

Indian Wells Parking Study

NOVEMBER 14, 2008

Attachment #1

YOUR PROJECT

Challenge

The Indian Wells Golf Resort is a major hub of tourism and a significant presence in the City of Indian Wells. "Indian Wells, California's premier desert resort city, is an exceptional place to live, work and play. The city offers an outstanding quality of life, numerous cultural and social activities, inspiring philanthropy, a cohesive and innovative city government, world-class resorts, and championship golf at Indian Wells Golf Resort..." plus "...exceptional dining, superb spa facilities, and myriad recreational activities offer endless diversions for residents and guests. For these and many other reasons, we celebrate our unique city!" (From the City's web-site)

The continuing success of this wonderful resource depends, in no small part, on the ease and convenience of access and parking for visitors and guests. However the Resort currently suffers from a significant shortage of parking.

Goal

The goal of the Parking Study is to develop a comprehensive solution to the parking needs of the three members of the Resort; the City of Indian Wells, the Renaissance Esmeralda and the Hyatt Grand Champion. But the goal is also much more than that. It is not enough to simply increase the supply of parking spaces. The goal is to improve the resort guests' experience by providing them sufficient plus convenient, well-designed parking as well as improved circulation for vehicles and pedestrians, and thoughtful integration of new structures into the landscape.

Existing Conditions

Available drawings and aerial photographs of the resort have been gathered, and collated into a site base plan for use in the study. A full site survey will be conducted in the next, design phase of the project.

Since the inception of the study, the Stantec planning and design team has met with the General Manager and staff of the Hyatt, Esmeralda, and Clubhouse as well as City staff to understand the specific parking, operations and circulation issues to be addressed in the study. These meetings have provided a wealth of information about the current challenges faced by the Resort as well as opportunities for improvement. Based upon these valuable discussions the following key objectives have been identified for solving the parking shortage as well as contributing to the Resort's ability to thrive in the future.

Objectives

The specific objectives of the study are:

- Provide 800-1000 new parking spaces; approximately 300 for the City's new clubhouse and restaurant, 250-300 for the Renaissance Esmeralda and 250-300 for the Hyatt Grand Champion
- Locate new parking where it is most needed; near event spaces..
- Improve access to parking with clearer and more convenient circulation and reduce delays in entering and exiting the Resort.
- Minimize temporary loss of parking and disruption to on-going resort operations during construction of new parking
- Develop clearly defined and safe separation between auto, golf cart, pedestrian and service vehicle circulation
- Design below-grade parking with good orientation, visibility, convenience and safety.
- Preserve and enhance views from the resorts to the surrounding landscape and mountains
- Enhance the overall visual quality of the Resort.

1.2 | CITY OF INDIAN WELLS

Approach

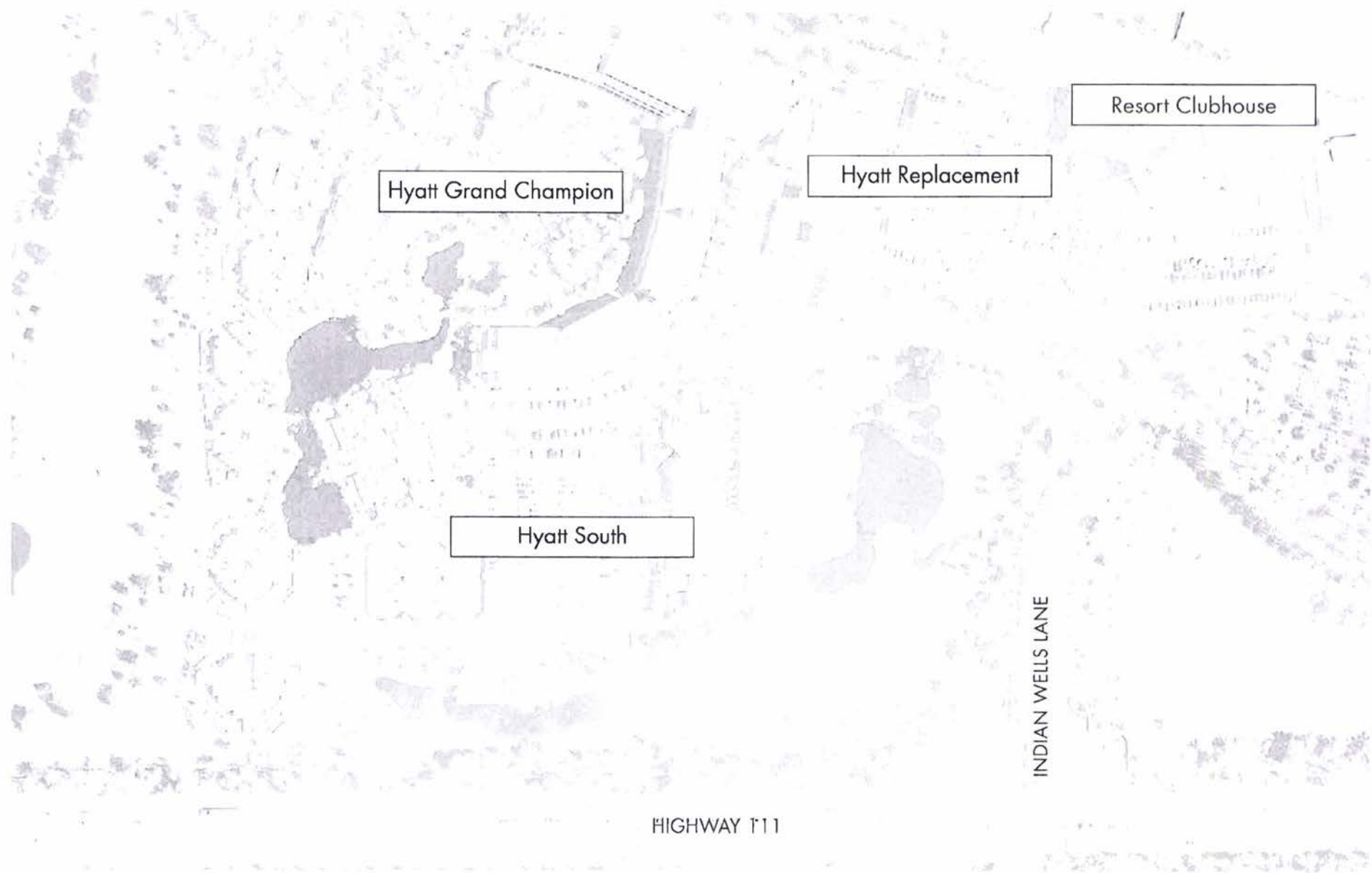
The study approach taken is a three step process.

- First, identify and analyze the existing parking and circulation opportunities and constraints
- Second, study how the existing parking capacity could be increased at each available location. There is very limited opportunity to construct new parking on areas other than those already occupied by existing parking.
- Third, Evaluate different combinations of new parking facilities on multiple sites. It is important to minimize impact on resort operations during construction of new parking facilities. Our approach is to develop a phased plan with a series of smaller facilities in order to minimize disruption.
- Our proposal concludes with a comparison of potential options/scenarios for meeting your objectives.

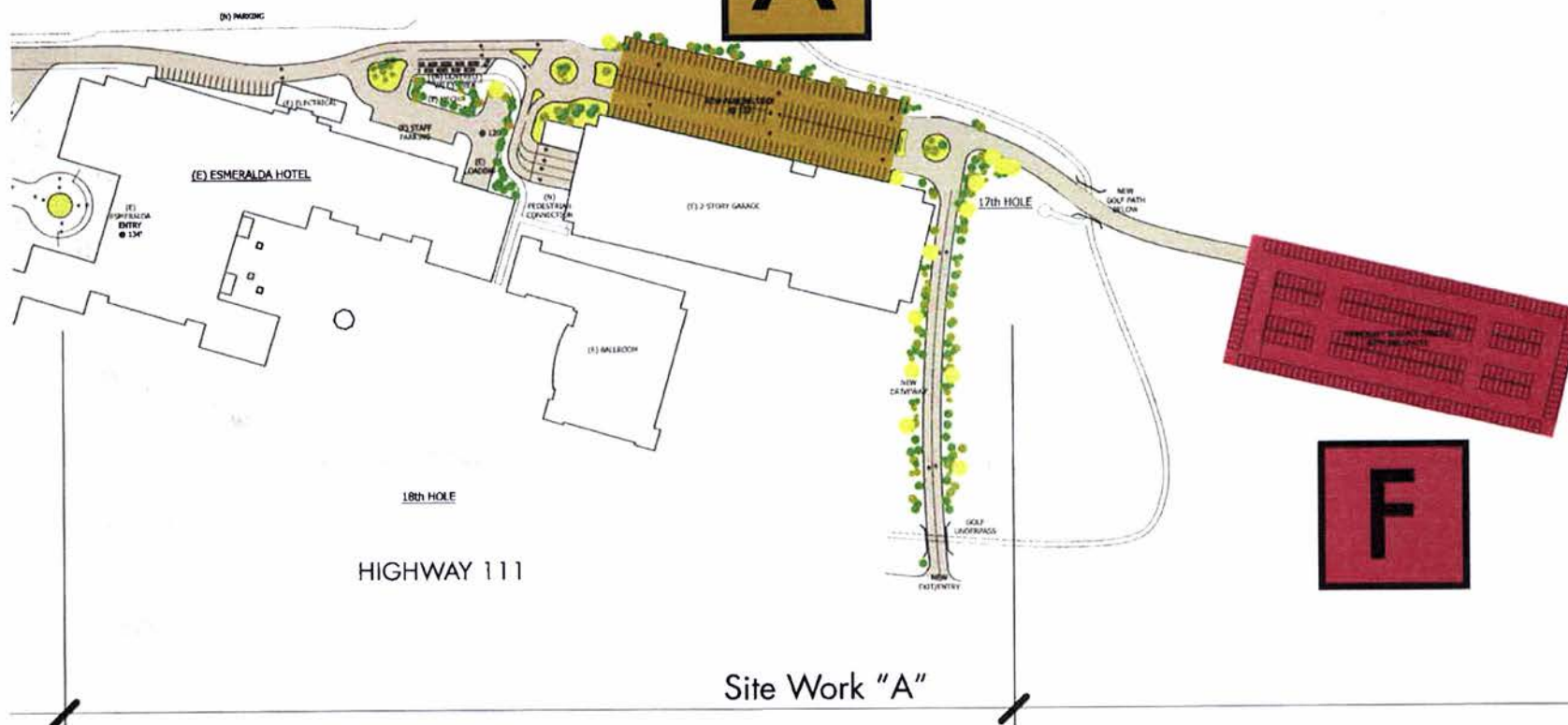
Recommendation

Four Potential Options are presented that meet the objectives identified above. All but one yield the desired number of spaces; the locations of new parking are generally well-distributed across the resort and they all include the recommended circulation improvements. We recommend Option Two as the most desirable based upon the above analysis and the following key considerations.

- Meets minimum requirement of 800 new parking spaces
- Location and distribution of new parking
- Desirability of two-level parking vs. three-level structure which requires a full basement level
- Construction of new parking structures occurs within existing parking areas vs. green space

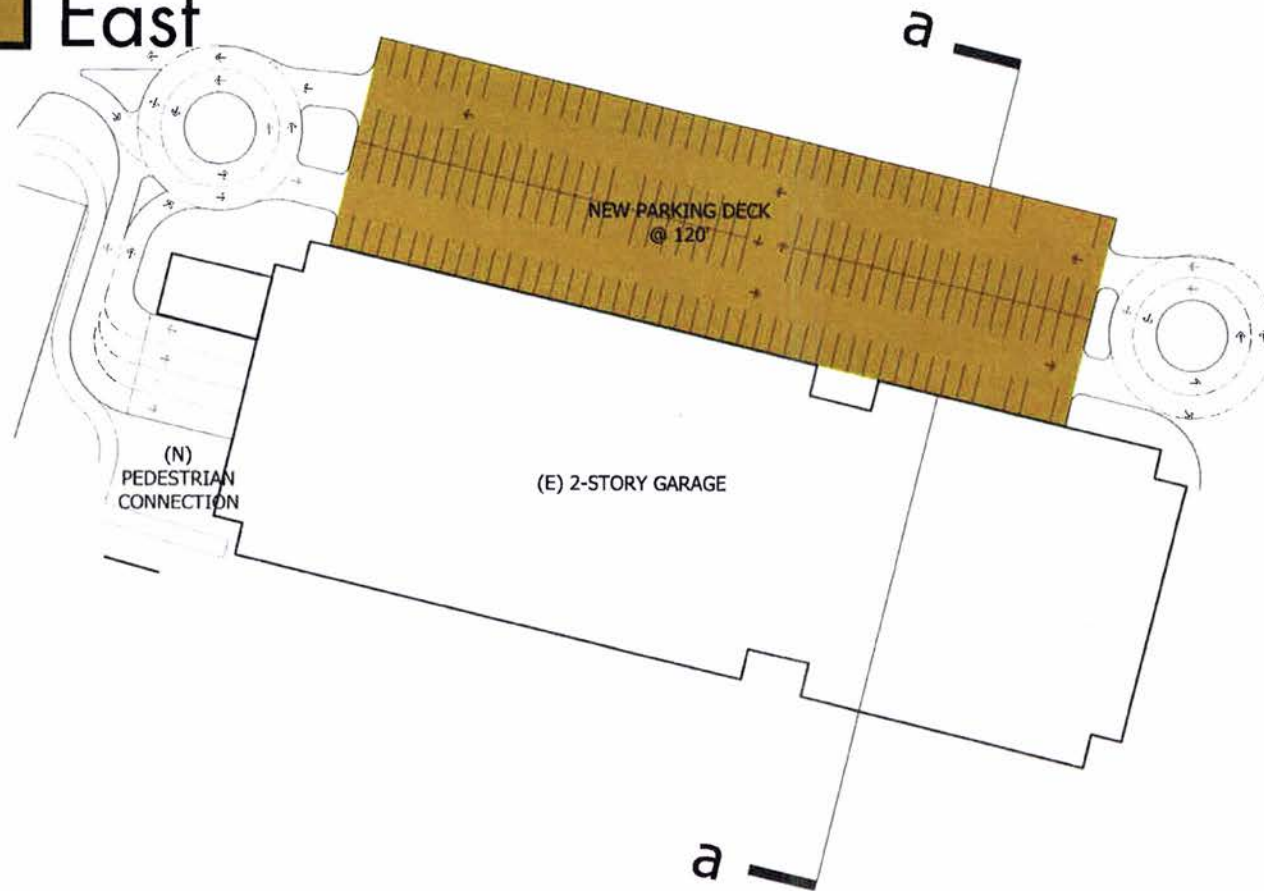








Esmeralda East

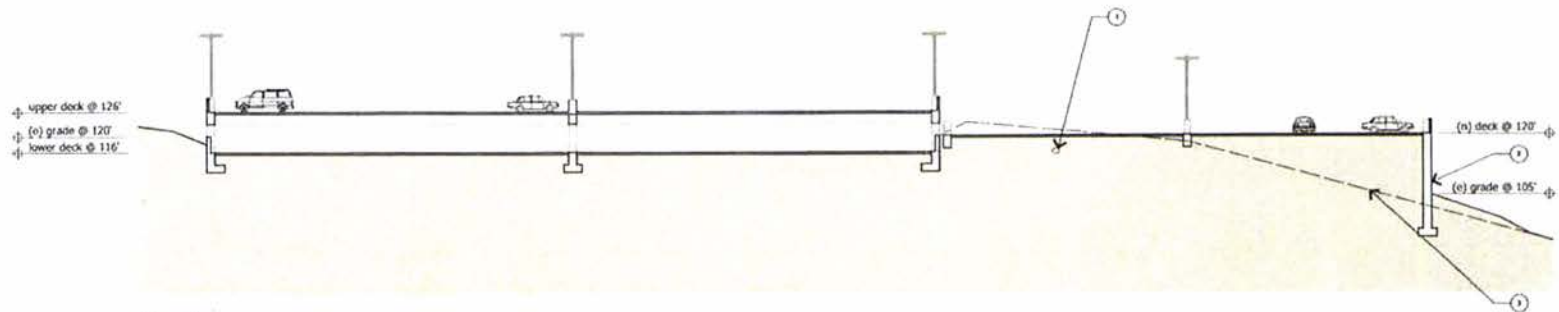




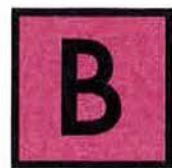
Esmeralda East

0 Existing spaces
220 New spaces
\$4,039,000
\$18,360/Space

- ① Water pipe to be relocated (e)
- ② Concrete retaining wall
- ③ Grade (e)
- ④ Elevators (n)
- ⑤ Driveway to be widened (e)
- ⑥ Surface parking lot (e)
- ⑦ Parking ramp beyond
- ⑧ Fire lane and egress driveway for special event

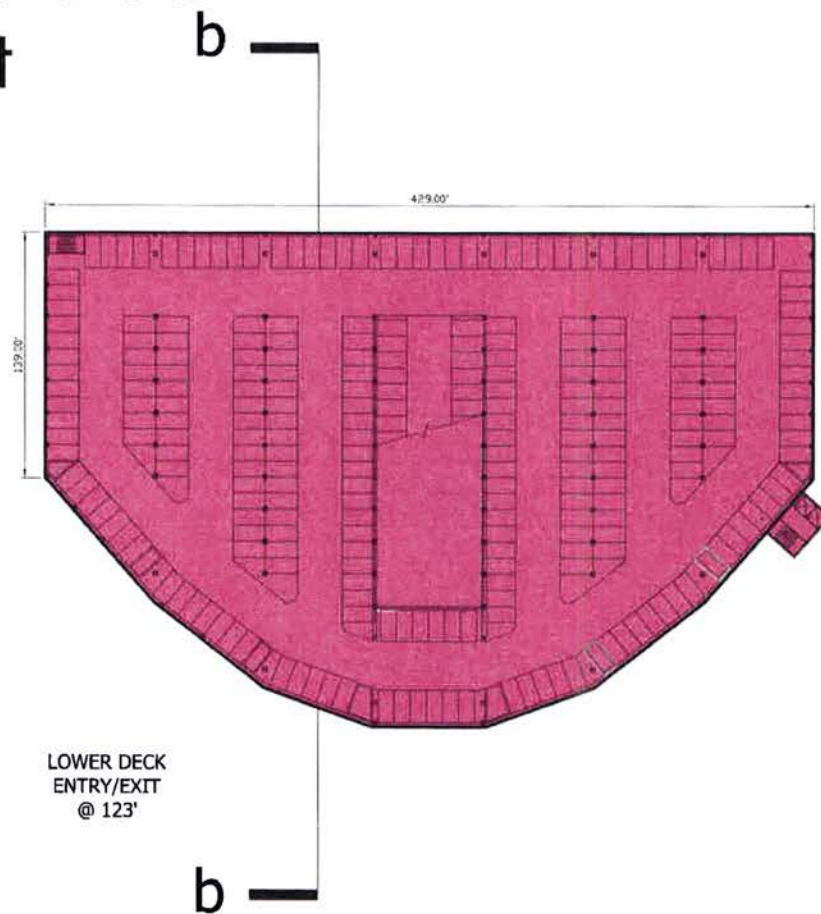


Section aa



Esmeralda
West

B-1-2





Esmeralda West

- ① Water pipe to be relocated (e)
- ② Concrete retaining wall
- ③ Grade (e)
- ④ Elevators (n)
- ⑤ Driveway to be widened (e)
- ⑥ Surface parking lot (e)
- ⑦ Parking ramp beyond
- ⑧ Fire lane and egress driveway for special event

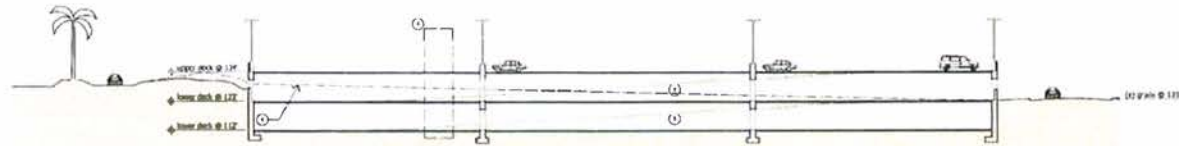
B-1



Section bb (2 levels)

250 Existing spaces
550 Total spaces
300 Net new space
\$9,624,000
\$17,498/Space
\$32,080/Net new space

B-2



Section bb (3 levels)

250 Existing spaces
780 Total spaces
530 Net new space
\$18,350,000
\$123,526/Space
\$34,623/Net new space



Hyatt
South

C-1-2

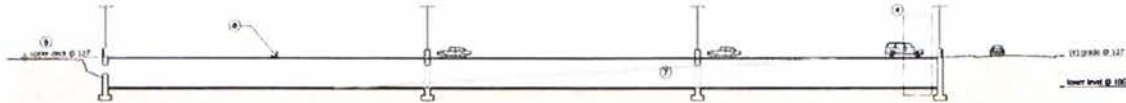




Hyatt
South

- ① Water pipe to be relocated (e)
- ② Concrete retaining wall
- ③ Grade (e)
- ④ Elevators (n)
- ⑤ Driveway to be widened (e)
- ⑥ Surface parking lot (e)
- ⑦ Parking ramp beyond
- ⑧ Fire lane and egress driveway for special event

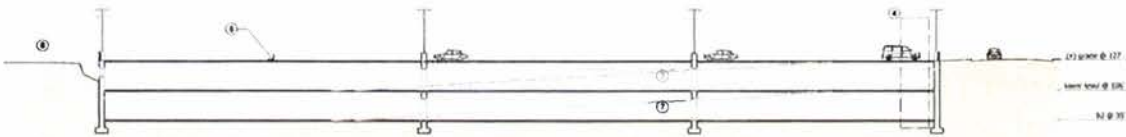
C-1



Section cc (2 levels)

150 Existing spaces
310 Total spaces
160 Net new space
\$7,488,000
\$24,155/Space
\$46,800/Net new space

C-2



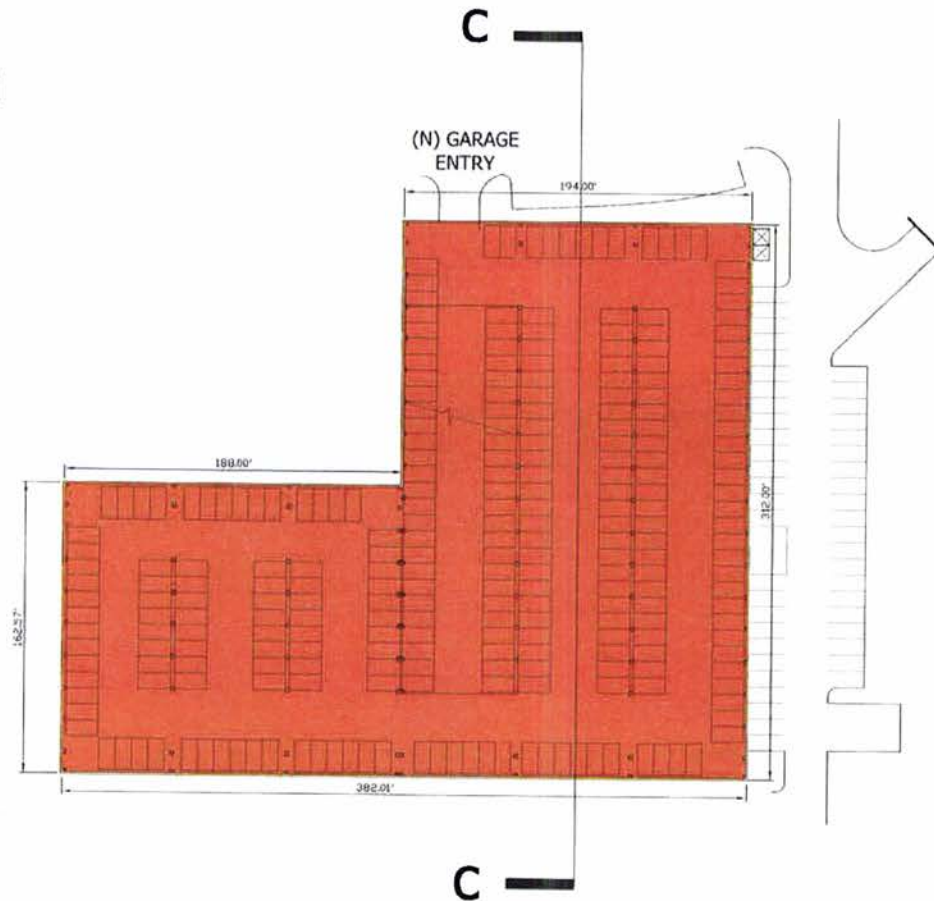
Section cc (3 levels)

150 Existing spaces
470 Total Sspaces
310 Net new space
\$12,632,000
\$26,877/Space
\$39,475/Net new space



Hyatt
South

C-3

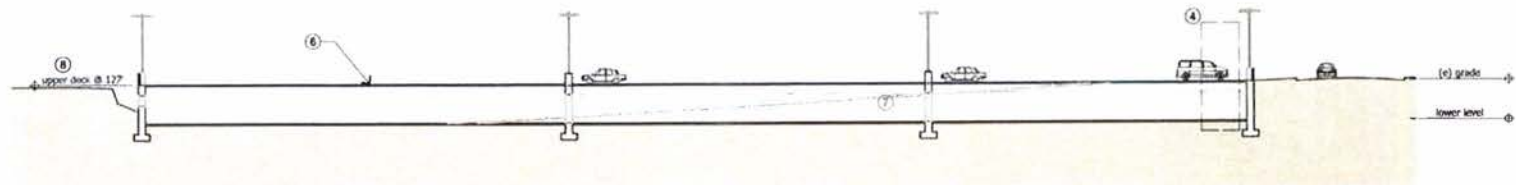




150 Existing spaces
 460 Total spaces
 310 Net new space
 \$11,781,000
 \$25,241/Space
 \$37,455/Net new space

- ① Water pipe to be relocated (e)
- ② Concrete retaining wall
- ③ Grade (e)
- ④ Elevators (n)
- ⑤ Driveway to be widened (e)
- ⑥ Surface parking lot (e)
- ⑦ Parking ramp beyond
- ⑧ Fire lane and egress driveway for special event

C-3



Section cc (2 levels)



Hyatt South

C-4

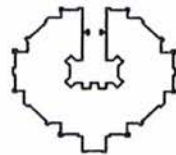
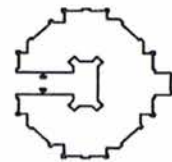
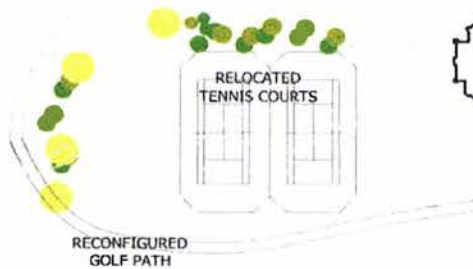
150 Existing spaces

275 Total spaces

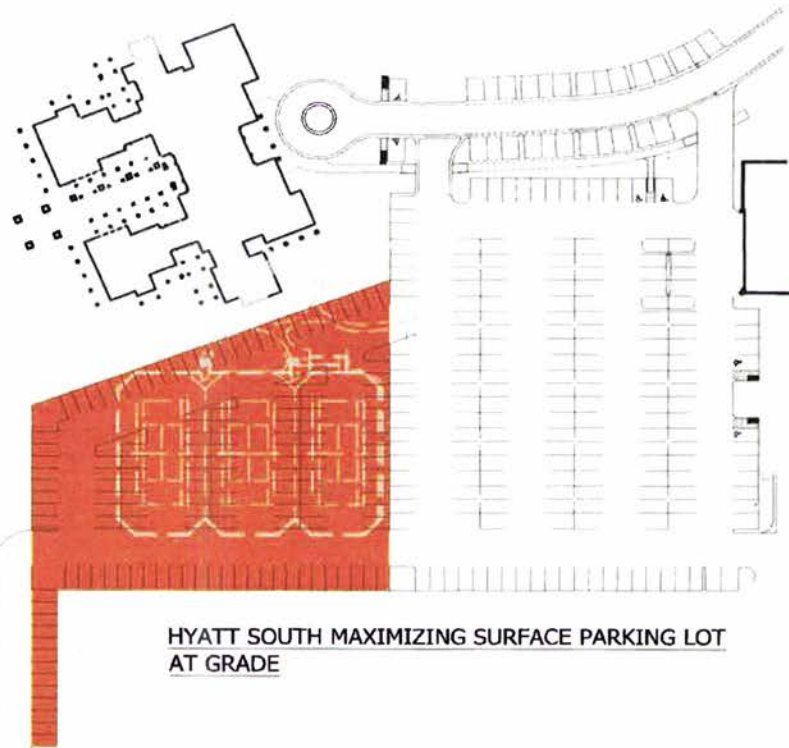
125 Net new space

\$1,410,000

\$12,080/Space



RECONFIGURED
FIRE LANE



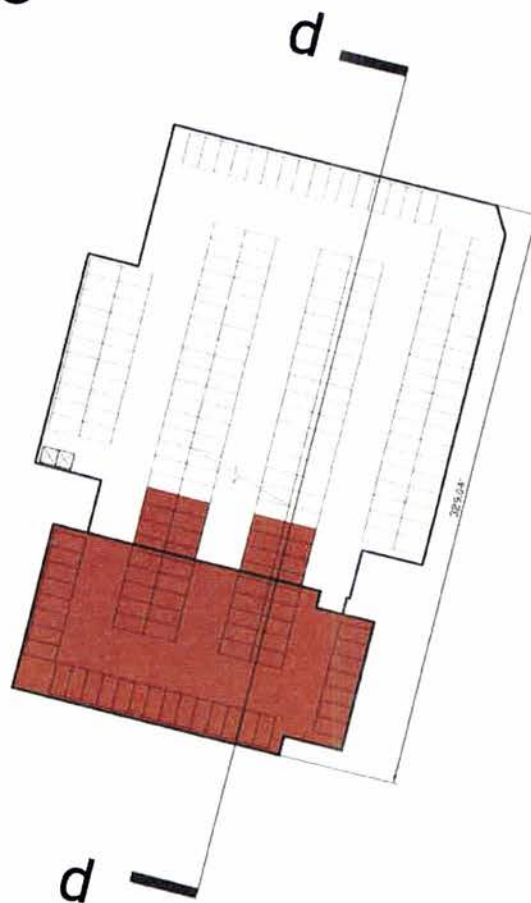
HYATT SOUTH MAXIMIZING SURFACE PARKING LOT
AT GRADE

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Hyatt Garage Expansion

D-1



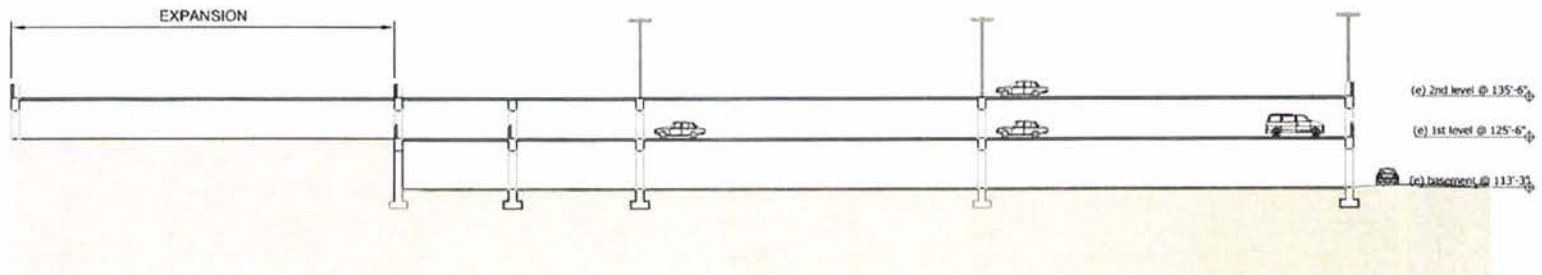


Hyatt Garage Expansion

2 Level expansion
37 Existing spaces at grade
63 Net new spaces
\$2,186,000
\$21,862/Space
\$34,702/Net new space

- ① Water pipe to be relocated (e)
- ② Concrete retaining wall
- ③ Grade (e)
- ④ Elevators (n)
- ⑤ Driveway to be widened (e)
- ⑥ Surface parking lot (e)
- ⑦ Parking ramp beyond
- ⑧ Fire lane and egress driveway for special event

D-1

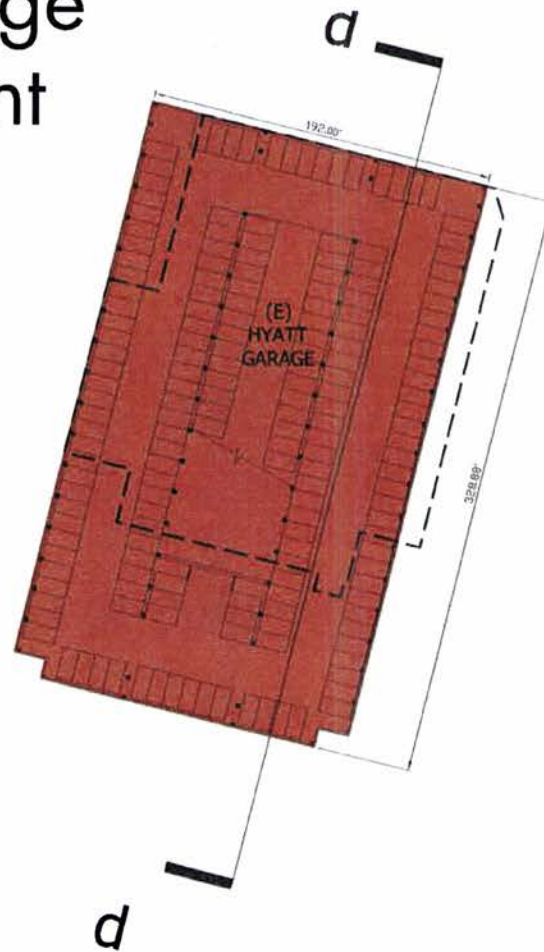


Section dd



Hyatt Garage Replacement

D-2



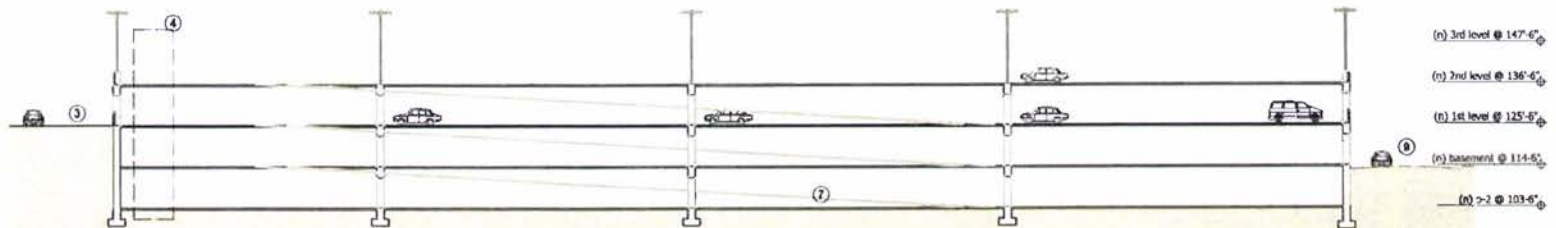


Hyatt Garage Replacement

430 Existing spaces
730 Total spaces
300 Net new spaces
\$18,679,000
\$25,588/Space
\$62,263/Net new space

- ① Water pipe to be relocated (e)
- ② Concrete retaining wall
- ③ Grade (e)
- ④ Elevators (n)
- ⑤ Driveway to be widened (e)
- ⑥ Surface parking lot (e)
- ⑦ Parking ramp beyond
- ⑧ Fire lane and egress driveway for special event

D-2



Section dd



Hyatt Garage Surface Lot Expansion

D-3

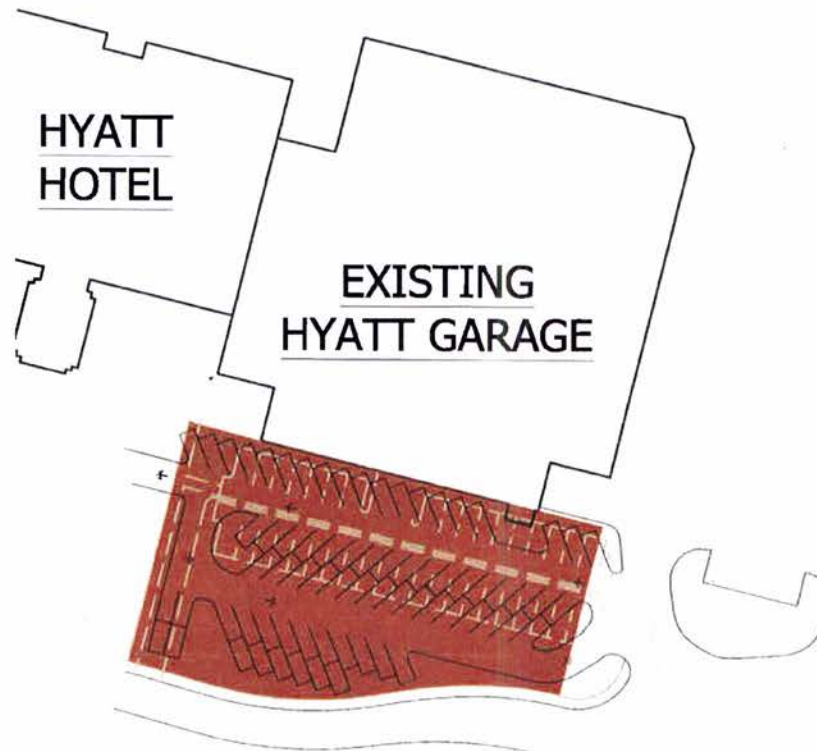
37 Existing Spaces at Grade

34 Net new spaces

\$431,700

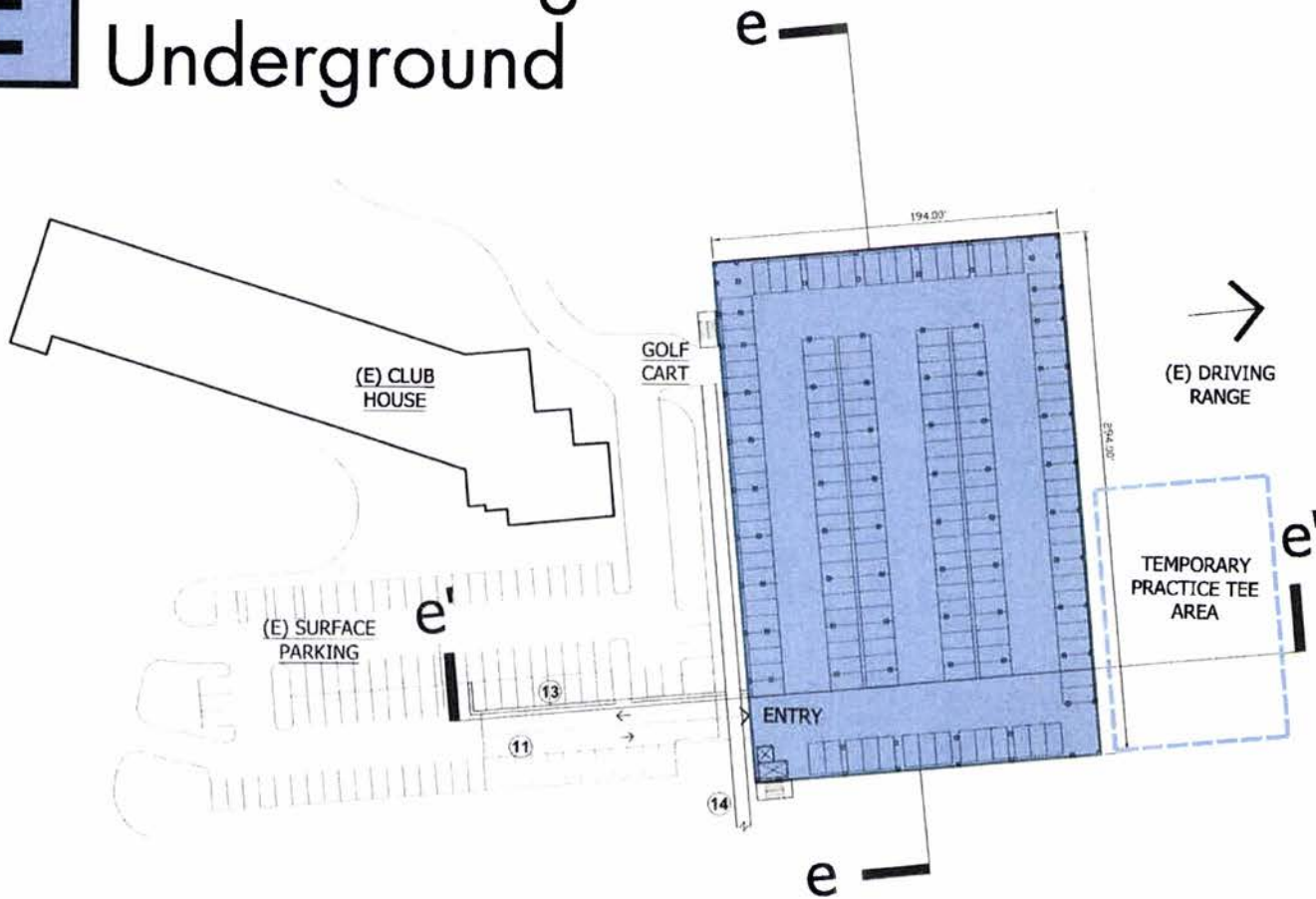
\$6,080/space

\$12,697/Net new space



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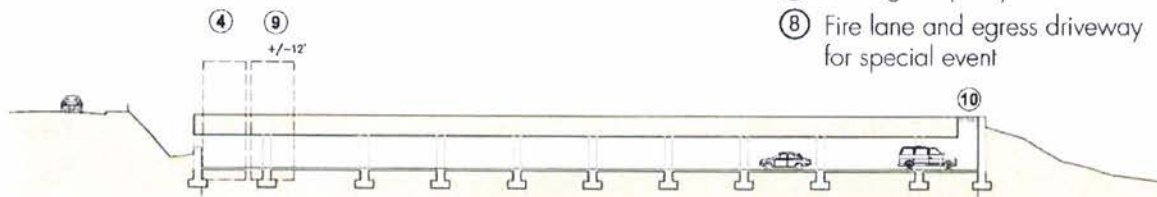
E Practice Range Underground



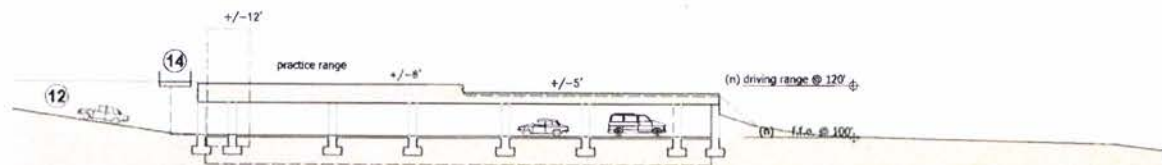


Practice Range Underground

- ① Water pipe to be relocated (e)
- ② Concrete retaining wall
- ③ Grade (e)
- ④ Elevators (n)
- ⑤ Driveway to be widened (e)
- ⑥ Surface parking lot (e)
- ⑦ Parking ramp beyond
- ⑧ Fire lane and egress driveway for special event
- ⑨ Ventilation exhaust
- ⑩ Ventilation intake
- ⑪ Ramp to underground parking
- ⑫ Retaining wall
- ⑬ New valet parking spaces
- ⑭ Golf cart overpass



Section ee



Section e'e'

0 Existing spaces
 160 Space structure
 145 Net new spaces
 \$7,572,000
 \$47,325/Space
 \$52,221/Net new space



Temporary Surface Lot

300 existing spaces
300 improved surface
parking spaces
\$307,000
\$1,023/space



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Offsite Parking

Dakota Trail: 170,000sf

Warner Trail: 500,000sf

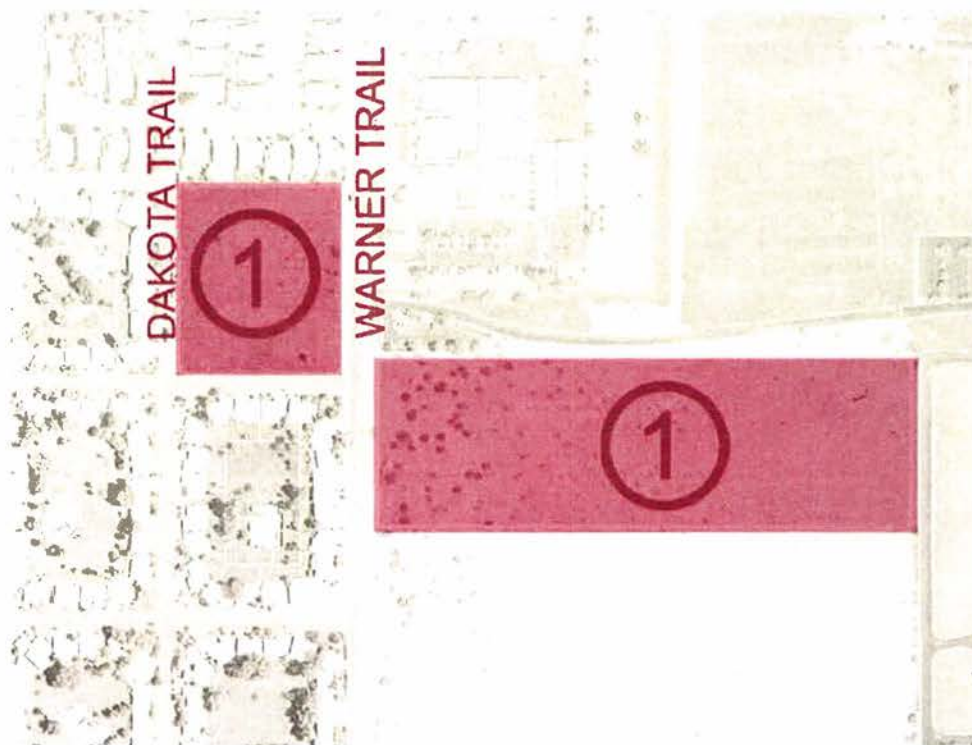
Total: 670,000sf

Up to 2,000 parking spaces

Construction: \$3,800/space

Shuttle Service: \$480-670,000/year

Security: \$325,000/year





Offsite Parking

Total: 2,160,000sf

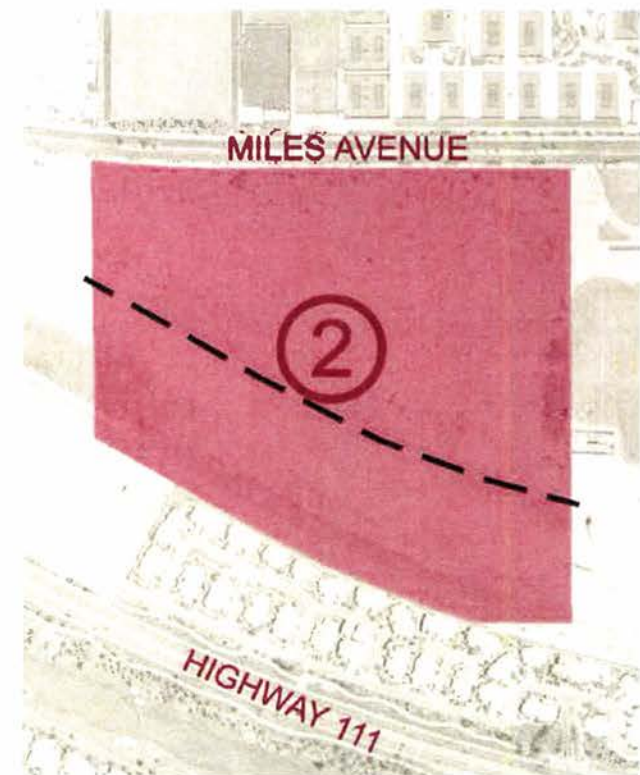
Usable: 1,080,000sf

Up to 3,000 parking spaces

Construction: \$3,800/space

Shuttle Service: \$480-670,000/year

Security: \$325,000/year



A Esmeralda East

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	New 1-level parking deck	220 surface spaces	\$4,039,000	Surface parking area serves also as circulation route connecting new Hwy 111 access with Esmeralda from entrance. Cost -\$18,360/Space (not including circ. improvements)
Site Circulation Improvements	Hwy 111 Access and improved circulation along north side	30 Additional Surface Spaces along New Roadway (incl. in above)	\$3,612,000	Provides though access from Hwy 111 around North side of Esmeralda to center of resort. Improves circulation (particularly exit after events) and provides separation between through traffic, valet operations and service/loading area
Sub Total A Parking and Site		220 net new spaces	\$7,651,000	High cost for surface parking and improved roadways due to topography and extensive retaining wall construction.

B Esmeralda West

B-1 (2 levels)

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	New 2-level structure	550 (300 additional)	\$9,088,000	Replaces existing 250 space surface lot with one new level below grade and one new level at grade- no internal ramp required.
Circulation Improvements	Improved central circulation		\$536,000	Improves central circulation. Removes confusing second traffic circle.
Sub Total B-1 2 Level Parking and Site		300 Net New Spaces	\$9,624,000	\$17,498/Parking space \$32,080/Net new parking space

B-2 (3 levels)

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	New 3-level structure	780 (530 additional)	\$17,814,000	Replaces existing 250 space surface lot with two new levels below grade and one new level at grade. Requires internal ramp.
Circulation Improvements	Improved central circulation		\$536,000	Improves central circulation. Removes confusing second traffic circle.
Sub Total B-2 3 Level Parking and Site		530 Net New Spaces	\$18,350,000	\$23,526/Parking space \$34,623/Net new parking space

Hyatt South

C-1 (2 levels)

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	New 2-level structure	310 (160 additional)	\$7,488,000	Replaces existing 150 surface spaces with one new level below grade and one new level at grade
Circulation Improvements	Replace service and loading area		Included in structure costs	Maintains service and loading access to Hyatt Ballroom event space
Sub Total C-1 2 Level Parking and Site		160 Net New Spaces	\$7,488,000	\$24,155/Parking space \$46,800/Net new parking space

C-2 (3 levels)

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	New 3-level structure	470 (320 additional)	\$12,632,000	Replaces existing 150 space surface lot with two new levels below grade and one new level at grade. Requires internal ramp.
Circulation Improvements	Replace service and loading area		Included in structure costs	Maintains service and loading access to Hyatt Ballroom event space
Sub Total C-2 3 Level Parking and Site		310 Net New Spaces	\$12,632,000	\$26,877/Parking space \$39,475/Net new parking space

C-3 (2 levels, includes tennis court area)

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	New 2-level structure	460 (310 additional)	\$11,111,000	Replaces existing 150 surface spaces with one new level below grade and one new level at grade including area currently occupied by three tennis courts on the west side of the lot
Circulation Improvements	Replace service and loading area		\$320,000	Maintains service and loading access to Hyatt Ballroom event space. Adds fire lane/exit drive to Hwy 111.
Replace Tennis Courts	Relocate to south end of 17th hole		\$350,000	Construction of two new tennis courts plus reconfiguration of golf cart path, topography and landscape
Sub Total C-3 2 Level Parking and Site		310 Net New Spaces	\$11,781,000	\$25,241/Parking space \$37,455/Net new parking space

C-4 (Surface lot over tennis courts)

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	Surface Parking Lot	125 parking spaces	\$470,000	Displaces three existing tennis courts with new surface parking lot. Includes demolition and in fill of existing courts.
Circulation Improvements	Service and loading area remains as is		\$590,000	Service and loading access to Hyatt Ballroom event space remains. Adds fire lane/exit drive to Hwy 111. w/ retaining wall at south end of new surface parking.
Replace Tennis Courts	Relocate to south end of 17th hole		\$350,000	Construction of two new tennis courts plus reconfiguration of golf cart path, topography and landscape
Sub Total C-4 Surface Parking and Site		125 Net New Spaces	\$1,410,000	\$12,080/Parking space and Net new space

Hyatt Garage

D-1 (Expand existing Hyatt garage)

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	New 2-level expansion over South surface parking lot	100 (63 additional)	\$2,186,000	Existing structure remains. \$21,862/Space \$34,702/Net new space

D-2 (Replace existing Hyatt garage)

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	New 4-level parking structure	730 (300 additional)	\$18,679,000	Replaces existing three-level, 430 space structure with new four-level structure. New footprint occupies existing garage footprint plus existing south surface lot. Costs assume additional level is new basement level- height above grade remains same as existing. \$25,588/Space \$37,455/Net new space

D-3 (Expand existing Hyatt surface lot)

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Parking	New, expanded surface parking lot	71 (34 additional)	\$431,700	Replaces existing 37 space surface lot with new surface lot including site lighting and landscaping. \$6080/Space \$12,697/Net new space

E Practice Range Underground Parking

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Underground Enclosed Parking Garage	One-level underground parking beneath practice tee end of driving range	160 (145 net new spaces)	\$7,730,000	Underground structure with top level supporting 5-8ft. soil and turf. Reconstruct "benched" practice tee area above. Structure to be totally enclosed, mechanically ventilated and flood-proofed. Access is via an express ramp to be constructed in the existing Clubhouse lot. \$48,325/ Space, \$53,324/new Space

F Temporary Parking

STRUCTURE	DESCRIPTION	SPACES	COST	REMARKS
Surface Parking Lot	On existing lot East of Esmeralda	300	\$307,000	Turf surface with driveway from Miles. Includes site lighting and signage.

Potential Implementation Options*

OPTION NO.	DESCRIPTION	SPACES	COST	REMARKS
Option 1	A; Parking and Site B-1; (2 level) Parking and Site C-4; (Surface Lot) D-3; (Hyatt Surface Lot.) E; Underground	824 Net New Parking Spaces	\$26,989,000	Provides targeted 800-1000 parking spaces Good parking distribution Most economical option. Requires construction in Driving Range
Option 2	A; Parking and Site B-1; (2 level) Parking and Site C-3; (2 level) Parking and Site D-3; (Hyatt Surface Lot.)	864 Net New Parking Spaces	\$29,788,000	Provides targeted 800-1000 parking spaces Good parking distribution Requires garage construction in both Hyatt and Esmeralda lots
Option 3	A; Parking and Site C-4; (Surface Lot) D-2; (Hyatt Garage Replacement.) E; Underground	790 Net New Parking Spaces	\$35,612,000	Nearly meets targeted 800-1000 parking spaces Good parking distribution Replaces inefficient Hyatt Garage Requires construction in Driving Range
Option 4	A; Parking and Site C-3; (2 level) Parking and Site D-3; (Hyatt Surface Lot.) E; Underground	709 Net New Parking Spaces	\$27,736,000	Does not provide targeted 800-1000 parking spaces Good parking distribution

*Parking counts do not include temporary parking spaces in area F, or potential off-site parking spaces at Warner Trail or Miles Ave.



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