



Attachment No. 13

E-MAIL TRANSMITTED

December 16, 2016

Mr. Jose Mendivil
City of Culver City
Public Works
Engineering Division
9770 Culver Boulevard, 2nd Floor
Culver City, California 90232

RE: 9735 Washington Boulevard Mixed-Use Project Shared Parking Demand

Dear Jose,

We have been requested to review the shared parking demand of a mixed-use project proposed to be located at 9735 Washington Boulevard in Culver City by Clarett West Development. The project consists of construction of a mixed-use building to replace the existing Bank of the West building (the Project). The existing two-story bank building to be demolished is approximately 16,200 square feet, of which 9,000 square feet is an active ground floor bank and 7,200 square feet is currently a vacant 2nd story office. The mixed-use building to be constructed will contain 55,607 square feet of office uses above approximately 8,158 square feet of retail uses and 7,032 square feet of restaurant uses. For the parking calculation purpose, the size of each Project component does not include accessory spaces, such as stairs, ducts, connecting corridors, and etc. Figure 1 shows the proposed site plan for the Project. This technical letter evaluates the shared parking demand of the Project uses in order to determine if the parking to be provided is sufficient to meet the demand.

We have estimated the parking demand for the proposed land uses assuming they were parked separately by utilizing off-street automobile parking requirement rates contained in Section 17.320.020 of the City of Culver City for stand-alone uses. Table 1 contains the adjusted Code required parking demand rates. Based on these rates we have calculated that the Project would require 243 spaces to meet the stand-alone requirements for the proposed uses, and the calculations are also included in Table 1.

300 Corporate Pointe
Suite 470
Culver City, CA 90230
310 473 6508 (main)
310 444 9771 (fax)

www.crainandassociates.com

Table 1
Code Required Parking Spaces – Stand Alone Uses

<u>Land Use</u>	<u>Size</u>	<u>Code Parking Maximum Demand Rate</u>	<u>Stand-Alone Spaces</u>
Office	55,607 SF	1 / 370 SF	151
Retail	8,158 SF	1 / 400 SF	21
Restaurant	7,032 SF	1 / 100 SF	<u>71</u>
PROJECT TOTAL:			243

These maximum parking demands were then used to develop shared parking profiles based on the parking demand ratios and methodology provided in the Urban Land Institute's Shared Parking (2nd Edition, 2005) handbook (ULI handbook). The procedures in the ULI handbook account for parking demand fluctuations based on customer/visitor versus employee, month of the year, weekday versus weekend, and time-of-day. Adjustments for shared parking calculations recommended in the ULI handbook include:

The ULI handbook recommends parking generation ratios being divided into employee and visitor/guest portions, which were implemented to the calculated Code parking demand for the Project from Table 1;

The ULI handbook estimates parking month to month demand variation percentages by use, and those percentages were applied to the various Project components;

The peak weekday demand and peak weekend demand from the ULI handbook were compared to the ULI peak overall demand to determine the expected percent of the Code parking demand expected to occur on each type of day; and

The separate hour-by-hour percentage curves from the ULI handbook were applied to the peak demand for 1) visitors-guests on weekdays, 2) employees on weekdays, 3) visitors-guests on weekends and 4) employees on weekends.

The above standard ULI adjustment factors were utilized in the attached calculation worksheet and the summary of the shared-parking spaces for the proposed Project is included in Table 2.

Table 2
Shared Parking Demand

	<u>Maximum Parking Demand by Month</u>		
<u>Month</u>	<u>Weekday</u>	<u>Weekend</u>	<u>Overall</u>
January	201	69	201
February	202	71	202
March	206	77	206
April	206	76	206
May	207	78	207
June	206	77	206
July	199	79	199
August	200	81	200
September	205	75	205
October	207	78	207
November	206	78	206
December	214	85	214
Late Dec.	<u>177</u>	<u>78</u>	<u>177</u>
Maximum	214	85	214

Based on the above calculation results, the peak parking demand for the site would be expected to occur on December weekdays at approximately 2:00 in the afternoon. During that time period the peak parking demand would be expected to be 214 spaces. The weekend peak demand is also estimated to occur during December, with the peak demand of 85 spaces occurring from approximately 8:00 to 9:00 in the evening. Figures 2 and 3 show the peak weekday and peak weekend demand by time of day, respectively.

Sincerely,

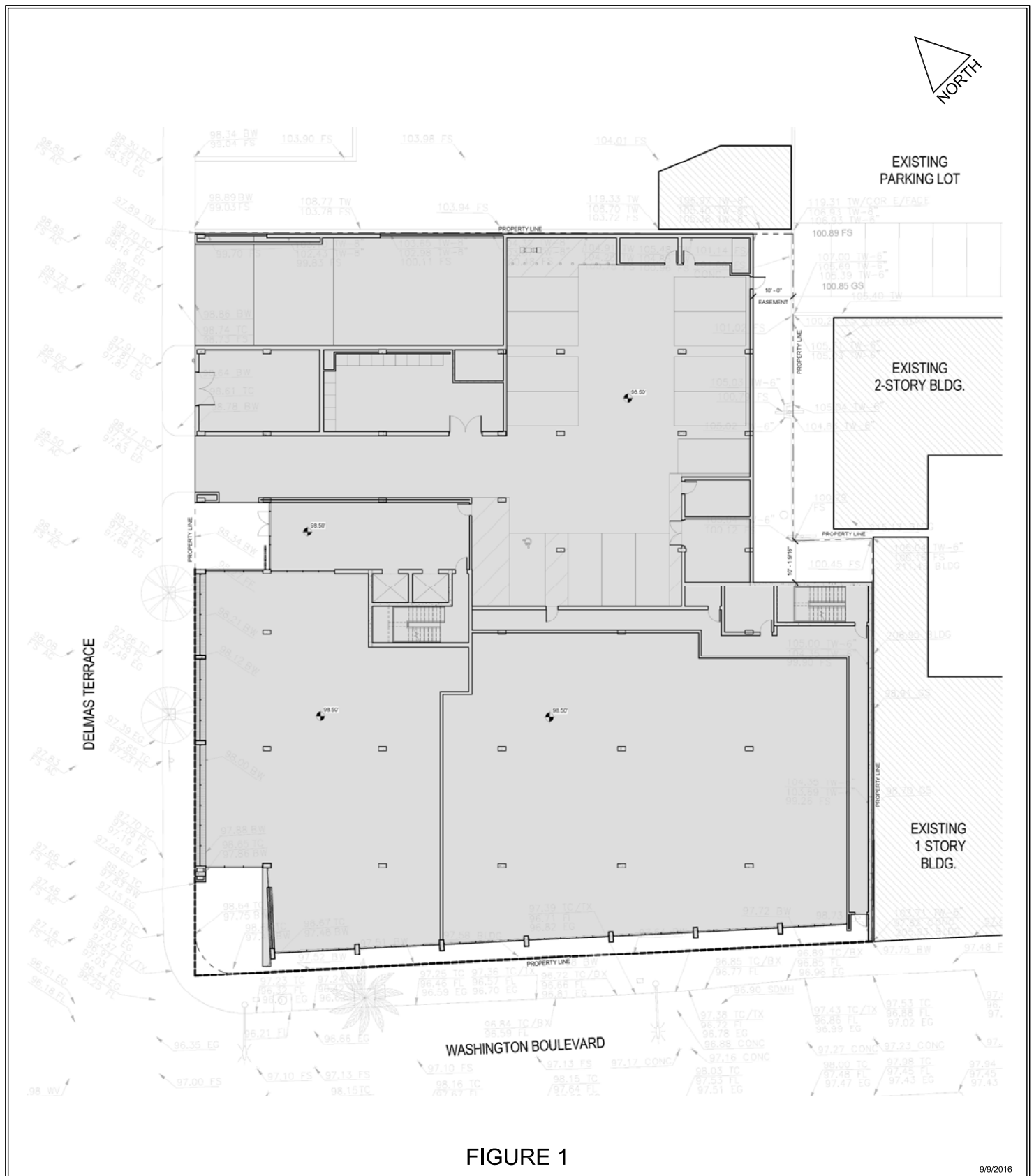


George Rhyner, PE
Senior Transportation Engineer
TE 2143, CE 47763

GR/hs
C22104
Attachments

cc: Mike Namba
Helen Shi

FIGURES



9/9/2016

FN: WASHINGTON (9735) MIXED USE CC/SITE-PLAN

CONCEPTUAL PROJECT SITE PLAN



Transportation Planning
Traffic Engineering
300 Corporate Pointe, Suite 470
Culver City, California 90230
PH (310) 473 6508 F (310) 444 9771
www.crainandassociates.com

Figure 2
9735 Washington Blvd. Parking Demand Profile
December Weekday (Maximum)

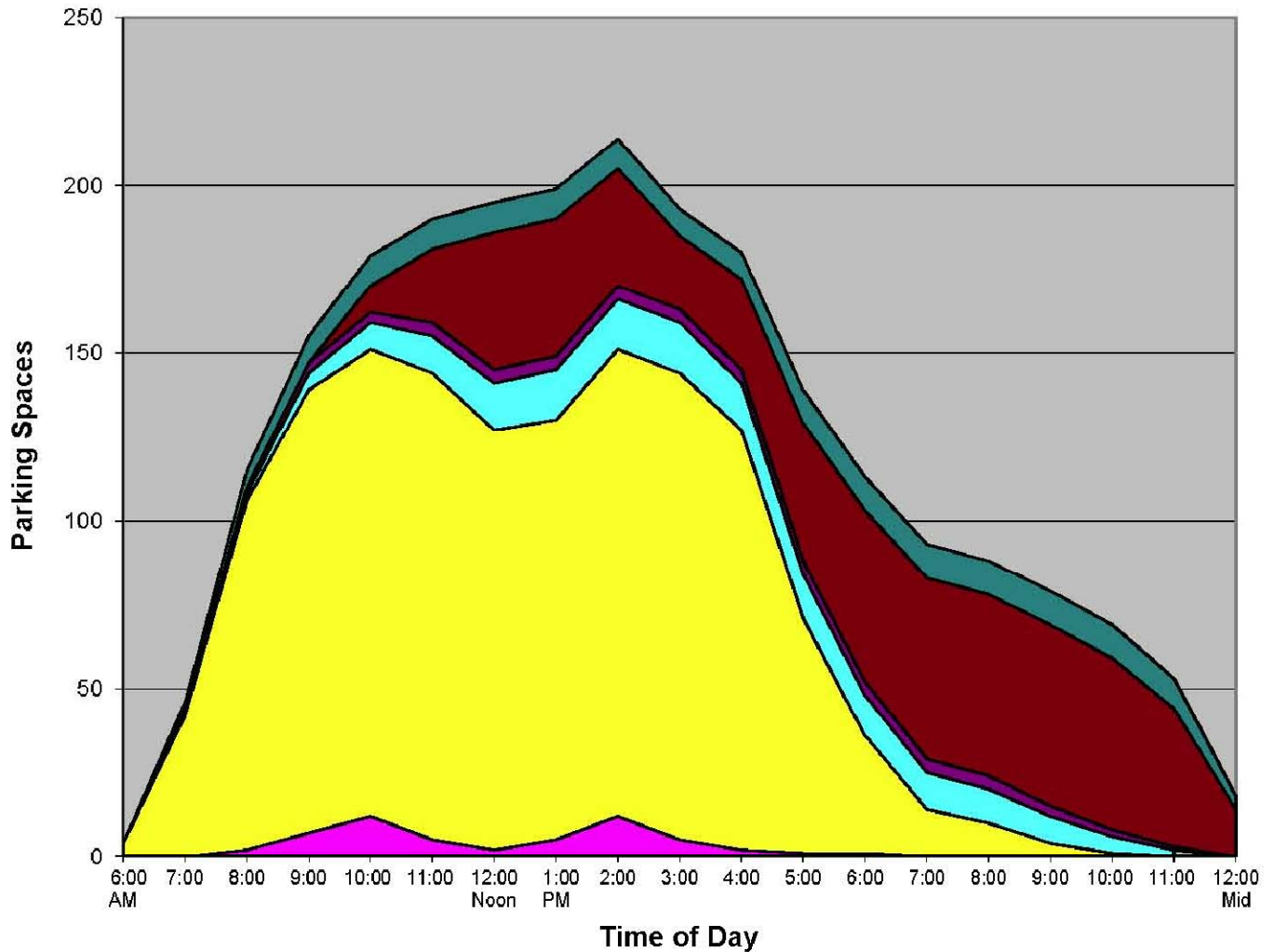


FIGURE 2

12/15/2016

FN: WASHINGTON (9735) MIXED USE CC/PARKING-PROFILE_WEEKDAY

9735 WASHINGTON BLVD. PARKING DEMAND PROFILE
DECEMBER WEEKDAY (MAXIMUM)



Transportation Planning
 Traffic Engineering
 300 Corporate Pointe, Suite 470
 Culver City, California 90230
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Figure 3
9735 Washington Blvd. Parking Demand Profile
December Weekend (Maximum)

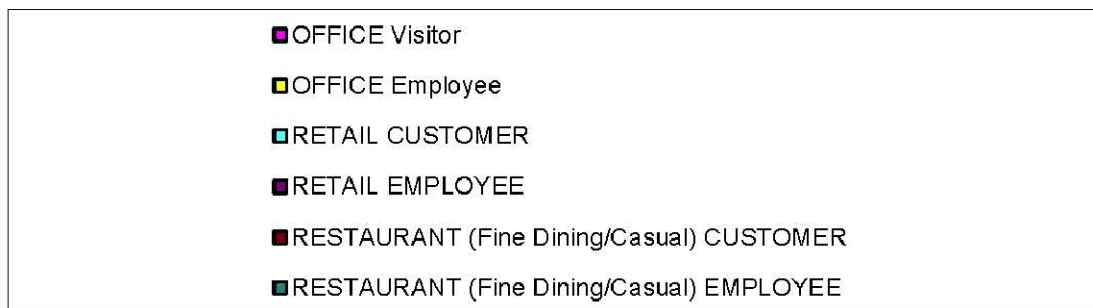
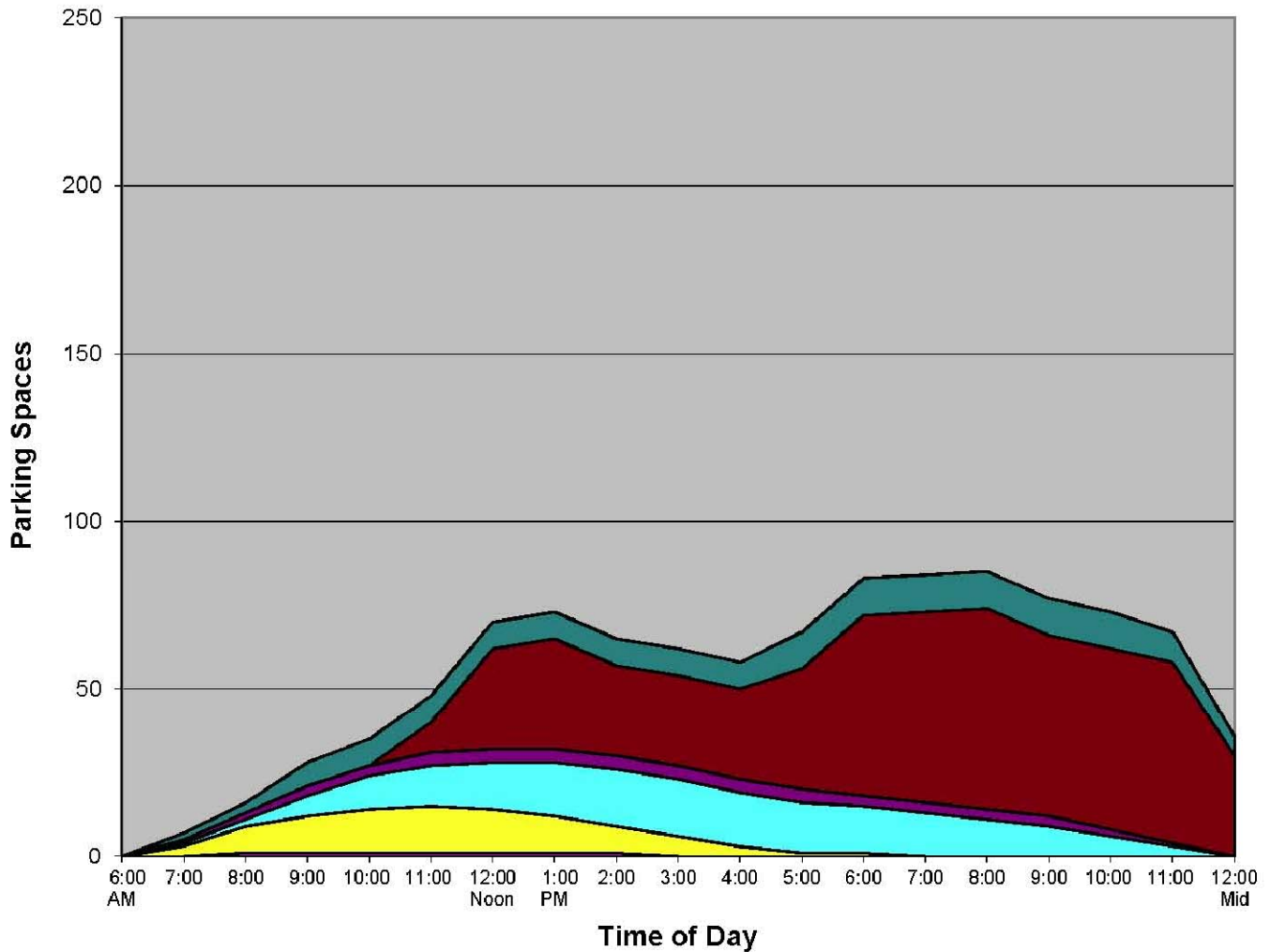


FIGURE 3

12/15/2016

FM WASHINGTON (9735) MIXED USE CC/PARKING-PROFILE_WEEKEND

9735 WASHINGTON BLVD. PARKING DEMAND PROFILE
DECEMBER WEEKEND (MAXIMUM)



Transportation Planning
 Traffic Engineering
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SHARED PARKING CALCULATION WORKSHEETS

Weekday Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

JANUARY WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	0	0	0	2	44
8:00	2	104	1	1	0	5	113
9:00	7	132	3	2	0	7	151
10:00	12	139	6	3	7	8	175
11:00	5	139	8	3	18	8	181
12:00 Noon	2	125	9	3	35	8	182
1:00 PM	5	125	9	3	35	8	185
2:00	12	139	9	3	30	8	201
3:00	5	139	8	3	18	7	180
4:00	2	125	8	3	23	7	168
5:00	1	70	9	3	35	9	127
6:00	1	35	9	3	44	9	101
7:00	0	14	9	3	46	9	81
8:00	0	10	7	3	46	9	75
9:00	0	4	5	2	46	9	66
10:00	0	1	3	1	44	9	58
11:00	0	0	1	0	35	8	44
12:00 Mid	0	0	0	0	12	3	15
Maximum	12	139	9	3	46	9	201

FEBRUARY WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	0	0	0	2	44
8:00	2	104	1	1	0	5	113
9:00	7	132	3	2	0	7	151
10:00	12	139	6	3	7	8	175
11:00	5	139	8	3	19	8	182
12:00 Noon	2	125	9	3	35	8	182
1:00 PM	5	125	9	3	35	8	185
2:00	12	139	9	3	31	8	202
3:00	5	139	8	3	19	7	181
4:00	2	125	8	3	24	7	169
5:00	1	70	9	3	35	9	127
6:00	1	35	9	3	45	9	102
7:00	0	14	9	3	47	9	82
8:00	0	10	7	3	47	9	76
9:00	0	4	5	2	47	9	67
10:00	0	1	3	1	45	9	59
11:00	0	0	1	0	35	8	44
12:00 Mid	0	0	0	0	12	3	15
Maximum	12	139	9	3	47	9	202

MARCH WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	1	0	0	2	45
8:00	2	104	2	1	0	5	114
9:00	7	132	4	2	0	8	153
10:00	12	139	7	3	8	9	178
11:00	5	139	9	3	20	9	185
12:00 Noon	2	125	10	3	38	9	187
1:00 PM	5	125	10	3	38	9	190
2:00	12	139	10	3	33	9	206
3:00	5	139	9	3	20	8	184
4:00	2	125	9	3	26	8	173
5:00	1	70	10	3	38	10	132
6:00	1	35	10	3	48	10	107
7:00	0	14	10	3	51	10	88
8:00	0	10	8	3	51	10	82
9:00	0	4	5	2	51	10	72
10:00	0	1	3	1	48	10	63
11:00	0	0	1	0	38	9	48
12:00 Mid	0	0	0	0	13	4	17
Maximum	12	139	10	3	51	10	206

Weekday Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

APRIL WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	1	0	0	2	45
8:00	2	104	2	1	0	5	114
9:00	7	132	4	2	0	8	153
10:00	12	139	7	3	8	9	178
11:00	5	139	9	3	20	9	185
12:00 Noon	2	125	10	3	38	9	187
1:00 PM	5	125	10	3	38	9	190
2:00	12	139	10	3	33	9	206 *
3:00	5	139	9	3	20	8	184
4:00	2	125	9	3	25	8	172
5:00	1	70	10	3	38	10	132
6:00	1	35	10	3	48	10	107
7:00	0	14	10	3	50	10	87
8:00	0	10	8	3	50	10	81
9:00	0	4	5	2	50	10	71
10:00	0	1	3	1	48	10	63
11:00	0	0	1	0	38	9	48
12:00 Mid	0	0	0	0	13	4	17
Maximum	12	139	10	3	50	10	206

MAY WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	1	0	0	2	45
8:00	2	104	2	1	0	5	114
9:00	7	132	4	2	0	8	153
10:00	12	139	7	3	8	9	178
11:00	5	139	9	3	21	9	186
12:00 Noon	2	125	10	3	39	9	188
1:00 PM	5	125	10	3	39	9	191
2:00	12	139	10	3	34	9	207 *
3:00	5	139	9	3	21	8	185
4:00	2	125	9	3	26	8	173
5:00	1	70	10	3	39	10	133
6:00	1	35	10	3	49	10	108
7:00	0	14	10	3	52	10	89
8:00	0	10	8	3	52	10	83
9:00	0	4	5	2	52	10	73
10:00	0	1	3	1	49	10	64
11:00	0	0	1	0	39	9	49
12:00 Mid	0	0	0	0	13	4	17
Maximum	12	139	10	3	52	10	207

JUNE WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	1	0	0	2	45
8:00	2	104	2	1	0	5	114
9:00	7	132	4	2	0	8	153
10:00	12	139	7	3	8	9	178
11:00	5	139	9	3	20	9	185
12:00 Noon	2	125	10	3	38	9	187
1:00 PM	5	125	10	3	38	9	190
2:00	12	139	10	3	33	9	206 *
3:00	5	139	9	3	20	8	184
4:00	2	125	9	3	26	8	173
5:00	1	70	10	3	38	10	132
6:00	1	35	10	3	48	10	107
7:00	0	14	10	3	51	10	88
8:00	0	10	8	3	51	10	82
9:00	0	4	5	2	51	10	72
10:00	0	1	3	1	48	10	63
11:00	0	0	1	0	38	9	48
12:00 Mid	0	0	0	0	13	4	17
Maximum	12	139	10	3	51	10	206

Weekday Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

JULY WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	40	1	0	0	2	43
8:00	2	99	2	1	0	5	109
9:00	7	125	4	2	0	8	146
10:00	11	132	7	3	8	9	170
11:00	5	132	9	3	21	9	179
12:00 Noon	2	119	10	3	40	9	183
1:00 PM	5	119	10	3	40	9	186
2:00	11	132	10	3	34	9	199 *
3:00	5	132	9	3	21	8	178
4:00	2	119	9	3	27	8	168
5:00	1	66	10	3	40	10	130
6:00	1	33	10	3	50	10	107
7:00	0	13	10	3	53	10	89
8:00	0	9	8	3	53	10	83
9:00	0	4	5	2	53	10	74
10:00	0	1	3	1	50	10	65
11:00	0	0	1	0	40	9	50
12:00 Mid	0	0	0	0	13	4	17
Maximum	11	132	10	3	53	10	199

AUGUST WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	40	1	0	0	2	43
8:00	2	99	2	1	0	5	109
9:00	7	125	4	2	0	8	146
10:00	11	132	7	3	8	9	170
11:00	5	132	9	3	22	9	180
12:00 Noon	2	119	10	3	41	9	184
1:00 PM	5	119	11	3	41	9	188
2:00	11	132	10	3	35	9	200 *
3:00	5	132	10	3	22	8	180
4:00	2	119	10	3	27	8	169
5:00	1	66	10	3	41	10	131
6:00	1	33	10	3	51	10	108
7:00	0	13	10	3	54	10	90
8:00	0	9	9	3	54	10	85
9:00	0	4	6	2	54	10	76
10:00	0	1	3	1	51	10	66
11:00	0	0	1	0	41	9	51
12:00 Mid	0	0	0	0	14	4	18
Maximum	11	132	11	3	54	10	200

SEPTEMBER WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	1	0	0	2	45
8:00	2	104	2	1	0	5	114
9:00	7	132	4	2	0	8	153
10:00	12	139	7	3	7	9	177
11:00	5	139	9	3	20	9	185
12:00 Noon	2	125	10	3	37	9	186
1:00 PM	5	125	10	3	37	9	189
2:00	12	139	10	3	32	9	205 *
3:00	5	139	9	3	20	8	184
4:00	2	125	9	3	25	8	172
5:00	1	70	10	3	37	10	131
6:00	1	35	10	3	47	10	106
7:00	0	14	10	3	49	10	86
8:00	0	10	8	3	49	10	80
9:00	0	4	5	2	49	10	70
10:00	0	1	3	1	47	10	62
11:00	0	0	1	0	37	9	47
12:00 Mid	0	0	0	0	12	4	16
Maximum	12	139	10	3	49	10	205

Weekday Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

OCTOBER WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	1	0	0	2	45
8:00	2	104	2	1	0	5	114
9:00	7	132	4	2	0	8	153
10:00	12	139	7	3	8	9	178
11:00	5	139	9	3	21	9	186
12:00 Noon	2	125	10	3	39	9	188
1:00 PM	5	125	10	3	39	9	191
2:00	12	139	10	3	34	9	207 *
3:00	5	139	9	3	21	8	185
4:00	2	125	9	3	26	8	173
5:00	1	70	10	3	39	10	133
6:00	1	35	10	3	49	10	108
7:00	0	14	10	3	52	10	89
8:00	0	10	8	3	52	10	83
9:00	0	4	5	2	52	10	73
10:00	0	1	3	1	49	10	64
11:00	0	0	1	0	39	9	49
12:00 Mid	0	0	0	0	13	4	17
Maximum	12	139	10	3	52	10	207

NOVEMBER WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	1	0	0	2	45
8:00	2	104	2	1	0	5	114
9:00	7	132	4	2	0	8	153
10:00	12	139	7	3	8	9	178
11:00	5	139	9	3	20	9	185
12:00 Noon	2	125	10	3	38	9	187
1:00 PM	5	125	11	3	38	9	191
2:00	12	139	10	3	33	9	206 *
3:00	5	139	10	3	20	8	185
4:00	2	125	10	3	25	8	173
5:00	1	70	10	3	38	10	132
6:00	1	35	10	3	48	10	107
7:00	0	14	10	3	50	10	87
8:00	0	10	9	3	50	10	82
9:00	0	4	6	2	50	10	72
10:00	0	1	3	1	48	10	63
11:00	0	0	1	0	38	9	48
12:00 Mid	0	0	0	0	13	4	17
Maximum	12	139	11	3	50	10	206

DECEMBER WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	4	0	0	0	0	4
7:00	0	42	1	1	0	2	46
8:00	2	104	2	2	0	5	115
9:00	7	132	5	3	0	8	155
10:00	12	139	8	3	8	9	179
11:00	5	139	11	4	22	9	190
12:00 Noon	2	125	14	4	41	9	195
1:00 PM	5	125	15	4	41	9	199
2:00	12	139	15	4	35	9	214 *
3:00	5	139	15	4	22	8	193
4:00	2	125	14	4	27	8	180
5:00	1	70	13	4	41	10	139
6:00	1	35	12	4	51	10	113
7:00	0	14	11	4	54	10	93
8:00	0	10	10	4	54	10	88
9:00	0	4	8	3	54	10	79
10:00	0	1	5	2	51	10	69
11:00	0	0	2	1	41	9	53
12:00 Mid	0	0	0	0	14	4	18
Maximum	12	139	15	4	54	10	214

Weekday Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

LATE DECEMBER WEEKDAY "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	3	0	0	0	0	3
7:00	0	33	1	0	0	2	36
8:00	2	83	1	1	0	5	92
9:00	5	105	2	2	0	8	122
10:00	9	111	5	3	8	9	145
11:00	4	111	8	3	20	9	155
12:00 Noon	1	100	11	3	38	9	162
1:00 PM	4	100	12	3	38	9	166
2:00	9	111	12	3	33	9	177 *
3:00	4	111	12	3	20	8	158
4:00	1	100	11	3	26	8	149
5:00	1	56	10	3	38	10	118
6:00	0	28	8	3	48	10	97
7:00	0	11	7	3	51	10	82
8:00	0	8	5	3	51	10	77
9:00	0	3	3	2	51	10	69
10:00	0	1	2	1	48	10	62
11:00	0	0	1	0	38	9	48
12:00 Mid	0	0	0	0	13	4	17
Maximum	9	111	12	3	51	10	177

Weekend Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

JANUARY WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	0	0	0	2	5
8:00	1	8	1	1	0	3	14
9:00	1	11	3	2	0	6	23
10:00	1	13	5	3	0	8	30
11:00	1	14	6	3	8	8	40
12:00 Noon	1	13	7	3	26	8	58
1:00 PM	1	11	8	3	28	8	59
2:00	1	8	9	3	23	8	52
3:00	0	6	9	3	23	8	49
4:00	0	3	9	3	23	8	46
5:00	0	1	8	3	31	10	53
6:00	0	1	7	3	46	10	67
7:00	0	0	7	2	48	10	67
8:00	0	0	6	2	51	10	69 *
9:00	0	0	5	2	46	10	63
10:00	0	0	3	1	46	10	60
11:00	0	0	1	0	46	9	56
12:00 Mid	0	0	0	0	26	5	31
Maximum	1	14	9	3	51	10	69

FEBRUARY WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	0	0	2	6
8:00	1	8	1	1	0	3	14
9:00	1	11	3	2	0	6	23
10:00	1	13	5	3	0	8	30
11:00	1	14	7	3	8	8	41
12:00 Noon	1	13	8	3	26	8	59
1:00 PM	1	11	9	3	29	8	61
2:00	1	8	10	3	23	8	53
3:00	0	6	10	3	23	8	50
4:00	0	3	10	3	23	8	47
5:00	0	1	9	3	31	10	54
6:00	0	1	8	3	47	10	69
7:00	0	0	8	2	49	10	69
8:00	0	0	7	2	52	10	71 *
9:00	0	0	5	2	47	10	64
10:00	0	0	4	1	47	10	62
11:00	0	0	2	0	47	9	58
12:00 Mid	0	0	0	0	26	5	31
Maximum	1	14	10	3	52	10	71

MARCH WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	0	0	2	6
8:00	1	8	1	1	0	3	14
9:00	1	11	3	2	0	7	24
10:00	1	13	6	3	0	8	31
11:00	1	14	7	3	9	8	42
12:00 Noon	1	13	9	3	29	8	63
1:00 PM	1	11	10	3	31	8	64
2:00	1	8	11	3	26	8	57
3:00	0	6	11	3	26	8	54
4:00	0	3	10	3	26	8	50
5:00	0	1	10	3	34	11	59
6:00	0	1	9	3	51	11	75
7:00	0	0	8	2	54	11	75
8:00	0	0	7	2	57	11	77 *
9:00	0	0	6	2	51	11	70
10:00	0	0	4	1	51	11	67
11:00	0	0	2	0	51	9	62
12:00 Mid	0	0	0	0	29	6	35
Maximum	1	14	11	3	57	11	77

Weekend Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

APRIL WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	0	0	2	6
8:00	1	8	1	1	0	3	14
9:00	1	11	3	2	0	7	24
10:00	1	13	6	3	0	8	31
11:00	1	14	7	3	8	8	41
12:00 Noon	1	13	9	3	28	8	62
1:00 PM	1	11	10	3	31	8	64
2:00	1	8	11	3	25	8	56
3:00	0	6	11	3	25	8	53
4:00	0	3	10	3	25	8	49
5:00	0	1	10	3	34	11	59
6:00	0	1	9	3	50	11	74
7:00	0	0	8	2	53	11	74
8:00	0	0	7	2	56	11	76
9:00	0	0	6	2	50	11	69
10:00	0	0	4	1	50	11	66
11:00	0	0	2	0	50	9	61
12:00 Mid	0	0	0	0	28	6	34
Maximum	1	14	11	3	56	11	76

MAY WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	0	0	2	6
8:00	1	8	1	1	0	3	14
9:00	1	11	3	2	0	7	24
10:00	1	13	6	3	0	8	31
11:00	1	14	7	3	9	8	42
12:00 Noon	1	13	9	3	29	8	63
1:00 PM	1	11	10	3	32	8	65
2:00	1	8	11	3	26	8	57
3:00	0	6	11	3	26	8	54
4:00	0	3	10	3	26	8	50
5:00	0	1	10	3	35	11	60
6:00	0	1	9	3	52	11	76
7:00	0	0	8	2	55	11	76
8:00	0	0	7	2	58	11	78
9:00	0	0	6	2	52	11	71
10:00	0	0	4	1	52	11	68
11:00	0	0	2	0	52	9	63
12:00 Mid	0	0	0	0	29	6	35
Maximum	1	14	11	3	58	11	78

JUNE WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	0	0	2	6
8:00	1	8	1	1	0	3	14
9:00	1	11	3	2	0	7	24
10:00	1	13	6	3	0	8	31
11:00	1	14	7	3	9	8	42
12:00 Noon	1	13	9	3	29	8	63
1:00 PM	1	11	10	3	31	8	64
2:00	1	8	11	3	26	8	57
3:00	0	6	11	3	26	8	54
4:00	0	3	10	3	26	8	50
5:00	0	1	10	3	34	11	59
6:00	0	1	9	3	51	11	75
7:00	0	0	8	2	54	11	75
8:00	0	0	7	2	57	11	77
9:00	0	0	6	2	51	11	70
10:00	0	0	4	1	51	11	67
11:00	0	0	2	0	51	9	62
12:00 Mid	0	0	0	0	29	6	35
Maximum	1	14	11	3	57	11	77

Weekend Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

JULY WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	0	0	2	6
8:00	1	8	1	1	0	3	14
9:00	1	10	3	2	0	7	23
10:00	1	12	6	3	0	8	30
11:00	1	13	7	3	9	8	41
12:00 Noon	1	12	9	3	30	8	63
1:00 PM	1	10	10	3	32	8	64
2:00	1	8	11	3	27	8	58
3:00	0	5	11	3	27	8	54
4:00	0	3	10	3	27	8	51
5:00	0	1	10	3	35	11	60
6:00	0	1	9	3	53	11	77
7:00	0	0	8	2	56	11	77
8:00	0	0	7	2	59	11	79 *
9:00	0	0	6	2	53	11	72
10:00	0	0	4	1	53	11	69
11:00	0	0	2	0	53	9	64
12:00 Mid	0	0	0	0	30	6	36
Maximum	1	13	11	3	59	11	79

AUGUST WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	0	0	2	6
8:00	1	8	1	1	0	3	14
9:00	1	10	4	2	0	7	24
10:00	1	12	6	3	0	8	30
11:00	1	13	8	3	9	8	42
12:00 Noon	1	12	10	3	30	8	64
1:00 PM	1	10	11	3	33	8	66
2:00	1	8	12	3	27	8	59
3:00	0	5	12	3	27	8	55
4:00	0	3	11	3	27	8	52
5:00	0	1	11	3	36	11	62
6:00	0	1	10	3	54	11	79
7:00	0	0	9	2	57	11	79
8:00	0	0	8	2	60	11	81 *
9:00	0	0	6	2	54	11	73
10:00	0	0	4	1	54	11	70
11:00	0	0	2	0	54	9	65
12:00 Mid	0	0	0	0	30	6	36
Maximum	1	13	12	3	60	11	81

SEPTEMBER WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	0	0	2	6
8:00	1	8	1	1	0	3	14
9:00	1	11	3	2	0	7	24
10:00	1	13	6	3	0	8	31
11:00	1	14	7	3	8	8	41
12:00 Noon	1	13	9	3	28	8	62
1:00 PM	1	11	10	3	30	8	63
2:00	1	8	11	3	25	8	56
3:00	0	6	11	3	25	8	53
4:00	0	3	10	3	25	8	49
5:00	0	1	10	3	33	11	58
6:00	0	1	9	3	50	11	74
7:00	0	0	8	2	52	11	73
8:00	0	0	7	2	55	11	75 *
9:00	0	0	6	2	50	11	69
10:00	0	0	4	1	50	11	66
11:00	0	0	2	0	50	9	61
12:00 Mid	0	0	0	0	28	6	34
Maximum	1	14	11	3	55	11	75

Weekend Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

OCTOBER WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	0	0	2	6
8:00	1	8	1	1	0	3	14
9:00	1	11	3	2	0	7	24
10:00	1	13	6	3	0	8	31
11:00	1	14	7	3	9	8	42
12:00 Noon	1	13	9	3	29	8	63
1:00 PM	1	11	10	3	32	8	65
2:00	1	8	11	3	26	8	57
3:00	0	6	11	3	26	8	54
4:00	0	3	10	3	26	8	50
5:00	0	1	10	3	35	11	60
6:00	0	1	9	3	52	11	76
7:00	0	0	8	2	55	11	76
8:00	0	0	7	2	58	11	78 *
9:00	0	0	6	2	52	11	71
10:00	0	0	4	1	52	11	68
11:00	0	0	2	0	52	9	63
12:00 Mid	0	0	0	0	29	6	35
Maximum	1	14	11	3	58	11	78

NOVEMBER WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	1	0	2	7
8:00	1	8	1	2	0	3	15
9:00	1	11	4	3	0	7	26
10:00	1	13	6	3	0	8	31
11:00	1	14	8	4	8	8	43
12:00 Noon	1	13	10	4	28	8	64
1:00 PM	1	11	11	4	31	8	66
2:00	1	8	12	4	25	8	58
3:00	0	6	12	4	25	8	55
4:00	0	3	11	4	25	8	51
5:00	0	1	11	4	34	11	61
6:00	0	1	10	3	50	11	75
7:00	0	0	9	3	53	11	76
8:00	0	0	8	3	56	11	78 *
9:00	0	0	6	3	50	11	70
10:00	0	0	4	2	50	11	67
11:00	0	0	2	1	50	9	62
12:00 Mid	0	0	0	0	28	6	34
Maximum	1	14	12	4	56	11	78

DECEMBER WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	3	1	1	0	2	7
8:00	1	8	2	2	0	3	16
9:00	1	11	6	3	0	7	28
10:00	1	13	10	3	0	8	35
11:00	1	14	12	4	9	8	48
12:00 Noon	1	13	14	4	30	8	70
1:00 PM	1	11	16	4	33	8	73
2:00	1	8	17	4	27	8	65
3:00	0	6	17	4	27	8	62
4:00	0	3	16	4	27	8	58
5:00	0	1	15	4	36	11	67
6:00	0	1	14	3	54	11	83
7:00	0	0	13	3	57	11	84
8:00	0	0	11	3	60	11	85 *
9:00	0	0	9	3	54	11	77
10:00	0	0	6	2	54	11	73
11:00	0	0	3	1	54	9	67
12:00 Mid	0	0	0	0	30	6	36
Maximum	1	14	17	4	60	11	85

Weekend Parking Demand

TIME OF DAY	OFFICE		RETAIL		RESTAURANT (Fine Dining/Casual)		TOTAL PARKING DEMAND
	Visitor	Employee	CUSTOMER	EMPLOYEE	CUSTOMER	EMPLOYEE	

LATE DECEMBER WEEKEND "TOTAL SITE" PARKING ACCUMULATIONS

6:00 AM	0	0	0	0	0	0	0
7:00	0	2	1	1	0	2	6
8:00	1	7	1	2	0	3	14
9:00	1	9	3	3	0	7	23
10:00	1	10	5	3	0	8	27
11:00	1	11	8	4	9	8	41
12:00 Noon	1	10	10	4	29	8	62
1:00 PM	1	9	12	4	31	8	65
2:00	1	7	13	4	26	8	59
3:00	0	4	13	4	26	8	55
4:00	0	2	12	4	26	8	52
5:00	0	1	11	4	34	11	61
6:00	0	1	9	3	51	11	75
7:00	0	0	8	3	54	11	76
8:00	0	0	7	3	57	11	78 *
9:00	0	0	4	3	51	11	69
10:00	0	0	3	2	51	11	67
11:00	0	0	1	1	51	9	62
12:00 Mid	0	0	0	0	29	6	35
Maximum	1	11	13	4	57	11	78