

PC ATTACHMENT 2

Project Narrative

Date:	08-20-2024	Project Name:	The Pickelball Haven Use Permit Application
To:	Ron Santos, Senior Planner	Project No.:	IRV24-0047-00
		From:	Eric Namisniak, Architecture, Studio Manager

A. Use Description:

The scope of this project includes a tenant improvement of approximately 2,535 SF of office space and conversion of 31,030 SF of warehouse to indoor pickleball courts. Overall building footprint will remain at 33,565 SF with no changes proposed to the building envelope. The indoor sports facility features 14 courts, a pre-packaged food and beverage counter, administrative offices, restrooms, and display/sales counter for pickleball products. Private lessons/coaching by Pickleball Haven staff and/or independent contractors, and associated use.

B. Overview:

1. Pickleball Haven is an indoor pickleball facility designed to cater to the growing community of pickleball enthusiasts.
2. The facility features 14 high-quality pickleball courts, offering a premier indoor environment for players of all levels.

C. Facility Features:

1. **Courts:**
 - i. 14 indoor pickleball courts, ensuring ample availability for practice, games, and private groups.
 - ii. Courts designed with professional-grade surfaces and lighting to enhance gameplay.
2. **Concessions:**
 - i. Grab-and-go concessions providing snacks, beverages, and grab and go items.
3. **Merchandise:**
 - i. On-site shop offering pickleball equipment, apparel, and accessories.

D. Membership and Access:

1. Open to both members and guests, fostering an inclusive and welcoming environment.
2. Membership options available with benefits including priority court booking and discounts on clinics and merchandise.

E. Programs and Services:

1. Clinics:

- i. Regularly scheduled clinics for players of all skill levels, focusing on skill development and strategy.
- ii. Clinics led by experienced and professional pickleball coaches.

2. Coaching:

- i. Personalized coaching sessions available, with options for both individual and group lessons.

F. Community and Safety:

1. Aimed at serving the needs of pickleball players seeking a safe, indoor environment protected from inclement weather and prolonged sun exposure.
2. A community hub for players to connect, compete, and improve their skills.

G. Staffing and Operations:

1. Approximately 3-5 employees working at any given time.
 - i. Responsibilities include front desk operations, facility maintenance, and cleaning.
2. Dedicated staff ensuring a clean, well-maintained, and welcoming environment for all visitors.

H. Operational Hours:

1. Open daily from 7 am to 10 pm, accommodating a wide range of schedules and providing flexibility for players to enjoy the facility at their convenience.

I. Goals:

1. Provide a top-tier indoor pickleball experience that supports the growing popularity of the sport.
2. Offer a reliable, enjoyable, and professional environment for pickleball enthusiasts to play, learn, and connect.

J. Air Flow and Temperature Regulation:

1. Air Conditioning System:

- i. Install a state-of-the-art HVAC system to maintain a comfortable playing environment year-round. (Pending T24 and building permit process).
- ii. Ensure optimal temperature control to enhance player comfort and performance.

2. Large Fans:

- i. Integrate high-efficiency industrial fans to provide additional air circulation and cooling.
- ii. Position fans strategically to ensure even airflow across all court areas.

K. Front Desk Area:

1. Professional Design:

- i. Build a dedicated, modern front desk area for efficient check-in, membership services, and guest assistance.
- ii. Include advanced point-of-sale systems for seamless transactions and bookings.

2. Customer Experience:

- i. Create an inviting and organized space with clear signage and customer service support.

L. Court Flooring:

1. High-Quality Flooring:

- i. Install professional-grade pickleball court flooring designed for optimal grip, shock absorption, and durability.
- ii. Select materials that minimize injury risk and enhance gameplay quality.

M. Employee Break Room:

1. Comfort and Amenities:

- i. Develop a comfortable break room for staff to relax and recharge during their shifts.
- ii. Equip the break room with essential amenities such as a refrigerator, microwave, and seating.

N. Manager Office:

1) Dedicated Workspace:

- i. Construct a well-equipped office space for managerial tasks, administrative duties, and staff meetings.
- ii. Ensure the office is equipped with necessary technology, storage, and privacy features.

O. Additional Enhancements:

1. Restroom Facilities:

- i. Upgrade restroom facilities for cleanliness and convenience, including high-quality fixtures and ample supplies.

2. Lighting:

- i. Implement high-efficiency lighting that minimizes glare and maximizes visibility on the courts.