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Valet Parking Plan

NCH Heart Vascular & Stroke Institute Expansion Attachment C-3

City of Naples, Florida
11/27/2023

Prepared for:

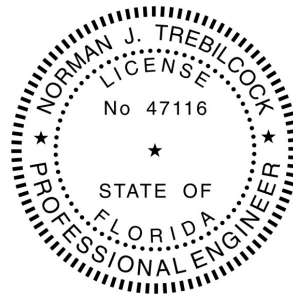
Hole Montes, Inc.
950 Encore Way
Naples, FL 34110
Phone: 239.254.2026

Prepared by:

Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Phone: 239-566-9551
Email: ntrebilcock@trebilcock.biz

Statement of Certification

I certify that this document has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.



Norman J. Trebilcock, AICP, PTOE, PE
FL Registration No. 47116
Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Company Cert. of Auth. No. 27796

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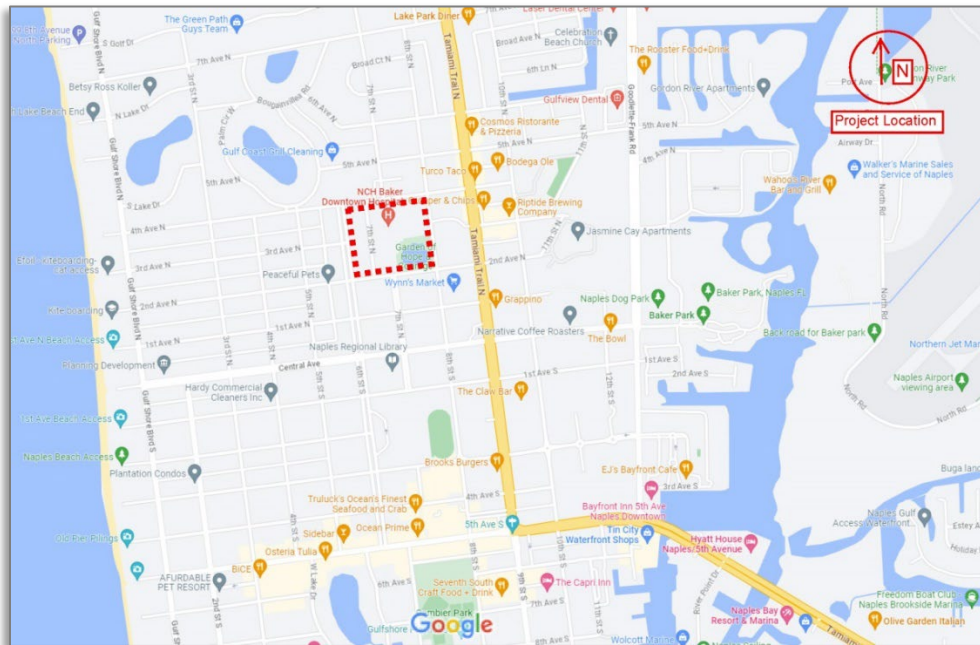
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Project Description/Operations Plan

The NCH Heart Vascular & Stroke Institute Expansion development is located on the northeast corner of 2nd Avenue N and 6th Street N, in Naples, Collier County, Florida.

The approximate location of the subject site is illustrated in **Figure 1**.

Figure 1 – Project Location Map



The property contains the NCH Baker Hospital which is a multi-story building. Adjacent to the hospital is The Telford Education Building, which consists of a garage with adjacent surface parking and occupiable space.

The project proposes demolishing the adjacent existing Telford Education Building and constructing a hospital expansion for the NCH Heart Vascular & Stroke Institute. In addition, the subject application proposes reconfiguring the west Parking Lot to allow for a new Parking Garage and reconfigured surface parking (488 parking spaces proposed).

This Valet Parking Plan (Attachment C-3) is associated with the Traffic Impact Statement (Attachment C-12) and Vehicular Circulation Study (Attachment C-1). There are existing established valet services in other parts of the NCH campus. To the north, the Lutgert Cancer Center (West) provides valet services with 22 surface parking spaces around the building. To the east, the Medical Arts and Wellness Rehabilitation Center provides valet services with 30 parking spaces in the adjacent parking garage. This valet operation will be run in a similar fashion and by the same operator (Valet Pros) as the other existing operations.

The purpose of this Valet Parking Plan is to meet Section 50-103(e)(2) of the Naples Code. NCH has utilized the services of Valet Pros as their existing valet service provider, and they will continue to do so where the proposed improvements are as planned. NCH has found that offering valet parking services is beneficial to hospital patients and visitors especially. Overall, 96 total valet parking spaces are proposed on the NCH campus at three locations serving four pick-up and drop-off locations. The valet parking spaces provided are less than 5% of the total car provided parking (96/1,970 parking spaces). The valet car provided parking is not utilized to satisfy Code required parking. None of the proposed valet parking operations will occur within the public right of way (pick-up, drop-off, or parking).

In the proposed project improvement area, the two valet services drop off/pick up locations will share 44 spaces on the first floor of the proposed parking garage. Each pick up/drop off location will plan to have two valets to be able to meet the valet demand needs anticipated. No stacked parking is proposed within the parking garage as the 2-way aisle ways need to be maintained for the use of others accessing the upper levels of the parking garage. There will be valet services offered at the existing covered porte-cochere of the Baker Main Building on 7th St N. There will be valet services offered at the proposed Heart, Vascular & Stroke Institute expansion under a covered porte-cochere fronting 7th St N as well. The planned valet services are going to be offered from 8 am to 5 pm and will be adjusted as needed to serve patients and visitors. The times may adjust a bit, like the other existing sites, which run from 8 am to 5 pm (Lutgert Cancer Center) and 7:30 am to 4:30 pm (Medical Arts and Wellness Rehabilitation Center).

Signage Plan

The proposed signage for the valet program will be like the existing signage being used and are depicted in the following pictures (Figures 2 through 6). In **Figure 2**, A view of the drop off/pick up pavement message, portable valet in street sign, and portable valet reception (key) area are depicted.



Figure 2: Existing Valet Drop off/Pick up at the NCH Medical Arts and Wellness Rehabilitation Center.



Figure 3: Valet reception station, which is portable. The hours of operation for proposed locations at the existing Baker Hospital (1) and proposed Heart Institute (2) will likely be 8 am to 5 pm.



Figure 4: Designated valet parking spaces will be marked on the curb stops, as applicable.



Figure 5: Portable Valet Parking Only Signs along with cones will be used to designate the valet parking spaces within the garage.

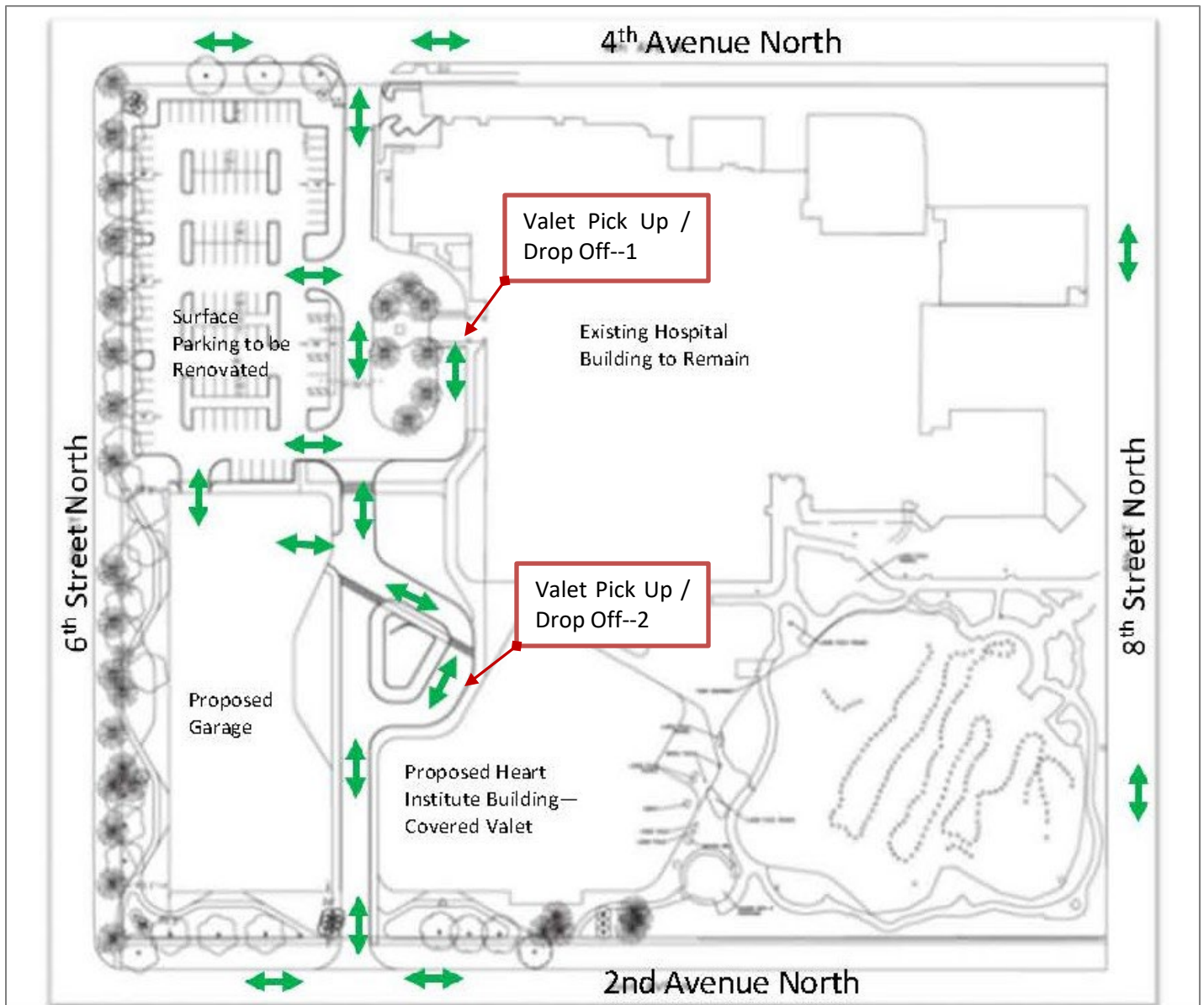


Figure 6: Use of cones, portable signage and painted bumper stops will be used to designate the valet parking areas.

Appendix A:

Project Site Plans (Campus Parking & Proposed Site)

Site Proposed Conditions (Access/Pedestrian Circulation)



Notes: 1. Green arrows depict general vehicular circulation. 2. Plan oriented N-S. 3. Valet Parking for both pick up/ drop off locations—44 parking spaces are located within the 1st level of the proposed parking garage. 4. Pedestrians will be able to circulate directly to the building’s front doors. Sidewalks are provided to adjacent buildings and parking lots, as applicable.