CITY OF
SCOTTSDALE

Archaeological Resources

Airport Vicinity Development Checklist
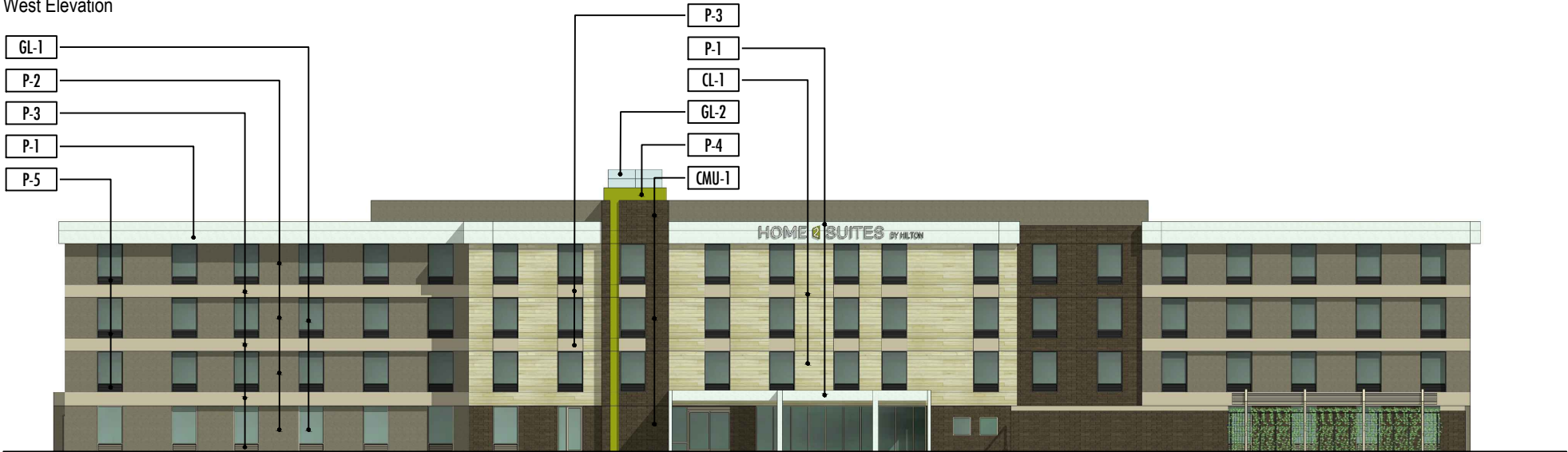
Parking Study

Trip Generation Comparison

Parking Master Plan
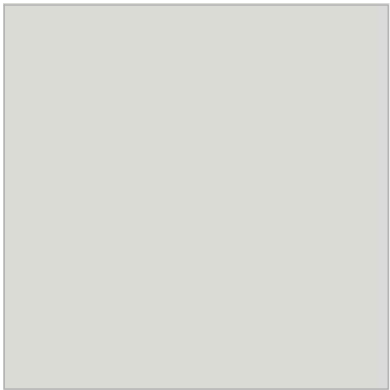
MATERIAL LEGEND

West Elevation

| GL-1 |
| P-2 |
| P-3 |
| P-1 |
| P-5 |

| P-3 |
| P-1 |
| CL-1 |
| GL-2 |
| P-4 |
| CMU-1 |

HOME 2 SUITES BY HILTON

Scale: 1/30" = 1'

CMU-1 CMU - Trendstone, Ground Face - Mojave Brown

CL-1 Fiber Cement Siding to match HardiePlank Lap Siding, Select Cedarmill - Navajo Beige

GL-1 Clear Reflective glass - 1" Viracon VUE1-40

GL-2 Translucent White Glass - Walker, Opaque Acid-etched Glass

P-1 EIFS - Painted to match Dunn Edwards DET617 Winter Morn LRV 70

P-2 EIFS - Painted to match Dunn Edwards DE6230 Center Ridge LRV 18

P-3 EIFS - Painted to match Dunn Edwards DET635 Ecru Wealth LRV 61

P-4 EIFS - Painted to match Dunn Edwards DE5516 Limelight LRV 56

P-5 Metal Framing - Painted to match Dunn Edwards DE6378 Jet LRV 9
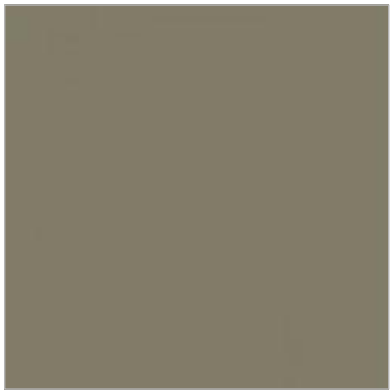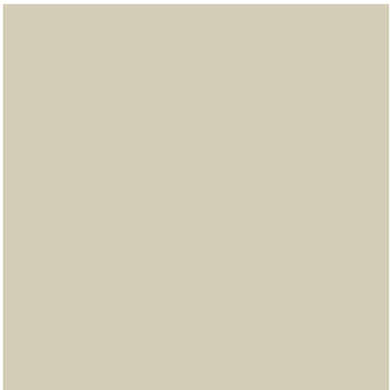
P-1   Dunn Edwards DET617 Winter Morn

P-2   Dunn Edwards DE6230 Center Ridge

P-3   Dunn Edwards DET635 Ecru Wealth

P-4   Dunn Edwards DE5516 Limelight

P-5   Dunn Edwards DE6378 Jet

APPROVED

STIPULATION SET
RETAIN FOR RECORDS
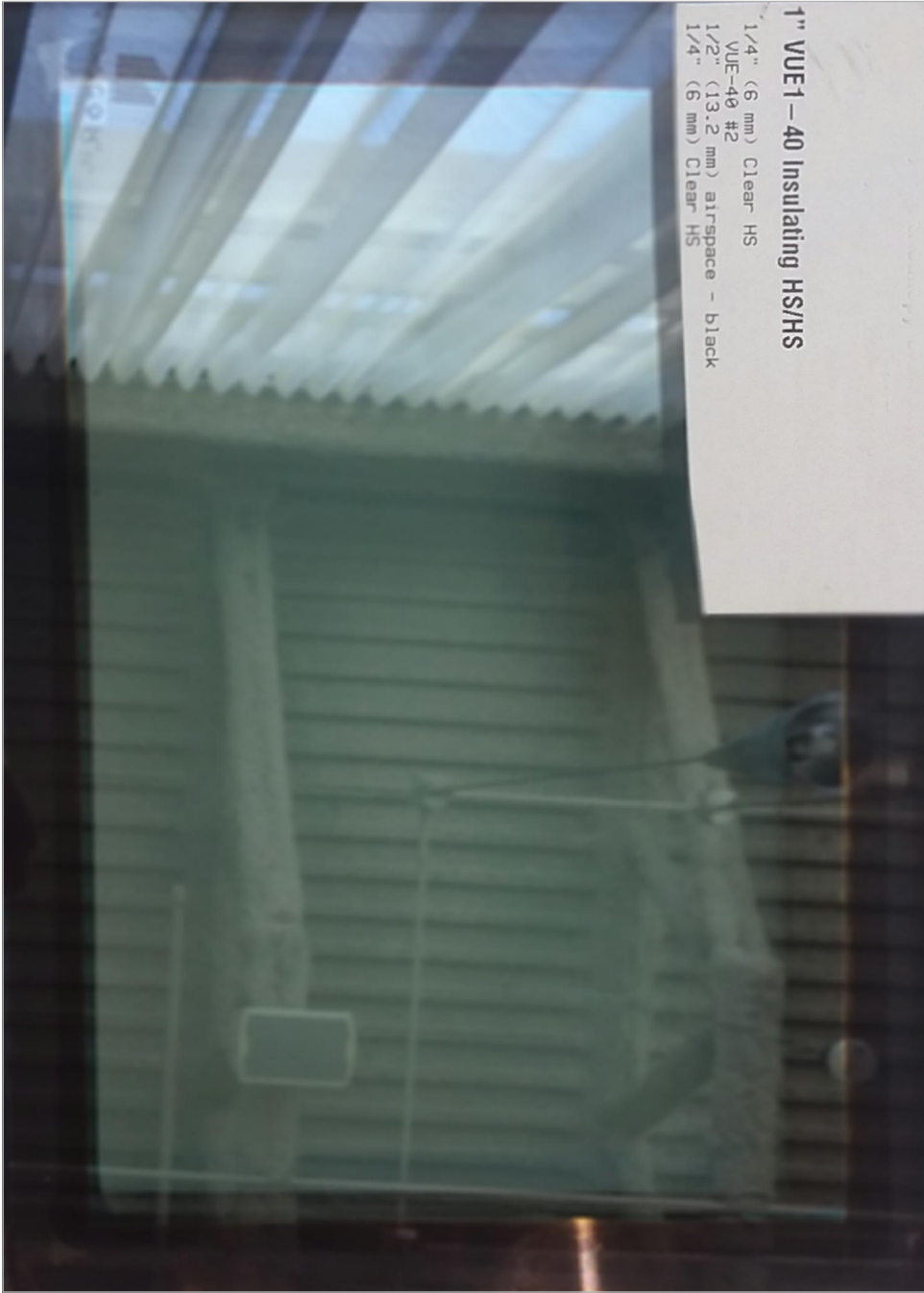
03/06/2020
DATE

APPROVED BY

Material Board

1 of 2
14164
1-8-20

DMB®

ONE SCOTTSDALE

DAVIS

ONE SCOTTSDALE- Scottsdale, Arizona

61-DR-2015#2
01/14/20

GL-1   Clear Reflective Glass

GL-2   Translucent White Glass

1" VUE1-40 Insulating HS/HS
1/4" (6 mm) Clear HS
VUE-40 #2
1/2" (13.2 mm) airspace – black
1/4" (6 mm) Clear HS

CL-1 Fiber Cement Siding to match HardiePlank Lap Siding, Select Cedarmill, Navajo Beige

MATERIAL LEGEND

CMU-1   CMU - Trendstone, Ground Face - Mojave Brown

CL-1   Fiber Cement Siding to match HardiePlank Lap Siding, Select Cedarmill - Navajo Beige

GL-1   Clear Reflective glass - 1" Viracon VUE1-40

GL-2   Translucent White Glass - Walker, Opaque Acid-etched Glass

P-1   EIFS - Painted to match Dunn Edwards DET617 Winter Morn LRV 70

P-2   EIFS - Painted to match Dunn Edwards DE6230 Center Ridge LRV 18

P-3   EIFS - Painted to match Dunn Edwards DET635 Ecru Wealth LRV 61

P-4   EIFS - Painted to match Dunn Edwards DE5516 Limelight LRV 56

P-5   Metal Framing - Painted to match Dunn Edwards DE6378 Jet LRV 9

CMU-1   Trendstone, Ground Face - Mojave Brown

Material Board

2 of 2
14164
1-8-20

APPROVED
STIPULATION SET
RETAIN FOR RECORDS

03/06/2020
DATE

APPROVED BY   E SCOTTSDALE

DMB®

DAVIS

ONE SCOTTSDALE- Scottsdale, Arizona

61-DR-2015#2
01/14/20

One Scottsdale Hotel

Parking Master Plan
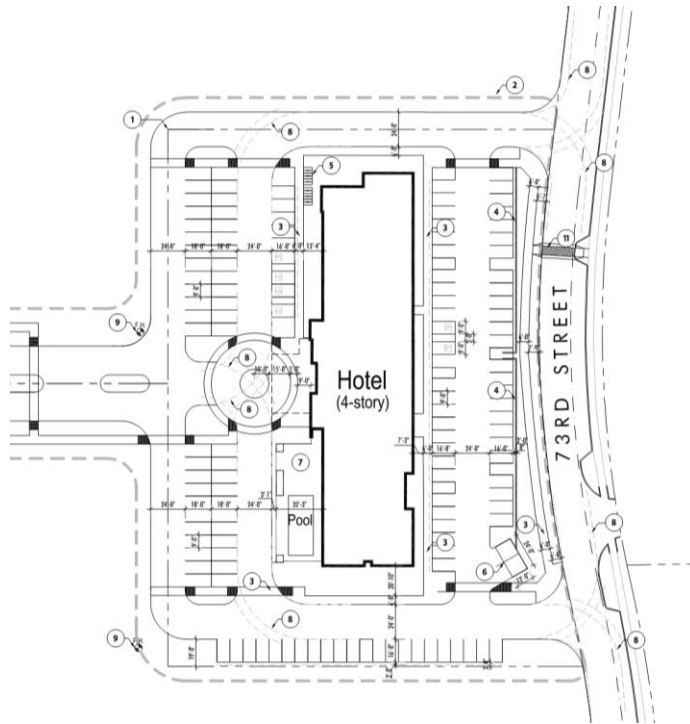
APPROVED

MAX SQUARE FOOTAGE OF CONFERENCE AREA SHALL NOT EXCEED 500 SQ. FT.

73RD STREET

Hotel (4-story)

Pool

Registered Professional Engineer (Civil)
CERTIFICATE NO.
40961
JAMIE ANN K. BLAKEMAN
Date Signed: 09/05/19
ARIZONA, U.S.A.

Prepared for:

Strategic Hospitality Group, LLC
10613 N. Hayden Road, Suite J-103
Scottsdale, AZ 85260
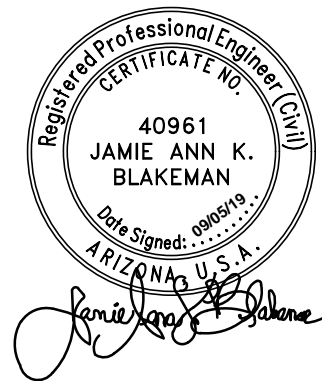
Prepared by:

Lokahi

Lōkahi, LLC
600 N. 4th Street, Suite D
Phoenix, AZ 85004

Project Number: 19.5040
September 5, 2019

61-DR-2015#2
11/25/2019

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1. Executive Summary

Lōkahi, LLC (Lōkahi) has prepared a Parking Master Plan for the proposed One Scottsdale Hotel development consisting of 130 hotel rooms. The hotel will also include a breakfast buffet area and 500 square feet of meeting space. The proposed development will be located within the One Scottsdale development on the east side of Scottsdale Road north of Legacy Boulevard in Scottsdale, Arizona.

Through the approval of this parking master plan, the One Scottsdale Hotel is **requesting approval to provide 130 parking stalls.**

The One Scottsdale Hotel is intending on attracting leisure travelers and business clientele. The conference/meeting space at the proposed One Scottsdale Hotel is intended to serve the existing guests rather than draw non-hotel guests. Therefore, it is reasonable to assume the additional parking space requirement for the conference/meeting space is not necessary and was not included in the parking calculations summarized below.

A layered approach was taken in an effort to determine the estimated parking demand and necessary on-site parking at the One Scottsdale Hotel. Due to recent shifts in transportation choices, various parking trends were researched. This includes the parking trends in Arizona, and around the United States. Additionally, parking data provided by a national parking company for over 80 hotels was analyzed.

City of Scottsdale Required Parking
Using Table 9.103.A entitled Schedule of Parking Requirements within the City of Scottsdale Code of Ordinances, Volume II the parking requirements for the proposed One Scottsdale Hotel were calculated. Although the City of Scottsdale parking code includes a parking requirement for conference/meeting space, this was not included in the calculations as this space is intended to serve the existing guests. Therefore, the City of Scottsdale parking requirement is 163 parking spaces.

In recent discussions with the City of Scottsdale and in several instances, a rate of 0.8 parking stalls per guest room has been acceptable. Using this rate a total of 104 parking stalls are required, which results in a surplus of 26 parking stalls.

Parking Trends – In Arizona
The City of Tempe is actively implementing lower parking requirements. Removing the requirement for meeting/conference space since the One Scottsdale Hotel intends to utilize this space to serve existing guests results in a total of 130 parking spaces.

Additionally, the City of Chandler's City Council recently approved amendments to the zoning code in preparation for changes in transportation behavior resulting from an increase in ride sharing and autonomous vehicles. This ordinance allows the City to administratively reduce the minimum parking requirement by as much as 40%. Applying the City of Chandler's parking criteria with a 40% reduction results in a total of 78 parking spaces, which results in a surplus of 52 parking spaces.

Parking Trends – Around the United States
Experience Scottsdale provided a list of thirteen cities in which the City of Scottsdale competes with to attract leisure and business related visitors. The hotel parking requirements for these thirteen cities show:

- Scottsdale's parking criteria per total guest room exceeds all 13 cities.
- Scottsdale's meeting/conference space requirement exceeds 10 of the 13 cities requirement. Of these 10 cities, 6 have no parking requirement for meeting/conference space.

Additionally, there are cities around the United States that have eliminated parking minimums altogether including Santa Monica (CA), Boulder (CO), Portland (OR), Fayetteville (AR), Pittsburg (PA downtown), Nashville (TN Downtown code - DTC), Austin (TX Central Business District – CBD and Downtown Mixed Use - DMU), Buffalo and (NY).

Ace Parking Analysis
Ace Parking's monthly parking data for more than 80 hotels for the year 2017 included hotels from across the United States, ranging from a 35 to a 1,628 guest room hotel, from ALoft San Francisco to The Phoenician in Scottsdale. A detailed parking analysis was conducted to determine the parking demand of these eighty plus hotels as presented in the March 13, 2018 Don and Charlie's Hotel Parking Master Plan.

The data showed that on the highest day (Saturday) of each month none of the hotels exceed 0.8 parking stalls per total number of guest rooms. During the month of July, seven (less than 9%) of the eighty plus hotels exceeded a ratio of 0.7, and twelve (15%) exceeded a ratio of 0.6. Assuming these ratios occur all four Saturdays in a given month, it can be concluded, providing:

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

The maximum Saturday monthly 85th percentile of 0.49 occupied parking stalls per total available guest rooms accommodates the parking demand of the eighty hotels 93.65% of the time. The 0.8 parking stalls per total number of guest rooms accommodates the parking demand of the eighty plus hotels 100% of the time. Utilizing this ratio and applying it to the One Scottsdale Hotel with 130 guest rooms would result in 104 parking stalls. With 130 proposed parking stalls, this accommodates the parking demand 100% of the time for the over 80 hotels that were analyzed.

Parking Summary

Section 4 - Scottsdale Code			
Agency or Day	Parking Stalls/Guest Room	Total Parking Stalls	
City of Scottsdale	1.25	163	
City of Scottsdale (Recently Considered Rate)	0.8	104	
Section 5 - ITE Parking Calculations			
Weekday	0.74	97	
Weekday 85th Percentile	0.99	129	
Saturday	1.15	150	
*Note calculations do not include rideshare			
Section 6 - Parking Trends - In Arizona			
City of Tempe	1.0	130	
City of Chandler	0.6	109	
Section 7 - Parking Trends - Around the United States			
Austin, TX	Not Required		
Dallas, TX	1	130	
Las Vegas, NV	1	130	
Los Angeles, CA		69	
Los Angeles, CA (First 30 Rooms)	1	30	
Los Angeles, CA (Next 30 Rooms)	0.5	15	
Los Angeles, CA (Remaining Rooms)	0.33	24	
Miami, FL		85	
Miami, FL (First 40 rooms)	1	40	
Miami, FL (Remaining rooms)	0.5	45	
Nashville, TN	Not Required		
Orlando, FL	0.5	65	
Palm Springs, CA		110	
Palm Springs, CA (First 50 rooms)	1	50	
Palm Springs, CA (Remaining Rooms)	0.75	60	
Phoenix, AZ	1	130	
San Antonio, TX	0.8	104	
San Diego, CA	0.5	65	
Tampa, FL	1	130	
Tucson, AZ	1	130	
Section 9 - Ace Parking Analysis			
	Parking Stalls/Guest Room	Total Parking Stalls	Accommodates the Parking Demand
	0.3	39	66.04% of the time
	0.4	52	84.17% of the time
Ace Parking Analysis	85th Percentile (0.49)	64	93.65% of the time
	0.5	65	94.17% of the time
	0.6	78	98.75% of the time
	0.7	91	99.58% of the time
	0.8	104	100% of the time

Taking all of this into consideration, the proposed 130 proposed parking spaces should not only sufficiently accommodate the parking demand for the proposed One Scottsdale Hotel, but likely exceed the parking demand.

2. Introduction

Lōkahi, LLC (Lōkahi) was retained by Strategic Hospitality Group, LLC to complete a Parking Master Plan for the proposed One Scottsdale Hotel development, located within the One Scottsdale development on the west side of Scottsdale Road north of Legacy Boulevard in Scottsdale, Arizona. See **Figure 1** for a vicinity map.

Scope of Study

This Parking Master Plan calculates the number of parking spaces required for the proposed One Scottsdale Hotel based on the City of Scottsdale Code. A layered approach was taken in an effort to determine the estimated parking demand and necessary on-site parking at the One Scottsdale Hotel. Due to recent shifts in transportation choices, various parking trends were researched. This includes the parking trends in Arizona, and around the United States. Additionally, parking data provided by a national parking company for over 80 hotels was analyzed.

Ultimately, the objective of this Parking Master Plan is to establish that the 130 parking spaces provided on-site will provide sufficient parking for the 130 rooms within the proposed One Scottsdale Hotel.

Surrounding Area

The proposed One Scottsdale Hotel will be located as part of the One Scottsdale mixed use development. The development will be located along Scottsdale Road approximately two-tenths (0.2) of a mile north of Legacy Boulevard. Located to the east, across 73rd Street, are the Avion on Legacy Apartments and the One North Scottsdale Apartments. The land to the west of Scottsdale Road is vacant. Additionally, the proposed project is located approximately one-half mile north of State Route 101 (SR 101).

PROPOSED SITE

Thompson Peak Pkwy

73rd St

76th St

Hayden Rd

Legacy Blvd

Scottsdale Rd

64th St

LOOP 101

Mayo Blvd
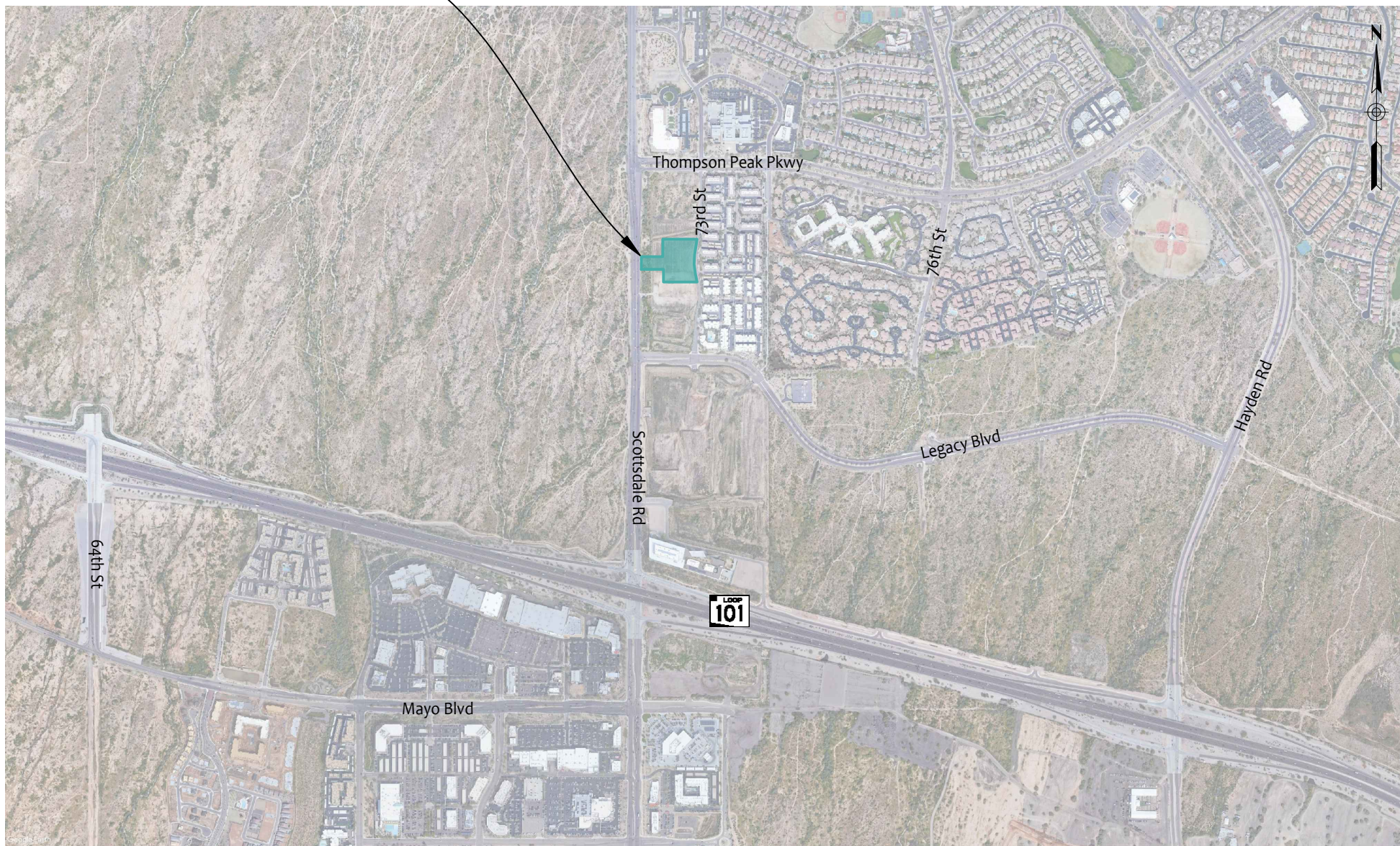
F I G U R E 1 | V I C I N I T Y M A P

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3. Proposed Parking

The proposed One Scottsdale Hotel development will consist of 130 hotel rooms. The hotel will also include a breakfast buffet area, and 500 square feet of conference/meeting space. See **Figure 2** and **Appendix A** for the proposed site plan.

The proposed site plan indicates that the main entrance and exit to the proposed One Scottsdale Hotel will be located along Scottsdale Road approximately two-tenths (0.2) of a mile north of Legacy Boulevard. Additionally, there will be two (2) access driveways located along 73rd Street on the east side of the proposed hotel.

A total of 130 parking stalls are anticipated to be provided by the One Scottsdale Hotel. Of which, all will be located in a surface parking lot on site.

Phase One Site Plan

Address	20001 N Scottsdale Road
	Scottsdale, Arizona 85255
APN	215-05-010
Zoning	PCD
Site Area	2.27 acres net (98,881sf)
	2.46 acres gross (107,138sf)
Building Area:	66,800sf (130 rooms)
Building Height Allowed:	45' (excludes mech. screening)
Building Height Provided:	45' (excludes mech. screening)
Parking Required:	154 spaces (1.25 / room)
Parking Provided:	130 spaces (thru parking reduction)
Bicycle Parking Required:	16 spaces (1 / 10 auto spaces)
Bicycle Parking Provided:	16 spaces

KEYNOTES
1. Property Line
2. Phase One Boundary Line
3. Concrete Sidewalk
4. Screen Wall
5. Bike Racks
6. Refuse Compactor
7. Patio
8. Fire Truck Turning Radius
9. Fire Hydrant
10. Multi-use Trail
11. Crosswalk

FIGURE 2 | SITE PLAN

4. City of Scottsdale Required Parking

The proposed One Scottsdale Hotel is expected to operate with 130 hotel guest rooms, with 500 square feet of conference/meeting space.

Table 9.103.A entitled Schedule of Parking Requirements within the City of Scottsdale Code of Ordinances, Volume II (see Appendix B for the print out of Article IX) provides the general parking requirements.

The proposed One Scottsdale Hotel falls under the category of "travel accommodations with conference or meeting facilities, or similar facilities" as outlined in Table 9.103.A. The following formulas are provided for determining the parking requirements:

- Travel Accommodations
  1.25 parking spaces for each guest room or dwelling unit

- Conference/Meeting Space
  One (1) parking space per fifty (50) square feet of gross floor area

Applying these formulas to the proposed One Scottsdale Hotel results in the following parking requirement, see **Table 1**.

Table 1 – Scottsdale Parking Requirement

	Rate		Quantity	Units	Parking Stalls (130 Proposed)
Hotel	1.25	Per Room	130	Rooms	163
Conference/Meeting Space	1	Per 50 Sq. Ft.	500	Sq. Ft.	10
				Total	173

The One Scottsdale Hotel intends to utilize the conference/meeting space to serve the existing guests. Therefore, it is reasonable to assume that the additional parking space requirement for the conference/meeting space is not necessary. Removing this additional parking results in a total parking requirement of 163 spaces. See **Table 2**.

Table 2 – Scottsdale Parking Requirement (Without Meeting Space)

	Rate		Quantity	Units	Parking Stalls (130 Proposed)
Hotel	1.25	Per Room	130	Rooms	163
				Total	163

In recent discussions with the City of Scottsdale and in several instances, a rate of 0.8 parking stalls per guest room has been acceptable. Using this rate a total of 104 parking stalls are required, which results in a surplus of 26 parking stalls. See **Table 3**.

Table 3 – Scottsdale (Recently Considered Parking Rate)

	Rate		Quantity	Units	Parking Stalls (130 Proposed)
Hotel	0.8	Per Room	130	Rooms	104
				Total	104

Conclusion:

The City of Scottsdale parking requirement was calculated using two methodologies with and without the conference/meeting space requirements. However, since the One Scottsdale Hotel intends to utilize the conference/meeting space to serve the hotel guests, the conference/meeting space parking requirement was removed, resulting in 163 parking stalls. In recent discussions with the City of Scottsdale and in several instances, a rate of 0.8 parking stalls per guest room has been acceptable. Using this rate a total of 104 parking stalls are required, which results in a surplus of 26 parking stalls.

5. Parking Trends – In Arizona

Locally, the City of Tempe and the City of Chandler parking requirements for a hotel were utilized in calculating the required parking stalls for the proposed One Scottsdale Hotel.

City of Tempe
Table 4-603E entitled Ratios of Off-Street Parking within the City of Tempe – Zoning and Development provides the Parking Standards, see Appendix C.

The minimum parking requirement for hotels is 1 spaces per unit. The minimum requirement for conference/meeting space is 1 space per 125 square feet.

Applying the City of Tempe's parking criteria to the 130 room One Scottsdale Hotel results in 134 parking stalls. See **Table 4.**

Table 4 – City of Tempe Parking Requirement

	Rate		Quantity	Units	Parking Stalls (130 Proposed)
Hotel	1	Per Room	130	Rooms	130
Conference/Meeting Space	1	per 125 Sq Ft	500	Sq. Ft.	4
				Total	134

The One Scottsdale Hotel intends to utilize the conference/meeting space to only serve the existing guests. Therefore, it is reasonable to assume that the additional parking space requirement for the conference/meeting space is not necessary. Removing this additional parking results in a total parking requirement of 130 spaces. See **Table 5.**

Table 5 – City of Tempe Parking Requirement (without Meeting Space)

	Rate		Quantity	Units	Parking Stalls (130 Proposed)
Hotel	1	Per Room	130	Rooms	130
				Total	130

City of Chandler
On May 10, 2018, the City of Chandler's City Council approved the adoption of Ordinance No. 4811, ZCA18-001, which amends Article XVIII Parking and Loading Regulations of Chapter 35 (Zoning Code) of the Chandler City Code in preparation for changes in transportation behavior resulting from an increase in ride sharing and autonomous vehicles. See Appendix C.

The proposed amendments adds a section titled "Ride Sharing and Autonomous Vehicles" which allows for reduction in parking when warranted by changes in transportation behavior such as widespread acceptance and use of ride sharing practices and/or autonomous vehicles and when said parking reduction is balanced with an appropriate number of passenger loading zones and staging areas, and said changes are supported by parking demand studies.

Ordinance No. 4811, ZCA18-001 allows the City to administratively reduce the minimum parking requirement by as much as 40%. Applying the City of Chandler's parking criteria with a 40% reduction to the 130 guest room One Scottsdale Hotel results in 78 parking stalls. The meeting/conference space was not included in the parking requirement calculation as it is intended for hotel guest use only. See **Table 6.**

Table 6 – City of Chandler Parking Requirement (40% Reduction)

	Rate		Quantity	Units	Parking Stalls (130 Proposed)
Hotel	0.6	Per Room	130	Rooms	78
				Total	78

Conclusion:

The City of Tempe is actively implementing lower parking requirements. Removing the requirement for meeting/conference space since the One Scottsdale Hotel intends to utilize this space to serve existing guests results in a total of 130 parking spaces.

Additionally, the City of Chandler's City Council recently approved amendments to the zoning code in preparation for changes in transportation behavior resulting from an increase in ride sharing and autonomous vehicles. This ordinance allows the City to administratively reduce the minimum parking requirement by as much as 40%. Applying the City of Chandler's parking criteria with a 40% reduction results in a total of 78 parking spaces, which results in a surplus of 52 (66.6%) parking spaces.

6. Parking Trends – Around the United States

This section takes a look at urban hotel parking requirements in other similar cities around the United States.

The City of Scottsdale contracts Experience Scottsdale to provide and conduct destination marketing efforts to attract leisure and business related visitors to the city. Experience Scottsdale provided a list of cities in which Scottsdale competes with to attract leisure and business related visitors. These cities include:

- Austin, TX
- Dallas, TX
- Las Vegas, NV
- Los Angeles, CA
- Miami, FL
- Nashville, TN
- Orlando, FL
- Palm Springs, CA
- Phoenix, AZ
- San Antonio, TX
- San Diego, CA
- Tampa, FL
- Tucson, AZ

Data was gathered from these cities, and parking code requirements for hotels based on the number of spaces required per total number of guest rooms was evaluated. See **Table 7** and Appendix D.

Table 7 – Similar Cities Parking Requirements

City	Hotel			Conference/Meeting				Notes
Scottsdale, AZ		1.25	Per Room	1	Per	50	sq. ft.	
Austin, TX		Not Required		Not Required				• Central Business District (CBD) • Downtown Mixed Use (DMU)
Dallas, TX	1-250 Rooms	1	Per Room	1	Per	200	sq. ft.	• Additional 1 space per 200 feet of floor area other than guest rooms
	250-500 Rooms	0.75	Per Room					
	500+ Rooms	0.5	Per Room					
Las Vegas, NV	1-500 Rooms	1	Per Room	Not Required				• Restaurant Space - 10 Per 1,000 sq. ft.
	500-1,000 Rooms	0.5	Per Room	Not Required				
	1,000+ Rooms	0.25	Per Room	Not Required				
Los Angeles, CA	First 30 Rooms	1	Per Room	1	Per	35	sq. ft.	• Restaurant Space > 750 sq. ft. and Not Intended for Hotel Guests - 1 Per 100 sq. ft. • Multi-purpose assembly room > 750 sq.ft. - 1 Per 35 sq. ft. or 1 Per 5 Fixed Seats
	Next 30 Rooms	0.5	Per Room					
	Remaining Rooms	0.33	Per Room					
Miami, FL	First 40 Rooms	1	Per Room	1	Per	100	sq. ft.	• Restaurant Space - 1 Per 50 sq. ft. • 1 Per 4 Employees
	Remaining Rooms	0.5	Per Room					
Nashville, TN		Not Required		Not Required				• Downtown Code (DTC)
Orlando, FL		0.5	Per Room	0.25	Per	1	seat	• Restaurant Space - 5 Per 1,000 sq. ft.
Palm Springs, CA	First 50 Rooms	1	Per Room	1	Per	30	sq. ft.	• Restaurant Space - 1 Per 60 sq. ft • Assembly area > 30 sq. ft. per guest room shall provide additional off-street parking at the same rate
	Remaining Rooms	0.75	Per Room					
Phoenix, AZ		1	Per Room	Not Required				
San Antonio, TX		0.80	Per Room	1	Per	800	sq. ft.	• Restaurant Space - 1 Per 800 sq. ft.
San Diego, CA	Standard Zone non Transit Zone	0.3	Per Room	Not Required				•Developments containing less than 25 guest rooms are exempt
Tampa, FL		1	Per Room	Not Required				• Neighborhood Mixed Use District Hotels (75-150 rooms only) add 0.5 Per Employee
Tucson, AZ		1	Per Room	1	Per	300	sq. ft.	• Restaurant Space - 1 Per 300 sq. ft.

Between the thirteen cities, two cities - Austin and Nashville - had no minimum parking requirements.

The highest parking space requirement per total guest rooms was 1.0 in eight cities including, Dallas (250 rooms or less), Las Vegas (500 rooms or less), Los Angeles (30 rooms or less), Miami (40 rooms or less), Palm Springs (50 rooms or less), Phoenix, Tampa, and Tucson. Of these eight cities, five include reduced parking requirements per total guest rooms with the build out of more guest rooms.

The City of Scottsdale's criteria requiring 1.25 parking spaces per total guest rooms exceeded all thirteen cities.

Additionally, unlike the City of Scottsdale, six cities - Austin, Las Vegas, Nashville, Phoenix, San Diego, and Tampa - do not have additional parking requirements for conference/meeting space. Of the remaining seven cities, four cities - Dallas, Miami, San Antonio, and Tucson – requires less parking for the conference/meeting space.

Research of other cities around the United States found that the following cities with no minimum parking requirements:

- Santa Monica, CA
- Boulder, CO
- Portland, OR
- Fayetteville, AR
- Pittsburg, PA (downtown)
- Nashville, TN (Downtown code (DTC))
- Austin, TX (Central Business District (CBD), Downtown Mixed Use (DMU))
- Buffalo, NY

As destination communities evolve, the shift has been to locate hotels closer to shopping, dining and entertainment districts. These districts are attractive to visitors as they can experience unique amenities. Many of these districts have made walkability and bikeability priorities, and are served by rideshare and bikeshare services.

Scottsdale is at the epicenter of these factors which is exactly what makes it a desired unique destination.

Conclusion:

Experience Scottsdale provided a list of thirteen cities in which the City of Scottsdale competes with to attract leisure and business related visitors. The hotel parking requirements for these thirteen cities show:

- *Scottsdale's parking criteria per total guest room exceeds all 13 cities.*
- *Scottsdale's meeting/conference space requirement exceeds 10 of the 13 cities requirement. Of these 10 cities, 6 have no parking requirement for meeting/conference space.*

Additionally, there are cities around the United States that have eliminated parking minimums altogether including Santa Monica (CA), Boulder (CO), Portland (OR), Fayetteville (AR), Pittsburg (PA downtown), Nashville (TN Downtown code - DTC), Austin (TX Central Business District – CBD and Downtown Mixed Use - DMU), Buffalo and (NY).

7. Ace Parking Analysis

Analysis of Ace Parking data for over 80 hotels for the year 2017 was presented in the Don and Charlie's Hotel Parking Master Plan dated March 13, 2018. The data included hotels from across the United States, ranging from a 35 to a 1,628 guest room hotel, from ALoft San Francisco to The Phoenician in Scottsdale. Below is a summary of the findings presented in this report. See Appendix E for the relevant data from the Don and Charlie's Hotel Parking Master Plan.

The above mentioned report analyzed the monthly Ace Parking data for over 80 hotels by converting the monthly data into daily data utilizing the average hotel occupancy rates per day of the week as provided by the *ITE Parking Generation, 4th Edition* publication. Under Land Use 310 – Hotel, the average hotel occupancy rates shown in **Table 8** below.

Table 8 – Daily Average Hotel Occupancy Rate (per ITE Parking Generation)

Day of Week	Average Hotel Occupancy (%)
Sunday	51
Monday	62
Tuesday	67
Wednesday	69
Thursday	66
Friday	69
Saturday	72

Utilizing the rates shown in **Table 8** and the average monthly parking data, the rates were converted to daily data. Since Saturday represents the day of the week with highest average hotel occupancy rate this was the data that was analyzed further. **Table 9** summarizes the ratio of occupied parking stalls per total guest rooms on Saturday.

Table 9 – Occupied Parking Stalls per Total Guest Rooms (Saturday)

Month	Occupied Parking Stalls/Total Guest Rooms (Saturday)							
	>.3	>.4	>.5	>.6	>.7	>.8	>.9	>1
January	16	2	1					
February	25	10	1	1				
March	24	13	5					
April	36	14	4	1				
May	26	15	4					
June	31	15	6	1				
July	38	21	12	7	3			
August	33	15	10	2	1			
September	30	15	6					
October	23	10	4					
November	20	10	2					
December	24	12	1					

Figure 3 below is a graph of the maximum and 85th percentile Saturday parking ratios of occupied parking stalls per total guest rooms each month for all eighty plus hotels.
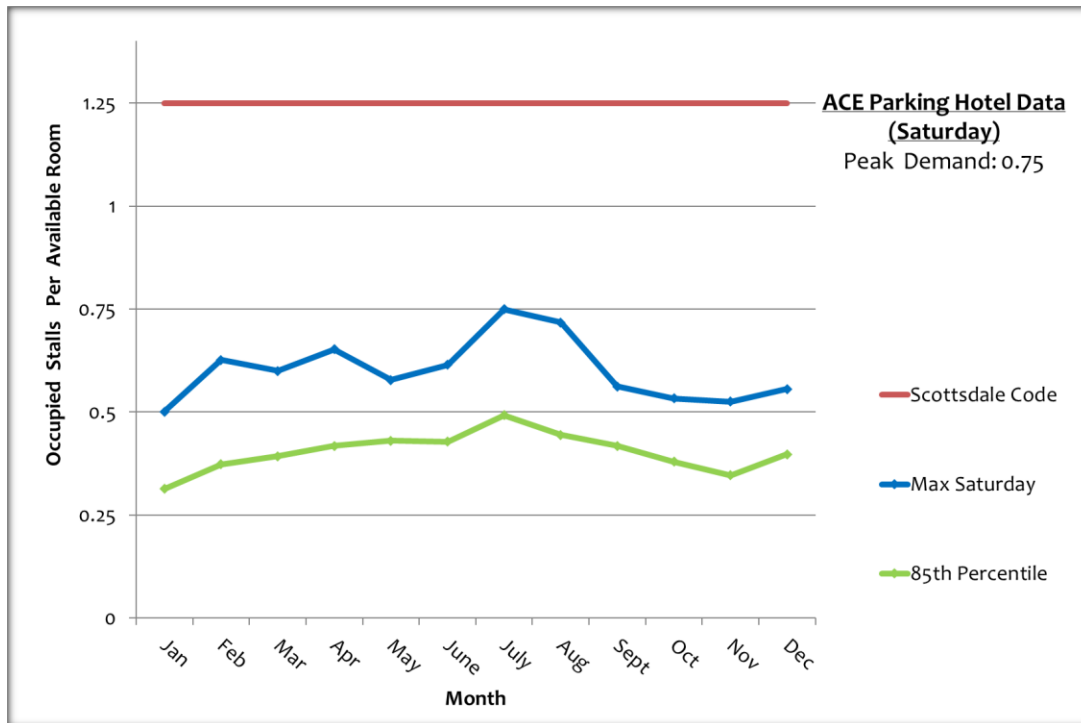
Figure 3 – Maximum Saturday Parking (80+ Hotels)

The maximum Saturday monthly 85th percentile was 0.49 occupied parking stalls per total available guest rooms on a Saturday. This ratio would accommodate the Saturday maximum parking demand 93.65% of the time.

The highest number of Saturday maximum occupied parking stalls per total guest rooms occurred during the months of July and August with 7 and 2 hotels, respectively, exceeding 0.6 occupied parking stalls for the total number of guest rooms on a Saturday. The following are the hotels that exceeded the 0.6 parking demand ratio:

- San Jose Double Tree (San Jose, CA) - February
- Waterfront Beach Resort (Huntington Beach, CA) – April, July
- Marriott Spring Hill Suites – June, July
- Hilton La Jolla Torrey Pines (La Jolla, CA) – July
- Hyatt Regency Huntington Beach (Huntington Beach, CA) – July, August
- Hyatt Regency Mission Bay (San Diego, CA) – July, August
- Pasea Hotel and Spa (Huntington Beach, CA) - July
- Marriott Fairfield Inn & Suites - July

None of the hotels exceeded 0.8 occupied parking stalls per total guest rooms.

Conclusion

The 2017 monthly Ace Parking data for over 80 hotels showed that on the highest day (Saturday) of each month none of the hotels exceed 0.8 parking stalls per total number of guest rooms. During the month of July, seven (less than 9%) of the eighty plus hotels exceeded a ratio of 0.7, and twelve (15%) exceeded a ratio of 0.6.

Assuming these ratios occur all four Saturdays in a given month, it can be concluded, providing:

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

The maximum Saturday monthly 85th percentile of 0.49 occupied parking stalls per total available guest rooms accommodates the parking demand of the eighty hotels 93.65% of the time. The 0.8 parking stalls per total number of guest rooms accommodates the parking demand of the eighty plus hotels 100% of the time. Utilizing this ratio and applying it to the One Scottsdale Hotel with 130 guest rooms would result in 104 parking stalls. With 130 proposed parking stalls, this accommodates the parking demand 100% of the time for the over 80 hotels that were analyzed.

8. Recommendations & Conclusions

The proposed One Scottsdale Hotel development consists of 130 hotel rooms. The hotel will also include a breakfast buffet area, and 500 square feet of meeting space. The proposed development will be located within the One Scottsdale development on the east side of Scottsdale Road north of Legacy Boulevard in Scottsdale, Arizona.

City of Scottsdale Required Parking
Using Table 9.103.A entitled Schedule of Parking Requirements within the City of Scottsdale Code of Ordinances, Volume II the parking requirements for the proposed One Scottsdale Hotel were calculated. Although the City of Scottsdale parking code includes a parking requirement for conference/meeting space, this was not included in the calculations as this space is intended to serve the existing guests. Therefore, the City of Scottsdale parking requirement is 163 parking spaces.

In recent discussions with the City of Scottsdale and in several instances, a rate of 0.8 parking stalls per guest room has been acceptable. Using this rate a total of 104 parking stalls are required, which results in a surplus of 26 parking stalls.

Parking Trends – In Arizona
The City of Tempe is actively implementing lower parking requirements. Removing the requirement for meeting/conference space since the One Scottsdale Hotel intends to utilize this space to serve existing guests results in a total of 130 parking spaces.

Additionally, the City of Chandler's City Council recently approved amendments to the zoning code in preparation for changes in transportation behavior resulting from an increase in ride sharing and autonomous vehicles. This ordinance allows the City to administratively reduce the minimum parking requirement by as much as 40%. Applying the City of Chandler's parking criteria with a 40% reduction results in a total of 78 parking spaces, which results in a surplus of 52 parking spaces.

Parking Trends – Around the United States
Experience Scottsdale provided a list of thirteen cities in which the City of Scottsdale competes with to attract leisure and business related visitors. The hotel parking requirements for these thirteen cities show:

- Scottsdale's parking criteria per total guest room exceeds all 13 cities.
- Scottsdale's meeting/conference space requirement exceeds 10 of the 13 cities requirement. Of these 10 cities, 6 have no parking requirement for meeting/conference space.

Additionally, there are cities around the United States that have eliminated parking minimums altogether including Santa Monica (CA), Boulder (CO), Portland (OR), Fayetteville (AR), Pittsburg (PA downtown), Nashville (TN Downtown code - DTC), Austin (TX Central Business District – CBD and Downtown Mixed Use - DMU), Buffalo and (NY).

Ace Parking Analysis

Ace Parking's monthly parking data for more than 80 hotels for the year 2017 included hotels from across the United States, ranging from a 35 to a 1,628 guest room hotel, from ALoft San Francisco to The Phoenician in Scottsdale. A detailed parking analysis was conducted to determine the parking demand of these eighty plus hotels as presented in the March 13, 2018 Don and Charlie's Hotel Parking Master Plan.

The data showed that on the highest day (Saturday) of each month none of the hotels exceed 0.8 parking stalls per total number of guest rooms. During the month of July, seven (less than 9%) of the eighty plus hotels exceeded a ratio of 0.7, and twelve (15%) exceeded a ratio of 0.6. Assuming these ratios occur all four Saturdays in a given month, it can be concluded, providing:

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

The maximum Saturday monthly 85th percentile of 0.49 occupied parking stalls per total available guest rooms accommodates the parking demand of the eighty hotels 93.65% of the time. The 0.8 parking stalls per total number of guest rooms accommodates the parking demand of the eighty plus hotels 100% of the time. Utilizing this ratio and applying it to the One Scottsdale Hotel with 130 guest rooms would result in 104 parking stalls. With 130 proposed parking stalls, this accommodates the parking demand 100% of the time for the over 80 hotels that were analyzed.

Table 10 – Parking Summary

Section 4 - Scottsdale Code			
Agency or Day	Parking Stalls/Guest Room	Total Parking Stalls	
City of Scottsdale	1.25	163	
City of Scottsdale (Recently Considered Rate)	0.8	104	
Section 5 - ITE Parking Calculations			
Weekday	0.74	97	
Weekday 85th Percentile	0.99	129	
Saturday	1.15	150	
*Note calculations do not include rideshare			
Section 6 - Parking Trends - In Arizona			
City of Tempe	1.0	130	
City of Chandler	0.6	109	
Section 7 - Parking Trends - Around the United States			
Austin, TX	Not Required		
Dallas, TX	1	130	
Las Vegas, NV	1	130	
Los Angeles, CA		69	
Los Angeles, CA (First 30 Rooms)	*1*	*30*	
Los Angeles, CA (Next 30 Rooms)	*0.5*	*15*	
Los Angeles, CA (Remaining Rooms)	*0.33*	*24*	
Miami, FL		85	
Miami, FL (First 40 rooms)	*1*	*40*	
Miami, FL (Remaining rooms)	*0.5*	*45*	
Nashville, TN	Not Required		
Orlando, FL	0.5	65	
Palm Springs, CA		110	
Palm Springs, CA (First 50 rooms)	*1*	*50*	
Palm Springs, CA (Remaining Rooms)	*0.75*	*60*	
Phoenix, AZ	1	130	
San Antonio, TX	0.8	104	
San Diego, CA	0.5	65	
Tampa, FL	1	130	
Tucson, AZ	1	130	
Section 9 - Ace Parking Analysis			
	Parking Stalls/Guest Room	Total Parking Stalls	Accommodates the Parking Demand
	0.3	39	66.04% of the time
	0.4	52	84.17% of the time
Ace Parking Analysis	85th Percentile (0.49)	64	93.65% of the time
	0.5	65	94.17% of the time
	0.6	78	98.75% of the time
	0.7	91	99.58% of the time
	0.8	104	100% of the time

Taking all of this into consideration, the proposed 130 proposed parking spaces should not only sufficiently accommodate the parking demand for the proposed One Scottsdale Hotel, but likely exceed the parking demand.

Appendix A – Proposed Site Plan

SCOTTSDALE ROAD

SCOTTSDALE ROAD

73RD STREET

1887.62'

Hotel
(4-story)

Phase One Site Plan

Address	20001 N Scottsdale Road
	Scottsdale, Arizona 85255
APN	215-05-010
Zoning	PCD
Site Area	2.27 acres net (98,881sf)
	2.46 acres gross (107,138sf)
Building Area:	66,800sf (130 rooms)
Building Height Allowed:	45' (excludes mech. screening)
Building Height Provided:	45' (excludes mech. screening)
Parking Required:	154 spaces (1.25 / room)
Parking Provided:	130 spaces (thru parking reduction)
Bicycle Parking Required:	16 spaces (1 / 10 auto spaces)
Bicycle Parking Provided:	16 spaces

KEYNOTES
1. Property Line
2. Phase One Boundary Line
3. Concrete Sidewalk
4. Screen Wall
5. Bike Racks
6. Refuse Compactor
7. Patio
8. Fire Truck Turning Radius
9. Fire Hydrant
10. Multi—use Trail
11. Crosswalk

DMB®

ONE SCOTTSDALE

ONE SCOTTSDALE- Scottsdale, Arizona

0' 40' 80' 120' 160' NORTH

14164
8-22-19

DAVIS

61-DR-2015#2
11/25/2019

Appendix B – Scottsdale, Code of Ordinances Article IX

Sec. 9.100. - Parking.

Sec. 9.101. - Purpose and scope.

The purpose of preparing and adopting the parking regulations within this Zoning Ordinance is to implement the goals of the City of Scottsdale as they are set forth by the city's General Plan and further refined here. These regulations are to provide adequate parking within the community without sacrificing urban design which enhances the aesthetic environment, encourage the use of various modes of transportation other than the private vehicle and provides a generally pleasant environment within the community. Several purposes are identified herein to achieve the above stated purpose.

The purposes of the parking ordinances of the City of Scottsdale are to:

1. Provide parking facilities which serve the goal of a comprehensive circulation system throughout the community;

2. Provide parking, city-wide that will improve pedestrian circulation, reduce traffic congestion, and improve the character and functionality of all developments;

3. Promote the free flow of traffic in the streets;

4. Encourage the use of bicycles and other alternative transportation modes;

5. Design and situate parking facilities so as to ensure their usefulness;

6. Provide an adequate number of on-site bicycle parking facilities, each with a level of security, convenience, safety, access, and durability;

7. Provide for adequate parking at transfer centers and selected transit stops in order to encourage the use of mass transit;

8. Ensure the appropriate development of parking areas throughout the city; and

9. Mitigate potential adverse impacts upon land uses adjacent to parking facilities.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3896, § 1(Exh. § 6), 6-8-10; Ord. No. 3980, § 1(Res. 8895, § 1, Exh. A, § 44), 12-6-11; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 244), 5-6-14)

Editor's note— Ord. No. 2736, § 1, adopted Mar. 7, 1995, did not specifically repeal §§ 9.100—9.104, which pertained to off-street parking; hence, §§ 9.100—9.108 adopted in said ordinance have been treated as superseding former §§ 9.100—9.104.

Sec. 9.102. - Applications of and exemptions from parking.

A. *Additions and change of occupancy.* The standards for providing on-site parking shall apply at the time of the erection of any main building or when on-site parking is established. These standards shall also be complied with when an existing building is altered or enlarged by the addition of dwelling units or guest rooms or where the use is intensified by a change of occupancy or by the addition of floor area, seating capacity, or seats.

B. *Required parking must be maintained.* Required on-site parking spaces shall be maintained so long as the main building or use remains.

C. *Nonconforming parking.* Where vehicle parking space is provided and maintained in connection with a main building or use at the time this ordinance became effective and is insufficient to meet the

requirements for the use with which it is associated, or where no such parking has been provided, then said building or structure may be enlarged or extended only if vehicle parking spaces are provided for said enlargement, extension or addition, to the standards set forth in the district regulations. No existing parking may be counted as meeting this requirement unless it exceeds the requirements for the original building and then only that excess portion may be counted.

Any commercial property which provides sufficient parking spaces to supply at least fifty (50) percent of the requirement for the property and which is destroyed by fire, hurricane, flood, or other act of God, may be restored to its original use and building outline, provided the floor area is not increased, without conforming to the parking requirements of this ordinance.

D. *Building permits.* No building permit shall be issued until parking requirements have been satisfied. Off-street parking required by this Zoning Ordinance shall not be located within the right-of-way of a street or alley.

E. *Counting flexible units.* Whenever a residential building is designed so that it can be used for separate apartments or guest rooms under the City of Scottsdale Building Code, the vehicle parking requirements shall be based upon the highest possible number of dwelling units or guest rooms obtainable from any such arrangement.

F. *Application to multiple tenant developments.* Where there is a combination of uses, the minimum required number of on-site parking spaces shall be the sum of the requirements of the individual uses, unless otherwise considered a mixed use development, mixed use commercial center, or as provided per Section 9.104.E. and F. If, in the opinion of the Zoning Administrator, the uses would not be operated simultaneously, the number of vehicle parking spaces shall be determined by the use with the highest parking demand.

G. *Free parking in the Downtown Area.* Required parking for developments within the Downtown Area shall be provided at no cost to the patrons, employees, residents, or their guests of the development. If the required parking of a development, which the required parking is on the same site as the development, is only available through the use of a valet services, the valet service shall be provided at no cost to the user.

H. *Prohibited uses of parking areas.*

1. Parking of more than 5 vehicles on any unimproved lot is prohibited, except when used for special events parking. An improved lot shall mean 1 that fulfills the requirements of Section 9.103.

2. Parking or display of vehicles other than in designated and improved areas shall be prohibited.

3. Required parking spaces shall not be used for product display or advertising.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3896, § 1(Exh. § 6), 6-8-10; Ord. No. 3920, § 1(Exh. § 103), 11-9-10; Ord. No. 3980, § 1(Res. 8895, § 1, Exh. A, § 45), 12-6-11; Ord. No. 4117, § 1(Res. No. 9563, Exh. A, § 95), 11-19-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 245), 5-6-14; Ord. No. 4265, § 1, 6-21-16)

Sec. 9.103. - Parking requirements.

A. *General requirement.* Except as provided in Sections 9.103.B, 9.104, 9.107, and 9.108, and subsections therein, each use of land shall provide the number of parking spaces indicated for that use in Table 9.103.A. and Section 9.105.

B. *Requirement in the Downtown Area.* Except as provided in Sections 9.104, 9.107, and 9.108, and subsections therein each use of land in the Downtown Area shall provide the number of parking spaces indicated for that use in Table 9.103.b. and Section 9.105. Those uses that are not specifically listed in Table 9.103.B. shall provide the number of parking spaces indicated for that use in Table 9.103.A.

C. *Required bicycle parking.* Every principal and accessory use of land which is required to provide at least forty (40) vehicular parking spaces shall be required to provide bicycle parking spaces at a rate of one (1) bicycle parking space per every ten (10) required vehicular parking spaces; and after July 9, 2010, new development shall provide, at a minimum, two (2) bicycle parking spaces. No use shall be required to provide more than one hundred (100) bicycle parking spaces.

    1. Subject to the approval of the Zoning Administrator, in the Downtown Area, bicycle parking spaces may be provided within a common location that is obvious and convenient for the bicyclist, does not encroach into adjacent pedestrian pathways or landscape areas, and the location shall be open to view for natural surveillance by pedestrians. Such common bicycle parking areas shall be subject to the approval of the Zoning Administrator.

D. *Bicycle parking facilities design.* Required bicycle parking facilities shall, at a minimum, provide a stationary object to which the bicyclist can lock the bicycle frame and both wheels with a user provided U-shaped lock or cable and lock. The stationary object shall generally conform to the Design Standards & Policies Manual. The Zoning Administrator may approve alternative designs. Bicycle lockers and other high security bicycle parking facilities, if provided, may be granted parking credits pursuant to Section 9.104.C., Credit for bicycle parking facilities.

E. *Calculating required parking for transportation facilities.* Required parking for park and ride lots and major transfer centers shall be determined by the Zoning Administrator. Subject to the Design Standards & Policies Manual and the following criteria:

    1. Goals of the City with regard to transit ridership along the route on which the transportation facility is located.

    2. Distance from other transportation facilities with parking.

F. *Fractions shall be rounded.*

    1. When any calculation for the required parking results in a fraction of a parking space, the fraction shall be rounded up to the next greater whole number.

    2. When any calculation for the provided parking results in a fraction of a parking space, the fraction shall be rounded down to the next greater whole number.

    3. When any calculation of a Parking P-3 District credit, improvement district credit, or in-lieu parking credit results in a fraction of a credit, the fraction shall not be rounded.

G. *Interpreting requirements for analogous uses.* The Zoning Administrator shall determine the number of spaces required for analogous uses. In making this determination, the Zoning Administrator shall consider the following:

    1. The number of parking spaces required for a use listed in Table 9.103.A., or Table 9.103.B., that is similar to the proposed use;

    2. An appropriate variable by which to calculate parking for the proposed use; for example, building square footage or number of employees;

    3. Parking data from the same use on a different site or from a similar use on a similar site;

    4. Parking data from professional publications such as those published by the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI);

H. *Additional requirements for company vehicles.* When parking spaces are used for the storage of vehicles or equipment used for delivery, service and repair, or other such use, such parking spaces shall be provided in addition to those otherwise required by this Zoning Ordinance. Before a building permit is issued the number of spaces to be used for vehicle storage shall be shown on the plans. Unless additional spaces are provided in excess of the required number of spaces, no vehicles in addition to that number shall be stored on the site.

_____

Table 9.103.A. Schedule of Parking Requirements	
Amusement parks	Three (3) spaces per hole for any miniature golf course, plus one (1) space per three thousand (3,000) square feet of outdoor active recreation space, plus any additional spaces required for ancillary uses such as but not limited to game centers and pool halls.
Arts festivals, seasonal	A. One (1) space for each two hundred (200) square feet of indoor public floor area, other than public restaurant space. B. Restaurant at seasonal arts festivals shall be provided parking in accordance with table 9.103.a.
Banks/financial institutions	One (1) space per two hundred fifty (250) square feet gross floor area.
Bars, cocktail lounges, taverns, afterhours or micro-brewery/distillery with live entertainment	A. One (1) space per sixty (60) square feet of gross floor area; and B. One (1) space per two hundred (200) gross square feet of outdoor patio area, excluding the first two hundred (200) gross square feet.
Bars, cocktail lounges, taverns, afterhours or micro-brewery/distillery	A. One (1) space per eighty (80) square feet of gross floor area; and B. One (1) space per two hundred (200) gross square feet of outdoor patio area, excluding the first two hundred (200) gross square feet.
Boardinghouses, lodging houses, and other such uses	One (1) parking space for each one (1) guest room or dwelling unit.
Bowling alleys	Four (4) parking spaces for each lane, plus two (2) parking spaces for any pool table, plus one (1) parking space for every five (5) audience seats.
Carwash	Four (4) spaces per bay or stall plus one (1) space per employee plus ten (10) stacking spaces.
Churches and places of worship	A. With fixed seating. One (1) space per four (4) seats in main sanctuary, or auditorium, and c below; or B. Without fixed seating. One (1) space for each thirty (30)

	square feet of gross floor area in main sanctuary and c below. C. One (1) space per each three hundred (300) square feet gross floor area of classrooms and other meeting areas.
Club/lodge, civic and social organizations	One (1) space per two hundred fifty (250) square feet gross floor area.
College/university	One (1) space per two (2) employees plus one (1) space per four (4) students, based on projected maximum enrollment.
Community or recreation buildings	One (1) parking space for each two hundred (200) square feet of gross floor area.
Conference and meeting facilities, or similar facilities	A. One (1) parking space for every five (5) seats, if seats are fixed, and/or B. One (1) parking space for fifty (50) square feet of gross floor area of conference/meeting area.
Cultural institutions and museums	One (1) space per three hundred (300) square feet gross floor area.
Dance halls, skating rinks, and similar indoor recreational uses	One (1) parking space for each three hundred (300) square feet of gross floor area in the building.
Dance/music/and professional schools	One (1) space per two hundred (200) square feet of gross floor area classroom area.
Day care center	One (1) parking space for each employee; plus one (1) space for every fifteen (15) students, plus one (1) space for each company vehicle as per Section 9.103.H., additional requirements for company vehicles.
Dry cleaners	One (1) space per two hundred fifty (250) square feet gross floor area.
Dwellings, multiple-family	Parking spaces per dwelling unit at the rate of: efficiency units 1.25 one-bedroom 1.3 two-bedrooms 1.7

	three (3) or more bedrooms 1.9
Dwellings, single- and two-family and townhouses	Two (2) spaces per unit.
Elementary schools	One (1) parking space for each classroom plus one (1) parking space for each two hundred (200) square feet of gross floor area in office areas.
Funeral homes and funeral services	A. One (1) parking space for every two (2) permanent seats provided in the main auditorium; and B. One (1) parking space for every thirty (30) square feet of gross floor area public assembly area.
Furniture, home improvement, and appliance stores	A. Uses up to fifteen thousand (15,000) square feet of gross floor area. One (1)space per five hundred (500) square feet gross floor area; or B. Uses over fifteen thousand (15,000) square feet of gross floor area. One (1) space per five hundred (500) square feet for the first fifteen thousand (15,000) square feet of gross floor area, and one (1) space per eight hundred (800) square feet area over the first fifteen thousand (15,000) square feet of gross floor area
Galleries	One (1) space per five hundred (500) square feet of gross floor area.
Game centers	One (1) space per one hundred (100) square feet gross floor area.
Gas station	Three (3) spaces per service bay and one (1) space per 250 square feet of accessory retail sales gross floor area. Each service bay counts for one (1) of the required parking spaces.
Golf course	One (1) parking space for each two hundred (200) square feet of gross floor area in any main building plus one (1) space for every two (2) practice tees in the driving range, plus four (4) parking spaces for each green in the playing area.

Grocery or supermarket	One (1) space per three hundred (300) square feet gross floor area.
Health or fitness studio, and indoor recreational uses	A. Building area less than, or equal to, 3,000 square feet of gross floor area: one space per 250 square feet of gross floor area. B. Building area greater than 3,000 square feet of gross floor area, and less than 10,000 square feet of gross floor area: one space per 150 square feet of gross floor area. C. Building areas equal to, or greater than, 10,000 square feet of gross floor area, and less than 20,000 square feet of gross floor area: one space per 200 square feet of gross floor area. D. Building areas equal to, or greater than, 20,000 square feet of gross floor area: one space per 250 square feet of gross floor area.
High schools	One (1) parking space for each employee plus one (1) space for every six (6) students, based on projected maximum enrollment.
Hospitals	One and one half (1.5) parking spaces for each one (1) bed.
Internalized community storage	One (1) parking space for each two thousand five hundred (2,500) square feet of gross floor area.
Library	One (1) space per three hundred (300) square feet gross floor area.
Live entertainment (not including bars, restaurants, and performing arts theaters)	A. With fixed seating. One (1) parking space for two and one-half (2.5) seats. B. Without fixed seating. One (1) parking space for every sixty (60) square feet of gross floor area of an establishment that does not contain fixed seating.
Manufactured home park	One and one-half parking spaces per manufactured home space.
Manufacturing and industrial uses	One (1) parking space for each five hundred (500) square feet of gross floor area.

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Mixed-use commercial centers In mixed-use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking requirements of one space per 250 square feet or fewer spaces) shall occupy at least 60 percent of gross floor area.	One (1) space per three hundred (300) square feet of gross floor area.
Mixed-use developments	A. One (1) space per three hundred twenty-five (325) square feet of gross floor area of nonresidential area; B. Multiple-family residential uses shall be parked at the ratios of the dwellings, multiple-family in other districts requirements, herein.
Office, all other	One (1) space per three hundred (300) square feet gross floor area.
Offices (government, medical/dental and clinics)	One (1) space per two hundred fifty (250) square feet of gross floor area.
Parks	Three (3) parking spaces for each acre of park area.
Personal care services	One (1) space per two hundred fifty (250) square feet gross floor area.
Plant nurseries, building materials yards, equipment rental or sales yards and similar uses	One (1) parking space for each three hundred (300) square feet gross site area of sales and display area.
Pool hall	Two (2) spaces per pool table.
Postal station(s)	One (1) parking space for each two hundred (200) square feet of gross floor area.
Radio/TV/studio	One (1) space per five hundred (500) square feet gross floor area, plus one (1) space per company vehicle, as per Section 9.103.H., additional requirements for company vehicles.
Ranches	One (1) space per every two (2) horse stalls.

Residential health care facilities	A. Specialized care facilities—0.7 parking space for each bed. B. Minimal care facilities—1.25 parking spaces for each dwelling unit.
Restaurants with live entertainment	A. When live entertainment limited to the hours that a full menu is available, and the area of live entertainment is less than fifteen (15) percent of the gross floor area, one (1) parking space per one hundred twenty (120) square feet of gross floor area; and B. One (1) parking space for each three hundred fifty (350) gross square feet of outdoor public floor area, excluding the first three hundred fifty (350) gross square feet of outdoor patio area, unless the space is located next to and oriented toward a publicly owned walkway or street, in which case the first five hundred (500) gross square feet of outdoor patio area is excluded. C. When live entertainment is not limited to the hours that a full menu is available, and/or the area of live entertainment is less than fifteen (15) percent of the gross floor area, one (1) parking space per sixty (60) square feet of gross floor area, plus patio requirements above.
Restaurants	A. One (1) parking space per one hundred twenty (120) square feet of gross floor area; and B. One (1) parking space for each three hundred fifty (350) gross square feet of outdoor patio area, excluding the first three hundred fifty (350) gross square feet of outdoor patio area, unless the space is located next to and oriented toward a publicly owned walkway or street, in which case the first five hundred (500) square gross feet of outdoor patio area is excluded.
Retail	One (1) space per two hundred fifty (250) square feet of gross floor area.
Retail, in a PCoC zoning district without arterial street frontage	One (1) space per three hundred (300) square feet gross floor area.
Stables, commercial	Adequate parking for daily activities shall be provided as

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	determined by the Zoning Administrator.
Swimming pool or natatorium	One (1) space per one thousand (1,000) square feet gross floor area.
Tennis clubs	One (1) parking space per each two hundred (200) square feet of gross floor area, excluding court area, plus three (3) parking spaces per each court. The property owner shall provide additional parking spaces as necessary for tournaments, shows or special events.
Theaters, cinemas, auditoriums, gymnasiums and similar places of public assembly in PNC, PCC, PCP, PRC, or PUD zoning districts	One (1) space per ten (10) seats.
Theaters, cinemas, auditoriums, gymnasiums and similar places of public assembly in other districts	One (1) parking space per four (4) seats.
Trailhead - gateway	Five hundred (500) to six hundred (600) spaces, including those for tour buses and horse trailers.
Trailhead - local	None required.
Trailhead - major community	Two hundred (200) to three hundred (300) spaces, including those for horse trailers.
Trailhead - minor community	Fifty (50) to one hundred (100) spaces.
Transportation facilities	Required parking shall be determined by the Zoning Administrator per Section 9.103.E., Calculating required parking for transportation facilities.
Transportation uses	Parking spaces required shall be determined by the Zoning Administrator.
Travel accommodations	One (1.25) parking spaces for each one (1) guest room or dwelling unit.
Travel accommodations with conference	The travel accommodation requirements above.

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and meeting facilities, or similar facilities	A. Travel accommodations with auxiliary commercial uses (free standing buildings) requirements above. B. One (1) parking space for every five (5) seats, if seats are fixed, and/or C. One (1) parking space for fifty (50) square feet of gross floor area of conference/meeting area.
Travel accommodations, with auxiliary commercial uses (free standing buildings)	A. The travel accommodation requirements above. B. Bar, cocktail lounge, tavern, after hours, restaurants, and live entertainment uses shall provide parking in accordance uses parking requirements herein this table. C. All other free standing commercial uses. One (1) parking space for every four hundred (400) square feet of gross floor area.
Vehicle leasing, rental, or sales (parking plans submitted for vehicle sales shall illustrate the parking spaces allocated for each of A, B, and C.)	A. One employee parking space per 200 square feet of gross floor area, B. One employee parking space per 20 outdoor vehicular display spaces, and C. One patron parking space per 20 outdoor vehicular display spaces.
Veterinary services	One (1) space per three hundred (300) square feet gross floor area.
Warehouses, mini	One (1) space per three hundred (300) square feet of gross floor area of administrative office space, plus one (1) space per each fifty (50) storage spaces.
Warehousing, wholesaling establishments, or separate storage buildings.	One (1) parking space for each eight hundred (800) square feet of gross floor area.
Western theme park	Total of all spaces required for the various uses of the theme park, may apply for a reduction in required parking per Section 9.104, Programs and incentives to reduce parking requirements.

Table 9.103.B. Schedule of Parking Requirements in the Downtown Area	
Bars, cocktail lounges, taverns, afterhours or micro-brewery/distillery with live entertainment	A. One (1) space per eighty (80) square feet of gross floor area; and B. One (1) space per two hundred (200) gross square feet of outdoor patio area, excluding the first two hundred (200) gross square feet.
Bars, cocktail lounges, taverns, afterhours or micro-brewery/distillery	A. One (1) space per one-hundred twenty (120) square feet of gross floor area; and B. One (1) space per two hundred (200) gross square feet of outdoor patio area, excluding the first two hundred (200) gross square feet.
Dwellings, multi-family	A. One parking space per dwelling unit for units with one bedroom or less. B. Two parking spaces per dwelling unit, for units with more than one bedroom.
Financial intuitions	A. In a Type 1 area, one (1) space per five hundred (500) square feet of gross floor area; or B. In a Type 2 area, all other lot widths, one (1) space per three hundred (300) square feet of gross floor area.
Fitness studio (no larger than 3,000 gross square feet)	A. One (1) space per three hundred (300) square feet of gross floor area. B. A fitness studio larger than 3,000 gross square feet shall comply with Table 9.103.a.
Galleries	One (1) space per three hundred (500) square feet of gross floor area.
Live entertainment (not including bars, restaurants, and performing arts theaters)	A. With fixed seating. One (1) parking space for two and one-half (2.5) seats. B. Without fixed seating. One (1) parking space for every eighty (80) square feet of gross floor area of an establishment that does not contain fixed seating.
Medical and diagnostic laboratories	One (1) space per three hundred (300) square feet of gross floor area.

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Mixed-use commercial centers In mixed-use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking requirements of one space per 300 square feet or fewer spaces) shall occupy at least 60 percent of gross floor area.	One (1) space per three hundred fifty (350) square feet of gross floor area.
Mixed-use developments	A. One space per 350 square feet of gross floor area of nonresidential area; plus B. Parking spaces required for multiple-family dwellings as shown in this table, except as provided in Section 9.104.H.3.d.
Office, including government and medical/dental offices and clinics	A. In a Type 1 area, one (1) space per five hundred (500) square feet of gross floor area; or B. In a Type 2 area, all other lot widths, one (1) space per three hundred (300) square feet of gross floor area.
Performing arts theaters	One (1) parking space per ten (10) seats.
Restaurants that serve breakfast and/or lunch only, or the primary business is desserts, bakeries, and/or coffee/tea or non-alcoholic beverage	A. One (1) parking space for each four hundred (400) square feet of gross floor area; and B. One (1) space for each three hundred fifty (350) gross square feet of outdoor public floor area. Excluding the first three hundred fifty (350) gross square feet of outdoor public floor area, unless the space is located next to and oriented toward a publicly owned walkway or street, in which case the first five hundred (500) gross square feet of outdoor public floor area is excluded.
Restaurants, including restaurants with a micro-brewery/distillery as an accessory use.	A. One (1) parking space per three hundred (300) square feet of gross floor area; and B. One (1) parking space for each three hundred fifty (350) gross square feet of outdoor patio area. Excluding the first three hundred fifty (350) gross square feet of outdoor patio area, unless the space is located next to and oriented toward a publicly owned walkway or street, in which case the first five hundred (500) gross square feet of outdoor public floor area is excluded.

Restaurants, including restaurants with a micro-brewery/distillery as an accessory use, and with live entertainment	A. When live entertainment limited to the hours that a full menu is available, and the area of live entertainment is less than fifteen (15) percent of the gross floor area, one (1) parking space per three hundred (300) square feet of gross floor area; and B. One (1) parking space for each three hundred fifty (350) gross square feet of outdoor public floor area. Excluding the first three hundred fifty (350) gross square feet of outdoor patio, unless the space is located next to and oriented toward a publicly owned walkway or street, in which case the first five hundred (500) gross square feet of outdoor patio area is excluded. C. When live entertainment is not limited to the hours that a full menu is available, and/or the area of live entertainment is greater than fifteen (15) percent of the gross floor area, one (1) parking space per one hundred twenty (120) square feet of gross floor area, plus patio requirements above at all times.
Retail, personal care services, dry cleaners, and tattoo parlors	A. In a Type 1 area, one (1) space per five hundred (500) square feet of gross floor area; or B. In a Type 2 area, all other lot widths, one (1) space per three hundred (300) square feet of gross floor area.
Work/live	A. The required parking shall be based on the area of commercial uses, per Table 9.103.B and when applicable, Table 9.103.A. B. In addition to the parking requirement for the commercial area, parking shall be provide in accordance with the dwellings, multi-family and co-housing parking requirement for developments containing more than one (1) dwelling unit, excluding the first unit (except as provided in Section 9.104.H.3.d).
All other uses	As specified Table 9.103.A.

Note: 1. Type 1 and Type 2 Areas are locations of the Downtown Area described by the Downtown Plan.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3879, § 1(Exh. § 26), 3-2-10; Ord. No. 3896, § 1(Exh. § 6), 6-8-10; Ord. No. 3899, § 1(Res. No. 8342, Exh. A, §§ 18, 19), 8-30-10; Ord. No. 3920, § 1(Exh. §§ 104—109), 11-9-10; Ord. No. 3926, § 1(Exh. § 13), 2-15-11; Ord. No. 3980, § 1(Res. 8895, § 1, Exh. A, § 46), 12-6-11; Ord. No. 3992, § 1(Res. No. 8922, Exh. A, § 17), 1-24-12; Ord. No. 4099, § 1(Res. No. 9439, Exh. A, §§ 17—23), 6-18-13; Ord. No. 4117, § 1(Res. No. 9563, Exh. A, §§ 96—98), 11-19-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 246—249), 5-6-14; Ord. No. 4265, § 1, 6-21-16)

Sec. 9.104. - Programs and incentives to reduce parking requirements.

The following programs and incentives are provided to permit reduced parking requirements in the locations and situations outlined herein where the basic parking requirements of this Zoning Ordinance would be excessive or detrimental to goals and policies of the city relating to mass transit and other alternative modes of transportation.

A. *Administration of parking reductions.* Programs and incentives which reduce parking requirements may be applied individually or jointly to properties and developments. Where reductions are allowed, the number of required parking spaces which are eliminated shall be accounted for both in total and by the program, incentive or credit which is applied. The record of such reductions shall be kept on the site plan within the project review file. Additionally, the reductions and manner in which they were applied shall be transmitted in writing to the property owner.

B. *Credit for on-street parking.* Wherever on-street angle parking is provided in the improvement of a street, credit toward on-site parking requirements shall be granted at the rate of one (1) on-site space per every twenty-five (25) feet of frontage, excluding the following:

1. Frontage on an arterial, major arterial or expressway as designated in the Transportation Master Plan.

2. Frontage on a street that is planned to be less than fifty-five (55) feet wide curb-to-curb.

3. Frontage within twenty (20) feet of a corner.

4. Frontage within ten (10) feet of each side of a driveway or alley.

5. Frontage within a fire hydrant zone or other emergency access zone.

6. Locations within the Downtown Area.

C. *Credit for bicycle parking facilities.*

1. *Purpose.* The City of Scottsdale, in keeping with the federal and Maricopa County Clean Air Acts, wishes to encourage the use of alternative transportation modes such as the bicycle instead of the private vehicle. Reducing the number of vehicular parking spaces in favor of bicycle parking spaces helps to attain the standards of the Clean Air Act, to reduce impervious surfaces, and to save on land and development costs.

2. *Performance standards.* The Zoning Administrator may authorize credit towards on-site parking requirements for all uses except residential uses, for the provision of bicycle facilities beyond those required by this Zoning Ordinance, subject to the following guidelines:

a. Wherever bicycle parking is provided beyond the amount required per Section 9.103.C., required bicycle parking, credit toward required on-site vehicular parking may be granted pursuant to the following:

i. Downtown Area: one (1) vehicular space per eight (8) bicycle spaces.

ii. All other zoning districts: one (1) vehicular space per ten (10) bicycle spaces.

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b. Wherever bicycle parking facilities exceed the minimum security level required per Section 9.103.D., required bicycle parking, credit towards required onsite vehicular parking may be granted at a rate of one (1) vehicular space per every four (4) high-security bicycle spaces.

High-security bicycle spaces shall include those which protect against the theft of the entire bicycle and of its components and accessories by enclosure through the use of bicycle lockers, check-in facilities, monitored parking areas, or other means which provide the above level of security as approved by the Zoning Administrator.

c. Wherever shower and changing facilities for bicyclists are provided, credit towards required on-site vehicular parking may be granted at the rate of two (2) vehicular spaces per one (1) shower.

d. The number of vehicular spaces required Table 9.103.A., or when applicable Table 9.103.B., shall not be reduced by more than five (5) percent or ten (10) spaces, whichever is less.

D. *Credit for participation in a joint parking improvement project.* After April 7, 1995, no new joint parking improvement projects shall be designated in the City of Scottsdale. Existing joint parking improvement projects may continue to exist, subject to the standards under which they were established.

The joint parking improvement project was a program through which a group of property owners with mixed land uses including an area of more than three (3) blocks and at least six (6) separate ownerships could join together on a voluntary basis to form a parking improvement district, providing parking spaces equal to a minimum of thirty (30) percent of their combined requirements according to the ordinance under which they were established. Each participant property could have received credit for one and one-half (1½) times his proportioned share of the parking spaces provided. The project required that a statement be filed with the superintendent of buildings stating the number of spaces assigned to each participating property. No adjustments were to be permitted subsequent to the filing of this statement.

E. *Mixed-use shared parking programs.*

1. Purpose. A mixed-use shared parking program is an option to reduce the total required parking in large mixed-use commercial centers and mixed-use developments in which the uses operate at different times throughout the day. The city recognizes that strict application of the required parking ratios may result in excessive parking spaces. This results in excessive pavement and impermeable surfaces and discourages the use of alternate transportation modes.

2. Applicability. A mixed-use shared parking program is an alternative to a parking master plan.

3. Procedure.

a. A mixed-use shared parking program may be proposed at the time a parking plan is required.

b. The mixed-use shared parking program may also be requested exclusive of any other site plan review or permitting procedure.

c. Mixed-use shared parking plans shall be reviewed by, and are subject to the approval of, the Zoning Administrator.

d. Alternatively, the applicant may elect to have the shared parking plan reviewed by, and subject to the approval of, the City Council in a public hearing.

e. For changes of use in mixed-use projects, the parking necessary for the new mix of uses shall not exceed the parking required by the previous mix of uses.

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4. Limitations on mixed-use shared parking.

    a. The total number parking spaces required by Table 9.103.B. and the total number of parking spaces required for a mixed-use commercial center and mixed-use development indicated in Table 9.103.A. shall not be used to reduce the required parking in the Downtown Area or a development that is defined as mixed-use development or mixed- use commercial center not in the Downtown Area.

    b. The total number of parking spaces required by Table 9.103.A. shall not be reduced by more than twenty (20) percent.

5. Performance standards. The Zoning Administrator may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing on-site parking subject to the following criteria:

    a. The respective hours of operation of the uses do not overlap, as demonstrated by the application on Table 9.104.A., Schedule of Shared Parking Calculations. If one (1) or all of the land uses proposing to use joint parking facilities do not conform to one (1) of the general land use classifications in Table 9.104.A., Schedule of Shared Parking Calculations, data shall indicate there is not substantial conflict in the principal operating hours of the uses. Such data may include information from a professional publication such as those published by the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI), or by a professionally prepared parking study.

    b. A parking plan shall be submitted for approval which shall show the layout of proposed parking.

    c. The property owners involved in the joint use of on-site parking facilities shall submit a written agreement subject to City approval requiring that the parking spaces shall be maintained as long as the uses requiring parking exist or unless the required parking is provided elsewhere in accordance with the provisions of this Article. Such written agreement shall be recorded by the property owner with the Maricopa County Recorder's Office prior to the issuance of a building permit, and a copy filed in the project review file.

Table 9.104.A Schedule of Shared Parking Calculations

General Land Use Classification	Weekdays			Weekends		
	12:00 a.m.—7:00 a.m.	7:00 a.m.—6:00 p.m.	6:00 p.m.—12:00 a.m.	12:00 a.m.—7:00 a.m.	7:00 a.m.—6:00 p.m.	6:00 p.m.—12:00 a.m.
Office and industrial	5%	100%	5%	0%	60%	10%
Retail	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurant and bars	50%	70%	100%	45%	70%	100%

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Hotel	100%	65%	90%	100%	65%	80%
Churches and places of worship	0%	10%	30%	0%	100%	30%
Cinema/theater, and live entertainment	0%	70%	100%	5%	70%	100%

How to use the schedule of shared parking. Calculate the number of parking spaces required by Table 9.103.A. for each use as if that use were free-standing (the total number of parking spaces required by Table 9.103.B. and the total number of parking spaces required for a mixed-use commercial center and mixed-use development indicated in Table 9.103.A. shall not be used to reduce the required parking in the Downtown Area, or a development that is defined as mixed-use development or mixed-use commercial center not in Downtown Area.)

Applying the applicable general land use category to each proposed use, use the percentages to calculate the number of spaces required for each time period, (six (6) time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement and use that total as your shared parking requirement.

F. *Parking master plan.*

1. *Purpose.* A parking master plan is presented as an option to promote the safe and efficient design of parking facilities for sites larger than two (2) acres or those sites in the Downtown Type 1 Area as designated by the Downtown Plan larger than sixty thousand (60,000) square feet. The city recognizes that strict application of the required parking standards or ratios may result in the provision of parking facilities of excessive size or numbers of parking spaces. This results in excessive pavement and impermeable surfaces and may discourage the use of alternate transportation modes. A parking master plan provides more efficient parking through the following requirements.

2. *Applicability.* The parking master plan is appropriate to alleviate problems of reuse and is also applicable as an alternative to the above mixed-use shared parking programs.

3. *Procedure.*

    a. A parking master plan may be proposed at the time a parking plan is required.

    b. The parking master plan may also be requested exclusive of any other site plan review or permitting procedure.

    c. Parking master plans shall be reviewed by, and are subject to the approval of, the Zoning Administrator.

    d. For changes of use in mixed-use projects, the parking necessary for the new mix of uses shall not exceed the parking required by the previous mix of uses.

4. Limitations on parking master plans.

   a. The total number parking spaces required by Table 9.103.B. and the total number of parking spaces required for a mixed-use commercial center and mixed-use development indicated in Table 9.103.A. shall not be used to reduce the required parking in the Downtown Area or a development that is defined as mixed-use development or mixed-use commercial center not in the Downtown Area.

   b. The Zoning Administrator shall only permit reductions of up to twenty (20) percent of the total parking required per Table 9.103.A.

   c. Reductions of more than twenty (20) percent of required parking shall be subject to approval by the City Council.

5. Elements of a parking master plan. The contents of the parking master plan shall include:

   a. A plan, which graphically depicts where the spaces and parking structures are to be located.

   b. A report, which demonstrates how everything shown on the plan complies with or varies from applicable standards and procedures of the City.

   c. The plan shall show all entrances and exits for any structured parking and the relationship between parking lots or structures and the circulation master plan.

   d. The plan, supported by the report, shall show the use, number, location, and typical dimensions of parking for various vehicle types including passenger vehicles, trucks, vehicles for mobility impaired persons, buses, other transit vehicles and bicycles.

   e. The plan, supported by the report, shall include phasing plans for the construction of parking facilities and any interim facilities planned.

   f. Whenever a reduction in the number of required parking spaces is requested, the required report shall be prepared by a registered civil engineer licensed to practice in the State of Arizona and shall document how any reductions were calculated and upon what assumptions such calculations were based.

   g. Parking ratios used within the report shall be based upon uses or categories of uses already listed within Table 9.103.A., Schedule Of Parking Requirements (the total number of parking spaces required by Table 9.103.B. and the total number of parking spaces required for a mixed-use commercial center and mixed-use development indicated in Table 9.103.A. shall not be used to reduce the required parking in the Downtown Area or a development that is defined as mixed-use development or mixed-use commercial center not in the Downtown Area.)

   h. Such other information as is determined by the reviewing authority to be necessary to process the parking master plan.

6. *Performance standards.* Parking shall comply with the requirements of the Zoning Ordinance as amended except where application of the following criteria can show that a modification of the standards is warranted. This shall be determined by the Zoning Administrator pending review of the materials described in Subsection 5. above.

   a. The parking master plan shall provide sufficient number and types of spaces to serve the uses identified on the site.

   b. Adequate provisions shall be made for the safety of all parking facility users, including motorists, bicyclists and pedestrians.

   c. Parking master plans shall be designed to minimize or alleviate traffic problems.

   d. Parking spaces shall be located near the uses they are intended to serve.

e. Adequate on-site parking shall be provided during each phase of development of the district.

f. The plan shall provide opportunities for shared parking or for other reductions in trip generation through the adoption of Transportation Demand Management (TDM) techniques to reduce trip generation, such as car pools, van pools, bicycles, employer transit subsidies, compressed work hours, and High Occupancy Vehicle (HOV) parking preference.

g. Surfacing of the lot shall be dust-proof, as provided by Section 9.106.C.1.

h. The parking master plan shall attempt to reduce environmental problems and to further the City's compliance with the federal Clean Air Act amendments of 1990 through appropriate site planning techniques, such as but not limited to reduced impervious surfaces and pedestrian connections.

i. Compliance with the federal Clean Air Act amendments of 1990 shall be considered.

j. Reductions in the number of parking spaces should be related to significant factors such as, but not limited to:

    i. Shared parking opportunities;

    ii. Hours of operation;

    iii. The availability and incorporation of transit services and facilities;

    iv. Opportunities for reduced trip generation through pedestrian circulation between mixed-uses;

    v. Off-site traffic mitigation measures;

    vi. Recognized variations in standards due to the scale of the facilities;

    vii. Parking demand for a specified use; and

    viii. The provisions of accessible parking spaces beyond those required per Section 9.105.

k. Reductions in the number of parking spaces for neighborhood-oriented uses may be granted at a rate of one (1) space for every existing or planned residential unit located within two (2) blocks of the proposed use, and one-half (0.5) space for every existing or planned residential unit located within four (4) blocks of the proposed use.

7. *Approval.* The property owner involved in the parking master plan shall submit a written agreement, subject to City approval, requiring that the parking facility and any associated Transportation Demand Management (TDM) techniques shall be maintained without alteration unless such alteration is authorized by the Zoning Administrator. Such written agreement shall be recorded by the property owner with the Maricopa County Recorder's Office prior to the issuance of a building permit, and a copy filed in the project review file.

G. *Reserved.*

H. *Downtown Overlay District Program.*

1. *Purpose.* This parking program will ease the process of calculating parking supply for new buildings, remodels, or for buildings with new tenants or new building area.

This parking program consists of two (2) elements: Parking required and parking waiver.

2. *Parking required.* The amount of parking required shall be:

a. *If there is no change of parking intensity.*

i. If there is no change of parking intensity of the land use on any lot that has a legal land use existing as of July 31, 2003, no additional parking shall be required.

b. *Parking credits.*

   i. Parking credits under this program shall be only for: parking improvement districts, permanent parking in-lieu credits, approved zoning variances for on-site parking requirements - unless the Zoning Administrator finds that the justification for the parking variance no-longer exists, and Parking P-3 District, except as provided in Section 9.104.H.2.b.i.(1). Only these parking credits shall carry forward with any lot that has parking credits as of July 31, 2003.

      (1) Parking credits associated with the Parking P-3 District shall continue to apply, unless the Parking P-3 District is removed from the property.

   ii. The Downtown Overlay District does not void public agreements for parking payments of any type of parking program.

   iii. Any parking improvement district credit(s) or permanent parking in-lieu credit(s) that the lot has that are in excess of the current parking demand shall remain with the lot.

   iv. Property owners are still required to pay for any program that allowed them to meet the parking requirements.

c. *Increase in parking.*

   i. When a property's parking requirements increase above the parking requirements on July 31, 2003, the new parking requirement is calculated as follows:

   (N - O) + T = number of parking spaces required

   N = new (increased) parking requirement

   O = old parking requirement (on July 31, 2003)

   T = total of on-site and any remote parking spaces, plus any parking credits required on July 31, 2003 to meet the old parking requirement (excluding excess on-site and remote parking spaces and any excess parking credits).

   ii. As applicable, Table 9.103.A. Table 9.103.B. shall be used to calculate N and O.

   iii. A waiver to this requirement is in Section 9.104.H.3.

3. *Parking waiver within the Downtown Overlay District.*

   a. *Purpose.* This parking waiver is designed to act as an incentive for new buildings, and for building area expansions of downtown businesses, which the expansion will have a minimal impact on parking demand.

   b. *Applicability.* Upon application, property owners may have parking requirements waived if they meet both the following criteria:

      i. Are within the Downtown Overlay District, and/or the Downtown District; and

      ii. The new building or the new area of a building expansion is used for retail, office, restaurant or personal care services uses allowed in the underlying district.

   c. *Limitations on this parking waiver.*

      i. Can be used only once per lot existing as of July 31, 2003.

ii.   Can be used for retail, office, restaurant or personal care services uses allowed in the underlying district at a ratio of one (1) space per three hundred (300) gross square feet.

iii. Is limited to a maximum of two thousand (2,000) gross square feet of new building, or building area expansion. The two thousand (2,000) gross square feet per lot of new building, or building area expansion may be used incrementally, but shall not exceed two thousand (2,000) gross square feet of the building size of each lot existing as of July 31, 2003.

(1) Except as provided in Section 9.104.H.3.c.iii.(1)., a lot that is created after July 31, 2003 from more than one (1) lot that existed as of July 31, 2003 shall be allowed to utilize parking waiver as cumulative total of all lots that were incorporated into one (1) lot.

(2) A lot(s) that is created after July 31, 2003 from a portion of a lot(s) that existed as of July 31, 2003 shall be entitled to a waiver of area, as described in section 9.104.H.3.c.iii., based on the pro-rata portion of the net lot that was split from the existing lot(s) and incorporated into the new lot(s). For example:

As shown in Figure 9.104.A., Lot A and Lot B are reconfigured into two (2) new lot configurations, Lot C and Lot D. Lot C now includes all of the net lot area of Lot A and sixty (60) percent of the net lot area of Lot B. Lot C is entitled to the all of the waiver of Lot A and sixty (60) percent of the waiver of Lot B. Lot D is entitled only to forty (40) percent of the waiver of Lot B.

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FIGURE 9.104.A.

LOT A AND LOT B EXISTED AS OF JULY 31, 2003

LOT C AND LOT D WERE CREATED FROM THE TOTAL NET LOT AREA OF LOT A AND LOT B
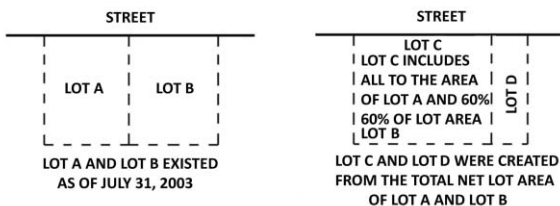
Therefore, Lot C's wavier would be three thousand two hundred (3,200) square feet of new building, or building area expansion; and Lot D's wavier would be eight hundred (800) square feet of new building, or building area expansion.

Another example may be:

As shown in Figure 9.104.B., Lot E and Lot F are reconfigured into three (3) new lots, Lot G, Lot H, and Lots I. Lot G, Lot H, and Lots I are each equal to one-third (1/3) of the total net lot area of Lot E and Lot F. therefore, Lot G, Lot H, AND Lots I each are entitled to one-third (1/3) of the total wavier that is allowed for Lot E and Lot F.

FIGURE 9.104.B.

LOT E   LOT F   LOT G   LOT H   LOT I

LOT E AND LOT F EXISTED AS OF JULY 31, 2003

LOT G, LOT H, AND LOT I WERE CREATED FROM LOT E AND LOT F, AND ARE 1/3 OF THE TOTAL NET LOT AREA OF LOT E AND LOT F.
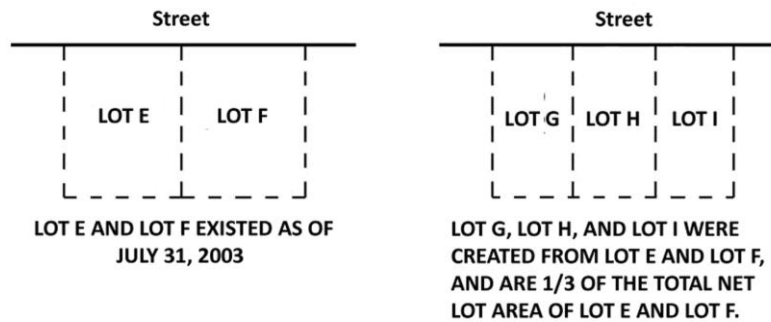
Therefore, Lot G's, Lot H's, and Lot I's waiver each would be one thousand three hundred thirty-three and one-third (1,333.33) square feet of new building, or building area expansion.

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    iv. Cannot be used on land that issued to meet a property's current parking requirement unless the same number of physical parking spaces are replaced elsewhere on site, or through the purchase of permanent in-lieu parking credits.

   d. *Residential addition parking waiver.* No additional parking is required for up to four new dwelling units that are added to a development as part of a 2,000 square foot (or smaller) nonresidential gross floor area expansion.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3520, § 1, 7-1-03; Ord. No. 3543, § 1(Exh. 1), 12-9-03; Ord. No. 3774, § 2, 3-18-08; Ord. No. 3896, § 1(Exh. § 6), 6-8-10; Ord. No. 3920, § 1(Exh. §§ 110—114), 11-9-10; Ord. No. 3980, § 1(Res. 8895, § 1, Exh. A, § 47), 12-6-11; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 199, 200), 4-3-12; Ord. No. 4099, § 1(Res. No. 9439, Exh. A, §§ 24, 25), 6-18-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 250—261), 5-6-14)

Sec. 9.105. - Mobility impaired accessible spaces.

A. *Purpose.* The City encourages all development to provide adequate facilities for accessibility to people with mobility impairments covered by the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA), as amended.

B. *Required accessible parking spaces.*

   1. Accessible parking spaces for any building or use shall conform to the ADA, FHA and Article IX.

   2. Outpatient facilities in a hospital. Minimum: ten (10) percent of the provided parking.

   3. Rehabilitation facilities specializing in treating mobility impairments. Minimum: twenty (20) percent of the provided parking.

   4. Other uses. Minimum: four (4) percent of the provided parking.

C. *Reductions in the required accessible parking spaces.*

   1. To reduce the number of accessible parking spaces, the property owner shall submit a development application to the Zoning Administrator, including the following:

      a. A report indicating the actual demand for the number of accessible parking spaces in the development project, and

      b. Any other information requested by the Zoning Administrator.

2. The Zoning Administrator may approve a reduction in the required accessible parking spaces, if:

    a. The development project provides over five hundred (500) parking spaces;

    b. The development project includes major employment use(s);

    c. The development project is within six hundred (600) feet of a public transit route and stop;

    d. The development project has minimal direct daily visitors;

    e. The reduced demand for accessible parking spaces is supported by the request; and

    f. The request is supported by other relevant information determined by the Zoning Administrator.

3. The accessible parking spaces required shall not be less than two (2) percent of the provided parking spaces, or as required by ADA, whichever results in more accessible parking spaces.

D. *Existing developments.*

1. The location and any restriping of accessible parking spaces shall comply with the approved site plan, and applicable ADA and FHA requirements.

2. Reconfiguring any onsite parking shall be subject to City approval. All reconfigured accessible parking spaces shall conform with Article IX. and the Design Standards & Policies Manual.

E. *Location of accessible spaces.*

1. Each accessible parking space shall be located adjacent to the shortest route to the accessible building entrance used by the public.

2. Accessible parking spaces shall be dispersed, but located nearest to accessible entrances, for any building with multiple accessible entrances.

3. Accessible parking spaces shall be dispersed, but located nearest to accessible entrances, throughout a development project with multiple buildings.

4. The minimum width of the accessible route shall conform to the ADA, FHA and the Design Standards and Policies Manual.

5. Accessible parking in a parking structure or podium parking may be provided on one level adjacent to the shortest route to the accessible building entrance.

6. Where a development project provides fewer than five (5) on-site parking spaces accessed from an alley, the Zoning Administrator may approve a nearby on-street accessible parking space upon finding the space affords:

    a. Greater accessibility to the accessible building entrance, and

    b. Greater convenience.

F. *Standards.* Accessible parking spaces and access aisles shall conform to the Design Standards & Policies Manual, and the following:

1. Minimum accessible parking space width: eleven (11) feet.

2. Minimum accessible parking space length: In accordance with Section 9.106.

3. Access aisle width: five (5) feet.

4. Two (2) adjacent accessible parking spaces may share an access aisle.

G. *Identification.* Identification, signage and markings of the accessible parking spaces, access aisles and access routes shall conform to the ADA, FHA, and the Design Standards and Policies Manual.

H. *Slope.*

1. Maximum slope of a ramp from the access aisle to a sidewalk: 1:12 ratio.

2. Maximum slope and cross slope of the access aisle and route: 1:50 ratio.

I. *Accessible tenant covered parking, podium parking, and parking structure parking spaces for multiple dwelling development projects.*

1. Minimum: the same percentage as non-accessible tenant covered, podium parking, and parking structure parking spaces.

J. *Accessible separate garage parking for multiple dwelling development projects.*

1. Where separate garages for the dwelling units are provided in a multiple dwelling development project, the site plan shall designate which garages are adaptable for accessible parking.

2. Minimum: the same percentage as non-accessible separate garages.

3. The dimensions of each accessible parking space and access aisle shall comply with Article IX.

K. *Accessible covered parking, garage, podium parking, and parking structure parking for visitors of multiple dwelling development projects.*

1. Minimum: the same percentage as non-accessible covered parking, garage, podium parking, and parking structure parking spaces.

L. *Common covered accessible parking for employees.* The property owner shall provide accessible covered parking space(s) upon request from an employee that is employed by an establishment on the property if the property owner provides non-accessible common covered parking.

M. *Accessible non-residential covered parking, garage, podium parking, and parking structure parking.*

1. Minimum: the same percentage as non-accessible covered parking, garage, podium parking, and parking structure parking spaces.

N. *Reasonable accommodations.* Property with a parking structure or podium parking that was permitted before January 26, 1992 with a Certificate of Occupancy issued before January 26, 1993, and which is unable to provide accessible parking within the parking structure or podium parking due to structural or other reasonable limitations, shall provide reasonable accommodations on the property for accessible covered parking, subject to the Zoning Administrator's approval.

O. *Vertical clearance.* In addition to ADA and FHA requirements:

1. Minimum accessible parking space vertical clearance: eight (8) feet two (2) inches.

2. Minimum vehicular drive aisle vertical clearance to and from covered parking, garage, podium parking, and parking structure accessible parking space(s): eight (8) feet two (2) inches.

P. *Passenger loading zones.* Passenger loading zones shall conform to the ADA, FHA and the Design Standards and Policies Manual.

Q. The ADA, FHA, and Section 504 of the Rehabilitation Act of 1973, as amended, apply if any part of this Section 9.105 is determined unenforceable.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3896, § 1(Exh. § 6), 6-8-10; Ord. No. 3920, § 1(Exh. § 115), 11-9-10; Ord. No. 4117, § 1(Res. No. 9563, Exh. A, § 99), 11-19-13)

Sec. 9.106. - Design standards for public and private on-site ingress, egress, maneuvering and parking areas.

A. *Standard Parking space dimension.*

1. *Vehicular.*

a. Except for parallel parking spaces, as indicated below, and in Table 9.106.A. parking spaces shall have a minimum width of nine (9) feet and a minimum length of eighteen (18)

feet. Parallel parking spaces shall have a minimum width of nine (9) feet and a minimum length of twenty-one (21) feet.

i. For new development and/or redevelopment constructed after July 9, 2010, when a side of a parking space is adjacent to a wall, column, or other obstruction, except as provided in Sections 9.106.A.1.a.ii. and 9106.A.1.a.iii., that is taller than six (6) inches, and where a minimum three-foot wide unobstructed pedestrian access aisle is not provided between the wall, column, or other obstruction and the parking spaces, the width of the parking space shall be increased by two (2) feet on the obstructed side, as illustrated by Figure 9.106.A.

   (1). The entire required width and length of a parking space(s) shall not be obstructed by a column, or obstruction that is greater than six (6) inches in height, as illustrated by Figure 9.106.A.

ii. For new development and/or redevelopment constructed after July 9, 2010, when a side of a parking space, excluding a parallel parking space, that is adjacent to a column that is taller than six (6) inches, the obstructed side shall be unobstructed for a minimum of twelve (12) feet, which is between the front three (3) feet and rear three (3) feet of the parking space, as further illustrated by Figure 9.106.A.

FIGURE 9.106.A. Column, etc. Obstructions
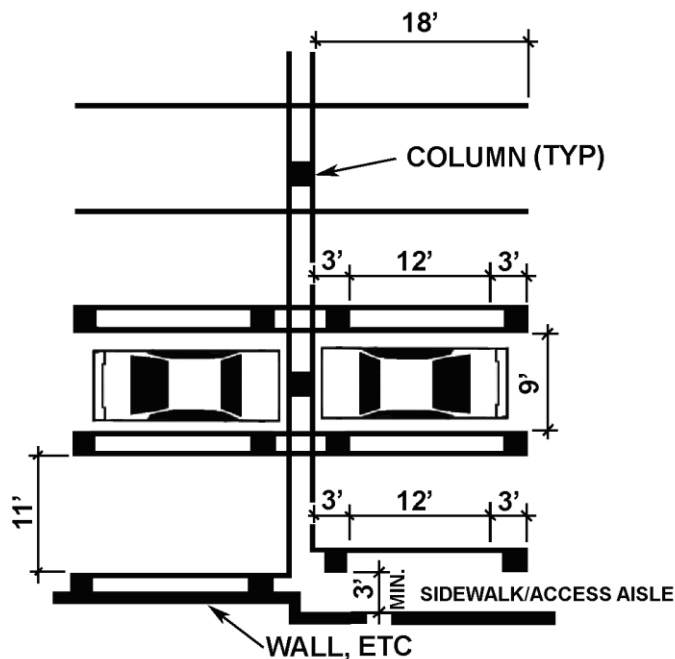
iii. For new development and/or redevelopment constructed after July 9, 2010, when a side of a parallel parking space that is adjacent to a wall, column, or other obstruction that is taller than six (6) inches, the obstructed side shall be unobstructed for a minimum of twelve (12) feet, which is between the front four and one-half (4½) feet and rear four and one-half (4½) feet of the parking space, as further delineated by Figure 9.106.B.

Figure 9.106.B. Parallel Parking Space Side Obstructions

STREET/DRIVEWAY/ALLEY, ETC.
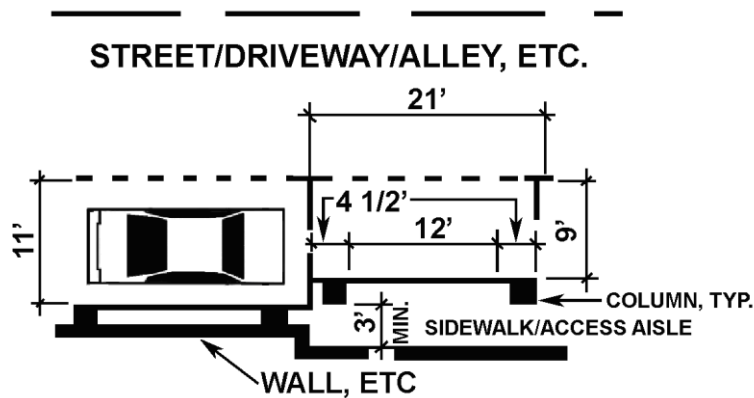
b. As illustrated in Figure 9.106.C., the front length of the space may over-hang a curb or low planter of a maximum height of six (6) inches and a maximum depth of two (2) feet which may not be calculated as required open space, or required parking lot landscaping. If a low planter is utilized the following conditions shall be met:

   i.   Where the front of a parking stall overhangs a curb or planter on one (1) side only, the minimum width of the planter shall be four (4) feet.

   ii. Where the front of a parking stall overhangs a curb or planter on both sides, the minimum width of the planter shall be eight (8) feet.

Figure 9.106.C. Parking Stall Overhangs
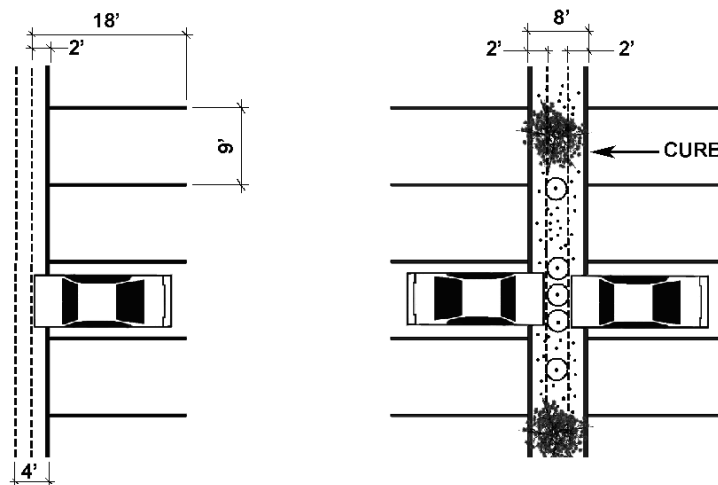
c. Where special circumstances exist, such as, but not limited to, a lot size, the Development Review Board may approve parking space sizes different from the requirements of the sections of 9.106.A.1. and Table 9.106.A.; but may not approve aisle sizes different from the requirements of Table 9.106.A.

2. *Bicycle.* Bicycle parking spaces shall have a minimum width of two (2) feet and a minimum length of six (6) feet, unless the spaces are provided by a pre-manufactured bicycle rack or locker which differ from this dimension, in which case the dimension of the pre-manufactured rack or locker shall suffice.

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B. *Parking layout.* Minimum layout dimensions are established in Table 9.106.A. and Figure 9.106.D. which shall apply to all off-street parking areas with the exception that parking spaces accessed by an alley shall require a minimum of ten (10) feet from the back of the space to the alley centerline.

								End of
Angle	Stall Width (A) [1,3]	Vehicle Projection (B) [1]	Aisle (C)* [1,2]	Typical Module (D) [1]	Interlock Reduction (E) [1]	Overhang (F) [1]	Curb Length (G) [1]	Row Waste (H) [1]
0°	21	9.0	12.0	40.0	0	0	21.0	—
45°	9.0	19.1	12.0	50.2	6.4	1.4	12.7	19.1
50°	9.0	19.6	14.5	53.7	5.8	1.5	11.7	16.4
55°	9.0	19.9	16.0	55.8	5.2	1.6	11.0	13.9
60°	9.0	20.1	18.0	58.2	4.5	1.7	10.4	11.6
65°	9.0	20.1	20.0	60.2	3.8	1.8	9.9	9.4
70°	9.0	20.0	22.0	62.0	3.1	1.9	9.6	7.3
75°	9.0	19.7	24.0	63.4	2.3	1.9	9.3	5.3
90°	9.0	18.0	24.0	60.0	0	2.0	9.0	0

Table 9.106.A. On-Site Parking Dimensions

Note:

1. All measurements are in feet.

2. No two-way drive aisle shall be less than twenty-four (24) feet in width.

3. An accessible parking stall width and access aisle shall comply with Section 9.105.E.

Figure 9.106.D.
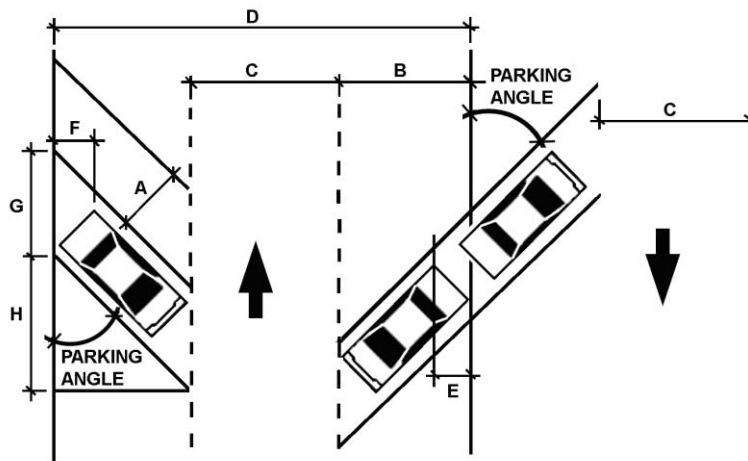
C. *Design and improvement standards.*

1. *Vehicular.*

   a. Residential uses with up to four (4) units: parking, maneuvering, ingress and egress areas, for residential uses, with a total area of three thousand (3,000) square feet or greater, shall be improved in compliance with the Design Standards & Policies Manual and thereafter maintained by surfacing, to prevent emanation of dust, with (1) concrete, asphalt, cement or sealed aggregate pavement; (2) three (3) inches deep crushed rock completely contained in a permanent border; or (3) another stabilization material approved by Maricopa County.

   b. Nonresidential uses and residential uses with more than four (4) units: parking, maneuvering, ingress and egress areas for (1) industrial, commercial, and nonresidential uses, and (2) residential uses with more than four (4) units shall be improved in compliance with the Design Standards & Policies Manual and thereafter maintained with regard to:

      i. Grading and drainage.

      ii. Surfacing, to prevent emanation of dust, with (1) concrete, asphalt, cement or sealed aggregate pavement; (2) three (3) inches deep crushed rock completely contained in a permanent border; or (3) another stabilization material approved by Maricopa County.

      iii. Parking stall layout and markings.

      iv. Protective pipes at driveway entrances.

      v. Curbs, barriers and wheel stops. This requirement shall not apply within the taxilane safety area.

      vi. Directional signs.

   c. Nonresidential uses and residential uses with more than four (4) units: parking areas for (1) industrial, commercial, and nonresidential uses, and (2) residential uses with more than four (4) units shall meet the following standards:

      i. The parking lot shall be designed so that vehicles exiting therefrom will not be required to back out across any sidewalk or street.

      ii. Except as permitted in Section 9.106.C.1.c.ii.(1). All required on-site parking spaces shall be accessed directly from a drive aisle, alley or driveway. All on-site parking

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facilities shall be provided with appropriate means of vehicular access to a public street.

    (1)   Residential parking space may be provided in a two (2) parking space tandem configuration if the tandem spaces are allocated to the same residential dwelling. Tandem parking spaces shall be accessed directly from a drive aisle, alley or driveway.

    iii.   All parking lots shall be illuminated in accordance with Section 7.600, Outdoor Lighting, or as determined by the Development Review Board.

    iv.   Illumination of an on-site parking area shall be arranged so as not to reflect direct rays of light into adjacent residential districts and streets. In no case shall such lighting cause more than one (1) footcandle of light to fall on adjacent properties as measured horizontally at the lot line, or as approved by the Development Review Board. Shields shall be used where necessary to prevent exposure of adjacent properties.

    v.   Any wall, fence or landscaping provided shall be adequately protected from damage by vehicles using the parking lot and shall be properly maintained and kept in good repair at all times.

  d.   The effective dates for the improvement standards regarding surfacing set forth in this section shall be:

    i.   October 1, 2008 for parking, maneuvering, ingress and egress areas for industrial, commercial, and nonresidential uses, and residential uses with more than four (4) units; and

    ii.   October 1, 2009 for parking, maneuvering, ingress and egress areas, for residential uses, with a total area of three thousand (3,000) square feet or greater.

  2. *Bicycle.*

    a.   The type of bicycle parking facility provided shall be determined according to the requirements of Section 9.103.C., Required bicycle parking, and Section 9.104.C, Credit for bicycle parking facilities.

    b.   Bicycle facilities shall be located on the same site as the generating land use and within fifty (50) feet of the building entrance in a location which does not extend into pedestrian sidewalks or vehicular traffic lanes.

    c.   Lighting shall be provided along the access route from the bicycle facility to the building if the route is not completely visible from lighting on the adjacent sidewalks or vehicular parking facilities. Such lighting shall be provided in accordance with Section 7.600, Outdoor Lighting, or as determined by the Development Review Board.

  3. *Covered parking.*

    a.   No covered parking shall be allowed in a required yard or building setback.

D. *Driveway parking prohibited except in residential districts.* Except in residential districts, parking in driveways connecting the public right-of-way with a parking area or garage shall not be permitted on or adjacent to the driveway.

E. *Landscape design.*

  1. Parking lot landscaping and landscape islands shall be provided in accordance with Article X.

  2. Parking structures fronting on a public street shall include pedestrian-related amenities such as sitting areas, planters, and visually-interesting wall surfaces at the street level along the street frontage, subject to design approval by the Development Review Board.

F. *Screening.*

1. Parking lot areas and on-site vehicular circulation (including drive-throughs and drive-ins, but excluding access driveways to streets and alleys) shall be screened from all streets and alleys by a three-foot tall masonry wall or berm and/or opaque landscape materials, subject to design approval by the Development Review Board.

2. Outdoor vehicle display areas shall be screened, subject to design approval by the Development Review Board.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 2887, § 1, 3-19-96; Ord. No. 2977, § 1, 12-17-96; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3274, § 2, 12-7-99; Ord. No. 3774, § 3, 3-18-08; Ord. No. 3896, § 1(Exh. § 6), 6-8-10; Ord. No. 3920, § 1(Exh. § 116), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 201), 4-3-12; Ord. No. 4099, § 1(Res. No. 9439, Exh. A, §§ 26—28), 6-18-13; Ord. No. 4117, § 1(Res. No. 9563, Exh. A, § 100), 11-19-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 262), 5-6-14)

Sec. 9.107. - Remote parking.

A. *Remote parking.* Parking off a development site is permitted under the following procedures.

B. *Remote parking agreement.* The remote parking agreement shall be subject to approval by the Zoning Administrator and City Attorney. The document shall contain the following and be recorded against the properties where the parking and served use are located.

1. A term of at least five (5) years, to protect the city's interests in providing long-term, stable parking for the served use.

2. Discontinuation of the served use if the remote parking becomes unavailable.

3. Maintenance requirements.

4. Termination, violations and enforcement provisions.

C. *Zoning Administrator review.* The Zoning Administrator shall consider whether the remote parking:

1. Is within six hundred (600) feet of the property line of the served use.

2. Is accessible to the served use by a direct, safe, continuous pedestrian way.

3. Serves the purposes of this Zoning Ordinance.

(Ord. No. 4099, § 1(Res. No. 9439, Exh. A, § 29), 6-18-13)

Editor's note— Ord. No. 4099, § 1(Res. No. 9439, Exh. A, § 29), adopted June 18, 2013, repealed and reenacted § 9.107 in its entirety to read as herein set out. Prior to inclusion of said ordinance, said provisions pertained to locating required parking relative to the use served. See also the Code Comparative Table.

Sec. 9.108. - Special parking requirements in districts.

A. *Planned Regional Center (PRC).* The provisions of Article IX shall apply with the following exceptions:

1. There shall be no parking required for courtyards or other open spaces, except that those portions thereof used for sales or service activities shall provide parking as specified elsewhere by this Zoning Ordinance.

2. Parking for dwellings shall be covered.

B. *Theme Park District (WP).* The provisions of Article IX shall apply with the following exceptions:

1. The number of spaces required in Table 9.103.A. may be proportionately reduced by the provision of bus parking. Bus parking provided in lieu of automobile parking spaces may account for a maximum reduction of fifty (50) percent of the spaces required in Table 9.103.A.

2. If any bus parking is provided in lieu of automobile parking spaces, one (1) overflow automobile parking space shall be provided for each twenty-five (25) persons for whom seating is provided as indicated on the approved development plan.

C. *Downtown.* In Type 1 Areas of the Downtown Area, all parking shall be accessed from an alley or a street adjacent to a side yard. Unless approved by the Development Review Board, there shall be no curb cuts on streets abutting a front yard within any Type 1 Area.

D. *In-lieu parking program in the Downtown Overlay District (DO) and the Downtown District (D).*

1. *Purpose.* The purpose of the in-lieu parking program is to assist the property owners of small properties to reinvest, develop, and redevelop to the highest and best use of the property, and to accommodate different land uses throughout the life span of a development. In addition, the purpose of the in-lieu parking program is to foster a pedestrian-oriented environment with a sustainable urban design and character for all properties in the Downtown Area, by reducing the total number of physical parking spaces on a property. Also, as specified below, fees associated lieu parking program shall be utilized for the downtown parking program and downtown tram service.

2. *Parking requirements.* A property owner may satisfy a property's nonresidential parking requirement through the City's in-lieu parking program by an in-lieu parking payment(s) made to the City's downtown parking program enhancement account for in-lieu parking credits. The regulations of the in-lieu parking program shall not be eligible for a variance. The City shall not be obligated to approve a property owner's request to participate in the in-lieu parking program.

3. *Approvals required.*

    a. The City Council shall determine whether or not to allow a property owner to participate in the in-lieu parking program based on the following considerations:

        i.   New development, reinvestment, or redevelopment of the property;

        ii. The use of the property fosters a pedestrian-oriented environment with an urban design and character, and the use of public transit or the downtown tram service;

        iii. Property size and configuration;

        iv. The amount of public parking available to the area;

        v.   The future opportunity to provide public parking in the area; or

        vi. Open space and public realm areas are maintained and/or parking lots convert into open space and public realm.

    b. The Zoning Administrator may administratively approve participation in the in-lieu parking program for up to, and including five (5) in-lieu parking credits, provided that the allowance is based on the City Council considerations of Section 9.108.D.3.a. The Zoning Administrator approval shall not exceed a total of five (5) in-lieu parking credits per lot.

        i.   An appeal of the Zoning Administrator's, denial for participation in-lieu parking program shall be heard by City Council.

             (1) Appeals must be filed with the City Clerk no later than thirty (30) days after the Zoning Administrator issues any written denial for participation in-lieu parking program.

        ii. The City Council shall evaluate an appeal, and may approve or deny participation in-lieu parking program based on the considerations specified in Section 9.108.D.3.a.

4. *In-lieu parking credit fees.* The amount of the in-lieu parking credit fee(s) shall be established by the City Council, and may include penalty fees for late payment, legal fees, administrative fees, an interest rate to account for the time value of money for the in-lieu parking installment purchase option, and any other fee the City Council deems necessary to implement the in-lieu parking program.

5. *Use of in-lieu parking fees.* The use of the in-lieu parking fees paid to the City shall be used for the operation of a downtown parking program which may include, but is not limited to, the provision and maintenance of public parking spaces, the operation of tram shuttle services linking public parking facilities and downtown activity centers, and services related to the management and regulations of public parking.

6. *In-lieu parking payments.* Fractional parking requirements may be paid for on a pro-rata basis. The property owner may purchase, or the City Council may require in-lieu parking credits to be purchased, either as permanent parking credits or as term parking credits in accordance with the following:

    a. *Permanent in-lieu parking credits.* Parking space credits purchased under this permanent in-lieu option shall be permanently credited to the property. These parking credits may be purchased either by installment payments to the City over a fixed period of time, or by payment of a lump sum fee.

        i. Under the lump sum purchase option, purchase shall be made by the property owner through payment of the total fee, in accordance with the procedures adopted by the Zoning Administrator and a written agreement, satisfactory to the City, with the property owner.

        ii. The installment purchase option shall require an initial cash deposit and a written agreement, satisfactory to the City, binding the property owner to make subsequent monthly installment payments. The installment purchase agreement shall not create a payment term longer than fifteen (15) years, and shall include, but not limited to, payment procedures approved by the Zoning Administrator. Payment of the lump sum in-lieu fee, or payment of the installment purchase deposit and execution by both parties of the installment purchase agreement, shall be completed prior to the issuance of a building permit if a building permit is required, or to the issuance of a certificate of occupancy.

    b. *Monthly term in-lieu parking credits:* Parking credits obtained by payment of a monthly in-lieu fee under this option are only for the term of the activity requiring the parking and are not permanently credited to the property. A monthly term in-lieu parking credit(s) requires a written agreement, satisfactory to the City, binding the property owner to make subsequent monthly payments. The agreement shall include, but not limited to payment procedures approved by the Zoning Administrator. The first monthly payment shall be made in accordance with the agreement.

    c. *Evening-use term in-lieu parking credits.* Parking credits obtained by payment of a monthly in-lieu fee under this option are only for the term of the activity requiring the parking, limited to uses only open for business between the hours of 5:00 p.m. and 3:00 a.m., and are not permanently credited to the property. An evening-use term in-lieu parking credit requires a written agreement satisfactory to the City binding the property owner to make monthly payments. The agreement shall include, but not limited to payment procedures approved by the Zoning Administrator. The first monthly payment shall be made in accordance with agreement.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3520, § 1, 7-1-03; Ord. No. 3543, § 1(Exh. 1), 12-9-03; Ord. No. 3662, § 2, 2-7-06; Ord. No. 3879, § 1(Exh. § 27), 3-2-10; Ord. No. 3896, § 1(Exh. § 6), 6-8-10; Ord. No. 3920, § 1(Exh. § 119), 11-9-10; Ord. No. 4099, §

1(Res. No. 9439, Exh. A, § 30), 6-18-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 263), 5-6-14)

Sec. 9.109. - Evening-use parking.

A. *Evening-use parking.* Evening-use parking is parking for establishments conducting business between 5:00 p.m. and 3:00 a.m.

B. *Evening-use parking application* . The property owner of the served use shall file an application for proposed evening-use parking, including:

1. A lighting plan for the parking in conformance with Article VII.

2. An analysis of the location and availability of private parking spaces.

3. A remote parking agreement in accordance with this article if the parking is not on the same property as the served use.

C. *Zoning Administrator approval of evening-use parking.* The Zoning Administrator may approve an application for evening-use parking if the plans and analysis show the parking:

1. Is within six hundred (600) feet of the property line of the served use.

2. Is accessible to the served use by a direct, safe, continuous pedestrian way.

3. Serves the purposes of this Zoning Ordinance.

(Ord. No. 4099, § 1(Res. No. 9439, Exh. A, § 31), 6-18-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 264), 5-6-14)

Sec. 9.110. - High occupancy vehicle parking.

A. Parking for carpools, vanpools, and other high occupancy vehicles shall be located nearest the main building entrance with priority over all other parking except for mobility-impaired accessible parking.

(Ord. No. 4099, § 1(Res. No. 9439, Exh. A, § 32), 6-18-13)

Sec. 9.200. - Off-Street Loading.

Sec. 9.201. - General regulations.

All buildings hereafter erected or established shall have and maintain loading space(s) as determined by Development Review Board approval as outlined in article I, Section 1.900 hereof and subject to conditions herein.

A. No part of an alley or street shall be used for loading excepting areas designated by the city.

B. No loading space that is provided in an approved development review shall hereafter be eliminated, reduced or converted, unless equivalent facilities are provided elsewhere.

C. All loading space shall be surfaced and maintained subject to the standards of Section 9.106.C.1.

(Ord. No. 3225, § 1, 5-4-99; Ord. No. 3774, § 4, 3-18-08; Ord. No. 3896, § 1(Exh. § 6), 6-8-10)

Appendix C – Parking Trends – In Arizona

City of Tempe Parking Requirements

Section 4-607 - Downtown Parking Standards.

The following *parking* requirements have been established for uses located in the CC, City Center District and shall utilize parking ratios in Table 4-607A. If ratios are not identified in Table 4-607A, then the general parking standards found in Table 4-603E shall apply. The CC District shall be exempt from the reductions found in Table 5-612A - Transportation Overlay District Reductions to Minimum Parking.

A. The first five thousand (5,000) square feet of building area for commercial use, as defined in Table 4-607A, shall be waived for the purpose of determining the minimum required parking for the site.

B. Public parking shall be provided for all new development and determined as part of the parking management plan. For the purpose of this section, "Public parking" means, parking which is not allocated or not restricted for exclusive use by employees or residents, and shall remain available for customers or guests regardless of accessibility or associated fees for such parking.

C. Parking Management Plan. A parking management plan shall be provided as part of a comprehensive effort for establishing employee, resident, and public parking in a new development that provides either on-site and/or off-site parking locations and how those spaces are managed. The purpose of the plan is to minimize traffic, encourage alternate modes of transportation, and effectively allocate parking needs for the greater downtown area. The plan shall be based on a professional parking analysis and shall be processed as a part of the development plan review, subject to approval of the appropriate decision-making body. The plan shall comply with the following:

1. The parking management plan shall identify the location of specific parking facilities and the number of parking spaces in such facilities that are available to meet the parking demand of the new development.

2. Parking identified on the plan shall be delineated as being reserved for employees, residents, or public parking, and whether valet or other access control measures are used to ensure the availability and enforcement of the plan.

3. The professional parking analysis shall demonstrate that adequate parking for the public is provided, identifying existing supply and demand within the surrounding parking facilities and what will be provided on site. When off-site parking is proposed to satisfy the parking standards for employee/resident parking, the applicant shall demonstrate that all such parking is available within the specified parking facilities, based on the existing demand and supply as identified in the professional parking analysis.

4. A shared parking model, as identified in Section 4-604(B), shall not be used for the purpose of reducing the minimum parking standards found in Table 4-607A.

5. The owner or manager designee of a development approved under the parking management plan shall provide an accurate and current record of the uses and parking allocation for the development. The Community Development Director, or designee, may require this record be provided or updated when the owner applies for a change in use or development plan review for the subject site.

D. Parking Affidavit. When off-site parking is provided as part of the parking management plan, the owner of the site on which the shared parking is located shall file a parking affidavit with the Community Development Department. The parking affidavit shall transfer the right to the unqualified availability of a specific number of parking spaces from one (1) property (which can no longer take credit for them) to another. This agreement shall be completed prior to receiving building permits.

Table 4-607A: CC District Parking Standards

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Use	Vehicle Parking Minimums	Bicycle Parking Minimums
Commercial (all types): bar, clinic, club, entertainment, office, restaurant, retail, fitness center, theater, etc.	first 5,000 sf waived. 1 space per 500 sf thereafter	See Table 4-603E
Commercial, outdoor	0	0
Church/place of worship	1 space per 300 sf for sanctuary + school, etc.	See Table 4-603E
Conference/assembly	First 10,000 sf waived for hotels, 1 space per 300 sf thereafter	0
Hotel/motel	0.3 spaces per unit + commercial, conference, etc.	See Table 4-603E
Residential		
Single-family	1 space	0
Multi-family (all types)		See Table 4-603E
Guest	0.1 per unit (without commercial)	
Studio	0.5 spaces per bedroom	
1 Bedroom unit	0.5 spaces per bedroom	
2 Bedroom unit	0.5 spaces per bedroom	
3 Bedroom unit	0.3 spaces per bedroom	
4 Bedroom unit or more	0.3 spaces per bedroom	
School	1 space per 300 sf of classroom + office	See Table 4-603E

Note: Public parking shall be provided and determined as part of a parking management plan.

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City of Chandler Parking Requirements

ORDINANCE NO. 4811

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE CODE OF THE CITY OF CHANDLER, CHAPTER 35 LAND USE AND ZONING, BY AMENDING ARTICLE II. DEFINITIONS AND ARTICLE XVIII PARKING AND LOADING REGULATIONS RELATING TO RIDE SHARING AND AUTONOMOUS VEHICLES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

WHEREAS, in accordance with A.R.S. 9-462, the legislative body may adopt by ordinance, any change or amendment to the regulations and provisions set forth in the Chandler Zoning Code; and

WHEREAS, this amendment, including the draft text, has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) day notice of time, date and place of public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on April 4, 2018.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. That the Chandler City Code, Chapter 35 Land Use and Zoning, Article II. Definitions is hereby amended by adding the following definitions (additions in ALL CAPS, deletions in strikeout):

AUTONOMOUS VEHICLE: A MOTOR VEHICLE THAT PERFORMS ALL DRIVING FUNCTIONS UNDER ALL CONDITIONS WITHOUT A HUMAN OPERATOR.

MOTOR VEHICLE: AN AUTOMOBILE, TRUCK, BUS OR SIMILAR MOTOR-DRIVEN CONVEYANCE.

RIDE SHARING: AN ARRANGEMENT IN WHICH A PASSENGER SHARES A NON-PUBLIC-TRANSIT MOTOR VEHICLE WITH ONE OR MORE OTHER PASSENGERS TO TRAVEL FROM ONE LOCATION TO ANOTHER.

SECTION 2. That the Chandler City Code, Chapter 35 Land Use and Zoning, Article XVIII Parking and Loading Regulations is hereby amended to read as follows (additions in ALL CAPS, deletions in strikeout):

35-1800. Purpose.

The purpose of this article is to establish standards for off-street parking, loading and maneuvering spaces for the uses permitted in this Zoning Ordinance. The standards of this article are intended to:

1) Ensure that adequate parking is provided to meet the typical parking needs of the uses permitted in this Zoning Ordinance, while at the same time limit excessive parking to avoid negative environmental and urban design impacts,

2) Provide flexible methods of responding to land uses with atypical parking needs through allowances for reductions or increases to the number of required parking spaces through parking demand studies,

3) Encourage higher densities, mixed-use developments, infill developments, and adaptive reuse of existing buildings in areas as set forth by the General Plan by allowing parking reductions for uses sharing parking and/or utilizing public parking facilities,

4) Ensure that off-street parking and loading areas are designed and located to protect public safety, facilitate the efficient movement of traffic, minimize traffic congestion, and maintain an attractive streetscape,

5) Ensure pedestrian-friendly parking areas by providing for safe, accessible and shaded pedestrian paths,

6) Encourage sustainable development practices that reduce solar heat gain and stormwater runoff.

7) ADAPT TO CHANGES IN DEMAND FOR PARKING AND LOADING AREAS RESULTING FROM CHANGES IN TRANSPORTATION BEHAVIOR SUCH AS RIDE SHARING AND NEW TECHNOLOGY SUCH AS AUTONOMOUS VEHICLES.

8) ENCOURAGE THE PROACTIVE INSTALLATION OF DEDICATED SPACES AND NECESSARY INFRASTRUCTURE IN ANTICIPATION OF GREATER NEED FOR ELECTRIC VEHICLE CHARGING STATIONS.

35-1801. Applicability.
1) Off-street parking and/or loading spaces shall be provided as prescribed herein at the time of:

a) Construction of a new building.

b) Any new uses of land.

c) Enlargement or addition of any new nonresidential building or use of land.

d) Creation of a new residential unit by adding to or subdividing an existing residential unit.

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Such spaces shall be situated on the lot upon which the land use is located or on an adjacent or nearby lot within a reasonable distance of the site with respect to any one (1) use as determined by the Zoning Administrator. When the parking lot is not situated on the lot upon which the land use is located, the property owners shall record a parking use covenant, reciprocal easement agreement or other written form of parking agreement approved by the Zoning Administrator requiring that the parking spaces be maintained as long as the uses requiring parking exist or unless the required parking is provided elsewhere in accordance with the provisions of this article. Said parking agreement shall be recorded with the Maricopa County Recorder's Office and a copy filed in the City of Chandler's project review file prior to the issuance of a building permit or, for existing buildings, prior to the issuance of certificate of occupancy.

2) Prior to the construction of any parking lot or the conversion of any land area for parking use, a parking plan graphically describing the location and size of all parking stalls, driveways, walkways, landscaped areas, retention basins, signs, lighting, and all other improvements shall be submitted to the City. The parking plan may be submitted as part of the site development plan requirement if the parking lot is proposed for construction in conjunction with a building. Prior to construction, the Zoning Administrator must approve the parking plan for conformance to the intent and provisions of this article.

35-1802. General requirements.
1) Minimum size of a non-parallel parking space shall be nine (9) feet by nineteen (19) feet. A two-foot six-inch landscape strip is permitted for vehicular overhang at the front of the parking stall. Said strip is not considered a part of any required on-site landscaping. Minimum size of a parallel parking space shall be eight (8) feet by twenty-two (22) feet, except for a parallel parking space in which a side adjoins a wall, column, or other obstruction higher than six (6) inches, and where a minimum three (3) feet wide unobstructed pedestrian access is not provided between the wall, column, or other obstruction and the parking space, the width of the parallel parking space shall be increased by two (2) feet.

2) Minimum driveway widths shall be twenty-four (24) feet for two-way drives. Fourteen-foot one-way drives are permitted where such drives are not required as fire lanes by the Fire Department. All driveways shall be located at least ten (10) feet from an interior lot line.

3) Minimum parking lot aisle widths:

Parking Angle	30°	40°	60°	90°
Aisle Width	13'	15'	19'	24'

4) All required off-street parking spaces shall be connected with a public street by a paved driveway not less than twenty (20) feet in length within the property lines.

5) All parking areas and driveways shall have a surface of masonry, concrete or asphalt except in an AG-1 District and SF-33 District, where a dust free surface is permitted. Alternative

permeable paving materials may be permitted in an AG-1 District, SF-33 District and any non-residential district subject to approval by the City Engineer.

Within any residential district, the parking of motor homes, travel trailers, and boats on trailers shall be permitted on an unimproved surface when located behind the required front yard setback, and screened from the street by a solid six-foot wall or fence.

6) Temporary parking lots shall be permitted by use permit for a maximum period of one (1) year or other time period as approved by the City Council. The construction of such lots shall be in accordance with section 1805.

7) The conversion of any required parking space to another use shall be permitted only if those required spaces are provided elsewhere on the site and in keeping with all applicable provisions of this section.

8) Alleys used for commercial or industrial uses adjacent to a single-family residential district may not be used as access to parking or loading area, except where such arrangement has been authorized by a use permit.

9) Where access to a parking lot or space for uses other than single-family residential is provided by an alley, said alley shall be minimum twenty (20) feet wide and paved to the nearest intersecting street as required by City standard.

10) Motor vehicles may be parked in the front yard only when on an improved driveway (as defined in (5) above) leading to required off-street parking.

11) Parallel parking spaces may be counted toward the required parking in multifamily districts and any non-residential district.

12) Excepting community activities and activities specifically authorized by the Zoning Administrator, there shall be no storage or display of merchandise or goods in parking lots and pedestrian walkways within the parking area.

13) Storage and collection areas for shopping carts shall be provided in all parking lots for retail establishments utilizing such carts.

14) Covered parking. Such structures shall be located and/or arranged so that it is perceived as an integral part of the building elevations. Said structures shall be enhanced through architectural treatment and/or trees and shrubs. Structures shall meet approval of the Zoning Administrator.

15) Visitor parking and recreational vehicle storage shall be clearly identified through signage or curb paint.

16) Tandem parking spaces (an arrangement of two (2) or more parking spaces placed one (1) behind the other) may be counted toward the required parking in multi-family developments

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where the tandem spaces are assigned to the same dwelling unit, and in non-residential developments where valet or a parking attendant is on duty at all times the facility is in use. Developments with tandem parking spaces shall provide an appropriate number of regular (non-tandem) parking spaces unless waived by the Zoning Administrator. The number and location of said regular parking spaces shall be approved by the Zoning Administrator.

17) NEW PARKING GARAGES AND PARKING LOTS AND/OR MAJOR RENOVATIONS TO EXISTING PARKING AREAS SHOULD INCLUDE INSTALLATION OF CONDUIT TO SELECTED PARKING SPACES IN ANTICIPATION OF A GREATER NEED FOR ELECTRIC VEHICLE CHARGING STATIONS.

18) NEW PARKING GARAGES SHOULD BE DESIGNED AND CONSTRUCTED TO FACILITATE FUTURE CONVERSION TO ALTERNATIVE USES.

35-1803. Design standards.
1) All vehicular egress from parking lots to public rights-of-way shall be by forward motion only, except in the case of single-family and two-family residences fronting on a local street or a primary or secondary collector street.

2) Except where a wall is required, six-inch vertical concrete or precast curbing shall be required around the perimeter of the parking area to protect landscaped areas and control vehicular circulation and the flow of stormwater. Wheel stops shall be installed where needed to prevent damage to property or persons.

3) In the design of the parking lots and entrances to and from those parking lots and facilities served by those parking lots, provision shall be for adequate, safe, convenient pedestrian circulation, including for the handicapped.

4) Landscaping standards: See section 1903 for details.

35-1804. Parking schedule.

The following schedule provides the minimum parking spaces required for individual stand-alone uses. Parking shared by multiple uses shall be subject to parking requirements for shopping centers where permitted by the underlying zoning and/or shared parking requirements pursuant to Section 35-1807(2) Shared Parking. All parking requirements are based on gross floor area unless otherwise stated.

1) *Residential:*

Single-family	** 2 spaces/unit
Two-family	** 2 spaces/unit
Townhouse, patio home	** 2 spaces/unit

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Multi-family:	
Efficiency or studio	*** 1 space/unit
One-bedroom	*** 1.5 spaces/unit
Two-bedroom	*** 2 spaces/unit
Each additional bedroom	*** 0.25 spaces
Mobile home subdivision or park	*** 2 spaces/home or trailer

**2 spaces per unit shall be covered

***1 space per unit shall be covered

(Note: The entire space nine (9) by nineteen (19) feet as defined in section 1802(1) shall be covered.)

2) *Institutional:*

Elementary and junior high schools	One (1) space/classroom Plus one (1) space for each two hundred (200) square feet of floor area in office use
High schools, colleges	One (1) space/two hundred (200) square feet gross floor space
Trade or business schools	One (1) space/two hundred (200) square feet
Library	One (1) space/two hundred fifty (250) square feet
Museum	One (1) space/two hundred fifty (250) square feet
Churches	One (1) space/four (4) seats
Hospitals	Three (3) space/bed
Convalescent homes	One (1) space/three (3) beds
Government offices	One (1) space/two hundred (200) square feet
Elderly care housing	0.75 spaces/unit Plus one (1) additional space per project employee/attendant

3) *Commercial:*

Auditorium, theaters, stadium or similar place of assembly	One (1) space/two hundred (200) square feet or one (1) space/five (5) seats, whichever is greater
Private clubs, lodges (no overnight accommodations)	One (1) space/two hundred (200) square feet or one (1) space/five (5) seats, whichever is greater

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Dance halls	One (1) space/two hundred (200) square feet
Health club or fitness club with multiple amenities (Gymnasium, fitness center and other recreational uses offering multiple amenities such as swimming pools, ball courts, and exercise equipment)	One (1) space/two hundred (200) square feet
Recreational community centers with multiple amenities (public or nonprofit facilities providing multiple amenities and recreational services such as swimming pools, ball courts, outdoor athletic fields, meeting rooms, classes, fitness center, day care, locker rooms, and lounge/snack area)	One (1) space/two hundred (200) square feet
Single use recreational facilities (athletic training, family recreational, or other recreational facilities specializing in a single use such as amusement centers, skating rinks, bounce gyms, party places, baseball/batting training facility, cheerleading training, dance studio, swimming, martial arts studio, yoga/pilates studio, personal training, fencing, laser tag, indoor paintball, boxing training) not hosting tournaments, exhibitions or other similar events	One (1) space/three hundred (300) square feet
Single use recreational facilities hosting tournaments, exhibitions or other similar regional events	To be determined by a parking demand study based on seating capacity prepared specifically for the subject use
Funeral homes	One (1) space/four (4) seats in main assembly area or one (1) space/three hundred (300) square feet, whichever is greater
Medical, dental offices, clinics	One (1) space/one hundred fifty (150) square feet
General offices, nonretail, excluding call centers	One (1) space/two hundred fifty (250) square feet
Call Center	One (1) space/one hundred fifty (150)

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	square feet
Hotels, motels, boarding homes	One (1) space for each sleeping room Plus one (1) space/one hundred (100) square feet of meeting, banquet and restaurant space not solely intended for hotel guests and/or staff
Restaurants, cafes, bars, cocktail lounges	One (1) space/fifty (50) square feet of public serving area Plus one (1) space/two hundred (200) square feet of preparation area
Shopping centers (less than ten (10) gross acres in size)	Five and one-half (5.5) spaces/one thousand (1,000) square feet
Shopping centers (ten (10) gross acres or larger in size)	One (1) space/two hundred fifty (250) square feet
Retail sales	One (1) space/two hundred fifty (250) square feet
Childcare or Child daycare	One (1) space/three hundred (300) square feet
Bulky merchandise sales, nurseries, building materials, equipment rental	One (1) space/three hundred (300) square feet
Banks and personal service	One (1) space/one hundred fifty (150) square feet
Bowling alleys	Four (4) spaces/lane
Tennis, handball courts	Three (3) spaces/court
Golf course	One (1) space/two hundred (200) square feet in main building Plus four (4) spaces per green
Motor vehicle repair	Three and one half (3.5) spaces/vehicle service bay
Motor vehicle sales and rental	One (1) space/two hundred fifty (250) square feet of interior display space and office Plus three and one half (3.5) spaces/vehicle service bay
Motor vehicle wash	2 spaces minimum Plus other uses (Retail sales, motor vehicle repair, restaurant, office)

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4) *Industrial:*

Manufacturing	One (1) space/one thousand (1,000) square feet gross floor area (Ord. No. 1506, 8-11-85) Plus one (1) space/two hundred fifty (250) square feet of office space
Warehousing	One (1) space/five hundred (500) square feet for the first ten thousand (10,000) square feet Plus one (1) space/five thousand (5,000) square feet for remaining warehouse Plus one (1) space/two hundred and fifty (250) square feet of office space

5) *City Center District:* All required off-street parking within the City Center District shall be in accordance with Section 35-3204(F).

6) *Parking Districts:* Any use which participates in a parking district shall be subject to the requirements of said parking district.

7) *Unlisted uses:* In cases of unlisted uses or unusual circumstances, the Zoning Administrator may determine specific parking requirements based on the unique needs of the individual case, the requirements for the most comparable use, and any other relevant data regarding parking demand. In order to make this determination, the Zoning Administrator may require the applicant to submit a parking demand study pursuant to Section 35-1807(3) Parking Demand Studies.

8) *Maximum Parking Spaces:* The number of parking spaces provided by any development shall not exceed one hundred twenty five (125) percent of the minimum required spaces in the parking schedule, except as follows:

a) Parking within the building footprint of a structure (e.g. rooftop parking, below grade parking, multi-level parking structure);

b) When a change in use to an existing development causes a lower parking requirement;

c) Parking spaces managed for shared parking;

d) Phased projects do not need to comply with the maximum space requirement until the final phase is constructed;

e) A site specific parking demand study justifies the need to exceed the maximum parking and a minimum fifty (50) percent of the site's parking area (including parking spaces, driveways, and sidewalks) is provided with one (1) or any combination of the following options to help mitigate the heat island effect:

1. Paving materials shall have a minimum solar reflectance index as required by the latest amended edition of the "International Green Construction Code" approved by the International Code Council;

2. Shade is provided by architectural devices or structures that have a minimum Solar Reflectance Index as required by the latest amended edition of the "International Green Construction Code," except for solar photovoltaic systems which shall not be required to comply with said minimum Solar Reflectance Index;

3. Shade is provided by open trellis-type structures that are designed to be covered with plant material and achieve mature coverage within five (5) years from the date of occupancy;

4. Shade is provided by trees. Hardscape areas located directly beneath trees shall be measured based on anticipated five-year canopy growth beginning from the date of occupancy. Duplicate shading credit shall not be granted for those areas where multiple trees shade the same hardscape;

5. Open-grid pavers and/or other permeable paving materials approved by the City Engineer that are less than fifty (50) percent impervious are utilized.

35-1805. Temporary parking lots.
1) A site development plan shall be submitted to and approved by the Transportation and Development Department for any lot prior to the lot being used for parking purposes. Said site plan shall include the following:

a) Boundary of property.

b) Width of existing right-of-way, existing improvements and name of all adjoining streets and/or alleys.

c) Current zoning of adjacent properties.

d) Proposed parking layout (minimum space size nine (9) feet by nineteen (19) feet). No space shall be located closer than six (6) feet to the right-of-way line. Said six (6) feet will be maintained as landscape-water retention area.

e) Driveways minimum twenty (20) feet for one-way traffic and forty (40) feet for two-way traffic.

f) Screening when located adjacent to or adjoining any residential zoning district.

g) Directional arrows indicating proposed surface drainage pattern.

h) Typical cross-section indicating proper subgrading, four (4) inches of A.B.C. or other suitable material and type of dust palliative approved by the City.

i) All construction to be in accordance with City of Chandler's specifications.

2) All temporary parking lots shall be properly maintained in accordance with the approved plan.

35-1806. Fire lanes.

a) All drives, lanes and access ways designated as fire lanes shall be constructed and marked in accordance with City of Chandler specifications to a minimum unobstructed width of twenty (20) feet.

b) Nothing in this article shall be construed as diminishing construction requirements, placement, access to or marking of designated fire lanes.

35-1807. Parking Reductions.

1) Purpose: The intent of the parking reduction provisions included in this section is to provide flexibility in responding to land uses with atypical parking needs and to encourage mixed use developments, infill development, redevelopment, and adaptive reuse of existing buildings by allowing parking reductions and more efficient use of parking.

2) Shared Parking:

    a) Applicability. Shared parking may be applied to mixed use developments or two (2) or more nonresidential uses in which the uses operate at different peak times from one another.

    b) Procedure.

        1. A shared parking report shall be submitted that demonstrates compliance with criteria set forth in subsection c, Approval Criteria, below.

        2. Shared parking reports shall be reviewed by and are subject to approval of the Zoning Administrator.

        3. The property owners involved in an approved shared parking request shall submit a written agreement approved by the Zoning Administrator requiring that the parking spaces be maintained as long as the uses requiring parking exist or unless the required parking is provided elsewhere in accordance with the provisions of this article. Such written agreement shall be recorded by the property owners with the Maricopa County Recorder's Office and a copy filed in the City of Chandler's project review file prior to the issuance of a building permit or, for existing buildings, prior to the issuance of certificate of occupancy.

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4. For mixed use developments, the owner or manager of the property approved for shared parking shall maintain an accurate up-to-date record of the uses, both occupied and vacant, according to the type of use. The Zoning Administrator may require this record be provided when the owner applies for a new land use or development approval for the subject property.

c) Approval Criteria. Shared parking approval shall be subject to compliance with the following criteria:

1. The Shared Parking Calculations Table set forth in subsection d of this section shall be used to calculate the required number of parking spaces for a particular mix of uses. The Zoning Administrator may require the applicant to submit sufficient data to demonstrate compliance with the general land use classifications and/or the time of use distribution indicated in the Shared Parking Calculations Table. If one (1) or more of the land uses proposing to utilize shared parking spaces do not conform to one (1) of the general land use classifications and/or the time of use distribution in the Shared Parking Calculations Table, the applicant shall submit sufficient data to indicate that there is not substantial conflict in the principal operating hours of the uses and that the various uses sharing parking have peak parking demands at different periods of the day or week. The Zoning Administrator may require said data to include information from a professional publication such as those published by the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI), or by a professionally prepared parking study.

2. The combined shared parking requirement shall not exceed the available parking supply.

3. A parking plan graphically describing the location and size of all parking stalls, driveways, walkways, landscaped areas, building footprints, retention basins, lighting, and all other improvements shall be submitted for review and approval. Said parking plan shall demonstrate reasonable pedestrian access from off-site parking spaces to the uses being served.

4. Shared parking rights shall be protected through a written agreement as set forth in Section 35-1807.2(b)3.

5. Shared parking spaces shall be generally located within six hundred and sixty (660) feet of the use, measured from the entrance of the use to the nearest parking space within the shared parking lot.

d) Shared Parking Calculations Table.

General Land Use	Time of Use

Classification	Weekdays			Weekends		
	12:00 a.m.-7:00 a.m.	7:00 a.m.-6:00 p.m.	6:00 p.m.-12:00 a.m.	12:00 a.m.–7:00 a.m.	7:00 a.m.-6:00 p.m.	6:00 p.m.-12:00 a.m.
Office and industrial	5%	100%	5%	0%	60%	10%
Retail	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurant and bars	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Churches and places of worship	0%	10%	30%	0%	100%	30%
Cinema/theater, and live entertainment	0%	70%	100%	5%	70%	100%

How to use the Shared Parking Calculations Table. Calculate the number of parking spaces required by Section 35-1804 Parking Schedule for each use as if the uses were not requesting shared parking approval. Calculate the number of spaces required for each time period (six (6) time periods per use) by applying the percentages in the Time of Use columns for the corresponding general land use category to the total number of parking spaces required for each proposed use. Add the number of parking spaces for all of the proposed land uses for each time period. Select the time period with the highest total parking requirement. The selected total number of parking spaces shall be the shared parking requirement.

3) Parking Demand Studies:

   a) Applicability. Parking demand studies may be utilized to modify the required number of parking spaces for new developments, reuse of existing buildings, and as an alternative to Shared Parking provided for in this article.

   b) Procedure.

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1. A parking demand study that provides a quantitative analysis justifying any proposed reduction or increase in parking shall be submitted. In order to determine compliance with criteria set forth in subsection c, Approval Criteria, below, the Zoning Administrator may require the parking demand study to include any or all of the following:

   a. A site plan graphically describing the location and size of all existing and/or proposed parking stalls, driveways, walkways, landscaped areas, building footprints, retention basins, lighting, and all other improvements.

   b. Total square footage of all uses within existing and proposed developments and the square footage devoted to each type of use.

   c. Number of parking spaces required pursuant to Section 35-1804.

   d. Parking demand estimates using parking generation studies from the Institute for Transportation Engineers (ITE), Urban Land Institute (ULI) or other professionally recognized, and/or accredited sources.

   e. Parking lot counts of development(s) similar to the proposed use(s).

   f. Comparison of proposed parking supply with parking requirements.

   g. A description of other characteristics of the proposal or measures being undertaken that could result in reduced or increased parking demand, such as staggered work shifts, telecommuting, shuttles to transit stations, employee per square foot compared to the accepted industry standard for that use, customer or visitor trips compared to industry standards for that use.

   h. Such other information as determined by the Zoning Administrator to be necessary to determine compliance with the approval criteria.

   i. A parking contingency plan shall be provided for new developments requesting a parking reduction in accordance with subsection c, Approval Criteria, below.

2. The Zoning Administrator may approve a request to reduce up to forty (40%) percent of the required number of parking spaces or to exceed the maximum requirement upon determining that the data presented in the parking demand study demonstrates compliance with approval criteria.

3. For proposals in which parking is shared by more than one (1) property, the property owners shall submit a written agreement approved by the Zoning Administrator requiring that the parking spaces be maintained as long as the uses requiring parking exist or unless the required parking is provided elsewhere in accordance with the provisions of this article. Such written agreement shall be recorded by the property

owners with the Maricopa County Recorder's Office and a copy filed in the City of Chandler's project review file prior to the issuance of a building permit or, for existing buildings, prior to the issuance of certificate of occupancy.

4. The Zoning Administrator may require a written agreement that said exceptions to the normal parking requirements shall remain in effect only as long as the unique circumstances on which the exceptions are based.

c) Approval Criteria.

1. Parking Reductions. Reductions to the required number of parking spaces may be approved upon finding compliance with all of the following criteria:

   a. Sufficient evidence is provided demonstrating how the unique circumstances of the proposed use(s) do not generate the traffic and/or parking demand met by normal code standards.

   b. The quantitative analysis provided demonstrates that the use(s) will be adequately served by the proposed parking (the reduction in parking will not cause fewer off-street parking spaces to be provided for the proposed use[s] than the number of such spaces necessary to accommodate all vehicles attributable to said use[s] under the normal and reasonably foreseeable conditions of operation of said use[s]).

   c. The reduction in parking will not increase the demand for parking spaces upon public streets in the immediate vicinity of the proposed use.

   d. The reduction in parking will not increase the demand for parking spaces upon private properties in the immediate vicinity of the proposed use, unless approved as shared parking in accordance with Section 35-1807(2).

   e. For new developments, a contingency parking plan shall be submitted that graphically illustrates where additional parking spaces can be constructed in the event that parking demand for the proposed use increases or a new user with typical parking demands requiring more parking spaces occupies the site. The total number of additional parking spaces in said parking contingency plan and the proposed number of parking spaces shall equal the number of parking spaces required pursuant to Section 35-1804. The design and layout of said parking contingency plan shall comply with all applicable development standards.

   f. The reduction in parking shall not be contrary to the purpose of this Code as set forth in Sections 35-100 and 35-1800.

2. Parking Increases. Requests to exceed the maximum parking allowed may be approved upon finding compliance with all of the following criteria:

a. The proposed increase in parking is the least possible increase to accommodate all vehicles attributable to such use(s) under the normal and foreseeable conditions of operations of such uses(s).

b. The increase in parking will not negatively impact the aesthetics of the site from the perspective of adjacent streets and properties.

c. The increase in parking will not negatively affect the pedestrian usability of the site.

d. The proposed development provides measures to help mitigate the heat island effect in accordance with Section 35-1804(7).

4) Credit for On-street Parking Spaces:

a) On-street parking spaces located immediately adjacent to the frontage of properties may be counted toward the required off-street parking requirement for non-residential uses. This provision applies only where on-street parking is allowed and constructed as part of the development.

5) RIDE SHARING AND AUTONOMOUS VEHICLES

A) APPLICABILITY. THE PURPOSE OF THIS SECTION IS TO ALLOW FOR A REDUCTION IN REQUIRED PARKING WHEN SUCH A REDUCTION IS WARRANTED BY CHANGES IN TRANSPORTATION BEHAVIOR SUCH AS WIDESPREAD ACCEPTANCE AND USE OF RIDE SHARING PRACTICES AND/OR AUTONOMOUS VEHICLES AND WHEN SAID PARKING REDUCTION IS BALANCED WITH AN APPROPRIATE NUMBER OF PASSENGER LOADING ZONES AND STAGING AREAS, AND SAID CHANGES ARE SUPPORTED BY PARKING DEMAND STUDIES.

B) PROCEDURE.

1. A PARKING DEMAND STUDY SHALL BE SUBMITTED TO THE ZONING ADMINISTRATOR. IN ORDER TO DETERMINE COMPLIANCE WITH CRITERIA SET FORTH IN SUBSECTION C, APPROVAL CRITERIA, BELOW, THE ZONING ADMINISTRATOR MAY REQUIRE THE PARKING DEMAND STUDY TO INCLUDE ANY OR ALL OF THE FOLLOWING:

A. A SITE PLAN GRAPHICALLY DESCRIBING THE LOCATION AND SIZE OF ALL EXISTING AND/OR PROPOSED PARKING STALLS, DRIVEWAYS, WALKWAYS, LANDSCAPED AREAS, BUILDING FOOTPRINTS, RETENTION BASINS, LIGHTING, AND ALL OTHER IMPROVEMENTS.

B. TOTAL SQUARE FOOTAGE OF ALL USES WITHIN EXISTING AND PROPOSED DEVELOPMENTS AND THE SQUARE FOOTAGE DEVOTED TO EACH TYPE OF USE.

C. NUMBER OF PARKING SPACES REQUIRED PURSUANT TO SECTION 35-1804.

D. PARKING DEMAND ESTIMATES USING PARKING GENERATION STUDIES FROM THE INSTITUTE FOR TRANSPORTATION ENGINEERS (ITE), URBAN LAND INSTITUTE (ULI) OR OTHER PROFESSIONALLY RECOGNIZED, AND/OR ACCREDITED SOURCES.

E. PARKING SPACE COUNTS OF DEVELOPMENT(S) SIMILAR TO THE PROPOSED USE(S).

F. COMPARISON OF PROPOSED PARKING WITH MINIMUM PARKING REQUIREMENTS.

G. PROJECTED DEMAND FOR PASSENGER LOADING ZONES GENERATED BY THE SUBJECT USE(S) AND THE PROPOSED NUMBER OF PASSENGER LOADING ZONES.

H. PROJECTED DEMAND FOR STAGING AREA SPACES FOR RIDE SHARING VEHICLES, AUTONOMOUS VEHICLES, AND ANY OTHER VEHICLES THAT GENERATE DEMAND FOR STAGING AREAS, AND THE PROPOSED NUMBER OF STAGING AREA SPACES.

I. PROJECTED DEMAND FOR SHORT TERM PARKING SPACES FOR COURIERS, RESTAURANT DELIVERY OR OTHER SIMILAR DELIVERY SERVICES AND THE PROPOSED NUMBER OF SHORT TERM PARKING SPACES.

J. A DESCRIPTION OF OTHER CHARACTERISTICS OF THE PROPOSAL OR MEASURES BEING UNDERTAKEN THAT COULD RESULT IN REDUCED OR INCREASED PARKING DEMAND THAT IS RELATED TO RIDE SHARING OR THE USE OF AUTONOMOUS VEHICLES SUCH AS EMPLOYER SPONSORED SHUTTLES, EMPLOYER REQUIRED CARPOOLING OR RIDESHARING PROGRAM, OR ACCESS TO PUBLIC TRANSIT.

K. SUCH OTHER INFORMATION AS DETERMINED BY THE ZONING ADMINISTRATOR TO BE NECESSARY TO DETERMINE COMPLIANCE WITH THE APPROVAL CRITERIA.

2. THE ZONING ADMINISTRATOR MAY APPROVE A REQUEST TO REDUCE UP TO FORTY (40%) PERCENT OF THE NUMBER OF PARKING SPACES

REQUIRED IN SECTION 35-1804 UPON DETERMINING THAT THE DATA PRESENTED IN THE PARKING DEMAND STUDY DEMONSTRATES COMPLIANCE WITH APPROVAL CRITERIA SET FORTH IN SUBSECTION C.

3. FOR PROPOSALS IN WHICH PARKING, PASSENGER LOADING ZONES, AND/OR STAGING AREAS ARE SHARED BY MORE THAN ONE (1) PARCEL OF LAND, THE PROPERTY OWNERS SHALL SUBMIT AN EXECUTED WRITTEN AGREEMENT APPROVED BY THE ZONING ADMINISTRATOR REQUIRING THAT THE PARKING SPACES, PASSENGER LOADING ZONES AND STAGING AREAS BE MAINTAINED AS LONG AS THE USES REQUIRING SAID PARKING SPACES, PASSENGER LOADING ZONES AND STAGING AREAS EXIST OR UNLESS THE REQUIRED PARKING SPACES, PASSENGER LOADING ZONES AND STAGING AREAS ARE PROVIDED ELSEWHERE IN ACCORDANCE WITH THE PROVISIONS OF THIS ARTICLE. SUCH A WRITTEN AGREEMENT SIGNED BY ALL PROPERTY OWNERS SHALL BE SUBMITTED TO THE ZONING ADMINISTRATOR CONCURRENTLY WITH THE PARKING DEMAND STUDY. SUBSEQUENT TO RECEIVING APPROVAL BY THE ZONING ADMINISTRATOR AND PRIOR TO THE ISSUANCE OF A PERMIT TO INSTALL A PASSENGER LOADING ZONE, A FULLY EXECUTED WRITTEN AGREEMENT SHALL BE RECORDED BY THE PROPERTY OWNERS WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND A COPY FILED IN THE CITY OF CHANDLER'S PROJECT FILE.

C) APPROVAL CRITERIA.

1. PARKING REDUCTIONS. REDUCTIONS TO THE REQUIRED NUMBER OF PARKING SPACES MAY BE APPROVED UPON FINDING COMPLIANCE WITH ALL OF THE FOLLOWING CRITERIA:

   A. THE PARKING DEMAND STUDY DEMONSTRATES A REDUCTION OF PARKING USAGE DUE TO AN INCREASE IN RIDE SHARING AND/OR AUTONOMOUS VEHICLES.

   B. THE METHODOLOGY USED IN THE PARKING DEMAND STUDY IS DETERMINED BY THE ZONING ADMINISTRATOR TO BE LOGICALLY VALID AND SAID STUDY FINDS THAT:

      I. THE PROPOSED DEVELOPMENT PROVIDES A SUFFICIENT NUMBER OF PASSENGER LOADING ZONES FOR RIDE SHARING AND/OR AUTONOMOUS VEHICLES.

      II. THE PROPOSED DEVELOPMENT PROVIDES SUFFICIENT STAGING AREA SPACES FOR RIDE SHARING, AUTONOMOUS, OR ANY OTHER VEHICLES THAT GENERATE DEMAND FOR STAGING AREAS SPACES.

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III. THE PROPOSED DEVELOPMENT PROVIDES A SUFFICIENT NUMBER OF SHORT TERM PARKING SPACES FOR COURIERS, RESTAURANT DELIVERY AND OTHER SIMILAR DELIVERY SERVICES.

C. THE QUANTITATIVE ANALYSIS IN THE PARKING DEMAND STUDY DEMONSTRATES THAT THE USE(S) WILL BE ADEQUATELY SERVED BY THE PROPOSED PARKING (THE REDUCTION IN PARKING WILL NOT CAUSE FEWER OFF-STREET PARKING SPACES TO BE PROVIDED FOR THE PROPOSED USE[S] THAN THE NUMBER OF SUCH SPACES NECESSARY TO ACCOMMODATE ALL VEHICLES ATTRIBUTABLE TO SAID USE[S] UNDER THE NORMAL AND REASONABLY FORESEEABLE CONDITIONS OF OPERATION OF SAID USE[S]).

D. THE REDUCTION IN PARKING WILL NOT INCREASE THE DEMAND FOR PARKING SPACES UPON PUBLIC STREETS IN THE IMMEDIATE VICINITY OF THE PROPOSED USE.

E. THE REDUCTION IN PARKING WILL NOT INCREASE THE DEMAND FOR PARKING SPACES UPON OTHER PRIVATE PROPERTIES IN THE IMMEDIATE VICINITY OF THE PROPOSED USE, UNLESS APPROVED AS SHARED PARKING IN ACCORDANCE WITH SECTION 35-1807(2).

F. THE REDUCTION IN PARKING SHALL NOT BE CONTRARY TO THE PURPOSE OF THIS CODE AS SET FORTH IN SECTIONS 35-100 AND 35-1800.

35-1808. PASSENGER LOADING ZONES.

1) APPLICABILITY. THE INTENT OF THIS SECTION IS TO ENCOURAGE THE INSTALLATION OF PASSENGER LOADING ZONES TO MEET DEMAND FOR PASSENGER DROP-OFF AND PICK-UP AREAS GENERATED BY RIDE SHARING AND/OR AUTONOMOUS VEHICLES ON ALL LAND USES EXCEPT SINGLE FAMILY RESIDENTIAL.

2) NUMBER OF PASSENGER LOADING ZONES AND CORRELATED PARKING REDUCTION. THE NUMBER OF PARKING SPACES REQUIRED IN SECTION 35-1804 MAY BE REDUCED BY TEN (10%) PERCENT FOR EACH PASSENGER LOADING ZONE SPACE PROVIDED IN ACCORDANCE WITH THE FOLLOWING TABLE UP TO A MAXIMUM OF FORTY (40%) PERCENT.

COMMERCIAL	1 LOADING ZONE SPACE PER 50,000 SQ. FT.
GENERAL OFFICE	1 LOADING ZONE SPACE PER 100,000 SQ. FT.
INDUSTRIAL	1 LOADING ZONE SPACE PER 200,000 SQ. FT.

INSTITUTIONAL AND MEDICAL	1 LOADING ZONE SPACE PER 50,000 SQ. FT.
MULTIPLE FAMILY	1 LOADING ZONE SPACE PER 150 UNITS

A) PASSENGER LOADING ZONE CALCULATIONS SHALL BE BASED ON BUILDING GROSS SQUARE FEET AND SHALL BE ROUNDED TO THE NEAREST WHOLE NUMBER. LOADING ZONE SPACES EXCEEDING THE NUMBER OF SPACES IDENTIFIED HEREIN SHALL NOT BE ELIGIBLE FOR A TEN (10%) PERCENT PARKING REDUCTION.

B) REQUESTS TO EXCEED PARKING REDUCTION RATIOS PROVIDED HEREIN UP TO A MAXIMUM OF FORTY (40%) PERCENT MAY BE SUBMITTED PURSUANT TO SECTION 35-1807(3) OR SECTION 35-1807(5).

C) THE ZONING ADMINISTRATOR IS HEREBY GRANTED THE AUTHORITY TO DENY A PARKING REDUCTION AS PROVIDED FOR HEREIN UPON MAKING A DETERMINATION THAT SUCH A REDUCTION WILL RESULT IN A SHORTAGE OF PARKING SPACES NEEDED FOR THE SUBJECT LAND USE. IN THE EVENT THAT A PROPERTY OWNER DISAGREES WITH THE ZONING ADMINISTRATOR'S DETERMINATION, THE ZONING ADMINISTRATOR MAY REQUEST THAT THE PROPERTY OWNER SUBMIT A PARKING DEMAND STUDY FOR REVIEW PURSUANT TO SECTION 35-1807(3) OR SECTION 35-1807(5).

D) SAID PASSENGER LOADING ZONE SPACES SHALL COMPLY WITH STANDARDS IN SUBSECTION 3 BELOW.

3) STANDARDS.
   A) LOCATION.
      1. EACH PASSENGER LOADING ZONE SPACE OR CONTIGUOUS LOADING ZONE SHALL BE LOCATED WITHIN APPROXIMATELY 50 FEET OF THE PRIMARY ENTRANCE/EXIT OF A STAND-ALONE USE. CONTIGUOUS PASSENGER LOADING ZONES CONSIST OF TWO OR MORE LOADING ZONE SPACES PROVIDED IN TANDEM WITH NO BARRIERS SEPARATING SAID SPACES THUS ENABLING VEHICLES TO MOVE FORWARD THROUGH MULTIPLE PASSENGER LOADING ZONE SPACES.

      2. NOTWITHSTANDING THE LOCATION REQUIREMENT IN SUBSECTION 1 ABOVE, PASSENGER LOADING ZONES LOCATED IN SHOPPING CENTERS AND OTHER MULTIPLE USER DEVELOPMENTS MAY BE LOCATED GREATER THAN APPROXIMATELY FIFTY (50) FEET FROM THE PRIMARY ENTRANCE/EXIT OF A TENANT WHEN PLACED IN A CENTRALIZED AREA OR IN MULTIPLE AREAS WITHIN SAID CENTER THAT PROVIDE(S) PEDESTRIAN ACCESS TO ALL TENANTS WITHIN THE CENTER. FURTHERMORE, A PASSENGER LOADING ZONE MAY BE LOCATED

GREATER THAN APPROXIMATELY FIFTY (50) FEET FROM THE PRIMARY ENTRANCE/EXIT OF A TENANT WHEN SAID PASSENGER LOADING ZONE IS SHARED BY MULTIPLE PARCELS LOCATED ADJACENT TO OR WITHIN CLOSE PROXIMITY TO EACH OTHER AND THE OWNERS OF SAID PARCELS HAVE AGREED TO SHARE SAID PASSENGER LOADING ZONE PURSUANT TO SECTION 35-1807(5)B,3 AND PEDESTRIAN ACCESS IS PROVIDED FROM SAID PASSENGER LOADING ZONE TO ALL TENANTS IN SAID PARCELS.

3. LOADING ZONES SHALL BE SEPARATE FROM FIRE LANES REQUIRED IN SECTION 35-1806.

B) DIMENSIONS. PASSENGER LOADING ZONE SPACES SHALL COMPLY WITH MINIMUM DIMENSIONS IN THE STANDARD DETAIL ADOPTED BY THE CITY.

C) DESIGN. ALL VEHICULAR INGRESS AND EGRESS TO AND FROM PASSENGER LOADING ZONES SHALL BE FORWARD MOTION ONLY. ALL PASSENGER LOADING ZONES SHALL BE CLEARLY MARKED IN ACCORDANCE WITH CITY OF CHANDLER SPECIFICATIONS.

D) PEDESTRIAN AMENITIES. PEDESTRIAN AMENITIES SUCH AS BUT NOT LIMITED TO BENCHES, TREES OR SHADE STRUCTURES SHALL BE PROVIDED ADJACENT TO THE PASSENGER LOADING ZONES AS DETERMINED BY THE ZONING ADMINISTRATOR.

E) ACCESSIBILITY. ACCESSIBLE PASSENGER LOADING ZONES SHALL BE PROVIDED AND COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF THE CHANDLER BUILDING CODE.

Section 3.   <u>Providing for Repeal of Conflicting Ordinances.</u>
All ordinances or parts of ordinances in conflict with the provisions of this ordinance, or any parts hereof, are hereby repealed.
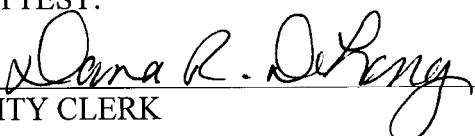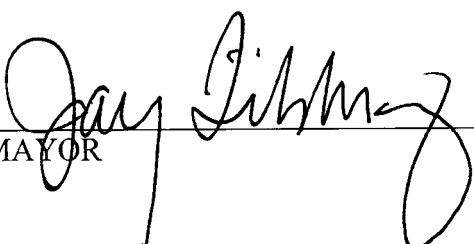
Section 4.   <u>Providing for Severability.</u>
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 26rd day of April, 2018.

ATTEST:

_____
CITY CLERK

_____
MAYOR

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PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this 10th day of May, 2018.

ATTEST:

_____   _____
CITY CLERK   MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4811 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 10th day of May, 2018, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY
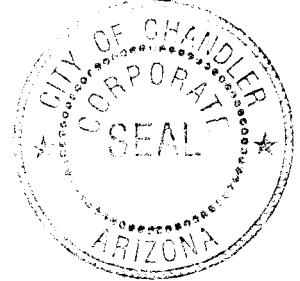
PUBLISHED in the Arizona Republic on May 18, and May 25, 2018.

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Appendix D – Parking Trends – Around the United States

Austin, Texas – Parking Requirements

§ 25-6-591 - PARKING PROVISIONS FOR DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT (CBD) AND THE DOWNTOWN MIXED USE (DMU) AND PUBLIC (P) ZONING DISTRICTS.

(A) The requirements of this section apply to the:

   (1) central business district (CBD);

   (2) downtown mixed use (DMU) zoning district; and

   (3) public (P) zoning district within the area bounded by Martin Luther King, Jr., Boulevard; IH-35; Lady Bird Lake; and Lamar Boulevard.

(B) Off-street motor vehicle parking is not required within the central business district (CBD) or downtown mixed use (DMU) zoning districts except as provided by this subsection. For purposes of this subsection, off-street parking includes any parking that is designated to serve a use and is not located in a public right-of-way, regardless of whether the parking is onsite or offsite.

Editor's note— Amendments to division (B) of this section made by Ord. 20130523-104 did not take into account amendments previously made by Ord. 20130411-061. The amendments enacted by Ord. 20130523-104 have therefore been made only to other parts of the section that do not conflict with Ord. 20130411-061. Future legislation will correct the text if needed.

   (1) If off-street parking is provided, it must include parking for persons with disabilities as required by the Building Code and may not include fewer accessible spaces than would be required under Paragraph (2)(a) of this subsection.

   (2) Except for a use occupying a designated historic landmark or an existing building in a designated historic district, off-street motor vehicle parking for persons with disabilities must be provided for a use that occupies 6,000 square feet or more of floor space under the requirements of this paragraph.

      (a) The following requirements apply if no parking is provided for a use, other than parking for persons with disabilities:

         (i) the minimum number of accessible parking spaces is calculated by taking 20 percent of the parking required for the use under Appendix A (*Tables of Off-Street Parking and Loading Requirements*) and using that result to determine the number of accessible spaces required under the Building Code. The accessible spaces may be provided on- or off-site, within 250 feet of the use.

         (ii)

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Dallas, Texas – Parking Requirements

Dallas Zoning

SEC. 51A-4.205.   LODGING USES.

(1) <u>Hotel or motel</u>.

(A)   Definition: A facility containing six or more guest rooms that are rented to occupants on a daily basis.

(B)   Districts permitted:

(i)   Except as otherwise provided in Subparagraphs (B)(iii) or (B)(iv), by right in MO(A), GO(A), RR, CS, LI, IR, IM, central area, MU-1, MU-1(SAH), MU-2, MU-2(SAH), MU-3, MU-3(SAH) and multiple commercial districts.

(ii)   By SUP only in the CR district.

(iii)   By SUP only for a hotel or motel use that has 60 or fewer guest rooms.

(iv)   If an SUP is not required, RAR required in MO(A), GO(A), RR, CS, LI, IR, IM, MU-1, MU-1(SAH), MU-2, MU-2(SAH), MU-3, MU-3(SAH), and multiple commercial districts.

(C)   Required off-street parking: One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(D)   Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E)   Additional provisions:

(i)   Suite hotels may have kitchens in the guest rooms.

(1.1) <u>Extended stay hotel or motel</u>.

(A)   Definition: A lodging facility containing six or more guest rooms, in which:

(i)   25 percent or more of the guest rooms have a kitchen that includes a sink, a full-size stove, and a full-size refrigerator (a cooking area limited to a microwave, mini-refrigerator, or cook-top does not constitute a "kitchen" for purposes of this definition); and

    (ii)   10 percent or more of the guest rooms contain a sleeping area that is separated from a sitting area by a wall or partition.

    (B)   Districts permitted: By SUP in MO(A), GO(A), RR, CS, industrial, central area, mixed use, and multiple commercial districts.

    (C)   Required off-street parking: One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of floor area other than guest rooms. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

    (D)   Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

    (E)   Additional provisions:

    (i)   Amenities such as maids, laundry, concierge, meeting rooms, exercise rooms, pool, and business services (fax, internet, voice mail, courier, etc.) may only be provided to guests.

Las Vegas, Nevada – Parking Requirements

30.60.030 - Parking Requirements.

a. Vehicular parking shall be provided in accordance with Table 30.60-1, Schedule of Parking Requirements, unless a program, incentive, or alternative is provided per Section 30.60.040, or the project is located within the SOSA Design Overlay (See Chapter 30.48 Part M.

b. The Zoning Administrator shall determine the number of spaces required for analogous uses based on the parking required for similar uses. Except for shopping centers or when using the Shared Parking Schedule in Section 30.60.035, the required number of on-site parking spaces shall be the sum of the requirements of the individual uses.

c. When measurements of the number of required spaces result in a fraction, the space requirements shall be rounded upward to the next whole space. When multiple uses are present, the fractional parking requirement for each use shall be added together prior to rounding.

d. For the purpose of computing parking requirements based on the number of employees, calculations shall be based on the largest number of persons working on any single shift.

e. The storage of unlicensed, unregistered, or inoperable vehicles is prohibited within required parking spaces and public rights-of-way, or within private streets or easements, and outside storage of such vehicles shall only be in conjunction with a licensed business for such a use or for automobile repair or storage.

f. Garages and covered parking areas that are used to satisfy on-site parking requirements shall not be converted to living space. When existing driveways used to satisfy parking requirements are converted to living space, the required parking shall be provided elsewhere on site. (See Chapter 30.56 for garage and covered parking standards.)

g. Cart storage areas shall not be counted toward required parking spaces for shopping centers.

h. Visitor parking shall be readily available, generally dispersed throughout the site and shall not be enclosed. Visitor parking may be accommodated off-site (See 30.60.020 (k)), or when functionally feasible, on-street or within a driveway. When residential development is established in conjunction with non-residential development, visitor parking is not required with the recording of a perpetual cross access, ingress/egress, and shared parking easement or agreement (See Table 30.56-2, Cross Access.

i. Up to 0.5% of the required vehicular spaces may be motorcycle spaces.

j. Required bicycle parking spaces for specified land uses are listed in Table 30.60-2. Design criteria for bicycle parking are described in Section 30.60.050 (d).

TABLE 30.60-1 Schedule of Parking Requirements	
USES	Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed (":" indicates "per")
RESIDENTIAL USES*	
Single and two-family residences	2: Unit. Both spaces shall be on-site. Waivers or variances are not permitted.
Visitor Parking	1: 5 Units. If required resident parking spaces are enclosed, an

Hotels, Motels, Hotel Condominiums, Resort Condominiums (including office, lobby, and time-share, but not including resort hotels), Lodging—Long/Short Term	1: guestroom/unit up to 500 + 1: 2 guestrooms/unit over 500 up to 1,000 + 1: 4 guestrooms/unit over 1,000 + 10: 1,000 sq. ft. for restaurants on the same premises
Office and Financial Services	4: 1,000 sq. ft.
Plant nurseries, building materials, equipment rental or sales yards, and similar uses	2: 1,000 sq. ft., + 1: 2,500 sq. ft. of outdoor display
Resort Hotels, includes time-share and all accessory uses, including convention facilities (except for amusement parks and stadiums or arenas)	(Requirement includes areas accessing rooms) 0.7: guestroom up to 500 + 0.7: 2 guestrooms over 500 up to 1,000 + 0.7: 4 guestrooms over 1,000 + 4.2: 1,000 sq. ft. all areas accessible to the public except convention facilities 0.7:1,000 sq. ft. for convention facilities and areas not accessible to the public
Restaurants, Bar/Lounge/Tavern: not in a shopping center	10: 1,000 sq. ft. Plus 4: 1,000 sq. ft. for Outside Drinking, Dining and Cooking
Retail uses, personal services, banquet facilities, auctions, showrooms in conjunction with retail uses, appliance repair shops, and amusement arcades	4: 1,000 sq. ft.
Shopping centers, all uses within a shopping center	5: 1,000 sq. ft. for 25,000 to 50,000 sq. ft. of GFA 4: 1,000 sq. ft. for over 50,000 sq. ft. of GFA
Vehicle maintenance/Gasoline stations	3: service bay + 4: 1,000 sq. ft. accessory retail sales
Vehicle sales/auctions	2: 1,000 sq. ft. + 1:20 vehicle display spaces provided
Vehicle wash, automated (as a principal use) Self-serve or accessory, not applicable except stacking for accessory	2, plus 1: employee. See Table 30.56-2 "Drive-Thru Service" for adequate stacking spaces
EDUCATIONAL USES	

Los Angeles, California – Parking Requirements

SECTION 12.21A.4.(e) and (f) – ASEEMBLY AREA AND SCHOOLS : Use of Building (or portions of)*	Ratio(spaces/sq ft or unit)
1. High School/College Auditorium; Stadium; Theater; Bingo Parlors more than 50 occupants; or similar assembly	1 per 35 sq. ft. or 1 per 5 fixed seats
2. Church (The greater of the main sanctuary or main assembly area)	1 per 35 sq. ft. or 1 per 5 fixed seats
3. Schools (Private or Public)	/////////////////////////////
a. Elementary/Middle – K thru 8th grade	1 per classroom (on-site only)
b. 9th thru 12 grade	The greater of auditorium, any assembly or 1 per 500 of total building area
4. Facility for 12th graders and under including Child Care, Counseling Facility, After School Program for tutoring or athletic facility	The greater of 1 per 500 of total building area or 1 per classroom for K thru 8th grade

SPECIAL DISTRICTS: Use of Building (or portions of)	Ratio spaces/sq ft or unit
1. Downtown Parking District (DPD) - 12.21 A4 (i) (1) – Auditoriums and other similar places of assembly	1 per 10 fixed seats or 1 per 100 sq ft
2. Downtown Parking District (DPD) - 12.21 A4 (i)(2)(3) – Hospitals, philanthropic institutions, governmental offices buildings, medical offices and all uses as listed in Section 12.21A4C (No parking for any uses listed in Section 12.21A4C when the total commercial use is smaller than 7,500 sq ft in gross floor area)	1 per 1000 for all uses in Section 12.21A4C
3. Downtown Parking District (DPD) - 12.21 A4 (i)(3) - warehouse	1 per 1000 (1st 10,000 sq ft) + 1 per 5,000 after
4. Community Redevelopment Areas & Enterprise Zones outside of DPD District - 12.21A4(x)(3) for medical office, clinic and all commercial uses in Section 12.21A4C	1 per 500
5. Historical Buildings (National Register of Historic places or State or City historical or cultural monuments) – 12.21 A.4.(x)(2)	No change in parking in connection with change of use.

SECTION 12.21A4 (a) (b) – Use of Building (or portions of)**	Ratio (spaces/sq ft or unit)
1. One-Family Dwelling (SFD) or group of one family dwellings	2 (on-site only)
2. Apartment or Two-Family Dwelling (Duplex)	/////////////////////////////////////
a. units > 3 habitable rooms (such as a typical 2 bedroom unit)	2 (on-site only)
b. units = 3 habitable rooms (such as a typical 1 bedroom unit)	1.5 (on-site only)
c. units < 3 habitable rooms (such as a typical single unit)	1 (on-site only)
3. Hotel, Motel, Boarding House or Dormitory[7] including accessory facilities	/////////////////////////////////////
a. first 30 guestrooms / a suite in a Hotel	1
b. next 30 guestrooms / a suite in a Hotel	One half
c. remaining guestrooms / a suite in a Hotel	One third
d. Multi-purposes assembly room >750 sq ft inside a hotel or motel	1 per 35 sq. ft. or 1 per 5 fixed seats
e. Restaurants > 750 sq.ft and not intended for hotel guests	1 per 100 sq. ft.
4. Condominiums	Planning's tract condition
5. Mobile Homes Park (Title 25 of the California Administrative Code)	N/A

*See Footnotes on Page 1 of 2.
**Exceptions for Section 12.21A4 (a) and (b):
1. Subject to the Hillside Ordinance or **the Baseline Hillside Ordinance**, an SFD may require up to a maximum of 5 parking spaces.
2. Residential located inside the **Central City Parking District (CCPD)** may have reduce parking as follows:
   a) Provide 1 parking per dwelling unit. When more than six dwelling units having more than 3 habitable rooms per unit on the site, the parking for these units shall be at 1¼.
   b) Provide 1 parking for each 2 guestrooms for first 20, 1 for each 4 guestrooms for next 20, 1 for each 6 guestrooms for the remaining.
3. **SFD on a narrow lot, 40 ft or less in width and** not abutting an alley requires only one parking space. However, this reduction shall not apply to lots fronting on a substandard street in A1, A2, A, RE, RS, R1 and RD zones. 12.21A.4(q).
4. Any **commercial vehicle** which exceeds a registered net weight of 5600 lbs shall not be considered as an accessory residential use.
5. **Affordable Housing Incentives** – Parking Options are available for Housing Development Projects pursuant to 12.22 A25 (d).
6. **Elder Care Facilities** – Reduced parking for special housing types pursuant to 12.21 A4 (d) (5).
7. Every 100 sq ft of superficial floor area in a **dormitory** shall be considered as a separate guest room.
8. **Bicycle parking** is required per Section 12.21A16.
9. For multi-family dwellings that have a common parking area, 5% of the total provided on-site parking shall be electrical vehicle charging spaces (EVCS). For residential projects with 17 or more units, 1 in every 25 EVCS shall comply with the dimension and slope requirements of Section 4.106.4.2.2 of the Los Angeles Green Building Code.

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Miami, Florida – Parking Requirements

(b)   *Hotels, rooming houses.* At least one (1) parking space for each of the first forty (40) individual guest rooms or suites; one (1) additional parking space for every two (2) guest rooms or suites thereafter. Public meeting rooms in hotels shall be further controlled as to parking by Subsection (e) of this section and by Subsection (k) where the meeting room does not contain permanent seats; and restaurants by Subsections (i) and (j). In addition, one (1) parking space shall be provided for each four (4) employees.

(c)   *Motels, tourist courts, bed and breakfast establishments, and transient accommodations.* One (1) parking space for each individual sleeping room or bedroom.

(d)   *Churches.* At least one (1) parking space for each one hundred (100) square feet or fractional part thereof of the seating area in the main auditorium (sanctuary), including adjacent areas which may be used as part of the auditorium.

(e)   *Reserved.*

(f)   *Hospitals.* At least one (1) parking space for each of the first three hundred (300) beds and one (1) additional parking space for every two (2) additional beds thereafter for patients contained in such building, plus one (1) parking space for each three (3) employees and resident staff members.

(g)   *Sanitariums, convalescent homes, homes for the aged and similar institutions.* At least one (1) parking space for each two (2) beds for patients contained in such buildings, plus one (1) parking space for each two (2) employees.

(h)   *Commercial:*

(1)   Retail—Food or grocery stores, drug and sundry stores, department stores, membership warehouses, retail stores, retail stores similar to the foregoing, banks, post offices, mortuaries, funeral homes, waiting rooms stations for common carriers and shopping centers shall be provided parking at a rate of one (1) parking space for each and every two hundred fifty (250) square feet of the gross floor area or fractional part thereof. All retail uses within enclosed malls in excess of three hundred thousand (300,000) square feet shall provide parking at the rate of one (1) parking space for each and every three hundred and fifty (350) square feet of the gross floor area or fractional part thereof, excluding theaters, restaurants and food courts which shall provide parking as delineated in this section.

(2)   Auto dealership showrooms, garage and gas station bay areas, and similar uses shall be provided three (3) parking spaces for the first twenty-five hundred (2,500) square feet of floor area, or fractional part thereof, and one (1) parking space for each additional five hundred (500) square feet of gross floor area, or fractional part thereof, plus three (3) parking spaces for each five thousand (5,000) square feet, or fractional part thereof, of open lot area. Office and retail parts areas shall be provided parking spaces as otherwise contained in this article. Customer and employee parking shall be labeled as such.

(3)   Furniture showrooms shall be provided three (3) parking spaces for the first twenty-five hundred (2,500) square feet of gross floor area, or fractional part thereof, and one (1) parking space for each additional five hundred (500) square feet of gross floor area or fractional part thereof. When such a use is located within any BU District, the site plan submitted to the Department shall illustrate future parking spaces based on a calculation of one (1) parking space for each two hundred fifty (250) square feet of gross floor area or fractional part thereof, which shall be provided in the event the furniture use is discontinued. The lot area reserved for future parking spaces shall remain unencumbered with any structures and shall be landscaped. However, this landscaped area shall not be credited toward the minimum required open space. Prior to the issuance of a Certificate of Use and Occupancy for any use other than a furniture store, the property owner must provide the required number of parking spaces for the intended use as provided elsewhere in the article.

(3.1)   Home improvement centers, including all storage/sales areas, shall have parking provided at a rate of one parking space for each two hundred fifty (250) square feet of gross floor area or fractional part thereof.

(4)   Plant nurseries shall have parking provided at a rate of eight (8) spaces for the first acre, or fractional part thereof, and one (1) parking space for each two (2) acres thereafter up to ten (10) acres. One (1) additional parking space shall be provided for each five (5) acres or portion thereof thereafter.

(5)   Packing plants shall have parking provided at a rate of one (1) parking space for each one thousand (1,000) square feet of gross floor area, or fractional part thereof.

(6)   Open lot commercial uses such as, but not limited to, used care lots, storage yards and recreational vehicle sales lots shall be provided five (5) off-street parking spaces for the first five thousand (5,000) square feet of net lot area, or fractional part thereof and one (1) parking space for each additional five hundred (500) square feet of net lot area so used. These spaces shall be reserved for customer and employee parking only, and shall be labeled as such.

(7)   Automobile gas stations/mini marts shall be provided one (1) parking space for each two hundred fifty square feet (250) of gross floor area or fractional part thereof, with a minimum of three (3) spaces which shall be designed so as not to interfere with the dispensing operation.

(8)   Wholesale showrooms in the industrial districts shall be provided one (1) parking space for each six hundred (600) square feet of showroom area, or fractional part thereof.

(9)   All commercial uses not identified in Subsections (1) through (7) above shall be provided three (3) parking spaces for the first twenty-five hundred (2,500) square feet of gross floor area, or fractional part thereof, and one (1) parking space for each and every additional five hundred (500) square feet of gross floor area, or fractional part thereof.

(i)   *Restaurants, lounges, nightclubs, or similar places dispensing food, drink or refreshments.*

(1)   Table service establishments shall be provided one (1) parking space for each fifty (50) square feet of floor area, or fractional part thereof devoted to patron use.

(2)   Take-out establishments shall be provided one (1) parking space for each two hundred fifty (250) square feet of gross floor area, or fractional part thereof.

(j)   *Adult Day Care Center,* shall be provided with one (1) parking space for each five hundred (500) square feet of gross floor area, or equal to the combined total of personnel and transportation vehicles whichever is greater.

(k)   *Recreational and entertainment use:*

(1)   Art galleries, amusement centers, cultural centers, libraries and museums shall be provided one (1) parking space for each two hundred fifty (250) square feet of gross floor area, or fractional part thereof.

(2)   Banquet halls, bingo halls, convention halls and private clubs shall be provided one (1) parking space for each one hundred (100) square feet of patron area, or fractional part thereof.

(3)   Bowling alleys, skating rinks, and indoor gun ranges shall be provided one (1) parking space per two hundred fifty (250) square feet of gross floor area, or fractional part thereof. Office, retail, restaurant and other areas in conjunction therewith shall have parking spaces provided as otherwise contained in this article.

(4)   Dance, karate, and aerobics schools, and health/exercise studios shall be provided one (1) parking space for each one hundred (100) square feet of classroom area, or fractional part thereof. Office, retail, and restaurant areas in conjunction therewith shall have parking spaces provided as otherwise contained in this article.

Nashville, Tennessee – Parking Requirements

17.20.040 - Adjustments to required parking.

Notwithstanding the provisions of Section 17.20.030:

A.   No parking shall be required for uses located in the DTC district.

B.   No parking shall be required for existing structures in the CF, MUI or MUI-A districts which were constructed prior to December 24, 1974.

C.   For uses located within the CF, MUI or MUI-A districts within the I-40/I-65/I-265 loop south of the CSX railroad, and north of, or having frontage on, Gateway Boulevard, and which are located within a council-approved redevelopment district, the off-street parking requirement shall be one-quarter the requirement set forth in Table 17.20.030.

D.   For uses located within the CF, MUI or MUI-A districts within the I-40/I-65/I-265 loop, south of properties fronting on Gateway Boulevard, and which are located within a Council approved redevelopment district, the off-street parking requirement shall be one-half the requirement set forth in Table 17.20.030.

E.   Within the urban zoning overlay district, for uses not eligible for a parking reduction or exemption pursuant to Sections 17.20.040A through 17.20.040D, the minimum amount of required parking shown in Table 17.20.030 shall be adjusted as follows. The combined effect of all applicable adjustments in this section shall not reduce the off-street parking required by Table 17.20.030 by more than twenty-five percent.

F.   On-street parking on narrow streets within the urban zoning overlay district: Unless otherwise posted and pursuant to other limitations set forth in Section 17.20.040, on-street parking may be used to meet minimum parking requirements for properties on only one side of non-arterial streets within the urban zoning overlay district that are less than twenty-six feet wide (curb to curb). For streets that are oriented northerly to southerly, properties abutting the easterly side qualify. For streets that are oriented easterly to westerly, properties abutting the northerly side qualify.

Adjustment	Criteria	Parking Adjustment
Transit	Resident or nonresident use (other than an after hours establishment) is located within 660 feet of a public transit route.	10% reduction
Pedestrian Access	Nonresidential use is located where residents of all residential and mixed-use areas within 1,320 feet of the subject property can walk to and from the nonresidential use on a continuous sidewalk system (ignoring intervening streets)	10% reduction
Public Parking Lots	Nonresidential use is located within 660 feet of a parking lot that is available for use by the public without charge (either directly or through a	10% reduction

Orlando, Florida – Parking Requirements

Discotheques & dance halls [1]	5:1000 sf GFA	20:1000 sf GFA
Eating & drinking establishments	5:1000 sf GFA	20:1000 sf GFA
Funeral homes *plus 25:1000 sf area used for temporary seats or standing, plus spaces for vehicles operated by the establishment	0.25:seat	0.5:seat
Furniture stores	1.2:1000 sf GFA	2:1000 sf GFA
Game rooms	2.5:1000 sf GFA	4:1000 sf GFA
Golf courses [1] *plus 4:1000 sf non-golf use	3:hole	No maximum.
Golf courses, miniature [1]	1.1:hole	1.8:hole
Health spas	2.8:1000 sf GFA	5.6:1000 sf GFA
Hospitals * plus spaces for emergency vehicles, etc.	2.3:1000 sf GFA or 0.8:bed (either standard shall apply)	No maximum.
Hotels & motels - total all of the following:		
Guest Rooms	0.5:lodging unit	1:lodging unit
Restaurant, cocktail lounge	5:1000 sf GFA	10:1000 sf GFA
Banquet/meeting rooms	0.25:seat	0.5:seat
Other uses: ½ the number of spaces ordinarily required by the land use category		
Laboratories, medical & dental	2.5:1000 sf GFA	4:1000 sf GFA
Libraries	2.5:1000 sf GFA	4:1000 sf GFA

Palm Springs, California – Parking Requirements

c. See Section 92.09.04(A) for requirements.

8. Convenience Markets, Supermarkets and Liquor Stores.

One (1) space for every two hundred (200) square feet of gross floor area.

9. Neighborhood Shopping Center (C-D-N) zone and community shopping center (C-S-C) zone uses.

One (1) space for each two hundred twenty-five (225) square feet of gross leasable floor area for all uses, including restaurants and theaters.

10. Furniture, Appliance Stores, Art Galleries and Interior Decorators.

One (1) space for every five hundred (500) square feet of gross floor area, but not less than five (5) spaces; and one (1) space for every company vehicles.

11. Game Courts.

Three (3) spaces for every one (1) court.

12. Golf Courses (full size) and Driving Ranges.

Six (6) spaces per hole plus the requirements for additional uses on the site; for driving ranges, one (1) space per tee, plus the requirements for additional uses on the site. Miniature golf, three (3) spaces per hole plus additional parking for ancillary commercial uses.

13. Gymnasiums and Health Studios.

One (1) space for each four hundred (400) square feet of gross floor area, plus one (1) for each employee.

14. Homes for the Aged, Sanitariums, Children's Homes, Asylums, Nursing and Convalescent Homes.

See Section 94.02.00(H)(7). One (1) space for each two (2) beds or one (1) space for each one thousand (1,000) square feet of gross floor area, whichever provided the greater number, plus one (1) for each three (3) employees.

15. Hospitals.

Two (2) spaces for each bed, plus one (1) space for every vehicle owned and operated by the hospital.

16. Hotels and Clubs.

a. There shall be provided one (1) garage, carport or open parking space as an accessory for each of the first fifty (50) guest rooms in any establishment.

b. Establishments with more than fifty (50) guest rooms shall provide 0.75 garages/carports, or open parking space as an accessory for each guest room in excess of fifty (50).

Resort hotels and resort hotel complexes shall comply with the following additional standards:

c. One (1) parking space shall be provided for every sixty (60) square feet of gross floor area of dining room, bar and dancing areas, and places where the public is served. As an alternative where seating can be determined, one (1) parking space for every five (5) seats shall be provided. An additional twenty (20) percent of the above required parking spaces shall be provided for the use of the employees.

d. Commercial accessory uses shall provide one (1) parking space for each employee.

e. Parking for the single largest places of public assembly only, such as auditoriums, exhibition halls, theaters, convention facilities, meeting rooms, and other places of public assembly (excluding foyers, corridors, restrooms, kitchens, storage, and other area not used for assembly of people) shall be based on the following standards:

i. Up to thirty (30) square feet of the single largest above ancillary facility may be provided per each guest room without providing additional parking.

      ii.   The single large public assembly floor area in excess of thirty (30) square feet per guest room shall provide off-street parking at the ratio of one (1) space for each thirty (30) square feet or one (1) space for each six seats if the seats are fixed.

    17.   Manufacturing and Industrial Uses (including open industrial uses).

One (1) space for each five hundred (500) square feet of gross floor area.

    18.   Mini-warehousing.

Self-storage or Dead Storage. A minimum of six (6) spaces per complex; additional parking to be as required by the director of planning and building. Where a caretaker's residence is provided, a minimum of two (2) parking spaces shall be provided for the exclusive use of such residence in addition to those required for the miniwarehouse function.

    19.   Mixed-use Developments (with a gross floor area exceeding twenty thousand (20,000) square feet, including retail but excepting the C-B-D zone).

One (1) space for each two hundred fifty (250) square feet of gross floor area. Additional parking need not be provided for restaurants; provided that, no more than twenty-five (25) percent of the total floor area of the whole complex is devoted to restaurant use.

      a.   The percentage of floor area devoted to restaurant uses without additional parking may be increased by the planning commission where it finds that the nature of the use will not require increased parking, that other adequate arrangements exist to satisfy the parking demand or that other similar factors exist.

    20.   Mortuaries and Funeral Homes.

One (1) space for each twenty (20) square feet of floor area of assembly rooms plus one (1) per employee, plus one (1) for each car owned by such establishments.

    21.   Motor Vehicle or Machinery Sales.

One (1) space for each eight hundred (800) square feet of gross floor area to be clearly delineated as public parking. Plus any parking required for repairs as specified in Section 93.06.00(D)(2).

    22.   Motor Vehicle Repair Shops.

Four (4) spaces for each service bay or lift or one (1) space per one hundred (100) square feet of gross floor area.

    23.   Plant Nurseries, Building Materials, Yards and Outdoor Display Sales.

One (1) space for every five hundred (500) square feet of gross floor area and/or outdoor display area, plus one (1) space for every company vehicle.

    24.   Offices, Nonmedical.

One (1) space for each two hundred (200) square feet of gross floor area for facilities up to ten thousand (10,000) square feet in floor area. Nonmedical offices with a floor area which exceeds ten thousand (10,000) square feet shall provide parking at one (1) space per two hundred fifty (250) square feet of gross floor area in excess of ten thousand (10,000) square feet.

    25.   Offices, Medical and Dental.

One (1) space for each one hundred fifty (150) square feet of gross floor area for facilities up to ten thousand (10,000) square feet in floor area. Medical and dental offices with a floor area which exceeds ten thousand (10,000) square feet shall provide parking at one (1) space per two hundred (200) square feet of gross floor area in excess of ten thousand (10,000) square feet.

    26.   Private Park and Recreation Uses.

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Phoenix, Arizona – Parking Requirements

Type of Land Use	Parking Requirements	
Mixed Use Project	Sum of the requirements of the various uses computed separately. The parking spaces for one use shall not provide required parking for another use except through use of the shared parking model.	
Mobile Home Development	2 spaces per 1 dwelling unit	
Motels, Hotels, Resort Hotels	1 space per 1 dwelling unit or rooming unit (each curbside parking space shall be 8 feet 6 inches wide by 23 feet long)	
Movie Theaters	1 space per 3.5 seats	
*18—20, 28 Assisted Living and Residential Care Center, Nursing Home, Specialized Treatment Facility, and Hospice	1 space per 2 resident/patient beds	
*12 Office Building(s) with less than 50,000 s.f. of gross building area	1 space per 300 s.f. floor area	
*12 Office Building(s) or Centers with 50,000 s.f. or greater of gross building area	Square feet of tenant leasable area (TLA)	Spaces per 1,000 square feet of TLA
	50,000 to 250,000	3.5
	250,001 to 600,000	3.2
	600,001 to 1,000,000	2.8
	Over 1,000,000	2.7
Public Assembly—General	1 space per 60 sq. ft.	
Public Assembly—Spectator	1 space per 4 seats and 1 space per 60 s.f. of area in public assembly	
Public Assembly—Entertainment	1 space per 50 s.f. exclusive of kitchen, rest rooms, storage, etc.	
*18 Public Assembly—Active Recreational	Requires parking study	
+18 Public Museum	1 space per 60 sq ft of public area, 1 space per 300 sq. ft. for retail and office	
Racquetball/Handball Courts	3 spaces for each court.	
Recreational Vehicle Park	1.1 spaces for each recreational vehicle space	
+18 Resort	Requires parking study or is based on previously approved parking interpretation for a like use	

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San Antonio, Texas – Parking Requirements

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San Antonio
- Unified Development Code
  - Article V. Development Standards
    - Division 6. Parking And Storage Standards

§ 35-526 Parking and Loading Standards

Latest version.

Latest Version   Updated Versions

STATEMENT OF PURPOSE

The purpose of this section is to prescribe minimum off-street parking and loading design standards for all developments. Lack of adequate parking can result in motorists parking in adjacent neighborhoods or business areas. This in turn can affect the perceived livability of the neighborhood and reduce the ability of business to accommodate customers. Circulation to find parking can increase which adds unnecessary vehicle trips on the surrounding street network, increasing the length of time and distance a vehicle is operated. Lack of adequate off-street loading areas can result in drivers unsafely loading/unloading large vehicles in a travel lane, which exposes the driver to moving traffic and reduces the capacity of the roadway while the vehicle is being loaded/unloaded.

This section implements the following provisions of the master plan:

• Urban Design, Policy 5g: Additional parking where needed, but ensure that it is integrated into the surrounding environment.

• Urban Design, Policy 5g: Provide incentives to encourage private construction and ownership of structured parking facilities in those areas with the highest need.

• Urban Design, Policy 5g: Update parking code requirements to ensure that parking facilities reflect the surrounding natural, architectural and historic characteristics.

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	GROUP DAY CARE - SEE (HOUSING - group day care limited to 12 individuals)		
DWELLING	HOTEL - SEE (HOUSING - hotel)		
DWELLING	MOTEL - see (HOUSING - motel)		
FABRIC	ELECTRONIC COMPONENT - fabrication	1 per 1,500 sf GFA	1 per 300 sf GFA
GOV.	ARMORY	N/A	N/A
GOV.	CORRECTION INSTITUTION	1 per employee on maximum shift, 1 per service vehicle	1 per employee on maximum shift, 1 per service vehicle
HOUSING	HOUSING - extended stay hotel or timeshares	1 per unit	1.9 per unit
HOUSING	HOUSING - group day care limited to 12 individuals	0.3 per room	1 per room
HOUSING	HOUSING - hotel	0.8 per room plus 1 per 800 sf of public meeting area and restaurant space	1 per room plus 1 per 400 sf of public meeting area and restaurant space
HOUSING	HOUSING - motel	0.8 per room plus 1 per 800 sf of public meeting area and restaurant space	1 per room plus 1 per 400 sf of public meeting area and restaurant space
INDUST	BATCHING PLANT	1 per 1,500 sf GFA	1 per 300 sf GFA
INDUST	BATCHING PLANT - temporary in "C-3" and "L" (6 months maximum)	1 per 1,500 sf GFA	1 per 300 sf GFA

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San Diego, California – Parking Requirements

TABLE 1511-04B
NON-RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS

Use Category	Minimum		Notes
Office	1.5 spaces per 1,000 square feet		*Developments*s containing less than 50,000 square feet of office space are exempt.
Commercial/Retail	1 space per 1,000 square feet		*Developments* containing less than 30,000 square feet of commercial/retail space are exempt.
Warehouse & Storage	1 space per 10,000 square feet		
Hotel	0.3 spaces per room		*Developments* containing less than 25 guest rooms are exempt
Single Room Occupancy Units	Market rate unit	0.3 spaces per unit	Parking shall be based on the occupancy/rent restriction applied to the specific unit.
	50% AMI	0.1 spaces per unit	
	At or below 40% AMI	None	

(1) Motorcycle and Bicycle Parking. One motorcycle parking space and one bicycle parking space shall be provided for every twenty required vehicle spaces.

(2) Off-*Street* Loading.

    (A) For *developments* containing 30,000 to 100,000 square feet of commercial space, one off-*street* loading bay shall be provided that shall be a minimum of 30 feet deep, 14 feet wide, and 14 feet tall (measured from the inside walls).

    (B) For *developments* containing over 100,000 square feet of commercial space:

        (i) One off-*street* loading bay shall be provided that shall be a minimum of 35 feet deep, 14 feet wide, and 14 feet tall;

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Sec. 27-200. - Parking requirements.

The regulations set forth in Article VI, Division 3 shall apply in the Channel District except as modified herein.

(a) *Off-street parking requirements.* Any building in the CD that is erected, expanded, increased in floor area or seating capacity, or changes its use, or in which a new use is established, shall meet the applicable parking requirements as set forth in Table 19-3, Table of Required Parking Spaces.

TABLE 19-3

Use	Spaces	Per Unit
Bank	3	1,000 SF
Bar and Lounge	0.2 or 28.0	Per seat or 1,000 SF of assembly area
Catering shop	3	1,000 SF
Clinic	3	1,000 SF
Cigar factory	3	1,000 SF
College	0.5	Per student
Congregate living facility:		
Adult family home	1	Per dwelling unit
Group care facility	1	Per dwelling unit
Emergency shelter/home	1	Per dwelling unit
Foster care home	1	Per dwelling unit
Day care and nursery facility	0.5	Per employee plus 1 per facility vehicle
Dwelling, multi-family and/or efficiency	1	Per unit
Dwelling, single-family	1	Per unit
Hospital and associated uses	1	Per bed

Hotel/motel	1	Per room
Maintenance or storage facility	0.6	Per employee on largest shift
Manufacturing	0.6	Per employee on largest shift
Marina	2.0	Per slip or berth
Marina sales and repair	1.0	Per employee plus 2.0 per 1,000 SF
Medical marijuana dispensary	2	1,000 SF
Nursing, convalescent and extended care facility	0.3	Per bed
Office, business and professional	1	1,000 SF
Office, medical and veterinary	2	1,000 SF
Performing art studio	3.6	1,000 SF
Personal services	4	1,000 SF
Pharmacy	2	1,000 SF
Place of assembly (e.g. theater)	0.2 or 28.0	Per seat or 1,000 SF of assembly area
Place of religious assembly	0.2	Per seat
Printing, light	1	1,000 SF
Printing, publishing	1	1,000 SF
Public cultural facility	2	1,000 SF
Public service facility	1	Per employee
Public use facility	2	1,000 SF
Radio and TV studio	1	1,000 SF

Sec. 27-212.4. - Schedule of allowable, permitted, and prohibited uses by district.

Table 212-2 sets forth the permitted, special, and accessory uses by zoning district. All lands within the Neighborhood Mixed Use District shall adhere to this table. Any uses not listed shall be subject to zoning administrator review, pursuant to sec. 27-59.

Table 212-2 TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY USE				
Use (listed by subcategory)	**District**			**Required Off-Street Parking Spaces (minimum ratios by use) [A-L]**
	NMU-16	**NMU-24**	**NMU-35**	
RESIDENTIAL USES				
Accessory dwelling	S1	S1	S1	[K]
Bed & Breakfast	X	X	X	1/lodging unit
Cemetery	X	X	X	1/employee
Congregate living facility (6 or fewer residents) [1]	X	X	X	2/dwelling unit
Congregate living facility, large		S1[3]	X[3]	1/employee on largest shift, plus 0.17/resident
Congregate living facility, small	S1	S1	S1	2/dwelling unit
Home daycare (# of pupils per F.S.)	X	X	X	[K]
Home occupation	X	X	X	[K]
Hotel (75-150 rooms ONLY)			X	1/room, plus 0.5/employee
Multi-family	X	X	X	1/efficiency [I] 1.5/1-2 bedrooms [I] 2/3 or more bedrooms [I]
Private pleasure craft used as residence	S2	S2	S2	2/dwelling unit

Tucson, Arizona – Parking Requirements

LAND USE GROUP/CLASS	MOTOR VEHICLE PARKING REQUIRED
Travelers' Accommodation, Lodging	1 space per rental unit plus 1 space per 300 sq. ft. GFA of conference, restaurant, bar, and banquet space.
Vehicle Storage	None (0) required
INDUSTRIAL USE GROUP	**1 space per 1,000 sq. ft. GFA**
Household Goods Donation Center	1 space per 300 sq. ft. GFA.
Salvaging and Recycling	1 space per 5,000 sq. ft. of lot area plus 1 space per 300 sq. ft. of sales and office area.
RECREATION USE GROUP	**1 space per 100 sq. ft. GFA**
Golf Course	3 spaces per hole plus 50% of parking required for retail, restaurant, and/or bar associated with the golf course.
Driving Range	1 space per fixed tee.
Athletic Fields	15 spaces per field.
Batting Cage	1 space per batting cage.
Billiard/Pool Halls	1 space per 200 sq. ft. GFA.
Bowling Alley	3 spaces per lane.
Court - Basketball or Volleyball	5 spaces per court or 3 spaces per half court, if only a half court is provided.
Court - Tennis or Racquetball	2 spaces per court.
Health/Exercise Club/Gymnasium	1 space per 200 sq. ft. GFA.
Miniature Golf Course	1 space per tee plus 1 space per 75 sq. ft. GFA.
Rifle and Pistol Range	1 space per firing lane.
Rodeo Arena	1 space per 2,500 sq. ft. of lot area minus the main arena area.
Skating Rink	1 space per 200 sq. ft. GFA.
Swimming Pool	None (0) required, if water surface area is less than 1,000 sq. ft.; 1 space per 200 sq. ft. of entire pool, if water surface area is 1,000 sq. ft. or more.
RESIDENTIAL USE GROUP	
Family Dwelling; Mobile Home Dwelling	The number of parking spaces required is based on the following:
Single-Family and Mobile Home Dwellings	2 spaces per dwelling unit plus visitor parking required at a ratio of 0.25 space per unit. Exception. Single-family dwellings in the R-1 zone must comply with Sec. 3.5.7.1.G and .H.

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Appendix E – Don and Charlie's Hotel Parking Master Plan (App. F)

Don and Charlie's Hotel
Parking Master Plan

Prepared for:

Tyler Kent
OpWest Ventures
3920 E Thomas Road, #15330
Phoenix, AZ 85018

Prepared by:

J2 Engineering and Environmental Design
4649 E. Cotton Gin Loop, Suite B2
Phoenix, AZ 84040

Project Number: 17.1064
March 13, 2018

40961
JAMIE ANN K.
BLAKEMAN
Date Stored 03/13/18
ARIZONA, U.S.A.

Expires: 6/30/2019

Appendix F – Ace Parking Data

61-DR-2015#2
11/25/2019

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	West Coast
											25.4%
0160:0161: - Marriott La Jolla	11532	9528	82.6%	1254	3135	4389	46.1%	14260	30.8%	31	
0176 - Westin Gaslamp Quarter	13950	10586	75.9%	2105	0	2105	19.9%	5580	37.7%	31	
0270:0461: - Wyndham San Diego Bayside	18600	13140	70.6%	454	2776	3230	24.6%	8990	35.9%	31	
0271 - US Grant Hotel Valet	8370	6255	74.7%	1831	0	1831	29.3%	6820	26.8%	31	
0316 - Marriott Vacation Club Pulse	8184	3387	41.4%	835	462	1297	38.3%	1395	93.0%	31	
0328 - Westin San Diego	13516	10221	75.6%	1195	0	1195	11.7%	2015	59.3%	31	
0370:0371: - Marriott Marquis & Marina San Diego	42160	34779	82.5%	2586	3920	6506	18.7%	29946	21.7%	31	
0375 - Town & Country Convention	29388	8878	30.2%	0	3559	3559	40.1%	42625	8.3%	31	
0575:0576: - Marriott Mission Valley	10850	8324	76.7%	299	2498	2797	33.6%	12121	23.1%	31	
0674:0675: - Westin Seattle Hotel	27621	18082	65.5%	1413	1088	2501	13.8%	7161	34.9%	31	
1050 - Omni Hotel San Diego	15841	12540	79.2%	1450	0	1450	11.6%	6820	21.3%	31	
1076 - Marriott Gaslamp Quarter SD	9486	7145	75.3%	1702	0	1702	23.8%	6386	26.7%	31	
1159 - Hard Rock Hotel	13020	8997	69.1%	1352	0	1352	15.0%	5890	23.0%	31	
1167:1303: - Hyatt Regency La Jolla Valet	12927	9635	74.5%	1137	2076	3213	33.3%	9300	34.5%	31	
1180 - Hilton SD Bayfront Hotel	36890	33719	91.4%	1283	5652	6935	20.6%	27714	25.0%	31	
1189:1190: - Hilton La Jolla Torrey Pines	12214	9451	77.4%	1416	2920	4336	45.9%	17360	25.0%	31	
1196 - The Keating Hotel	1085	0	0.0%	243	0	243	#DIV/0!	775	31.4%	31	
1207 - Indigo Hotel	6510	5293	81.3%	1454	0	1454	27.5%	2015	72.2%	31	
1241:1242: - Grand Hyatt San Diego	50468	34928	69.2%	2153	5130	7283	20.9%	36022	20.2%	31	
1244:1245: - Hyatt Regency Mission Bay	13299	10115	76.1%	1107	2682	3789	37.5%	3100	122.2%	31	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	31	
1325 - Lane Field North Hotel	12400	9025	72.8%	639	3475	4114	45.6%	12834	32.1%	31	
1535 - San Diego Bayside Campus	11284	7708	68.3%	2615	936	3551	46.1%	5022	70.7%	31	
1539 - Pendry San Diego	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
1543 - Hotel Republic	7998	6610	82.6%	1291	0	1291	19.5%	1860	69.4%	31	
1548 - Andaz San Diego	4929	2135	43.3%	566	0	566	26.5%	3100	18.3%	31	
2073 - W La West Beverly Hills	9269	7727	83.4%	2706	0	2706	35.0%	4836	56.0%	31	
2085 - Hyatt Regency Huntington Beach Valet	16027	10155	63.4%	4501	0	4501	44.3%	30690	14.7%	31	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10726	9501	88.6%	626	2836	3462	36.4%	7967	43.5%	31	
2229:2230: - Doubletree La Downtown	13516	10715	79.3%	1848	1930	3778	35.3%	12648	29.9%	31	
2240 - Hampton Inn and Suites La/Santa Monica	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
2241 - Courtyard Santa Monica	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
2514 - Hyatt Regency Newport Beach Valet	12493	8797	70.4%	1562	0	1562	17.8%	5890	26.5%	31	
2515 - Hyatt Regency Newport Beach Self	12493	0	0.0%	0	2252	2252	#DIV/0!	10850	20.8%	31	
2539 - Waterfront Beach Resort Valet	8990	4859	54.0%	2704	0	2704	55.6%	10850	24.9%	31	
2613 - Pasea Hotel and Spa	7750	4903	63.3%	2504	0	2504	51.1%	11129	22.5%	31	
3000 - Hilton Oakland	11222	7904	70.4%	0	2911	2911	36.8%	15500	18.8%	31	
3016 - Oakland Marriott	15159	10396	68.6%	1460	0	1460	14.0%	1240	117.7%	31	
3109 - 900 13th Street - Sacramento	15624	10699	68.5%	0	3066	3066	28.7%	26784	11.4%	31	
3110 - Sheraton Grand Sacramento	15593	10884	69.8%	2589	0	2589	23.8%	2790	92.8%	31	
3151 - Westin Portland	6355	4741	74.6%	1406	0	1406	29.7%	2976	47.2%	31	
3155:3157: - Hotel Deluxe Portland	3968	3037	76.5%	664	232	896	29.5%	1550	57.8%	31	
3156 - Sentinel	3100	2458	79.3%	621	0	621	25.3%	1860	33.4%	31	
3170 - Embassy Suites Hilton Portland	8556	6454	75.4%	1434	0	1434	22.2%	31000	4.6%	31	
3171 - Embassy Suites Hilton Portland Garage	8556	6428	75.1%	0	774	774	12.0%	9083	8.5%	31	
3216 - Fairmont Olympic Hotel Seattle	13950	8761	62.8%	1363	101	1464	16.7%	3410	42.9%	31	
3219 - The Arctic Club Seattle	3720	2556	68.7%	413	0	413	16.2%	1240	33.3%	31	
3220 - Hotel Lucia	3937	2965	75.3%	453	0	453	15.3%	1085	41.8%	31	
3252 - Hyatt Regency Bellevue	24397	13431	55.1%	1329	957	2286	17.0%	12214	18.7%	31	
3257 - Westin Bellevue	10509	6569	62.5%	1084	273	1357	20.7%	5239	25.9%	31	
3272 - Seattle Marriott Bellevue	11904	8127	68.3%	2589	0	2589	31.9%	5580	46.4%	31	
3273 - Sheraton Seattle Hotel - Valet	38998	21923	56.2%	1826	0	1826	8.3%	12400	14.7%	31	
3284 - Hilton Garden Inn Seattle	6882	5787	84.1%	882	0	882	15.2%	1550	56.9%	31	
3285 - W Bellevue	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
3452 - Hyatt Regency Phoenix	21483	16944	78.9%	1166	619	1785	10.5%	4650	38.4%	31	
3465:3466: - The Phoenician	20150	15301	75.9%	682	973	1655	10.8%	18600	8.9%	31	
3585:3587: - Omni Dallas Hotel	31031	24688	79.6%	5092	2158	7250	29.4%	21762	33.3%	31	
3595 - The Stoneleigh - Le Meridien Dallas	5270	3978	75.5%	1619	65	1684	42.3%	4650	36.2%	31	
3604 - St Regis Hotel	7192	4686	65.2%	1586	0	1586	33.8%	5425	29.2%	31	
3606:3619: - Woodlands Marriott	10633	7257	68.2%	1274	1631	2905	40.0%	3100	93.7%	31	
3621:3622: - Hilton Houston Post Oak	13888	8157	58.7%	955	2515	3470	42.5%	10106	34.3%	31	
3634 - Embassy Suites Hilton Houston	8122	4371	53.8%	1382	0	1382	31.6%	2170	63.7%	31	
3654 - Hampton Inn and Homewood Suites Houston	9300	5087	54.7%	1802	0	1802	35.4%	4526	39.8%	31	
3658 - Marriott Marquis Houston	31000	1030	3.3%	3086	0	3086	299.6%	3100	99.5%	31	
3718 - Hyatt Regency Dallas	34720	22637	65.2%	3955	0	3955	17.5%	13950	28.4%	31	
3823 - Marriott Courtyard Sa	6820	5385	79.0%	2266	0	2266	42.1%	3875	58.5%	31	
3831:3832: - Grand Hyatt San Antonio	31000	21195	68.4%	1812	2505	4317	20.4%	10323	41.8%	31	
3833 - Marriott Fairfield Inn & Suites	3069	2129	69.4%	758	0	758	35.6%	930	81.5%	31	
3834 - Marriott Spring Hill Suites	3658	2224	60.8%	1091	0	1091	49.1%	1705	64.0%	31	
3850 - Hotel Emma	4526	2546	56.3%	1039	0	1039	40.8%	1550	67.0%	31	
4157 - Omni San Francisco	11222	9609	85.6%	1198	0	1198	12.5%	930	128.8%	31	
4184:4267: - Westin Hotel Sfo	12307	10450	84.9%	432	2466	2898	27.7%	8029	36.1%	31	
4186 - Aloft Sfo	7812	5728	73.3%	0	1659	1659	29.0%	14818	11.2%	31	
4252 - Hotel Adagio	5301	3870	73.0%	491	0	491	12.7%	1209	40.6%	31	
4272 - San Francisco Courtyard	5208	3911	75.1%	562	0	562	14.4%	775	72.5%	31	
4277:4278: - San Jose Double Tree	15655	11488	73.4%	764	6334	7098	61.8%	21855	32.5%	31	
4405 - Roosevelt Hotel New Orleans	15624	11197	71.7%	1822	0	1822	16.3%	5332	34.2%	31	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8866	3528	39.8%	1070	0	1070	30.3%	3100	34.5%	31	
4410 - Old No 77 Hotel	5177	3503	67.7%	496	0	496	14.2%	6200	8.0%	31	
4411 - Hotel Indigo New Orleans	4092	2116	51.7%	798	0	798	37.7%	1643	48.6%	31	
4600 - Sofitel Washington Dc	7347	5416	73.7%	491	0	491	9.1%	434	113.1%	31	
4601 - Renaissance	9300	6798	73.1%	430	1254	1684	24.8%	16647	10.1%	31	
4602 - Residence Inn Arlington	10075	6774	67.2%	57	2119	2176	32.1%	16647	13.1%	31	
4606 - Marriott Bethesda - Self	12270	6272	51.1%	0	10	10	0.2%	15000	0.1%	30	
4608 - Westin City Center - Dc	12710	7691	60.5%	1144	851	1995	25.9%	4650	42.9%	31	
4611 - Omni Shoreham Dc	25854	11026	42.6%	1407	0	1407	12.8%	9300	15.1%	31	
4612 - Hyatt Place Dc - K Street	5084	1065	20.9%	560	0	560	52.6%	930	60.2%	31	
4613 - Hyatt Place Arlington	5208	3107	59.7%	775	0	775	24.9%	2604	29.8%	31	
Total:	1107190	731422	66.1%	107006	80800	187806	25.7%	739997	25.4%		

61-DR-2015#2
11/25/2019

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
											26.8%
0160:0161: - Marriott La Jolla	10416	9294	89.2%	1148	3133	4281	46.1%	12880	33.2%	28	
0176 - Westin Gaslamp Quarter	12600	10968	87.0%	2050	0	2050	18.7%	5040	40.7%	28	
0270:0461: - Wyndham San Diego Bayside	16800	14219	84.6%	639	3615	4254	29.9%	8120	52.4%	28	
0271 - US Grant Hotel Valet	7560	6535	86.4%	1789	0	1789	27.4%	6160	29.0%	28	
0316 - Marriott Vacation Club Pulse	7392	4141	56.0%	1134	634	1768	42.7%	1260	140.3%	28	
0328 - Westin San Diego	12208	10662	87.3%	1339	0	1339	12.6%	1820	73.6%	28	
0370:0371: - Marriott Marquis & Marina San Diego	38080	30823	80.9%	2857	4043	6900	22.4%	27048	25.5%	28	
0375 - Town & Country Convention	26544	13416	50.5%	0	7095	7095	52.9%	38500	18.4%	28	
0575:0576: - Marriott Mission Valley	9800	7846	80.1%	328	3131	3459	44.1%	10948	31.6%	28	
0674:0675: - Westin Seattle Hotel	24948	20968	84.0%	1723	1184	2907	13.9%	6468	44.9%	28	
1050 - Omni Hotel San Diego	14308	12678	88.6%	1971	0	1971	15.5%	6160	32.0%	28	
1076 - Marriott Gaslamp Quarter SD	8568	7748	90.4%	1892	0	1892	24.4%	5768	32.8%	28	
1159 - Hard Rock Hotel	11760	9854	83.8%	1388	0	1388	14.1%	5320	26.1%	28	
1167:1303: - Hyatt Regency La Jolla Valet	11676	9260	79.3%	1356	2463	3819	41.2%	8400	45.5%	28	
1180 - Hilton SD Bayfront Hotel	33320	30078	90.3%	1268	4710	5978	19.9%	25032	23.9%	28	
1189:1190: - Hilton La Jolla Torrey Pines	11032	8281	75.1%	813	2619	3432	41.4%	15680	21.9%	28	
1196 - The Keating Hotel	980	0	0.0%	251	0	251	#DIV/0!	700	35.9%	28	
1207 - Indigo Hotel	5880	5523	93.9%	1297	0	1297	23.5%	1820	71.3%	28	
1241:1242: - Grand Hyatt San Diego	45584	39197	86.0%	2435	3955	6390	16.3%	32536	19.6%	28	
1244:1245: - Hyatt Regency Mission Bay	12012	9271	77.2%	1373	2661	4034	43.5%	2800	144.1%	28	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	28	
1325 - Lane Field North Hotel	11200	9660	86.3%	593	3653	4246	44.0%	11592	36.6%	28	
1535 - San Diego Bayside Campus	10192	8633	84.7%	3375	648	4023	46.6%	4536	88.7%	28	
1539 - Pendry San Diego	8876	4242	47.8%	1393	0	1393	32.8%	3024	46.1%	28	
1543 - Hotel Republic	7224	6033	83.5%	1300	0	1300	21.5%	1680	77.4%	28	
1548 - Andaz San Diego	4452	1962	44.1%	479	0	479	24.4%	2800	17.1%	28	
2073 - W La West Beverly Hills	8372	7493	89.5%	2725	0	2725	36.4%	4368	62.4%	28	
2085 - Hyatt Regency Huntington Beach Valet	14476	12127	83.8%	5326	0	5326	43.9%	27720	19.2%	28	
2225:2226: - Crowne Plaza Redondo Beach Hotel	9688	8389	86.6%	601	2726	3327	39.7%	7196	46.2%	28	
2229:2230: - Doubletree La Downtown	12208	10746	88.0%	1580	1658	3238	30.1%	11424	28.3%	28	
2240 - Hampton Inn and Suites La/Santa Monica	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
2241 - Courtyard Santa Monica	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
2514 - Hyatt Regency Newport Beach Valet	11284	9130	80.9%	1964	0	1964	21.5%	5320	36.9%	28	
2515 - Hyatt Regency Newport Beach Self	11284	189	1.7%	0	2791	2791	1476.7%	9800	28.5%	28	
2539 - Waterfront Beach Resort Valet	8120	5370	66.1%	3452	0	3452	64.3%	9800	35.2%	28	
2613 - Pasea Hotel and Spa	7000	5034	71.9%	2737	0	2737	54.4%	10052	27.2%	28	
3000 - Hilton Oakland	10136	7987	78.8%	0	3133	3133	39.2%	14000	22.4%	28	
3016 - Oakland Marriott	13692	11718	85.6%	1558	0	1558	13.3%	1120	139.1%	28	
3109 - 900 13th Street - Sacramento	14112	11521	81.6%	0	2280	2280	19.8%	24192	9.4%	28	
3110 - Sheraton Grand Sacramento	14084	11635	82.6%	2222	0	2222	19.1%	2520	88.2%	28	
3151 - Westin Portland	5740	4749	82.7%	1596	0	1596	33.6%	2688	59.4%	28	
3155:3157: - Hotel Deluxe Portland	3584	3078	85.9%	822	261	1083	35.2%	1400	77.4%	28	
3156 - Sentinel	2800	2475	88.4%	742	17	759	30.7%	1680	45.2%	28	
3170 - Embassy Suites Hilton Portland	7728	7048	91.2%	1662	0	1662	23.6%	28000	5.9%	28	
3171 - Embassy Suites Hilton Portland Garage	7728	7048	91.2%	0	1041	1041	14.8%	8204	12.7%	28	
3216 - Fairmont Olympic Hotel Seattle	12600	10789	85.6%	1564	83	1647	15.3%	3080	53.5%	28	
3219 - The Arctic Club Seattle	3360	2545	75.7%	457	0	457	18.0%	1120	40.8%	28	
3220 - Hotel Lucia	3556	3072	86.4%	490	0	490	16.0%	980	50.0%	28	
3252 - Hyatt Regency Bellevue	22036	16490	74.8%	981	1123	2104	12.8%	11032	19.1%	28	
3257 - Westin Bellevue	9492	7453	78.5%	932	454	1386	18.6%	4732	29.3%	28	
3272 - Seattle Marriott Bellevue	10752	7797	72.5%	2178	0	2178	27.9%	5040	43.2%	28	
3273 - Sheraton Seattle Hotel - Valet	35224	24864	70.6%	1714	0	1714	6.9%	11200	15.3%	28	
3284 - Hilton Garden Inn Seattle	6216	5605	90.2%	804	0	804	14.3%	1400	57.4%	28	
3285 - W Bellevue	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
3452 - Hyatt Regency Phoenix	19404	15822	81.5%	1545	791	2336	14.8%	4200	55.6%	28	
3465:3466: - The Phoenician	18200	15417	84.7%	1627	1610	3237	21.0%	16800	19.3%	28	
3585:3587: - Omni Dallas Hotel	28028	23625	84.3%	4701	2616	7317	31.0%	19656	37.2%	28	
3595 - The Stoneleigh - Le Meridien Dallas	4760	4094	86.0%	1612	0	1612	39.4%	4200	38.4%	28	
3604 - St Regis Hotel	6496	5212	80.2%	1680	0	1680	32.2%	4900	34.3%	28	
3606:3619: - Woodlands Marriott	9604	7703	80.2%	1284	1538	2822	36.6%	2800	100.8%	28	
3621:3622: - Hilton Houston Post Oak	12544	9540	76.1%	1178	2541	3719	39.0%	9128	40.7%	28	
3634 - Embassy Suites Hilton Houston	7336	5194	70.8%	1258	0	1258	24.2%	1960	64.2%	28	
3654 - Hampton Inn and Homewood Suites Houston	8400	5667	67.5%	1400	0	1400	24.7%	4088	34.2%	28	
3658 - Marriott Marquis Houston	28000	0	0.0%	0	0	0	#DIV/0!	2800	0.0%	28	
3718 - Hyatt Regency Dallas	31360	24912	79.4%	2988	0	2988	12.0%	12600	23.7%	28	
3823 - Marriott Courtyard Sa	6160	5052	82.0%	2256	0	2256	44.7%	3500	64.5%	28	
3831:3832: - Grand Hyatt San Antonio	28000	20954	74.8%	2491	3906	6397	30.5%	9324	68.6%	28	
3833 - Marriott Fairfield Inn & Suites	2772	2218	80.0%	1223	0	1223	55.1%	840	145.6%	28	
3834 - Marriott Spring Hill Suites	3304	2422	73.3%	1417	0	1417	58.5%	1540	92.0%	28	
3850 - Hotel Emma	4088	3151	77.1%	1208	0	1208	38.3%	1400	86.3%	28	
4157 - Omni San Francisco	10136	9054	89.3%	1085	0	1085	12.0%	840	129.2%	28	
4184:4267: - Westin Hotel Sfo	11116	10646	95.8%	476	2674	3150	29.6%	7252	43.4%	28	
4186 - Aloft Sfo	7056	5652	80.1%	0	1640	1640	29.0%	13384	12.3%	28	
4252 - Hotel Adagio	4788	4284	89.5%	495	0	495	11.6%	1092	45.3%	28	
4272 - San Francisco Courtyard	4704	4043	85.9%	507	0	507	12.5%	700	72.4%	28	
4277:4278: - San Jose Double Tree	14140	11858	83.9%	903	7115	8018	67.6%	19740	40.6%	28	
4405 - Roosevelt Hotel New Orleans	14112	10172	72.1%	2016	0	2016	19.8%	4816	41.9%	28	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8008	5313	66.3%	1639	0	1639	30.8%	2800	58.5%	28	
4410 - Old No 77 Hotel	4676	4187	89.5%	636	0	636	15.2%	5600	11.4%	28	
4411 - Hotel Indigo New Orleans	3696	2567	69.5%	1083	0	1083	42.2%	1484	73.0%	28	
4562 - Hyatt Regency Villa Christina	4956	3675	74.2%	321	0	321	8.7%	1400	22.9%	28	
4600 - Sofitel Washington Dc	6636	5552	83.7%	554	0	554	10.0%	392	141.3%	28	
4601 - Renaissance	8400	6576	78.3%	522	1351	1873	28.5%	15036	12.5%	28	
4602 - Residence Inn Arlington	9100	6620	72.7%	80	2064	2144	32.4%	15036	14.3%	28	
4608 - Westin City Center - Dc	11480	10230	89.1%	1390	1421	2811	27.5%	4200	66.9%	28	
4611 - Omni Shoreham Dc	23352	16296	69.8%	2327	0	2327	14.3%	8400	27.7%	28	
4612 - Hyatt Place Dc - K Street	4592	2251	49.0%	500	0	500	22.2%	840	59.5%	28	
4613 - Hyatt Place Arlington	4704	2426	51.6%	676	0	676	27.9%	2352	28.7%	28	
Total:	1002792	768029	76.6%	113376	88378	201754	26.3%	659260	30.6%		

61-DR-2015#2
11/25/2019

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11532	10625	92.1%	962	3351	4313	40.6%	14260	30.2%	31	29.32%
0176 - Westin Gaslamp Quarter	13950	12129	86.9%	2846	0	2846	23.5%	5580	51.0%	31	
0270:0461: - Wyndham San Diego Bayside	18600	15518	83.4%	735	4294	5029	32.4%	8990	55.9%	31	
0271 - US Grant Hotel Valet	8370	7252	86.6%	2141	0	2141	29.5%	6820	31.4%	31	
0316 - Marriott Vacation Club Pulse	8184	4692	57.3%	1370	790	2160	46.0%	1395	154.8%	31	
0328 - Westin San Diego	13516	11946	88.4%	1807	0	1807	15.1%	2015	89.7%	31	
0370:0371: - Marriott Marquis & Marina San Diego	42160	37906	89.9%	4839	5780	10619	28.0%	29946	35.5%	31	
0375 - Town & Country Convention	29388	16106	54.8%	0	6469	6469	40.2%	42625	15.2%	31	
0575:0576: - Marriott Mission Valley	10850	10047	92.6%	360	4530	4890	48.7%	12121	40.3%	31	
0674:0675: - Westin Seattle Hotel	27621	24562	88.9%	1672	1419	3091	12.6%	7161	43.2%	31	
0678 - Sheraton Seattle Hotel - Valet	38998	16536	42.4%	1290	0	1290	7.8%	12400	10.4%	31	
1050 - Omni Hotel San Diego	15841	14328	90.4%	2594	0	2594	18.1%	6820	38.0%	31	
1076 - Marriott Gaslamp Quarter SD	9486	8486	89.5%	2061	0	2061	24.3%	6386	32.3%	31	
1159 - Hard Rock Hotel	13020	10070	77.3%	1912	0	1912	19.0%	5890	32.5%	31	
1167:1303: - Hyatt Regency La Jolla Valet	12927	11079	85.7%	1664	3205	4869	43.9%	9300	52.4%	31	
1180 - Hilton SD Bayfront Hotel	36890	35055	95.0%	1649	6497	8146	23.2%	27714	29.4%	31	
1189:1190: - Hilton La Jolla Torrey Pines	12214	10583	86.6%	828	3444	4272	40.4%	17360	24.6%	31	
1196 - The Keating Hotel	1085	0	0.0%	229	0	229	#DIV/0!	775	29.5%	31	
1207 - Indigo Hotel	6510	6011	92.3%	1594	0	1594	26.5%	2015	79.1%	31	
1241:1242: - Grand Hyatt San Diego	50468	46494	92.1%	3136	6310	9446	20.3%	36022	26.2%	31	
1244:1245: - Hyatt Regency Mission Bay	13299	10162	76.4%	1332	2697	4029	39.6%	3100	130.0%	31	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	31	
1325 - Lane Field North Hotel	12400	10678	86.1%	831	4452	5283	49.5%	12834	41.2%	31	
1535 - San Diego Bayside Campus	11284	10170	90.1%	4141	0	4141	40.7%	5022	82.5%	31	
1539 - Pendry San Diego	9827	4104	41.8%	1692	0	1692	41.2%	3348	50.5%	31	
1543 - Hotel Republic	7998	6885	86.1%	1744	0	1744	25.3%	1860	93.8%	31	
1548 - Andaz San Diego	4929	4348	88.2%	903	0	903	20.8%	3100	29.1%	31	
2073 - W La West Beverly Hills	9269	8301	89.6%	2938	0	2938	35.4%	4836	60.8%	31	
2085 - Hyatt Regency Huntington Beach Valet	16027	14315	89.3%	7489	0	7489	52.3%	30690	24.4%	31	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10726	9331	87.0%	860	3450	4310	46.2%	7967	54.1%	31	
2229:2230: - Doubletree La Downtown	6976	4564	65.4%	619	603	1222	26.8%	6528	18.7%	16	
2240 - Hampton Inn and Suites La/Santa Monica	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
2241 - Courtyard Santa Monica	4216	1397	33.1%	664	(15)	649	46.5%	2573	25.2%	31	
2514 - Hyatt Regency Newport Beach Valet	12493	11415	91.4%	2175	0	2175	19.1%	5890	36.9%	31	
2515 - Hyatt Regency Newport Beach Self	12493	0	0.0%	0	4060	4060	#DIV/0!	10850	37.4%	31	
2539 - Waterfront Beach Resort Valet	8990	6743	75.0%	4877	0	4877	72.3%	10850	44.9%	31	
2613 - Pasea Hotel and Spa	7750	6792	87.6%	3748	0	3748	55.2%	11129	33.7%	31	
3000 - Hilton Oakland	11222	9192	81.9%	0	3975	3975	43.2%	15500	25.6%	31	
3016 - Oakland Marriott	15159	13096	86.4%	2105	0	2105	16.1%	1240	169.8%	31	
3109 - 900 13th Street - Sacramento	15624	14327	91.7%	0	2707	2707	18.9%	26784	10.1%	31	
3110 - Sheraton Grand Sacramento	15593	14270	91.5%	2049	0	2049	14.4%	2790	73.4%	31	
3151 - Westin Portland	6355	5596	88.1%	1688	0	1688	30.2%	2976	56.7%	31	
3155:3157: - Hotel Deluxe Portland	3968	3676	92.6%	905	276	1181	32.1%	1550	76.2%	31	
3156 - Sentinel	3100	2837	91.5%	666	0	666	23.5%	1860	35.8%	31	
3170 - Embassy Suites Hilton Portland	8556	7791	91.1%	2071	0	2071	26.6%	31000	6.7%	31	
3171 - Embassy Suites Hilton Portland Garage	8556	7789	91.0%	0	1213	1213	15.6%	9083	13.4%	31	
3216 - Fairmont Olympic Hotel Seattle	13950	11230	80.5%	1920	164	2084	18.6%	3410	61.1%	31	
3219 - The Arctic Club Seattle	3720	3302	88.8%	580	0	580	17.6%	1240	46.8%	31	
3220 - Hotel Lucia	3937	3589	91.2%	567	0	567	15.8%	1085	52.3%	31	
3252 - Hyatt Regency Bellevue	24397	16308	66.8%	1093	1457	2550	15.6%	12214	20.9%	31	
3257 - Westin Bellevue	10509	7672	73.0%	1212	549	1761	23.0%	5239	33.6%	31	
3272 - Seattle Marriott Bellevue	5376	3376	62.8%	1122	0	1122	33.2%	2520	44.5%	14	
3273 - Sheraton Seattle Hotel - Valet	38998	12342	31.6%	1531	0	1531	12.4%	12400	12.3%	31	
3284 - Hilton Garden Inn Seattle	6882	6331	92.0%	1080	0	1080	17.1%	1550	69.7%	31	
3285 - W Bellevue	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
3290 - W Seattle	13144	10741	81.7%	1710	0	1710	15.9%	2604	65.7%	31	
3452 - Hyatt Regency Phoenix	21483	18205	84.7%	1731	1371	3102	17.0%	4650	66.7%	31	
3465:3466: - The Phoenician	20150	17794	88.3%	1709	3145	4854	27.3%	18600	26.1%	31	
3585:3587: - Omni Dallas Hotel	31031	26920	86.8%	5804	3343	9147	34.0%	21762	42.0%	31	
3595 - The Stoneleigh - Le Meridien Dallas	5425	4520	83.3%	1600	0	1600	35.4%	4650	34.4%	31	
3604 - St Regis Hotel	7192	4815	66.9%	1686	0	1686	35.0%	5425	31.1%	31	
3606:3619: - Woodlands Marriott	10633	8370	78.7%	1090	1762	2852	34.1%	3100	92.0%	31	
3621:3622: - Hilton Houston Post Oak	13888	9990	71.9%	1359	3140	4499	45.0%	10106	44.5%	31	
3634 - Embassy Suites Hilton Houston	8122	6066	74.7%	2034	0	2034	33.5%	2170	93.7%	31	
3654 - Hampton Inn and Homewood Suites Houston	9300	6802	73.1%	2843	0	2843	41.8%	4526	62.8%	31	
3658 - Marriott Marquis Houston	31000	1118	3.6%	687	76	763	68.2%	3100	24.6%	31	
3718 - Hyatt Regency Dallas	34720	25764	74.2%	6313	0	6313	24.5%	13950	45.3%	31	
3823 - Marriott Courtyard Sa	6820	6261	91.8%	2935	0	2935	46.9%	3875	75.7%	31	
3831:3832: - Grand Hyatt San Antonio	31000	26718	86.2%	3732	3499	7231	27.1%	10323	70.0%	31	
3833 - Marriott Fairfield Inn & Suites	3069	2793	91.0%	1403	0	1403	50.2%	930	150.9%	31	
3834 - Marriott Spring Hill Suites	3658	3387	92.6%	1442	0	1442	42.6%	1705	84.6%	31	
3850 - Hotel Emma	4526	3324	73.4%	1219	0	1219	36.7%	1550	78.6%	31	
4157 - Omni San Francisco	11222	10090	89.9%	1351	0	1351	13.4%	930	145.3%	31	
4184:4267: - Westin Hotel Sfo	12307	11588	94.2%	514	3197	3711	32.0%	8029	46.2%	31	
4186 - Aloft Sfo	7812	6457	82.7%	0	1815	1815	28.1%	14818	12.2%	31	
4252 - Hotel Adagio	5301	5063	95.5%	715	0	715	14.1%	1209	59.1%	31	
4272 - San Francisco Courtyard	5208	4204	80.7%	644	0	644	15.3%	775	83.1%	31	
4277:4278: - San Jose Double Tree	15655	13015	83.1%	689	6710	7399	56.8%	21855	33.9%	31	
4405 - Roosevelt Hotel New Orleans	15624	13175	84.3%	2295	0	2295	17.4%	5332	43.0%	31	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8866	6285	70.9%	1699	0	1699	27.0%	3100	54.8%	31	
4410 - Old No 77 Hotel	5177	4774	92.2%	844	0	844	17.7%	6200	13.6%	31	
4411 - Hotel Indigo New Orleans	4092	1864	45.6%	12	0	12	0.6%	1643	0.7%	31	
4562 - Hyatt Regency Villa Christina	5487	4362	79.5%	483	0	483	11.1%	1550	31.2%	31	
4600 - Sofitel Washington Dc	7347	6448	87.8%	574	0	574	8.9%	434	132.3%	31	
4601 - Renaissance	9300	8257	88.8%	479	1311	1790	21.7%	16647	10.8%	31	
4602 - Residence Inn Arlington	10075	8774	87.1%	77	2106	2183	24.9%	16647	13.1%	31	
4608 - Westin City Center - Dc	12710	11671	91.8%	1307	1017	2324	19.9%	4650	50.0%	31	
4611 - Omni Shoreham Dc	25854	21697	83.9%	2883	0	2883	13.3%	9300	31.0%	31	
4612 - Hyatt Place Dc - K Street	5084	0	0.0%	539	0	539	#DIV/0!	930	58.0%	31	
4613 - Hyatt Place Arlington	5208	4232	81.3%	1023	0	1023	24.2%	2604	39.3%	31	
Total:	1153679	886898	76.9%	141716	104169	245885	27.7%	738292	33.3%		

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61-DR-2015#2
11/25/2019

Daily Drive in & Occupancy
For 04/01/2017
All Locations
Leased/Managed
Report Date 2/8/2018 11:19:32 AM

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11160	10660	95.5%	983	3816	4799	45.0%	13800	34.8%	30	29.07%
0176 - Westin Gaslamp Quarter	13500	10828	80.2%	2799	0	2799	25.8%	5400	51.8%	30	
0270:0461: - Wyndham San Diego Bayside	18000	14612	81.2%	662	4427	5089	34.8%	8700	58.5%	30	
0271 - US Grant Hotel Valet	8100	6855	84.6%	2221	0	2221	32.4%	6600	33.7%	30	
0316 - Marriott Vacation Club Pulse	7920	4673	59.0%	1392	810	2202	47.1%	1350	163.1%	30	
0328 - Westin San Diego	13080	10816	82.7%	1460	0	1460	13.5%	1950	74.9%	30	
0370:0371: - Marriott Marquis & Marina San Diego	40800	36016	88.3%	3963	5267	9230	25.6%	28980	31.8%	30	
0375 - Town & Country Convention	28440	14122	49.7%	0	6689	6689	47.4%	41250	16.2%	30	
0575:0576: - Marriott Mission Valley	10500	8668	82.6%	297	4272	4569	52.7%	11730	39.0%	30	
0674:0675: - Westin Seattle Hotel	26730	23460	87.8%	1664	1457	3121	13.3%	6930	45.0%	30	
0678 - Sheraton Seattle Hotel - Valet	37740	26051	69.0%	2823	0	2823	10.8%	12000	23.5%	30	
1050 - Omni Hotel San Diego	15330	12931	84.4%	2301	0	2301	17.8%	6600	34.9%	30	
1076 - Marriott Gaslamp Quarter SD	9180	8142	88.7%	2237	0	2237	27.5%	6180	36.2%	30	
1159 - Hard Rock Hotel	12600	10676	84.7%	2145	0	2145	20.1%	5700	37.6%	30	
1167:1303: - Hyatt Regency La Jolla Valet	12510	10250	81.9%	1570	3296	4866	47.5%	9000	54.1%	30	
1180 - Hilton SD Bayfront Hotel	35700	34648	97.1%	1854	7940	9794	28.3%	26820	36.5%	30	
1189:1190: - Hilton La Jolla Torrey Pines	11820	9627	81.4%	863	4376	5239	54.4%	16800	31.2%	30	
1196 - The Keating Hotel	1050	0	0.0%	253	0	253	#DIV/0!	750	33.7%	30	
1207 - Indigo Hotel	6300	5712	90.7%	1677	0	1677	29.4%	1950	86.0%	30	
1241:1242: - Grand Hyatt San Diego	48840	40912	83.8%	3270	7298	10568	25.8%	34860	30.3%	30	
1244:1245: - Hyatt Regency Mission Bay	12870	10668	82.9%	1730	3302	5032	47.2%	3000	167.7%	30	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	30	
1325 - Lane Field North Hotel	12000	10539	87.8%	831	4374	5205	49.4%	12420	41.9%	30	
1535 - San Diego Bayside Campus	10920	9486	86.9%	4497	0	4497	47.4%	4860	92.5%	30	
1539 - Pendry San Diego	9510	4396	46.2%	1558	0	1558	35.4%	3240	48.1%	30	
1543 - Hotel Republic	7740	5327	68.8%	1275	0	1275	23.9%	1800	70.8%	30	
1548 - Andaz San Diego	4770	4262	89.4%	1005	0	1005	23.6%	3000	33.5%	30	
2073 - W La West Beverly Hills	8970	8205	91.5%	3011	0	3011	36.7%	4680	64.3%	30	
2085 - Hyatt Regency Huntington Beach Valet	15510	14091	90.9%	7191	0	7191	51.0%	29700	24.2%	30	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10380	9115	87.8%	835	3097	3932	43.1%	7710	51.0%	30	
2240 - Hampton Inn and Suites La/Santa Monica	4260	1560	36.6%	668	0	668	42.8%	3300	20.2%	30	
2241 - Courtyard Santa Monica	4080	2510	61.5%	1212	0	1212	48.3%	2490	48.7%	30	
2514 - Hyatt Regency Newport Beach Valet	12090	10736	88.8%	2123	0	2123	19.8%	5700	37.2%	30	
2515 - Hyatt Regency Newport Beach Self	12090	0	0.0%	0	3632	3632	#DIV/0!	10500	34.6%	30	
2539 - Waterfront Beach Resort Valet	8700	6743	77.5%	5136	0	5136	76.2%	10500	48.9%	30	
2613 - Pasea Hotel and Spa	7500	5465	72.9%	4036	0	4036	73.9%	10770	37.5%	30	
3000 - Hilton Oakland	10860	8897	81.9%	0	4098	4098	46.1%	15000	27.3%	30	
3016 - Oakland Marriott	14670	12709	86.6%	1686	0	1686	13.3%	1200	140.5%	30	
3109 - 900 13th Street - Sacramento	15120	12488	82.6%	0	2973	2973	23.8%	25920	11.5%	30	
3110 - Sheraton Grand Sacramento	15090	12598	83.5%	2398	0	2398	19.0%	2700	88.8%	30	
3151 - Westin Portland	6150	5010	81.5%	1670	0	1670	33.3%	2880	58.0%	30	
3155:3157: - Hotel Deluxe Portland	3840	3472	90.4%	925	276	1201	34.6%	1500	80.1%	30	
3156 - Sentinel	3000	2661	88.7%	757	0	757	28.4%	1800	42.1%	30	
3170 - Embassy Suites Hilton Portland	8280	7709	93.1%	1950	0	1950	25.3%	30000	6.5%	30	
3171 - Embassy Suites Hilton Portland Garage	8280	7696	92.9%	42	1017	1059	13.8%	8790	12.0%	30	
3216 - Fairmont Olympic Hotel Seattle	13500	11274	83.5%	1939	140	2079	18.4%	3300	63.0%	30	
3219 - The Arctic Club Seattle	3600	2982	82.8%	569	0	569	19.1%	1200	47.4%	30	
3220 - Hotel Lucia	3810	3395	89.1%	495	0	495	14.6%	1050	47.1%	30	
3252 - Hyatt Regency Bellevue	23610	16300	69.0%	1290	1465	2755	16.9%	11820	23.3%	30	
3257 - Westin Bellevue	10170	6966	68.5%	1106	445	1551	22.3%	5070	30.6%	30	
3273 - Sheraton Seattle Hotel - Valet	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	6	
3284 - Hilton Garden Inn Seattle	6660	5927	89.0%	1206	0	1206	20.3%	1500	80.4%	30	
3285 - W Bellevue	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
3290 - W Seattle	12720	10557	83.0%	1338	0	1338	12.7%	2520	53.1%	30	
3452 - Hyatt Regency Phoenix	20790	15971	76.8%	1424	894	2318	14.5%	4500	51.5%	30	
3465:3466: - The Phoenician	19500	15328	78.6%	1419	2490	3909	25.5%	18000	21.7%	30	
3585:3587: - Omni Dallas Hotel	30030	24962	83.1%	5714	3420	9134	36.6%	21060	43.4%	30	
3595 - The Stoneleigh - Le Meridien Dallas	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	13	
3598 - The Stoneleigh	5250	4299	81.9%	1877	0	1877	43.7%	4500	41.7%	30	
3604 - St Regis Hotel	6960	4641	66.7%	1863	60	1923	41.3%	5250	36.6%	30	
3606:3619: - Woodlands Marriott	10290	8094	78.7%	1328	2304	3632	44.9%	3000	121.1%	30	
3621:3622: - Hilton Houston Post Oak	13440	9438	70.2%	1218	2825	4043	42.8%	9780	41.3%	30	
3634 - Embassy Suites Hilton Houston	7860	5254	66.8%	1900	0	1900	36.2%	2100	90.5%	30	
3654 - Hampton Inn and Homewood Suites Houston	9000	6415	71.3%	2507	0	2507	39.1%	4380	57.2%	30	
3658 - Marriott Marquis Houston	30000	12928	43.1%	4278	0	4278	33.1%	3000	142.6%	30	
3718 - Hyatt Regency Dallas	33600	24551	73.1%	6333	0	6333	25.8%	13500	46.9%	30	
3823 - Marriott Courtyard Sa	6600	5590	84.7%	2370	0	2370	42.4%	3750	63.2%	30	
3831:3832: - Grand Hyatt San Antonio	30000	23446	78.2%	2455	3376	5831	24.9%	9990	58.4%	30	
3833 - Marriott Fairfield Inn & Suites	2970	2640	88.9%	1132	0	1132	42.9%	900	125.8%	30	
3834 - Marriott Spring Hill Suites	3540	2924	82.6%	1268	0	1268	43.4%	1650	76.8%	30	
3850 - Hotel Emma	4380	2843	64.9%	1263	0	1263	44.4%	1500	84.2%	30	
4157 - Omni San Francisco	10860	9925	91.4%	1469	0	1469	14.8%	900	163.2%	30	
4184:4267: - Westin Hotel Sfo	11910	11078	93.0%	545	2871	3416	30.8%	7770	44.0%	30	
4186 - Aloft Sfo	7560	6651	88.0%	0	2543	2543	38.2%	14340	17.7%	30	
4252 - Hotel Adagio	5130	4916	95.8%	769	11	780	15.9%	1170	66.7%	30	
4272 - San Francisco Courtyard	5040	4322	85.8%	721	0	721	16.7%	750	96.1%	30	
4277:4278: - San Jose Double Tree	15150	13036	86.0%	729	6607	7336	56.3%	21150	34.7%	30	
4405 - Roosevelt Hotel New Orleans	15120	11304	74.8%	2178	0	2178	19.3%	5160	42.2%	30	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8580	5058	59.0%	1412	0	1412	27.9%	3000	47.1%	30	
4410 - Old No 77 Hotel	5010	4459	89.0%	691	0	691	15.5%	6000	11.5%	30	
4411 - Hotel Indigo New Orleans	3960	2879	72.7%	1031	48	1079	37.5%	1590	67.9%	30	
4562 - Hyatt Regency Villa Christina	5310	4070	76.6%	402	0	402	9.9%	1500	26.8%	30	
4600 - Sofitel Washington Dc	7110	6670	93.8%	728	0	728	10.9%	420	173.3%	30	
4601 - Renaissance	9000	8158	90.6%	747	1409	2156	26.4%	16110	13.4%	30	
4602 - Residence Inn Arlington	9750	8873	91.0%	139	2851	2990	33.7%	16110	18.6%	30	
4608 - Westin City Center - Dc	12300	10973	89.2%	1667	0	1667	15.2%	4500	37.0%	30	
4611 - Omni Shoreham Dc	25020	23140	92.5%	4838	0	4838	20.9%	9000	53.8%	30	
4613 - Hyatt Place Arlington	5040	4160	82.5%	1168	0	1168	28.1%	2520	46.3%	30	
Total:	1066110	842399	79.0%	144496	106176	250672	29.8%	696120	36.0%		

61-DR-2015#2
11/25/2019

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11532	9329	80.9%	963	3694	4657	49.9%	14260	32.7%	31	30.94%
0176 - Westin Gaslamp Quarter	13950	11787	84.5%	3090	0	3090	26.2%	5580	55.4%	31	
0270:0461: - Wyndham San Diego Bayside	18600	13539	72.8%	624	4208	4832	35.7%	8990	53.7%	31	
0271 - US Grant Hotel Valet	8370	6924	82.7%	2020	0	2020	29.2%	6820	29.6%	31	
0316 - Marriott Vacation Club Pulse	8184	4679	57.2%	1306	783	2089	44.6%	1395	149.7%	31	
0328 - Westin San Diego	13516	11370	84.1%	1419	0	1419	12.5%	2015	70.4%	31	
0370:0371: - Marriott Marquis & Marina San Diego	42160	34743	82.4%	3517	5547	9064	26.1%	29946	30.3%	31	
0375 - Town & Country Convention	29388	7470	25.4%	0	6100	6100	81.7%	42625	14.3%	31	
0575:0576: - Marriott Mission Valley	10850	7882	72.6%	382	3984	4366	55.4%	12121	36.0%	31	
0674:0675: - Westin Seattle Hotel	27621	25013	90.6%	1680	1395	3075	12.3%	7161	42.9%	31	
0678 - Sheraton Seattle Hotel - Valet	38998	31260	80.2%	2185	0	2185	7.0%	12400	17.6%	31	
1050 - Omni Hotel San Diego	15841	14202	89.7%	2089	0	2089	14.7%	6820	30.6%	31	
1076 - Marriott Gaslamp Quarter SD	9486	8364	88.2%	2183	0	2183	26.1%	6386	34.2%	31	
1159 - Hard Rock Hotel	13020	10304	79.1%	1939	0	1939	18.8%	5890	32.9%	31	
1167:1303: - Hyatt Regency La Jolla Valet	12927	10952	84.7%	1701	4166	5867	53.6%	9300	63.1%	31	
1180 - Hilton SD Bayfront Hotel	36890	35331	95.8%	1034	5606	6640	18.8%	27714	24.0%	31	
1189:1190: - Hilton La Jolla Torrey Pines	12214	9583	78.5%	920	4390	5310	55.4%	17360	30.6%	31	
1196 - The Keating Hotel	1085	0	0.0%	199	0	199	#DIV/0!	775	25.7%	31	
1207 - Indigo Hotel	6510	5875	90.2%	1688	0	1688	28.7%	2015	83.8%	31	
1241:1242: - Grand Hyatt San Diego	50468	44511	88.2%	2715	7815	10530	23.7%	36022	29.2%	31	
1244:1245: - Hyatt Regency Mission Bay	13299	10940	82.3%	1695	2692	4387	40.1%	3100	141.5%	31	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	31	
1325 - Lane Field North Hotel	12400	9347	75.4%	838	4197	5035	53.9%	12834	39.2%	31	
1535 - San Diego Bayside Campus	11284	9135	81.0%	3999	0	3999	43.8%	5022	79.6%	31	
1539 - Pendry San Diego	9827	3861	39.3%	1400	0	1400	36.3%	3348	41.8%	31	
1543 - Hotel Republic	2322	1190	51.2%	283	0	283	23.8%	540	52.4%	9	
1543 - Hotel Republic	7998	4219	52.8%	1043	0	1043	24.7%	1860	56.1%	31	
1548 - Andaz San Diego	4929	4257	86.4%	996	0	996	23.4%	3100	32.1%	31	
2073 - W La West Beverly Hills	9269	8031	86.6%	2774	0	2774	34.5%	4836	57.4%	31	
2085 - Hyatt Regency Huntington Beach Valet	16027	13508	84.3%	8380	0	8380	62.0%	30690	27.3%	31	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10726	9452	88.1%	864	3496	4360	46.1%	7967	54.7%	31	
2240 - Hampton Inn and Suites La/Santa Monica	4402	3020	68.6%	1112	58	1170	38.7%	3410	34.3%	31	
2241 - Courtyard Santa Monica	4216	3204	76.0%	1388	56	1444	45.1%	2573	56.1%	31	
2514 - Hyatt Regency Newport Beach Valet	12493	10204	81.7%	2153	0	2153	21.1%	5890	36.6%	31	
2515 - Hyatt Regency Newport Beach Self	12493	0	0.0%	0	2880	2880	#DIV/0!	10850	26.5%	31	
2539 - Waterfront Beach Resort Valet	8990	6567	73.0%	4551	0	4551	69.3%	10850	41.9%	31	
2613 - Pasea Hotel and Spa	7750	5132	66.2%	3419	0	3419	66.6%	11129	30.7%	31	
3000 - Hilton Oakland	11222	10064	89.7%	0	4475	4475	44.5%	15500	28.9%	31	
3016 - Oakland Marriott	15159	12835	84.7%	1884	0	1884	14.7%	1240	151.9%	31	
3109 - 900 13th Street - Sacramento	15624	13801	88.3%	386	2879	3265	23.7%	26784	12.2%	31	
3110 - Sheraton Grand Sacramento	15593	12973	83.2%	2285	0	2285	17.6%	2790	81.9%	31	
3151 - Westin Portland	6355	4811	75.7%	1317	0	1317	27.4%	2976	44.3%	31	
3155:3157: - Hotel Deluxe Portland	3968	3657	92.2%	832	195	1027	28.1%	1550	66.3%	31	
3156 - Sentinel	3100	2741	88.4%	637	0	637	23.2%	1860	34.2%	31	
3170 - Embassy Suites Hilton Portland	8556	7575	88.5%	1732	0	1732	22.9%	31000	5.6%	31	
3171 - Embassy Suites Hilton Portland Garage	8556	7575	88.5%	0	939	939	12.4%	9083	10.3%	31	
3216 - Fairmont Olympic Hotel Seattle	13950	11882	85.2%	1513	132	1645	13.8%	3410	48.2%	31	
3219 - The Arctic Club Seattle	3720	3361	90.3%	434	0	434	12.9%	1240	35.0%	31	
3220 - Hotel Lucia	3937	3474	88.2%	546	0	546	15.7%	1085	50.3%	31	
3252 - Hyatt Regency Bellevue	24397	19885	81.5%	1154	1121	2275	11.4%	12214	18.6%	31	
3257 - Westin Bellevue	10509	8765	83.4%	984	477	1461	16.7%	5239	27.9%	31	
3284 - Hilton Garden Inn Seattle	6882	6244	90.7%	1092	0	1092	17.5%	1550	70.5%	31	
3285 - W Bellevue	0	0	#DIV/0!	0	0	0	#DIV/0!	2604	#DIV/0!	0	
3290 - W Seattle	13144	11350	86.4%	1384	0	1384	12.2%	2604	53.1%	31	
3452 - Hyatt Regency Phoenix	21483	14762	68.7%	1509	1531	3040	20.6%	4650	65.4%	31	
3465:3466: - The Phoenician	20150	6707	33.3%	775	116	891	13.3%	18600	4.8%	31	
3585:3587: - Omni Dallas Hotel	31031	25550	82.3%	4666	4088	8754	34.3%	21762	40.2%	31	
3598 - The Stoneleigh	5425	4531	83.5%	1867	0	1867	41.2%	4650	40.2%	31	
3604 - St Regis Hotel	7192	4848	67.4%	1686	0	1686	34.8%	5425	31.1%	31	
3606:3619: - Woodlands Marriott	10633	7258	68.3%	1470	2440	3910	53.9%	3100	126.1%	31	
3621:3622: - Hilton Houston Post Oak	13888	9759	70.3%	1133	3061	4194	43.0%	10106	41.5%	31	
3634 - Embassy Suites Hilton Houston	8122	4732	58.3%	1755	0	1755	37.1%	2170	80.9%	31	
3654 - Hampton Inn and Homewood Suites Houston	9300	6556	70.5%	2847	0	2847	43.4%	4526	62.9%	31	
3658 - Marriott Marquis Houston	7000	1116	15.9%	555	0	555	49.7%	700	79.3%	7	
3718 - Hyatt Regency Dallas	34720	25065	72.2%	4333	0	4333	17.3%	13950	31.1%	31	
3823 - Marriott Courtyard Sa	6820	5539	81.2%	2632	0	2632	47.5%	3875	67.9%	31	
3831:3832: - Grand Hyatt San Antonio	31000	17049	55.0%	3139	3182	6321	37.1%	10323	61.2%	31	
3833 - Marriott Fairfield Inn & Suites	3069	2496	81.3%	1427	0	1427	57.2%	930	153.4%	31	
3834 - Marriott Spring Hill Suites	3658	2822	77.1%	1516	0	1516	53.7%	1705	88.9%	31	
3850 - Hotel Emma	4526	2753	60.8%	1187	0	1187	43.1%	1550	76.6%	31	
4157 - Omni San Francisco	11222	10204	90.9%	1220	0	1220	12.0%	930	131.2%	31	
4184:4267: - Westin Hotel Sfo	12307	11043	89.7%	638	3022	3660	33.1%	8029	45.6%	31	
4186 - Aloft Sfo	7812	6653	85.2%	0	2394	2394	36.0%	14818	16.2%	31	
4252 - Hotel Adagio	5301	4814	90.8%	747	0	747	15.5%	1209	61.8%	31	
4272 - San Francisco Courtyard	5208	4396	84.4%	728	0	728	16.6%	775	93.9%	31	
4277:4278: - San Jose Double Tree	15655	13305	85.0%	774	5398	6172	46.4%	21855	28.2%	31	
4405 - Roosevelt Hotel New Orleans	15624	8179	52.3%	2749	0	2749	33.6%	5332	51.6%	31	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8866	5034	56.8%	1123	0	1123	22.3%	3100	36.2%	31	
4410 - Old No 77 Hotel	5177	4543	87.8%	762	0	762	16.8%	6200	12.3%	31	
4411 - Hotel Indigo New Orleans	4092	2765	67.6%	1132	0	1132	40.9%	1643	68.9%	31	
4562 - Hyatt Regency Villa Christina	5487	3953	72.0%	287	0	287	7.3%	1550	18.5%	31	
4600 - Sofitel Washington Dc	7347	6829	92.9%	560	0	560	8.2%	434	129.0%	31	
4601 - Renaissance	9300	8584	92.3%	504	1158	1662	19.4%	16647	10.0%	31	
4602 - Residence Inn Arlington	10075	8943	88.8%	66	1804	1870	20.9%	16647	11.2%	31	
4608 - Westin City Center - Dc	12710	10489	82.5%	1303	0	1303	12.4%	4650	28.0%	31	
4611 - Omni Shoreham Dc	25854	21983	85.0%	3673	0	3673	16.7%	9300	39.5%	31	
4613 - Hyatt Place Arlington	5208	4335	83.2%	1274	0	1274	29.4%	2604	48.9%	31	
Total:	1079969	823773	76.3%	132766	99479	232245	28.2%	717464	32.4%		

61-DR-2015#2
11/25/2019

Daily Drive in & Occupancy
For 06/01/2017
All Locations
Leased/Managed
Report Date 2/8/2018 11:22:40 AM

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11160	10495	94.0%	1078	3287	4365	41.6%	13800	31.6%	30	29.84%
0176 - Westin Gaslamp Quarter	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	21	
0270:0461: - Wyndham San Diego Bayside	18000	15883	88.2%	697	3994	4691	29.5%	8700	53.9%	30	
0271 - US Grant Hotel Valet	8100	6822	84.2%	2368	0	2368	34.7%	6600	35.9%	30	
0316 - Marriott Vacation Club Pulse	7920	7136	90.1%	2164	1388	3552	49.8%	1350	263.1%	30	
0328 - Westin San Diego	13080	11665	89.2%	1494	0	1494	12.8%	1950	76.6%	30	
0370:0371: - Marriott Marquis & Marina San Diego	40800	37901	92.9%	3485	5340	8825	23.3%	28980	30.5%	30	
0375 - Town & Country Convention	28440	14503	51.0%	0	9693	9693	66.8%	41250	23.5%	30	
0575:0576: - Marriott Mission Valley	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	26	
0674:0675: - Westin Seattle Hotel	26730	24794	92.8%	1636	1325	2961	11.9%	6930	42.7%	30	
0678 - Sheraton Seattle Hotel - Valet	37740	34313	90.9%	2457	0	2457	7.2%	12000	20.5%	30	
1050 - Omni Hotel San Diego	15330	13955	91.0%	2642	0	2642	18.9%	6600	40.0%	30	
1076 - Marriott Gaslamp Quarter SD	9180	8408	91.6%	2592	0	2592	30.8%	6180	41.9%	30	
1159 - Hard Rock Hotel	12600	10725	85.1%	2133	0	2133	19.9%	5700	37.4%	30	
1167:1303: - Hyatt Regency La Jolla Valet	12510	11753	93.9%	1707	3233	4940	42.0%	9000	54.9%	30	
1180 - Hilton SD Bayfront Hotel	35700	35334	99.0%	1652	8324	9976	28.2%	26820	37.2%	30	
1189:1190: - Hilton La Jolla Torrey Pines	11820	11072	93.7%	996	5058	6054	54.7%	16800	36.0%	30	
1196 - The Keating Hotel	1050	0	0.0%	189	0	189	#DIV/0!	750	25.2%	30	
1207 - Indigo Hotel	6300	5979	94.9%	1674	0	1674	28.0%	1950	85.8%	30	
1241:1242: - Grand Hyatt San Diego	48840	43487	89.0%	3648	9416	13064	30.0%	34860	37.5%	30	
1244:1245: - Hyatt Regency Mission Bay	12870	12269	95.3%	1963	3858	5821	47.4%	3000	194.0%	30	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	30	
1325 - Lane Field North Hotel	12000	10243	85.4%	921	4134	5055	49.4%	12420	40.7%	30	
1535 - San Diego Bayside Campus	10920	10100	92.5%	4063	0	4063	40.2%	4860	83.6%	30	
1539 - Pendry San Diego	9510	5434	57.1%	1651	0	1651	30.4%	3240	51.0%	30	
1543 - Hotel Republic	7740	5756	74.4%	1349	0	1349	23.4%	1800	74.9%	30	
1548 - Andaz San Diego	4770	3987	83.6%	917	0	917	23.0%	3000	30.6%	30	
2073 - W La West Beverly Hills	8970	8075	90.0%	2808	0	2808	34.8%	4680	60.0%	30	
2085 - Hyatt Regency Huntington Beach Valet	15510	14059	90.6%	8101	0	8101	57.6%	29700	27.3%	30	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10380	9262	89.2%	811	3103	3914	42.3%	7710	50.8%	30	
2240 - Hampton Inn and Suites La/Santa Monica	4260	3857	90.5%	1457	35	1492	38.7%	3300	45.2%	30	
2241 - Courtyard Santa Monica	4080	3402	83.4%	1407	179	1586	46.6%	2490	63.7%	30	
2514 - Hyatt Regency Newport Beach Valet	12090	11121	92.0%	2747	0	2747	24.7%	5700	48.2%	30	
2515 - Hyatt Regency Newport Beach Self	12090	0	0.0%	0	4158	4158	#DIV/0!	10500	39.6%	30	
2539 - Waterfront Beach Resort Valet	8700	6905	79.4%	4682	0	4682	67.8%	10500	44.6%	30	
2613 - Pasea Hotel and Spa	7500	6040	80.5%	4023	0	4023	66.6%	10770	37.4%	30	
3000 - Hilton Oakland	10860	10030	92.4%	0	4264	4264	42.5%	15000	28.4%	30	
3016 - Oakland Marriott	14670	13380	91.2%	1942	0	1942	14.5%	1200	161.8%	30	
3109 - 900 13th Street - Sacramento	15120	12125	80.2%	0	2543	2543	21.0%	25920	9.8%	30	
3110 - Sheraton Grand Sacramento	15090	13190	87.4%	2113	0	2113	16.0%	2700	78.3%	30	
3151 - Westin Portland	6150	4771	77.6%	1324	0	1324	27.8%	2880	46.0%	30	
3155:3157: - Hotel Deluxe Portland	3840	3719	96.8%	887	200	1087	29.2%	1500	72.5%	30	
3156 - Sentinel	3000	2806	93.5%	809	0	809	28.8%	1800	44.9%	30	
3170 - Embassy Suites Hilton Portland	8280	7609	91.9%	1864	0	1864	24.5%	30000	6.2%	30	
3171 - Embassy Suites Hilton Portland Garage	8280	7334	88.6%	0	841	841	11.5%	8790	9.6%	30	
3216 - Fairmont Olympic Hotel Seattle	13500	12402	91.9%	1647	245	1892	15.3%	3300	57.3%	30	
3219 - The Arctic Club Seattle	3600	3291	91.4%	554	0	554	16.8%	1200	46.2%	30	
3220 - Hotel Lucia	3810	3593	94.3%	669	0	669	18.6%	1050	63.7%	30	
3252 - Hyatt Regency Bellevue	23610	19242	81.5%	1592	1879	3471	18.0%	11820	29.4%	30	
3257 - Westin Bellevue	10170	8181	80.4%	1021	529	1550	18.9%	5070	30.6%	30	
3284 - Hilton Garden Inn Seattle	6660	6247	93.8%	962	0	962	15.4%	1500	64.1%	30	
3285 - W Bellevue	7350	894	12.2%	175	22	197	22.0%	3000	6.6%	30	
3290 - W Seattle	12720	12053	94.8%	1407	0	1407	11.7%	2520	55.8%	30	
3452 - Hyatt Regency Phoenix	20790	12941	62.2%	1000	1092	2092	16.2%	4500	46.5%	30	
3465:3466: - The Phoenician	19500	4125	21.2%	415	0	415	10.1%	18000	2.3%	30	
3585:3587: - Omni Dallas Hotel	30030	22351	74.4%	4940	5191	10131	45.3%	21060	48.1%	30	
3598 - The Stoneleigh	5250	4337	82.6%	1878	0	1878	43.3%	4500	41.7%	30	
3604 - St Regis Hotel	6960	3926	56.4%	1531	0	1531	39.0%	5250	29.2%	30	
3606:3619: - Woodlands Marriott	10290	7875	76.5%	1246	1981	3227	41.0%	3000	107.6%	30	
3621:3622: - Hilton Houston Post Oak	13440	8932	66.5%	1006	2500	3506	39.3%	9780	35.8%	30	
3634 - Embassy Suites Hilton Houston	6550	3333	50.9%	1582	0	1582	47.5%	1750	90.4%	25	
3654 - Hampton Inn and Homewood Suites Houston	9000	5560	61.8%	2776	0	2776	49.9%	4380	63.4%	30	
3718 - Hyatt Regency Dallas	33600	23411	69.7%	5034	0	5034	21.5%	13500	37.3%	30	
3823 - Marriott Courtyard Sa	6600	5348	81.0%	2362	0	2362	44.2%	3750	63.0%	30	
3831:3832: - Grand Hyatt San Antonio	30000	19531	65.1%	2555	3264	5819	29.8%	9990	58.2%	30	
3833 - Marriott Fairfield Inn & Suites	2970	2732	92.0%	1506	0	1506	55.1%	900	167.3%	30	
3834 - Marriott Spring Hill Suites	3540	3240	91.5%	1969	0	1969	60.8%	1650	119.3%	30	
3850 - Hotel Emma	4380	2660	60.7%	1167	0	1167	43.9%	1500	77.8%	30	
4157 - Omni San Francisco	10860	9896	91.1%	1364	0	1364	13.8%	900	151.6%	30	
4184:4267: - Westin Hotel Sfo	11910	11176	93.8%	529	3184	3713	33.2%	7770	47.8%	30	
4186 - Aloft Sfo	7560	6936	91.7%	0	2527	2527	36.4%	14340	17.6%	30	
4252 - Hotel Adagio	5130	5009	97.6%	750	0	750	15.0%	1170	64.1%	30	
4272 - San Francisco Courtyard	5040	4369	86.7%	778	0	778	17.8%	750	103.7%	30	
4277:4278: - San Jose Double Tree	15150	13905	91.8%	749	3380	4129	29.7%	21150	19.5%	30	
4405 - Roosevelt Hotel New Orleans	15120	9618	63.6%	2539	0	2539	26.4%	5160	49.2%	30	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8580	4420	51.5%	1276	0	1276	28.9%	3000	42.5%	30	
4410 - Old No 77 Hotel	5010	4242	84.7%	861	0	861	20.3%	6000	14.4%	30	
4411 - Hotel Indigo New Orleans	3960	2244	56.7%	939	0	939	41.8%	1590	59.1%	30	
4562 - Hyatt Regency Villa Christina	5310	4413	83.1%	375	0	375	8.5%	1500	25.0%	30	
4600 - Sofitel Washington Dc	7110	6164	86.7%	698	0	698	11.3%	420	166.2%	30	
4601 - Renaissance	9000	7628	84.8%	398	1125	1523	20.0%	16110	9.5%	30	
4602 - Residence Inn Arlington	9750	7892	80.9%	79	2048	2127	27.0%	16110	13.2%	30	
4608 - Westin City Center - Dc	12300	11949	97.1%	1483	0	1483	12.4%	4500	33.0%	30	
4611 - Omni Shoreham Dc	25020	21493	85.9%	2908	0	2908	13.5%	9000	32.3%	30	
4613 - Hyatt Place Arlington	5040	4353	86.4%	1135	0	1135	26.1%	2520	45.0%	30	
Total:	1018150	821614	80.7%	134306	103340	237646	28.9%	678640	35.0%		

61-DR-2015#2
11/25/2019

Daily Drive in & Occupancy
For 07/01/2017
All Locations
Leased/Managed
Report Date 2/8/2018 11:23:41 AM

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11532	10812	93.8%	1460	4454	5914	54.7%	14260	41.5%	31	31.54%
0270:0461: - Wyndham San Diego Bayside	18600	17049	91.7%	1046	6369	7415	43.5%	8990	82.5%	31	
0271 - US Grant Hotel Valet	8370	7865	94.0%	2669	0	2669	33.9%	6820	39.1%	31	
0316 - Marriott Vacation Club Pulse	8184	7849	95.9%	2649	1523	4172	53.2%	1395	299.1%	31	
0328 - Westin San Diego	13516	12196	90.2%	2078	0	2078	17.0%	2015	103.1%	31	
0370:0371: - Marriott Marquis & Marina San Diego	42160	37913	89.9%	5996	8379	14375	37.9%	29946	48.0%	31	
0375 - Town & Country Convention	29388	19303	65.7%	0	14076	14076	72.9%	42625	33.0%	31	
0575:0576: - Marriott Mission Valley	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	3	
0674:0675: - Westin Seattle Hotel	27621	25603	92.7%	2366	2152	4518	17.6%	7161	63.1%	31	
0678 - Sheraton Seattle Hotel - Valet	38998	35119	90.1%	3498	0	3498	10.0%	12400	28.2%	31	
1050 - Omni Hotel San Diego	15841	14134	89.2%	3747	0	3747	26.5%	6820	54.9%	31	
1076 - Marriott Gaslamp Quarter SD	9486	8437	88.9%	3052	0	3052	36.2%	6386	47.8%	31	
1159 - Hard Rock Hotel	13020	10654	81.8%	3347	0	3347	31.4%	5890	56.8%	31	
1167:1303: - Hyatt Regency La Jolla Valet	12927	11476	88.8%	1941	3741	5682	49.5%	9300	61.1%	31	
1180 - Hilton SD Bayfront Hotel	36890	35585	96.5%	2813	12930	15743	44.2%	27714	56.8%	31	
1189:1190: - Hilton La Jolla Torrey Pines	12214	11305	92.6%	1280	5734	7014	62.0%	17360	40.4%	31	
1196 - The Keating Hotel	1085	0	0.0%	207	0	207	#DIV/0!	775	26.7%	31	
1207 - Indigo Hotel	6510	6234	95.8%	2162	0	2162	34.7%	2015	107.3%	31	
1241:1242: - Grand Hyatt San Diego	50468	47109	93.3%	5344	12846	18190	38.6%	36022	50.5%	31	
1244:1245: - Hyatt Regency Mission Bay	13299	12816	96.4%	3002	5432	8434	65.8%	3100	272.1%	31	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	31	
1325 - Lane Field North Hotel	12400	11386	91.8%	1110	5444	6554	57.6%	12834	51.1%	31	
1535 - San Diego Bayside Campus	11284	10500	93.1%	4374	0	4374	41.7%	5022	87.1%	31	
1539 - Pendry San Diego	9827	7375	75.0%	2430	3	2433	33.0%	3348	72.7%	31	
1543 - Hotel Republic	7998	6946	86.8%	1828	0	1828	26.3%	1860	98.3%	31	
1548 - Andaz San Diego	4929	4396	89.2%	1267	0	1267	28.8%	3100	40.9%	31	
2073 - W La West Beverly Hills	9269	8284	89.4%	3359	0	3359	40.5%	4836	69.5%	31	
2085 - Hyatt Regency Huntington Beach Valet	16027	15011	93.7%	10870	0	10870	72.4%	30690	35.4%	31	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10726	9519	88.7%	985	3793	4778	50.2%	7967	60.0%	31	
2240 - Hampton Inn and Suites La/Santa Monica	4402	3900	88.6%	1804	0	1804	46.3%	3410	52.9%	31	
2241 - Courtyard Santa Monica	4216	3771	89.4%	1702	0	1702	45.1%	2573	66.1%	31	
2514 - Hyatt Regency Newport Beach Valet	12493	11559	92.5%	3016	0	3016	26.1%	5890	51.2%	31	
2515 - Hyatt Regency Newport Beach Self	12493	0	0.0%	0	4472	4472	#DIV/0!	10850	41.2%	31	
2539 - Waterfront Beach Resort Valet	8990	7888	87.7%	5848	0	5848	74.1%	10850	53.9%	31	
2613 - Pasea Hotel and Spa	7750	6333	81.7%	4267	0	4267	67.4%	11129	38.3%	31	
3000 - Hilton Oakland	11222	10491	93.5%	0	4349	4349	41.5%	15500	28.1%	31	
3016 - Oakland Marriott	15159	12860	84.8%	2036	0	2036	15.8%	1240	164.2%	31	
3109 - 900 13th Street - Sacramento	15624	11103	71.1%	0	2653	2653	23.9%	26784	9.9%	31	
3110 - Sheraton Grand Sacramento	15593	10947	70.2%	1822	0	1822	16.6%	2790	65.3%	31	
3170 - Embassy Suites Hilton Portland	8556	8088	94.5%	2221	0	2221	27.5%	31000	7.2%	31	
3171 - Embassy Suites Hilton Portland Garage	8556	7748	90.6%	0	841	841	10.9%	9083	9.3%	31	
3183:3184: - Hotel Deluxe Portland	3968	3749	94.5%	1009	251	1260	33.6%	1550	81.3%	31	
3185 - Sentinel Hotel	3100	2840	91.6%	780	0	780	27.5%	1860	41.9%	31	
3186 - Hotel Lucia	3937	3642	92.5%	615	0	615	16.9%	1085	56.7%	31	
3187 - Hotel Dossier	6355	6013	94.6%	1702	0	1702	28.3%	2976	57.2%	31	
3216 - Fairmont Olympic Hotel Seattle	13950	12108	86.8%	2085	92	2177	18.0%	3410	63.8%	31	
3219 - The Arctic Club Seattle	3720	3199	86.0%	557	0	557	17.4%	1240	44.9%	31	
3252 - Hyatt Regency Bellevue	24397	18745	76.8%	1575	1580	3155	16.8%	12214	25.8%	31	
3257 - Westin Bellevue	10509	7400	70.4%	1093	486	1579	21.3%	5239	30.1%	31	
3284 - Hilton Garden Inn Seattle	6882	6063	88.1%	1360	0	1360	22.4%	1550	87.7%	31	
3285 - W Bellevue	7595	2895	38.1%	485	231	716	24.7%	3100	23.1%	31	
3290 - W Seattle	13144	12260	93.3%	1506	0	1506	12.3%	2604	57.8%	31	
3452 - Hyatt Regency Phoenix	21483	11164	52.0%	1123	1123	2246	20.1%	4650	48.3%	31	
3465:3466: - The Phoenician	20150	3879	19.3%	309	1	310	8.0%	18600	1.7%	31	
3585:3587: - Omni Dallas Hotel	15015	8222	54.8%	2219	2256	4475	54.4%	10530	42.5%	15	
3598 - The Stoneleigh	5425	4212	77.6%	1834	0	1834	43.5%	4650	39.4%	31	
3604 - St Regis Hotel	7192	3601	50.1%	1416	44	1460	40.5%	5425	26.9%	31	
3606:3619: - Woodlands Marriott	10633	6396	60.2%	1163	1939	3102	48.5%	3100	100.1%	31	
3621:3622: - Hilton Houston Post Oak	13888	8604	62.0%	1017	2887	3904	45.4%	10106	38.6%	31	
3634 - Embassy Suites Hilton Houston	8122	4381	53.9%	2097	0	2097	47.9%	2170	96.6%	31	
3654 - Hampton Inn and Homewood Suites Houston	9300	4778	51.4%	2561	32	2593	54.3%	4526	57.3%	31	
3718 - Hyatt Regency Dallas	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	31	
3823 - Marriott Courtyard Sa	6820	5670	83.1%	3144	0	3144	55.4%	3875	81.1%	31	
3831:3832: - Grand Hyatt San Antonio	31000	23258	75.0%	3848	7134	10982	47.2%	10323	106.4%	31	
3833 - Marriott Fairfield Inn & Suites	3069	2737	89.2%	1893	0	1893	69.2%	930	203.5%	31	
3834 - Marriott Spring Hill Suites	3658	3402	93.0%	2197	0	2197	64.6%	1705	128.9%	31	
3850 - Hotel Emma	4526	2211	48.9%	1148	0	1148	51.9%	1550	74.1%	31	
4157 - Omni San Francisco	11222	10511	93.7%	1508	0	1508	14.3%	930	162.2%	31	
4184:4267: - Westin Hotel Sfo	12307	11213	91.1%	644	3462	4106	36.6%	8029	51.1%	31	
4186 - Aloft Sfo	7812	7187	92.0%	0	2803	2803	39.0%	14818	18.9%	31	
4252 - Hotel Adagio	5301	5088	96.0%	774	26	800	15.7%	1209	66.2%	31	
4272 - San Francisco Courtyard	5208	4025	77.3%	740	0	740	18.4%	775	95.5%	31	
4277:4278: - San Jose Double Tree	15655	12823	81.9%	708	4147	4855	37.9%	21855	22.2%	31	
4405 - Roosevelt Hotel New Orleans	15624	9115	58.3%	3040	0	3040	33.4%	5332	57.0%	31	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8866	4614	52.0%	1474	0	1474	31.9%	3100	47.5%	31	
4410 - Old No 77 Hotel	5177	3483	67.3%	918	0	918	26.4%	6200	14.8%	31	
4411 - Hotel Indigo New Orleans	4092	2674	65.3%	1224	0	1224	45.8%	1643	74.5%	31	
4562 - Hyatt Regency Villa Christina	5487	4551	82.9%	337	0	337	7.4%	1550	21.7%	31	
4600 - Sofitel Washington Dc	7347	6390	87.0%	799	0	799	12.5%	434	184.1%	31	
4601 - Renaissance	9300	8322	89.5%	505	1376	1881	22.6%	16647	11.3%	31	
4602 - Residence Inn Arlington	10075	9007	89.4%	86	2262	2348	26.1%	16647	14.1%	31	
4608 - Westin City Center - Dc	12710	11397	89.7%	1663	0	1663	14.6%	4650	35.8%	31	
4611 - Omni Shoreham Dc	25854	22354	86.5%	4461	0	4461	20.0%	9300	48.0%	31	
4613 - Hyatt Place Arlington	5208	4061	78.0%	1318	0	1318	32.5%	2604	50.6%	31	
Total:	1002706	807808	80.6%	156531	131323	287854	35.6%	676441	42.6%		

61-DR-2015#2
11/25/2019

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11532	10477	90.9%	1179	4532	5711	54.5%	14260	40.0%	31	33.68%
0270:0461: - Wyndham San Diego Bayside	18600	17078	91.8%	611	5159	5770	33.8%	8990	64.2%	31	
0271 - US Grant Hotel Valet	8370	7581	90.6%	2627	0	2627	34.7%	6820	38.5%	31	
0316 - Marriott Vacation Club Pulse	8184	7388	90.3%	2438	1376	3814	51.6%	1395	273.4%	31	
0328 - Westin San Diego	13516	12810	94.8%	1868	0	1868	14.6%	2015	92.7%	31	
0370:0371: - Marriott Marquis & Marina San Diego	42160	35974	85.3%	4080	6457	10537	29.3%	29946	35.2%	31	
0375 - Town & Country Convention	29388	15176	51.6%	0	10185	10185	67.1%	42625	23.9%	31	
0674:0675: - Westin Seattle Hotel	27621	26558	96.2%	2131	1744	3875	14.6%	7161	54.1%	31	
0678 - Sheraton Seattle Hotel - Valet	38998	36073	92.5%	3646	0	3646	10.1%	12400	29.4%	31	
1050 - Omni Hotel San Diego	15841	14108	89.1%	2808	0	2808	19.9%	6820	41.2%	31	
1076 - Marriott Gaslamp Quarter SD	9486	8469	89.3%	2591	0	2591	30.6%	6386	40.6%	31	
1159 - Hard Rock Hotel	13020	9878	75.9%	2242	0	2242	22.7%	5890	38.1%	31	
1167:1303: - Hyatt Regency La Jolla Valet	12927	11381	88.0%	2137	3891	6028	53.0%	9300	64.8%	31	
1180 - Hilton SD Bayfront Hotel	36890	35992	97.6%	1815	10025	11840	32.9%	27714	42.7%	31	
1189:1190: - Hilton La Jolla Torrey Pines	12214	11057	90.5%	1130	5300	6430	58.2%	17360	37.0%	31	
1196 - The Keating Hotel	1085	0	0.0%	237	0	237	#DIV/0!	775	30.6%	31	
1207 - Indigo Hotel	6510	6042	92.8%	1903	0	1903	31.5%	2015	94.4%	31	
1241:1242: - Grand Hyatt San Diego	50468	44781	88.7%	2991	8228	11219	25.1%	36022	31.1%	31	
1244:1245: - Hyatt Regency Mission Bay	13299	12729	95.7%	3404	5228	8632	67.8%	3100	278.5%	31	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	31	
1325 - Lane Field North Hotel	12400	11328	91.4%	1147	4958	6105	53.9%	12834	47.6%	31	
1535 - San Diego Bayside Campus	11284	10233	90.7%	4353	150	4503	44.0%	5022	89.7%	31	
1539 - Pendry San Diego	9827	6930	70.5%	1968	0	1968	28.4%	3348	58.8%	31	
1543 - Hotel Republic	7998	6925	86.6%	1798	0	1798	26.0%	1860	96.7%	31	
1548 - Andaz San Diego	4929	4320	87.6%	1126	0	1126	26.1%	3100	36.3%	31	
2073 - W La West Beverly Hills	9269	8480	91.5%	3139	0	3139	37.0%	4836	64.9%	31	
2085 - Hyatt Regency Huntington Beach Valet	16027	14708	91.8%	9924	0	9924	67.5%	30690	32.3%	31	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10726	9919	92.5%	847	3635	4482	45.2%	7967	56.3%	31	
2240 - Hampton Inn and Suites La/Santa Monica	4402	4304	97.8%	1463	45	1508	35.0%	3410	44.2%	31	
2241 - Courtyard Santa Monica	4216	4082	96.8%	1521	0	1521	37.3%	2573	59.1%	31	
2514 - Hyatt Regency Newport Beach Valet	12493	11563	92.6%	2776	0	2776	24.0%	5890	47.1%	31	
2515 - Hyatt Regency Newport Beach Self	12493	0	0.0%	0	4226	4226	#DIV/0!	10850	38.9%	31	
2539 - Waterfront Beach Resort Valet	8990	6698	74.5%	4527	0	4527	67.6%	10850	41.7%	31	
2613 - Pasea Hotel and Spa	7750	5963	76.9%	4020	0	4020	67.4%	11129	36.1%	31	
3000 - Hilton Oakland	11222	10180	90.7%	0	4476	4476	44.0%	15500	28.9%	31	
3016 - Oakland Marriott	15159	13790	91.0%	2089	0	2089	15.1%	1240	168.5%	31	
3109 - 900 13th Street - Sacramento	15624	12036	77.0%	0	3122	3122	25.9%	26784	11.7%	31	
3110 - Sheraton Grand Sacramento	15593	12605	80.8%	2179	0	2179	17.3%	2790	78.1%	31	
3170 - Embassy Suites Hilton Portland	8556	8388	98.0%	2008	0	2008	23.9%	31000	6.5%	31	
3171 - Embassy Suites Hilton Portland Garage	8556	8388	98.0%	0	1023	1023	12.2%	9083	11.3%	31	
3183:3184: - Hotel Deluxe Portland	3968	3855	97.2%	1036	333	1369	35.5%	1550	88.3%	31	
3185 - Sentinel Hotel	3100	2852	92.0%	852	0	852	29.9%	1860	45.8%	31	
3186 - Hotel Lucia	3937	3694	93.8%	745	0	745	20.2%	1085	68.7%	31	
3187 - Hotel Dossier	6355	4913	77.3%	1430	0	1430	29.1%	2976	48.1%	31	
3216 - Fairmont Olympic Hotel Seattle	13950	13256	95.0%	2128	100	2228	16.8%	3410	65.3%	31	
3219 - The Arctic Club Seattle	3720	3538	95.1%	645	0	645	18.2%	1240	52.0%	31	
3252 - Hyatt Regency Bellevue	24397	20064	82.2%	1670	1963	3633	18.1%	12214	29.7%	31	
3257 - Westin Bellevue	10509	7429	70.7%	1225	574	1799	24.2%	5239	34.3%	31	
3284 - Hilton Garden Inn Seattle	6882	6451	93.7%	1233	0	1233	19.1%	1550	79.5%	31	
3285 - W Bellevue	7595	3390	44.6%	521	266	787	23.2%	3100	25.4%	31	
3290 - W Seattle	13144	12239	93.1%	1248	0	1248	10.2%	2604	47.9%	31	
3452 - Hyatt Regency Phoenix	21483	11586	53.9%	1274	1482	2756	23.8%	4650	59.3%	31	
3465:3466: - The Phoenician	20150	5225	25.9%	244	0	244	4.7%	18600	1.3%	31	
3598 - The Stoneleigh	5425	4170	76.9%	1797	0	1797	43.1%	4650	38.6%	31	
3604 - St Regis Hotel	7192	3522	49.0%	1277	0	1277	36.3%	5425	23.5%	31	
3606:3619: - Woodlands Marriott	10633	6414	60.3%	1142	1907	3049	47.5%	3100	98.4%	31	
3621:3622: - Hilton Houston Post Oak	13888	9556	68.8%	851	2630	3481	36.4%	10106	34.4%	31	
3634 - Embassy Suites Hilton Houston	8122	3809	46.9%	1730	730	2460	64.6%	2170	113.4%	31	
3654 - Hampton Inn and Homewood Suites Houston	9300	4628	49.8%	2342	0	2342	50.6%	4526	51.7%	31	
3823 - Marriott Courtyard Sa	6820	4592	67.3%	2292	0	2292	49.9%	3875	59.1%	31	
3831:3832: - Grand Hyatt San Antonio	31000	18082	58.3%	2299	4508	6807	37.6%	10323	65.9%	31	
3833 - Marriott Fairfield Inn & Suites	3069	2226	72.5%	1517	0	1517	68.1%	930	163.1%	31	
3834 - Marriott Spring Hill Suites	3658	2597	71.0%	1649	0	1649	63.5%	1705	96.7%	31	
3850 - Hotel Emma	4526	2613	57.7%	924	0	924	35.4%	1550	59.6%	31	
4157 - Omni San Francisco	11222	10042	89.5%	1266	0	1266	12.6%	930	136.1%	31	
4184:4267: - Westin Hotel Sfo	12307	11760	95.6%	473	3651	4124	35.1%	8029	51.4%	31	
4186 - Aloft Sfo	7812	7597	97.2%	0	2930	2930	38.6%	14818	19.8%	31	
4252 - Hotel Adagio	5301	5184	97.8%	887	111	998	19.3%	1209	82.5%	31	
4272 - San Francisco Courtyard	5208	4872	93.5%	953	46	999	20.5%	775	128.9%	31	
4277:4278: - San Jose Double Tree	15655	13987	89.3%	644	2745	3389	24.2%	21855	15.5%	31	
4405 - Roosevelt Hotel New Orleans	15624	9665	61.9%	2893	0	2893	29.9%	5332	54.3%	31	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8866	3339	37.7%	833	0	833	24.9%	3100	26.9%	31	
4410 - Old No 77 Hotel	5177	2664	51.5%	696	0	696	26.1%	6200	11.2%	31	
4411 - Hotel Indigo New Orleans	4092	2259	55.2%	1161	0	1161	51.4%	1643	70.7%	31	
4562 - Hyatt Regency Villa Christina	5487	3915	71.4%	219	0	219	5.6%	1550	14.1%	31	
4600 - Sofitel Washington Dc	7347	6066	82.6%	712	0	712	11.7%	434	164.1%	31	
4601 - Renaissance	9300	7683	82.6%	421	1283	1704	22.2%	16647	10.2%	31	
4602 - Residence Inn Arlington	10075	8049	79.9%	62	2503	2565	31.9%	16647	15.4%	31	
4608 - Westin City Center - Dc	12710	10204	80.3%	1618	0	1618	15.9%	4650	34.8%	31	
4611 - Omni Shoreham Dc	25854	19827	76.7%	5749	0	5749	29.0%	9300	61.8%	31	
4613 - Hyatt Place Arlington	5208	4063	78.0%	1301	0	1301	32.0%	2604	50.0%	31	
Total:	987691	786269	79.6%	136682	111522	248204	31.6%	665911	37.3%		

61-DR-2015#2
11/25/2019

Daily Drive in & Occupancy
For 09/01/2017
All Locations
Leased/Managed
Report Date 2/8/2018 11:29:10 AM

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11160	9138	81.9%	991	3814	4805	52.6%	13800	34.8%	30	31.74%
0270:0461: - Wyndham San Diego Bayside	18000	15501	86.1%	736	4416	5152	33.2%	8700	59.2%	30	
0271 - US Grant Hotel Valet	8100	7111	87.8%	2216	0	2216	31.2%	6600	33.6%	30	
0316 - Marriott Vacation Club Pulse	7920	6532	82.5%	2051	1026	3077	47.1%	1350	227.9%	30	
0328 - Westin San Diego	13080	11466	87.7%	1411	0	1411	12.3%	1950	72.4%	30	
0370:0371: - Marriott Marquis & Marina San Diego	40800	35194	86.3%	3799	5431	9230	26.2%	28980	31.8%	30	
0375 - Town & Country Convention	28440	10997	38.7%	0	7877	7877	71.6%	41250	19.1%	30	
0674:0675: - Westin Seattle Hotel	26730	24245	90.7%	1879	1371	3250	13.4%	6930	46.9%	30	
0678 - Sheraton Seattle Hotel - Valet	37740	34935	92.6%	3184	0	3184	9.1%	12000	26.5%	30	
1050 - Omni Hotel San Diego	15330	13285	86.7%	2417	0	2417	18.2%	6600	36.6%	30	
1076 - Marriott Gaslamp Quarter SD	9180	7956	86.7%	2263	0	2263	28.4%	6180	36.6%	30	
1159 - Hard Rock Hotel	12600	9892	78.5%	1980	0	1980	20.0%	5700	34.7%	30	
1167:1303: - Hyatt Regency La Jolla Valet	12510	11491	91.9%	1498	3406	4904	42.7%	9000	54.5%	30	
1180 - Hilton SD Bayfront Hotel	35700	33651	94.3%	1529	7204	8733	26.0%	26820	32.6%	30	
1189:1190: - Hilton La Jolla Torrey Pines	11820	10528	89.1%	896	4194	5090	48.3%	16800	30.3%	30	
1196 - The Keating Hotel	1050	0	0.0%	197	0	197	28.5%	750	26.3%	30	
1207 - Indigo Hotel	6300	5738	91.1%	1636	0	1636	28.5%	1950	83.9%	30	
1241:1242: - Grand Hyatt San Diego	48840	37293	76.4%	3643	8359	12002	32.2%	34860	34.4%	30	
1244:1245: - Hyatt Regency Mission Bay	12870	11267	87.5%	2128	4272	6400	56.8%	3000	213.3%	30	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	30	
1325 - Lane Field North Hotel	12000	10483	87.4%	1010	4462	5472	52.2%	12420	44.1%	30	
1535 - San Diego Bayside Campus	10920	9778	89.5%	3587	125	3712	38.0%	4860	76.4%	30	
1539 - Pendry San Diego	9510	5982	62.9%	1769	0	1769	29.6%	3240	54.6%	30	
1543 - Hotel Republic	7740	6121	79.1%	1667	0	1667	27.2%	1800	92.6%	30	
1548 - Andaz San Diego	4770	4228	88.6%	1097	0	1097	25.9%	3000	36.6%	30	
2073 - W La West Beverly Hills	8970	7767	86.6%	2590	0	2590	33.3%	4680	55.3%	30	
2085 - Hyatt Regency Huntington Beach Valet	15510	13520	87.2%	7130	0	7130	52.7%	29700	24.0%	30	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10380	9059	87.3%	739	3103	3842	42.4%	7710	49.8%	30	
2240 - Hampton Inn and Suites La/Santa Monica	4260	4016	94.3%	1187	0	1187	29.6%	3300	36.0%	30	
2241 - Courtyard Santa Monica	4080	3724	91.3%	1291	0	1291	34.7%	2490	51.8%	30	
2514 - Hyatt Regency Newport Beach Valet	12090	10815	89.5%	2414	0	2414	22.3%	5700	42.4%	30	
2515 - Hyatt Regency Newport Beach Self	12090	0	0.0%	0	4001	4001	#DIV/0!	10500	38.1%	30	
2539 - Waterfront Beach Resort Valet	8700	6644	76.4%	4409	0	4409	66.4%	10500	42.0%	30	
2613 - Pasea Hotel and Spa	7500	6005	80.1%	3490	0	3490	58.1%	10770	32.4%	30	
3000 - Hilton Oakland	10860	9450	87.0%	0	4383	4383	46.4%	15000	29.2%	30	
3016 - Oakland Marriott	14670	12735	86.8%	1806	0	1806	14.2%	1200	150.5%	30	
3109 - 900 13th Street - Sacramento	15120	9389	62.1%	0	3293	3293	35.1%	25920	12.7%	30	
3110 - Sheraton Grand Sacramento	15090	13216	87.6%	2330	0	2330	17.6%	2700	86.3%	30	
3170 - Embassy Suites Hilton Portland	8280	7746	93.6%	1834	0	1834	23.7%	30000	6.1%	30	
3171 - Embassy Suites Hilton Portland Garage	8280	7746	93.6%	0	937	937	12.1%	8790	10.7%	30	
3183:3184: - Hotel Deluxe Portland	3840	3579	93.2%	841	344	1185	33.1%	1500	79.0%	30	
3185 - Sentinel Hotel	3000	2720	90.7%	649	0	649	23.9%	1800	36.1%	30	
3186 - Hotel Lucia	3810	3348	87.9%	704	0	704	21.0%	1050	67.0%	30	
3187 - Hotel Dossier	6150	3989	64.9%	1017	0	1017	25.5%	2880	35.3%	30	
3216 - Fairmont Olympic Hotel Seattle	13500	12182	90.2%	1893	46	1939	15.9%	3300	58.8%	30	
3219 - The Arctic Club Seattle	3600	3122	86.7%	621	0	621	19.9%	1200	51.8%	30	
3252 - Hyatt Regency Bellevue	23610	19290	81.7%	1668	1310	2978	15.4%	11820	25.2%	30	
3257 - Westin Bellevue	10170	8268	81.3%	948	484	1432	17.3%	5070	28.2%	30	
3284 - Hilton Garden Inn Seattle	6660	6033	90.6%	1196	0	1196	19.8%	1500	79.7%	30	
3285 - W Bellevue	7350	3431	46.7%	569	180	749	21.8%	3000	25.0%	30	
3290 - W Seattle	12720	11598	91.2%	1456	0	1456	12.6%	2520	57.8%	30	
3452 - Hyatt Regency Phoenix	20790	10823	52.1%	869	599	1468	13.6%	4500	32.6%	30	
3465:3466: - The Phoenician	19500	5379	27.6%	327	16	343	6.4%	18000	1.9%	30	
3598 - The Stoneleigh	5250	4258	81.1%	1416	334	1750	41.1%	4500	38.9%	30	
3604 - St Regis Hotel	6960	3852	55.3%	1927	0	1927	50.0%	5250	36.7%	30	
3606:3619: - Woodlands Marriott	10290	7975	77.5%	1412	1749	3161	39.6%	3000	105.4%	30	
3621:3622: - Hilton Houston Post Oak	13440	10124	75.3%	1306	3770	5076	50.1%	9780	51.9%	30	
3634 - Embassy Suites Hilton Houston	7860	5162	65.7%	2000	2000	4000	77.5%	2100	190.5%	30	
3654 - Hampton Inn and Homewood Suites Houston	9000	7664	85.2%	3620	0	3620	47.2%	4380	82.6%	30	
3823 - Marriott Courtyard Sa	6600	3960	60.0%	1603	0	1603	40.5%	3750	42.7%	30	
3831:3832: - Grand Hyatt San Antonio	24690	17702	71.7%	2023	3248	5271	29.8%	9990	52.8%	30	
3833 - Marriott Fairfield Inn & Suites	2970	2044	68.8%	965	0	965	47.2%	900	107.2%	30	
3834 - Marriott Spring Hill Suites	3540	2373	67.0%	1322	0	1322	55.7%	1650	80.1%	30	
3850 - Hotel Emma	4380	2354	53.7%	1100	0	1100	46.7%	1500	73.3%	30	
4157 - Omni San Francisco	10860	9563	88.1%	1159	0	1159	12.1%	900	128.8%	30	
4184:4267: - Westin Hotel Sfo	11910	11580	97.2%	502	3361	3863	33.4%	7770	49.7%	30	
4186 - Aloft Sfo	7560	7399	97.9%	0	2574	2574	34.8%	14340	17.9%	30	
4252 - Hotel Adagio	5130	4909	95.7%	743	0	743	15.1%	1170	63.5%	30	
4272 - San Francisco Courtyard	3528	3097	87.8%	407	162	569	18.4%	525	108.4%	21	
4277:4278: - San Jose Double Tree	15150	12316	81.3%	898	3213	4111	33.4%	21150	19.4%	30	
4405 - Roosevelt Hotel New Orleans	15120	10851	71.8%	2693	0	2693	24.8%	5160	52.2%	30	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8580	3327	38.8%	917	0	917	27.6%	3000	30.6%	30	
4410 - Old No 77 Hotel	5010	3824	76.3%	793	0	793	20.7%	6000	13.2%	30	
4411 - Hotel Indigo New Orleans	3960	2457	62.0%	1028	0	1028	41.8%	1590	64.7%	30	
4412 - Doubletree New Orleans	11010	5064	46.0%	1530	0	1530	30.2%	3000	51.0%	30	
4562 - Hyatt Regency Villa Christina	5310	4245	79.9%	462	0	462	10.9%	1500	30.8%	30	
4600 - Sofitel Washington Dc	7110	5531	77.8%	559	0	559	10.1%	420	133.1%	30	
4601 - Renaissance	9000	7001	77.8%	595	1495	2090	29.9%	16110	13.0%	30	
4602 - Residence Inn Arlington	9750	7871	80.7%	82	2132	2214	28.1%	16110	13.7%	30	
4608 - Westin City Center - Dc	12300	7804	63.4%	1348	0	1348	17.3%	4500	30.0%	30	
4611 - Omni Shoreham Dc	25020	19377	77.4%	2452	0	2452	12.7%	9000	27.2%	30	
4613 - Hyatt Place Arlington	5040	3894	77.3%	897	0	897	23.0%	2520	35.6%	30	
Total:	960018	745984	77.7%	121321	98691	220012	29.5%	647205	34.0%		

61-DR-2015#2
11/25/2019

Daily Drive in & Occupancy
For 10/01/2017
All Locations
Leased/Managed
Report Date 2/8/2018 11:30:09 AM

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11532	9641	83.6%	1050	3391	4441	46.1%	14260	31.1%	31	28.37%
0270:0461: - Wyndham San Diego Bayside	18600	15333	82.4%	627	3880	4507	29.4%	8990	50.1%	31	
0271 - US Grant Hotel Valet	8370	6992	83.5%	2028	0	2028	29.0%	6820	29.7%	31	
0316 - Marriott Vacation Club Pulse	8184	6801	83.1%	1852	988	2840	41.8%	1395	203.6%	31	
0328 - Westin San Diego	13516	11749	86.9%	1339	0	1339	11.4%	2015	66.5%	31	
0370:0371: - Marriott Marquis & Marina San Diego	42160	39274	93.2%	3745	5268	9013	22.9%	29946	30.1%	31	
0375 - Town & Country Convention	29388	12935	44.0%	0	5109	5109	39.5%	42625	12.0%	31	
0674:0675: - Westin Seattle Hotel	27621	23822	86.2%	1875	1302	3177	13.3%	7161	44.4%	31	
0678 - Sheraton Seattle Hotel - Valet	38998	33452	85.8%	2726	0	2726	8.1%	12400	22.0%	31	
1050 - Omni Hotel San Diego	15841	12826	81.0%	1657	0	1657	12.9%	6820	24.3%	31	
1076 - Marriott Gaslamp Quarter SD	9486	8109	85.5%	1755	0	1755	21.6%	6386	27.5%	31	
1159 - Hard Rock Hotel	13020	10574	81.2%	1619	0	1619	15.3%	5890	27.5%	31	
1167:1303: - Hyatt Regency La Jolla Valet	12927	11194	86.6%	1496	3195	4691	41.9%	9300	50.4%	31	
1180 - Hilton SD Bayfront Hotel	36890	34622	93.9%	1243	5428	6671	19.3%	27714	24.1%	31	
1189:1190: - Hilton La Jolla Torrey Pines	12214	10282	84.2%	702	3641	4343	42.2%	17360	25.0%	31	
1196 - The Keating Hotel	1085	0	0.0%	260	0	260	#DIV/0!	775	33.5%	31	
1207 - Indigo Hotel	6510	5815	89.3%	1281	0	1281	22.0%	2015	63.6%	31	
1241:1242: - Grand Hyatt San Diego	50468	42336	83.9%	2771	6155	8926	21.1%	36022	24.8%	31	
1244:1245: - Hyatt Regency Mission Bay	13299	10083	75.8%	1818	4233	6051	60.0%	3100	195.2%	31	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	31	
1325 - Lane Field North Hotel	12400	10570	85.2%	1042	3846	4888	46.2%	12834	38.1%	31	
1535 - San Diego Bayside Campus	11284	9373	83.1%	3667	124	3791	40.4%	5022	75.5%	31	
1539 - Pendry San Diego	9827	7083	72.1%	1720	0	1720	24.3%	3348	51.4%	31	
1543 - Hotel Republic	7998	6253	78.2%	1380	0	1380	22.1%	1860	74.2%	31	
1548 - Andaz San Diego	4929	4348	88.2%	1013	0	1013	23.3%	3100	32.7%	31	
2073 - W La West Beverly Hills	9269	7920	85.4%	2657	0	2657	33.5%	4836	54.9%	31	
2085 - Hyatt Regency Huntington Beach Valet	16027	14173	88.4%	6667	0	6667	47.0%	30690	21.7%	31	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10726	9497	88.5%	868	3232	4100	43.2%	7967	51.5%	31	
2240 - Hampton Inn and Suites La/Santa Monica	4402	4033	91.6%	1296	0	1296	32.1%	3410	38.0%	31	
2241 - Courtyard Santa Monica	4216	3916	92.9%	1234	0	1234	31.5%	2573	48.0%	31	
2514 - Hyatt Regency Newport Beach Valet	12493	10037	80.3%	2244	0	2244	22.4%	5890	38.1%	31	
2515 - Hyatt Regency Newport Beach Self	12493	0	0.0%	0	3282	3282	#DIV/0!	10850	30.2%	31	
2539 - Waterfront Beach Resort Valet	8990	6715	74.7%	4198	0	4198	62.5%	10850	38.7%	31	
2613 - Pasea Hotel and Spa	7750	6295	81.2%	3728	0	3728	59.2%	11129	33.5%	31	
3000 - Hilton Oakland	11222	9903	88.2%	0	3789	3789	38.3%	15500	24.4%	31	
3016 - Oakland Marriott	15159	13594	89.7%	1552	0	1552	11.4%	1240	125.2%	31	
3109 - 900 13th Street - Sacramento	15624	12315	78.8%	0	3197	3197	26.0%	26784	11.9%	31	
3110 - Sheraton Grand Sacramento	15593	13264	85.1%	2390	0	2390	18.0%	2790	85.7%	31	
3170 - Embassy Suites Hilton Portland	8556	7847	91.7%	1750	0	1750	22.3%	31000	5.6%	31	
3171 - Embassy Suites Hilton Portland Garage	8556	7325	85.6%	0	757	757	10.3%	9083	8.3%	31	
3183:3184: - Hotel Deluxe Portland	3968	3620	91.2%	810	261	1071	29.6%	1550	69.1%	31	
3185 - Sentinel Hotel	3100	2707	87.3%	686	0	686	25.3%	1860	36.9%	31	
3186 - Hotel Lucia	3937	3324	84.4%	535	0	535	16.1%	1085	49.3%	31	
3187 - Hotel Dossier	6355	4135	65.1%	1022	0	1022	24.7%	2976	34.3%	31	
3216 - Fairmont Olympic Hotel Seattle	13950	12847	92.1%	2062	71	2133	16.6%	3410	62.6%	31	
3219 - The Arctic Club Seattle	3720	2173	58.4%	477	0	477	22.0%	1240	38.5%	31	
3252 - Hyatt Regency Bellevue	24397	15697	64.3%	1183	1212	2395	15.3%	12214	19.6%	31	
3257 - Westin Bellevue	10509	8428	80.2%	960	706	1666	19.8%	5239	31.8%	31	
3284 - Hilton Garden Inn Seattle	6882	5992	87.1%	1063	28	1091	18.2%	1550	70.4%	31	
3285 - W Bellevue	7595	4203	55.3%	618	362	980	23.3%	3100	31.6%	31	
3290 - W Seattle	13144	11064	84.2%	1275	0	1275	11.5%	2604	49.0%	31	
3452 - Hyatt Regency Phoenix	21483	15717	73.2%	1022	558	1580	10.1%	4650	34.0%	31	
3465:3466: - The Phoenician	20150	11445	56.8%	765	850	1615	14.1%	18600	8.7%	31	
3598 - The Stoneleigh	5425	4790	88.3%	1689	0	1689	35.3%	4650	36.3%	31	
3604 - St Regis Hotel	7192	5552	77.2%	2033	0	2033	36.6%	5425	37.5%	31	
3606:3619: - Woodlands Marriott	10633	7104	66.8%	892	1562	2454	34.5%	3100	79.2%	31	
3621:3622: - Hilton Houston Post Oak	13888	10888	78.4%	1575	3109	4684	43.0%	10106	46.3%	31	
3634 - Embassy Suites Hilton Houston	8122	4566	56.2%	1960	1960	3920	85.9%	2170	180.6%	31	
3654 - Hampton Inn and Homewood Suites Houston	9300	7167	77.1%	2163	0	2163	30.2%	4526	47.8%	31	
3823 - Marriott Courtyard Sa	6820	3937	57.7%	1579	0	1579	40.1%	3875	40.7%	31	
3831:3832: - Grand Hyatt San Antonio	25513	20453	80.2%	2048	2551	4599	22.5%	10323	44.6%	31	
3833 - Marriott Fairfield Inn & Suites	3069	2338	76.2%	1169	0	1169	50.0%	930	125.7%	31	
3834 - Marriott Spring Hill Suites	3658	2728	74.6%	1250	0	1250	45.8%	1705	73.3%	31	
3850 - Hotel Emma	4526	3015	66.6%	995	0	995	33.0%	1550	64.2%	31	
4157 - Omni San Francisco	11222	9949	88.7%	1099	0	1099	11.0%	930	118.2%	31	
4184:4267: - Westin Hotel Sfo	12307	11707	95.1%	361	3110	3471	29.6%	8029	43.2%	31	
4186 - Aloft Sfo	7812	7509	96.1%	0	2242	2242	29.9%	14818	15.1%	31	
4252 - Hotel Adagio	5301	5049	95.2%	603	12	615	12.2%	1209	50.9%	31	
4277:4278: - San Jose Double Tree	15655	13397	85.6%	670	3139	3809	28.4%	21855	17.4%	31	
4405 - Roosevelt Hotel New Orleans	15624	12784	81.8%	2329	0	2329	18.2%	5332	43.7%	31	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8866	3932	44.3%	1158	0	1158	29.5%	3100	37.4%	31	
4410 - Old No 77 Hotel	5177	4187	80.9%	560	0	560	13.4%	6200	9.0%	31	
4411 - Hotel Indigo New Orleans	4092	3082	75.3%	838	0	838	27.2%	1643	51.0%	31	
4412 - Doubletree New Orleans	11377	9257	81.4%	2188	0	2188	23.6%	3100	70.6%	31	
4562 - Hyatt Regency Villa Christina	5487	4103	74.8%	245	0	245	6.0%	1550	15.8%	31	
4600 - Sofitel Washington Dc	7347	6696	91.1%	528	0	528	7.9%	434	121.7%	31	
4601 - Renaissance	9300	8334	89.6%	545	1252	1797	21.6%	16647	10.8%	31	
4602 - Residence Inn Arlington	10075	9179	91.1%	43	1820	1863	20.3%	16647	11.2%	31	
4611 - Omni Shoreham Dc	25854	22533	87.2%	3326	0	3326	14.8%	9300	35.8%	31	
4613 - Hyatt Place Arlington	5208	4292	82.4%	1052	0	1052	24.5%	2604	40.4%	31	
Total:	975663	780181	80.0%	112626	85622	198248	25.4%	663586	29.9%		

61-DR-2015#2
11/25/2019

Daily Drive in & Occupancy
For 11/01/2017
All Locations
Leased/Managed
Report Date 2/8/2018 11:30:50 AM

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11160	9358	83.9%	1030	3745	4775	51.0%	13800	34.6%	30	30.00%
0270:0461: - Wyndham San Diego Bayside	18000	15081	83.8%	449	3060	3509	23.3%	8700	40.3%	30	
0271 - US Grant Hotel Valet	8100	6175	76.2%	2127	0	2127	34.4%	6600	32.2%	30	
0316 - Marriott Vacation Club Pulse	7920	6445	81.4%	1932	838	2770	43.0%	1350	205.2%	30	
0328 - Westin San Diego	13080	10660	81.5%	1150	0	1150	10.8%	1950	59.0%	30	
0370:0371: - Marriott Marquis & Marina San Diego	40800	29427	72.1%	3777	5653	9430	32.0%	28980	32.5%	30	
0375 - Town & Country Convention	28440	7334	25.8%	0	4487	4487	61.2%	41250	10.9%	30	
0674:0675: - Westin Seattle Hotel	26730	20445	76.5%	1692	1012	2704	13.2%	6930	39.0%	30	
0678 - Sheraton Seattle Hotel - Valet	37740	24434	64.7%	2106	0	2106	8.6%	12000	17.6%	30	
1050 - Omni Hotel San Diego	15330	10283	67.1%	1077	0	1077	10.5%	6600	16.3%	30	
1076 - Marriott Gaslamp Quarter SD	9180	7103	77.4%	1867	0	1867	26.3%	6180	30.2%	30	
1159 - Hard Rock Hotel	12600	8145	64.6%	1395	0	1395	17.1%	5700	24.5%	30	
1167:1303: - Hyatt Regency La Jolla Valet	12510	9804	78.4%	1635	3136	4771	48.7%	9000	53.0%	30	
1180 - Hilton SD Bayfront Hotel	35700	31641	88.6%	932	7418	8350	26.4%	26820	31.1%	30	
1189:1190: - Hilton La Jolla Torrey Pines	11820	9381	79.4%	821	4021	4842	51.6%	16800	28.8%	30	
1196 - The Keating Hotel	1050	0	0.0%	173	0	173	#DIV/0!	750	23.1%	30	
1207 - Indigo Hotel	6300	5130	81.4%	1026	0	1026	20.0%	1950	52.6%	30	
1241:1242: - Grand Hyatt San Diego	48840	40762	83.5%	2610	7114	9724	23.9%	34860	27.9%	30	
1244:1245: - Hyatt Regency Mission Bay	12870	9853	76.6%	1211	3452	4663	47.3%	3000	155.4%	30	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	30	
1325 - Lane Field North Hotel	12000	9510	79.3%	713	3813	4526	47.6%	12420	36.4%	30	
1535 - San Diego Bayside Campus	10920	8946	81.9%	3146	0	3146	35.2%	4860	64.7%	30	
1539 - Pendry San Diego	9510	5924	62.3%	1382	0	1382	23.3%	3240	42.7%	30	
1543 - Hotel Republic	7740	5371	69.4%	1103	0	1103	20.5%	1800	61.3%	30	
1548 - Andaz San Diego	4770	3370	70.6%	717	0	717	21.3%	3000	23.9%	30	
2073 - W La West Beverly Hills	8970	6896	76.9%	2228	0	2228	32.3%	4680	47.6%	30	
2085 - Hyatt Regency Huntington Beach Valet	15510	13011	83.9%	5711	1660	7371	56.7%	29700	24.8%	30	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10380	8720	84.0%	581	2524	3105	35.6%	7710	40.3%	30	
2240 - Hampton Inn and Suites La/Santa Monica	4260	3531	82.9%	1107	0	1107	31.4%	3300	33.5%	30	
2241 - Courtyard Santa Monica	4080	3499	85.8%	1109	0	1109	31.7%	2490	44.5%	30	
2514 - Hyatt Regency Newport Beach Valet	12090	9038	74.8%	2129	0	2129	23.6%	5700	37.4%	30	
2515 - Hyatt Regency Newport Beach Self	12090	0	0.0%	0	3567	3567	#DIV/0!	10500	34.0%	30	
2539 - Waterfront Beach Resort Valet	8700	4646	53.4%	3700	0	3700	79.6%	10500	35.2%	30	
2613 - Pasea Hotel and Spa	7500	5137	68.5%	3164	0	3164	61.6%	10770	29.4%	30	
3000 - Hilton Oakland	10860	8813	81.2%	0	3048	3048	34.6%	15000	20.3%	30	
3016 - Oakland Marriott	14670	12669	86.4%	1379	0	1379	10.9%	1200	114.9%	30	
3109 - 900 13th Street - Sacramento	15120	9977	66.0%	0	2486	2486	24.9%	25920	9.6%	30	
3110 - Sheraton Grand Sacramento	15090	11856	78.6%	1956	0	1956	16.5%	2700	72.4%	30	
3170 - Embassy Suites Hilton Portland	8280	7111	85.9%	1528	0	1528	21.5%	30000	5.1%	30	
3171 - Embassy Suites Hilton Portland Garage	8280	6499	78.5%	0	798	798	12.3%	8790	9.1%	30	
3183:3184: - Hotel Deluxe Portland	3840	3043	79.2%	691	196	887	29.1%	1500	59.1%	30	
3185 - Sentinel Hotel	3000	2479	82.6%	721	0	721	29.1%	1800	40.1%	30	
3186 - Hotel Lucia	3810	3006	78.9%	582	0	582	19.4%	1050	55.4%	30	
3187 - Hotel Dossier	6150	3196	52.0%	816	0	816	25.5%	2880	28.3%	30	
3216 - Fairmont Olympic Hotel Seattle	13500	11308	83.8%	2356	125	2481	21.9%	3300	75.2%	30	
3219 - The Arctic Club Seattle	3600	2519	70.0%	448	0	448	17.8%	1200	37.3%	30	
3252 - Hyatt Regency Bellevue	23610	13954	59.1%	1542	1266	2808	20.1%	11820	23.8%	30	
3257 - Westin Bellevue	10170	7555	74.3%	992	583	1575	20.8%	5070	31.1%	30	
3284 - Hilton Garden Inn Seattle	6660	5863	88.0%	1203	0	1203	20.5%	1500	80.2%	30	
3285 - W Bellevue	7350	4105	55.9%	643	344	987	24.0%	3000	32.9%	30	
3290 - W Seattle	12720	9426	74.1%	1117	94	1211	12.8%	2520	48.1%	30	
3452 - Hyatt Regency Phoenix	20790	12479	60.0%	1003	495	1498	12.0%	4500	33.3%	30	
3465:3466: - The Phoenician	19500	13539	69.4%	914	1113	2027	15.0%	18000	11.3%	30	
3598 - The Stoneleigh	5250	4199	80.0%	1449	0	1449	34.5%	4500	32.2%	30	
3604 - St Regis Hotel	6960	5103	73.3%	1929	0	1929	37.8%	5250	36.7%	30	
3606:3619: - Woodlands Marriott	10290	7169	69.7%	796	1627	2423	33.8%	3000	80.8%	30	
3621:3622: - Hilton Houston Post Oak	13440	9110	67.8%	1489	2659	4148	45.5%	9780	42.4%	30	
3634 - Embassy Suites Hilton Houston	7860	3840	48.9%	1783	1831	3614	94.1%	2100	172.1%	30	
3654 - Hampton Inn and Homewood Suites Houston	9000	5508	61.2%	1677	0	1677	30.4%	4380	38.3%	30	
3823 - Marriott Courtyard Sa	6600	4016	60.8%	1705	0	1705	42.5%	3750	45.5%	30	
3831:3832: - Grand Hyatt San Antonio	24690	17089	69.2%	1825	2309	4134	24.2%	9990	41.4%	30	
3833 - Marriott Fairfield Inn & Suites	2970	1916	64.5%	968	0	968	50.5%	900	107.6%	30	
3834 - Marriott Spring Hill Suites	3540	2491	70.4%	1333	0	1333	53.5%	1650	80.8%	30	
3850 - Hotel Emma	4380	3208	73.2%	1115	0	1115	34.8%	1500	74.3%	30	
4157 - Omni San Francisco	10860	8733	80.4%	1185	0	1185	13.6%	900	131.7%	30	
4184:4267: - Westin Hotel Sfo	11910	10557	88.6%	487	2497	2984	28.3%	7770	38.4%	30	
4186 - Aloft Sfo	7560	6524	86.3%	0	1912	1912	29.3%	14340	13.3%	30	
4252 - Hotel Adagio	5130	4636	90.4%	597	41	638	13.8%	1170	54.5%	30	
4277:4278: - San Jose Double Tree	15150	11703	77.2%	720	3098	3818	32.6%	21150	18.1%	30	
4405 - Roosevelt Hotel New Orleans	15120	11594	76.7%	2494	0	2494	21.5%	5160	48.3%	30	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8580	4423	51.6%	933	0	933	21.1%	3000	31.1%	30	
4410 - Old No 77 Hotel	5010	3651	72.9%	572	0	572	15.7%	6000	9.5%	30	
4411 - Hotel Indigo New Orleans	3960	2876	72.6%	885	0	885	30.8%	1590	55.7%	30	
4412 - Doubletree New Orleans	11010	8840	80.3%	2275	0	2275	25.7%	3000	75.8%	30	
4562 - Hyatt Regency Villa Christina	5310	3501	65.9%	257	0	257	7.3%	1500	17.1%	30	
4600 - Sofitel Washington Dc	7110	5642	79.4%	628	0	628	11.1%	420	149.5%	30	
4601 - Renaissance	9000	6979	77.5%	528	1160	1688	24.2%	16110	10.5%	30	
4602 - Residence Inn Arlington	9750	7817	80.2%	71	1555	1626	20.8%	16110	10.1%	30	
4611 - Omni Shoreham Dc	25020	17022	68.0%	2099	0	2099	12.3%	9000	23.3%	30	
4613 - Hyatt Place Arlington	5040	3481	69.1%	741	0	741	21.3%	2520	29.4%		
Total:	944190	680085	72.0%	102232	84737	186969	27.5%	642180	29.1%		

61-DR-2015#2
11/25/2019

Daily Drive in & Occupancy
For 12/01/2017
All Locations
Leased/Managed
Report Date 2/8/2018 11:31:30 AM

Date	Rooms Available #	Occupied #	Occupancy %	3am Cars Valet #	Self #	Total #	Drive in %	Stalls Available #	Occupancy %	# Days Entered	west coast
0160:0161: - Marriott La Jolla	11532	9365	81.2%	1034	3975	5009	53.5%	14260	35.1%	31	35.55%
0270:0461: - Wyndham San Diego Bayside	18600	12403	66.7%	556	3715	4271	34.4%	8990	47.5%	31	
0271 - US Grant Hotel Valet	8370	6515	77.8%	2752	0	2752	42.2%	6820	40.4%	31	
0316 - Marriott Vacation Club Pulse	8184	6643	81.2%	2054	936	2990	45.0%	1395	214.3%	31	
0328 - Westin San Diego	13516	9364	69.3%	1246	0	1246	13.3%	2015	61.8%	31	
0370:0371: - Marriott Marquis & Marina San Diego	42160	24806	58.8%	3929	5463	9392	37.9%	29946	31.4%	31	
0375 - Town & Country Convention	29388	6800	23.1%	0	4281	4281	63.0%	42625	10.0%	31	
0674:0675: - Westin Seattle Hotel	27621	16290	59.0%	2334	1224	3558	21.8%	7161	49.7%	31	
0678 - Sheraton Seattle Hotel - Valet	38998	17787	45.6%	3520	0	3520	19.8%	12400	28.4%	31	
1050 - Omni Hotel San Diego	15841	9045	57.1%	1768	0	1768	19.5%	6820	25.9%	31	
1076 - Marriott Gaslamp Quarter SD	9486	6565	69.2%	2242	0	2242	34.2%	6386	35.1%	31	
1159 - Hard Rock Hotel	13020	4899	37.6%	1486	0	1486	30.3%	5890	25.2%	31	
1167:1303: - Hyatt Regency La Jolla Valet	12927	10070	77.9%	1535	3203	4738	47.1%	9300	50.9%	31	
1180 - Hilton SD Bayfront Hotel	36890	32013	86.8%	1770	12311	14081	44.0%	27714	50.8%	31	
1189:1190: - Hilton La Jolla Torrey Pines	12214	8860	72.5%	776	4175	4951	55.9%	17360	28.5%	31	
1196 - The Keating Hotel	1085	0	0.0%	168	0	168	#DIV/0!	775	21.7%	31	
1207 - Indigo Hotel	6510	4733	72.7%	1266	0	1266	26.7%	2015	62.8%	31	
1241:1242: - Grand Hyatt San Diego	50468	34862	69.1%	3590	9584	13174	37.8%	36022	36.6%	31	
1244:1245: - Hyatt Regency Mission Bay	13299	9056	68.1%	1621	3674	5295	58.5%	3100	170.8%	31	
1324 - Lane Field North Garage	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	31	
1325 - Lane Field North Hotel	12400	9008	72.6%	801	4238	5039	55.9%	12834	39.3%	31	
1535 - San Diego Bayside Campus	11284	8530	75.6%	3297	0	3297	38.7%	5022	65.7%	31	
1539 - Pendry San Diego	9827	4850	49.4%	1688	0	1688	34.8%	3348	50.4%	31	
1543 - Hotel Republic	7998	4404	55.1%	1183	0	1183	26.9%	1860	63.6%	31	
1548 - Andaz San Diego	4929	3411	69.2%	868	0	868	25.4%	3100	28.0%	31	
1904 - Hotel Paseo	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
2073 - W La West Beverly Hills	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	1	
2085 - Hyatt Regency Huntington Beach Valet	16027	11495	71.7%	5610	1025	6635	57.7%	30690	21.6%	31	
2225:2226: - Crowne Plaza Redondo Beach Hotel	10726	8312	77.5%	654	2706	3360	40.4%	7967	42.2%	31	
2240 - Hampton Inn and Suites La/Santa Monica	4402	3577	81.3%	1165	0	1165	32.6%	3410	34.2%	31	
2241 - Courtyard Santa Monica	4216	3597	85.3%	1182	0	1182	32.9%	2573	45.9%	31	
2514 - Hyatt Regency Newport Beach Valet	12493	9237	73.9%	2201	0	2201	23.8%	5890	37.4%	31	
2515 - Hyatt Regency Newport Beach Self	12493	0	0.0%	1	3080	3081	#DIV/0!	10850	28.4%	31	
2539 - Waterfront Beach Resort Valet	8990	4937	54.9%	3738	0	3738	75.7%	10850	34.5%	31	
2613 - Pasea Hotel and Spa	7750	4403	56.8%	2957	0	2957	67.2%	11129	26.6%	31	
3000 - Hilton Oakland	11222	7710	68.7%	0	3268	3268	42.4%	15500	21.1%	31	
3016 - Oakland Marriott	15159	9217	60.8%	1617	0	1617	17.5%	1240	130.4%	31	
3110 - Sheraton Grand Sacramento	15593	9952	63.8%	2215	0	2215	22.3%	2790	79.4%	31	
3170 - Embassy Suites Hilton Portland	8556	6320	73.9%	1839	0	1839	29.1%	31000	5.9%	31	
3171 - Embassy Suites Hilton Portland Garage	8556	6327	73.9%	0	721	721	11.4%	9083	7.9%	31	
3183:3184: - Hotel Deluxe Portland	3968	2666	67.2%	714	237	951	35.7%	1550	61.4%	31	
3185 - Sentinel Hotel	3100	2277	73.5%	689	0	689	30.3%	1860	37.0%	31	
3186 - Hotel Lucia	3937	2545	64.6%	509	0	509	20.0%	1085	46.9%	31	
3187 - Hotel Dossier	6355	2789	43.9%	903	0	903	32.4%	2976	30.3%	31	
3216 - Fairmont Olympic Hotel Seattle	13950	10768	77.2%	3277	155	3432	31.9%	3410	100.6%	31	
3219 - The Arctic Club Seattle	3720	2524	67.8%	617	0	617	24.4%	1240	49.8%	31	
3252 - Hyatt Regency Bellevue	24397	11416	46.8%	1389	724	2113	18.5%	12214	17.3%	31	
3257 - Westin Bellevue	10509	6885	65.5%	1426	610	2036	29.6%	5239	38.9%	31	
3284 - Hilton Garden Inn Seattle	6882	4918	71.5%	1132	0	1132	23.0%	1550	73.0%	31	
3285 - W Bellevue	7595	3559	46.9%	735	212	947	26.6%	3100	30.5%	31	
3290 - W Seattle	13144	9311	70.8%	1691	0	1691	18.2%	2604	64.9%	31	
3296 - Residence Inn Seattle Downtown	9362	1740	18.6%	644	0	644	37.0%	3689	17.5%	31	
3452 - Hyatt Regency Phoenix	21483	13103	61.0%	1112	1637	2749	21.0%	4650	59.1%	31	
3465:3466: - The Phoenician	20150	10598	52.6%	1452	2233	3685	34.8%	18600	19.8%	31	
3598 - The Stoneleigh	5425	3187	58.7%	1447	0	1447	45.4%	4650	31.1%	31	
3604 - St Regis Hotel	7192	4581	63.7%	1990	0	1990	43.4%	5425	36.7%	31	
3606:3619: - Woodlands Marriott	10633	5582	52.5%	1143	1726	2869	51.4%	3100	92.5%	31	
3621:3622: - Hilton Houston Post Oak	13888	7133	51.4%	1415	2500	3915	54.9%	10106	38.7%	31	
3634 - Embassy Suites Hilton Houston	8122	2652	32.7%	2041	2043	4084	154.0%	2170	188.2%	31	
3654 - Hampton Inn and Homewood Suites Houston	9300	4991	53.7%	1645	0	1645	33.0%	4526	36.3%	31	
3823 - Marriott Courtyard Sa	6820	5145	75.4%	2421	0	2421	47.1%	3875	62.5%	31	
3831:3832: - Grand Hyatt San Antonio	25513	14243	55.8%	2556	2298	4854	34.1%	10323	47.0%	31	
3833 - Marriott Fairfield Inn & Suites	3069	1791	58.4%	919	0	919	51.3%	930	98.8%	31	
3834 - Marriott Spring Hill Suites	3658	2769	75.7%	1595	0	1595	57.6%	1705	93.5%	31	
3850 - Hotel Emma	4526	2943	65.0%	1322	0	1322	44.9%	1550	85.3%	31	
4157 - Omni San Francisco	11222	8929	79.6%	1723	0	1723	19.3%	930	185.3%	31	
4184:4267: - Westin Hotel Sfo	12307	10438	84.8%	442	2860	3302	31.6%	8029	41.1%	31	
4186 - Aloft Sfo	7812	6063	77.6%	0	1994	1994	32.9%	14818	13.5%	31	
4252 - Hotel Adagio	5301	4618	87.1%	805	27	832	18.0%	1209	68.8%	31	
4277:4278: - San Jose Double Tree	15655	10441	66.7%	609	2689	3298	31.6%	21855	15.1%	31	
4291 - Hotel Nia	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
4405 - Roosevelt Hotel New Orleans	15624	13205	84.5%	4784	0	4784	36.2%	5332	89.7%	31	
4409 - Hilton Garden Inn New Orleans Conv Ctr	8866	5986	67.5%	1251	0	1251	20.9%	3100	40.4%	31	
4410 - Old No 77 Hotel	5177	3875	74.9%	756	0	756	19.5%	6200	12.2%	31	
4411 - Hotel Indigo New Orleans	4092	2514	61.4%	760	0	760	30.2%	1643	46.3%	31	
4412 - Doubletree New Orleans	11377	8130	71.5%	3246	0	3246	39.9%	3100	104.7%	31	
4562 - Hyatt Regency Villa Christina	5487	3425	62.4%	253	0	253	7.4%	1550	16.3%	31	
4600 - Sofitel Washington Dc	7347	4715	64.2%	672	0	672	14.3%	434	154.8%	31	
4601 - Renaissance	9300	5170	55.6%	497	1016	1513	29.3%	16647	9.1%	31	
4602 - Residence Inn Arlington	10075	5904	58.6%	59	1335	1394	23.6%	16647	8.4%	31	
4611 - Omni Shoreham Dc	25854	10419	40.3%	2473	0	2473	23.7%	9300	26.6%	31	
4613 - Hyatt Place Arlington	5208	3033	58.2%	693	0	693	22.8%	2604	26.6%	31	
4616 - Westin Alexandria	0	0	#DIV/0!	0	0	0	#DIV/0!	0	#DIV/0!	0	
Total:	960132	592344	61.7%	118470	91875	210345	35.5%	635655	33.1%		

61-DR-2015#2
11/25/2019

rev.   14-Nov-19

		RESIDENTIAL (DU)			COMMERCIAL/RETAIL/OFFICE (SF)			HOTEL (Rooms)		
		PU-I	PU-II	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III
TOTAL ALLOWED *(per Schedule C - Land Use Budget)*		NA		750	NA	2,866,145		NA	**400**	
			2,000							

ASSIGNED PARCEL DESCRIPTION	APN	RESIDENTIAL (DU)			COMMERCIAL/RETAIL/OFFICE (SF)			HOTEL (Rooms)		
		PU-I	PU-II	PU-III	PU-I	PU-II	PU-III	PU-I	PU-II	PU-III
Henkel Corporation	215-05-005					475,000				
Avion on Legacy	215-05-009			750						
Hilton	215-05-010									130
TOTAL ASSIGNED BY PU			0	750		475,000	0		0	130
TOTAL ASSIGNED BY USE			**750**			**475,000**			**130**	
REMAINING TO ASSIGN			**1,250**			**2,391,145**			**270**	

* see amended development standards

61-DR-2015#2
11/25/2019

Stacked 40s
Open Space Tracker

REQUIRED OPEN SPACE		
	PU-II NET SITE AREA	**TOTAL** *(ac)*
PU-II Gross Site Area	*south of Legacy Boulevard centerline*	61.60
Loop 101 Frontage ROW		*(0.19)*
Scottsdale Road ROW		*(0.50)*
Legacy Boulevard ROW		*(1.64)*
PU-II NET SITE AREA		**59.27**
	PU-III NET SITE AREA	**TOTAL** *(ac)*
PU-III Gross Site Area	*north of Legacy Boulevard centerline*	53.94
Scottsdale Road ROW		*0.71*
Legacy Boulevard ROW		*1.81*
PU-II NET SITE AREA		**56.46**

	OPEN SPACE REQUIRED		TOTAL *(ac)*
per PU II and III MEDCP Figure 6 - Open Space	15% OF PU II AND III NET SITE AREA *(111.4 ac x 15% = 16.7ac)*		
per 20-ZN-2002#3 Schedule I	**PU-II ≤ 20% of the net P.R.C. site**	*59.27 x 0.20 =*	**11.85**
	PU-III ≤ 15% of the net P.R.C. site	*56.46 x 0.15 =*	**8.47**
	min. 25% of the required open space shall be	*20.32 x 0.25 =*	*5.08*

PU-II OPEN SPACE							
PARCEL DESCRIPTION	**APN**	**PU-II OPEN SPACE PROVIDED** *(ac)*					**TOTAL** *(ac)*
		SCENIC CORRIDOR	**DRAINAGE CORRIDOR**	**LANDSCAPE BUFFER**	**STREETSCAPE**	**PARKS AND URBAN OPEN SPACE**	
Henkel Corporation	215-05-005				0.56		0.56
One Scottsdale Investors	215-05-006	1.87	1.33				3.20
One Scottsdale Investors	215-05-004a	1.54	0.86				2.40
							-
							-
TOTAL OPEN SPACE PROVIDED		3.41	2.19	-	0.56	-	**6.16**

PU-II REMAINING OPEN SPACE TO PROVIDE	5.70

PARCEL DESCRIPTION	**APN**	**PU-II OPEN SPACE ANTICIPATED** *(ac)*					**TOTAL** *(ac)*
		SCENIC CORRIDOR	**DRAINAGE CORRIDOR**	**LANDSCAPE BUFFER**	**STREETSCAPE**	**PARKS AND URBAN OPEN SPACE**	
One Scottsdale Investors	215-05-006					0.12	0.12
One Scottsdale Investors	215-05-004a					0.33	0.33
							-
TOTAL OPEN SPACE ANTICIPATED		-	-	-	-	0.45	**0.45**

PU-III OPEN SPACE							
PARCEL DESCRIPTION	**APN**	**PU-III OPEN SPACE PROVIDED** *(ac)*					**TOTAL**
		SCENIC CORRIDOR	**DRAINAGE CORRIDOR**	**LANDSCAPE BUFFER**	**STREETSCAPE**	**PARKS AND URBAN OPEN SPACE**	*(ac)*
One North Scottsdale	215-05-008						-
Avion on Legacy	215-05-009					3.27	3.27
One Scottsdale Owners Association Inc.	215-05-011			0.42			0.42
One Scottsdale Owners Association Inc.	215-05-012				0.46		0.46
One Scottsdale Owners Association Inc.	215-05-013				0.72		0.72
One Scottsdale Owners Association Inc.	215-05-014		2.10				2.10
							-
TOTAL OPEN SPACE PROVIDED		-	2.10	0.42	1.18	3.27	**6.97**

PU-III REMAINING OPEN SPACE TO PROVIDE	1.50

		PU-III OPEN SPACE ANTICIPATED *(ac)*					TOTAL
PARCEL DESCRIPTION	**APN**	**SCENIC CORRIDOR**	**DRAINAGE CORRIDOR**	**LANDSCAPE BUFFER**	**STREETSCAPE**	**PARKS AND URBAN OPEN SPACE**	*(ac)*
One North Scottsdale	215-05-008					#	-
Hilton	215-05-010	4.77			1.01	2.17	7.95
							-
TOTAL OPEN SPACE ANTICIPATED		4.77	-	-	1.01	2.17	**7.95**

THOMPSON PEAK PKWY

SCOTTSDALE RD

"CENTER DR"

LEGACY BLVD

LOOP 101

ESPIRITU LOCI
The Spirit of the Place

DMB

PLANNING UNITS II AND III

OPEN SPACE BUDGET TRACKER

PARKS & URBAN OPEN SPACE

STREETSCAPE OPEN SPACE

LANDSCAPE BUFFER

DRAINAGE CORRIDOR

SCENIC CORRIDOR

ANTICPATE OPEN SPACE

SCOTTSDALE AIRPORT VICINITY DEVELOPMENT SHORT FORM

For development projects within 20,000 feet of Scottsdale Airport NOT located on an Airpark taxilane or adjacent to airport property

The owner of developments within the Airport Influence Area shall complete forms required by the City and Scottsdale Airport to comply with the Scottsdale Revised Code, Chapter 5 – Aviation and the Airpark Rules and Regulations; and submit the completed forms with final plans to the assigned city project manager.

Project Name: Hotel Master Plan	Pre-App: 319-PA-2019
Site Address: 20001 N Scottsdale Road	

Contact name:
  Kurt Jones
	Phone:
	  (602) 452-2729

1. HEIGHT ANALYSIS, CH. 5, SEC. 5-354. GENERAL REQUIREMENTS

☐ Applicants must conduct a height analysis for all projects located within 20,000 feet of Scottsdale Airport.

1. Complete a height analysis for all structures, appurtenances or construction equipment through the FAA at: https://oeaaa.faa.gov/oeaaa/external/portal.jsp, click on the Notice Criteria Tool (left side). If you do not exceed criteria, submit this FAA response from the website with your packet or you must complete step 2.

IF required by FAA, complete Step 2

2. Submit an FAA form 7460-1 Notice of Proposed Construction or Alteration for review and determination. Please allow about 45 days for this process. A copy of the FAA's response will be required prior to final plan approval.

2. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE, CH. 5, SEC. 5-356 & SECT. 5-357

☐ Incorporate the Airport Disclosure for Development around Scottsdale Airport language into the CC&Rs or other procedural documents and provide a copy. *Exhibit A*

☐ An avigation easement will need to be granted to the city. If not already recorded for property, submit a notarized Avigation Easement form with packet to your project manager. *Exhibit B*

3. APPLICANT'S SIGNATURE

Signature: ⟨signature⟩   Date: 7/29/2019

Aviation Approval: Date:

Comments:

For questions regarding this form or aviation-related requirements, contact Scottsdale Airport at 480-312-2321.

61-DR-2015#2
08/01/19