

DATE: August 14, 2024
TO: Alison N. Morita, Delawie
FROM: John Kain and Marlie Whiteman, Urban Crossroads
JOB NO: 15521 IWCC Parking.docx

INDIAN WELLS COUNTRY CLUB PARKING ASSESSMENT

Alison N. Morita,

The purpose of this letter is to examine the number of parking stalls which would be appropriate to serve the Indian Wells Country Club with proposed improvements. The Indian Wells Country Club is a private, members-only facility serving a gated community with approximately one thousand dwelling units behind the gates, where approximately 250 homes are owned by Members.

The facility includes a 70,000-sf private country club main building with a 36 -hole golf course within the gates. The Club has 689 members, with 516 golf members and 173 social members. Approximately seventy-five percent (75%) of the members are part-time residents who leave for the summer months.

Existing parking provided at the clubhouse consists of 198 automobile stalls, with an additional 125 golf cart stalls also provided on-site.

Related amenities include a putting green and driving range. Exhibit 1 shows the existing setting of the Indian Wells Country Club, with parking tabulations.

Members gain access to the facility using golf carts, walking and bicycling in addition to automobiles. The homes are within easy walking or cart driving distance to the Club and driving range.

PROPOSED IMPROVEMENTS

The proposed project consists of four to six (4-6) pickleball courts (with adjacent outdoor waiting area), and 11 added cart parking spaces (with interior drive aisle).

The location of the Project is adjacent to an existing turf area across the drive aisle from the main clubhouse, as shown on Exhibit 2.

Exhibit 2 includes two options for the proposed project, the first with 4 pickleball courts, and the second with 6 pickleball courts. For analysis purposes, 6 pickleball courts are assumed in this parking assessment.

Table 1 presents the existing and proposed site uses. As shown in Table 1, the Project improvements will add pickleball courts as a related amenity to the existing country club site.

EXHIBIT 1: EXISTING PARKING SUPPLY

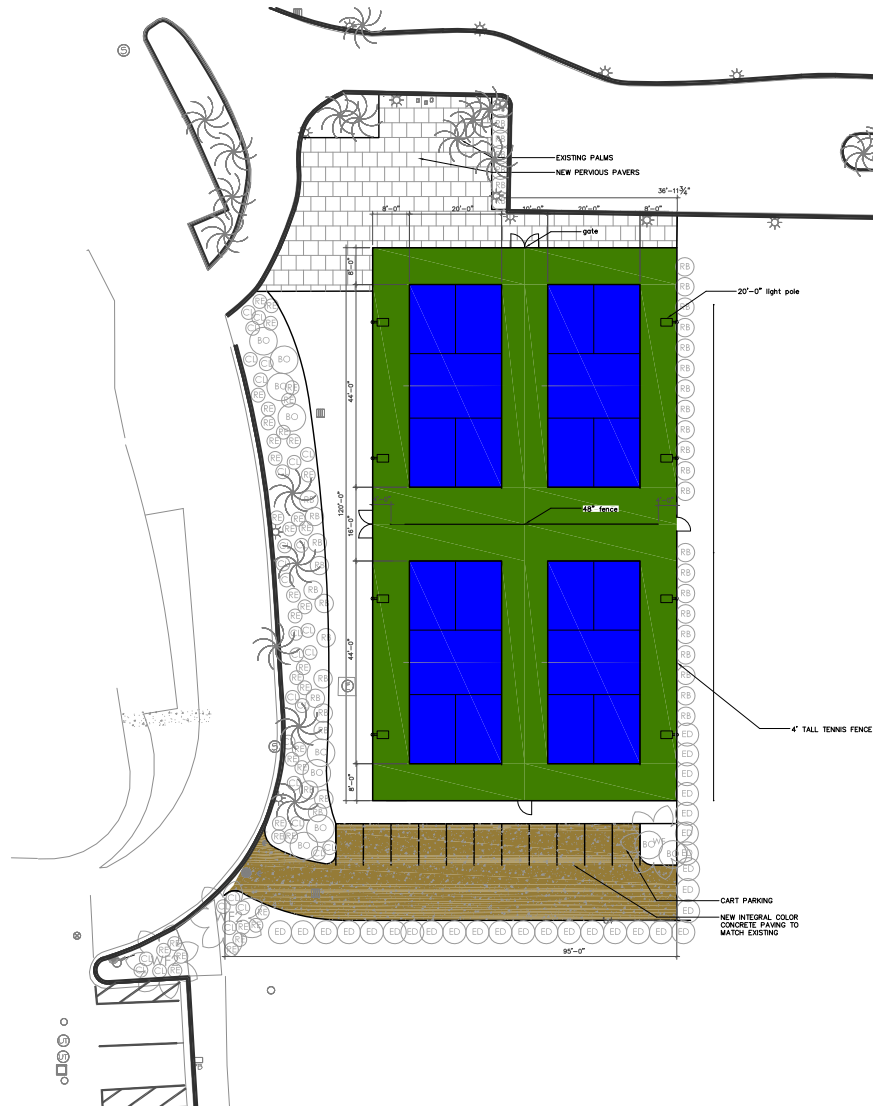


EXISTING PARKING:
198 CAR PARKING SPACES
125 CART PARKING SPACES

323 TOTAL PARKING SPACES

EXHIBIT 2: PICKLEBALL COURT SITE PLAN OPTIONS

OPTION 1: 4 PICKLEBALL COURTS



OPTION 2: 6 PICKLEBALL COURTS

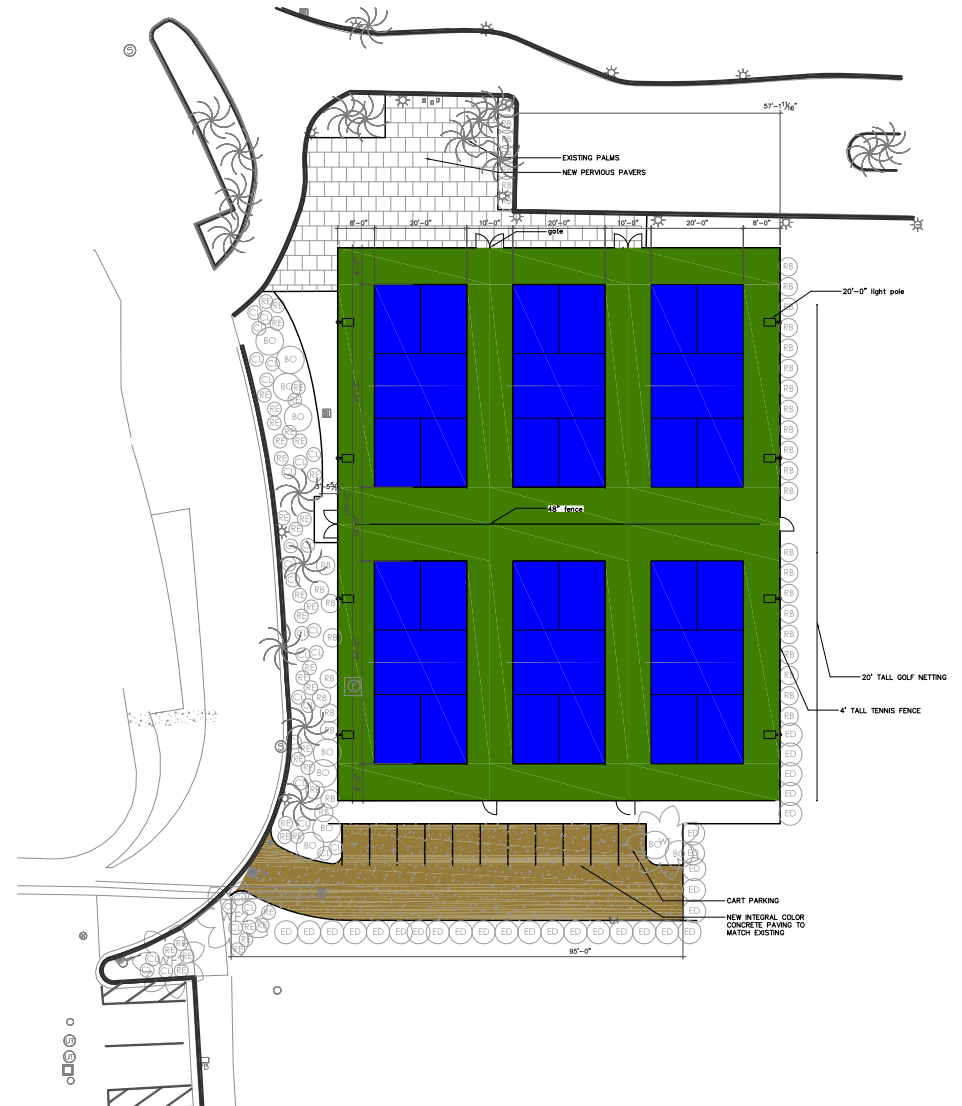


Table 1: Existing and Proposed Project Uses

Land Use	Quantity ¹		Change (Proposed - Existing)
	Existing	Proposed	
Interior/Building Area			
- Indian Wells County Club Main Building	70,000 SF	70,000 SF	--
Outdoor Area Amenities			
- Golf Course	36 Holes	36 Holes	--
- Driving Range	12 Tees	12 Tees	--
- Proposed Pickleball Courts	--	4-6 Courts	+4-6 Courts

CITY OF INDIAN WELLS PARKING CODE

The existing site land use has been reviewed in terms of City of Indian Wells parking code requirements. It is important to note that for each calculation, public access is assumed. Table 2 presents the estimated parking requirements for existing site land uses.

A private clubhouse is a land use type not specifically addressed in current City of Indian Wells parking codes. For land use types where parking requirements are not specified, the City of Indian Wells code indicates that *“Parking Requirements for Uses Not Specified. Parking requirements shall be determined by the Community Development Director based upon a parking study paid for by the applicant. (Title 21 ZONING CODE, Chapter 21.100 PARKING STANDARD DESIGN REQUIREMENTS AND REVIEW PROCEDURES)”*.

The City code requirements for public golf courses and driving ranges consist of *“six (6) spaces per hole and one (1) space per driving range tee in addition to the parking requirements for other on site uses”*. *“(Title 21 ZONING CODE, Chapter 21.100 PARKING STANDARD DESIGN REQUIREMENTS AND REVIEW PROCEDURES)”*.

The Indian Wells Country Club supports 36 holes of golf and a driving range with 12 tees. The clubhouse includes private golf course uses such as golf pro shop, restrooms, men’s and women’s locker rooms, and dining/lounge/bar areas, and related offices.

If public access was available, 228 parking spaces would be required to serve the existing site, as shown on Table 2.

The City of Indian Wells does not have an explicit parking code requirement for pickleball, so the rates used by surrounding jurisdictions have been examined.

Table 2: City Parking Code Requirement for Existing Site if Public

Land Use	Quantity ¹	Parking Rate	Code Parking Spaces
<u>Existing:</u>			
- Golf Course	36 Holes	6 SP/Hole	216
- Driving Range	12 Tees	1 SP/Tee	12
Existing Required Parking			228

OTHER RELEVANT CITY CODES

As indicated above, the City of Indian Wells does not have an explicit parking code requirement for game courts. Therefore, jurisdiction parking codes have been reviewed for the cities of Palm Desert, Palm Springs, and Rancho Mirage in terms of their code requirements for game courts.

The City of Palm Desert Zoning Code Table 25.46-1 indicates that for public tennis facilities, a minimum of 3 parking stalls are required per court.

For the City of Palm Springs, Section 93.06.00 requires three spaces for each one game court.

Table 3-6 of chapter 17.26 of the City of Rancho Mirage Zoning Code requires 2 spaces for each court plus 1 space for each 300 square feet of floor area for ancillary uses at tennis/racquetball/handball or other courts.

Based on parking code requirements for nearby cities in the Coachella Valley, Urban Crossroads recommends estimating the parking requirement at 3 spaces per pickleball court, for a total of 18 spaces.

Exhibit 3 shows the proposed Indian Wells Country Club improvements, with parking tabulations. Proposed parking to be provided on-site at the clubhouse consists of 198 vehicle stalls and 136 golf cart stalls (334 spaces overall),

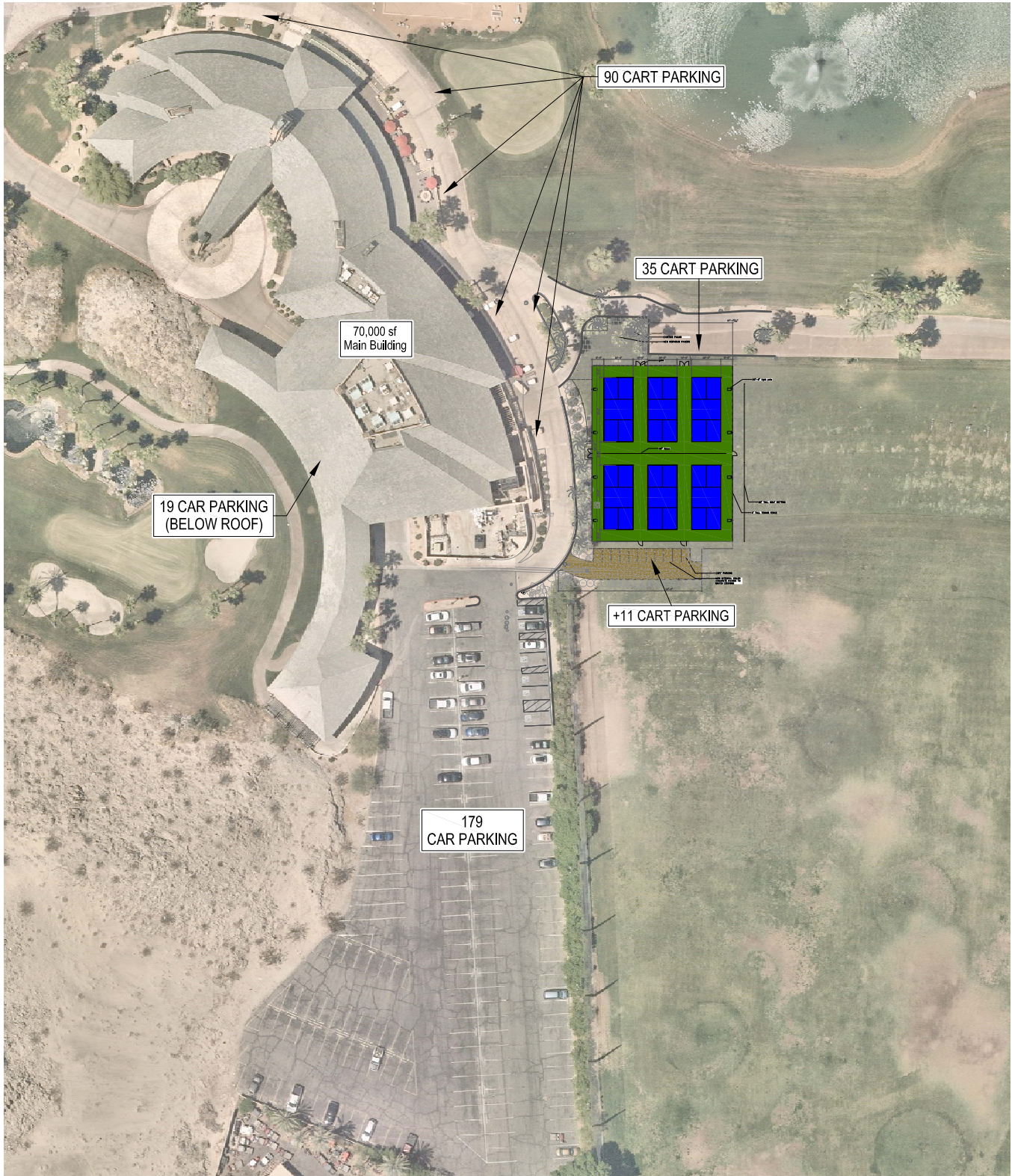
Table 3 shows a potential total parking requirement of 246 spaces for existing and project uses for the site.

Table 3: Parking Code Requirement for Project if Public

Land Use	Quantity	Parking Rate ¹	Code Parking Spaces
<u>Existing Facilities</u>			
- Golf Course	36 Holes	6 SP/Hole	216
- Driving Range	12 Tees	1 SP/Tee	12
Existing Required Parking			228
<u>Proposed Project:</u>			
- Pickleball Courts	6 Courts	3 SP/ Court	18
Existing Plus Project Required Parking			246

¹ SP = Space

EXHIBIT 3: INDIAN WELLS COUNTRY CLUB WITH PICKEBALL COURTS & ADDITIONAL PARKING IMPROVEMENTS



TOTAL PARKING SPACES:
198 EXISTING CAR PARKING SPACES
125 EXISTING CART PARKING SPACES
11 ADDITIONAL CART PARKING SPACES

334 TOTAL PARKING SPACES



ITE PARKING GENERATION

For context purposes, parking demand rates from the Institute of Transportation Engineers (ITE) Parking Generation - 6th Edition for Golf Course (ITE Land Use Code: 430), Tennis Court (ITE Land Use Code: 490), and Raquet/Tennis Club (ITE Land Use Code 491) have been examined.

The purpose of the ITE Parking Generation Manual is to present data and information regarding the number of parking spaces provided (supply) as well as parking spaces utilized during peak periods (demand) for a variety of land use types. The manual describes the composition of the database, presents parking demand information in data plots and tables, and explains the various statistics that are presented.

For the golf course (ITE Land Use Code: 430) land use type, the parking rate includes pro shop, driving range, and similar ancillary uses. The ITE parking generation rate in a general urban/suburban setting is approximately 6.3 spaces per hole. This rate applied to 36 holes would equal 227 spaces, which is almost identical to the parking code requirement of 228 spaces discussed above for the golf course & driving range.

For the tennis court (ITE Land Use Code: 490) and racquet / tennis club (ITE Land Use Code: 491) uses, the parking demand rate estimated by ITE is between 3.17 and 3.93 spaces per court. If the more conservative estimate of 3.93 spaces per court was used, the 6 pickleball courts would generate a demand for 24 spaces, which when added to 227 spaces is 251 which is less than the provided 336 auto and golf cart parking spaces.

Table 4: ITE Parking Generation for Project

Land Use	Quantity	Parking Rate ¹	ITE Parking Spaces
Existing Parking Demand			
- Golf Course including Driving Range	36 Holes	6.3 SP/Hole	227
Existing Required Parking			227
Proposed Project:			
- Pickleball Courts	6 Courts	3.93 SP/Court	24
Existing Plus Project Parking Demand			251

¹ SP = Space

CONCLUSION

Proposed improvements for the Indian Wells Country Club consist of four to six (4-6) pickleball courts (with adjacent outdoor waiting area), and 11 added cart parking spaces (with interior drive aisle). The overall parking to be provided on-site consists of 198 vehicle stalls and 136 golf cart stalls.

Members gain access to the facility using golf carts in addition to automobiles. The homes are within easy cart driving distance to the Club facilities. Many of the homes are occupied seasonally, and members often use golf carts to and from their homes and the club.

Based upon review of relevant City codes for existing and proposed site uses (with public access), and evaluation of relevant ITE parking generation rates for existing and proposed uses, the overall parking requirements for the site with improvements range from 246 to 251 parking spaces.

With consideration of private, member-only characteristics of the Project, the provision of 198 vehicle stalls and 136 golf cart stalls (334 spaces overall) will adequately serve this site plan with addition of up to six new pickleball courts.

Specifically, the additional parking demand per pickleball court ranges from 3 to 4 spaces per court. With 6 new courts, this equates to a maximum added parking demand of 24 spaces. Although only 11 new cart parking spaces are proposed with the project improvements, existing available auto and cart parking spaces in combination with the added cart spaces will serve overall parking needs at the site.

If you have any questions regarding this parking demand letter, please contact John Kain at (949) 375-2435 or Marlie Whiteman at (714) 585-0574.

Respectfully submitted,
URBAN CROSSROADS, INC.



John Kain, AICP
Principal

JN: 15521 Parking Assessment



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