



February 19, 2019

Mr. Ned Grace  
223 Sunset Avenue LLC  
101 Bradley Place, Suite 200  
Palm Beach, FL 33480

**RE: 223 Sunset Avenue - Parking Supply Evaluation**  
**Palm Beach, Florida**  
**Kimley-Horn # 140595000**

Dear Ned:

Kimley-Horn and Associates, Inc. has undertaken the following review and analysis to evaluate the overall parking supply requirements for the proposed modification of the development program at the 223 Sunset Ave site, which is located on the north side of Sunset Avenue between Bradley Place and North County Road in the Town of Palm Beach, Florida. *Figure 1* illustrates the site location, and a site plan is attached for reference. The site currently includes 16,960 square feet of general office use. The proposed modifications to the site will enclose the current existing 1<sup>st</sup> floor parking lot to create additional office square footage and a portion of the existing office area will be converted to quality restaurant use. The resulting building will have 19,313 square feet of office square footage (net increase of 2,353 square feet) and 2,890 square feet of restaurant use.

#### **Determination of Parking Supply Need**

To evaluate the supply requirements for off-street parking for the overall site following redevelopment, a shared parking analysis was undertaken using the methodology and data published by the Urban Land Institute (ULI) in *Shared Parking, Second Edition*. The principle of shared parking can be applied to sites with multiple uses to reflect that the peak parking demand for each individual use may not coincide and therefore some efficiency can be achieved in the supply of parking provided to account for the variation on parking demand over different times of day as well as different times of the year. Following is a summary of the evaluation that was undertaken.

### Baseline Parking Ratios

For the initial portion of the analysis, the baseline (unadjusted) parking supply was determined for each use on site using ratios published by ULI in *Shared Parking, Second Edition*. Different ratios are provided for weekday and weekend conditions as well as for employee parking and customer/visitor parking. Table 1 provides a summary of the baseline parking ratios for each use.

Table 1

Baseline Parking Ratio Determination						
Use      Size (SF)      User			Weekday		Weekend	
			Ratio	Parking Spaces	Ratio	Parking Spaces
Office	19,313 SF	Visitors	0.3	6	0.03	1
		Employees	3.5	68	0.35	7
Restaurant	2,890 SF	Customers	15.25	44	17	49
		Employees	2.75	8	3	9

### Parking Adjustment – Time of Day Variation and Monthly Variation

After the initial determination of the baseline (unadjusted) parking supply, time of day factors were applied to the employee and visitor/customer components of the parking demand for each use using hourly adjustment factors published by ULI in *Shared Parking, Second Edition*. The application of these factors accounts for the fact that the peak demands for the two uses on this site do not coincide. For example, the peak parking demand for the office use occurs in late morning and early afternoon. The peak demand for the restaurant use occurs during evening dinner, around 7:00 PM onward, during which time the office demand is a fraction of its peak demand. Separate calculations have been undertaken for both weekday and weekend conditions. The weekend conditions also account for significantly reduced parking demand for the office use on site during weekend conditions.

Similarly, demand fluctuates for different uses on a month-to-month basis. Monthly adjustment factors published by ULI in *Shared Parking, Second Edition* have also been applied to account for the differences in parking demand on a monthly basis.

Tables that show the hourly variation in parking needs for both weekdays and weekends have been prepared for each month, using the monthly adjustment factors, and are attached to this letter.

### Average Demand Determination

To further evaluate the parking requirements for the site, the hour-by-hour total parking requirement was averaged over the course of the day on a weekday and weekend basis. This average calculation was conducted on a month-by-month basis to determine the average anticipated parking requirement for the site during each month of the year. *Table 2* provides a summary of these calculations

Table 2

Average Peak Parking Demand by Month													
Time of Week	Month												
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Late Dec.
<b>Weekday</b>	62	62	65	64	65	65	64	64	64	65	58	66	30
<b>Weekend</b>	29	29	31	31	32	31	32	32	30	32	25	33	29

For weekday condition, the average of the values listed above is 61 parking spaces. For weekend conditions, the average of the values is 31 parking spaces.

### Public Parking Availability

The Town of Palm Beach allows for a reduced number of parking spaces required if public parking is accessible to the site patrons. 223 Sunset Ave is directly situated on a roadway (Sunset Avenue) with available public parallel parking on the north and south side of the street. Therefore, an additional calculation was conducted that applied an 85% adjustment to the calculation above. *Table 3* provides a summary of the reduced average peak parking demand by month.

Table 3

85% of Average Peak Parking Demand by Month													
Time of Week	Month												
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Late Dec.
<b>Weekday</b>	53	53	55	54	55	55	54	54	54	55	49	56	25
<b>Weekend</b>	24	25	27	26	27	27	27	27	26	27	21	28	25

The weekday average is 52 spaces, and the weekend average is 26 spaces. The parking supply available in the covered parking area provided on site is 47 spaces; therefore, the net variance required for the average weekday parking calculation is 5 parking spaces (52 space average – 47 space supply). *Figure 2* provides a chart representing the parking demand in relation to the parking supply located on the 1<sup>st</sup> floor of the parking garage.

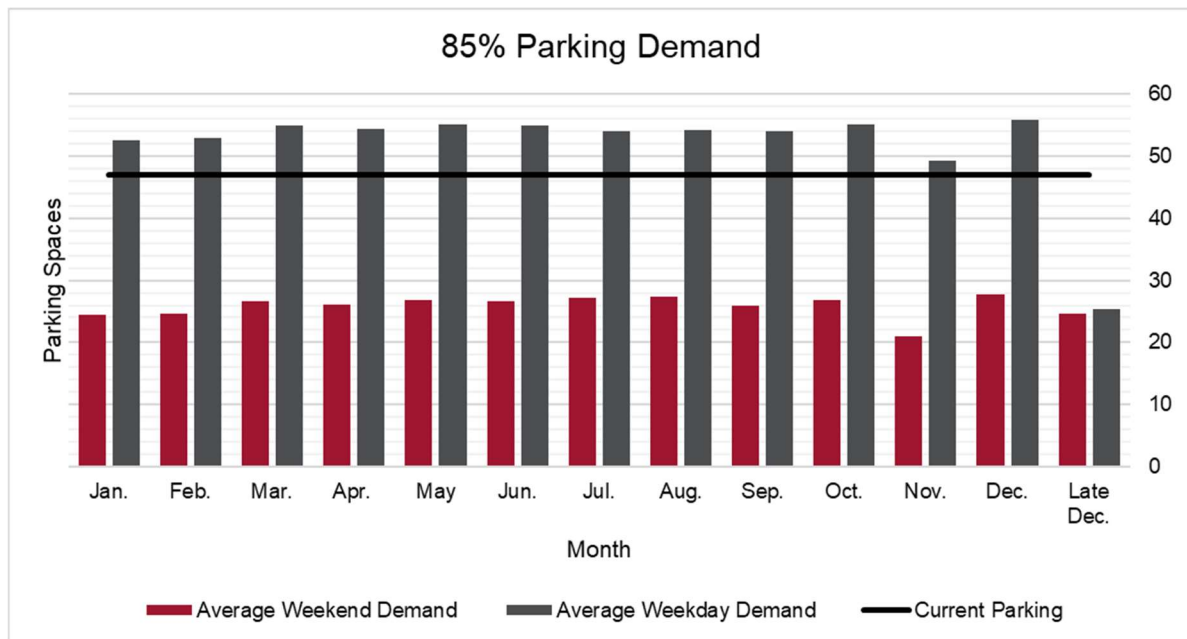


Figure 1

### Conclusion

As documented in this evaluation, the average adjusted weekday parking calculation for the site following the proposed redevelopment is 52 parking spaces. A supply of 47 spaces will be provided; therefore, the parking variance required is 5 spaces. Should you have any questions, please contact me via e-mail at [chris.heggen@kimley-horn.com](mailto:chris.heggen@kimley-horn.com) or via telephone at (561) 840-0248.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

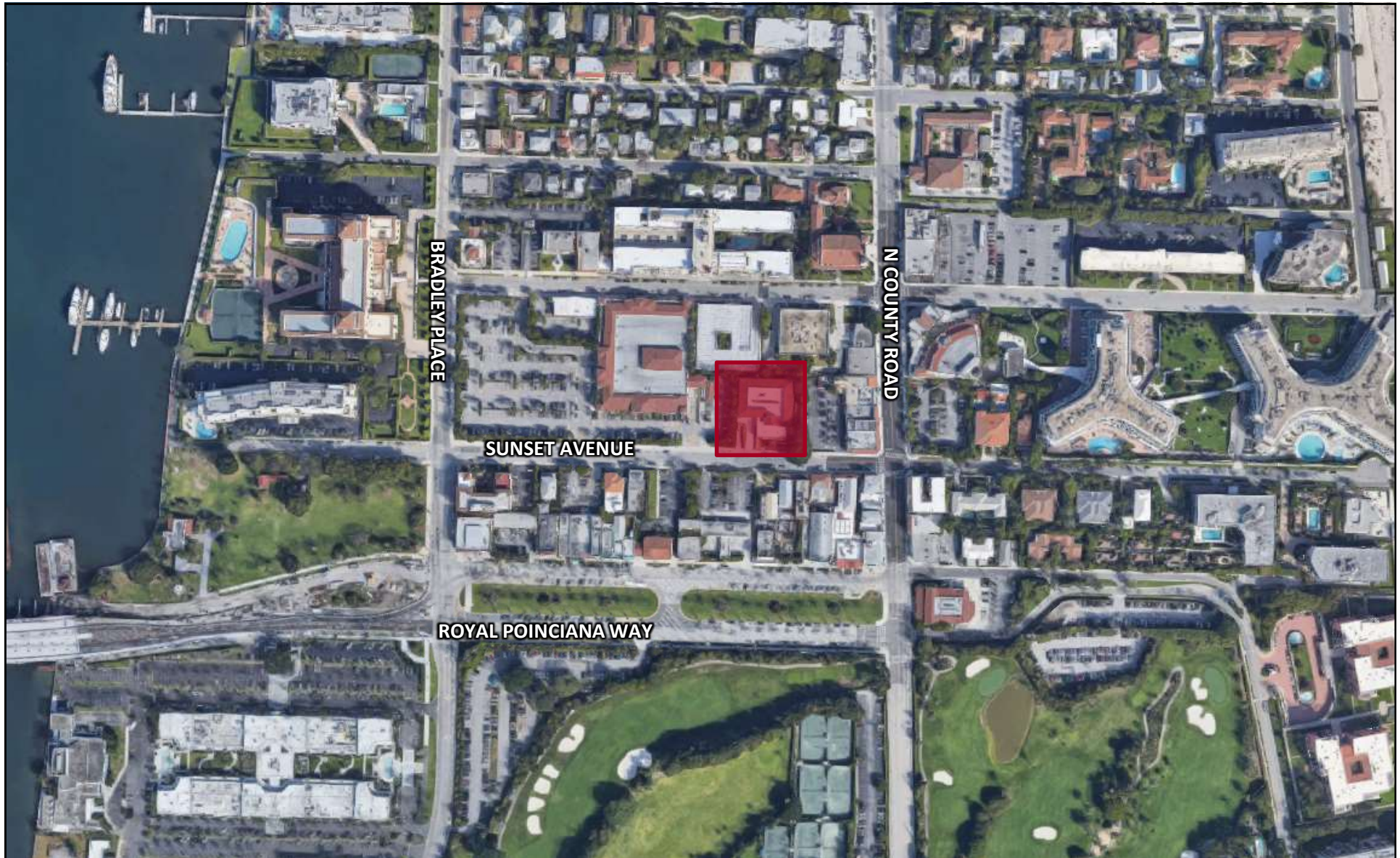
Christopher W. Heggen, P.E.  
Transportation Engineer

Florida Registration  
Number 58636  
Certificate of Authorization  
Number 696


Attachments

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**LEGEND**

 PROJECT SITE

**FIGURE 1**  
**SITE LOCATION**  
**223 SUNSET AVENUE**

**Kimley»Horn**

January

				Weekday																		
				AM						PM												
				6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																			
<b>Fine/Casual Dining</b>																						
Customer	15.25	3	85% /kGSF	0	0	0	0	6	15	28	28	24	15	19	28	36	37	37	37	36	28	9
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		95% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	7	3
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b>Office</b>																						
Visitor	0.30	19	100% /kGSF	0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		100% /kGSF	2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>				2	22	56	73	86	92	97	98	105	91	86	70	60	52	50	47	44	35	12
Excess				45	25	-9	-26	-39	-45	-50	-51	-58	-44	-39	-23	-13	-5	-3	0	3	12	35
				<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																						
Customer			17.00	0	0	0	0	0	6	21	23	19	19	19	25	38	40	42	38	38	38	21
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee			3.00	0	2	2	5	6	6	6	6	6	6	6	8	8	8	8	8	8	7	4
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b>Office</b>																						
Visitor			0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee			0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>				0	3	7	11	13	20	34	35	29	28	26	34	46	48	50	46	46	45	25
Excess				47	44	40	36	34	27	13	12	18	19	21	13	1	-1	-3	1	1	2	22
<b>Weekday Peak</b>																						
<b>Weekend Peak</b>																						
<b>Average Weekday Excess</b>																						
<b>Average Weekend Excess</b>																						



Note:

				February																			
				Hour	Weekday																		
					AM						PM												
Use	Ratio	Unit	Monthly Factor		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
<b>Fine/Casual Dining</b>				3																			
Customer	15.25		86% /kGSF		0	0	0	0	6	15	28	28	25	15	19	28	36	38	38	38	36	28	9
Time of Day Factor					0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		95% /kGSF		0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	7	3
Time of Day Factor					0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b>Office</b>				19																			
Visitor	0.30		100% /kGSF		0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0
Time of Day Factor					0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		100% /kGSF		2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0
Time of Day Factor					3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>					2	22	56	73	86	92	97	99	105	91	86	70	61	52	50	47	44	36	12
				Excess	45	25	-9	-26	-39	-45	-50	-52	-58	-44	-39	-23	-14	-5	-3	0	3	11	35
					<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																							
Customer				17.00	0	0	0	0	0	6	21	23	19	19	19	25	38	40	42	38	38	38	21
Time of Day Factor					0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee				3.00	0	2	2	5	6	6	6	6	6	6	6	8	8	8	8	8	8	7	4
Time of Day Factor					0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b>Office</b>																							
Visitor				0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor					0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee				0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor					0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>					0	3	7	11	13	20	34	35	30	28	27	34	47	48	50	46	46	45	25
				Excess	47	44	40	36	34	27	13	12	17	19	20	13	0	-1	-3	1	1	2	22
<b>Weekday Peak</b>				105																			
<b>Weekend Peak</b>				50																			
<b>Average Weekday Excess</b>				-15																			
<b>Average Weekend Excess</b>				18																			



Note:



March

				Weekday																		
				AM						PM												
				6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																			
<b>Fine/Casual Dining</b>																						
Customer	15.25	3	95% /kGSF	0	0	0	0	6	17	31	31	27	17	21	31	40	42	42	42	40	31	10
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b>Office</b>																						
Visitor	0.30	19	100% /kGSF	0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		100% /kGSF	2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>				2	22	56	74	87	94	100	102	108	93	89	74	65	57	55	52	48	39	13
Excess				45	25	-9	-27	-40	-47	-53	-55	-61	-46	-42	-27	-18	-10	-8	-5	-1	8	34
				<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																						
Customer			17.00	0	0	0	0	0	7	23	26	21	21	21	28	42	44	47	42	42	42	23
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee			3.00	0	2	3	5	7	7	7	7	7	7	7	9	9	9	9	9	9	7	4
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b>Office</b>																						
Visitor			0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee			0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>				0	3	7	11	13	21	36	38	32	30	29	37	51	53	55	51	51	49	28
Excess				47	44	40	36	34	26	11	9	15	17	18	10	-4	-6	-8	-4	-4	-2	19
<b>Weekday Peak</b>																						
<b>Weekend Peak</b>																						
<b>Average Weekday Excess</b>																						
<b>Average Weekend Excess</b>																						



Note:



April

				Weekday																		
				AM						PM												
				6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																			
<b>Fine/Casual Dining</b>																						
Customer	15.25	3	92% /kGSF	0	0	0	0	6	16	30	30	26	16	20	30	39	41	41	41	39	30	10
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b>Office</b>																						
Visitor	0.30	19	100% /kGSF	0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		100% /kGSF	2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>				2	22	56	74	87	94	99	101	107	92	88	73	64	55	53	51	47	38	13
Excess				45	25	-9	-27	-40	-47	-52	-54	-60	-45	-41	-26	-17	-8	-6	-4	0	9	34
				<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																						
Customer			17.00	0	0	0	0	0	7	23	25	20	20	20	27	41	43	45	41	41	41	23
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee			3.00	0	2	3	5	7	7	7	7	7	7	7	9	9	9	9	9	9	7	4
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b>Office</b>																						
Visitor			0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee			0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>				0	3	7	11	13	21	36	37	31	30	28	37	50	52	54	49	49	48	27
Excess				47	44	40	36	34	26	11	10	16	17	19	10	-3	-5	-7	-2	-2	-1	20
<b>Weekday Peak</b>																						
<b>Weekend Peak</b>																						
<b>Average Weekday Excess</b>																						
<b>Average Weekend Excess</b>																						



Note:

May

				Weekday																		
				AM						PM												
				6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																			
<b>Fine/Casual Dining</b>																						
Customer	15.25	3	96% /kGSF	0	0	0	0	6	17	32	32	28	17	21	32	40	42	42	42	40	32	11
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b>Office</b>																						
Visitor	0.30	19	100% /kGSF	0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		100% /kGSF	2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>				2	22	56	74	87	94	101	102	108	93	89	74	65	57	55	52	49	39	13
Excess				45	25	-9	-27	-40	-47	-54	-55	-61	-46	-42	-27	-18	-10	-8	-5	-2	8	34
				<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																						
Customer			17.00	0	0	0	0	0	7	24	26	21	21	21	28	42	45	47	42	42	42	24
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee			3.00	0	2	3	5	7	7	7	7	7	7	7	9	9	9	9	9	9	7	4
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b>Office</b>																						
Visitor			0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee			0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>				0	3	7	11	13	21	37	38	32	31	29	38	51	53	56	51	51	50	28
Excess				47	44	40	36	34	26	10	9	15	16	18	9	-4	-6	-9	-4	-4	-3	19
<b>Weekday Peak</b>																						
<b>Weekend Peak</b>																						
<b>Average Weekday Excess</b>																						
<b>Average Weekend Excess</b>																						



Note:

June

				Weekday																		
				AM						PM												
				6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																			
<b><u>Fine/Casual Dining</u></b>																						
Customer	15.25	3	95% /kGSF	0	0	0	0	6	17	31	31	27	17	21	31	40	42	42	42	40	31	10
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b><u>Office</u></b>																						
Visitor	0.30	19	100% /kGSF	0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		100% /kGSF	2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>				2	22	56	74	87	94	100	102	108	93	89	74	65	57	55	52	48	39	13
Excess				45	25	-9	-27	-40	-47	-53	-55	-61	-46	-42	-27	-18	-10	-8	-5	-1	8	34
				<b>Weekend</b>																		
<b><u>Fine/Casual Dining</u></b>																						
Customer			17.00	0	0	0	0	0	7	23	26	21	21	21	28	42	44	47	42	42	42	23
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee			3.00	0	2	3	5	7	7	7	7	7	7	7	9	9	9	9	9	9	7	4
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b><u>Office</u></b>																						
Visitor			0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee			0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>				0	3	7	11	13	21	36	38	32	30	29	37	51	53	55	51	51	49	28
Excess				47	44	40	36	34	26	11	9	15	17	18	10	-4	-6	-8	-4	-4	-2	19
<b>Weekday Peak</b>																						
<b>Weekend Peak</b>																						
<b>Average Weekday Excess</b>																						
<b>Average Weekend Excess</b>																						



Note:

July

				Weekday																			
				AM							PM												
				Hour	6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																				
<b>Fine/Casual Dining</b>																							
Customer	15.25	3	98% /kGSF	0	0	0	0	6	17	32	32	28	17	22	32	41	43	43	43	41	32	11	
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%	
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3	
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%	
<b>Office</b>																							
Visitor	0.30	19	95% /kGSF	0	0	1	3	6	2	1	2	6	2	1	1	0	0	0	0	0	0	0	
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%	
Employee	3.50		95% /kGSF	2	19	48	61	64	64	58	58	64	64	58	32	16	6	4	2	1	0	0	
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%	
<b>Total Needed</b>				2	21	53	70	83	91	98	100	105	90	86	73	65	58	56	53	50	40	14	
Excess				45	26	-6	-23	-36	-44	-51	-53	-58	-43	-39	-26	-18	-11	-9	-6	-3	7	33	
				<b>Weekend</b>																			
<b>Fine/Casual Dining</b>																							
Customer			17.00	0	0	0	0	0	7	24	26	22	22	22	29	43	46	48	43	43	43	24	
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%	
Employee			3.00	0	2	3	5	7	7	7	7	7	7	7	9	9	9	9	9	9	7	4	
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%	
<b>Office</b>																							
Visitor			0.03	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%	
Employee			0.35	0	1	4	5	6	6	6	5	4	3	1	1	0	0	0	0	0	0	0	
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%	
<b>Total Needed</b>				0	3	7	11	13	21	37	39	32	31	30	38	52	54	57	52	52	51	28	
Excess				47	44	40	36	34	26	10	8	15	16	17	9	-5	-7	-10	-5	-5	-4	19	
<b>Weekday Peak</b>																							
<b>Weekend Peak</b>																							
<b>Average Weekday Excess</b>																							
<b>Average Weekend Excess</b>																							



Note:

August

				Weekday																		
				AM						PM												
				6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																			
<b>Fine/Casual Dining</b>																						
Customer	15.25	3	99% /kGSF	0	0	0	0	7	17	33	33	28	17	22	33	41	44	44	44	41	33	11
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b>Office</b>																						
Visitor	0.30	19	95% /kGSF	0	0	1	3	6	2	1	2	6	2	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		95% /kGSF	2	19	48	61	64	64	58	58	64	64	58	32	16	6	4	2	1	0	0
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>				2	21	53	70	83	91	98	100	105	90	86	73	66	58	56	54	50	40	14
Excess				45	26	-6	-23	-36	-44	-51	-53	-58	-43	-39	-26	-19	-11	-9	-7	-3	7	33
				<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																						
Customer			17.00	0	0	0	0	0	7	24	27	22	22	22	29	44	46	49	44	44	44	24
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee			3.00	0	2	3	5	7	7	7	7	7	7	7	9	9	9	9	9	9	7	4
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b>Office</b>																						
Visitor			0.03	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee			0.35	0	1	4	5	6	6	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>				0	3	7	11	13	21	37	39	33	31	30	39	53	55	57	52	52	51	29
Excess				47	44	40	36	34	26	10	8	14	16	17	8	-6	-8	-10	-5	-5	-4	18
<b>Weekday Peak</b>																						
<b>Weekend Peak</b>																						
<b>Average Weekday Excess</b>																						
<b>Average Weekend Excess</b>																						



Note:



September

				Weekday																			
				Hour	AM						PM												
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																				
<b>Fine/Casual Dining</b>				3																			
Customer	15.25		91% /kGSF	0	0	0	0	6	16	30	30	26	16	20	30	38	40	40	40	38	30	10	
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%	
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3	
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%	
<b>Office</b>				19																			
Visitor	0.30		100% /kGSF	0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0	
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%	
Employee	3.50		100% /kGSF	2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0	
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%	
<b>Total Needed</b>					2	22	56	74	87	93	99	101	107	92	88	72	63	55	53	50	47	38	13
				Excess	45	25	-9	-27	-40	-46	-52	-54	-60	-45	-41	-25	-16	-8	-6	-3	0	9	34
					<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																							
Customer				17.00	0	0	0	0	0	7	22	25	20	20	20	27	40	42	45	40	40	22	
Time of Day Factor					0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	50%	
Employee				3.00	0	2	3	5	7	7	7	7	7	7	9	9	9	9	9	9	7	4	
Time of Day Factor					0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%	
<b>Office</b>																							
Visitor				0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	
Time of Day Factor					0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	
Employee				0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	
Time of Day Factor					0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	
<b>Total Needed</b>					0	3	7	11	13	21	35	37	31	30	28	36	49	51	53	49	49	48	27
				Excess	47	44	40	36	34	26	12	10	16	17	19	11	-2	-4	-6	-2	-2	-1	20
<b>Weekday Peak</b>				<b>107</b>																			
<b>Weekend Peak</b>				<b>53</b>																			
<b>Average Weekday Excess</b>				-17																			
<b>Average Weekend Excess</b>				17																			



Note:

October

				Weekday																		
				AM						PM												
				6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																			
<b>Fine/Casual Dining</b>																						
Customer	15.25	3	96% /kGSF	0	0	0	0	6	17	32	32	28	17	21	32	40	42	42	42	40	32	11
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b>Office</b>																						
Visitor	0.30	19	100% /kGSF	0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		100% /kGSF	2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>				2	22	56	74	87	94	101	102	108	93	89	74	65	57	55	52	49	39	13
Excess				45	25	-9	-27	-40	-47	-54	-55	-61	-46	-42	-27	-18	-10	-8	-5	-2	8	34
				<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																						
Customer			17.00	0	0	0	0	0	7	24	26	21	21	21	28	42	45	47	42	42	42	24
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee			3.00	0	2	3	5	7	7	7	7	7	7	7	9	9	9	9	9	9	7	4
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b>Office</b>																						
Visitor			0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee			0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>				0	3	7	11	13	21	37	38	32	31	29	38	51	53	56	51	51	50	28
Excess				47	44	40	36	34	26	10	9	15	16	18	9	-4	-6	-9	-4	-4	-3	19
<b>Weekday Peak</b>																						
<b>Weekend Peak</b>																						
<b>Average Weekday Excess</b>																						
<b>Average Weekend Excess</b>																						



Note:

November

				Weekday																			
				Hour	AM						PM												
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																				
<b>Fine/Casual Dining</b>				3																			
Customer	15.25		93% /kGSF	0	0	0	0	6	16	31	31	27	16	20	31	39	41	41	41	39	31	10	
Time of Day Factor			100%	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%	
Employee	2.75		/kGSF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%	
<b>Office</b>				19																			
Visitor	0.30		100% /kGSF	0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0	
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%	
Employee	3.50		100% /kGSF	2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0	
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%	
<b>Total Needed</b>					2	20	52	68	80	87	92	94	100	87	82	65	56	48	46	43	40	31	10
				Excess	45	27	-5	-21	-33	-40	-45	-47	-53	-40	-35	-18	-9	-1	1	4	7	16	37
					<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																							
Customer				17.00	0	0	0	0	0	7	23	25	21	21	21	27	41	43	46	41	41	41	23
Time of Day Factor					0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee				3.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor					0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%	
<b>Office</b>																							
Visitor				0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor					0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee				0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor					0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>					0	1	4	6	7	14	29	31	25	23	22	28	41	43	46	41	41	41	23
				Excess	47	46	43	41	40	33	18	16	22	24	25	19	6	4	1	6	6	6	24
<b>Weekday Peak</b>				<b>100</b>																			
<b>Weekend Peak</b>				<b>46</b>																			
<b>Average Weekday Excess</b>				<b>-11</b>																			
<b>Average Weekend Excess</b>				<b>22</b>																			



Note:

Peak December

				Weekday																		
				AM						PM												
				6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																			
<b>Fine/Casual Dining</b>																						
Customer	15.25	3	100% /kGSF	0	0	0	0	7	18	33	33	29	18	22	33	42	44	44	44	42	33	11
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b>Office</b>																						
Visitor	0.30	19	100% /kGSF	0	0	1	3	6	3	1	3	6	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		100% /kGSF	2	20	51	64	68	68	61	61	68	68	61	34	17	7	5	2	1	0	0
Time of Day Factor				3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>				2	22	56	74	87	95	102	104	109	94	90	75	67	59	57	54	50	41	14
Excess				45	25	-9	-27	-40	-48	-55	-57	-62	-47	-43	-28	-20	-12	-10	-7	-3	6	33
				<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																						
Customer			17.00	0	0	0	0	0	7	25	27	22	22	22	29	44	47	49	44	44	44	25
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee			3.00	0	2	3	5	7	7	7	7	7	7	7	9	9	9	9	9	9	7	4
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b>Office</b>																						
Visitor			0.03	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee			0.35	0	1	4	5	6	7	6	5	4	3	1	1	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>				0	3	7	11	13	21	38	39	33	32	30	39	53	55	58	53	53	52	29
Excess				47	44	40	36	34	26	9	8	14	15	17	8	-6	-8	-11	-6	-6	-5	18
<b>Weekday Peak</b>																						
<b>Weekend Peak</b>																						
<b>Average Weekday Excess</b>																						
<b>Average Weekend Excess</b>																						



Note:

Late December

				Weekday																		
				AM						PM												
				6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Use	Ratio	Unit	Monthly Factor																			
<b>Fine/Casual Dining</b>																						
Customer	15.25	3	95% /kGSF	0	0	0	0	6	17	31	31	27	17	21	31	40	42	42	42	40	31	10
Time of Day Factor				0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	2.75		100% /kGSF	0	2	4	6	7	7	7	7	7	6	6	8	8	8	8	8	8	8	3
Time of Day Factor				0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	95%	35%
<b>Office</b>																						
Visitor	0.30	19	80% /kGSF	0	0	1	3	5	2	1	2	5	2	1	0	0	0	0	0	0	0	0
Time of Day Factor				0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3.50		/kGSF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor			80%	3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
<b>Total Needed</b>				0	2	5	9	18	26	39	41	39	25	28	40	48	50	50	50	48	39	13
Excess				47	45	42	38	29	21	8	6	8	22	19	7	-1	-3	-3	-3	-1	8	34
				<b>Weekend</b>																		
<b>Fine/Casual Dining</b>																						
Customer			17.00	0	0	0	0	0	7	23	26	21	21	21	28	42	44	47	42	42	42	23
Time of Day Factor				0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
Employee			3.00	0	2	3	5	7	7	7	7	7	7	7	9	9	9	9	9	9	7	4
Time of Day Factor				0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
<b>Office</b>																						
Visitor			0.03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Employee			0.35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time of Day Factor				0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
<b>Total Needed</b>				0	2	3	6	7	14	30	33	28	28	28	37	51	53	55	51	51	49	28
Excess				47	45	44	41	40	33	17	14	19	19	19	10	-4	-6	-8	-4	-4	-2	19
<b>Weekday Peak</b>																						
<b>Weekend Peak</b>																						
<b>Average Weekday Excess</b>																						
<b>Average Weekend Excess</b>																						



Note: