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December 1, 2016

Mr. Michael Surguine
Sanctuary on Camelback Mountain Resort & Spa
5700 East McDonald Drive
Paradise Valley, Arizona 85253

RE: Amendment No. 2 to the Jade Bar Parking Analysis dated February 25, 2013

Dear Mr. Surguine:

The purpose of this letter is to serve as Amendment No. 2 to the *Jade Bar at Sanctuary Camelback Mountain Parking Analysis* prepared by CivTech and dated February 25, 2013. This second amendment to the parking analysis was requested by the Sanctuary for submittal to the Town of Paradise Valley. It has been necessitated by the addition of up to 45 new rental units proposed for The Sanctuary on Camelback Mountain Resort & Spa.

Background

The Sanctuary site consists of two types of facilities in addition to the Main Resort. The Casitas are rental units that cannot be permanent residences. The Casas are privately-owned resort homes for individual families and guests for overnight accommodations; at an owner's request a Casa can be added to the resort rental pool. (Please note that these designations were taken directly from a report by Town staff and "Casitas" is used herein for consistency.) In this analysis, an addition of units proposed within the area in which the Casitas are located will be addressed.

The Sanctuary operated under Special Use Permit (SUP) stipulations of Town Ordinance Number 645 approved on April 12, 2012 and the stipulations approved on March 5, 2013 for a minor amendment of the SUP, a total of some 70 stipulations. The minor amendment application package approved in March 2013 included the Jade Bar parking analysis.

Amendment No. 1 to the parking analysis was finalized on August 29, 2014 after revision in response to comments received from the Town. That first amendment was requested to document the effect on parking of resort improvements proposed at that time and of any of the proposed modifications to several of the stipulations under which the resort operated. The Town consolidated all of the past stipulations and revisions to those stipulations, issuing two new SUPs (14-05 and 14-06) to replace those under which The Sanctuary had been operating. Amendment No. 1 addressed only those items that were considered parking-related, however remotely.

Proposed Improvements

Since the first amendment was completed in 2014, an additional expansion of The Sanctuary has been proposed. The architect of the proposed improvements to the property has designated the improvements as "interstitial bungalows." Since the staff report noted above does not define the term "bungalow" and the proposed bungalows are within the Casitas area, the Casitas and bungalows will be more-generically considered "rental units" for the purposes of this study. All are units that will be available for rent to hotel guests of The Sanctuary for purposes of this parking analysis.

The site plan provided to CivTech (see **Attachment 1**) shows that 39 1- and 2-floor bungalows will be constructed on the ends of or beneath the existing 41 Casitas. Two clusters of three more

bungalows (6 total) will stand free among the Casitas. Thus, the total number of rental units will be increased from the existing 41 Casitas to a total of 86 Casitas and bungalows.

As part of the bungalow construction, one of the bungalow clusters will be constructed on the site of a small, existing swimming pool. This pool will be replaced by a new, larger pool elsewhere within the Casitas area. (The pool is considered an amenity that will not generate new vehicular trips or the need for parking spaces.)

Finally, the number of parking spaces for the Casitas-area rental units will be increased by 17 from the existing 88 spaces (including 1 ADA-compliant space) to 105 spaces.

ADA Compliance

The issue of compliance with the Americans with Disabilities Act of 1990 (ADA) in regard to the entire site and elsewhere was addressed in Amendment No. 1. Since the number of parking spaces is expected to increase, it will be addressed again here.

With respect to the rental units in the Casitas area, there is, as noted, one existing ADA space provided near Casita Unit 10 on the site plan. CivTech assumes that unit 10 was either designed (or retrofitted) to be accessible under the *2010 ADA Standards for Accessible Design* and, therefore, an ADA-compliant space was provided for the unit.

In regard to the other rental units, Exception 2 of Section 216.5 of the 2010 ADA Standards indicates that, "In residential facilities, where parking spaces are assigned to specific residential dwelling units, identification of accessible parking spaces shall not be required." Parking spaces are and will continue to be interspersed among the units to keep them close to the units and convenient for the occupants. From this it can be concluded that no other parking spaces identified as ADA-compliant are required for the new bungalows.

Another issue is whether The Sanctuary will continue to provide a sufficient number of ADA-compliant parking spaces with the addition of the bungalows. The original Jade Bar analysis and Amendment No. 1 indicated that there would be 369 permanent traditional parking spaces on site in what was then considered the ultimate condition. With the proposed addition of 17 parking spaces for the bungalows, the new ultimate total would be 386 parking spaces (369+17=386). The ADA standards indicate in Table 208.2 that a total of 8 ADA-compliant spaces is required at facilities that provide from 301 to 400 parking spaces. There are currently provided 8 ADA-compliant spaces on The Sanctuary property; thus, The Sanctuary will continue to provide a sufficient number of ADA-compliant parking spaces on the property with the addition of the 45 proposed bungalows.

Parking Ratio

Upon completion of the project, there will be 86 rental units consisting of 41 existing Casitas and 45 new bungalows. With 17 new spaces added to the 88 existing spaces, a total of 105 parking spaces will be provided. The resulting parking ratio is 1.22 parking spaces per rental unit or just over six spaces for every five rental units. This is compliant with a Town requirement that a minimum of 1.2 spaces be provided per each guest unit.

Shared-Parking Analysis

One of the tables in Appendix D of the approved 2013 parking analysis was a peak use shared parking analysis for the weekend condition, which was demonstrated in the study to require a higher number of shared parking spaces than the typical weekday condition. In Amendment No.1, Appendix D was updated to reflect The Sanctuary being permitted to allow the conference center, where large events

could be hosted, to remain open longer in the evening. Since the changes affected only the hours after 10 PM and the highest number of parking spaces under the shared-use analysis was identified as being from 8 to 9 PM, the maximum number of shared parking spaces, 287 spaces, did not change. That shared-parking analysis was based in part on 125 rental units.

The 45 proposed bungalows bring the rental unit total to 170 (125+45=170). **Attachment 2** is a revised version of Appendix D that was attached to Amendment No. 1 with the late-night hour changes incorporated into the table. *Please note that the only change necessary was the increase in the Resort Guest Rooms from 125 to 170 in the left-most column of facilities. As noted, the new pool is an amenity for Casitas-area guests and does not generate the need for new parking spaces.*

A review of **Attachment 2** reveals that the addition of 45 new bungalows would increase the maximum need for parking spaces on The Sanctuary property to 336 spaces, a net increase of 49 spaces from the reported maximum of 287 under prior shared-parking analyses. The need would be greatest from 8 to 9 PM on a weekend. With a new expected total of 386 spaces on the property, there will be sufficient parking spaces at The Sanctuary to accommodate its parking needs.

Conclusions and Recommendations

An addition of 45 bungalows is being proposed for The Sanctuary on Camelback Mountain Resort & Spa. The bungalows will be located within the area in which The Sanctuary's 41 rental Casita units are located. One free-standing cluster of three bungalows will be constructed on the site of a small existing swimming pool. The small pool will be replaced by a larger pool elsewhere in the casitas area. To accommodate the guests that rent the additional units, 17 new parking spaces will be provided. This second amendment to CivTech's February 2013 Jade Bar parking analysis for the resort has assessed the effect of the proposed bungalows on parking at The Sanctuary.

From the above, the following can be concluded:

- No other parking spaces identified as ADA-compliant are required for the new bungalows.
- With 8 ADA-compliant spaces of a new total of 386 traditional parking spaces provided on site, The Sanctuary will continue to provide a sufficient number of ADA-compliant parking spaces on the property with the addition of the 45 proposed bungalows.
- With a total of 105 parking spaces provided for the expected 86 rental units in the Casitas area, the resulting parking ratio is 1.22 parking spaces per rental unit. This is compliant with a Town requirement that a minimum of 1.2 spaces be provided per each guest unit.
- The addition of 45 new bungalows would increase the maximum need for parking spaces on The Sanctuary property to 336 spaces, a net increase of 49 spaces from the reported maximum of 287 under prior shared-parking analyses. The need would be greatest from 8 to 9 PM on a weekend. With a new expected total of 386 spaces on the property, there will be sufficient parking spaces at The Sanctuary to accommodate its parking needs.

Thank you. If you have any questions or comments, please contact me at (480) 659-4250.

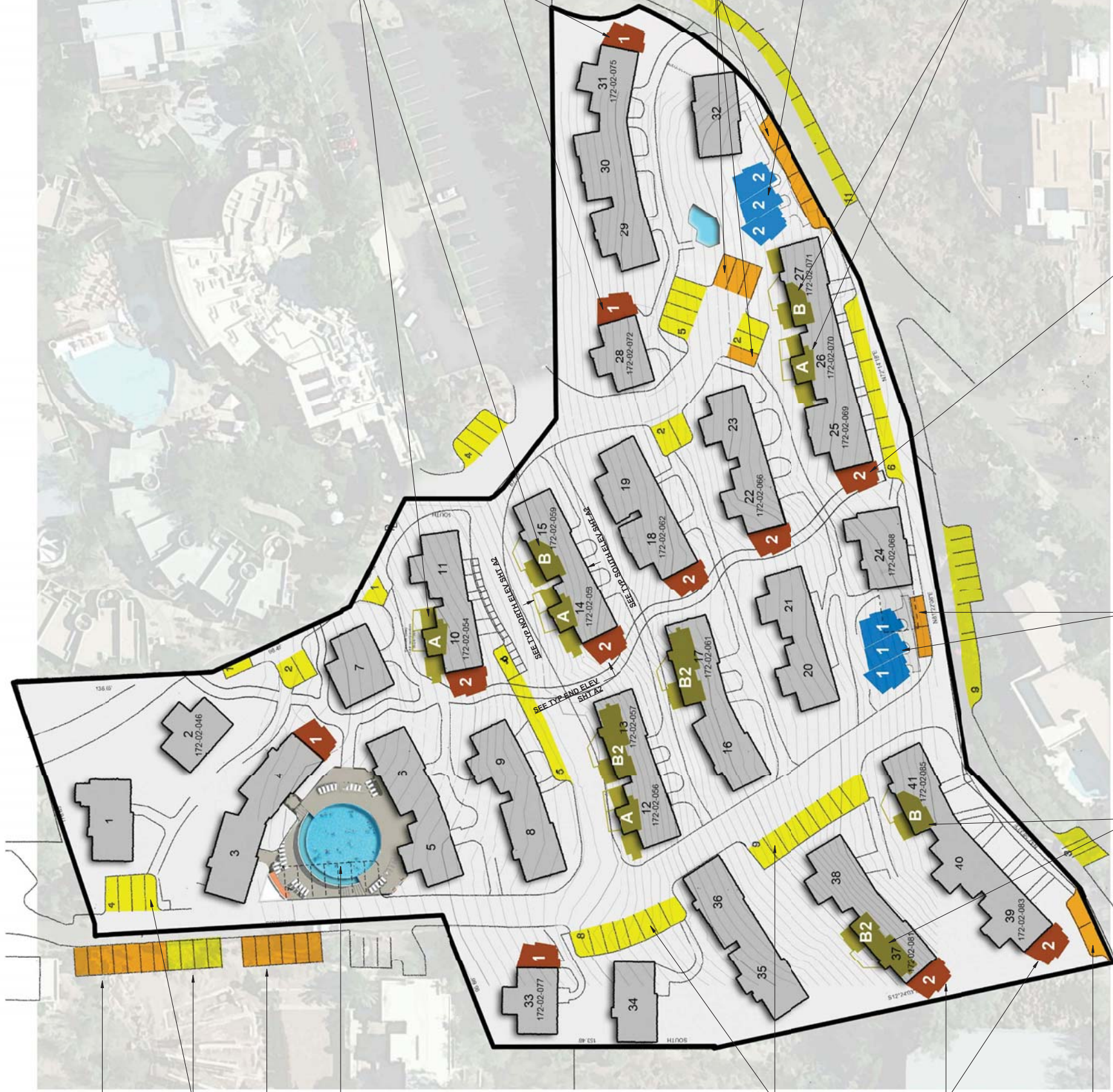
Sincerely,



Joseph F. Spadafino, P.E., PTOE, PTP
Project Manager/Senior Traffic Engineer

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7 relocated parking spaces
 Existing parking Typ.
 6 new parking spaces
 New Swimming Pool
 7 parking spaces relocated
 Existing Parking Typ.
 2-Story End Bungalow
 adjacent to Existing Casita
 Added Parking (2)



Infill Bungalow
 under Existing Casita
 and Balcony
 1-Story Freestanding Bungalow
 Cluster & 2 new parking spaces
 after demo of part of Unit 24 & pool
 Infill Bungalow
 under Existing Casita
 and Balcony
 2-Story Freestanding Bungalow
 adjacent to Existing Casita
 2-Story End Bungalow
 adjacent to Existing Casita

PROJECT DATA

Site: 268,235 sf = 6.2 acres

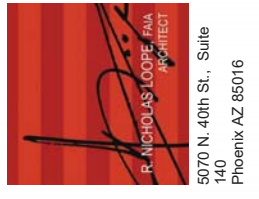
All Existing Units: 41 total = 53,300 sf
 A Casitas 24 total = 31,200 sf
 B Casitas 17 total = 22,100 sf

All New Units: 45 total = 20,666 sf (38.8%)
 Infill A 4 total = 2,296 sf
 Infill B 6 total = 3,180 sf
 B2 lock-outs 3 total = 2,550 sf
 End Bungalows 23 total = 9,065 sf
 Cluster Bungalows 9 total = 3,555 sf

TOTAL UNITS 86 total = 73,966 sf

Total Parking: 105 spaces
 Existing Parking 88 spaces
 Added Parking 17 spaces

Infill Bungalow
 under Existing Casita
 and Balcony
 1-Story End Bungalow
 adjacent to Existing Casita
 Added Parking (8)
 2-Story Freestanding
 Bungalow Cluster
 Infill Bungalow
 under Existing Casita
 and Balcony

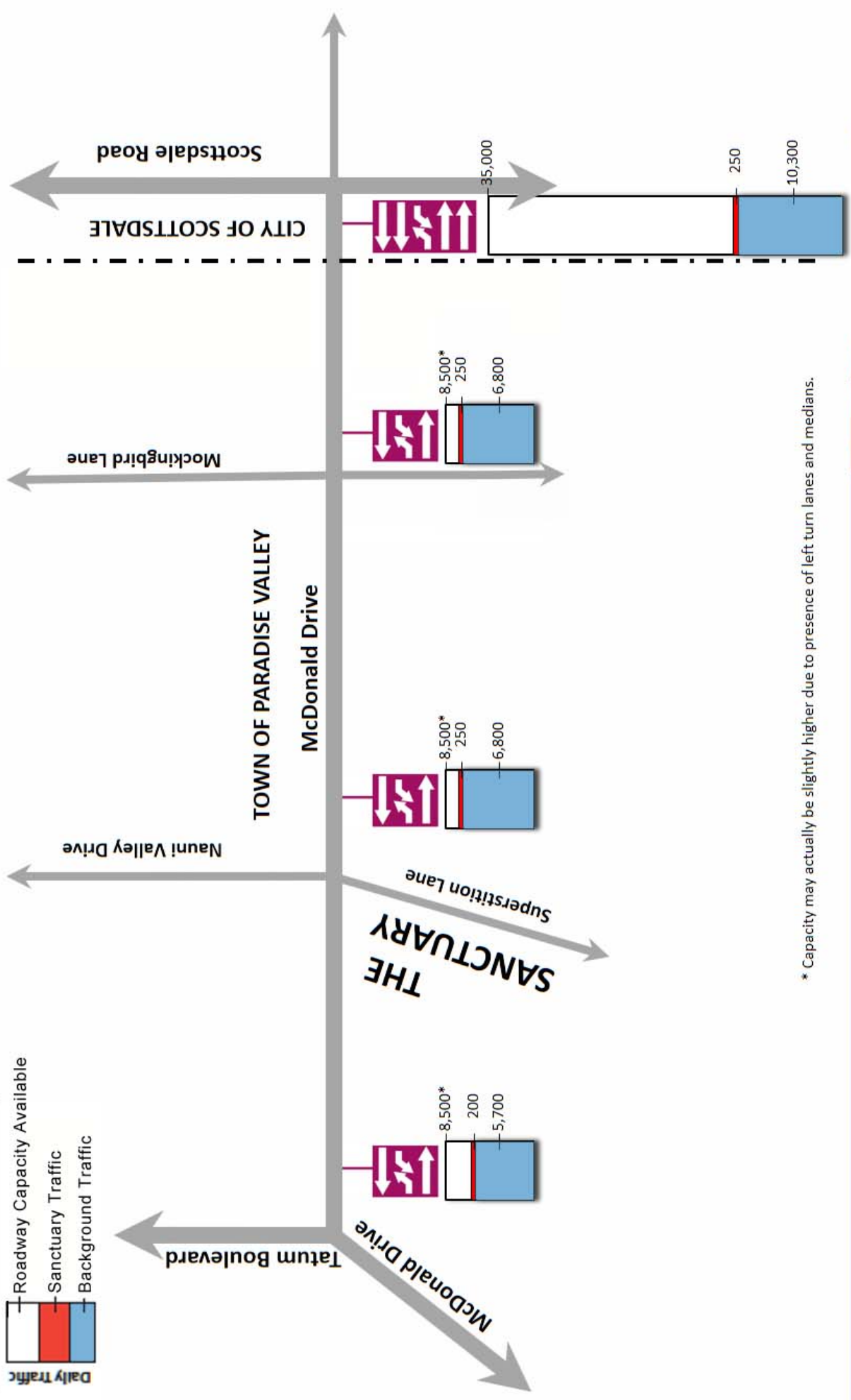


Land Use	Sanctuary												Residential		TOTAL SPACES	
	Resort Guest Rooms	Resort Employees	Restaurant	Conference	Spa	Retail	Residential	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK		# OF SPC
Gross Size	170426 Rooms	3,529 SF	6,349 SF	6,211 SF	10,247 SF	640 SF	0 Units									
Percent Adjustment	None	None	None	None	None	None	None									
Net Size	170 Rooms	3,529 SF	6,349 SF	6,211 SF	10,247 SF	640 SF	44 Units									
Parking Rate	1.2 /Room	1 /300 SF	1 /50 SF	1 /50 SF	1 /300 SF	1 /300 SF	1.2 /Unit									
Req-d Spaces	205	15	45	113	19	2	0									
Adjustments	None	None	w/ 75% Non guest	w/ 90% Non-guest (ballroom) & 90% Non-guest (Lawn)	w/ 60% Non-guest	w/ 60% Non-guest	None									
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC
6:00 AM	100%	205	20%	9	0%	0	0%	1	0%	0	0%	0	0%	0	0%	224
7:00 AM	100%	205	20%	9	0%	0	0%	2	3%	1	0%	0	0%	0	0%	228
8:00 AM	100%	205	20%	9	50%	57	10%	8	10%	1	0%	0	0%	0	0%	295
9:00 AM	70%	144	20%	9	100%	113	20%	11	30%	1	0%	0	0%	0	0%	293
10:00 AM	65%	134	20%	9	100%	113	20%	15	45%	1	0%	0	0%	0	0%	287
11:00 AM	65%	134	30%	14	100%	113	30%	18	70%	2	0%	0	0%	0	0%	296
12:00 PM	65%	134	30%	14	100%	113	30%	19	85%	2	0%	0	0%	0	0%	297
1:00 PM	65%	134	45%	21	100%	113	45%	19	95%	2	0%	0	0%	0	0%	304
2:00 PM	65%	134	45%	21	100%	113	45%	19	100%	2	0%	0	0%	0	0%	304
3:00 PM	65%	134	45%	21	100%	113	45%	19	100%	2	0%	0	0%	0	0%	304
4:00 PM	70%	144	45%	21	100%	113	45%	17	90%	2	0%	0	0%	0	0%	312
5:00 PM	75%	154	60%	27	80%	91	60%	13	75%	2	0%	0	0%	0	0%	302
6:00 PM	80%	164	90%	41	80%	91	80%	7	65%	2	0%	0	0%	0	0%	318
7:00 PM	90%	185	95%	43	80%	91	80%	3	10%	1	0%	0	0%	0	0%	335
8:00 PM	90%	185	100%	45	80%	91	80%	2	10%	1	0%	0	0%	0	0%	336
9:00 PM	90%	185	70%	12	100%	91	70%	1	10%	1	0%	0	0%	0	0%	334
10:00 PM	90%	185	60%	9	100%	91	60%	0	0%	0	0%	0	0%	0	0%	303
11:00 PM	100%	205	20%	9	80%	91	20%	0	0%	0	0%	0	0%	0	0%	313
MIDNIGHT	100%	205	0%	0	80%	91	0%	0	0%	0	0%	0	0%	0	0%	304
Number of Parking Spaces With Shared Parking for Sanctuary																336
Number of Non-Shared Parking Spaces Required by City Code for Sanctuary																399



LEGEND

- Daily Traffic
- Sanctuary Traffic
- Roadway Capacity Available



* Capacity may actually be slightly higher due to presence of left turn lanes and medians.

The Sanctuary Resort Expansion

