

BOVE: Hotel Champlain / George St. Apartments

February 10, 2020

Revised Parking Waiver Request

REQUEST: Due to market demand, we are seeking to revise the bedroom offerings for the previously approved Senior Housing apartment building in the RH portion of the project. There will be no change to the number of apartment units, but we are proposing more two-bedroom units. We are simultaneously reducing the number of hotel rooms. The supporting materials below, including an updated shared parking analysis by Roger Dickinson, will show that the overall parking demand will actually be reduced. Therefore: **We request that the parking waiver be confirmed under the revised proposal and that the resulting minor adjustments to the project (generally adding/subtracting windows) be handled administratively.**

Key changes include:

- Adding bedrooms to apartment bldg. No change in unit count. Slight increase in footprint (150sf).
 - Previously Approved count: (18) 1 Bedroom / (2) two bedroom: 20 apartment units.
 - Currently Proposed count: (4) 1 bedroom / (16) two bedroom: 20 apartment units.
 - Bedroom count increase: 22 → 36
- Reducing Hotel Rooms from the previously approved count of 93 to a new proposed count of 78 with no change to hotel footprint. (Average room size increases from 200sf to 250sf).
- Reduce parking by 2 spaces from 88 to 86. Allows better turning / visibility / pedestrian safety.

The primary drivers for this request are: on the apartment side, recent studies indicate that seniors are happier having a spare bedroom for projects, visiting relatives or caregivers; on the hotel side, we feel that we will hit a broader market segment with slightly larger rooms.

Parking Counts with updated numbers:

1. Demand:

▪ Hotel at 78 rooms x 0.75 space/room = 58.5 →	59 spaces
▪ Apartment at 20 units x 1 space/unit (with 50% waiver) →	20 spaces
▪ <u>Victoria Place/Stannard House existing agreement →</u>	<u>18 spaces</u>
TOTAL DEMAND =	97 spaces

2. Provided:

▪ At Grade: 38 spaces	38 spaces
▪ <u>Below Grade: 48 spaces x 1.75 (Ch. 14.6.7.D.ii) = 84</u>	<u>84 spaces</u>
TOTAL PROVIDED	122 spaces

3. **Actual Physical Spaces = 86**
4. **Shared parking demand, by use table* = 85**
5. **Shared parking required by hourly estimate* = 83**
6. **Spaces available for city use* between hours of 8:00am – 5:00pm = 33** (30 req'd per agreement)

Note that we no longer have shortage of spaces to fulfill our obligation to the City at any time during the day based on the shared parking study calculations. From experience with our existing apartment projects, there may be some minor fluctuation in parking counts for visitors, but we do not anticipate any permanent increase in parking demand based on this proposed change in bedrooms.

*See Table A, Roger Dickenson Shared Parking Calculations, updated.