

INFORMATION UPDATE # 1 (April 28, 2022)

FROM: the Winter Parking Committee (WPC) and Council for Strata 799

TO: Strata 799 Owners and Members

GREETINGS!

The WPC is happy to issue this interim progress report and provide you with a summary of our activities to date. This committee was formed in January of 2022 and mandated by Council to take all steps necessary to:

1. Ascertain what, if any, problems need to be solved.
2. Propose solutions to validated problems.
3. Strive to accomplish our work in a way that is data driven, free from bias, and open and transparent to our membership.

The WPC is comprised of 8 volunteer members of our community, two of whom are Council Members. We have met via Zoom on a number of occasions and have dealt with a number of issues.

The first was how many parking spots do we actually have? One might think that this should be a known and firm number. This is not the case at all! We don't have lots with lines neatly laying out spots, and heavy snow conditions affect spot availability as does poor parking manners! We actually resorted to the use of drones to count cars in lots on busy days to arrive at a number of spots we are confident we can rely on.

The second was to determine exactly what are the problems that the membership is experiencing. Hence the survey.

The third was a review of all of the proposed developments going on at the mountain and their provision of parking so as to better understand future pressures. This is ongoing.

The fourth and final area of general concern was a review of enforcement difficulties, which included receiving information from

staff and workers at the mountain. This work is ongoing, but the early indications here are that enforcement is compromised by paper passes that can be easily falsified and are difficult to read.

We would like to offer our thanks to all the Strata 799 Members who took the time to respond to our recent Parking Survey. Approximately two thirds of you responded, giving us a data base that is statistically highly reliable for drawing conclusions and making recommendations.

The WPC would like to share the following summary of findings to date.

Peak Periods: These were defined in the survey as ten days at Christmas, Friday and Saturday nights, Family Day Weekend.

Absolute Peak Demand: is for approximately 525 vehicles. This is the absolute maximum number of vehicles that would need parking if every potential legal user (owner/ hand tags or guests/temporary paper passes) showed up with the maximum number of vehicles they might ever bring to the mountain on the same day. This is an average of 2.5 spots per civic address with use varying depending on the size of the unit. So Peak Demand is a hypothetical number reflecting a usage rate that would never occur.

Adjusted Peak Demand: The data demonstrates that approximately 20 percent of Absolute Peak Demand is not required during the busiest nights of the year. Thus Adjusted Peak Demand is 420 vehicles.

Inability to Park Anywhere: There were very few incidences when users found there to be no parking in any of the Strata 799 lots. Therefore the WPC has concluded that we mostly have adequate parking facilities for the current demand, and that simply better enforcement (eliminating the non legal users) would solve this rare problem.

Total Available Parking Spaces: The WCP has concluded that we have +/- 425 real spots available. Fortunately this number and the Adjusted Peak Demand fit.

Demand in Specific Lots: This is the demand created by the memberships expression of preference for lots. It does not take into consideration illegal use of the lots.

Upper Henry: Demand frequently exceeds capacity

Lower Henry, Dougans: Demand occasionally exceeds capacity

Village Main Lot: Demand never exceeds capacity

Transferability of passes: It is very important to the membership that no matter what pass system is implemented it must be easy to adjust the license number of the member's passes so that any given unit can share their passes amongst their legal user group seamlessly.

Other key Concerns Identified:

1. There must be a focus on planned lot usage and snow clearing to maximize available spaces.
2. Proposed solutions should not involve any type of paid parking.
3. Proposed solutions may involve a different allocation of passes.
4. Proposed solutions should take into account increasing parking pressure on our lots from the considerable ongoing development that is proposed at Mount Washington.
5. Proposed solutions should include consideration of EV charging needs now and in the future.
6. Proposed solutions must be enforceable.

Validated Problems:

1. Unauthorized use of Strata 799 lots.(users from other properties, mountain staff, day use skiers, other)
2. Existing Permitting System: Hang Tags (physical passes) and digital reproducible guest passes create substantial opportunity for misuse both within our community and by others.
3. Enforceability
4. Current staffing model does not include a parking enforcement role.

Next Steps:

Your WPC continues to work with a plan to move from Problem Validation to Solution Development over the next several months. We will continue to be data driven and make our work visible by surveying the membership a second time to seek early input to a short list of potential solutions. If any of our membership has experience parking lot management services and related hardware, could you please come forward. We foresee evaluating this type of solution as one of the tasks we will have to undertake. If we have these skills within our community and you would be willing to work with us we want to know about you! Please respond to dachesonqc@gmail.com.

We hope to send out the the “ Solutions Survey: before the end of July. This will involve proposals and the costs of implementing the proposals.

Respectfully submitted,

Deborah Acheson , Chair and members, Jennifer Childs, Michael Dingle, Kim Fell, Darcy Freisen, Jenifer Jennings, Roy Krejci, and Jim Stockdill