Kimley»Horn

March 19, 2019

Ms. Kristen Roberts
Raising Cane's
6800 Bishop Road
Plano, TX 75024

Subject: ***Shared Parking Analysis Memorandum for the Proposed Raising Cane's Project in the City of Huntington Beach***

Dear Ms. Roberts:

Kimley-Horn and Associates, Inc. (Kimley-Horn) has been retained by Raising Cane's to prepare a shared parking analysis memorandum for the Huntington Beach shopping center, located on the southeast corner of Adams Avenue at Brookhurst Street in the City of Huntington Beach.

The purpose of this memorandum is to demonstrate that the parking supply will be adequate for the mix of uses, including the proposed Raising Cane's, within the shopping center. This memorandum will provide an evaluation of parking requirements based on the established standards of the City of Huntington Beach for existing and proposed conditions. Also, this memorandum will provide an evaluation of parking demand within the shopping center based on existing parking occupancy. The results will be used to evaluate the adequacy of parking within the shopping center, with the inclusion of the proposed Raising Cane's site.

PROJECT DESCRIPTION

The 136,273-square-foot shopping center is located on the southeast corner of the intersection of Adams Avenue and Brookhurst Street in the City of Huntington Beach. The property contains a series of buildings, including a Stater Bros. grocery store and several retail stores with surface parking. The applicant proposes to develop a 3,234-square-foot Raising Cane's drive-through restaurant building with a 251-square-foot outdoor area on a vacant pad within the shopping center. Previously, a 5,830-square-foot restaurant was located on this pad. That restaurant building has been demolished. The project location is shown on **Figure 1**. A site plan with the proposed Raising Cane's restaurant and the shopping center are shown on **Figure 2**.

Existing Parking Supply

The existing parking supply for the site consists of a total of 685 spaces, including 616 standard parking spaces, 25 ADA spaces, and 44 time-restricted spaces. Vehicular ingress and egress is provided via three driveways on Adams Avenue and two driveways on Brookhurst Street.

PARKING ASSESSMENT

City of Huntington Beach Parking Requirements

Chapter 231.04 of the City of Huntington Beach Municipal Code has established regulations regarding minimum parking requirements for commercial developments.

The minimum parking requirements for the uses present in the shopping center are as follows:

General Retail Stores
- 1 space per 200 square feet

Personal Services
- 1 space per 200 square feet

Personal Enrichment Services
- 1 space per 200 square feet

Restaurants
- 1 space per 100 square feet

Banks
- 1 space per 200 square feet

Medical and Dental Offices
- 1 space per 175 square feet

Grocery Retail
- 1 space per 200 square feet

Animal Services
- 1 space per 200 square feet

Business Offices
- 1 space per 250 square feet

Required Parking – Existing Conditions

The minimum parking requirements for the shopping center, based on Chapter 231.04 of the Huntington Beach Municipal Code, are shown in **Table 1**. Units that are not currently occupied are as noted in the table as retail for purposes of calculating the existing parking requirements. Per the City code, the existing parking requirement for the project site is 816 parking spaces. The site provides 685 parking spaces, for a deficit of 131 parking spaces, compared to City code.

Existing Parking Occupancy

On-site parking utilization counts at the shopping center were collected on a Friday and Saturday. Parking utilization was observed every hour from 9:00 AM to 9:00 PM on both days. A summary of the existing parking utilization data collection, including average, minimum, and maximum occupancy for both observed days is provided on **Table 2**. Parking data collection worksheets are provided in ***Attachment A.*** Based on the data collection, the average occupancy on Friday

was 223 occupied parking spaces, or 33%. The average parking occupancy on Saturday was 212 occupied parking spaces, or 31%. The maximum observed occupancy in the parking lot was 44% on Saturday at 12:00 PM, with 301 parking spaces of the available 685 parking spaces occupied. Using 301 parking spaces as the baseline peak demand for the existing active uses, this leaves 384 parking spaces available for the vacant uses within the shopping center.

There were 16,879 square feet of space that were vacant at the time of data collection. Also, a 5,830-square-foot restaurant building was demolished prior to the time of data collection. To account for the parking that would be required for the vacant space and the demolished restaurant building, the City-code required parking spaces for these uses have been applied to the baseline peak parking demand. Based on the baseline peak parking demand and the parking requirements for the vacant uses, the forecasted peak parking demand for the shopping center would be 446 parking spaces, assuming all building spaces are occupied. This represents a forecasted surplus of 239 spaces, compared to the available parking supply of 685 spaces.

Required Parking – Proposed Restaurant Use

The applicant proposes to develop a 3,234-square-foot drive-through restaurant building and 251-square-foot outdoor area within the shopping center. The parking requirement per the City's Municipal Code for the proposed restaurant use is summarized on **Table 3**.

The parking requirement for the 3,234-square-foot drive-through restaurant building and 251-square-foot outdoor area would be 35 parking spaces, which is 24 less parking spaces than the original 5,830-square-foot restaurant building, resulting in a parking requirement of 792 parking spaces for the shopping center. The site would provide 686 parking spaces, resulting in a deficit of 106 parking spaces with the proposed use, compared to City code.

By replacing the required parking spaces for the original restaurant use with the 35 required parking spaces for the proposed Raising Cane's restaurant, the forecasted baseline peak parking demand would be 422 occupied parking spaces. Based on the proposed parking supply of 686 parking spaces, and the peak observed parking utilization of 422, there would be a projected surplus of 264 parking spaces.

SHARED PARKING ANALYSIS

A shared parking analysis has been prepared to determine the anticipated usage of the shopping center parking supply, taking into account the non-concurrent parking peaks for the retail, restaurant, office, and medical office uses.

Based on the City of Huntington Beach parking code, the parking requirement for the shopping and the proposed Raising Cane's drive-through restaurant would be 792 parking spaces. The parking supply for the shopping center would be 686 parking spaces, for a parking deficit of 106

parking spaces, compared to City parking code. Parking data collection indicates that the current utilization of the parking supply for the center is expected to peak at 301 spaces, midday on a Saturday.

This lesser usage of the parking supply for the shopping center can be explained, in part, by the shared parking phenomenon, as presented in the Urban Land Institute (ULI) Shared Parking publication.

The ULI Shared Parking methodology is a multi-step process that, first, establishes the stand-alone peak parking requirements for a variety of uses, including office, retail, and restaurant uses. The methodology then applies a percentage to the peak requirement for each use, for each hour of the day between the hours of 6:00 AM and midnight, reflecting the fact that the parking demand for each use varies throughout the course of the day.

Beneficial shared parking synergies exist between different uses whose peak operating times occur at different times of the day. Uses with non-concurrent peak operating characteristics can share all or a portion of the same parking supply without detriment to the other, rather than each providing their own distinct and complete parking supply. For example, the parking demand for office uses peaks during the mid-morning and mid-afternoon hours on a weekday, while the parking demand for a restaurant peaks during the dinner hour.

The ULI study also identifies weekday vs. weekend variations in parking demand as well as monthly variations in parking demand for each use for each month of the year. Parking demand for retail peaks on the weekend in the month of December, during the Christmas season, and is at 75% or less from January through October. Office and medical office uses, on the other hand, peak midday on a weekday, and experience lulls during the summer months and late in December.

Each of these factors is incorporated into the accompanying spreadsheets (see ***Attachment B***), and applied to the retail, restaurant, office, and medical office mix of uses in the shopping center. Applying these factors to the shopping center with the Raising Cane's restaurant yields a projected peak parking requirement, at a particular time of day (weekday and weekend) and season. In theory, the actual parking needs for the project will not exceed the projected peak, due to the interrelationships and benefits of shared parking synergies.

SHARED PARKING RESULTS

The shared parking analysis indicates that the weekday parking demand for the shopping center would peak at 680 occupied parking spaces at 1:00 PM during the month of December, and the weekend parking demand would peak at 678 occupied parking spaces at 1:00 PM during the month of December. Based on the shared parking synergies and fluctuations in peak parking patterns on a monthly, daily, and hourly basis, the parking demand for the combination of uses would not exceed the site parking supply of 686 parking spaces.

SUMMARY AND CONCLUSIONS

The current shopping center has a parking supply of 685 parking spaces. Based on the City of Huntington Beach Municipal Code, the shopping center is required to provide 816 parking spaces, resulting in a parking deficit of 131 parking spaces, compared to City code.

Existing on-site parking utilization counts were collected on a Friday and Saturday from 9:00 AM to 9:00 PM. The average parking occupancy was 33% on Friday, or 226 occupied parking spaces. The average parking occupancy on Saturday was 31%, or 212 occupied parking spaces. The maximum observed occupancy was 44%, or 301 parking spaces.

The required parking spaces for the vacant retail spaces and the demolished restaurant building were applied to the baseline peak parking demand, resulting in a forecasted peak parking demand of 446 occupied parking spaces. Based on the existing parking supply of 685 parking spaces, this would create a surplus of 239 parking spaces within the shopping center.

The applicant proposes to develop a 3,234-square-foot Raising Cane's drive-through restaurant building and 251-square-foot outdoor area within the shopping center. The City's Municipal Code would require 35 parking spaces for the new restaurant use, which is 24 less parking spaces than the original restaurant use.

By replacing the required parking spaces for the original restaurant use with the 35 required parking spaces for the proposed Raising Cane's restaurant, the forecasted baseline peak parking demand would be 422 occupied parking spaces. Based on the proposed parking supply of 686 parking spaces, there would be a forecasted surplus of 264 parking spaces.

Based on the ULI Shared Parking methodology and assuming that all shopping center uses are occupied, the peak parking demand would be 680 occupied parking spaces at 1:00 PM on a weekday during the month of December.

Based on the existing parking occupancy counts and the mix of existing and proposed land uses within the shopping center, this parking assessment indicates that the proposed parking supply of 686 spaces will be adequate for the proposed Raising Cane's restaurant.

Trevor Briggs, P.E.
Project Engineer

NOT TO SCALE

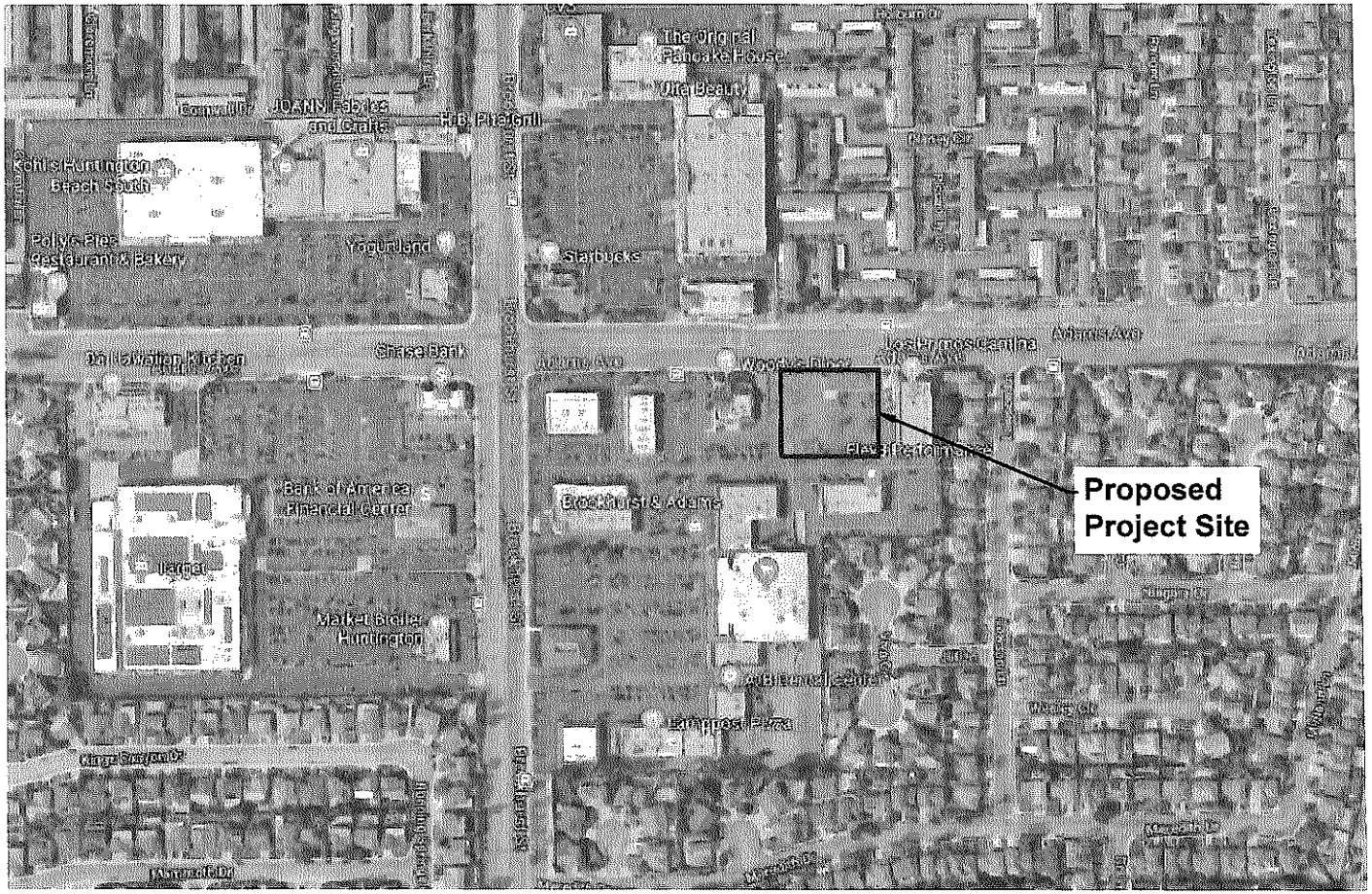

FIGURE 1
PROJECT LOCATION

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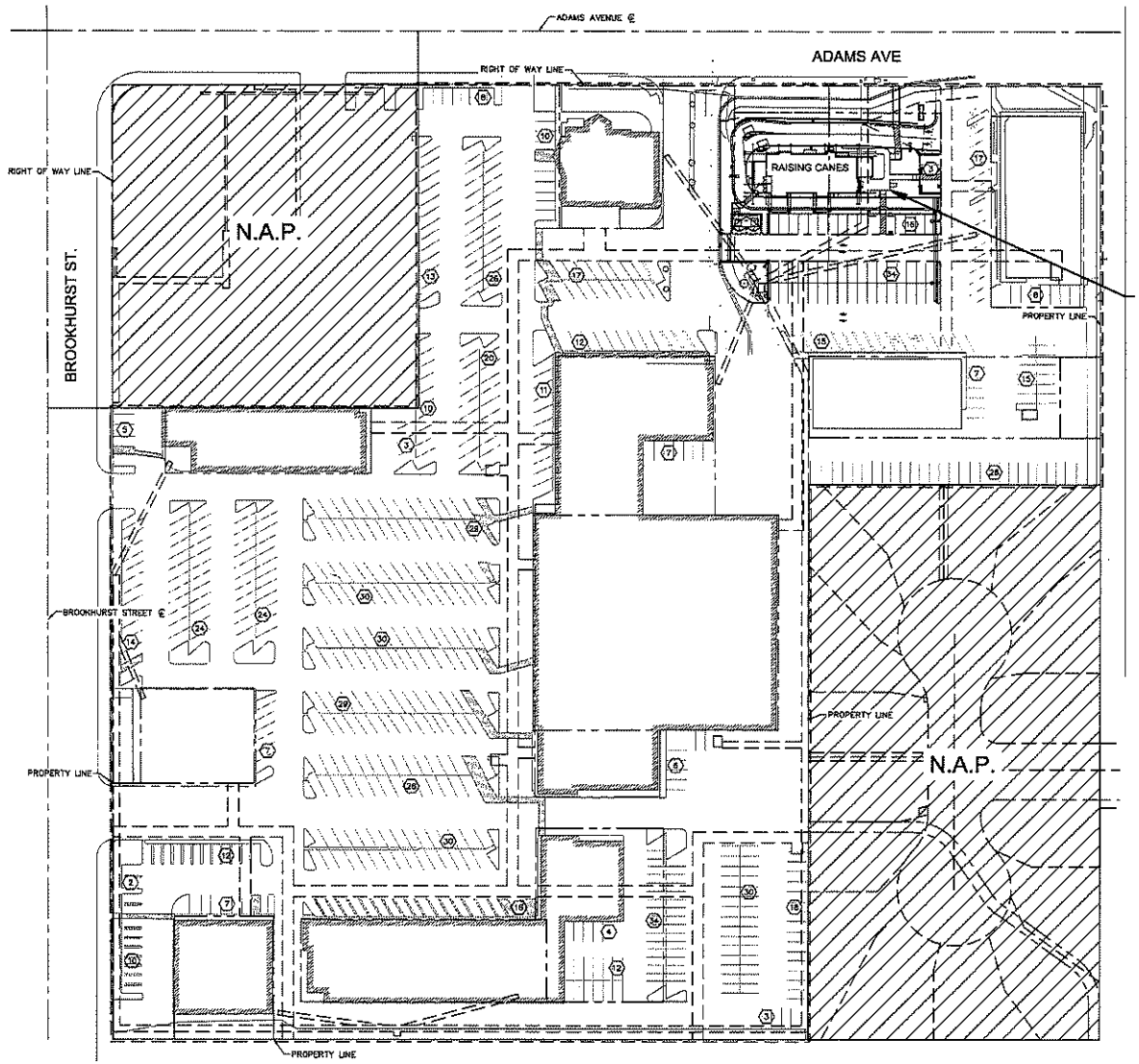

NOT TO SCALE

FIGURE 2
SHOPPING CENTER WITH PROPOSED PROJECT

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Table 1
Summary of Parking Requirements and Parking Provided
for Existing Uses
Huntington Beach Shopping Center

Unit Number	Tenant	Land Use	Existing Square Footage	City Parking Requirement (1 space per)	Parking Spaces Required
1	ALKA Living Water	Retail	1,590 SF	200 sq. ft.	8
2	MM Tailor	Retail	1,060 SF	200 sq. ft.	6
3	Anna's Nails	Personal Services	954 SF	200 sq. ft.	5
4	Sea Fit Studio	Personal Enrichment	2,074 SF	200 sq. ft.	11
5	Hambones Bar & Grill	Restaurant	3,020 SF	100 sq. ft.	31
7	Vacant	Retail	7,000 SF	200 sq. ft.	35
8	Shima Restaurant	Restaurant	2,358 SF	100 sq. ft.	24
9	Eggroll King	Restaurant	1,035 SF	100 sq. ft.	11
10	Lamppost Pizza	Restaurant	3,452 SF	100 sq. ft.	35
11	Huntington Flowers	Retail	1,173 SF	200 sq. ft.	6
12	Beachside Optometry	Personal Services	2,010 SF	200 sq. ft.	11
13	HB Beauty Supply	Retail	5,865 SF	200 sq. ft.	30
14	First Allied Financial	Bank	1,750 SF	200 sq. ft.	9
15	A/B Dental	Dental	3,500 SF	175 sq. ft.	20
16	United Healthcare	Medical	5,500 SF	175 sq. ft.	32
18	Stater Bros	Grocery	41,975 SF	200 sq. ft.	210
19	Supercuts	Retail	1,400 SF	200 sq. ft.	7
20	R Cleaners	Retail	1,400 SF	200 sq. ft.	7
21	Liberty Coin	Retail	3,640 SF	200 sq. ft.	19
23	Simone & Son	Retail	3,360 SF	200 sq. ft.	17
25	The Tutoring Center	Personal Enrichment	1,190 SF	200 sq. ft.	6
26	Adams Pet Clinic	Veterinary	1,260 SF	200 sq. ft.	7
27	Beach Coin Laundry	Retail	2,100 SF	200 sq. ft.	11
28	Woody's Diner	Restaurant	5,502 SF	100 sq. ft.	55
29	Original Restaurant (Demolished)	Restaurant	5,830 SF	100 sq. ft.	59
30	Vacant	Retail	3,250 SF	200 sq. ft.	17
31	C.O.R.E. Rehab Center	Medical	3,282 SF	175 sq. ft.	19
33	Vacant	Retail	2,243 SF	200 sq. ft.	12
34	Los Primos	Restaurant	1,586 SF	100 sq. ft.	16
35	MoMa Coffee	Restaurant	1,200 SF	100 sq. ft.	12
36	Mayer Music	Retail	1,260 SF	200 sq. ft.	7
37	All-Star Dance Academy	Personal Enrichment	2,068 SF	200 sq. ft.	11
38	Vacant	Retail	4,386 SF	200 sq. ft.	22
39	First Team Real Estate	Business	7,000 SF	250 sq. ft.	28
TOTAL - Entire Site			**136,273 SF**		**816**
Parking Spaces Provided					685

Table 2
Summary of Existing Parking Occupancy
Huntington Beach Shopping Center

Date of Collection	Day of the Week	Average Occupancy		Minimum Occupancy		Maximum Occupancy	
		Parking Spaces	Percentage	Parking Spaces	Percentage	Parking Spaces	Percentage
February 22nd, 2019	Friday	223	33%	97	14%	276	40%
February 23rd, 2019	Saturday	212	31%	82	12%	301	44%

Table 3
Summary of Parking Requirements for Proposed Alternate Uses
Huntington Beach Shopping Center

Unit Number	Tenant	Land Use	Square Footage	City Parking Requirement (1 space per)	Parking Spaces Required
Existing Use					
29	Original Restaurant	Restaurant	5,830 SF	100 sq. ft.	59
TOTAL					**59**
Proposed Use					
29	Raising Cane's	Restaurant	3,485 SF	100 sq. ft.	35
TOTAL					**35**
Difference					(24)
Total Required Parking with Proposed Raising Cane's					**792**

ATTACHMENT A

PARKING DATA COLLECTION WORKSHEETS

Prepared by National Data & Surveying Services

Parking Study

Location: 18523 Brookhurst St Fountain V
City: Fountain Valley, CA

Date: 02/22/2019
Day: Friday

Restriction:	Regular	HC	Green	Loading	Total	% Occupied
Spaces:	616	25	42	2	685	100%
09:00 AM	139	4	7	2	152	22%
10:00 AM	220	8	9	1	238	35%
11:00 AM	217	5	9	2	233	34%
12:00 PM	247	8	12	2	269	39%
01:00 PM	247	11	18	0	276	40%
02:00 PM	243	12	14	1	270	39%
03:00 PM	230	11	15	0	256	37%
04:00 PM	216	8	12	0	236	34%
05:00 PM	247	6	12	0	265	39%
06:00 PM	231	6	12	0	249	36%
07:00 PM	185	6	14	0	205	30%
08:00 PM	139	3	11	1	154	22%
09:00 PM	89	1	7	0	97	14%

Prepared by National Data & Surveying Services

Parking Study

Location: 18523 Brookhurst St Fountain V
City: Fountain Valley, CA

Date: 02/23/2019
Day: Saturday

Restriction:	Regular	HC	Green	Loading	Total	% Occupied
Spaces:	616	25	42	2	685	100%
09:00 AM	169	6	9	2	186	27%
10:00 AM	219	5	8	0	232	34%
11:00 AM	249	5	11	1	266	39%
12:00 PM	277	10	14	0	301	44%
01:00 PM	257	8	15	0	280	41%
02:00 PM	229	6	19	0	254	37%
03:00 PM	208	6	11	0	225	33%
04:00 PM	200	6	21	0	227	33%
05:00 PM	184	6	18	1	209	31%
06:00 PM	163	6	18	1	188	27%
07:00 PM	156	6	16	0	178	26%
08:00 PM	114	2	12	0	128	19%
09:00 PM	73	1	8	0	82	12%

ATTACHMENT B

ULI SHARED PARKING ANALYSIS WORKSHEETS

SHARED PARKING ANALYSIS

PER THE ULI SHARED PARKING MANUAL (2nd Edition) FOR WEEKDAY PARKING DEMAND

PROJECT:	HUNTINGTON BEACH - RAISING CANE'S										
				RESTAURANT			MED	HOTEL			
LAND USE:	OFFICE	BANK	RETAIL	QUAL	Family	F FOOD	OFFICE	ROOM	REST.	CONF.	CONV.
UNIT:	KSF	KSF	KSF	KSF	KSF	KSF	KSF	ROOM	KSF	KSF	KSF
QUANTITY:	7.000	1.750	89.998	0.000	21.197	2.786	13.542	0	0.000	0.000	0.000
RATE:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
REQ'D PRKG	28	9	457	0	216	28	78	0	0	0	0
Mode Adjustment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
W-day/W-end Factor	1.00	1.00	0.90	0.90	0.70	1.00	1.00	1.00	1.00	1.00	1.00
Seasonal Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.74	1.00	0.60	0.74

TOTAL
816
DEC

SCENARIO:

	OFFICE	7.000	KSF
	RETAIL	89.998	KSF
REST. -	QUAL	0.000	KSF
REST. -	Family	21.197	KSF
REST. -	F FOOD	2.786	KSF
	MED OFFICE	13.542	KSF (SEATS: 200)
	BANK	1.750	KSF (ROOMS: 50)
	RES	0	DU
	TOTAL	136.273	KSF

PERCENTAGE OF PEAK DEMAND BY HOUR OF DAY

TIME OF DAY	OFFICE	BANK	RETAIL	RESTAURANT QUAL	RESTAURANT Family	RESTAURANT F FOOD	MED OFFICE	HOTEL ROOM	HOTEL REST.	HOTEL CONF.	HOTEL CONV.
6:00 AM	3%	0%	3%	0%	29%	7%	0%	77%	0%	0%	0%
7:00 AM	28%	0%	7%	3%	54%	12%	0%	78%	10%	0%	0%
8:00 AM	71%	53%	20%	8%	64%	22%	80%	82%	30%	30%	50%
9:00 AM	92%	93%	43%	11%	77%	32%	93%	74%	10%	60%	100%
10:00 AM	100%	100%	69%	26%	87%	58%	100%	68%	10%	60%	100%
11:00 AM	96%	67%	87%	48%	91%	87%	100%	68%	5%	60%	100%
12:00 AM	84%	67%	96%	77%	100%	100%	53%	64%	100%	65%	100%
1:00 PM	86%	67%	100%	77%	91%	100%	93%	64%	100%	65%	100%
2:00 PM	100%	80%	96%	69%	57%	91%	100%	68%	33%	65%	100%
3:00 PM	96%	67%	92%	45%	49%	62%	100%	68%	10%	65%	100%
4:00 PM	84%	87%	92%	54%	49%	56%	93%	70%	10%	65%	100%
5:00 PM	47%	100%	95%	79%	78%	62%	87%	70%	30%	100%	100%
6:00 PM	23%	0%	95%	96%	82%	86%	67%	68%	55%	100%	50%
7:00 PM	9%	0%	95%	100%	82%	82%	30%	64%	60%	100%	30%
8:00 PM	7%	0%	82%	100%	82%	52%	15%	68%	70%	100%	30%
9:00 PM	3%	0%	55%	100%	63%	32%	0%	72%	67%	100%	10%
10:00 PM	1%	0%	32%	96%	56%	22%	0%	80%	60%	50%	0%
11:00 PM	0%	0%	11%	77%	52%	12%	0%	82%	40%	0%	0%
12:00 PM	0%	0%	0%	27%	26%	7%	0%	81%	30%	0%	0%

PROJECTED PARKING DEMAND BY HOUR OF DAY

OFFICE	BANK	RETAIL	RESTAURANT QUAL	RESTAURANT Family	RESTAURANT F FOOD	MED OFFICE	HOTEL ROOM	HOTEL REST.	HOTEL CONF.	HOTEL CONV.	TOTAL
1	0	11	0	43	2	0	0	0	0	0	57
8	0	29	0	81	3	0	0	0	0	0	121
20	5	82	0	97	6	62	0	0	0	0	272
26	8	176	0	117	9	73	0	0	0	0	408
28	9	283	0	132	16	78	0	0	0	0	546
27	6	358	0	138	24	78	0	0	0	0	631
24	6	395	0	151	28	41	0	0	0	0	645
24	6	411	0	138	28	73	0	0	0	0	680
28	7	395	0	86	25	78	0	0	0	0	620
27	6	378	0	75	17	78	0	0	0	0	581
24	8	378	0	75	16	73	0	0	0	0	572
13	9	391	0	118	17	68	0	0	0	0	616
7	0	391	0	124	24	52	0	0	0	0	598
3	0	391	0	124	23	23	0	0	0	0	564
2	0	337	0	124	14	12	0	0	0	0	489
1	0	226	0	95	9	0	0	0	0	0	330
0	0	131	0	85	6	0	0	0	0	0	223
0	0	45	0	79	3	0	0	0	0	0	127
0	0	0	0	40	2	0	0	0	0	0	42

(a) Source: ULI Shared Parking (2nd Edition) Table 2-5 - Percentages shown are the weighted averages of the employee and customer / visitor Time of Day Factors.

PROJECTED PEAK PARKING DEMAND =	**680**	AT	1:00 PM
UNADJUSTED PEAK PARKING DEMAND =	816		
PARKING ADJUSTMENT DUE TO SHARED PARKING =	136	17%	

05-Mar-19

SHARED PARKING ANALYSIS

PER THE ULI SHARED PARKING MANUAL (2nd Edition)
FOR WEEKEND PARKING DEMAND

PROJECT:	HUNTINGTON BEACH - RAISING CANE'S												SCENARIO:	0
				RESTAURANT			MED	HOTEL						OFFICE 7.000 KSF
LAND USE:	OFFICE	BANK	RETAIL	QUAL	Family	F FOOD	OFFICE	ROOM	REST.	CONF.	CONV.			RETAIL 89.998 KSF
UNIT:	KSF	KSF	KSF	KSF	KSF	KSF	SEAT	ROOM	KSF	KSF	KSF			REST. - QUAL 0.000 KSF
QUANTITY:	7.000	1.750	89.998	0.000	21.197	2.786	13.542	0	0.00	0.00	0.00			REST. - Family 21.197 KSF
RATE:	N/A	N/A	N/A	N/A	10	N/A	N/A	N/A	N/A	N/A	N/A	TOTAL		REST. - F FOOD 2.786 KSF
REQ'D PRKG	28	9	457	0	216	28	78	0	0	0	0	816		THEATER 13.542 KSF (SEATS: 200)
Mode Adjustment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			HOTEL 1.750 KSF (ROOMS: 50)
W-day/W-end Factor	0.10	1.00	1.00	1.00	1.00	0.93	1.00	0.86	1.00	1.00	0.50			RES - non-CBD 0 DU
Seasonal Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.74	1.00	1.00	0.60	DEC		TOTAL 136.273 KSF

TIME OF DAY	PERCENTAGE OF PEAK DEMAND BY HOUR OF DAY											PROJECTED PARKING DEMAND BY HOUR OF DAY											
				RESTAURANT			MED	HOTEL							RESTAURANT			MED	HOTEL				
	OFFICE	BANK	RETAIL	QUAL	Family	F FOOD	OFFICE	ROOM	REST.	CONF.	CONV.	OFFICE	BANK	RETAIL	QUAL	Family	F FOOD	OFFICE	ROOM	REST.	CONF.	CONV.	TOTAL
6:00 AM	0%	0%	3%	0%	16%	6%	0%	81%	0%	0%	0%	0	0	13	0	35	2	0	0	0	0	0	49
7:00 AM	20%	0%	7%	3%	33%	11%	0%	85%	10%	0%	0%	1	0	32	0	70	3	0	0	0	0	0	105
8:00 AM	60%	48%	16%	5%	52%	21%	80%	90%	30%	30%	50%	2	4	73	0	112	6	62	0	0	0	0	259
9:00 AM	80%	61%	39%	9%	73%	31%	93%	82%	10%	60%	100%	2	5	178	0	158	8	73	0	0	0	0	424
10:00 AM	90%	84%	57%	11%	92%	58%	100%	75%	10%	60%	100%	3	8	260	0	198	15	78	0	0	0	0	561
11:00 AM	100%	100%	71%	24%	92%	87%	100%	75%	5%	60%	100%	3	9	324	0	198	23	78	0	0	0	0	635
12:00 AM	90%	93%	84%	54%	100%	100%	53%	70%	100%	65%	100%	3	8	384	0	216	26	41	0	0	0	0	678
1:00 PM	80%	0%	92%	58%	87%	100%	0%	70%	100%	65%	100%	2	0	420	0	188	26	0	0	0	0	0	637
2:00 PM	60%	0%	100%	50%	70%	91%	0%	75%	33%	65%	100%	2	0	457	0	152	24	0	0	0	0	0	634
3:00 PM	40%	0%	100%	50%	45%	61%	0%	75%	10%	65%	100%	1	0	457	0	98	16	0	0	0	0	0	572
4:00 PM	20%	0%	96%	50%	50%	56%	0%	77%	10%	65%	100%	1	0	439	0	107	15	0	0	0	0	0	561
5:00 PM	10%	0%	91%	66%	65%	61%	0%	79%	30%	100%	100%	0	0	416	0	141	16	0	0	0	0	0	573
6:00 PM	5%	0%	81%	92%	74%	86%	0%	81%	55%	100%	50%	0	0	370	0	159	22	0	0	0	0	0	552
7:00 PM	0%	0%	76%	96%	74%	81%	0%	80%	60%	100%	30%	0	0	347	0	159	21	0	0	0	0	0	528
8:00 PM	0%	0%	67%	100%	70%	51%	0%	85%	70%	100%	30%	0	0	306	0	150	13	0	0	0	0	0	470
9:00 PM	0%	0%	53%	92%	38%	31%	0%	89%	67%	100%	10%	0	0	242	0	81	8	0	0	0	0	0	331
10:00 PM	0%	0%	37%	92%	31%	21%	0%	87%	60%	50%	0%	0	0	169	0	67	6	0	0	0	0	0	242
11:00 PM	0%	0%	15%	89%	23%	11%	0%	92%	10%	0%	0%	0	0	69	0	49	3	0	0	0	0	0	120
12:00 PM	0%	0%	0%	50%	14%	7%	0%	89%	30%	0%	0%	0	0	0	0	30	2	0	0	0	0	0	32

(a) Source: ULI Shared Parking (2nd Edition) Table 2-6 - Percentages shown are the weighted averages of the employee and customer / visitor Time of Day Factors.

PROJECTED PEAK PARKING DEMAND =	**678**	AT	12:00 AM
UNADJUSTED PEAK PARKING DEMAND =	816		
PARKING ADJUSTMENT DUE TO SHARED PARKING =	138	17%	

05-Mar-19