

Project: Broad and Washington Mixed-Use Development

Description:

Shared Parking Summary																		
Peak Month: DECEMBER -- Peak Period: 10 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit										10 PM	December		12 AM	December		
<b>Retail</b>																		
Retail	2,000	sf GLA	2.90	81%	99%	2.33	sf GLA	3.20	91%	99%	2.88	sf GLA	15%	100%	2	0%	100%	0
Employee			0.70	65%	97%	0.44		0.80	70%	97%	0.54		40%	100%	1	0%	100%	0
Supermarket/Grocery <sup>1</sup>	50,200	sf GLA	4.00	91%	99%	3.61	sf GLA	4.00	91%	99%	3.60	sf GLA	100%	100%	181	100%	100%	181
Employee			0.75	74%	97%	0.54		0.75	70%	97%	0.51		100%	100%	26	100%	100%	27
<b>Food and Beverage</b>																		
Family Restaurant	2,500	sf GLA	15.25	81%	82%	10.13	sf GLA	15.00	91%	82%	11.16	sf GLA	55%	100%	16	10%	100%	3
Employee			2.15	65%	97%	1.36		2.10	70%	97%	1.42		65%	100%	3	35%	100%	2
Fast Casual/Fast Food	1,800	sf GLA	12.40	81%	10%	1.00	sf GLA	12.70	91%	10%	1.16	sf GLA	20%	96%	0	5%	96%	0
Employee			2.00	65%	97%	1.26		2.00	70%	97%	1.35		30%	100%	1	20%	100%	1
<b>Entertainment and Institutions</b>																		
Live Theater	100	seats	0.30	95%	95%	0.27	seats	0.33	95%	95%	0.30	seats	0%	100%	-	0%	100%	-
Employee			0.07	65%	97%	0.04		0.07	70%	97%	0.05		30%	85%	1	5%	85%	0
<b>Hotel and Residential</b>																		
Residential, Urban - Market <sup>3</sup>													95%			0%		
Studio Efficiency	44	units	0.85	91%	100%	0.77	units	0.85	91%	100%	0.77	units	95%	100%	33	100%	100%	35
1 Bedroom	197	units	0.90	91%	100%	0.82	units	0.90	91%	100%	0.82	units	95%	100%	154	100%	100%	162
2 Bedrooms	109	units	1.65	91%	100%	1.50	units	1.65	91%	100%	1.50	units	95%	100%	156	100%	100%	164
3+ Bedrooms		units	2.50	91%	100%	2.28	units	2.50	91%	100%	2.28	units	95%	100%	-	100%	100%	-
Reserved		res spaces	0.00	100%	100%	0.00	res spaces	0.00	100%	100%	0.00	res spaces	100%	100%	-	100%	100%	-
Visitor	350	units	0.10	81%	100%	0.08	units	0.15	91%	100%	0.14	units	100%	100%	32	50%	100%	24
<b>Office</b>																		
<b>Additional Land Uses</b>																		
													Customer/Visitor	231	Customer	208		
													Employee/Resident	373	Employee/Resident	390		
													Total	604	Total	598		
													Public Parking <sup>2</sup>	55	Public Parking <sup>2</sup>	55		
													Grocery Overflow <sup>4</sup>	(50)	Grocery Overflow <sup>4</sup>	(50)		
													<b>Adjusted Total</b>	<b>609</b>	<b>Adjusted Total</b>	<b>603</b>		

<sup>1</sup>Per Insight Property Group, the grocery parking area will be gated/separated from the remainder of the garage. Grocery customers will be granted 90 minutes free parking with validation. Grocery customers who exceed 90 minutes or any other visitor will pay to park in the nested area. While primarily for grocery parkers, other parkers will be permitted to park in this area of the garage. Grocery parking was modeled as "reserved;" however, excess capacity will be available for other parkers during the peak hour.

<sup>2</sup>Per Insight Property Group, the development needs to provide 55 public parking spaces in the structure to account for the public spaces lost to construction.

<sup>3</sup>Residential parking is provided at 1.03 spaces per unit. Walker assumed residential parking would not be reserved and that the cost of monthly parking would be unbundled from residential leases.

<sup>4</sup>The recommended parking capacity was adjusted to account for excess capacity in the nested grocery parking area during the peak hour. Per Insight, the nested grocery parking will be made available for other parkers at the site as paid parking.

<sup>5</sup>Through parking management practices, such as paid parking, the Broad and Washington Redevelopment Project should have sufficient parking capacity to meet their parking needs.