

The shared parking model that Walker Consultants was based on 70 rooms, and as the hotel has been refined, we're now at 87 rooms. The remaining spaces are comparable in areas. Their breakdown was made up of 47 spaces for hotel guests (.6714 spaces/room), 57 spaces for events and the balance (16 spaces) for employees and external restaurant patrons.

We are being very conservative in what we include/exclude from the event and restaurant spaces so we will not discount any reductions in those spaces.

Applying the same parking ratio to the expanded room count (17 rooms additional compared to the parking study count) requires an additional 11.41 (rounded to 12) parking spaces for a total of 132 for peak design day demand. We are providing 136 spaces.

We initiated the study because in the Core Zone, the City's parking requirements (Table 18.15.020-2) require a "technical studies prepared by a qualified professional relating to the parking need for the proposed use" or "required parking for the proposed use as determined by other comparable jurisdictions". We chose to do the technical study so as to better take into account the proximity to the ferry.

It should be noted that if this hotel had been located on the island outside of Winslow the parking requirement (Table 18.15.020-1) is one parking space per sleeping room.

From the Study commissioned:

- The shared parking model recommends a parking supply of 120 parking spaces to accommodate peak **design day** demand, which is projected to occur at 9:00 PM on a weekend, likely in summer. **Design day projections assume that 3,600 square feet of the event space (main ballroom and pre-function) is used by a large party.**
- Hotel guests (47 spaces) and event guests (57 spaces) make up the main components of needed parking supply at peak, with the remainder made up of hotel employees and external patrons of the hotel restaurant/lounge.
- The shared parking model recommends a parking supply of 179 parking spaces to accommodate peak parking demand assuming all 7,359 square feet of event space is in use concurrently, as well as full occupancy of the hotel rooms. Walker recommends parking be planned for **design day** conditions, with a contingency plan for the max event scenario; parking spaces that will sit empty for well over 300 days a year is not advised.

#### Parking Study at 70 rooms

Parking spaces required are 120 for 70 rooms = 47 spaces for rooms, 57 spaces for events and the balance for employees and external patrons. **0.6714 spaces/room**

#### Parking Study applied to 75 rooms

Parking spaces required are 124 for 75 rooms = 51 spaces for rooms, 57 spaces for events and the balance for employees and external patrons. **0.6714 spaces/room**

#### Parking Study applied to 87 rooms

Parking spaces required are 132 for 87 rooms = 59 spaces for rooms, 57 spaces for events and the balance for employees and external patrons. **0.6714 spaces/room**

**WE ARE PROPOSING 136 ON SITE SPACES.**

The event spaces total 5,880sf, having been adjusted downward from 7,359sf used in the Parking Study, for a decrease of 1,479sf or 50 people at 30sf/person. This reduction will reduce the peak parking demand predicted for this use, but does not change the design day demand.