

## **APPENDIX VI**

MARCH 16<sup>TH</sup>, 2010 COMMUNITY WORKSHOP BOARDS

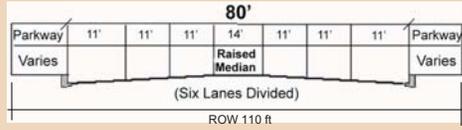


# Date Palm Drive - Public Realm

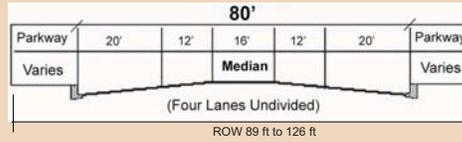
Board No. **1**

## Typical Existing Cross-Sections

Typically North of Ramon Road

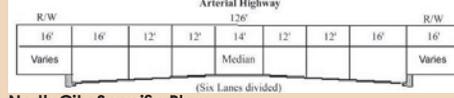


Typically South of Ramon Road

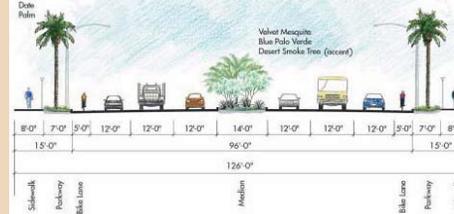


## Cross-Sections of City Plans

General Plan



North City Specific Plan



## Complete Streets:

"Complete Streets" are streets designed with all users in mind - including cars, bicyclists, public transportation vehicles and riders, and pedestrians of all ages & abilities

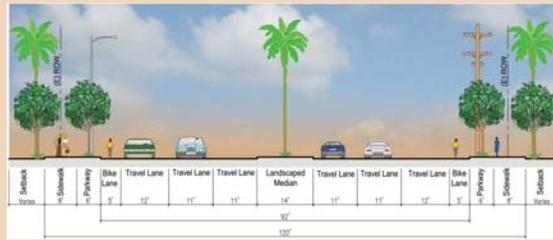


## Existing Conditions:

- Connects downtown to North City Specific Plan Area
- Generally 4 to 6 lane arterial with median
- Traffic volume ranges from 18,000 to 30,000 AVT
- Acceptable Level of Service (LOS) today and in future
- Improved access with I-10 interchange
- Limited pedestrian connectivity and along I-10 due to discontinuous sidewalks
- 10 SunLine Transit Agency Bus Stops
- Widening for bike path per General Plan makes the area even less pedestrian-friendly & requires property acquisition

## Alternative Cross-Sections for "Complete Streets"

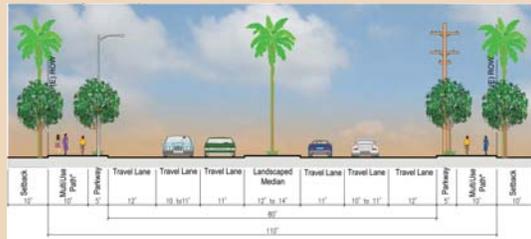
1: Widen Pavement to include Bike Lanes within the Street



- Pros:
- Accommodates bike path within new expanded curbs
- Cons:
- Requires property acquisition including portion of Patriot Park, mobile home parks, and other adjoining parcels
  - Requires relocation of existing utility poles on the west-side of Date Palm Drive



2: Retain Existing Pavement Width of 80ft, Combine Bike Path/Pedestrian Path as Multi-Use Path

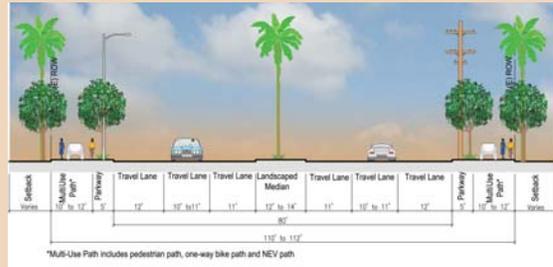


- Pros:
- Maintains existing pavement and ROW
  - Combines pedestrian and bike path as multi-use path
  - Does not require relocation of utility poles

- Cons:
- Reduces width of travel lanes or median slightly



3: Add Neighborhood Electric Vehicles (NEVs) on Multi-Use Path

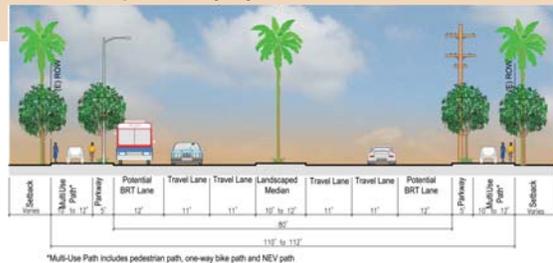


- Pros:
- Maintains existing pavement & ROW
  - Combines pedestrian path, bike path, and NEV path on multi-use path
  - Does not require relocation of utility poles

- Cons:
- Reduces width of travel lanes and/or median



4: Add Bus Rapid Transit (BRT) in the Future



- Pros:
- Maintains existing pavement
  - Combines pedestrian path, bike path, and NEV path on multi-use path
  - Does not require relocation of utility poles
  - Potential for Bus Rapid Transit (BRT) in future

- Cons:
- Reduces width of travel lanes or median and travel lanes
  - Requires some additional ROW



## Draft Guiding Principles/ Concepts:

### 1. Improve Mobility

- Synchronize traffic signals
- Provide "Complete Streets" (see Alternatives 1, 2, 3, and 4)

### 2. Provide Safe Crossings:

- New pedestrian lighting
- More signalized crossings
- Decorative crosswalks

### 3. Improve Pedestrian Environment

- Shade trees on Date Palm Drive
- Additional transit shelters with unified design
- Parkways with drought tolerant landscape

### 4. Improve Neighborhood Connectivity

- Implement linkages between neighborhoods and commercial development

### 5. Improve Image of Area

- Brand Corridor with an "Art & Design Image"
- Provide and enhance public art
- Add signage to direct users to Cathedral City
- Improvements to adjoining private use



# Downtown/Art & Design Village and Infill & Revitalization Nodes

2

Board No.

## Downtown / Art & Design Village Node

1 Artist's lofts



2 Specialty retail & design boutiques



3 Downtown green & sculptural garden



4 High-density residential



5 Anchor such as furniture store & design outlet / production hub & retail



6 Art gallery, art store or retail



8 Proposed Sheraton hotel



7 Mixed-Use (Retail, Office and several types of mid-density residential)



### Land Uses:

- Mixed-use - residential, office
- Artist's lofts, frame manufacturing, cafes & restaurants, design boutique, art supply stores, art galleries, book stores
- More attractive gateway treatment at East Palm Canyon Drive and Date Palm Drive intersection
- Sculptural garden
- Expansion of the existing park to provide a better green space
- National home improvement store such as Living Spaces
- Connection between proposed Sheraton hotel and civic center area

## Infill & Revitalization Node

1 Existing retail and beauty school to remain



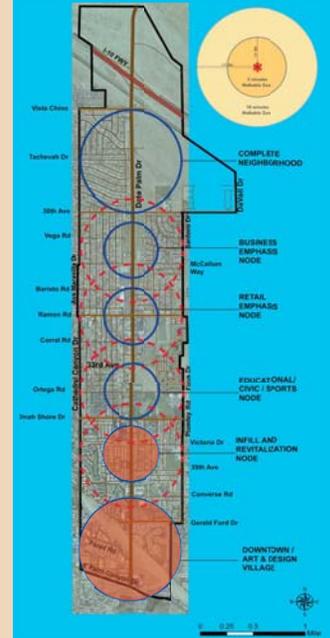
2 Existing restaurants to remain



3 Proposed hotel & restaurant



## Node Strategy & Key Map



### Draft Guiding Principles/Concepts:

#### Downtown / Art Design Village

- Capitalize on the success of Perez Road by creating Art & Design Village
- Expand city efforts for branding city center for live, work, play to other parts of the City
- Improve Cathedral Plaza Shopping Center
- Provide gateway treatment downtown with a mix of uses
- Create a more vibrant downtown with a mix of uses
- Connect Civic Center Drive with Perez Road

#### Infill & Revitalization Node

- Reposition and infill underutilized parcels & buildings
- Improve connectivity between uses

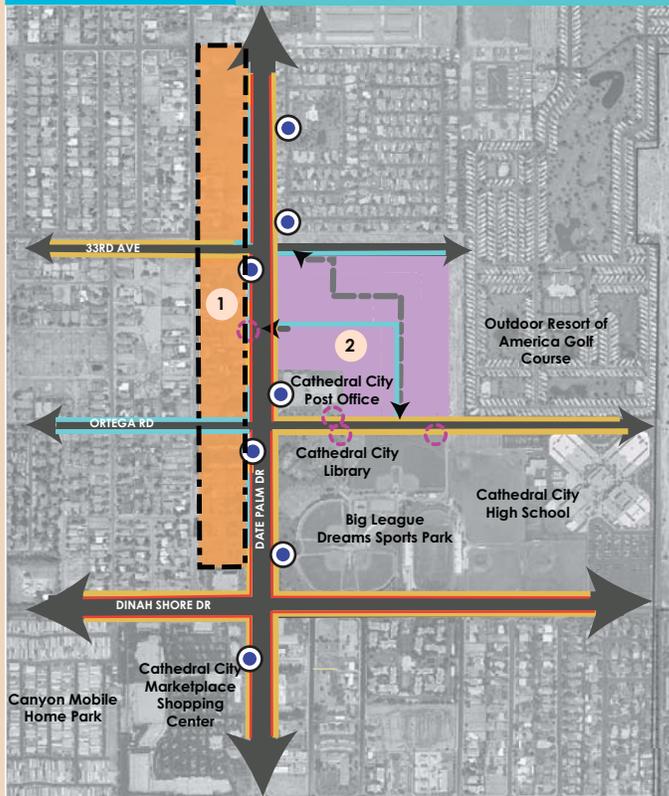


# Educational/Civic/Sports Emphasis Node

3

Board No.

## Alternative 1: Residential and Retail Infill



### Land Uses:

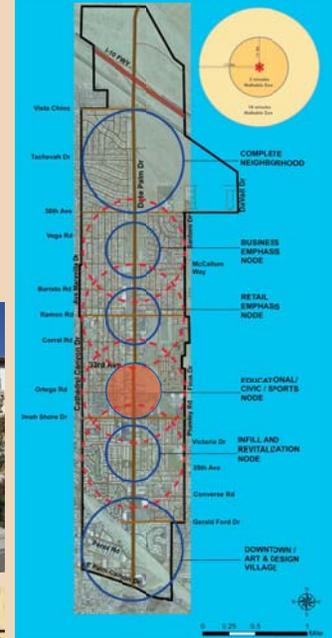
1. Change land use designation from General Commercial to Medium to High Density Residential with buffer adjacent to single-family residential uses
2. A variety of uses including:
  - Retail fronting Date Palm Drive on vacant parcel
  - Low to medium-density residential

### Public Realm:

Pedestrian circulation improvements including providing missing sidewalks



### Node Strategy & Key Map



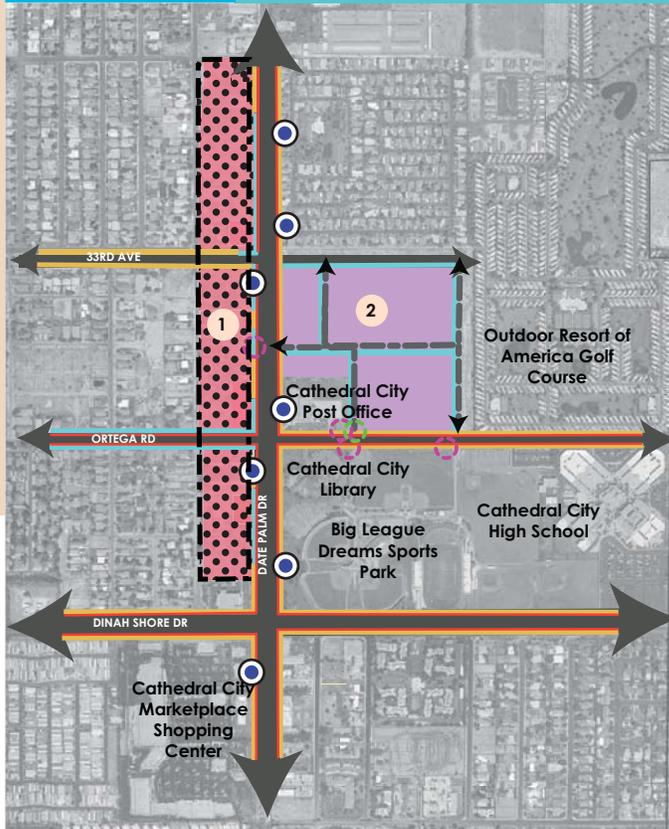
#### Proposed Land Uses

- Multi-Family Residential
- Mixed-Use
- Variety of Uses

#### Linkages

- Existing Sidewalk
- Proposed Sidewalk/Paths
- Proposed Bikeway
- Existing roads
- Conceptual new roadway linkages
- Existing Bus Stop
- Existing Driveways
- Reconfigured Driveways
- Proposed Driveways

## Alternative 2: Mixed-Use including Hotel Infill



### Land Uses:

1. Change land use designation from General Commercial to Mixed-Use (office, retail, a variety of residential types)
1. & 2. Hotel and restaurants to cater to visitors, especially visitors coming to Big League Dreams Sports Park
2. A variety of uses including:
  - Retail
  - Low to medium-density residential

### Public Realm:

Pedestrian circulation improvements including providing missing sidewalks & additional bikeways





# Complete Neighborhood and Business Emphasis Nodes

4

Board No.

## Alternative 1: A Mixed-Use Master Planned Community - Entertainment/Hospitality & Retail Focus

1 Water park and/or Theme park & Hotels



2 Specialty retail & restaurants



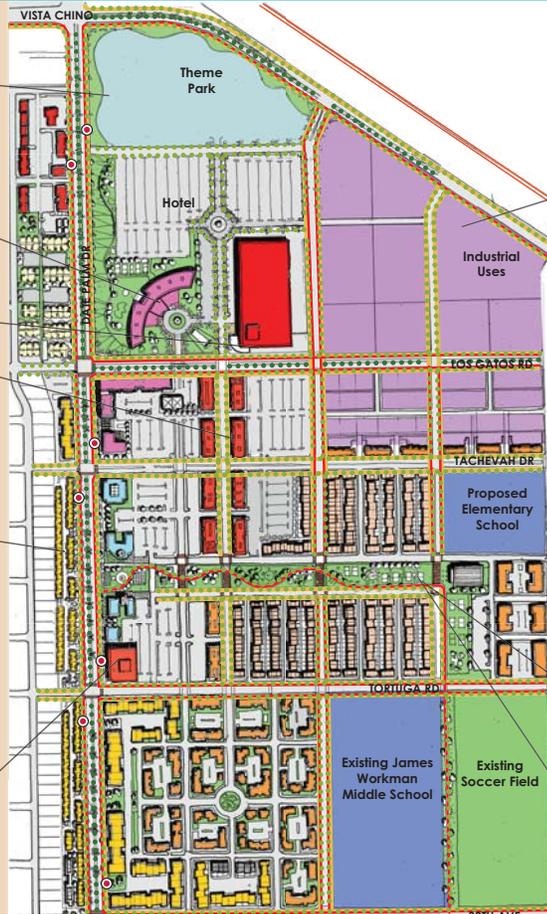
3 Live/Work units on narrow parcels



4 Neighborhood commercial & public uses



5 High intensity employment / office uses along Date Palm Drive



6 Industrial uses



7 Several types of mid-density residential adjacent to proposed open space



8 "The Green" with recreational facilities

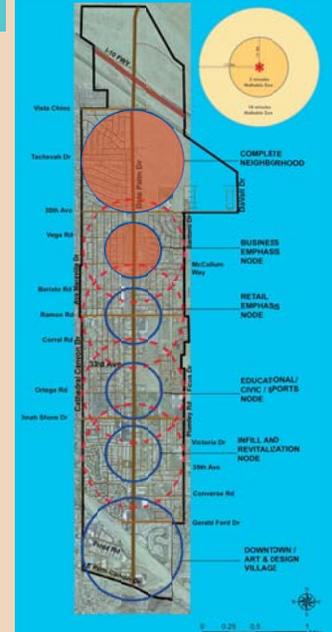


Complete Neighborhood

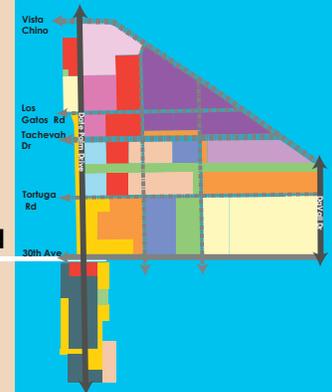
Existing Single-Family Residential

Business Emphasis Node

### Node Strategy & Key Map



### Circulation & Land Use Concept



### Legend

Proposed Land Uses	Linkages
Residential	Major roadways with multi-use path (pedestrian and one-way bike paths) and streetscape
Single-Family Residential	Pedestrian pathways
Townhomes	Bikeway
Live-Work Units	Existing roads
Multi-Family Residential	Conceptual new roadway linkages
Commercial	Existing Bus Stop
Entertainment Use / Theme Park	Proposed Bus Stop
Hotel	
Retail	
Industrial	
Light Manufacturing	
Incubator and/or R&D	
Public/Institutional	
School	
Church/Gymnasium	
Open Space	
Park	
Business Park	
Business Park	

### Potential Land Uses:

#### Complete Neighborhood

- Specialty retail and restaurants anchored by two hotels, a home furnishing store, & entertainment use such as theme park
- Linear park i.e "The Green" including swales, sports, picnic & playground facilities connecting to soccer field
- Several types of mid-density housing including townhouses, apartment, condominiums, and senior housing around "The Green"
- Live/Work units and residential on west side of Date Palm Drive

#### Business Emphasis Node

- Live/Work units
- Office with limited retail and restaurants lining Date Palm Drive with parking in rear



# Complete Neighborhood and Business Emphasis Nodes

5

Board No.

## Alternative 2:

### A Mixed-Use Master Planned Community - Emphasis on Industrial Uses and an Educational Component

### Node Strategy & Key Map

1 Hotels



2 Specialty Retail & Restaurants



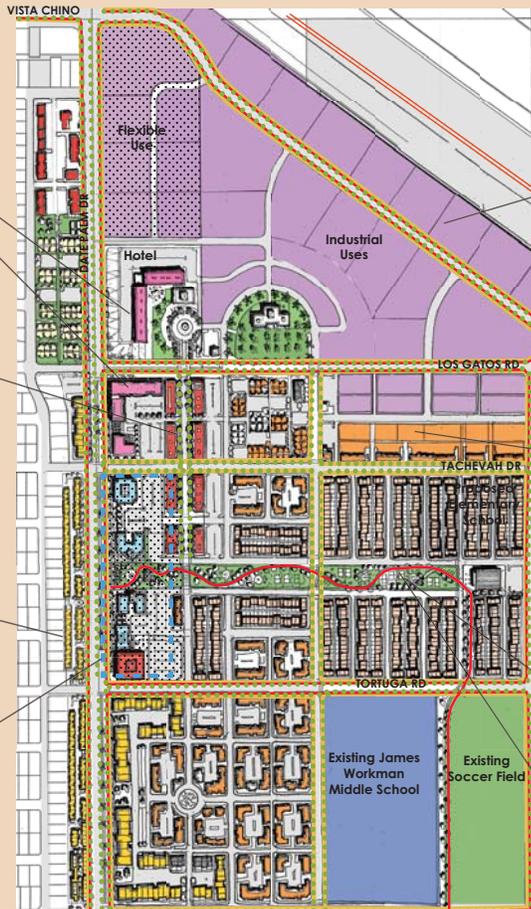
3 Live/Work units on narrow parcels



4 Mixed-Use



5 Educational facility and high intensity office uses along Date Palm Drive



6 Industrial uses



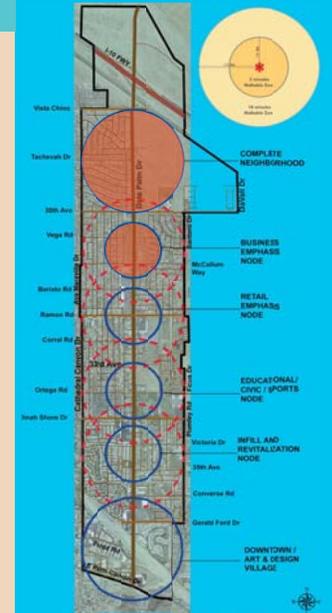
7 High-density residential will act as a buffer between Industrial and townhomes



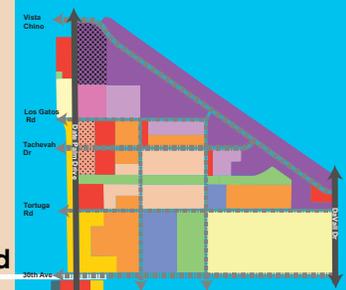
8 "The Green" with recreational facilities



Complete Neighborhood



### Circulation & Land Use Concept



### Legend

Proposed Land Uses	Linkages
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Live-Work Units	Existing roads
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<b>Commercial</b>	Existing Bus Stop
Entertainment Use / Theme Park	Proposed Bus Stop
Hotel	
Retail	
<b>Industrial</b>	
Light Manufacturing	
Incubator and/or R&D	
<b>Public/Institutional</b>	
School	
Church/Gymnasium	
<b>Open Space</b>	
Park	
<b>Business Park</b>	
Business Park	

Business Emphasis Node with Educational Component

## Land Uses:

### Complete Neighborhood

- Flexible R&D/commercial and industrial near freeway
- Mixed-use, specialty retail, and restaurants anchored by two hotels
- Linear park i.e. "The Green" including swales, sports, picnic & playground facilities connecting to soccer field
- Several types of mid-density housing including townhouses, apartments, condominiums, and senior housing around "The Green"; **more high-density residential than Alternative 1**
- **Less commercial and more industrial focus than Alternative 1**

### Business Emphasis Node

- Live/Work units
- Educational facility as an anchor
- Office with limited retail and restaurants

