

Date: 3-5-21

To: James Gorman
Building Official
Town of South Kingstown

From: Ryan Schoen
Shepherd's Run

Re: Parking Management Plan for Shepherd's Run

This management plan has been prepared to outline the parking requirements for Shepherd's Run based on its proposed uses. The parking requirements outlined in this plan are derived from the South Kingstown Municipal Code Article 7 Section 711. For this management plan we assumed the three uses that drive the Shepherd's Run parking requirement are as follows:

- A- Residential (*Hotel/Motel*)- 1 space required per unit, plus 1 space for every 12 units or fraction thereof.
- B- Commercial (*Restaurant/Tavern*) – 1 space for every 3 seats
- C- Personal Business and Professional Services (*Auditorium, Concert Hall or similar use*) – 1 space for every 3 seats

In light of the mixed-use nature of the project it is reasonable to assume there will be overlap of the uses and the parking requirement. For instances if a wedding is occurring in the event hall, the same attendees at the wedding will be occupying the guest rooms of the hotel. In the below table we break out how we propose this parking should be managed with consideration for the above as well as the desire to reduce the amount of impervious surface area being produced and create a more environmentally sensitive project.

Parking Requirement Table Sec. 711			
Phase 1 Uses	Metric (Rooms/ Capacity)	Use Overlap from Rooms *	Spaces Required
Guest Rooms	33	-	39
Restaurant*	80	66	5
Event Space*	250	66	62
Total Parking			106

* *It is assumed when operating at full capacity that the property guest rooms will also be occupied by two guests per room. As such we have deducted two guests per room from the maximum capacity of the restaurant and event space to avoid duplicative counting as spaces will be non-simultaneous use.*

Additionally, in order minimize the environmental impact and be considerate of these overlaps we are proposing a tiered approach to provided parking. The tiered parking is laid out as follows:

1. Primary Striped Parking – Short Term/Valet/Accessible – 9 spaces allocated

2. Secondary Striped Parking – Long Term/Accessible Lot – 36 spaces allocated
3. Unstriped Attendant Managed Overflow Parking – 69 spaces allocated
4. Unstriped Additional Staff or Attendant Managed North Parking – 25 spaces allocated

The below table outlines how we proposed to provide this proposed parking.

Parking Provided	
Proposed Parking Areas	Spaces Proposed
Short Term/Valet/Accessible Striped Parking Spaces	9
South and Accessible Striped Parking Lot	36
South Attendant Overflow Lot 1	40
South Attendant Overflow Lot 2	29
North Parking and Loading	19
West Manor Parking	6
Proposed Parking Available	139

It should also be noted that further capacity can be located on the site if required. As mentioned previously however, it is a goal to reduce the amount of added paving and thus impervious areas where possible. This additional onsite parking includes field space as well as parallel parking along driveways. Although we do not anticipate the need, Prout High School has also expressed a willingness to let Shepherd's Run utilize their parking if needed for larger events. The Department of Administration at the State Government Center has also stated parking in their lots is allowed with a licensing/liability agreement. It should also be noted that for weddings and celebratory events busses will be utilized between other local hotels to reduce vehicle loads and parking needs.

Proposed parking layout plans for each of the lots outlined are attached to this report as attachments. If there are any questions or concerns please feel free to reach out at your convenience.