

PROJECT #23-008321.00

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DATE: December 2, 2021
Updated January 17, 2022 to incorporate January 5, 2022 DRT Comments
Updated February 10, 2022 to incorporate February 8, 2022 DRT Comments

TO: Mr. Jim Schneider, Vice President

COMPANY: Steamboat Ski and Resort Corporation

ADDRESS: 2305 Mt. Werner Circle

CITY/STATE: Steamboat Springs, CO 80487

FROM: Andrew Vidor

PROJECT NAME: Parking Impacts from Resort Development

PROJECT NUMBER: 23-008321.00

This summary memo prepared by Walker Consultants ("Walker") was developed to accompany the Development Application resulting from new development at Steamboat Ski and Resort Corporation ("Resort").

CURRENT PARKING UTILIZATION SUMMARY

Based on the study conducted and analysis of parking demand across over five years of historical parking occupancy data, **Walker concludes that Steamboat's parking supply is currently sufficient to serve guests during typical busy days. A parking shortage does not exist.** However, there remains a perception of a general lack of available parking at the Resort. This perception is primarily due to traffic congestion resulting from drivers circling in search of close-in available parking that has already reached capacity, and not an actual supply shortage. The Resort is actively working to resolve parking capacity perceptions by developing additional parking and traffic management strategies. The existing parking supply may not be able to fully accommodate parking demand resulting from special events, peak season days or when other certain temporary special conditions are present such as the closure of lots. However, permanently providing the necessary additional parking supply to support only a few special events annually is not recommended. The table below summarizes the sample parking utilization days from 2021 and the 5-year historical design day.

Date of Observation	Total Spaces	Cars Parked at Peak	Remaining Spaces at Peak	% Capacity Remaining
1/16/2021	2,020	1,215	805	40%
2/7/2021		1,667	353	17%
Historical 85% Design Day (5-Season)		1,292	728	36%

The current baseline parking demand design day is 1,292 vehicles to reflect the 85 percentile busiest parking day. The peak parking demand in February 2021 exceeds the 95% percentile busiest parking day.

APPROACH TO PROJECTING PARKING DEMAND

Considerations for new parking demand at the Resort are most closely related to increases from the following categories: new guests, increase in ticket sales, increase in staffing, new services or activities, new lodging offerings, new restaurant amenities, etc. While Comfortable Carrying Capacity (CCC) is sometimes used to describe an overall increase in the Resorts' services, it is more directly related to the vertical lift capacity. This is not always directly related to new parking demand; however, this methodology was used, so there is constancy with the traffic study modeling at the city's request.

PROJECTED IMPACTS ON PARKING

Consistent with the February 2, 2022, McDowell Engineering Comprehensive Transportation Impact Analysis, an 8.89% increase in Comfortable Carrying Capacity was modeled to project the future increase in parking demand at the Resort for planned projects through the 2023/2024 season. The summary on the increase in CCC includes:

2021/2022 Season:

- Removal of the Priest Creek lift
- CCC decrease of 3.30% from 2019 CCC

2022/2023 Season:

- Relocating three carpets from the base area to Green Horn Ranch
- Adding additional carpets at Green Horn Ranch
- Removing the Easy Rider and Priest Creek lifts
- Adding Rough Rider lift at Green Horn Ranch
- Constructing Stage 1 of the Wild Blue Gondola
- Net CCC 2.15% increase from 2019 CCC

2023/2024 Season:

- Adding a Pioneer Ridge II lift
- Constructing Stage 2 of the Wild Blue Gondola
- Base Village development
- Greenhorn Ranch projects
- Net CCC increase of 8.89% increase from 2019 CCC

The net 8.89% increase in CCC results in the design day parking demand increasing by 114 vehicles. The design day parking demand once these projects are completed totals 1,406 vehicles. The remaining available parking supply will total 614 spaces; therefore, the Resort will continue to have enough parking available to support the design day.

Design Day	Total Spaces	Parking Demand	Remaining Spaces at Peak	% Supply Remaining
2021/2022	2,020	1,292	728	36%
2023/2024		1,406	614	30%

FUTURE STRATEGIES BEING EVALUATED

The Resort is actively evaluating additional parking management strategies that may be implemented that focus on continuing to enhance the parking operation and guest experience.

The following list outlines the additional potential strategies being evaluated to manage parking, locate available parking, reduce traffic congestion, reduce single-occupant vehicle trips, and reduce greenhouse gas emissions.

- Carpool incentives
- Real-time parking wayfinding and guidance signage
- Additional marketing and messaging opportunities
- Parking reservations
- Paid parking

END OF MEMO