

# Encore at the Mountain Winery

## Commercial Components

**Description:** The commercial component of the Encore housing development project will include a boutique luxury eighty-one (81) room hotel including seventy-seven (77) standard rooms and four (4) casita-style rooms and amenities.

### Hotel

- The main hotel building will operate 24 hours/7 days a week. We estimate the hotel operations will have a total employee count between 25-30 employees.

The hotel will also include the following uses and employee count:

### Restaurants

- A small indoor restaurant will serve breakfast, lunch and dinner for hotel guests and the public, operating hours from 7am-10pm. We estimate that it will have a total employee count estimate between 12-15 people.
- There will be a limited indoor fine dining restaurant for hotel guests and the public that will serve nightly dinner with service beginning at 5pm and concluding at 10pm. We estimate that it will have a total employee count estimate between 12-15 people.
- In addition to the restaurants, there is a retail store that will have operating hours from 7:30am-8pm daily. We estimate the total employee count for the store to be 2 people.
- There is a small retail store that will be open daily from 11am-9pm for hotel guests and the public. We estimate the total employee count for the small retail store to be 2 people.
- There is a small restaurant that will be open daily from 11am-9pm for hotel guests and the public. We estimate the total employee count for the small restaurant to be 2 people.
- There is a second small restaurant that will be open daily from 11am-9pm for hotel guests and the public. We estimate the total employee count for the second small restaurant to be 3 people.
- There will be a bar at the hotel pool for hotel guests and the public that will be open from 11am-8pm daily. We estimate the total employee count for the pool bar to be 2 people. Patrons can order poolside food that will be prepared at the small indoor restaurant at the hotel.

### Other Hotel Amenities

- There is a small salon that will be open Monday-Saturday from 10am-7pm for hotel guests and the public. We estimate the total employee count for the salon to be 2 people.
- Hotel style gym and lap pool that will be open daily from 5am-10pm for hotel guests and the public. We estimate the total employee count for the gym and lap pool to be 2 people.
- There will be an approximately 5,000 square foot spa on the basement floor of the main hotel building that is open daily from 9am-8pm for hotel guests and the public. We estimate that the spa will have 12-18 employees.

- There is a pool at the hotel that will be open for hotel guests and the public from 10am-8pm daily. There will also be a recreation area with a bocce court and a pickleball court that will be open from 10am-8pm.

#### Total Employees

- The estimated total employee count for all commercial uses for the Encore project is between 70-80 employees, spread across three 8-hour shifts, based on industry standards for a boutique luxury hotel. It is anticipated that there could be the opportunity that employees would work for both the hotel and the existing concert venue facility, which would reduce the number of required employees.

#### **Guests & Occupancy:**

- Using industry occupancy estimates for a boutique hotel as designed, the daily guest count is estimated to be sixty-eight (68) guests per day. This is based on an industry standard average of guests per room and incorporating a 70% occupancy rate. However, peak occupancy could be 100%.