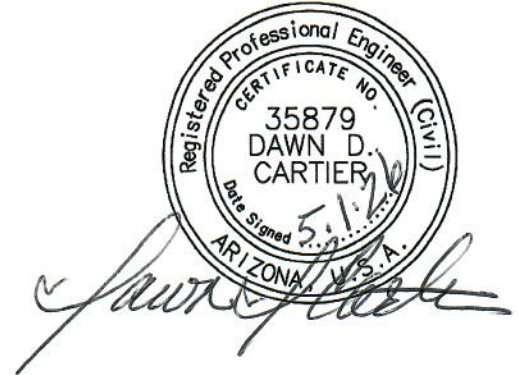




May 1, 2026

Paul E. Michaud, AICP
Planning Manager
Community Development – Planning Division
6401 E Lincoln Drive
Paradise Valley, Arizona, 85253



RE: PARKING STATEMENT FOR DOUBLETREE RESORT HOTEL PROJECT AT THE SEC OF JACKRABBIT ROAD & SCOTTSDALE ROAD – PARADISE VALLEY, ARIZONA

Dear Mr. Michaud,

This document provides a parking statement for the existing DoubleTree Resort Hotel located on the southeast corner of Jackrabbit Road and Scottsdale Road in the Town of Paradise Valley, Arizona. The Resort Hotel is planned to consist of 380 hotel rooms, 29,979 SF of meeting/banquet space, two tennis/sports lawns, two pool decks consisting of approximately 8,813 SF combined, a 200 SF pool bar, a 4,848 SF hotel restaurant with 5,796 SF of outdoor seating, and 3,271 SF of hotel coffee/bar space. The DoubleTree Resort is an existing resort in the Town of Paradise Valley. The purpose of this study is to document the effects of planned changes in amenities at the resort where the changes are anticipated to support more group usage. At the DoubleTree Resort, a total of 604 parking spaces are currently provided: 559 on-site and 45 spaces provided via perpetual parking agreement with the office property to the south located at 5225 N. Scottsdale Road. With the construction of proposed uses at the Resort, it is expected that 17 parking spaces will be reutilized, resulting in a total of 587 parking spaces: 542 on-site and 45 spaces from the perpetual parking agreement.

BACKGROUND AND PURPOSE

The Project is submitting for a Special Use Permit (SUP) within the Town of Paradise Valley. This SUP anticipates the preparation of a parking study prepared and sealed by a licensed engineer that will consider, among other things, internal capture and time-of-day usage. The information herein provides the parking requirements for the DoubleTree Resort Hotel during its peak operations on a typical weekday and weekend. Peak operations are defined as the number of parking spaces required during the peak season when all the resort uses are at full occupancy. CivTech has completed this parking study to determine the number of spaces required compared to the number of spaces provided at the resort. In addition, an analysis has been completed to determine the maximum number of seats that the Resort could provide for the banquet/meeting space based upon the parking provided. The results of this analysis are documented herein.

The parking ratio requirements for a resort are summarized in **Table 1** per the *Town of Paradise Valley Special Use Permit Guidelines: Section 4 Resorts, July 2017*. An excerpt of the Town code is included as **Attachment B**.

Table 1 – Town of Paradise Valley Special Use Permit (SUP) Parking Ratios

SUP	Category	Parking Requirement
i.	Hotel Guest	1.2 spaces per Key
ii.	Homes/Dwelling Unit	2.0 spaces per DU
iii.	Restaurant	1 space per 50 SF of net dining area
iv.	Meeting Rooms/Auditoriums/Group Assembly	1 space per 2 seats of public area (50 SF per seat)
v.	Retail/Sales Establishments	1 space per 300 SF of net sales area
vi.	Office/Service Establishments	1 space per 300 SF of net occupied space

EXISTING AND PROPOSED DEVELOPMENT

The existing development consists of 378 hotel rooms, approximately 82,472 SF of meeting/banquet space, two tennis/sports lawns consisting of approximately 12,980 SF, two pool decks consisting of approximately 12,700 SF combined, a 200 SF pool bar, a 3,455 SF hotel restaurant with 4,426 SF of outdoor seating, and 3,403 SF of hotel coffee/bar space. The proposed development will consist of 380 hotel rooms, 29,979 SF of meeting/banquet space, two tennis/sports lawns, two pool decks consisting of approximately 10,970 SF combined, a 200 SF pool bar, a 4,848 SF hotel restaurant with 5,796 SF of outdoor seating, and 3,271 SF of hotel coffee/bar space. **Table 2** summarizes the land uses for the overall development as used in this Parking Study. There is small increase in the number of hotel keys, the hotel will have a decrease in area of meeting/banquet space, the two tennis/sports lawns will remain as in the existing but are to increase in area by 1,583 SF, the pool areas will decreased by a combined 1,729 SF, the pool bar will remain as in the existing, the hotel restaurant will increase in area by 1,393 SF where the outdoor seating will increase by approximately 1,370 SF, and the new coffee/bar space will decrease from existing by approximately 132 SF. A complete breakdown of the existing, proposed, and difference between the existing and proposed uses and square footages can be found as attached in **Attachment C**.

Table 2 - Land Use Plan

SUP	Land Use	Parking Study Quantities	
i.	Hotel Guest	380	Keys
ii.	Banquet / Meeting Space	850	Seats
iii.	Tennis/Sports Lawn	14,563	SF
v.	South Pool Deck	5,519	SF
v.	North Pool Deck	5,452	SF
iii.	Pool Bar - Azure	2,047	SF
iii.	Hotel Restaurant - Asadero	4,848	SF
iii.	Restaurant Patio	5,796	SF
iii.	Coffee/Lobby Bar	3271	SF

The banquet/meeting space currently utilizes 82,472 square feet, where the capacity is set to 850 seats based upon a Resort stipulation. This existing capacity maximum only applies to local functions on site. This is important to note as this considers as if each hotel room is being utilized and, in addition, there is a local event at the same time on-site where people would be driving themselves and parking on property. This capacity of 850 seats is not to be applied to non-local events as non-local events consist of patrons staying at the Resort, where the banquet/meeting seats are already utilized by the hotel guests. This Parking Statement will analyze the max number of seats for a meeting that the site can provide.

TOWN OF PARADISE VALLEY SUP PARKING CALCULATIONS

The net, unreduced, parking demand for guests based on Town of Paradise Valley SUP Parking Ratios is summarized in **Table 3**. In this table, the previous/existing 850 seat cap for the banquet/meeting space is considered.

Table 3 - Special Use Permit Baseline Unreduced Parking Calculations

Land Use	Quantities	Rate	Demand
Hotel Guest	380 Keys	1.20 per Key	456.0
Banquet / Meeting Space	850 Seats	2 1 per Seat	425.0
Tennis/Sports Lawn	14,563 SF	300 1 per SF	48.54
South Pool Deck	4,183 SF	300 1 per SF	13.94
North Pool Deck	4,630 SF	300 1 per SF	15.43
Pool Bar - Azure	200 SF	50 1 per SF	4.00
Hotel Restaurant - Asadero	4,848 SF	50 1 per SF	96.96
Restaurant Patio	5,796 SF	50 1 per SF	115.92
Coffee/Lobby Bar	3,271 SF	50 1 per SF	65.42
Total	-	-	1,241.2

SIMILAR PROJECTS

CivTech collected parking lot information for the total parking supply provided at similar resort hotels in the Town to provide a comparison to the proposed parking supply. At the DoubleTree Resort, a total of 587 parking spaces are to be provided: 542 on-site and 45 spaces provided via a perpetual parking agreement with the office property to the south located at 5225 N. Scottsdale Road. The existing resort parking is summarized in **Table 4**.

Table 4 - Comparison of Parking Provided at Town Resorts

Resort	Size (Acres)	Guest Units	Other Facilities	Parking Provided	Spaces per Key
Hermosa Inn	6.4	35	Restaurant & Meeting Space	111	3.17
Sanctuary	53	125	Restaurant, Meeting Space, Spa & Tennis Courts	369	2.95
Camelback Inn	117	453	Restaurant, Conference, & Spa	1157	2.55
Ritz Carlton (Proposed)	110	225	Restaurant, Ballroom/Banquet, & Meeting Space	480	2.13
Montelucia	28	293	Retail & Restaurant	610	2.08
Smoke Tree Resort (Proposed)	5.3	95	Event/Meeting Space & Restaurant	187	1.97
Mountain Shadows	(1)8.4	183	Event/Meeting Space, Restaurant, Retail, Spa, Golf	305	1.67
DoubleTree Resort	17.7	380	Restaurant, Ballroom/Banquet, & Meeting Space	587	1.54
Scottsdale Plaza	36.5	404	Restaurant, Ballroom/Banquet, & Meeting Space	403	1.00
Andaz Resort	27.5	145	Restaurant, Meeting Space, & Fitness/Spa	145	1.00
(2)Average for Other Resorts	43.6	218	-	418	(3)2.06

(1) Acreage from Maricopa County Assessor's Office (does not include golf course which adds 34.2 acres)

(2) Average excludes DoubleTree Resort values

(3) Calculated by taking the average number of parking spaces and dividing by the average number of rooms

It is to be noted that resort size and amenities/facilities differ, and therefore parking spaces provided per key may not be the most suitable comparison between resorts. This comparison of parking provided at various Town of Paradise Valley resorts is relevant as a comparison of a single feature only.

SHARED PARKING ANALYSIS

For projects with a variety of land uses, the parking demand for each land use would peak at different hours. As a result, the actual number of spaces needed in a given hour is less than cumulative parking demand. *Shared Parking* by the Urban Land Institute [ULI] states, "Shared parking is defined as a parking space that can be used to serve two or more individual land uses without conflict or encroachment. The opportunity to implement shared parking is the result of two conditions:

- Variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, by season)
- Relationships among land use activities that result in people's attraction to two or more land uses on a single auto trip to a given area or development"

TIME OF DAY REDUCTION

Time-of-day (TOD) percentages describe the anticipated parking occupancy at a given time based on the land use characteristics. The Institute of Transportation Engineers (ITE) publishes TOD hourly percentages for a variety of land uses based on their field observations as reported in *ITE Parking Generation Manual 6th Edition*. ITE parking rates are used for the majority of uses, however, the Urban Land Institute (ULI) Shared Parking, 3rd Edition for Hotel Conference/Banquet is used for. It is understood that different land uses experience their peak parking demand at different times. The TOD reduction is calculated by subtracting the actual parking demand of a land use during the peak hour from the maximum occupancy. **Table 6** shows the TOD reductions of each land use for the highest peak hour demand.

NON-CAPTIVE ADJUSTMENT

The determination of parking requirements for a resort should also consider the utilization of many uses within the resort by the same patron staying in the resort. To consider this, parking required for each use is prorated by assigning a percentage indicating the overlap from guests already staying within the resort ("on-site demand") vs. drawing new trips (vehicles) from outside the resort ("off-site demand"). All parking demand from guest rooms and employees were determined to originate completely "off-site demand". Parking demand generated by all other uses was assumed to be used by patrons already staying at the resort ("on-site demand") and non-Resort occupants ("off-site demand"). This occurrence is known as non-captive demand.

As previously stated, the DoubleTree Resort is currently operating and the purpose of this Parking Statement is to reflect changes in amenities at the resort. As described in this section, the non-captive adjustments are based upon actual resort operations in the existing condition. With data from the existing Resort being readily available, a better understanding of utilization of various parts of the Resort by Resort patrons is had. Non-captive adjustments for the DoubleTree Resort are described in the following.

For this resort specifically, there are uses within the resorts that are for guests/keys of the resort *only*. This would result in all trips from these uses to be fully “on-site demand”. The pool areas, both the South Deck and the North Pool deck, are for registered resort guests only and require a key card for entry. This resort amenity would bring in no “off-site demand”. Another use at the resort that would not produce “off-site” demand is the coffee bar. Though this coffee bar does not require payment through room charge only, the coffee shop is not advertised to the public and would not produce any trips specifically. Therefore, it is assumed that noncaptive adjustment for these uses are zero, however, to remain conservative and in consideration of other resorts with similar uses, a non-captive adjustment of 5-10% is utilized.

Another use at this resort that produces no “off-site demand” is the tennis/sports lawn/courts. These are strictly for guests only. Therefore, a non-captive adjustment of 0% is considered for peak times at the resort. Other uses that consider noncaptive adjustments are the bars, restaurant areas, and the banquet/meeting spaces. The bars and restaurant areas consider a non-captive adjustment of around 5-25%. While a non-captive adjustment of 25% for restaurants and patios is typical for other resorts within the Town as disclosed in a comment on the 1st submittal of this Parking Statement from the Town Planning Manager, using information shared by the Resort staff, an estimated 10% non-captive rate at the resort is most ‘typical’. While the restaurant will be undergoing improvements, the current attraction of guests at the restaurant is not intended to change in the near future.

In the off-peak and peak scenarios, the banquet/meeting spaces consider differing non-captive adjustments. The greatest non-captive adjustment considered is 50% during the resort’s peak times. As reported from the resort, the goal of the resort is to be a group hotel where patrons of events taking place are also guests of the resort. It has been reported that this scenario is the case the majority of the time. Though improvements are planned to take place in the meeting spaces, the purpose of the meeting spaces is not intended to change. Therefore, the existing observed non-captive adjustment has been utilized.

Table 5 summarizes the non-captive adjustments for each land use.

The non-captive adjustments applied at other resorts within the Town are summarized in **Attachment D**.

DRIVE RATIO ADJUSTMENT

The determination of parking requirements for a resort should also consider the likelihood that a resort guest will drive themselves versus using a non-driving mode of transportation. Examples of non-driving modes of transportation include public transit, walking, biking, taxi, and transportation network companies (TNCs) such as Lyft/Uber. To consider this, parking required for each use is prorated by assigning a percentage indicating the overlap from guests that will actually drive themselves to the resort. Data collected at the Biltmore Resort suggests that 40 percent of their patrons arrive via ride hailing services. Just over 25 percent of the patrons of the Phoenician Resort arrive via ride hailing services. The DoubleTree Resort recorded hotel occupancy and vehicles parked count from December 13, 2024 through March 4, 2025. Within this recorded data, it was found that, on average, 45% of guests at the DoubleTree Resort utilize the on-site parking while 55% arrive to the resort via other methods. This data is provided in **Attachment D**. This occurrence is modeled

as a driving ratio adjustment. In consideration of other resorts in the area, and data collected for DoubleTree, CivTech is to use a 36% TNC reduction for the DoubleTree parking analysis. **Table 5** summarizes the driving ratio adjustment for each land use.

MONTHLY ADJUSTMENT

Monthly Reductions are used to normalize patrons' activities levels during certain times of the year based on seasonal trends. Since the primary adjacent land use is a resort hotel the occupancy is anticipated to peak in March. Data compiled from Smith Research Travel for Paradise Valley hotels include historical occupancy rates from 2009 to May 2015. The maximum occupancy occurred in March 2013 and was 92.7%. March is historically the highest month with an average of 86.9% over the 7 years of data. The data also include average occupancy rates per day of the week. February and March are the only months that had a day of week average occupancy greater than 90%. The occupancy on the remaining days of the year is expected to be less than 90% with a 61% average occupancy during the summer months (June through September). During the off-peak season (May to January) an average occupancy of 70% can be assumed. The peak shared parking analysis is based on 100% hotel occupancy, and therefore represents the worst-case and most conservative scenario. The occupancy study data is also included in **Attachment E**.

The March monthly factor was used for the respective uses reported in the *ULI 3rd Edition Shared Parking* manual. Restaurant tends to peak later in the year therefore, in March, a 2% patron parking reduction is applied to the restaurant base parking rates to model the peak parking season.

Table 5 summarizes the adjustments for each use within the ITE/PV shared parking model based on conversation with the developer about the resort operation and non-captive adjustments applied at other resorts within the Town.

Table 5 – Summary of Shared Parking Model Adjustments

Category	Monthly	Non-Captive	Drive Ratio
Hotel Guest	⁽¹⁾ 100%	100%	65%
Banquet / Meeting Space	100%	50%	75%
Tennis/Sports Lawn	90%	0%	100%
South Pool Deck	90%	5%	100%
North Pool Deck	90%	5%	100%
Pool Bar - Azure	98%	25%	80%
Hotel Restaurant - Asadero	98%	10%	80%
Restaurant Patio	98%	10%	80%
Coffee/Lobby Bar	98%	25%	80%

(1) During Off-Peak season monthly factor expected at 70%

Parking hourly percentages have been established for the weekday and weekend for the different land uses within the DoubleTree Resort. A shared parking model based on parking rates found in the Town's SUP and time-of-day percentages in *ITE Parking Generation Manual 6th Edition* is summarized in **Table 6**.

Table 6 – Summary of Shared Parking Model with Adjustments

Land Use	Quantities	SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
Hotel Guest	380 Keys	1.2 per Key	456.00	-159.60	296.40	-29.64	266.76
Banquet / Meeting Space	850 Seats	1 per 2 Seats	425.00	-233.75	191.25	0.00	191.25
Tennis/Sports Lawn	14,563 SF	1 per 300 SF	48.54	-48.5	0.00	0.00	0.00
South Pool Deck	4,183 SF	1 per 300 SF	13.94	-17.57	0.83	-0.83	0.00
North Pool Deck	4,630 SF	1 per 300 SF	15.43	-17.36	0.82	-0.82	0.00
Pool Bar - Azure	200 SF	1 per 50 SF	4.00	-32.92	8.02	-8.02	0.00
Hotel Restaurant - Asadero	4,848 SF	1 per 50 SF	96.96	-88.79	21.65	-5.63	16.02
Restaurant Patio	5,796 SF	1 per 50 SF	115.92	-93.20	22.72	-5.91	16.81
Coffee/Lobby Bar	3,271 SF	1 per 50 SF	65.42	-60.29	5.13	-1.33	3.80
Peak Season Total			1241.22	-704.61	536.61	-43.93	492.68
Off-Peak Season Total			1104.42	-656.73	447.69	-40.80	406.89

(1) Off-peak adjustments shown in complete shared parking analysis in **Attachment F**.

The Town SUP rates anticipate a gross parking demand of 1,242 stalls. The application of the monthly, non-captive, and drive ratio adjustment results in a total reduction of approximately 705 stalls, resulting in a total parking demand of 537 stalls. The application of time-of-day rates found within the *ITE Parking Generation Manual 6th Edition* and *ULI 3^d Edition*, with consideration of the 587 parking stalls, results in a total reduction of approximately 44 stalls, resulting in a total parking demand during the peak time of 493 stalls, 94 fewer than provided. During the off-peak season, occupancy is anticipated to be 70%, during which a total shared parking demand of 407 spaces is anticipated, 180 fewer than provided. The complete shared parking analysis sheets are provided in **Attachment F**.

To determine how many seats could be provided for the banquet/meeting spaces, an additional analysis has been completed. This analysis maximizes the number of seats that could be provided where the parking capacity for the site is reached. An iterative process was performed where values for the meeting/banquet space were increased until the parking supply was succeeded. In this process, all other uses within the hotel were left unchanged from the proposed quantities as displayed within **Table 6**. The non-captive rate considered for this analysis refers to the observed non-captive adjustment in the existing. A 60% non-captive rate (40% reduction in parking needs) was considered for the banquet/meeting spaces. A drive ratio of 75% (25% reduction in parking needs) was utilized, considering that on average approximately 25% of attendees of banquets/meetings will arrive via TNC or carpool. This considers a mix of local and non-local events.

Below, **Table 7** summarizes the maximum seats that could be provided, when considering time-of-day assumptions. For the analysis, all other uses within the resort (restaurant, pools, bars, sports lawn, etc.) are summed from **Table 6**.

Table 7 – Summary of Shared Parking Model with Adjustments

Land Use	Quantities	SUP Rate	Gross Stalls	Adjustments	Net Stalls	TOD Reduction	Peak Demand
All Other Uses	- -	-	816.22	-470.86	345.36	-43.93	301.43
Banquet / Meeting Space	1,265 Seats	1 per 2 Seats	632.50	-347.88	284.63	0.00	284.63
Peak Season Total			1448.72	-818.74	629.98	-43.93	586.06
Off-Peak Season Total			1311.92	-770.86	541.06	-40.80	500.26

(1) Off-peak adjustments shown in complete shared parking analysis in **Attachment G**.

It has been determined that approximately 1,265 seats for the banquet/meeting space, the Resort's maximum parking will be obtained. Parking calculations related to this scenario are included within **Attachment G**.

The perpetual parking agreement with the adjacent site at 5225 N. Scottsdale Road is included as **Attachment H**.

CONCLUSIONS

From the above, the following can be concluded:

- With changes to amenities, the existing development is proposed to consist of 380 hotel rooms, 29,979 SF of meeting/banquet space, two tennis/sports lawns, two pool decks consisting of approximately 8,813 SF combined, a 200 SF pool bar, a 4,848 SF hotel restaurant with 5,796 SF of outdoor seating, and 3,271 SF of hotel coffee/bar space.
- A total of 587 parking spaces are provided: 542 on-site and 45 spaces provided via perpetual parking agreement with the office property to the south located at 5225 N. Scottsdale Road.
- The banquet/meeting space currently utilizes 82,472 square feet, where the capacity is set to 850 seats based upon a Resort stipulation. This existing capacity maximum only applies to local functions on site. This is important to note as this considers as if each hotel room is being utilized and, in addition, there is a local event at the same time on-site where people would be driving themselves and parking on property. This capacity of 850 seats is not to be applied to non-local events as non-local events consist of patrons staying at the Resort, where the banquet/meeting seats are already utilized by the hotel guests. This statement reanalyzes the maximum seats expected at the Resort.
- The Town SUP rates anticipate a gross parking demand of 1,242 stalls. The application of the monthly, non-captive, and drive ratio adjustment results in a total reduction of approximately 705 stalls, resulting in a total parking demand of 537 stalls. The application of time-of-day rates found within the *ITE Parking Generation Manual 6th Edition* and *ULI 3^d Edition*, with consideration of the existing 587 parking stalls that are to remain, results in a total reduction of approximately 44 stalls, resulting in a total parking demand during the peak time of 493 stalls, 94 fewer than provided. During the off-peak season, occupancy is anticipated to be 70%, during which a total shared parking demand of 407 spaces is anticipated, 180 fewer than provided.
 - It is to be noted that it is anticipated that the site will provide more parking than is needed. Based upon ITE Parking Generation and ULI Parking, 94 extra spaces are expected in the peak season and 180 extra spaces are expected in the off-peak season.
- In Consideration of the monthly, non-captive, and drive ratio adjustments, as well as the application of time-of-day rates, it has been determined that at approximately 1,265 seats for the banquet/meeting space, the Resort's maximum parking will be obtained.
 - This considers a mix of local and non-local events.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this Parking Statement.

Sincerely,

CivTech



Dawn Cartier, P.E., PTOE

Attachments (8)

- A. Comments (Reserved)
- B. Town Code Excerpt
- C. Detailed Existing and Proposed Land Uses
- D. Other Non-Captive Adjustments
- E. Drive Ratio & Occupancy Data
- F. Shared Parking Analysis
- G. Shared Parking Analysis: Maximum Banquet/Meeting Space Seating
- H. Perpetual Parking Agreement with 5225 N. Scottsdale Road

ATTACHMENT A
COMMENTS (RESERVED)

**DoubleTree Resort Parking
April 2026 Submittal**

CivTech, Inc.

Review Comments & Responses

Disposition Codes: (1) Will Comply (2) Will Evaluate (3) Delete Comment (4) Defer to Consultant/Owner

Reviewer Name, Agency: **Paul Michaud, Town of Paradise Valley**

Item	Review Comment	(Code) & Response
1.	Update the use square footage as needed. As noted under Site Plan of this memo, the use data needs to be able to be discernable on the site plan square footage breakdown.	(1) Square footages denoted within the parking study now match the site plan breakdown. Changes are reflected in the discussion and calculations.
2.	Explain why using 850 seats is reasonable if multiple events are happening at the resort since the prior SUPs did not include outdoor meeting/banquet calculations SUP-26-03 requests to remove the 850 local event cap, and the resort website shows that essentially one of the large various meeting/banquet spaces (e.g. Paradise Park, Forum, Grand Ballroom, Jr. Ballroom) can accommodate close to 850 seats. Table 7 on Page 7 uses a maximum of 1,275 seats. Shar think reasonable?	(1) The maximum number of seats recommended for the DoubleTree resort also considers all other uses at the resort. This number was provided to give an expected capacity for this site based upon expected parking needs.
3.	Provide a copy of the parking agreement with 5225 N Scottsdale Rd. There is no final copy in the Town's files.	(1) The parking agreement is now included as Attachment H.



DoubleTree Resort
April 10, 2025 Submittal

CivTech, Inc.

Review Comments & Responses

Disposition Codes: (1) Will Comply (2) Will Evaluate (3) Delete Comment (4) Defer to Consultant/Owner

Reviewer Name, Agency: **Paul Michaud, Town of Paradise Valley**

Item	Review Comment	(Code) & Response
1.	(Letter, Page 4) The proposed changes reduce public areas in meeting room and restaurant spaces, in which the provided parking study accounts for the outdoor use at Paradise Park (SUP-24- 06) and the lack of a formal parking study in the Special Use Permit records.	(3) Noted.
2.	(Letter, Page 4) Note that the site has extra parking capacity. The site (according to the submitted April 2025 parking statement) provides 167 extra parking spaces (122 parking spaces excluding the 45 parking spaces in the adjoining office parcel). The 2025 parking study estimates a peak demand of 437 parking spaces and 350 parking spaces in the off-peak season. The site has 604 parking spaces (including the 45 parking spaces in the adjoining office parcel required by SUP-97-02).	(1) Extra parking capacity is now explicitly stated in the conclusion.
3.	(Letter, Page 4) Note that the review of the existing dining and meeting space square footage revealed that they do not fully match the 1997 site plan site data (which is the last official site data record). This is not necessarily an issue since it appears the parking study includes back-of-house square footage.	(1) Yes, square footage may include additional space than what is considered in the 1997 site plan.



DoubleTree Resort
April 10, 2025 Submittal

CivTech, Inc.

Review Comments & Responses

Disposition Codes: (1) Will Comply (2) Will Evaluate (3) Delete Comment (4) Defer to Consultant/Owner

Reviewer Name, Agency: **Paul Michaud, Town of Paradise Valley**

Item	Review Comment	(Code) & Response
4.	(Letter, Page 4) Explain in the parking study the meeting/banquet space since this study uses 79,750 square feet (which excludes the Paradise Park outdoor event area in Attachment C), and the modeling caps the meeting attendees at 850 seats. This is likely in response to the resort stipulation that “whenever there is a local function on the site, only one or the other of the grand ballroom and the sports and alternative display meeting and banquet room may be utilized, or the two rooms together may be partially used so that no more than 850 people occupy both rooms.” This 850-cap stipulation does not impact on the non-local functions and other meeting areas in the resort. As such, the 850-seat cap may not accurately reflect the maximum use of the meeting space.	(1) A section has been added to the report to support removal of attendee limitation to non-local events.
5.	(Letter, Page 4) Update Table 4 that references other Town resort data. This table does not fully match Town records (see attached Excel file).	(1) Table 4 has been updated to include all Town resorts data.
6.	(Letter, Page 4) Explain in greater detail the non-captive adjustment of the resort restaurant and patio of 10%. This seems low and appears to be lower than other Town resorts at approximately 25%. Please clarify and update accordingly.	(1) More explanation is now included. The existing observed ratios are utilized as general use of these spaces are not intended to change. If the non-captive adjustment were to be updated to 25%, the demand would be increased by approximately 18 spaces.
7.	(Letter, Page 4) Explain in greater detail the non-captive adjustment of the banquet/meeting of 50%. This seems low and appears to be lower than other Town resorts at approximately 60%. Please clarify and update accordingly.	(1) More explanation is now included. The existing observed ratios are utilized as general use of these spaces are not intended to change. If the non-captive adjustment were to be updated to 60%, the demand would be increased by approximately 32 spaces.
8.	(Letter, Page 4) Note that the parking study may require revisions to address upcoming amendments to the Special Use Permit (e.g., changes to the Forum ballroom).	(1) Noted.



ATTACHMENT B
TOWN CODE EXCERPT

Section 4 Resorts

1. Site Standards

- a. *Except for properties that have existing special use permits for resort uses, the minimum site area shall be 20 acres which shall not be bisected by any public right-of-way.*
- b. *Except for properties that have existing special use permits for resort uses, the site shall have primary access from and frontage of at least 300 feet on a Major or Minor Arterial as designated in the Paradise Valley General Plan.*
- c. *Principal structures shall be those containing guest units or those containing guest registration areas, facility administrative offices and accessory uses. Principal structures with guest units also may contain permitted accessory uses.*
- d. *Accessory structures shall be those containing accessory uses.*
- e. *Service structures shall include those structures used for support and maintenance of the resort.*
- f. *All parking on a site shall be at the surface or underground.*
- g. *No individual retail business, office or business service shall occupy more than 2000 square feet. Entrances to any retail business, office or business service shall be from within a principal or accessory structure.*

2. Bulk and Density Standards

- a. *Maximum building height:*
 - i. *Principal Structures - 36 feet*
 - ii. *Accessory structures - 24 feet*
 - iii. *Service structures - 18 feet*
 - iv. *Towers and other architectural features may exceed maximum building heights, subject to special use permit or major amendment approval.*
 - v. *To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines in accordance with the Open Space Criteria per Section 3 of the Special Use Permit Guidelines.*
- b. *Lot coverage*
 - i. *Total of all structures - 25%*
 - ii. *Total of all impervious surfaces including building footprints - 60%*
 - iii. *Open space, which shall consist of land and water areas retained for active or passive recreation purposes or essentially undeveloped areas retained for resource protection or preservation purposes, a minimum of 40%*
- c. *Maximum density of guest units – 1 unit for each 4000 sq. feet of site area*

3. Perimeter Standards

- a. Minimum distance from exterior property lines where the adjacent use is residential:
 - i. *Principal structures - 100 feet*
 - ii. *Accessory structure - 60 feet*
 - iii. *Service structure - 100 feet*
 - iv. *Outdoor game courts and swimming pools which are generally available to all guests - 200 feet*
 - v. *Parking lots and interior drives, excluding exterior points of access –60 feet*
 - vi. *Any portion of an equestrian facility, including structures, barns, stalls and corrals - 200 feet*
- b. Minimum distance from exterior property lines where the adjacent use is other than residential or is adjacent to a public street:
 - i. *Principal structures - 100 feet*
 - ii. *Accessory structure - 40 feet*
 - iii. *Service structure – 65 feet*
 - iv. *Outdoor game courts and swimming pools which are generally available to all guests - 65 feet*
 - v. *Parking lots and interior drives, excluding exterior points of access - 40 feet.*
- c. There shall be a 40 foot wide landscaped area adjacent to an exterior property line where it abuts residentially zoned property.
- d. There shall be a minimum 30 foot wide landscaped area where an exterior property line abuts a public or private local or collector street and a 50 foot wide landscaped area where an exterior property line abuts a Major or Minor Arterial.
- e. The provisions of Chapter XXIV, Walls, and Fences, of the Town's Zoning Ordinance shall apply.

4. Parking and Circulation

- a. On site parking shall be provided as follows:
 - i. For each guest unit - 1.2 spaces.
 - ii. For each dwelling unit - 2.0 spaces.
 - iii. For each 50 square feet of net dining area in restaurants - 1.0 space.
 - iv. For each two seats or equivalent area in meeting rooms, auditoriums or group assembly areas - 1.0 space.
 - v. For each 300 square feet of net sales areas in retail establishments – 1.0 space.

- vi. For each 300 square feet of net occupied space in office and service establishments - 1.0 space.
 - b. These requirements may be modified in conjunction with special use permit or major amendment approval based on information documenting overlapping usage of on-site facilities by guests or visitors and as contained in an approved traffic and parking analysis.
 - c. *All parking and driveway areas shall be located so as to prevent lights from shining onto adjacent residential property.*
 - d. All parking areas and driveways located within 200 feet of adjacent residentially zoned property shall be screened with a minimum three foot high, solid, decorative wall or a landscaped berm providing equivalent screening or a combination of both.
 - e. *Landscaped islands shall be provided every 100 feet within surface parking areas. Shade tree planters shall be provided between every four stalls.*
 - f. No loading, truck parking, trash containers or outdoor storage area shall be located within 100 feet of adjacent residentially zoned property. All such areas shall provide visual and noise screening to minimize impacts on adjacent residential property.
5. Signs
- a. An identification sign may be located at each entrance to the resort from a Major or Minor arterial street. The maximum height shall be 8 feet and the maximum sign area shall be 40 square feet, aggregate.
 - b. On entrances from all other streets, the maximum height shall be 4 feet and the maximum area shall be 32 square feet, aggregate.
 - c. All signs shall be only backlit or indirectly illuminated according to the standards in Article XXV, Signs, of the Town's Zoning Ordinance.
 - d. No moving or animated signs shall be permitted. Changeable copy is permitted within the allowable sign area.
 - e. Traffic and directional signs within the site shall not exceed 12 square feet in area, aggregate, and shall not exceed 5 feet in height.
 - f. A sign, mounted on an exterior wall of any structure shall contain only structure identification as necessary for emergency access.
6. Lighting as per Section 2 of the Special Use Permit Guidelines

ATTACHMENT C

DETAILED EXISTING AND PROPOSED LAND USES

EXISTING RESORT USE

INTERIOR				
EXISTING RESORT	USE	Existing Sq Ft		
		1ST	2ND	TOTAL
A. MAIN BLDG		74,800	3,750	78,550
1. Public Areas			2,000	61,466
2. Lobby	Entry	1,525		1,525
3. Botique	Gift Shop	200		200
4. Cafe / Bar	Eatery	3,271		3,271
5. Restaurant	Existing to Remain	4,848		4,848
6. Ballrooms	Meeting Space	21,747		21,747
7. Meeting Space	Existing to Remain	8,232		8,232
8. Employee	Existing to Remain	1,155		1,155
9. Public Space	Existing Restroom and Circulation	14,568		14,568
10. Administrative	Offices	1,395	1,750	3,145
11. Kitchen & Supplies	Food Prep, Back of House	13,459		13,459
12. Mechanical	Mech and Elec	2,113		2,113
13. Storage		8,824		8,824
OCCUPANT SQFT				223,103

EXTERIOR		
EXISTING RESORT	USE	EXISTING Sq Ft
		1ST
NORTH POOL BAR	DRINK PREP	200
NORTH POOL DECK	LOUNGE & CIRCULATION	4,630
CENTER POOL DECK	LOUNGE & CIRCULATION	3,062
SOUTH POOL DECK	LOUNGE & CIRCULATION	4,183
TOTAL SQUARE FOOTAGE		12,075

ATTACHMENT D

OTHER RESORT NON-CAPTIVE ADJUSTMENTS

ATTACHMENT D – NON-CAPTIVE ADJUSTMENTS DISCUSSION

This summation has been prepared to document the reasoning for internal capture percentages presented as part of the DoubleTree Resort parking study. Several parking studies for resorts in the Town of Paradise Valley have been prepared; many at existing locations. The DoubleTree resort exists, and the purpose of this analysis is to document the effects of planned changes in the amenities at the resort. The procedure for internal capture at many other resorts has been a result of negotiation with the Town's Planning Commission which was documented as the approved percentages within each of the previous parking studies however, there is not formal documentation of how the percentages were developed.

Discussions with the developer have provided valuable insight into the current resort operations. Since the purpose of this study is to evaluate changes in amenities, the existing resort operations are expected to remain unchanged. A goal of the changes within the resort are also expected to support more group usage. For internal capture related to the banquet/meeting space, it has been reported that the majority of events are group, non-local, events where it is anticipated that the majority of attendees are staying on property. To remain conservative, it has been estimated that on average 50% of attendees of banquets/meetings are staying as a guest at the DoubleTree Resort.

The pool decks are intended for exclusive use by resort guests, as access is restricted through the use of a room key. Given this limitation, it is anticipated that off-site patrons will not be utilizing these amenities. However, to remain conservative, we have accounted for the possibility that approximately 5% of pool deck users may not be guests of the resort. This estimate ensures that all potential scenarios are considered.

Currently, the bars on the property are primarily used by resort guests, with very few off-site patrons. While off-site guests are uncommon under the current operations, the planned improvements to amenities are expected to attract a broader clientele. As a result, the developer anticipates that up to 25% of bar patrons may come from outside the resort in the future, a goal reflected in this study.

The developer has indicated that off-site patrons at the resort restaurant are extremely rare, as it is not typical for non-resort guests to dine at the resort. However, with the planned improvements to restaurant amenities, it is anticipated that around 10% of restaurant patrons may come from outside the resort. This assumption takes into account the potential increase in off-site guests as a result of these enhanced offerings.

Other resorts have proposed intersections of property amenities. Data for internal capture reductions at various resorts within the vicinity of the DoubleTree such as the Ritz Carlton, Mountain Shadows, Sanctuary, and Hermosa have been analyzed as reference. For example, these resorts have proposed an internal capture reduction varying between 25-75% for guest-oriented restaurants, and 10%-75% for meeting and event space.

ATTACHMENT E

DRIVE RATIO & OCCUPANCY DATA

DoubleTree Resort Parking Data

Date	Occupancy	Vehicle Count
12/13/24	77%	250
12/14/24	98%	328
12/15/24	40%	135
12/16/24	34%	134
12/17/24	35%	133
12/18/24	38%	140
12/19/24	40%	147
12/20/24	52%	189
12/21/24	54%	226
12/22/24	37%	141
12/23/24	37%	120
12/24/24	41%	142
12/25/24	47%	123
12/26/24	98%	114
12/27/24	97%	243
12/28/24	83%	288
12/29/24	91%	265
12/30/24	85%	177
12/31/24	85%	164
01/01/25	50%	152
01/02/25	52%	130
01/03/25	53%	202
01/04/25	50%	212
01/05/25	38%	150
01/06/25	43%	156
01/07/25	50%	154
01/08/25	60%	182
01/09/25	60%	219
01/10/25	78%	222
01/11/25	80%	239
01/12/25	48%	135
01/13/25	68%	202
01/14/25	84%	238

01/15/25	87%	138
01/16/25	98%	161
01/17/25	97%	151
01/18/25	96%	150
01/19/25	92%	131
01/20/25	92%	147
01/21/25	98%	141
01/22/25	88%	135
01/23/25	82%	170
01/24/25	72%	192
01/25/25	77%	213
01/26/25	77%	211
01/27/25	51%	96
01/28/25	98%	130
01/29/25	95%	135
01/30/25	75%	112
01/31/25	45%	123
02/01/25	46%	77
02/02/25	75%	206
02/03/25	93%	147
02/04/25	86%	170
02/05/25	97%	135
02/06/25	98%	115
02/07/25	98%	119
02/08/25	90%	135
02/09/25	55%	136
02/10/25	58%	103
02/11/25	82%	136
02/12/25	80%	155
02/13/25	75%	169
02/14/25	97%	199
02/15/25	97%	363
02/16/25	69%	175
02/17/25	80%	129
02/18/25	98%	149
02/19/25	99%	127
02/20/25	98%	122

02/21/25	98%	179
02/22/25	98%	202
02/23/25	52%	146
02/24/25	98%	208
02/25/25	100%	212
02/26/25	100%	186
02/27/25	86%	149
02/28/25	100%	257
03/01/25	100%	242
03/02/25	76%	178
03/03/25	97%	153
03/04/25	96%	165

ATTACHMENT F

SHARED PARKING ANALYSIS

ITE-PV Off-Peak Gross

Shared Parking Use:	⁽¹⁾ Hotel Visitor				⁽³⁾ Banquet Meeting Space Visitor				⁽⁵⁾ Tennis/Sports Lawn Visitor				⁽⁵⁾ South Pool Deck Visitor				⁽⁵⁾ North Pool Deck Visitor				⁽⁴⁾ Pool Bar (Azure) Visitor				⁽²⁾ Hotel Restaurant ^{- Asadero} Visitor				⁽²⁾ Restaurant Patio Visitor				⁽²⁾ Coffee/Lobby Bar Visitor				Totals/Averages									
Gross Size	380.0 Key				850.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF				Self Park Provided									
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban													
Monthly Factor	70%				100%				100%				100%				100%				100%				100%				100%				100%													
Weekday Parking Rate	1.20	per	1	Unit	1.00	per	2	Seats	1.00	per	300	SF	1.00	per	300	SF	1.00	per	300	SF	1.00	per	50	SF	1.00	per	50	SF	1.00	per	50	SF	1.00	per	50	SF	604									
Weekend Parking Rate	1.20	per	1	Unit	1.00	per	2	Seats	1.00	per	300	SF	1.00	per	300	SF	1.00	per	300	SF	1.00	per	50	SF	1.00	per	50	SF	1.00	per	50	SF	1.00	per	50	SF										
Weekday Req. Spaces	319.20 Spaces				425.00 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1104.42		Weekday Spaces							
Weekend Req. Spaces	319.20 Spaces				425.00 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1104.42		Weekend Spaces							
Adjustments	NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC = Non-Captive, DR = Drive Ratio									
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend							
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided							
6:00 AM	81%	258.6	69%	220.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	23.4%	258.6	19.9%	220.2	42.8%							
7:00 AM	82%	261.7	70%	223.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	23.7%	261.7	20.2%	223.4	43.3%							
8:00 AM	89%	284.1	72%	229.8	50%	212.5	50%	212.5	0%	0.0	76%	36.9	0%	0.0	76%	10.6	0%	0.0	76%	11.7	0%	0.0	0%	0.0	64%	62.1	55%	53.3	64%	74.2	55%	63.8	64%	41.9	55%	36.0	61.1%	674.7	59.3%	654.6	111.7%					
9:00 AM	90%	287.3	72%	229.8	100%	425.0	100%	425.0	0%	0.0	99%	48.1	0%	0.0	99%	13.8	0%	0.0	99%	15.3	0%	0.0	0%	0.0	74%	71.8	76%	73.7	74%	85.8	76%	88.1	74%	48.4	76%	49.7	83.1%	918.2	85.4%	943.5	156.2%					
10:00 AM	85%	271.3	65%	207.5	100%	425.0	100%	425.0	65%	31.6	100%	48.5	65%	9.1	100%	13.9	65%	10.0	100%	15.4	0%	0.0	0%	0.0	82%	79.5	91%	88.2	82%	95.1	91%	105.5	82%	53.6	91%	59.5	88.3%	975.2	87.3%	963.7	161.5%					
11:00 AM	80%	255.4	63%	201.1	100%	425.0	100%	425.0	56%	27.2	92%	44.7	56%	7.8	92%	12.8	56%	8.6	92%	14.2	28%	1.1	33%	1.3	89%	86.3	100%	97.0	89%	103.2	100%	115.9	89%	58.2	100%	65.4	88.1%	972.8	88.5%	977.4	161.8%					
12:00 PM	76%	242.6	60%	191.5	100%	425.0	100%	425.0	48%	23.3	78%	37.9	48%	6.7	78%	10.9	48%	7.4	78%	12.0	96%	3.8	56%	2.2	100%	97.0	97%	94.1	100%	115.9	97%	112.4	100%	65.4	97%	63.5	89.4%	987.1	86.0%	949.5	163.4%					
1:00 PM	74%	236.2	54%	172.4	100%	425.0	100%	425.0	47%	22.8	79%	38.3	47%	6.6	79%	11.0	47%	7.3	79%	12.2	100%	4.0	69%	2.8	86%	83.4	91%	88.2	86%	99.7	91%	105.5	86%	56.3	91%	59.5	85.2%	941.2	82.8%	914.9	155.8%					
2:00 PM	72%	229.8	50%	159.6	100%	425.0	100%	425.0	43%	20.9	71%	34.5	43%	6.0	71%	9.9	43%	6.6	71%	11.0	51%	2.0	58%	2.3	57%	55.3	73%	70.8	57%	66.1	73%	84.6	57%	37.3	73%	47.8	76.9%	849.0	76.5%	845.4	140.6%					
3:00 PM	73%	233.0	50%	159.6	100%	425.0	100%	425.0	50%	24.3	70%	34.0	50%	7.0	70%	9.8	50%	7.7	70%	10.8	37%	1.5	49%	2.0	44%	42.7	51%	49.4	44%	51.0	51%	59.1	44%	28.8	51%	33.4	74.3%	820.9	70.9%	783.0	135.9%					
4:00 PM	74%	236.2	55%	175.6	100%	425.0	100%	425.0	72%	35.0	67%	32.5	72%	10.0	67%	9.3	72%	11.1	67%	10.3	34%	1.4	63%	2.5	39%	37.8	43%	41.7	39%	45.2	43%	49.8	39%	25.5	43%	28.1	74.9%	827.2	70.2%	775.0	137.0%					
5:00 PM	73%	233.0	56%	178.8	100%	425.0	100%	425.0	93%	45.1	60%	29.1	93%	13.0	60%	8.4	93%	14.4	60%	9.3	56%	2.2	77%	3.1	62%	60.1	57%	55.3	62%	71.9	57%	66.1	62%	40.6	57%	37.3	82.0%	905.3	73.5%	812.2	149.9%					
6:00 PM	68%	217.1	65%	207.5	50%	212.5	50%	212.5	100%	48.5	56%	27.2	100%	13.9	56%	7.8	100%	15.4	56%	8.6	87%	3.5	100%	4.0	73%	70.8	66%	64.0	73%	84.6	66%	76.5	73%	47.8	66%	43.2	64.7%	714.1	59.0%	651.3	118.2%					
7:00 PM	69%	220.2	78%	249.0	30%	127.5	30%	127.5	88%	42.7	0%	0.0	88%	12.3	0%	0.0	88%	13.6	0%	0.0	91%	3.6	100%	4.0	95%	92.1	80%	77.6	95%	110.1	80%	92.7	95%	62.1	80%	52.3	62.0%	684.3	54.6%	603.1	113.3%					
8:00 PM	75%	239.4	85%	271.3	30%	127.5	30%	127.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	2.9	85%	3.4	76%	73.7	62%	60.1	76%	88.1	62%	71.9	76%	49.7	62%	40.6	52.6%	581.3	52.0%	574.8	96.2%					
9:00 PM	79%	252.2	89%	284.1	10%	42.5	10%	42.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	2.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	26.7%	294.7	29.8%	328.8	54.4%	
10:00 PM	91%	290.5	94%	300.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	1.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	26.3%	290.5	27.3%	301.4	49.9%	
11:00 PM	97%	309.6	94%	300.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	28.0%	309.6	27.2%	300.0	51.3%	
12:00 AM	97%	309.6	92%	293.7	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	28.0%	309.6	26.6%	293.7	51.3%	

1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

89% 987.13

88% 977.4

1:00 PM 988 on Weekdays.

ITE-PV Off-Peak Net

Shared Parking Use:	⁽¹⁾ Hotel Visitor				⁽³⁾ Banquet Meeting Space Visitor				⁽⁵⁾ Tennis/Sports Lawn Visitor				⁽⁵⁾ South Pool Deck Visitor				⁽⁵⁾ North Pool Deck Visitor				⁽⁴⁾ Pool Bar (Azure) Visitor				⁽²⁾ Hotel Restaurant ^{- Asadero} Visitor				⁽²⁾ Restaurant Patio Visitor				⁽²⁾ Coffee/Lobby Bar Visitor				Totals/Averages													
Gross Size	380.0 Key				850.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF				Self Park Provided													
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban																	
Monthly Factor	70%				100%				90%				90%				90%				98%				98%				98%				98%																	
Weekday Parking Rate	1.20	per		1 Unit	1.00	per		2 Seats	1.00	per		300 SF	1.00	per		300 SF	1.00	per		300 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF										
Weekend Parking Rate	1.20	per		1 Unit	1.00	per		2 Seats	1.00	per		300 SF	1.00	per		300 SF	1.00	per		300 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF										
Weekday Req. Spaces	207.48 Spaces				191.25 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				447.69				Weekday Spaces									
Weekend Req. Spaces	207.48 Spaces				191.25 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				447.69				Weekend Spaces									
Adjustments																																													NC = Non-Captive, DR = Drive Ratio					
PERIOD:	NC 100%		DR 65%		NC 60%		DR 75%		NC 0%		DR 100%		NC 5%		DR 100%		NC 5%		DR 100%		NC 25%		DR 80%		NC 25%		DR 80%		NC 25%		DR 80%		NC 10%		DR 80%															
	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend											
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided									
6:00 AM	81%	168.1	69%	143.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	37.5%	168.1	32.0%	143.2	27.8%									
7:00 AM	82%	170.1	70%	145.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	38.0%	170.1	32.4%	145.2	28.2%									
8:00 AM	89%	184.7	72%	149.4	50%	95.6	50%	95.6	0%	0.0	76%	0.0	0%	0.0	76%	0.5	0%	0.0	76%	0.5	0%	0.0	0%	0.0	64%	12.2	55%	10.5	64%	14.5	55%	12.5	64%	3.3	55%	2.8	69.3%	310.3	60.7%	271.8	51.4%									
9:00 AM	90%	186.7	72%	149.4	100%	191.3	100%	191.3	0%	0.0	99%	0.0	0%	0.0	99%	0.6	0%	0.0	99%	0.7	0%	0.0	0%	0.0	74%	14.1	76%	14.4	74%	16.8	76%	17.3	74%	3.8	76%	3.9	92.2%	412.7	84.3%	377.6	68.3%									
10:00 AM	85%	176.4	65%	134.9	100%	191.3	100%	191.3	65%	0.0	100%	0.0	65%	0.4	100%	0.6	65%	0.5	100%	0.7	0%	0.0	0%	0.0	82%	15.6	91%	17.3	82%	18.6	91%	20.7	82%	4.2	91%	4.7	90.9%	406.9	82.7%	370.1	67.4%									
11:00 AM	80%	166.0	63%	130.7	100%	191.3	100%	191.3	56%	0.0	92%	0.0	56%	0.4	92%	0.6	56%	0.4	92%	0.6	28%	0.2	33%	0.3	89%	16.9	100%	19.0	89%	20.2	100%	22.7	89%	4.6	100%	5.1	89.3%	399.9	82.7%	370.3	66.2%									
12:00 PM	76%	157.7	60%	124.5	100%	191.3	100%	191.3	48%	0.0	78%	0.0	48%	0.3	78%	0.5	48%	0.3	78%	0.5	96%	0.8	56%	0.4	100%	19.0	97%	18.4	100%	22.7	97%	22.0	100%	5.1	97%	5.0	88.7%	397.2	81.0%	362.7	65.8%									
1:00 PM	74%	153.5	54%	112.0	100%	191.3	100%	191.3	47%	0.0	79%	0.0	47%	0.3	79%	0.5	47%	0.3	79%	0.5	100%	0.8	69%	0.5	86%	16.3	91%	17.3	86%	19.5	91%	20.7	86%	4.4	91%	4.7	86.3%	386.5	77.6%	347.5	64.0%									
2:00 PM	72%	149.4	50%	103.7	100%	191.3	100%	191.3	43%	0.0	71%	0.0	43%	0.3	71%	0.4	43%	0.3	71%	0.5	51%	0.4	58%	0.5	57%	10.8	73%	13.9	57%	13.0	73%	16.6	57%	2.9	73%	3.7	82.3%	368.3	73.8%	330.6	61.0%									
3:00 PM	73%	151.5	50%	103.7	100%	191.3	100%	191.3	50%	0.0	70%	0.0	50%	0.3	70%	0.4	50%	0.3	70%	0.5	37%	0.3	49%	0.4	44%	8.4	51%	9.7	44%	10.0	51%	11.6	44%	2.3	51%	2.6	81.4%	364.3	71.5%	320.2	60.3%									
4:00 PM	74%	153.5	55%	114.1	100%	191.3	100%	191.3	72%	0.0	67%	0.0	72%	0.5	67%	0.4	72%	0.5	67%	0.5	34%	0.3	63%	0.5	39%	7.4	43%	8.2	39%	8.9	43%	9.8	39%	2.0	43%	2.2	81.4%	364.3	73.0%	326.9	60.3%									
5:00 PM	73%	151.5	56%	116.2	100%	191.3	100%	191.3	93%	0.0	60%	0.0	93%	0.6	60%	0.4	93%	0.6	60%	0.4	56%	0.4	77%	0.6	62%	11.8	57%	10.8	62%	14.1	57%	13.0	62%	3.2	57%	2.9	83.4%	373.4	74.9%	335.5	61.8%									
6:00 PM	68%	141.1	65%	134.9	50%	95.6	50%	95.6	100%	0.0	56%	0.0	100%	0.6	56%	0.4	100%	0.7	56%	0.4	87%	0.7	100%	0.8	73%	13.9	66%	12.5	73%	16.6	66%	15.0	73%	3.7	66%	3.4	61.0%	272.9	58.7%	262.9	45.2%									
7:00 PM	69%	143.2	78%	161.8	30%	57.4	30%	57.4	88%	0.0	0%	0.0	88%	0.6	0%	0.0	88%	0.6	0%	0.0	91%	0.7	100%	0.8	95%	18.1	80%	15.2	95%	21.6	80%	18.2	95%	4.9	80%	4.1	55.2%	246.9	57.5%	257.5	42.6%									
8:00 PM	75%	155.6	85%	176.4	30%	57.4	30%	57.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	0.6	85%	0.7	76%	14.4	62%	11.8	76%	17.3	62%	14.1	76%	3.9	62%	3.2	55.7%	249.17	58.8%	263.4	43.6%									
9:00 PM	79%	163.9	89%	184.7	10%	19.1	10%	19.1	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	0.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	40.9%	183.0	45.6%	204.2	33.8%									
10:00 PM	91%	188.8	94%	195.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	0.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	42.2%	188.8	43.6%	195.3	32.3%									
11:00 PM	97%	201.3	94%	195.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.0%	201.3	43.6%	195.0	33.3%											
12:00 AM	97%	201.3	92%	190.9	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.0%	201.3	42.6%	190.9	33.3%											

ITE-PV Peak Gross

Shared Parking Use:	⁽¹⁾ Hotel Visitor				⁽³⁾ Banquet Meeting Space Visitor				⁽⁵⁾ Tennis/Sports Lawn Visitor				⁽⁵⁾ South Pool Deck Visitor				⁽⁵⁾ North Pool Deck Visitor				⁽⁴⁾ Pool Bar (Azure) Visitor				⁽²⁾ Hotel Restaurant ^{- Asadero} Visitor				⁽²⁾ Restaurant Patio Visitor				⁽²⁾ Coffee/Lobby Bar Visitor				Totals/Averages						
Gross Size	380.0 Key				850.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF				1241.22 Weekday Spaces 1241.22 Weekend Spaces NC = Non-Captive, DR = Drive Ratio				Self Park Provided		
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban										
Monthly Factor	100%				100%				100%				100%				100%				100%				100%				100%				100%										
Weekday Parking Rate	1.20	per	1 Unit		1.00	per	2 Seats		1.00	per	300 SF		1.00	per	300 SF		1.00	per	300 SF		1.00	per	50 SF		1.00	per	50 SF		1.00	per	50 SF		1.00	per	50 SF								
Weekend Parking Rate	1.20	per	1 Unit		1.00	per	2 Seats		1.00	per	300 SF		1.00	per	300 SF		1.00	per	300 SF		1.00	per	50 SF		1.00	per	50 SF		1.00	per	50 SF		1.00	per	50 SF								
Weekday Req. Spaces	456.00 Spaces				425.00 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1241.22 Weekday Spaces						
Weekend Req. Spaces	456.00 Spaces				425.00 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1241.22 Weekend Spaces						
Adjustments	NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%								
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend				
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided		
6:00 AM	81%	369.4	69%	314.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	29.8%	369.4	25.3%	314.6	61.2%						
7:00 AM	82%	373.9	70%	319.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	30.1%	373.9	25.7%	319.2	61.9%						
8:00 AM	89%	405.8	72%	328.3	50%	212.5	50%	212.5	0%	0.0	76%	36.9	0%	0.0	76%	10.6	0%	0.0	76%	11.7	0%	0.0	0%	0.0	64%	62.1	55%	53.3	64%	74.2	55%	63.8	64%	41.9	55%	36.0	64.2%	796.5	60.7%	753.1	131.9%		
9:00 AM	90%	410.4	72%	328.3	100%	425.0	100%	425.0	0%	0.0	99%	48.1	0%	0.0	99%	13.8	0%	0.0	99%	15.3	0%	0.0	0%	0.0	74%	71.8	76%	73.7	74%	85.8	76%	88.1	74%	48.4	76%	49.7	83.9%	1041.3	83.9%	1042.0	172.5%		
10:00 AM	85%	387.6	65%	296.4	100%	425.0	100%	425.0	65%	31.6	100%	48.5	65%	9.1	100%	13.9	65%	10.0	100%	15.4	0%	0.0	0%	0.0	82%	79.5	91%	88.2	82%	95.1	91%	105.5	82%	53.6	91%	59.5	87.9%	1091.5	84.8%	1052.6	180.7%		
11:00 AM	80%	364.8	63%	287.3	100%	425.0	100%	425.0	56%	27.2	92%	44.7	56%	7.8	92%	12.8	56%	8.6	92%	14.2	28%	1.1	33%	1.3	89%	86.3	100%	97.0	89%	103.2	100%	115.9	89%	58.2	100%	65.4	87.2%	1082.2	85.7%	1063.6	179.2%		
12:00 PM	76%	346.6	60%	273.6	100%	425.0	100%	425.0	48%	23.3	78%	37.9	48%	6.7	78%	10.9	48%	7.4	78%	12.0	96%	3.8	56%	2.2	100%	97.0	97%	94.1	100%	115.9	97%	112.4	100%	65.4	97%	63.5	87.9%	1091.1	83.1%	1031.6	180.6%		
1:00 PM	74%	337.4	54%	246.2	100%	425.0	100%	425.0	47%	22.8	79%	38.3	47%	6.6	79%	11.0	47%	7.3	79%	12.2	100%	4.0	69%	2.8	86%	83.4	91%	88.2	86%	99.7	91%	105.5	86%	56.3	91%	59.5	84.0%	1042.4	79.7%	988.8	172.6%		
2:00 PM	72%	328.3	50%	228.0	100%	425.0	100%	425.0	43%	20.9	71%	34.5	43%	6.0	71%	9.9	43%	6.6	71%	11.0	51%	2.0	58%	2.3	57%	55.3	73%	70.8	57%	66.1	73%	84.6	57%	37.3	73%	47.8	76.3%	947.5	73.6%	913.8	156.9%		
3:00 PM	73%	332.9	50%	228.0	100%	425.0	100%	425.0	50%	24.3	70%	34.0	50%	7.0	70%	9.8	50%	7.7	70%	10.8	37%	1.5	49%	2.0	44%	42.7	51%	49.4	44%	51.0	51%	59.1	44%	28.8	51%	33.4	74.2%	920.8	68.6%	851.4	152.4%		
4:00 PM	74%	337.4	55%	250.8	100%	425.0	100%	425.0	72%	35.0	67%	32.5	72%	10.0	67%	9.3	72%	11.1	67%	10.3	34%	1.4	63%	2.5	39%	37.8	43%	41.7	39%	45.2	43%	49.8	39%	25.5	43%	28.1	74.8%	928.4	68.5%	850.2	153.7%		
5:00 PM	73%	332.9	56%	255.4	100%	425.0	100%	425.0	93%	45.1	60%	29.1	93%	13.0	60%	8.4	93%	14.4	60%	9.3	56%	2.2	77%	3.1	62%	60.1	57%	55.3	62%	71.9	57%	66.1	62%	40.6	57%	37.3	81.0%	1005.1	71.6%	888.8	166.4%		
6:00 PM	68%	310.1	65%	296.4	50%	212.5	50%	212.5	100%	48.5	56%	27.2	100%	13.9	56%	7.8	100%	15.4	56%	8.6	87%	3.5	100%	4.0	73%	70.8	66%	64.0	73%	84.6	66%	76.5	73%	47.8	66%	43.2	65.0%	807.1	59.6%	740.2	133.6%		
7:00 PM	69%	314.6	78%	355.7	30%	127.5	30%	127.5	88%	42.7	0%	0.0	88%	12.3	0%	0.0	88%	13.6	0%	0.0	91%	3.6	100%	4.0	95%	92.1	80%	77.6	95%	110.1	80%	92.7	95%	62.1	80%	52.3	62.7%	778.7	57.2%	709.8	128.9%		
8:00 PM	75%	342.0	85%	387.6	30%	127.5	30%	127.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	2.9	85%	3.4	76%	73.7	62%	60.1	76%	88.1	62%	71.9	76%	49.7	62%	40.6	55.1%	683.9	55.7%	691.0	114.4%		
9:00 PM	79%	360.2	89%	405.8	10%	42.5	10%	42.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	2.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	32.4%	402.7	36.3%	450.5	74.6%
10:00 PM	91%	415.0	94%	428.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	1.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	33.4%	415.0	34.6%	430.0	71.2%
11:00 PM	97%	442.3	94%	428.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35.6%	442.3	34.5%	428.6	73.2%
12:00 AM	97%	442.3	92%	419.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35.6%	442.3	33.8%	419.5	73.2%

1

Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3

ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

88%

1091.45

86%

1063.59

11:00 AM

1,092

on Weekdays.

ITE-PV Peak Net

Shared Parking Use:	⁽¹⁾ Hotel Visitor				⁽³⁾ Banquet Meeting Space Visitor				⁽⁵⁾ Tennis/Sports Lawn Visitor				⁽⁵⁾ South Pool Deck Visitor				⁽⁵⁾ North Pool Deck Visitor				⁽⁴⁾ Pool Bar (Azure) Visitor				⁽²⁾ Hotel Restaurant ^{- Asadero} Visitor				⁽²⁾ Restaurant Patio Visitor				⁽²⁾ Coffee/Lobby Bar Visitor				Totals/Averages							
Gross Size	380.0 Key				850.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF				Self Park Provided							
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban											
Monthly Factor	100%				100%				90%				90%				90%				98%				98%				98%				98%											
Weekday Parking Rate	1.20	per		1 Unit	1.00	per		2 Seats	1.00	per		300 SF	1.00	per		300 SF	1.00	per		300 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF								
Weekend Parking Rate	1.20	per		1 Unit	1.00	per		2 Seats	1.00	per		300 SF	1.00	per		300 SF	1.00	per		300 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF								
Weekday Req. Spaces	296.40 Spaces				191.25 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				536.61 Weekday Spaces							
Weekend Req. Spaces	296.40 Spaces				191.25 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				536.61 Weekend Spaces							
Adjustments																																												
PERIOD:	NC 100%		DR 65%		NC 60%		DR 75%		NC 0%		DR 100%		NC 5%		DR 100%		NC 5%		DR 100%		NC 25%		DR 80%		NC 25%		DR 80%		NC 25%		DR 80%		NC 10%		DR 80%		NC = Non-Captive, DR = Drive Ratio							
	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend					
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided			
6:00 AM	81%	240.1	69%	204.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	44.7%	240.1	38.1%	204.5	39.7%					
7:00 AM	82%	243.0	70%	207.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.3%	243.0	38.7%	207.5	40.2%					
8:00 AM	89%	263.8	72%	213.4	50%	95.6	50%	95.6	0%	0.0	76%	0.0	0%	0.0	76%	0.5	0%	0.0	76%	0.5	0%	0.0	0%	0.0	64%	12.2	55%	10.5	64%	14.5	55%	12.5	64%	3.3	55%	2.8	72.6%	389.4	62.6%	335.8	64.5%			
9:00 AM	90%	266.8	72%	213.4	100%	191.3	100%	191.3	0%	0.0	99%	0.0	0%	0.0	99%	0.6	0%	0.0	99%	0.7	0%	0.0	0%	0.0	74%	14.1	76%	14.4	74%	16.8	76%	17.3	74%	3.8	76%	3.9	91.8%	492.7	82.3%	441.6	81.6%			
10:00 AM	85%	251.9	65%	192.7	100%	191.3	100%	191.3	65%	0.0	100%	0.0	65%	0.4	100%	0.6	65%	0.5	100%	0.7	0%	0.0	0%	0.0	82%	15.6	91%	17.3	82%	18.6	91%	20.7	82%	4.2	91%	4.7	89.9%	482.5	79.7%	427.9	79.9%			
11:00 AM	80%	237.1	63%	186.7	100%	191.3	100%	191.3	56%	0.0	92%	0.0	56%	0.4	92%	0.6	56%	0.4	92%	0.6	28%	0.2	33%	0.3	89%	16.9	100%	19.0	89%	20.2	100%	22.7	89%	4.6	100%	5.1	87.8%	471.0	79.4%	426.3	78.0%			
12:00 PM	76%	225.3	60%	177.8	100%	191.3	100%	191.3	48%	0.0	78%	0.0	48%	0.3	78%	0.5	48%	0.3	78%	0.5	96%	0.8	56%	0.4	100%	19.0	97%	18.4	100%	22.7	97%	22.0	100%	5.1	97%	5.0	86.6%	464.8	77.5%	416.0	76.9%			
1:00 PM	74%	219.3	54%	160.1	100%	191.3	100%	191.3	47%	0.0	79%	0.0	47%	0.3	79%	0.5	47%	0.3	79%	0.5	100%	0.8	69%	0.5	86%	16.3	91%	17.3	86%	19.5	91%	20.7	86%	4.4	91%	4.7	84.3%	452.3	73.7%	395.5	74.9%			
2:00 PM	72%	213.4	50%	148.2	100%	191.3	100%	191.3	43%	0.0	71%	0.0	43%	0.3	71%	0.4	43%	0.3	71%	0.5	51%	0.4	58%	0.5	57%	10.8	73%	13.9	57%	13.0	73%	16.6	57%	2.9	73%	3.7	80.6%	432.3	69.9%	375.0	71.6%			
3:00 PM	73%	216.4	50%	148.2	100%	191.3	100%	191.3	50%	0.0	70%	0.0	50%	0.3	70%	0.4	50%	0.3	70%	0.5	37%	0.3	49%	0.4	44%	8.4	51%	9.7	44%	10.0	51%	11.6	44%	2.3	51%	2.6	80.0%	429.2	68.0%	364.7	71.1%			
4:00 PM	74%	219.3	55%	163.0	100%	191.3	100%	191.3	72%	0.0	67%	0.0	72%	0.5	67%	0.4	72%	0.5	67%	0.5	34%	0.3	63%	0.5	39%	7.4	43%	8.2	39%	8.9	43%	9.8	39%	2.0	43%	2.2	80.1%	430.1	70.0%	375.8	71.2%			
5:00 PM	73%	216.4	56%	166.0	100%	191.3	100%	191.3	93%	0.0	60%	0.0	93%	0.6	60%	0.4	93%	0.6	60%	0.4	56%	0.4	77%	0.6	62%	11.8	57%	10.8	62%	14.1	57%	13.0	62%	3.2	57%	2.9	81.7%	438.3	71.8%	385.3	72.6%			
6:00 PM	68%	201.6	65%	192.7	50%	95.6	50%	95.6	100%	0.0	56%	0.0	100%	0.6	56%	0.4	100%	0.7	56%	0.4	87%	0.7	100%	0.8	73%	13.9	66%	12.5	73%	16.6	66%	15.0	73%	3.7	66%	3.4	62.1%	333.4	59.8%	320.7	55.2%			
7:00 PM	69%	204.5	78%	231.2	30%	57.4	30%	57.4	88%	0.0	0%	0.0	88%	0.6	0%	0.0	88%	0.6	0%	0.0	91%	0.7	100%	0.8	95%	18.1	80%	15.2	95%	21.6	80%	18.2	95%	4.9	80%	4.1	57.4%	308.3	60.9%	326.8	54.1%			
8:00 PM	75%	222.3	85%	251.9	30%	57.4	30%	57.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	0.6	85%	0.7	76%	14.4	62%	11.8	76%	17.3	62%	14.1	76%	3.9	62%	3.2	58.9%	315.9	63.2%	339.0	56.1%			
9:00 PM	79%	234.2	89%	263.8	10%	19.1	10%	19.1	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	0.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	47.2%	253.3	52.8%	283.4	46.9%	
10:00 PM	91%	269.7	94%	278.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	0.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	50.3%	269.7	52.0%	278.9	46.2%	
11:00 PM	97%	287.5	94%	278.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	53.6%	287.5	51.9%	278.6	47.6%			
12:00 AM	97%	287.5	92%	272.7	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	53.6%	287.5	50.8%	272.7	47.6%			

1

Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3

ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

92%

492.68

ATTACHMENT G

SHARED PARKING ANALYSIS: MAXIMUM BANQUET/MEETING SPACE SEATING

ITE-PV Off-Peak Gross

Shared Parking Use:	⁽¹⁾ Hotel Visitor				⁽³⁾ Banquet Meeting Space Visitor				⁽⁵⁾ Tennis/Sports Lawn Visitor				⁽⁵⁾ South Pool Deck Visitor				⁽⁵⁾ North Pool Deck Visitor				⁽⁴⁾ Pool Bar (Azure) Visitor				⁽²⁾ Hotel Restaurant - Asadero Visitor				⁽²⁾ Restaurant Patio Visitor				⁽²⁾ Coffee/Lobby Bar Visitor				Totals/Averages																		
Gross Size	380.0 Key				1,265.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF				Self Park Provided																		
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban																						
Monthly Factor	70%				100%				100%				100%				100%				100%				100%				100%				100%																						
Weekday Parking Rate	1.20	per	1	Unit	1.00	per	2	Seats	1.00	per	300	SF	1.00	per	300	SF	1.00	per	300	SF	1.00	per	50	SF	1.00	per	50	SF	1.00	per	50	SF	1.00	per	50	SF	587																		
Weekend Parking Rate	1.20	per	1	Unit	1.00	per	2	Seats	1.00	per	300	SF	1.00	per	300	SF	1.00	per	300	SF	1.00	per	50	SF	1.00	per	50	SF	1.00	per	50	SF	1.00	per	50	SF																			
Weekday Req. Spaces	319.20 Spaces				632.50 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1311.92		Weekend Spaces																
Weekend Req. Spaces	319.20 Spaces				632.50 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces				1311.92		Weekend Spaces																
Adjustments	NC 100%				DR 100%				NC 100%				DR 100%				NC 100%				DR 100%				NC 100%				DR 100%				NC 100%				DR 100%				NC 100%				DR 100%				NC = Non-Captive, DR = Drive Ratio						
PERIOD:	Weekday				Weekend				Weekday				Weekend				Weekday				Weekend				Weekday				Weekend				Weekday				Weekend				Weekday				Weekend				Weekday		Weekend				
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided																
6:00 AM	81%	258.6	69%	220.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	19.7%	258.6	16.8%	220.2	44.0%																
7:00 AM	82%	261.7	70%	223.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	20.0%	261.7	17.0%	223.4	44.6%																
8:00 AM	89%	284.1	72%	229.8	50%	316.3	50%	316.3	0%	0.0	76%	36.9	0%	0.0	76%	10.6	0%	0.0	76%	11.7	0%	0.0	0%	0.0	64%	62.1	55%	53.3	64%	74.2	55%	63.8	64%	41.9	55%	36.0	59.3%	778.5	57.8%	758.4	132.6%														
9:00 AM	90%	287.3	72%	229.8	100%	632.5	100%	632.5	0%	0.0	99%	48.1	0%	0.0	99%	13.8	0%	0.0	99%	15.3	0%	0.0	0%	0.0	74%	71.8	76%	73.7	74%	85.8	76%	88.1	74%	48.4	76%	49.7	85.8%	1125.7	87.7%	1151.0	196.1%														
10:00 AM	85%	271.3	65%	207.5	100%	632.5	100%	632.5	65%	31.6	100%	48.5	65%	9.1	100%	13.9	65%	10.0	100%	15.4	0%	0.0	0%	0.0	82%	79.5	91%	88.2	82%	95.1	91%	105.5	82%	53.6	91%	59.5	90.1%	1182.7	89.3%	1171.2	201.5%														
11:00 AM	80%	255.4	63%	201.1	100%	632.5	100%	632.5	56%	27.2	92%	44.7	56%	7.8	92%	12.8	56%	8.6	92%	14.2	28%	1.1	33%	1.3	89%	86.3	100%	97.0	89%	103.2	100%	115.9	89%	58.2	100%	65.4	90.0%	1180.3	90.3%	1184.9	201.9%														
12:00 PM	76%	242.6	60%	191.5	100%	632.5	100%	632.5	48%	23.3	78%	37.9	48%	6.7	78%	10.9	48%	7.4	78%	12.0	96%	3.8	56%	2.2	100%	97.0	97%	94.1	100%	115.9	97%	112.4	100%	65.4	97%	63.5	91.1%	1194.6	88.2%	1157.0	203.5%														
1:00 PM	74%	236.2	54%	172.4	100%	632.5	100%	632.5	47%	22.8	79%	38.3	47%	6.6	79%	11.0	47%	7.3	79%	12.2	100%	4.0	69%	2.8	86%	83.4	91%	88.2	86%	99.7	91%	105.5	86%	56.3	91%	59.5	87.6%	1148.7	85.6%	1122.4	195.7%														
2:00 PM	72%	229.8	50%	159.6	100%	632.5	100%	632.5	43%	20.9	71%	34.5	43%	6.0	71%	9.9	43%	6.6	71%	11.0	51%	2.0	58%	2.3	57%	55.3	73%	70.8	57%	66.1	73%	84.6	57%	37.3	73%	47.8	80.5%	1056.5	80.3%	1052.9	180.0%														
3:00 PM	73%	233.0	50%	159.6	100%	632.5	100%	632.5	50%	24.3	70%	34.0	50%	7.0	70%	9.8	50%	7.7	70%	10.8	37%	1.5	49%	2.0	44%	42.7	51%	49.4	44%	51.0	51%	59.1	44%	28.8	51%	33.4	78.4%	1028.4	75.5%	990.5	175.2%														
4:00 PM	74%	236.2	55%	175.6	100%	632.5	100%	632.5	72%	35.0	67%	32.5	72%	10.0	67%	9.3	72%	11.1	67%	10.3	34%	1.4	63%	2.5	39%	37.8	43%	41.7	39%	45.2	43%	49.8	39%	25.5	43%	28.1	78.9%	1034.7	74.9%	982.5	176.3%														
5:00 PM	73%	233.0	56%	178.8	100%	632.5	100%	632.5	93%	45.1	60%	29.1	93%	13.0	60%	8.4	93%	14.4	60%	9.3	56%	2.2	77%	3.1	62%	60.1	57%	55.3	62%	71.9	57%	66.1	62%	40.6	57%	37.3	84.8%	1112.8	77.7%	1019.7	189.6%														
6:00 PM	68%	217.1	65%	207.5	50%	316.3	50%	316.3	100%	48.5	56%	27.2	100%	13.9	56%	7.8	100%	15.4	56%	8.6	87%	3.5	100%	4.0	73%	70.8	66%	64.0	73%	84.6	66%	76.5	73%	47.8	66%	43.2	62.3%	817.9	57.6%	755.0	139.3%														
7:00 PM	69%	220.2	78%	249.0	30%	189.8	30%	189.8	88%	42.7	0%	0.0	88%	12.3	0%	0.0	88%	13.6	0%	0.0	91%	3.6	100%	4.0	95%	92.1	80%	77.6	95%	110.1	80%	92.7	95%	62.1	80%	52.3	56.9%	746.6	50.7%	665.4	127.2%														
8:00 PM	75%	239.4	85%	271.3	30%	189.8	30%	189.8	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	2.9	85%	3.4	76%	73.7	62%	60.1	76%	88.1	62%	71.9	76%	49.7	62%	40.6	49.1%	643.6	48.6%	637.0	109.6%														
9:00 PM	79%	252.2	89%	284.1	10%	63.3	10%	63.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	2.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	24.0%	315.4	26.6%	349.5	59.5%												
10:00 PM	91%	290.5	94%	300.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	1.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	22.1%	290.5	23.0%	301.4	51.4%												
11:00 PM	97%	309.6	94%	300.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	23.6%	309.6	22.9%	300.0	52.7%												
12:00 AM	97%	309.6	92%	293.7	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	23.6%	309.6	22.4%	293.7	52.7%												

1

Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3

ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

91%

1194.63

90%

1184.9

1:00 PM

1,195 on Weekdays.

ITE-PV Off-Peak Net

Shared Parking Use:	⁽¹⁾ Hotel Visitor				⁽³⁾ Banquet Meeting Space Visitor				⁽⁵⁾ Tennis/Sports Lawn Visitor				⁽⁵⁾ South Pool Deck Visitor				⁽⁵⁾ North Pool Deck Visitor				⁽⁴⁾ Pool Bar (Azure) Visitor				⁽²⁾ Hotel Restaurant - Asadero Visitor				⁽²⁾ Restaurant Patio Visitor				⁽²⁾ Coffee/Lobby Bar Visitor				Totals/Averages									
Gross Size	380.0 Key				1,265.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF				Self Park Provided									
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban													
Monthly Factor	70%				100%				90%				90%				90%				98%				98%				98%				98%													
Weekday Parking Rate	1.20	per		1 Unit	1.00	per		2 Seats	1.00	per		300 SF	1.00	per		300 SF	1.00	per		300 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	587									
Weekend Parking Rate	1.20	per		1 Unit	1.00	per		2 Seats	1.00	per		300 SF	1.00	per		300 SF	1.00	per		300 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF										
Weekday Req. Spaces	207.48 Spaces				284.63 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces										541.06 Weekday Spaces			
Weekend Req. Spaces	207.48 Spaces				284.63 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				541.06 Weekend Spaces									
Adjustments																																									NC = Non-Captive, DR = Drive Ratio					
PERIOD:	NC 100%		DR 65%		NC 60%		DR 75%		NC 0%		DR 100%		NC 5%		DR 100%		NC 5%		DR 100%		NC 25%		DR 80%		NC 25%		DR 80%		NC 25%		DR 80%		NC 10%		DR 80%											
	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend											
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided									
6:00 AM	81%	168.1	69%	143.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	31.1%	168.1	26.5%	143.2	28.6%									
7:00 AM	82%	170.1	70%	145.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	31.4%	170.1	26.8%	145.2	29.0%									
8:00 AM	89%	184.7	72%	149.4	50%	142.3	50%	142.3	0%	0.0	76%	0.0	0%	0.0	76%	0.5	0%	0.0	76%	0.5	0%	0.0	0%	0.0	64%	12.2	55%	10.5	64%	14.5	55%	12.5	64%	3.3	55%	2.8	66.0%	357.0	58.9%	318.5	60.8%					
9:00 AM	90%	186.7	72%	149.4	100%	284.6	100%	284.6	0%	0.0	99%	0.0	0%	0.0	99%	0.6	0%	0.0	99%	0.6	0%	0.0	0%	0.0	74%	14.1	76%	14.4	74%	16.8	76%	17.3	74%	3.8	76%	3.9	93.5%	506.0	87.0%	470.9	86.2%					
10:00 AM	85%	176.4	65%	134.9	100%	284.6	100%	284.6	65%	0.0	100%	0.0	65%	0.4	100%	0.6	65%	0.5	100%	0.7	0%	0.0	0%	0.0	82%	15.6	91%	17.3	82%	18.6	91%	20.7	82%	4.2	91%	4.7	92.5%	500.3	85.7%	463.4	85.2%					
11:00 AM	80%	166.0	63%	130.7	100%	284.6	100%	284.6	56%	0.0	92%	0.0	56%	0.4	92%	0.6	56%	0.4	92%	0.6	28%	0.2	33%	0.3	89%	16.9	100%	19.0	89%	20.2	100%	22.7	89%	4.6	100%	5.1	91.2%	493.3	85.7%	463.7	84.0%					
12:00 PM	76%	157.7	60%	124.5	100%	284.6	100%	284.6	48%	0.0	78%	0.0	48%	0.3	78%	0.5	48%	0.3	78%	0.5	96%	0.8	56%	0.4	100%	19.0	97%	18.4	100%	22.7	97%	22.0	100%	5.1	97%	5.0	90.7%	490.6	84.3%	456.0	83.6%					
1:00 PM	74%	153.5	54%	112.0	100%	284.6	100%	284.6	47%	0.0	79%	0.0	47%	0.3	79%	0.5	47%	0.3	79%	0.5	100%	0.8	69%	0.5	86%	16.3	91%	17.3	86%	19.5	91%	20.7	86%	4.4	91%	4.7	88.7%	479.9	81.5%	440.9	81.7%					
2:00 PM	72%	149.4	50%	103.7	100%	284.6	100%	284.6	43%	0.0	71%	0.0	43%	0.3	71%	0.4	43%	0.3	71%	0.5	51%	0.4	58%	0.5	57%	10.8	73%	13.9	57%	13.0	73%	16.6	57%	2.9	73%	3.7	85.3%	461.7	78.4%	424.0	78.7%					
3:00 PM	73%	151.5	50%	103.7	100%	284.6	100%	284.6	50%	0.0	70%	0.0	50%	0.3	70%	0.4	50%	0.3	70%	0.5	37%	0.3	49%	0.4	44%	8.4	51%	9.7	44%	10.0	51%	11.6	44%	2.3	51%	2.6	84.6%	457.7	76.4%	413.6	78.0%					
4:00 PM	74%	153.5	55%	114.1	100%	284.6	100%	284.6	72%	0.0	67%	0.0	72%	0.5	67%	0.4	72%	0.5	67%	0.5	34%	0.3	63%	0.5	39%	7.4	43%	8.2	39%	8.9	43%	9.8	39%	2.0	43%	2.2	84.6%	457.7	77.7%	420.3	78.0%					
5:00 PM	73%	151.5	56%	116.2	100%	284.6	100%	284.6	93%	0.0	60%	0.0	93%	0.6	60%	0.4	93%	0.6	60%	0.4	56%	0.4	77%	0.6	62%	11.8	57%	10.8	62%	14.1	57%	13.0	62%	3.2	57%	2.9	86.3%	466.8	79.3%	428.9	79.5%					
6:00 PM	68%	141.1	65%	134.9	50%	142.3	50%	142.3	100%	0.0	56%	0.0	100%	0.6	56%	0.4	100%	0.7	56%	0.4	87%	0.7	100%	0.8	73%	13.9	66%	12.5	73%	16.6	66%	15.0	73%	3.7	66%	3.4	59.1%	319.6	57.2%	309.6	54.4%					
7:00 PM	69%	143.2	78%	161.8	30%	85.4	30%	85.4	88%	0.0	0%	0.0	88%	0.6	0%	0.0	88%	0.6	0%	0.0	91%	0.7	100%	0.8	95%	18.1	80%	15.2	95%	21.6	80%	18.2	95%	4.9	80%	4.1	50.8%	274.9	52.8%	285.5	48.6%					
8:00 PM	75%	155.6	85%	176.4	30%	85.4	30%	85.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	0.6	85%	0.7	76%	14.4	62%	11.8	76%	17.3	62%	14.1	76%	3.9	62%	3.2	51.2%	277.18	53.9%	291.5	49.7%					
9:00 PM	79%	163.9	89%	184.7	10%	28.5	10%	28.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	0.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35.6%	192.4	39.5%	213.6	36.4%			
10:00 PM	91%	188.8	94%	195.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	0.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	34.9%	188.8	36.1%	195.3	33.3%			
11:00 PM	97%	201.3	94%	195.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	37.2%	201.3	36.0%	195.0	34.3%			
12:00 AM	97%	201.3	92%	190.9	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	37.2%	201.3	35.3%	190.9	34.3%			

1 Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3 ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5 Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness

ITE-PV Peak Gross

Shared Parking Use:	⁽¹⁾ Hotel Visitor				⁽³⁾ Banquet Meeting Space Visitor				⁽⁵⁾ Tennis/Sports Lawn Visitor				⁽⁵⁾ South Pool Deck Visitor				⁽⁵⁾ North Pool Deck Visitor				⁽⁴⁾ Pool Bar (Azure) Visitor				^{(2) Hotel Restaurant ^{- Asadero} Visitor}				⁽²⁾ Restaurant Patio Visitor				⁽²⁾ Coffee/Lobby Bar Visitor				Totals/Averages						
Gross Size	380.0 Key				1,265.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF				1448.72 Weekday Spaces 1448.72 Weekend Spaces NC = Non-Captive, DR = Drive Ratio						Self Park Provided
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban										
Monthly Factor	100%				100%				100%				100%				100%				100%				100%				100%				100%										
Weekday Parking Rate	1.20	per	1 Unit		1.00	per	2 Seats		1.00	per	300 SF		1.00	per	300 SF		1.00	per	300 SF		1.00	per	50 SF		1.00	per	50 SF		1.00	per	50 SF		1.00	per	50 SF								
Weekend Parking Rate	1.20	per	1 Unit		1.00	per	2 Seats		1.00	per	300 SF		1.00	per	300 SF		1.00	per	300 SF		1.00	per	50 SF		1.00	per	50 SF		1.00	per	50 SF		1.00	per	50 SF								
Weekday Req. Spaces	456.00 Spaces				632.50 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces										
Weekend Req. Spaces	456.00 Spaces				632.50 Spaces				48.54 Spaces				13.94 Spaces				15.43 Spaces				4.00 Spaces				96.96 Spaces				115.92 Spaces				65.42 Spaces										
Adjustments	NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%		NC 100%		DR 100%								
PERIOD:	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend								
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided						
6:00 AM	81%	369.4	69%	314.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	25.5%	369.4	21.7%	314.6	62.9%								
7:00 AM	82%	373.9	70%	319.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	25.8%	373.9	22.0%	319.2	63.7%								
8:00 AM	89%	405.8	72%	328.3	50%	316.3	50%	316.3	0%	0.0	76%	36.9	0%	0.0	76%	10.6	0%	0.0	76%	11.7	0%	0.0	0%	0.0	64%	62.1	55%	53.3	64%	74.2	55%	63.8	64%	41.9	55%	36.0	62.1%	900.2	59.1%	856.9	153.4%		
9:00 AM	90%	410.4	72%	328.3	100%	632.5	100%	632.5	0%	0.0	99%	48.1	0%	0.0	99%	13.8	0%	0.0	99%	15.3	0%	0.0	0%	0.0	74%	71.8	76%	73.7	74%	85.8	76%	88.1	74%	48.4	76%	49.7	86.2%	1248.8	86.2%	1249.5	212.9%		
10:00 AM	85%	387.6	65%	296.4	100%	632.5	100%	632.5	65%	31.6	100%	48.5	65%	9.1	100%	13.9	65%	10.0	100%	15.4	0%	0.0	0%	0.0	82%	79.5	91%	88.2	82%	95.1	91%	105.5	82%	53.6	91%	59.5	89.7%	1299.0	87.0%	1260.1	221.3%		
11:00 AM	80%	364.8	63%	287.3	100%	632.5	100%	632.5	56%	27.2	92%	44.7	56%	7.8	92%	12.8	56%	8.6	92%	14.2	28%	1.1	33%	1.3	89%	86.3	100%	97.0	89%	103.2	100%	115.9	89%	58.2	100%	65.4	89.0%	1289.7	87.7%	1271.1	219.7%		
12:00 PM	76%	346.6	60%	273.6	100%	632.5	100%	632.5	48%	23.3	78%	37.9	48%	6.7	78%	10.9	48%	7.4	78%	12.0	96%	3.8	56%	2.2	100%	97.0	97%	94.1	100%	115.9	97%	112.4	100%	65.4	97%	63.5	89.6%	1298.6	85.5%	1239.1	221.2%		
1:00 PM	74%	337.4	54%	246.2	100%	632.5	100%	632.5	47%	22.8	79%	38.3	47%	6.6	79%	11.0	47%	7.3	79%	12.2	100%	4.0	69%	2.8	86%	83.4	91%	88.2	86%	99.7	91%	105.5	86%	56.3	91%	59.5	86.3%	1249.9	82.6%	1196.3	212.9%		
2:00 PM	72%	328.3	50%	228.0	100%	632.5	100%	632.5	43%	20.9	71%	34.5	43%	6.0	71%	9.9	43%	6.6	71%	11.0	51%	2.0	58%	2.3	57%	55.3	73%	70.8	57%	66.1	73%	84.6	57%	37.3	73%	47.8	79.7%	1155.0	77.4%	1121.3	196.8%		
3:00 PM	73%	332.9	50%	228.0	100%	632.5	100%	632.5	50%	24.3	70%	34.0	50%	7.0	70%	9.8	50%	7.7	70%	10.8	37%	1.5	49%	2.0	44%	42.7	51%	49.4	44%	51.0	51%	59.1	44%	28.8	51%	33.4	77.9%	1128.3	73.1%	1058.9	192.2%		
4:00 PM	74%	337.4	55%	250.8	100%	632.5	100%	632.5	72%	35.0	67%	32.5	72%	10.0	67%	9.3	72%	11.1	67%	10.3	34%	1.4	63%	2.5	39%	37.8	43%	41.7	39%	45.2	43%	49.8	39%	25.5	43%	28.1	78.4%	1135.9	73.0%	1057.7	193.5%		
5:00 PM	73%	332.9	56%	255.4	100%	632.5	100%	632.5	93%	45.1	60%	29.1	93%	13.0	60%	8.4	93%	14.4	60%	9.3	56%	2.2	77%	3.1	62%	60.1	57%	55.3	62%	71.9	57%	66.1	62%	40.6	57%	37.3	83.7%	1212.6	75.7%	1096.3	206.6%		
6:00 PM	68%	310.1	65%	296.4	50%	316.3	50%	316.3	100%	48.5	56%	27.2	100%	13.9	56%	7.8	100%	15.4	56%	8.6	87%	3.5	100%	4.0	73%	70.8	66%	64.0	73%	84.6	66%	76.5	73%	47.8	66%	43.2	62.9%	910.9	58.3%	844.0	155.2%		
7:00 PM	69%	314.6	78%	355.7	30%	189.8	30%	189.8	88%	42.7	0%	0.0	88%	12.3	0%	0.0	88%	13.6	0%	0.0	91%	3.6	100%	4.0	95%	92.1	80%	77.6	95%	110.1	80%	92.7	95%	62.1	80%	52.3	58.1%	841.0	53.3%	772.1	143.3%		
8:00 PM	75%	342.0	85%	387.6	30%	189.8	30%	189.8	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	2.9	85%	3.4	76%	73.7	62%	60.1	76%	88.1	62%	71.9	76%	49.7	62%	40.6	51.5%	746.2	52.0%	753.3	128.3%		
9:00 PM	79%	360.2	89%	405.8	10%	63.3	10%	63.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	2.2	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0.0	0.0	29.2%	423.5	32.5%	471.3	80.3%
10:00 PM	91%	415.0	94%	428.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	1.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0.0	0.0	28.6%	415.0	29.7%	430.0	73.3%		
11:00 PM	97%	442.3	94%	428.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0.0	0.0	30.5%	442.3	29.6%	428.6	75.4%				
12:00 AM	97%	442.3	92%	419.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0.0	0.0	30.5%	442.3	29.0%	419.5	75.4%				

1

Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3

ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

90%

1298.95

88%

1271.09

11:00 AM

1,299

on Weekdays.

ITE-PV Peak Net

Shared Parking Use:	⁽¹⁾ Hotel Visitor				⁽³⁾ Banquet Meeting Space Visitor				⁽⁵⁾ Tennis/Sports Lawn Visitor				⁽⁵⁾ South Pool Deck Visitor				⁽⁵⁾ North Pool Deck Visitor				⁽⁴⁾ Pool Bar (Azure) Visitor				⁽²⁾ Hotel Restaurant ^{- Asadero} Visitor				⁽²⁾ Restaurant Patio Visitor				⁽²⁾ Coffee/Lobby Bar Visitor				Totals/Averages																																									
Gross Size	380.0 Key				1,265.0 Seats				14,563.0 SF				4,183.0 SF				4,630.0 SF				200.0 SF				4,848.0 SF				5,796.0 SF				3,271.0 SF				Self Park Provided																																									
Location Setting	General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban				General Urban/Suburban																																													
Monthly Factor	100%				100%				90%				90%				90%				98%				98%				98%				98%																																													
Weekday Parking Rate	1.20	per		1 Unit	1.00	per		2 Seats	1.00	per		300 SF	1.00	per		300 SF	1.00	per		300 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	587																																									
Weekend Parking Rate	1.20	per		1 Unit	1.00	per		2 Seats	1.00	per		300 SF	1.00	per		300 SF	1.00	per		300 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF	1.00	per		50 SF																																										
Weekday Req. Spaces	296.40 Spaces				284.63 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces										Weekday Spaces																																			
Weekend Req. Spaces	296.40 Spaces				284.63 Spaces				0.00 Spaces				0.63 Spaces				0.69 Spaces				0.78 Spaces				19.00 Spaces				22.72 Spaces				5.13 Spaces				Weekend Spaces																																									
Adjustments	NC 100%				DR 65%				NC 60%				DR 75%				NC 0%				DR 100%				NC 5%				DR 100%				NC 5%				DR 100%				NC 25%				DR 80%				NC 25%				DR 80%				NC 25%				DR 80%				NC 10%				DR 80%				NC = Non-Captive, DR = Drive Ratio					
PERIOD:	Weekday				Weekend				Weekday				Weekend				Weekday				Weekend				Weekday				Weekend				Weekday				Weekend				Weekday				Weekend				Weekday				Weekend																									
Hours Beginning	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	% of Peak	# of Spaces	Avg % of Required	Total # of Spaces	Avg % of Required	Total # of Spaces	Percent of Spaces Provided																																			
6:00 AM	81%	240.1	69%	204.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	38.1%	240.1	32.5%	204.5	40.9%																																					
7:00 AM	82%	243.0	70%	207.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	38.6%	243.0	32.9%	207.5	41.4%																																					
8:00 AM	89%	263.8	72%	213.4	50%	142.3	50%	142.3	0%	0.0	76%	0.0	0%	0.0	76%	0.5	0%	0.0	76%	0.5	0%	0.0	0%	0.0	64%	12.2	55%	10.5	64%	14.5	55%	12.5	64%	3.3	55%	2.8	69.2%	436.1	60.7%	382.5	74.3%																																					
9:00 AM	90%	266.8	72%	213.4	100%	284.6	100%	284.6	0%	0.0	99%	0.0	0%	0.0	99%	0.6	0%	0.0	99%	0.6	0%	0.0	0%	0.0	74%	14.1	76%	14.4	74%	16.8	76%	17.3	74%	3.8	76%	3.9	93.0%	586.1	84.9%	535.0	99.8%																																					
10:00 AM	85%	251.9	65%	192.7	100%	284.6	100%	284.6	65%	0.0	100%	0.0	65%	0.4	100%	0.6	65%	0.5	100%	0.7	0%	0.0	0%	0.0	82%	15.6	91%	17.3	82%	18.6	91%	20.7	82%	4.2	91%	4.7	91.4%	575.8	82.7%	521.2	98.1%																																					
11:00 AM	80%	237.1	63%	186.7	100%	284.6	100%	284.6	56%	0.0	92%	0.0	56%	0.4	92%	0.6	56%	0.4	92%	0.6	28%	0.2	33%	0.3	89%	16.9	100%	19.0	89%	20.2	100%	22.7	89%	4.6	100%	5.1	89.6%	564.4	82.5%	519.7	96.2%																																					
12:00 PM	76%	225.3	60%	177.8	100%	284.6	100%	284.6	48%	0.0	78%	0.0	48%	0.3	78%	0.5	48%	0.3	78%	0.5	96%	0.8	56%	0.4	100%	19.0	97%	18.4	100%	22.7	97%	22.0	100%	5.1	97%	5.0	88.6%	558.1	80.9%	509.4	95.1%																																					
1:00 PM	74%	219.3	54%	160.1	100%	284.6	100%	284.6	47%	0.0	79%	0.0	47%	0.3	79%	0.5	47%	0.3	79%	0.5	100%	0.8	69%	0.5	86%	16.3	91%	17.3	86%	19.5	91%	20.7	86%	4.4	91%	4.7	86.6%	545.7	77.6%	488.9	93.0%																																					
2:00 PM	72%	213.4	50%	148.2	100%	284.6	100%	284.6	43%	0.0	71%	0.0	43%	0.3	71%	0.4	43%	0.3	71%	0.5	51%	0.4	58%	0.5	57%	10.8	73%	13.9	57%	13.0	73%	16.6	57%	2.9	73%	3.7	83.4%	525.7	74.4%	468.4	89.6%																																					
3:00 PM	73%	216.4	50%	148.2	100%	284.6	100%	284.6	50%	0.0	70%	0.0	50%	0.3	70%	0.4	50%	0.3	70%	0.5	37%	0.3	49%	0.4	44%	8.4	51%	9.7	44%	10.0	51%	11.6	44%	2.3	51%	2.6	82.9%	522.6	72.7%	458.0	89.0%																																					
4:00 PM	74%	219.3	55%	163.0	100%	284.6	100%	284.6	72%	0.0	67%	0.0	72%	0.5	67%	0.4	72%	0.5	67%	0.5	34%	0.3	63%	0.5	39%	7.4	43%	8.2	39%	8.9	43%	9.8	39%	2.0	43%	2.2	83.1%	523.5	74.5%	469.2	89.2%																																					
5:00 PM	73%	216.4	56%	166.0	100%	284.6	100%	284.6	93%	0.0	60%	0.0	93%	0.6	60%	0.4	93%	0.6	60%	0.4	56%	0.4	77%	0.6	62%	11.8	57%	10.8	62%	14.1	57%	13.0	62%	3.2	57%	2.9	84.4%	531.7	76.0%	478.7	90.6%																																					
6:00 PM	68%	201.6	65%	192.7	50%	142.3	50%	142.3	100%	0.0	56%	0.0	100%	0.6	56%	0.4	100%	0.7	56%	0.4	87%	0.7	100%	0.8	73%	13.9	66%	12.5	73%	16.6	66%	15.0	73%	3.7	66%	3.4	60.3%	380.1	58.3%	367.4	64.7%																																					
7:00 PM	69%	204.5	78%	231.2	30%	85.4	30%	85.4	88%	0.0	0%	0.0	88%	0.6	0%	0.0	88%	0.6	0%	0.0	91%	0.7	100%	0.8	95%	18.1	80%	15.2	95%	21.6	80%	18.2	95%	4.9	80%	4.1	53.4%	336.3	56.3%	354.8	60.5%																																					
8:00 PM	75%	222.3	85%	251.9	30%	85.4	30%	85.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	73%	0.6	85%	0.7	76%	14.4	62%	11.8	76%	17.3	62%	14.1	76%	3.9	62%	3.2	54.6%	343.9	58.3%	367.0	62.5%																																					
9:00 PM	79%	234.2	89%	263.8	10%	28.5	10%	28.5	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	55%	0.4	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	41.7%	262.6	46.5%	292.7	49.9%																																			
10:00 PM	91%	269.7	94%	278.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	35%	0.3	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	42.8%	269.7	44.3%	278.9	47.5%																																			
11:00 PM	97%	287.5	94%	278.6	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.6%	287.5	44.2%	278.6	49.0%																																			
12:00 AM	97%	287.5	92%	272.7	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	0%	0.0	45.6%	287.5	43.3%	272.7	49.0%																																			

1

Averaged hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 310 (Hotel, Suburban) & ITE Code 330 (Resort Hotel) .

2

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Weekday Family Breakfast, lunch, and dinner)

3

ITE Parking Generation, 6th Edition does not provide hourly percentages for conference/meeting space. Hourly percentages from Urban Land Institute's Shared Parking, 3rd Edition for Hotel Conference/Banquet were utilized.

4

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 932 (High-Turnover Sit-Down Restaurant, Serving Lunch and Dinner)

5

Hourly percentages are from ITE Parking Generation, 6th Edition for ITE Code 492 (Health/Fitness Club, Weekday).

93%

586.06

85%

534.95

9:00 AM

587.00 on Weekdays.

183

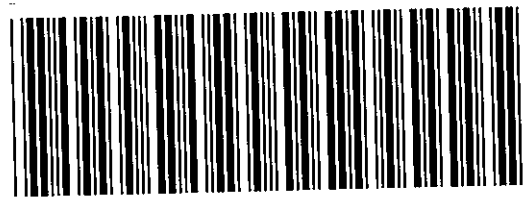
0.00

-404

ATTACHMENT H

**PERPETUAL PARKING AGREEMENT WITH 5225 N.
SCOTTSDALE ROAD**

Put in stretch Lang box



When recorded, return to:

Streich Lang
Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004
Attn: Diane M. Haller, Esq.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

98-0284014 04/08/98 03:48

BECKY 1 OF 1

DECLARATION OF EASEMENT AND RESTRICTIONS

THIS DECLARATION OF EASEMENT AND RESTRICTIONS ("Declaration") is entered into as of the 12th day of March, 1998, by PENSION MANAGEMENT CORPORATION, a Delaware corporation ("Declarant").

1. Resort Property and Office Property. Declarant owns that real property located in Maricopa County, Arizona and legally described on Exhibit "A" attached hereto ("Resort Property") upon which a resort, parking lot and related facilities are constructed. The Resort Property is located in the Town of Paradise Valley ("Town"). Declarant also owns that real property adjacent to the Resort Property and legally described on Exhibit "B" attached hereto ("Office Property") upon which an office building, parking lot and related facilities are constructed. The Office Property is located in the City of Scottsdale ("City"). A block fence has been constructed on the common boundary of the Resort Property and the Office Property ("Fence"). A map showing the respective locations of the Resort Property and the Office Property is attached hereto as Exhibit "C".

2. Background. Declarant intends to construct an opening in the Fence to permit direct vehicular and/or pedestrian ingress and egress between the Resort Property and the Office Property. In connection therewith, Declarant desires to (i) provide a permanent easement for parking on the Office Property, which easement shall benefit the Resort Property, and (ii) restrict the use of the Office Property, all as more fully set forth in this Declaration.

3. Grant of Easement. Grantor hereby establishes a permanent exclusive easement ("Easement") appurtenant to the Resort Property on, over, under and across the portion of the Office Property depicted on the map attached hereto as Exhibit "C", which Easement shall be solely for the purpose of vehicular parking, and vehicular and pedestrian ingress and egress to and from the Resort Property to the extent reasonably necessary for such purposes. The Easement shall not serve any other property, and shall be for a total of forty-five (45) parking spaces. The Owner of the Office Property shall have the right to designate from time to time the parking spaces that may be used by the Resort Property pursuant to this Declaration.

4. Restrictions. The Office Property shall be used for office and related uses (including parking) and such other purposes as are permitted under the City's SR (service residential) zoning ordinance, a copy of which is attached hereto as Exhibit "D", and for no other purposes without the consent of the owner of the Resort Property and the Town. In no event will the owner of the Office Property enlarge the office building located on the Office Property to the extent that the enlargement would encroach upon the guaranteed number of parking spaces

described in Paragraph 3 above. The Town has the right to enforce against the Office Property the terms and provisions of the Special Use Permit for the Resort Property, to the extent such terms and provisions apply to the Office Property.

5. Not a Public Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of the Office Property to the general public or for the general public or for any public purpose whatsoever, and this Declaration shall be strictly limited to and for the purposes expressed herein.

6. Covenants to Run with Land. All provisions of this Declaration shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of Declarant. The provisions of this Declaration shall be enforceable by the Town, and the Town is hereby designated as a third party beneficiary of this Declaration.

7. Amendment. This Declaration may be amended, terminated, or canceled only by the agreement of the owner of the Resort Property, the owner of the Office Property, and the Town; provided, however, that the owner of the Resort Property and the owner of the Office Property may enter into an agreement relating to the sharing of maintenance obligations and costs relating to the Easement without the consent of the Town. No such amendment, termination or cancellation shall be effective until a written instrument setting forth its terms has been executed, acknowledged and recorded in the records of Maricopa County, Arizona.

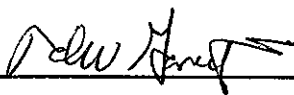
8. Incorporation of Exhibits. All exhibits attached to this Declaration are by this reference incorporated herein.

9. Arizona Law. This Agreement shall be governed by the laws of the State of Arizona.

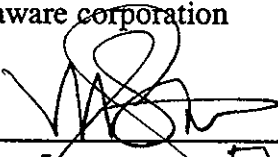
10. Legal Fees. The prevailing party in any action to enforce the terms of the Declaration shall be entitled to recover from the non-prevailing party reasonable attorneys' fees and costs, such amount to be set by a court and not a jury.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date set forth above.

APPROVED AS TO FORM
TOWN OF PARADISE VALLEY

By: 
Name: _____
Its Town Attorney

PENSION MANAGEMENT CORPORATION, a
Delaware corporation

By: 
Its EVP

STATE OF Connecticut
County of Fairfield) ss.

The foregoing instrument was executed before me this 13th day of March, 1998
by Michael J. Strone the EVP of PENSION
MANAGEMENT CORPORATION, a Delaware corporation, on behalf of that corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

CORINNE BASTA
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2000

Corinne Basta
Notary Public

My commission expires:

AUGUST 31, 2000



EXHIBIT "A"

LEGAL DESCRIPTION OF RESORT PROPERTY

PARCEL NO. 1:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE SOUTH 172 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 172 FEET; AND

EXCEPT THE EAST 63 FEET OF THE WEST 96 FEET OF THE NORTH 66 FEET.

EXHIBIT "B"

LEGAL DESCRIPTION OF OFFICE PROPERTY

PARCEL NO. 1:

Lot 1, VISTA BONITA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 71 of Maps, page 6;

TOGETHER WITH that portion of the abandoned alley, 10 feet in width, lying North of and adjacent to said Lot 1 and lying between the Northerly extension of the East and West lines of said Lot 1, as abandoned by Resolution No. 2339 recorded in Document No. 83-288786, Official Records, Maricopa County, Arizona.

PARCEL NO. 2:

Lot 2, VISTA BONITA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 71 of Maps, page 6;

TOGETHER WITH that portion of the abandoned alley, 10 feet in width, lying North of and adjacent to said Lot 2 and lying between the Northerly extensions of the East and West lines of said Lot 2, as abandoned by Resolution No. 2339, recorded in Document No. 83-288786, Official Records of Maricopa County, Arizona.

PARCEL NO. 3:

The Westerly 8 feet of Lot 3, VISTA BONITA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 71 of Maps, page 6;

TOGETHER WITH the Westerly 8 feet of that portion of the abandoned alley, 10 feet in width, lying North of and adjacent to said Lot 3 and lying between the Northerly extensions of the East and West lines of said Lot 3, as abandoned by Resolution No. 2339, recorded in Document No. 83-288786, Official Records of Maricopa County, Arizona.

VISTA DRIVE

Parking

Office
Property

RESORT PROPERTY

SCOTTSDALE ROAD

JACK RABBIT ROAD

EXHIBIT "D"
SR ZONING ORDINANCE

[See attached.]

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
18 (2422)	25.5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28.5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31.5 (1382)	37	90
23 (1890)	33 (1320)	40	100

E. Building setback.

1. Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained.
2. Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City Council if the existing or future development of the area around the site warrants such larger yards.

F. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. Walls, fences and required screening.

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.

2. All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by Development Review Board.

H. Access. All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1(5.1004), 10-15-85; Ord. No. 1922, § 1, 11-4-86; Ord. No. 2430, 1-21-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.1005. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1006. Signs.

The provisions of article VIII shall apply.

Sec. 5.1100. (S-R) SERVICE RESIDENTIAL.**Sec. 5.1101. Purpose.**

A district composed of certain land and structures used primarily to provide administrative, clerical, and professional offices, of a residential scale and character, to serve nearby residential and commercial areas, as well as the city as a whole. These uses are characterized by low volume of direct daily customer contact. Secondly, this district provides for medium density residential. This district is designed to be a transitional

zone, and should be used to buffer low density residential uses from more intense land uses, districts, and heavily traveled transportation routes. The property development standards, while strict in order to protect adjacent low density residential uses, are designed to be flexible enough to allow experimentation in office and housing design, and to allow housing constructed within this district to incorporate its own protection from more intense adjacent uses.

Sec. 5.1102. Approval required.

No structure or building shall be built or remodeled upon land in the S-R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.400 hereof.

Sec. 5.1103. Use regulations.

A. Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional services.

- a. Business and professional offices: Offices in which merchandise, wares or goods are not created, displayed, sold or exchanged.
- b. Hospital for animals including boarding and lodging, provided that there are no open kennels maintained and provided that all activities will be in soundproof buildings.
- c. Medical or dental offices including laboratories.
- d. Studio for professional work or teaching of any form of commercial or fine arts such as photography, music, drama or dance.
- e. Municipal uses.

2. Residential.

- a. Accessory buildings, private swimming pools, private tennis courts, home occupations and other accessory uses.
- b. Dwelling units, multifamily.
- c. Dwelling units, single family.

d. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.

e. Temporary sales office buildings and model homes.

3. Retail.

a. Pharmacy, prescription, limited to pharmaceuticals only, as an appurtenant use to an office building, provided the entrance to the pharmacy is from the interior of the building, lobby or arcade.

4. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district:

- a. Lot area: The minimum lot area shall be no less than twenty thousand (20,000) square feet (net).
- b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.
- c. Building height: Building height, including steeples, towers, spires, and mechanical equipment (such equipment must be screened) shall be limited to thirty (30) feet in height, except that a maximum of ten (10) percent of the roof area may exceed the height limit by ten (10) feet. All such structures in excess of thirty (30) feet shall be set back a minimum of ten (10) feet from the edge of the structure on which they are located. Height is subject to Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes sections 7.100—7.102, exceptions to height restrictions, which shall not apply to churches within this district.)
- d. Open space: In no case shall the open space requirement be less than twenty-

four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.

- e. **Parking:** Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified by the Scottsdale General Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).

A minimum of fifteen (15) percent of all parking areas shall be landscaped.

A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.

- f. **Lighting:** All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

- g. **Screening:** There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts.

There shall be a three-foot high landscaped berm along all street frontage where parking occurs.

- h. **Access:** All churches must have primary access to a street classified by the Scottsdale General Plan as a minor collector or greater.

Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.

- i. **Operations:** No outdoor activities shall be permitted after 10:00 p.m. No external speakers or paging systems.

5. **Day care center,** if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.

B. Uses subject to a conditional use permit.

1. Bank (see section 2.208 for criteria).
2. Cellular communication facility; minor and major (see section 2.208 for criteria).
3. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 2.208 for criteria).
4. Jewelry design or creation.
5. Vocational school for the teaching of culinary arts and sciences. School facilities may include the following:
 - a. Kitchen(s).
 - b. School offices.
 - c. Classrooms.
 - d. Ancillary public dining area(s). Food preparation for the dining facility shall only be serviced by students/classroom activities in connection with the school curriculum.
6. Wholesale sales of jewelry and works of art. (Ord. No. 2335, § 1, 1-15-91; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95)

Sec. 5.1104. Property development standards.

The following property development standards shall apply to all land and building in the S-R district.

A. Open space requirements.

1. Main land uses that are density-based shall provide a minimum of thirty-six (36) percent of the net lot area in open space.
2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space.
3. Open space required by 1 and 2 above shall be provided in the following proportions:
 - a. A minimum of twelve (12) percent of the net lot area shall be provided as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage excluding drives. *Exception:* Where a lot has two (2) or more street frontages, there shall be no less than twenty (20) square feet of open space per one (1) foot of street frontage for one (1) street and no less than ten (10) square feet of open space per one (1) foot of street frontage excluding drives for other street(s).
 - b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
 - c. The remainder of the required open space shall be provided in common open space.

- d. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

B. *Building height.* No building shall exceed eighteen (18) feet in height except as otherwise provided in article VII.

C. *Density.* The minimum gross land area per dwelling unit shall be three thousand five hundred (3,500) square feet.

D. Building setback.

1. Wherever an S-R development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained, except that accessory buildings for purposes of storage or carports may be constructed to within fifteen (15) feet of the adjacent district boundary line.
2. Wherever an S-R development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review [Board] or City Council if the existing or future development of the area around the site warrants such larger yards.
3. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

E. Distance between buildings.

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to

the main building, may be built to within six (6) feet of the main building.

F. Walls, fences and required screening.

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line of within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas shall be screened from view from all public streets.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by the Development Review Board.

G. Access. All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.1105. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1106. Signs.

The provisions of article VIII shall apply.

Sec. 5.1107. Reserved.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.1200. (C-S) REGIONAL SHOPPING CENTER.

Sec. 5.1201. Purpose.

This district is intended to provide for well-designed shopping facilities which serve a large regional area. Area zoned C-S should be recognized as substantial traffic generators and should be located at the intersection of two (2) major arterials.

It is intended that the (C-S) regional shopping center district shall be laid out and developed as a unit according to an approved plan so that the purpose of the district may be accomplished.

Sec. 5.1202. Approvals required.

No structure or building shall be built or remodeled upon land in the C-S district until Development Review [Board] approval has been obtained as outlined in article I, section 1.400 hereof.

Sec. 5.1203. Use regulations.

A. Permitted uses. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional.
 - a. Medical or dental office with laboratory.
 - b. Professional and business offices.
 - c. Travel agencies.
 - d. Municipal uses.
2. Retail sales.
 - a. Appliance store including repair of small or household appliances.
 - b. Art gallery.
 - c. Bakery.
 - d. Bicycle store.
 - e. Candy shop including the making of candy.
 - f. Carpet and floor covering store.
 - g. Clothing store.
 - h. Delicatessen.
 - i. Department store.
 - j. Drugstore.
 - k. Furniture store.
 - l. Gift shop, bookstore.
 - m. Grocery store.
 - n. Hardware store.
 - o. Ice cream parlor including the making of ice cream.