

From: [Jordan R. Rose](#)
To: [Paul Michaud](#)
Cc: [Rebekah Pineda](#); [Jennifer Hall](#); [Jordan R. Rose](#)
Subject: Scottsdale Plaza Parking Data
Date: Thursday, May 4, 2023 3:41:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image005.png](#)

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Paul, Paul B sent me the following info today from a report on parking for the newly constructed Don and Charlie's Hotel in Scottsdale. It may be of interest!

This report included the description and table below. (Sorry for the blurry copy. The summary of these words and table is below.)

Ace Parking Analysis

Ace Parking provided monthly parking data for more than 80 hotels for the year 2017. The data included hotels from across the United States, ranging from a 35 to a 1,628 guest room hotel, from Aloft San Francisco to The Phoenician in Scottsdale. A detailed parking analysis was conducted to determine the parking demand of these eighty plus hotels.

Occupied Parking Stalls/Total Guest Rooms (Saturday)	Accommodates the Parking Demand
0.3	66.04% of the time
0.4	84.17% of the time
85th Percentile (0.49)	93.65% of the time
0.5	94.17% of the time
0.6	98.75% of the time
0.7	99.58% of the time
0.8	100% of the time

Ace Parking is an international company focused on parking. They provided 2017 parking data from more than 80 hotels throughout the United States, ranging in size from 35 to 1,628 guest rooms. These data revealed that only 1.25% of maximum use time periods parking demand at these 80-plus hotels exceeded 0.60 parking-spaces-per-hotel-guest-room.

The Don and Charlie's Hotel used a parking ratio of 0.49 parking-spaces-per-hotel-guest-room.

From: [Jordan R. Rose](#)
To: [Paul Michaud](#); [Planning Commissioner Jim Rose](#); [William J. Nassikas](#)
Cc: [Paul E. Basha, PE, PTOE](#); [Jennifer Hall](#); [Rebekah Pineda](#); [Jordan R. Rose](#)
Subject: SPR; Employee count for restaurants
Date: Tuesday, May 2, 2023 1:19:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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Commissioner Rose (and Paul) when we spoke you were referring to a parking count that Dina sent to Paul Basha in an email. That email was a very quick email response but below is a more well thought out parking calc based on Highgate's experience with the 800+ properties they manage around the world.

250 seat high-end restaurant (this is the largest of the three)= no more than 45 employees on per night.

27 servers / runners / bussers

8 in kitchen (cooks + dishwashing)

5 bar

5 host / managers

45 total

36% of employees at SPR DO NOT PARK VEHICLES!

(so 29 vehicles park, AND hotel staff is gone after 5 pm so a shift change)

I hope this is helpful information to you

Jordan R. Rose



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 Think green, please don't print unnecessarily



10 APPENDICES

- A. ACOUSTICAL REPORTS
- B. CIVIL ENGINEERING REPORTS
- C. EXISTING LIGHTING PHOTOMETRIC STUDY
- D. PARKING ANALYSIS & MEMORANDUM
- E. TRAFFIC IMPACT ANALYSIS



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 Phone 480.505.3931
 PBasha@SummitLandMgmt.com

16 March 2023

TO: Paul Michaud, Town Planner, Town of Paradise Valley
 FROM: Paul E. Basha, PE, PTOE, Summit Land Management
 RE: Town Requested Additional Information Pertaining to Parking Analysis

In your memorandum of 7 March 2023, you requested additional items pertaining to the Parking Analysis. In a personal conversation, you also indicated that a memorandum response would be acceptable. Provided below in regular font are your comments requesting additional responses. Our responses are provided in bold italics.

"Parking Analysis. Overall, you need to provide an addendum to the parking analysis that addresses the responses provided in the last correspondence plus addressing the items noted below that were not fully addressed. The staff/applicant response correspondence is not the documentation that will be referenced in the approval as part of the permanent record."

- a. Provide documentation that the resort has contracts with offsite parking locations. In the past the information provided indicates the site address, number and location of parking spaces that apply, hours/times of day, and contract terms.

Attached to this memorandum is a reciprocal parking agreement with the Millennium McCormick Scottsdale. This agreement allows the Plaza Resort to park vehicles on the Millennium McCormick Scottsdale property, and allows the Millennium McCormick Scottsdale to park vehicles on the Plaza Resort property. The Plaza Resort will only use valet service to park vehicles on the Millennium McCormick Scottsdale property.

- b. Explanation on why the underground parking has 88 spaces and not more. The response given relates parked back to the parking demand. However, the question as Town staff understood it was trying to get at the maximum capacity of an underground garage which relates to the minimum aisle/space/turning dimensions, ground area needed for drive/approach into and leaving the garage, and for this site available area between the property lines and existing buildings.

Per the Parking Analysis, the renovated Plaza Resort requires a maximum of 571 parking spaces. The surface areas have 483 parking spaces. Therefore only 88 underground parking spaces are necessary. The underground parking area is designed for self-parking. It therefore includes standard parking spaces and two-direction parking aisle dimensions. However, the underground parking is intended to be utilized exclusively for valet parking. With valet parking, the underground parking area can accommodate an additional 24 parking spaces.

- c. Detail out the employee parking. This includes information on total existing employees and proposed total employees by shift, percentage of employees that use transit, need for dedicated staff parking, etc. The last correspondence and later email from Paul Basha needs to be in an addendum and may raise questions as to how adequately the imbedded calculations reflect the parking demand.



Paul E. Basha, PE, PTOE
 480.505.3931
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As explained in the Parking Analysis, the current parking demand for the Plaza Resort was counted every 30 minutes from noon on Friday, 26 February, through noon on Saturday, 27 February. These counts of parked vehicles included employee parked vehicles. The parking rate determined for the existing hotel guest rooms and for the existing conference room use was calculated including employee parking. The existing parking rates for hotel guest rooms and for conference room use were then applied to the expansion. Employee parking demand is included in the parking calculations.

Highgate Hotels states that the number of employees on the Plaza Resort property varies by season and by events. On 27 February 2023, both the hotel guest rooms and the conference rooms were fully utilized, as they were on the dates of the parking occupancy counts of 26 and 27 February 2022. On 27 February 2023, there were 99 employees on property, and 63 employee vehicles parked on property. Both Highgate Hotels and the Plaza Resort have active trip reduction programs to encourage transit and carpooling.

For the new restaurants, Highgate Hotels estimates that each of the three restaurants will have 60 to 90 employees – including preparation and pre-dinner employees – for a total estimated employee number of 180 to 270.

The utilized required parking rate for restaurants was one parking space for every 120 square feet of dining area. This parking rate includes parking spaces for all vehicles associated with the restaurants, consisting of vehicles used by guests, employee, and delivery.

- d. Explain in greater detail and/or modify the assumptions in Table 4 of the parking analysis. The last correspondence and later email from Paul Basha needs to be in an addendum and may raise questions as to how adequately the imbedded calculations reflect the parking demand.”

Each hotel or resort has specific intended clientele. Each resort provides the facilities and amenities necessary to serve its intended clientele. The Plaza Resort has been, and intends to remain, a destination resort for conferences, celebrations, and recreation travel. Therefore, the conference room use will be dominated by hotel guests. On the parking occupancy count dates of 26 and 27 February 2022, 100% of the conference room attendees were also hotel guests. Therefore, 0% of the conference room users on 26 and 27 February 2022 needed parking spaces additional to those parking spaces for hotel guests.

The Plaza Resort renovations consist of an additional 2,600 square feet of conference room area; increasing its total conference area from the existing 29,736 square feet to 32,336 square feet. The conference room area will increase by less than 9%.

For the renovated Plaza Resort. 281 parking spaces are required for the hotel guest rooms. Typically, every conference room user stays on-property in the hotel guest rooms. Therefore, if these conference room users have vehicles parked on-property, these vehicles are already parked on-property for their use of hotel guest rooms.

However, to ensure that a conservatively high number of parking spaces are provided for the renovated Plaza Resort, additional parking spaces have been recommended. The conservative assumption is that 20% of the conference room users will not be hotel guests, and therefore will need parking spaces in addition to the conference room users who are hotel guests. Therefore, the Parking Study recommended that the Plaza Resort provide an additional 59 parking spaces beyond those needed for the hotel guests. Again, on the dates of the parking occupancy count, 26 and 27 February 2022, 100% of the conference room users were hotel guests, which is common for the Plaza Resort. Therefore, none of these 59 additional parking spaces will typically be needed, though they will be present and available if necessary.

Also, the Scottsdale Plaza Resort is providing 85 valet parking spaces in addition to the 571 parking spaces recommended by the Parking Study.

Finally, Highgate Hotels manages 87,500 hotel rooms throughout the United States, the Caribbean, Latin America, and Europe. These different hotels serve different clientele. Highgate Hotels knows the parking needs of the clientele of the Plaza Resort. Highgate Hotels knows that the Plaza Resort conference rooms are used by their hotel guests. Highgate Hotels has a reciprocal parking agreement with a property east of Scottsdale Road, because they know that the 571 recommended parking spaces plus the additional 85 valet-parking spaces are excessive. Highgate Hotels, therefore knows that typically, the Plaza Resort will be able to accommodate surplus parking from the other property.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this topic.

Sincerely,

Summit Land Management
Paul E. Basha, PE, PTOE
Traffic Engineering Manager

Attachment:

Millennium McCormick Scottsdale Reciprocal Parking Agreement



March 16, 2023

To Whom It May Concern,

The Scottsdale Plaza Resort has the ability to park overflow vehicles at the Millennium McCormick Scottsdale, located at 7421 N Scottsdale Rd, in the event that they exceed their on premise parking limit at their property.

In return, the Millennium McCormick Scottsdale has the same ability if needed.

Thank you,

A handwritten signature in black ink, appearing to read "John Bruce", is written over a light blue horizontal line.

John Bruce

General Manager

Millennium McCormick Scottsdale



7301 E. Indian Bend Road
Scottsdale, Arizona 85250

P. 480-312-2731
F. 480-312-7001

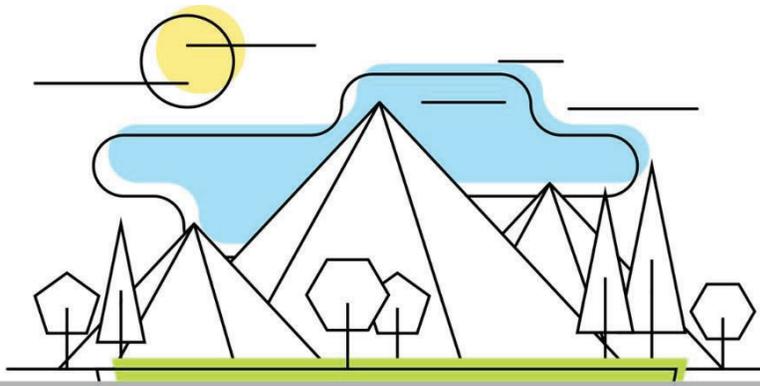
www.therailroadpark.com

Dear Scottsdale Plaza Resort:

McCormick-Stillman Railroad Park will grant Scottsdale Plaza Resort use of parking lot. Depending on the availability of lot, Scottsdale Plaza can use lot for overflow parking during, and after renovations that will take place at the Resort.

Sincerely,

Darryl Grimes
Assistant Recreation Coordinator
McCormick-Stillman Railroad Park



SUMMIT

LAND MANAGEMENT

RENOVATED SCOTTSDALE PLAZA RESORT Paradise Valley, Arizona

Parking Analysis REVISED

February 2023

Prepared for:
Highgate Hotels

For Submittal to:
TOWN OF PARADISE VALLEY

Prepared by: Paul E. Basha, PE, PTOE
Kayla Bertoldo

Office: 480.505.3931
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Executive Summary

Introduction

The Scottsdale Plaza Resort Hotel is planning a renovation of the existing hotel. The renovation will include demolition of the former restaurant in the southeast corner of the site (the immediate northwest corner of the Scottsdale Road and Indian Bend Road intersection). The renovation will also include demolition and repurposing of certain areas of the existing main building. **Table 1** provides a summary of the existing, new, and finished resort; though because of the demolition and repurposing; the finished resort non-hotel room area is not the sum of the existing and new areas.

Table 1: Existing, New, and Finished Resort

	EXISTING	NEW	FINISHED
Hotel Guests Rooms (keys)	404	64	468
Conference and Ancillary (square feet)	29,736	2,600	32,366
Restaurant (including Kitchens and Ancillary) (square feet)	25,312	41,390	57,436
Fitness and Spa (square feet)	7,121	30,979	38,100
Retail	1,560	0	1,560
Reception, Lobby, Internal Office (square feet)	51,070	1,933	53,003
TOTAL (non-hotel room area square feet)	114,799	76,902	182,465

Methodology

From noon on Friday, 25 February 2022 to noon on Saturday, 26 February 2022; the maximum occupied number of parking spaces was 279 spaces: approximately 38% of the total number of on-site parking spaces. Because all the vehicles parked on the resort property were counted, the resort employees are fundamentally included in these counts. Based upon these parking occupancies and the hotel room occupancy and the conference room use, the hotel room and conference room parking rates were determined. The hotel guest room rate was calculated as 0.60 parking spaces-per-room. The conference room parking rate was determined to be one-parking space-per-110-square-feet.

The utilized parking rate for the restaurants was one-parking-space-per-120-square feet, per Scottsdale code, with only the dining area considered. The utilized parking rate for the fitness-and-spa was one-parking-space-per-300-square feet, per Paradise Valley guidelines.

These parking rates were then utilized to determine the base parking demand, without shared parking considerations. Five (5) separate shared parking models were utilized to determine the parking demand considering shared parking. The highest parking demand of the five (5) shared parking models was recommended.

Parking Recommendation with Renovated Scottsdale Plaza Resort

The renovated Scottsdale Plaza Resort will consist of 468 hotel guest rooms; 32,366 square feet of conference rooms and ancillary area; and 57,436 square feet of total restaurant area; of which 36,096 square feet is dining area; and 38,100 square feet of spa and fitness area. The renovated Scottsdale Plaza Resort should provide a minimum of 571 parking spaces. **Appendix A** states that the Scottsdale Plaza Resort has very unusual (once every two years) short-duration, lecture-seating, no-table, no-food-and-drink-service events in their conference rooms. On these very rare occasions, when parking demand is very atypical; valet parking, using properties east of Scottsdale Road, with property owner permission, may be necessary.

Introduction

The Scottsdale Plaza Resort Hotel is planning a renovation of the existing hotel. The renovation will include demolition of the former restaurant in the southeast corner of the site (the immediate northwest corner of the Scottsdale Road and Indian Bend Road intersection). The renovation will also include demolition and repurposing of certain areas of the existing main building. **Table 2** provides a summary of the existing, new, and finished resort; though because of the demolition and repurposing; the finished resort non-hotel room area is not the sum of the existing and new areas.

Table 2: Existing, New, and Finished Resort

	EXISTING	NEW	FINISHED
Hotel Guests Rooms (keys)	404	64	468
Conference and Ancillary (square feet)	29,736	2,600	32,366
Restaurant (including Kitchens and Ancillary) (square feet)	25,312	41,390	57,436
Fitness and Spa (square feet)	7,121	30,979	38,100
Retail	1,560	0	1,560
Reception, Lobby, Internal Office (square feet)	51,070	1,933	53,003
TOTAL (non-hotel room area square feet)	114,799	76,902	182,465

The existing Scottsdale Plaza Resort Hotel property is indicated in **Figure 1**.



Figure 1: Existing Scottsdale Plaza Resort Aerial Photograph

Scope of Study

The two (2) purposes for this analysis are to determine the number of utilized existing parking spaces on the Scottsdale Plaza Resort property, and to determine the number of parking spaces required to serve the renovated Scottsdale Plaza Resort.

Appendix A provides a letter from the Scottsdale Plaza Resort explaining pertinent aspects of the existing resort operation and the proposed renovation.

Existing Parking Occupancy

Figure 2 depicts 26 parking areas on the existing Scottsdale Plaza Resort property, identified exclusively for parking occupancy data collection, and not by resort function use.

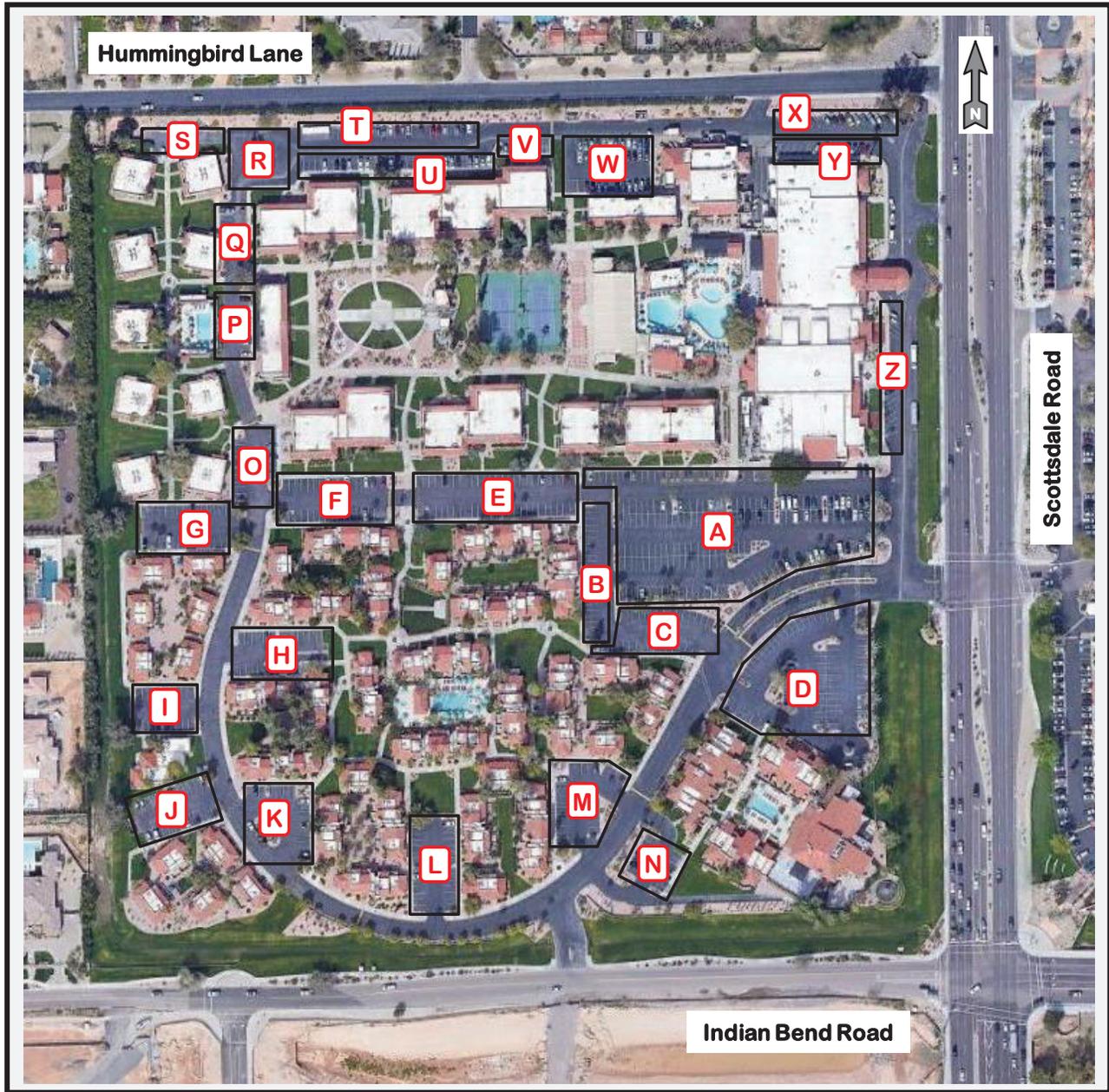


Figure 2: Scottsdale Plaza Resort Areas for Parking Occupancy Count

From noon on Friday, 25 February 2022 through noon on Saturday, 26 February 2022, parking occupancy was counted on the Scottsdale Plaza Resort property. Each of the 26 parking areas were counted on the half-hour for 24 hours. This weekend was selected as a high-season, maximum-property-use weekend. On 25 and 26 February 2022, Scottsdale Plaza Resort had 97% hotel guest room occupancy. Also, the conference rooms had 90 to 300 seats occupied with one wedding, another unrelated wedding rehearsal dinner, and two unrelated corporate meeting events. The conference rooms were at maximum capacity.

As specifically stated in **Appendix A**, the Scottsdale Plaza Resort identified the 300-attendee event on 26 February as representative of the maximum typical daily use of the existing conference rooms.

Figure 3 indicates the maximum number of parking spaces that were occupied in each of the 26 designated parking areas during the 24-hour count period. These maximum occupancy numbers occurred at different times of the 24-hour count period. These numbers should not be summed as they do not indicate the total Scottsdale Plaza Resort parking occupancy at any one count time. They only represent the maximum parking occupancy that occurred within each particular area irrespective of time of day.

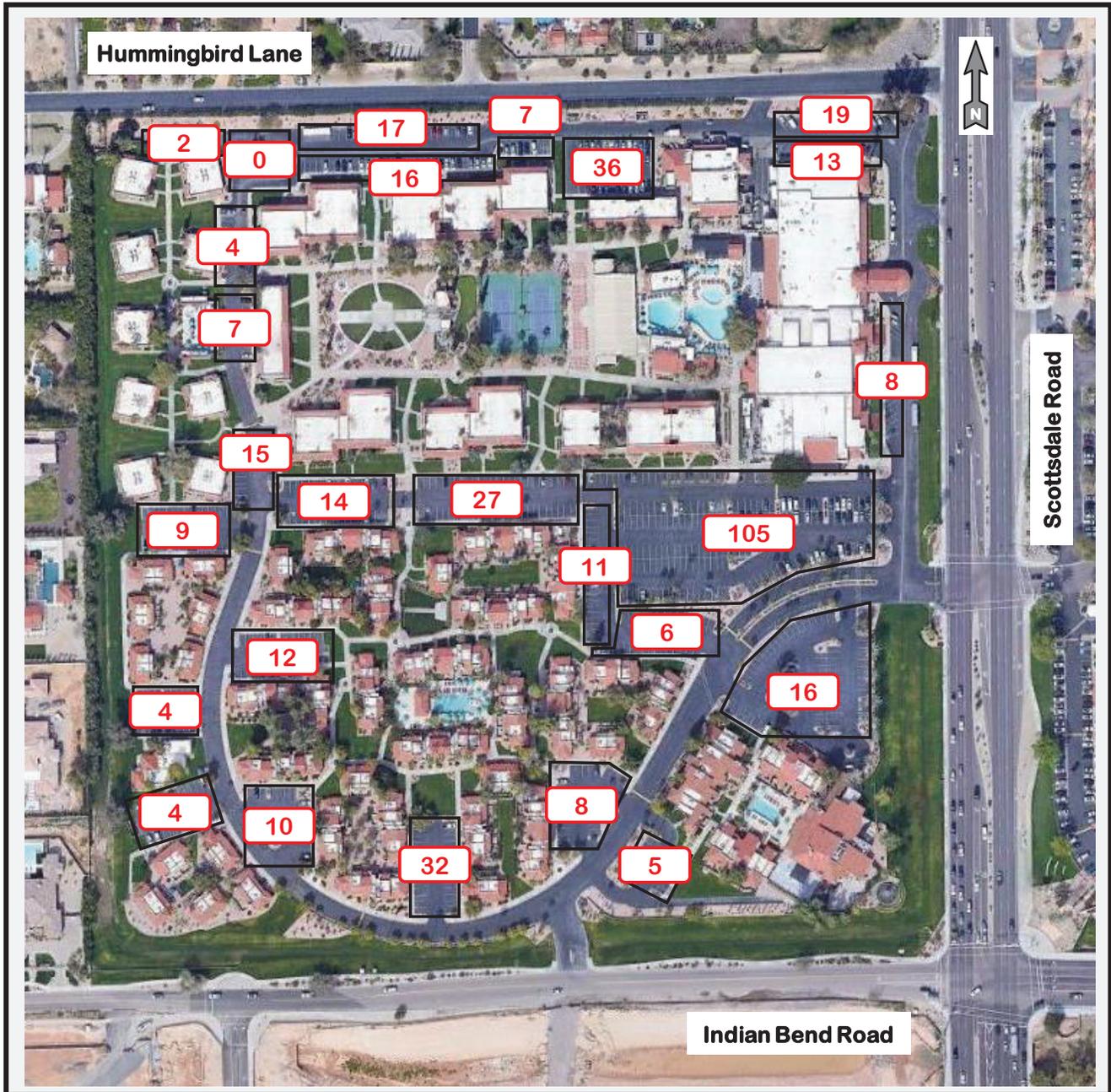


Figure 3: Scottsdale Plaza Resort Parking Maximum Occupancy by Count Area

Figure 4 reveals the maximum parking occupancy for each parking area that occurred at a particular 30-minute count time. These maximum occupancies occurred at different times of the day. These percentages indicate that only five (5) of the 26 designated parking areas achieved maximum parking occupancy during any one of the 30-minute count times throughout the 24-hour count period. The 106% occupancy is a valet parking area, and at three (3) different count time periods, had 19 cars parked in 18 parking spaces.



Figure 4: Scottsdale Plaza Resort Parking Space Occupancy by Count Area

Figure 5 indicates the existing Scottsdale Plaza Resort maximum parking demand by 30-minute interval. Figure 6 compares the existing Scottsdale Plaza Resort maximum 30-minute interval parking demand to the existing Scottsdale Plaza Resort parking supply. Appendix B.1 provides larger versions of these figures.

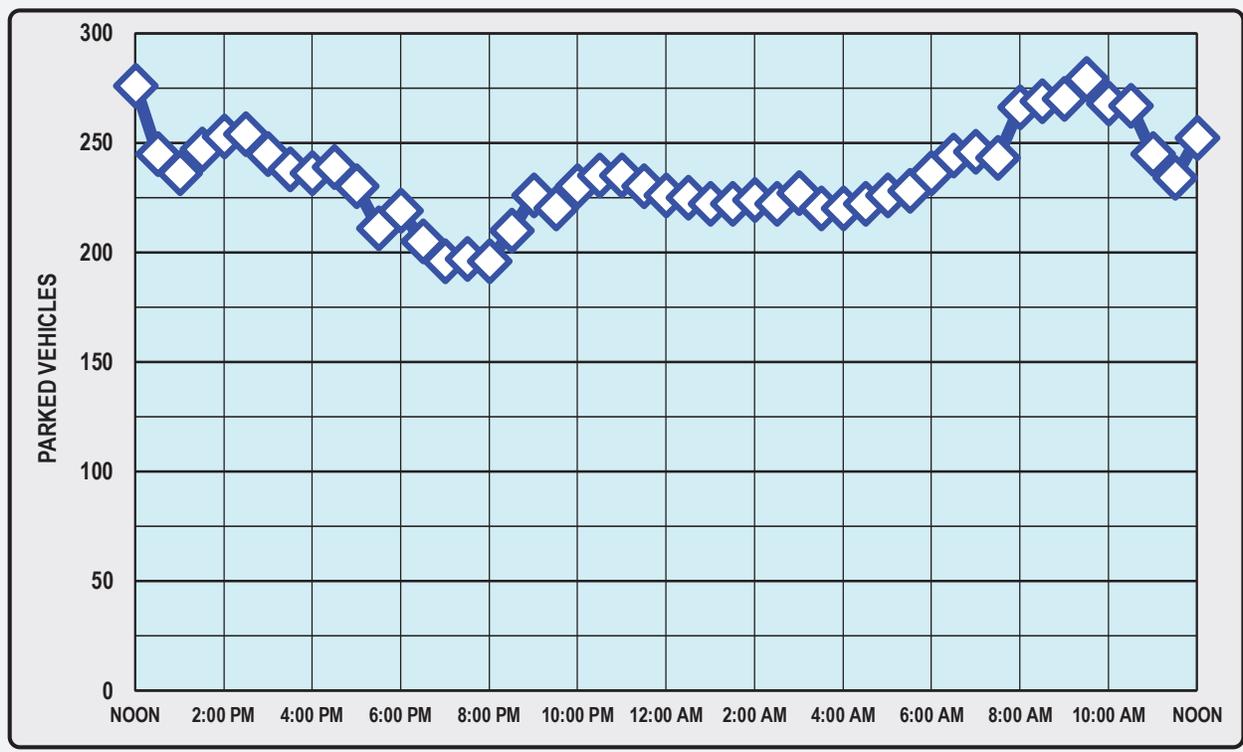


Figure 5: Scottsdale Plaza Resort Maximum Total Number of Parked Vehicles

These data reveal that more than 60% of the existing Scottsdale Plaza Resort parking spaces are unused on a high-use weekend with maximum hotel and conference room use.

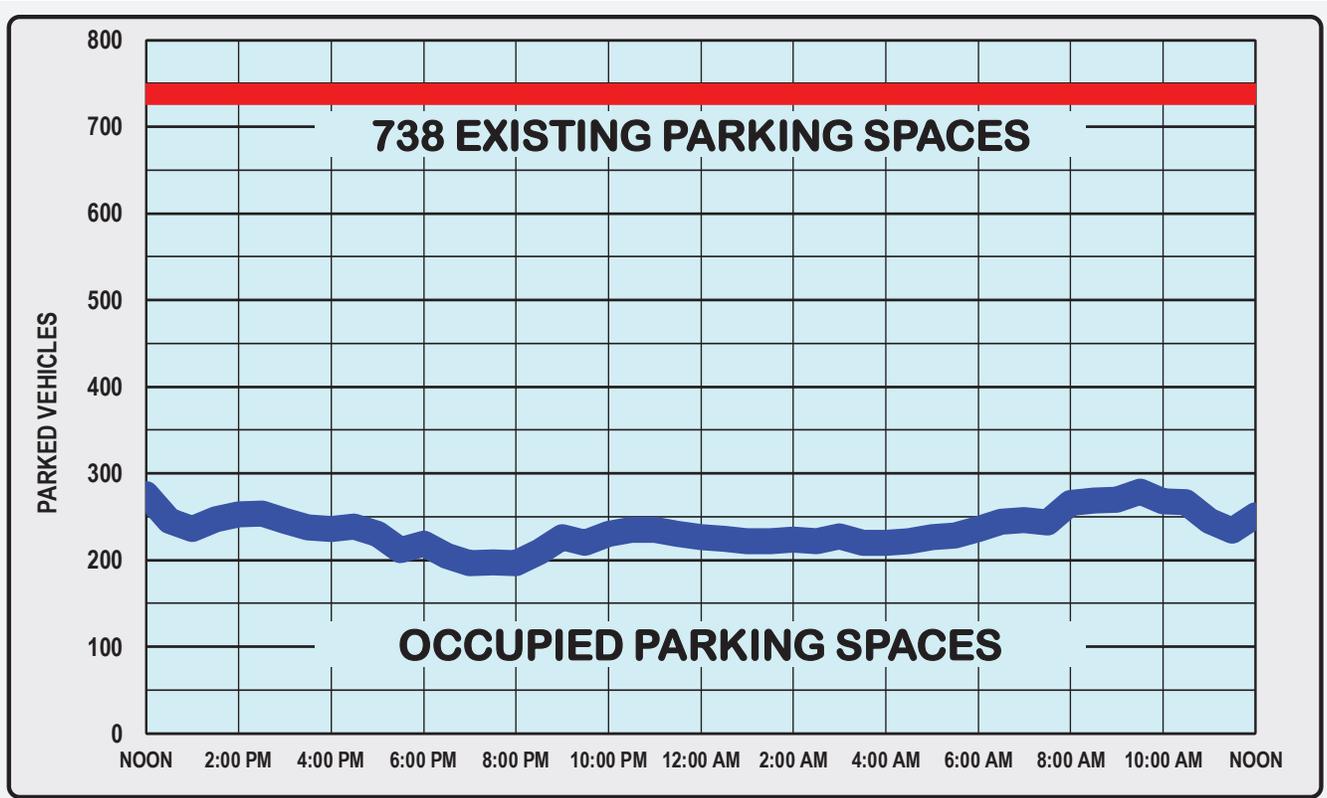


Figure 6: Scottsdale Plaza Resort Total Parked Vehicles Compared to Total Parking Spaces

Table 3 provides the total number of parked vehicles on the Scottsdale Plaza Resort property in 30-minute intervals, and the percentage of the total available parking spaces utilized in 30-minute intervals. **Appendix B.2** provides the number of occupied parking spaces by designated parking area in 30-minute intervals.

Table 3: Total Parked Vehicles: 2-25-2022 NOON to 2-26-2022 NOON

TIME	TOTAL PARKED	PORTION USED
NOON	276	37.4%
12:30 PM	245	33.2%
1:00 PM	236	32.0%
1:30 PM	247	33.5%
2:00 PM	253	34.3%
2:30 PM	254	34.4%
3:00 PM	245	33.2%
3:30 PM	238	32.2%
4:00 PM	236	32.0%
4:30 PM	239	32.4%
5:00 PM	230	31.2%
5:30 PM	211	28.6%
6:00 PM	219	29.7%
6:30 PM	205	27.8%
7:00 PM	196	26.6%
7:30 PM	197	26.7%
8:00 PM	196	26.6%
8:30 PM	210	28.5%
9:00 PM	226	30.6%
9:30 PM	220	29.8%
10:00 PM	230	31.2%
10:30 PM	235	31.8%
11:00 PM	235	31.8%
11:30 PM	230	31.2%
12:00 AM	226	30.6%

TIME	TOTAL PARKED	PORTION USED
12:30 AM	225	30.5%
1:00 AM	222	30.1%
1:30 AM	222	30.1%
2:00 AM	224	30.4%
2:30 AM	222	30.1%
3:00 AM	227	30.8%
3:30 AM	220	29.8%
4:00 AM	220	29.8%
4:30 AM	222	30.1%
5:00 AM	226	30.6%
5:30 AM	228	30.9%
6:00 AM	236	32.0%
6:30 AM	244	33.1%
7:00 AM	246	33.3%
7:30 AM	243	32.9%
8:00 AM	266	36.0%
8:30 AM	269	36.4%
9:00 AM	270	36.6%
9:30 AM	279	37.8%
10:00 AM	268	36.3%
10:30 AM	267	36.2%
11:00 AM	245	33.2%
11:30 AM	234	31.7%
NOON	252	34.1%

The maximum number of occupied parking spaces was 279 at 9:30 AM on Saturday. The maximum number of occupied parking spaces during the early morning hours was 227 at 3:00 AM on Saturday.

Appendix C.1 provides the conference room users on Friday, 25 February 2022, and **Appendix C.2** provides the conference room users on Saturday, 25 February 2022.

The 9:30 AM parking occupancy is a combination of parked vehicles for use of the conference rooms and the hotel guest rooms. At this time-of-day, many of the hotel guests would have left the property as they had either completed their stay or were utilizing their otherwise parked vehicle to travel off-property. Some of the parked vehicles were likely those of hotel guests that were on property and not using the conference room. These possible hotel-guest-occupied parking spaces were considered as conference room parked vehicles. It is therefore conservative to assume that all parked vehicles were the result of the conference rooms.

As indicated in **Appendix C.2**, during the parking occupancy count on Saturday, 26 February, from 8:00 AM to Noon; 300 individuals were using the conference room. The event was a meeting of the American Auditory Society Annual Scientific and Technology Meeting. All 300 guests were staying in the hotel rooms on the Scottsdale Plaza Resort property. Therefore, 100% of the conference room users were also hotel guests. The maximum parking occupancy at 9:30 AM occurred during this conference room use.

The entire conference room area, including adjacent service areas, at the Scottsdale Plaza Resort was 29,736 square feet. Therefore, the maximum parking occupancy of 279 vehicles translates into a maximum parking demand of 1 parked vehicle per 107.6 square feet. This maximum parking demand can be approximated to 1 parked vehicle per 110 square feet.

The existing Scottsdale Plaza Resort includes 7,121 square feet of spa and fitness area. This area likely created parking demand on the days of the parking occupancy counts. It is impossible to determine the number of vehicles that were parked and counted associated with this spa and fitness area. Therefore, the spa and fitness area was excluded from the conference room parking rate calculation. This methodology further ensures a conservative parking demand for the conference-room.

The 3:00 AM parking occupancy is logically assumed to be the parking demand for the hotel guest rooms as no other event was occurring on the resort property at that time. The guest room occupancy on 26 February at 3:00 AM was 97% of the 404 rooms, or 392 occupied rooms. Therefore, the maximum parking demand was 0.58 parked vehicles-per-hotel-room. This maximum parking demand can be conservatively approximated as 0.60 parking spaces-per-hotel-room.

Additionally, the calculated parking demand for the hotel rooms and the calculated demand for the conference room incorporate the guest services public area of the reception, lobby, retail, and internal-use office areas. These areas are ancillary to the hotel and conference room use, are only utilized by people on the property for other purposes, and therefore do not generate additional parked vehicles. The parking occupancy, and therefore the parking rate, intrinsically includes all resort employee parking.

Figure 7 through **Figure 33** provide aerial photographs of the Scottsdale Plaza Resort dated from March 2022 through 29 April 1997. These photographs reveal that the Resort property has had an excessive number of parking supply for 25 years. While there is no time-of-day for each photograph, each photograph was obviously taken during daylight hours, and based upon the varying shadow angles, were taken at random times of the day. These 27 aerial photographs taken over 25 years each reveal a similar low parking occupancy. None of the photographs indicate high parking utilization. These aerial photographs confirm the validity of the parking occupancy accomplished 25 and 26 February 2022.



Figure 7: Scottsdale Plaza Resort Aerial Photograph: 3 – ?? – 2022

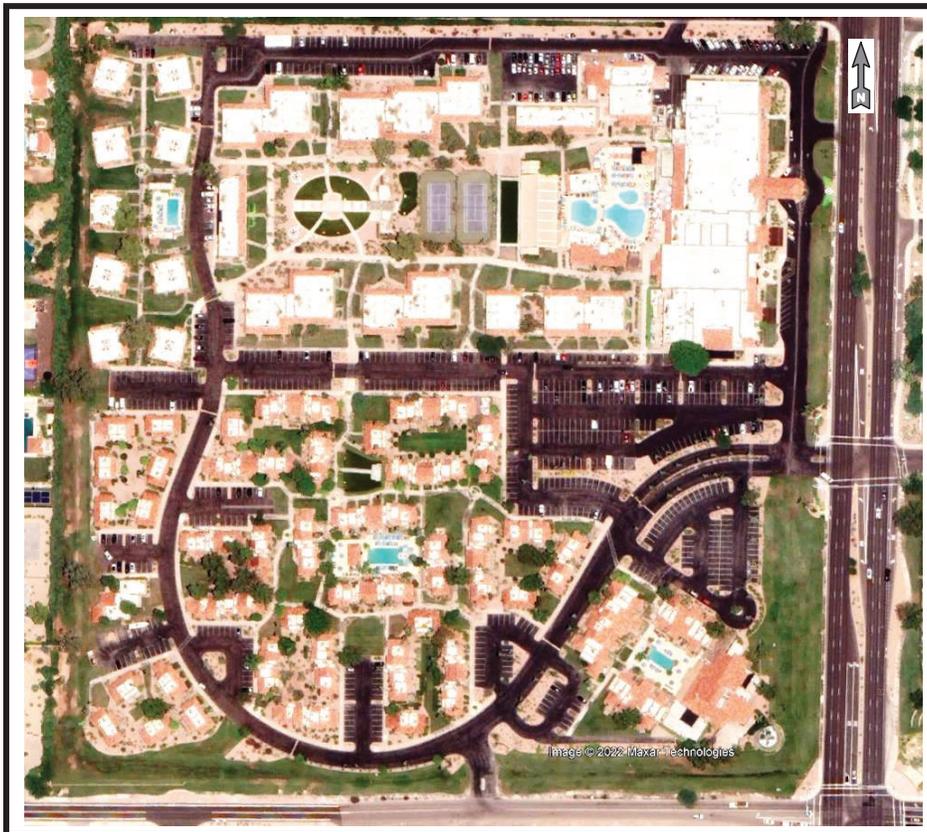


Figure 8: Scottsdale Plaza Resort Aerial Photograph: 7 – 11 – 2021, Sunday



Figure 9: Scottsdale Plaza Resort Aerial Photograph: 5 – 22 – 2021, Saturday



Figure 10: Scottsdale Plaza Resort Aerial Photograph: 12 – 17 – 2020, Thursday



Figure 11: Scottsdale Plaza Resort Aerial Photograph: 12 – 2 – 2019, Monday



Figure 12: Scottsdale Plaza Resort Aerial Photograph: 8 – 12 – 2019, Thursday



Figure 13: Scottsdale Plaza Resort Aerial Photograph: 8 – 28 – 2018, Tuesday



Figure 14: Scottsdale Plaza Resort Aerial Photograph: 10 – 4 – 2016, Tuesday



Figure 15: Scottsdale Plaza Resort Aerial Photograph: 1 – 11 – 2016, Monday



Figure 16: Scottsdale Plaza Resort Aerial Photograph: 3 – 15 – 2015, Sunday



Figure 17: Scottsdale Plaza Resort Aerial Photograph: 3 – 7 – 2014, Friday



Figure 18: Scottsdale Plaza Resort Aerial Photograph: 3 – 13 – 2013, Wednesday



Figure 19: Scottsdale Plaza Resort Aerial Photograph: 5 – 26 – 2012, Saturday



Figure 20: Scottsdale Plaza Resort Aerial Photograph: 3 – 3 – 2011, Thursday



Figure 21: Scottsdale Plaza Resort Aerial Photograph: 3 – 13 – 2010, Wednesday



Figure 22: Scottsdale Plaza Resort Aerial Photograph: 11 – 19 – 2009, Thursday



Figure 23: Scottsdale Plaza Resort Aerial Photograph: 5 – 23 – 2007, Wednesday



Figure 24: Scottsdale Plaza Resort Aerial Photograph: 12 – 12 – 2006, Tuesday

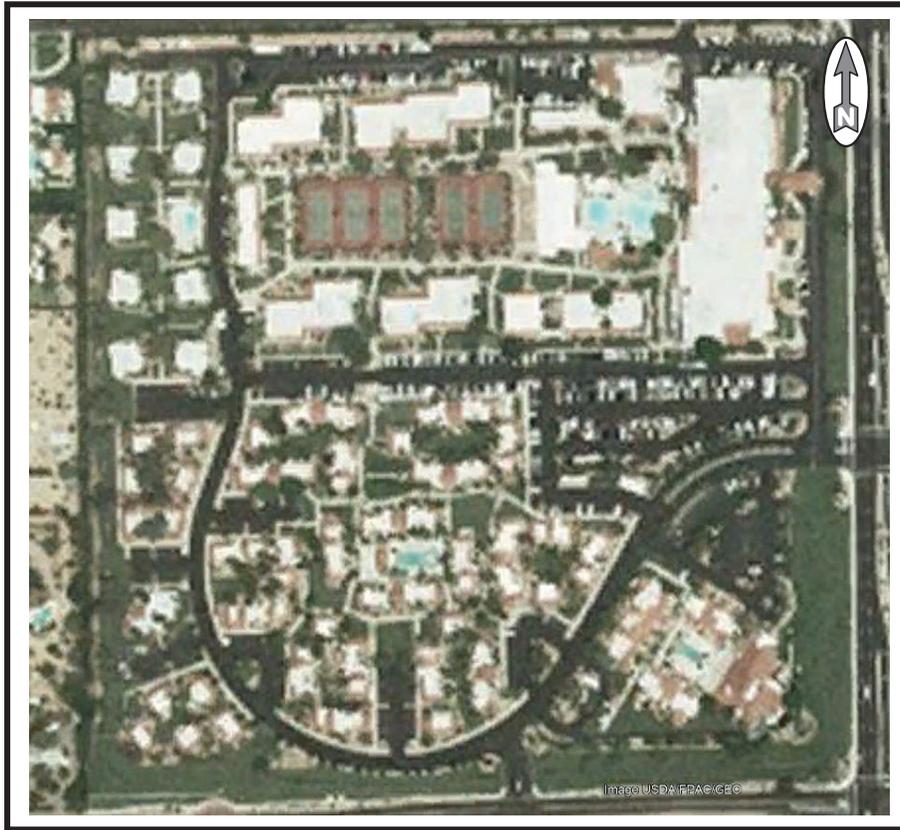


Figure 25: Scottsdale Plaza Resort Aerial Photograph: 6 – 14 – 2006, Wednesday



Figure 26: Scottsdale Plaza Resort Aerial Photograph: 10 – 31 – 2005, Tuesday



Figure 27: Scottsdale Plaza Resort Aerial Photograph: 6 – 6 – 2005, Monday



Figure 28: Scottsdale Plaza Resort Aerial Photograph: 3 – 12 – 2005, Saturday



Figure 29: Scottsdale Plaza Resort Aerial Photograph: 4 – 16 – 2004, Friday



Figure 30: Scottsdale Plaza Resort Aerial Photograph: 12 – 31 – 2003, Wednesday



Figure 31: Scottsdale Plaza Resort Aerial Photograph: 10 – 5 – 2003, Sunday



Figure 32: Scottsdale Plaza Resort Aerial Photograph: 4 – 1 – 2002, Monday

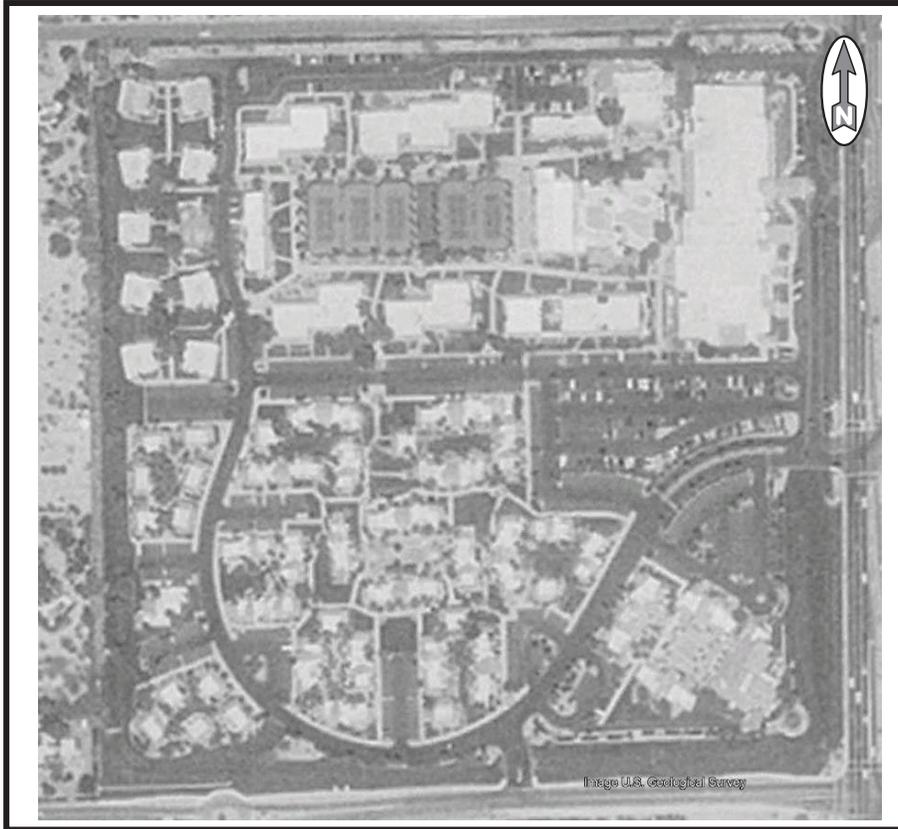


Figure 33: Scottsdale Plaza Resort Aerial Photograph: 4 – 29 – 1997, Tuesday

Parking Requirements

The parking occupancy data discovered that an appropriate number of parking spaces required for the hotel portion of the Scottsdale Plaza Resort property is 0.60 spaces-per-hotel-room. The parking occupancy data also discovered that an appropriate number of parking spaces required for the conference room portion of the Scottsdale Plaza Resort property is one parking-space-per-110-square-foot of conference room. These required parking rates were utilized as the basis for determining the parking necessary for the renovated Scottsdale Plaza Resort.

The Scottsdale parking requirement for the restaurant area was utilized for the expanded restaurant area of the renovated Scottsdale Plaza Resort. This rate is consistent with the parking demand for high-quality restaurants as planned for the Scottsdale Plaza Resort. This parking rate was also utilized in the parking study for the Ritz-Carlton (Palmeriaie), immediately south of the Scottsdale Plaza Resort.

The dining area of the restaurants was utilized to determine the required restaurant parking. The total dining area of the three (3) new restaurants is 36,096 square feet; with the total kitchen area of the three (3) restaurants being 21,340 square feet.

For the Scottsdale Plaza Resort parking demand calculation, 40% of the restaurant clientele are estimated to arrive from off-site, and therefore 60% of the restaurant clientele is assumed to be hotel guests. This is a conservatively low assumption based upon similar resort hotels throughout North America. The Scottsdale Plaza Resort restaurants will be very high quality and therefore are expected to attract metropolitan Phoenix diners. As specifically identified in **Appendix A**, the primary focus of the three (3) restaurants – particularly for non-hotel and non- conference room guests – will be dinner. Breakfast and lunch will be served when desired by conference room users. One or two of the restaurants may provide regular breakfast and lunch service.

The Ritz-Carlton Property Parking Analysis utilized a hotel-guest assumption for restaurants of 75%, indicating more resort hotel guests at the restaurants, and fewer off-property guests with separate parked vehicles, than assumed for the renovated Scottsdale Plaza Resort.

Only 20% of the conference room guests are assumed to arrive to the Scottsdale Resort Hotel property from off-site. The remaining 80% of the conference room guests stay on-property in the hotel guest rooms. The Scottsdale Plaza Resort has been and intends to remain a destination resort for conferences, celebrations, and recreation travel; and therefore the conference room use will be dominated by hotel guests. The Ritz-Carlton Property Parking Analysis utilized a hotel-guest assumption for conference room use of 50%, indicating fewer resort hotel guests at the conference rooms, and more off-property guests with separate parked vehicles, than assumed for the renovated Scottsdale Plaza Resort.

As specifically identified in **Appendix A**, the anticipated clientele for the planned spa and fitness facility will be a combination of hotel and conference room guests, and of off-property visitors. The Scottsdale Plaza Resort spa and fitness facilities will be open for membership by metropolitan Phoenix residents. To remain conservative, for the Scottsdale Plaza Resort parking demand calculation, 100% of spa and fitness guests are assumed to be from off-property. This is also a conservatively low assumption based upon similar resort hotels throughout North America. The typical peak use of the spa and fitness center will be weekday mornings.

The Ritz-Carlton Property Parking Analysis utilized a hotel-guest assumption for fitness and spa use of 10% indicating more resort hotel guests at the spa and fitness center, and fewer off-property guests with separate parked vehicles, than assumed for the renovated Scottsdale Plaza Resort.

Table 4 provides the required parking for the renovated Scottsdale Plaza Resort utilizing the appropriate base parking supply rates. The rates for the hotel guest rooms and the conference rooms are those determined by the parking occupancy counts on the Scottsdale Plaza Resort property. The restaurant dining room parking rate is that of the City of Scottsdale requirements. The fitness and spa parking rate is that of the Town of Paradise Valley guidelines. The column labeled “Hotel Guests” in **Table 4** indicates the percentage of the property users predicted to be hotel guests. In the first row, 100% of the hotel guests are hotel guests, and will need parking spaces. In the second row, 60% of the restaurant clientele are assumed to be hotel guests, meaning 40% of the restaurant clientele will need parking spaces. In the third row, 80% of the conference room users are assumed to be hotel guests, and therefore 20% of the conference room users will need parking spaces. In the fourth row, 0% of the fitness and spa users will be hotel guests, and therefore 100% of the fitness and spa users will need parking spaces.

Table 4: Basic Parking Requirements (without Shared Parking Considerations)

PROPERTY USE	SIZE	RATE	HOTEL GUESTS	SPACES
Hotel Guest Rooms	468 hotel guest keys	0.60 spaces-per-guest-key	100%	281
Dining Area	36,096 square feet	1 space-per-120-square-feet	60%	121
Conference Rooms	32,366 square feet	1 space-per-110-square-feet	80%	59
Fitness and Spa	38,100 square feet	1 space-per-300-square-feet	0%	127
TOTAL				588

Therefore, the base parking demand – without shared parking considerations – for the renovated Scottsdale Plaza Resort is 588 parking spaces. The base parking demand by land use indicated in **Table 4** was utilized for the shared parking determination.

Shared Parking Concept

The Urban Land Institute in their Second Edition of *Shared Parking*, published in 2005, states,

“Shared parking is the use of a parking space to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of two conditions:

- Variations in the accumulation of vehicles by hour, by day, or by season at the individual land uses, and
- Relationships among the land uses that result in visiting multiple land uses on the same trip.”

Shared parking essentially recognizes that one parking space can serve multiple land uses. One parking space can be used for different land uses at different times of a typical day. Additionally, one parking space can be used by one vehicle whose occupants visit more than one land use without moving their vehicle.

The Urban Land Institute identified the percentage of maximum parking demand necessary by time-of-day for a variety of specific land uses. This concept was then duplicated by different agencies. A total of five (5) shared parking models are readily available and pertinent to the Scottsdale Plaza Resort.

Shared Parking Models

Of the five (5) available and pertinent shared parking models, two (2) were developed by professional organizations, and three (3) were developed by individual cities. The proposed renovated Scottsdale Plaza Resort land use mixture parking demand was analyzed with all five (5) shared parking allowances.

The two organizations that developed shared parking models are the Urban Land Institute and the Victoria Transport Policy Institute. The three cities with pertinent ordinances are Scottsdale, Arizona; Tempe, Arizona; and Waltham, Massachusetts (a relatively affluent suburb of Boston, near Harvard University). The Urban Land Institute and City of Tempe shared parking allowances are extensive, providing percentages of maximum parking demand by weekday and weekend hour for respectively, 18 and 27 different land use categories.

The Victoria Transport Policy Institute and the cities of Scottsdale and Waltham provide three (3) or two (2) time periods for weekday and weekend days, and for ten (10) or fewer land uses.

The City of Scottsdale shared parking allowances, as provided in their Appendix B Basic Zoning Ordinance, Section 9.104.E are presented in **Table 5**.

Table 5: City of Scottsdale Shared Parking Allowances

	WEEKDAY			WEEKEND		
	12 AM to 7 AM	7 AM to 6 PM	6 PM to 12 AM	12 AM to 7 AM	7 AM to 6 PM	6 PM to 12 AM
Office and Industrial	5%	100%	5%	0%	60%	10%
Retail	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurants and Bars	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Churches and Places of Worship	0%	10%	30%	0%	100%	30%
Cinema, Theater, and Live Entertainment	0%	70%	100%	5%	70%	100%

The Victoria Transport Policy Institute shared parking allowances, as provided on their website, <https://www.vtpi.org/tdm/tdm89.htm>, are presented in **Table 6**.

Table 6: Victoria Transport Policy Institute Shared Parking Allowances

	WEEKDAY			WEEKEND		
	8 AM to 5 PM	6 PM to 12 AM	12 AM to 6 AM	8 AM to 5 PM	6 PM to 12 AM	12 AM to 6 AM
Residential	60%	100%	100%	80%	100%	100%
Office / Warehouse / Industrial	100%	20%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	70%	5%
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Movie Theater	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Conference / Convention	100%	100%	5%	100%	100%	5%
Institutional (Non-church)	100%	20%	5%	10%	10%	5%
Institutional (Church)	10%	5%	5%	100%	50%	5%

The city of Waltham, Massachusetts shared parking allowances, as provided in their General Ordinance, Part III Zoning Code, are presented in **Table 7**.

Table 7: Waltham Shared Parking Allowances

	WEEKDAY			WEEKEND	
	12 AM to 7 AM	7 AM to 5 PM	5 PM to 12 AM	6 AM to 6 PM	6 PM to 12 AM
Residential	100%	60%	90%	80%	90%
Office / Industrial	5%	100%	10%	10%	5%
Commercial / Retail	5%	80%	90%	100%	70%
Hotel	70%	70%	100%	70%	100%
Restaurant	10%	50%	100%	50%	100%
Restaurant associated with Hotel	10%	50%	60%	50%	60%
Entertainment / Recreation	10%	40%	100%	80%	100%
Day-Care	5%	100%	10%	20%	5%
Other	100%	100%	100%	100%	100%

Table 8 and **Table 9** present the Urban Land Institute weekday and weekend, respectively, shared parking allowances as provided in their publication, *Shared Parking*.

Table 8: Urban Land Institute Shared Parking Allowances – Weekday

	WEEKDAY																		
	6:00 AM	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	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
SHOPPING CENTER																			
Customer Retail	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
Employee Retail	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
FINE / CASUAL DINING																			
Customer Fine / Casual Dining	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee Fine / Casual Dining	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
FAMILY RESTAURANT																			
Customer	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	50%	25%
Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
FAST FOOD																			
Customer Fast Food	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
Employee Fast Food	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
NIGHTCLUB																			
Customer	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
Employee	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
CINEPLEX																			
Customer	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%
Employee	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
PERFORMING ARTS																			
Customer	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
Employee	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
ARENA																			
Customer	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	25%	0%
Employee	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
STADIUM																			
Customer	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
Employee	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
HEALTH CLUB																			
Customer Health Club	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	100%	80%	70%	35%	10%	0%
Employee Health Club	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
CONVENTION CENTER																			
Visitor	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Convention Center Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
HOTEL - BUSINESS																			
Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
HOTEL - LEISURE																			
Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Restaurant / Lounge	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Conference / Banquet	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
CONVENTION																			
Convention Customer	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Convention Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
RESIDENTIAL																			
Guest	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
OFFICE																			
Visitor Office	0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	0%	1%	0%	0%	0%	0%
Employee Officer	3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
MEDICAL / DENTAL OFFICE																			
Visitor Medical	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%
Employee Medical	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%
BANK																			
Customer	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%

Table 9: Urban Land Institute Shared Parking Allowances – Weekend

	WEEKEND																		
	6:00 AM	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	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
SHOPPING CENTER																			
Customer Retail	1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee Retail	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
FINE / CASUAL DINING																			
Customer Fine / Casual Dining	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee Fine / Casual Dining	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
FAMILY RESTAURANT																			
Customer	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
FAST FOOD																			
Customer Fast Food	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
Employee Fast Food	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
NIGHTCLUB																			
Customer	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
Employee	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
CINEPLEX																			
Customer	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
Employee	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
PERFORMING ARTS																			
Customer	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
Employee	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
ARENA																			
Customer	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
Employee	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%
STADIUM																			
Customer	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	0%	0%	0%	0%	0%	0%
HEALTH CLUB																			
Customer Health Club	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%
Employee Health Club	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%
CONVENTION CENTER																			
Visitor	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Convention Center Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
HOTEL - BUSINESS																			
Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
HOTEL - LEISURE																			
Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Restaurant / Lounge	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Conference / Banquet	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
CONVENTION																			
Convention Customer	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Convention Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
RESIDENTIAL																			
Guest	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
OFFICE																			
Visitor Office	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee Officer	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
MEDICAL / DENTAL OFFICE																			
Visitor Medical	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Employee Medical	0%	0%	60%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
BANK																			
Customer	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table 10 and Table 11 present the city of Tempe weekday and weekend, respectively, shared parking allowances as provided in their Zoning and Development Code Appendix F.

Table 10: Tempe Shared Parking Allowances – Weekday

	WEEKDAY																	
	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	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
ATHLETIC																		
Health Club / Spa	45%	35%	50%	45%	45%	45%	45%	40%	40%	70%	100%	100%	85%	75%	20%	15%	5%	0%
Team sports / court	45%	35%	50%	45%	45%	45%	45%	40%	40%	70%	100%	100%	85%	75%	20%	15%	5%	0%
Kid playland	0%	0%	40%	40%	50%	70%	80%	80%	50%	60%	80%	90%	100%	100%	40%	5%	2%	0%
AUTO / SALES SERVICE	20%	63%	93%	100%	100%	90%	90%	97%	93%	77%	47%	23%	7%	7%	3%	3%	0%	0%
BANK	20%	63%	93%	100%	100%	90%	90%	97%	93%	77%	47%	23%	7%	7%	3%	3%	0%	0%
BAR	0%	0%	2%	10%	20%	20%	20%	10%	15%	25%	40%	50%	70%	90%	100%	100%	100%	100%
BOWLING ALLEY	0%	0%	15%	20%	20%	25%	30%	35%	40%	40%	50%	100%	100%	100%	70%	40%	10%	5%
CAR WASH	20%	63%	93%	100%	100%	90%	90%	97%	93%	77%	47%	23%	7%	7%	3%	3%	0%	0%
CONFERENCE	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	0%
CONVENIENCE / GAS	80%	100%	100%	50%	40%	50%	40%	40%	50%	60%	100%	100%	90%	80%	80%	70%	50%	20%
DAY CARE	60%	100%	80%	30%	30%	50%	25%	25%	25%	80%	95%	25%	10%	0%	0%	0%	0%	0%
GOLF																		
Course	100%	100%	95%	90%	90%	85%	90%	95%	95%	95%	95%	80%	60%	5%	5%	2%	2%	0%
Driving Range	40%	90%	100%	95%	50%	100%	60%	50%	50%	40%	70%	90%	90%	80%	40%	10%	2%	0%
Mini-golf	0%	0%	10%	10%	20%	30%	30%	25%	20%	25%	25%	40%	60%	100%	100%	80%	30%	2%
HOSPITAL																		
Patients / Visits	0%	0%	50%	100%	90%	50%	30%	30%	30%	30%	40%	80%	100%	100%	60%	20%	10%	10%
Doctors / Shift	100%	100%	70%	60%	70%	70%	60%	60%	60%	80%	80%	50%	50%	40%	30%	25%	20%	20%
Employees / Shift	60%	80%	90%	100%	100%	100%	100%	100%	100%	90%	80%	80%	60%	50%	40%	30%	25%	25%
HOTEL / MOTEL	85%	65%	55%	45%	35%	30%	30%	35%	35%	45%	60%	70%	75%	90%	95%	100%	100%	100%
LODGE / CLUB	0%	0%	2%	10%	10%	20%	20%	10%	15%	25%	40%	50%	70%	90%	100%	100%	100%	100%
MANUFACTURING	75%	85%	100%	100%	90%	80%	85%	95%	95%	95%	50%	25%	10%	10%	5%	5%	2%	2%
MORTUARY	0%	0%	5%	5%	2%	1%	2%	5%	2%	2%	1%	1%	10%	20%	20%	10%	0%	0%
MUSEUM	8%	18%	42%	68%	87%	97%	100%	97%	95%	87%	79%	82%	89%	87%	61%	32%	13%	0%
OFFICE																		
Medical Clinic	10%	60%	100%	100%	100%	80%	100%	100%	100%	100%	80%	10%	5%	0%	0%	0%	0%	0%
General Office	20%	63%	93%	100%	100%	90%	90%	97%	93%	77%	47%	23%	7%	7%	3%	3%	0%	0%
Call Center	20%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	50%	30%
POOL / BILLIARDS	0%	0%	5%	15%	25%	30%	25%	25%	25%	25%	30%	40%	60%	100%	100%	100%	50%	20%
RESTAURANT																		
General Restaurant	2%	5%	10%	20%	30%	50%	70%	60%	60%	50%	70%	90%	100%	100%	100%	90%	70%	50%
Drive-thru	30%	40%	10%	20%	30%	70%	70%	40%	30%	35%	70%	100%	100%	70%	40%	30%	10%	5%
Take-out	0%	5%	10%	20%	80%	90%	100%	50%	25%	30%	60%	65%	70%	65%	30%	15%	5%	0%
RESIDENTIAL																		
Bed & Breakfast	100%	100%	50%	20%	10%	10%	10%	10%	15%	25%	50%	60%	80%	90%	100%	100%	100%	100%
Nursing Home	20%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	20%	20%	20%	20%	20%	20%
Single Family	87%	79%	73%	68%	59%	60%	59%	60%	61%	66%	77%	85%	94%	96%	98%	99%	100%	100%
Elderly Apartments	100%	90%	85%	80%	70%	70%	70%	70%	70%	75%	85%	90%	95%	95%	100%	100%	100%	100%
Apartments	87%	79%	73%	68%	59%	60%	59%	60%	61%	66%	77%	85%	94%	96%	98%	99%	100%	100%
Fraternity / Sorority	87%	79%	73%	68%	59%	60%	59%	60%	61%	66%	77%	85%	94%	96%	98%	99%	100%	100%
RETAIL	8%	18%	42%	68%	87%	97%	100%	97%	95%	87%	79%	82%	89%	87%	61%	32%	13%	0%
SCHOOL																		
Elementary / Junior High	25%	80%	100%	100%	100%	80%	75%	95%	95%	85%	70%	25%	15%	10%	5%	5%	2%	2%
High School / College	50%	100%	100%	100%	95%	70%	95%	95%	85%	35%	50%	20%	70%	80%	80%	50%	30%	15%
STADIUM / ARENA	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	5%	20%	100%	100%	100%	100%	50%	1%
THEATER																		
Movie	0%	0%	0%	0%	0%	30%	70%	70%	70%	70%	70%	60%	90%	100%	100%	100%	80%	70%
Live Performance	0%	0%	2%	5%	5%	5%	60%	70%	70%	70%	5%	5%	90%	100%	100%	100%	2%	0%
VIDEO ARCADE	0%	0%	10%	10%	15%	40%	30%	10%	10%	40%	60%	80%	100%	100%	100%	50%	20%	10%
WAREHOUSING	75%	85%	100%	100%	90%	80%	85%	95%	95%	95%	50%	25%	10%	5%	2%	0%	0%	0%
WORSHIP, Place of	0%	0%	5%	5%	2%	1%	2%	5%	2%	2%	1%	1%	10%	20%	20%	10%	0%	0%

Table 11: Tempe Shared Parking Allowances – Weekend

	WEEKEND																	
	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	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
ATHLETIC																		
Health Club / Spa	5%	20%	45%	60%	55%	40%	40%	35%	35%	50%	45%	35%	25%	20%	15%	5%	0%	0%
Team sports / court	5%	20%	45%	60%	55%	40%	40%	35%	35%	50%	45%	35%	25%	20%	15%	5%	0%	0%
Kid playland	0%	0%	0%	10%	10%	40%	40%	20%	20%	30%	60%	90%	100%	100%	40%	5%	2%	0%
AUTO / SALES SERVICE	7%	20%	25%	25%	35%	35%	30%	20%	15%	15%	5%	2%	2%	0%	0%	0%	0%	0%
BANK	7%	20%	25%	25%	35%	35%	30%	20%	15%	15%	5%	2%	2%	0%	0%	0%	0%	0%
BAR	0%	0%	2%	5%	5%	10%	20%	10%	15%	25%	40%	50%	70%	90%	100%	100%	100%	100%
BOWLING ALLEY	0%	0%	40%	40%	40%	30%	20%	25%	30%	30%	20%	20%	50%	80%	90%	80%	40%	10%
CAR WASH	7%	20%	25%	25%	35%	35%	30%	20%	15%	15%	5%	2%	2%	0%	0%	0%	0%	0%
CONFERENCE	0%	30%	50%	50%	50%	50%	50%	50%	50%	50%	20%	0%	0%	0%	0%	0%	0%	0%
CONVENIENCE / GAS	10%	10%	15%	20%	30%	50%	50%	50%	40%	50%	60%	60%	60%	70%	60%	30%	20%	10%
DAY CARE	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
GOLF																		
Course	100%	100%	95%	90%	90%	85%	90%	95%	95%	95%	95%	80%	60%	5%	5%	2%	2%	0%
Driving Range	40%	90%	100%	95%	50%	100%	60%	50%	50%	40%	70%	90%	90%	80%	40%	10%	2%	0%
Mini-golf	0%	0%	10%	10%	20%	30%	30%	25%	20%	25%	25%	40%	60%	100%	100%	80%	30%	2%
HOSPITAL																		
Patients / Visits	0%	0%	50%	100%	90%	50%	30%	30%	30%	30%	40%	80%	100%	100%	60%	20%	10%	10%
Doctors / Shift	100%	100%	70%	60%	70%	70%	60%	60%	60%	80%	80%	50%	50%	40%	30%	25%	20%	20%
Employees / Shift	60%	80%	90%	100%	100%	100%	100%	100%	100%	90%	80%	80%	60%	50%	40%	30%	25%	25%
HOTEL / MOTEL	70%	60%	50%	40%	35%	30%	30%	35%	40%	50%	60%	70%	80%	90%	95%	100%	100%	100%
LODGE / CLUB	0%	0%	2%	5%	5%	10%	20%	10%	15%	25%	40%	50%	70%	90%	100%	100%	100%	100%
MANUFACTURING	5%	25%	50%	50%	45%	40%	40%	35%	30%	25%	20%	10%	5%	2%	0%	0%	0%	0%
MORTUARY	10%	30%	90%	100%	100%	50%	20%	10%	5%	5%	5%	30%	40%	40%	20%	10%	2%	0%
MUSEUM	3%	10%	30%	45%	73%	85%	95%	100%	100%	90%	75%	65%	60%	55%	40%	38%	13%	0%
OFFICE																		
Medical Clinic	0%	20%	80%	90%	90%	60%	20%	10%	10%	10%	50%	0%	0%	0%	0%	0%	0%	0%
General Office	7%	20%	25%	25%	35%	35%	30%	20%	15%	15%	5%	2%	2%	0%	0%	0%	0%	0%
Call Center	20%	20%	30%	30%	40%	40%	50%	50%	50%	50%	40%	30%	10%	10%	5%	5%	5%	5%
POOL / BILLIARDS	0%	0%	5%	10%	15%	20%	20%	25%	25%	35%	40%	50%	60%	100%	100%	100%	50%	20%
RESTAURANT																		
General Restaurant	2%	3%	6%	8%	10%	30%	45%	45%	45%	45%	60%	90%	95%	100%	100%	95%	85%	70%
Drive-thru	2%	3%	6%	8%	10%	30%	45%	45%	45%	45%	60%	90%	95%	100%	100%	95%	85%	70%
Take-out	2%	3%	6%	8%	10%	30%	45%	45%	45%	45%	60%	90%	95%	100%	100%	95%	85%	70%
RESIDENTIAL																		
Bed & Breakfast	100%	100%	50%	20%	10%	10%	10%	10%	15%	25%	50%	60%	80%	90%	100%	100%	100%	100%
Nursing Home	20%	25%	50%	50%	50%	50%	50%	50%	50%	50%	50%	30%	20%	20%	20%	20%	20%	20%
Single Family	95%	88%	81%	74%	71%	71%	70%	71%	73%	75%	81%	85%	87%	92%	95%	96%	98%	100%
Elderly Apartments	100%	90%	85%	80%	70%	70%	70%	70%	70%	75%	85%	90%	95%	95%	100%	100%	100%	100%
Apartments	95%	88%	81%	74%	71%	71%	70%	71%	73%	75%	81%	85%	87%	92%	95%	96%	98%	100%
Fraternity / Sorority	95%	88%	81%	74%	71%	71%	70%	71%	73%	75%	81%	85%	87%	92%	95%	96%	98%	100%
RETAIL	3%	10%	30%	45%	73%	85%	95%	100%	100%	90%	75%	65%	60%	55%	40%	38%	13%	0%
SCHOOL																		
Elementary / Junior High	2%	5%	10%	15%	10%	10%	15%	10%	10%	5%	2%	2%	0%	0%	0%	0%	0%	0%
High School / College	0%	5%	40%	40%	20%	10%	30%	30%	30%	20%	10%	5%	5%	5%	2%	0%	0%	0%
STADIUM / ARENA	0%	0%	0%	0%	2%	50%	100%	100%	100%	100%	5%	20%	100%	100%	100%	100%	50%	1%
THEATER																		
Movie	0%	0%	0%	0%	0%	30%	70%	70%	70%	70%	70%	80%	90%	100%	100%	100%	80%	70%
Live Performance	0%	0%	2%	5%	5%	5%	60%	100%	100%	100%	5%	5%	90%	100%	100%	100%	2%	0%
VIDEO ARCADE	0%	0%	20%	30%	40%	60%	70%	70%	90%	90%	100%	100%	100%	100%	100%	90%	50%	10%
WAREHOUSING	5%	25%	50%	50%	45%	40%	40%	35%	30%	25%	20%	10%	0%	0%	0%	0%	0%	0%
WORSHIP, Place of	10%	30%	90%	100%	100%	50%	20%	10%	5%	5%	5%	30%	40%	40%	20%	10%	2%	0%

Table 12 and Table 13 provide the renovated Scottsdale Plaza Resort parking space analysis utilizing the City of Scottsdale Shared Parking Model. The base land use parking space requirement indicated in each table were determined in **Table 4**. For all tables for each of the five (5) shared parking models, the maximum predicted parking demand is highlighted with white font in black fill.

Table 12: Renovated Resort with Scottsdale Shared Parking Model 6:00 AM to 2:00 PM

			SCOTTSDALE WEEKDAY									
LOT	LAND USE	SPACES	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	
Hotel Guest Rooms	Hotel	281	281	183	183	183	183	183	183	183	183	
Restaurants	Restaurant	121	61	85	85	85	85	85	85	85	85	
Meeting Rooms	Commercial or Retail	59	0	59	59	59	59	59	59	59	59	
Spa	Commercial or Retail	127	0	127	127	127	127	127	127	127	127	
TOTAL	TOTAL	588	342	454								

			SCOTTSDALE WEEKEND									
LOT	LAND USE	SPACES	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	
Hotel Guest Rooms	Hotel	281	281	183	183	183	183	183	183	183	183	
Restaurants	Restaurant	121	55	85	85	85	85	85	85	85	85	
Meeting Rooms	Commercial or Retail	59	0	59	59	59	59	59	59	59	59	
Spa	Commercial or Retail	127	0	127	127	127	127	127	127	127	127	
TOTAL	TOTAL	588	336	454								

Table 13: Renovated Resort with Scottsdale Shared Parking Model 3:00 PM to MIDNITE

			SCOTTSDALE WEEKDAY									
LOT	LAND USE	SPACES	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	183	183	183	183	253	253	253	253	253	281
Restaurants	Restaurant	121	85	85	85	85	121	121	121	121	121	61
Meeting Rooms	Commercial or Retail	59	59	59	59	59	48	48	48	48	48	0
Spa	Commercial or Retail	127	127	127	127	127	102	102	102	102	102	0
TOTAL	TOTAL	588	454	454	454	454	524	524	524	524	524	342

			SCOTTSDALE WEEKEND									
LOT	LAND USE	SPACES	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	183	183	183	183	225	225	225	225	225	281
Restaurants	Restaurant	121	85	85	85	85	121	121	121	121	121	55
Meeting Rooms	Commercial or Retail	59	59	59	59	59	36	36	36	36	36	0
Spa	Commercial or Retail	127	127	127	127	127	77	77	77	77	77	0
TOTAL	TOTAL	588	454	454	454	454	459	459	459	459	459	336

Table 14 and Table 15 provide the renovated Scottsdale Plaza Resort parking space analysis utilizing the City of Tempe Shared Parking Model. The base land use parking space requirement indicated in each table were determined in Table 4.

Table 14: Renovated Resort with Tempe Shared Parking Model 6:00 AM to 2:00 PM

LOT	LAND USE	SPACES	TEMPE WEEKDAY								
			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM
Hotel Guest Rooms	Hotel	281	239	239	183	155	205	205	85	85	99
Restaurants	Restaurant	121	3	3	7	13	25	37	61	85	73
Meeting Rooms	Commercial or Retail	59	27	27	21	30	27	27	27	27	24
Spa	Commercial or Retail	127	58	58	45	64	58	58	58	58	51
TOTAL	TOTAL	588	327	327	256	262	315	327	231	255	247

LOT	LAND USE	SPACES	TEMPE WEEKEND								
			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM
Hotel Guest Rooms	Hotel	281	197	197	169	141	113	99	85	85	99
Restaurants	Restaurant	121	3	3	4	8	10	13	37	55	55
Meeting Rooms	Commercial or Retail	59	3	3	12	27	36	33	24	24	21
Spa	Commercial or Retail	127	7	7	26	58	77	70	51	51	45
TOTAL	TOTAL	588	210	210	211	234	236	215	197	215	220

Table 15: Renovated Resort with Tempe Shared Parking Model 3:00 PM to MIDNITE

LOT	LAND USE	SPACES	TEMPE WEEKDAY									
			3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	99	127	169	197	197	253	267	281	281	281
Restaurants	Restaurant	121	73	61	85	109	121	121	121	109	85	85
Meeting Rooms	Commercial or Retail	59	24	42	59	59	51	45	12	9	3	3
Spa	Commercial or Retail	127	51	89	127	127	108	96	26	20	7	7
TOTAL	TOTAL	588	247	319	440	492	477	515	426	419	376	376

LOT	LAND USE	SPACES	TEMPE WEEKEND									
			3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	113	141	169	197	225	253	267	281	281	281
Restaurants	Restaurant	121	55	55	73	109	115	121	121	115	103	85
Spa	Commercial or Retail	59	21	30	27	21	15	12	9	3	0	0
Meeting Rooms	Commercial or Retail	127	45	64	58	45	32	26	20	7	0	0
TOTAL	TOTAL	588	234	290	327	372	387	412	417	406	384	366

Table 16 and Table 17 provide the renovated Scottsdale Plaza Resort parking space analysis utilizing the City of Waltham Shared Parking Model. The base land use parking space requirement indicated in each table were determined in Table 4.

Table 16: Renovated Resort with Waltham Shared Parking Model 6:00 AM to 2:00 PM

LOT	LAND USE	SPACES	WALTHAM WEEKDAY									
			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	
Hotel Guest Rooms	Hotel	281	197	197	197	197	197	197	197	197	197	197
Restaurants	Restaurant	121	13	61	61	61	61	61	61	61	61	61
Meeting Rooms	Commercial or Retail	59	3	48	48	48	48	48	48	48	48	48
Spa	Commercial or Retail	127	7	102	102	102	102	102	102	102	102	102
TOTAL	TOTAL	588	220	408								

LOT	LAND USE	SPACES	WALTHAM WEEKEND									
			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	
Hotel Guest Rooms	Hotel	281	0	197	197	197	197	197	197	197	197	197
Restaurants	Restaurant	121	0	61	61	61	61	61	61	61	61	61
Meeting Rooms	Commercial or Retail	59	0	59	59	59	59	59	59	59	59	59
Spa	Commercial or Retail	127	0	127	127	127	127	127	127	127	127	127
TOTAL	TOTAL	588	0	444								

Table 17: Renovated Resort with Waltham Shared Parking Model 3:00 PM to MIDNITE

LOT	LAND USE	SPACES	WALTHAM WEEKDAY									
			3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	197	197	197	281	281	281	281	281	281	197
Restaurants	Restaurant	121	61	61	61	121	121	121	121	121	121	13
Meeting Rooms	Commercial or Retail	59	48	48	48	54	54	54	54	54	54	3
Spa	Commercial or Retail	127	102	102	102	115	115	115	115	115	115	7
TOTAL	TOTAL	588	408	408	408	571	571	571	571	571	571	220

LOT	LAND USE	SPACES	WALTHAM WEEKEND									
			3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	197	197	197	281	281	281	281	281	281	0
Restaurants	Restaurant	121	61	61	61	121	121	121	121	121	121	0
Meeting Rooms	Commercial or Retail	59	59	59	59	42	42	42	42	42	42	0
Spa	Commercial or Retail	127	127	127	127	89	89	89	89	89	89	0
TOTAL	TOTAL	588	444	444	444	533	533	533	533	533	533	0

Table 18 and Table 19 provide the renovated Scottsdale Plaza Resort parking space analysis utilizing the Urban Land Institute Shared Parking Model. The base land use parking space requirement indicated in each table were determined in Table 4.

Table 18: Renovated Resort with ULI Shared Parking Model 6:00 AM to 2:00 PM

LOT	LAND USE	SPACES	URBAN LAND INSTITUTE WEEKDAY								
			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM
Hotel Guest Rooms	Hotel	281	267	253	225	197	205	205	155	155	169
Restaurants	Restaurant	121	0	0	0	0	19	49	91	91	79
Meeting Rooms	Commercial or Retail	59	0	0	18	36	36	36	39	39	39
Spa	Commercial or Retail	127	89	51	51	89	89	102	77	89	89
TOTAL	TOTAL	588	356	304	294	322	349	392	362	374	376

LOT	LAND USE	SPACES	URBAN LAND INSTITUTE WEEKEND								
			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM
Hotel Guest Rooms	Hotel	281	267	253	225	197	169	169	155	155	169
Restaurants	Restaurant	121	0	0	0	0	0	19	61	67	55
Meeting Rooms	Commercial or Retail	59	0	0	18	36	36	36	39	39	39
Spa	Commercial or Retail	127	102	58	45	64	45	64	64	39	32
TOTAL	TOTAL	588	369	311	288	297	250	288	319	300	295

Table 19: Renovated Resort with ULI Shared Parking Model 3:00 PM to MIDNITE

LOT	LAND USE	SPACES	URBAN LAND INSTITUTE WEEKDAY									
			3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	169	183	197	211	211	225	239	267	281	281
Restaurants	Restaurant	121	49	61	91	115	121	121	121	115	91	31
Meeting Rooms	Commercial or Retail	59	39	39	59	59	59	59	59	30	0	0
Spa	Commercial or Retail	127	89	102	115	127	127	102	89	45	13	0
TOTAL	TOTAL	588	346	385	462	512	518	507	508	457	385	312

LOT	LAND USE	SPACES	URBAN LAND INSTITUTE WEEKEND									
			3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	169	183	197	211	211	225	239	267	281	281
Restaurants	Restaurant	121	55	55	73	109	115	121	109	109	109	61
Meeting Rooms	Commercial or Retail	59	39	39	59	59	59	59	59	30	0	0
Spa	Commercial or Retail	127	39	70	127	121	77	39	13	2	2	0
TOTAL	TOTAL	588	302	347	456	500	462	444	420	408	392	342

Table 20 and Table 21 provide the renovated Scottsdale Plaza Resort parking space analysis utilizing the Victoria Transport Policy Institute Shared Parking Model. The base land use parking space requirement indicated in each table were determined in Table 4.

Table 20: Renovated Resort with VTPI Shared Parking Model 6:00 AM to 2:00 PM

LOT	LAND USE	SPACES	VICTORIA TRANSPORT INSTITUTE WEEKDAY									
			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	
Hotel Guest Rooms	Hotel	281	281	281	197	197	197	197	197	197	197	197
Restaurants	Restaurant	121	13	85	85	85	85	85	85	85	85	85
Meeting Rooms	Commercial or Retail	59	3	54	54	54	54	54	54	54	54	54
Spa	Commercial or Retail	127	7	115	115	115	115	115	115	115	115	115
TOTAL	TOTAL	588	304	535	451							

LOT	LAND USE	SPACES	VICTORIA TRANSPORT INSTITUTE WEEKEND									
			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	
Hotel Guest Rooms	Hotel	281	281	239	197	197	197	197	197	197	197	197
Restaurants	Restaurant	121	25	55	85	85	85	85	85	85	85	85
Meeting Rooms	Commercial or Retail	59	3	31	59	59	59	59	59	59	59	59
Spa	Commercial or Retail	127	7	67	127	127	127	127	127	127	127	127
TOTAL	TOTAL	588	316	392	468							

Table 21: Renovated Resort with VTPI Shared Parking Model 3:00 PM to MIDNITE

LOT	LAND USE	SPACES	VICTORIA TRANSPORT INSTITUTE WEEKDAY									
			3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	197	197	197	281	281	281	281	281	281	281
Restaurants	Restaurant	121	85	85	85	121	121	121	121	121	121	13
Meeting Rooms	Commercial or Retail	59	54	54	54	48	48	48	48	48	48	3
Spa	Commercial or Retail	127	115	115	115	102	102	102	102	102	102	7
TOTAL	TOTAL	588	451	451	451	552	552	552	552	552	552	304

LOT	LAND USE	SPACES	VICTORIA TRANSPORT INSTITUTE WEEKEND									
			3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Hotel Guest Rooms	Hotel	281	197	197	197	281	281	281	281	281	281	281
Restaurants	Restaurant	121	85	85	85	121	121	121	121	121	121	25
Meeting Rooms	Commercial or Retail	59	59	59	59	42	42	42	42	42	42	3
Spa	Commercial or Retail	127	127	127	127	89	89	89	89	89	89	7
TOTAL	TOTAL	588	468	468	468	533	533	533	533	533	533	316

Table 22 provides a summary of the required parking for the renovated Scottsdale Plaza Resort by shared parking model and by weekday or weekend. The base land use parking space requirement indicated in each table were determined in **Table 4**.

Table 22: Renovated Resort Summary of Five Shared Parking Models

AGENCY	WEEKDAY
City of Waltham	571
Victoria Transport Institute	552
City of Scottsdale	524
Urban Land Institute	518
City of Tempe	515

AGENCY	WEEKEND
City of Waltham	533
Victoria Transport Institute	533
Urban Land Institute	500
City of Scottsdale	459
City of Tempe	417

AGENCY	WEEKDAY	WEEKEND
City of Scottsdale	524	459
City of Tempe	515	417
City of Waltham	571	533
Victoria Transport Institute	552	533
Urban Land Institute	518	500

The City of Waltham shared parking model requires the largest number of parking spaces for both weekday and weekend day.

For the weekday, the shared parking results from the highest requirement of the five (5) models is 11% greater than the lowest requirement. For the weekend, highest requirement of the five (5) models is 28% greater than the lowest requirement.

Figure 34 provides a graph plotting the parking demand by hour for the renovated Scottsdale Plaza Resort utilizing the City of Waltham shared parking model, which is the maximum required parking of the five (5) models. **Figure 35** provides a graph plotting the parking demand by hour for the renovated Scottsdale Plaza Resort utilizing the City of Tempe shared parking model. This model is provided as it has greater variation per hour than does the City of Waltham model, and provides the lowest calculated weekday parking demand. Both shared parking models yield similar results.

Appendix D provides the same graphs as **Figure 34** and **Figure 35** at a larger size.

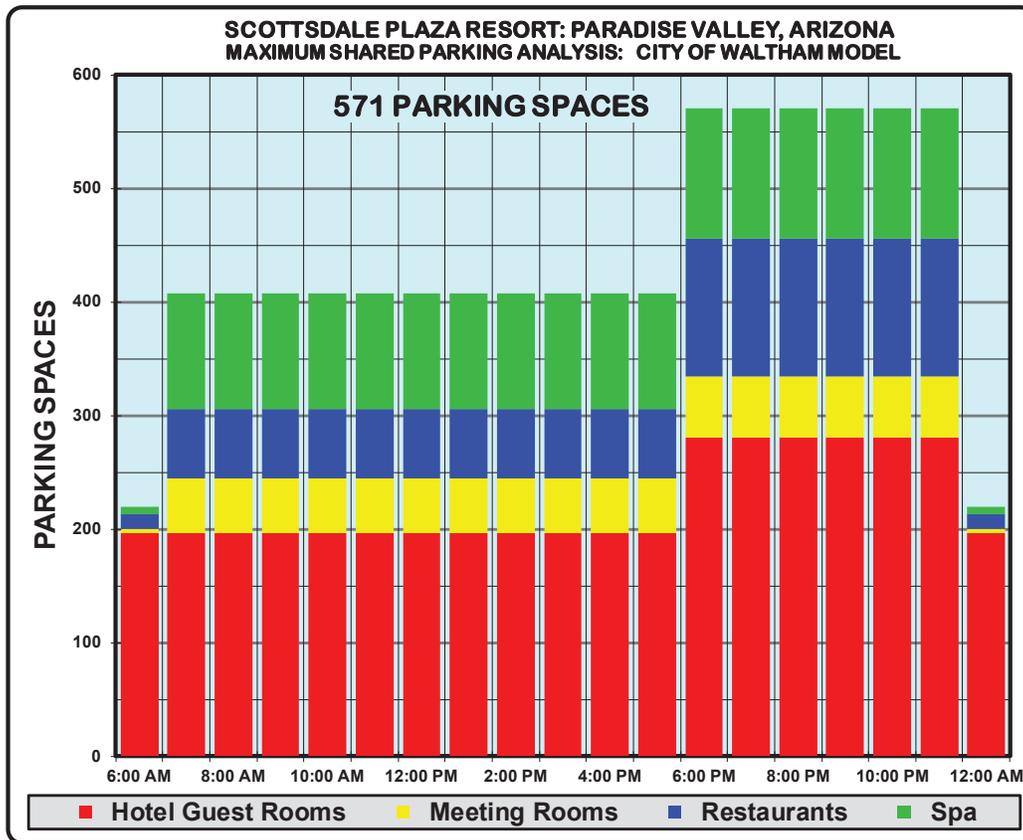


Figure 34: Scottsdale Plaza Resort Required Parking – City of Waltham Shared Parking Model

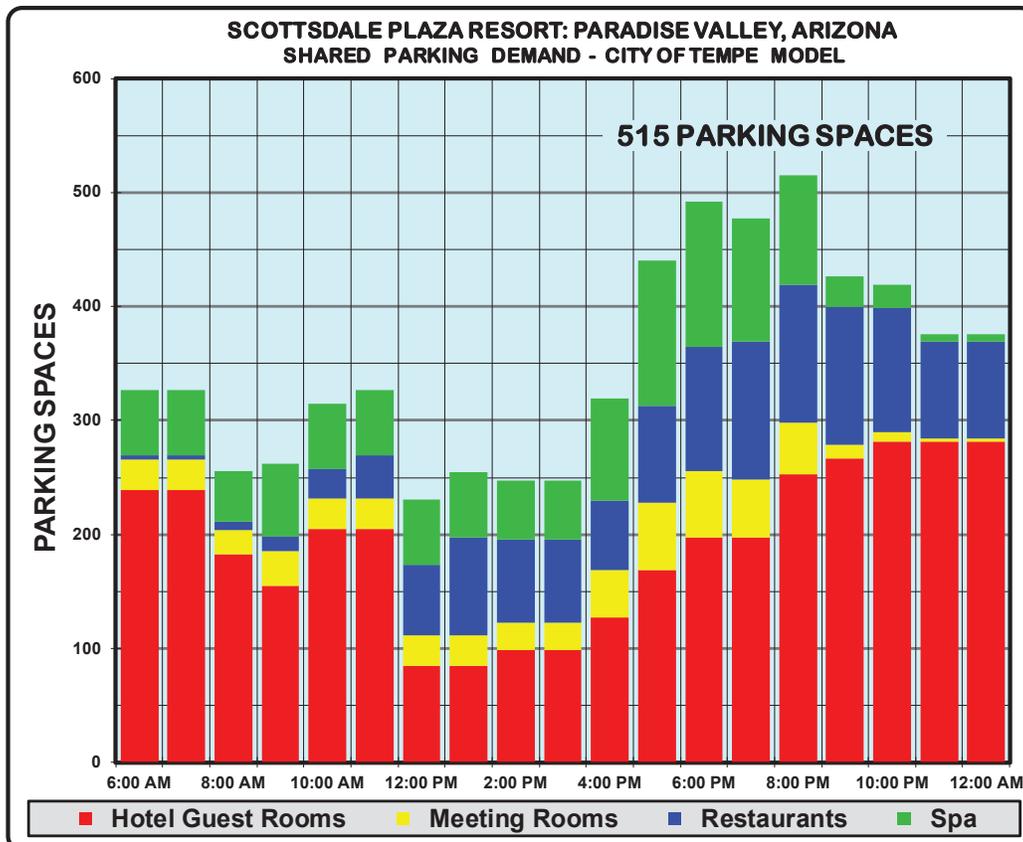


Figure 35: Scottsdale Plaza Resort Required Parking – City of Tempe Shared Parking Model

Comparison with Vicinity Hotels and Paradise Valley Guidelines

The Town of Paradise Valley guidelines for parking demand was calculated. The required parking determined for the renovated Scottsdale Plaza Resort was also compared to the similarly calculated parking demand for the Ritz-Carlton in the southwest corner of the Scottsdale / Indian Bend intersection and the Montelucia in the southeast corner of the Tatum / Lincoln intersection.

Table 23 provides the pertinent minimum parking requirements by land use from the Paradise Valley Special Use Permit Guidelines, and other Valley jurisdictions. The final row in the table also includes the parking requirements – without shared parking considerations – utilized for the renovated Scottsdale Plaza Resort.

Table 23: Vicinity Jurisdictions Minimum Parking Requirements (Guidelines for Paradise Valley)

JURISDICTION	Spaces per Hotel Guest Room	1 Space per Indicated Square Feet				
		Meeting Rooms	Restaurants	Spa and Fitness	Office	Retail
Paradise Valley	1.2	30	50	300	300	300
Scottsdale	1.0	50	120	250	250	300
Phoenix	1.0	100	50	150	286	300
Tempe	1.0	125	75	125	300	300
Chandler	1.0	100	100	200	250	250
Gilbert	1.1	250	100	150	250	250
Plaza Resort	0.6 *	110 *	120	300	not applicable	not applicable

* Parking rates determined by Scottsdale Plaza Resort occupancy counts of Friday and Saturday, 25 and 26 February 2022

Table 24 provides the resulting parking spaces for the renovated Scottsdale Plaza Resort utilizing the guidelines of Paradise Valley and the code requirements of five (5) other local jurisdictions. As indicated, Paradise Valley results in the highest number of parking spaces – and approximately 60% greater than the second highest, and 120% higher than the lowest parking space number.

Table 24: Vicinity Jurisdictions Minimum Parking Supply for Renovated Scottsdale Plaza Resort

JURISDICTION	PARKING SPACES				
	Hotel Guest Room	Meeting Rooms	Restaurants	Spa and Fitness	TOTAL
Paradise Valley	562	1,078	722	127	2,489
Scottsdale	468	647	301	153	1,569
Phoenix	468	324	722	254	1,768
Tempe	468	259	482	305	1,514
Chandler	468	324	361	191	1,344
Gilbert	515	130	361	254	1,260

Parking requirements for office and retail area is excluded from the parking calculations for the Scottsdale Plaza Resort as these areas are utilized only by guests on the property who are also staying in hotel guest rooms or using the conference rooms. Therefore, the parked vehicles for these property guests have already been considered in the required parking for either hotel guests or conference room users.

This same assumption for retail and office space was utilized for the Ritz-Carlton and Montelucia resorts parking calculations. **Appendix E.1** provides the Parking Analysis accomplished for the Ritz-Carlton Property in October 2015. **Appendix E.2** provides the parking matrix for the Montelucia as provided by the Town of Paradise Valley. **Table 25** provides the calculated parking requirements for the Ritz-Carlton and the Montelucia resort, utilizing the full Town of Paradise Valley parking guidelines.

Table 25: Parking Requirements for Ritz-Carlton and for Montelucia

Resort	Ritz-Carlton	Montelucia
Hotel Guest Rooms	240	228
Meeting Rooms	1,009	1,259
Restaurants	181	113
Spa and Fitness	31	112
TOTAL	1,461	1,712

Table 26 provides a comparison of the recommended number of parking spaces at the renovated Scottsdale Plaza Resort and the actual number of parking spaces provided at two (2) vicinity resorts. **Table 26** also provides the number of parking spaces required for the renovated Scottsdale Plaza Resort and the two (2) vicinity resorts utilizing the Town of Paradise Valley parking requirement guidelines.

The comparison reveals that the recommend number of parking spaces for the renovated Scottsdale Plaza Resort are similar to those of the other two (2) vicinity resorts.

Table 26: Comparison of Parking Demand and Paradise Valley Guidelines for 3 Hotels

	SCOTTSDALE PLAZA RESORT	FIVE STAR (RITZ-CARLTON)	MONTELUCCIA
Hotel Guest Rooms	468 hotel guest keys	200 hotel guest keys	190 hotel guest keys
Conference Rooms	32,336 square feet	30,270 square feet	37,750 square feet
Restaurants (excluding Kitchen)	36,096 square feet	9,040 square feet	5,638 square feet
(Kitchen Only)	21,340 square feet	not provided	* 3,000 square feet
Fitness and Spa	38,100 square feet	9,250 square feet	33,450 square feet
Office or Service	53,003 square feet	23,150 square feet	5,227 square feet
Retail	1,560 square feet	33,375 square feet	12,123 square feet
Requested or Provided Parking	571 parking spaces	390 parking spaces	638 parking spaces
Parking by Guidelines	2,489 parking spaces	1,461 parking spaces	1,712 parking spaces
Percent of Guidelines Provided	23%	27%	37%

* Assumed kitchen area as this value is not provided for the Montelucia resort as indicated in **Attachment D.2.**

Importantly, **Table 26** also reveals that the recommended parking space number for the renovated Scottsdale Plaza Resort, and the actual parking space number for the two (2) vicinity resorts, have relatively similar percentages of the Town of Paradise Valley parking requirement guidelines.

Valet Parking

The renovated Scottsdale Plaza Resort will have two hotel check-ins, three restaurants, and a spa and fitness center. Each of these on-site facilities will have valet check-in for guests. The valet parking will be underground, beneath the new restaurants in the southeast corner of the property (immediate northwest corner of the intersection of Scottsdale Road and Indian Bend Road). This underground parking area will be exclusively valet parking.

Figure 36 provides the valet plan that creates an additional 105 parking spaces that would be only valet parking. **Figure 37** provides an enlarged diagram of a portion of **Figure 36** locating the 81 additional valet parking spaces that could be provided on the surface parking area.

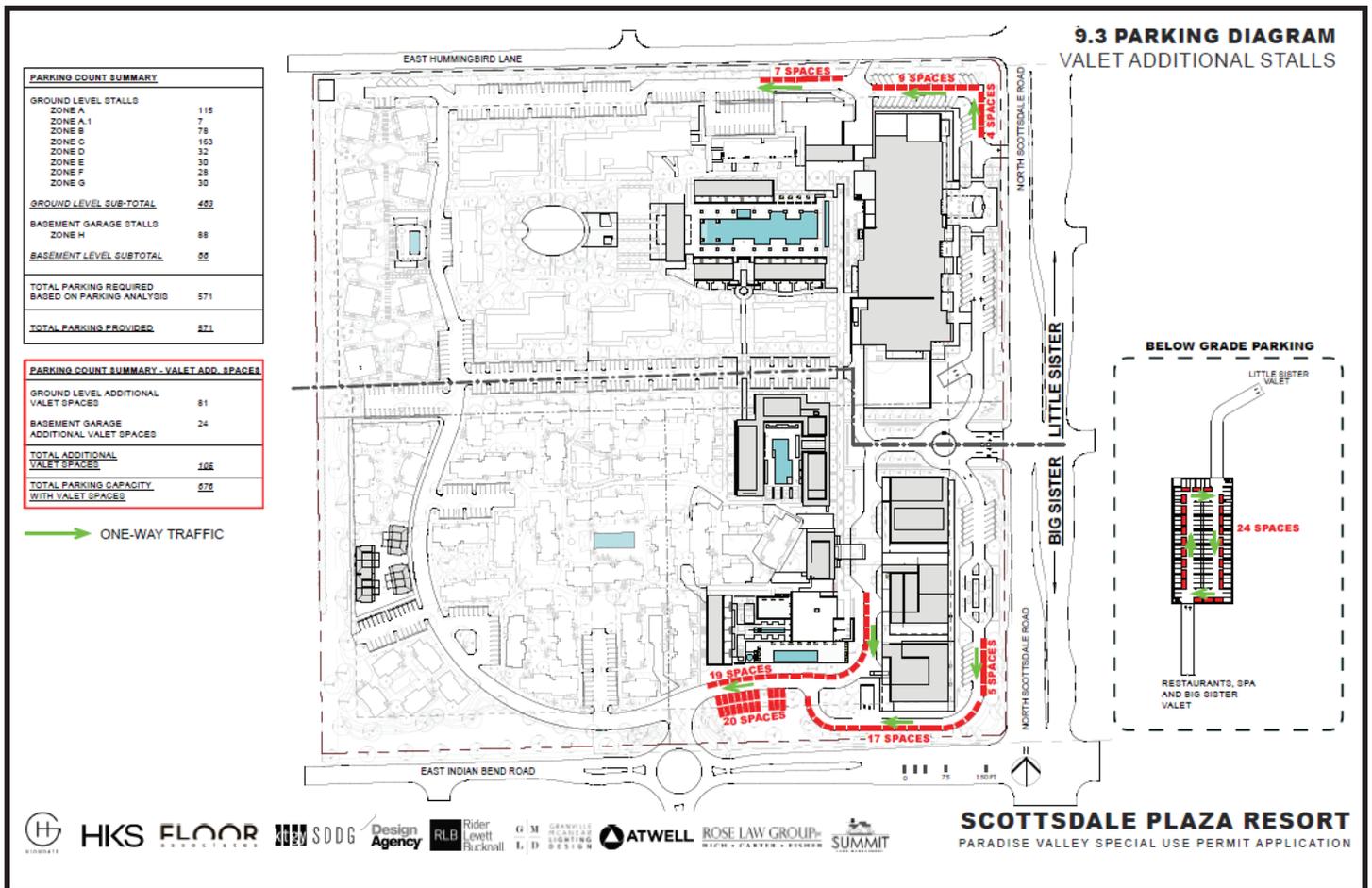


Figure 36: Scottsdale Plaza Resort Valet Parking Plan – Prepared by HKS Architects

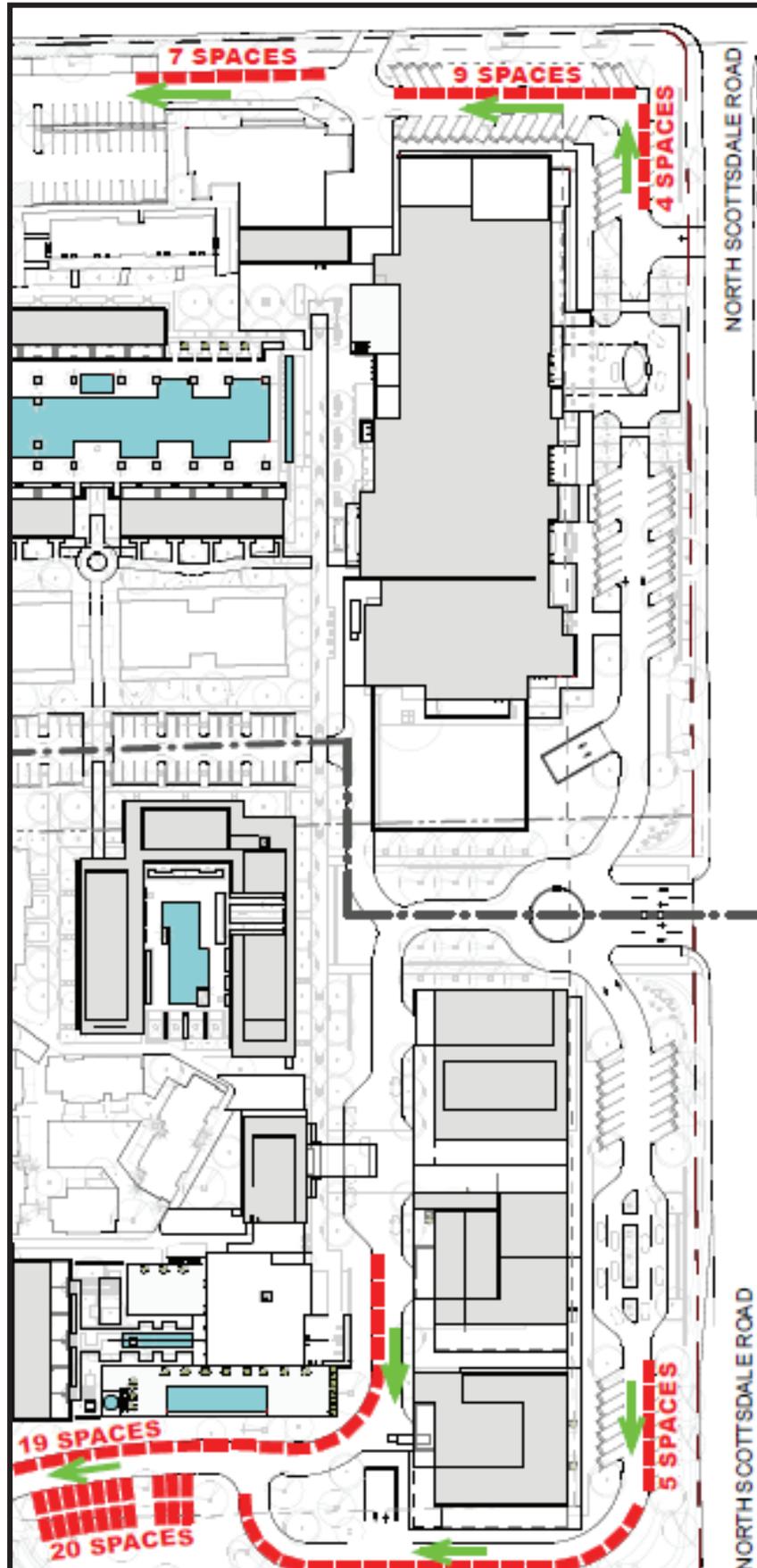


Figure 37: Surface Valet Parking Plan Detail

Figure 38 provides an enlarged diagram of a portion of **Figure 36** indicating the 24 additional valet parking spaces that could be provided on the underground parking area. The underground parking area will be designed and constructed for conventional parking spaces and aisles. However, it will be utilized as valet-only parking initially, and permanently if proven to be beneficial.

Figure 39 is an enlarged portion of **Figure 36** indicating the total number of parking spaces including the recommended 571 conventional parking spaces and the 105 valet parking spaces for a total of 677 available parking spaces.

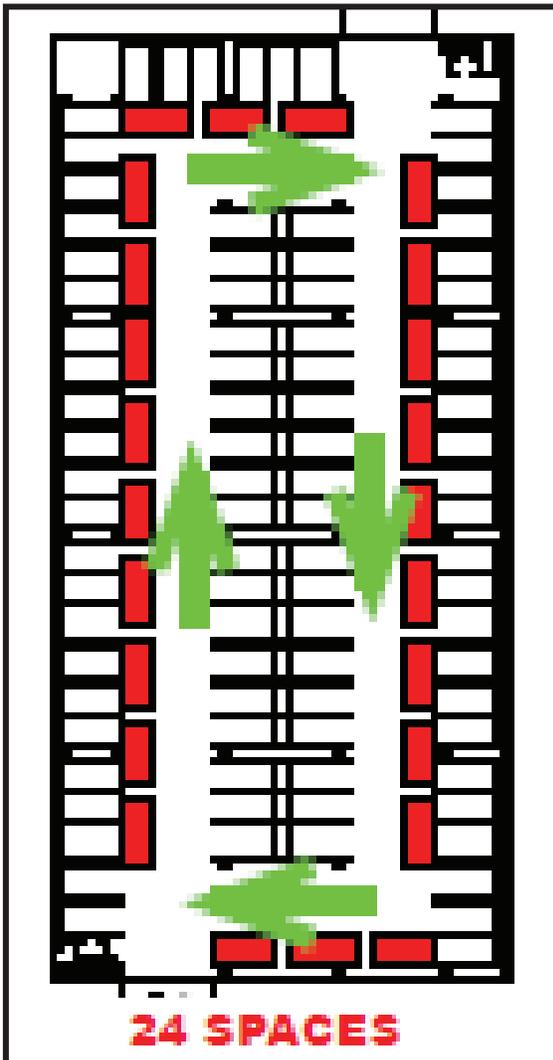


Figure 38: Underground Valet Parking

PARKING COUNT SUMMARY	
GROUND LEVEL STALLS	
ZONE A	115
ZONE A.1	7
ZONE B	78
ZONE C	163
ZONE D	32
ZONE E	30
ZONE F	28
ZONE G	30
GROUND LEVEL SUB-TOTAL	483
BASEMENT GARAGE STALLS	
ZONE H	88
BASEMENT LEVEL SUBTOTAL	88
TOTAL PARKING REQUIRED BASED ON PARKING ANALYSIS	571
TOTAL PARKING PROVIDED	571
PARKING COUNT SUMMARY - VALET ADD. SPACES	
GROUND LEVEL ADDITIONAL VALET SPACES	
	81
BASEMENT GARAGE ADDITIONAL VALET SPACES	
	24
TOTAL ADDITIONAL VALET SPACES	105
TOTAL PARKING CAPACITY WITH VALET SPACES	676

Figure 39: Total Provided Parking with Valet Parking

Conclusion

The renovated Scottsdale Plaza Resort will consist of 468 hotel guest rooms; 32,366 square feet of conference rooms and ancillary area; and 57,436 square feet of total restaurant area; of which 36,096 square feet is dining area; and 38,100 square feet of spa and fitness area.

The renovated Scottsdale Plaza Resort should provide a minimum of 571 parking spaces.

Appendix A states that the Scottsdale Plaza Resort has very unusual (once every two years) short-duration, lecture-seating, no-table, no-food-and-drink-service events in their conference rooms. On these very rare occasions, when parking demand is very atypical; valet parking, using properties east of Scottsdale Road, with property owner permission, may be necessary.

Appendix A

Highgate Letter Regarding Scottsdale Plaza Resort Property Use and Renovation





THE
SCOTTSDALE
PLAZA

RESORT & VILLAS

January 27, 2023

To: Paul E. Basha
Summit Land Management
7144 E Stetson Drive, Suite 300
Scottsdale, AZ 85251

Re: Scottsdale Plaza Resort & Villas Parking

On February 26, 2002, Scottsdale Plaza Resort (“the Property”) hosted an event with 300 attendees in the ballroom. This attendance is consistent with typical events that we hold in the ballroom that include a set-up for meetings as well as a buffet lunch. On very rare occasions, approximately once every two years, the room can accommodate 700 chairs in lecture seating without tables or food service. The Property prefers to minimize these events, as they are not the intended use or the design of the Property. When possible, we will accommodate these clients. These very rare, short-duration events are scheduled months in advance. Therefore, when they occur, the Property will provide extensive valet service that will use parking spaces east of Scottsdale Road, through agreement with the owners of those properties.

The Property’s current restaurant primarily attracts hotel guests. However, when off-property clientele visit the restaurant, it is primarily for dinner. This percentage is fairly low, with only about 20% of current customers being outside guests. Furthermore, the Property anticipates approximately 40% of future guests will be outside guests with the addition of the new restaurants. The Property currently flexes their meal periods offered based on market demand, and will continue to do so going forward, both in the conference space as well as the restaurant outlets. Post-renovation, the Property anticipates that the main hotel restaurant will serve three meals a day while the three new resort restaurants will primarily be open for dinner chiefly for off-property guests, with potentially one or two of the outlets being open for brunch / lunch, as appropriate for the market, season, and concept.

The primary clientele for the Spa and Fitness Center are hotel guests, however, the Property does anticipate that these amenities will attract locals as well. The spa and fitness center are being relocated to the southeast corner of the Property (near former Remington’s Restaurant) to make this experience more convenient for both hotel and off-property guests. Furthermore, the new facility will have a pool exclusively for spa guests and a café, minimizing the need for hotel guests to leave the building, and the need for spa and fitness only guests to visit other parts of the Property. The Property currently anticipates that this building will be most popular in the morning hours, with guests accessing the Fitness Center as well as the Café for coffee and breakfast.

Please let me know if you have any further questions.

Thank you,

Dina Winder
SVP Asset Management, Highgate

Appendix B

Existing Scottsdale Plaza Resort Parking Occupancy Count

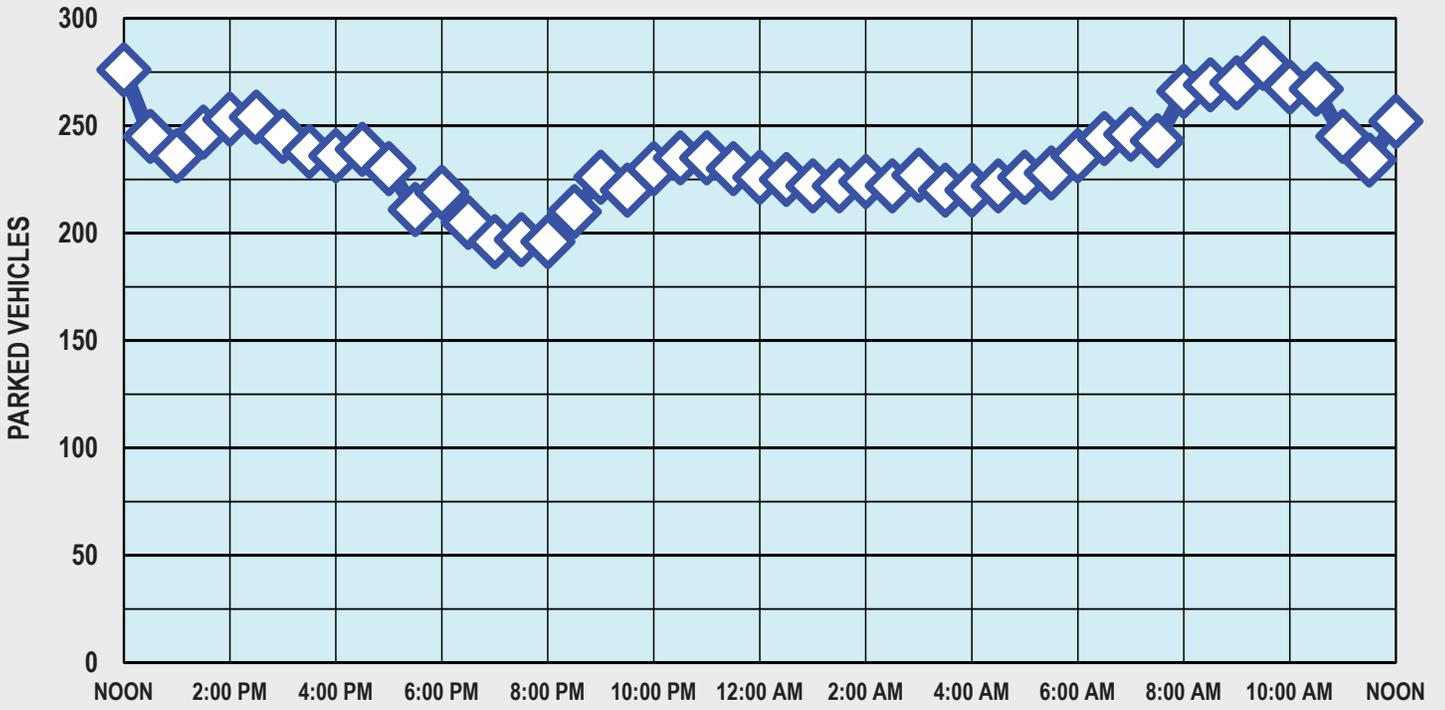


Appendix B.1

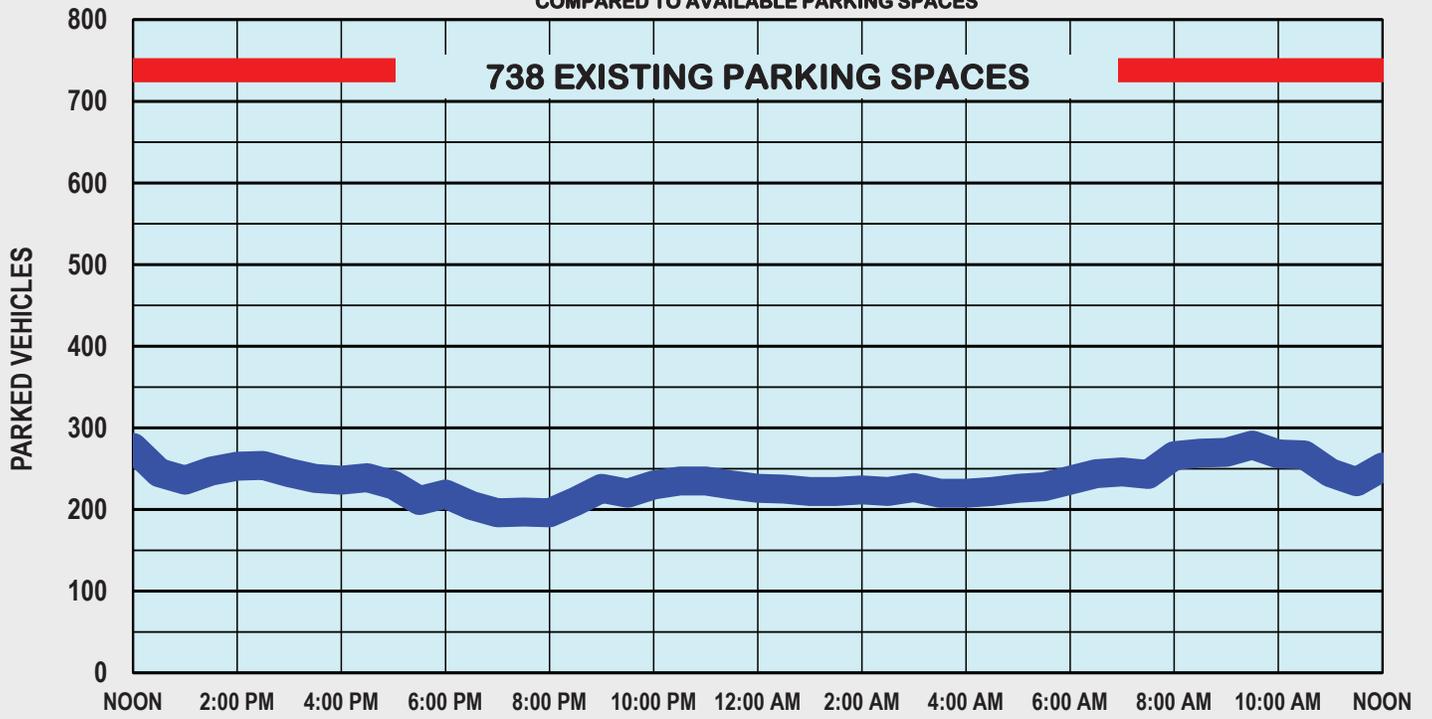
Existing Scottsdale Plaza Resort Parking Occupancy Count
Maximum Parking Demand by Half-Hour Intervals



SCOTTSDALE PLAZA RESORT PARKING SPACE OCCUPANCY ON FRIDAY AND SATURDAY 25 AND 26 FEBRUARY 2022



SCOTTSDALE PLAZA RESORT PARKING SPACE OCCUPANCY ON FRIDAY AND SATURDAY 25 AND 26 FEBRUARY 2022
COMPARED TO AVAILABLE PARKING SPACES



Appendix B.2

Existing Scottsdale Plaza Resort Parking Occupancy Count Parking Demand at Half-Hour Intervals



		PARKED VEHICLES													
PARCEL		A	B	C	D	E	F	G	H	I	J	K	L	M	
SPACES		173	21	31	71	50	33	30	23	18	24	18	28	26	
FRIDAY	02/25/2022	NOON	104	3	5	3	13	6	3	2	3	1	0	32	1
	12:30 PM	98	0	3	6	14	5	3	1	4	1	1	4	1	
	1:00 PM	100	0	3	3	13	4	4	2	2	1	1	3	2	
	1:30 PM	105	0	3	5	13	3	4	4	3	2	1	3	1	
	2:00 PM	104	1	3	5	9	4	4	4	2	2	1	4	1	
	2:30 PM	98	1	4	6	11	6	4	5	1	2	2	5	2	
	3:00 PM	92	1	3	3	10	6	4	4	2	3	2	6	2	
	3:30 PM	85	3	2	3	11	8	3	5	3	3	3	5	2	
	4:00 PM	76	3	2	2	14	8	4	4	2	3	4	5	2	
	4:30 PM	73	2	2	5	16	6	5	3	1	3	5	5	2	
	5:00 PM	64	8	1	6	15	10	5	3	0	3	4	5	3	
	5:30 PM	59	9	3	5	15	6	5	2	0	3	5	6	0	
	6:00 PM	60	10	3	10	11	3	6	2	0	3	9	5	2	
	6:30 PM	55	7	4	9	8	2	7	2	0	3	8	6	4	
	7:00 PM	50	7	4	9	8	4	4	5	0	3	6	6	5	
	7:30 PM	48	7	4	9	8	6	5	6	1	2	7	6	5	
8:00 PM	47	5	4	9	10	7	5	7	1	3	6	6	4		
8:30 PM	44	8	2	9	13	9	5	6	2	2	7	7	4		
9:00 PM	47	7	4	6	18	10	6	9	3	2	8	8	5		
9:30 PM	44	7	5	5	18	12	7	8	3	4	8	9	4		
10:00 PM	45	8	5	5	22	13	9	11	3	3	9	8	5		
10:30 PM	44	8	5	5	24	14	9	11	2	4	10	10	7		
11:00 PM	44	8	5	5	24	14	9	11	2	4	10	10	7		
11:30 PM	46	8	5	5	24	13	9	11	4	3	10	10	6		

		PARKED VEHICLES													
PARCEL		A	B	C	D	E	F	G	H	I	J	K	L	M	
SPACES		45	8	5	5	22	13	8	11	3	4 - 1	10	11	7	
SATURDAY	02/26/2022	12:00 AM	44	9	6	5	24	13	8	11	3	3	10	10	6
	12:30 AM	44	8	5	5	27	13	8	11	3	3	10	9	6	
	1:00 AM	45	8	5	5	24	13	8	11	3	3	10	9	6	
	1:30 AM	44	8	5	5	23	13	8	10	3	3	10	10	7	
	2:00 AM	45	8	5	5	22	13	8	11	3	4	10	11	7	
	2:30 AM	45	8	5	5	22	13	8	11	3	3	10	10	7	
	3:00 AM	45	8	5	5	25	13	8	12	3	4	10	10	7	
	3:30 AM	44	8	5	5	22	13	8	11	3	3	10	10	8	
	4:00 AM	44	8	5	5	22	13	8	11	3	3	10	10	8	
	4:30 AM	46	8	5	6	22	13	8	11	3	4	10	10	8	
	5:00 AM	46	8	5	6	22	12	8	10	3	4	10	10	8	
	5:30 AM	46	8	5	6	22	11	8	10	3	4	10	9	8	
	6:00 AM	45	10	5	6	23	11	7	10	3	4	10	9	7	
	6:30 AM	48	10	5	6	22	11	8	10	3	4	10	8	7	
	7:00 AM	52	10	5	6	21	11	9	10	3	4	8	9	6	
	7:30 AM	53	10	5	6	21	11	9	10	2	4	8	9	6	
	8:00 AM	62	9	5	12	20	11	8	10	3	4	7	9	4	
	8:30 AM	67	10	5	12	20	11	8	9	2	4	6	6	4	
9:00 AM	72	9	4	12	19	10	8	9	1	3	6	5	4		
9:30 AM	75	9	4	13	19	11	6	9	1	3	6	6	3		
10:00 AM	78	10	4	13	15	11	4	9	0	2	7	4	3		
10:30 AM	77	11	3	15	16	9	4	8	2	2	5	4	2		
11:00 AM	75	8	4	14	14	9	3	8	1	3	4	2	2		
11:30 AM	76	7	4	14	12	9	2	6	1	3	4	3	2		
12:00 PM	79	9	3	16	15	11	2	7	1	2	3	3	3		

		PARKED VEHICLES												
PARCEL	A	B	C	D	E	F	G	H	I	J	K	L	M	
SPACES	173	21	31	71	50	33	30	23	18	24	18	28	26	
FRIDAY 02/25/2022	NOON	60%	14%	16%	4%	26%	18%	10%	9%	17%	4%	0%	114%	4%
	12:30 PM	57%	0%	10%	8%	28%	15%	10%	4%	22%	4%	6%	14%	4%
	1:00 PM	58%	0%	10%	4%	26%	12%	13%	9%	11%	4%	6%	11%	8%
	1:30 PM	61%	0%	10%	7%	26%	9%	13%	17%	17%	8%	6%	11%	4%
	2:00 PM	60%	5%	10%	7%	18%	12%	13%	17%	11%	8%	6%	14%	4%
	2:30 PM	57%	5%	13%	8%	22%	18%	13%	22%	6%	8%	11%	18%	8%
	3:00 PM	53%	5%	10%	4%	20%	18%	13%	17%	11%	13%	11%	21%	8%
	3:30 PM	49%	14%	6%	4%	22%	24%	10%	22%	17%	13%	17%	18%	8%
	4:00 PM	44%	14%	6%	3%	28%	24%	13%	17%	11%	13%	22%	18%	8%
	4:30 PM	42%	10%	6%	7%	32%	18%	17%	13%	6%	13%	28%	18%	8%
	5:00 PM	37%	38%	3%	8%	30%	30%	17%	13%	0%	13%	22%	18%	12%
	5:30 PM	34%	43%	10%	7%	30%	18%	17%	9%	0%	13%	28%	21%	0%
	6:00 PM	35%	48%	10%	14%	22%	9%	20%	9%	0%	13%	50%	18%	8%
	6:30 PM	32%	33%	13%	13%	16%	6%	23%	9%	0%	13%	44%	21%	15%
	7:00 PM	29%	33%	13%	13%	16%	12%	13%	22%	0%	13%	33%	21%	19%
	7:30 PM	28%	33%	13%	13%	16%	18%	17%	26%	6%	8%	39%	21%	19%
	8:00 PM	27%	24%	13%	13%	20%	21%	17%	30%	6%	13%	33%	21%	15%
8:30 PM	25%	38%	6%	13%	26%	27%	17%	26%	11%	8%	39%	25%	15%	
9:00 PM	27%	33%	13%	8%	36%	30%	20%	39%	17%	8%	44%	29%	19%	
9:30 PM	25%	33%	16%	7%	36%	36%	23%	35%	17%	17%	44%	32%	15%	
10:00 PM	26%	38%	16%	7%	44%	39%	30%	48%	17%	13%	50%	29%	19%	
10:30 PM	25%	38%	16%	7%	48%	42%	30%	48%	11%	17%	56%	36%	27%	
11:00 PM	25%	38%	16%	7%	48%	42%	30%	48%	11%	17%	56%	36%	27%	
11:30 PM	27%	38%	16%	7%	48%	39%	30%	48%	22%	13%	56%	36%	23%	

		PARKED VEHICLES												
PARCEL	A	B	C	D	E	F	G	H	I	J	K	L	M	
SPACES	45	8	5	5	22	13	8	11	3	4 – 1	10	11	7	
SATURDAY 02/26/2022	12:00 AM	25%	43%	19%	7%	48%	39%	27%	48%	17%	13%	56%	36%	23%
	12:30 AM	25%	38%	16%	7%	54%	39%	27%	48%	17%	13%	56%	32%	23%
	1:00 AM	26%	38%	16%	7%	48%	39%	27%	48%	17%	13%	56%	32%	23%
	1:30 AM	25%	38%	16%	7%	46%	39%	27%	43%	17%	13%	56%	36%	27%
	2:00 AM	26%	38%	16%	7%	44%	39%	27%	48%	17%	17%	56%	39%	27%
	2:30 AM	26%	38%	16%	7%	44%	39%	27%	48%	17%	13%	56%	36%	27%
	3:00 AM	26%	38%	16%	7%	50%	39%	27%	52%	17%	17%	56%	36%	27%
	3:30 AM	25%	38%	16%	7%	44%	39%	27%	48%	17%	13%	56%	36%	31%
	4:00 AM	25%	38%	16%	7%	44%	39%	27%	48%	17%	13%	56%	36%	31%
	4:30 AM	27%	38%	16%	8%	44%	39%	27%	48%	17%	17%	56%	36%	31%
	5:00 AM	27%	38%	16%	8%	44%	36%	27%	43%	17%	17%	56%	36%	31%
	5:30 AM	27%	38%	16%	8%	44%	33%	27%	43%	17%	17%	56%	32%	31%
	6:00 AM	26%	48%	16%	8%	46%	33%	23%	43%	17%	17%	56%	32%	27%
	6:30 AM	28%	48%	16%	8%	44%	33%	27%	43%	17%	17%	56%	29%	27%
	7:00 AM	30%	48%	16%	8%	42%	33%	30%	43%	17%	17%	44%	32%	23%
	7:30 AM	31%	48%	16%	8%	42%	33%	30%	43%	11%	17%	44%	32%	23%
	8:00 AM	36%	43%	16%	17%	40%	33%	27%	43%	17%	17%	39%	32%	15%
	8:30 AM	39%	48%	16%	17%	40%	33%	27%	39%	11%	17%	33%	21%	15%
	9:00 AM	42%	43%	13%	17%	38%	30%	27%	39%	6%	13%	33%	18%	15%
	9:30 AM	43%	43%	13%	18%	38%	33%	20%	39%	6%	13%	33%	21%	12%
10:00 AM	45%	48%	13%	18%	30%	33%	13%	39%	0%	8%	39%	14%	12%	
10:30 AM	45%	52%	10%	21%	32%	27%	13%	35%	11%	8%	28%	14%	8%	
11:00 AM	43%	38%	13%	20%	28%	27%	10%	35%	6%	13%	22%	7%	8%	
11:30 AM	44%	33%	13%	20%	24%	27%	7%	26%	6%	13%	22%	11%	8%	
12:00 PM	46%	43%	10%	23%	30%	33%	7%	30%	6%	8%	17%	11%	12%	

		PARKED VEHICLES												
PARCEL	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
SPACES	13	18	7	4	6	4	23	30	7	36	18	13	13	
FRIDAY 02/25/2022	NOON	2	7	5	0	0	0	13	12	6	32	18	0	5
	12:30 PM	2	6	5	0	0	0	14	11	6	35	19	0	6
	1:00 PM	1	5	4	0	0	0	13	10	7	34	18	0	6
	1:30 PM	0	6	4	0	0	0	16	11	6	34	17	0	6
	2:00 PM	0	4	4	3	0	0	16	14	7	36	18	0	7
	2:30 PM	0	5	4	2	0	0	16	15	5	35	18	0	7
	3:00 PM	0	6	5	1	0	0	17	14	4	36	17	0	7
	3:30 PM	0	7	5	1	0	0	14	16	4	30	18	0	7
	4:00 PM	0	8	6	1	0	0	13	15	4	35	19	0	6
	4:30 PM	1	8	6	1	0	0	13	14	7	34	19	0	8
	5:00 PM	1	6	6	2	0	0	13	12	7	35	16	0	5
	5:30 PM	1	6	6	2	0	0	10	10	7	32	16	1	2
	6:00 PM	3	9	6	4	0	0	8	10	6	29	16	1	3
	6:30 PM	3	10	5	3	0	1	7	9	6	28	14	2	2
	7:00 PM	3	10	5	3	0	1	6	10	3	24	16	2	2
	7:30 PM	3	12	5	2	0	1	5	9	3	26	14	2	1
	8:00 PM	4	12	5	2	0	1	6	8	3	23	14	2	2
8:30 PM	5	12	6	3	0	2	7	9	2	24	15	4	3	
9:00 PM	5	12	6	3	0	2	5	10	3	23	16	4	4	
9:30 PM	4	12	6	3	0	2	4	10	4	20	14	3	4	
10:00 PM	4	13	6	3	0	2	3	11	4	19	14	2	3	
10:30 PM	4	15	6	2	0	2	3	12	4	16	13	2	3	
11:00 PM	4	15	6	2	0	2	3	12	4	16	13	2	3	
11:30 PM	4	15	6	3	0	2	1	13	4	16	8	1	3	

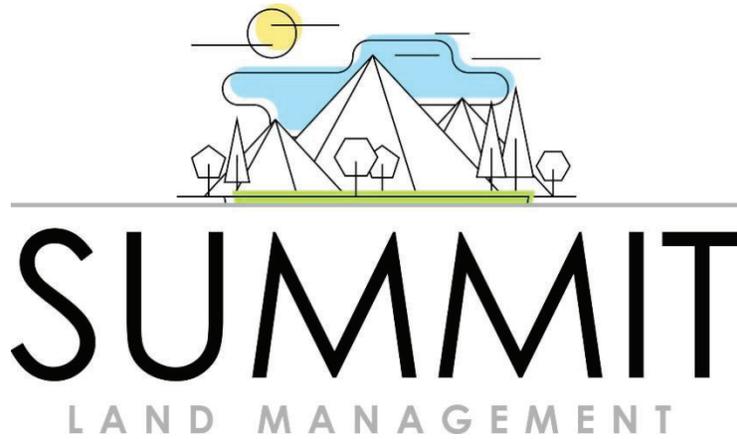
		PARKED VEHICLES												
PARCEL	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
SPACES	4	15	6-4	3	6	2	1	14	4	13-1	6	13	4-5	
SATURDAY 02/26/2022	12:00 AM	4	15	6	3	0	2	1	13	4	16	6	1	3
	12:30 AM	4	15	6	3	0	2	1	14	4	14	6	1	3
	1:00 AM	4	15	6	3	0	2	1	14	4	13	6	1	3
	1:30 AM	5	15	6	3	0	2	1	14	4	13	6	0	4
	2:00 AM	4	15	6	3	0	2	1	14	4	13	6	0	4
	2:30 AM	4	15	6	3	0	2	1	14	4	13	6	0	4
	3:00 AM	4	15	6	3	0	2	1	14	4	13	6	0	4
	3:30 AM	4	14	6	3	0	2	1	14	4	13	6	0	3
	4:00 AM	4	14	6	3	0	2	1	14	4	13	6	0	3
	4:30 AM	4	14	6	3	0	2	1	14	4	13	5	0	2
	5:00 AM	4	14	6	3	0	2	1	14	5	16	6	0	3
	5:30 AM	4	14	6	3	0	2	1	14	5	18	7	0	4
	6:00 AM	4	14	6	3	0	2	1	14	5	22	10	1	4
	6:30 AM	4	13	6	3	0	2	1	14	5	29	10	2	3
	7:00 AM	5	13	6	3	0	2	1	13	5	30	10	2	2
	7:30 AM	5	12	6	2	0	2	1	12	5	29	10	4	1
	8:00 AM	5	12	6	2	0	2	0	11	6	36	11	9	2
	8:30 AM	5	12	6	2	0	2	3	10	6	36	11	10	2
9:00 AM	4	11	5	1	0	2	3	12	6	36	13	11	4	
9:30 AM	5	11	7	2	0	2	3	12	7	36	14	11	4	
10:00 AM	5	9	7	2	0	2	4	10	7	34	14	11	3	
10:30 AM	3	8	7	3	0	2	4	12	6	35	14	13	2	
11:00 AM	2	5	7	2	0	2	3	8	6	33	15	13	2	
11:30 AM	0	4	4	2	0	2	3	7	6	33	15	13	2	
12:00 PM	1	5	5	3	0	2	2	8	5	33	15	13	6	

		PARKED VEHICLES												
PARCEL	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
SPACES	13	18	7	4	6	4	23	30	7	36	18	13	13	
FRIDAY 02/25/2022	NOON	15%	39%	71%	0%	0%	0%	57%	40%	86%	89%	100%	0%	38%
	12:30 PM	15%	33%	71%	0%	0%	0%	61%	37%	86%	97%	106%	0%	46%
	1:00 PM	8%	28%	57%	0%	0%	0%	57%	33%	100%	94%	100%	0%	46%
	1:30 PM	0%	33%	57%	0%	0%	0%	70%	37%	86%	94%	94%	0%	46%
	2:00 PM	0%	22%	57%	75%	0%	0%	70%	47%	100%	100%	100%	0%	54%
	2:30 PM	0%	28%	57%	50%	0%	0%	70%	50%	71%	97%	100%	0%	54%
	3:00 PM	0%	33%	71%	25%	0%	0%	74%	47%	57%	100%	94%	0%	54%
	3:30 PM	0%	39%	71%	25%	0%	0%	61%	53%	57%	83%	100%	0%	54%
	4:00 PM	0%	44%	86%	25%	0%	0%	57%	50%	57%	97%	106%	0%	46%
	4:30 PM	8%	44%	86%	25%	0%	0%	57%	47%	100%	94%	106%	0%	62%
	5:00 PM	8%	33%	86%	50%	0%	0%	57%	40%	100%	97%	89%	0%	38%
	5:30 PM	8%	33%	86%	50%	0%	0%	43%	33%	100%	89%	89%	8%	15%
	6:00 PM	23%	50%	86%	100%	0%	0%	35%	33%	86%	81%	89%	8%	23%
	6:30 PM	23%	56%	71%	75%	0%	25%	30%	30%	86%	78%	78%	15%	15%
	7:00 PM	23%	56%	71%	75%	0%	25%	26%	33%	43%	67%	89%	15%	15%
	7:30 PM	23%	67%	71%	50%	0%	25%	22%	30%	43%	72%	78%	15%	8%
	8:00 PM	31%	67%	71%	50%	0%	25%	26%	27%	43%	64%	78%	15%	15%
	8:30 PM	38%	67%	86%	75%	0%	50%	30%	30%	29%	67%	83%	31%	23%
9:00 PM	38%	67%	86%	75%	0%	50%	22%	33%	43%	64%	89%	31%	31%	
9:30 PM	31%	67%	86%	75%	0%	50%	17%	33%	57%	56%	78%	23%	31%	
10:00 PM	31%	72%	86%	75%	0%	50%	13%	37%	57%	53%	78%	15%	23%	
10:30 PM	31%	83%	86%	50%	0%	50%	13%	40%	57%	44%	72%	15%	23%	
11:00 PM	31%	83%	86%	50%	0%	50%	13%	40%	57%	44%	72%	15%	23%	
11:30 PM	31%	83%	86%	75%	0%	50%	4%	43%	57%	44%	44%	8%	23%	

		PARKED VEHICLES												
PARCEL	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
SPACES	4	15	6 – 4	3	6	2	1	14	4	13 – 1	6	13	4 – 5	
SATURDAY 02/26/2022	12:00 AM	31%	83%	86%	75%	0%	50%	4%	43%	57%	44%	33%	8%	23%
	12:30 AM	31%	83%	86%	75%	0%	50%	4%	47%	57%	39%	33%	8%	23%
	1:00 AM	31%	83%	86%	75%	0%	50%	4%	47%	57%	36%	33%	8%	23%
	1:30 AM	38%	83%	86%	75%	0%	50%	4%	47%	57%	36%	33%	0%	31%
	2:00 AM	31%	83%	86%	75%	0%	50%	4%	47%	57%	36%	33%	0%	31%
	2:30 AM	31%	83%	86%	75%	0%	50%	4%	47%	57%	36%	33%	0%	31%
	3:00 AM	31%	83%	86%	75%	0%	50%	4%	47%	57%	36%	33%	0%	31%
	3:30 AM	31%	78%	86%	75%	0%	50%	4%	47%	57%	36%	33%	0%	23%
	4:00 AM	31%	78%	86%	75%	0%	50%	4%	47%	57%	36%	33%	0%	23%
	4:30 AM	31%	78%	86%	75%	0%	50%	4%	47%	57%	36%	28%	0%	15%
	5:00 AM	31%	78%	86%	75%	0%	50%	4%	47%	71%	44%	33%	0%	23%
	5:30 AM	31%	78%	86%	75%	0%	50%	4%	47%	71%	50%	39%	0%	31%
	6:00 AM	31%	78%	86%	75%	0%	50%	4%	47%	71%	61%	56%	8%	31%
	6:30 AM	31%	72%	86%	75%	0%	50%	4%	47%	71%	81%	56%	15%	23%
	7:00 AM	38%	72%	86%	75%	0%	50%	4%	43%	71%	83%	56%	15%	15%
	7:30 AM	38%	67%	86%	50%	0%	50%	4%	40%	71%	81%	56%	31%	8%
	8:00 AM	38%	67%	86%	50%	0%	50%	0%	37%	86%	100%	61%	69%	15%
	8:30 AM	38%	67%	86%	50%	0%	50%	13%	33%	86%	100%	61%	77%	15%
	9:00 AM	31%	61%	71%	25%	0%	50%	13%	40%	86%	100%	72%	85%	31%
	9:30 AM	38%	61%	100%	50%	0%	50%	13%	40%	100%	100%	78%	85%	31%
10:00 AM	38%	50%	100%	50%	0%	50%	17%	33%	100%	94%	78%	85%	23%	
10:30 AM	23%	44%	100%	75%	0%	50%	17%	40%	86%	97%	78%	100%	15%	
11:00 AM	15%	28%	100%	50%	0%	50%	13%	27%	86%	92%	83%	100%	15%	
11:30 AM	0%	22%	57%	50%	0%	50%	13%	23%	86%	92%	83%	100%	15%	
12:00 PM	8%	28%	71%	75%	0%	50%	9%	27%	71%	92%	83%	100%	46%	

Appendix C

Existing Scottsdale Plaza Resort Parking Occupancy Count Conference Room Use



SPR - Daily Events
Friday, February 25, 2022

Booking: Booking Post As	Start	End	Booking Event: Name	Function Room	GTD	BEO #	CSM
AAS Annual Scientific & Technology Meeting	12:00 AM	11:59 PM	HOLD	Terraza	-	0	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	12:01 AM	11:59 PM	REGISTRATION	Convention Desk	4	139,340	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	8:00 AM	12:00 PM	CONTINUOUS BEVERAGE BREAK	Convention Foyer	300	139,341	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	8:00 AM	12:45 PM	GENERAL SESSION	Gr. Ballroom DEF	300	139,342	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	8:30 AM	5:00 PM	POSTER BOARDS	Terraza	300	139,343	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	12:30 PM	1:20 PM	BOX LUNCH	Cypress Court	300	139,344	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	5:30 PM	6:30 PM	STUDENT RECEPTION	Garden Court Terrace	35	139,345	Suvanna Nocera
Farm Bureau POP Meeting	12:01 AM	2:00 PM	OFFICE	La Vinca	-	139,050	Tim Casey
Farm Bureau POP Meeting	7:30 AM	8:30 AM	BREAKFAST-BUFFET	JD's Restaurant & Terrace	-	139,049	Tim Casey
Farm Bureau POP Meeting	8:30 AM	11:30 AM	BREAKOUT	Las Palmas	-	139,052	Tim Casey
Farm Bureau POP Meeting	8:30 AM	12:00 PM	GENERAL SESSION	La Valencia	-	139,051	Tim Casey
Farm Bureau POP Meeting	9:00 AM	12:00 PM	BEVERAGE BREAK - CONTINUOUS	La Valencia Foyer	-	139,191	Tim Casey
Farm Bureau POP Meeting	10:20 AM	10:40 AM	BREAK	La Valencia Foyer	-	139,053	Tim Casey
Farm Bureau POP Meeting	12:00 PM	1:00 PM	LUNCH - BOX	La Valencia	8	139,479	Tim Casey
Farm Bureau POP Meeting	12:00 PM	1:00 PM	LUNCH -BOX	La Valencia Foyer	-	139,107	Tim Casey
Otto and DeBettignies Wedding and Space A	5:00 PM	6:00 PM	REHEARSAL	The Plaza Lawn	25	139,295	Suvanna Nocera
Susaeta and Payne Rehearsal Dinner and Space A	6:00 PM	8:00 PM	BUFFET DINNER	Camelback Vista West	72	139,308	Suvanna Nocera
Susaeta and Payne Rehearsal Dinner and Space A	6:00 PM	8:00 PM	HOSTED BAR	Camelback Vista West	69	139,309	Suvanna Nocera
DNP - Out of Service	12:01 AM	11:59 PM	OUT OF SERVICE	Cactus B	-	0	Sandy Ellison
DNP - Out of Service	12:01 AM	11:59 PM	24 HOUR HOLD	Arizona Room	-	0	-

Booking: Booking Post As	Start	End	Function Room	Event Classification	GTD	Set	BEO #	CSM
Start Date: Saturday, 2/26/2022 (18 records)								
AAS Annual Scientific & Technology Meeting	8:00 AM	9:00 AM	Gr. Ballroom DEF	Meeting	300	300	139,347	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	8:00 AM	12:00 PM	Convention Foyer	BEVERAGE BREAK - CONTINUOUS	300	300	139,348	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	8:30 AM	5:00 PM	Terraza	Exhibits	300	300	139,349	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	9:15 AM	12:15 PM	La Valencia	Breakout	150	150	139,350	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	9:15 AM	12:15 PM	Las Palmas	Breakout	150	150	139,351	Suvanna Nocera
Otto and DeBettignies Wedding and Space A	11:00 AM	6:00 PM	Gr. Ballroom ABC	Set Up	-	-	0	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	12:30 PM	1:20 PM	Cypress Court	LUNCH - BOX	300	300	139,352	Suvanna Nocera
Otto and DeBettignies Wedding and Space A	4:00 PM	4:30 PM	The Plaza Lawn	Ceremony	87	87	139,296	Suvanna Nocera
Otto and DeBettignies Wedding and Space A	4:30 PM	6:00 PM	Convention Foyer	Reception	87	87	139,298	Suvanna Nocera
Otto and DeBettignies Wedding and Space A	4:30 PM	6:00 PM	Convention Foyer	HOSTED BAR	87	87	139,297	Suvanna Nocera
Otto and DeBettignies Wedding and Space A	6:00 PM	10:00 PM	Gr. Ballroom ABC	Dinner	99	99	139,300	Suvanna Nocera
Otto and DeBettignies Wedding and Space A	6:00 PM	8:30 PM	Gr. Ballroom ABC	HOSTED BAR	87	87	139,299	Suvanna Nocera
Otto and DeBettignies Wedding and Space A	8:30 PM	9:30 PM	Gr. Ballroom ABC	Reception	50	50	139,301	Suvanna Nocera
Otto and DeBettignies Wedding and Space A	8:30 PM	11:00 PM	Gr. Ballroom ABC	HOSTED BAR	87	87	139,302	Suvanna Nocera
AAS Annual Scientific & Technology Meeting	12:00 AM	3:00 PM	Terraza	TEAR DOWN	-	-	0	Suvanna Nocera
DNP - Out of Service	12:01 AM	11:59 PM	Cactus B	24 Hour Hold	-	-	0	Sandy Ellison
AAS Annual Scientific & Technology Meeting	12:01 AM	4:30 PM	Convention Desk	Registration	4	4	139,346	Suvanna Nocera
DNP Out of Service	12:01 AM	11:59 PM	Arizona Room	24 Hour Hold	-	-	0	-

Appendix D

Shared Parking Demand Models Results

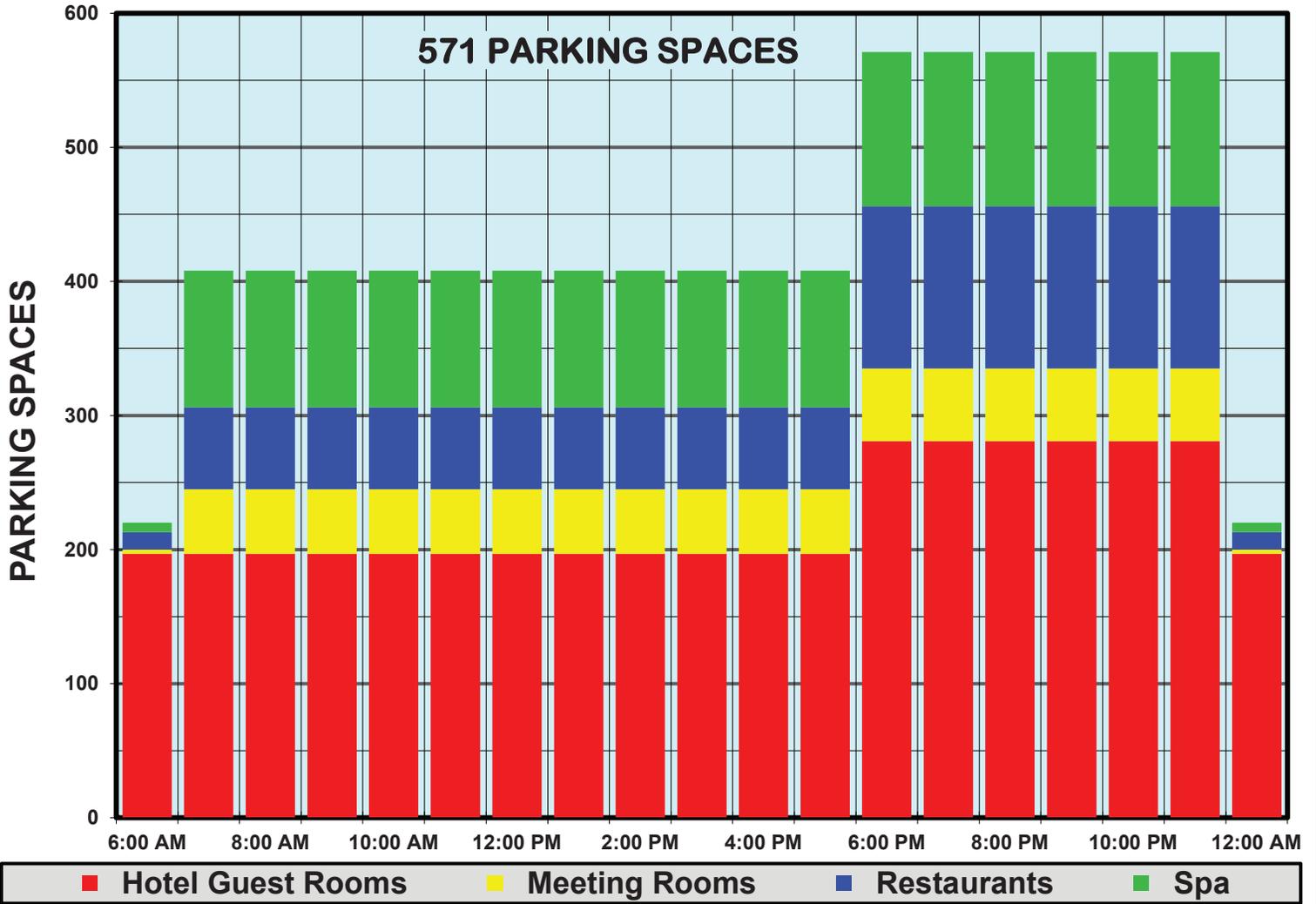


Appendix D.1

Shared Parking Demand – City of Waltham Model



SCOTTSDALE PLAZA RESORT: PARADISE VALLEY, ARIZONA
MAXIMUM SHARED PARKING ANALYSIS: CITY OF WALTHAM MODEL

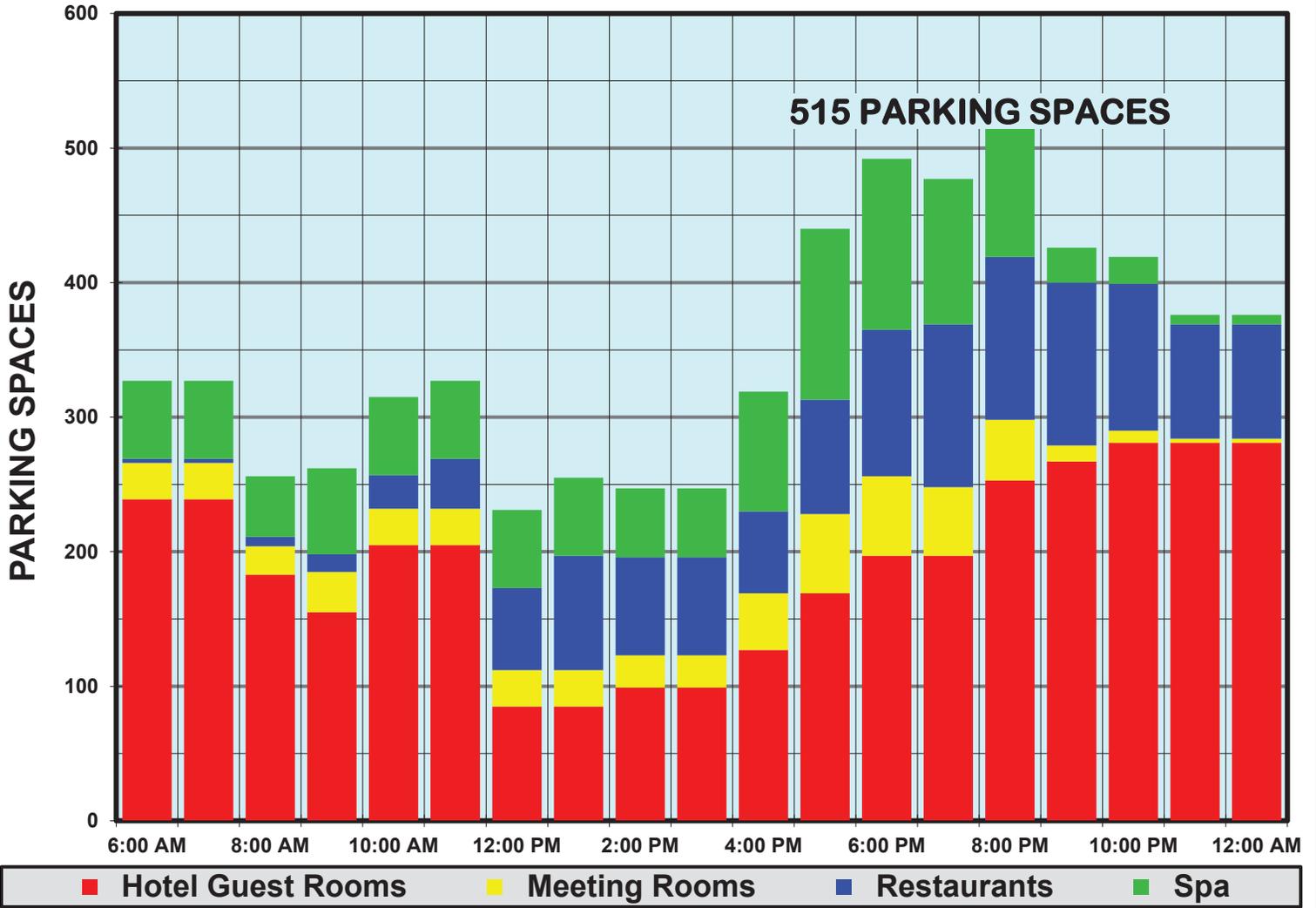


Appendix D.2

Shared Parking Demand – City of Tempe Model



SCOTTSDALE PLAZA RESORT: PARADISE VALLEY, ARIZONA
SHARED PARKING DEMAND - CITY OF TEMPE MODEL



Appendix E

Two Vicinity Resorts Parking Data



Appendix E.1

Ritz-Carlton Property Parking Analysis



RITZ CARLTON PROPERTY PARKING ANALYSIS

Northeast Corner of Section 10
Township 2 North, Range 4 East



Expires 3/31/2016

Prepared for:

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

By:

CivTech, Inc.
8590 East Shea Boulevard
Suite 130
Scottsdale, Arizona 85350
(480) 659-4250

October 2015
CivTech Project # 15-360

APPENDIX B SITE PLANS

MASTER PLAN

Area	Description
A A1	Ritz-Carlton Hotel and Villas
B	Single Family Resort Branded Residential
C	Single Family Ritz-Carlton Branded Residential
D	Resort Related Attached Residences
E	Palmeria Resort Related Mixed Use



CIVTECH, INC
 Traffic Engineering
 10605 N Hayden Road | Ste 140
 Scottsdale, AZ 85260-5595
 480.659.4250
 contact: Dawn Carter

CVL CONSULTANTS
 Civil, Landscape, Planning, & Survey
 4350 N 12th St
 Phoenix, AZ 85014
 602.264.6831
 contact: Ryan Weed

MASON ARCHITECTS
 Architecture & Master Planning
 2995 Woodside Rd | Ste 400
 Woodside, CA 94062
 650.851.8810
 contact: Peter Mason

NELSEN PARTNERS
 Mixed-Use Architecture
 15210 N Scottsdale Rd | Ste 300
 Scottsdale, AZ 85254
 480.949.6800
 contact: George A. Melara

WITHEY MORRIS, PLC
 Land Use & Zoning Attorney
 2325 E Arizona Billmore Cir | Ste A-212
 Phoenix, Arizona 85016
 602.230.0600
 contact: Jason Morris



The Ritz-Carlton Resort
 Paradise Valley Special Use Permit Application
 July 30, 2015



MASTER PLAN
 Land Use Plan
 IV-1.a

APPENDIX C NON SHARED PARKING CALCULATIONS

**ATTACHMENT C-1
AVERAGE USE NON-SHARED PARKING
INCLUDING INTERNAL CAPTURE**

10/08/15

Ritz Carlton Parking Analysis

SUP Guideline	SUP Guideline Parking Requirement	Use	Qty.	Unit	Equivalent Sq Ft	Gross Parking Required	Guest	Non-Guest	Net Parking Required
Resort									
i.	1.2 space/guest unit	Resort Casitas	200	keys	156,780	240	0%	100%	240
ii.	2 space/dwelling unit	Resort Villas	120	units	0	240	0%	100%	240
iii(a).	1 space/2 seats (dining area) in restaurants (interior)	Café	80	seats	9,040	40	75%	25%	10
iii(a).	1 space/2 seats (dining area) in restaurants (interior)	Lounge, Deli & Pool Bar	140	seats		70	75%	25%	18
iii(b).	1 space/2 seats (dining area) in restaurants (exterior)	Café	40	seats		20	75%	25%	5
iii(b).	1 space/2 seats (dining area) in restaurants (exterior)	Lounge, Deli & Pool Bar	60	seats		30	75%	25%	8
iv.	1 space/50sf meeting rooms, auditoriums or group assembly (interior)	Ballroom, Boardroom, Mtg. Room	18200	sf	20,270	364	75%	25%	91
*iv.	1 space/50sf meeting rooms, auditoriums or group assembly (exterior)	Function Lawn	10000	sf	10,000	200	75%	25%	50
iv.	1 space/2 people, auditoriums or group assembly (exterior)	Wedding Gazebo ⁽³⁾	0	people	0	0	75%	25%	0
⁽¹⁾ v.	1 space/300sf net sales areas in retail establishments	Retail - Public	23,363	sf	33,375	78	90%	10%	8
⁽²⁾ vi(a).	1 space/300sf net occupied space in office & service establishments	Office/Service - Spa	7500	sf	10,000	25	90%	10%	3
vi(b).	1 space/300sf net occupied space in office & service establishments	Office/Service - Fitness Center	1750	sf	2,500	6	100%	0%	0
vi(c).	1 space/300sf net occupied space in office & service establishments	Office/Service - Ritz Kids	0	sf	0	0	100%	0%	0
vi(d).	1 space/300sf net occupied space in office & service establishments	Offices, Function Support & Front Office	11475	sf	23,150	39	0%	100%	39
	Other areas not listed in guidelines (circulation, storage, etc.)	Other	44950	sf	44,950	0			0
					SUBTOTAL	310,065	1352		712

GROSS TOTAL	310,065	1352	NET TOTAL	712
			NON RESIDENTIAL TOTAL	472

Total Guest Room and Employee Parking (Hotel)	279
Total Restaurant Parking	41
Total Conference/Convention	141
Total Spa	3
Total Retail	8
Total Residential Parking	240
	712

- (1) The square footage shown is 75 percent of the gross floor area to assume the usable floor space.
- (2) The square footage shown is 70 percent of the gross floor area to assume the usable floor space.
- (3) Wedding Gazebo users will be the same as those within other function space therefore their parking requirement was omitted to avoid double counting.

Average Non Shared Parking

**ATTACHMENT C-2
PEAK USE NON-SHARED PARKING
INCLUDING INTERNAL CAPTURE**

10/08/15

Ritz Carlton Parking Analysis

SUP Guideline	SUP Guideline Parking Requirement	Use	Qty.	Unit	Equivalent Sq Ft	Gross Parking Required	Guest	Non-Guest	Net Parking Required
Resort									
i.	1.2 space/guest unit	Resort Casitas	200	keys	156,780	240	0%	100%	240
ii.	2 space/dwelling unit	Resort Villas	120	units	0	240	0%	100%	240
iii(a).	1 space/2 seats (dining area) in restaurants (interior)	Café	80	seats	9,040	40	75%	25%	10
iii(a).	1 space/2 seats (dining area) in restaurants (interior)	Lounge, Deli & Pool Bar	140	seats		70	75%	25%	18
iii(b).	1 space/2 seats (dining area) in restaurants (exterior)	Café	40	seats		20	75%	25%	5
iii(b).	1 space/2 seats (dining area) in restaurants (exterior)	Lounge, Deli & Pool Bar	60	seats		30	75%	25%	8
iv.	1 space/50sf meeting rooms, auditoriums or group assembly (interior)	Ballroom, Boardroom, Mtg. Room	18,200	sf	20,270	364	50%	50%	182
*iv.	1 space/50sf meeting rooms, auditoriums or group assembly (exterior)	Function Lawn	10,000	sf	10,000	200	50%	50%	100
iv.	1 space/2 people, auditoriums or group assembly (exterior)	Wedding Gazebo ⁽³⁾	0	people	0	0	50%	50%	0
⁽¹⁾ v.	1 space/300sf net sales areas in retail establishments	Retail - Public	23,363	sf	33,375	78	80%	20%	16
⁽²⁾ vi(a).	1 space/300sf net occupied space in office & service establishments	Office/Service - Spa	7,500	sf	10,000	25	90%	10%	3
vi(b).	1 space/300sf net occupied space in office & service establishments	Office/Service - Fitness Center	1,750	sf	2,500	6	100%	0%	0
vi(c).	1 space/300sf net occupied space in office & service establishments	Office/Service - Ritz Kids	0	sf	0	0	100%	0%	0
vi(d).	1 space/300sf net occupied space in office & service establishments	Offices, Function Support & Front Office	11,475	sf	23,150	39	0%	100%	39
	Other areas not listed in guidelines (circulation, storage, etc.)	Other	44,950	sf	44,950	0			0
					SUBTOTAL	310,065	1352		861

GROSS TOTAL	310,065	1352	NET TOTAL	861
			NON RESIDENTIAL TOTAL	621

Total Guest Room and Employee Parking (Hotel)	279
Total Restaurant Parking	41
Total Conference/Convention	282
Total Spa	3
Total Retail	16
Total Residential Parking	240
	861

- (1) The square footage shown is 70 percent of the gross floor area to assume the usable floor space.
- (2) The square footage shown is 75 percent of the gross floor area to assume the usable floor space.
- (3) Wedding Gazebo users will be the same as those within other function space therefore their parking requirement was omitted to avoid double counting.

Peak Non Shared Parking

APPENDIX D SHARED PARKING CALCULATIONS

WEEKEND SHARED PARKING ANALYSIS WITH INTERNAL CAPTURE

ATTACHMENT D-1
AVERAGE USE SHARED PARKING CALCULATIONS
WEEKEND

Land Use	Ritz Carlton														SHARED PARKING DEMAND
	Resort Guest Rooms		Resort Employees		Restaurant		Conference		Spa		Retail		Residential		
Gross Size	200 Rooms		25,650 SF		320 Seats		28,200 SF		7,500 SF		33,375 SF		120 Units		
Percent Adjustment	None		52%		70%		None		None		70%		None		
Net Size	200 Rooms		13,225 SF		320 Seats		28,200 SF		7,500 SF		23,363 SF		120 Units		
Parking Rate	1.2 /Room		1 /300 SF		1 /2 Seats		1 /50 SF		1 /300 SF		1 /300 SF		2 /Unit		
Req-d Spaces	240		39		41		141		3		8		240		
Adjustments	None		w/ 48% for non-usable space		w/ 25% Non guest		w/ 25% Non-guest (ballroom) & 25% Non-guest (Lawn)		w/ 10% Non-guest		w/ 30% BOH and 10% Non-guest		None		
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES
6:00 AM	95%	228	5%	2	20%	9	0%	0	5%	1	0%	0	0%	0	240
7:00 AM	95%	228	30%	12	20%	9	0%	0	10%	1	3%	1	0%	0	251
8:00 AM	90%	216	90%	36	20%	9	50%	71	40%	2	10%	1	0%	0	335
9:00 AM	80%	192	90%	36	20%	9	100%	141	55%	2	30%	3	0%	0	383
10:00 AM	70%	168	100%	39	20%	9	100%	141	75%	3	45%	4	0%	0	364
11:00 AM	70%	168	100%	39	30%	13	100%	141	90%	3	70%	6	0%	0	370
12:00 PM	65%	156	100%	39	30%	13	100%	141	100%	3	85%	7	0%	0	359
1:00 PM	65%	156	100%	39	45%	19	100%	141	100%	3	95%	8	0%	0	366
2:00 PM	70%	168	100%	39	45%	19	100%	141	100%	3	100%	8	0%	0	378
3:00 PM	70%	168	100%	39	45%	19	100%	141	100%	3	100%	8	0%	0	378
4:00 PM	75%	180	90%	36	45%	19	100%	141	85%	3	90%	8	0%	0	387
5:00 PM	80%	192	75%	30	60%	25	80%	113	65%	2	75%	6	0%	0	368
6:00 PM	85%	204	60%	24	90%	37	80%	113	35%	2	65%	6	0%	0	386
7:00 PM	85%	204	55%	22	95%	39	80%	113	15%	1	10%	1	0%	0	380
8:00 PM	90%	216	55%	22	100%	41	80%	113	10%	1	10%	1	0%	0	394
9:00 PM	95%	228	55%	22	100%	41	80%	113	5%	1	10%	1	0%	0	406
10:00 PM	95%	228	45%	18	40%	17	25%	36	0%	0	0%	0	0%	0	299
11:00 PM	100%	240	45%	18	20%	9	0%	0	0%	0	0%	0	0%	0	267
MIDNIGHT	100%	240	30%	12	0%	0	0%	0	0%	0	0%	0	0%	0	252
Number of Parking Spaces With Shared Parking for Ritz Carlton															406
Number of Non-Shared Parking Spaces Required by City Code for Ritz Carlton															472

WEEKEND SHARED PARKING ANALYSIS WITH INTERNAL CAPTURE

ATTACHMENT D-2
AVERAGE USE SHARED PARKING CALCULATIONS
WEEKDAY

Land Use	Ritz Carlton														SHARED PARKING DEMAND
	Resort Guest Rooms		Resort Employees		Restaurant		Conference		Spa		Retail		Residential		
Gross Size	200 Rooms		25,650 SF		320 Seats		28,200 SF		7,500 SF		33,375 SF		120 Units		
Percent Adjustment	None		52%		None		None		None		None		None		
Net Size	200 Rooms		13,225 SF		320 Seats		320 SF		7,500 SF		23,363 SF		120 Units		
Parking Rate	1.2 /Room		1 /300 SF		1 /2 Seats		1 /50 SF		1 /300 SF		1 /300 SF		2 /Unit		
Req-d Spaces	240		39		41		141		3		8		240		
Adjustments	None		w/ 48% for non-usable space		W / 25% Non guest		w/ 25% Non-guest (ballroom) & 25% Non-guest (Lawn)		w/ 10% Non-guest		w/ 30% BOH and 10% Non-guest		None		
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES
6:00 AM	95%	228	5%	2	20%	9	0%	0	5%	1	0%	0	0%	0	240
7:00 AM	95%	228	30%	12	20%	9	0%	0	10%	1	3%	1	0%	0	251
8:00 AM	90%	216	90%	36	20%	9	50%	71	40%	2	10%	1	0%	0	335
9:00 AM	80%	192	90%	36	20%	9	100%	141	55%	2	30%	3	0%	0	383
10:00 AM	70%	168	100%	39	20%	9	100%	141	75%	3	45%	4	0%	0	364
11:00 AM	70%	168	100%	39	30%	13	100%	141	90%	3	73%	6	0%	0	370
12:00 PM	65%	156	100%	39	30%	13	100%	141	100%	3	85%	7	0%	0	359
1:00 PM	65%	156	100%	39	45%	19	100%	141	100%	3	95%	8	0%	0	366
2:00 PM	70%	168	100%	39	45%	19	100%	141	100%	3	100%	8	0%	0	378
3:00 PM	70%	168	100%	39	45%	19	100%	141	100%	3	100%	8	0%	0	378
4:00 PM	75%	180	90%	36	45%	19	100%	141	85%	3	90%	8	0%	0	387
5:00 PM	80%	192	70%	28	60%	25	75%	106	65%	2	75%	6	0%	0	359
6:00 PM	85%	204	40%	16	90%	37	75%	106	35%	2	65%	6	0%	0	371
7:00 PM	85%	204	20%	8	95%	39	50%	71	15%	1	10%	1	0%	0	324
8:00 PM	90%	216	20%	8	100%	41	25%	36	10%	1	10%	1	0%	0	303
9:00 PM	95%	228	20%	8	100%	41	25%	36	5%	1	10%	1	0%	0	315
10:00 PM	95%	228	20%	8	40%	17	25%	36	0%	0	0%	0	0%	0	289
11:00 PM	100%	240	10%	4	20%	9	0%	0	0%	0	0%	0	0%	0	253
MIDNIGHT	100%	240	5%	2	0%	0	0%	0	0%	0	0%	0	0%	0	242
Number of Parking Spaces With Shared Parking for Ritz Carlton															387
Number of Non-Shared Parking Spaces Required by City Code for Ritz Carlton															472

WEEKEND SHARED PARKING ANALYSIS WITH INTERNAL CAPTURE

ATTACHMENT D-3
PEAK USE SHARED PARKING CALCULATIONS
WEEKEND

Land Use	Ritz Carlton														SHARED PARKING DEMAND
	Resort Guest Rooms		Resort Employees		Restaurant		Conference		Spa		Retail		Residential		
Gross Size	200 Rooms		25,650 SF		320 Seats		28,200 SF		7,500 SF		33,375 SF		120 Units		
Percent Adjustment	None		52%		70%		None		None		70%		None		
Net Size	200 Rooms		13,225 SF		320 Seats		28,200 SF		7,500 SF		23,363 SF		120 Units		
Parking Rate	1.2 /Room		1 /300 SF		1 /2 Seats		1 /50 SF		1 /300 SF		1 /300 SF		2 /Unit		
Req-d Spaces	240		39		41		282		3		16		240		
Adjustments	None		w/ 48% for non-usable space		w/ 25% Non guest		w/ 50% Non-guest (ballroom) & 50% Non-guest (Lawn)		w/ 10% Non-guest		w/ 30% BOH and 20% Non-guest		None		
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES
6:00 AM	95%	228	5%	2	20%	9	0%	0	5%	1	0%	0	0%	0	240
7:00 AM	95%	228	30%	12	20%	9	0%	0	10%	1	3%	1	0%	0	251
8:00 AM	90%	216	90%	36	20%	9	50%	141	40%	2	10%	2	0%	0	406
9:00 AM	80%	192	90%	36	20%	9	100%	282	55%	2	30%	5	0%	0	526
10:00 AM	70%	168	100%	39	20%	9	100%	282	75%	3	45%	8	0%	0	509
11:00 AM	70%	168	100%	39	30%	13	100%	282	90%	3	70%	12	0%	0	517
12:00 PM	65%	156	100%	39	30%	13	100%	282	100%	3	85%	14	0%	0	507
1:00 PM	65%	156	100%	39	45%	19	100%	282	100%	3	95%	16	0%	0	515
2:00 PM	70%	168	100%	39	45%	19	100%	282	100%	3	100%	16	0%	0	527
3:00 PM	70%	168	100%	39	45%	19	100%	282	100%	3	100%	16	0%	0	527
4:00 PM	75%	180	90%	36	45%	19	100%	282	85%	3	90%	15	0%	0	535
5:00 PM	80%	192	75%	30	60%	25	80%	226	65%	2	75%	12	0%	0	487
6:00 PM	85%	204	60%	24	90%	37	80%	226	35%	2	65%	11	0%	0	504
7:00 PM	85%	204	55%	22	95%	39	80%	226	15%	1	10%	2	0%	0	494
8:00 PM	90%	216	55%	22	100%	41	80%	226	10%	1	10%	2	0%	0	508
9:00 PM	95%	228	55%	22	100%	41	80%	226	5%	1	10%	2	0%	0	520
10:00 PM	95%	228	45%	18	40%	17	25%	71	0%	0	0%	0	0%	0	334
11:00 PM	100%	240	45%	18	20%	9	0%	0	0%	0	0%	0	0%	0	267
MIDNIGHT	100%	240	30%	12	0%	0	0%	0	0%	0	0%	0	0%	0	252
Number of Parking Spaces With Shared Parking for Ritz Carlton															535
Number of Non-Shared Parking Spaces Required by City Code for Ritz Carlton															621

WEEKEND SHARED PARKING ANALYSIS WITH INTERNAL CAPTURE

ATTACHMENT D-4
PEAK USE SHARED PARKING CALCULATIONS
WEEKDAY

Land Use	Ritz Carlton														SHARED PARKING DEMAND
	Resort Guest Rooms		Resort Employees		Restaurant		Conference		Spa		Retail		Residential		
Gross Size	200 Rooms		25,650 SF		320 Seats		28,200 SF		7,500 SF		33,375 SF		120 Units		
Percent Adjustment	None		52%		None		None		None		None		None		
Net Size	200 Rooms		13,225 SF		320 Seats		320 SF		7,500 SF		23,363 SF		120 Units		
Parking Rate	1.2 /Room		1 /300 SF		1 /2 Seats		1 /50 SF		1 /300 SF		1 /300 SF		2 /Unit		
Req-d Spaces	240		39		41		282		3		16		240		
Adjustments	None		w/ 48% for non-usable space		W / 25% Non guest		w/ 50% Non-guest (ballroom) & 50% Non-guest (Lawn)		w/ 10% Non-guest		w/ 30% BOH and 20% Non-guest		None		
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES
6:00 AM	95%	228	5%	2	20%	9	0%	0	5%	1	0%	0	0%	0	240
7:00 AM	95%	228	30%	12	20%	9	0%	0	10%	1	3%	1	0%	0	251
8:00 AM	90%	216	90%	36	20%	9	50%	141	40%	2	10%	2	0%	0	406
9:00 AM	80%	192	90%	36	20%	9	100%	282	55%	2	30%	5	0%	0	526
10:00 AM	70%	168	100%	39	20%	9	100%	282	75%	3	45%	8	0%	0	509
11:00 AM	70%	168	100%	39	30%	13	100%	282	90%	3	73%	12	0%	0	517
12:00 PM	65%	156	100%	39	30%	13	100%	282	100%	3	85%	14	0%	0	507
1:00 PM	65%	156	100%	39	45%	19	100%	282	100%	3	95%	16	0%	0	515
2:00 PM	70%	168	100%	39	45%	19	100%	282	100%	3	100%	16	0%	0	527
3:00 PM	70%	168	100%	39	45%	19	100%	282	100%	3	100%	16	0%	0	527
4:00 PM	75%	180	90%	36	45%	19	100%	282	85%	3	90%	15	0%	0	535
5:00 PM	80%	192	70%	28	60%	25	75%	212	65%	2	75%	12	0%	0	471
6:00 PM	85%	204	40%	16	90%	37	75%	212	35%	2	65%	11	0%	0	482
7:00 PM	85%	204	20%	8	95%	39	50%	141	15%	1	10%	2	0%	0	395
8:00 PM	90%	216	20%	8	100%	41	25%	71	10%	1	10%	2	0%	0	339
9:00 PM	95%	228	20%	8	100%	41	25%	71	5%	1	10%	2	0%	0	351
10:00 PM	95%	228	20%	8	40%	17	25%	71	0%	0	0%	0	0%	0	324
11:00 PM	100%	240	10%	4	20%	9	0%	0	0%	0	0%	0	0%	0	253
MIDNIGHT	100%	240	5%	2	0%	0	0%	0	0%	0	0%	0	0%	0	242
Number of Parking Spaces With Shared Parking for Ritz Carlton															535
Number of Non-Shared Parking Spaces Required by City Code for Ritz Carlton															621

Appendix E.2

Montelucia (La Posada) Parking Analysis



La Posada Resort SUP 2004

Parking Requirements by Use

Space ID	Tenant	Land Use	Intensity		Space Requirement	Parking Required	
1A	Convention Hotel	Hotel Rooms	168	Rooms	1 space/room	168	
1B	Convention Hotel	Suites	22	Rooms	1 space/room	22	
1C	Convention Hotel	Reception	4027	S.F.	1 space/200sf	21	
1D	Convention Hotel	Lobby/FS	1200	S.F.	1 space/300sf	4	
1E	Convention Hotel	Function Space	36550	S.F.	1 space/300sf	122	
2A	Restaurant	Dining Room	3100	S.F.	1 space/200sf	16	
2B	Restaurant	Bar	1370	S.F.	1 space/200sf	7	
2C	Restaurant	Private DR - FS	5168	S.F.	1 space/300sf	18	
3A	Spa	Entry & Bldg	33450	S.F.	1 space/200sf	168	
3B	Spa	Suites	24	Rooms	1 space/room	24	
3C	Kids Club & Gameroom	Assembly	800	S.F.	1 space/300sf	3	
4	Gallery	Retail	7078	S.F.	1 space/200sf	36	
5	Resort Villa	Residential	34	Units	2 space/unit	68	
6	Retail Building	Retail	6045	S.F.	1 space/200sf	31	
						Restaurant Spaces	23
						Retail/Other Spaces	382
						Lodging Spaces	218
						Residential Spaces	68
						Total Unadjusted	691

NOTE:



La Posada Resort SUP 2004

Shared Use Parking Requirements

Lodging, Retail & Restaurant Shared Parking Demand

General Land Use Classification	Weekdays						Weekends					
	12:00 am - 7:00 am		7:00 am - 6:00 pm		6:00 pm - 12:00 am		12:00 am - 7:00 am		7:00 am - 6:00 pm		6:00 pm - 12:00 am	
	% applied	spaces req.	% applied	spaces req.	% applied	spaces req.	% applied	spaces req.	% applied	spaces req.	% applied	spaces req.
Retail	0%	0	100%	382	80%	306	0%	0	100%	382	60%	230
Restaurant	50%	12	70%	17	100%	23	45%	11	70%	17	100%	23
Hotel	100%	218	65%	142	90%	197	100%	218	65%	142	80%	175
Total		230		541		526		229		541		428

Resort Villa Parking Demand

General Land Use Classification	Weekdays						Weekends					
	12:00 am - 7:00 am		7:00 am - 6:00 pm		6:00 pm - 12:00 am		12:00 am - 7:00 am		7:00 am - 6:00 pm		6:00 pm - 12:00 am	
	% applied	spaces req.	% applied	spaces req.	% applied	spaces req.	% applied	spaces req.	% applied	spaces req.	% applied	spaces req.
Residential	100%	68	55%	38	85%	58	100%	68	65%	45	75%	51
Total		68		38		58		68		45		51

