# REPORT TO THE CITY COUNCIL

**DATE:** **January 15, 2013**

**TITLE:** **Palm Drive Corridor Conceptual Street Beautification Master Plan**

## RECOMMENDATION

**Refer the conceptual master plan to the Planning Commission for review and inclusion in the General Plan.**

## DISCUSSION

On December 11, 2012, staff presented a conceptual plan of beautification and circulation improvements to the Palm Drive Corridor between Mission Lake Boulevard and the I-10 Freeway. The Palm Drive Corridor is the primary gateway entrance to the City's retail and spa centers. The conceptual plan included comments from the Street Committee, components of the Vortex Plan landscaping standards, and segmented to allow for phased construction.

The City Council approved the Corridor Plan in concept and directed staff to refer the matter to the Planning Commission for its review and inclusion in the soon to be considered General Plan. It is anticipated that the Conceptual Plan will become a policy imperative in the new General Plan and provide direction to staff, the Planning Commission and the City Council in its review of new development projects and future funding opportunities.

## FISCAL IMPACT

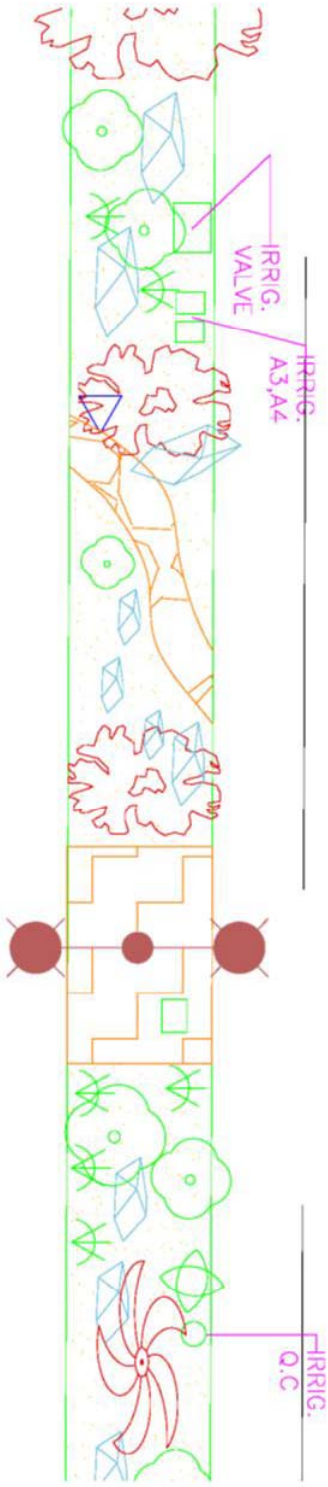
There is no fiscal impact in referring this to the Planning Commission.

## EXHIBIT(S)

1. Conceptual Plan
2. Council Properties Map

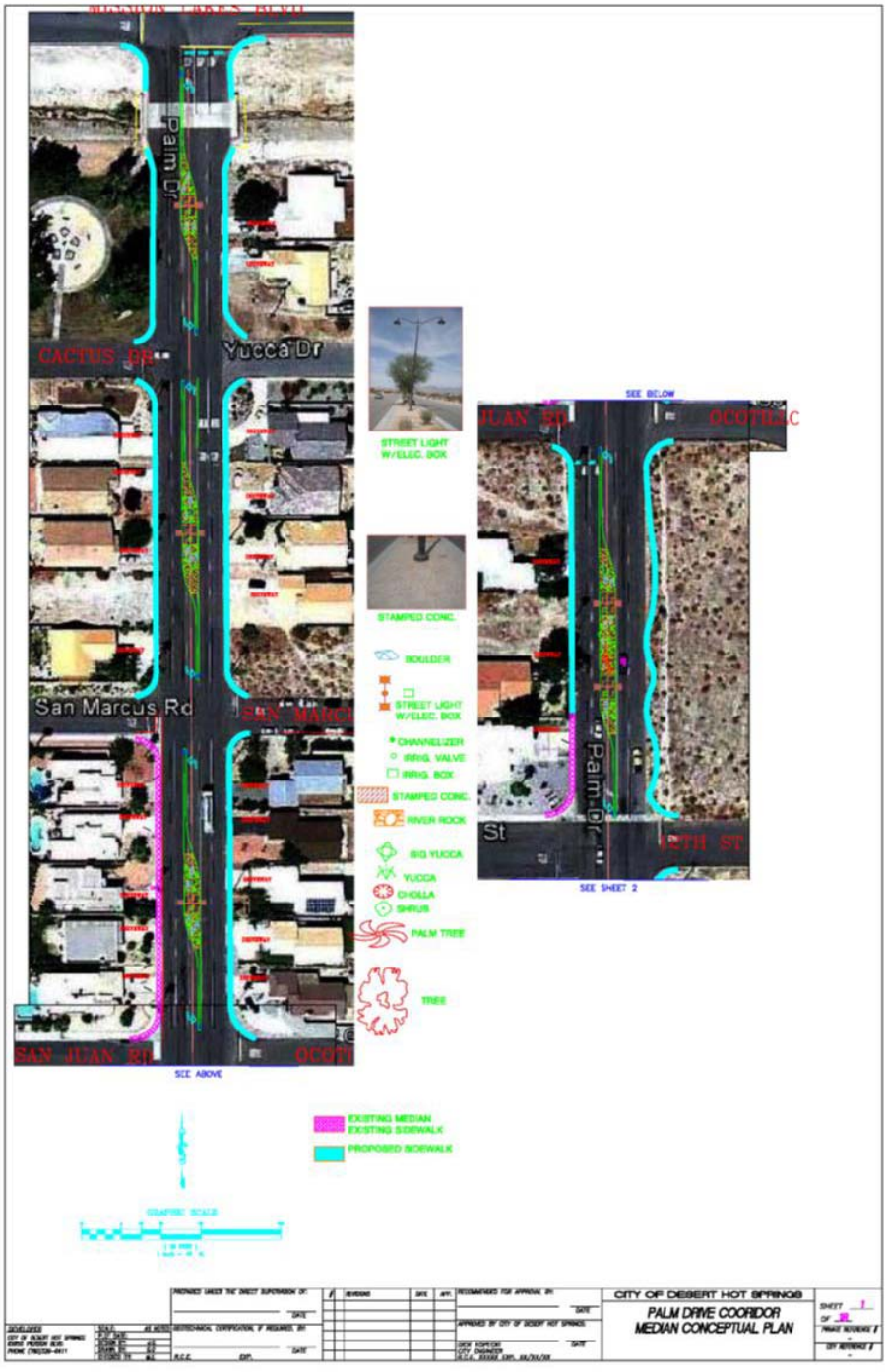
# City of Desert Hot Springs
# Palm Drive Median Corridor
# Conceptual Estimate

| | | | |
|---|---|---|---|
| Phase 1 | Mission Lakes to 12th Street | $ | 1,368,576.00 |
| Phase 2 | 12th Street to 8th Street | $ | 1,351,080.00 |
| Phase 3 | 8th Street to 1st Street | $ | 2,310,800.00 |
| Phase 4 | Buena Vista to Granada | $ | 1,778,008.00 |
| Phase 5 | Hacienda to Two Bunch Palms | $ | 2,494,792.00 |
| Phase 6 | Kmart Shopping to Camino Campanero | $ | 1,812,780.00 |
| Phase 7 | Camino Campanero to Camino Aventura | $ | 2,925,720.00 |
| Phase 8 | Camino Aventura to Dillon Rd | $ | 3,110,400.00 |
| Phase 9 | Dillon Rd to 18th Ave | $ | 3,072,492.00 |
| Phase 10 | 18th Ave to Desert Dune | $ | 3,686,796.00 |
| Phase 11 | Desert Dune to 20th Ave | $ | 2,415,420.00 |
| Phase 12 | 20th Ave to Powerline Rd | $ | 3,707,208.00 |
| Phase 13 | Powerline Rd to Varner Rd | $ | 1,555,200.00 |
| Phase 14 | Varner Rd to South End | $ | 2,265,732.00 |
| | | **$** | **33,855,004.00** |



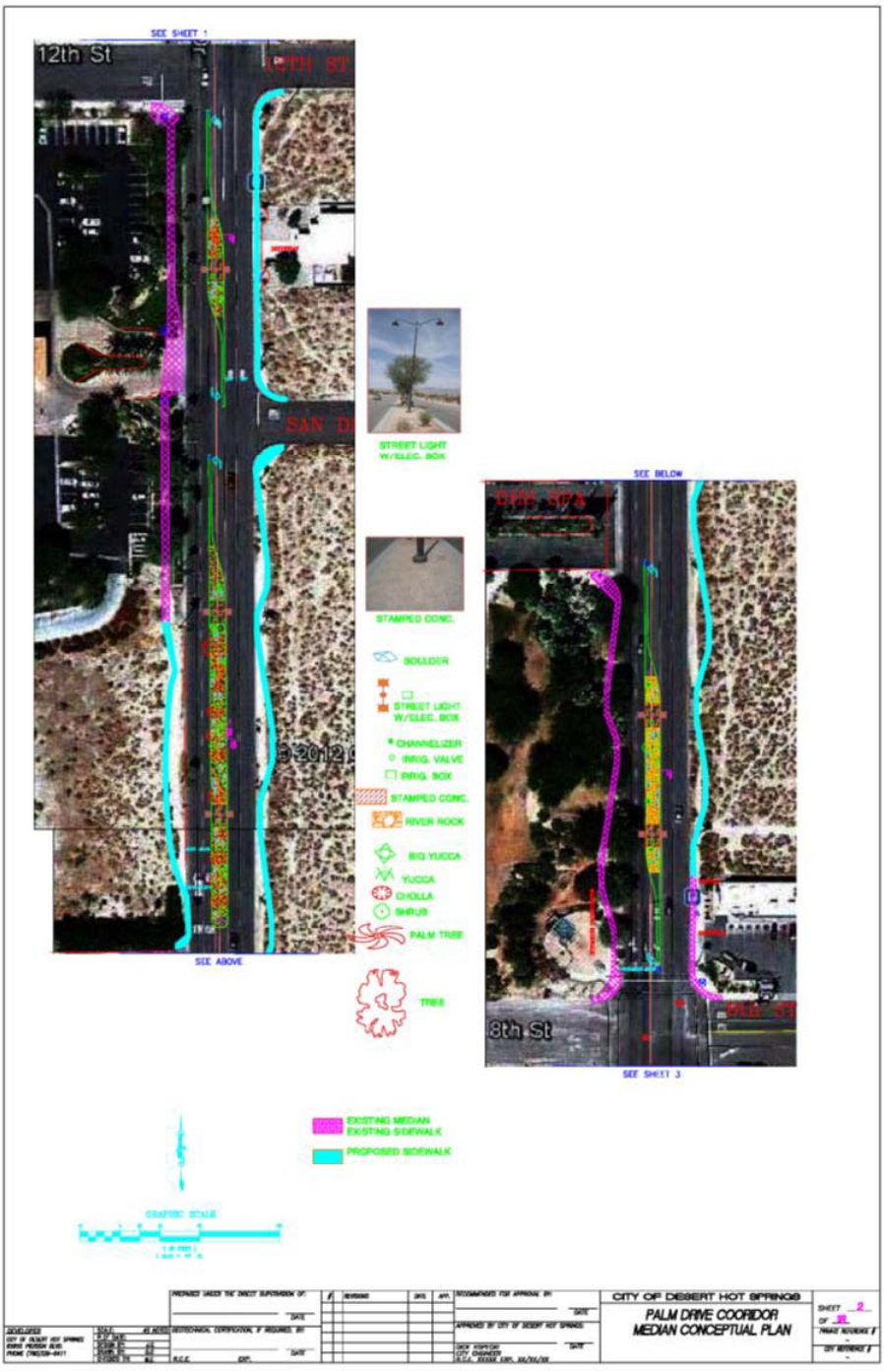
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| DEVELOPER<br>CITY OF DESERT HOT SPRINGS<br>65950 PIERSON BLVD.<br>PHONE (760)329-6411 | SCALE: AS NOTED<br>PLOT DATE:<br>DESIGN BY: J.C.<br>DRAWN BY: C.C.<br>CHECKED BY: M.F. | PREPARED UNDER THE DIRECT SUPERVISION OF:<br>DATE<br>GEOTECHNICAL CERTIFICATION, IF REQUIRED, BY:<br>DATE<br>R.C.E. EXP. | # | REVISIONS | DATE | APP. | RECOMMENDED FOR APPROVAL BY:<br>DATE<br>APPROVED BY CITY OF DESERT HOT SPRINGS:<br>DATE<br>DICK KOPECKI<br>CITY ENGINEER<br>R.C.E. XXXXX EXP. XX/XX/XX | CITY OF DESERT HOT SPRINGS<br>PALM DRIVE COORIDOR<br>MEDIAN CONCEPTUAL PLAN | SHEET 1<br>OF 18<br>PRIVATE REFERENCE #<br>-<br>CITY REFERENCE #<br>- |

# Mission Lakes to 12th Street



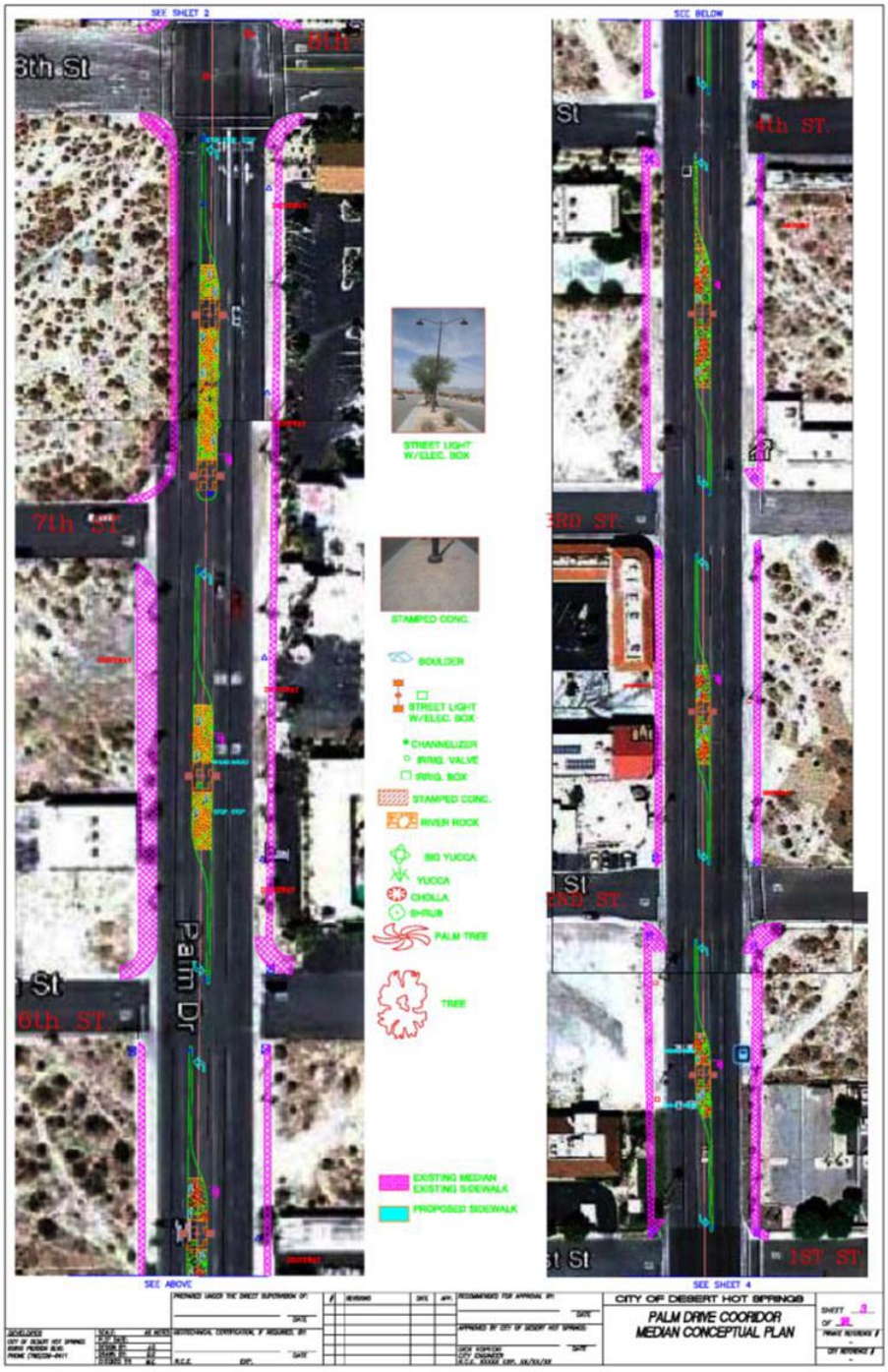

$ 1,368,576.00

# 12th Street to 8th Street




$ 1,351,080.00

# 8th Street to 1st Street

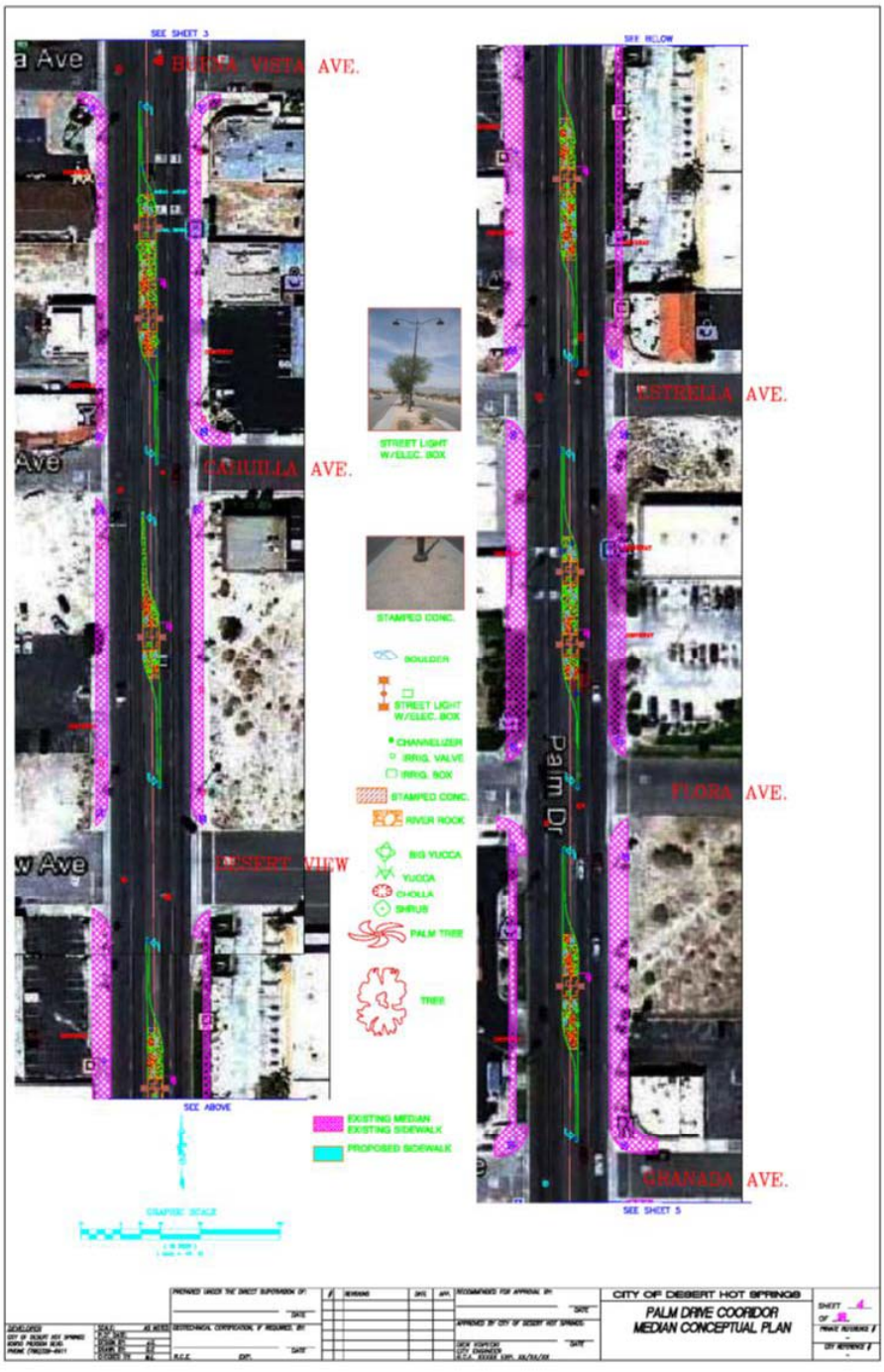



$ 2,310,800.00

# Existing Medians

1st Street to Buena Vista Avenue currently have curb & gutter, sidewalks, and medians. The median study did not include any improvements or upgrades to existing medians in this area.

# Buena Vista Ave to Granada Ave

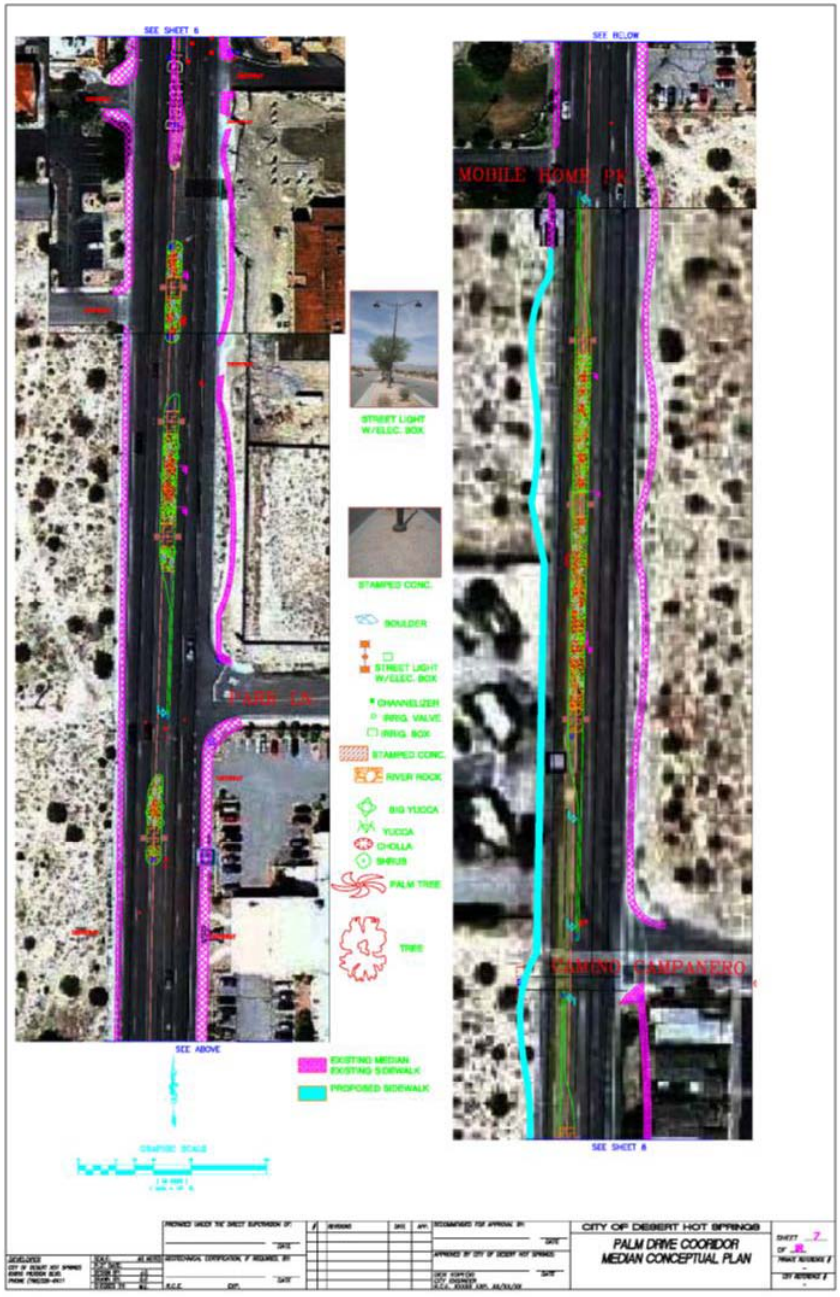



$ 1,778,008.00

# Hacienda Ave to Two Bunch Palms

$ 2,494,792.00

# Kmart Shopping Center to Camino Campanero




$ 1,812,780.00

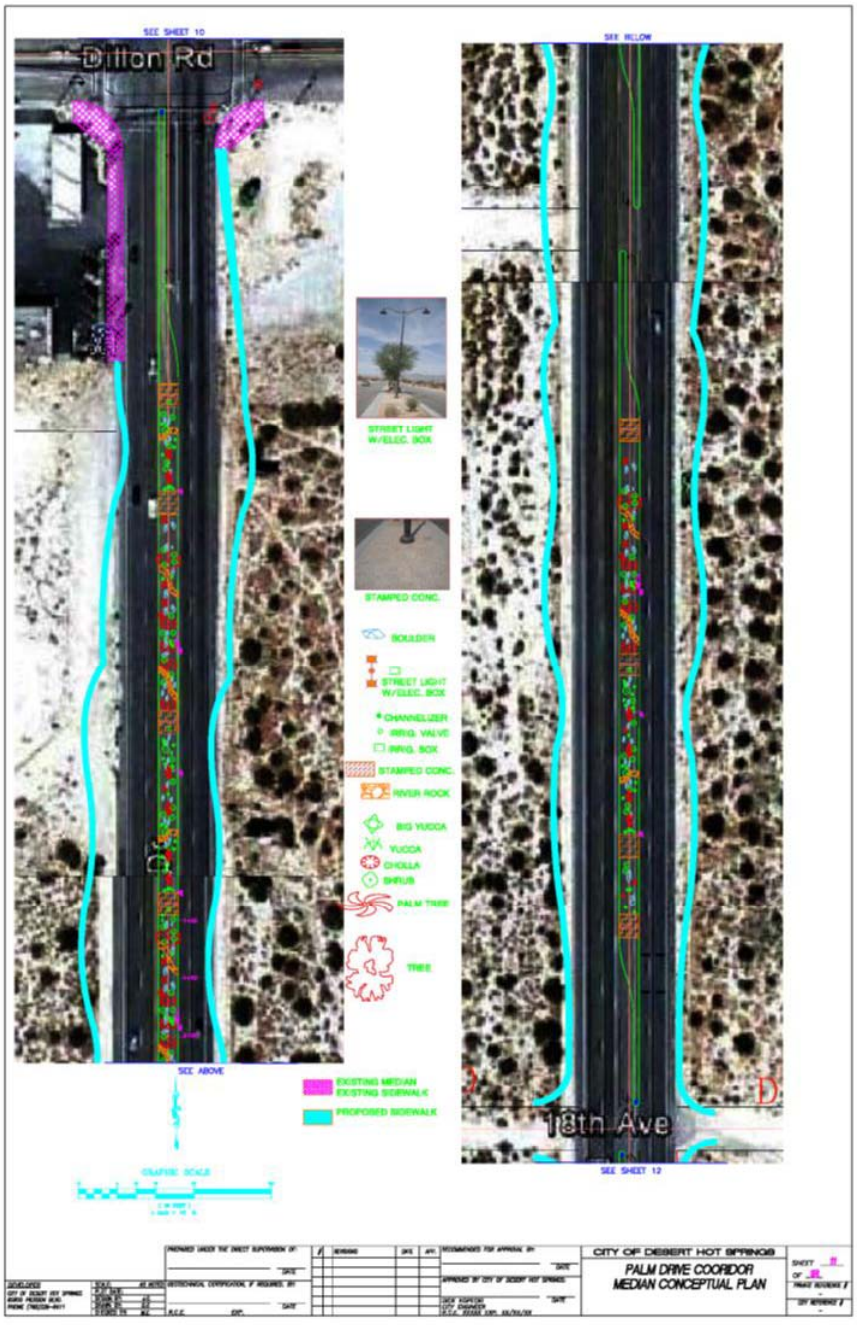
# Camino Campanero to Camino Aventura

$ 2,925,720.00

# Camino Aventura to Dillon Rd

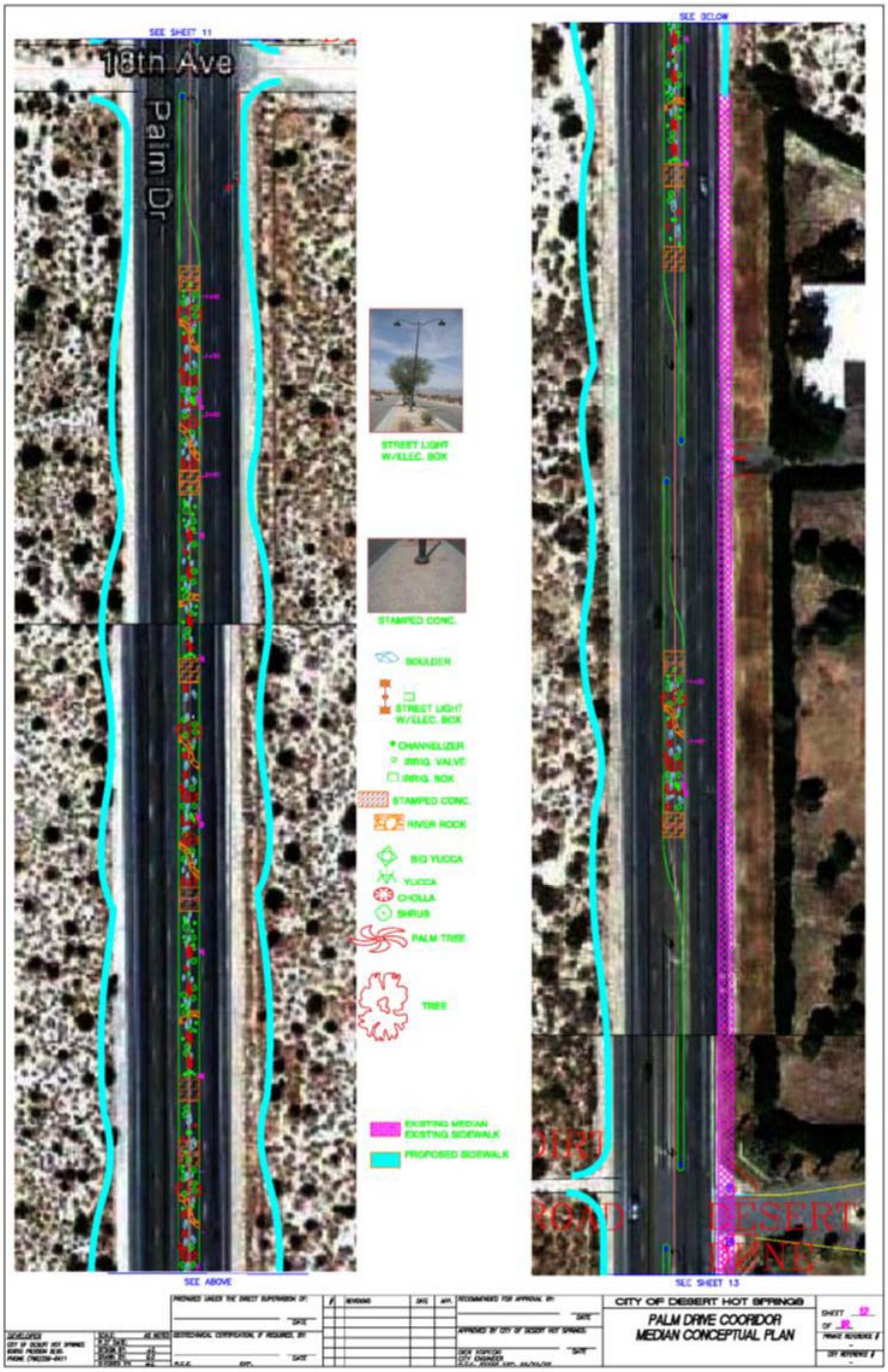
$ 3,110,400.00

# Dillon Rd to 18th Ave




$ 3,072,492.00

# 18th Ave to Desert Dune

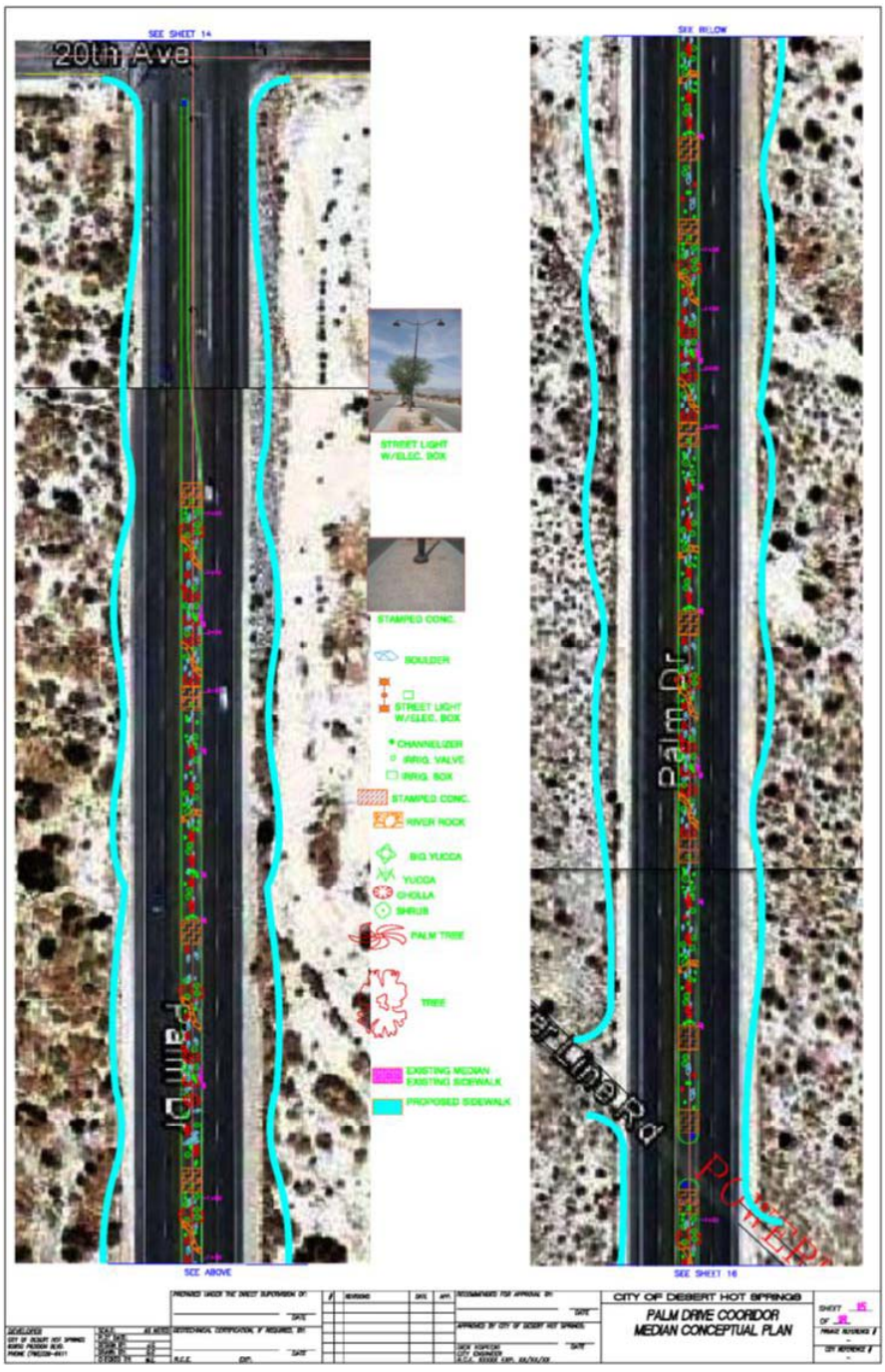



$ 3,686,796.00

# Desert Dune to 20th Ave

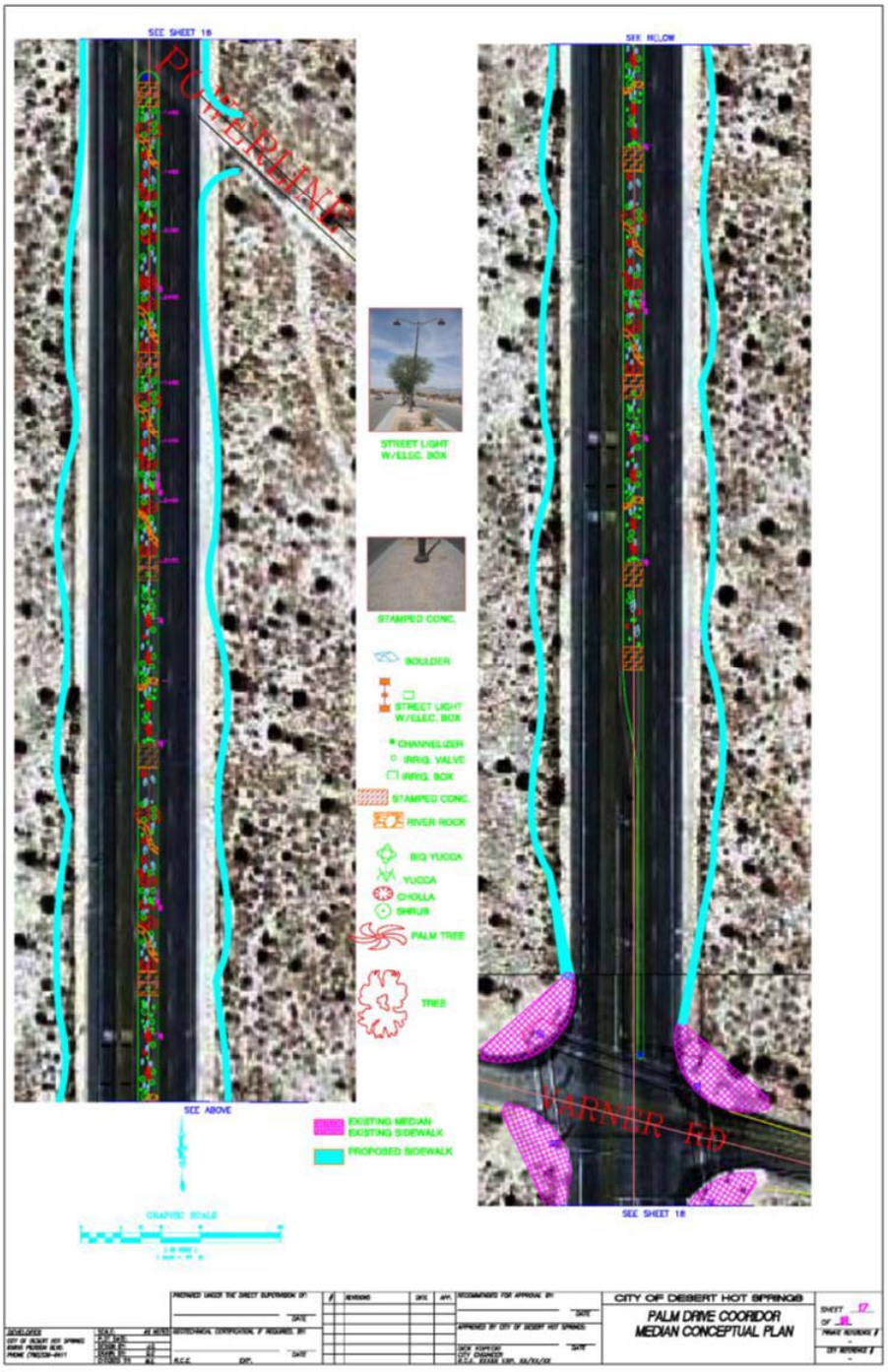
$ 2,415,420.00

# 20th Ave to Powerline Rd



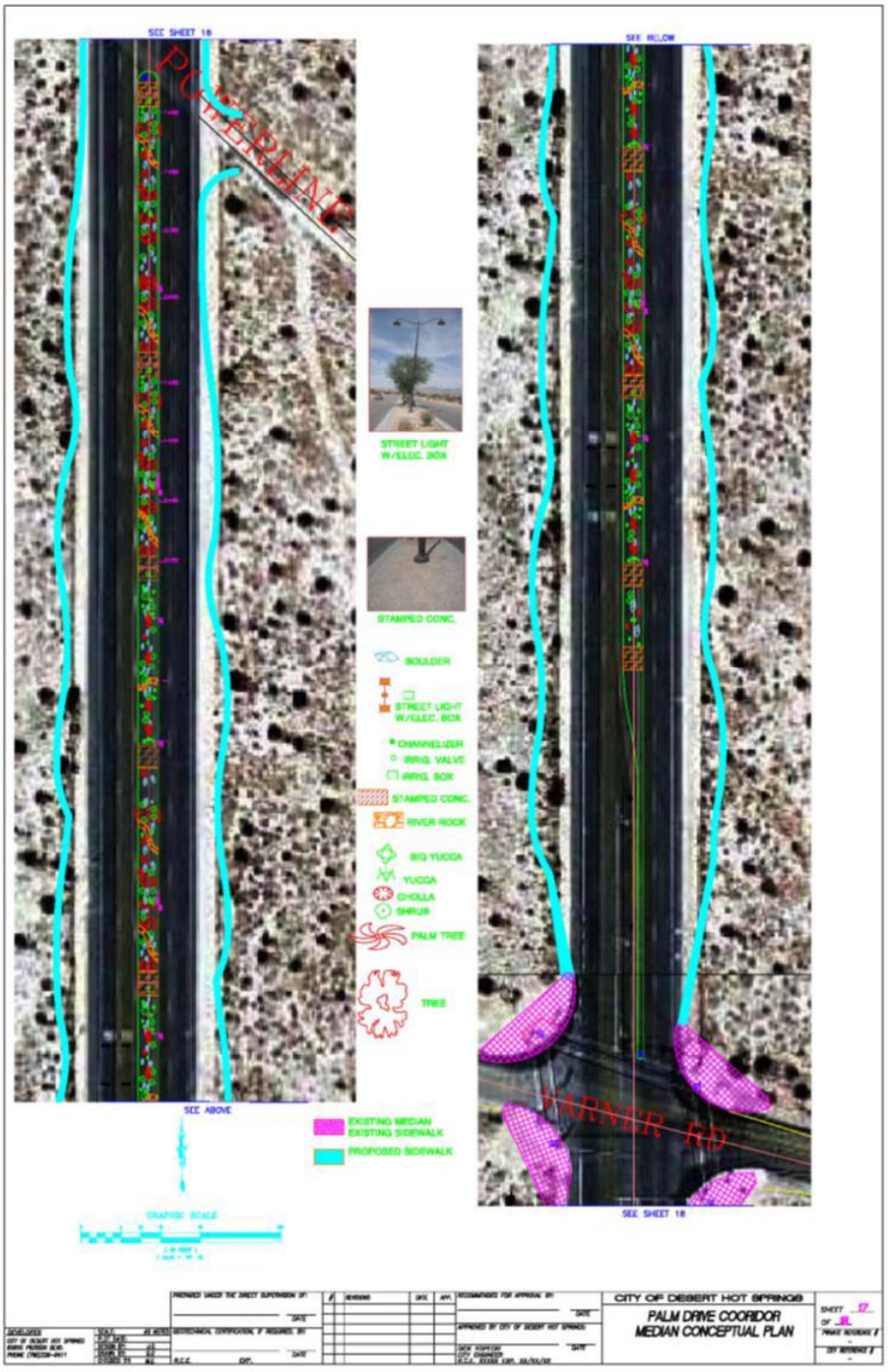

$ 3,707,208.00

# Powerline Rd to Varner Rd



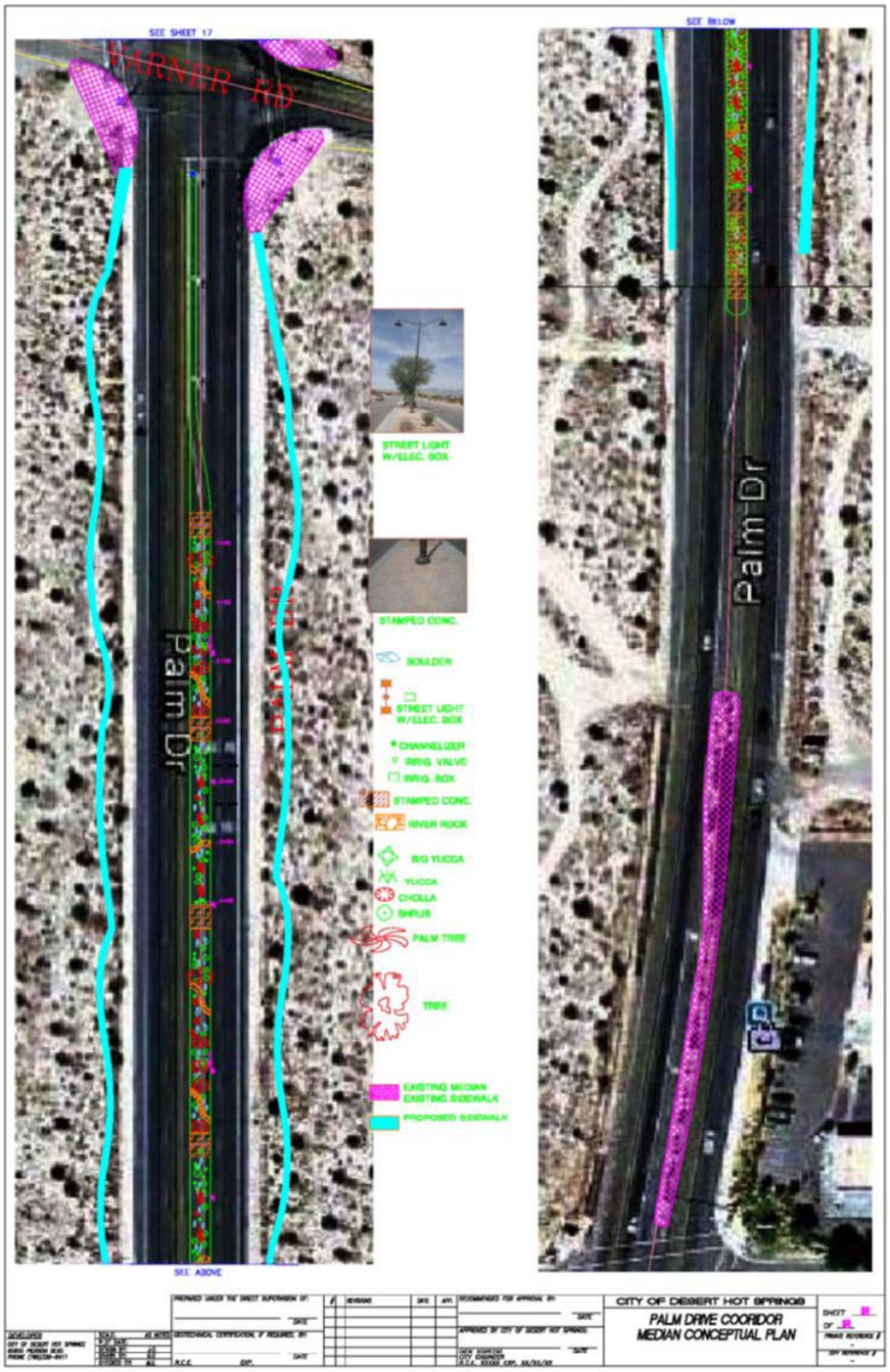

$ 1,555,200.00

# Varner Rd to South End




$ 2,265,732.00

# Varner Rd to South End




$ 2,265,732.00