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October 26, 2021

Dave Despres
Replay Destinations
PO Box 932
Kittery, ME 03904

Re: *Mill District Parking Development
Healdsburg, CA*

Dear Mr. Despres,

We understand that Replay Destinations is discussing development of the amenities building on Lot 1 and has asked Walker to provide information regarding the anticipated arriving vehicle queues during peak hour periods resulting from land uses on that block. Walker analyzed this condition using the following information and assumptions for how parking on the block would be accommodated.

1. Development on Lot 1 would consist of a 53 key hotel and 5,000 sf of retail and 2,000 sf of dining space in the future hotel building.
2. Parking would be provided in a single level garage beneath the future hotel building and landscape plaza.
3. Valet parking would be used on this block with attendants moving vehicles to and from garage parking spaces and the valet drop-off and pick-up area.
4. Parking would be accessed via two mechanical lifts (elevators) to move the vehicles from the grade level valet staging area and the subterranean level of parking.
5. Vehicle lifts would require approximately 32 seconds to travel down to parking and return to grade level, exclusive of time required to move vehicles into and out of the lift and to activate the lift mechanism.
6. It is assumed that adequate valet staffing is available to promptly move vehicles into and out of the lifts thus minimizing dwell times between vehicle transfers to and from the parking level. It is assumed that each lift has a total cycle time of 120 seconds for vehicle transfers to and from the parking level.

Using the above parameters, Walker's analysis projects a peak-hour arrival traffic volume of 53 vehicles which requires a design queuing area for 3 vehicles to access each lift. This is needed to accommodate short duration surges in arrival vehicle traffic. The average vehicle queues during the peak hour will be less than one vehicle waiting at the lift. If you require further information regarding these parking analyses or if you need additional scenarios to be evaluated, please let us know.

Sincerely,
WALKER CONSULTANTS

A handwritten signature in black ink that reads "Sanaz Ghahani".

Sanaz Ghahani
Project Manager