

## **Hotel Weaver Valet Operations Plan**

### **Overview**

The Hotel Weaver will provide professional and qualified valets to oversee and manage all aspects of the valet operations at 2 Petaluma Boulevard South, providing efficient pick-up and drop-off services, and ensuring successful safety policies. In addition to qualified valets, the Hotel Weaver's on-site subterranean parking garage utilizes a stackable parking system to maximize the garage's capacity. The Hotel Weaver, during operations, will maintain hourly records of car counts to better understand peak hours and trends to improve efficiency.

### **Staffing**

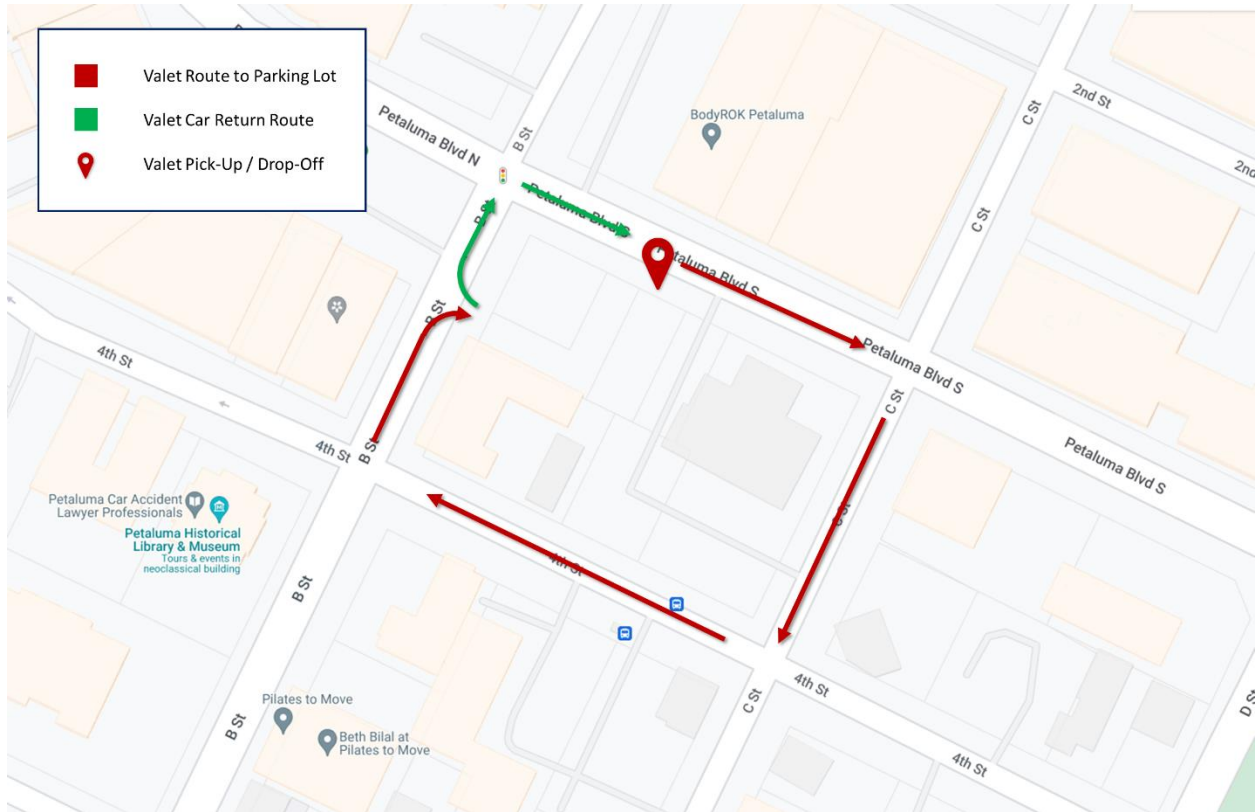
The Hotel Weaver's parking and valet services will operate to always maintain guest satisfaction and offer the best service possible. In order to operate the 24/7 valet service, the Hotel Weaver will always have staff allocated to valet guest vehicles during off-hours. During peak hours, the Hotel Weaver will have three (3) to four (4) dedicated valets to handle both pick-up and drop-off services. One (1) supervisor will oversee the operations during peak hours to ensure efficient operations and guest satisfaction.

### **On-Site Parking**

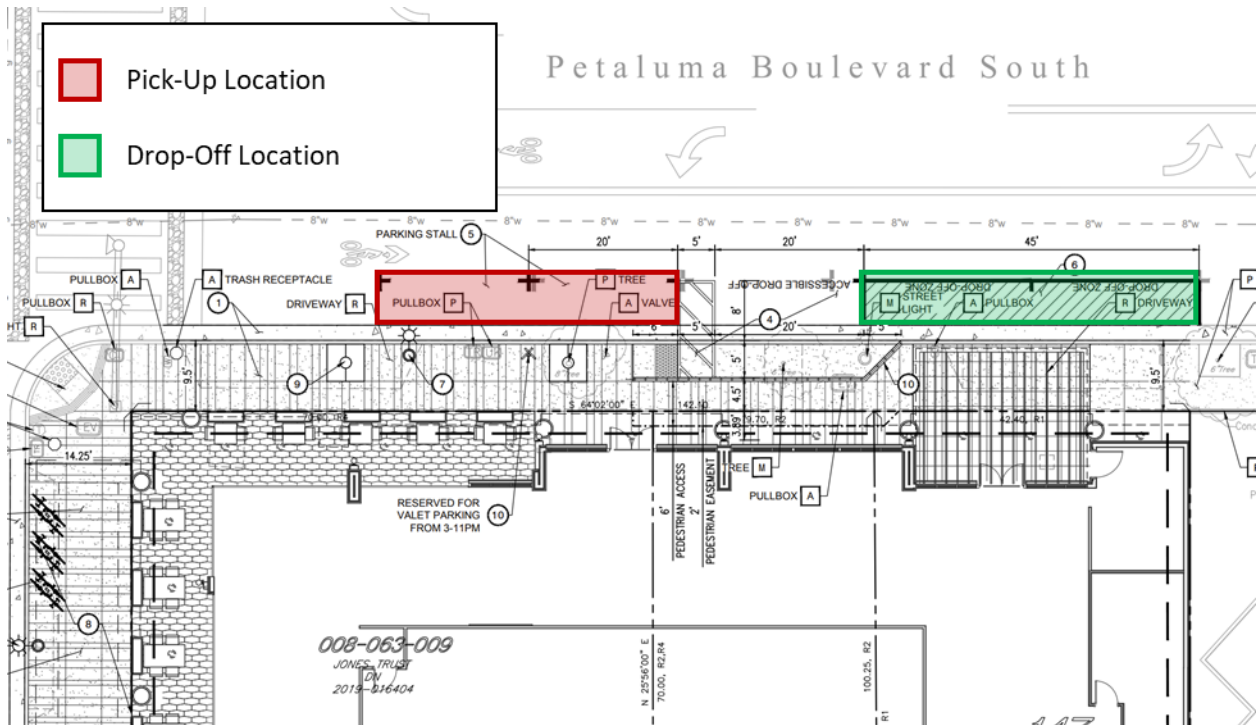
Hotel and restaurant guests will drop-off and pick-up vehicles in front of the hotel entrance of Petaluma Boulevard South (See Exhibit 1 & 2). To minimize curbside and public right of way congestion, valets will receive vehicles at the drop-off location and immediately drive the prescribed route to the sub-terranean parking garage. The estimated travel time for vehicle drop off is 2-minutes spanning less than ¼ mile, and the estimated travel time for pick-up is 1-minute spanning 900 feet. The pick-up location is separated from the drop-off zone in order to avoid any disruptions to the flow of valet and traffic. During peak drop-off and pick-up periods, valets will utilize all available on-site garage capacity for parking vehicles. Valets will prioritize short-stay-guest vehicles in easily accessible parking stalls and utilize the upper lifts for long-stay-guest vehicles.

The Hotel Weaver's parking, which includes 58 parking stalls, utilizes a stackable parking system to maximize the amount of parking the project can incorporate. The planned stackable parking system utilizes a lift mechanism allowing for two cars to be parked in the area of one typical parking stall. With the use of the stackable parking system, the parking garage shall be a valet only operation. The stackable parking system allows for seamless parking for all vehicle types. The lower level of the lift is accessible to SUV type vehicles (1/2 of the available parking spaces), and all available parking spaces are accessible by sedan type vehicles.

In addition to vehicular valet parking, the Hotel Weaver shall offer guests and locals a bicycle valet service. Similar to the vehicular valet, the bicycle valet will offer visitors to the hotel and restaurants a method for temporarily storing their bicycles in a secure, locked room in the parking garage. There shall be one (1) valet dedicated to servicing the bicycle riding guests when the street-level bike parking is full.



**Exhibit 1: Circulation plan detailing vehicular pick-up and drop-off.**

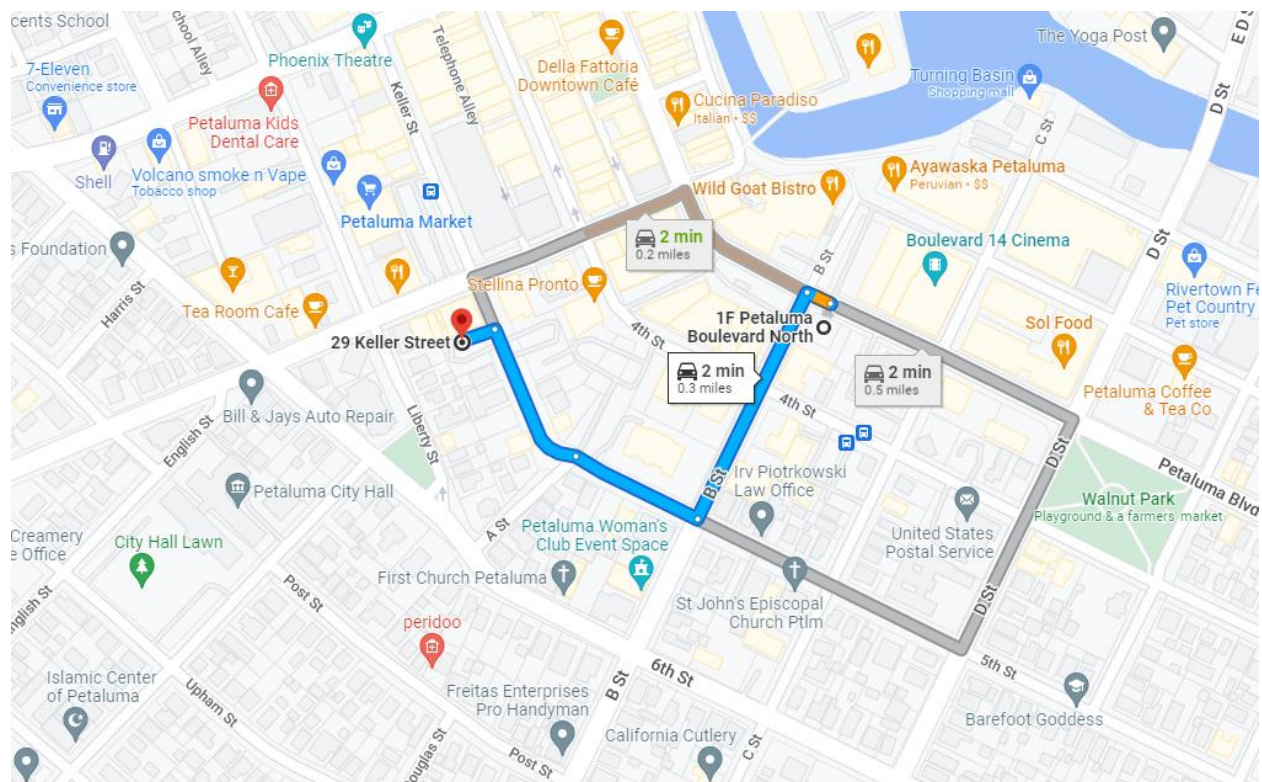


**Exhibit 2: Site Plan detail highlighting the vehicular pick-up and drop-off location.**

## Off-Site Parking

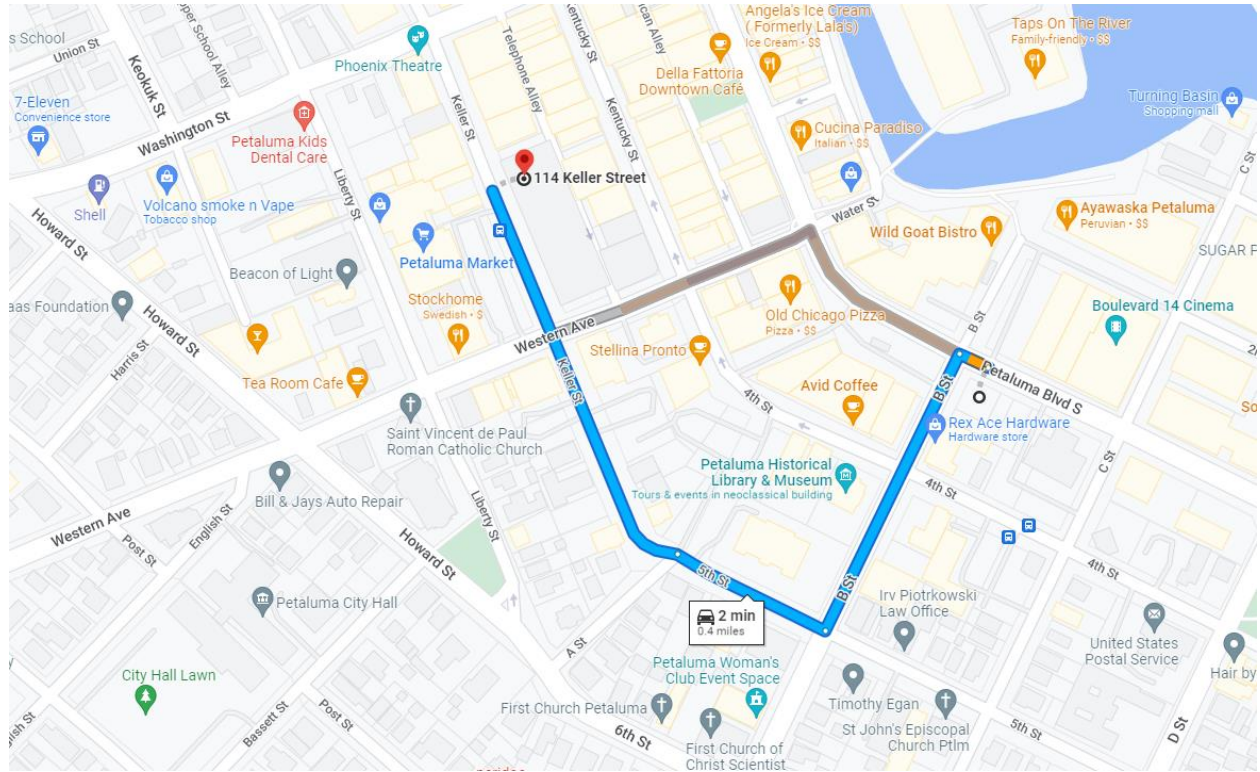
EKN Petaluma, LLC is in the process of attempting to source an additional 30 parking stalls in an off-site location. The Off-Site parking will be primarily self-parking and will only be available by valets upon request during non-peak hours to relieve any pressure of the valet parking operations. Guests will be able to use one of the valet drop-off locations to check in luggage prior to driving to the off-site parking location. Alternatively, during non-peak hours, guests may use the valet service during their check-in process prior to moving their vehicles to the off-site parking location. The off-site parking will be encouraged for guests staying for longer durations and is offered to guests for free.

EKN Petaluma, LLC has identified three potential locations to serve as its off-site parking locations. The first, located at 29 Keller Street (see Exhibit 3), was identified in the W-Trans Transportation Memorandum prepared in December 2019. Conveniently situated three blocks from the project site, 29 Keller Street is located 0.3 miles from the project site and can accommodate thirty (30) vehicles.



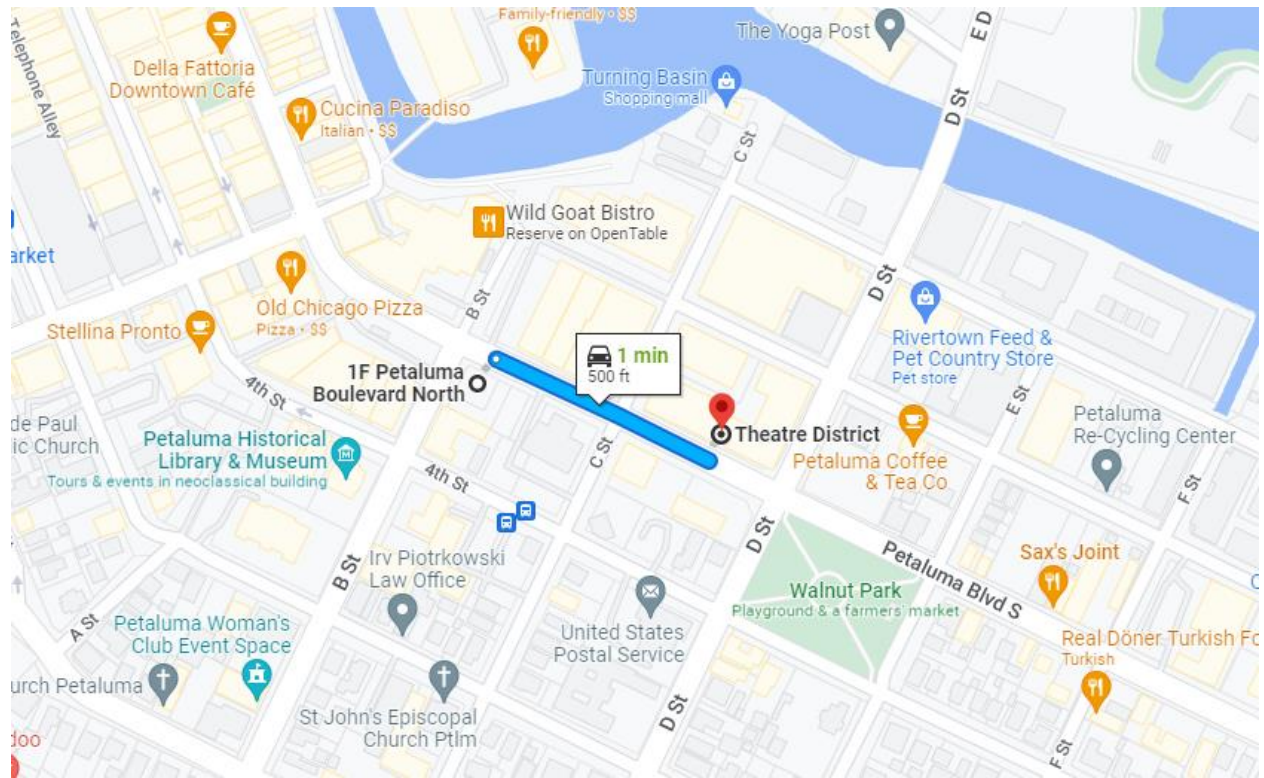
**Exhibit 3: Circulation plan between 2 Petaluma Boulevard South and 29 Keller Street**

The second location identified by EKN Petaluma, LLC is the Keller Street Parking Garage (see Exhibit 4), located at 114 Keller Street. Similar to the previous off-site parking location, the Keller Street Parking Garage is situated 5 blocks from the project location. This location is 0.4 miles from the Hotel Weaver and can accommodate thirty (30) or more vehicles to augment the hotel's parking.



***Exhibit 4: Circulation plan between 2 Petaluma Boulevard South and the Keller Street Parking Garage***

The third location identified by EKN Petaluma, LLC is the Theatre District Parking Garage (See Exhibit 5), located off of C Street. This location, while the most convenient location, located less than 2 blocks away from the Hotel Weaver, is the least likely as it is the free parking location for the Theatre District. This location is 500 feet from the Hotel Entrance and would be able to accommodate thirty (30) or more vehicles.



***Exhibit 5: Circulation plan between 2 Petaluma Boulevard South and the Theatre District Parking Garage.***