



April 27, 2023

Attn: City of Roseville

Re: City General Comments, Line 37

Dear City of Roseville,

We appreciate the time that is being taken to review our parking study for the proposed Westin and Hilton hotels at 251 Conference Drive, Roseville, CA 95768.

As per the research conducted by the Institute of Transportation Engineers (ITE) cited below, we kindly request a parking variance of 0.9 spaces per hotel room. This request is significantly higher than the ITE manual's recommended 0.72 or 0.62 space per room. Our Ownership/management company has conducted various informal parking studies, which corroborate the ITE findings. In fact, from an operational standpoint, Ownership is comfortable with parking the hotel projects at 0.7 per room. We are currently asking for a reduction in the parking to 0.9 per room, we will create more green space and enable trees and landscaping to have more space and watershed to support their growth to maturity, by this reduction.

**National Research**

The national research in the 5<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) *Parking Generation* has been expanded to better differentiate parking demands at typical suburban land uses from those in the dense multi-use areas. ITE shows an average weekday demand of 0.72 spaces per room for business hotels (Land Use Code 312) in suburban areas and 0.62 spaces per room in dense multi-use urban areas. These rates include the parking demand for internal restaurants, service staff, and meeting spaces.

Alternatively, Ownership has expressed their interest in revisiting the possibility of a 0.85 parking variance. This would effectively address the issue of underutilized parking spaces around the hotel, leading to a greener and more sustainable project that prioritizes landscape space over concrete. It is worth noting that there is a growing trend across the nation to reduce parking requirements for hotels, with many establishments limiting parking to less than 0.85 per hotel room. This shift is largely driven by the changing needs of modern customers, who have adopted ride-sharing services like Uber and Lyft as their preferred mode of transportation.

We appreciate your support in helping us achieve our goal of a successful and eco-friendly project.



Sincerely,

Ronald K. Smith, AIA, P.E.



President

**Mayse & Associates, Inc.**



# PC Attachment 2

Residence Inn by Marriott			Suburban Market			
10421 Clay Road					 Where Hospitality Begins	
Houston, TX						
<b>Room Count:</b>	<b>126</b>				 ARCHITECTURE • PLANNING • INTERIOR DESIGN	
<b>Parking Spots:</b>	<b>126</b>					
			Parking			
<u>Date</u>	<u>Day of Week</u>	<u>Occupancy</u>	<u>Spots Remaining</u>	<u>Used</u>	<u>Usage Per Room</u>	<u>Time</u>
3/13/2023	Sunday	50%	80	46	0.3651	11:05 PM
3/13/2023	Monday	95%	35	91	0.7222	Midnight
3/14/2023	Tuesday	100%	32	94	0.7460	1:15 AM
3/15/2023	Wednesday	98%	33	93	0.7381	11:00 PM
3/16/2023	Thursday	75%	45	81	0.6429	11:00 PM
3/17/2023	Friday	100%	15	111	0.8810	11:00 PM
3/18/2023	Saturday	100%	15	111	0.8810	2:00 AM
3/19/2023	Sunday	65%	82	44	0.3492	11:00 PM
3/20/2023	Monday	98%	45	81	0.6429	11:00 PM
3/21/2023	Tuesday	95%	38	88	0.6984	11:00 PM
3/22/2023	Wednesday	95%	39	87	0.6905	2:00AM
3/23/2023	Thursday	65%	75	51	0.4048	11:00 PM
3/24/2023	Friday	85%	35	91	0.7222	11:00 PM
3/25/2023	Saturday	90%	10	116	0.9206	11:00 PM
3/26/2023	Sunday	45%	98	28	0.2222	11:00 PM
3/27/2023	Monday	65%	72	54	0.4286	1: AM
3/28/2023	Tuesday	90%	26	100	0.7937	11:00 PM
3/29/2023	Wednesday	85%	31	95	0.7540	2:00 AM
3/30/2023	Thursday	82%	35	91	0.7222	11:00 PM
3/31/2023	Friday	62%	68	58	0.4603	Midnight
4/1/2023	Saturday	72%	77	49	0.3889	11:00 PM
4/2/2023	Sunday	41%	83	43	0.3413	2:00AM
4/3/2023	Monday	83%	41	85	0.6746	Midnight
4/4/2023	Tuesday	95%	36	90	0.7143	Midnight
4/5/2023	Wednesday	98%	41	85	0.6746	11:00 PM
4/6/2023	Thursday	55%	85	41	0.3254	11:00 PM
4/7/2023	Friday	40%	95	31	0.2460	1:00AM
4/8/2023	Saturday	42%	101	25	0.1984	1:00AM
4/9/2023	Sunday	45%	91	35	0.2778	11:00 PM
4/10/2023	Monday	65%	65	61	0.4841	11:00 PM
4/11/2023	Tuesday	75%	49	77	0.6111	2:00 AM
4/12/2023	Wednesday	92%	20	106	0.8413	1:00 AM
4/13/2023	Thursday	95%	17	109	0.8651	11:00 PM
4/14/2023	Friday	98%	26	100	0.7937	11:00 PM
4/15/2023	Saturday	88%	41	85	0.6746	11:00 PM
4/16/2023	Sunday	60%	67	59	0.4683	Midnight
4/17/2023	Monday	95%	21	105	0.8333	11:00 PM
4/18/2023	Tuesday	100%	19	107	0.8492	11:00 PM
4/19/2023	Wednesday	100%	26	100	0.7937	11:00 PM
4/20/2023	Thursday	78%	48	78	0.6190	11:00 PM
4/21/2023	Friday	88%	41	85	0.6746	1:00 AM
4/22/2023	Saturday	92%	37	89	0.7063	Midnight

# PC Attachment 2

Courtyard Kingwood by Marriott			Suburban Market			
130 North Park Plaza Drive					 Where Hospitality Begins	
Kingwood, TX						
<b>Room Count:</b>	<b>115</b>				 ARCHITECTURE • PLANNING • INTERIOR DESIGN	
<b>Parking Spots:</b>	<b>115</b>					
			Parking			
Date	Day of Week	Occupancy	Spots Remaining	Used	Usage Per Room	Time
3/13/2023	Sunday	25%	91	24	0.2087	Midnight
3/13/2023	Monday	92%	41	74	0.6435	Midnight
3/14/2023	Tuesday	100%	23	92	0.8000	Midnight
3/15/2023	Wednesday	100%	26	89	0.7739	1:00 AM
3/16/2023	Thursday	92%	34	81	0.7043	1:00 AM
3/17/2023	Friday	100%	23	92	0.8000	Midnight
3/18/2023	Saturday	100%	18	97	0.8435	Midnight
3/19/2023	Sunday	41%	95	20	0.1739	1:00 AM
3/20/2023	Monday	100%	36	79	0.6870	2:00AM
3/21/2023	Tuesday	94%	22	93	0.8087	Midnight
3/22/2023	Wednesday	94%	26	89	0.7739	Midnight
3/23/2023	Thursday	82%	31	84	0.7304	11:00 PM
3/24/2023	Friday	78%	39	76	0.6609	11:00 PM
3/25/2023	Saturday	82%	17	98	0.8522	Midnight
3/26/2023	Sunday	52%	77	38	0.3304	1:00 AM
3/27/2023	Monday	91%	37	78	0.6783	Midnight
3/28/2023	Tuesday	94%	21	94	0.8174	Midnight
3/29/2023	Wednesday	100%	21	94	0.8174	1:00 AM
3/30/2023	Thursday	74%	47	68	0.5913	11:00 PM
3/31/2023	Friday	76%	39	76	0.6609	Midnight
4/1/2023	Saturday	78%	42	73	0.6348	Midnight
4/2/2023	Sunday	52%	79	36	0.3130	1:00AM
4/3/2023	Monday	88%	31	84	0.7304	Midnight
4/4/2023	Tuesday	100%	26	89	0.7739	Midnight
4/5/2023	Wednesday	98%	31	84	0.7304	1:00AM
4/6/2023	Thursday	60%	63	52	0.4522	11:00 PM
4/7/2023	Friday	35%	97	18	0.1565	Midnight
4/8/2023	Saturday	45%	106	9	0.0783	Midnight
4/9/2023	Sunday	35%	104	11	0.0957	Midnight
4/10/2023	Monday	68%	69	46	0.4000	Midnight
4/11/2023	Tuesday	88%	27	88	0.7652	Midnight
4/12/2023	Wednesday	86%	13	102	0.8870	11:00PM
4/13/2023	Thursday	72%	23	92	0.8000	11:00 PM
4/14/2023	Friday	86%	22	93	0.8087	Midnight
4/15/2023	Saturday	74%	41	74	0.6435	Midnight
4/16/2023	Sunday	55%	67	48	0.4174	Midnight
4/17/2023	Monday	100%	17	98	0.8522	1:00 AM
4/18/2023	Tuesday	100%	24	91	0.7913	Midnight
4/19/2023	Wednesday	100%	23	92	0.8000	Midnight
4/20/2023	Thursday	82%	31	84	0.7304	Midnight
4/21/2023	Friday	68%	41	74	0.6435	11:00 PM
4/22/2023	Saturday	72%	43	72	0.6261	Midnight

# PC Attachment 2

SpringHill Suites Midland by Marriott			Suburban Market			
	1400 Catalina Drive				 Where Hospitality Begins	
	Midland, TX					
<b>Room Count:</b>	<b>107</b>				 <b>MAYSE &amp; ASSOCIATES</b> ARCHITECTURE • PLANNING • INTERIOR DESIGN	
<b>Parking Spots:</b>	<b>107</b>					
			Parking			
Date	Day of Week	Occupancy	Spots Remaining	Used	Usage Per Room	Time
3/13/2023	Sunday	28%	95	12	0.1121	Midnight
3/13/2023	Monday	96%	25	82	0.7664	Midnight
3/14/2023	Tuesday	95%	31	76	0.7103	Midnight
3/15/2023	Wednesday	96%	36	71	0.6636	Midnight
3/16/2023	Thursday	88%	35	72	0.6729	11:00 PM
3/17/2023	Friday	65%	51	56	0.5234	11:00 PM
3/18/2023	Saturday	58%	53	54	0.5047	Midnight
3/19/2023	Sunday	55%	60	47	0.4393	11:00 PM
3/20/2023	Monday	94%	16	91	0.8505	11:00 PM
3/21/2023	Tuesday	98%	19	88	0.8224	Midnight
3/22/2023	Wednesday	98%	21	86	0.8037	Midnight
3/23/2023	Thursday	75%	56	51	0.4766	11:00 PM
3/24/2023	Friday	82%	27	80	0.7477	Midnight
3/25/2023	Saturday	84%	31	76	0.7103	Midnight
3/26/2023	Sunday	40%	81	26	0.2430	11:00 PM
3/27/2023	Monday	100%	18	89	0.8318	Midnight
3/28/2023	Tuesday	98%	23	84	0.7850	Midnight
3/29/2023	Wednesday	98%	22	85	0.7944	11:00 PM
3/30/2023	Thursday	58%	61	46	0.4299	11:00 PM
3/31/2023	Friday	68%	55	52	0.4860	Midnight
4/1/2023	Saturday	72%	51	56	0.5234	Midnight
4/2/2023	Sunday	35%	91	16	0.1495	11:00 PM
4/3/2023	Monday	95%	22	85	0.7944	Midnight
4/4/2023	Tuesday	100%	18	89	0.8318	Midnight
4/5/2023	Wednesday	100%	23	84	0.7850	11:00 PM
4/6/2023	Thursday	68%	51	56	0.5234	11:00 PM
4/7/2023	Friday	25%	95	12	0.1121	Midnight
4/8/2023	Saturday	32%	98	9	0.0841	11:00 PM
4/9/2023	Sunday	25%	95	12	0.1121	11:00PM
4/10/2023	Monday	86%	15	92	0.8598	Midnight
4/11/2023	Tuesday	100%	11	96	0.8972	Midnight
4/12/2023	Wednesday	100%	19	88	0.8224	Midnight
4/13/2023	Thursday	98%	16	91	0.8505	11:00 PM
4/14/2023	Friday	76%	31	76	0.7103	Midnight
4/15/2023	Saturday	68%	52	55	0.5140	Midnight
4/16/2023	Sunday	48%	74	33	0.3084	Midnight
4/17/2023	Monday	100%	15	92	0.8598	Midnight
4/18/2023	Tuesday	100%	19	88	0.8224	Midnight
4/19/2023	Wednesday	94%	22	85	0.7944	Midnight
4/20/2023	Thursday	66%	46	61	0.5701	Midnight
4/21/2023	Friday	72%	53	54	0.5047	11:00 PM
4/22/2023	Saturday	60%	57	50	0.4673	Midnight