

UPDATED PARKING DEMAND ANALYSIS
NORTHGATE MARKET AT HARBOR CENTER
Costa Mesa, California
December 20, 2022

December 20, 2022

Carl Middleton
Northgate Gonzalez Real Estate Company
1201 Magnolia Avenue
Anaheim, CA 92801
e-mail: carl.middleton@northgatemarkets.com

LLG Reference No. 2.22.4540.1

Subject: **Updated Parking Demand Analysis for Northgate Market at
Harbor Center**
Costa Mesa, CA

Engineers & Planners

Traffic
Transportation
Parking

**Linscott, Law &
Greenspan, Engineers**

2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175 T
949.825.6173 F
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

Dear Mr. Middleton:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this Updated Parking Demand Analysis associated with the proposed Northgate Market at Harbor Center (herein referred to as Project) in the City of Costa Mesa, California. Harbor Center is an established community shopping center generally located north of Wilson Street and east of Harbor Boulevard and addressed at 2300 Harbor Boulevard.

Pursuant to our discussions and preliminary coordination efforts with the City of Costa Mesa Development Services Department staff, we understand that as a part of the Project's review and approval by the City, a parking study has been requested to document the existing parking requirements and operational needs of the community shopping center as it currently exists and assess the parking implications associated with the parking demand for the proposed Northgate Market, inclusive of proposed potential in-store dining/food uses and outdoor dining/patio area.

According to recently updated information, the Harbor Center shopping center has a total floor area of 336,771 square-feet (SF) of gross floor area within eleven (11) buildings. A review of the Project information provided by ICI Development Company, Owner, indicates that two (2) units/suites totaling 2,460 SF is now vacant (Suite K-3/P-6B and Suite N-7/P-9), as is the 68,847 SF grocery store (Suite C/Major-2) that was formerly occupied by Albertsons. Excluding the former Albertsons from the development, Harbor Center has a total floor area of 267,924 SF.

Philip M. Linscott, PE (1924-2000)
William A. Law, PE (1921-2018)
Jack M. Greenspan, PE (Ret.)
Paul W. Wilkinson, PE (Ret.)
John P. Keating, PE
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE
Walter B. Musial, PE
An LGZWB Company Founded 1966

The proposed Project calls for the renovation of the vacant grocery store for occupancy by Northgate Market.

The future parking needs of the above modifications will be evaluated in the context of full site occupancy using City “code”, and also by applying the “shared parking” techniques as published by the Urban Land Institute (ULI) and in accordance with the *"City of Costa Mesa Procedure for Determining Shared Parking Requirements"*.

The study focused on the following:

- ❑ Calculates the Code-based parking requirements for Harbor Center based on the application of City Code parking ratios,
- ❑ Estimates parking demand through the application of the *"City of Costa Mesa Procedure for Determining Shared Parking Requirements"*, and
- ❑ Compares the estimated shared parking demand against the existing parking supply, in order to identify any potential, operational surplus or deficiency in parking spaces with the proposed Northgate Market

Our method of analysis, findings, and conclusions are described in detail in the following sections of this report.

PROJECT LOCATION AND DESCRIPTION

Harbor Center is an existing mixed-use development center with a total floor area of 336,771 SF of floor area within eleven (11) buildings that is located north of Wilson Street and east of Harbor Boulevard and addressed at 2300 Harbor Boulevard in the City of Costa Mesa, California. **Figure 1**, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the subject property in the context of the surrounding street system.

Existing Development

The existing community shopping center had a current occupied floor area of 265,464 SF that is anchored by Home Depot, T.J. Maxx/Home Goods, Rite Aid and a mix of retail/commercial, service retail, medical/dental office, financial services/banks and restaurant space. The remaining of 71,307 SF is currently vacant and consists of two (2) units/suites totaling 2,460 SF and a 68,847 SF grocery store that was formerly occupied by Albertsons. **Figure 2** presents an existing aerial photograph of the site and illustrates the existing buildings and parking areas.

Proposed Project

As currently envisioned, the Project includes the renovation and re-occupancy of the vacant grocery store by Northgate Market. The proposed renovation to the 68,847 SF vacant building will result in a loss of 665 SF of floor area. As such, the proposed Northgate Market will consist of a 68,182 SF grocery store, inclusive of 3,626 SF of office space, 1,472 SF of indoor “common area seating”, a 149 SF stage for cooking demonstrations, and 1,286 SF of in-store dining/food uses. The Project also includes the provision of 4,318 SF of outdoor dining/patio area plus outdoor bar seating. Of the proposed outdoor dining/patio area, approximately 3,285 SF will be constructed in place of existing parking located on the south side of the building and result in a loss of 16 of the 26 spaces located therewith. The remaining 1,033 SF of outdoor dining/patio area will be provided on the front side of the market. **Figure 2A** presents the existing site plan which highlights the location of the two (2) vacant suites (Suite K-3/P-6B and Suite N-7/P-9), and the proposed Project (Suite C/Major-2).

Table 1, located at the end of this letter report, following the figures, presents the tenant unit/address, most recent development tabulation/tenant mix and associated floor areas for the center, and hours of operations for the existing tenants. A review of **Table 1** indicates the occupied floor area of 265,464 SF is a mix of retail, home improvement, restaurant, medical/dental office and financial service uses that consists of the following:

- ❑ 18,172 SF of retail floor area
- ❑ 16,450 SF of retail pharmacy floor area
- ❑ 50,000 SF of retail discount store floor area
- ❑ 131,230 SF of home improvement with garden center floor area
- ❑ 31,802 SF of restaurant floor area
- ❑ 6,305 SF of medical/dental office floor area
- ❑ 11,505 SF of financial services floor area

The remaining 2,460 SF of vacant floor area and proposed Project consist of the following:

- ❑ 1,200 SF of retail floor area (Suite K-3/Pad 6B)
- ❑ 1,260 SF of restaurant floor area (Suite N-7/P-9)
- ❑ 68,182 SF grocery store, inclusive of 3,626 SF of office space, 1,472 SF of indoor “common area seating”, a 149 SF stage for cooking demonstrations, and 1,286 SF of in-store dining/food uses, plus 4,318 SF of outdoor dining/patio area

Figure 2B presents the proposed floor plan/layout of Northgate Market that illustrates the grocery store floor area, as well as the proposed in-store dining (restaurant) and proposed outdoor patio/dining area.

Parking Supply

Based on information provided by ICI Development, the existing on-site parking supply for the center totals 1,519 spaces. This parking supply includes parking spaces that may be temporarily inaccessible and used as storage for the Home Depot Garden Center, and nineteen (19) spaces that were converted to cart corrals. For detailed study purposes, the parking areas were divided into two (2) zones and fifteen (15) parking lots as illustrated on **Figure 3. Table 2** provides a breakdown of the parking supply provided within each zone, which are identified as Parking Lots 1 through 15 in *Table 2*.

As stated earlier, 16 spaces will be lost due to the Project's proposed outdoor dining/patio area within Zone 13. As such, when considering the 19 cart corral spaces in addition to the 16 spaces lost due to the Project, an adjusted parking supply of 1,484 spaces is used in this assessment as the future parking supply at Harbor Center.

PARKING SUPPLY-DEMAND ANALYSIS

This parking analysis for the Harbor Center involves determining the expected parking needs, based on the size and type of proposed development components, versus the parking supply. In general, there are three methods that can be used to estimate the site's peak parking needs. These methods have been used in this analysis and include:

- Application of City code requirements (which typically treats each tenancy type as a "stand alone" use at maximum demand).
- The use of the shared parking analysis approach consistent with the *"City of Costa Mesa Procedure for Determining Shared Parking Requirements"*.

The shared parking methodology is certainly applicable to a community shopping center such as Harbor Center, given the mixed use characteristics of the retail center and the individual land use types (i.e., retail shops, home improvement, bank, medical/dental office, restaurant, etc.) experience peak demands at different times of the day.

CODE PARKING REQUIREMENTS

The code parking calculation for Harbor Center is based on the City's requirements as outlined in *Title 13 – Planning, Zoning and Development, Chapter VI. – Off-Street Parking Standards, Section 13-89. Parking Required* of the City of Costa Mesa Municipal Code. The City's Municipal Code specifies the following parking requirements as outlined in *Table 13-89: Nonresidential Parking Standards*:

- Retail, offices, central administrative offices: 4 spaces per 1000 SF
- Banks, savings and loans; credit unions: 5 spaces per 1000 SF
- Medical and dental offices, acupuncture, massage: 6 spaces per 1000 SF
- Establishments Where Food or Beverages are served with a maximum of 300 square feet of Public Area (limited seating of 12 or less person): 4 spaces per 1000 SF
- Establishments Where Food or Beverages are served with more than 300 square feet of Public Area: 10 spaces per 1000 SF for 1st 3000 SF, with 12 spaces per 1000 SF for each additional 1000 SF above 1st 3000 SF
- Mixed-Use Developments: When there are mixed uses within a single development which share the same parking facilities, the total requirement for parking should be determined as outlined in “*City of Costa Mesa Procedure for Determining Shared Parking Requirements*” which are included herein by this reference and which may be amended from time to time by resolution of the city council. A greater reduction in parking than would be allowed under this procedure maybe approved by minor conditional use permit where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved.
- Garden centers; plant nurseries: 4 spaces per 1000 SF of floor area, and 2 spaces per 1000 SF of outdoor display area.

Table 3 presents a summary of the code parking requirements for the existing development plus the parking implications associated with proposed Project, plus occupancy of two (2) vacant suites. As shown, the application of City parking ratios to the existing tenant mix calculates to a requirement of 1,247 spaces.

Relative to the proposed Project and current vacancies, the parking requirements calculates to 357 spaces, of which 339 spaces are required of the Northgate Market and the remaining 18 spaces are required of the two (2) vacant suites.

With a total code-based parking requirement of 1,604 spaces and a future parking supply of 1,484 spaces, a theoretical code shortfall of 120 spaces is calculated for Harbor Center at full occupancy, inclusive of the proposed Northgate Market. This Code-based deficiency is not realistic because the simple application of City Code parking ratios considers each tenant as a standalone use, does not take into account the actual physical setting (conducive to shared parking and “synergy” between uses), and therefore likely overstates the actual parking needs for Harbor Center.

Table 3A, provided for informational purposes, presents the code parking requirements for each of the existing individual tenants, as well as the proposed Project and the two (2) vacant suites.

The specific tenancy mix of Harbor Center provides an opportunity to share parking spaces based on the utilization profile of each included land use component. The following section calculates the parking requirements for Harbor Center based on the shared parking methodology approach, which is consistent with the *“City of Costa Mesa Procedure for Determining Shared Parking Requirements”* (herein after referred to as City Adopted Procedures) per the City’s Municipal Code.

SHARED PARKING ANALYSIS

Shared Parking Methodology – City Adopted Procedures

The Shared Parking methodology was primarily applied to estimate the parking needs of Harbor Center. This goes beyond simply calculating the City Code requirement and looks at the operational demand picture within the actual physical setting. The objective of this Shared Parking analysis is to estimate the peak parking requirements for the various project components of Harbor Center based upon their combined parking demand patterns.

Parking experience indicates that combining different land uses, whose parking demands peak at different times (of the day, week, and year), generally result in a parking demand that is significantly lower than “stand-alone” or “free-standing” facilities. In other words, a mixed-use development results in an overall parking need that is less than the sum of the individual peak parking requirements for each land use as represented in the City of Costa Mesa Municipal Code (parking ratios/factors specific to each land use, or city parking code rates are typically applied to these “stand-alone” developments).

The analytical procedures in a Shared Parking analysis are well documented in the Urban Land Institute's (ULI's) *Shared Parking* (1st and 2nd Editions, and more recently the 3rd Edition) publication. The publication defines Shared Parking as "parking space that can be used to serve two or more individual land uses without conflict or encroachment.". Therefore, Shared Parking calculations recognize that when different uses share a common parking footprint, the total number of spaces needed to support the collective whole is determined by adding the different parking profiles (by time of day or day of week) of each use comprising the mixed-use development. This is done rather than applying individual peak ratios to each land use component.

There is an important common element between the traditional "code" and the shared parking calculation methodologies; the peak parking ratios or "highpoint" for each land use's parking profile typically equals the "code" parking ratio for that use. The analytical procedures for shared parking analyses are well documented in the ULI *Shared Parking* publication. It should be noted that the City's Adopted Procedures are based on the 2nd Edition of ULI's *Shared Parking*

Shared parking calculations for the analysis utilize hourly parking accumulations developed from field studies of single developments in free-standing settings, where travel by private auto is maximized. These characteristics permit the means for calculating peak parking needs when land use types are combined. Further, the shared parking approach will result, at other than peak parking demand times, in an excess amount of spaces that will service the overall needs of the project.

Key inputs in the "*City of Costa Mesa Procedure for Determining Shared Parking Requirements*" and similar shared parking analyses for each land use include:

- Peak parking demand by land use.
- Adjustments for alternative modes of transportation, if applicable.
- Adjustment for internal capture (captive versus non-captive parking demand), if applicable.
- Hourly variations of parking demand.
- Weekday versus weekend adjustment factors
- Monthly adjustment factors to account for variations of parking demand over the year.
- City of Costa Mesa Parking Ratios per *Chapter VI. – Off-Street Parking Standards, Section 13-89. Parking Required* of the City's Municipal Code.

Please note that for this analysis, no monthly adjustment factors to account for variations of parking demand over the year were applied. However, a 10% parking adjustment was utilized to account for (1) "walk-in" trips attributable to synergy between uses within

Harbor Center and with adjoining commercial and residential uses, and (2) alternative modes of travel (i.e. transit, bicycle) due to the availability of public transit on Harbor Boulevard and Wilson Street, as well as existing pedestrian facilities located along these streets.

Shared Parking Ratios and Profiles – City Adopted Procedures

The hourly parking demand profiles (expressed in percent of peak demand) incorporated into the *City of Costa Mesa Procedure for Determining Shared Parking Requirements* and applied to the Harbor Center are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 2nd Edition*.

The City's Adopted Procedures includes hourly parking demand profiles for the following general land uses: office, banks, medical office, retail, restaurant, bowling alley, health club, nightclub, cinema, performing arts theater, and hotel/motel (consisting of separate factors for guest rooms, restaurant/lounge, and conference/banquet area). The ULI publication presents hourly parking demand profiles for several general land uses. These factors present a profile of parking demand over time and have been used directly, by land use type, in the analysis of this project. The ULI parking demand profiles as included in the City Adopted Procedures have been used directly, by land use type, in the analysis of this site and are applied to the City's applicable parking ratio. **Appendix A** contains the Shared Parking Ratio and Profile Summary of the *City of Costa Mesa Procedure for Determining Shared Parking Requirements*.

The ULI retail use profiles are applied directly. In doing so, there is an intermediate step in expressing ULI profiles as a percentage of the week-long peak, thus arriving at a weekday profile and weekend profile each expressed as a percentage of the baseline parking ratio (ULI actually starts with separate ratios for weekday and weekend day, and develops profiles for each accordingly; we've found it more convenient to translate both profiles to a percent of expected maximum demand, which, for retail, turns out to be on a Saturday). The resulting profiles represent the most likely hourly parking demand profile and are applied to the City's retail parking ratio of 4 spaces per 1000 SF of floor area. Peak demand for retail uses occurs between 1:00 PM–2:00 PM on weekdays, and 2:00 PM–4:00 PM on weekends. The retail parking profile was used and applied to all existing and proposed retail tenants at Harbor Center, inclusive of the proposed Project.

The ULI *Shared Parking* publication includes several categories for restaurants. For this analysis, the parking profile for fine/casual dining restaurant, family restaurant and fast-food restaurant were all utilized as each of the categories match the current

restaurant tenant mix at Harbor Center. Like the retail profiles, the restaurant profiles are derived exactly from the ULI baseline. The restaurant-parking ratio utilized in this analysis exactly matches the City code rate.

According to the *Shared Parking* publication, fine/casual dining restaurant uses are shown to experience peak demand between 7:00 PM and 10:00 PM on weekdays, and 8:00 PM and 9:00 PM on weekends, whereas a family restaurant use peak demand occurs between 12:00 PM and 1:00 PM on weekdays and weekends. For fast-food uses peak demand occurs between 12:00 PM and 2:00 PM on weekdays and weekends.

The fine/casual dining restaurants parking profile was applied to the Project's proposed in-store dining, whereas the family restaurant parking profile was applied to the Project's proposed outdoor dining/patio area and indoor "common area seating".

For office uses, the parking profile in the ULI publication was used and applied to the City's Parking Code ratio of 4 spaces 1000 SF of floor are to forecast its weekday and weekend hourly demand. Peak demand for office occurs between 10:00 AM–12:00 PM and 2:00 PM–4:00 PM on weekdays. This profile was applied to the Project's proposed office floor area.

For medical/dental office uses, the parking profile in the ULI publication was used and applied to the City's Parking Code ratio of 6 spaces 1000 SF of floor are to forecast its weekday and weekend hourly demand. Peak demand for medical/dental office occurs between 10:00 AM–12:00 PM and 2:00 PM–4:00 PM on weekdays, and 10:00 AM–12:00 PM on weekends.

The bank profiles were also directly derived from ULI. The peak-parking ratio for bank uses exactly equals the City's Parking Code requirement of 5 spaces per 1000 SF of floor area. Peak demand for a bank occurs between 10:00 AM –11:00 AM and 5:00 PM – 6:00PM on weekdays and 11:00 AM–12:00 PM on weekends.

Shared Parking Analysis Results - City Adopted Procedures

Tables 4 and **5** present the Shared Parking summaries for weekday and weekend conditions, respectively, for Harbor Center based on the City's Adopted Procedures for conducting shared parking analyses, assuming full occupancy of the center and including the proposed 68,182 SF Northgate Market plus 4,318 SF of outdoor dining/patio area. The total size of each land use category, the City Code ratios applied to each column, hourly parking profiles per ULI, and the resultant hourly parking demand appear in the individual columns of *Tables 4* and *5* for the hours of

6:00 AM to midnight. It is noted that the potential parking needs associated with the Project's 3,626 SF of office space, 1,472 SF of indoor "common area seating", 149 SF stage, 1,286 SF of in-store dining/food services as well as the 4,318 SF of outdoor dining/patio area have been included in the analysis to provide a conservative assessment.

The last two columns of *Tables 4* and *5* present the expected joint-use parking demand for Harbor Center, at full occupancy on an hourly basis, and the hourly parking surplus/deficiency for the proposed Project compared to a shared parking supply of 1,484 spaces.

Review of *Table 4* shows that the peak-parking requirement for the Harbor Center, assuming full occupancy and completion of the proposed Project, during a weekday occurs at 1:00 PM and totals 1,213 spaces. On a weekend day, the peak parking requirements for the Project occurs at 2:00 PM, when a parking demand of 1,208 spaces is forecast (see *Table 5*).

Based on a shared parking supply of 1,484 spaces, a surplus of 271 spaces and a surplus of 276 spaces would result during the weekday and weekend peak hours, respectively.

Figures 4 and **5** graphically illustrate the weekday and weekend hourly parking demand forecast for the Project, respectively, based on the City's Adopted Procedures. A review of these figures indicates that the parking supply of 1,484 spaces will adequately accommodate Harbor Center's weekday and weekend hourly shared parking demand of all existing and future uses, including the proposed Project, for all morning, midday, afternoon and evening hours.

Consequently, we conclude that based on the City requirements, there is adequate parking on site to accommodate the proposed occupancy of the vacant grocery store at Harbor Center with the proposed Northgate Market.

SHARED PARKING FINDINGS

Our findings above indicate that the parking supply at Harbor Center would be adequate in meeting the overall future parking demand, inclusive of those associated with the Project. Further, it would be reasonable and enforceable for all tenants of the center to share the parking facilities especially within the parking lots (Lots 7 through 13) within close proximity to the proposed Northgate Market. Therefore, we conclude

that there is adequate parking on site to accommodate Harbor Center's proposed tenant mix, inclusive of the Project.

SUMMARY OF FINDINGS AND CONCLUSIONS

1. Harbor Center is an existing mixed-use development center that is located north of Wilson Street and east of Harbor Boulevard and addressed at 2300 Harbor Boulevard in the City of Costa Mesa, California. The existing community shopping center has a total floor area of 336,771 square-feet (SF) that is anchored by Home Depot, T.J. Maxx/Home Goods, Rite Aid Vons and includes a tenant mix of retail/commercial, service retail, office, financial institutions/bank, and restaurant space and fast-food/quick-serve food uses. The existing parking supply at Harbor Center Plaza totals 1,519 spaces. However, when the 19 cart corral spaces are removed from the supply, the center has a parking supply of 1,500 spaces.
2. The existing shopping center has a current occupancy of 265,464 SF and a vacant floor area of 71,307 SF. The Project is proposing to renovate 68,847 SF of retail floor area with a supermarket/grocery store to be occupied by Northgate Market. The proposed renovation will result in a reduction of 665 SF of the vacant grocery store and a proposed total floor area of 68,182 SF. As proposed, Northgate Market will consist of a 68,182 SF grocery store, inclusive of 3,626 SF of office space, 1,472 SF of indoor "common area seating", a 149 SF stage for cooking demonstrations, and 1,286 SF of in-store dining/food uses. The Project also includes the provision of 4,318 SF of outdoor dining/patio area plus outdoor bar seating. Of the proposed outdoor dining/patio area, approximately 3,285 SF will be constructed in place of existing parking located on the south side of the building and result in a loss of 16 of the 26 spaces located therewith. As such, the loss of these spaces will result in a future parking supply of 1,484 spaces with the implementation of the Project.
3. This parking demand analysis evaluates the existing tenancy condition as well as with full occupancy of the center with the proposed Project.
4. Direct application of City parking codes to the existing and proposed mix of uses, inclusive of the proposed Project, results in a total parking requirement of 1,604 parking spaces. When compared against the future parking supply of 1,484 spaces, the Center has a theoretical code shortfall of 120 spaces.

5. Given the mix of tenancies within the shopping center, a shared parking analysis, consistent with the *"City of Costa Mesa Procedure for Determining Shared Parking Requirements"*, has been prepared and indicates that the shared parking supply of 1,484 spaces, will be sufficient to meet the projected peak parking demands of existing and proposed uses, including the proposed Northgate Market. The weekday scenario results in a minimum surplus of 271 spaces, while the weekend scenario results in a minimum surplus of 276 spaces.
6. Hence, it is concluded that adequate parking is provided on site to accommodate the proposed tenant mix and the proposed Northgate Market. Further, it would be reasonable and enforceable for all tenants to share the parking facilities.

* * * * *

We appreciate the opportunity to prepare this analysis for the proposed Northgate Market at Harbor Center. Should you have any questions or need additional assistance, please do not hesitate to call me at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

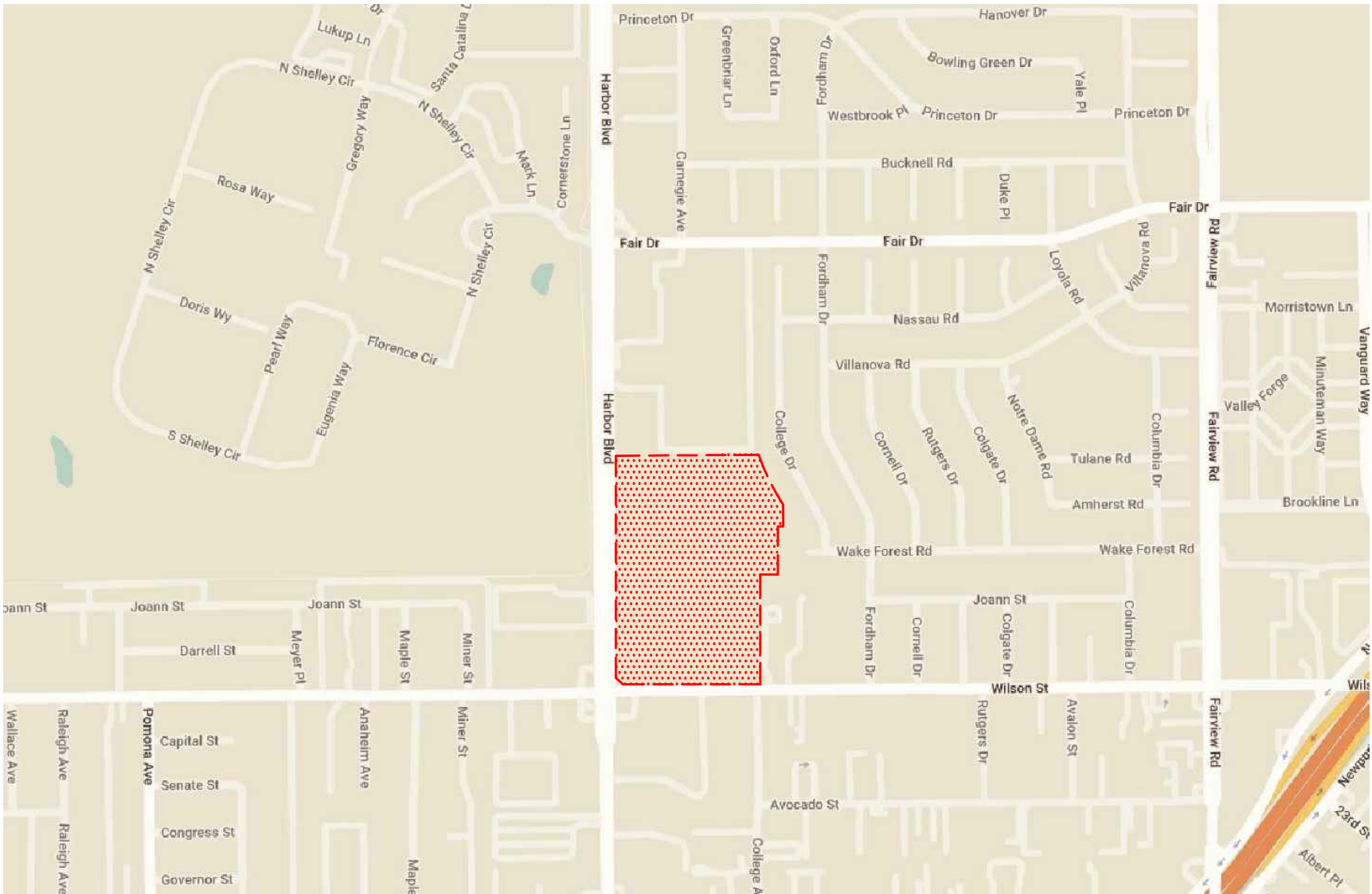


Richard E. Barretto, P.E.
Principal

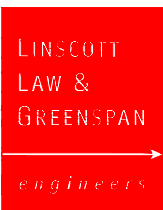


cc: Shane S. Green, P.E., Senior Transportation Engineer

Attachments



n:\4500\2224540 - northgate market at harbor center, costa mesa\dwg\4540 f-1.dwg LDP 10:04:56 06-29-2022 agular



SOURCE: GOOGLE

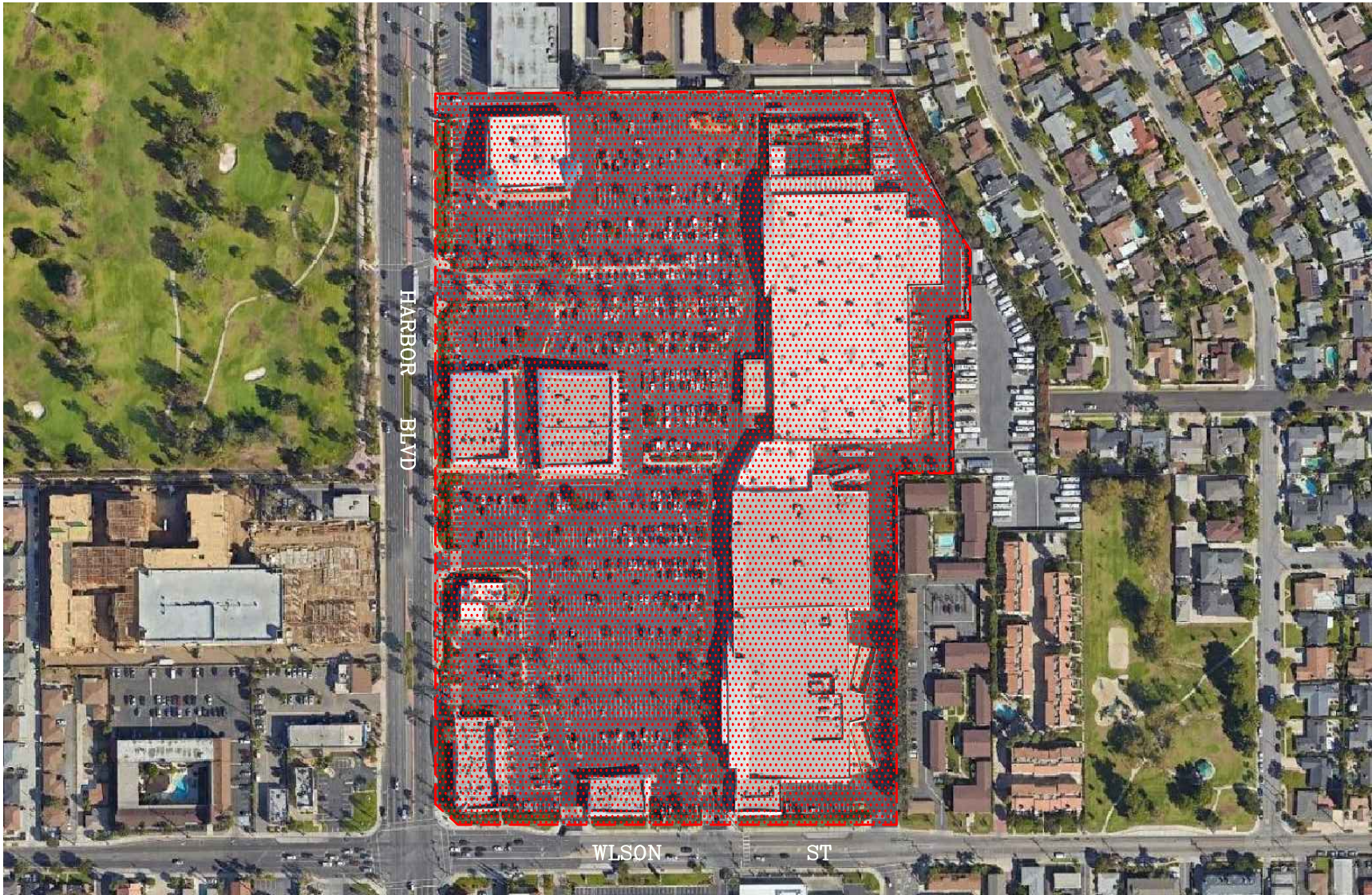
KEY

 = PROJECT SITE

FIGURE 1

VICINITY MAP

NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA



n:\4500\2224540 - northgate market at harbor center, costa mesa\dwg\4540 f-2.dwg LDP 09:48:53 06-29-2022 aguilera



SOURCE: GOOGLE

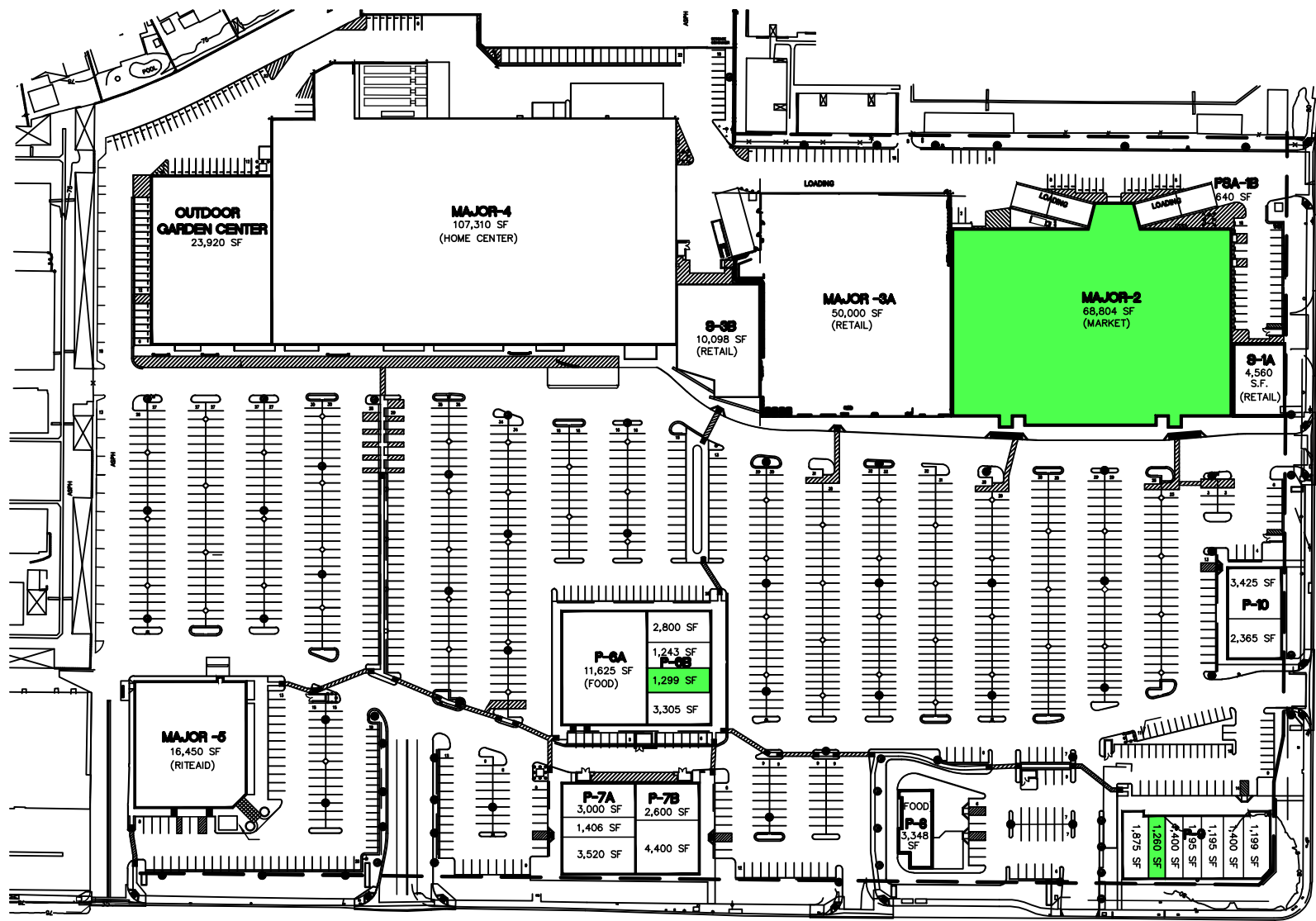
KEY

 = PROJECT SITE

FIGURE 2

EXISTING AERIAL SITE PLAN

NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA



n:\4500\2224540 - northgate market at harbor center, costa mesa\dwg\4540 f-2a.dwg LDP 15-03-28 12-19-2022 agular

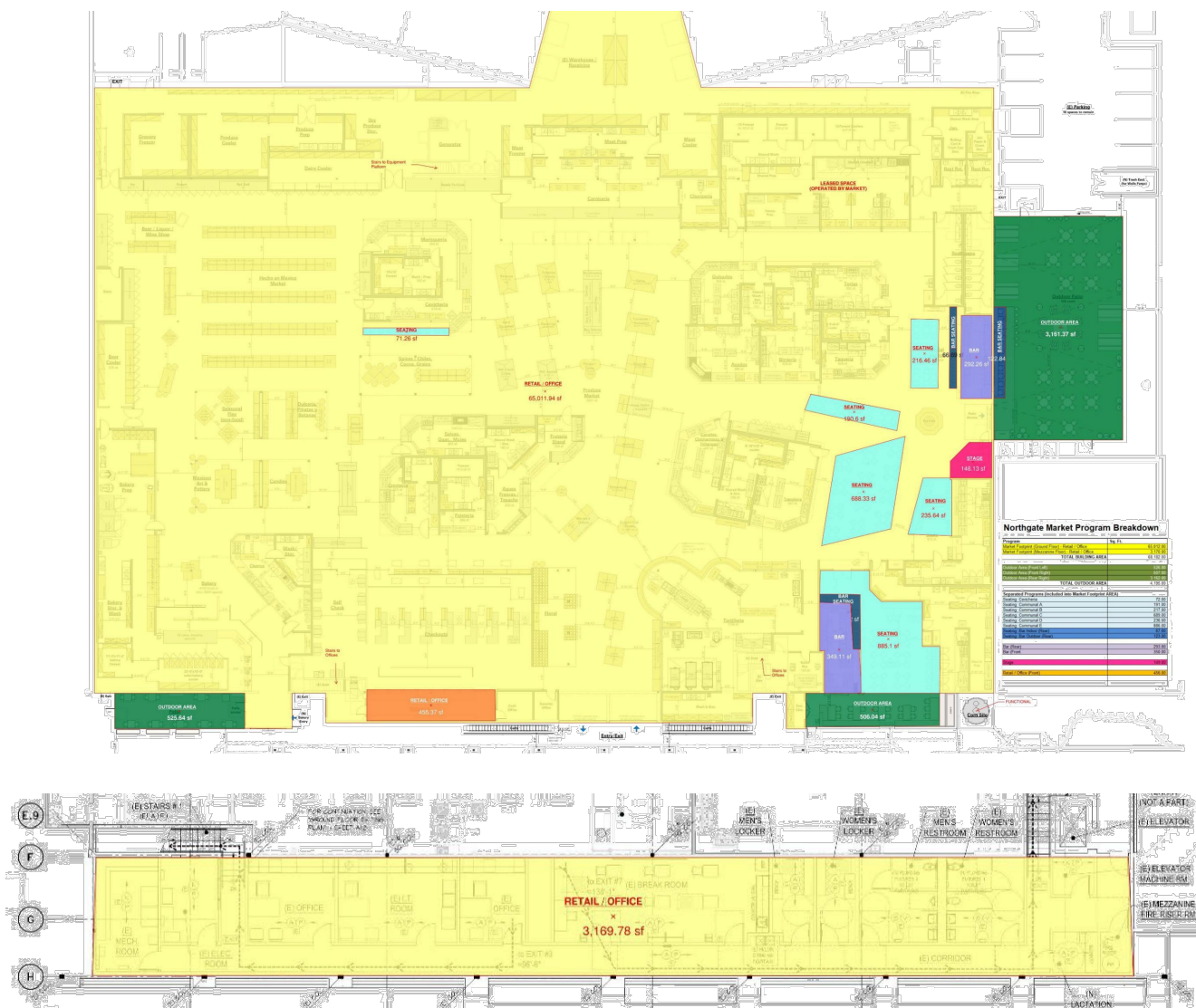
LINSCOTT
LAW &
GREENSPAN
engineers



KEY
= VACANT

FIGURE 2A

EXISTING SITE PLAN
NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA



SOURCE: LE ARCHITECTURE

FIGURE 2B

PROPOSED NORTHGATE MARKET FLOOR PLAN/LAYOUT

NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA



n:\4500\2224540 - northgate market at harbor center, costa mesa.dwg\4540 f-3.dwg LDP 08:12:41 11-10-2022 kopulsky

LINSCOTT
LAW &
GREENSPAN

engineers



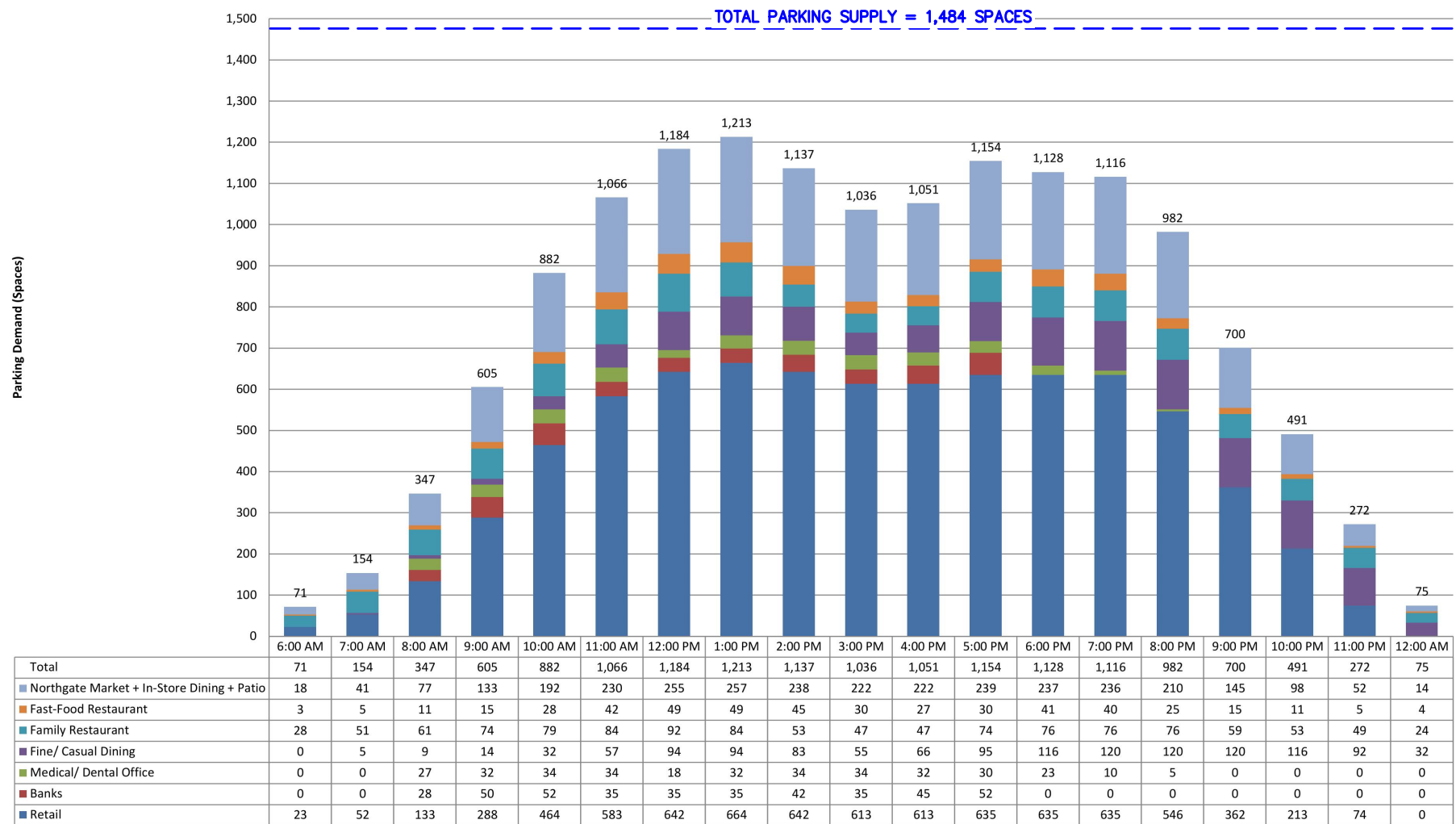
NO SCALE

SOURCE: GOOGLE

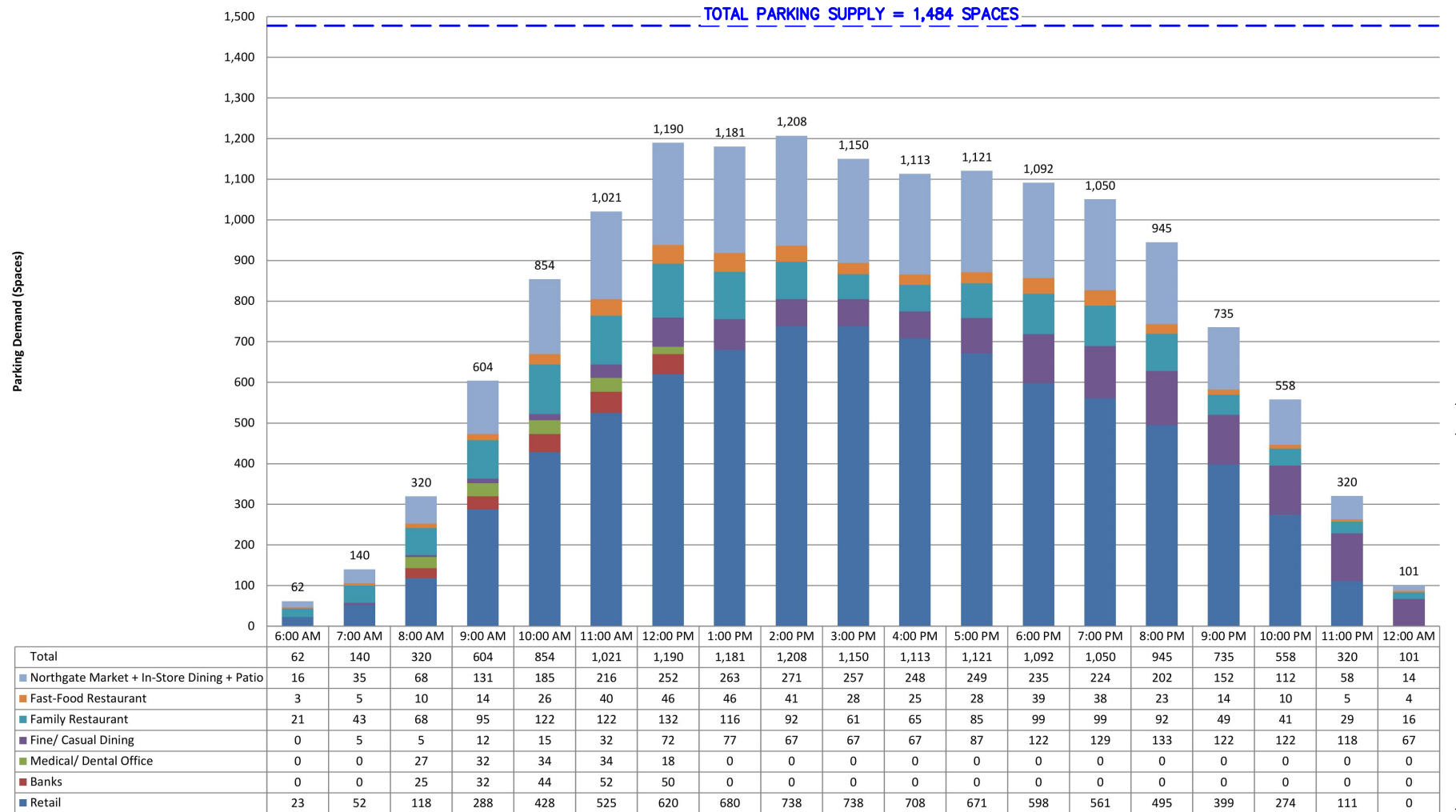
FIGURE 3

EXISTING AERIAL SITE PLAN

NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA



n:\4500\2224540 - northgate market at harbor center, costa mesa.dwg\4540 f-4.dwg LDP 14:16:54 12-19-2022 aguilera



n:\4500\2224540 - northgate market at harbor center, costa mesa.dwg\4540 f-5.dwg LDP 14:19:26 12-19-2022 agular

FIGURE 5

WEEKEND HOURLY PARKING DEMAND – CITY ADOPTED PROCEDURE
NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA

TABLE 1
EXISTING AND PROPOSED PROJECT DEVELOPMENT SUMMARY [1]
NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA

Building	Zone	Tenant	Land Use	Hours of Operation	Retail	Supermarket/ Grocery	Pharmacy	Discount Stores/ Superstores	Home Improvement Stores/ Garden	Fine & Casual Dining	Family Restaurant	Fast-Food Restaurant	Family Entertainment	Active Entertainment	Office	Medical/ Dental Office	Bank	Building Size (SF)
S-1A	South	Well Fargo	Banks	Mon - Fri: 9am - 5pm, Sat: 9am - 12pm, Sun: Closed													4,560	4,560 SF
MAJOR 2	South	Northgate Market (vacant) [2]	Retail/Grocery	Mon - Sun: 7am - 10pm (subject ot confirmation)		61,649				1,286	5,939				3,626			72,500 SF [2]
MAJOR 3A	South	T.J.Maxx/Home Goods	Retail	Mon - Sat: 9:30am - 9:30pm, Sun: 10am - 8pm				50,000										50,000 SF
S-3B	South	Five Below	Retail	Mon - Sat: 10am - 9pm, Sun: 11am - 7pm	10,098													10,098 SF
MAJOR 4	North	Home Depot	Retail	Mon - Sat: 6am - 10pm, Sun: 7am - 8pm					107,310									107,310 SF
Garden Center	North	Home Deport Garden Center	Garden Center	Mon - Sat: 6am - 10pm, Sun: 7am - 8pm					23,920									23,920 SF
MAJOR 5	North	Rite Aid	Retail	Mon - Sun: 7am - 10pm			16,450											16,450 SF
PAD 6A	North	Chuck E. Cheese	Restaurant	Mon - Thurs: 10am - 9pm, Fri-Sat: 10am - 10pm, Sun: 11am - 9pm							11,625							11,625 SF
PAD 6B - K1	South	Nick's Pizza	Restaurant	Mon - Sat: 11am - 9pm, Sun: Closed						2,800								2,800 SF
PAD 6B - K2	South	Supercuts	Retail	Mon - Sat: 9am - 7pm, Sun: 9am - 6pm	1,243													1,243 SF
PAD 6B - K3	South	Vacant	Retail	Not Available	1,200													1,200 SF
PAD 6B - K4	South	Banfield Pet Hospital	Medical/Veterinerian	Mon - Sat: 9am - 6pm, Sun: Closed												3,305		3,305 SF
PAD 7A - H5	North	Bright Now Dental	Medical/Dental	Tues: 8am - 5 pm, Wed - Fri: 9am - 6pm, Sat: 8am - 4pm, Sun - Mon: Closed												3,000		3,000 SF
PAD 7A - H3	North	USSD Karate	Retail	Mon - Fri: 12pm - 8pm, Sat: 9am - 1pm, Sun: Closed	1,406													1,406 SF
PAD 7A - H1	North	Schools First Credit Union	Banks	Mon - Thurs: 9am - 5pm, Fri: 9am - 6pm, Sat: 9am - 2pm, Sun: Closed													3,520	3,520 SF
PAD 7B - L1	South	Chipotle	Restaurant	Mon - Sun: 10:30am - 10pm						2,600								2,600 SF
PAD 7B - L2	South	Verizon	Retail	Mon - Sat: 10am - 8pm, Sun: 10am - 5pm	4,400													4,400 SF
PAD 8	South	McDonald's	Restaurant	Sun - Thurs: 5:30am - 11pm, Fri - Sat: 5:30m - 12am								3,348						3,348 SF
PAD 9 - N1	South	Starbucks	Restaurant	Mon - Sun: 4:30am - 10pm								1,999						1,999 SF
PAD 9 - N2	South	Jersey Mike's	Restaurant	Mon - Sun: 10am - 9pm						1,400								1,400 SF
PAD 9 - N3	South	T-Mobile	Retail	Mon - Sat: 10am - 8pm, Sun: 11am - 7pm	1,025													1,025 SF
PAD 9 - N4	South	L&L Hawaiiin BBQ	Restaurant	Mon - Sat: 10am - 8:30pm, Sun: 11am - 8:30pm						1,195								1,195 SF
PAD 9 - N5	South	Niko Niko Sushi	Restaurant	Mon - Sun: 11am - 9:30pm						1,195								1,195 SF
PAD 9 - N6	South	America's Cup Yogurt	Restaurant	Mon - Sun: 11am - 10pm						1,400								1,400 SF
PAD 9 - N7	South	Vacant	Restaurant	Not Available						0	1,260							1,260 SF
PAD 9 - N8	South	Panda Express	Restaurant	Mon - Sun: 10am - 9:30pm						1,875								1,875 SF
PAD 10 - A1	South	San Diego County Credit Union	Banks	Mon - Fri: 9am - 5pm, Sat: 9am - 2pm, Sun: Closed													3,425	3,425 SF
PAD 10 - A3	South	Wingstop	Restaurant	Mon - Sun: 10:30am - 12am						2,365								2,365 SF
EXISTING SUBTOTAL					18,172	0	16,450	50,000	131,230	14,830	11,625	5,347	0	0	0	6,305	11,505	265,464 SF
VACANT/PROPOSED SUBTOTAL					1,200	61,649	0	0	0	1,286	7,199	0	0	0	3,626	0	0	74,960 SF
TOTAL					19,372	61,649	16,450	50,000	131,230	16,116	18,824	5,347	0	0	3,626	6,305	11,505	340,424 SF [2]
PERCENT LAND USE MIX					5.7%	18.1%	4.8%	14.7%	38.5%	4.7%	5.5%	1.6%	0.0%	0.0%	1.1%	1.9%	9903.4%	100.0%

Notes:
[1] Source: ICI Development Company, tenant information as of November 2022. Currently, Harbor Center has an occupied floor area of 265,464 SF and two vacant suites in Pad 6 and Pad 9 totaling 1,260 SF and 1,200 SF, respectively.The proposed Project replaces the former Albertsons grocery store that had a total floor area of 68,847 SF.
[2] Source: Northgate Market/Le Architecture, the proposed 68,182 SF Northgate Market will include 3,626 SF of office and 1,286 SF in-store dining floor area and provide a total of 4,195 SF of outdoor patio/dining area, plus 123 SF of outdoor bar seating.
From a review of the Northgate Market floor plan, approximately 1,472 SF of "common area" indoor seating and a 149 SF stage for cooking demonstrations will be provided, thus resulting in a grocery floor area of 61,649 SF.

TABLE 2
SUMMARY OF EXISTING PARKING SUPPLY [1]
NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA

Parking Lot	Zone	Regular	Handicapped	Time Restricted	Reserved	Total
1	North	92	4			96
2 [2]	North	276	11		4	291
3	North	39	2	6		47
4	North	135	2		2	139
5	North	92				92
6	North	33			1	34
7	South	48	2	4	2	56
8	South	179	5			184
9	South	36	2		4	42
10	South	258	7			265
11	South	42	2	2	3	49
12	South	32	5	9	6	52
13	South Rear	66				66
14 [2]	North Rear	106				106
15	North Loading					0
OVERALL TOTAL		1434	42	21	22	1519 [3]

Notes:

[1] Parking inventory of supply was conducted in May 2022, by LLG staff, and supplemented by information provided by ICI Development Company.

[2] Parking spaces were utilized as an extension of Home Depot's Garden Center as well as temporary storage.

[3] 19 spaces are currently utilized as cart corrals resulting in 1,500 existing spaces.

TABLE 3
CITY CODE PARKING REQUIREMENTS – SUMMARY CALCULATIONS [1]
NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA

Land Use	Size	City of Costa Mesa Code Parking Ratio	Spaces Required
<u>Existing Tenant Mix</u>			
Retail	18,172 SF	4 spaces per 1000 SF	73
Pharmacy	16,450 SF	4 spaces per 1000 SF	66
Discount Stores/Superstores	50,000 SF	4 spaces per 1000 SF	200
Home Improvement Stores/Garden Center	131,230 SF	4 spaces per 1000 SF plus 2 spaces per 1000 SF of outdoor display area	477
Fine & Casual Dining	14,830 SF	10 spaces per 1000 SF	148
Family Restaurant	11,625 SF	10 spaces per 1000 SF for 1st 3000 SF plus 12 spaces per 1000 SF for each additional 1,000 SF over the 1st 3000 SF	134
Fast-Food Restaurant	5,347 SF	10 spaces per 1000 SF for 1st 3000 SF plus 12 spaces per 1000 SF for each additional 1,000 SF over the 1st 3000 SF	54
Medical-Dental Office	6,305 SF	6 spaces per 1000 SF	38
Bank	11,505 SF	5 spaces per 1000 SF	58
<u>Vacant/Proposed Project</u>			
Vacant/Proposed Retail (PAD 6B - K3)	1,200 SF	4 spaces per 1000 SF	5
Vacant/Proposed Family Restaurant (Pad 9 - N7)	1,260 SF	10 spaces per 1000 SF for 1st 3000 SF plus 12 spaces per 1000 SF for each additional 1,000 SF over the 1st 3000 SF	13
Vacant/Proposed Supermarket/Grocery	61,649 SF	4 spaces per 1000 SF	247
Vacant/Proposed Fine & Casual Dining	1,286 SF	10 spaces per 1000 SF for 1st 3000 SF plus 12 spaces per 1000 SF for each additional 1,000 SF over the 1st 3000 SF	13
Vacant/Proposed Family Restaurant	5,939 SF	10 spaces per 1000 SF for 1st 3000 SF plus 12 spaces per 1000 SF for each additional 1,000 SF over the 1st 3000 SF	65
Vacant/Proposed Office	3,626 SF	4 spaces per 1000 SF	15
A. TOTAL OCCUPIED PARKING CODE REQUIREMENT			1,247
B. TOTAL VACANT/PROPOSED PARKING CODE REQUIREMENT			357
C. TOTAL PARKING CODE REQUIREMENT BASED ON FULL OCCUPANCY			1,604
D. FUTURE PARKING SUPPLY			1,484
E. PARKING SURPLUS/DEFICIENCY (+/-) BASED ON FULL OCCUPANCY (D - C)			-120

Notes:

[1] Source: City of Costa Mesa Municipal Code, Chapter VI. Off-Street Parking Standards, Article 2, Non-Residential Districts, Section 13-89. Parking Required.

TABLE 3A
CITY CODE PARKING REQUIREMENTS – DETAILED CALCULATIONS [1]
NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA

Building	Zone	Tenant	Land Use	Building Size (SF)	City of Costa Mesa Code Parking Ratio	Spaces Required
S-1A	South	Well Fargo	Banks	4,560 SF	5 spaces per 1000 SF	22.8
MAJOR 2	South	Northgate Market (vacant) [2]	Retail/Grocery	72,500 SF [2]	4 spaces per 1000 SF for retail & office / 10 spaces per 1000 SF for 1st 3000 SF plus 12 spaces per 1000 SF for each additional 1,000 SF over the 1st 3000 SF	339.2
MAJOR 3A	South	T.J.Maxx/Home Goods	Retail	50,000 SF	4 spaces per 1000 SF	200.0
S-3B	South	Five Below	Retail	10,098 SF	4 spaces per 1000 SF	40.4
MAJOR 4	North	Home Depot	Retail	107,310 SF	4 spaces per 1000 SF	429.2
Garden Center	North	Home Depot Garden Center	Garden Center	23,920 SF	2 spaces per 1000 SF of outdoor display area	47.8
MAJOR 5	North	Rite Aid	Retail	16,450 SF	4 spaces per 1000 SF	65.8
PAD 6A	North	Chuck E. Cheese	Restaurant	11,625 SF	10 spaces per 1000 SF for 1st 3000 SF plus 12 spaces per 1000 SF for each additional 1,000 SF over the 1st 3000 SF	133.5
PAD 6B - K1	South	Nick's Pizza	Restaurant	2,800 SF	10 spaces per 1000 SF	27.6
PAD 6B - K2	South	Supercuts	Retail	1,243 SF	4 spaces per 1000 SF	5.0
PAD 6B - K3	South	Vacant	Retail	1,200 SF	4 spaces per 1000 SF	4.8
PAD 6B - K4	South	Banfield Pet Hospital	Medical/Veterinarian	3,305 SF	6 spaces per 1000 SF	19.8
PAD 7A - H5	North	Bright Now Dental	Medical/Dental	3,000 SF	6 spaces per 1000 SF	18.0
PAD 7A - H3	North	USSD Karate	Retail	1,406 SF	4 spaces per 1000 SF	5.6
PAD 7A - H1	North	Schools First Credit Union	Banks	3,520 SF	5 spaces per 1000 SF	17.6
PAD 7B - L1	South	Chipotle	Restaurant	2,600 SF	10 spaces per 1000 SF	26.0
PAD 7B - L2	South	Verizon	Retail	4,400 SF	4 spaces per 1000 SF	17.6
PAD 8	South	McDonald's	Restaurant	3,348 SF	10 spaces per 1000 SF for 1st 3000 SF plus 12 spaces per 1000 SF for each additional 1,000 SF over the 1st 3000 SF	34.2
PAD 9 - N1	South	Starbucks	Restaurant	1,999 SF	10 spaces per 1000 SF	20.0
PAD 9 - N2	South	Jersey Mike's	Restaurant	1,400 SF	10 spaces per 1000 SF	14.0
PAD 9 - N3	South	T-Mobile	Retail	1,025 SF	4 spaces per 1000 SF	4.1
PAD 9 - N4	South	L&L Hawaii BBQ	Restaurant	1,195 SF	10 spaces per 1000 SF	12.0
PAD 9 - N5	South	Niko Niko Sushi	Restaurant	1,195 SF	10 spaces per 1000 SF	12.0
PAD 9 - N6	South	America's Cup Yogurt	Restaurant	1,400 SF	10 spaces per 1000 SF	14.0
PAD 9 - N7	South	Vacant	Restaurant	1,260 SF	10 spaces per 1000 SF	12.6
PAD 9 - N8	South	Panda Express	Restaurant	1,875 SF	10 spaces per 1000 SF	18.8
PAD 10 - A1	South	San Diego County Credit Union	Banks	3,425 SF	5 spaces per 1000 SF	17.1
PAD 10 - A3	South	Wingstop	Restaurant	2,365 SF	10 spaces per 1000 SF	23.7
				265,464 SF	Total Spaces Required - Existing Tenants:	1,247
				74,960 SF	Total Spaces Required - Proposed Tenants:	357
				340,424 SF [2]	Total City Code Parking Requirement	1,604

Notes:

[1] Source: City of Costa Mesa Municipal Code, Chapter VI. Off-Street Parking Standards, Article 2, Non-Residential Districts, Section 13-89. Parking Required.

[2] Source: Northgate Market/Le Architecture, the proposed 68,182 SF Northgate Market will include 3,626 SF of office and 1,286 SF in-store dining floor area and provide a total of 4,195 SF of outdoor patio/dining area, plus 123 SF of outdoor bar seating. From a review of the Northgate Market floor plan, approximately 1,472 SF of "common area" indoor seating and a 149 SF stage for cooking demonstrations will be provided, thus resulting in a grocery floor area of 61,649 SF.

TABLE 4
WEEKDAY SHARED PARKING DEMAND ANALYSIS – CITY ADOPTED PROCEDURES [1]
NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA

						Restaurant (include food service for Project's Outdoor Dining of 4,318 SF)							Total Parking Demand By Hour	Comparison To Parking Supply By Hour
	General Office					Small	Fine/Casual	Family						
	Up to		Banks	Medical	Retail	Restaurant	Dining >300	Restaurant >300	Fast Food >300					
USE	100,000	>100,000	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	300 max	1st 3,000	>3,000	1st 3,000	>3,000	1st 3,000	>3,000		
	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)		
SIZE	3,626	0	11,505	6,305	278,701		16,116	0	7,260	11,564	4,999	348	340,424	
RATIO	4	3	5	6	4	min of 6	10	12	10	12	10	12		
SUPPLY	--	--	--	--	--	--	--	--	--	--	--	--		1,484
PEAK DEMAND	15	0	58	38	1,067	0	161	0	73	139	50	4	1,605	
MODE ADJ.	10%		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%		
WEEKDAY														
6:00 AM	0	0	0	0	29	0	0	0	14	26	3	0	71	1,413
7:00 AM	4	0	0	0	68	0	5	0	25	48	5	0	154	1,330
8:00 AM	10	0	28	27	173	0	10	0	31	58	10	1	347	1,138
9:00 AM	13	0	50	32	374	0	14	0	37	70	14	1	605	879
10:00 AM	14	0	52	34	605	0	35	0	40	75	26	2	882	602
11:00 AM	13	0	35	34	759	0	62	0	41	79	40	3	1,066	418
NOON	12	0	35	18	835	0	102	0	46	87	45	4	1,184	301
1:00 PM	12	0	35	32	864	0	102	0	41	79	45	4	1,213	271
2:00 PM	14	0	42	34	835	0	90	0	26	50	41	4	1,137	347
3:00 PM	13	0	35	34	797	0	59	0	23	44	28	2	1,036	448
4:00 PM	12	0	45	32	797	0	71	0	23	44	25	2	1,051	433
5:00 PM	6	0	52	30	826	0	103	0	37	70	28	2	1,154	330
6:00 PM	3	0	0	23	826	0	126	0	38	71	39	3	1,128	356
7:00 PM	1	0	0	10	826	0	131	0	38	71	37	3	1,116	368
8:00 PM	1	0	0	5	711	0	131	0	38	71	23	2	982	502
9:00 PM	0	0	0	0	471	0	131	0	29	55	14	1	700	784
10:00 PM	0	0	0	0	278	0	126	0	26	50	10	1	491	993
11:00 PM	0	0	0	0	96	0	100	0	24	46	5	0	272	1,212
MIDNIGHT	0	0	0	0	0	0	35	0	13	23	4	0	75	1,409
													Peak Weekday Parking Demand	1,213
[1] Source: "City of Costa Mesa Procedure for Determining Shared Parking Requirements" (ULI - Urban Land Institute "Shared Parking," 2nd Edition).														

TABLE 5
WEEKEND SHARED PARKING DEMAND ANALYSIS – CITY ADOPTED PROCEDURES [1]
NORTHGATE MARKET AT HARBOR CENTER, COSTA MESA

	General Office					Restaurant (include food service for Project's Outdoor Dining of 4,318 SF)								
	Up to		Banks	Medical	Retail	Small	Fine/Casual	Family					Total	Comparison
USE	100,000	>100,000	(Sq. Ft.)	Office	(Sq. Ft.)	Restaurant	Dining >300	Restaurant >300	Fast Food >300				Parking	To Parking
	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	300 max	1st 3,000	>3,000	1st 3,000	>3,000	1st 3,000	>3,000	Demand	Supply
						(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	By Hour	By Hour
SIZE	3,626	0	11,505	6,305	278,701		16,116	0	7,260	11,564	4,999	348	340,424	
RATIO	4	3	5	6	4	min of 6	10	12	10	12	10	12		
SUPPLY	--	--	--	--	--	--	--	--	--	--	--	--		1,484
PEAK DEMAND	15	0	58	38	1,067	0	161	0	73	139	50	4	1,605	
MODE ADJ.	10%		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%		
WEEKEND														
6:00 AM	0	0	0	0	29	0	0	0	11	20	3	0	62	1,422
7:00 AM	0	0	0	0	68	0	5	0	22	41	5	0	140	1,344
8:00 AM	1	0	25	27	154	0	5	0	33	64	9	1	320	1,165
9:00 AM	1	0	32	32	374	0	13	0	48	91	14	1	604	880
10:00 AM	1	0	44	34	557	0	16	0	60	115	24	2	854	630
11:00 AM	2	0	52	34	682	0	35	0	60	115	37	3	1,021	463
NOON	1	0	50	18	806	0	78	0	66	125	42	4	1,190	294
1:00 PM	1	0	0	0	884	0	84	0	58	109	42	4	1,181	303
2:00 PM	1	0	0	0	960	0	73	0	46	87	38	3	1,208	276
3:00 PM	1	0	0	0	960	0	73	0	31	58	26	2	1,150	334
4:00 PM	0	0	0	0	922	0	73	0	32	61	23	2	1,113	371
5:00 PM	0	0	0	0	874	0	95	0	42	81	26	2	1,121	364
6:00 PM	0	0	0	0	778	0	132	0	50	94	36	3	1,092	392
7:00 PM	0	0	0	0	730	0	140	0	50	94	35	3	1,050	434
8:00 PM	0	0	0	0	644	0	145	0	46	87	22	2	945	539
9:00 PM	0	0	0	0	518	0	132	0	24	46	14	1	735	749
10:00 PM	0	0	0	0	356	0	132	0	21	40	9	1	558	926
11:00 PM	0	0	0	0	144	0	129	0	14	28	5	0	320	1,164
MIDNIGHT	0	0	0	0	0	0	73	0	8	16	4	0	101	1,383
Peak Weekend Parking Demand:													1,208	
[1] Source: "City of Costa Mesa Procedure for Determining Shared Parking Requirements" (ULI - Urban Land Institute "Shared Parking," 2nd Edition).														

APPENDIX A

SHARED PARKING RATIO AND PROFILE SUMMARY CITY OF COSTA MESA PROCEDURE FOR DETERMINING SHARED PARKING REQUIREMENT BASED ON 2ND EDITION OF ULI SHARED PARKING

TABLE A
SHARED PARKING RATIO AND PROFILE SUMMARY
CITY OF COSTA MESA

Land Use Types ➡	General Office				Banks		Medical Office		Retail		Restaurants														Bowling Alley	
	Up to 100,000 SF		>100,000 SF								Small Restaurants (max of 300 SF)		Fine/Casual Dining (>300 SF)				Family Restaurants (>300 SF)				Fast Food (>300 SF)					
Peak Parking Ratio [a] ➡	4 spaces per 1,000 SF (min of 6 spaces)		3 spaces per 1,000 SF		5 spaces per 1,000 SF (min of 6 spaces)		6 spaces per 1,000 SF (min of 6 spaces)		4 spaces per 1,000 SF (min of 6 spaces)		4 spaces per 1,000 SF (min of 6 spaces)		10 spaces per 1,000 SF for the first 3,000 SF		12 spaces per 1,000 SF beyond the first 3,000 SF		10 spaces per 1,000 SF for the first 3,000 SF		12 spaces per 1,000 SF beyond the first 3,000 SF		10 spaces per 1,000 SF for the first 3,000 SF		12 spaces per 1,000 SF beyond the first 3,000 SF		3 spaces per lane, plus restaurant ratio for food service	
Day of Week ➡	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
Time of Day [b] ⬇	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak
6:00 AM	3%	0%	3%	0%	0%	0%	0%	0%	3%	3%	6%	6%	0%	0%	0%	0%	21%	16%	21%	16%	6%	6%	6%	6%	0%	0%
7:00 AM	28%	2%	28%	2%	0%	0%	0%	0%	7%	7%	12%	11%	3%	3%	3%	3%	38%	33%	38%	33%	12%	11%	12%	11%	0%	0%
8:00 AM	71%	6%	71%	6%	54%	48%	80%	80%	18%	16%	22%	20%	7%	4%	7%	4%	46%	51%	46%	51%	22%	20%	22%	20%	0%	0%
9:00 AM	92%	8%	92%	8%	94%	61%	93%	93%	39%	39%	32%	29%	10%	9%	10%	9%	56%	73%	56%	73%	32%	29%	32%	29%	0%	0%
10:00 AM	100%	9%	100%	9%	100%	84%	100%	100%	63%	58%	58%	54%	24%	11%	24%	11%	60%	92%	60%	92%	58%	54%	58%	54%	0%	0%
11:00 AM	96%	10%	96%	10%	68%	100%	100%	100%	79%	71%	87%	81%	43%	24%	43%	24%	63%	92%	63%	92%	87%	81%	87%	81%	0%	0%
12:00 PM	84%	9%	84%	9%	68%	94%	53%	53%	87%	84%	100%	93%	70%	54%	70%	54%	70%	100%	70%	100%	100%	93%	100%	93%	16%	21%
1:00 PM	87%	8%	87%	8%	68%	0%	93%	0%	90%	92%	100%	93%	70%	58%	70%	58%	63%	87%	63%	87%	100%	93%	100%	93%	33%	46%
2:00 PM	100%	6%	100%	6%	81%	0%	100%	0%	87%	100%	91%	84%	62%	50%	62%	50%	40%	70%	40%	70%	91%	84%	91%	84%	41%	55%
3:00 PM	96%	4%	96%	4%	68%	0%	100%	0%	83%	100%	62%	57%	41%	50%	41%	50%	35%	46%	35%	46%	62%	57%	62%	57%	42%	56%
4:00 PM	84%	2%	84%	2%	87%	0%	93%	0%	83%	96%	56%	52%	49%	50%	49%	50%	35%	49%	35%	49%	56%	52%	56%	52%	42%	56%
5:00 PM	47%	1%	47%	1%	100%	0%	87%	0%	86%	91%	62%	57%	71%	66%	71%	66%	56%	65%	56%	65%	62%	57%	62%	57%	45%	62%
6:00 PM	23%	1%	23%	1%	0%	0%	67%	0%	86%	81%	86%	80%	87%	91%	87%	91%	57%	75%	57%	75%	86%	80%	86%	80%	45%	62%
7:00 PM	9%	0%	9%	0%	0%	0%	30%	0%	86%	76%	82%	77%	90%	96%	90%	96%	57%	75%	57%	75%	82%	77%	82%	77%	60%	81%
8:00 PM	6%	0%	6%	0%	0%	0%	15%	0%	74%	67%	52%	48%	90%	100%	90%	100%	57%	70%	57%	70%	52%	48%	52%	48%	74%	100%
9:00 PM	3%	0%	3%	0%	0%	0%	0%	0%	49%	54%	32%	29%	90%	91%	90%	91%	44%	37%	44%	37%	32%	29%	32%	29%	74%	100%
10:00 PM	1%	0%	1%	0%	0%	0%	0%	0%	29%	37%	22%	20%	87%	91%	87%	91%	40%	32%	40%	32%	22%	20%	22%	20%	60%	100%
11:00 PM	0%	0%	0%	0%	0%	0%	0%	0%	10%	15%	12%	11%	69%	89%	69%	89%	37%	22%	37%	22%	12%	11%	12%	11%	48%	80%
Midnight	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	7%	7%	24%	50%	24%	50%	19%	13%	19%	13%	7%	7%	7%	7%	30%	50%

Land Use Types ➡	Fitness Studios/Gyms/Health Clubs						Nightclub		Cinemas		Performing Arts Theater		Hotel and Motel											
	Up to 10,000 SF		>10,000 SF up to 30,000 SF		>30,000 SF								Guest Rooms				Restaurant/Lounge				Conference/Banquet			
Peak Parking Ratio [a] ➡	10 spaces per 1,000 SF		10 spaces per 1,000 SF (empirical ratio: 6.7 spaces per 1,000 SF)		10 spaces per 1,000 SF (empirical ratio: 5.5 spaces per 1,000 SF)		Code ratio n/a (ULI ratio: 19 spaces per 1,000 SF)		1 space per 3 seats (empirical ratio: 0.23 spaces per seat)		1 space per 3 seats		1 space per guest room		0.5 space per guest room		10 spaces per 1,000 SF for the first 3,000 SF		12 spaces per 1,000 SF beyond the first 3,000 SF		10 spaces per 1,000 SF for the first 3,000 SF		12 spaces per 1,000 SF beyond the first 3,000 SF	
Day of Week ➡	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend								
Time of Day [b] ⬇	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak	Hourly % of Peak
6:00 AM	71%	65%	71%	65%	71%	65%	0%	0%	0%	0%	0%	0%	77%	69%	77%	69%	74%	82%	0%	0%	0%	0%	0%	0%
7:00 AM	43%	38%	43%	38%	43%	38%	0%	0%	0%	0%	2%	2%	78%	69%	78%	69%	79%	86%	10%	10%	10%	10%	0%	0%
8:00 AM	43%	30%	43%	30%	43%	30%	0%	0%	0%	0%	2%	2%	82%	70%	82%	70%	88%	91%	30%	30%	30%	30%	30%	30%
9:00 AM	71%	41%	71%	41%	71%	41%	0%	1%	0%	0%	5%	4%	74%	63%	74%	63%	80%	82%	10%	10%	10%	10%	60%	60%
10:00 AM	71%	30%	71%	30%	71%	30%	0%	1%	0%	0%	5%	4%	68%	58%	68%	58%	74%	75%	10%	10%	10%	10%	60%	60%
11:00 AM	80%	41%	80%	41%	80%	41%	0%	1%	0%	0%	5%	4%	68%	58%	68%	58%	74%	75%	5%	5%	60%	60%	60%	60%
12:00 PM	61%	41%	61%	41%	61%	41%	0%	1%	16%	21%	6%	6%	64%	55%	64%	55%	70%	70%	100%	100%	100%	100%	65%	65%
1:00 PM	71%	26%	71%	26%	71%	26%	1%	1%	33%	46%	6%	31%	64%	55%	64%	55%	70%	70%	100%	100%	100%	100%	65%	65%
2:00 PM	71%	22%	71%	22%	71%	22%	1%	1%	41%	55%	6%	73%	68%	58%	68%	58%	74%	75%	33%	33%	33%	33%	65%	65%
3:00 PM	71%	26%	71%	26%	71%	26%	1%	1%	42%	56%	6%	73%	68%	58%	68%	58%	74%	75%	10%	10%	10%	10%	65%	65%
4:00 PM	80%	45%	80%	45%	80%	45%	1%	2%	42%	56%	6%	6%	70%	59%	70%	59%	76%	78%	10%	10%	10%	10%	65%	65%
5:00 PM	91%	82%	91%	82%	91%	82%	3%	4%	45%	62%	6%	6%	70%	61%	70%	61%	76%	79%	30%	30%	30%	30%	100%	100%
6:00 PM	100%	78%	100%	78%	100%	78%	4%	6%	45%	62%	19%	18%	68%	63%	68%	63%	74%	81%	55%	55%	55%	55%	100%	100%
7:00 PM	90%	49%	90%	49%	90%	49%	6%	8%	60%	81%	37%	38%	64%	62%	64%	62%	69%	80%	60%	60%	60%	60%	100%	100%
8:00 PM	78%	26%	78%	26%	78%	26%	26%	31%	74%	100%	93%	100%	68%	65%	68%	65%	73%	85%	70%	70%	70%	70%	100%	100%
9:00 PM	67%	9%	67%	9%	67%	9%	46%	54%	74%	100%	93%	100%	72%	69%	72%	69%	77%	89%	67%	67%	67%	67%	100%	100%
10:00 PM	34%	2%	34%	2%	34%	2%	66%	77%	60%	100%	5%	5%	80%	75%	80%	75%	77%	88%	60%	60%	60%	60%	50%	50%
11:00 PM	10%	2%	10%	2%	10%	2%	87%	100%	48%	80%	2%	2%	82%	78%	82%	78%	78%	92%	40%	40%	40%	40%	0%	0%
Midnight	0%	0%	0%	0%	0%	0%	87%	100%	30%	50%	1%	1%	81%	75%	81%	75%	77%	90%	30%	30%	30%	30%	0%	0%