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 PROJECT NAME: The Living Desert Phase 2.75 Trip Generation and Parking
 PROJECT NUMBER: 37-009755.00

Walker Consultants is pleased to submit this memorandum discussing the projected trip generation and parking generation of The Living Desert's ("TLD") Phase 2.75 Project in the City of Indian Wells.

BACKGROUND

Phase 2.75 of TLD's Master Plan includes construction of an approximately 8,000 square foot retail café and an outdoor splashpad amenity on the existing TLD campus. While parts of The Living Desert site are under the jurisdiction of both the City of Palm Desert and City of Indian Wells, the proposed café and splashpad are entirely within the City of Indian Wells. The City has requested TLD prepare a brief technical memorandum discussing the Phase 2.75 Project's (the "Project") projected trip generation and parking needs, along with a discussion of whether TLD's existing and proposed parking supply is sufficient to continue to accommodate its parking needs.

PHASE 2.75 PROJECT TRIP GENERATION

The Project consists of an approximately 8,000 square foot retail café and an outdoor splashpad amenity. From a visitor perspective, the Phase 2.75 Project is not expected to result in additional external trips to TLD, rather, both the retail café and splash pad are amenities for patrons who are already at the park. Patrons will not be coming to TLD specifically to get food at the retail café or visit the splash pad. Thus, the only external trip generation projected as a result of the Project is related to café employees, who represent a net addition to the number of employees at TLD on any given day.

TLD has projected that on a typically busy day 8-10 employees will be working at the café. It should be noted that not all existing employees drive alone to work, as some carpool, some bike, and some walk to TLD.

If all café employees were to drive alone to work, it would result in the addition of 16-20 daily trips (8-10 inbound and 8-10 outbound trips) on the surrounding roadway network. This small amount of trip generation does not typically result in the need for any further level-of-service based traffic analysis. Based on the small size of the Project, it would also be exempt from vehicle miles traveled (VMT) analysis.

EXISTING AND PROJECTED PARKING NEEDS

The Living Desert currently has 709 parking spaces, inclusive of 14 bus parking spaces. TLD is in the process of expanding its parking field to increase the parking supply by 228 spaces, for a grand total of 937 parking spaces. Table 1 summarizes the existing and proposed parking supply.

Table 1: The Living Desert – Existing & Planned Parking Supply

Space Type	Existing Spaces	Parking Lot Expansion	Total Spaces
Standard	675	228	903
ADA	20		20
Bus	14		14
Total	709	228	937

To project TLD’s current parking needs, Walker received 365 days of hourly visitor admission rates, from January 1, 2022, through December 31, 2022, and information on the number of employees on-site on a typically busy day. Walker made the following assumptions related to visitor dwell times and occupants per vehicle:

- Average visitor dwell time of 2.5 hours (based on information provided by TLD).
- Average persons per vehicle of 3.0 (based on Walker’s experience with similar uses and parking industry best practices).

Walker reviewed the 365 days of admission rate information to determine the 95th percentile (18th busiest) day of the previous year in terms of total number of visitors on site at peak, accounting for the dwell time assumption listed above. Planning for the 95th percentile day is a high standard, above the typical design day recommendation for parking of planning for the 85th percentile day. Walker also notes that looking at the 95th percentile day for visitors on site at peak results in a more conservative analysis than looking at the 95th percentile day for total visitors.

Based on review of the data, the 95th percentile day for peak visitor accumulation was Saturday April 2, 2022, with 1,653 visitors projected at TLD at peak. April 2, 2022 was the 17th busiest day of 2022 in terms of total visitor admission (3,368 admissions).

For informational purposes, the 85th percentile day was Sunday March 13, 2022, with 1,198 visitors projected at TLD at peak.

Based on this information, Walker has projected existing and existing plus Project design day parking demand at TLD. Employee parking demand has been projected assuming an 85% automobile mode share (with the rest of employees being non-drivers in a carpool, taking transit, biking, or walking), consistent with available US Census means of transportation to work data for Indian Wells and Palm Desert.

Similar to the trip generation discussion in the prior section of this memorandum, the Phase 2.75 Project is not expected to result in additional visitor parking demand at TLD, rather, both the retail café and splash pad are amenities for patrons who are already at the park. The only additional parking demand would be from the additional 8-10 employees projected to work at the retail café on a typical day.

Table 2 summarizes the parking projections.

Table 2: Design Day (95th Percentile) Visitor Admissions, Accumulation and Projected Parking Demand

Design Day Visitor Admissions and Accumulation (Saturday April 2, 2022)											
	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
Visitor Admissions	0	338	562	655	717	423	281	209	173	7	0
Visitor Accumulation	0	338	900	1386	1653	1468	1063	702	523	285	94
Projected Visitor Parking Demand	0	135	300	462	551	489	354	234	174	95	31
Projected Employee Parking Demand	82	82	82	82	82	82	82	82	82	82	82
Total Existing Design Day Parking Demand	82	217	382	544	633	571	436	316	256	177	113
Existing Parking Supply	709	709	709	709	709	709	709	709	709	709	709
Proposed Retail Café Employee Parking	9	9	9	9	9	9	9	9	9	9	9
Design Day Parking Demand With Project	91	226	391	553	642	580	445	325	265	186	122
Proposed Parking Supply	937	937	937	937	937	937	937	937	937	937	937

As shown in the table, TLD has adequate parking to accommodate its existing design day parking needs, even with the design day set as the 18th busiest day of the year (95th percentile), with a projected design day parking demand of 633 parking spaces compared to the existing 709 space parking supply at TLD. At completion of the Phase 2.75 project, which will occur after TLD’s parking lot expansion adds an additional 228 spaces to the parking supply, design day parking needs will continue to be met, and exceeded.