



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

Technical Advisory Committee – Meeting 3



April 24, 2025



Agenda

- Introductions
- Study Purpose and Process Update
- TAC Role / Community Engagement
- Preliminary Station Layout
- Land Use/Transit-Oriented Development Vision
- Economic Development Strategy
- Next Steps

Study Purpose and Process Update

Study Purposes

- Evaluate potential locations for CV Rail station site and layover facility in Coachella
- Select the City's 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 area



CV Rail and the Coachella Station Study

- Final selection of the preferred alternative and final station locations will be determined in the NEPA/CEQA CV Rail Tier II/Project Environmental Document¹
- Analysis and information in 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 or design concept

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

Study Process

Site Selection

Phase I: Rail Station
Site Evaluation

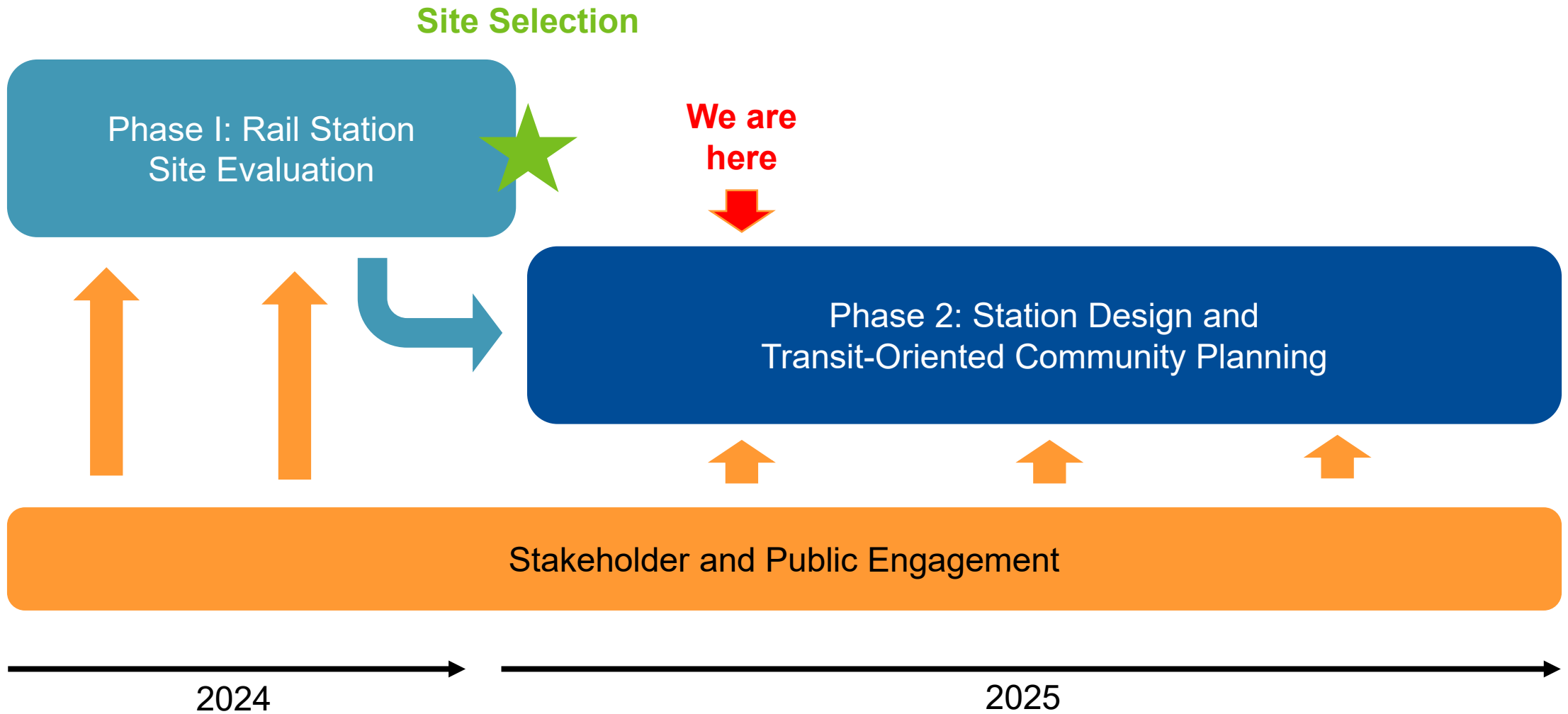
**We are
here**

Phase 2: Station Design and
Transit-Oriented Community Planning

Stakeholder and Public Engagement

2024

2025



TAC Role and Community Engagement

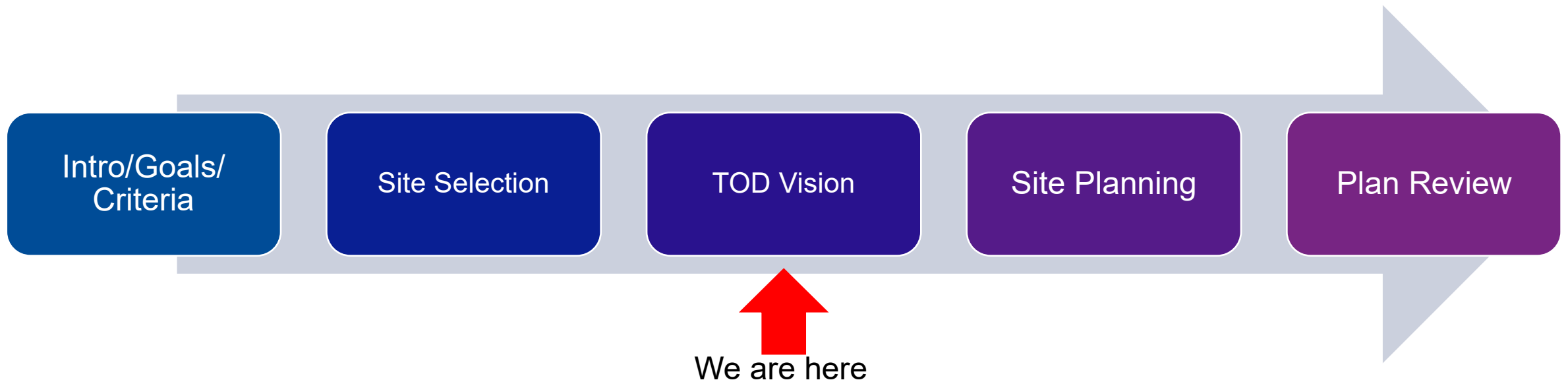
Technical Advisory Committee (TAC) Role

Role

- Help guide the study
- Attend quarterly meetings
- Review recommendations
- Provide forum for coordination

Input we seek throughout the study

- Known issues
- Local perspective
- Potential challenges
- Potential opportunities



Community Engagement

TAC

- October 24, 2024 – Introduction and Initial Sites
- Second TAC meeting January 30, 2025 – Station location evaluation

Community Workshops

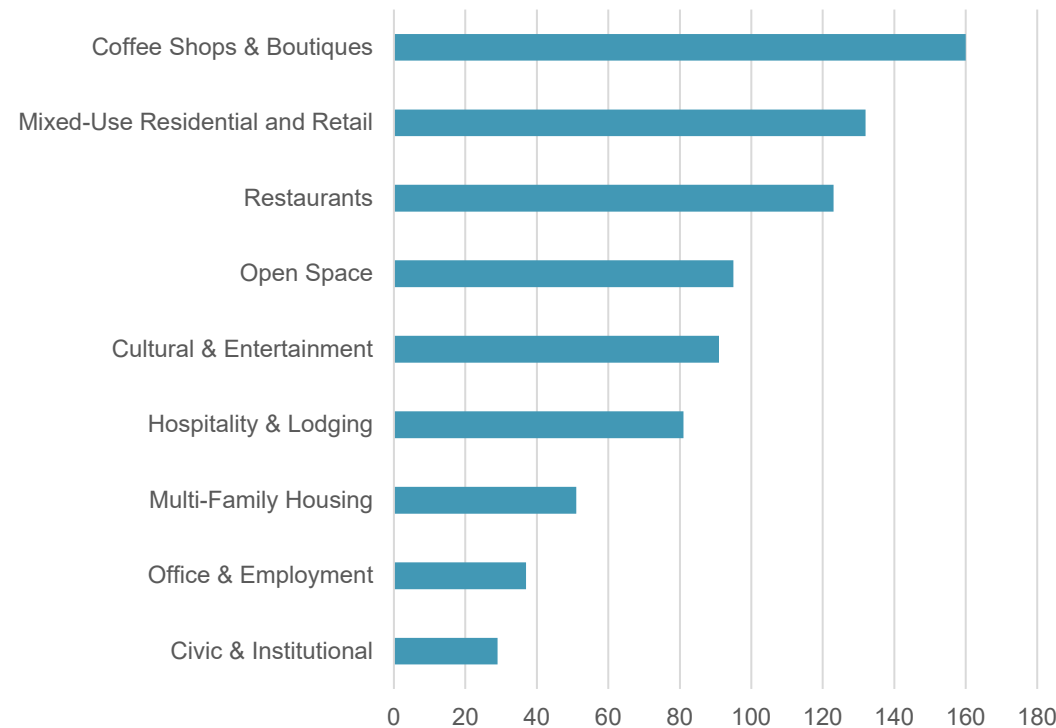
- November 21, 2024 – 32 attendees
 - Online follow-up survey was available through December 20, 2024 – 72 responses
- March 18, 2025 – 22 attendees
 - Online follow-up survey was available through April 13, 2025 – 197 responses



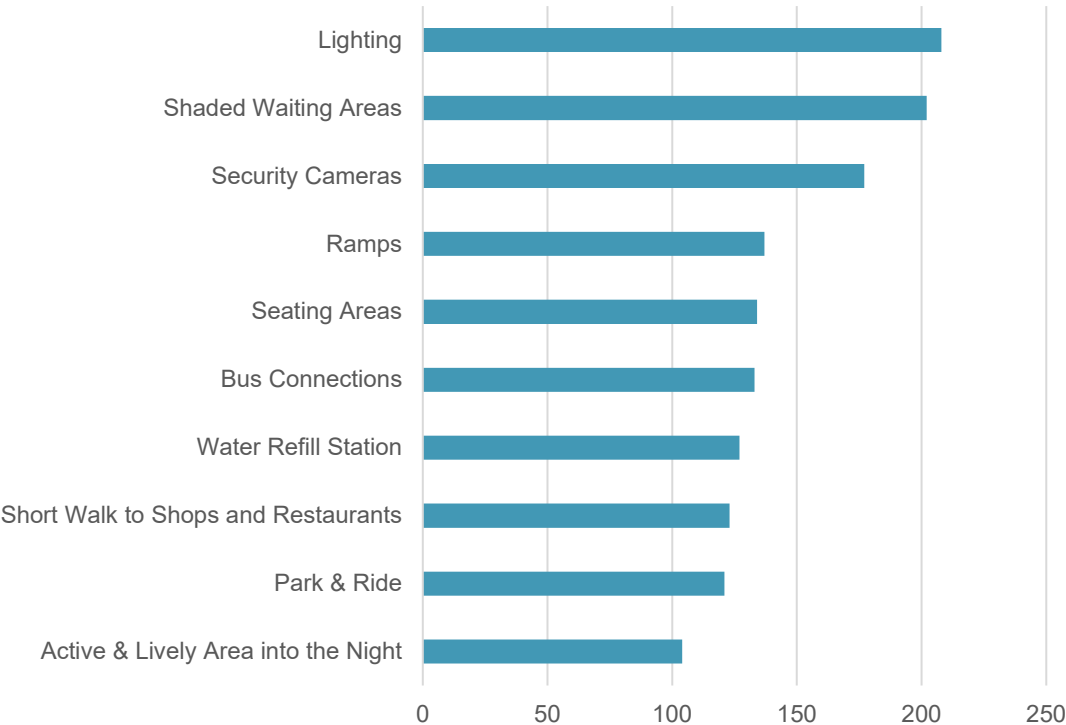
Community Input on Station Area Priorities

Input from community meeting and online survey

Station Area Land Use Priorities



Top 10 Station Features



Preliminary Station Layout

City's Preferred Station Site

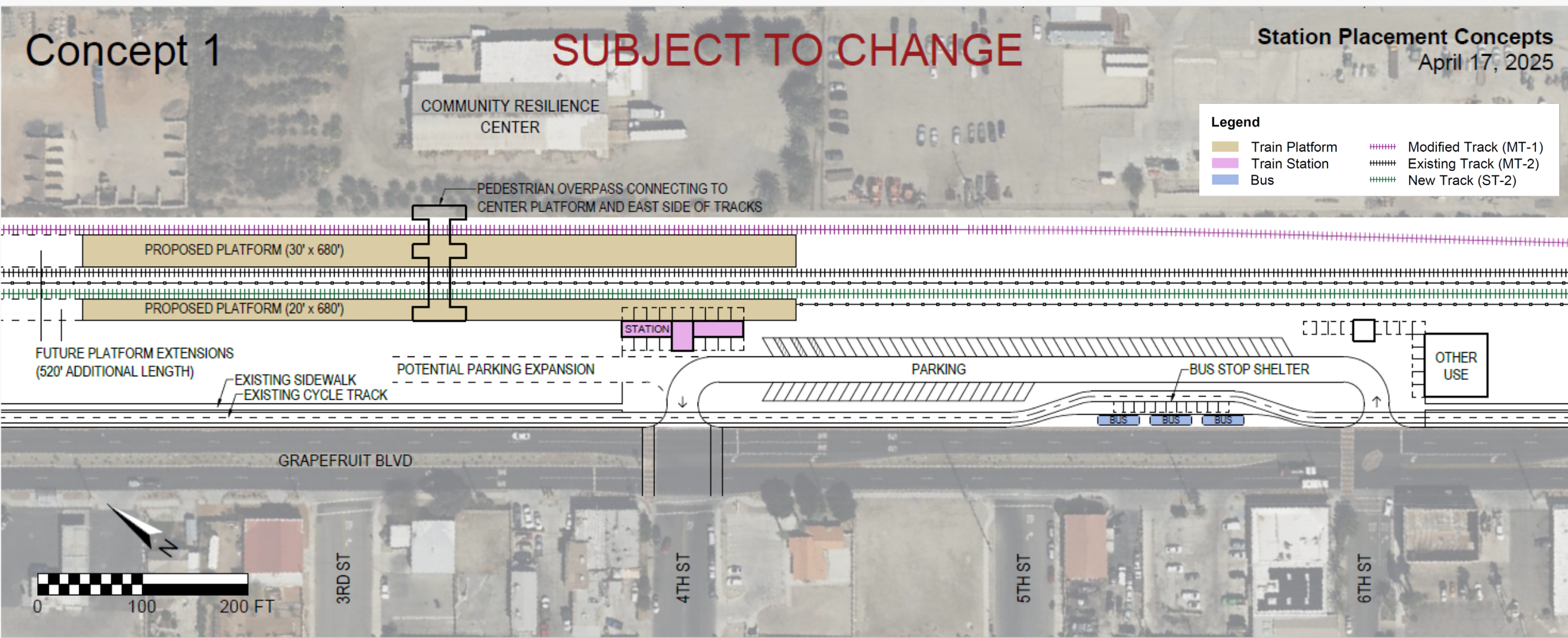
Site 2 in Pueblo Viejo was recommended to City Council because it has good accessibility, the most supportive land use, and the fewest engineering constraints.



Station Site Design Assumptions

Element	Minimum Requirement	Notes
Platform Length	680 feet	Potential extension to 1,200 feet to support Sunset Limited/Texas Eagle
Number of platforms	One side and one center platform	Provides access to all three tracks per UP requirement
Pedestrian Track Crossing	Bridge Structure	Due to fire safety requirements (NFPA 130), if the station configuration has a center platform, escape points from the platform must be provided every 300 feet
Bus Access	On-street bus pull out	
Vehicle Access	Off-street parking access from 6 th Street	Only existing signalized intersection

Preliminary Station Layout



Alternative Layout

Concept 2

SUBJECT TO CHANGE

Station Placement Concepts
April 17, 2025

Legend

Train Platform

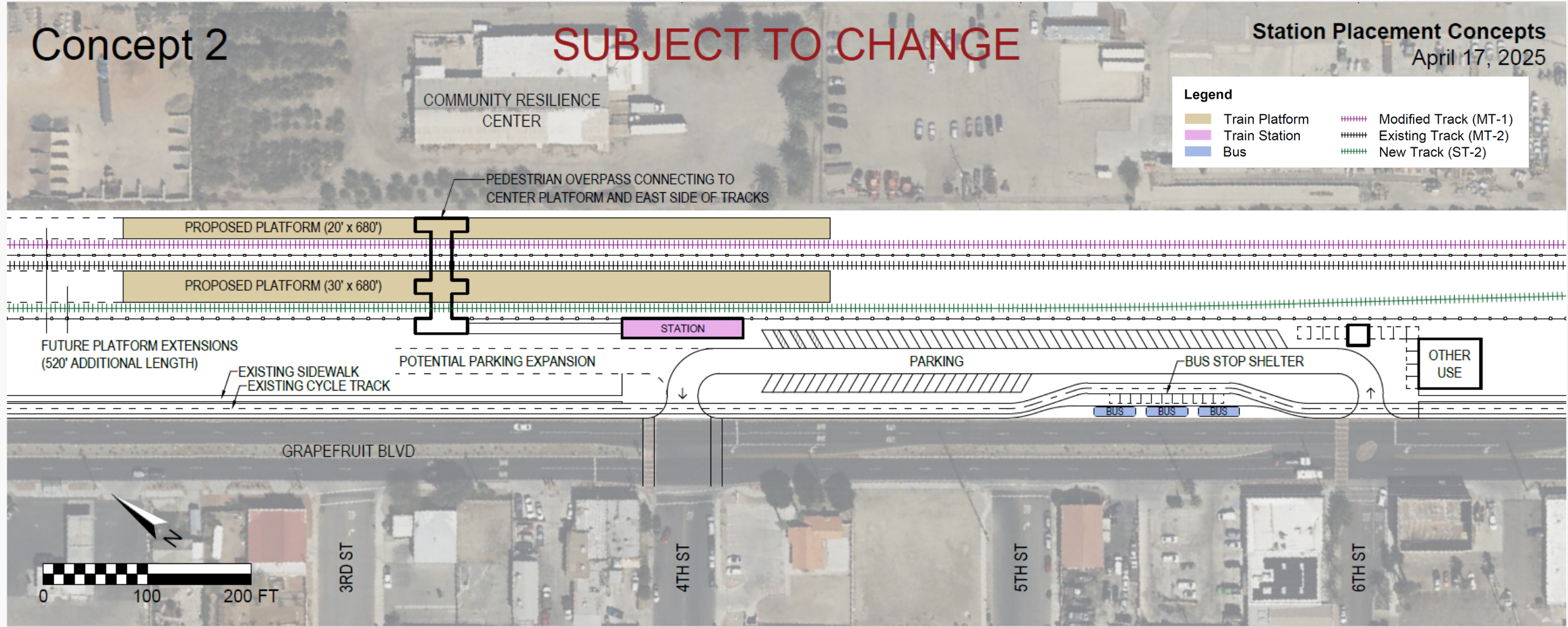
Train Station

Bus

Modified Track (MT-1)

Existing Track (MT-2)

New Track (ST-2)



Land Use/Transit- Oriented Development Vision

Coachella General Plan

Recognizes Pueblo Viejo as the City's historic downtown while envisioning the extension of downtown east of the railroad.

*"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."*



Pueblo Viejo Revitalization Plan

Plan Goals

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

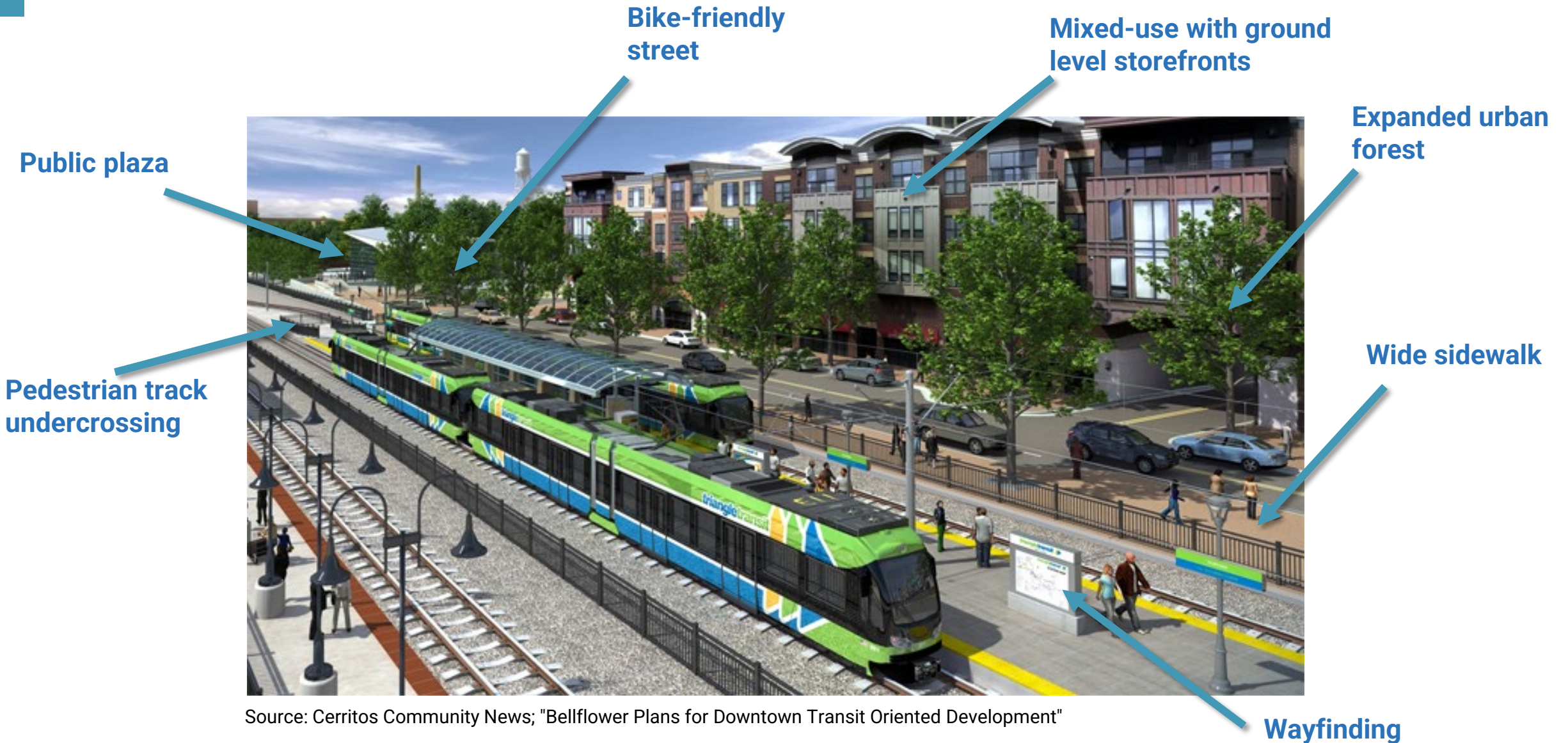


What is Transit-Oriented Development?

- Focuses on building compact and lively areas near public transportation
- Can supply housing, jobs, commercial goods and services, and public amenities within walking distance
- Provides for a diverse mix of land uses that together create a rich and vibrant setting for human activity



Potential TOD Elements



Draft Transit-Oriented Development (TOD) Vision

*“The City of Coachella will capitalize on the return of passenger rail service by creating a vibrant, inviting and **culturally significant** downtown that supports transit-oriented housing and commercial development, provides an attractive and amenity-rich public realm, facilitates access to essential goods and services, and connects seamlessly to adjoining neighborhoods.”*

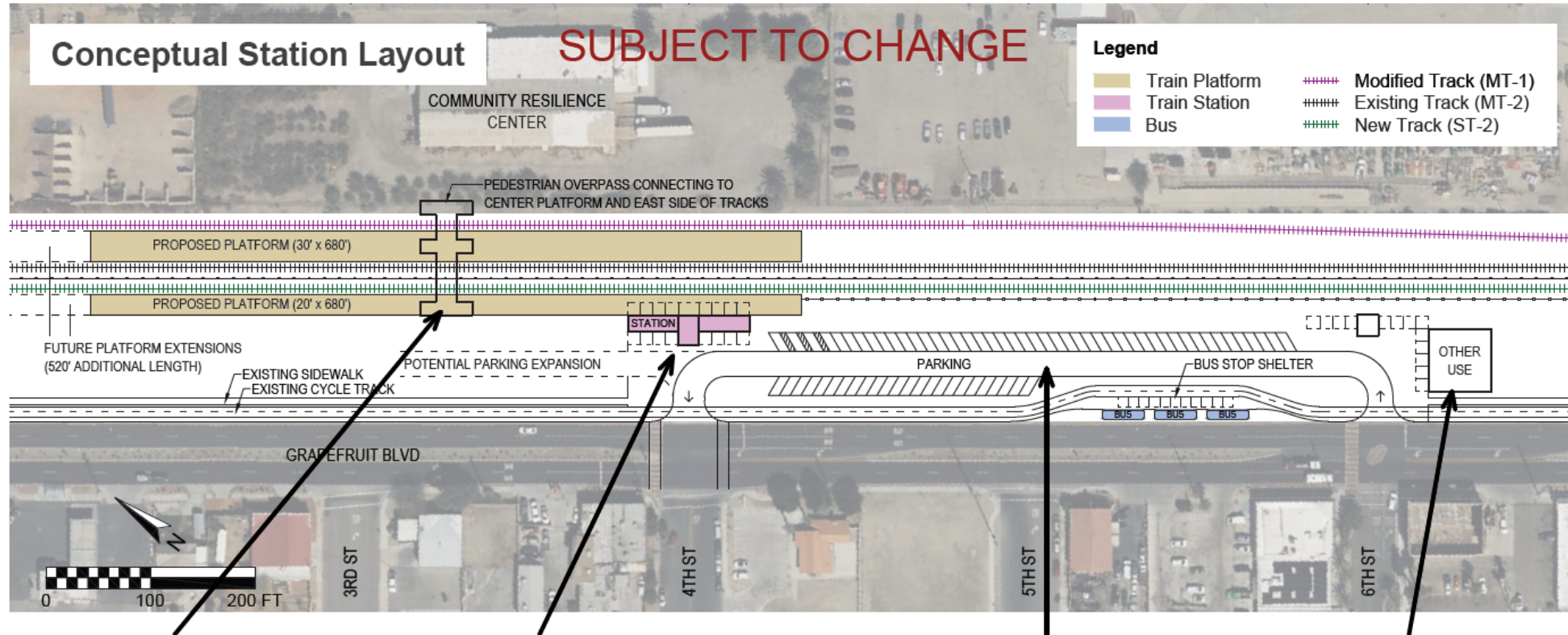


TOD Vision Plan Components

- Vision Statement & Guiding Principles
- Pueblo Viejo Framework
 - Public Realm
 - Land Use
 - Downtown Gateway/Branding
- Downtown East Expansion
 - Walkable Public Realm
 - Development flexibility
 - Connectivity to Pueblo Viejo, Community Resilience Center and Highway 86



TOD/Station Integration: Initial Concepts



Bridge over Tracks



Station Terminates 4th St



Parking Grove



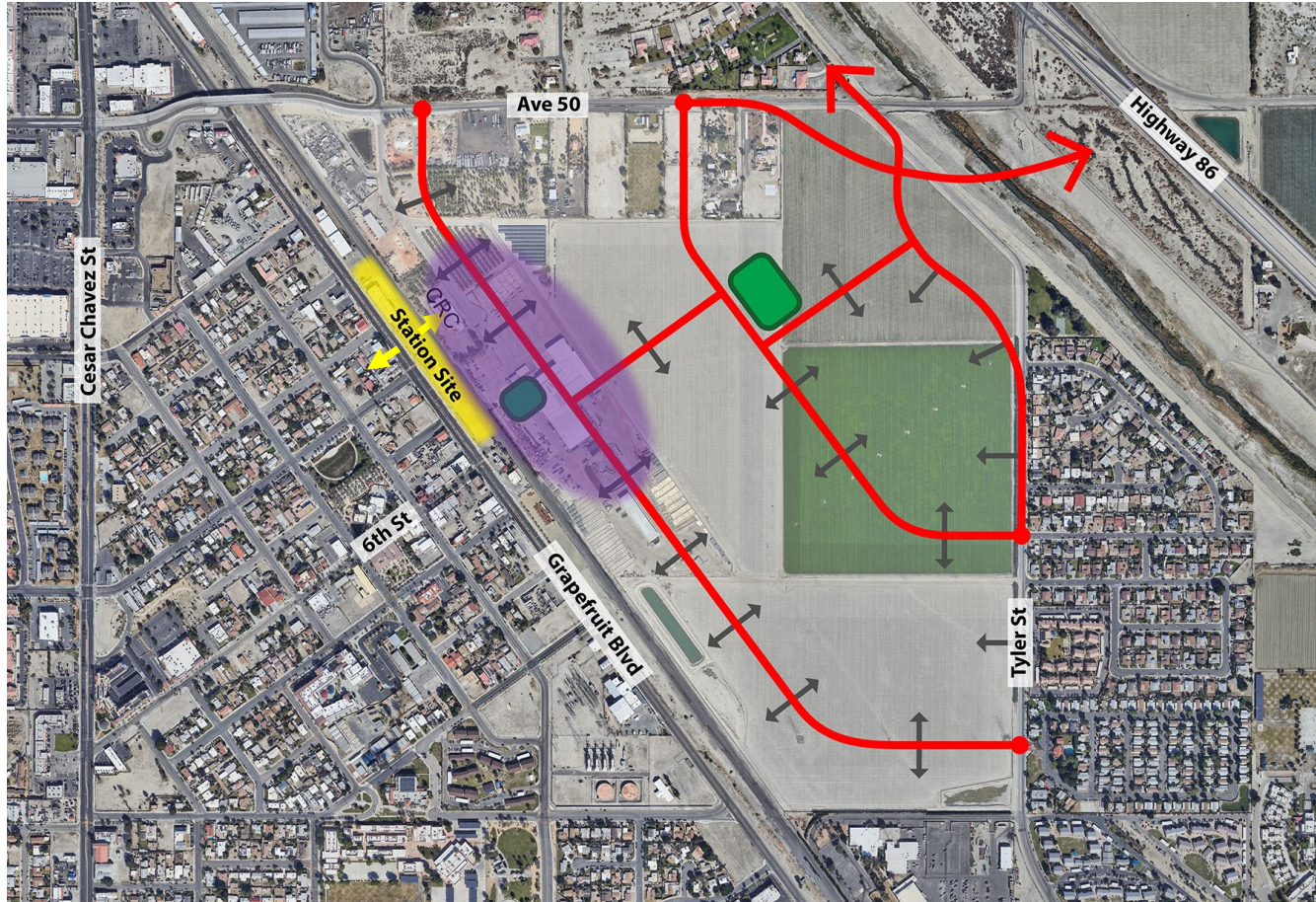
Terminating 6th St



Station Area TOD: Initial Concepts



Downtown East Expansion: Initial Concepts



Longer-term options



Economic Development Strategy

Economic Development Strategy

- **Part 1:** TOD Station Demand
- **Part 2:** Downtown Economic Development Strategy
- Coordinated within overall City of Coachella Economic Development Strategy



TOD Station Demand

- Population, Households, and Employment Projections
- Market Analysis and Pro Forma
 - Commercial Market Analysis
 - Residential Market Analysis
 - Static Developer-side Pro Forma



Downtown Economic Development Strategy

- Comparative and Competitive Analysis
 - Metrolink Stations
 - Coachella Valley Competitors
- Economic Opportunities Analysis
- Outreach and Consultation
 - Focus Groups:
 - Property Owners, Developers, and Applicants
 - Local Businesses, Business Owners, and Chamber of Commerce
 - Community Organizations, Neighborhood Groups, and Engaged Residents

Next Steps

Next Steps

- Refine station design
- Refine TOD Vision
- Develop Economic Development Strategy
- Fourth TAC meeting and third community workshop in Summer 2025