



TECHNICAL MEMORANDUM

DATE: November 9, 2021

TO: Michael Murphy | Ware Malcomb

FROM: Erin Vaca | DKS Associates

Josh Pilachowski | DKS Associates

Haruka Ichikawa | DKS Associates

SUBJECT: San Leandro Amazon USF2 Parking Analysis

Project #21129-000

INTRODUCTION

The purpose of this technical memorandum is to assess the adequacy of the existing parking supply for the combined existing and proposed uses at the Amazon Fresh (USF2) project in San Leandro, California at 1788 Fairway Drive. The analysis of this memo takes into consideration several factors, including the existing City code requirements, information provided from Amazon USF2, industry standard parking rates, and data collected at the project site.

PROJECT DESCRIPTION

The Project site is located east of the intersection of Fairway Drive and Miller Street in San Leandro, California. The current Project land use is an Amazon USF2 facility within a warehouse and office space. The proposed changes to the existing site include the addition of alcohol delivery to the existing services, which will require the creation of a 395 square-foot retail supermarket within the 53,378 square-foot facility for public purchase and will involve a potential change to the classification of the site for purposes of parking requirements. The proposed retail facility will be open to the public between 10 AM to 7 PM. No marketing materials or advertising are planned related to the change in services for the site. Similar small supermarkets exist at 10 other Amazon USF2 facilities in California. These facilities have typically only seen 2 to 6 “walk-in” customers per month at the small supermarkets.

PROPOSED PARKING

The existing primary parking lot at the USF2 facility is part of a larger parking lot serving multiple land uses. Figure 1 shows the proposed overall site plan. The other facilities at the site include a Floor & Décor retail store (134,425 square feet) and East Bay Logistics, a corporation providing logistics services in the coffee industry (139,117 square feet in Existing Space C and 59,244 square feet in Existing Building 2). There is also a vacant office that is no longer leasable (Existing Space D 36,657 square feet). Both the USF2 facility and Floor & Décor have a second-floor space that is not leasable.

As shown in Figure 2, the proposed site circulation plan, the combined lot has 265 parking spaces and seven ADA parking spaces. Of the combined lot, 97 parking spaces and three ADA parking spaces are assigned to the USF2 facility. Of the 97 spaces, 21 spaces are dedicated for delivery workers, as shown in the spaces indicated as "D" in Figure 4. All vehicles parked in the USF2 primary lot are personal passenger vehicles and are a mix of on-site employees, delivery vehicles, and public customers. Sixty parking spaces are located directly north of the USF2 facility, and 37 spaces are in a parking lot to the east of the warehouse, among parking spaces provided for Floor & Décor. Truck parking is available at the delivery yard on the west side of the warehouse along Miller Street. Trucks enter the delivery yard through a separate entrance from the primary parking lot.

The proposed "walk-in" customer parking will be one space re-allocated from delivery-worker spaces in the primary parking lot for walk-in customers.

FIGURE 1: OVERALL SITE PLAN

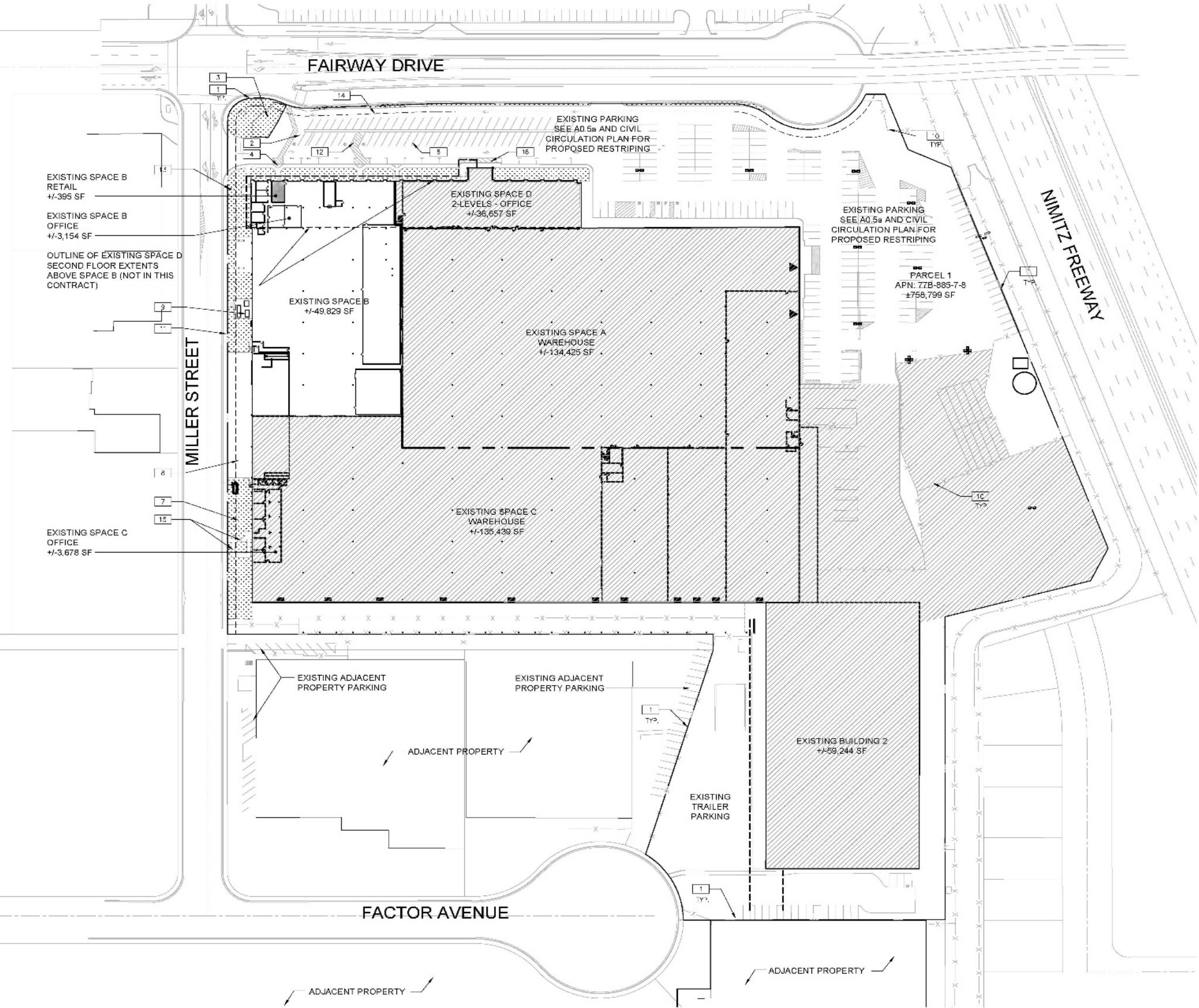


FIGURE 2: SITE CIRCULATION PLAN

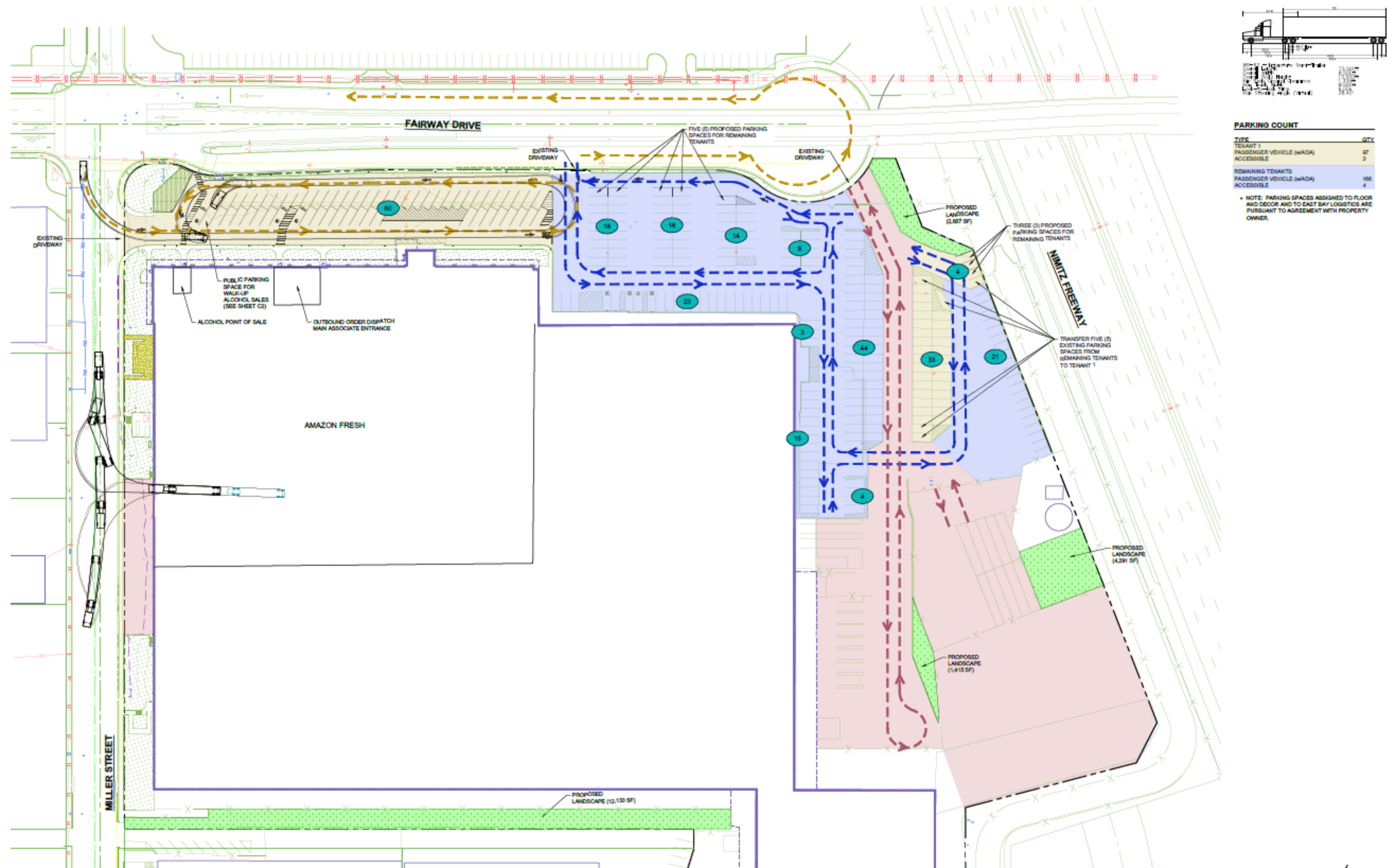
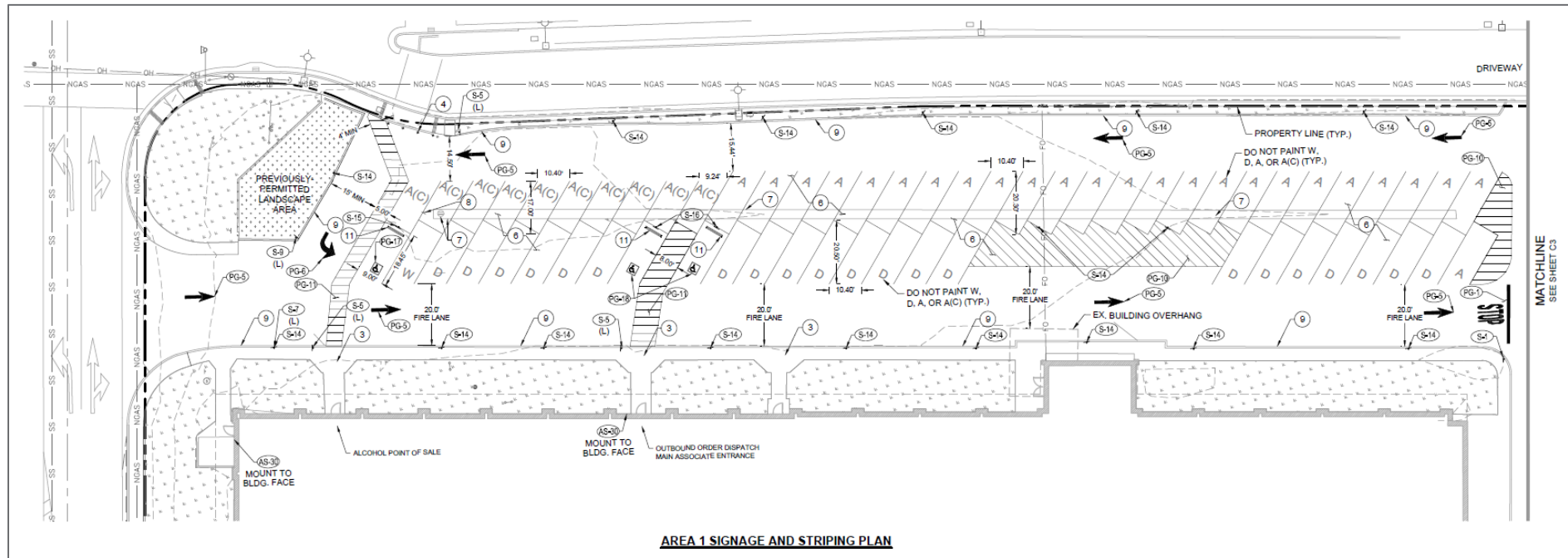


FIGURE 3: SIGNAGE AND STRIPING PLAN FOR USF2 FACILITY PARKING, NORTH OF USF2 FACILITY



SAN LEANDRO ZONING CODE REQUIREMENTS

The most closely related standard land use to the proposed revised Project land use is Supermarket; however, the planned changes to the existing facility will not directly correspond with standard expectations of supermarket use or public demand for the provided services. The proposed Project falls in neither the Downtown Area nor South Area identified in the San Leandro TOD Strategy Plan¹. Thus, the off-street parking required for a supermarket follows the standard rate of 1 space for 200 square feet, as outlined in the San Leandro Zoning Code, Section 4.08.108². This area requirement refers to the gross area and does not include stairs or elevators.

The off-street parking requirement for Floor & Décor corresponds to the Building Materials and Services land use. The requirement for this land use is 1 space per 1,000 square feet, as stated in the Zoning Code. The off-street parking requirement for the warehouse component of Amazon USF2 and East Bay Logistics corresponds to the Warehousing, Distribution, and Storage Facilities land use. The requirement for this land use is 1 space per 1,500 square feet, as stated in the Zoning Code. The Offices, Business and Professional land use, which has a requirement of 1 space per 300 square feet, was applied to the office component of Amazon USF2 and East Bay Logistics. The parking requirement for the vacant space was assumed to be 1 space per 1,500 square feet, consistent with a Warehousing, Distributions, and Storage Facilities use. As summarized in Table 1, the proposed parking supply is fewer than the Zoning Code requirement by 83 spaces. Note that for all parking analyses, the capacity is assumed to be 265 spaces, since it is unknown what portion of the parking demand will be eligible to use the ADA spaces.

¹ San Leandro TOD Strategy Plan, 2007

² San Leandro Zoning Code, Section 4.08.108, 2020

TABLE 1: ZONING CODE REQUIREMENTS FOR OFF-STREET PARKING SPACES

LAND USE	TENANT	CODE REQUIREMENT	GROSS FLOOR AREA [SQ. FT.]	REQUIRED SPACES	PROVIDED PARKING	DIFFERENCE
SUPERMARKET	Amazon USF2 (Proposed)	1 space per 200 sq. ft.	395	2	1	-1
WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES	Amazon USF2 (Existing)	1 space per 1500 sq. ft.	49,829	33	96	+63
OFFICES, BUSINESS AND PROFESSIONAL	Amazon USF2 (Existing)	1 space per 300 sq. ft.	3,154	11	-	-11
BUILDING MATERIALS AND SERVICES	Floor & Décor	1 space per 1000 sq. ft.	134,425	134	168	+34
WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES	East Bay Logistics (Space C)	1 space per 1500 sq. ft.	135,439	93	-	-93
OFFICES, BUSINESS AND PROFESSIONAL	East Bay Logistics (Space C)	1 space per 300 sq. ft.	3,678	12	-	-12
WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES	East Bay Logistics (Building 2)	1 space per 1500 sq. ft.	59,244	39	-	-39
WAREHOUSING, DISTRIBUTIONS, AND STORAGE FACILITIES	Vacant Space D (Unleasable Office)	1 space per 1500 sq. ft.	36,657	24	-	-24
TOTAL		-	422,821	348	265	-83

Source: San Leandro Zoning Code, Section 4.08.108, 2020

HOURLY PARKING OCCUPANCY ANALYSIS OF AMAZON USF2

Given the unique nature of this Project, an hourly parking occupancy analysis was conducted to obtain a more accurate estimate of parking demand of the Amazon USF2 with grocery store.

METHODOLOGY

The parking occupancy analysis was based on information taken from the following sources, included in the respective Appendix Sections:

- USF2 UFF Facility Traffic Assessment, June 25, 2019 (on-site shift start times and number of on-site workers) (excerpt included in Appendix 1)
- Response to Incomplete Letter 2: PL20-0024, April 5, 2021
 - Exhibit D: USF2 Parking and Site Circulation Plan³ (on-site shift lengths and hours of operation) (excerpt included in Appendix 1)
- Circulation Plan, Ware Malcomb, October 20, 2021 (total available parking supply) (included in Appendix 2)

In addition, the most recent information on delivery operations (hours of operation, number of deliveries per day, maximum deliveries per hour, and duration delivery workers are on site), proposed parking for “walk-in” customers, and on-site worker headcount were provided from Amazon by email.^{4,5}

Based on the above sources, an hourly parking demand including the projected customer demand was constructed. These calculations were performed in a spreadsheet model that summarized the estimated number of employees and customers on site per hour. The following stated information regarding employment was used to construct the assumed shift schedule. See Section 3 of Appendix for detailed shift schedule and calculations.

- Delivery Workers
 - Drivers are usually on site for 17 minutes each
 - Deliveries operate from 5 AM to 10 PM
 - Drivers arrive and depart on an evenly staggered basis
 - There is a maximum of 38 deliveries per hour
 - There are 513 delivery trips per day

³ Note that the applicant team has significantly changed the Parking and Site Circulation Plan reflected on Exhibit D in its most recent submittal to address the concerns outlined in the City’s third incomplete letter, issued on May 10, 2021. While the applicant removed several curbside parking spaces, it has adjusted the configuration of on-site parking elsewhere so that no spaces are lost. See Appendix 3 for the most recent Site Circulation Plan.

⁴ Email from Amazon, July 16, 2021

⁵ Email from Amazon, July 28, 2021

- On-site Workers
 - Full-time shifts last 12 hours and part-time shifts last 4 hours
 - The facility operates for 24 hours each day, but employee numbers are reduced from 10 PM to 5 AM
 - Shift headcount ranges between 30 to 70 employees
 - There are 140 associates on shift per day

ASSUMPTIONS

To obtain a conservative estimate of parking demand, delivery worker arrivals and departures were assumed to be at the maximum rate for all hours of operation. The on-site employee count was assumed to be at its maximum count of 70 employees between 8 AM and 8 PM. The delivery worker count was assumed to be constant and at its maximum rate of 11 vehicles per hour between the delivery operation hours of 5 AM to 10 PM. This rate was obtained by multiplying the arrival rate by the duration of stay. It was assumed that passenger vehicles not related to the USF2 facility and delivery trucks did not occupy any of the 97 primary parking lot spaces. Customer arrivals were assumed to be a conservative maximum of one customer arriving per hour and leaving within an hour for all hours of operation (10 AM to 7 PM), based on observations at similar facilities with demands as low as four customers per month.

RESULTS

Figure 4 below shows the estimated hourly parking demand for the Amazon USF2. The percentages listed in the legend are ranges for percent of total capacity each group occupies throughout the day. During the hours where the Amazon USF2 facility is open to the public (10 AM to 7 PM), the maximum expected parking demand is approximately 85% of the number of spaces allocated to the USF2 facility.

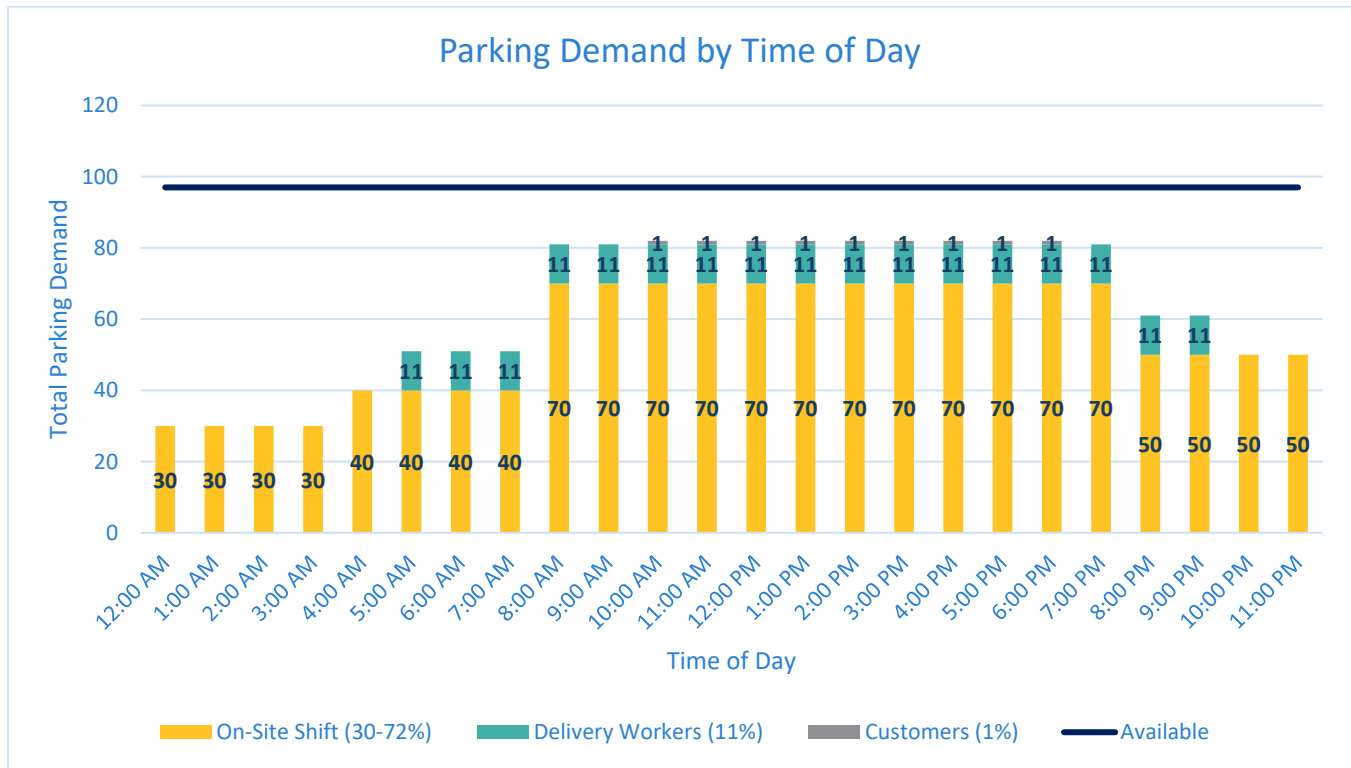


FIGURE 4: TOTAL PARKING DEMAND BY TIME OF DAY FOR AMAZON USF2

ESTIMATES OF PARKING DEMAND BASED ON NATIONAL STANDARD RATES

Table 2 summarizes the expected weekday peak parking demand based on rates from the ITE Parking Generation Manual⁶ for the proposed land use. Since the ITE Manual uses standardized land use names to summarize many parking demand studies, the parking demand for the proposed project were based on the most similar land use provided in the ITE Manual.

MAIN BUILDING

The parking demand per gross floor area (GFA) was used for each land use code to determine the combined parking demand for weekday and weekend. The following land use codes were used for each tenant: Supermarket (850) for the USF2 facility supermarket, Building Materials and Lumber Store (812) for Floor & Décor, Warehousing (150) for the warehouse component of East Bay Logistics, and Small Office Building (712) for the office component of East Bay Logistics. The parking demand for the remaining area of the USF2 facility is obtained from the previous section, Hourly Parking Occupancy Analysis of Amazon USF2. Weekend demand data was only available for

⁶ ITE Parking Generation Manual, 5th Edition, 2019

the Supermarket (850) land use. For the other land uses as well as the Amazon USF2, weekend rates were assumed to be the same as weekday rates.

BUILDING 2

There was assumed to be no parking demand for the main lot from the permanently vacant spaces as well as from Building 2. While Building 2 is on the same parcel, visitors and employees do not use the main lot along the northern edge of the property because:

- 1) The entrance to Building 2 is accessed from a cul-de-sac of Factor Avenue and visitors can park on the cul-de-sac or the parking lot south of Building 2;
- 2) Walking from the main lot to the entrance of Building 2 requires walking approximately half a mile or walking through a potentially unsafe and occasionally gated heavy industrial area; and
- 3) Based on interviews with the owner of Building 2, no visitors or employees related to Building 2 use the main lot.

As shown in Table 2 and Table 3, the proposed parking supply exceeds the ITE parking generation by 42 spaces on weekdays and 43 spaces on weekends.

TABLE 2: PARKING DEMAND PER ITE PARKING GENERATION MANUAL RATES – WEEKDAY PEAK

ITE LAND USE CODE & PEAK HOUR	TENANT	PARKING DEMAND PER 1000 SQ. FT. GFA	GROSS FLOOR AREA (GFA) [SQ. FT.]	PROJECTED PARKING DEMAND	PROVIDED PARKING	DIFFERENCE
SUPERMARKET (850); 4-5 PM	Amazon USF2 (Proposed)	4.59	395	2	1	-1
AMAZON USF2; 10 AM-6 PM	Amazon USF2 (Existing)	N/A	N/A	82	96	+14
BUILDING MATERIALS AND LUMBER STORE (812); 8-9 AM	Floor & Décor	0.57	134,425	77	168	+91
WAREHOUSING (150); 3-4 PM	East Bay Logistics (Space C) ⁷	0.39	135,439	53	-	-53
SMALL OFFICE BUILDING (712); 11AM – 12 PM	East Bay Logistics (Space C) ⁷	2.56	3,678	9	-	-9
N/A	Vacant Space D (Unleasable Office) ⁸	0	36,657	0	-	0
TOTAL		-	-	223	265	+42

Source: ITE Parking Generation Manual, 5th Edition, 2019; DKS Associates, 2021

⁷ Based on discussions with the owner of the building, the understanding is that employees of East Bay Logistics in Space C have access to parking spaces also utilized by Floor & Décor to the northeast of the building. Therefore, this analysis appropriately incorporates East Bay Logistics' parking needs associated with Space C in its calculations for the 265 spaces north of the building.

⁸ The vacant office space (Space D) is not included in the parking demand analysis. The actual parking demand generated by this space is zero, because the landlord has removed it from their leasable inventory and the City Code does not currently allow the space to be occupied.

TABLE 3: PARKING DEMAND PER ITE PARKING GENERATION MANUAL RATES – WEEKEND PEAK

ITE LAND USE CODE & PEAK HOUR	TENANT	PARKING DEMAND PER 1000 SQ. FT. GFA	GROSS FLOOR AREA (GFA) [SQ. FT.]	PROJECTED PARKING DEMAND	PROVIDED PARKING	DIFFERENCE
SUPERMARKET (850); 4-5 PM	Amazon USF2 (Proposed)	3.64	395	1	1	0
AMAZON USF2; 10 AM-6 PM	Amazon USF2 (Existing)	N/A	N/A	82	96	+14
BUILDING MATERIALS AND LUMBER STORE (812); 8-9 AM	Floor & Décor	0.57	134,425	77	168	+91
WAREHOUSING (150); 3-4 PM	East Bay Logistics (Space C) ⁷	0.39	135,439	53	-	-53
SMALL OFFICE BUILDING (712); 11AM – 12 PM	East Bay Logistics (Space C) ⁷	2.56	3,678	9	-	-9
N/A	Vacant Space E (Unleasable Office) ⁸	0	36,657	0	-	0
TOTAL		-	-	222	265	+43

Source: ITE Parking Generation Manual, 5th Edition, 2019; DKS Associates, 2021

It is important to note that this Amazon USF2 project is unlike a typical supermarket, because the main operation would be delivery services with no advertised public services and only a small number of spontaneous walk-in customers per month. The actual parking demand for the proposed supermarket is very likely not as high as the ITE projected parking demand. In addition, the analysis represents a hypothetical worst-case scenario since the peak hours of parking generation are not the same for all uses.

SHARED PARKING ANALYSIS

As shown in Tables 2 and 3, the land uses have different peak hours. This means that a shared lot can benefit from differences in parking demand peaks and achieve an additional reduction in overall peak parking demand. This section performs a shared parking model analysis based on the Urban Land Institute (ULI) Shared Parking spreadsheet model⁹. A copy of the full model is included in Appendix 4.

METHODOLOGY

Parking demand for each individual land use was entered into the model to estimate the potential of shared parking between the land uses. The individual parking demand was assumed to follow the ITE Parking Generation Manual rates and the Amazon USF2 Hourly Parking Occupancy rates, as stated in Tables 2 and 3. In addition, total parking supply, square footage for each facility, monthly adjustments for demand, and time-of-day factors for demand were entered as model inputs.

ASSUMPTIONS

The time-of-day factors for Floor and Décor, warehouse, and small office were assumed to follow the distribution given in the ITE Manual. Demand for the Vacant Space E was assumed to be nonexistent for the same reason as stated in Tables 2 and 3. Since weekend rates were not available for these land uses in the ITE Manual, they were assumed to be the same as weekday rates. Monthly adjustment factors were not provided in the ITE Manual, so the monthly adjustment factors for the following land use categories provided in the ULI model were used instead: Supermarket/Grocery for Amazon USF2, Office for Warehousing and Small Office Building, and Home Improvement Stores/Garden for Floor and Décor. To obtain a conservative estimate, no vehicle mode share adjustments were made to the model.

RESULTS

By sharing parking spaces, the peak demand is reduced by 2% on weekdays and 6% on weekends. The resulting peak demand for weekdays is 81% (214 spaces), occurring at 12-1 PM, and for weekends it is 83% (221 spaces), occurring at 3-4 PM. Both peak values occur in the month of May. See Figure 6 and Figure 7 for the weekday and weekend hourly parking demand during the peak month.

⁹ Urban Land Institute, 2020

FIGURE 5: PEAK MONTH DAILY PARKING DEMAND BY HOUR (WEEKDAY)

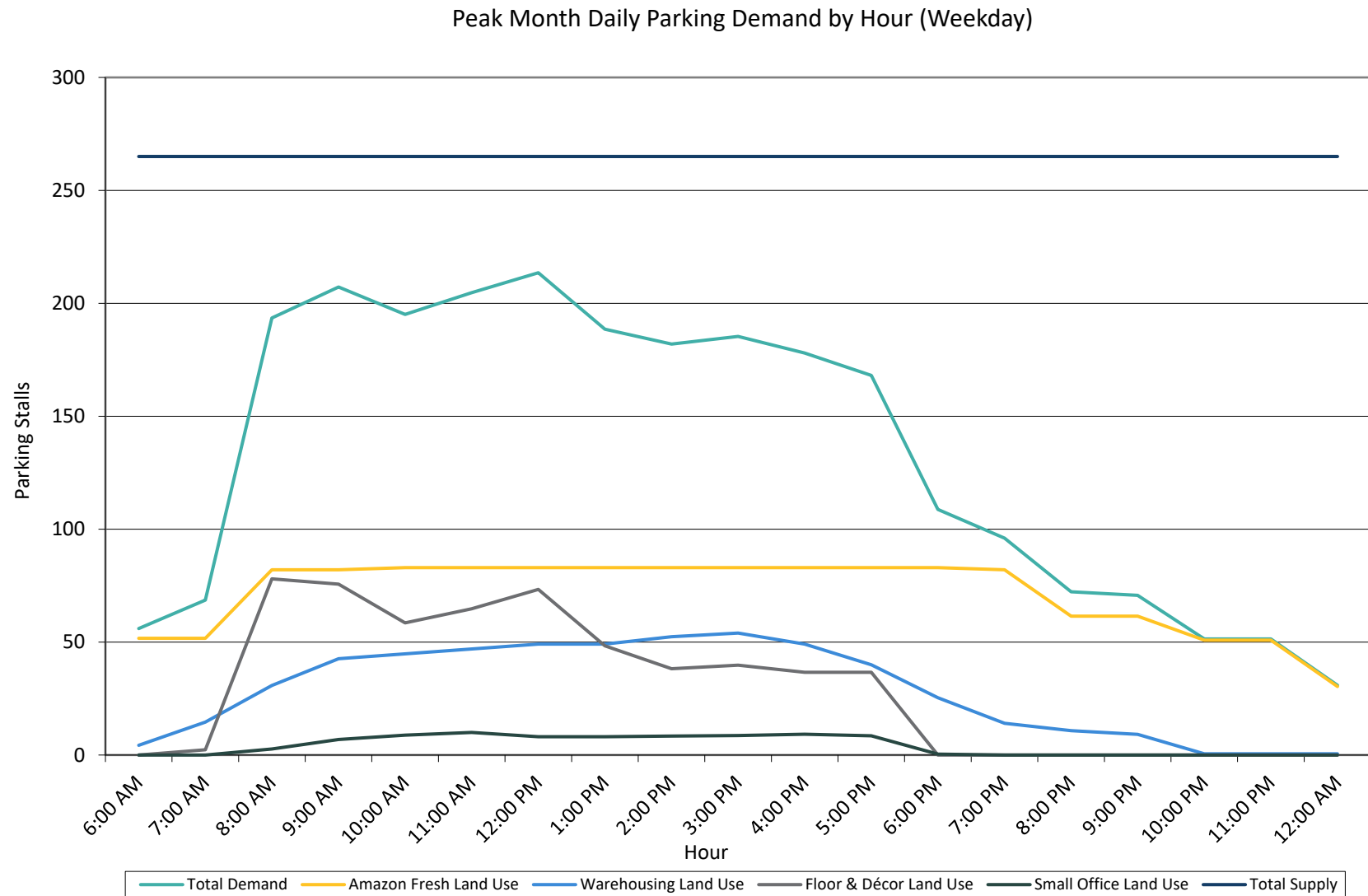
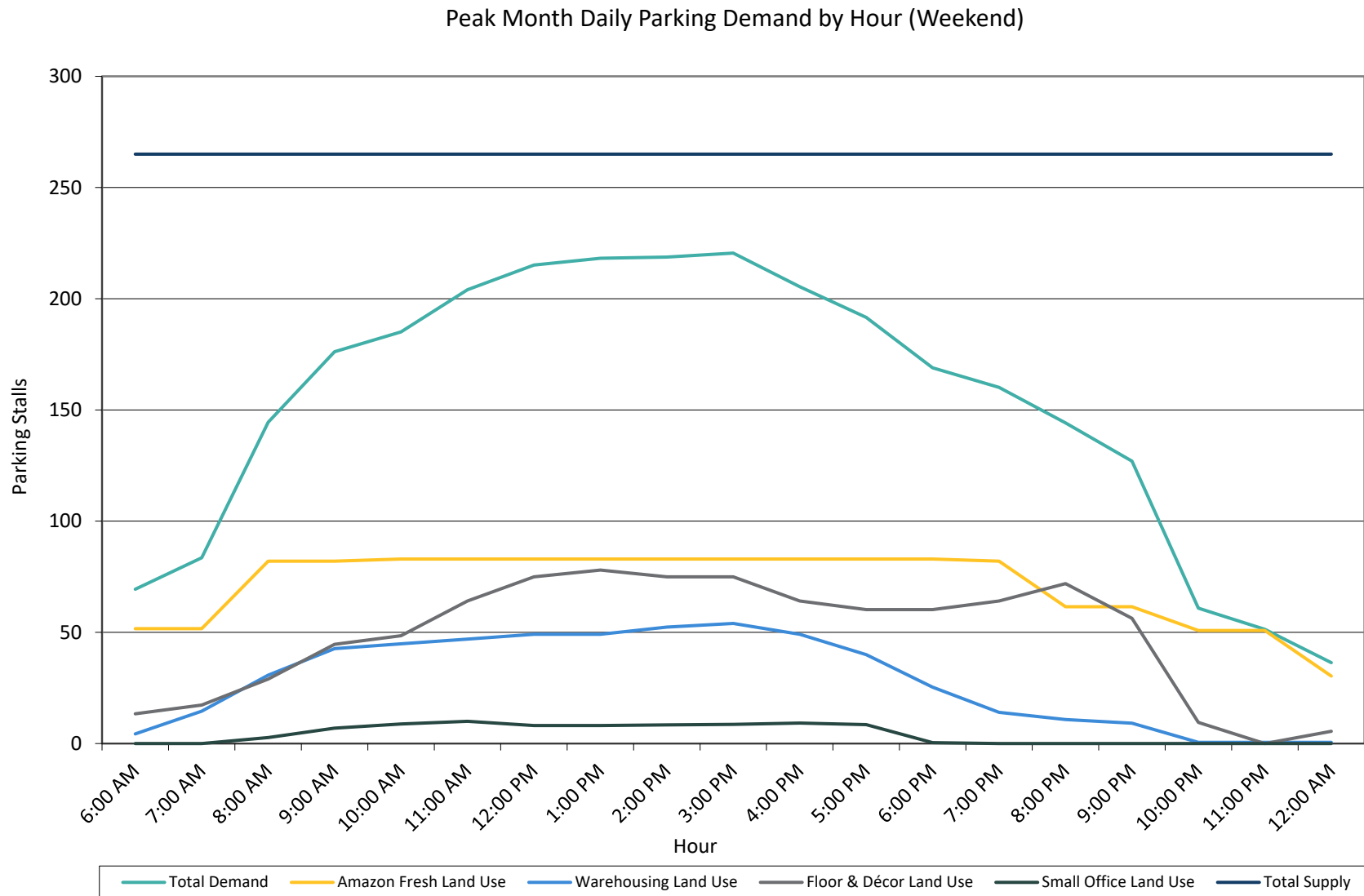


FIGURE 6: PEAK MONTH DAILY PARKING DEMAND BY HOUR (WEEKEND)



PARKING OCCUPANCY OBSERVATIONS

Vehicle occupancy at the combined lot was monitored to compare the observed combined parking demand to the estimated combined parking demand. This was done to obtain a more accurate utilization, since the standard rates used in the previous sections are average numbers and may not be applicable to this specific site. Vehicle occupancy of the parking lot at the adjacent property on Factor Ave was also monitored.

METHODOLOGY AND DATA COLLECTION

Parking occupancy for the combined lot was collected during three weekend and weekday hours¹⁰. Note that the observed counts do not include any demand from the vacant spaces. See Appendix 5 for detailed counts.

Parking occupancy in the spaces south of East Bay Logistics (1401 Factor Avenue or Building 2) were counted on a weekday at midday¹¹. Field notes are provided in Appendix 5.

RESULTS

The observed occupancy for the combined lot during peak hours, also available in Appendix 5, did not exceed 30% (74 spaces occupied out of 248 spaces) on the weekend or 29% (71 spaces occupied out of 248 spaces) during the weekday, showing significant remaining capacity for the existing parking demand. Even with the additional demand of a hypothetical 22 vehicles for the vacant spaces, the parking demand would be 36% on weekends and 35% on weekdays.

The observed occupancy was 67% (10 spaces occupied out of 15 spaces) at the Building 2 parking lot. Note that there was room for more parking spaces alongside Building 2 that were unmarked.

SUMMARY CONCLUSIONS

The change in operations associated with this project are expected to require no more than one or two additional spaces, which represents less than 1% of the parking capacity. Based on ITE parking generation rates, the projected maximum parking demand from the existing uses, proposed Amazon grocery store, and unoccupied space on the project site can be met with the existing supply with a comfortable excess margin.

Moreover, parking occupancy observations for the USF2 facility and other tenants show that only 36% of the parking supply is occupied at most during the peak hours, further supporting the adequacy of the existing parking supply to serve the existing and proposed uses. While the

¹⁰ Saturday, July 17, 2021, 1-2 PM; Tuesday, July 20, 2021, 10-11 AM and 2-3 PM

¹¹ Thursday, October 28, 2021, 12:30 PM

proposed parking layout does not strictly provide the number of spaces that would be required by the Zoning Code, the above documented analyses show that the proposed parking supply will be adequate to serve parking demands for both the existing, proposed new (grocery store) and hypothetical future uses (representing the empty warehouse space) at the project site. Additionally, the Route 34 bus stop located at the intersection of Fairway Drive & Merced Street, approximately a quarter of a mile away, provides an alternative way to access the site, further reducing the potential parking demand for all tenants on the parcel.

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SECTION 5: PARKING OCCUPANCY OBSERVATION DATA



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SECTION 1. SOURCES FOR HOURLY PARKING ANALYSIS

MEMO

To: Scott Montgomery, Amazon

From: John Karnowski, PE, PTOE, AICP (jkarnowski@CALYXengineers.com)

Date: June 25, 2019

Re: Traffic Assessment
USF2 UFF Facility
1700 Fairway Dr.
San Leandro, CA 94577

This memo conveys the findings of our Preliminary Traffic Review for the proposed UFF facility near San Leandro, California. The purpose of this review is to evaluate the existing transportation infrastructure and access needs of the UFF facility and make preliminary recommendations to accommodate the site traffic. This traffic review is based on current available information, which may be subject to change.

Site Description

The site, illustrated in Attachment A, is a proposed UFF facility located near the intersection of Fairway Drive and Miller Street in San Leandro, California. The facility is planned to occupy the northwestern 49,820 square foot warehouse and 3,549 square foot office space of an existing industrial/retail building that also includes other users. Access to the site will be via two driveways on Miller Street and Kaiser Way. The site includes four 19'-6" wide dock doors also on Miller Street. Multiple industrial warehouses and buildings exist within a two mile radius. Kaiser Permanente San Leandro Medical Center is on the north of the site.

Parking for passenger cars and trailers will be available on-site. The loading docks are in close proximity to the Associate parking.

The proposed UFF operations will consist of the following trips:

- Associates – 140 per day, equally divided: Morning (4 & 8 AM) and Afternoon (12 & 4 PM) shifts
- Trucks – 13 per day, arriving/departing from 6 AM to 3 PM
- DP Flex Cars – 720 per day, arriving/departing from 4 AM to 9 PM; Max: 40 vehicles/hour
- Total Traffic – 873 entering; 873 exiting vehicles per day

A total of 1,746 daily trips are expected to be generated by the site. The UFF facility is expected to generate its traffic primarily outside of the morning and evening peaks of the average commuting traffic. The table below displays the morning and evening peak periods for site traffic.

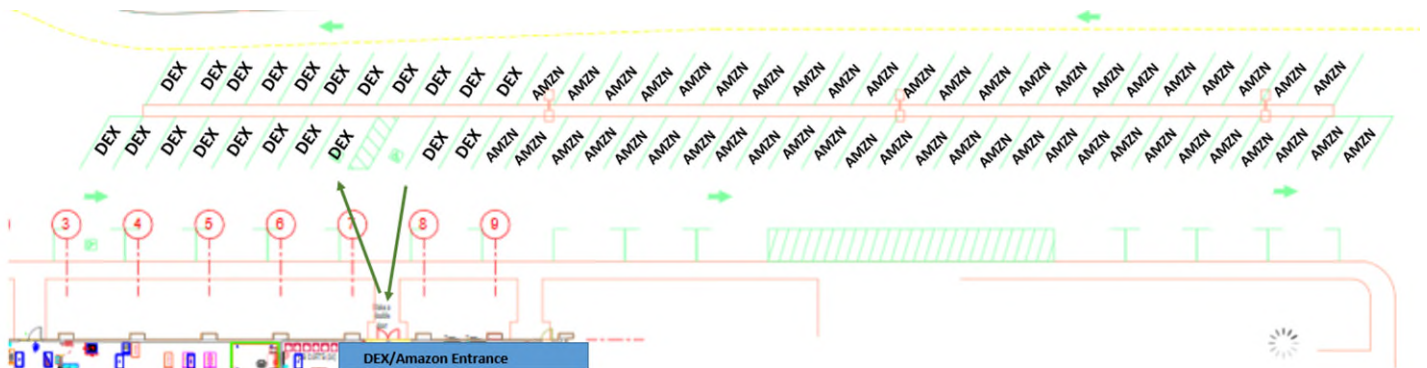
Peak Period	Duration	UFF Site Trips		
		Enter	Exit	Total
Morning	8:00 AM – 9:00 AM	78	75	153
Evening	4:00 PM – 5:00 PM	75	75	150

Exhibit D– Parking and Site Circulation Plan

Main Pedestrian Entrances



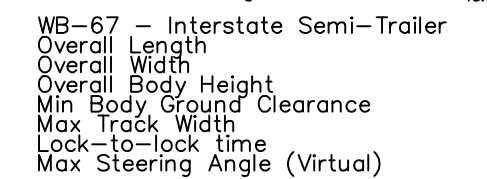
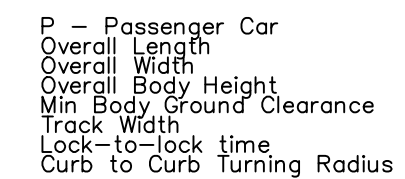
Current Primary Parking



Parking and Circulation Notes:

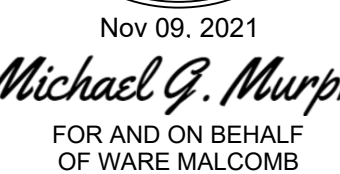
- Stalls allocated for Flex delivery associates and Amazon employees are indicated above
- Main associate and delivery driver entrance are at the doors shown in the top right of this plan
- Regular pedestrian activity in this top parking lot from delivery dispatch and various employee shifts coming and going
- **DEX**
 - 21 stalls are set aside specifically for delivery drivers.
 - Typically onsite from 0500-2100, pick-ups every hour on the hour.
 - Drivers are usually onsite for ~30 minutes from sign in, order pick up and verification, and departure.
 - All DEX vehicles are personal passenger vehicles.
- **AMZN**
 - Stalls allocated for Amazon employees. Full time shifts 12 last hours, part time shifts last 4 hours.
 - The facility operates 24-hour each day, but onsite employee numbers are reduced from 10pm-5am.
 - All AMZN vehicles are personal passenger vehicles.
 - Current max shift headcount is 75.

SECTION 2. SITE CIRCULATION PLAN



TYPE	QTY
TENANT 1	
PASSENGER VEHICLE (w/ADA)	97
ACCESSIBLE	3
REMAINING TENANTS	
PASSENGER VEHICLE (w/ADA)	168
ACCESSIBLE	4

- NOTE: PARKING SPACES ASSIGNED TO FLOOR AND DECOR AND TO EAST BAY LOGISTICS ARE PURSUANT TO AGREEMENT WITH PROPERTY OWNER.



WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

[illegible]

JOB NO.:	SNR19-009
PA / PM:	M. MURPHY
DESIGNED:	J. JOHNS
DATE:	06/22/2021
PLOT DATE:	11/09/21

SHEET
C1

Sheet 1 of

SECTION 3. EMPLOYEE SHIFT SCHEDULE CALCULATIONS

Time of Day	Livery Workers (11)	On-Site Shift 1A	On-Site Shift 1B	On-Site Shift 2A	On-Site Shift 2B	On-Site Shift 3A	On-Site Shift 3B	On-Site Shift 4A	On-Site Shift 4B	On-Site Shift (30-72%)	Customers (11' Total (Avg))	Available	Arrivals
12:00 AM								30		30	30	97	0
1:00 AM								30		30	30	97	0
2:00 AM								30		30	30	97	0
3:00 AM								30		30	30	97	0
4:00 AM		25	15							40	40	97	40
5:00 AM	11	25	15							40	51	97	22
6:00 AM	11	25	15							40	51	97	22
7:00 AM	11	25	15							40	51	97	22
8:00 AM	11	25		20	25					70	81	97	67
9:00 AM	11	25		20	25					70	81	97	22
10:00 AM	11	25		20	25					70	1	82	23
11:00 AM	11	25		20	25					70	1	82	23
12:00 PM	11	25		20		20	5			70	1	82	48
1:00 PM	11	25		20		20	5			70	1	82	23
2:00 PM	11	25		20		20	5			70	1	82	23
3:00 PM	11	25		20		20	5			70	1	82	23
4:00 PM	11			20		20		30	0	70	1	82	53
5:00 PM	11			20		20		30	0	70	1	82	23
6:00 PM	11			20		20		30	0	70	1	82	23
7:00 PM	11			20		20		30	0	70		81	22
8:00 PM	11					20		30		50		61	22
9:00 PM	11					20		30		50		61	22
10:00 PM						20		30		50	50	97	0
11:00 PM						20		30		50	50	97	0

FIGURE 7: CALCULATIONS FOR PARKING DEMAND COUNTS

Time of Day	Delivery Workers	On-Site Shift Total	Customers	Total (Avg)	Available	Available
12:00 AM		30.9%		30.9%	97	100%
1:00 AM		30.9%		30.9%	97	100%
2:00 AM		30.9%		30.9%	97	100%
3:00 AM		30.9%		30.9%	97	100%
4:00 AM		41.2%		41.2%	97	100%
5:00 AM	11.3%	41.2%		52.6%	97	100%
6:00 AM	11.3%	41.2%		52.6%	97	100%
7:00 AM	11.3%	41.2%		52.6%	97	100%
8:00 AM	11.3%	72.2%	0.0%	83.5%	97	100%
9:00 AM	11.3%	72.2%	0.0%	83.5%	97	100%
10:00 AM	11.3%	72.2%	1.0%	84.5%	97	100%
11:00 AM	11.3%	72.2%	1.0%	84.5%	97	100%
12:00 PM	11.3%	72.2%	1.0%	84.5%	97	100%
1:00 PM	11.3%	72.2%	1.0%	84.5%	97	100%
2:00 PM	11.3%	72.2%	1.0%	84.5%	97	100%
3:00 PM	11.3%	72.2%	1.0%	84.5%	97	100%
4:00 PM	11.3%	72.2%	1.0%	84.5%	97	100%
5:00 PM	11.3%	72.2%	1.0%	84.5%	97	100%
6:00 PM	11.3%	72.2%		83.5%	97	100%
7:00 PM	11.3%	72.2%		83.5%	97	100%
8:00 PM	11.3%	51.5%		62.9%	97	100%
9:00 PM	11.3%	51.5%		62.9%	97	100%
10:00 PM		51.5%		51.5%	97	100%
11:00 PM		51.5%		51.5%	97	100%

FIGURE 8: CALCULATIONS FOR PARKING DEMAND AS PERCENTAGE OF TOTAL SPACES

SECTION 4. SHARED PARKING ANALYSIS MODEL

Time-of-Day Factors for Weekday Demand																				
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical December Late December All	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/Grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount Stores/Superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	95%	90%	85%	75%	70%	60%	40%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family Restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	50%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/Lounge/Night Club	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	75%	50%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Family Entertainment	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	70%	60%	45%	0%	0%	0%	0%	0%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	5%	5%
Active Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%
Adult Active Entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All Movies Typical Late December All	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%
	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
	Employees	0%	0%	0%	0%	0%	10%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live Theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
	Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	80%	80%	100%	100%	100%	100%	60%	60%	20%
Museum/Aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%	5%
Arena No Matinee	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Pro Football Stadium 8 PM Start	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Pro Baseball Stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Health Club	Visitors	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	70%	35%	10%	0%
	Employees	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public Library	Visitors	0%	0%	0%	100%	100%	98%	98%	78%	72%	65%	70%	79%	60%	50%	40%	0%	0%	0%	0%
	Employees	0%	10%	50%	100%	100%	100%	100%	100%	100%	100%	100%	90%	75%	50%	20%	10%	0%	0%	0%
Day Care Center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention Center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel-Business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/Lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/Banquet (< 100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	65%	100%	100%	100%	100%	50%	0%	0%

Convention (> 100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	40%	40%	20%	0%	0%	0%
Residential Guest	Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident Reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Resident Suburban	Residents	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Resident Urban	Residents	95%	85%	75%	65%	60%	55%	50%	50%	50%	55%	60%	65%	70%	75%	80%	85%	95%	97%	100%
Active Senior Housing	Visitors & Employees	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
	Residents	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees Unreserved	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/Dental Office	Visitors	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%
Bank (Drive In Branch)	Visitors	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%
Amazon Fresh Land Use	Visitors	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%
	Employees	63%	63%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	75%	62%	62%	37%
Warehousing Land Use	Visitors	8%	27%	57%	79%	83%	87%	91%	91%	97%	100%	91%	74%	47%	26%	20%	17%	1%	1%	1%
	Employees	8%	27%	57%	79%	83%	87%	91%	91%	97%	100%	91%	74%	47%	26%	20%	17%	1%	1%	1%
Floor & Décor Land Use	Visitors	0%	3%	100%	97%	75%	83%	94%	62%	49%	51%	47%	47%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	3%	100%	97%	75%	83%	94%	62%	49%	51%	47%	47%	0%	0%	0%	0%	0%	0%	0%
Small Office Land Use	Visitors	0%	0%	27%	69%	88%	100%	81%	81%	84%	86%	92%	85%	4%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	27%	69%	88%	100%	81%	81%	84%	86%	92%	85%	4%	0%	0%	0%	0%	0%	0%

Time-of-Day Factors for Weekend Demand																				
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/Grocery	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount Stores/Superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family Restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/Lounge/Night Club	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Family Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult Active Entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All Movies Typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%

Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
All	Employees	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live Theater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Museum/Aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena No Matinee	Visitors	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%
Pro Football Stadium 8 PM Start	Visitors	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	5%	0%	0%	0%	0%	0%
Pro Baseball Stadium	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	90%	100%	100%	100%	0%	0%
	Employees	0%	0%	0%	5%	5%	5%	5%	5%	5%	5%	20%	75%	75%	100%	100%	100%	100%	100%	100%
Health Club	Visitors	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%
	Employees	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public Library	Visitors	0%	0%	0%	0%	100%	90%	80%	65%	50%	35%	11%	5%	5%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	10%	50%	100%	100%	100%	100%	100%	50%	10%	10%	10%	10%	0%	0%	0%	0%	0%
Day Care Center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention Center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel-Business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/Lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/Banquet (< 100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (> 100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	10%	10%
Residential Guest	Visitors	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident Reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Resident Suburban	Residents	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%
Resident Urban	Residents	90%	85%	80%	75%	70%	69%	68%	67%	66%	55%	60%	55%	50%	55%	65%	75%	85%	90%	100%
Active Senior Housing	Visitors	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
	Employees	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees Unreserved	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/Dental Office	Visitors	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Bank (Drive In Branch)	Visitors	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Amazon Fresh Land Use	Visitors	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%
	Employees	63%	63%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	75%	62%	62%	37%
Warehousing Land Use	Visitors	8%	27%	57%	79%	83%	87%	91%	91%	97%	100%	91%	74%	47%	26%	20%	17%	1%	1%	1%
	Employees	8%	27%	57%	79%	83%	87%	91%	91%	97%	100%	91%	74%	47%	26%	20%	17%	1%	1%	1%
Floor & Décor Land Use	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Small Office Land Use	Visitors	0%	0%	27%	69%	88%	100%	81%	81%	84%	86%	92%	85%	4%	0%	0%	0%	0%	0%	0%

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Project: Amazon UFF
Description:
Projected Parking Supply: 265

NOTE: Enter project information in the table below. It automatically transfers TOTAL quantities (Column X) to the appropriate cells in Column E.
Insert supply by zone and type on Zonal Analysis page to calculate surplus/deficits
See table to calculate local zoning requirements to right.
Note you can also insert supply by zone and type of space on Zonal Analysis Sheet

Land Use	Quantity	Maximum Parking Demand	
		Weekday	Weekend
Retail			
Retail (<400 ksf)	- sf GLA	0	0
Employee		0	0
Retail (400 to 600 ksf)	- sf GLA	0	0
Employee		0	0
Retail (600 ksf to 1,000 ksf)	- sf GLA	0	0
Employee		0	0
Retail (1,000 ksf to 2,000 ksf)	- sf GLA	0	0
Employee		0	0
Retail (over 2,000 ksf)	- sf GLA	0	0
Employee		0	0
Supermarket/Grocery	- sf GLA	0	0
Employee		0	0
Pharmacy	- sf GLA	0	0
Employee		0	0
Discount Stores/Superstores	- sf GLA	0	0
Employee		0	0
Home Improvement Stores/Garden	- sf GLA	0	0
Employee		0	0
Food and Beverage			
Fine/Casual Dining	- sf GLA	0	0
Employee		0	0
Family Restaurant	- sf GLA	0	0
Employee		0	0
Fast Casual/Fast Food	- sf GLA	0	0
Employee		0	0
Bar/Lounge/Night Club	- sf GLA	0	0
Employee		0	0
Entertainment and Institutions			
Family Entertainment	- sf GLA	0	0
Employee		0	0
Active Entertainment	- sf GLA	0	0
Employee		0	0
Amusement Park/Water Park	- sf GLA	0	0
Employee		0	0
Adult Active Entertainment	- sf GLA	0	0
Employee		0	0
Cineplex	- seats	0	0
Employee		0	0
Specialty Movie Theatre	- seats	0	0
Employee		0	0
Live Theater	- seats	0	0
Employee		0	0
Outdoor Amphitheater	- seats	0	0
Employee		0	0
Public Park/Destination Open Space	- acre	0	0
Employee		0	0
Museum/Aquarium	- sf GLA	0	0
Employee		0	0
Arena	- seats	0	0
Employee		0	0
Pro Football Stadium	- seats	0	0
Employee		0	0
Pro Baseball Stadium	- seats	0	0
Employee		0	0
Health Club	- sf GLA	0	0
Employee		0	0
Public Library	- sf GLA	0	0
Employee		0	0
Convention Center	- sf GLA	0	0
Employee		0	0
Hotel and Residential			
Hotel-Business	- keys	0	0
Hotel-Leisure	- keys	0	0
Hotel Employees	- keys	0	0
Restaurant/Lounge	- sf GLA	0	0
Meeting/Banquet (0 to 20 sq ft/key)	- sf GLA	0	0
Meeting/Banquet (20 to 50 sq ft/key)	- sf GLA	0	0
Meeting/Banquet (50 to 100 sq ft/key)	- sf GLA	0	0
Convention (100 to 200 sq ft/key)	- sf GLA	0	0
Convention (> 200 sq ft/key)	- sf GLA	0	0
Restaurant/Meeting Employees	- sf GLA	0	0
Residential, Suburban			
Studio Efficiency	- units	0	0
1 Bedroom	- units	0	0
2 Bedrooms	- units	0	0
3+ Bedrooms	- units	0	0
Reserved	100% res spaces	0	0
Visitor	- units	0	0
Residential, Urban			
Studio Efficiency	- units	0	0
1 Bedroom	- units	0	0
2 Bedrooms	- units	0	0
3+ Bedrooms	- units	0	0
Reserved	100% res spaces	0	0
Visitor	- units	0	0
Active Senior Housing	- units	0	0
Residents	- units	0	0
Office			
Office <25 ksf	- sf GFA	0	0
Reserved weekday only =1, 24/7 : 2	0%	empl	0
Employee		0	0
Office 25 to 100 ksf	- sf GFA	0	0
Reserved weekday only =1, 24/7 : 2	0%	empl	0
Employee		0	0
Office =100 ksf	- sf GFA	0	0
Reserved weekday only =1, 24/7 : 2	0%	empl	0
Employee		0	0
Office 100 to 500 ksf	- sf GFA	0	0
Reserved weekday only =1, 24/7 : 2	0%	empl	0
Employee		0	0
Office >500 ksf	- sf GFA	0	0
Reserved weekday only =1, 24/7 : 2	0%	empl	0
Employee		0	0
Open Plan/High Density Office	- sf GFA	0	0
Reserved weekday only =1, 24/7 : 2	0%	empl	0
Employee		0	0
Medical/Dental Office	- sf GFA	0	0
Employee		0	0
Day Care Center	- sf GFA	0	0
Employee		0	0
Bank (Drive In Branch)	- sf GFA	0	0
Employee		0	0
Additional Land Uses			
Amazon Fresh Land Use	49,829 sf GLA	1	1
Employee		82	82
Warehousing Land Use	135,439 sf GLA	5	5
Employee		49	49
Floor & Décor Land Use	134,425 sf GLA	61	61
Employee		1	1
Small Office Land Use	3,678 sf GLA	1	1
Employee		9	9
SUM		209	209

Land Use		Unit	Distribution of Land Use by Zone										TOTAL	Percentage of Land Use by Zone							
			Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 1	Zone 2		Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8		
			Quantity of Land Use																		
Retail																					
Retail (<400 ksf) Employee	sf GLA		-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Retail (400 to 600 ksf) Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Retail (600 ksf to 1,000 ksf) Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Retail (1,000 ksf to 2,000 ksf) Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Retail (over 2,000 ksf) Employee	sf GLA		-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Supermarket/Grocery Employee	sf GLA		-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Pharmacy Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Discount Stores/Superstores Employee	sf GLA		-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Home Improvement Stores/Garden Employee	sf GLA		-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Food and Beverage																					
Fine/Casual Dining Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Family Restaurant Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Fast Casual/Fast Food Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Bar/Lounge/Night Club Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Entertainment and Institutions																					
Family Entertainment Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Active Entertainment Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Amusement Park/Water Park Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Adult Active Entertainment Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Cineplex	seats	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Specialty Movie Theatre Employee	seats	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Live Theater Employee	seats	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Outdoor Amphitheater Employee	seats	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Public Park/Destination Open Space Employee	acre	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Museum/Aquarium Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Arena Employee	seats	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Pro Football Stadium Employee	seats	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Pro Baseball Stadium Employee	seats	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Health Club Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Public Library Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Convention Center Employee	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Hotel and Residential																					
Hotel-Business	keys	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Hotel-Leisure	keys	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Hotel Employees	keys	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Restaurant/Lounge	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Meeting/Banquet (0 to 20 sq ft/key)	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Meeting/Banquet (20 to 50 sq ft/key)	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Meeting/Banquet (50 to 100 sq ft/key)	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Convention (100 to 200 sq ft/key)	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Convention (> 200 sq ft/key)	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Restaurant/Meeting Employees	sf GLA	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Residential, Suburban																					
Studio Efficiency	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
1 Bedroom	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
2 Bedrooms	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
3+ Bedrooms	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Reserved	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Visitor	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Residential, Urban																					
Studio Efficiency	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
1 Bedroom	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
2 Bedrooms	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
3+ Bedrooms	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Reserved	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Visitor	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Active Senior Housing Residents	units	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Office																					
Office <25 ksf	sf GFA empl	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Reserved Employee		-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Office 25 to 100 ksf	sf GFA empl	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Reserved Employee		-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Office >100 ksf	sf GFA empl	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Reserved Employee		-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Office 100 to 500 ksf	sf GFA empl	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Reserved Employee		-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Office >500 ksf	sf GFA empl	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Reserved Employee		-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Open Plan/High Density Office	sf GFA empl	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Reserved Employee		-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Medical/Dental Office Employee		-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Day Care Center Employee		-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Bank (Drive In Branch) Employee		-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%			
Additional Land Uses																					
Amazon Fresh Land Use Employee		49,829	-	-	-	-	-	-	-	-	-	49,829	100%	0%	0%	0%	0%	0%			
Warehousing Land Use Employee		135,439	-	-	-	-	-	-	-	-	-	135,439	100%	0%	0%	0%	0%	0%			
Floor & Decor Land Use Employee		134,425	-	-	-	-	-	-	-	-	-	134,425	100%	0%	0%	0%	0%	0%			
Small Office Land Use Employee		3,678	-	-	-	-	-	-	-	-	-	3,678	100%	0%	0%	0%	0%	0%			

Project: Amazon UFF
Description:

Shared Parking Demand Summary																		
Peak Month: MAY -- Peak Period: 3 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											12 PM	May		3 PM	May	
	Retail																	
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Office																		
Additional Land Uses																		
Amazon Fresh Land Use Employee	49,829	sf GLA	0.02	100%	100%	0.02	sf GLA	0.02	100%	100%	0.02	sf GLA	100%	97%	1	100%	97%	1
Warehousing Land Use Employee	135,439	sf GLA	0.03	100%	100%	0.03	sf GLA	0.03	100%	100%	0.03	sf GLA	91%	100%	5	100%	100%	5
Floor & Décor Land Use Employee	134,425	sf GLA	0.45	100%	100%	0.45	sf GLA	0.45	100%	100%	0.45	sf GLA	94%	100%	57	95%	100%	58
Small Office Land Use Employee	3,678	sf GLA	0.12	100%	100%	0.12	sf GLA	0.12	100%	100%	0.12	sf GLA	94%	100%	16	100%	100%	17
			0.20	100%	100%	0.20	sf GLA	0.20	100%	100%	0.20	sf GLA	81%	100%	1	86%	100%	1
			2.36	100%	100%	2.36		2.36	100%	100%	2.36		81%	100%	7	86%	100%	8
													Customer/Visitor		64	Customer		65
													Employee/Resident		150	Employee/Resident		156
													Reserved		-	Reserved		-
													Total		214	Total		221

SECTION 5. PARKING OCCUPANCY OBSERVATION DATA

LOT OCCUPANCY

DATE	TIME/WEEKDAY	TIME/WEEKEND	TENANT 1	TENANT 2
07-17-21		1:00 PM	36/97	29/151
07-17-21		1:15 PM	41/97	29/151
07-17-21		1:30 PM	38/97	34/151
07-17-21		1:45 PM	36/97	34/151
07-17-21		2:00 PM	38/97	36/151
07-20-21	10:00 AM		38/97	33/151
07-20-21	10:15 AM		34/97	31/151
07-20-21	10:30 AM		30/97	27/151
07-20-21	10:45 AM		32/97	25/151
07-20-21	11:00 AM		33/97	32/151
07-20-21	2:00 PM		31/97	31/151
07-20-21	2:15 PM		26/97	33/151
07-20-21	2:30 PM		28/97	30/151
07-20-21	2:45 PM		27/97	33/151
07-20-21	3:00 PM		24/97	29/151

Iron Mountain parking spaces (1400 Factor Avenue)

Marked parking spaces: 13 + 1 restricted (handicapped)

Occupancy at 12:30 p.m., Thursday October 28: 8 (including one in front of doorway)

1401 Factor Avenue

Only 2 spaces marked (1 handicapped) but room for more unmarked (would be similar capacity as the Iron Mountain side)

Occupancy at 12:30 p.m., Thursday October 28: 2



