

# Parking Analysis

## Lakewood Shopping Center Dallas, Texas

November 4, 2019

Prepared for:  
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Project #014DAL



*Christy Lambeth*  
November 4, 2019

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## Introduction

The services of Lambeth Engineering Associates, PLLC (herein Lambeth) were retained to conduct a parking analysis for the Lakewood Village Shopping Center located southeast of the Mockingbird Lane/Abrams Lane intersection in Dallas, Texas.

Lakewood Village is a longstanding shopping center with a mix of retail, restaurant, office and other uses that serve the surrounding community. ASI Gymnastics was vacant at the onset of this study but is now open for business. There are currently four (4) vacant suites: a former restaurant in a stand-alone building, a former retail suite upstairs, a potential retail suite next to ASI Gymnastics and a potential fitness center next to ASI Gymnastics.

The property is zoned Planned Development (PD) 79, which requires parking based on an ordinance which preceded Chapter 51A. The purpose of this study is to project the parking demand needs for the existing and planned uses and recommend parking requirements for the PD.

As shown in this analysis, this site provides sufficient parking for existing and planned uses. Lambeth projects a peak period demand of 410 parking spaces under fully-occupied conditions. Based upon recommendations in this analysis, the site would require 527 parking spaces. The property is currently designed to provide 636 parking spaces with the new drive-thru restaurant. Therefore, Lambeth recommends approval of the PD based upon the parking.

## Development Program

The Lakewood Village Shopping Center contains 111,957 SF. The detailed building program—including existing and proposed uses—is provided in **Table 1** on page 2.

## Parking Supply

The on-site parking supply is currently 659 spaces. The planned parking supply with the proposed 4,634 SF drive-thru restaurant is 636 spaces.

## Parking Observations

In order to determine the parking demand for the existing tenants and validate this parking analysis, Lambeth conducted parking observations over four days at the Lakewood Village Shopping Center: two Fridays (May 10, 2019 and June 28, 2010) and two Saturdays (May 4, 2019 and June 29, 2019). Fridays were observed as a peak weekday to capture restaurant demands and Saturdays were observed to capture weekend retail demands. During the first Friday/Saturday observations, ASI Gymnastics was not open for business and Savory Chiropractic was temporarily closed. During the second Friday/Saturday observations, ASI Gymnastics and Savory Chiropractic were both open. The peak observed parking demand of 194 parking spaces occurred on a Friday evening. Detailed parking observations are provided in the **Appendix**.

**Table 1. Building Program**

Existing Tenants and Proposed Uses	Address	SF
Vacant - Restaurant	4040 Abrams	4,634
Sherwin Williams	4120 Abrams	3,430
Nail Expertise	4124 Abrams	1,550
Total Hearing Care	4130 Abrams	1,500
Personal Touch Cleaners	4136 Abrams	1,020
POKE BOP	4140 Abrams	1,750
The Taco Joint	6434 E. Mockingbird # 101	3,200
Utopia Food & Fitness	6434 E. Mockingbird # 105	2,000
Creation Station Dance	6434 E. Mockingbird # 107	1,600
Bodega	6434 E. Mockingbird # 109	1,613
Ginger Thai	6434 E. Mockingbird # 111	1,360
Lovers Pizza & Pasta	6434 E. Mockingbird # 113	1,400
Savoy Chiropractic	6434 E. Mockingbird # 201	1,000
Allstate Insurance	6434 E. Mockingbird # 207	750
Pilates Unlimited	6434 E. Mockingbird # 211	2,236
Vacant - Retail	6434 E. Mockingbird #210	1,997
Better Homes & Gardens	6434 E. Mockingbird #225	1,005
Dee's Doggie Den	6444 E. Mockingbird	13,970
Lakewood Growler	6448 E. Mockingbird	1,250
Jackson Hewitt Tax Service	6452 E. Mockingbird	1,250
Dirty Dawgz	6454 E. Mockingbird	800
Merle Norman Cosmetic Studio	6456 E. Mockingbird	450
The Hive Salon	6458 E. Mockingbird	1,250
ASI Gymnastics	6463 E. Mockingbird #150	20,009
Vacant - Fitness Center	6464 E. Mockingbird #130	27,392
Vacant - Retail	6464 E. Mockingbird #110	11,269
Subway and TCBY	6402 E. Mockingbird	2,272
<b>Total:</b>		<b>111,957</b>

## Code Parking Requirement

Although the City of Dallas’s current parking standards are provided in Chapter 51A, PD 79 directly refers to Ordinance 14898 for parking requirements, passed in 1975. Therefore, the older ordinance is applicable for this site and *not* Chapter 51A.

Ordinance 14898 amended Ordinance 10962. It is Lambeth’s understanding Ordinance 10962 is Chapter 51 of the 1960 Comprehensive General Zoning Ordinance, which was established prior to Chapter 51A. Although a copy of the parking requirements in Ordinance 10962 that are applicable for PD 79 was not available at the time of this study, the City of Dallas staff provided required parking ratios for PD 79. Parking requirements for the proposed development program per PD 79 requirements are summarized in **Table 2**. As shown, the site would require 660 parking spaces based upon the current PD requirements if all the vacant suites were occupied.

**Table 2. Current PD 79 Code Parking Requirement for Proposed Development Program**

Existing Tenants and Proposed Uses	SF	Use	Ordinance 10962 (As required per PD 79)	
			Parking Ratio	Spaces Req'd
Vacant - Restaurant	4,634	Restaurant	1 space/ 100	46.3
Sherwin Williams	3,430	Retail	1 space/ 200	17.2
Nail Expertise	1,550	Personal Service	1 space/ 200	7.8
Total Hearing Care	1,500	Retail	1 space/ 200	7.5
Personal Touch Cleaners	1,020	Personal Service	1 space/ 200	5.1
Poke Bop	1,750	Restaurant	1 space/ 100	17.5
The Taco Joint	3,200	Restaurant	1 space/ 100	32.0
Utopia Food & Fitness	2,000	Retail	1 space/ 200	10.0
Creation Station Dance	1,600	Personal Service (Instructional Arts Studio)	1 space/ 200	8.0
Bodega	1,613	Restaurant	1 space/ 100	16.1
Ginger Thai	1,360	Restaurant	1 space/ 100	13.6
Lovers Pizza & Pasta	1,400	Restaurant	1 space/ 100	14.0
Savoy Chiropractic	1,000	Medical Clinic	1 space/ 150	6.7
Allstate Insurance	750	Office	1 space/ 300	2.5
Pilates Unlimited	2,236	Personal Service (Instructional Arts Studio)	1 space/ 200	11.2
Vacant - Retail	1,997	Retail	1 space/ 200	10.0
Better Homes & Gardens	1,005	Office	1 space/ 300	3.4
Dee's Doggie Den	13,970	Animal Shelter or Clinic	1 space/ 300	46.6
Lakewood Growler	1,250	Retail	1 space/ 200	6.3
Jackson Hewitt Tax Service	1,250	Office	1 space/ 300	4.2
Dirty Dawgz	800	Retail	1 space/ 200	4.0
Merle Norman Cosmetic Studio	450	Retail	1 space/ 200	2.3
The Hive Salon	1,250	Personal Service (Beauty Shop)	1 space/ 200	6.3
ASI Gymnastics	20,009	Personal Service (Instructional Arts Studio)	1 space/ 200	100.0
Vacant - Fitness Center	27,392	Personal Service (Health Studio)	1 space/ 150	182.6
Vacant - Retail	11,269	Retail	1 space/ 200	56.3
Subway and TCBY	2,272	Restaurant	1 space/ 100	22.7
<b>Total: 111,957</b>			<b>Total: 660.0</b>	

# Recommended Parking Requirements

## Recommended Parking Rates

The City of Dallas Development Code sets forth requirements for general land uses. This analysis evaluates uses and recommends updates to account for current parking demands. Recommended parking requirements for specific uses are described below.

### Office

The City of Dallas requires one space per 300 SF for general office for PD 79 and one space per 333 SF in Chapter 51A.

The *Parking Generation Manual, 5<sup>th</sup> Edition*, by the Institute of Transportation Engineers, provides parking rates based upon observed sites throughout the US. The average peak period parking demand for offices (ITE Use #710) is one space per 418 SF in a general urban/suburban area. The average peak period parking demand for small office buildings (ITE Use #712) is one space per 390 SF in a general urban/suburban area.

Based upon the ITE rates and parking observations, an office parking requirement of **one space per 400 SF** is recommended. However, in order to be conservative, a rate of **one space per 366 SF** will be used in the PD.

### Medical Office

The City of Dallas requires one space per 150 SF for medical clinic use for PD 79 and one space per 200 SF in Chapter 51A.

The ITE *Parking Generation Manual* notes the average peak period parking demand for medical-dental office buildings (ITE Use #720) is one space per 310 SF.

Based upon the ITE rates and parking observations, a medical office parking requirement of **one space per 310 SF** is recommended. However, in order to be conservative, the 51A rates are maintained for the new PD.

### Animal Shelter or Clinic

The City of Dallas requires one space per 300 SF for animal shelter or clinic use for PD 79 and per Chapter 51A.

Dee's Doggie Den currently has 13,970 SF and approximately seven employees and two groomers on-site at one time. There are large play areas provided for the dogs that are being boarded on site. The large dog play areas are shown in **Figure 1**.

A parking ratio of **one space per 500 SF** is recommended for the animal shelter due to the large size of the play areas.



Figure 1. Dog Play Areas at Dee's Doggie Den

### **Health Studio**

The City of Dallas requires one space per 150 SF for health studio use for PD 79 and one space per 200 SF in Chapter 51A.

The *ITE Parking Generation Manual* notes the average peak period parking demand for health/fitness clubs (ITE Use #492) is one space per 211 SF on a weekday and one space per 307 SF on a Saturday.

Therefore, it is recommended that the required parking ratio remain at **one space per 200 SF**.

### **Gymnastics Studio**

PD 79 and Chapter 51A both require one space per 200 SF for instructional arts/personal service uses. It is recommended that this parking ratio remain at **one space per 200 SF**.

### **Retail**

PD 79 and Chapter 51A both require one space per 200 SF for retail (less than 10,000 SF).

The vacant 11,269 SF retail suite is proposed to be a Dollar Tree. The *ITE Parking Generation Manual* notes the average peak period parking demand for a variety store (ITE Use #814) is one space per 432 SF in December and one space per 884 SF in non-December. However, to be conservative, a variety store use is not being added to the PD and it is recommended that the retail parking ratio remain at **one space per 200 SF**.

### **Recommended Parking Rates**

The recommended parking rates are summarized in **Table 3** and the resulting parking requirement is 587 spaces. However, this does not take into consideration that the peak hour of the various uses occurs during different time periods.

**Table 3. Recommended Parking Ratios**

Use	SF	Recommended Parking Ratios	
		Parking Ratio	Spaces Req'd
Office	3,005	1 space/ 366	8.2
Medical Office	1,000	1 space/ 200	5.0
Retail < 10,000 SF	10,627	1 space/ 200	53.1
Retail 10,000+ SF	11,269	1 space/ 220	51.2
Personal Service	8,456	1 space/ 200	42.3
Animal Shelter or C	13,970	1 space/ 500	27.9
Restaurant	16,229	1 space/ 100	162.3
Health Studio	27,392	1 space/ 200	137.0
Gymnastics Center	20,009	1 space/ 200	100.0
<b>Total:</b>	<b>111,957</b>	<b>Total Spaces Req'd:</b>	<b>587.1</b>

*Red text denotes changes that were made to current 51A requirements.*

### Mixed-Use Development: Times-of-Day Peak Demands

The City of Dallas has a Mixed-Use Development (MUD) Chart that considers the potential that parking spaces may be shared amongst uses that have peak demands at different time periods. The City’s MUD Chart provides the time-of-day demands for general uses and is based upon ULI *Shared Parking* (1983). The MUD Chart is allowed per Chapter 51A. PD 79 does not permit use of the MUD Chart. It is recommended that the PD be amended to allow the MUD Chart to be used.

Lambeth reviewed time-of-day percentages; recommendations for Lakewood Village are described below.

- Office – The City’s MUD Chart provides time-of-day percentages for office uses that are comparable to the time-of-day distributions as noted in the ITE *Parking Generation Manual* (2019). It is recommended to continue using the percentages noted in the City’s chart.
- Animal Shelter – Recommended time-of day percentages were added to the MUD Chart based upon collected data, Google’s *Popular Times* feature and parking observations.
- Health Studio – The ITE *Parking Generation Manual* provides time-of-day distributions for weekday and Saturday parking demands, which were applied to the MUD Chart.
- Gymnastics Center – Data from Google’s *Popular Times* feature and parking observations were used to determine peak demands of the gymnastics center. These parking demands were applied to the MUD Chart.
- Personal Services – In order to clarify time-of-day percentages for personal service uses, personal service uses were added to the retail section of the MUD Chart.

The City of Dallas MUD Chart has been updated to include the recommended parking rates and time-of-day percentages as summarized in **Table 4** and **Table 5** for weekdays and Saturdays, respectively. After applying time-of-day percentages to account for parking spaces being shared by more than one user, the resulting parking requirement is 527 spaces with the highest parking demand occurring during a weekday evening.



For reference, Chapter 51A requires 607 parking spaces for Lakewood Village. Applying the City’s MUD Chart results in a weekday peak demand of 511 parking spaces during the evening—actually 12 spaces less than the recommended requirements. The City’s MUD Chart results in a Saturday peak demand of 579 parking spaces during the afternoon. However, the City’s MUD Chart does not include time-of-day percentages for a health studio on Saturdays, so this is not a valid comparison. The City MUD Chart based upon Chapter 51A is provided in the **Appendix**.

**Table 4. Recommended Weekday Parking Requirements by Time of Day**

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office Uses*	4,005	366	10.94	100%	10.94	80%	8.75	100%	10.94	85%	9.30	35%	3.83
	Retail and Personal Service Uses*	19,083	200	95.42	60%	57.25	75%	71.56	70%	66.79	65%	62.02	70%	66.79
	Retail 10,000+ SF	11,269	220	51.22	60%	30.73	75%	38.42	70%	35.86	65%	33.29	70%	35.86
	Retail 40,000+ SF	0	250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF	0	300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Animal Shelter or Clinic	13,970	500	27.94	45%	12.57	60%	16.76	100%	27.94	100%	27.94	75%	20.96
	Bar, Restaurant, & Commercial Amusement (Inside)	16,229	100	162.29	20%	32.46	100%	162.29	30%	48.69	30%	48.69	100%	162.29
	Health Studio	27,392	200	136.96	75%	102.72	55%	75.33	45%	61.63	75%	102.72	100%	136.96
	Game Court Center	0	n/a	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Gymnastics	20,009	200	100.05	50%	50.02	50%	50.02	50%	50.02	85%	85.04	100%	100.05
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total (Less Residential &amp; Theater SF):</b>		<b>111,957</b>		<b>585</b>		<b>297</b>		<b>423</b>		<b>302</b>		<b>369</b>		<b>527</b>

Red text denotes changes that were made or items that were added to the City’s MUD Chart.

**Table 5. Recommended Saturday Parking Requirements by Time of Day**

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Saturday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
	Office Uses*	4,005	366	10.94	15%	1.64	20%	2.19	15%	1.64	5%	0.55	0%	-
	Retail Uses*	19,083	200	95.42	75%	71.56	85%	81.10	100%	95.42	90%	85.87	65%	62.02
	Retail 10,000+ SF	11,269	220	51.22	75%	38.42	85%	43.54	100%	51.22	90%	46.10	65%	33.29
	Retail 40,000+ SF	0	250	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 100,000+ SF	0	300	0.00	65%	-	75%	-	90%	-	75%	-	60%	-
	Animal Shelter or Clinic	13,970	500	27.94	35%	9.78	50%	13.97	75%	20.96	75%	20.96	75%	20.96
	Bar, Restaurant, & Commercial Amusement (Inside)	16,229	100	162.29	20%	32.46	60%	97.37	90%	146.06	100%	162.29	100%	162.29
	Health Studio	27,392	200	136.96	100%	136.96	100%	136.96	75%	102.72	70%	95.87	65%	89.02
	Game Court Center	0	n/a	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Gymnastics	20,009	200	100.05	75%	75.03	75%	75.03	75%	75.03	50%	50.02	25%	25.01
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	80%	-	100%	-	100%	-
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total (Less Residential &amp; Theater SF):</b>		<b>111,957</b>		<b>585</b>		<b>366</b>		<b>450</b>		<b>493</b>		<b>462</b>		<b>393</b>

Red text denotes changes that were made or items that were added to the City’s MUD Chart.

## Validate Parking Requirements

To validate the recommended parking requirements, the actual parking demand for the fully occupied shopping center was projected. The parking demand for vacant tenants was projected using parking ratios and time-of-day percentages from the ITE *Parking Generation Manual* and ULI *Shared Parking*. These projected parking demands for vacant tenants were then added to the peak observed parking demands of the existing shopping center tenants and ASI Gymnastics. It was also taken into consideration that ASI Gymnastics evening parking demand may increase with school in session.

The resulting peak projected parking demand for the shopping center is 412 and 374 parking spaces on a weekday and weekend, respectively, as shown in **Figure 2** and **Figure 3**. The recommended parking requirement for the site is 527 spaces—which is about 27% greater than the peak projected weekday demand and 40% greater than the peak projected weekend demand.

## Summary

Lambeth Engineering conducted a parking analysis for the Lakewood Village Shopping Center located southeast of the Mockingbird Lane/Abrams Lane intersection in order to recommend parking requirements for the updated PD.

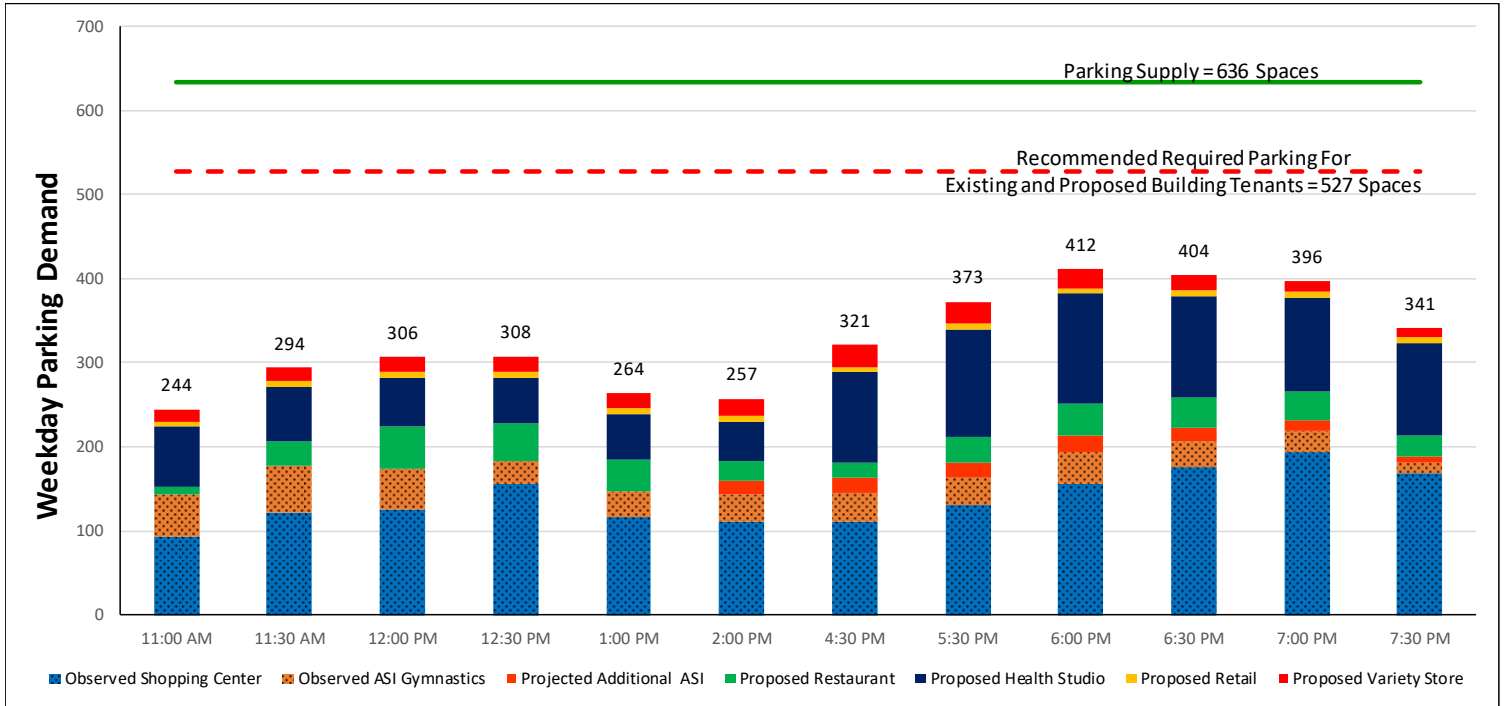
PD 79 currently requires 660 parking spaces for the shopping center’s development program. Based upon recommended parking ratios in this analysis, 587 parking spaces are required for the shopping center. Applying the recommended Mixed-Use Development (MUD) Chart time-of-day parking demand percentages, the **recommended parking requirement is 527 spaces**, which occurs on a weekday evening.

The projected parking demand for the proposed building program is 412 and 374 parking spaces on a weekday and weekend, respectively. Therefore, the proposed parking 527-space requirement exceed the projected demand.

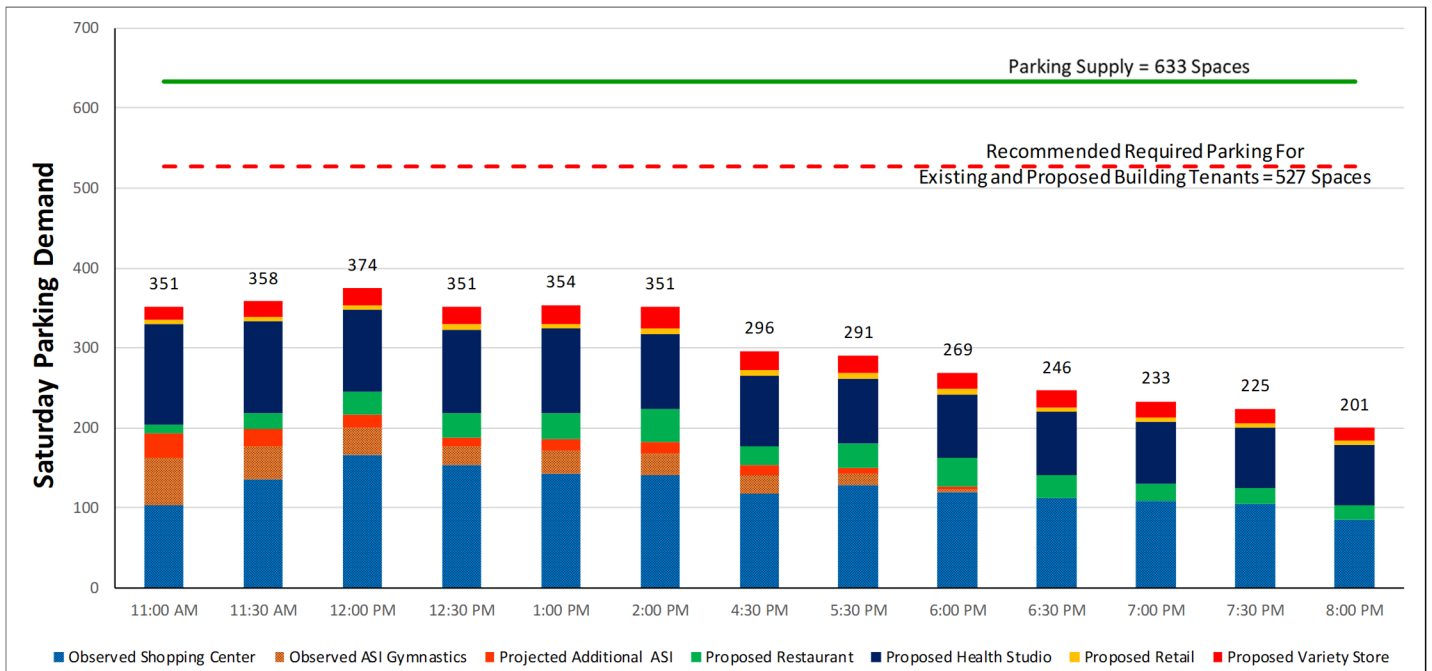
Below is a summary of the parking changes presented for the new PD.

- Office: 1 space per 366 SF and use time-of-day percentages currently on the MUD Chart.
- Personal Service: 1 space per 200 SF (same as 51A) and add note on MUD Chart specifying personal service uses have the same time- of-day percentages as retail, in order to have consistent title with Section 51A-4.210.
- Animal Clinic: 1 space per 500 SF and add time-of-day percentages to MUD Chart.
- Health Studio: 1 space per 200 SF (same as 51A) and update time-of-day percentages on MUD Chart.
- Gymnastics: 1 space per 200 SF (same as 51A) and add time-of-day percentages to MUD Chart.

Based upon the parking analysis results, Lambeth recommends approval of the requested Planned Development for Lakewood Village.



**Figure 2. Weekday Peak Observed Parking Demand for Existing Tenants and Projected Parking Demand for Vacant Tenants**



**Figure 3. Saturday Peak Observed Parking Demand for Existing Tenants and Projected Parking Demand for Vacant Tenants**

END

# Appendix

# Parking Accumulation Counts



Date: May and June 2019  
 Location: Lakewood Village Shopping Center  
 Address: Southeast corner of Mockingbird Lane and Abrams Lane  
 Observed by: CHL and BR  
 Project: Parking Analysis for Lakewood Village in Dallas, TX  
 Lambeth #014DAL



	Shopping Center without ASI Gymnastics Vehicles				ASI Gymnastics		Shopping Center with ASI	
	Friday May 10, 2019	Friday June 28, 2019	Saturday May 4, 2019	Saturday June 29, 2019	Friday June 28, 2019	Saturday June 29, 2019	Friday June 28, 2019	Saturday June 29, 2019
11:00 AM		93		104	50	59	143	163
11:30 AM	122	109	135	111	55	43	164	154
12:00 PM	125	126	167	126	48	33	174	159
12:30 PM	122	156	154	152	27	23	183	175
1:00 PM	117	115	143	137	30	29	145	166
2:00 PM	112		142					
4:30 PM	108	112		117	34	25	146	142
5:30 PM	113	131	108	129	33	14	164	143
6:00 PM	156	137		119	38	5	175	124
6:30 PM			113					
7:00 PM	194	146			25		171	
7:30 PM	168	140	105		14		154	
8:00 PM			86					
Max Observed:	194	156	167	152	55	59	183	175
Occupied SF:	45,656	66,665	45,656	66,665	66,665	66,665	66,665	66,665

Vacant/Temporarily Closed During Counts:

	May 2019	June 2019
Savory Chiropractic*	1,000	
Retail - Suite 210	1,997	1,997
Restaurant	4,634	4,634
ASI Gymnastics**	20,009	
Fitness Center	27,392	27,392
Retail - Suite 110	11,269	11,269
<b>Total Unoccupied SF:</b>	<b>66,301</b>	<b>45,292</b>
<b>Occupied SF:</b>	<b>45,656</b>	<b>66,665</b>
<b>Total SF:</b>	<b>111,957</b>	<b>111,957</b>



\*Savory Chiropractic business was in place, but was temporarily closed until May 13, 2019.  
 \*\* ASI Gymnastics open for business during June count, relocated Greenville Avenue location.

# Projected Parking Demand for Full Shopping Center

	Friday		Saturday	
	% Pkg Demand	Pkg Rate: 91	% Pkg Demand	Pkg Rate: 114
11:00 AM	0.18	9	0.27	11
11:30 AM	0.59	30	0.49	20
12:00 PM	1.00	51	0.70	28
12:30 PM	0.88	45	0.75	30
1:00 PM	0.75	38	0.80	33
2:00 PM	0.45	23	1.00	41
4:30 PM	0.36	18	0.57	23
5:30 PM	0.63	32	0.74	30
6:00 PM	0.77	39	0.87	35
6:30 PM	0.73	37	0.70	28
7:00 PM	0.69	35	0.53	22
7:30 PM	0.49	25	0.48	20
8:00 PM	0.28	14	0.43	17

Rate and Percentages Obtained from ITE Parking Generation Manual, 5th Edition, 2019

	Friday		Saturday	
	% Pkg Demand	Pkg Rate: 211	% Pkg Demand	Pkg Rate: 307
11:00 AM	0.55	71	0.97	126
11:30 AM	0.50	64	0.88	114
12:00 PM	0.44	57	0.79	103
12:30 PM	0.43	55	0.80	104
1:00 PM	0.41	53	0.81	105
2:00 PM	0.36	47	0.73	95
4:30 PM	0.83	107	0.68	88
5:30 PM	0.98	127	0.64	82
6:00 PM	1.00	130	0.62	80
6:30 PM	0.93	120	0.61	79
7:00 PM	0.85	110	0.60	78
7:30 PM	0.85	110	0.59	77
8:00 PM	0.85	110	0.58	75

Rate and Percentages Obtained from ITE Parking Generation Manual, 5th Edition, 2019

	Friday		Saturday	
	% Pkg Demand	Pkg Rate: 432	% Pkg Demand	Pkg Rate: 432
11:00 AM	0.56	15	0.65	17
11:30 AM	0.62	16	0.73	19
12:00 PM	0.67	17	0.80	21
12:30 PM	0.68	18	0.85	22
1:00 PM	0.69	18	0.90	23
2:00 PM	0.80	21	1.00	26
4:30 PM	1.00	26	0.93	24
5:30 PM	1.00	26	0.85	22
6:00 PM	0.87	23	0.80	21
6:30 PM	0.68	18	0.78	20
7:00 PM	0.48	13	0.75	20
7:30 PM	0.43	11	0.70	18
8:00 PM	0.37	10	0.65	17

Rate and Percentages Obtained from ITE Parking Generation Manual. Set % from LLI.

	Friday		Saturday	
	% Pkg Demand	Pkg Rate: 345	% Pkg Demand	Pkg Rate: 313
11:00 AM	0.85	5	0.65	4
11:30 AM	0.90	5	0.73	4
12:00 PM	0.95	5	0.80	5
12:30 PM	0.98	6	0.85	5
1:00 PM	1.00	6	0.90	5
2:00 PM	0.95	5	1.00	6
4:30 PM	0.93	5	0.93	5
5:30 PM	0.95	5	0.85	5
6:00 PM	0.95	5	0.80	5
6:30 PM	0.95	5	0.78	4
7:00 PM	0.95	5	0.75	4
7:30 PM	0.88	5	0.70	4
8:00 PM	0.80	5	0.65	4

Rate and Percentages Obtained from LLI Shared Parking, 2005

	Friday		Saturday	
	% Pkg Demand	Pkg Rate: 1429	% Pkg Demand	Pkg Rate: 1250
11:00 AM	0.95	1	0.95	1
11:30 AM	0.98	1	0.98	1
12:00 PM	1.00	1	1.00	1
12:30 PM	1.00	1	1.00	1
1:00 PM	1.00	1	1.00	1
2:00 PM	1.00	1	1.00	1
4:30 PM	0.98	1	0.98	1
5:30 PM	0.95	1	0.90	1
6:00 PM	0.95	1	0.85	1
6:30 PM	0.95	1	0.83	1
7:00 PM	0.95	1	0.80	1
7:30 PM	0.93	1	0.78	1
8:00 PM	0.90	1	0.75	1

Rate and Percentages Obtained from LLI Shared Parking, 2005

## Weekday: Projected Parking Demand for Fully Occupied Shopping Center

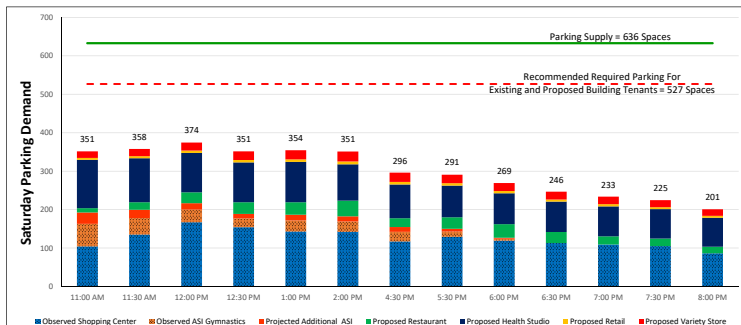
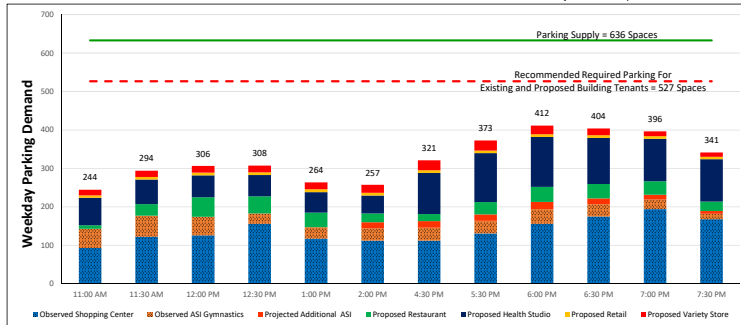
	Observed Shopping Center	Observed ASI Gymnastics	Projected Additional ASI	Proposed Restaurant	Proposed Health Studio	Proposed Retail	Proposed Variety Store	Total	Req'd Pkg	Parking Supply
11:00 AM	93	50		9	71	6	15	244	527	633
11:30 AM	122	55		30	64	7	16	294	527	633
12:00 PM	126	48		51	57	7	17	306	527	633
12:30 PM	156	27		45	55	7	18	308	527	633
1:00 PM	117	30		38	53	7	18	264	527	633
2:00 PM	112	32	16	23	47	7	21	257	527	633
4:30 PM	112	34	17	18	107	7	26	321	527	633
5:30 PM	131	33	17	32	127	7	26	373	527	633
6:00 PM	156	38	19	39	130	7	23	412	527	633
6:30 PM	175	32	16	37	120	7	18	404	527	633
7:00 PM	194	25	13	35	110	7	13	396	527	633
7:30 PM	168	14	7	25	110	6	11	341	527	633

ASI: Increase weekday demand by 50% for school season. Peak Projected Demand: 412 28%  
Difference Between Projected and Required: 115

## Saturday: Projected Parking Demand for Fully Occupied Shopping Center

	Occupied Shopping Center	Observed ASI Gymnastics	Projected Additional ASI	Proposed Restaurant	Proposed Health Studio	Proposed Retail	Proposed Variety Store	Total	Req'd Pkg	Parking Supply
11:00 AM	104	59	30	11	126	5	17	351	527	633
11:30 AM	135	43	22	20	114	6	19	358	527	633
12:00 PM	167	33	17	28	103	6	21	374	527	633
12:30 PM	154	23	12	30	104	6	22	351	527	633
1:00 PM	143	29	15	33	105	7	23	354	527	633
2:00 PM	142	27	14	41	95	7	26	351	527	633
4:30 PM	117	25	13	23	88	7	24	296	527	633
5:30 PM	129	14	7	30	82	6	22	291	527	633
6:00 PM	119	5	3	35	80	6	21	269	527	633
6:30 PM	113			28	79	6	20	246	527	633
7:00 PM	109			22	78	5	20	233	527	633
7:30 PM	105			20	77	5	18	225	527	633
8:00 PM	86			17	75	5	17	201	527	633

ASI: Increase Saturday demand by 50% for school season. Peak Projected Demand: 374 41%  
Difference Between Projected and Required: 152



**Parking Requirement Comparison for Lakewood Village Shopping Center by Owner**

**Lakewood Village - Total Shopping Center**

Use	SF	Old Parking Ratios for PD 79	
		Parking Ratio	Spaces Req'd
Office	3,005	1 space/ 300	10.0
Medical Office	1,000	1 space/ 150	6.7
Retail < 10,000 SF	10,627	1 space/ 200	53.1
Retail 10,000+ SF	11,269	1 space/ 200	56.3
Personal Service	8,456	1 space/ 200	42.3
Animal Shelter or Clinic	13,970	1 space/ 300	46.6
Restaurant	16,229	1 space/ 100	162.3
Health Studio	27,392	1 space/ 150	182.6
Gymnastics Center	20,009	1 space/ 200	100.0
<b>Total:</b>	<b>111,957</b>	<b>Total Spaces Req'd:</b>	<b>660.0</b>

**Lakewood Village - Total Shopping Center**

Use	SF	51A Parking Ratios	
		Parking Ratio	Spaces Req'd
Office	3,005	1 space/ 333	9.0
Medical Office	1,000	1 space/ 200	5.0
Retail < 10,000 SF	10,627	1 space/ 200	53.1
Retail 10,000+ SF	11,269	1 space/ 220	51.2
Personal Service	8,456	1 space/ 200	42.3
Animal Shelter or Clinic	13,970	1 space/ 300	46.6
Restaurant	16,229	1 space/ 100	162.3
Health Studio	27,392	1 space/ 200	137.0
Gymnastics Center	20,009	1 space/ 200	100.0
<b>Total:</b>	<b>111,957</b>	<b>Total Spaces Req'd:</b>	<b>606.5</b>

**Lakewood Village - Total Shopping Center**

Use	SF	Recommended Parking Ratios	
		Parking Ratio	Spaces Req'd
Office	3,005	1 space/ 366	8.2
Medical Office	1,000	1 space/ 200	5.0
Retail < 10,000 SF	10,627	1 space/ 200	53.1
Retail 10,000+ SF	11,269	1 space/ 220	51.2
Personal Service	8,456	1 space/ 200	42.3
Animal Shelter or C	13,970	1 space/ 500	27.9
Restaurant	16,229	1 space/ 100	162.3
Health Studio	27,392	1 space/ 200	137.0
Gymnastics Center	20,009	1 space/ 200	100.0
<b>Total:</b>	<b>111,957</b>	<b>Total Spaces Req'd:</b>	<b>587.1</b>

Req'd with Recommended MUD Chart: 527  
Total Spaces Provided: 659

**Madison Partners**

Use	SF	Old Parking Ratios for PD 79	
		Parking Ratio	Spaces Req'd
Office	3,005	1 space/ 333	9.0
Medical Office	1,000	1 space/ 150	6.7
Retail < 10,000 SF	10,627	1 space/ 200	53.1
Retail 10,000+ SF		1 space/ 200	0.0
Personal Service	8,456	1 space/ 200	42.3
Animal Shelter or Clinic	13,970	1 space/ 300	46.6
Restaurant	13,957	1 space/ 100	139.6
Health Studio		1 space/ 150	0.0
Gymnastics Center		1 space/ 200	0.0
<b>Total:</b>	<b>51,015</b>	<b>Total Spaces Req'd:</b>	<b>297.2</b>

Req'd with Recommended MUD Chart:

**Madison Partners**

Use	SF	51A Parking Ratios	
		Parking Ratio	Spaces Req'd
Office	3,005	1 space/ 333	9.0
Medical Office	1,000	1 space/ 200	5.0
Retail < 10,000 SF	10,627	1 space/ 200	53.1
Retail 10,000+ SF		1 space/ 220	0.0
Personal Service	8,456	1 space/ 200	42.3
Animal Shelter or Clinic	13,970	1 space/ 300	46.6
Restaurant	13,957	1 space/ 100	139.6
Health Studio		1 space/ 200	0.0
Gymnastics Center		1 space/ 200	0.0
<b>Total:</b>	<b>51,015</b>	<b>Total Spaces Req'd:</b>	<b>295.6</b>

**Madison Partners**

Use	SF	Recommended Parking Ratios	
		Parking Ratio	Spaces Req'd
Office	3,005	1 space/ 366	8.2
Medical Office	1,000	1 space/ 200	5.0
Retail < 10,000 SF	10,627	1 space/ 200	53.1
Retail 10,000+ SF		1 space/ 220	0.0
Personal Service	8,456	1 space/ 200	42.3
Animal Shelter or C	13,970	1 space/ 500	27.9
Restaurant	16,229	1 space/ 100	162.3
Health Studio		1 space/ 200	0.0
Gymnastics Center		1 space/ 200	0.0
<b>Total:</b>	<b>53,287</b>	<b>Total Spaces Req'd:</b>	<b>298.9</b>

Req'd with Recommended MUD Chart: 247  
Total Spaces on Madison Property: 265

**Northwood Retail**

Use	SF	Old Parking Ratios for PD 79	
		Parking Ratio	Spaces Req'd
Office		1 space/ 333	0.0
Medical Office		1 space/ 150	0.0
Retail < 10,000 SF		1 space/ 200	0.0
Retail 10,000+ SF	11,269	1 space/ 200	56.3
Personal Service		1 space/ 200	0.0
Animal Shelter or Clinic		1 space/ 300	0.0
Restaurant		1 space/ 100	0.0
Health Studio	27,392	1 space/ 150	182.6
Gymnastics Center	20,009	1 space/ 200	100.0
<b>Total:</b>	<b>58,670</b>	<b>Total Spaces Req'd:</b>	<b>339.0</b>

**Northwood Retail**

Use	SF	51A Parking Ratios	
		Parking Ratio	Spaces Req'd
Office		1 space/ 333	0.0
Medical Office		1 space/ 200	0.0
Retail < 10,000 SF		1 space/ 200	0.0
Retail 10,000+ SF	11,269	1 space/ 220	51.2
Personal Service		1 space/ 200	0.0
Animal Shelter or Clinic		1 space/ 300	0.0
Restaurant		1 space/ 100	0.0
Health Studio	27,392	1 space/ 200	137.0
Gymnastics Center	20,009	1 space/ 200	100.0
<b>Total:</b>	<b>58,670</b>	<b>Total Spaces Req'd:</b>	<b>288.2</b>

**Northwood Retail**

Use	SF	Recommended Parking Ratios	
		Parking Ratio	Spaces Req'd
Office		1 space/ 366	0.0
Medical Office		1 space/ 200	0.0
Retail < 10,000 SF		1 space/ 200	0.0
Retail 10,000+ SF	11,269	1 space/ 220	51.2
Personal Service		1 space/ 200	0.0
Animal Shelter or Clinic		1 space/ 500	0.0
Restaurant		1 space/ 100	0.0
Health Studio	27,392	1 space/ 200	137.0
Gymnastics Center	20,009	1 space/ 200	100.0
<b>Total:</b>	<b>58,670</b>	<b>Total Spaces Req'd:</b>	<b>288.2</b>

Req'd with Recommended MUD Chart: 273  
Total Spaces on Northwood Property: 346

**TCBY/Subway**

Use	SF	Old Parking Ratios for PD 79	
		Parking Ratio	Spaces Req'd
Office		1 space/ 333	0.0
Medical Office		1 space/ 150	0.0
Retail < 10,000 SF		1 space/ 200	0.0
Retail 10,000+ SF		1 space/ 200	0.0
Personal Service		1 space/ 200	0.0
Animal Shelter or Clinic		1 space/ 300	0.0
Restaurant	2,272	1 space/ 100	22.7
Health Studio		1 space/ 150	0.0
Gymnastics Center		1 space/ 200	0.0
<b>Total:</b>	<b>2,272</b>	<b>Total Spaces Req'd:</b>	<b>22.7</b>

**TCBY/Subway**

Use	SF	51A Parking Ratios	
		Parking Ratio	Spaces Req'd
Office		1 space/ 333	0.0
Medical Office		1 space/ 200	0.0
Retail < 10,000 SF		1 space/ 200	0.0
Retail 10,000+ SF		1 space/ 220	0.0
Personal Service		1 space/ 200	0.0
Animal Shelter or Clinic		1 space/ 300	0.0
Restaurant	2,272	1 space/ 100	22.7
Health Studio		1 space/ 200	0.0
Gymnastics Center		1 space/ 200	0.0
<b>Total:</b>	<b>2,272</b>	<b>Total Spaces Req'd:</b>	<b>22.7</b>

**TCBY/Subway**

Use	SF	Recommended Parking Ratios	
		Parking Ratio	Spaces Req'd
Office		1 space/ 366	0.0
Medical Office		1 space/ 200	0.0
Retail < 10,000 SF		1 space/ 200	0.0
Retail 10,000+ SF		1 space/ 220	0.0
Personal Service		1 space/ 200	0.0
Animal Shelter or Clinic		1 space/ 500	0.0
Restaurant	2,272	1 space/ 100	22.7
Health Studio		1 space/ 200	0.0
Gymnastics Center		1 space/ 200	0.0
<b>Total:</b>	<b>2,272</b>	<b>Total Spaces Req'd:</b>	<b>22.7</b>

Req'd with Recommended MUD Chart: 23  
Total Spaces on Subway/TCBY Property: 25

## Parking Requirement Comparison for Lakewood Village Shopping Center

Existing Tenants and Proposed Uses	SF	Use	Ordinance 10962 (As required per PD 79)		Chapter 51A - Current Code (For Reference Only)	
			Parking Ratio	Spaces Req'd	Parking Ratio	Spaces Req'd
Vacant - Restaurant	4,634	Restaurant	1 space/ 100	46.3	1 space/ 100	46.3
Sherwin Williams	3,430	Retail	1 space/ 200	17.2	1 space/ 200	17.2
Nail Expertise	1,550	Personal Service	1 space/ 200	7.8	1 space/ 200	7.8
Total Hearing Care	1,500	Retail	1 space/ 200	7.5	1 space/ 200	7.5
Personal Touch Cleaners	1,020	Personal Service	1 space/ 200	5.1	1 space/ 200	5.1
Poke Bop	1,750	Restaurant	1 space/ 100	17.5	1 space/ 100	17.5
The Taco Joint	3,200	Restaurant	1 space/ 100	32.0	1 space/ 100	32.0
Utopia Food & Fitness	2,000	Retail	1 space/ 200	10.0	1 space/ 200	10.0
Creation Station Dance	1,600	Personal Service (Instructional Arts Studio)	1 space/ 200	8.0	1 space/ 200	8.0
Bodega	1,613	Restaurant	1 space/ 100	16.1	1 space/ 100	16.1
Ginger Thai	1,360	Restaurant	1 space/ 100	13.6	1 space/ 100	13.6
Lovers Pizza & Pasta	1,400	Restaurant	1 space/ 100	14.0	1 space/ 100	14.0
Savoy Chiropractic	1,000	Medical Clinic	1 space/ 150	6.7	1 space/ 200	5.0
Allstate Insurance	750	Office	1 space/ 300	2.5	1 space/ 333	2.3
Pilates Unlimited	2,236	Personal Service (Instructional Arts Studio)	1 space/ 200	11.2	1 space/ 200	11.2
Vacant - Retail	1,997	Retail	1 space/ 200	10.0	1 space/ 200	10.0
Better Homes & Gardens	1,005	Office	1 space/ 300	3.4	1 space/ 333	3.0
Dee's Doggie Den	13,970	Animal Shelter or Clinic	1 space/ 300	46.6	1 space/ 300	46.6
Lakewood Growler	1,250	Retail	1 space/ 200	6.3	1 space/ 200	6.3
Jackson Hewitt Tax Service	1,250	Office	1 space/ 300	4.2	1 space/ 333	3.8
Dirty Dawgz	800	Retail	1 space/ 200	4.0	1 space/ 200	4.0
Merle Norman Cosmetic Studio	450	Retail	1 space/ 200	2.3	1 space/ 200	2.3
The Hive Salon	1,250	Personal Service (Beauty Shop)	1 space/ 200	6.3	1 space/ 200	6.3
ASI Gymnastics	20,009	Personal Service (Instructional Arts Studio)	1 space/ 200	100.0	1 space/ 200	100.0
Vacant - Fitness Center	27,392	Personal Service (Health Studio)	1 space/ 150	182.6	1 space/ 200	137.0
Vacant - Retail	11,269	Retail	1 space/ 200	56.3	1 space/ 220	51.2
Subway and TCBY	2,272	Restaurant	1 space/ 100	22.7	1 space/ 100	22.7
<b>Total:</b>	<b>111,957</b>		Total:	660.0	Total:	606.5

*\*Note: Chapter 51A not currently applicable for PD 79, provided for reference only.*



## City of Dallas Mixed Use Development Parking Chart

for properties regulated by Dallas Development Code, Chapter 51A  
(for calculating adjusted standard parking requirement)

Address: 6434 E Mockingbird Ln

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # units or bedrooms (whichever is greater)	0	1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office Uses*	4,005	333	12.03	100%	12.03	80%	9.62	100%	12.03	85%	10.22	35%	4.21
	Retail and Personal Service Uses*	19,083	200	95.42	60%	57.25	75%	71.56	70%	66.79	65%	62.02	70%	66.79
	Retail 10,000+ SF	45,248	220	205.67	60%	123.40	75%	154.25	70%	143.97	65%	133.69	70%	143.97
	Retail 40,000+ SF	0	250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF	0	300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Bar, restaurant, & commercial amusement (inside)	16,229	100	162.29	20%	32.46	100%	162.29	30%	48.69	30%	48.69	100%	162.29
	Health Studio	27,392	200	136.96	45%	61.63	70%	95.87	55%	75.33	80%	109.57	100%	136.96
	Game court center	0	n/a	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Theater (1/28 seating)	527	28	18.81	0%	-	40%	7.52	60%	11.29	80%	15.05	100%	18.81
	Any other use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total SF (less Residential &amp; Theater):</b>		<b>111,957</b>		<b>631</b>		<b>287</b>		<b>501</b>		<b>358</b>		<b>379</b>		<b>533</b>

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Saturday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # units or bedrooms (whichever is greater)	0	1	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
	Office Uses*	4,005	333	12.03	15%	1.80	20%	2.41	15%	1.80	5%	0.60	0%	-
	Retail and Personal Service Uses*	19,083	200	95.42	75%	71.56	85%	81.10	100%	95.42	90%	85.87	65%	62.02
	Retail 10,000+ SF	45,248	220	205.67	75%	154.25	85%	174.82	100%	205.67	90%	185.11	65%	133.69
	Retail 40,000+ SF	0	250	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 100,000+ SF	0	300	0.00	65%	-	75%	-	90%	-	75%	-	60%	-
	Bar, restaurant, & commercial amusement (inside)	16,229	100	162.29	20%	32.46	60%	97.37	90%	146.06	100%	162.29	100%	162.29
	Health Studio	27,392	200	136.96	100%	136.96	100%	136.96	100%	136.96	100%	136.96	100%	136.96
	Game court center	0	n/a	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Theater (1/28 seating)	527	28	18.81	0%	-	40%	7.52	80%	15.05	100%	18.81	100%	18.81
	Any other use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total SF (less Residential &amp; Theater):</b>		<b>111,957</b>		<b>631</b>		<b>397</b>		<b>500</b>		<b>601</b>		<b>590</b>		<b>514</b>

\* See Chapter 51A Definitions

\*\*Based upon a report for ULI - The Urban Land Institute, Shared Parking. Washington, D.C.: ULI. 1983

Weekday MUD Parking requirement is 533

Saturday MUD Parking requirement is 601

Therefore, 601 is the parking requirement.

**Weekday Peak: 533 Spaces**

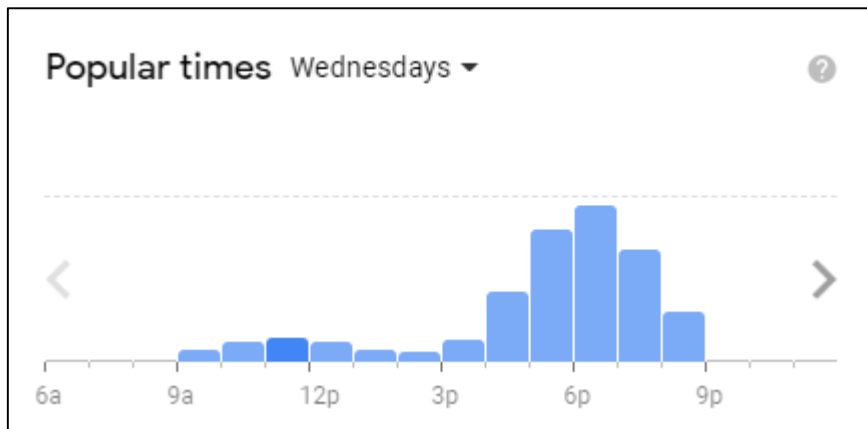
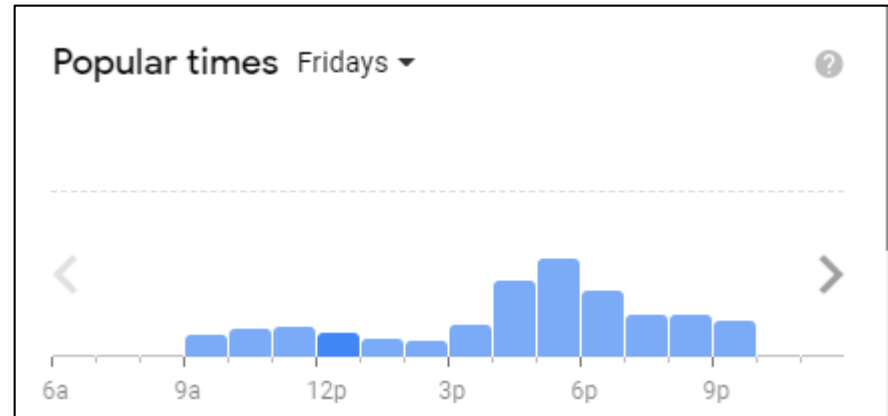
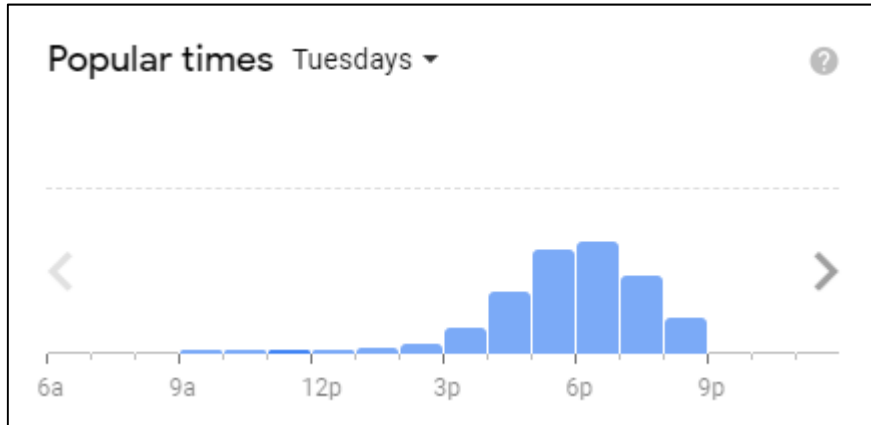
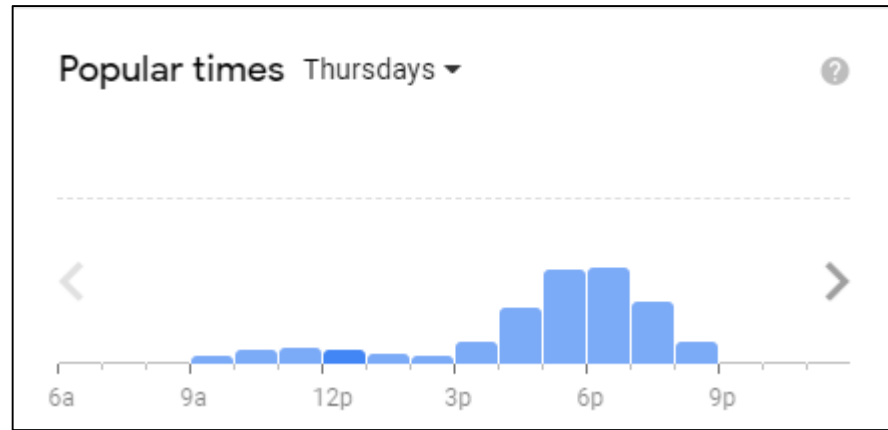
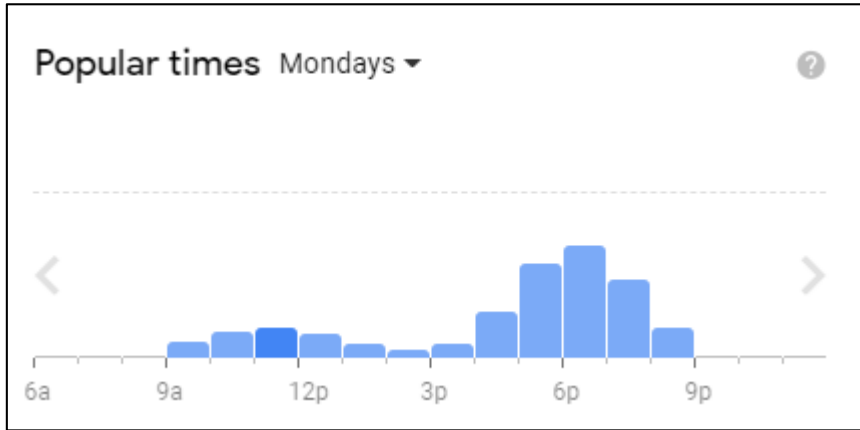
**Saturday Peak: 601 Spaces. However, health studio is at 100% all day long. No reductions are applied to account for lower usage in afternoon.**

**\*This chart provided for reference only, Chapter 51A not currently applicable to PD 79.\***

ASI Gymnastics, 6464 E. Mockingbird Ln, Dallas, TX 75214

Data obtained from Google's *Popular Times*.

<https://www.google.com/maps/place/ASI+Gymnastics/@32.8364861,-96.7528753,17z/data=!3m1!4b1!4m5!3m4!1s0x864c1ff7a42cfbd3:0xbb32296b24d14932!8m2!3d32.8364861!4d-96.7506813>

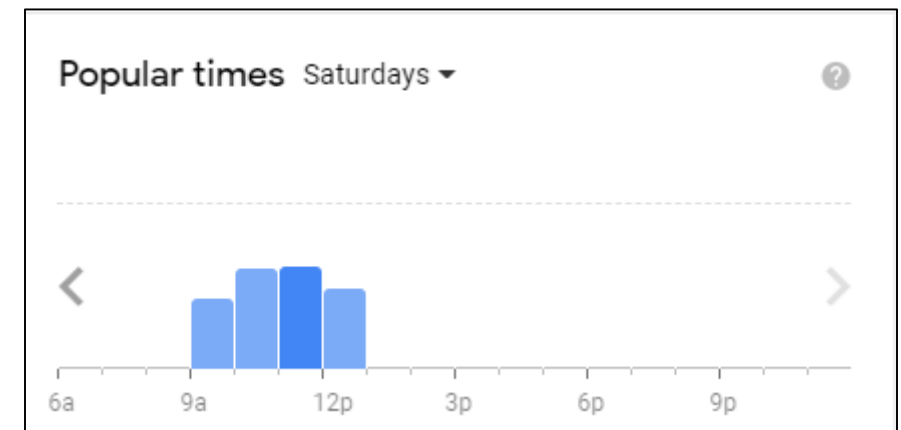
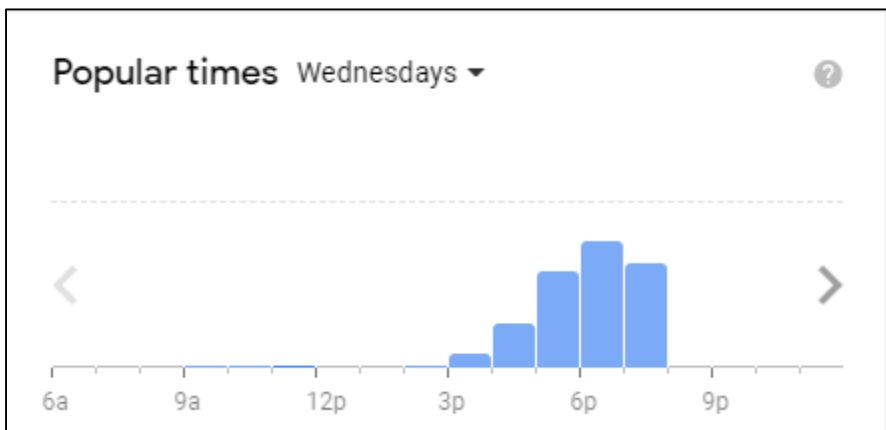
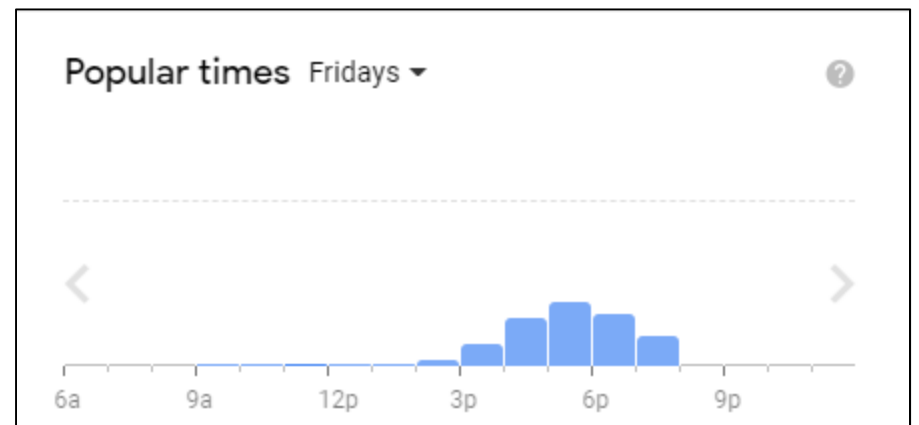
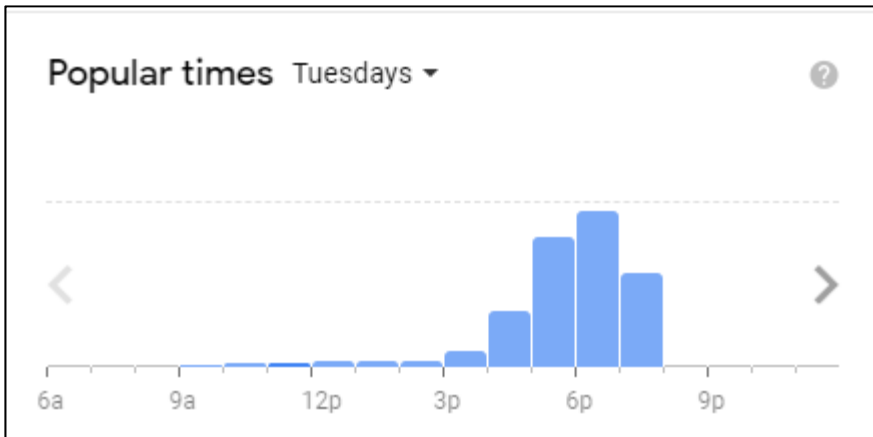
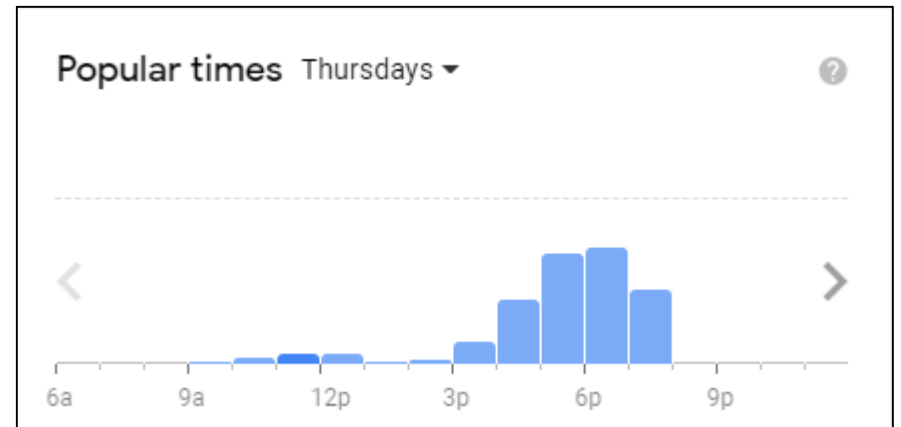
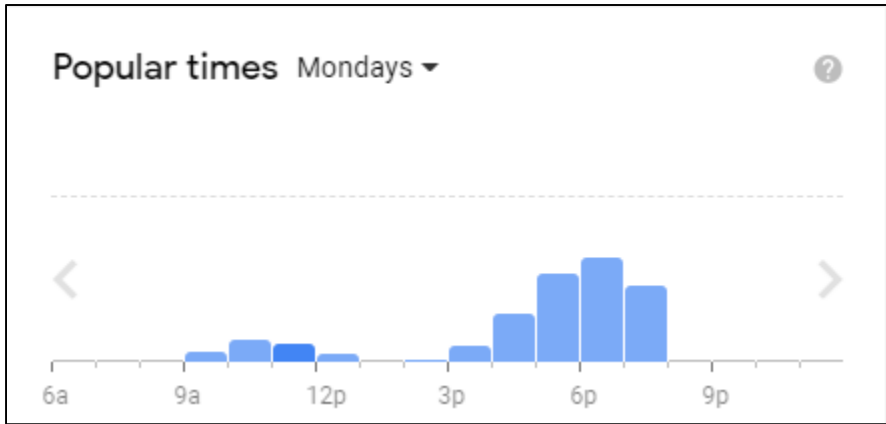


Not enough data available for Saturdays or Sundays

ASI Gymnastics, 4051 Rosemeade Pkwy, Dallas, TX 75287

Data obtained from Google's *Popular Times*.

<https://www.google.com/maps/place/ASI+Gymnastics/@33.0109399,-96.8445803,17z/data=!3m1!4b1!4m5!3m4!1s0x864c247113646679:0xbacb90987cf94ccd!8m2!3d33.0109399!4d-96.8423863>



Not enough data available for Sundays

# Doggie Den Dallas, 6444 E. Mockingbird Lane, Dallas TX 75214

Data obtained from Google's Popular Times.

<https://www.google.com/maps/place/Doggie+Den+Dallas/@32.835759,-96.7527877,17z/data=!4m5!3m4!1s0x864e9f622d8e33c3:0x166b5d0f51fe1814!8m2!3d32.835539!4d-96.7513694>

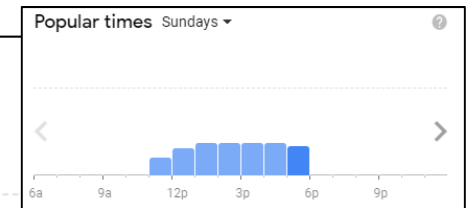
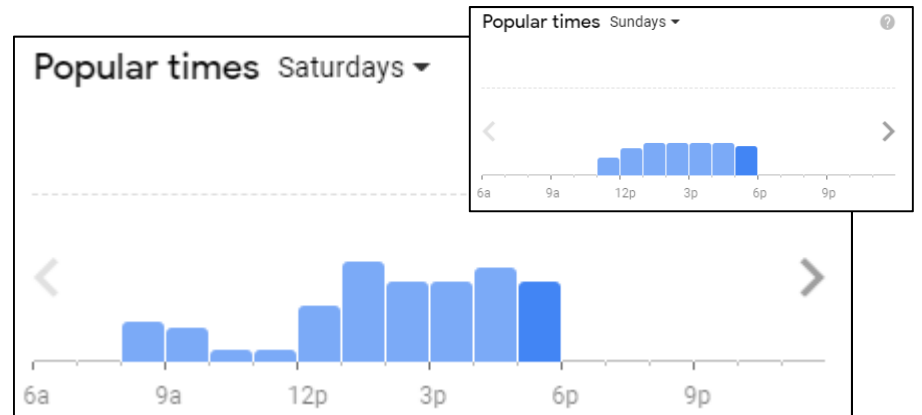
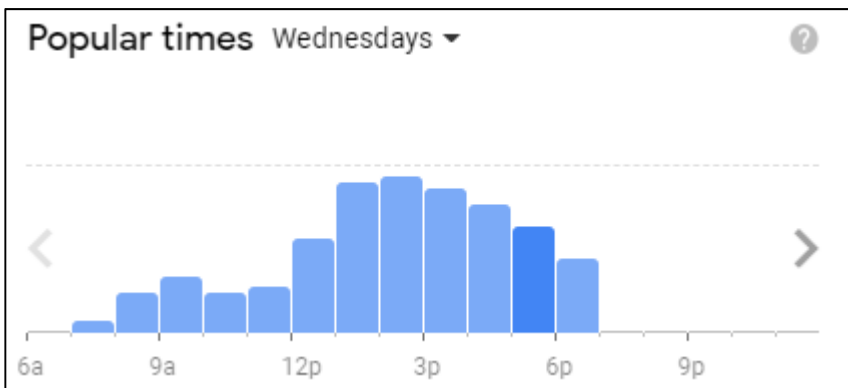
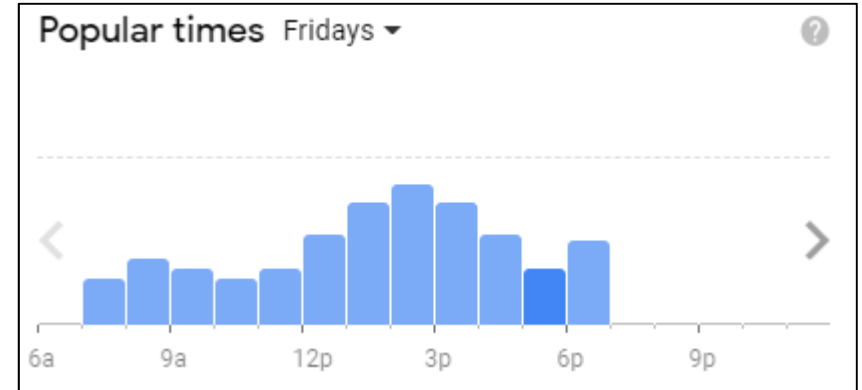
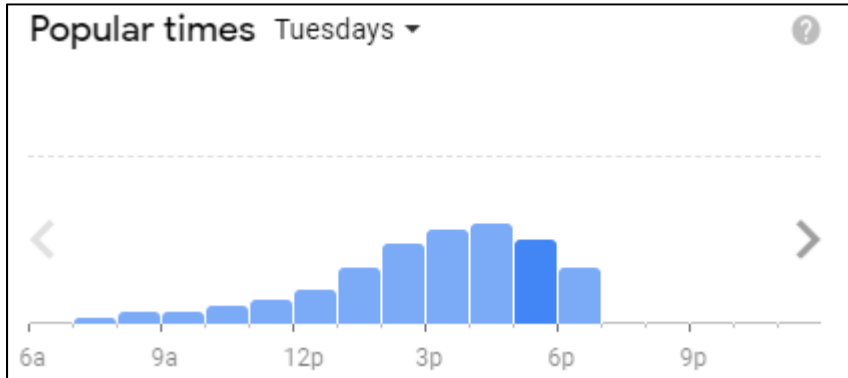
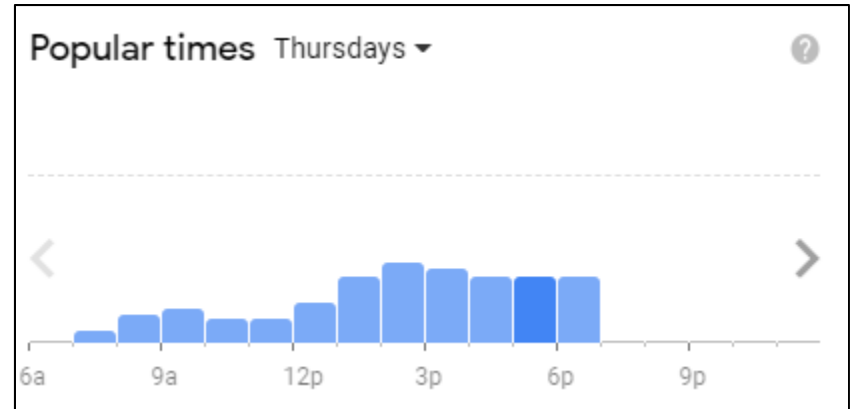
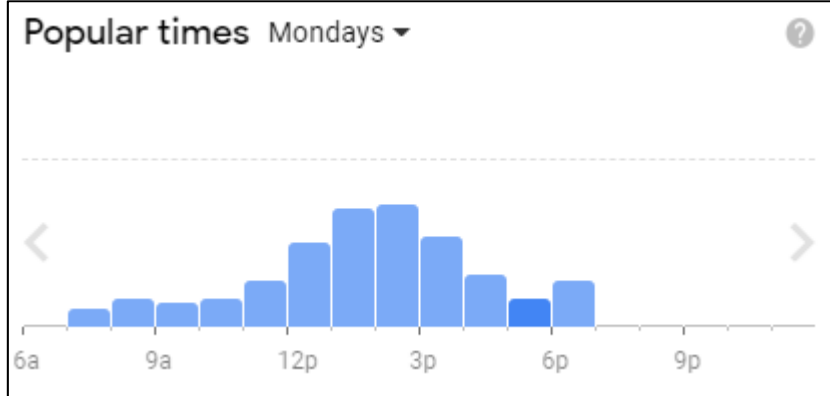


Exhibit \_\_\_\_\_  
**PD 79 Mixed Use Development Parking Chart**  
for properties regulated by PD 79  
(for calculating adjusted standard parking requirement)

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office Uses*	0	333	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Retail and Personal Service Uses*	0	200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 10,000+ SF	0	220	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 40,000+ SF	0	250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF	0	300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Animal Shelter or Clinic	0	500	0.00	45%	-	60%	-	100%	-	100%	-	75%	-
	Bar, Restaurant, & Commercial Amusement (Inside)	0	100	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Health Studio	0	200	0.00	75%	-	55%	-	45%	-	75%	-	100%	-
	Game Court Center	0	n/a	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Gymnastics	0	200	0.00	50%	-	50%	-	50%	-	85%	-	100%	-
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total (Less Residential &amp; Theater SF):</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Saturday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
	Office Uses*	0	333	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Retail and Personal Service Uses*	0	200	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 10,000+ SF	0	220	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 40,000+ SF	0	250	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 100,000+ SF	0	300	0.00	65%	-	75%	-	90%	-	75%	-	60%	-
	Animal Shelter or Clinic	0	500	0.00	35%	-	50%	-	75%	-	75%	-	75%	-
	Bar, Restaurant, & Commercial Amusement (Inside)	0	100	0.00	20%	-	60%	-	90%	-	100%	-	100%	-
	Health Studio	0	200	0.00	100%	-	100%	-	75%	-	70%	-	65%	-
	Game Court Center	0	n/a	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Gymnastics	0	200	0.00	75%	-	75%	-	75%	-	50%	-	25%	-
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	80%	-	100%	-	100%	-
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total (Less Residential &amp; Theater SF):</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>

\* See Chapter 51A Definitions

\*\*Based upon a report for ULI - The Urban Land Institute, *Shared Parking*. Washington, D.C.: ULI. 1983, *ITE Parking Generation Manual*, 5th Edition, and observations.

Weekday MUD Parking requirement is \_\_\_\_\_ Saturday MUD Parking requirement is \_\_\_\_\_  
Therefore, \_\_\_\_\_ is the parking requirement.