1784 Tahquitz Canyon; 2 inch lines in Andreas, Palm Canyon north of Andreas, Belardo south of
1785 Tahquitz Canyon, Cahuilla south of Tahquitz Canyon, and Belardo Road/Museum Drive along
1786 the northern boundary of the Specific Plan. These lines will be extended through the project site
1787 to serve development as it occurs in the Specific Plan area.

1788

1789 **5. Electric Service**

1790

1791 Electric service is supplied by Southern California Edison, which has existing underground
1792 facilities in Indian Canyon, Palm Canyon, Museum Drive, Belardo and Tahquitz Canyon. Future

1793 development within the Specific Plan area will extend service from these existing facilities
1794 throughout the Specific Plan area.

1795

1796

1797

6. Telephone Service

1798

1799 Telephone service is provided to the Specific Plan area by Verizon, which has existing
1800 underground service in Indian Canyon, Belardo, and Museum Drive. Future development in the
1801 Specific Plan area will connect to these existing lines as development occurs. A number of
1802 providers also provide wireless and data services.

1803

1804

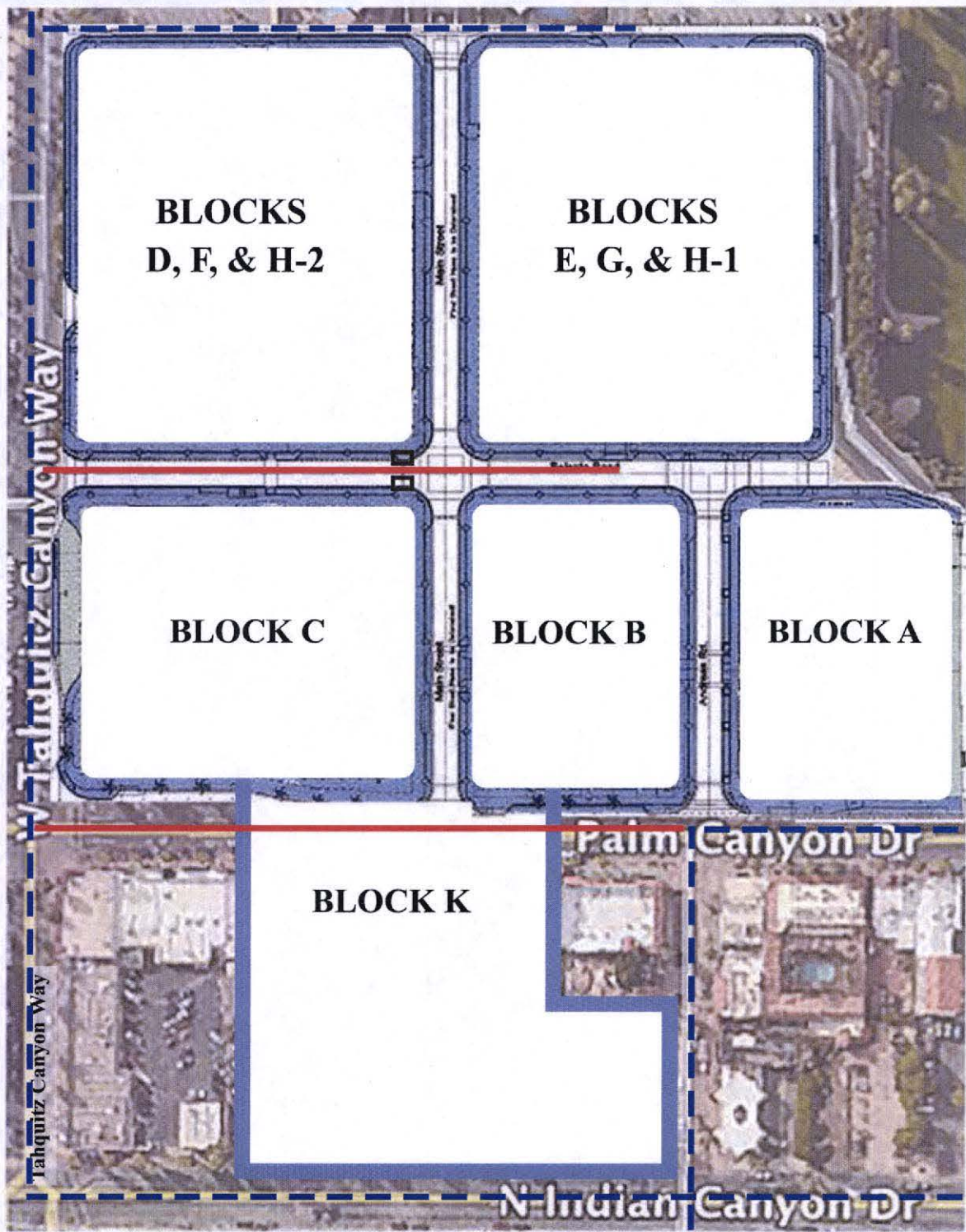
7. Cable Television

1805

1806 Cable television service is the responsibility of Time Warner Cable. Time Warner has
1807 underground facilities in Indian Canyon, Belardo, and Museum Drive. The implementation of
1808 the Specific Plan will result in the extension of these services throughout the area as
1809 development occurs.

1810

1811



Legend

- - - Existing Storm Drain
- Proposed Storm Drain
- Proposed Catch Basin

Source: Wessman Development



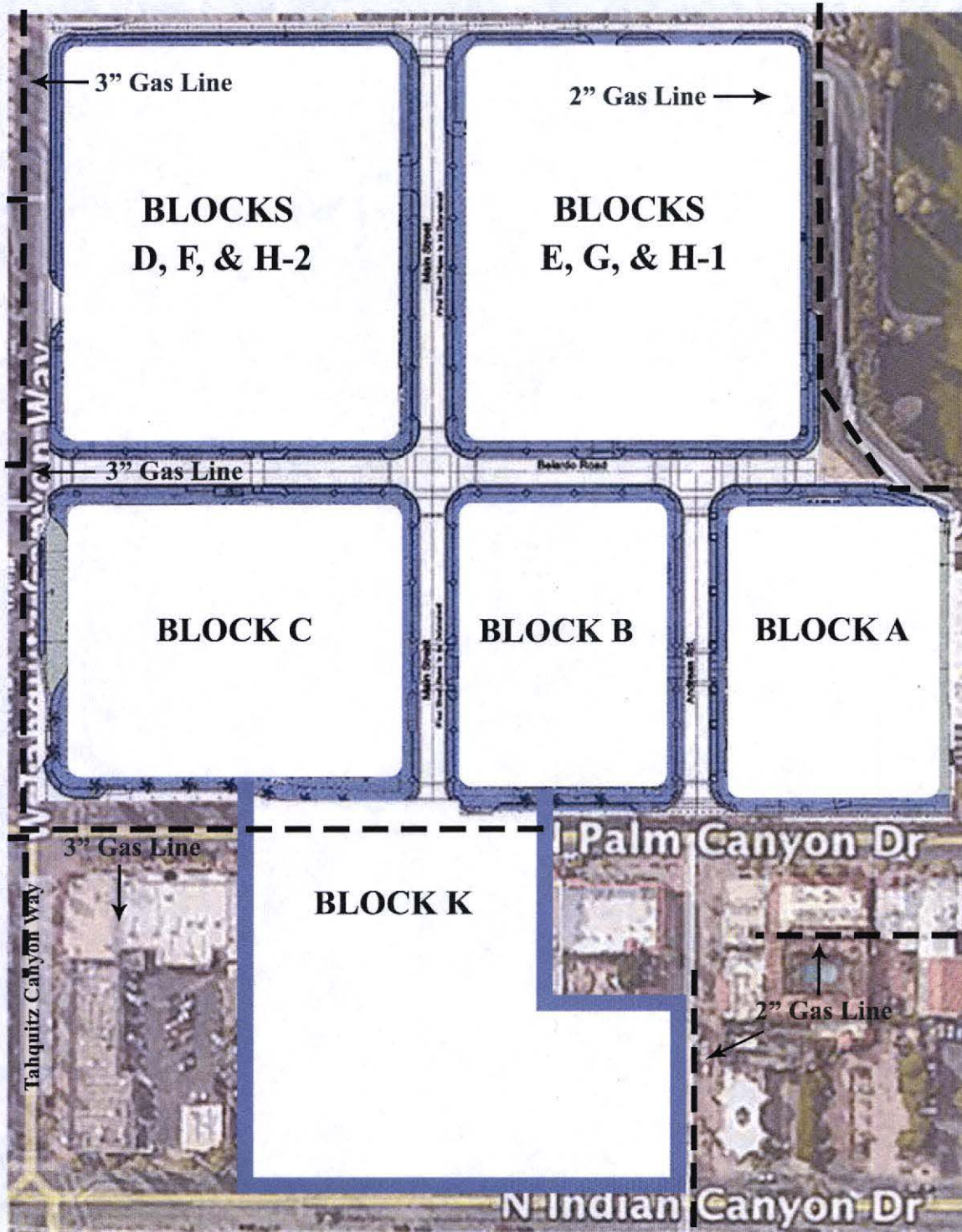
10.01.15



**Downtown Palm Springs Specific Plan
Storm Drain Plan
Palm Springs, California**

Exhibit

IV-4



Legend

----- Existing Gas Line



10.01.15

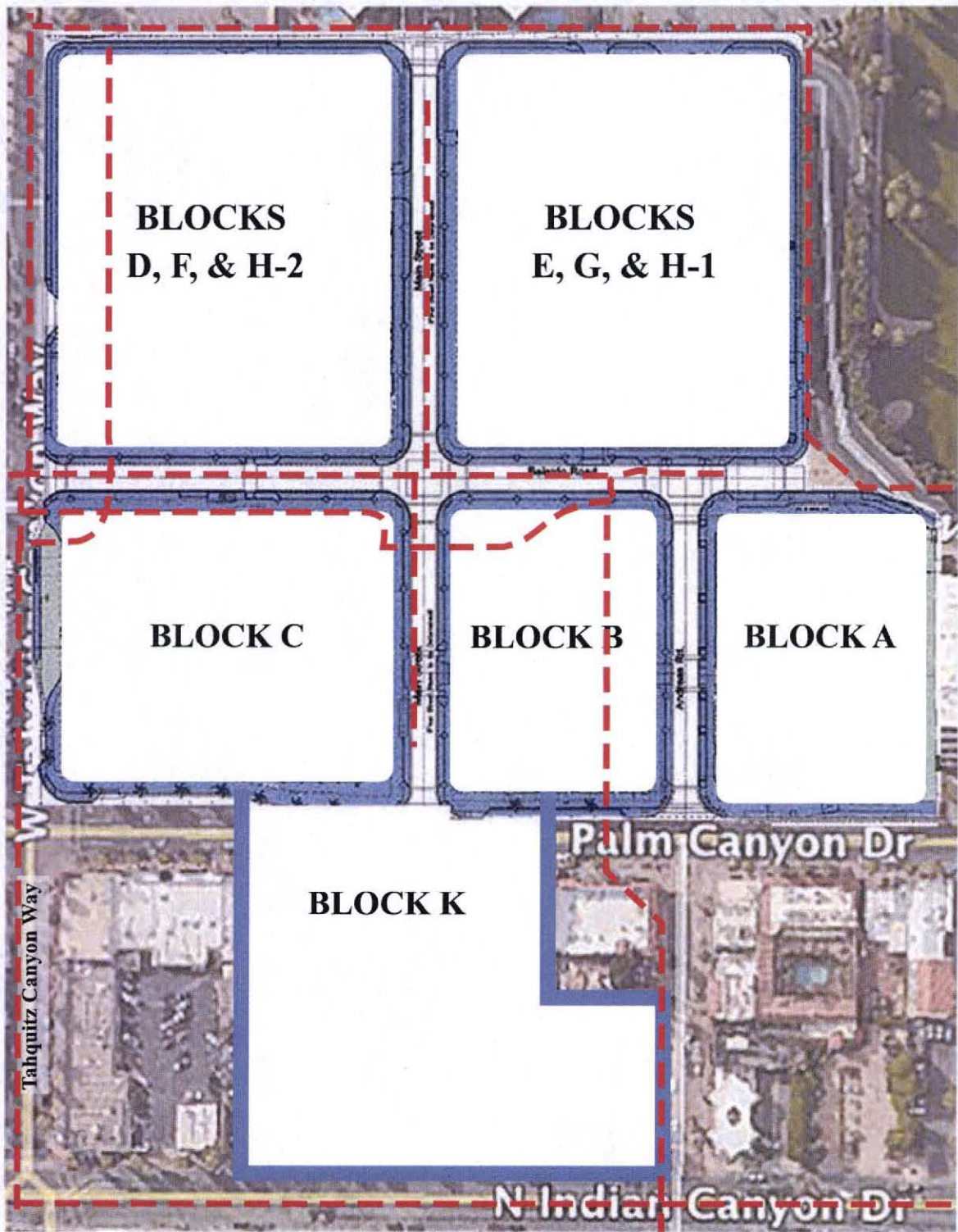
Source: Wessman Development



**Downtown Palm Springs Specific Plan
Natural Gas Plan
Palm Springs, California**

Exhibit

IV-5



Legend

--- Existing Underground Electric

Source: Wessman Development



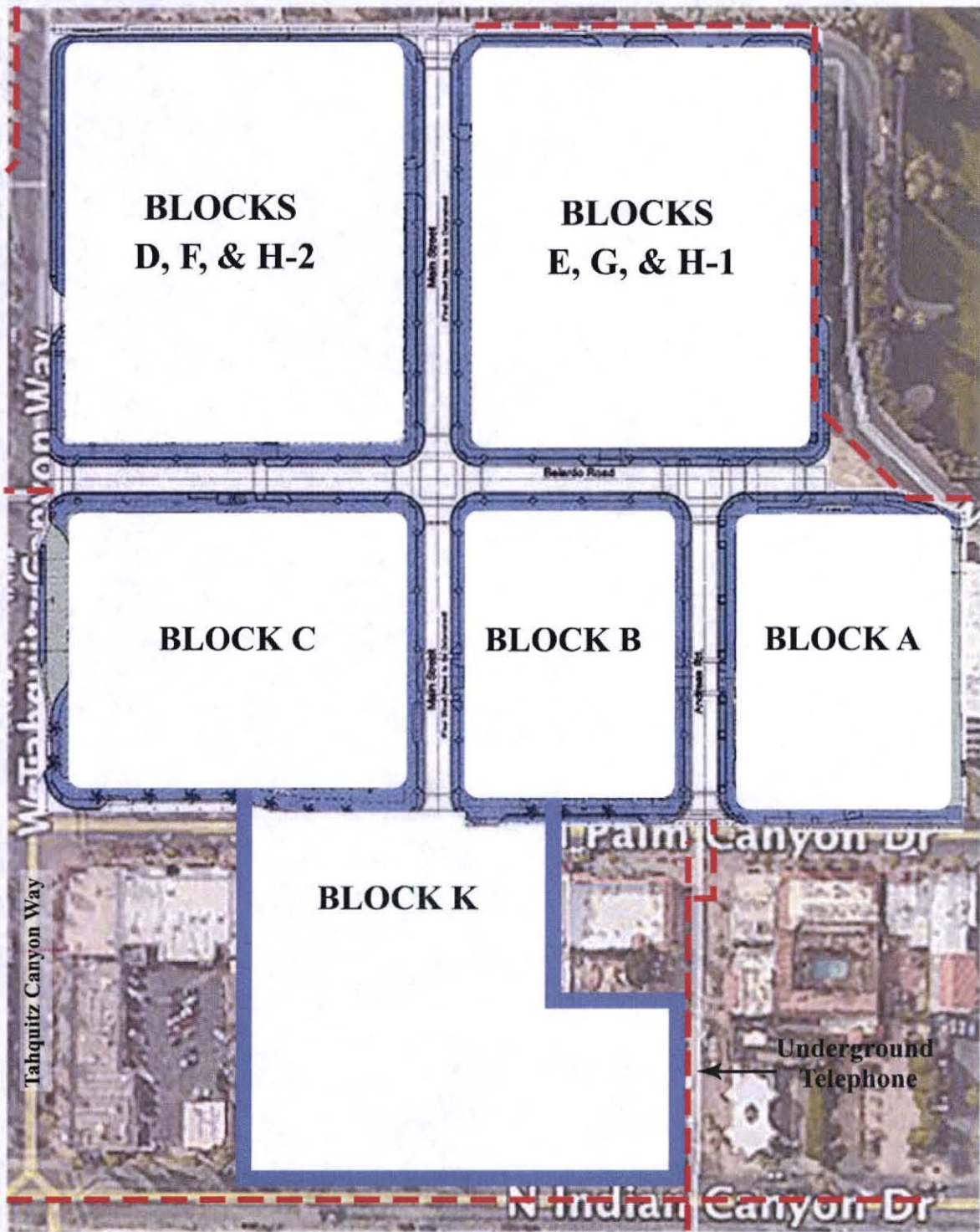
Downtown Palm Springs Specific Plan
Electric Service
Palm Springs, California



10.01.15

Exhibit

IV-6



Legend

--- Existing Telephone Line

Source: Wessman Development



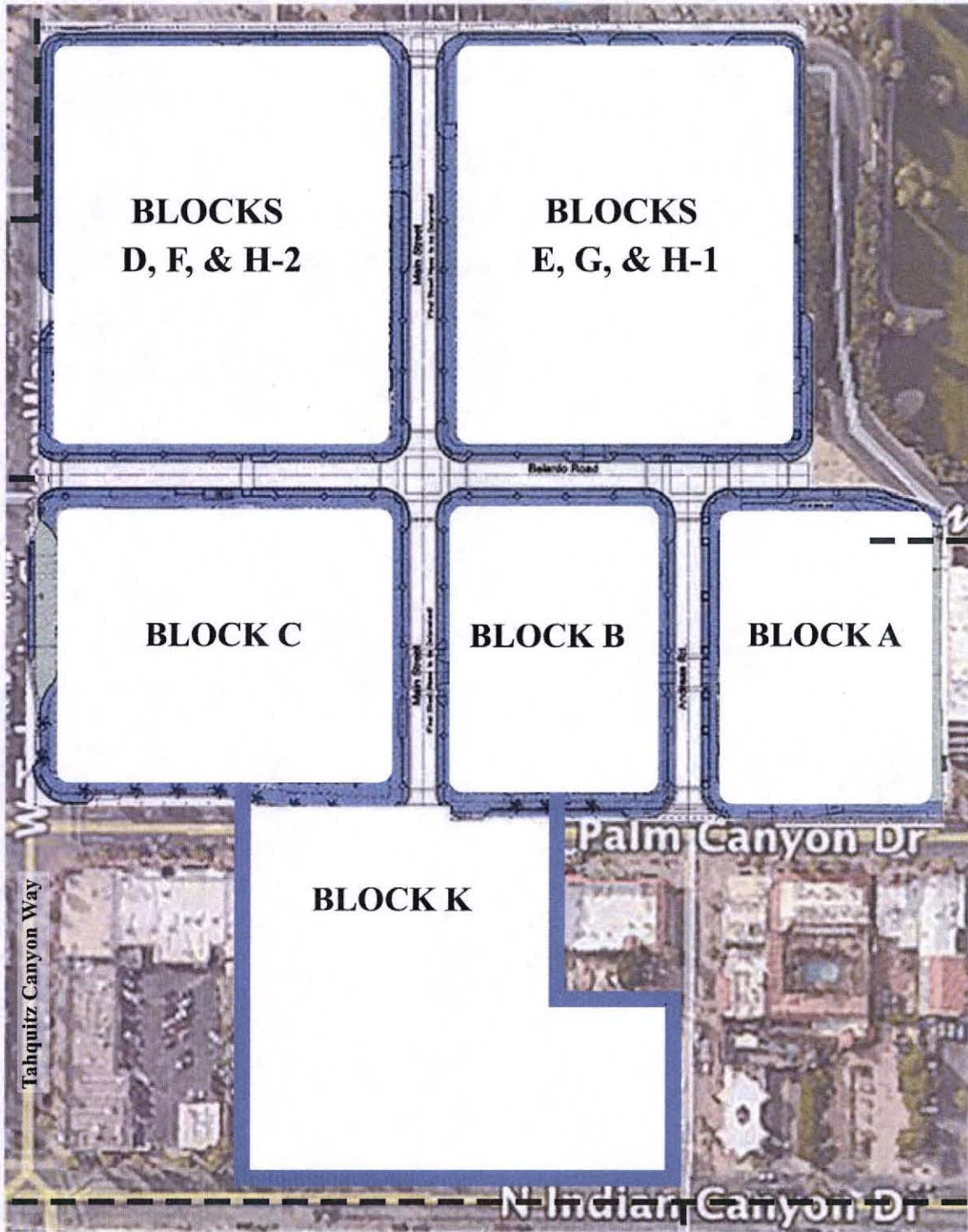
10.01.15



Downtown Palm Springs Specific Plan
Telephone Service
Palm Springs, California

Exhibit

IV-7



Legend

--- Existing Cable Television



10.01.15

Source: Wessman Development



Downtown Palm Springs Specific Plan
 Cable Television Service
 Palm Springs, California

Exhibit

IV-8

1822

1823

1824

1825

1826

1827 **V. ADMINISTRATION AND IMPLEMENTATION**

1828

1829 **A. Application Review Process**

1830

1831 The implementation tools for the Specific Plan will be Major Architectural Reviews, Conditional
1832 Use Permits and subdivision maps. Under certain conditions, Planned Development
1833 ~~Permits~~Districts may be required, ~~if the condition meets the standards of section V-B, below.~~

1834

1835 The successful implementation of the ~~Museum Market Plaza~~Downtown Palm Springs Specific
1836 Plan is critical to the long-term health of downtown Palm Springs. In order to assure an efficient
1837 and streamlined entitlement process, applications for areas within the Specific Plan will require
1838 special handling. This Specific Plan establishes a permit streamlining process which will assure
1839 the thorough review of Major Architectural Review, Conditional Use Permit and subdivision
1840 applications.

1841

1842 **1. Application Requirements and Process**

1843

1844 All applications relating to new buildings within the Specific Plan area shall require approval by
1845 the City Council.

1846

1847 Major Architectural Review applications will include the following in addition to the materials
1848 required as part of a standard Major Architectural Review application:

1849

1850 a. A progressive calculation of building square footage ~~and mass~~, provided on the site
1851 plan. The analysis shall include square footage ~~and mass~~ permitted for the applicable

- 1852 Block under the Specific Plan (Table III-3); square footage ~~and mass~~ approved to
 1853 date; and square footage ~~and mass~~ proposed with the application.
- 1854 b. If the project is for hotel or residential use, a progressive calculation of the number of
 1855 hotel rooms or residential units provided on the site. The analysis shall include rooms
 1856 or units permitted for the Specific Plan area approved to date and ~~roomrooms~~
 1857 units proposed with the application.
- 1858 c. If the project is for retail or office use, a progressive calculation of the square footage
 1859 provided on the site. The analysis shall include square footage permitted for the
 1860 Specific Plan area approved to date and square footage proposed with the application.
- 1861 d. A calculation of parking required, parking provided within the applicable Block, and
 1862 parking provided elsewhere in the Specific Plan area, [as described in Section III.E.8.](#)
- 1863 e. If parking is proposed to be located outside the boundaries of the Block where the use
 1864 is to occur, the application shall include a demonstration that sufficient parking
 1865 occurs elsewhere in the Specific Plan area, and shall be constructed prior to
 1866 occupancy of the use, to accommodate the use, [as described in Section III.E.8.](#)
- 1867 f. If parking is proposed to be reduced for shared uses, a parking study, completed by a
 1868 qualified traffic engineer or parking professional, utilizing recognized sources of data,
 1869 [as described in Section III.E.8.](#)

1870

1871 When found complete by the Planning Department, a meeting for the Major Architectural
 1872 Application shall be held within 30 days by the Architectural Advisory Committee, and a public
 1873 meeting shall be scheduled, within 45 days, before the Planning Commission. Such review shall
 1874 include any evaluation required under the California Environmental Quality Act (CEQA). The
 1875 Commission, upon closing the public ~~hearingmeeting~~, shall:

- 1876
- 1877 1. Request changes to the application and continue the matter; or
 - 1878 2. [Recommend approval to the City Council](#)~~Approve the project~~, including the addition
 1879 or modification of project conditions; or
 - 1880 3. Deny the project.
- 1881

1882 ~~Actions of the Commission can be appealed to the City Council.~~ The recommendation of the
1883 Planning Commission shall be forwarded to the City Council for final approval. The decision of
1884 the City Council shall be final.

1885
1886 Applications for Conditional Use Permits and ~~subdivisions~~Land Use Permits, not involving
1887 construction of new structures and only the use in question, shall be processed consistent with
1888 the provisions of Section 94.02002.00 et. seq. of the Palm Springs Zoning Ordinance.

1889
1890 ~~Subdivisions shall be processed in accordance with the Subdivision Map Act and Title 9 of the~~
1891 ~~Palm Springs Municipal Code.~~

1892
1893 Planned Development ~~Permits~~Districts, if required, will be processed consistent with the
1894 requirements of Section 94.3003.00 et. seq. of the Palm Springs Zoning Ordinance.

1895
1896 ~~2. _____ 2. _____~~ **Conformity Review Procedure.**

1897
1898 In accordance with the provisions of Subsection C (Phasing) of this Section V, Phase One of the
1899 Specific Plan’s implementation includes the opportunity for any property owner within the
1900 specific plan boundary area to request a “Conformity Review”. Conformity Review is a
1901 determination that a proposed project consisting of the rehabilitation, renovation, and/or remodel
1902 of existing buildings and facilities (a “Renovation Project”) within the Specific Plan is generally
1903 consistent with the Specific Plan.

- 1904
1905 a. The property owner shall fully complete and file a request for Conformity Review
1906 describing the proposed project and identifying the rehabilitation, renovation, and
1907 remodel components and file such other information as the Planning Director may
1908 require. The filing may be schematic and conceptual; precise plans or drawings
1909 shall not be required unless the submission is processed concurrently with an
1910 entitlement provided under the City’s Zoning Ordinance. The filing and
1911 processing fees, if any, shall be assessed according to the City’s resolution of fees
1912 and charges.

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1943

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

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

~~B.~~ ~~_____~~ ~~B.~~ **Specific Plan Amendments**

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

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

~~C.~~ ~~_____~~ ~~C.~~ **Phasing**

~~In response to market conditions, implementation of the Museum Market Plaza is expected to begin with the renovation of the existing Desert Fashion Plaza Shopping Center (Phase One). The current placement of buildings, parking, and pathways at the Center may be the basis for renovation in this first phase. This phase is not required to implement certain elements of the Plan intended for subsequent phases, including the full street grid system, the removal of the existing underground parking garage, and the provision of open space within Block B.~~

1944 ~~Renovation of all or a significant portion of the existing Desert Fashion Plaza Shopping Center~~
1945 ~~which preserves opportunities for enhancing the connection between the Museum and the~~
1946 ~~Casino/Convention Center area shall be deemed consistent with the Specific Plan. In response to~~
1947 ~~market conditions, implementation of Downtown Palm Springs is expected to begin with the~~
1948 ~~development of the Specific Plan area located west of Palm Canyon Drive and defined by Blocks~~
1949 ~~A, B, C, D, E, F, G, and H. Connections and crossings should be provided from the Specific~~
1950 ~~Plan area to the Convention Center and other resort facilities to the east. Providing a greater~~
1951 ~~degree of connectivity between the east and west sides of Indian Canyon Drive will increase~~
1952 ~~access to retail and restaurant uses, foster economic development, and reduce vehicular trips.~~

1953

1954 Nothing herein shall be construed as allowing or permitting any deviation from the maximum
1955 height or density requirements of the Specific Plan.

1956

1957 ~~A renovation plan that is consistent with the Specific Plan's Phase One policy is the Wessman~~
1958 ~~Company's proposal submitted to the City on January 13, 2009 ("Wessman Renovation Plan"),~~
1959 ~~including any changes or revisions identified in the written comments of the Director of Planning~~
1960 ~~Services, dated February 17, 2009.~~

1961

1962 ~~The City specifically finds that the Wessman Renovation Plan is consistent with the Specific~~
1963 ~~Plan and furthers the objectives of the Specific Plan in that the Wessman Renovation Plan will:~~

1964 a. ~~Renovate a significant portion of the existing Desert Fashion Plaza Shopping~~
1965 ~~Center for retail, office and resort uses, as provided in the Specific Plan;~~

1966 b. ~~Facilitate the development of an east/west connection through the site to the~~
1967 ~~Museum which does not currently exist, thereby contributing to the Specific~~
1968 ~~Plan's goal of restoring the visual presence for the Museum that has been lacking~~
1969 ~~since the construction of the Desert Fashion Plaza and creating the opportunity for~~
1970 ~~direct access between the Museum and the Casino/Convention Center area;~~

1971 e. ~~Create, within the new east/west connection, areas for outdoor dining and other~~
1972 ~~pedestrian-oriented activities to draw customers to the Center and give energy to~~
1973 ~~the downtown area;~~

- 1974 d. — Create, with the addition of the east/west connection, additional retail spaces with
- 1975 lively street frontages on the ground floor that do not exist within the current
- 1976 Desert Fashion Plaza;
- 1977 e. — Provide new opportunities for high quality retail development which will
- 1978 contribute to realizing the Specific Plan's goal of helping to create a stable and
- 1979 varied economy, increase the City's tax base and act as a catalyst for further
- 1980 redevelopment in downtown; and
- 1981 f. — Achieve the Specific Plan goal of expanding recreational uses in the downtown
- 1982 which extend the hours of active use in the area, by adding a theater and
- 1983 additional restaurants;
- 1984

1985 ~~Phasing of Downtown Palm Springs~~ Subsequent phasing of the Museum-Market Plaza will be
 1986 determined by the market. ~~Exhibit V-1 illustrates how phasing may occur at the site, subsequent~~
 1987 ~~to any renovation project as allowed above (Conformity Review).~~ Phasing may be modified by
 1988 market pressures, including changes in both the commercial and residential environments:

1989

1990 ~~Phase Two:~~ Phase 1: Construction of ~~the Main Plaza~~ Blocks A, B,
 1991 and C, as well as the Downtown Palm Springs Park, the installation of the
 1992 new east-west roadway ("Main Street") from the Palm Springs Art
 1993 Museum to Palm Canyon Drive, the extension of Belardo ~~and Andreas~~
 1994 Roads through the site, and improvements to Palm Canyon Drive. ~~The~~
 1995 ~~number of hotels shall be limited to two (not to exceed 300 rooms total)~~
 1996 ~~until such time as the demand for additional rooms can be demonstrated.~~
 1997 ~~Demand shall be demonstrated by a professional third party assessment~~
 1998 ~~showing that annualized occupancy at hotels exceeding 125 rooms in the~~
 1999 ~~City are achieving at least 62% occupancy, and that additional demand can~~
 2000 ~~be supported in the market area. At that time, hotel rooms could total 450~~
 2001 ~~rooms.~~

2002

2003 ~~Phase 2:~~ Blocks A, D, F and G, ~~focusing on the Main Plaza and Palm Canyon frontage.~~
 2004 ~~This phase may also include the southern portion of Block E, G & H.~~

2005

2006 ~~Phase 3:~~ Blocks K-1 and K-2:

2007 ~~The City shall direct an independent study evaluating the structural and economic feasibility of~~
 2008 ~~preserving all or portions of the existing Town and Country Center buildings for adaptive reuse.~~

2009 ~~The study shall be prepared submitted prior to any application on Blocks K-1 or K-2. All~~
 2010 ~~development within Block K shall require approval of a Planned Development District (PDD).~~

2011 ~~The Town and Country Center shall be preserved, renovated and reused. Any new development~~
 2012 ~~surrounding the Town and Country Center in Block K will be designed to integrate the existing~~
 2013 ~~building and courtyard into the new development project. No permit for the demolition or~~
 2014 ~~substantial alteration of any portion of the Town and Country Center will be issued until (a) all~~
 2015 ~~discretionary entitlements consistent with the Specific Plan have been approved for the~~

2016 ~~renovation or redevelopment of Blocks A through G; (b) building permits in furtherance of such~~
2017 ~~renovation or redevelopment have been issued; and (c) substantial work consistent with such~~
2018 ~~building permits has commenced on Blocks A through G. A PDD for the historic preservation,~~
2019 ~~restoration or adaptive reuse of all or a portion of the Town and Country Center may be~~
2020 ~~considered at any phase of the development.~~

2021 ~~Blocks A and C, focusing on the Main Plaza and Palm Canyon frontage. This phase may~~
2022 ~~also include the southern portion of Block E, G & H.~~
2023 ~~D & F, and the northern portion of Block E, G & H.~~
2024 ~~Block K, including the new east-west street between Palm Canyon and Indian Canyon~~
2025 ~~Drives; however, this block and / or the new east-west street may be developed in an~~
2026 ~~earlier phase, if the market allows.~~

2027
2028
2029
2030

2031 Exhibit V-1 Phasing

2032

2033

2034 (INSERT PHASING PLAN)

2035

2036

2037

2038 **B.D. Financing**

2039

2040 Although the Specific Plan occurs in an area in which infrastructure is generally complete,
2041 improvements and alterations will be required throughout the development of ~~Museum-Market~~
2042 ~~Plaza~~Downtown Palm Springs, to allow for the intensity of use proposed and to adjust public
2043 improvements along the boundaries and edges of the Specific Plan area. Financing for these
2044 improvements is likely to come from a number of sources, both public and private. In addition,
2045 the costs for the preparation of the Specific Plan can also be recovered. Some of the potential
2046 funding mechanisms are described briefly below. This list is not intended to be exhaustive or
2047 exclusive. The allocation of costs and the apportionment of fees pursuant to the provisions of this
2048 Subsection, including without limitation a credit on fees, may be provided in an owner's
2049 participation agreement or ~~disposition and development agreement (DDA) between a developer~~
2050 ~~and the City of Palm Springs Redevelopment Agency or~~ a development agreement (DA)
2051 between a developer and the City.

2052

2053 Specific Plan Fee

2054

2055 To defray the cost of preparation, adoption, and administration of the specific plan, including all
2056 related studies and environmental documentation, the City Council should consider the adoption
2057 of a fee to be imposed upon all persons seeking approvals of the City or the Redevelopment
2058 Agency of the City of Palm Springs which are required to be consistent with the specific plan in
2059 the manner provided under Government Code Section 65456. A portion of any amounts
2060 collected pursuant to such fee shall be used to reimburse any person who advanced or incurred
2061 costs for the preparation of the specific plan in excess of such person's fair share of such costs as
2062 determined under the provisions of Government Code Section 65456.

2063

2064 Special Improvement Districts

2065 Special Improvement or Assessment Districts may be initiated subject to the approval of
2066 property owners or voters. They allow the municipality to issue tax-exempt bonds for public
2067 infrastructure improvements. Assessments are generally accompanied by a formal lien against
2068 each property which receives the improvements. Those properties benefiting from the

2069 improvement are assessed an annual cost on their tax bill. Assessments are proportional to the
2070 amount of benefit being received by the property owner. The assessments are generally paid
2071 over up to 30 years, but may be prepaid.

2072

2073 Redevelopment Agency Participation

2074 ~~The Museum Market Plaza is the catalyst to the long-term economic health of Downtown Palm~~
2075 ~~Springs. The area is also within the boundaries of the City's Redevelopment Plan. As such,~~
2076 ~~developers and builders may negotiate with the Redevelopment Agency for direct contributions,~~
2077 ~~tax rebates or other participation from the Agency's tax increment funds.~~

2078 Measure J Funding

2079 ~~The City of Palm Springs' residents passed Measure J, allowing an extra \$0.01 to be added to~~
2080 ~~sales tax transactions in the City. The funds raised through Measure J are administered by an~~
2081 ~~oversight committee that selects projects for funding on an annual basis. Various facilities~~
2082 ~~associated with Downtown Palm Springs may be funded through Measure J funds, if the~~
2083 ~~project(s) is selected by the City Council oversight committee.~~

2084 Developer Impact Fees

2085 Developer impact fees can be used for a variety of improvements, and require the preparation of
2086 cost estimates and fair share distribution based on a "rational nexus" that the fee being paid is
2087 equivalent to the cost which would otherwise be incurred by the developer to provide his fair
2088 share of an improvement. Existing Impact Fees may be applicable to roadway improvements on
2089 Palm Canyon or Indian Canyon, or could be created to address the project's improvements.
2090 Conversely, most of the development within the Specific Plan area has in the past contributed to
2091 Development Impact Fee and TUMF fees, which may be credited to the ~~Museum-Market~~
2092 ~~Plaza~~Downtown Palm Springs construction.

2093

2094 Landscaping and Lighting Districts

2095 Landscaping and Lighting Districts may be created to provide a range of infrastructure
2096 improvements. Annual assessment would be raised from properties in the district. Funds may
2097 be used for construction and maintenance of curbs, gutters, sidewalks, paving, parkway
2098 landscaping and other facilities. The long-term maintenance of the Specific Plan area's street
2099 system could be financed through this vehicle.

2100

2101 Mello-Roos Districts

2102 Mello-Roos districts can be used to finance a wide range of improvements, including land
2103 purchases and maintenance. The creation of the district results in a special tax levied on the
2104 affected property owners. Mello-Roos district taxes are not tied to property value, but rather to a
2105 special tax formula based on the level of benefit received by each property.

2106

2107

ATTACHMENT #5



February 18, 2016

Ms. Nicole Criste
Terra Nova Planning and Research, Inc.
42635 Melanie Place
Palm Desert, CA 92211

***SUBJECT: Effect of Minor Modifications to the Downtown Palm Springs Project
on Previously Identified Traffic Impacts and Mitigation***

Dear Ms. Criste;

Endo Engineering prepared the *Downtown Palm Springs Project and Downtown Palm Springs Park Traffic Impact Study* (dated October 8, 2015). The traffic study addressed a 15.5-acre project site located south of Amado Road and north of Tahquitz Canyon Way, between Museum Drive and Indian Canyon Drive in Palm Springs, California. The Downtown Palm Springs Project includes provisions for a 1.3-acre outdoor entertainment venue (the Downtown Palm Springs Park) as well as future development within the existing Town & Country Center (i.e., Block K of the Museum Market Plaza Specific Plan).

Modifications to the Downtown Palm Springs Project

Concurrent with the processing of the environmental documentation, the Downtown Palm Springs Project has evolved, based upon further clarification of the proposed land use. The Town & Country Center has been retained, eliminating any potential for the extension of Main Street between Palm Canyon Drive and Indian Canyon Drive. The maximum potential floor area of the commercial/retail and office development have remained unchanged at 391,300 SF (of which 25 percent was assumed to be office uses). The potential maximum of 650 multi-family attached high-rise residential dwelling units has not changed. However, the maximum number of hotel rooms has decreased from the 620 rooms addressed in the traffic study to a maximum of 450 hotel rooms.

The maximum allowable total development area has decreased from 1,354,500 SF to 897,500 SF. Although this reduction in the total development area may reduce the amount of future development to less than the maximum entitlements, addressing the potential traffic impacts based upon the trip generation associated with the maximum entitlements is recommended for a conservative assessment of the impacts and required mitigation.

Site Access and Circulation Changes

The land uses in Block K were evaluated in the traffic impact study as a separate development with access to Indian Canyon Drive and Palm Canyon Drive. Consequently, no change in the traffic study is required to reflect conditions without Main Street extended to Indian Canyon Drive. The *Downtown Palm Springs Project and Downtown Palm Springs Park Traffic Impact Study* assumed that Main Street would not be extended between Palm Canyon Drive and Indian Canyon Drive. Although this access restriction was uncertain when the traffic study was prepared, the termination of Main Street at Palm Canyon Drive was considered probable and, as the more limited site access configuration, was addressed throughout the impact analysis. A discussion of the effects of extending Main Street from Palm Canyon Drive to Indian Canyon Drive was included within the traffic study in the section addressing the adequacy of the proposed site access and internal circulation plan.

Effect of Recent Land Use Changes on Trip Generation

The unadjusted trip-generation forecast for the most recent Downtown Palm Springs Project land uses is shown in Table 1 for a typical weekday and Saturday. The trip-generation forecast is based on: (1) the type and number of residential dwelling units, (2) the type and number of hotel rooms, (3) the commercial/retail gross floor area; and (4) the office gross floor area.

**Table 1
Unadjusted Site Trip Generation Forecast ^a**

Development Scenario	Land Use ^b Quantity	Midday Peak Hour			Evening Peak Hour			Daily 2-Way
		In	Out	Total	In	Out	Total	
REVISED DOWNTOWN PALM SPRINGS PROJECT DEVELOPMENT								
Weekday								
- General Office (710)	97.8 TSF	165	23	188	32	156	188	1,290
- Commercial/Retail (820)	293.5 TSF	592	432	1,024	592	641	1,233	13,670
- Hotel (310)	450 Rooms	110	93	203	138	132	270	3,650
- HRMFA Residential (232)	650 DU	37	183	220	147	90	237	2,670
Total		904	731	1,635	909	1,019	1,928	21,280
Saturday								
- General Office (710)	97.8 TSF	23	19	42				240
- Commercial/Retail (820)	293.5 TSF	906	836	1,742				18,210
- Hotel (310)	450 Rooms	181	143	324				3,690
- HRMFA Residential (232)	650 DU	96	128	224				2,760
Total		1,206	1,126	2,332				24,900
Downtown Palm Springs Park								
- Community Event	4,000 Attendees	1,600	32	1,632	32	1,600	1,632	3,520
DOWNTOWN PALM SPRINGS PROJECT IN TRAFFIC STUDY								
Weekday								
- General Office (710)	97.8 TSF	165	23	188	32	156	188	1,290
- Commercial/Retail (820)	293.5 TSF	592	432	1,024	592	641	1,233	13,670
- Hotel (310)	620 Rooms	144	123	267	190	182	372	5,180
- HRMFA Residential (232)	650 DU	37	183	220	147	90	237	2,670
Total		938	761	1,699	961	1,069	2,030	22,810
Saturday								
- General Office (710)	97.8 TSF	23	19	42				240
- Commercial/Retail (820)	293.5 TSF	906	836	1,742				18,210
- Hotel (310)	620 Rooms	250	196	446				5,080
- HRMFA Residential (232)	650 DU	96	128	224				2,760
Total		1,275	1,179	2,454				26,290
Downtown Palm Springs Park								
- Community Event	4,000 Attendees	1,600	32	1,632	32	1,600	1,632	3,520

a. Trip generation rates were taken from the ITE "Trip Generation Manual" (9th Edition, 2010).
b. HRMFA=High-Rise Multi-Family Attached. TSF=Thousand Square Feet of Floor Area. DU=Dwelling Units.

The modified land use assumptions do not differ substantially from the land uses previously addressed in the traffic study. Although the total square footage to be developed has changed, the total development square footage is not used for traffic impact analyses, as it combines the floor areas of the residential units and the hotel units with that of the commercial/retail and office uses. The ITE trip-generation rates for residential development are given in terms of the type and number of dwelling units, not their square footage. Similarly, the ITE trip-generation rates for hotels are given in terms of the type of hotel and the number of hotel rooms, not their square footage.

The Downtown Palm Springs Project and Downtown Palm Springs Park Traffic Impact Study addressed: 650 multiple-family attached high-rise residential dwelling units, 620 hotel rooms, and 391.3 thousand square feet (TSF) of commercial floor area (assuming 75% commercial/retail uses and 25% office uses). The maximum number of residential units and commercial floor area have not changed. However, the modified Downtown Palm Springs Project currently includes a maximum of 450 hotel rooms. This is a reduction of 170 hotel rooms from the 620 hotel rooms previously addressed in the traffic impact study.

The elimination of 170 hotel rooms would reduce the trip-generation forecast associated with buildout of the revised Downtown Palm Springs Project. Since the traffic study evaluated an initial phase with 290 hotel rooms that were entitled or under construction, the elimination of 170 hotel rooms would not affect the previous analysis of the initial phase. The 170 hotel rooms would be subtracted from the project buildout scenario. The traffic impact study previously addressed the construction of a combined total of 330 hotel rooms after the initial phase (150 hotel rooms in Block B and 180 hotel rooms in Block K).

It can be seen from Table 1 that the revised trip-generation forecast for the project buildout scenario would be 6.7 percent lower on a typical weekday (a reduction of 1,530 weekday trip-ends) and 5.3 percent lower on a typical Saturday (a reduction of 1,390 Saturday trip-ends) than addressed in the traffic study. On a peak hour basis, the reduction in trip generation would range from 3.8% to 5.0% (i.e. 64 to 122 vehicles per hour).

Effect on Initial Phase Impacts and Mitigation

The key intersections with potential level of service deficiencies by development scenario were previously identified in Table 5-1 of the traffic impact study. As shown therein, no mitigation was required for the initial phase of the Downtown Palm Springs Project. Since the trip generation associated with the initial phase of the development would remain unchanged with the revised land uses, no mitigation would be required for the initial phase of the Downtown Palm Springs Project with the revised land uses.

Effect on Subsequent Development Impacts and Mitigation

Palm Canyon Drive at Andreas Road

The traffic impact study determined that the intersection of Palm Canyon Drive with Andreas Road should be signalized after the initial phase of development and prior to additional site development. The slight reduction in trip generation associated with the revised land uses would not change this requirement.

Belardo Road and Tahquitz Canyon Way

The mitigation recommended for the intersection of Belardo Road and Tahquitz Canyon Way was the provision of two westbound lanes extending through the intersection with all-way STOP control. This mitigation resulted from the termination of Main Street at Palm Canyon Drive and would not be changed by the minor reduction in trip generation associated with the revised land uses.

Palm Canyon Drive at Tahquitz Canyon Way

At the intersection of Palm Canyon Drive with Tahquitz Canyon Way, a dedicated eastbound right-turn lane was recommended, but not required, as the level of service deficiency would occur infrequently. This mitigation would provide substantial benefits for all scenarios and be more cost effective if implemented in conjunction with the other planned site access improvements. A minor reduction in the ultimate traffic projections at this intersection would not alter this recommendation.

Indian Canyon Drive at Tahquitz Canyon Way and Belardo Road Intersections

The mitigation measures identified in the traffic impact study for the intersections along Belardo Road and the intersection of Indian Canyon Drive with Tahquitz Canyon Way were associated with peak traffic volumes projected to occur during Villagefest or major events. The traffic study recommended a Traffic Management Plan or traffic control officers to address these temporary impacts. A minor reduction in the ultimate traffic volume projections during Villagefest or major events would not alter this recommendation.

Conclusions

The currently proposed site access and internal circulation system is the same as that addressed in the *Downtown Palm Springs Project and Downtown Palm Springs Park Traffic Impact Study*. The most recent revisions to the land use assumptions would not affect the initial phase of development, but could result in a minor reduction (3.8 to 6.7 percent) in the project buildout trip generation forecast for weekdays and Saturdays. The reduction in the project buildout trip generation would not be sufficient to alter the mitigation measures recommended in the traffic study.

We trust that this supplemental information adequately responds to any concerns regarding the revisions to the land use assumptions for the Downtown Palm Springs Project. If additional questions or comments arise, please do not hesitate to contact our offices by telephone at (949) 362-0020, or via electronic mail at endoengr@cox.net.

Sincerely,
ENDO ENGINEERING

Gregory Endo
Gregory Endo
Principal



Vicki Lee Endo

Vicki Lee Endo
Registered Professional Traffic Engineer
TR-1161

ATTACHMENT #6

**Addendum #2 to the Final Environmental
Impact Report for the Museum Market
Plaza Specific Plan
(SCH#2008061084)**

AND

**Downtown Palm Springs Project and
Downtown Palm Springs Park Traffic
Impact Study Update**

**UNDER SEPARATE
COVER**

ATTACHMENT #7