Wychmere Beach Club

Parking Management Plan

October 10, 2025

Introduction. Wychmere Harbor Real Estate, LLC ["Wychmere"], owns the Wychmere Beach Club (Units 12-16 of the Wychmere Shores Condominium) located at 23 Snow Inn Road in Harwichport ["Property"]. The Wychmere Beach Club consists of a hotel, beach club, and three event venues. A Parking Management Plan ["PMP"] previously reviewed and accepted by both the Harwich Planning Board and Board of Appeals has been in place for many years to handle the select number of days during the summer season when available on-site parking is temporarily insufficient for a few hours in the early evening.

As part of a current redevelopment proposal, Wychmere desires to amend the PMP. The proposal is to replace the existing Snow Inn Hotel. There will be an increase in hotel rooms from 32 to 80, as well as amenities including limited spa rooms and a restaurant. There will be no change in the beach club or event venue facilities or usage. A significant number of hotel guests will be attendees at on-site events. This amended PMP will ensure that parking during the limited summer days will continue to be adequate, safe, and efficient with the redevelopment.

Parking Management Plan. The Beach Club owner-operators have fifteen years' experience managing the Property. The PMP works well because all events are scheduled months and years in advance, so management knows the established use patterns on site, how many guests will be attending, and which times of day will have overlaps. The foregoing allows them to efficiently and effectively manage parking to provide adequate and appropriate coverage for all activities.

The PMP addresses the potential, temporary weekend need (early evenings on Friday, Saturday, and Sunday) during at most 8-9 weeks of the year (primarily July and August). The maximum number of days per year that the PMP may need to be implemented is thus approximately 27 days. This maximum number is routinely decreased when the weather is not conducive for beach club activity.

Parking Spaces and Parking Demand. The Property currently has 236 parking spaces on site. As a result of the redevelopment proposal, this number will decrease to 207 parking spaces. However, as addressed below and in the three Exhibits, there will be on-site, valet parking for 290 vehicles and additional off-site parking is available if needed. The available parking more than accommodates any select hours on days within the fewer than 30 days per year when there is the most demand for parking and at the times set forth in the accompanying Table.

The Table attached as Exhibit A and the analysis herein and attached as Exhibit B outline and discuss in detail the peak and off-peak parking demand times on the Property, the established overlaps among the various, on-site commercial uses, and the rationale that provides the foundation of this PMP. Wychmere has intentionally adopted a considered and conservative methodology in analyzing on-site parking demand.

Wychmere's shared uses reduce the number of effective parking spaces required due to the fact that in season, 1) a significant portion of the hotel rooms will accommodate guests who will not only be utilizing the hotel restaurant but will also be attending on-site events; 2) when there are three events

operating on the same day, there are staggered hours and these events are not always at the maximum numbers assumed in the analysis; and 3) demand for on-site parking has decreased measurably over the past several years with the now common practice of guests pre-arranging smaller shuttles for their event guests as well as the increased use of both Uber and Lyft.

In addition, the demand for parking on site ebbs and flows between the various daytime and nighttime uses. As set forth in the Exhibits, on an assumed perfect weather Saturday in July and August, if all three of the event venues are in use, the hotel is at 100% occupancy, and the Beach Club is full, the peak, overlap demand and the only likely times when demand for on-site parking may exceed on-site capacity of 285 valet spaces could be between 6:00-9:00 p.m. at night, three potential nights per week.

Management Plan. If needed during those 27± days during the summer season when there is the known peak demand, the Management Plan consists of the following:

1. *Valet parking onsite*. Wychmere partners with an experienced valet company to handle all on-site parking. This successful partnership has been in place for the past three seasons (beginning in 2021) and has mitigated the need for offsite, overflow parking under existing conditions. In prior years, Beach Club guests have been able to self-park. With the redevelopment, all Beach Club parking will be valet as well. As shown on the sketch plan attached as Exhibit C hereto, 285± cars will be able to be valet parked on site in the reconfigured parking;

2. *Employee shuttle*. During the summer, all staff park off-site at Wychmere's Tennis Center at 792 Route 28, Harwichport. A daily shuttle, operated by Wychmere, runs seven days a week beginning at 7:00AM until 1:00AM, or as needed, between the Tennis Center and Wychmere; and

3. *Off-site parking*. If needed, the valet company utilizes available off-site parking spaces in Harwichport at Wychmere-owned properties.

Attachments

Exhibit A	--	Parking Forecast Table
Exhibit B	--	Parking Demand Analysis
Exhibit C	--	Valet Parking Sketch Plan

wychmere
BEACH CLUB

EXHIBIT A

July - August
Parking Forecast

X ○ Vehicles departing
X Vehicles arriving

	7A	8A	9A	10A	11A	12P	1P	2P	3P	4P	5P	6P	7P	8P	9P	10P	11P	12A
Hotel			X ○	X ○	X ○	X ○		X	X	X	X							
Restaurant - Evening											X	X	X	X ○	X ○	X ○		
Venue - Ocean Room									X						X ○			
Venue - Harbor Room											X					X ○	X ○	
Venue - Dune												X					X ○	X ○
Beach Club - Day				X	X	X	X			X ○	X ○	X ○						
Beach Club - Evening												X	X	X ○	X ○	X ○	X ○	
Cars Needing to be Valeted	72±	72±	64±	71±	90±	111±	131±	139±	182±	170±	213±	259±	275±	264±	218±	197±	127±	72±
											178±	224±	240±	229±				
Assuming 100% Hotel Occupancy																		
Perfect weather - Fri/Sa/Su																		

	7A	8A	9A	10A	11A	12P	1P	2P	3P	4P	5P	6P	7P	8P	9P	10P	11P	12A
Hotel Ins/Outs			-8	-8	-6	-4		8	8	8	2							
Restaurant - Dinner (3 p/ car avg)											6	6	6	-6	-6	-6		
Venue - Ocean Room									*35						-35			
Venue - Harbor Room											65					-10	-55	
Venue - Dune												65					-10	-55
Beach Club - Day (4 p/ car avg)				15	25	25	20			-20	-30	-35						
Beach Club - Dinner (4 p/ car avg)												10	10	-5	-5	-5	-5	

A number of wedding gsts will be staying in hotel

Only opening up a select number of Restaurant seats
Priority given to overnight hotel guests

* Clean up and pre-empatively
take off site before 5pm
3:30-4:00 clean up 35 cars (only as needed)
Could be less than 35 cars or none at all

Wychmere Beach Club

Parking Management Plan

Exhibit B

The following is a conservative analysis of the potential parking demand that is occasionally required during select Fridays, Saturdays, and Sundays over a total of 8-9 summer weeks per year. Based on many years past experience, such maximum usage is not a common occurrence. See also Exhibit A for schematic depiction of most active usage times and overlaps.

Use	Most Active Time	Parking Demand (at different times during day)
Hotel*	Morning checkout and afternoon arrival	72 spaces** (assumes 100% occupancy)
Hotel Restaurant***	Dinner	18± spaces (100± estimated seats)^
Beach Club^^	10:00 a.m.–1:00 p.m. (arrival) and 4:00-6:00 p.m. (departure)	85± spaces spread over arrival and then departure on typical, good weather days
Event Venues	Arrivals staggered at 3:00, 5:00, and 6:00 p.m.	165± spaces (35/65/65 – per venue, spread over arrival and departure times

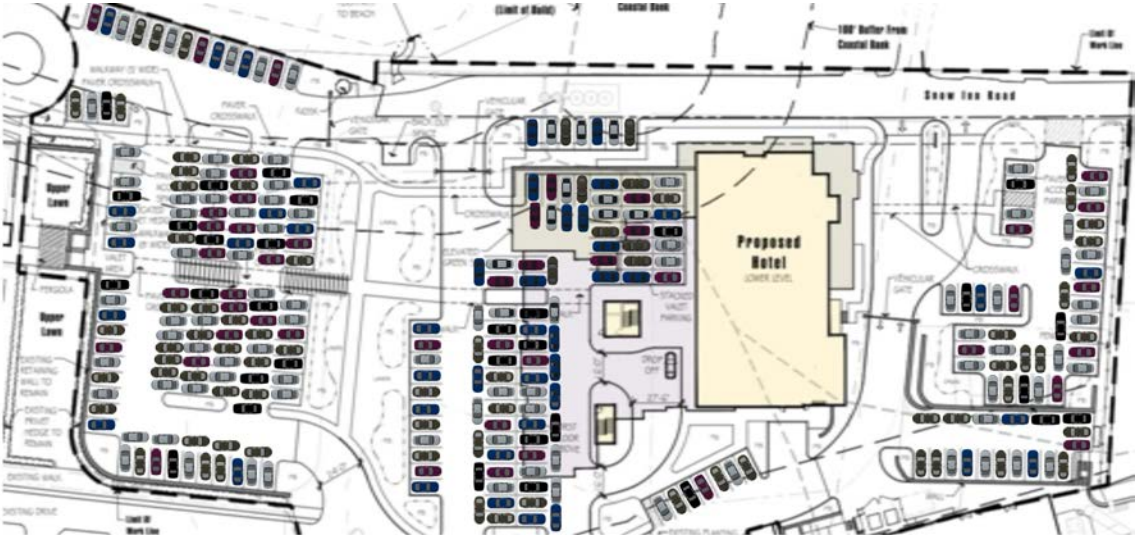
*In accordance with Section 325-39 of the Harwich Zoning By-Law, hotel, restaurant, and private club parking demands include providing spaces for employees. As noted elsewhere, all employees will be required to park off site during the season and are shuttled to and from the Property. As such, they are excluded from the above calculations.

**Calculated at 1 space per room (not 1.25) since employees park off site. In addition, a substantial percentage of the hotel guests will also be attendees at events and the hotel restaurant.

***A restaurant at a hotel is defined for zoning purposes as an incidental use to such hotel with no separate parking demand. Being conservative and out of an abundance of caution, the above analysis provides a separate parking calculation for the hotel restaurant.

^The hotel restaurant will serve only breakfast and dinner during the summer season and will primarily be for hotel guests. Lunch will also be served in the off season. Though the Zoning By-Law calculates restaurant parking at 1 space per 4 seats, this analysis uses a more conservative calculation of 1 space per 3 seats.

^^A beach club associated with a hotel is also defined as incidental to the hotel use. However, since the Beach Club also maintains a separate membership, its parking is broken out as an additional category.


Proposed
Hotel
Upper
Lawn
Upper
Lawn
Snow Inn Road
100' Buffer from
Coastal Bank
(Limit of Work)
Coastal Bank