

Silo Ridge Resort Community Master Development Plan Parking Table

ID #	Description	Master Development Plan			
		Program	Provided Parking	Parking per Zoning (if stand alone use)	Allocation and Calculation Notes
Residential					
1	Flats (All 2 bedroom)	136	281	204	
2	Townhome and Vineyard Cottage (All 3 bedroom)	142	284	213	
3	Single Family/Villa Units:	60	221	120	
Residential Total		338	786	537	The parking spaces (92) for flats and townhomes in Block B in buildings C-3, C-4, C-5, C-16 and CR-17 are convenient to the Village Green and could be made available for shared parking if any were available based on residential occupancy. The resort component is not relying on these spaces at all. These would only be used for valet convenience if they were available.
Hospitality					
4	Hotel	300	467	437	
5	Hotel Restaurant and Lounge	150	10	50	Following a generally accepted practice in matters of parking and as endorsed by ULI in Shared Parking, a reduction is taken to account for resort consultant's estimate that 80% of the potential 150 peak period users are "captive parkers" already on campus and within walking distance of the facility (150 peak users requires 1 space per 3 users, this is reduced by 80%, resulting in 10 spaces provided).
6	Banquet	300	50	100	Following a generally accepted practice in matters of parking and as endorsed by ULI in Shared Parking, a reduction is taken to account for resort consultant's estimate that 50% of the potential 300 peak period users are "captive parkers" already on campus and within walking distance of the facility (300 peak users requires 1 space per 3 users, this is reduced by 50%, resulting in 50 provided).
7	Conference	145	10	48	Following a generally accepted practice in matters of parking and as endorsed by ULI in Shared Parking, a reduction is taken to account for resort consultant's estimate that 80% of the potential 145 peak period users are "captive parkers" already on campus and within walking distance of the facility (145 peak users requires 1 space per 3 users, this is reduced by 80% resulting in 10 provided).
8	Retail on green (includes Café)	18,700	31	75	Incidental land use for which 2/3 of the of the anticipated users will be within walking distance. (75 required for retail on green reduced by 67% results in 25. 31 are provided.) These spaces are short term convenience spaces.
9	Golf Course and Club	29,000	100	116	An estimate of 100 spaces is sufficient within the total Parking Plan. Predictable variations by time of day, day of week and season of the year indicate that a surplus of parking capacity will be available for sharing with other uses, as is a generally accepted practice in matters of parking endorsed by ULI in Shared Parking.
10	Clubhouse Restaurant and Lounge	120	0	40	Incidental land uses for which 100% of Clubhouse Restaurant users accounted for in other parking calculations
11	Clubhouse Pro Shop	4,000	0	16	Incidental land uses for which 100% of Pro Shop users accounted for in other parking calculations
12	Spa	46,000	37	184	Following a generally accepted practice in matters of parking and as endorsed by ULI in Shared Parking, a reduction is taken to account for resort consultant's estimate that 80% if the potential 184 peak period users are "captive Parkers" already on campus and within walking distance of the facility (184 peak users reduced by 80% results in 37 spaces provided).
Hospitality Shared Use Total			704	1,066	The above peak user on campus %'s were provided by the hotel operator/hospitality consultants. Variations in demand will be served by means of a managed valet service, properly staffed to handle peak demand periods. The portion of the surplus residential noted above that may be available for hospitality use is not figured into the reduction % calculation. If it were, the Shared Reduction % would decrease. Reduction is 34% or 362 spaces reduced for "captive parkers" already on campus or within walking distance.
Other					
13	Employee Lot (east of hotel)		120	157	Not all 228 employees are working at the same time. Carpooling, shuttle, mass transit and shared parking account for an additional reduction. The 157 per zoning is based on estimated hotel employees for the lodging facility zoning parking requirement.
14	Winery Restaurant	80 seat	30	27	Stand Alone
15	WWTP		4		Stand Alone for O&M
16	Maintenance Building		24	10	Stand Alone for employees
Other Total			178	194	
Grand Total			1,668	1,797	

Footnotes: In addition, Transportation Demand Management Encyclopedia... a frequently cited comprehensive reference of research from the Victoria Transport Policy Institute, provides some information on shared parking to justify parking reductions. As the ULI publication addresses the captive parker, this reference further supports the practice in stating that "...Parking requirements for retail, restaurant, hotel, convention and conference uses may be reduced where it can be determined that some portion of the patronage of these businesses comes from other uses...Parking requirements may be reduced up to 90 percent as appropriate."

113 of the residential parking spaces in lines 1 and 2 above are unassigned on street parking spaces (see sheet P-2 right column also) that will be primarily used by residential unit owners or their guests. The resort component is not relying on these spaces in their shared parking calculations.

ARCHITECT OF RECORD - RESORT

 Jensen Fey
 PHONE 425.216.0318 FAX 425.216.0329
 7730 Leary Way, Redmond, WA 98052

ARCHITECT OF RECORD - RESIDENTIAL

MINNO & WASKO
 ARCHITECTS AND PLANNERS
 24 LAMBERT LANE, SUITE 100
 LAMBERTVILLE, NY 12111
 TEL: (518) 937-4900
 FAX: (518) 937-4900

SURVEY, PLANNING AND ENGINEERING

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.
 2000 N. STATE ST. SUITE 100
 LAMBERTVILLE, NY 12111
 TEL: (518) 937-4900 FAX: (518) 937-4900

GOLF COURSE ARCHITECT

ERNIE ELS DESIGN
 1001 WINDYBUSH AVENUE, SUITE 110
 WOLF CREEK, NY 12158

NATURAL RESOURCE MANAGEMENT PLAN
AUDUBON INTERNATIONAL
 P.O. BOX 328
 CANTON, NY 13613

WATER AND WASTEWATER TREATMENT FACILITIES
DELAWARE OPERATIONS, INC
 1430 WEST 9TH AVENUE
 CHESTER, NY 13030
 TEL: (607) 453-8870

NOTES:

No.	ISSUE	DATE
4	MASTER DEVELOPMENT PLAN FOR SPECIAL USE PERMIT	01-30-09
3	MASTER DEVELOPMENT PLAN FOR SPECIAL USE PERMIT	01-09-09
2	RE-ISSUE MASTER DEVELOPMENT PLAN	09-16-08
1	MASTER DEVELOPMENT PLAN	04-03-08

KEY PLAN

SIL0 RIDGE RESORT COMMUNITY
 AMENIA, NY

ROBERT A.M. STERN ARCHITECTS, LLP
 460 WEST 34th STREET, NEW YORK, NY 10001
 TEL: (212) 967-6100 FAX: (212) 967-6688

HIGHER GROUND COUNTRY CLUB MANAGEMENT CO., LLC
 SIL0 RIDGE COUNTRY CLUB
 P.O. BOX 88
 AMENIA, NY 12501

PARKING TABLE

Project No.	Date
10454.02	04/03/08
CAD File No.	Scale
	NTS
Drawing No.	
P-1	