

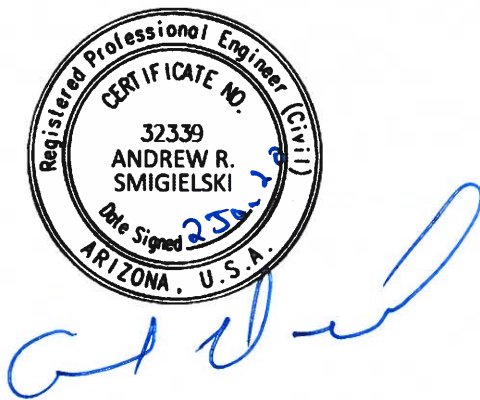


## PARKING ANALYSIS

# OSBORN BOUTIQUE HOTEL

OSBORN DRIVE, WEST OF WELLS FARGO AVENUE

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PREPARED FOR  
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## **OSBORN BOUTIQUE HOTEL OSBORN DRIVE, WEST OF WELLS FARGO AVENUE PARKING ANALYSIS**

### **Project Description**

Ivory Hospitality is proposing a new hotel at 7321 Osborn Drive in Scottsdale, Arizona. The vicinity of the project is shown in **Figure 1**. The proposed hotel will have 65 rooms and 52 parking spaces as shown in **Figure 2**.

The purpose of this parking analysis is to determine the parking needs/requirements of the proposed hotel.

The author of this report is a registered professional engineer (civil) in the State of Arizona having specific expertise and experience in the preparation of traffic analyses.

### **Study Methodology**

In order to analyze and evaluate the parking requirements for the project:

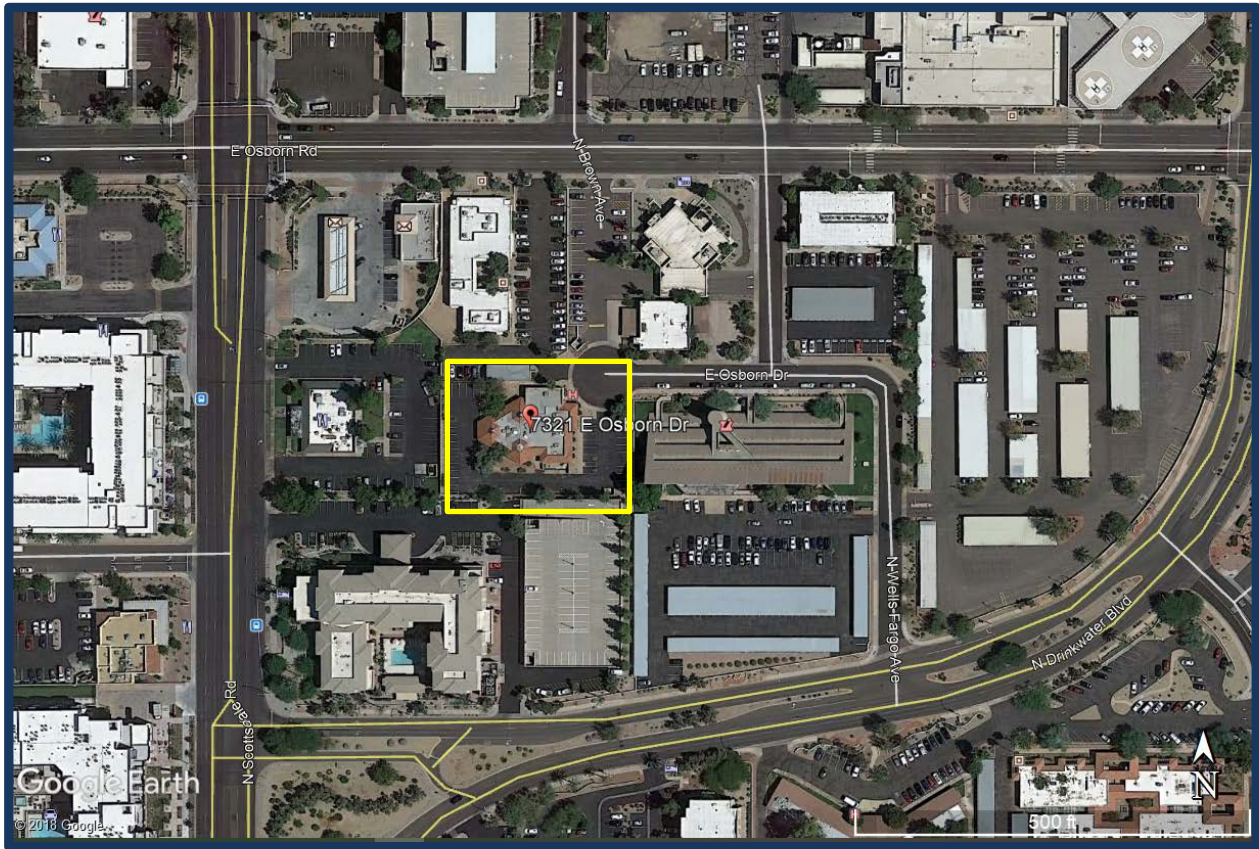
- Data was obtained from the developer to determine the existing and proposed land uses.
- The number of existing parking spaces was verified.
- A review of the City of Scottsdale Code of Ordinances was performed to determine the appropriate parking ratios for the project.
- The required number of parking spaces for the project was determined.

### **Existing Conditions**

The project site is located on Osborn Drive, West of Well Fargo Avenue and is currently home to a 7,000 square foot office building. One access point is provided to Osborn Drive and parking is provided for 31 vehicles.



Figure 1 – Vicinity Map











## **Proposed Development**

The proposed project will remove the existing office building and parking areas and construct a 65-room hotel with 52 total parking spaces.

## **Parking Requirements**

City of Scottsdale (COS) provides parking requirements for various land uses in their *Code of Ordinances*. Ordinance Number 3662 provides the parking requirements for a hotel as shown in **Table 1**.

**Table 1 – Osborn Boutique Hotel Required Parking Ratios**

Land Use	Required Parking
Hotel	One (1) parking space for each one (1) guest room or dwelling unit.

Applying the parking criteria shown in **Table 1** to the proposed Osborn Boutique Hotel results in the overall parking requirements shown in **Table 2**.

**Table 2 – Osborn Boutique Hotel Parking Requirements**

Land Use	Size	Parking Requirements	Minimum Parking Spaces Needed
Hotel	65 rooms	1 space per room	65
Total			65

As shown in **Table 2**, based on the strictest application of COS parking requirements, the proposed hotel will require 65 total parking spaces. This is 13 more parking spaces than the 52 that will be provided.

## **Proposed Parking Requirements Reduction**

A 20% reduction in the parking requirement is proposed for the new hotel addition due to its location in the City of Scottsdale Downtown District. Historically, a parking space was needed for every hotel room, as each guest was likely to have their own, most likely rented, car. In recent years, ridesharing and an increased focus on walkability and other modes of transportation has decreased the use of rental cars and hotels have experienced a decrease in parking demand. This trend is particularly true for business travelers and hotels located in city centers and downtown areas within convenient distance of primary destinations. Osborn Boutique Hotel is located within the heart of downtown Scottsdale and in close proximity to restaurants, entertainment, conference



centers, business hubs and other amenities. It is expected that a relatively large portion of hotel guests will travel to and from the site via rideshare and/or pedestrian activity.

An example of reduced parking requirements in downtown areas can be found in the parking requirements of an adjacent jurisdiction; City of Tempe. In their downtown city center, City of Tempe allows for the provision of 0.3 parking spaces per room (70% fewer than City of Scottsdale requirements). It should be mentioned that the City of Tempe has a robust transit, light-rail, bicycle and pedestrian route system, which allows for this larger reduction. The proposed 20% reduction in the parking requirements is believed to be more appropriate in the City of Scottsdale and is supported by the recent construction of a Canopy Hotel by Hilton in the Old Town Scottsdale area, which was approved with a similar requested parking reduction (20%).

With a 20% reduction to standard COS hotel parking requirements, the proposed 65-room hotel will require 52 parking spaces. This is the number of parking spaces that will be provided with the new hotel.

## **Conclusion**

The proposed Osborn Boutique Hotel have 65-rooms and construct 52 total parking spaces.

Based on a strict application of COS parking requirements the site will be under-parked by approximately 13 parking spaces. However, a 20% reduction to the typical rates is appropriate for this site. The site is located in Downtown Scottsdale in close proximity to restaurants, entertainment, conference centers, business hubs and other amenities. Based on this, a relatively large number of hotel guests are expected to travel to and from the hotel via ridesharing and other forms of transportation. With the appropriate reduction, the planned 52 parking spaces are expected to meet the parking needs of the site.