



Legislation Details (With Text)

File #: 1335-16 **Version:** 1 **Name:**
Type: Recommendation **Status:** General Business
File created: 1/15/2016 **In control:** City Council
On agenda: 1/27/2016 **Final action:**
Title: Resort Campus Parking
Sponsors:
Indexes:
Code sections:
Attachments: 1. 2008 Parking Study

Date	Ver.	Action By	Action	Result
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Indian Wells City Council

Discussion Topics:

Resort Campus Parking

Issue

Does the Council want to add additional parking at the Resort Campus as a City Goal? If so, what are the key issues?

Existing Conditions

The Resort Campus includes the four Resort Hotels and the Indian Wells Golf Resort. The Resort Campus has 2,240 total parking spaces.

Property	# of Rooms	# of Parking Spaces
Hyatt Grand Champion	530	529
Indian Wells Resort Hotel	155	225
Miramonte	215	317
Renaissance Hotel and Spa	538	920
Indian Wells Golf Resort		249
Total	1,438	2,240

The Resorts have restaurants, banquet and conference facilities that can exacerbate the parking issue, especially when several events occur simultaneously. The Hyatt has an agreement with the Indian Wells Resort Hotel to use their dirt parking area south of Highway 111 for event parking. The Hyatt General Manager indicates the additional parking lot is needed less than 90 times per year. At peak parking times, the resorts use lawn areas such as the driving range and the lawn behind the Renaissance Ballroom. The Golf Resort reports that when using valet for events 602 vehicles can be accommodated throughout their site.

Background

In 2008, Stantec prepared a parking study for the portion of the Campus north of Highway 111 including the Hyatt, Renaissance, and Golf Resort properties (**Attachment 1**). The Stantec study recommended:

- A new 1-level parking deck east of the Renaissance adjacent to the existing parking structure.
- A new 2-level parking structure west of the Renaissance over the current surface parking lot.
- A new 2-level parking structure south of the Hyatt west of the conference facility.
- A new expanded surface parking lot south of the Hyatt parking structure, currently used by the Golf Resort.

The Stantec recommendations provide 824 additional parking spaces at a cost of \$26,989,000. The City discussed the recommendations with the two resort properties. Staff reported in July 2009 the Renaissance did not want to participate and the Hyatt expressed interest in the construction of additional surface parking.

The City/RDA did expand parking on RDA owned property adjacent to the Hyatt parking structure in 2010. By this time, the Hyatt had decided not to move forward with additional parking.

Cost

Staff requested cost information on parking structures from the League of California Cities and the following information is included for discussion purposes.

NUMBER OF LEVELS	NUMBER OF PARKING SPACES	LOCATION	YEAR OF ESTIMATE	SOURCE OF ESTIMATE	COST PER SPACE	TOTAL COST (Design and Construction)
5	600	Walnut Creek, CA	2009	Fehr & Peers	\$30,000	\$18 million
5	439	Palo Alto, CA	2013	RSMeans	\$23,918	\$10.5 million
2	400	Los Angeles, CA	2013	Carl Walker	\$20,000	\$8 million
2	300	Los Angeles, CA	2013	Carl Walker	\$20,000	\$6 million

5	311	Alhambra, CA	2015	Ali Cayir	\$19-\$20,000	\$6 million
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Attachment:

1. 2008 Parking Study