

SUMMIT

LAND MANAGEMENT

FAIRMONT PRINCESS RENOVATION Scottsdale, Arizona

REVISED Parking Analysis

November 2023

Prepared for:

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For Submittal to:

CITY OF SCOTTSDALE

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SUMMIT LAND MANAGEMENT

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Table of Contents

Executive Summary 1

Introduction 1

Results..... 1

Parking Requirements with Fairmont Princess Renovation 1

Fairmont Princess Renovation Parking Calculation Summary..... 2

Introduction 6

Scope of Study 7

Existing Resort Room Number, Assembly Area, and Parking Spaces..... 8

Current City of Scottsdale Parking Requirements 9

Current Scottsdale Fairmont Princess Parking Demand..... 10

Proposed Scottsdale Fairmont Princess Renovation Parking Demand 46

Parking Requirements for Existing Fairmont Scottsdale Princess Resort..... 46

Code-Required Parking for Fairmont Scottsdale Princess Renovations 47

Fairmont Scottsdale Princess Resort Specific Characteristics..... 48

Scottsdale Four Seasons Resort Required and Existing Parking 50

Recommended Parking for Fairmont Scottsdale Princess Renovations 50

Scottsdale Fairmont Princess Existing and Required Parking 51

List of Figures

Figure 1: General Vicinity Map with Aerial Photograph..... 6

Figure 2: Fairmont Princess Renovation General Vicinity..... 7

Figure 3: Fairmont Princess Renovation Immediate Vicinity..... 8

Figure 4: Northwest Resort Property Aerial Photograph, 3 – ?? – 2022 11

Figure 5: Northwest Resort Property Aerial Photograph, 2 – 11 – 2022, Friday 11

Figure 6: Northwest Resort Property Aerial Photograph, 5 – 21 – 2021, Friday 12

Figure 7: Northwest Resort Property Aerial Photograph, 12 – 17 – 2020, Thursday..... 12

Figure 8: Northwest Resort Property Aerial Photograph, 9 – 6 – 2020, Sunday 13

Figure 9: Northwest Resort Property Aerial Photograph, 1 – 17 – 2020, Tuesday..... 13

Figure 10: Northwest Resort Property Aerial Photograph, 8 – 12 – 2019, Monday..... 14

Figure 11: Northwest Resort Property Aerial Photograph, 2 – 23 – 2019, Saturday 14

Figure 12: Northwest Resort Property Aerial Photograph, 8 – 28 – 2018, Tuesday..... 15

Figure 13: Northwest Resort Property Aerial Photograph, 10 – 4 – 2016, Tuesday..... 15

Figure 14: Northwest Resort Property Aerial Photograph, 1 – 12 – 2016, Tuesday..... 16

Figure 15: Northwest Resort Property Aerial Photograph, 1 – 11 – 2016, Monday..... 16

Figure 16: Northwest Resort Property Aerial Photograph, 3 – 15 – 2015, Sunday 17

Figure 17: Northwest Resort Property Aerial Photograph, 3 – 7 – 2014, Friday 17

Figure 18: Northwest Resort Property Aerial Photograph, 3 – 13 – 2013, Wednesday..... 18

Figure 19: Northwest Resort Property Aerial Photograph, 6 – 8 – 2012, Friday 18

Figure 20: Northwest Resort Property Aerial Photograph, 5 – 26 – 2012, Saturday 19

Figure 21: Northwest Resort Property Aerial Photograph, 3 – 3 – 2011, Thursday..... 19

Figure 22: Northwest Resort Property Aerial Photograph, 6 – 4 – 2010, Friday 20

Figure 23: Northwest Resort Property Aerial Photograph, 3 – 13 – 2010, Saturday 20

Figure 24: Northwest Resort Property Aerial Photograph, 11 – 19 – 2009, Thursday..... 21

Figure 25: Northwest Resort Property Aerial Photograph, 6 – 7 – 2007, Thursday..... 21

Figure 26: Northwest Resort Property Aerial Photograph, 5 – 23 – 2007, Wednesday..... 22

Figure 27: Northwest Resort Property Aerial Photograph, 12 – 12 – 2006, Tuesday..... 22

Figure 28: Northwest Resort Property Aerial Photograph, 10 – 6 – 2006, Friday 23

Figure 29: Northwest Resort Property Aerial Photograph, 9 – 18 – 2006, Monday..... 23

Figure 30: Northwest Resort Property Aerial Photograph, 10 – 31 – 2005, Monday..... 24

Figure 31: Northwest Resort Property Aerial Photograph, 10 – 8 – 2005, Saturday 24

Figure 32: Northwest Resort Property Aerial Photograph, 7 – 10 – 2005, Sunday 25

Figure 33: Northwest Resort Property Aerial Photograph, 3 – 12 – 2005, Saturday 25

Figure 34: Northwest Resort Property Aerial Photograph, 10 – 7 – 2004, Thursday..... 26

Figure 35: Northwest Resort Property Aerial Photograph, 4 – 21 – 2004, Wednesday..... 26

Figure 36: Northwest Resort Property Aerial Photograph, 4 – 16 – 2004, Friday 27

Figure 37: Northwest Resort Property Aerial Photograph, 12 – 31 – 2003, Wednesday..... 27

Figure 38: Northwest Resort Property Aerial Photograph, 1 – 9 – 2003, Thursday..... 28

Figure 39: Northwest Resort Property Aerial Photograph, 7 – 2 – 2002, Monday..... 28

Figure 40: Northwest Resort Property Aerial Photograph, 4 – 1 – 2002, Monday..... 29

Figure 41: Northwest Resort Property Aerial Photograph, 4 – 29 – 1997, Tuesday..... 29

Figure 42: Southeast Resort Property Aerial Photograph, 3 – ?? – 2022 30

Figure 43: Southeast Resort Property Aerial Photograph, 2 – 11 – 2022, Friday 30

Figure 44: Southeast Resort Property Aerial Photograph, 5 – 22 – 2021, Saturday 31

Figure 45: Southeast Resort Property Aerial Photograph, 12 – 17 – 2020, Thursday..... 31

Figure 46: Southeast Resort Property Aerial Photograph, 1 – 17 – 2020, Friday 32

Figure 47: Southeast Resort Property Aerial Photograph, 8 – 12 – 2019, Monday..... 32

Figure 48: Southeast Resort Property Aerial Photograph, 2 – 23 – 2019, Saturday 33

Figure 49: Southeast Resort Property Aerial Photograph, 8 – 28 – 2018, Tuesday..... 33

Figure 50: Southeast Resort Property Aerial Photograph, 2 – 24 – 2018, Saturday 34

Figure 51: Southeast Resort Property Aerial Photograph, 10 – 4 – 2016, Tuesday..... 34

Figure 52: Southeast Resort Property Aerial Photograph, 1 – 12 – 2016, Tuesday..... 35

Figure 53: Southeast Resort Property Aerial Photograph, 3 – 15 – 2015, Sunday 35

Figure 54: Southeast Resort Property Aerial Photograph, 3 – 07 – 2014, Friday 36

Figure 55: Southeast Resort Property Aerial Photograph, 3 – 13 – 2013, Wednesday..... 36

Figure 56: Southeast Resort Property Aerial Photograph, 6 – 8 – 2012, Friday 37

Figure 57: Southeast Resort Property Aerial Photograph, 5 – 26 – 2012, Saturday 37

Figure 58: Southeast Resort Property Aerial Photograph, 3 – 3 – 2011, Thursday..... 38

Figure 59: Southeast Resort Property Aerial Photograph, 6 – 4 – 2010, Friday 38

Figure 60: Southeast Resort Property Aerial Photograph, 3 – 13 – 2010, Saturday 39

Figure 61: Southeast Resort Property Aerial Photograph, 11 – 19 – 2009, Thursday..... 39

Figure 62: Southeast Resort Property Aerial Photograph, 6 – 7 – 2007, Thursday..... 40

Figure 63: Southeast Resort Property Aerial Photograph, 12 – 12 – 2006, Tuesday..... 40

Figure 64: Southeast Resort Property Aerial Photograph, 10 – 6 – 2006, Friday 41

Figure 65: Southeast Resort Property Aerial Photograph, 9 – 18 – 2006, Monday..... 41

Figure 66: Southeast Resort Property Aerial Photograph, 10 – 31 – 2005, Monday..... 42

Figure 67: Southeast Resort Property Aerial Photograph, 3 – 12 – 2005, Saturday 42

Figure 68: Southeast Resort Property Aerial Photograph, 10 – 7 – 2004, Thursday..... 43

Figure 69: Southeast Resort Property Aerial Photograph, 4 – 21 – 2004, Wednesday..... 43

Figure 70: Southeast Resort Property Aerial Photograph, 4 – 16 – 2004, Friday 44

Figure 71: Southeast Resort Property Aerial Photograph, 1 – 9 – 2003, Thursday..... 44

Figure 72: Southeast Resort Property Aerial Photograph, 7 – 2 – 2002, Monday..... 45

Figure 73: Southeast Resort Property Aerial Photograph, 4 – 1 – 2002, Monday..... 45

Figure 74: Southeast Resort Property Aerial Photograph, 4 – 29 – 1997, Tuesday..... 46

Figure 75: Fairmont Princess New Roasterie Location..... 49

List of Tables

Table 1: Princess Resort Required and Recommended Parking Summary 2

Table 2: Existing Princess Resort Required Parking per Current Ordinance 3

Table 3: Princess Resort Renovation Required Parking per Current Ordinance..... 3

Table 4: Princess Renovation Required Parking Recognizing Hotel Guests Dominate Other Uses 4

Table 5: Princess Renovation Required Parking Recognizing Most Hotel Guests do not Park..... 4

Table 6: Princess Renovation Required Parking 5

Table 7: Princess Renovation Recommended Parking Reduction from Code-required Parking 5

Table 8: 2015 Approved Required Parking..... 9

Table 9: Required Parking per Current Ordinance 9

Table 10: 2022 HIGH Parking Utilization Days Data 10

Table 11: Existing Resort Parking Requirement with Current Parking Code..... 47

Table 12: Resort Renovation Parking Requirement with Current Parking Code 47

Table 13: Resort Renovation Parking Recommendation 49

Table 14: Four Seasons Resort Renovations Parking Recommendation 50

Table 15: Princess Renovations Parking Recommendation 50

List of Appendices

Scottsdale Fairmont Princess Most Recent Approved Required Parking A

Scottsdale Parking Code Excerpts Pertinent to Scottsdale Princess B

2022 Scottsdale Fairmont Princess Parking Utilization C

Scottsdale Fairmont Princess Conference Room Ancillary Area Use Statement..... D

2019 Scottsdale Fairmont Princess Conference Room Guest Use E

Executive Summary

Introduction

The existing Scottsdale Fairmont Princess Resort consists of 751 hotel guest rooms; and 55,415 square feet of ballroom, conference rooms, and meeting rooms; plus, internal restaurant and retail areas. The existing Scottsdale Fairmont Princess Resort has 1,638 parking spaces.

The Scottsdale Fairmont Princess Resort is planning a renovation consisting of an additional 198 hotel guest rooms (43 additional guest rooms were previously approved by Case# 5-ZN-2015 but never constructed, and therefore 155 of these additional guest rooms are newly requested); additional 35,000 square feet of ballroom, conference, and meeting rooms; 16,500 square feet of restaurant; and 10,500 square feet of coffee shop (Roasterie). One of the primary purposes of the renovation is to satisfy the ballroom, conference rooms, and meeting rooms demand of both the existing and proposed hotel room number.

The ballroom, conference rooms, and meeting rooms renovation to the existing Scottsdale Fairmont Princess Resort will occur on property that currently contains an event lawn and parking area. The hotel room, restaurant, and coffee shop renovations will occur on currently vacant property.

The restaurant will be in the northwest corner of the resort property, located in the immediate southeast corner of the intersection of Cottage Terrace Lane and Princess Boulevard. The restaurant clientele will be both guests of the Scottsdale Fairmont Princess Resort and people who do not utilize other facilities of the Scottsdale Fairmont Princess Resort.

The coffee shop (Roasterie) will be located internal to the Scottsdale Fairmont Princess Resort, and therefore the clientele will only be people who utilize other facilities of the Scottsdale Fairmont Princess Resort or who reside within walking distance of the coffee shop.

Results

The 2015 City of Scottsdale rezoning approval allowed 1,638 parking spaces, which was a 20% reduction from the then-required parking spaces of 2,047 parking spaces.

The current parking code, adopted in 2021, would require 2,155 parking spaces. Therefore, the existing Princess Resort has a reduction of 24% from the current-code-required parking.

The expanded hotel will consist of 949 hotel guest rooms; 90,415 square feet of ballroom, conference rooms, and meeting rooms; an additional 16,500 square feet of restaurant; and 10,500 square feet of coffee shop. The new uses will require an additional 162 parking spaces.

The ballroom, conference rooms, and meeting rooms renovation to the existing Fairmont Princess Hotel will occur on property that currently contains an event lawn and parking area. This area currently includes 336 parking spaces that will be displaced. A new parking structure will be constructed on an existing surface-level-only parking area. This existing surface level parking area contains 474 parking spaces.

Parking Requirements with Fairmont Princess Renovation

The new hotel rooms; new ballroom, conference rooms, and meeting rooms; new restaurant; and new coffee shop (Roasterie) should provide an additional 162 parking spaces.

Therefore, the new parking areas should accommodate a minimum of 336 parking spaces displaced by new buildings, plus 474 parking spaces displaced by the new parking structure, plus renovation-required 162 new parking spaces which equals 972 parking spaces.

With the addition of 162 parking spaces, the entire Scottsdale Fairmont Princess Resort will have 1,800 parking spaces. The recommended parking spaces is a reduction of 44% from the code-required parking.

Table 1 summarizes by property use and size, the required and recommended parking for the Scottsdale Fairmont Princess Resort existing and proposed renovation.

Table 1: Princess Resort Required and Recommended Parking Summary

PRINCESS EXISTING AND PROPOSED USES AND BUILDING AREAS, AND REQUIRED AND RECOMMENDED PARKING				
PROPERTY USE	ZONING CATEGORY	AREA SQUARE FEET	RATE	PARKING SPACES
EXISTING Hotel Rooms	Hotel	751 rooms	1 space-per-room	751
EXISTING Bourbon	Restaurant Indoor	8,481	1 space-per-120-square-feet	71
EXISTING Bourbon	Restaurant Patio	1,668	1 space-per-350-square-feet	4 ****
EXISTING IAK	Restaurant Indoor	3,721	1 space-per-120-square-feet	32
EXISTING IAK	Restaurant Patio	1,755	1 space-per-350-square-feet	5 ****
EXISTING La Hacienda	Restaurant Indoor	4,753	1 space-per-120-square-feet	40
EXISTING La Hacienda	Restaurant Patio	2,458	1 space-per-350-square-feet	7 ****
EXISTING Plaza Bar	Bar Indoor	2,744	1 space-per-60-square-feet	46
EXISTING Plaza Bar	Bar Patio	5,995	1 space-per-200-square-feet	29 *****
EXISTING Ana J's Women's Boutique	Retail	5,025	1 space-per-400-square-feet	13
EXISTING Provisions	Retail	1,498	1 space-per-400-square-feet	4
EXISTING Spa	Spa	33,500	1 space-per-400-square-feet	84
EXISTING Conference	Meeting	55,415	1 space-per-50-square-feet	1,069 *****
2015 City Approved New Hotel Rooms not yet constructed	Hotel	43 rooms	1 space-per-room	43
2023 Additionally Proposed Hotel Rooms	Hotel	155 rooms	1 space-per-room	155
NEW Italian	Restaurant Interior	10,000	1 space-per-120-square-feet	84
NEW Italian	Restaurant Patio	6,500	1 space-per-350-square-feet	18 ****
NEW Roasterie	Restaurant Interior	4,500	1 space-per-120-square-feet	38
NEW Roasterie	Restaurant Patio	6,000	1 space-per-350-square-feet	17 ****
NEW Conference	Meeting	35,000	1 space-per-50-square-feet	700
TOTAL REQUIRED (UNDER EXISTING CODE) PARKING SPACES EXISTING PLUS EXPANSION				3,210
TOTAL RECOMMENDED PARKING SPACES:				1,800
REDUCTION OF REQUIRED TO RECOMMENDED PARKING: (1800 - 3210) / 3210				-44%

**** Less the first 350 square feet
 ***** Less the first 200 square feet
 ***** Less the first 2000 square feet

Fairmont Princess Renovation Parking Calculation Summary

The City of Scottsdale adopted new parking requirements, specifically for hotels, in Spring 2021. **Table 2** applies the current parking requirement to the existing Fairmont Scottsdale Princess Resort.

Table 2: Existing Princess Resort Required Parking per Current Ordinance

PROPERTY USE	ZONING CATEGORY	AREA SQUARE FEET	RATE	SPACES
Hotel Rooms	Hotel	751 rooms	1 space-per-room	751
Bourbon	Restaurant Indoor	8,481	1 space-per-120-square-foot	71
Bourbon	Restaurant Patio	1,668	1 space-per-350-square-foot	4 ****
IAK	Restaurant Indoor	3,721	1 space-per-120-square-foot	32
IAK	Restaurant Patio	1,755	1 space-per-350-square-foot	5 ****
La Hacienda	Restaurant Indoor	4,753	1 space-per-120-square-foot	40
La Hacienda	Restaurant Patio	2,458	1 space-per-350-square-foot	7 ****
Plaza Bar	Bar Indoor	2,744	1 space-per-60-square-foot	46
Plaza Bar	Bar Patio	5,995	1 space-per-200-square-foot	29 *****
Anna J's Women's Boutique	Retail	5,025	1 space-per-400-square-foot	13
Provisions	Retail	1,498	1 space-per-400-square-foot	4
Spa	Spa	33,500	1 space-per-400-square-foot	84
All Rooms	Meeting	55,415	1 space-per-50-square-foot	1,069 *****
TOTAL				2,155
EXISTING PARKING SPACES:				1,638
CURRENT REDUCTION OF REQUIRED TO EXISTING PARKING: (1638 - 2195) / 2195				-24%

**** Less the first 350 square feet
 ***** Less the first 200 square feet
 ***** Less the first 2000 square feet

Table 3 applies the current parking requirement to the proposed of the Princess Resort renovation.

Table 3: Princess Resort Renovation Required Parking per Current Ordinance

PRINCESS EXPANSION WITH 2021 PARKING CODE			
PROPERTY USE	TOTAL AREA (square feet)	PARKING RATE	PARKING SPACES
RESTAURANT	10,000	120	84
	6,500	350	18 ****
ROASTERIE	4,500	120	38
	6,000	350	17 ****
CONFERENCE ROOMS	35,000	50	700
	ROOMS		
HOTEL ROOMS	198	1.00	198
TOTAL PARKING			1,055

**** Less the first 350 square feet

The current City of Scottsdale parking code assumes that every person on a hotel property who utilizes a resort building is not utilizing the other resort buildings. The parking ordinance neglects the facts that most resort restaurant diners are hotel guests, most conference room users are hotel guests, and most spa and fitness users are hotel guests. One hotel guest, who parks a vehicle on property, does not need four (4) parking spaces for their lodging, their use of the restaurants, their use of the conference rooms, and their use of the spa and fitness center. **Table 4** determines the recommended number of parking spaces recognizing that the restaurants and conference rooms are utilized primarily by hotel guests who are already on-property.

Table 4: Princess Renovation Required Parking Recognizing Hotel Guests Dominate Other Uses

RECOMMENDED PARKING IN ADDITION TO HOTEL GUESTS						
PROPERTY USE		TOTAL AREA (square feet)	NON-HOTEL GUESTS	NON-HOTEL AREA (SF)	PARKING RATE	PARKING SPACES
RESTAURANT	Interior	10,000	50%	5,000	120	42
	Patio	6,500	50%	3,250	350	10
ROASTERIE	Interior	4,500	0%	0	120	0
	Patio	6,000	0%	0	350	0
CONFERENCE ROOMS		35,000	8%	2,800	50	56

The Scottsdale Fairmont Princess Resort, since their opening in 1987, has discovered that a large majority of their hotel guests do not park a vehicle on property during their stay. **Table 5** recognizes that fact and determines the number of parking spaces needed for hotel guests who park a vehicle on-property.

Table 5: Princess Renovation Required Parking Recognizing Most Hotel Guests do not Park

RECOMMENDED PARKING FOR EXPANSION HOTEL GUESTS WHO NEED PARKING SPACES	
NEW HOTEL ROOMS	198
PORTION NEEDING PARKING	27%
NEW HOTEL ROOMS NEEDING PARKING	54
PARKING RATE	1.00
NEW HOTEL ROOMS PARKING SPACES	54

Table 6 totals the number of parking spaces required for the Scottsdale Fairmont Princess Resort renovation.

Table 6: Princess Renovation Required Parking

NEW (INDOOR) RESTAURANT PARKING	42
NEW (PATIO) RESTAURANT PARKING	10
NEW ROASTERIE PARKING	0
NEW CONFERENCE ROOM PARKING	56
NEW HOTEL ROOM PARKING	54
TOTAL RECOMMENDED PARKING FOR EXPANSION	162

Table 7 summarizes the required parking in accordance with the current City of Scottsdale ordinance for both the existing and proposed renovation of the Scottsdale Fairmont Princess Resort, the existing number of parking spaces, the recommended number of parking spaces, and the requested percent reduction.

Table 7: Princess Renovation Recommended Parking Reduction from Code-Required Parking

CURRENT CODE-REQUIRED PARKING SPACES FOR EXISTING PROPERTY USES	2,155
CURRENT CODE-REQUIRED PARKING SPACES FOR EXPANSION	1,055
TOTAL EXISTING PLUS EXPANSION CODE-REQUIRED PARKING SPACES	3,210
EXISTING PARKING SPACES:	1,638
RECOMMENDED PARKING SPACES FOR EXPANSION:	162
TOTAL RECOMMENDED EXISTING PLUS NEW PARKING SPACES:	1,800
REDUCTION OF EXISTING PLUS EXPANSION CODE REQUIRED TO RECOMMENDED:	-44%

Introduction

The Scottsdale Fairmont Princess Resort is planning a renovation consisting of an additional 198 hotel guest rooms (43 additional guest rooms were previously approved by Case# 5-ZN-2015 but never constructed, and therefore 155 of these additional guest rooms are new with the current request); an additional 35,000 square feet of ballroom, conference, and meeting rooms; 16,500 square feet of restaurant; and 10,500 square feet of coffee shop (Roasterie). A primary purpose of the renovation is to increase the available conference and meeting room area to become proportionate to the existing and proposed hotel guest room number. The existing ballroom, conference room, and meeting room area has proven inadequate to support the existing hotel guest room number. The Scottsdale Fairmont Princess Resort anticipates that the expanded resort will satisfy future client expectations for both hotel guest room number, and ballroom, conference room, and meeting room area.

The new public assembly area of 35,000 square feet will also have 32,460 square feet of support area for service, pre-function, and back-of-house. The support area will not be utilized by guests of the hotel or users of the public assembly area. This additional area will exclusively be ancillary to the ballroom, conference rooms, and meeting rooms that comprise the public assembly area.

The new restaurant consists of 10,500 square feet of indoor area and 6,000 square feet of outdoor patio. The new coffee shop (Roasterie) consists of 4,500 square feet of indoor area; and 6,500 square feet of outdoor patio.

The Scottsdale Fairmont Princess Resort is bounded by Princess Boulevard on the north, Cottage Terrace Lane on the west, the golf course on the south, and properties owned by others on the east as depicted in **Figure 1**. The Resort property is both west and southwest, and east and northeast of Princess Drive.

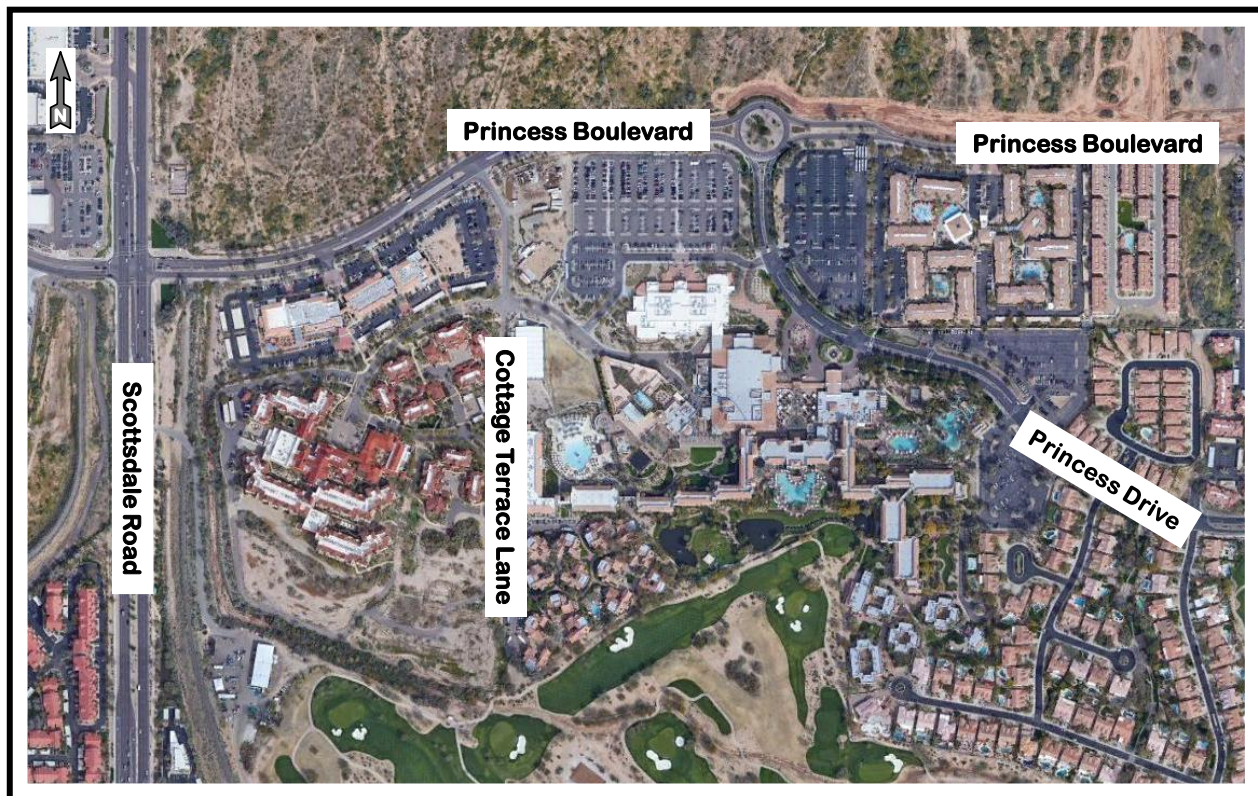


Figure 1: General Vicinity Map with Aerial Photograph

Figure 2 provides the Scottsdale Fairmont Princess Resort Renovation general vicinity, with the renovation areas indicated. **Figure 3** provides the immediate vicinity of the Scottsdale Fairmont Princess Resort Renovation.

Scope of Study

Four (4) purposes exist for this analysis:

- ❖ Determine the number of existing parking spaces on the Fairmont Princess property.
- ❖ Determine the number of parking spaces that will be removed with the Renovation.
- ❖ Determine the number of parking spaces required to serve the Renovation.
- ❖ Determine the number of parking spaces for the new parking areas.

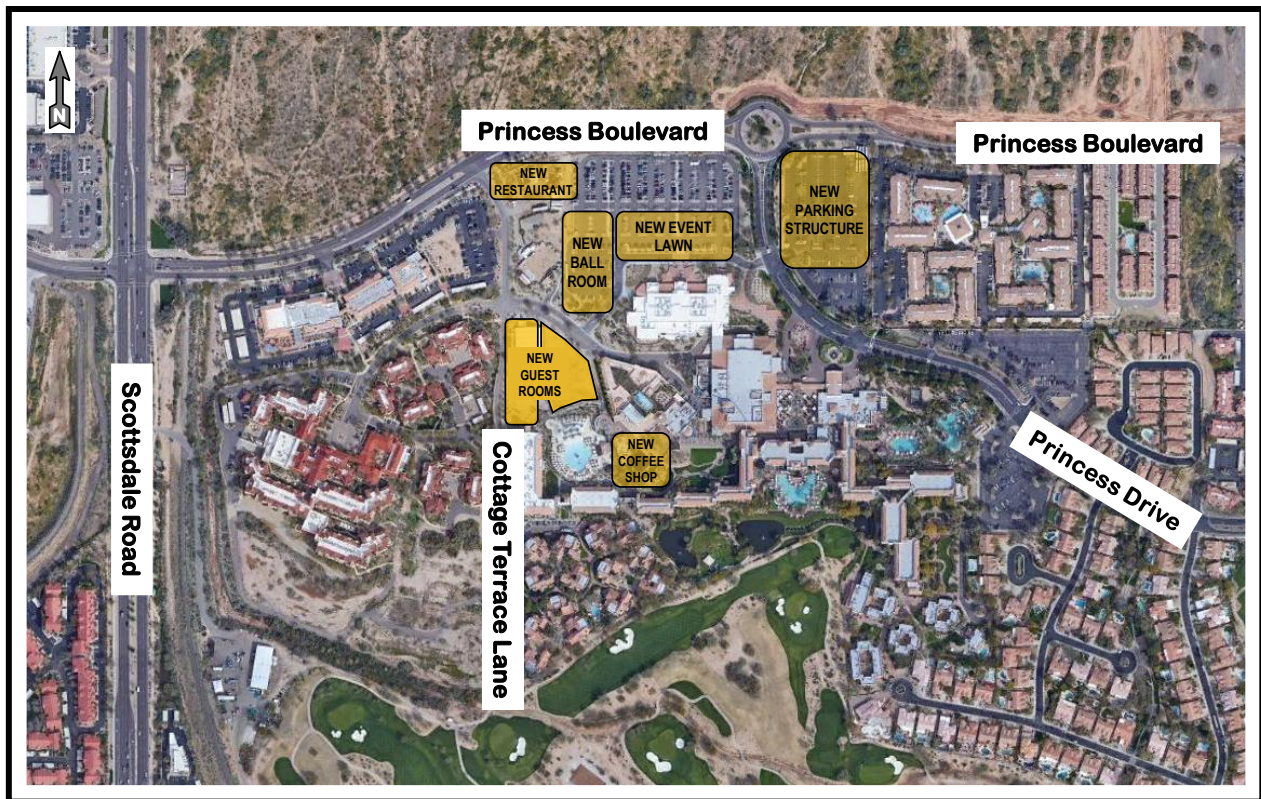


Figure 2: Fairmont Princess Renovation General Vicinity



Figure 3: Fairmont Princess Renovation Immediate Vicinity

The new ballroom, conference room, and meeting room; and new event lawn indicated in **Figure 3** will remove 336 existing parking spaces. The new parking structure indicated in **Figure 3** will remove 474 existing parking spaces. Therefore, the Scottsdale Fairmont Princess Resort Renovation will remove 810 existing parking spaces that must be replaced on the Scottsdale Fairmont Princess Resort property.

Existing Resort Room Number, Assembly Area, and Parking Spaces

The Scottsdale Fairmont Princess Resort currently includes 751 hotel rooms and 55,415 square feet of public assembly; plus 31,575 square feet of internal restaurants; 33,500 square feet of spa; and 6,523 square feet of internal retail. Currently a total of 1,638 parking spaces are provided on the Scottsdale Fairmont Princess Resort property.

Appendix A provides a 28 April 2015 City of Scottsdale-approved-site-plan excerpt indicating the required parking at that time. **Table 8** summarizes the 2015-required parking.

Table 8: 2015 Approved Required Parking

<u>PROPERTY USE</u>	<u>SIZE</u>	<u>PARKING RATE</u>	<u>PARKING SPACES</u>
Guest Rooms	751	1.25 per room	939
Conference Rooms	55,415	1 space-per-50 square feet	1,109
-----			-----
TOTAL			2,048
TOTAL ALLOWED AFTER 20% REDUCTION			1,638

Current City of Scottsdale Parking Requirements

On 24 March 2021, the City of Scottsdale City Council adopted the current Scottsdale Parking Code. The resolution for this revision is dated 18 May 2021. **Appendix B** is excerpts of the parking pertinent to the Scottsdale Fairmont Princess Resort. As indicated on the third page of **Appendix B**, travel accommodations require one (1) parking space for every one (1) guest room. As indicated on the fourth page of **Appendix B**, restaurants require one (1) parking space for every 120 square feet of gross square feet of floor area. As indicated on the fifth page of **Appendix B**, travel accommodations require one (1) parking space for every 50 square feet of gross square feet of floor area of conference / meeting area and (1) parking space for every 400 square feet of gross square feet of other commercial floor area.

Table 9 provides the required parking for the existing Scottsdale Fairmont Princess Resort in accordance with the current City of Scottsdale parking requirements.

Table 9: Required Parking per Current Ordinance

PROPERTY USE	ZONING CATEGORY	AREA SQUARE FEET	RATE	SPACES
Hotel Rooms	Hotel	751 rooms	1 space-per-room	751
Bourbon	Restaurant Indoor	8,481	1 space-per-120-square-feet	71
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All Rooms	Meeting	55,415	1 space-per-50-square-feet	1,069 *****
TOTAL				2,155
EXISTING PARKING SPACES:				1,638
CURRENT REDUCTION OF REQUIRED TO EXISTING PARKING: (1638 - 2195) / 2195				-24%

**** Less the first 350 square feet
 ***** Less the first 200 square feet
 ***** Less the first 2000 square feet

The Scottsdale Fairmont Princess Resort has 1,638 existing parking spaces – per the 2015 City of Scottsdale approval. Therefore, the existing Resort has 25% fewer parking spaces than the current parking ordinance requirement of 2,195 parking spaces.

Current Scottsdale Fairmont Princess Parking Demand

Appendix C provides the Scottsdale Fairmont Princess parking utilization for every day for calendar year 2022. These data are obtained from the daily parking records. The maximum parking during each day is recorded and separated into three (3) categories: low, typical, and high. On the low days, comprising 126 days, the parking utilization varied from 32% to 48% for eleven (11) months, with five (5) days in December at 69%. On typical days, comprising 190 days, the parking utilization varied from 61% to 81% for eleven (11) months, with four (4) days in December at 89%. For the 49 high parking utilization days, 34 of these days occurred during the Christmas at the Princess events in November and December, when parking utilization was at 103%. The remaining high utilization days over the other ten (10) months of the year varied from 72% to 103%. The parking data are also separated into valet-parked vehicles, self-parked vehicles, and employee parked vehicles.

Table 10 provides an excerpt from **Appendix C** – only the high parking utilization days. These data indicate that during November and December, for the Christmas at the Princess event, the employee parking varies from approximately one-third to approximately one-half of the employee parking for the other ten (10) months. This indicates that the Scottsdale Fairmont Princess Resort can reduce employee parking when necessary – typically through measures such as carpooling and shuttle service.

The data also reveal that valet parking spaces vary from 206 to 562 depending on necessity. Valet parking can provide more efficient use of parking spaces and travel aisles than self-parking.

Table 10: 2022 HIGH Parking Utilization Days Data

MONTH	DAYS	VALET	SELF	EMPLOYEE	TOTAL	UTILIZATION
January	1	378	353	732	1,463	89%
February	3	433	382	865	1,680	103%
March	2	378	324	843	1,545	94%
April	1	302	558	817	1,677	102%
May	1	497	380	813	1,690	103%
June	1	296	222	760	1,278	78%
July	3	562	387	732	1,681	103%
August	1	206	251	730	1,187	72%
September	1	278	351	786	1,415	86%
October	1	420	357	834	1,611	98%
November	12	474	863	350	1,687	103%
December	22	494	963	235	1,692	103%

Figure 4 through **Figure 74** provide aerial photographs of the Scottsdale Fairmont Princess Resort dated from March 2022 through 29 April 1997. **Figure 4** through **Figure 41** show the northwest parking areas on the property, while **Figure 42** through **Figure 74** show the parking areas in the southeast portion of the property. These photographs reveal that the Resort property has had an excessive parking supply for at least the last 25 years. While there is no time-of-day for each photograph, each photograph was obviously taken during daylight hours, presumably at varying times of the day.

These aerial photographs over 25 years each reveal a similar relatively low parking occupancy. None of the photographs indicate high parking utilization. These aerial photographs confirm that the existing parking supply is greater than necessary to accommodate the existing parking demand.

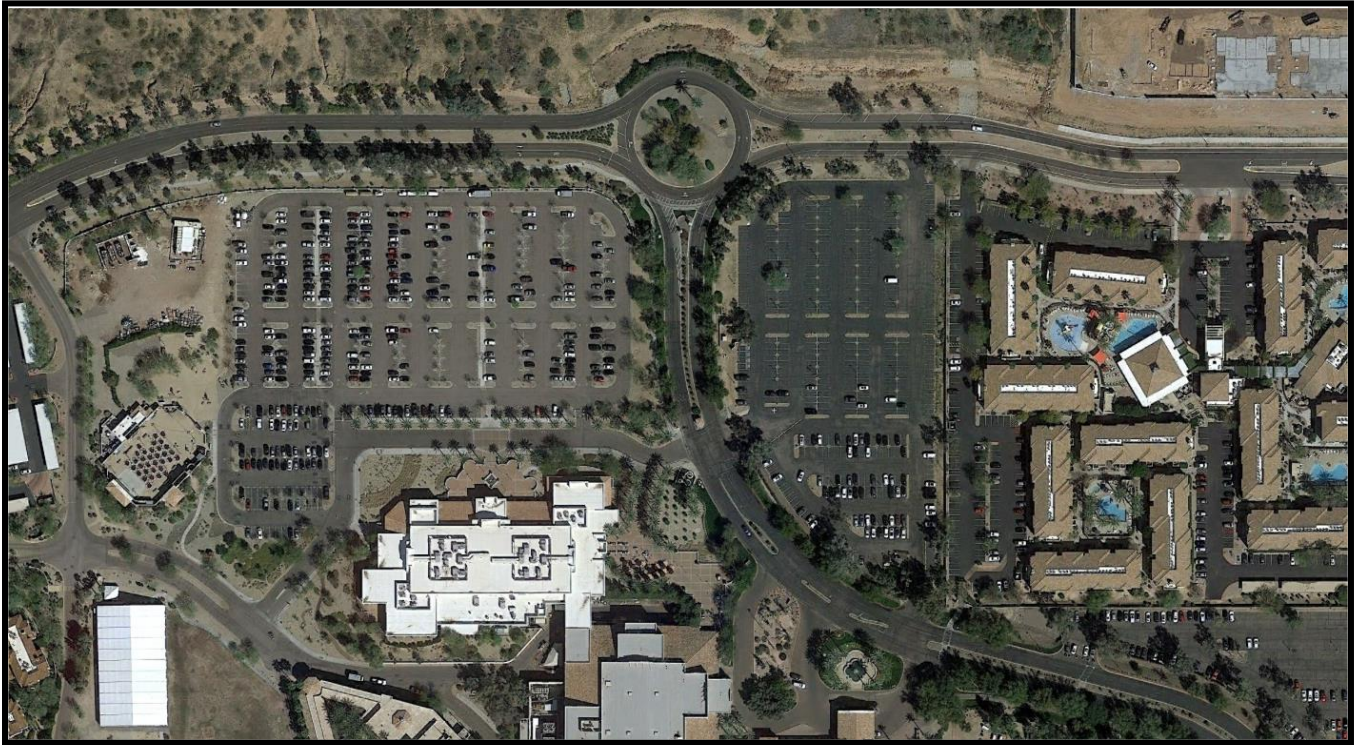


Figure 4: Northwest Resort Property Aerial Photograph, 3 – ?? – 2022



Figure 5: Northwest Resort Property Aerial Photograph, 2 – 11 – 2022, Friday

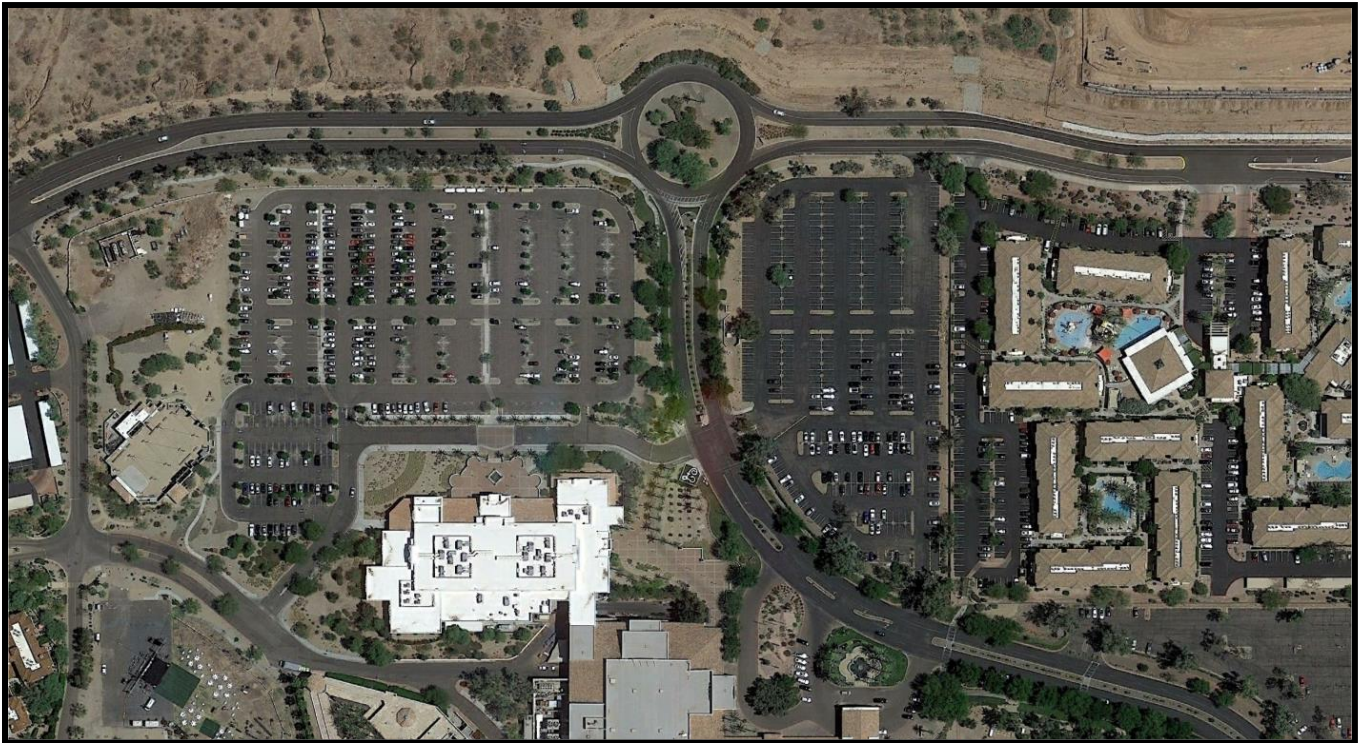


Figure 6: Northwest Resort Property Aerial Photograph, 5 – 21 – 2021, Friday

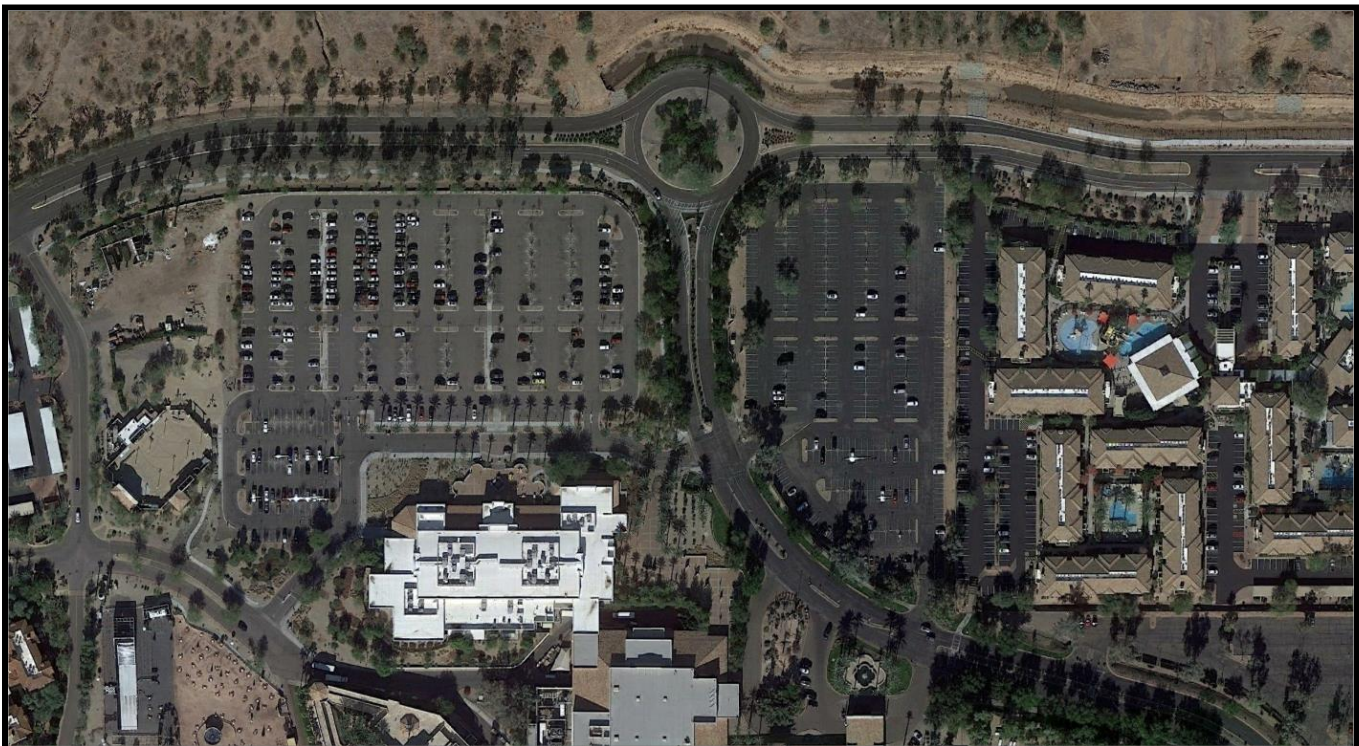


Figure 7: Northwest Resort Property Aerial Photograph, 12 – 17 – 2020, Thursday



Figure 8: Northwest Resort Property Aerial Photograph, 9 – 6 – 2020, Sunday



Figure 9: Northwest Resort Property Aerial Photograph, 1 – 17 – 2020, Tuesday



Figure 10: Northwest Resort Property Aerial Photograph, 8 – 12 – 2019, Monday

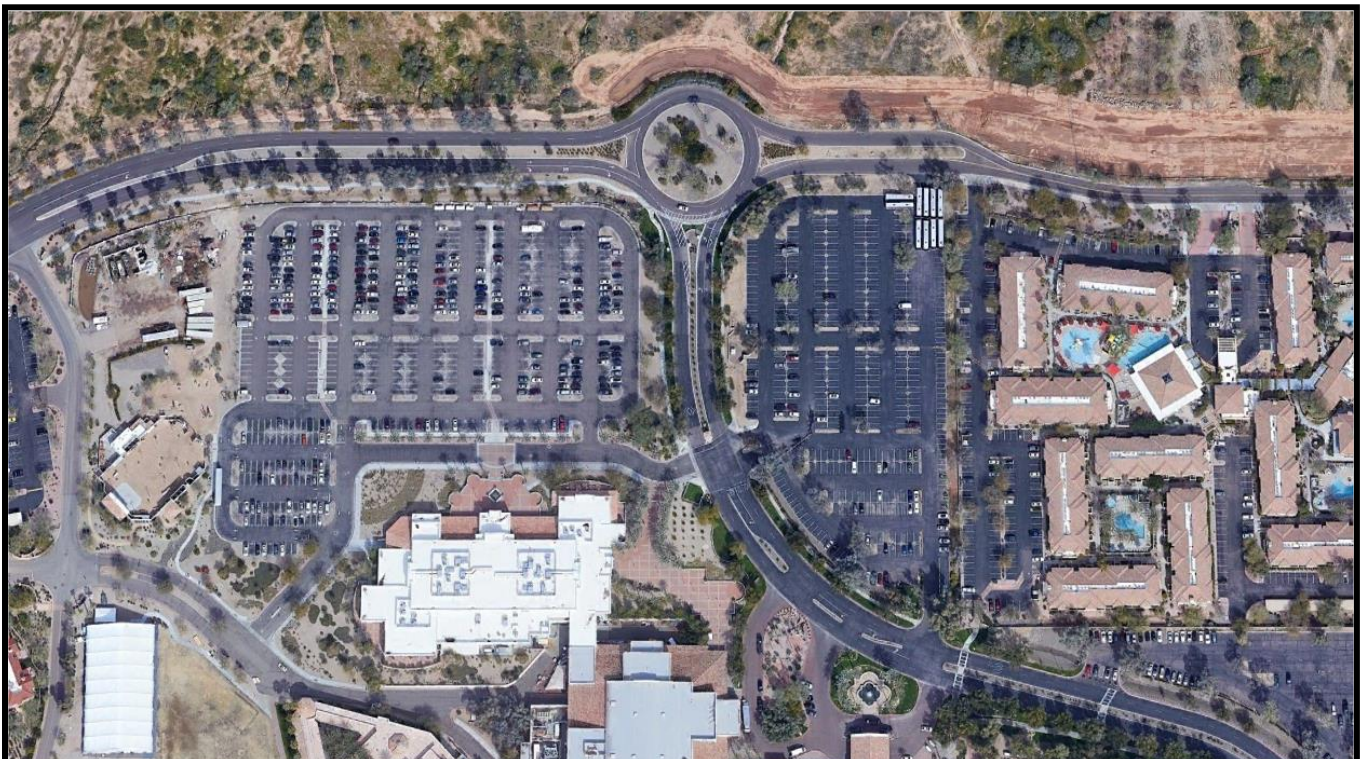


Figure 11: Northwest Resort Property Aerial Photograph, 2 – 23 – 2019, Saturday



Figure 12: Northwest Resort Property Aerial Photograph, 8 – 28 – 2018, Tuesday

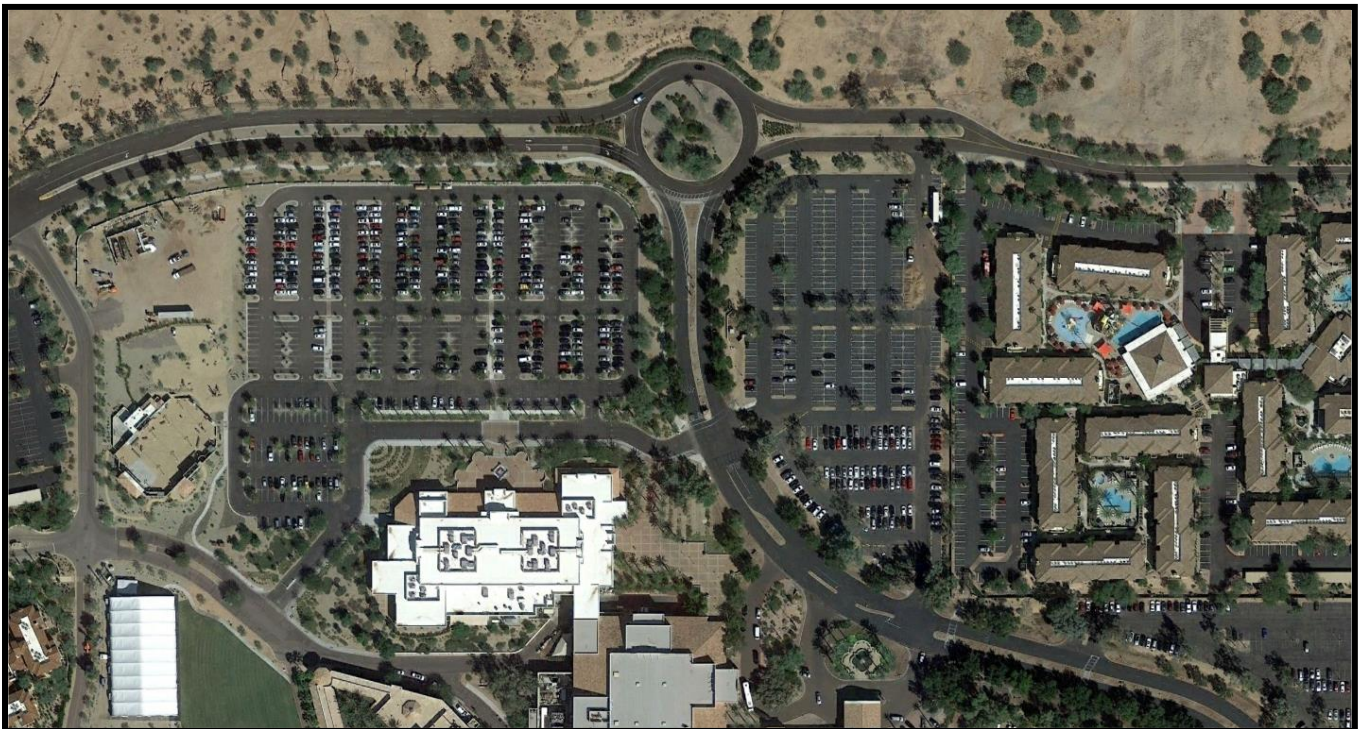


Figure 13: Northwest Resort Property Aerial Photograph, 10 – 4 – 2016, Tuesday

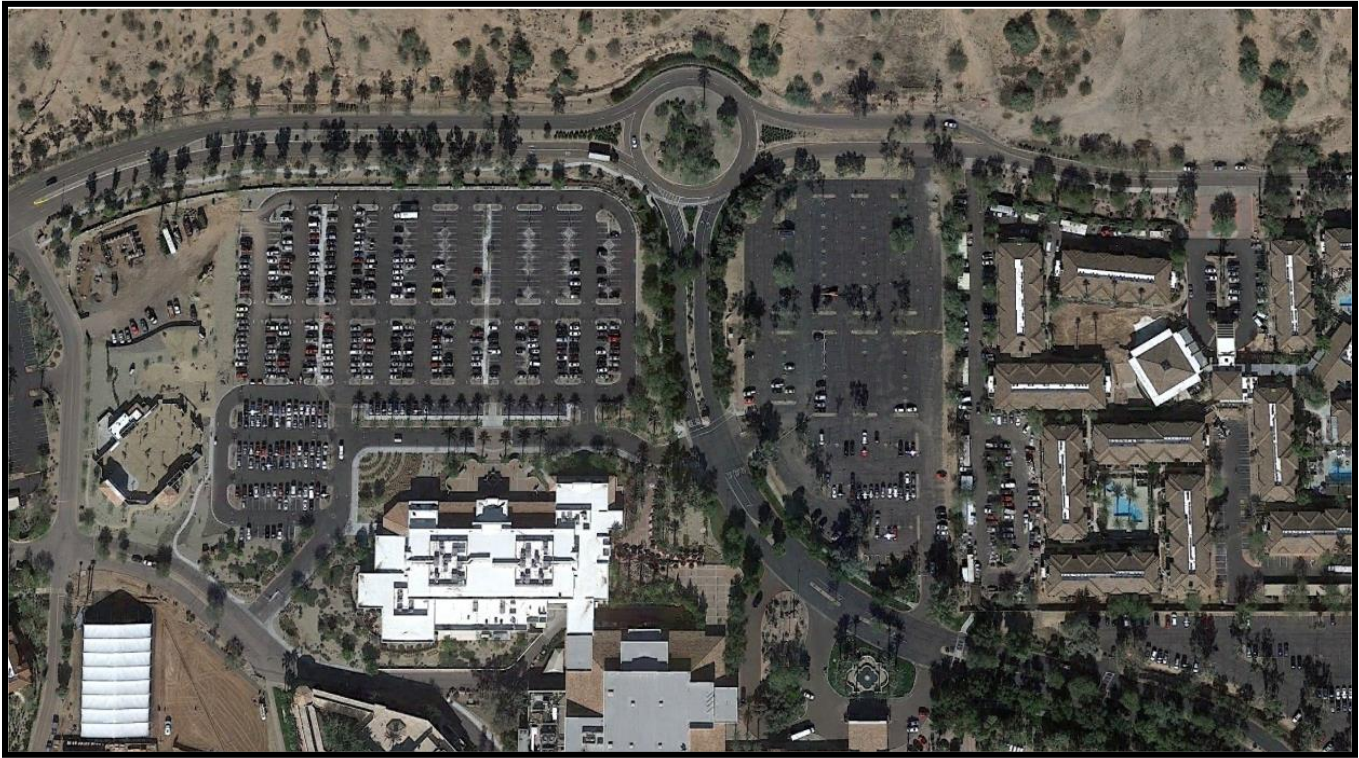


Figure 14: Northwest Resort Property Aerial Photograph, 1 – 12 – 2016, Tuesday



Figure 15: Northwest Resort Property Aerial Photograph, 1 – 11 – 2016, Monday



Figure 16: Northwest Resort Property Aerial Photograph, 3 – 15 – 2015, Sunday

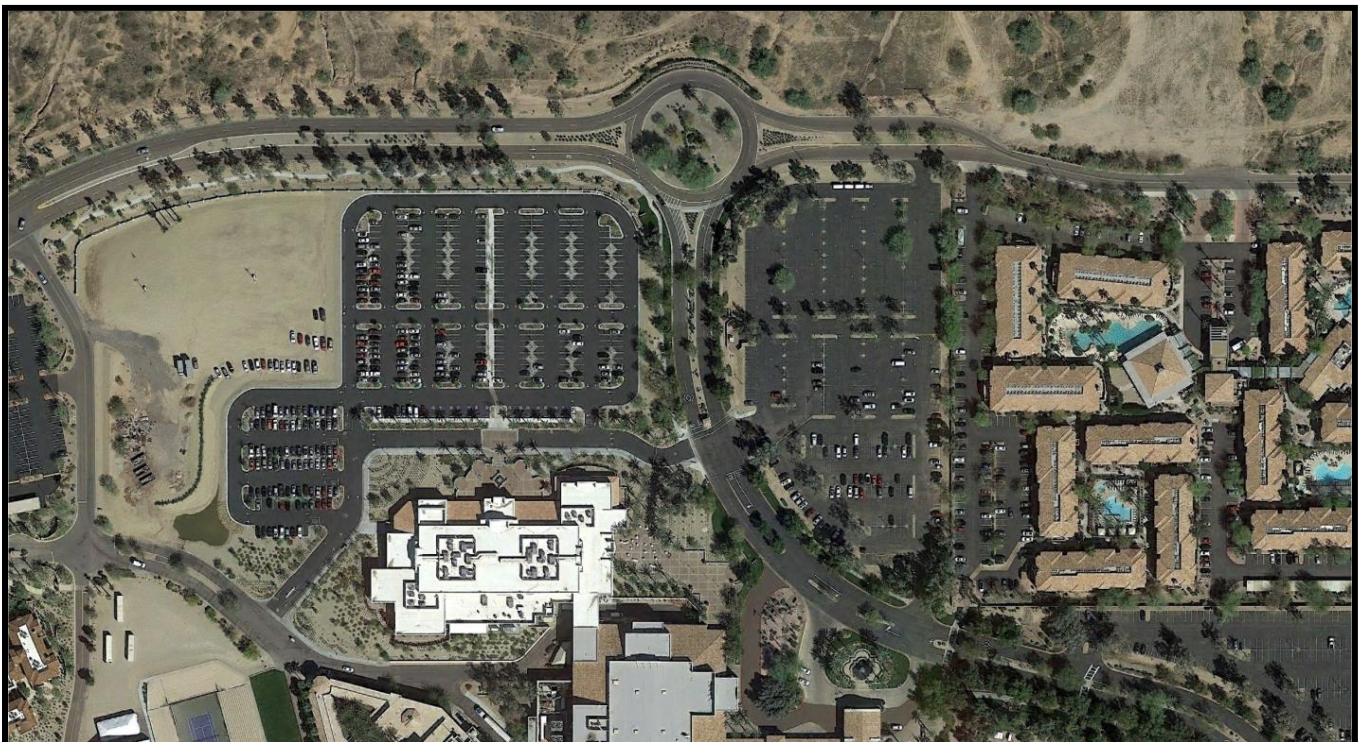


Figure 17: Northwest Resort Property Aerial Photograph, 3 – 7 – 2014, Friday

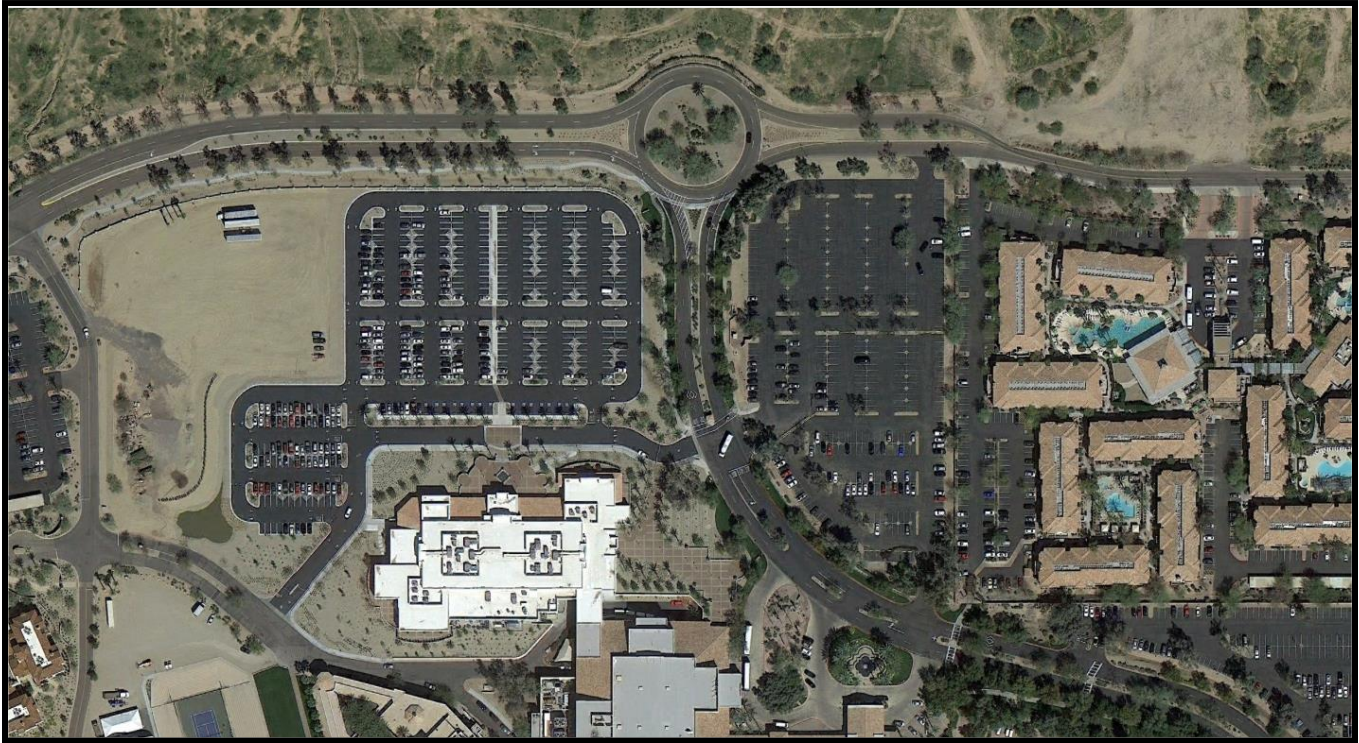


Figure 18: Northwest Resort Property Aerial Photograph, 3 – 13 – 2013, Wednesday

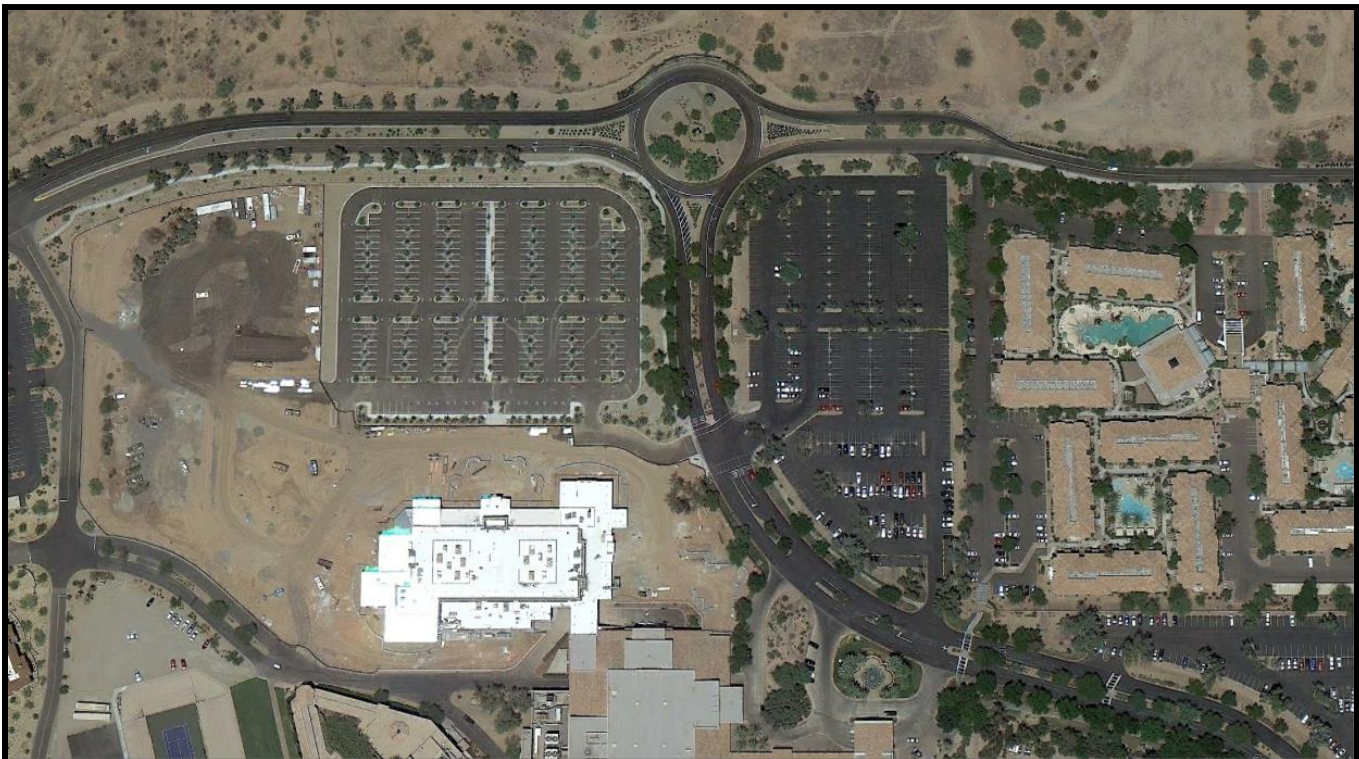


Figure 19: Northwest Resort Property Aerial Photograph, 6 – 8 – 2012, Friday



Figure 20: Northwest Resort Property Aerial Photograph, 5 – 26 – 2012, Saturday

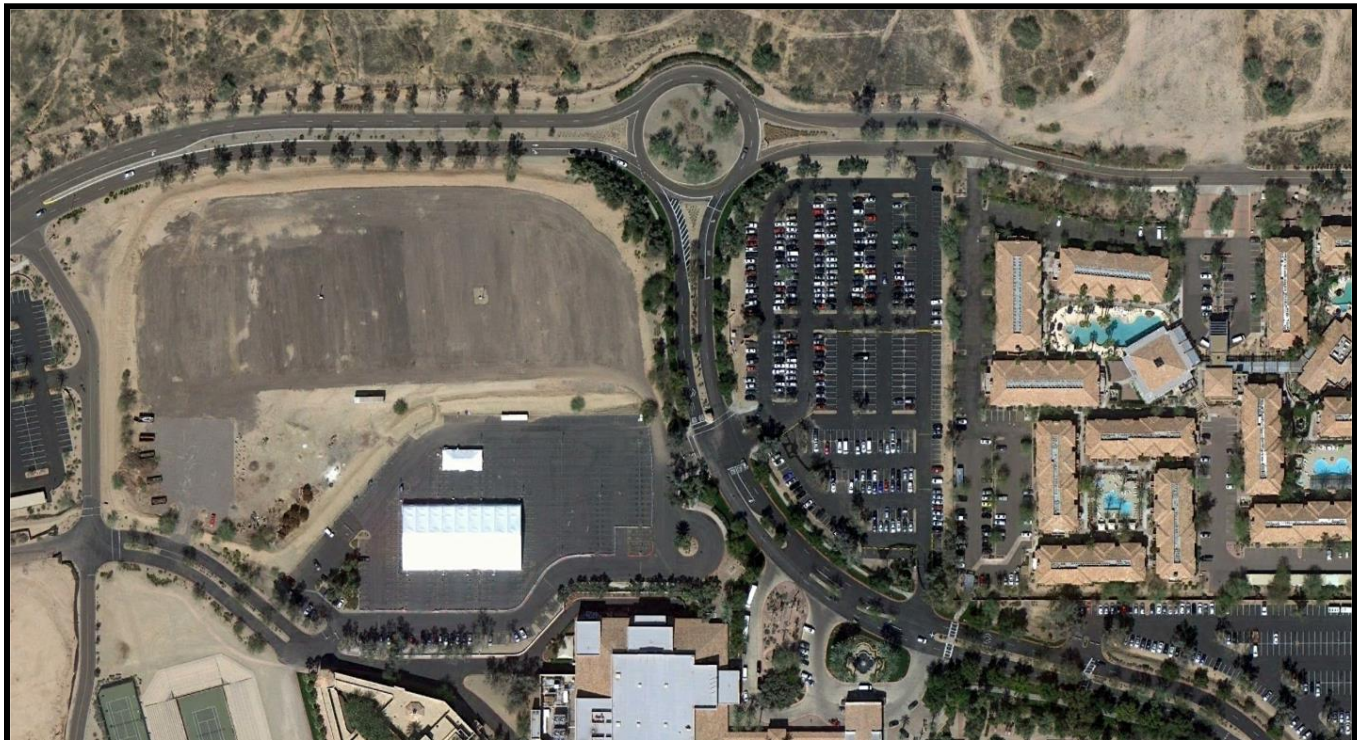


Figure 21: Northwest Resort Property Aerial Photograph, 3 – 3 – 2011, Thursday



Figure 22: Northwest Resort Property Aerial Photograph, 6 – 4 – 2010, Friday

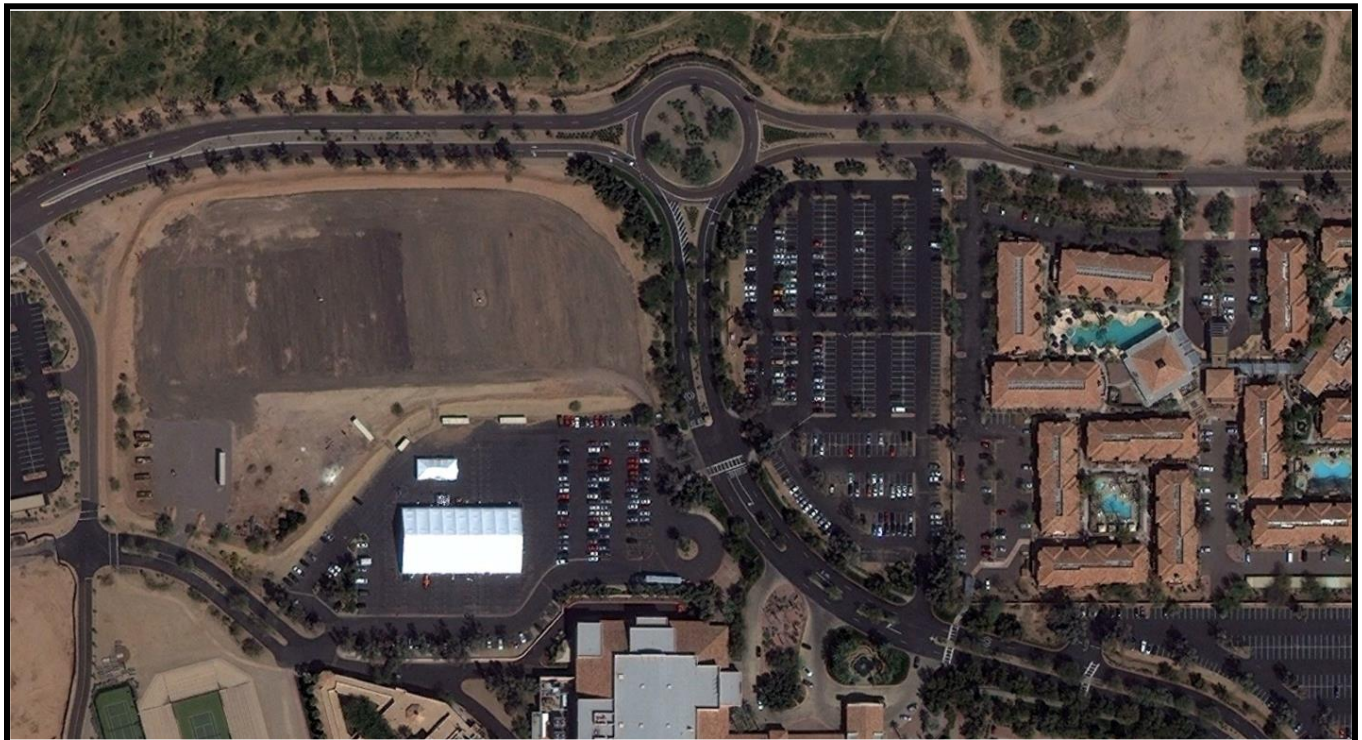


Figure 23: Northwest Resort Property Aerial Photograph, 3 – 13 – 2010, Saturday

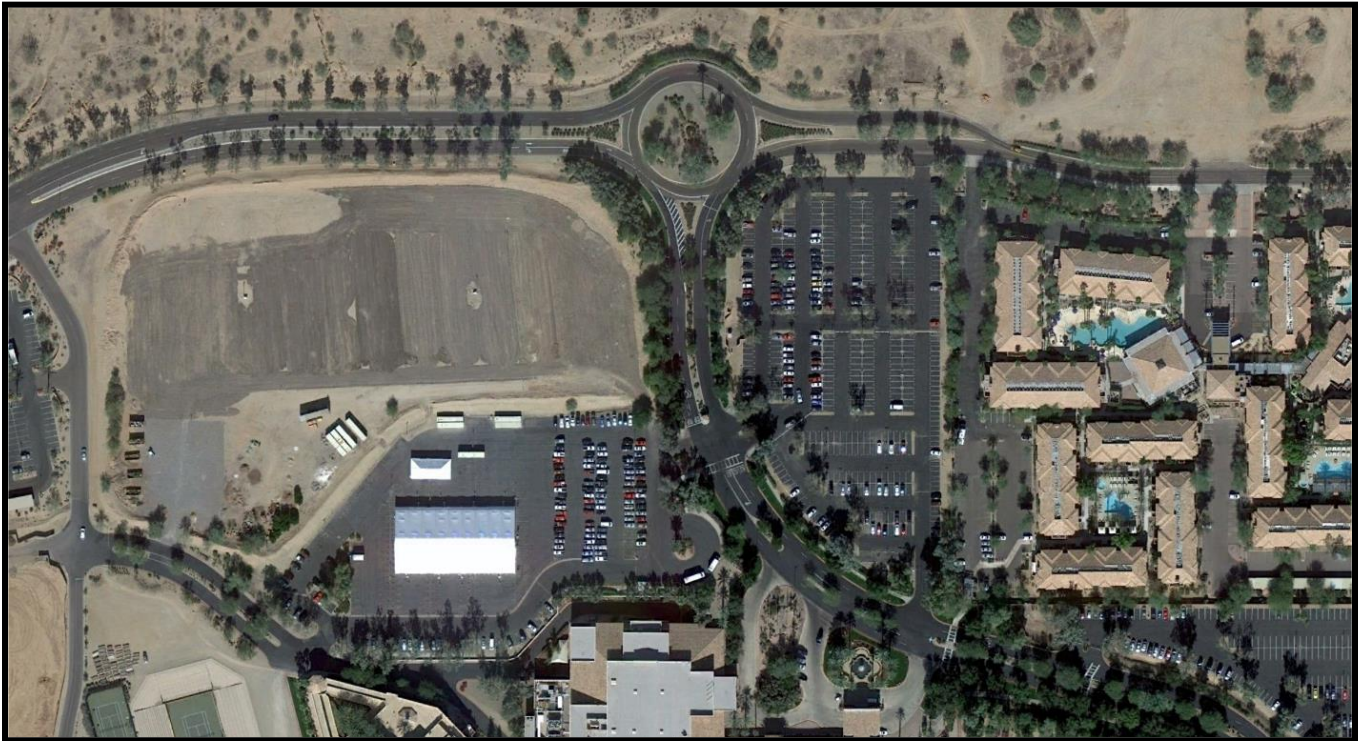


Figure 24: Northwest Resort Property Aerial Photograph, 11 – 19 – 2009, Thursday



Figure 25: Northwest Resort Property Aerial Photograph, 6 – 7 – 2007, Thursday



Figure 26: Northwest Resort Property Aerial Photograph, 5 – 23 – 2007, Wednesday



Figure 27: Northwest Resort Property Aerial Photograph, 12 – 12 – 2006, Tuesday



Figure 28: Northwest Resort Property Aerial Photograph, 10 – 6 – 2006, Friday



Figure 29: Northwest Resort Property Aerial Photograph, 9 – 18 – 2006, Monday

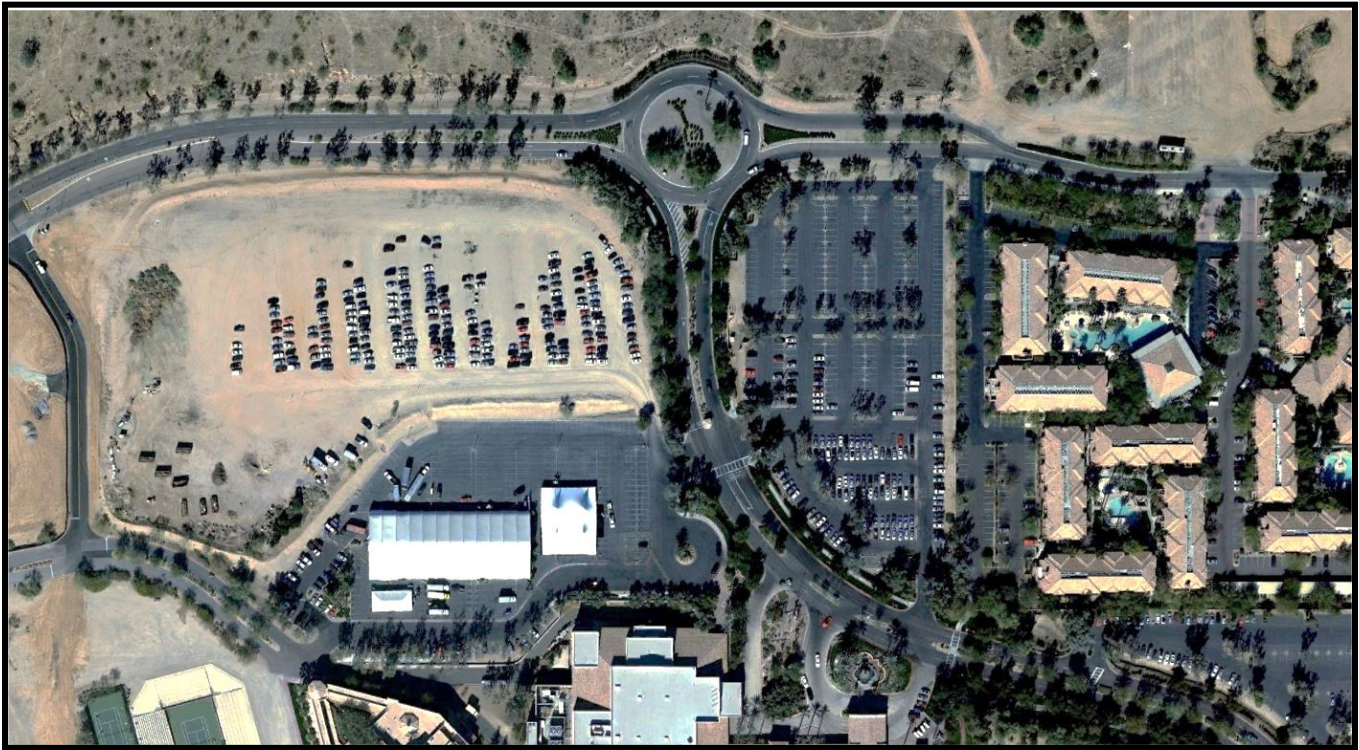


Figure 30: Northwest Resort Property Aerial Photograph, 10 – 31 – 2005, Monday



Figure 31: Northwest Resort Property Aerial Photograph, 10 – 8 – 2005, Saturday



Figure 32: Northwest Resort Property Aerial Photograph, 7 – 10 – 2005, Sunday



Figure 33: Northwest Resort Property Aerial Photograph, 3 – 12 – 2005, Saturday



Figure 34: Northwest Resort Property Aerial Photograph, 10 – 7 – 2004, Thursday



Figure 35: Northwest Resort Property Aerial Photograph, 4 – 21 – 2004, Wednesday

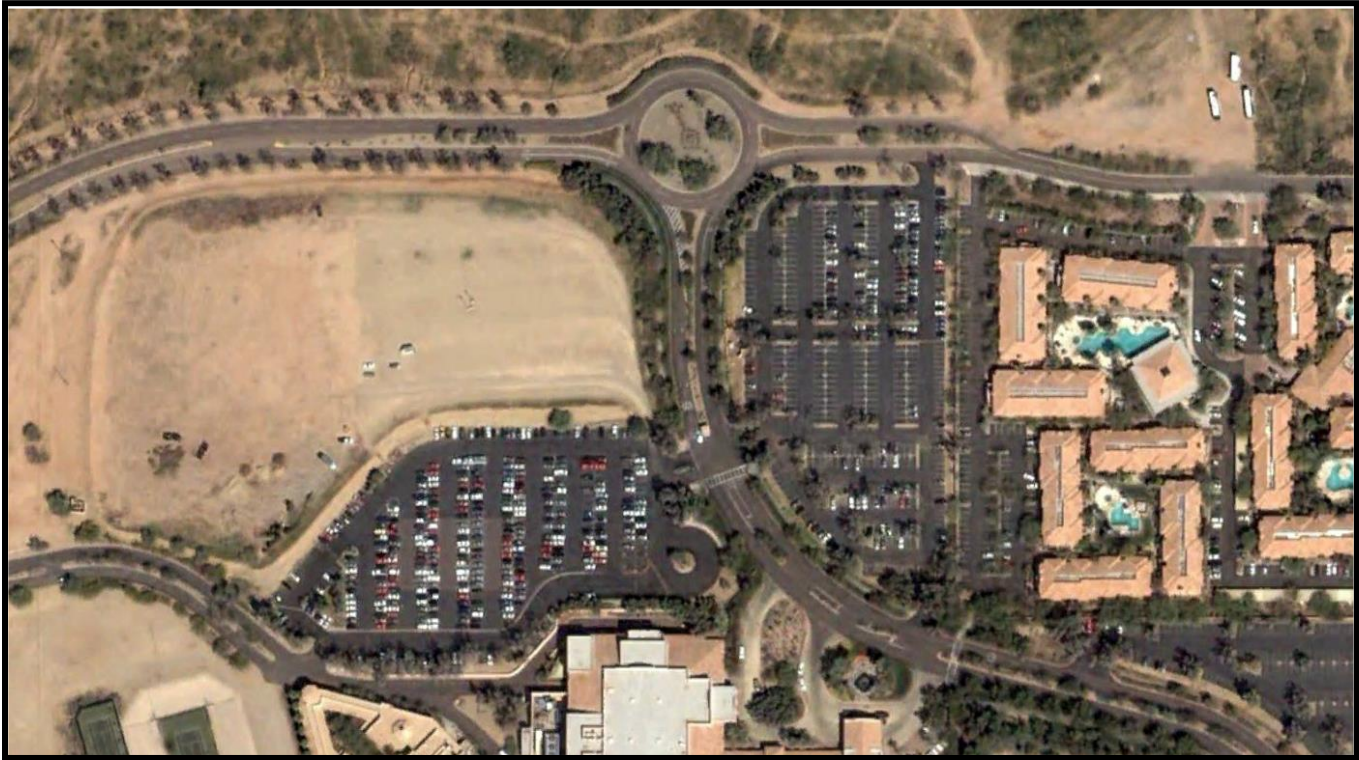


Figure 36: Northwest Resort Property Aerial Photograph, 4 – 16 – 2004, Friday

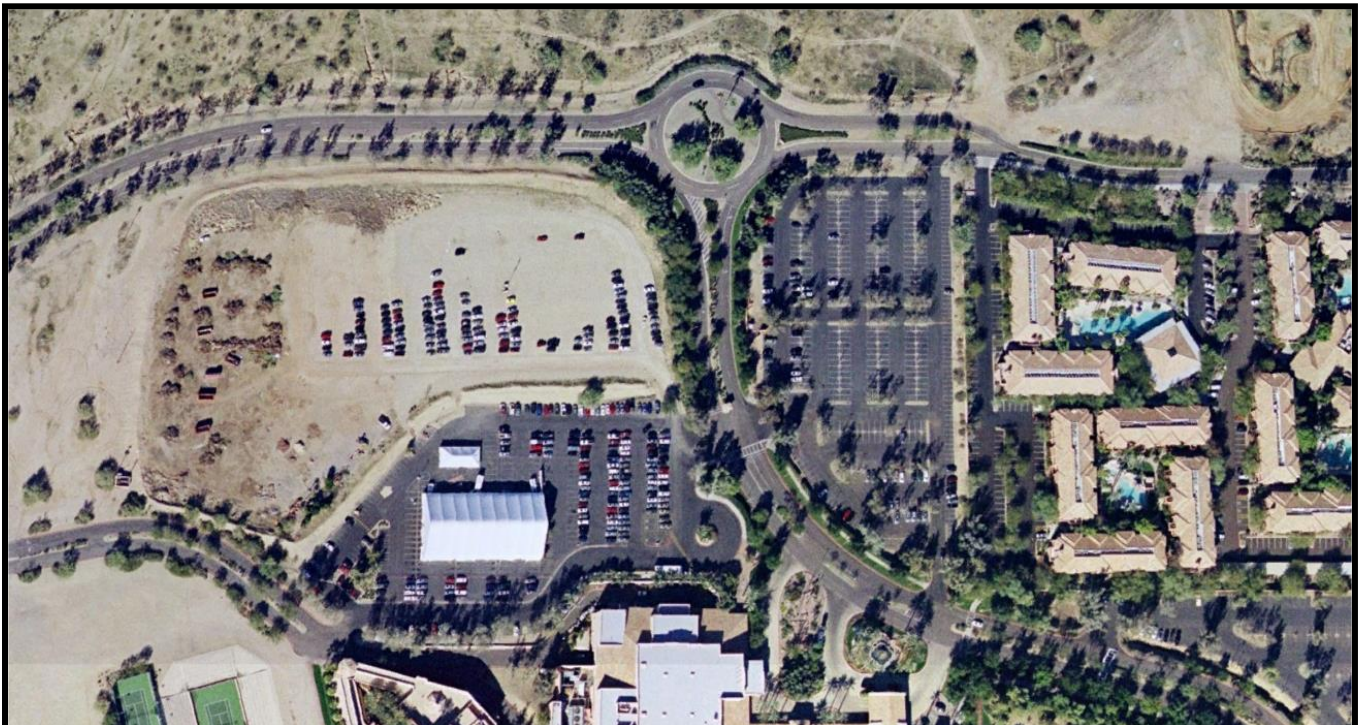


Figure 37: Northwest Resort Property Aerial Photograph, 12 – 31 – 2003, Wednesday



Figure 38: Northwest Resort Property Aerial Photograph, 1 – 9 – 2003, Thursday

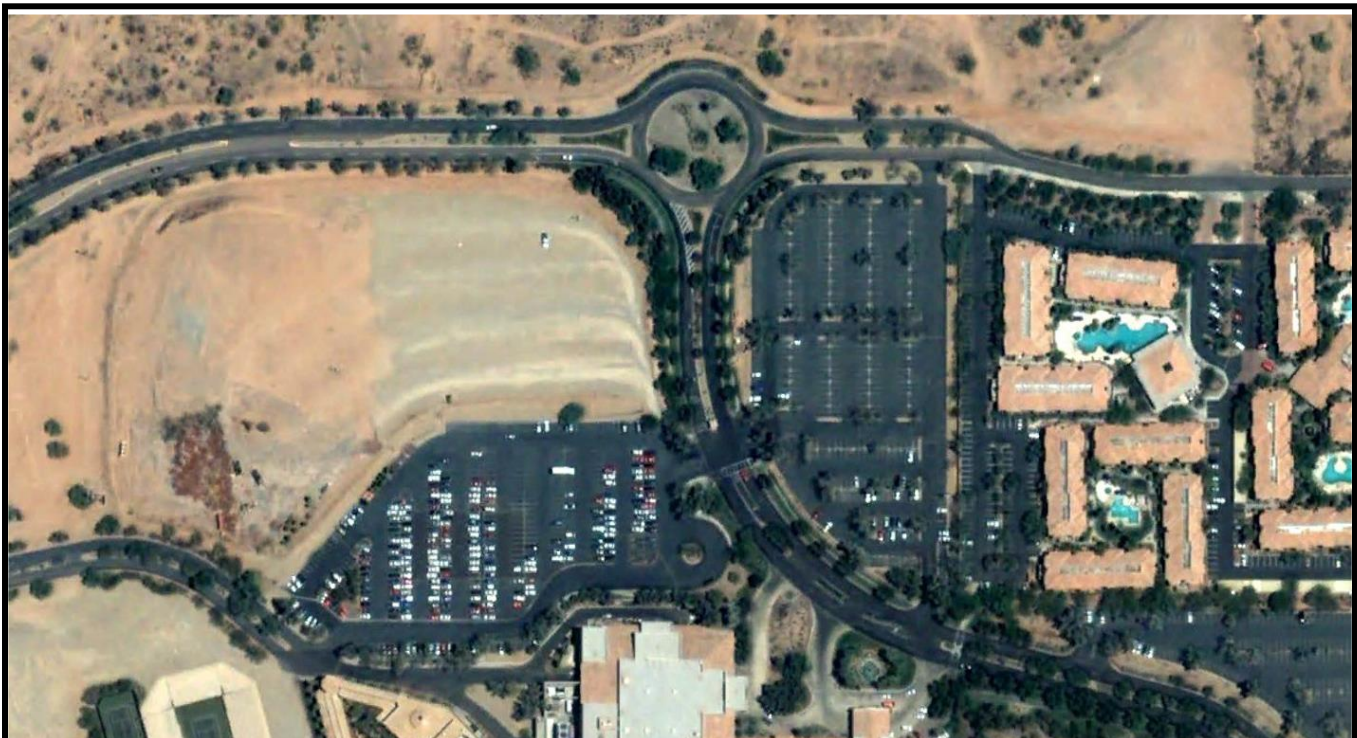


Figure 39: Northwest Resort Property Aerial Photograph, 7 – 2 – 2002, Monday

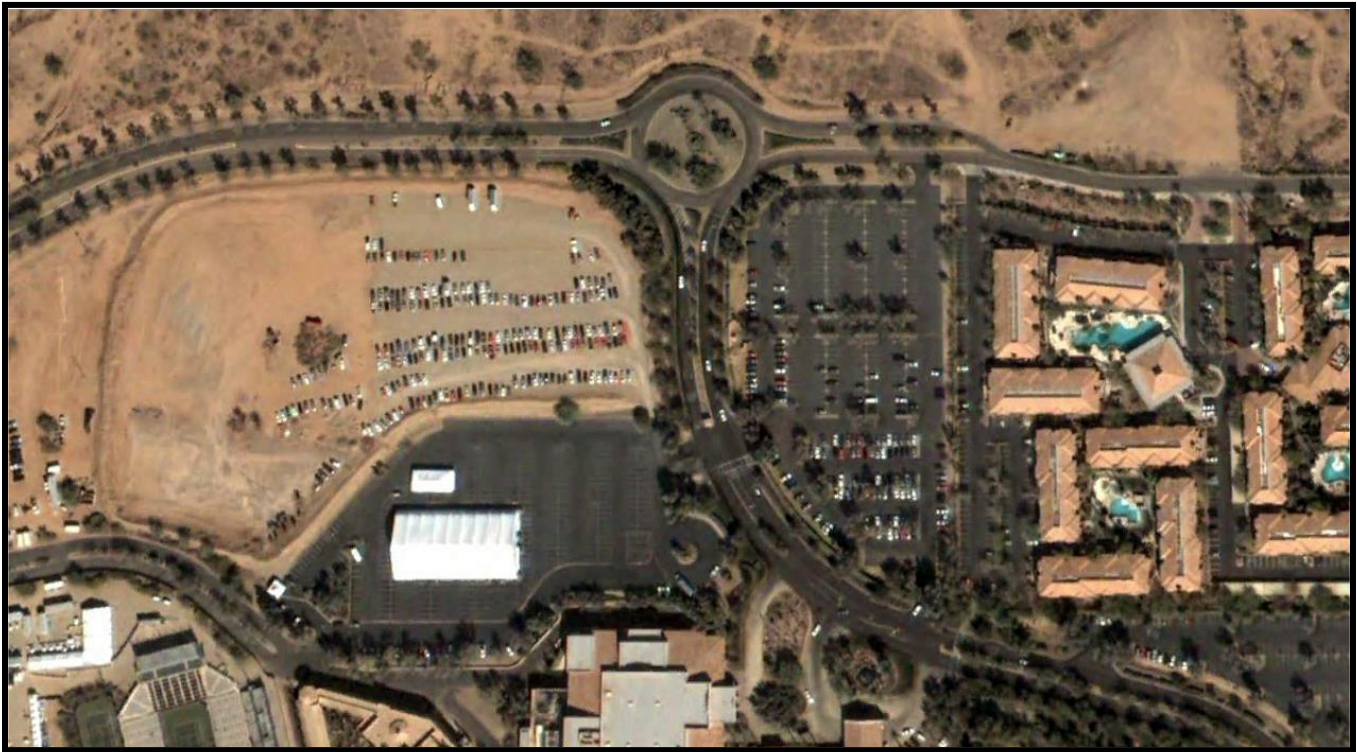


Figure 40: Northwest Resort Property Aerial Photograph, 4 – 1 – 2002, Monday



Figure 41: Northwest Resort Property Aerial Photograph, 4 – 29 – 1997, Tuesday



Figure 42: Southeast Resort Property Aerial Photograph, 3 – ?? – 2022



Figure 43: Southeast Resort Property Aerial Photograph, 2 – 11 – 2022, Friday



Figure 44: Southeast Resort Property Aerial Photograph, 5 – 22 – 2021, Saturday



Figure 45: Southeast Resort Property Aerial Photograph, 12 – 17 – 2020, Thursday



Figure 46: Southeast Resort Property Aerial Photograph, 1 – 17 – 2020, Friday



Figure 47: Southeast Resort Property Aerial Photograph, 8 – 12 – 2019, Monday



Figure 48: Southeast Resort Property Aerial Photograph, 2 – 23 – 2019, Saturday



Figure 49: Southeast Resort Property Aerial Photograph, 8 – 28 – 2018, Tuesday



Figure 50: Southeast Resort Property Aerial Photograph, 2 – 24 – 2018, Saturday



Figure 51: Southeast Resort Property Aerial Photograph, 10 – 4 – 2016, Tuesday



Figure 52: Southeast Resort Property Aerial Photograph, 1 – 12 – 2016, Tuesday



Figure 53: Southeast Resort Property Aerial Photograph, 3 – 15 – 2015, Sunday



Figure 54: Southeast Resort Property Aerial Photograph, 3 – 07 – 2014, Friday



Figure 55: Southeast Resort Property Aerial Photograph, 3 – 13 – 2013, Wednesday

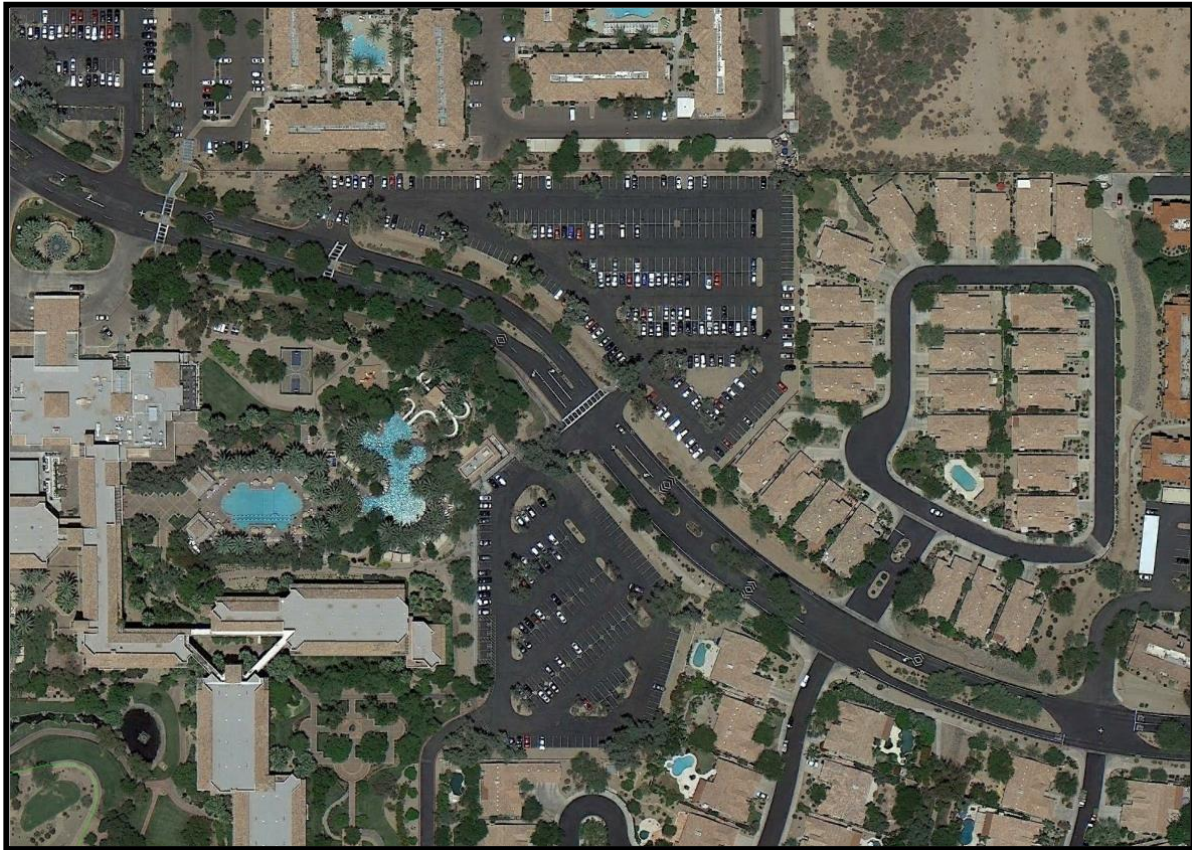


Figure 56: Southeast Resort Property Aerial Photograph, 6 – 8 – 2012, Friday



Figure 57: Southeast Resort Property Aerial Photograph, 5 – 26 – 2012, Saturday

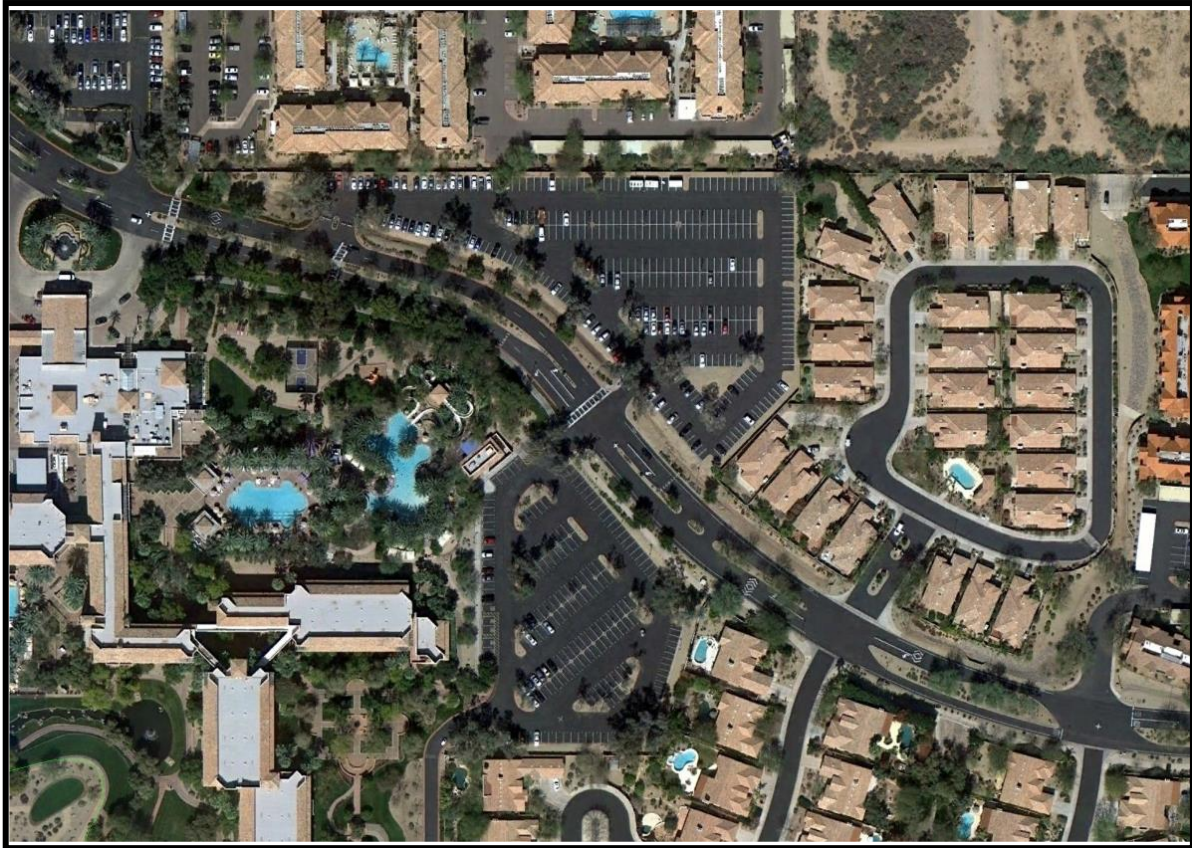


Figure 58: Southeast Resort Property Aerial Photograph, 3 – 3 – 2011, Thursday



Figure 59: Southeast Resort Property Aerial Photograph, 6 – 4 – 2010, Friday

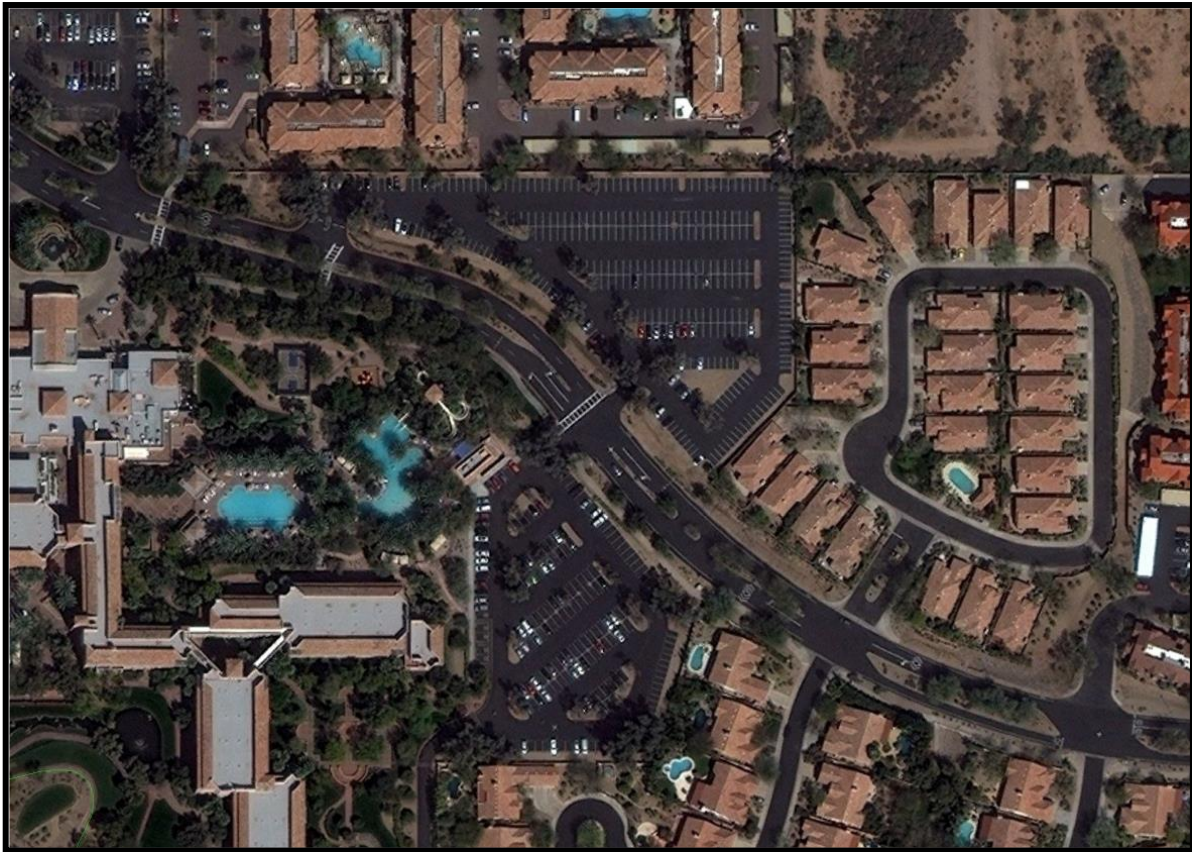


Figure 60: Southeast Resort Property Aerial Photograph, 3 – 13 – 2010, Saturday



Figure 61: Southeast Resort Property Aerial Photograph, 11 – 19 – 2009, Thursday

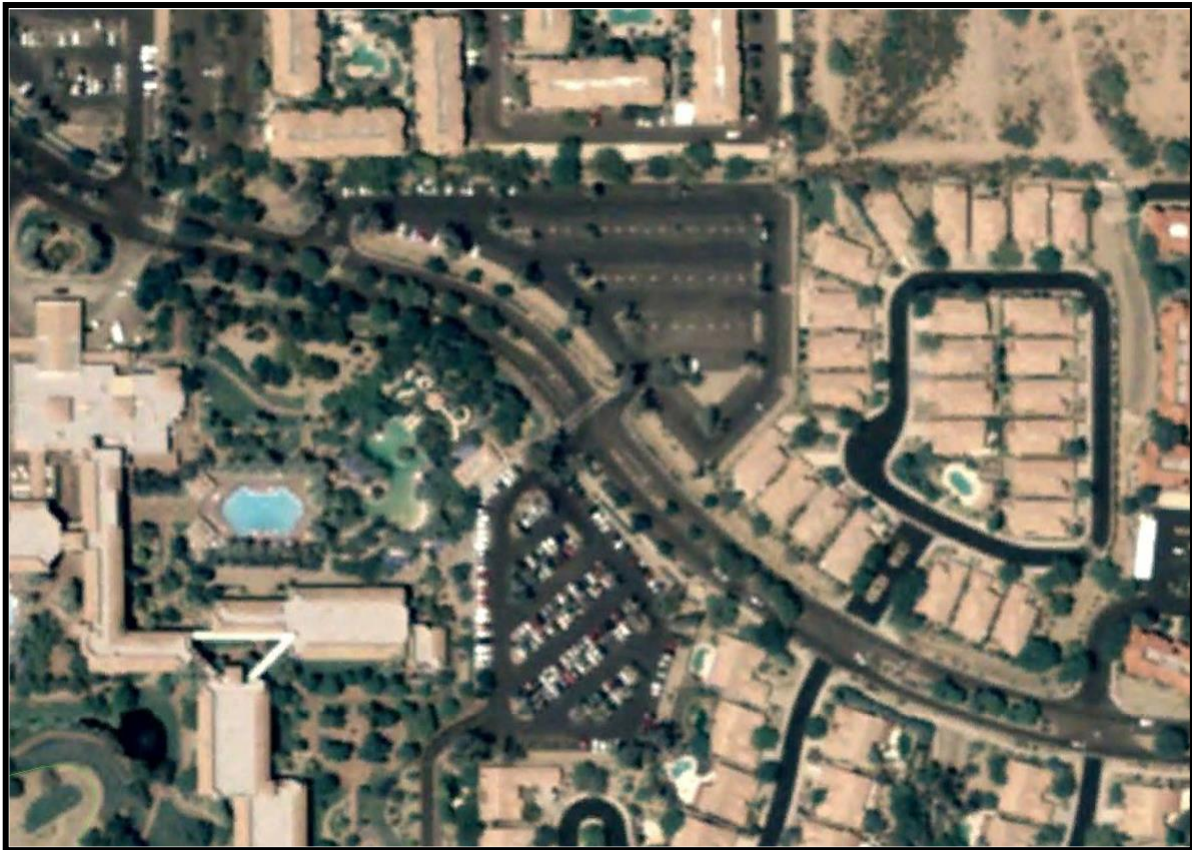


Figure 62: Southeast Resort Property Aerial Photograph, 6 – 7 – 2007, Thursday

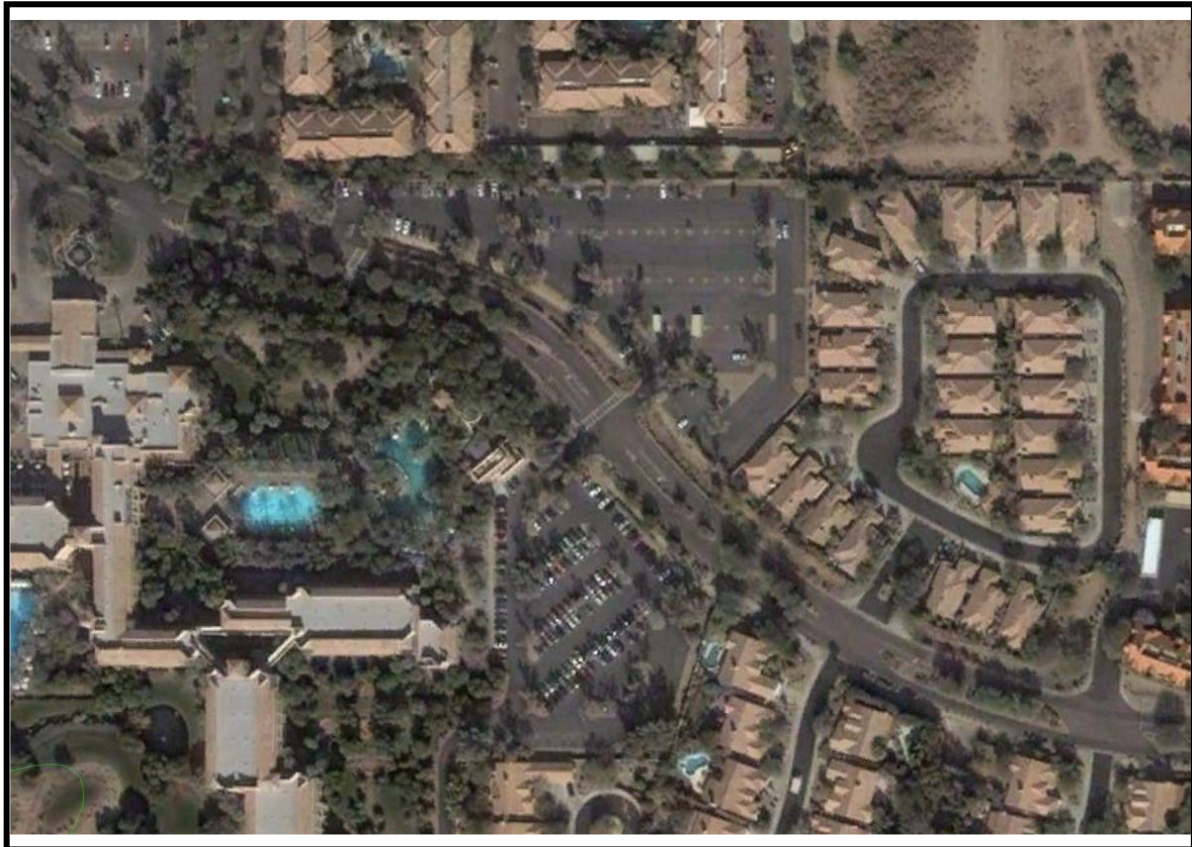


Figure 63: Southeast Resort Property Aerial Photograph, 12 – 12 – 2006, Tuesday



Figure 64: Southeast Resort Property Aerial Photograph, 10 – 6 – 2006, Friday



Figure 65: Southeast Resort Property Aerial Photograph, 9 – 18 – 2006, Monday



Figure 66: Southeast Resort Property Aerial Photograph, 10 – 31 – 2005, Monday



Figure 67: Southeast Resort Property Aerial Photograph, 3 – 12 – 2005, Saturday



Figure 68: Southeast Resort Property Aerial Photograph, 10 – 7 – 2004, Thursday

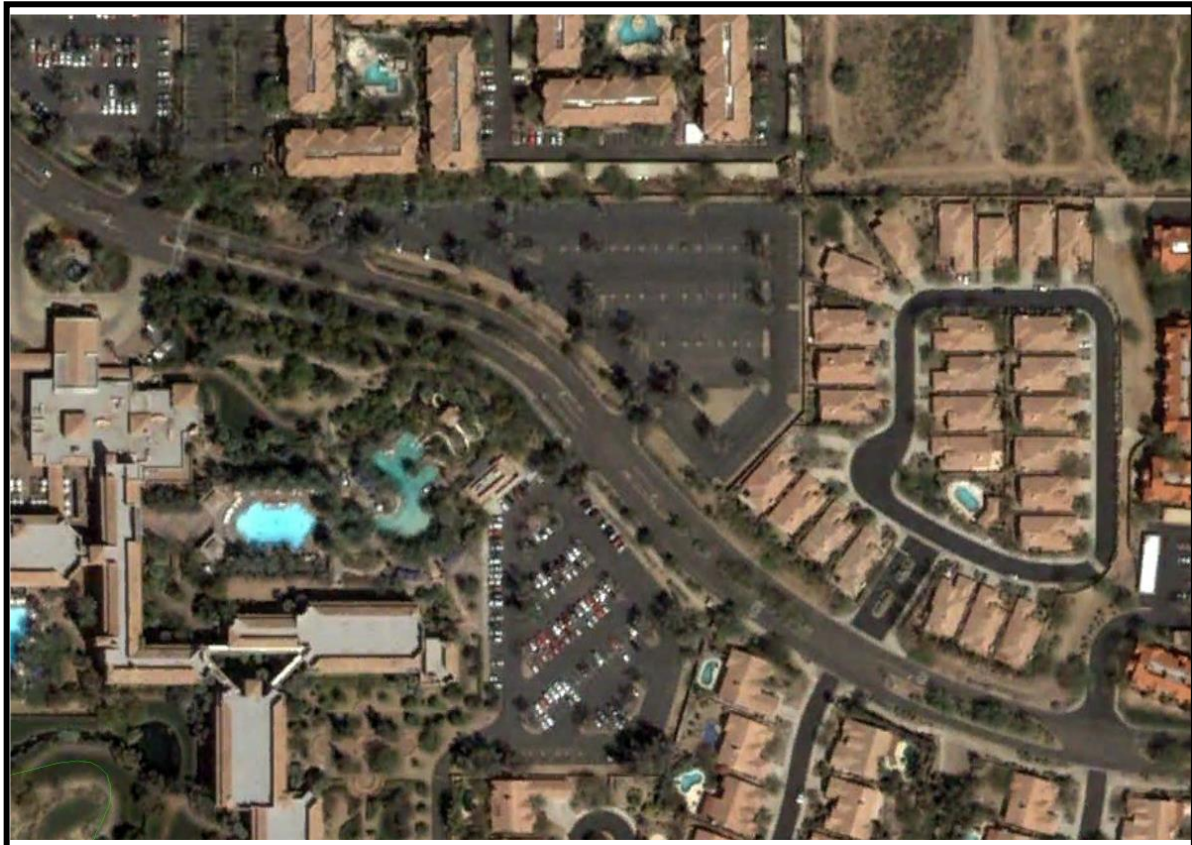


Figure 69: Southeast Resort Property Aerial Photograph, 4 – 21 – 2004, Wednesday



Figure 70: Southeast Resort Property Aerial Photograph, 4 – 16 – 2004, Friday



Figure 71: Southeast Resort Property Aerial Photograph, 1 – 9 – 2003, Thursday



Figure 72: Southeast Resort Property Aerial Photograph, 7 – 2 – 2002, Monday



Figure 73: Southeast Resort Property Aerial Photograph, 4 – 1 – 2002, Monday



Figure 74: Southeast Resort Property Aerial Photograph, 4 – 29 – 1997, Tuesday

Proposed Scottsdale Fairmont Princess Renovation Parking Demand

The primary purpose of the Scottsdale Fairmont Princess Resort renovation is to increase the available ballroom, conference room, and meeting room area to become commensurate with the existing and proposed hotel guest room number.

The ratio of existing ballroom, conference room, and meeting room area to hotel guest room number is approximately 74 square-feet-per-hotel-room. With the renovation, this ratio for the entire Scottsdale Fairmont Princess Resort of existing ballroom, conference room, and meeting room area to hotel guest room number will become approximately 95 square-feet-per-hotel-room. The larger ballroom, conference room, and meeting room area will allow the Scottsdale Fairmont Princess Resort to better serve their hotel guest room number.

Parking Requirements for Existing Fairmont Scottsdale Princess Resort

The parking requirements for the existing Fairmont Scottsdale Princess Resort, in accordance with current Scottsdale parking requirements (provided in **Appendix B**) were determined. **Table 11** summarizes the parking requirements for the existing Resort.

Table 11: Existing Resort Parking Requirement with Current Parking Code

PROPERTY USE	ZONING CATEGORY	AREA SQUARE FEET	RATE	SPACES
Hotel Rooms	Hotel	751 rooms	1 space-per-room	751
Bourbon	Restaurant Indoor	8,481	1 space-per-120-square-foot	71
Bourbon	Restaurant Patio	1,668	1 space-per-350-square-foot	4 ****
IAK	Restaurant Indoor	3,721	1 space-per-120-square-foot	32
IAK	Restaurant Patio	1,755	1 space-per-350-square-foot	5 ****
La Hacienda	Restaurant Indoor	4,753	1 space-per-120-square-foot	40
La Hacienda	Restaurant Patio	2,458	1 space-per-350-square-foot	7 ****
Plaza Bar	Bar Indoor	2,744	1 space-per-60-square-foot	46
Plaza Bar	Bar Patio	5,995	1 space-per-200-square-foot	29 *****
Anna J's Women's Boutique	Retail	5,025	1 space-per-400-square-foot	13
Provisions	Retail	1,498	1 space-per-400-square-foot	4
Spa	Spa	33,500	1 space-per-400-square-foot	84
All Rooms	Meeting	55,415	1 space-per-50-square-foot	1,069 *****
TOTAL				2,155
EXISTING PARKING SPACES:				1,638
CURRENT REDUCTION OF REQUIRED TO EXISTING PARKING: (1638 - 2195) / 2195				-24%

**** Less the first 350 square feet

***** Less the first 200 square feet

***** Less the first 2000 square feet

The existing Resort has 1,638 parking spaces; therefore, the existing Resort has a 24% reduction in parking compared to the current City of Scottsdale code required parking of 2,155 spaces.

Code-Required Parking for Fairmont Scottsdale Princess Renovations

The parking requirements for only the proposed renovations to Fairmont Scottsdale Princess Resort, in accordance with current Scottsdale parking requirements (provided in **Appendix B**), were determined. **Table 12** summarizes the parking requirements for the proposed renovations.

Table 12: Resort Renovation Parking Requirement with Current Parking Code

PROPERTY USE	ZONING CATEGORY	AREA SQUARE FEET	RATE	SPACES
NEW Hotel Rooms	Hotel	198 rooms	1 space-per-room	198
NEW Italian	Restaurant Interior	10,000	1 space-per-120-square-foot	84
NEW Italian	Restaurant Patio	6,500	1 space-per-350-square-foot	18 ****
NEW Roasterie	Restaurant Interior	4,500	1 space-per-120-square-foot	38
NEW Roasterie	Restaurant Patio	6,000	1 space-per-350-square-foot	17 ****
All NEW Rooms	Meeting	35,000	1 space-per-50-square-foot	700
TOTAL				1,055

**** Less the first 350 square feet

Fairmont Scottsdale Princess Resort Specific Characteristics

In 2019, the calendar year prior to the covid-influenced travel reduction, the Scottsdale Fairmont Princess Resort reported that approximately 27% of Scottsdale Fairmont Princess Resort hotel room guests arrived in personal or rented vehicles that were parked on the Resort property. The remaining 73% of Scottsdale Fairmont Princess Resort hotel room guests arrived by some type of shared vehicle that was not parked on Resort property. The shared vehicles were hotel shuttle, taxi, ride-share, or similar transportation methods.

Therefore, only 27% of Scottsdale Fairmont Princess Resort hotel guests require parking spaces. For hotel guests, of the 198 additional guest rooms, (43 additional guest rooms were previously approved by Case# 5-ZN-2015 but never constructed, and therefore 155 of these additional guest rooms are new with the current request), only 54 guest rooms require the code-required parking space of 54 parking spaces.

Appendix D is a memorandum from Kelly Henderson, Director of Meetings & Events for the Scottsdale Fairmont Princess Resort. This memorandum states that the non-public area (foyers, pre-function area, back-of-house, service areas) are not available for public use. These areas are ancillary to the public assembly areas and necessary to serve the attendees of functions in the ballroom, conference rooms, and meeting rooms. These non-public areas do not generate a need for parking spaces.

Appendix E provides the details of the conference and meeting room use by type of event and by month in 2019, the calendar year prior to the covid-influenced travel reduction. These data reveal that, during the typical (11) eleven months of the year, a minimum of 92% of Scottsdale Fairmont Princess Resort ballroom, conference room, and meeting room attendees were also hotel guests. The remaining maximum of 8% of Scottsdale Fairmont Princess Resort ballroom, conference room, and meeting room attendees were not Scottsdale Fairmont Princess Resort hotel guests. The month of December was an exception, when more events included more non-hotel-room guests, representing 31% of ballroom, conference room, and meeting room attendees. As indicated in **Appendix C** and **Table 10**, during December, the Scottsdale Fairmont Princess Hotel operates differently to reduce employee parking and increase valet parking.

The Fairmont Princess estimates that 50% of the clientele at the new restaurant will be hotel or conference room guests. Therefore, only 50% of the restaurant clientele will require parking spaces. The City of Scottsdale parking ordinance requires restaurants outside of Old Town to have one parking space for every 120 square of restaurant area. The ordinance also requires one parking space for every 350 square feet of patio area, excluding the first 350 square feet of patio area.

All of the coffee shop (Roasterie) traffic is assumed to be guests of other functions on the Scottsdale Fairmont Princess property or residents within walking distance. As stated previously and indicated in **Figure 2**, the Roasterie is deep within the resort, behind other buildings, and generally difficult to access from a road or parking area. **Figure 75** provides a focused aerial photograph of the Roasterie location. There are no parking spaces near the Roasterie, therefore, all clientele will walk from other locations on the resort property or the nearby residences.



Figure 75: Fairmont Princess New Roasterie Location

Recognizing the specific aspects of the Fairmont Scottsdale Princess Resort, the parking requirements for only the proposed renovations were adjusted. **Table 13** summarizes the adjustment results and provides the parking recommendation for the Resort Renovations.

Table 13: Resort Renovation Parking Recommendation

PROPERTY USE	ZONING CATEGORY	AREA SQUARE FEET	RATE	SPACES
NEW Hotel Rooms	Hotel	54 rooms *	1 space-per-room	54
NEW Italian	Restaurant Interior	5,000 **	1 space-per-120-square-feet	42
NEW Italian	Restaurant Patio	3,250 **	1 space-per-350-square-feet	10 ****
NEW Italian	Restaurant Interior	4,500		0
NEW Italian	Restaurant Patio	6,000		0
All NEW Rooms	Meeting	2,800 ***	1 space-per-50-square-feet	56
TOTAL				162

* Assuming 27% of hotel guests use a parking space
 ** Assuming 50% of diners currently on-property
 *** Assuming 92% of conference room users in hotel guest rooms
 **** Less the first 350 square feet

The existing Resort has 1,638 parking spaces, and therefore with the Resort Renovations recommended parking spaces, the Resort will have a total of 1,800 parking spaces. The recommended Renovated Resort parking spaces is 1,800 compared to the 3,250 parking spaces that would be required if the entire Renovated Resort were required to adhere to the current parking code. Therefore, the recommended parking spaces is a reduction of 45% from the code-required parking.

Scottsdale Four Seasons Resort Required and Existing Parking

The only resort in the City of Scottsdale similar to the Fairmont Scottsdale Princess, in terms of luxury, amenities, conference-room-area-to-hotel-room ratio, and isolation is the Four Seasons Resort, south of Dynamite Boulevard and west of Alma School Road. (The Four Seasons has 171 square feet of conference room area-to-hotel-guest-room, approximately double the Fairmont Princess ratio with the renovation.) **Table 14** summarizes the Four Seasons parking requirements in accordance with the current City of Scottsdale code.

Table 14: Four Seasons Resort Renovations Parking Recommendation

PROPERTY USE	ZONING CATEGORY	AREA SQUARE FEET	RATE	SPACES
Hotel Rooms	Hotel	210 rooms	1 space-per-room	210
All Restuarants	Restaurant	9,400	1 space-per-120-square-feet	79
All Rooms	Meeting	35,920	1 space-per-50-square-feet	679
Spa	Commercial	9,000	1 space-per-400-square-feet	23
TOTAL		54,320		968
EXISTING PARKING SPACES:				593
REDUCTION OF EXISTING TO REQUIRED: (593 - 968) / 968				-39%

The Four Seasons Resort currently has 593 parking spaces, which is a 39% reduction from the current code requirement of 968 parking spaces.

Recommended Parking for Fairmont Scottsdale Princess Renovations

For the renovation of 198 rooms; 35,000 square feet of ballroom, conference room, and meeting room area; 16,500 square feet of restaurant; and 10,500 square feet of coffee shop; 162 additional parking spaces are necessary. **Table 15** summarizes the Scottsdale Fairmont Princess Resort Renovation required parking.

Table 15: Princess Renovations Parking Recommendation

<u>LAND USE</u>	<u>RECOMMENDED PARKING</u>
198 Hotel Guest Rooms @ 27%.....	54
35,000 SF Conference @ 8%.....	56
16,500 SF Restaurant @ 50%.....	52
TOTAL.....	162

The recommended additional 162 parking spaces plus the 810 existing parking spaces to be removed and replaced, require a minimum of 972 new parking spaces.

Scottsdale Fairmont Princess Existing and Required Parking

The Scottsdale Fairmont Princess Resort entire property currently has 1,638 parking spaces. With the renovation, the entire property will have 1,800 parking spaces. Therefore, a sufficient parking surplus will exist.

Appendix A

2015 Scottsdale Fairmont Princess Most Recent Approved Required Parking



2015 DEVELOPMENT DATA EXCERPT PERTAINING TO PARKING REQUIREMENTS

STRATEGIC

Hotels & Resorts

DEVELOPMENT DATA:

PARCEL ADDRESS:

7575 E PRINCESS BLVD
SCOTTSDALE, ARIZONA 85255

PREVIOUS ZONING CASES:

135-ZN-1985, 57-ZN-1986, 63-ZN-1987, 14-ZN-1988, 60-ZN-1992 AND
1-ZN-2003

LEGAL DESCRIPTION:

SEE TITLE REPORT

ASSESSORS MAP:

215-08-693, 215-08-694, 215-08-695, 215-08-003C, 215-08-755

QUARTER SECTION:

SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, AZ

ZONING: C-2 / PCD

TOTAL SITE ACREAGE:

ENTIRETY OF 5 LOTS: 2,891,712 S.F. / 66.38 ACRES

UNIT COUNTS: PARCEL B ONLY:

GOLD VILLAS:	119 UNITS
CASITAS:	69 UNITS
HOTEL ROOMS - EXISTING:	461 UNITS
HOTEL ROOMS - NEW:	102 UNITS
HOTEL ROOMS - FUTURE:	<u>43 UNITS</u>
MAX UNITS:	794 UNITS

PARKING REQUIREMENTS:

PARKING REQUIRED	
119 CASITAS	119 x 1.25 = 149 SPACES
530 GUEST ROOMS (EXISTING)	530 x 1.25 = 663 SPACES
102 GUEST ROOMS (NEW)	102 x 1.25 = 127 SPACES
ALL BALLROOMS/CONF/ MTS	55,415 / 50 = 1,109 SPACES
TOTAL PARKING REQUIRED BEFORE PARKING MASTER PLAN REDUCTION:	2,048 SPACES
PARKING REQUIRED AFTER 20% REDUCTION:	2,048 x .80 = 1,638 SPACES
PARKING PROVIDED:	
EXISTING PARKING TO REMAIN	1,503 SPACES
EXISTING PARKING TO BE REMOVED	- 22 SPACES
NEW PARKING ADDED	+134 SPACES
TOTAL PARKING	1,638 SPACES
ADA STALLS REQUIRED:	1,638 x 2% = 33
EXISTING ADA STALLS	31 STALLS
NEW ADA STALLS	2 STALLS
TOTAL ADA STALLS	33 STALLS

Appendix B

Scottsdale Parking Code Excerpts Pertinent to Scottsdale Princess



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.
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<p>Residential health care facilities</p>	<p>A. Specialized care facilities—0.7 parking space for each bed. B. Minimal care facilities—1.25 parking spaces for each dwelling unit.</p>
<p>Restaurants with live entertainment</p>	<p>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.</p>
<p>Restaurants</p>	<p>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.</p>

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 (1.0) parking spaces for each one (1) guest room or dwelling unit.

<p>Travel accommodations with conference and meeting facilities, or similar facilities, and/or additional commercial uses within the same development project</p>	<p>The travel accommodation requirements above.</p> <p>Plus:</p> <p>A. One (1) parking space for every five (5) seats, if seats are fixed, and/or</p> <p>B. One (1) parking space for fifty (50) square feet of gross floor area of conference/meeting area, and/or</p> <p>C. Bar, cocktail lounge, tavern, after hours, restaurants, and live entertainment uses shall provide parking in accordance with parking requirements herein this table.</p> <p>D. All other commercial uses. One (1) parking space for every four hundred (400) square feet of gross floor area.</p> <p>Exception: No additional parking shall be required for the first 2,000 square feet of associated commercial uses or meeting facilities.</p>
<p>Vehicle leasing, rental, or sales (parking plans submitted for vehicle sales shall illustrate the parking spaces allocated for each of A, B, and C.)</p>	<p>A. One employee parking space per 200 square feet of gross floor area,</p> <p>B. One employee parking space per 20 outdoor vehicular display spaces, and</p> <p>C. One patron parking space per 20 outdoor vehicular display spaces.</p>
<p>Veterinary services</p>	<p>One (1) space per three hundred (300) square feet gross floor area.</p>

Appendix C

2022 Scottsdale Fairmont Princess Parking Utilization



FSP PARKING ANNUAL REPORT	2022	# PARKING	1,638	% PARKED	65%
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ANNUAL AVERAGE	VALET CARS	SELF CARS	STAFF CARS	TOTAL CARS	# DAYS	DAILY AVE
	91,409	113,303	184,873	389,586	365	1,067

LOW	VALET CARS	SELF CARS	STAFF CARS	TOTAL CARS	% PARKED	# OF DAYS
January	130	118	279	528	32%	21
February	229	197	330	756	46%	12
March	196	236	322	754	46%	4
April	188	180	312	681	42%	2
May	168	125	310	603	37%	9
June	139	104	290	533	33%	21
July	170	127	279	576	35%	15
August	143	117	279	540	33%	18
September	186	217	300	703	43%	9
October	223	220	319	762	46%	4
November	250	321	216	787	48%	6
December	307	675	145	1,127	69%	5
Average	194	220	282	696	42%	126
Extended	24,383	27,615	35,397	87,396		

TYPICAL	VALET CARS	SELF CARS	STAFF CARS	TOTAL CARS	% PARKED	# OF DAYS
January	184	236	615	1,035	63%	9
February	284	290	727	1,301	79%	13
March	276	280	709	1,265	77%	25
April	266	369	687	1,322	81%	27
May	237	252	684	1,173	72%	21
June	196	163	639	998	61%	8
July	239	257	615	1,111	68%	13
August	202	184	614	1,000	61%	12
September	175	284	661	1,120	68%	20
October	189	289	702	1,179	72%	26
November	362	592	350	1,304	80%	12
December	401	819	235	1,455	89%	4
Average	251	335	603	1,189	73%	190
Extended	47,662	63,562	114,604	225,828		

PEAK	VALET CARS	SELF CARS	STAFF CARS	TOTAL CARS	% PARKED	# OF DAYS
January	378	353	732	1,463	89%	1
February*	433	382	865	1,680	103%	3
March	378	324	843	1,545	94%	2
April*	302	558	817	1,677	102%	1
May*	497	380	813	1,690	103%	1
June	296	222	760	1,278	78%	1
July*	562	387	732	1,681	103%	3
August	206	251	730	1,187	72%	1
September	278	351	786	1,415	86%	1
October*	420	357	834	1,611	98%	1
November*	474	863	350	1,687	103%	12
December*	494	963	235	1,692	103%	22
Average	393	449	708	1,550	95%	49
Extended	19,363	22,126	34,872	76,362		

*SPECIAL EVENTS = Phoenix Open, Ky Derby, Freedom Fest, Brunches, Halloween, Christmas

Appendix D

Scottsdale Fairmont Princess Conference Room Ancillary Area Use Statement



Fairmont
SCOTTSDALE PRINCESS

June 9, 2022

RE: Service Area Usage

To Whom It May Concern:

Please allow this memo to serve as verification of the usage of back-of-house spaces and service areas.

- Back of House areas are shared among all Event Space and Venues
- Service Corridors are used for colleagues to move Resort Equipment, Food & Beverage, Materials, and Inventory between Venues
- Back of House Space is not rented to outside organizations for usage by guests
- Colleagues working in back of house spaces are not isolated to one area as staffing is shared among groups and spaces

Please allow me to answer any other questions you may have regarding back of house and service areas.

Kelly L Henderson
Director of Meetings & Events
Fairmont Scottsdale Princess

Appendix E

2019 Scottsdale Fairmont Princess Conference Room Guest Use



SCOTTSDALE FAIRMONT PRINCESS HOTEL CONFERENCE AND MEETING ROOM USE IN 2019

BREAKFAST	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Non-Hotel Guests	481	263	890	69	139	35	40	81	601	24	257	914	3,794
Hotel Guests	8,714	6,689	9,406	7,148	9,164	5,081	2,205	3,407	8,615	11,281	8,221	5,951	85,882
Total	9,195	6,952	10,296	7,217	9,303	5,116	2,245	3,488	9,216	11,305	8,478	6,865	89,676
Non-Hotel Guests	5%	4%	9%	1%	1%	1%	2%	2%	7%	0%	3%	13%	4%
Hotel Guests	95%	96%	91%	99%	99%	99%	98%	98%	93%	100%	97%	87%	96%
LUNCH	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Non-Hotel Guests	807	613	199	2,203	790	55	88	211	121	396	1,075	1,877	8,435
Hotel Guests	8,625	6,317	6,274	4,232	8,854	4,602	2,196	2,999	9,275	9,396	6,379	2,981	72,130
Total	9,432	6,930	6,473	6,435	9,644	4,657	2,284	3,210	9,396	9,792	7,454	4,858	80,565
Non-Hotel Guests	9%	9%	3%	34%	8%	1%	4%	7%	1%	4%	14%	39%	10%
Hotel Guests	91%	91%	97%	66%	92%	99%	96%	93%	99%	96%	86%	61%	90%
DINNER	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Non-Hotel Guests	335	285	567		769	47	16	64	68	1,387	531	1,827	5,896
Hotel Guests	6,358	5,673	7,688	4,615	4,513	4,273	1,685	1,966	5,052	8,589	4,309	1,347	56,068
Total	6,693	5,958	8,255	4,615	5,282	4,320	1,701	2,030	5,120	9,976	4,840	3,174	61,964
Non-Hotel Guests	5%	5%	7%	0%	15%	1%	1%	3%	1%	14%	11%	58%	10%
Hotel Guests	95%	95%	93%	100%	85%	99%	99%	97%	99%	86%	89%	42%	90%
RECEPTIONS	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Non-Hotel Guests	1,200	120	165		50		516		55	500	264	3,949	6,819
Hotel Guests	8,155	2,134	764	3,546	4,766	955	785	1,963	2,991	7,270	3,367	2,815	39,511
Total	9,355	2,254	929	3,546	4,816	955	1,301	1,963	3,046	7,770	3,631	6,764	46,330
Non-Hotel Guests	13%	5%	18%	0%	1%	0%	40%	0%	2%	6%	7%	58%	15%
Hotel Guests	87%	95%	82%	100%	99%	100%	60%	100%	98%	94%	93%	42%	85%

SCOTTSDALE FAIRMONT PRINCESS HOTEL CONFERENCE AND MEETING ROOM USE IN 2019

COFFEE BREAKS	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Non-Hotel Guests	957	269	309	852	1,295	140	172	166	1,053	393	637	1,766	8,009
Hotel Guests	21,907	20,579	15,448	14,480	25,314	12,093	5,908	13,540	27,853	20,924	19,343	9,856	207,245
Total	22,864	20,848	15,757	15,332	26,609	12,233	6,080	13,706	28,906	21,317	19,980	11,622	215,254
Non-Hotel Guests	4%	1%	2%	6%	5%	1%	3%	1%	4%	2%	3%	15%	4%
Hotel Guests	96%	99%	98%	94%	95%	99%	97%	99%	96%	98%	97%	85%	96%
ALL PURPOSES	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Non-Hotel Guests	3,780	1,550	2,130	3,124	3,043	277	832	522	1,898	2,700	2,764	10,333	32,953
Hotel Guests	53,759	41,392	39,580	34,021	52,611	27,004	12,779	23,875	53,786	57,460	41,619	22,950	460,836
Total	57,539	42,942	41,710	37,145	55,654	27,281	13,611	24,397	55,684	60,160	44,383	33,283	493,789
Non-Hotel Guests	7%	4%	5%	8%	5%	1%	6%	2%	3%	4%	6%	31%	7%
Hotel Guests	93%	96%	95%	92%	95%	99%	94%	98%	97%	96%	94%	69%	93%