

Parking Narrative

We propose to merge the Hilton Garden Inn project with 300 East Main for the purposes of calculating town requirements. Since it's been a while since the 300 East Main CUP was approved, here's a refresher on how that parking calculation worked:

Our starting point was the town's presumptive parking requirements for each use, with some small reductions allowed by the ordinance for providing bicycle parking and the like.

We created a table with a section for each proposed building, its likely uses (retail, office, restaurant, etc.) and the square footage devoted to each. We then made some assumptions about what percentage of parking a particular use would require at different times of the day. For example, office space was assumed to need 100 percent of its parking weekdays during business hours, but only 20 percent after 6 p.m.

The top chart on the following page is a summary of all buildings at full build-out, with the first column showing the total amount of parking needed during various windows of time, the second column showing the available parking when the entire deck was completed and the next two columns showing the excess or deficit parking at full occupancy or with a 10-percent vacancy rate. The CUP includes a condition that we provide valet parking to make up the deficit spaces if and when the amount of square footage built creates that deficit.

One benefit of this flexible parking plan is that it can adapt once projections transition to reality. For example, the Fleet Feet building (310 E. Main St.) ended up being built with three stories instead of five, but now we'd like to add in parking for the Hilton Garden Inn, which wasn't contemplated when 300 East Main was approved.

The middle chart on the following page shows 300 East Main at full build-out with the smaller Fleet Feet building and the addition of the Hilton Garden Inn. The numbers also have been changed when the actual square footage of various uses turned out to be different than in the original parking table. The 370 E. Main St. building (Hampton Inn and retail space), for example, has more restaurant space than originally planned while the Fleet Feet building has less.

The bottom chart on the following page shows the interim condition of adding the Hilton Garden Inn to the parking table but not yet building the parking deck expansion. During this interim phase we would have a surface lot where the deck expansion will be, which is labeled on the chart as "future deck area surface parking."

For the Hilton Garden Inn, the Town staff's presumptive town parking requirement is 246 spaces, based on one space per 149 rooms and one space per 300 square feet of 12,067 square feet of meeting space and one space per 100 square feet of 5700 square feet of "restaurant" space

We don't project any parking for the hotel restaurant because it will only serve hotel guests, who already are counted for this parking analysis. There won't be any signs or advertising to attract non-hotel guests to the restaurant and bar. Furthermore we believe that the .75 spaces/ hotel room and 1 space/200 square feet of meeting space more accurately reflect parking demand. Using these numbers we believe the Town's presumptive requirement should be reduced to 176 spaces

We project the *actual* parking needed will range from a minimum of 79 during the weekdays after hotel guests have checked out, to a maximum of 157 at night with full occupancy. The maximum assumes a 25 percent reduction in the space-per-room count because approximately 75 percent of guests at the existing Hampton Inn don't bring a car and we would expect the same ratio at the Hilton Garden Inn. We also project that the meeting rooms will require *more* parking (1 space/200 square feet) than required in the land-use ordinance.

I've tried to explain this complicated parking calculation as simply as possible, but feel free to contact me if you have questions.

300 East Main/Hilton Garden Inn Parking Analysis

Full build-out parking-needs summary from approved 2008 300 East Main CUP:

	All Uses	Provided	Excess (Deficit)	With 10% Vacancy Rate
weekdays 2 a.m. - 7 p.m.	158	843	685	700
weekdays 7 a.m. - 6 p.m.	651	843	192	257
weekdays 6 p.m. - 9 p.m.	813	843	30	111
weekdays 9 p.m. - 2 a.m.	317	843	526	558
weekends 2 a.m. - 7 a.m.	139	843	705	718
weekends 7 a.m. - 1 p.m.	539	843	304	358
weekends 1 p.m. - 6 p.m.	691	843	152	221
weekends 6 p.m. - 9 p.m.	878	843	-35	53
weekends 9 p.m. - 2 a.m.	657	843	186	251

Net change at full build-out with smaller Fleet Feet building (per 2013 CUP modification), addition of Hilton Garden Inn and expanded parking deck:

	space reduction from smaller Fleet Feet building	HGI parking needs	new spaces under HGI, in expanded deck	Net change in parking needs from 2008 CUP	New build-out parking needs	New total parking provided	New surplus/deficit
weekdays 2 a.m. - 7 a.m.	-12	112	85	15	173	963	790
weekdays 7 a.m. - 6 p.m.	-10	79	85	-16	635	963	328
weekdays 6 p.m. - 9 p.m.	-57	157	85	15	828	963	135
weekdays 9 p.m. - 2 a.m.	-24	112	85	3	320	963	643
weekends 2 a.m. - 7 a.m.	-9	112	85	18	157	963	806
weekends 7 a.m. - 1 p.m.	-58	101	85	-42	497	963	466
weekends 1 p.m. - 6 p.m.	-36	127	85	6	697	963	266
weekends 6 p.m. - 9 p.m.	-76	142	85	-19	859	963	104
weekends 9 p.m. - 2 a.m.	-67	112	85	-40	617	963	346

Interim parking needs with existing old and new buildings plus Hilton Garden Inn, without deck expansion:

	370	Building E	Building B	310	Building F	Butler (HGI)	300 & 360 (old buildings)	Total	Surplus/deficit
Weekday 2 a.m.-7 a.m.	118	0	0	3		112	17	250	461
Weekday 7 a.m.-6 p.m.	107	0	0	80		79	104	370	341
Weekday 6 p.m.-9 p.m.	213	0	0	104		157	181	656	55
Weekday 9 p.m.-2 a.m.	171	0	0	30		112	104	416	295
Weekend 2 a.m.-7 a.m.	118	0	0	3		112	17	250	461
Weekend 7 a.m. to 1 p.m.	156	0	0	41		101	110	408	303
Weekend 1 p.m.-6 p.m.	163	0	0	52		127	130	472	239
Weekend 6 p.m.-9 p.m.	243	0	0	55		142	242	681	30
Weekend 9 p.m.-2 a.m.	197	0	0	28		112	164	501	210
Available parking:	deck 1st phase (existing):	future deck area surface parking	Surface parking (existing 300 E Main lot)	parking under new hotel*	Yaggy lot (corner of E. Main/Roberson)	Total:			
	504	46	87	39	35	711			