



January 31, 2022

Mr. Stephen Bailey
Senior Vice President
The Kendal Corporation
1107 E. Baltimore Pike
Kennett Square, PA 19348

Re: Addendum #2 to the Transportation Demand Management Plan for Enso Village, Healdsburg, CA

Dear Mr. Bailey:

The proposed change to the car barn's mechanized parking structure will result in a reduction of 13 spaces in parking capacity. This will reduce the overall parking supply at Enso Village from 284 spaces to 271 spaces. Walker Consultants reviewed the City of Healdsburg parking requirements for the development's land uses and calculated a requirement of 242 spaces to be provide on-site. Additionally, we conducted a shared parking analysis for the entire North Village development, including hotel, residential, retail and Enso Village, and estimated a shared parking demand of 242 spaces for the peak hour of the typical day. In other words, the 271 parking spaces that will be provided by Enso Village with the new mechanized parking structure, will still exceed the parking requirements in the City Code and the shared parking model's peak hour demand estimate by 29 spaces.

The change of the mechanized parking structure is required because of severe limitations on product availability from the original manufacturer (due to COVID-19), which have made the original car barn option become non-viable. The new supplier, Parkmatic, has a different product that can only fit 112 spaces in the footprint of the car barn. The Kendal operations team has reviewed the change and is comfortable with the planned reduction of 13 spaces. The reduced number of spaces will still be more than adequate for staff, visitors, and residents at Enso Village.

As discussed with the city during the MCUP and CUP review, staff, resident, and visitor parking at Enso Village can be easily managed by Enso staff based on demand. Visitors can be directed to dedicated parking spaces. Staff can be directed to the car barn or surface parking spaces and will have several options available to them including public transportation and carpooling. Resident parking will be available on both surface spaces and within the car barn through a managed valet service. Additionally, residents will have access to shuttles and shared cars, as well as walking paths and shared bikes.

Walker estimates that the parking structure change and reduction of 13 spaces is acceptable, and that Enso Village will still meet and exceed its parking requirement on site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel A. Soto", is written over a circular blue stamp or seal.

Manuel A. Soto, AICP, TDM-CP
TDM and Mobility Consultant
Walker Consultants

*Transmitted via email to: SBailey@kcorp.kendal.org
CC to: PLin@greenbrierdevelopment.com*