



Palm Desert Rail Station Feasibility Study – A Vision for the Valley

April 25, 2024



Today's Agenda

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Project Key Findings

A Mid-Valley Station in Palm Desert

2

Engagement

3

Site Selection and Evaluation

4

Station Opportunities





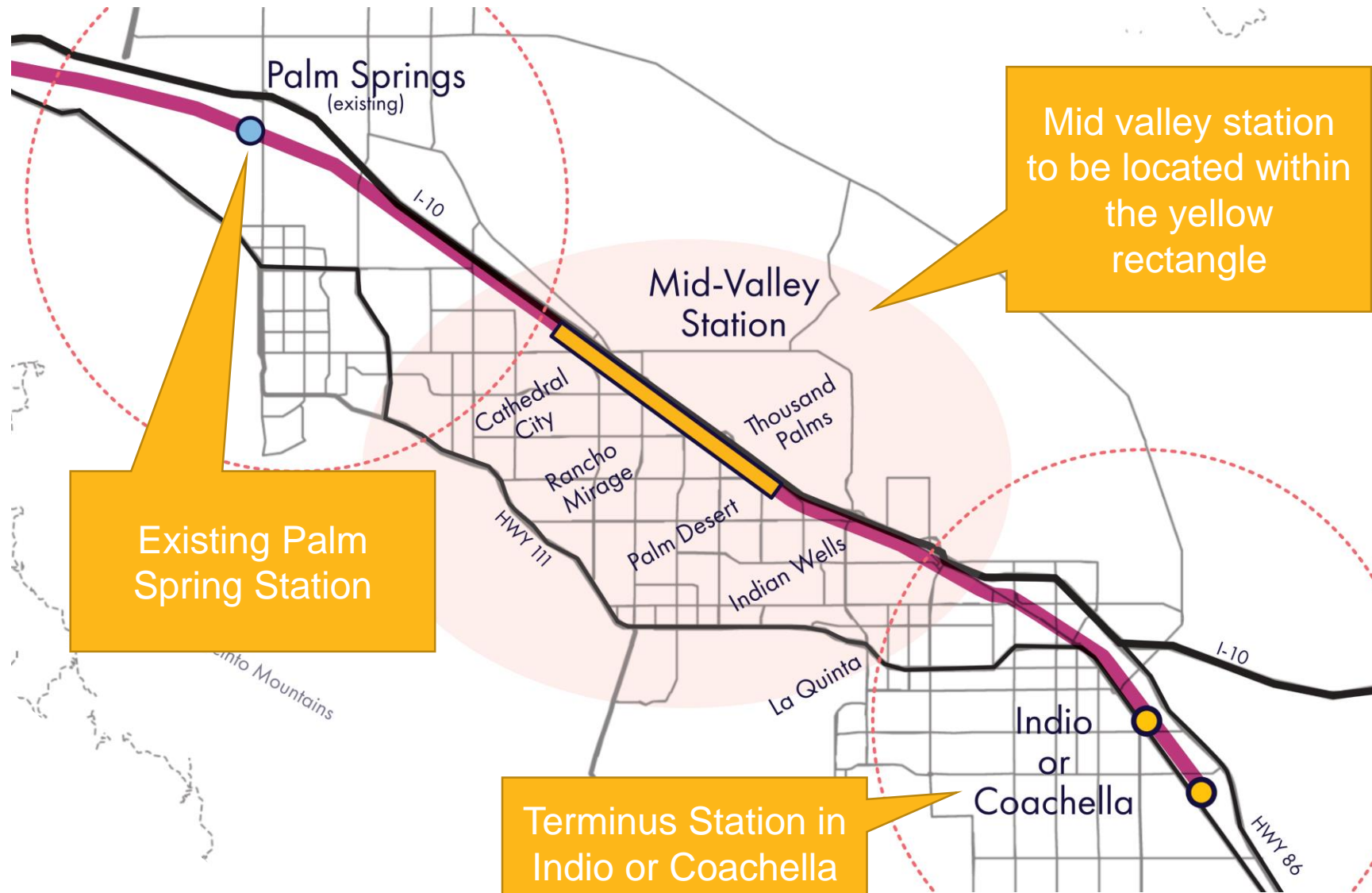
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Project Key Findings



Key Findings

- Provide long-distance travel alternatives for residents
- Opportunities for transit-oriented development
- Economic/Revenue opportunities
- Service to the Acrisure Arena, and Palm Deserts Universities
- Reduce VMT and air pollutions





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Engagement



Engagement



Community Meeting Engagement Summary

- Topics discussed during meetings included:
 - Future transit hub design principal
 - Context
 - Fit
 - Adjacencies
 - Site constraints
 - Visitors and residents' benefits



- ▲ *“I think this project would be great for residents and visitors alike. It will help attract younger folks to the desert and minimize traffic.”*
- ▲ *“Ideal for both tourism and commuting; I am among the remote workers who moved to the valley from LA in 2020. I regularly travel back, and I would love to have rail as an option for the commute.”*
- ▲ *“We need this and have needed it for at least 30 years. Our Valley needs to join the 21st Century. Less air pollution and A win for all.”*
- ▲ *“A must for future growth and combatting climate change.”*



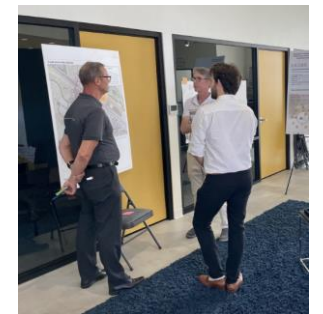
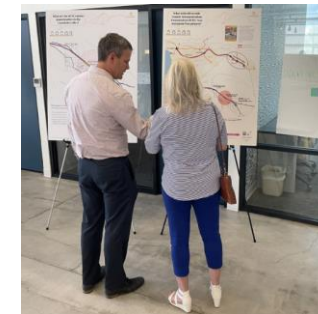
Engagement



Community Meeting and Stakeholder Engagement Summary

- Received **10 letters of support**
- Stakeholders:
 - Riverside County Regional Rail Commission
 - California State University San Bernadino
 - The Berger Partnership and Acrisure Arena
 - Local Homeowner Associations
 - The City of Palm Desert
 - Local Transit Service Operators

- *“The positive impact of the rail corridor project extends beyond convenience and accessibility”*
- *“The station will be pivotal in establishing a crucial link for students and the entertainment industry”*
- *“The proposed rail service has the potential to be a catalyst for economic activity”*
- *“It represents a transformative opportunity to build greater interconnectedness to communities across southern California”*





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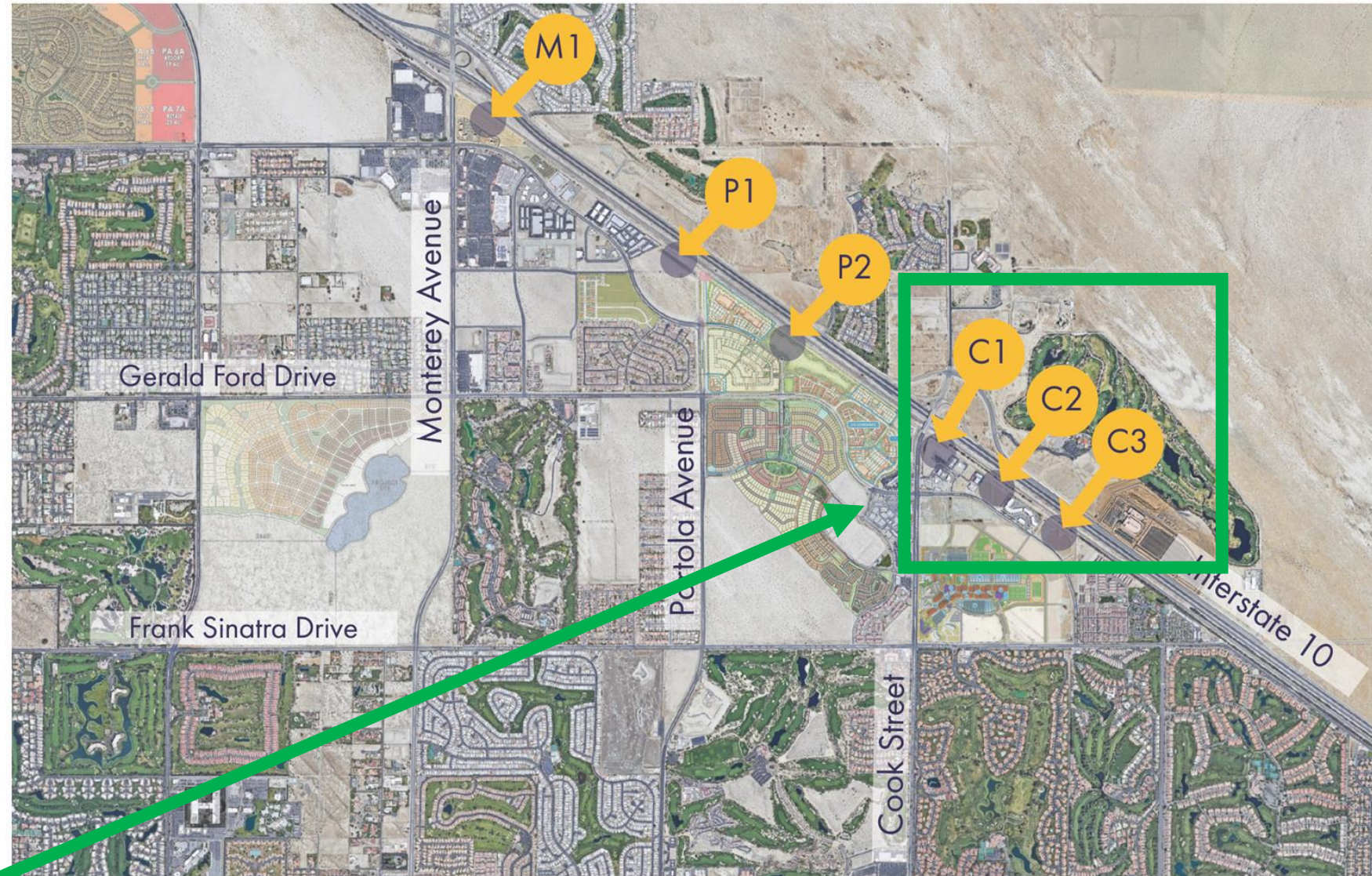
Site Selection and Evaluation



Locating the Mid Valley Station in Palm Desert

Cook Street (C3) was identified as the site with the highest ranking and preferred location.

Location	Identifier
Monterey Avenue	M1
Portola Avenue	P1 or P2
Cook Street/ Gerald Ford	C1 or C2 or C3



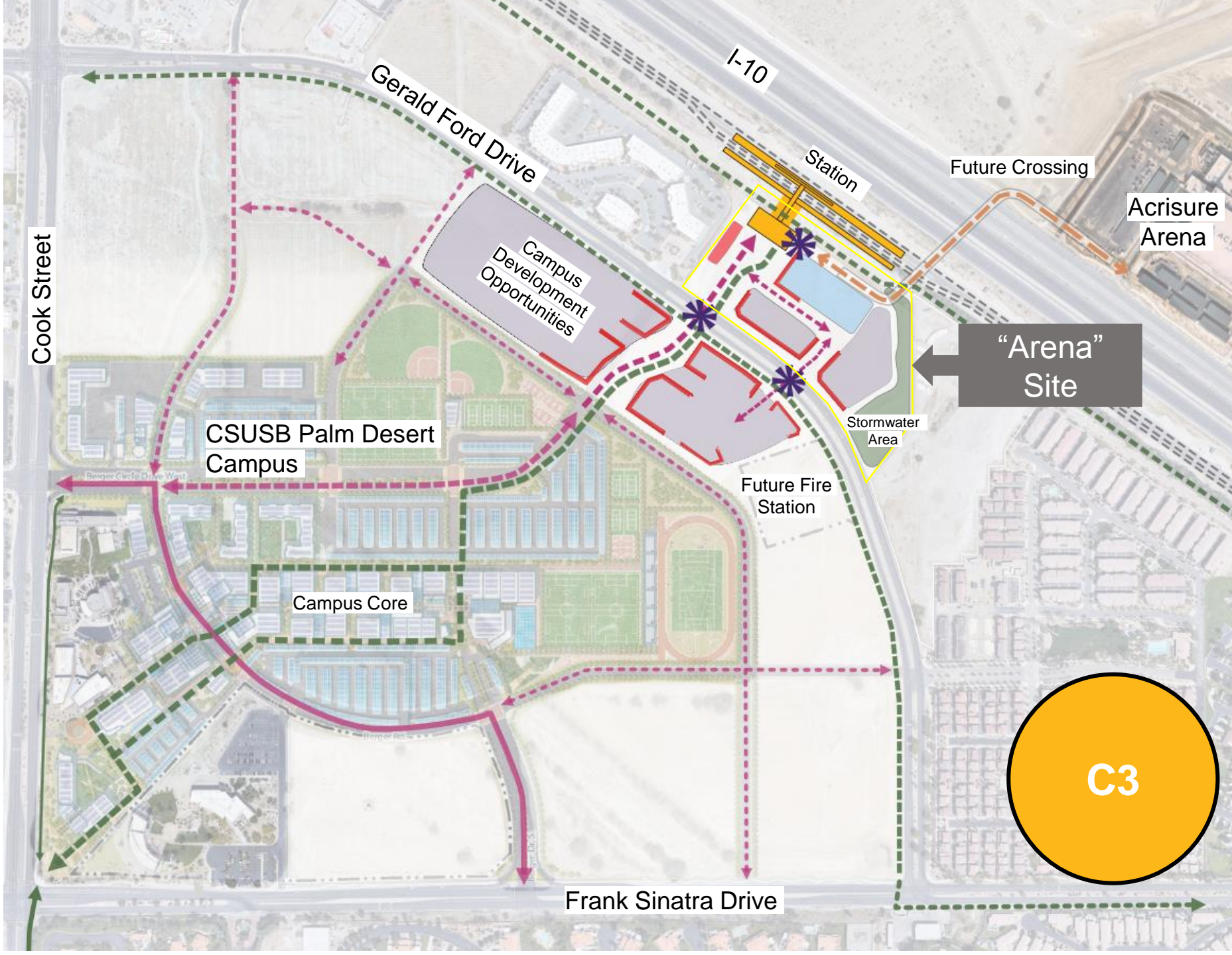
Gerald Ford "Arena" Site

Cook Street Evaluation Findings:

- Prime central valley location
- Site is directly **accessible** from the CSUSB campus expansion
- Potential "Gateway" opportunity
- **High TOD** opportunity
- On or off-site parking
- Potential future bridge crossing to North side of I-10 and **connection** to Acrisure Arena

Supports the City of Palm Desert's General Plan goal to facilitate the development of a university-oriented neighborhood.

	Vehicular Circulation Network
	Future Bike / Micro-mobility Network
	Development Opportunity (TOD)
	Parking
	Station / Transit Facility
	Bus / Shuttle
	Active Building Edges
	Connection



The Palm Desert Transit Hub Vision

Transit Hub Conceptual:

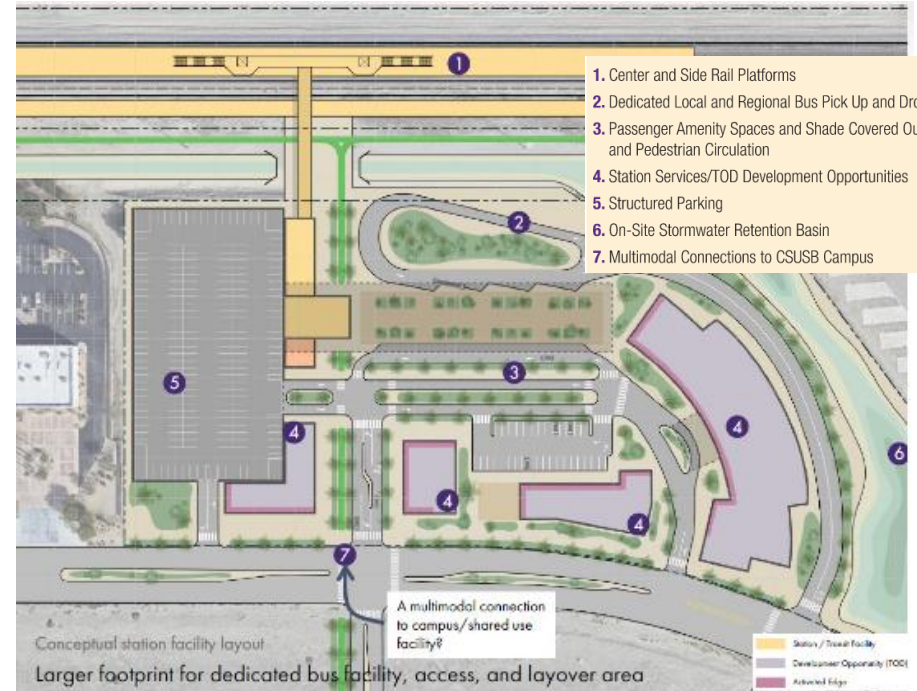
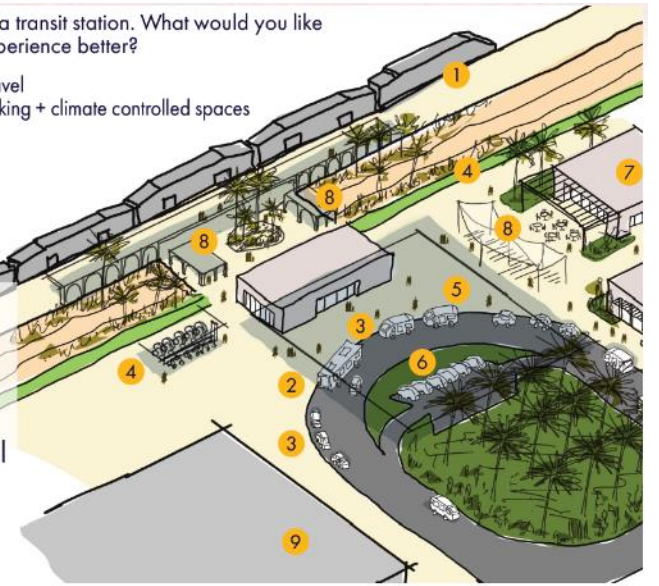
- A hub to serve the **Coachella Valley**
- **Connectivity** for residents and visitors to work, learn, live, shop, and play.
- **Create** a safe, vibrant, and accessible station area

Expand the way we think about a transit station. What would you like to see on the site to make the experience better?

- Accommodate many modes of travel
- Plan for passenger amenities, parking + climate controlled spaces
- Activated at all hours
- Things to do nearby

Potential Site Features

- 1 Platform
- 2 Bus exchange
- 3 Flexible curb space
- 4 Micromobility
- 5 Rideshare
- 6 On-demand car rental
- 7 Complementary uses
- 8 Passenger amenity
- 9 Parking



1. Center and Side Rail Platforms
2. Dedicated Local and Regional Bus Pick Up and Drop Off
3. Passenger Amenity Spaces and Shade Covered Outdoor Waiting Area and Pedestrian Circulation
4. Station Services/TOD Development Opportunities
5. Structured Parking
6. On-Site Stormwater Retention Basin
7. Multimodal Connections to CSUSB Campus

A multimodal connection to campus/shared use facility?

Conceptual station facility layout
Larger footprint for dedicated bus facility, access, and layover area

Station / Transit Facility
Developer Opportunity (TOD)
Retained Edge



The Palm Desert Transit Hub Vision

Transit Hub Conceptual:

- Provide user access to **community-oriented services** and **affordable housing**
- Opportunity for travel for UCR and CSUSB
- **Connection** among cycling, rideshare, transit, shuttles, private buses, event mobility, micro-mobility, car share, and pedestrian access





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Station Opportunities

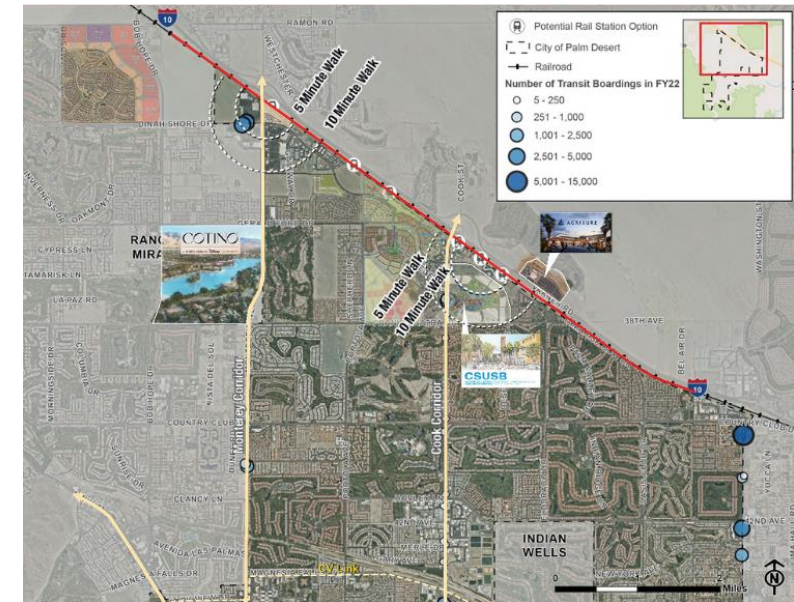
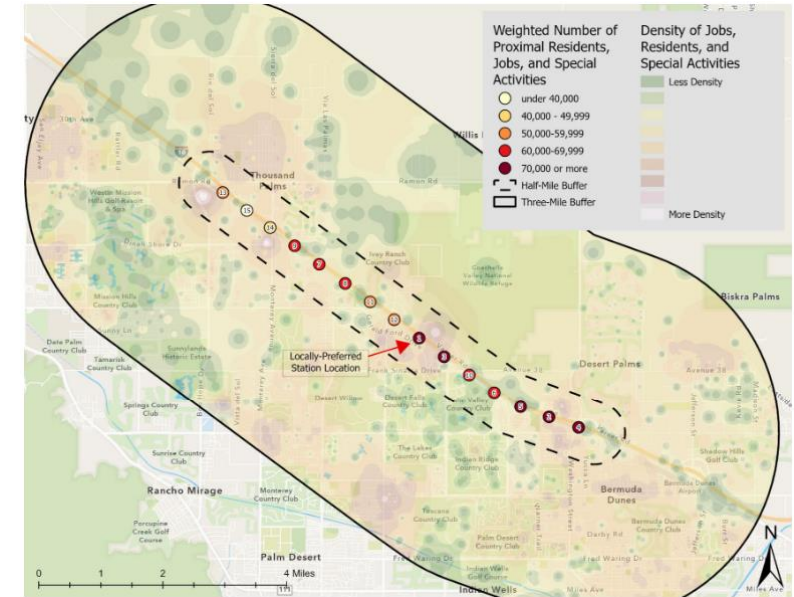


Station Ridership Density

Ridership Estimates

- Estimates assume that the rail service would capture 0.5% of the trips between Palm Desert and other station areas.
- Demonstrates regional transit use over the San Geronio pass could increase by ten times the current ridership on SunLine Commuter Link.
- Potential station sites ranged from 38,222 weighted residents, jobs, and visitors up to 77,086 weighted residents, jobs, and visitors.

Station	Number of All Trips (Origin and Destination)	Percent of Trips Captured by Rail Service	Daily Ridership Estimates
Coachella	13,371	0.50%	67
Indio	51,014	0.50%	255
Loma Linda	164	0.50%	1
Riverside	2,257	0.50%	11
Fullerton	46	0.50%	1
Los Angeles	1,416	0.50%	7
Total Daily Ridership Estimate (2028)			350



Identifying Opportunities



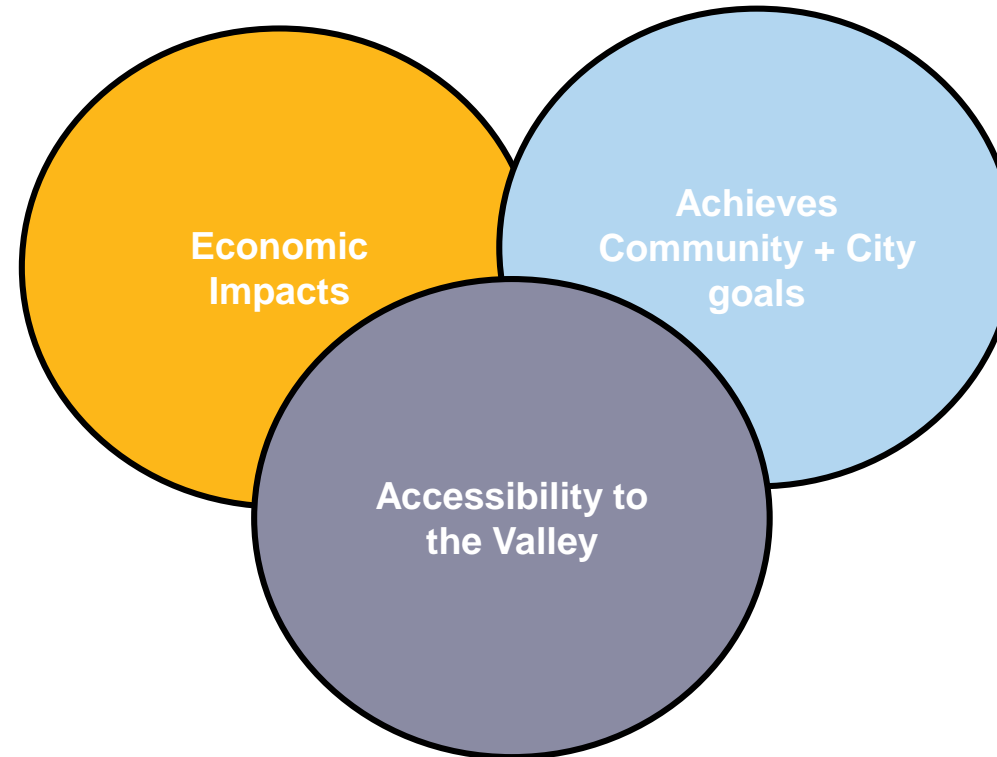
Finance— opportunity to capture the value of economic development to direct funding to public improvement and community benefit

- **\$2,063,300 estimated value capture**

Connected— In addition to rail, site enables multimodal access: Sunline, CV link, E-bikes, Rideshare, shuttles.

Revenue— Job and wages from new land uses, development, and increased mobility

- **\$0.5 to 3.1 million in annual net fiscal revenues**



Partnership— Opportunity to build support and collaborate with private sector, local institutions, state and regional partners

TOD – Transit Oriented Programming (affordable housing, supporting commercial, hospitality). Catalytic impact for other development sites in the city

- **Residential – 2,432 units**
- **Hotel – 196 rooms**
- **Commercial/Retail/Office - 23,000 SF**

Future Gateway Bridge— Bridge connection across the I-10 to Acrisure Arena (pedestrian/micro-mobility connector)





Thank you!

