



November 8, 2019

Mr. Robert Frisbie, Jr.
125 Worth Partners LLC
125 Worth Avenue, Suite 112
Palm Beach, FL 33480

**RE: 125 Worth Avenue - Parking Supply Evaluation
Palm Beach, Florida
Kimley-Horn # 140616000**

Dear Rob:

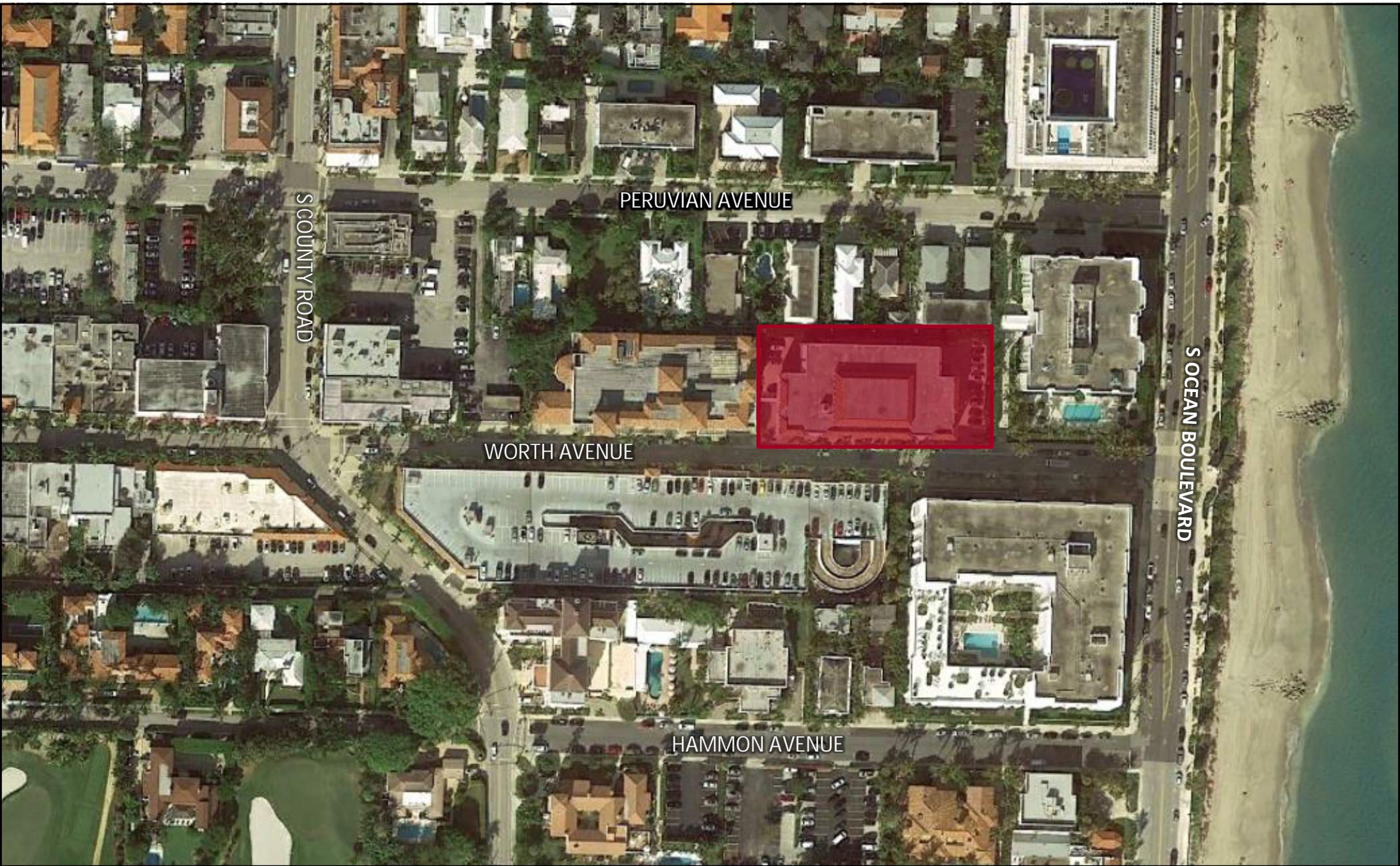
Kimley-Horn and Associates, Inc. has undertaken the following review and analysis to evaluate the overall parking supply requirements for the proposed modification of the development program at the 125 Worth Ave site, which is located on the north side of Worth Avenue between South Ocean Boulevard and South 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 39,206 square feet of general office use and 19,738 square feet of commercial retail use. The proposed modifications to the site will enclose current open-air parking areas at grade level, eliminate remaining at-grade parking and add four residential units on the fourth floor of the building. **Table 1** summarizes the uses that are proposed on site following the site modifications.

Table 1 – Summary of Proposed Uses

Use	Intensity
Commercial / Retail	24,556 square feet
Residential (Condominium)	4 dwelling units
Office	39,608 square feet

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.



S COUNTY ROAD

PERUVIAN AVENUE

WORTH AVENUE

S OCEAN BOULEVARD

HAMMON AVENUE



LEGEND



PROJECT SITE

FIGURE 1
SITE LOCATION
125 WORTH AVENUE

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*. ULI does not publish a parking ratio for a coffee shop; therefore, the analysis uses the average parking demand data published by the Institute of Transportation Engineers (ITE) in *Parking Generation, Fourth Edition* for a “Coffee/Donut Shop without Drive-Through Window”. Different ratios are provided for weekday and weekend conditions as well as for employee/resident parking and customer/visitor parking. **Table 2** provides a summary of the baseline parking ratios for each use for weekday and weekend uses along with the number of parking spaces assigned to each component of the various land uses.

Table 2 - Baseline Parking Ratio Determination

Land Use	Quantity	Unit	User	Weekday	Weekend	Unit	Weekday	Weekend
				Base (# of spaces)	Base (# of spaces)		Parking Spaces	Parking Spaces
Community Shopping Center (<400,000 sq. ft.)	24.556	ksf	Visitors	2.90	3.20	/ksf GLA	71	79
			Employees	0.70	0.80		17	20
Residential, Owned	4	units	Guest	0.15	0.15	/unit	1	1
			Resident	1.70	1.70		7	7
Office (25,000 to 100,000 sq. ft.)	39.608	ksf	Visitors	0.29	0.03	/ksf GLA	11	1
			Employees	3.43	0.34		136	14

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*. 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 those days.

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 3** provides a summary of these calculations

Table 3 – Month-By-Month Average Daily Parking Occupancy

	Month												
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Late Dec.
Weekday Peak	204	204	209	208	210	211	202	205	209	210	216	237	87
Weekend Peak	73	74	79	79	81	82	79	83	79	81	88	112	86

The average of all of the values listed above is 142 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. 125 Worth Ave is directly situated on a roadway (Worth 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 4** provides a summary of the reduced average peak parking demand by month.

Table 4 – Month-By-Month Average Daily Parking Occupancy with 15% Reduction

	Month												
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Late Dec.
Weekday Peak	173	174	178	177	179	179	171	174	178	179	184	201	74
Weekend Peak	62	63	68	67	69	70	67	71	68	69	75	95	73

The average of all of the values listed above is 121 spaces. The parking supply available in the underground parking facility on site is 134 spaces. Because the parking supply provided on site exceeds the calculation of the overall average annual parking demand, it is not required to request a variance from the Town for the parking supply.

Conclusion

As documented in this evaluation, the average overall parking demand for the site with a 15% reduction is 121 parking spaces. A supply of 134 spaces will be provided; therefore, it is not required to seek a variance from the Town of Palm Beach. Should you have any questions, please contact me via e-mail at 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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January

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																			
					AM						PM													
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight	
Shopping Center - Typical																								
Customer	2.90	25	56% /kGSF		0	2	6	14	26	34	38	40	38	36	36	38	38	38	32	20	12	4	0	
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%	
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0	
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%	
Residential																								
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6	6
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	
Office																								
Visitor	0.29	40	100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	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%	
Total Needed						12	51	121	166	190	193	180	186	204	195	179	126	92	72	61	41	26	13	7
Excess						122	83	13	-32	-56	-59	-46	-52	-70	-61	-45	8	42	62	73	93	108	121	127
Weekday Peak																								
Weekend Peak																								
Average Weekday Excess																								
Average Weekend Excess																								

Note:

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January

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	0	2	4	13	22	29	35	40	44	44	42	40	35	33	29	22	15	7	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		8	13	25	42	54	63	69	72	73	70	65	62	55	52	47	39	29	16	7
		126	121	109	92	80	71	65	62	61	64	69	72	79	82	87	95	105	118	127
Weekday Peak																				
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



February

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																			
					AM						PM													
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight	
Shopping Center - Typical																								
Customer	2.90	25	57% /kGSF		0	2	6	14	26	35	39	41	39	37	37	39	39	39	32	20	12	4	0	
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%	
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0	
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%	
Residential																								
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	4	5	5	6	6	6	6	6	6	
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	
Office																								
Visitor	0.29	40	100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	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%	
Total Needed						12	51	121	166	190	193	181	186	204	196	179	126	92	72	61	42	26	13	7
Excess						122	83	13	-32	-56	-59	-47	-52	-70	-62	-45	8	42	62	73	92	108	121	127
Weekday Peak						204																		
Weekend Peak						74																		
Average Weekday Excess						22																		
Average Weekend Excess						88																		
Note:																								
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February

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	0	2	4	13	22	29	36	40	45	45	43	40	36	34	29	22	16	7	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		8	13	25	42	54	63	69	72	74	71	66	62	56	53	48	40	30	16	7
		126	121	109	92	80	71	65	62	60	63	68	72	78	81	86	94	104	118	127
Weekday Peak																				
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



March

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																			
					AM						PM													
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight	
Shopping Center - Typical																								
Customer	2.90	25	64% /kGSF		0	2	7	16	30	39	43	46	43	41	41	43	43	43	36	23	14	5	0	
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%	
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0	
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%	
Residential																								
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	4	5	5	6	6	6	6	6	6	
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	
Office																								
Visitor	0.29	40	100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	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%	
Total Needed						12	51	122	168	194	198	185	191	209	200	184	131	97	77	65	44	28	14	7
Excess						122	83	12	-34	-60	-64	-51	-57	-75	-66	-50	3	37	57	69	90	106	120	127
Weekday Peak																								
Weekend Peak																								
Average Weekday Excess																								
Average Weekend Excess																								
Note:																								

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March

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	1	3	5	15	25	33	40	45	50	50	48	45	40	38	33	25	18	8	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		8	14	26	44	57	67	74	77	79	77	71	67	60	57	51	42	32	17	7
Weekday Peak		126	120	108	90	77	67	60	57	55	57	63	67	74	77	83	92	102	117	127
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



April

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																			
					AM						PM													
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight	
Shopping Center - Typical																								
Customer	2.90	25	63% /kGSF		0	2	7	16	29	38	43	45	43	40	40	43	43	43	36	22	13	4	0	
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%	
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0	
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%	
Residential																								
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6	
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	
Office																								
Visitor	0.29	40	100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	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%	
Total Needed						12	51	122	167	193	197	185	191	208	200	183	130	96	76	65	44	27	13	7
Excess						122	83	12	-33	-59	-63	-51	-57	-74	-66	-49	4	38	58	69	90	107	121	127
Weekday Peak										208														
Weekend Peak										79														
Average Weekday Excess										20														
Average Weekend Excess										86														

Note:

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April

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	0	2	5	15	25	32	40	45	50	50	47	45	40	37	32	25	17	7	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		8	14	26	44	56	67	73	77	79	76	71	67	60	57	51	42	31	17	7
		126	120	108	90	78	67	61	57	55	58	63	67	74	77	83	92	103	117	127
Weekday Peak																				
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



May

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																			
					AM						PM													
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight	
Shopping Center - Typical																								
Customer	2.90	25	66% /kGSF		0	2	7	16	31	40	45	47	45	42	42	45	45	38	24	14	5	0		
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	80%	50%	30%	10%	0%		
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0	
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%	
Residential																								
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0		
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%		
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6	
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	
Office																								
Visitor	0.29	40	100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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%		
Employee	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	1	0		
Time of Day Factor					3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%		
Total Needed						12	51	122	168	195	199	187	193	210	202	185	133	98	78	66	45	28	14	7
Excess						122	83	12	-34	-61	-65	-53	-59	-76	-68	-51	1	36	56	68	89	106	120	127
Weekday Peak																								
Weekend Peak																								
Average Weekday Excess																								
Average Weekend Excess																								
Note:																								

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May

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	1	3	5	16	26	34	41	47	52	52	49	47	41	39	34	26	18	8	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		8	14	26	44	58	68	75	79	81	78	73	69	62	58	52	43	32	17	7
Weekday Peak		126	120	108	90	76	66	59	55	53	56	61	65	72	76	82	91	102	117	127
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



June

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																			
					AM						PM													
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight	
Shopping Center - Typical					25																			
Customer	2.90		67% /kGSF		0	2	7	17	31	41	45	48	45	43	43	45	45	45	38	24	14	5	0	
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%	
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0	
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%	
Residential					4																			
Customer	0.15		100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6	
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	
Office					40																			
Visitor	0.29		100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	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%	
Total Needed						12	51	122	168	195	199	187	194	211	202	186	133	99	79	67	45	28	14	7
Excess						122	83	12	-34	-61	-65	-53	-60	-77	-68	-52	1	35	55	67	89	106	120	127
Weekday Peak					211																			
Weekend Peak					82																			
Average Weekday Excess					18																			
Average Weekend Excess					84																			
Note:																								

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June

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	1	3	5	16	26	34	42	47	53	53	50	47	42	39	34	26	18	8	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		8	14	26	45	58	69	75	80	82	79	74	69	62	59	53	43	32	17	7
Weekday Peak		126	120	108	89	76	65	59	54	52	55	60	65	72	75	81	91	102	117	127
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



July

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																			
					AM						PM													
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight	
Shopping Center - Typical																								
Customer	2.90	25	64% /kGSF		0	2	7	16	30	39	43	46	43	41	41	43	43	43	36	23	14	5	0	
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%	
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0	
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%	
Residential																								
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	4	5	5	6	6	6	6	6	6	
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	
Office																								
Visitor	0.29	40	95% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		95% /kGSF		4	39	97	123	129	129	116	116	129	129	116	65	32	13	9	4	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%	
Total Needed						12	49	117	161	186	190	179	185	202	193	178	128	95	76	65	44	27	14	7
Excess						122	85	17	-27	-52	-56	-45	-51	-68	-59	-44	6	39	58	69	90	107	120	127
Weekday Peak						202																		
Weekend Peak						79																		
Average Weekday Excess						23																		
Average Weekend Excess						85																		
Note:																								
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July

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	1	3	5	15	25	33	40	45	50	50	48	45	40	38	33	25	18	8	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	10	12	13	12	10	8	5	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%	0%
Total Needed		8	14	25	43	56	66	73	77	79	76	71	67	60	57	51	42	32	17	7
Weekday Peak		126	120	109	91	78	68	61	57	55	58	63	67	74	77	83	92	102	117	127
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



August

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																						
					AM						PM																
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight				
Shopping Center - Typical																											
Customer	2.90	25	69% /kGSF		0	2	7	17	32	42	47	49	47	44	44	47	47	47	39	25	15	5	0				
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%				
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0				
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%				
Residential																											
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0				
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%				
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	4	5	5	6	6	6	6	6	6				
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%				
Office																											
Visitor	0.29	40	95% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		95% /kGSF		4	39	97	123	129	129	116	116	129	129	116	65	32	13	9	4	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%				
Total Needed						12	49	117	162	189	193	183	189	205	197	181	131	99	80	68	46	29	14	7			
Excess						122	85	17	-28	-55	-59	-49	-55	-71	-63	-47	3	35	54	66	88	105	120	127			
Weekday Peak										205																	
Weekend Peak										83																	
Average Weekday Excess										21																	
Average Weekend Excess										83																	
Note:																											
K:\WPB_TPTO\1406\140616000 - 125 Worth Avenue\Parking\2019-11-4 Shared Parking 125 Worth Ave.xlsx\August																											

August

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	1	3	5	16	27	35	43	49	54	54	52	49	43	41	35	27	19	8	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	10	12	13	12	10	8	5	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%	0%
Total Needed		9	14	26	45	58	69	76	80	83	80	75	71	64	60	54	44	33	17	7
Weekday Peak		125	120	108	89	76	65	58	54	51	54	59	63	70	74	80	90	101	117	127
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



September

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																			
					AM						PM													
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight	
Shopping Center - Typical																								
Customer	2.90	25	64% /kGSF		0	2	7	16	30	39	43	46	43	41	41	43	43	43	36	23	14	5	0	
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%	
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0	
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%	
Residential																								
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	4	5	5	6	6	6	6	6	6	
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	
Office																								
Visitor	0.29	40	100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	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%	
Total Needed						12	51	122	168	194	198	185	191	209	200	184	131	97	77	65	44	28	14	7
Excess						122	83	12	-34	-60	-64	-51	-57	-75	-66	-50	3	37	57	69	90	106	120	127
Weekday Peak																								
Weekend Peak																								
Average Weekday Excess																								
Average Weekend Excess																								

Note:

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September

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	1	3	5	15	25	33	40	45	50	50	48	45	40	38	33	25	18	8	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		8	14	26	44	57	67	74	77	79	77	71	67	60	57	51	42	32	17	7
Weekday Peak		126	120	108	90	77	67	60	57	55	57	63	67	74	77	83	92	102	117	127
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



October

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																			
					AM						PM													
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight	
Shopping Center - Typical																								
Customer	2.90	25	66% /kGSF		0	2	7	16	31	40	45	47	45	42	42	45	45	45	38	24	14	5	0	
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%	
Employee	0.70		80% /kGSF		1	2	6	10	12	13	14	14	14	14	14	13	13	13	12	10	6	2	0	
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%	
Residential																								
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6	
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	
Office																								
Visitor	0.29	40	100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	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%	
Total Needed						12	51	122	168	195	199	187	193	210	202	185	133	98	78	66	45	28	14	7
Excess						122	83	12	-34	-61	-65	-53	-59	-76	-68	-51	1	36	56	68	89	106	120	127
Weekday Peak										210														
Weekend Peak										81														
Average Weekday Excess										19														
Average Weekend Excess										84														
Note:																								
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October

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	1	3	5	16	26	34	41	47	52	52	49	47	41	39	34	26	18	8	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	2	6	12	13	15	16	16	16	16	16	15	13	13	12	10	7	2	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		8	14	26	44	58	68	75	79	81	78	73	69	62	58	52	43	32	17	7
Weekday Peak		126	120	108	90	76	66	59	55	53	56	61	65	72	76	82	91	102	117	127
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



November

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																				
					AM						PM														
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight		
Shopping Center - Typical																									
Customer	2.90	25	72% /kGSF		1	3	8	18	33	44	49	51	49	46	46	49	49	49	41	26	15	5	0		
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%		
Employee	0.70		90% /kGSF		2	2	6	12	13	15	15	15	15	15	15	15	15	15	14	12	6	2	0		
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%		
Residential																									
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0		
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%		
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	4	5	5	6	6	6	6	6	6		
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%		
Office																									
Visitor	0.29	40	100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	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%		
Total Needed					13	52	124	171	199	204	193	199	216	207	191	138	104	84	71	48	30	14	7		
Excess					121	82	10	-37	-65	-70	-59	-65	-82	-73	-57	-4	30	50	63	86	104	120	127		
Weekday Peak					216																				
Weekend Peak					88																				
Average Weekday Excess					15																				
Average Weekend Excess					80																				
Note:																									
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November

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	1	3	6	17	28	37	45	51	57	57	54	51	45	42	37	28	20	8	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	3	7	13	15	17	18	18	18	18	18	17	15	14	13	11	8	3	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		9	14	27	47	62	73	81	85	88	85	79	75	67	63	57	47	35	18	7
Weekday Peak		125	120	107	87	72	61	53	49	46	49	55	59	67	71	77	87	99	116	127
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				



Peak December

Use	Ratio	Unit	Monthly Factor	Hour	Weekday																					
					AM						PM															
					6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight			
Shopping Center - Typical																										
Customer	2.90	25	100% /kGSF		1	4	11	25	46	61	68	71	68	64	64	68	68	68	57	36	21	7	0			
Time of Day Factor					1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%			
Employee	0.70		100% /kGSF		2	3	7	13	15	16	17	17	17	17	17	16	16	16	15	13	7	3	0			
Time of Day Factor					10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%			
Residential																										
Customer	0.15	4	100% /units		0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0			
Time of Day Factor					0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%			
Employee	1.60		100% /units		6	6	5	5	5	4	4	4	4	4	4	5	5	6	6	6	6	6	6			
Time of Day Factor					100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%			
Office																										
Visitor	0.29	40	100% /kGSF		0	0	2	7	11	5	2	5	11	5	2	1	1	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	3.43		100% /kGSF		4	41	102	129	136	136	122	122	136	136	122	68	34	14	10	4	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%			
Total Needed					13	53	127	179	213	223	213	221	237	227	210	159	125	105	89	60	37	17	7			
Excess					121	81	7	-45	-79	-89	-79	-87	-103	-93	-76	-25	9	29	45	74	97	117	127			
Weekday Peak					237																					
Weekend Peak					112																					
Average Weekday Excess					2																					
Average Weekend Excess					67																					

Note:

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Peak December

Use	Hour Ratio	Weekend																		
		AM					PM													
		6	7	8	9	10	11	Noon	1	2	3	4	5	6	7	8	9	10	11	Midnight
Shopping Center - Typical																				
Customer	3.20	1	4	8	24	39	51	63	71	79	79	75	71	63	59	51	39	28	12	0
Time of Day Factor		1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	0.80	2	3	8	15	17	19	20	20	20	20	20	19	17	16	15	13	9	3	0
Time of Day Factor		10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Residential																				
Customer	0.15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
Time of Day Factor		0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Employee	1.60	6	6	5	5	5	4	4	4	4	4	5	5	6	6	6	6	6	6	6
Time of Day Factor		100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office																				
Visitor	0.03	0	0	1	1	1	1	1	1	1	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	0.34	0	3	8	11	12	14	12	11	8	5	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%	0%
Total Needed		9	16	30	55	74	89	100	107	112	109	102	97	86	81	73	59	43	22	7
Weekday Peak		125	118	104	79	60	45	34	27	22	25	32	37	48	53	61	75	91	112	127
Weekend Peak																				
Average Weekday Excess																				
Average Weekend Excess																				
Note:																				

