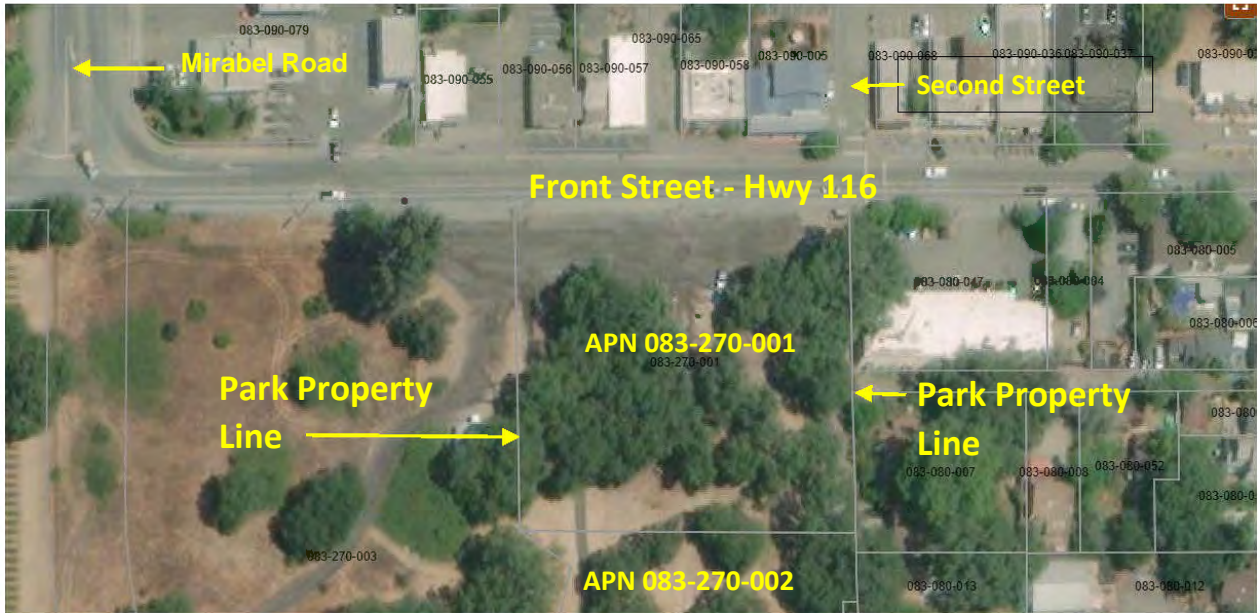


FORESTVILLE DOWNTOWN PARK PARKING ANALYSIS

By Georgia McDaniel, Project Planner

EXISTING CONDITIONS

Park Property Location along Highway 116



Current On-Street Parking along Hwy 116 and Off-Street Parking on Undeveloped Frontage of Park Property



Undeveloped Frontage of Park Property

Existing Parking on Undeveloped Frontage of Park



People Using Public Transit

Proposed Bus Pull Out located on Highway 116

With relocated Bus Shelter

Buses provide service between Coddington and Monte Rio.

Existing transit facilities provide adequate access that would be enhanced with the planned relocation of the stop along the frontage and provision of a bus pullout.

Bicycle Facilities

Proposed Bike Parking Area for 24 bicycles

Along existing West County Trail near Highway 116

Pedestrians Facilities

Proposed 6' wide concrete sidewalk along Highway 116

Proposed connection of West County Trail to Highway 116

Trip Generation

Per Second Update of TIS," the park without and with the project is expected to generate 91 daily trips, none of which would occur during the morning peak hour but including 23 trips during the evening peak hour."

Site Distance

Per Second Update of TIS," sight distance to the west and east of the project driveway would be obscured by on-street parking. Given the line of sight and the location of the proposed bus pullout, it is recommended that parking be restricted for the full distance between the project driveway and the bus pullout.

Parking should be prohibited between the project driveway and the east side of the Second Street/Front Street intersection to maintain a clear line of sight between drivers at the project driveway and eastbound vehicles, as well as a clear line of sight to pedestrians in the crosswalk on the east leg.

VMT

Per Second Update of TIS," based on this assessment, the proposed project can be classified as local-serving, and based on guidance provided by OPR, may be presumed to result in a less-than-significant VMT impact.

(Note: Less than 110 trips generated.)

EVENTS

Farmer's Market: already currently held on the site, operates weekly from June 1-October 30, 3-7 p.m. It draws about 25-50 people at any given time with a maximum total of about 150. Held weekly, the current parking area and some street parking accommodates all vehicles.

Moreover, the American Wine Building has agreed to host overflow parking, a need which has not yet occurred. Note: the relocation of the parking area on the proposed design is directly across from the American Wine Building overflow parking lot.

Forestville Business Exposition: draws about 100 people over a 4 hour period, 3-7 p.m.

Craft Faire: two events, each over a 4 hour period, 3-7 p.m., with each drawing about 100 people.

Holiday Tree Lighting: annual event in December, 4-6 p.m., which draws about 150 people.

Chamber of Commerce events: 5 anticipated. Musical venues, poetry readings, vintage car show. Afternoon events, each generating 100 attendees max.

Park fundraisers: 2 anticipated, sponsored by The Forestville Planning Association. Late afternoon barbeque and music events with anticipated attendance of 100.

PARKING SPACE REQUIREMENTS

Parking Spaces Required

EVENT	NUMBER OF EVENTS	MAX. NUMBER OF GUESTS
Farmer's Market	Weekly	150
Forestville Business Exposition		100
Craft Faire	2	100
Holiday Tree Lighting	1	150
Chamber of Commerce events	5	100
Chamber of Commerce events	2	100

The formula used for determining the number of parking spaces required for wineries and tasting room is used to determine the number of parking spaces for the park. The calculations assume 2.5 persons/vehicle.

An event with 100 guests requires 40 parking spaces. An event with 150 guests requires 60 parking spaces.

Parking Regulations Exceptions

There are no exceptions in Chapter 26 for parking requirements.

On-Street Parking to meet Required Parking Requirement

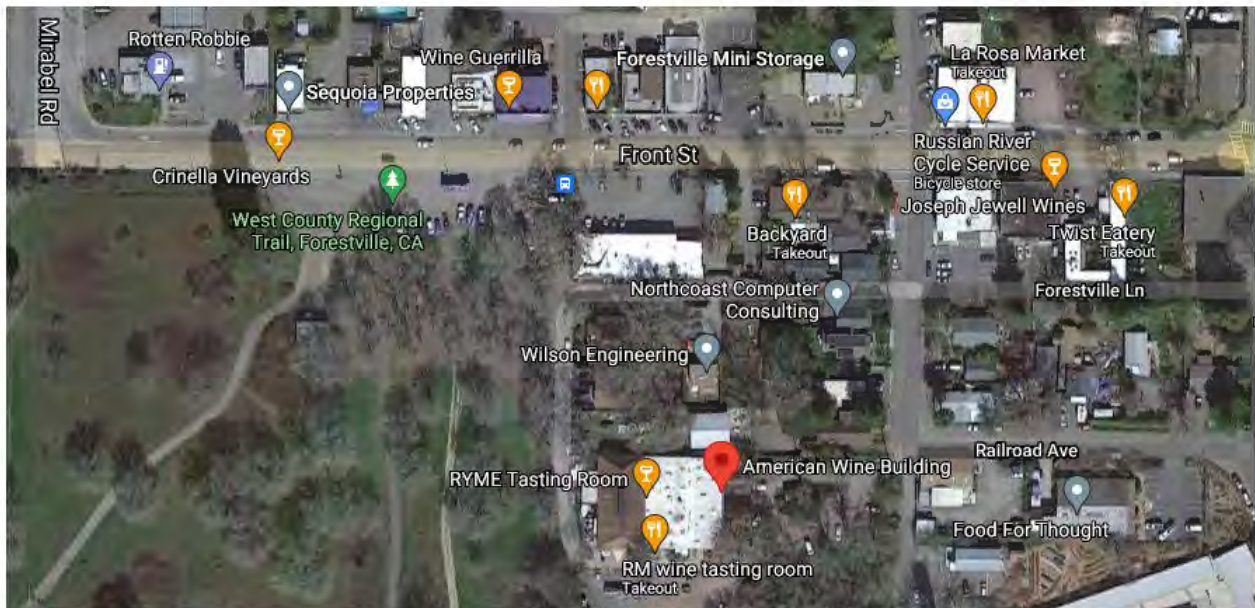
Per the Project Proposal, the proposed parking lot was sized to minimize impact on the site and to accommodate the number of people currently using the park.

The American Wine Building has agreed to host overflow parking, a need which has not yet occurred. Note: the relocation of the parking area on the proposed design is directly across from the American Wine Building overflow parking lot.

No on-street parking will be allowed along the front of the property to insure adequate site distance at the driveway entry/exit. However, there are other parking spaces along Front Road/Highway 116 and side streets where people can park and then walk along the streets to the park.

Assumptions regarding Off-site Parking for Reduction in Requirement of On-site Parking

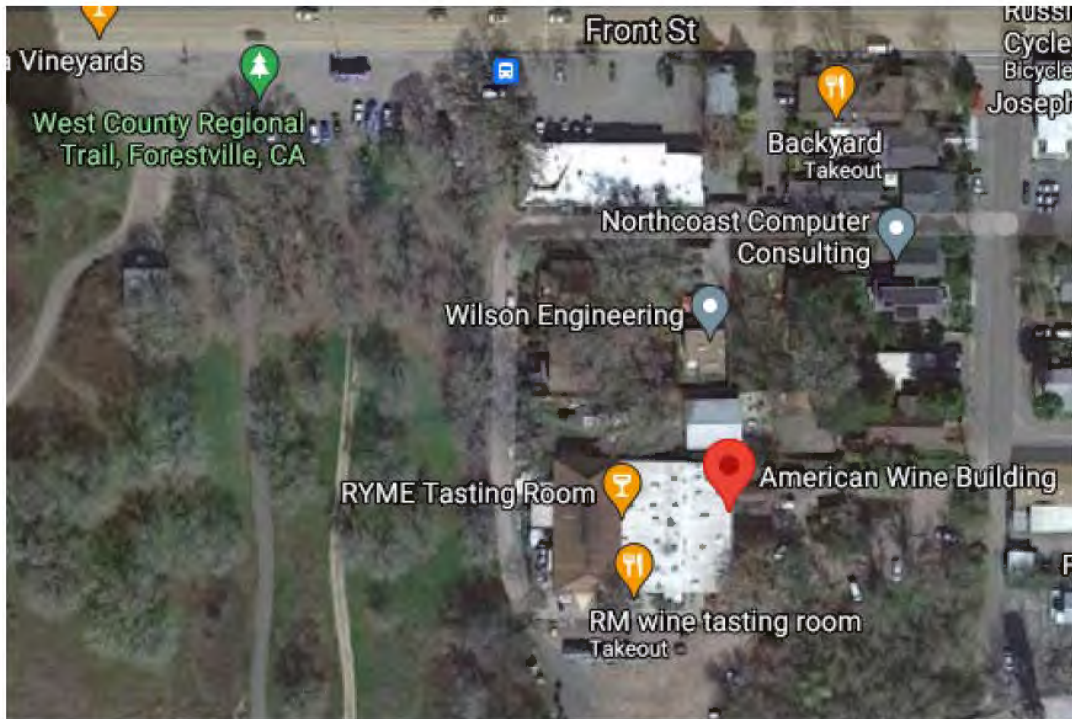
1. Since the park has the West County Trail traversing through it, an assumption is made that 24 of the people attending an event will ride a bike and park in a bicycle space. Assuming 2.5 people per car, this reduces the demand for vehicle parking spaces by 10.
2. Since there is a bus stop located at the park along Front Street/Highway 116, an assumption is made that 5 people will use transit. This reduces the demand for on-site parking spaces by 2.
3. Per the Proposal Statement, “the American Wine Building has agreed to host overflow parking, a need which has not yet occurred. Note: the relocation of the parking area on the proposed design is directly across from the American Wine Building overflow parking lot.” The location of the American Wine Building on Google Maps is shown below. There also is a building with wine tasting directly across Highway 116, Wine Guerilla, with a parking lot behind it with 6 parking spaces. This may be the building that is referred to in the Proposal Statement. Either way, an assumption is made that 6 cars can park on American Wine Building property. This reduces the demand for on-site parking spaces by 6.



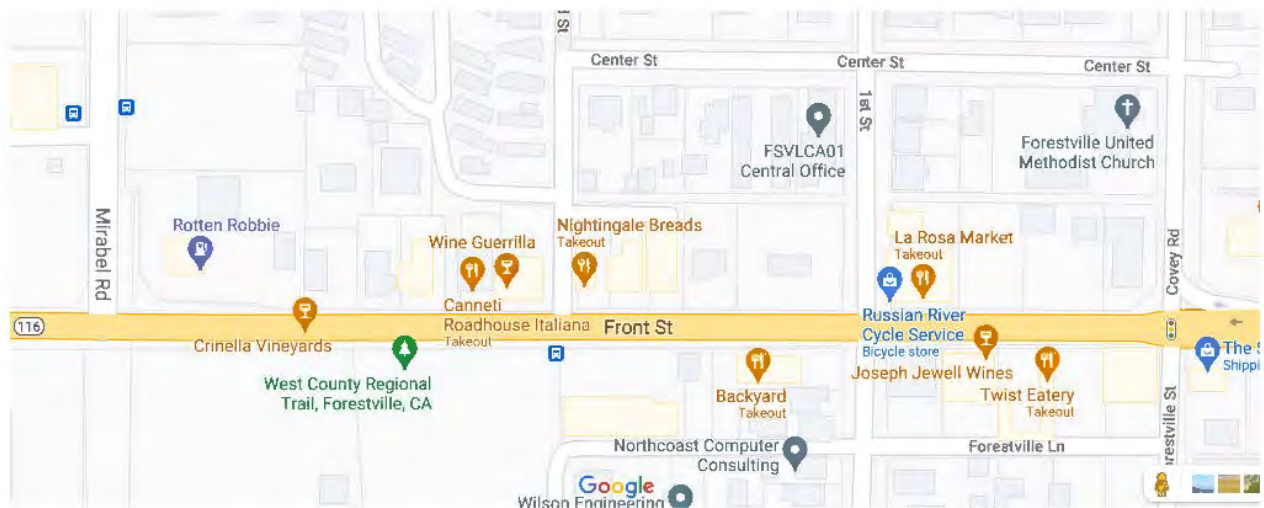
FORESTVILLE DOWNTOWN PARK

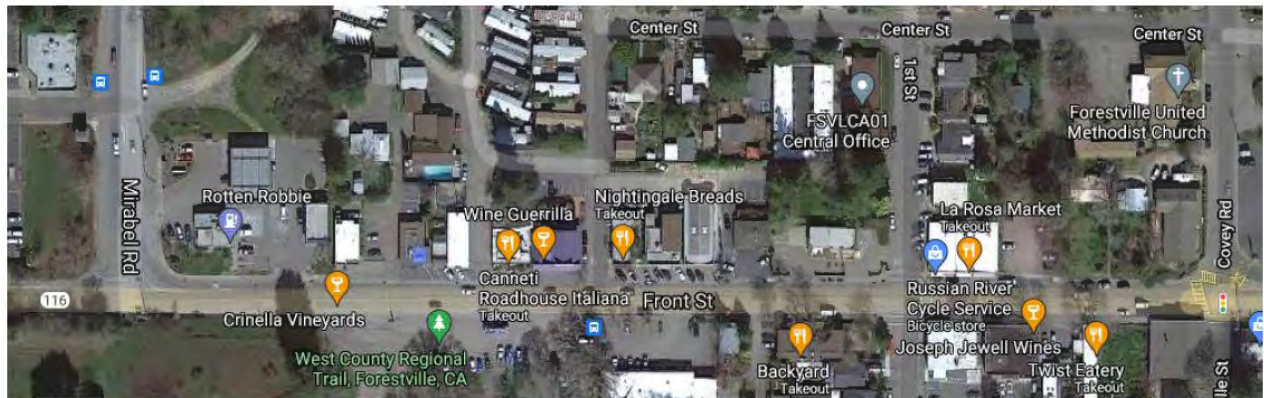
PARKING ANALYSIS

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4. Since there is on-street parking along Front Road/Highway 116 on the opposite side of Highway 116 and on side streets such as Mirabel Road, First and Second Streets, Center Street, and Covey Road, an assumption is made that at least 15 cars will do so. This reduces the demand for on-site parking spaces by 15.





- 5. There is room for 8 cars to park parallel on Highway 116 along the frontage of the open parcel to the west without blocking access to the structure located on the property. Since there is room for 8 vehicles to park along the frontage of the adjacent parcel, an assumption is made that people will do so. This reduces the demand for parking spaces by 8. In addition, 2 cars can park along Highway 116 to the west on the adjacent undeveloped parcel directly across from the terminus of Mirabel Road.



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The parking space requirement for the largest event with 150 people is 60 parking spaces. The parking space demand for on-site parking will be reduced by

People riding bicycles	10
People taking the bus	2
Parking on American Wine Building property	6
On street parking on the opposite side of Highway 116 and on side streets	15
On street parking along Highway 116 frontage of adjacent properties	<u>10</u>
Subtotal - Available Off-site Parking	43 parking spaces
Subtotal – Available On-site Parking	<u>17</u>
Total Available Parking Spaces	60 parking spaces

CONCLUSION

There are enough parking spaces both on-site and off-site to meet the 60 parking space requirement for the largest events with 150 people.

The proposed on-site parking lot will provide parking spaces for 43 people.

The bicycle parking provides enough parking for 24 bicyclists.

The bus stop located along the frontage of the park provides the opportunity for several people to ride the bus from Santa Rosa or Monte Rio to the Forestville Downtown Park for events, to visit and enjoy the park and/or walk or ride along the West County Trail, without the need for a vehicle parking space.