

NARRATIVE

2701 EAST ATLANTIC BOULEVARD

June 1, 2026

The project is a new 5 level, 36-unit Boutique Hotel proposed on an existing surface parking lot located at 2701 East Atlantic Boulevard. The site currently provides parking for an existing 2 story office building immediately to the south of the subject site, across from a two way, 25' alley. The 2 sites are owned by the same entity, "2701 EAST ATLANTIC AVE LLC".

The existing surface lot contains 24 parking spaces which are proposed to be replaced with the new project. Off-site parking arrangements will need to be provided during construction and will be determined prior to Final Site Plan Approval.

A proposed required parking plan of the existing 2 story office building to determine an actual parking requirement based on actual usable space. Provided within the drawing set are 2 plans (sheets A-003 and A-004) showing the internal, occupiable areas utilized for parking calculations which results in 19 required parking spaces.

With the new proposed 36-room hotel which requires 36 spaces, the total required spaces equal 55 spaces. The new project will provide 32 on-site parking spaces which will consist of triple high lifts with a valet operation as well as 2 ADA spaces. The 30 Valet spaces require 10% or 3 stacking spaces. 2 are provided directly off of the alley and 1 is internal near the valet stand. Guests will park in the designated space and leave the vehicle keys with the valet operator who can park the car at their leisure. A retrieval area is also provided. In addition, 6 on street parking spaces are proposed immediately adjacent to the site which will provide a total of 38 provided parking spaces. The existing building site also has 4 on-street parking spaces as well as 1 internal garage space bringing the Total provided parking spaces to 43 whereas the provided parking analysis by KBP Consulting, Inc. has determined that the peak parking demand is 38 spaces.

The ground level and rooftop provide the Hotel Guest with interior and exterior amenity spaces to enjoy. Rooftop amplified music will be restricted to not exceed any established decibel levels.