



Coachella Rail Station Feasibility Study and Integrated Land Use and Transit Network

Community Workshop #2



COACHELLA
RAIL STATION
FEASIBILITY STUDY

March 18, 2025

Coachella Valley Rail (CV Rail) Project

The Riverside County Transportation Commission (RCTC) is leading an effort to initiate passenger rail service between Los Angeles and the Coachella Valley, including a station in the City of Coachella



Study Purposes

- Evaluate potential Coachella locations for rail station site and layover facility
- Identify a preferred station location
- For the preferred location, develop:
 - Preliminary engineering plans, architectural drawings, and connectivity plans for the rail station
 - Transit-oriented community plans and economic development strategies for the surrounding areas



CV Rail and the Coachella Station Study

- Final selection of the station locations will be determined in the NEPA/CEQA CV Rail Tier II/Project Environmental Document¹
- This study will be utilized to help determine the final selection of the preferred alternative during formal NEPA/CEQA process
- Location of tracks for CV Rail are subject to negotiations and agreements with the host railroad
- This study does not commit the City to the approval or construction of any particular station location



1. Led by RCTC under the oversight of the Federal Railroad Administration and Caltrans Division of Rail.

Study Process and Timeline

Proceso y calendario del estudio



Station Site Evaluation Process

IDENTIFY

up to three
potential
station
locations to
evaluate

DEVELOP

goals &
evaluation
criteria to
determine a
preferred site

STUDY

each site's
current
condition and
gather input for
each site

ANALYZE

sites according
to evaluation
criteria and
public input

PRESENT




























results and
recommend a
preferred
location

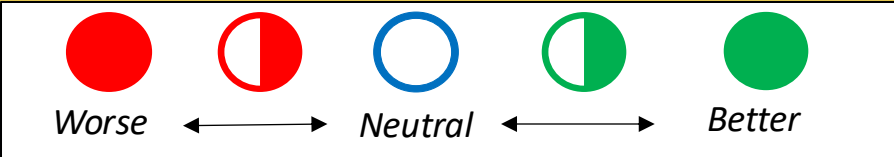
Potential Sites

1. Gateway Center
2. Pueblo Viejo
3. Tyler St



Site Evaluation Results

Category	Site 1	Site 2	Site 3
Rail engineering feasibility			
Station element feasibility			
Land use/development compatibility			
Environmental constraints			
Accessibility/connectivity			
Equity and Environmental Justice			
Ridership potential			
Cost			
Overall			



Preferred Station Site

Site 2 in Pueblo Viejo is recommended because it has good accessibility, the most supportive land use, and the fewest engineering constraints.



Pueblo Viejo Revitalization Plan and General Plan

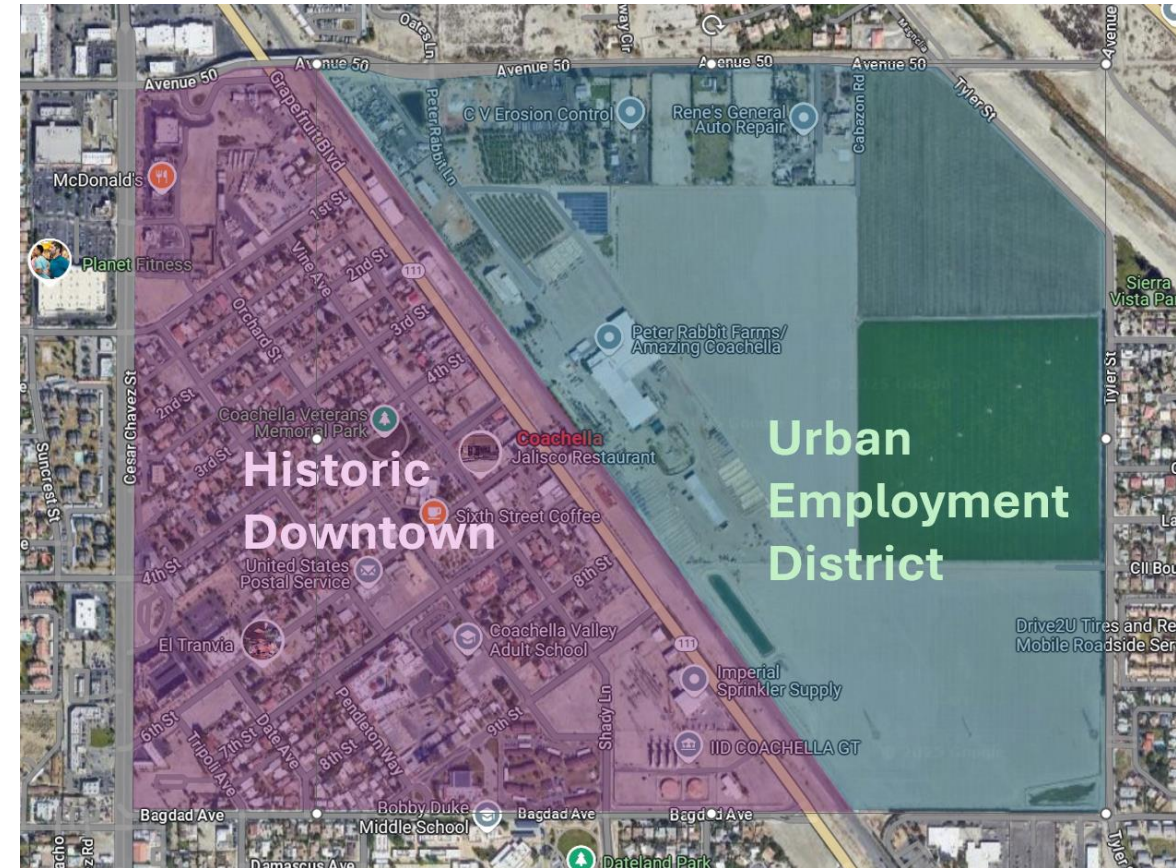
The Pueblo Viejo Revitalization Plan (2010) and the City's General Plan (2014) both acknowledge Pueblo Viejo as the City's historic downtown, while the General Plan calls for the extension of downtown into the Urban Employment District to the east of the railroad.

Revitalization Plan

*"Pueblo Viejo is the civic and cultural heart of Coachella. The community is proud of the historic charm, locally-owned businesses, and **vibrant civic center**. As you enter through the attractive gateways on Sixth Street you are immersed in a lively street scene offering shady walkways, cooling water fountains, outdoor dining, and unique shopping."*

General Plan

*"As Coachella grows into a large city, the **Downtown area will grow, expanding into the area east of the railroad** with additional specialty and local-serving retail, civic uses, restaurants, services, arts, and cultural opportunities and diverse employment opportunities."*

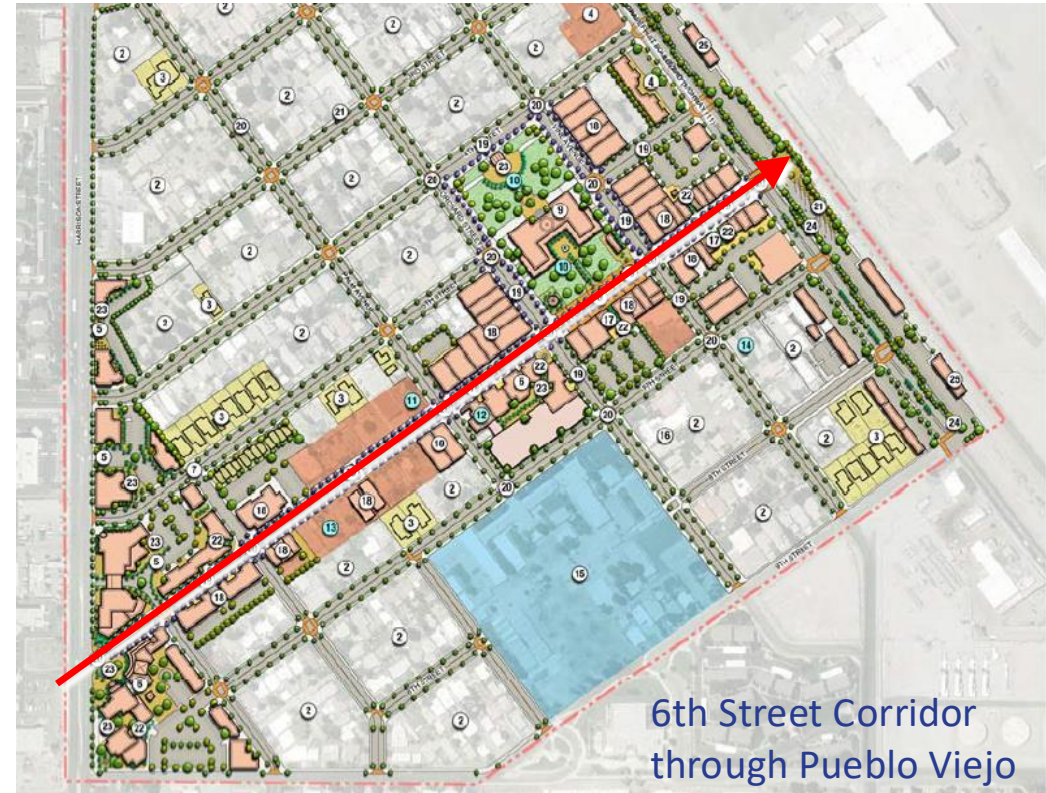


Realizing the Pueblo Viejo Revitalization Plan and General Plan Vision

Rail service, associated mobility enhancements, and transit-oriented development (TOD) can be catalysts for implementing Coachella's vision for the Downtown Center and adjacent Urban Employment Center, as described in the Pueblo Viejo Revitalization Plan and the General Plan.

Pueblo Viejo Plan Goals

- Historic Charm
- Vibrant Street Scene
- Community Gathering Space
- Expanded Civic Center Presence
- Strong and Successful Merchants



Realizing the Pueblo Viejo Revitalization Plan and General Plan Vision

Rail service, associated mobility enhancements, and transit-oriented development (TOD) can be catalysts for implementing Coachella's vision for the Downtown Center and adjacent Urban Employment Center, as expressed in both the Pueblo Viejo Revitalization Plan and the General Plan.

Urban Employment Purpose and Intent

- Downtown expanded east of Grapefruit Blvd and the railroad
- Office and R&D Uses
- Supportive Retail/Service Uses
- High-Density Housing
- Urban Setting



Corporate campus in Urban Employment Center



Downtown Expansion w/Street Network Concept

Transit Oriented Development (TOD)

Transit-oriented development (TOD) is a type of community design that focuses on building compact and lively areas near public transportation. These areas could supply housing, jobs, commercial goods and services, and public amenities within walking distance. TOD provides for a diverse mix of land uses that together create a rich and vibrant setting for human activity.

Compact Development

Mixed-use, commercial, and multifamily buildings integrated into a walkable, fine-grained block structure

Vibrant Public Realm

Street-facing, pedestrian-oriented storefronts; sidewalks and parkways; plazas, courtyards, and paseos; public parks

Transit Service

New regional rail service supported by local transit service and enhanced pedestrian/bicycle facilities



Benefits of Transit-Oriented Development (TOD)

By providing residents, workers, and visitors with better access to commercial goods/services, jobs, public services/amenities, etc., TOD can enhance quality of life, economic development, environmental quality, and social equity.

Quality of Life

Enhanced safety/security; more housing and mobility options; public space for gathering, recreation, civic activities

Economic Development

Increased property values and tax revenue; new businesses and jobs; synergies between different land uses; expanded hospitality sector

Environmental Quality

Preservation of open space, natural resources, farmland, cultural resources; reduced vehicle emissions; reduced water consumption

Social Equity

Mixed-income neighborhoods; enhanced accessibility; employment opportunities; shared resources; reduced exposure to natural hazards



Pueblo Viejo: Mixed Use, Multifamily, Single Family

The General Plan and Pueblo Viejo Revitalization Plan envision mixed-use and multifamily development within the existing downtown west of the railroad, bordered by single-family neighborhoods.



Mixed Use w/Ground Level Retail



Apartments w/Direct Street Access



Nearby Single-Family Neighborhoods

Downtown Extension: Urban Employment, Multifamily

The General Plan designates the area immediately east of downtown and the railroad as an urban employment center that allows for commercial office and multifamily development.



Office/Light Industrial Park



Multifamily

Public Realm

The General Plan and the Pueblo Viejo Revitalization Plan anticipate an inviting and vibrant public realm within the existing and extended downtown areas.



Outdoor Dining



"Outdoor Room" Ambience

Potential TOD Elements

Public plaza

Pedestrian track undercrossing

Bike-friendly street

Mixed-use with ground level storefronts

Expanded urban forest

Wide sidewalk

Wayfinding



Source: Cerritos Community News; "Bellflower Plans for Downtown Transit Oriented Development"

Interconnected and Walkable Street Network/Block Structure

An interconnected and walkable street network and block structure similar to that in the existing downtown can be established within the urban employment district to the east of the railroad.

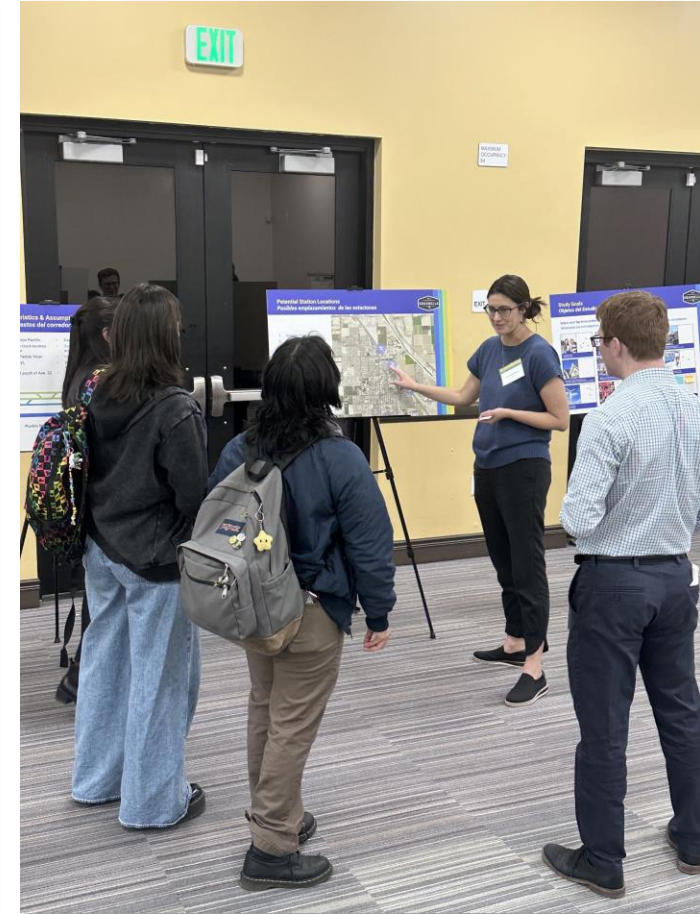
Station Area 2. Walking Distance Diagram

The diagram to the right depicts the half-mile radius from a possible station near 4th Street and Grapefruit Blvd. Existing and potential half-mile walking/biking distances to the station are shown with dashed and dotted lines, respectively.



Next Steps

- Incorporate community and stakeholder feedback into station planning
- Develop conceptual station designs
- Third community workshop in Summer 2025



Stay Informed & Share Your Input!



Website:

<https://qrco.de/CoachellaRailStationStudy>

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