Greenlight Traffic Engineering

March 19, 2023

Mr. Daniel Uriarte
Owner
Casa Dorada Event Center
8520 W Peoria Ave, Suite 113
Peoria, AZ 85345

Re: Casa Dorada Event Center | Parking Study
NWC of 85th Avenue and Peoria Avenue, Peoria, AZ

1 INTRODUCTION

This Parking Study was prepared for the proposed development of the Casa Dorada Event Center (Project) in Peoria, Arizona (City). The Project is in the existing strip plaza (Plaza) located at the northwest corner of 85th Avenue and Peoria Avenue within the City. There is currently no existing sign depicting the name of the Plaza.

The intent of the Project is to repurpose the former banquet hall located within the Plaza to become a wedding and reception hall, which is a similar use as the former use of this space within the Plaza. The wedding hall will provide accommodations for a maximum of 80 attendees plus 4 employees/operations staff for a total of 84 occupants. The Casa Dorada Event Center's primary hours of operation will be from 7:00 p.m. to 12:00 a.m. on Fridays and Saturdays only. No events will be hosted on Sundays.

The purpose of this study was to analyze and compare the proposed Project's parking supply and expected demand associated with the Project use.

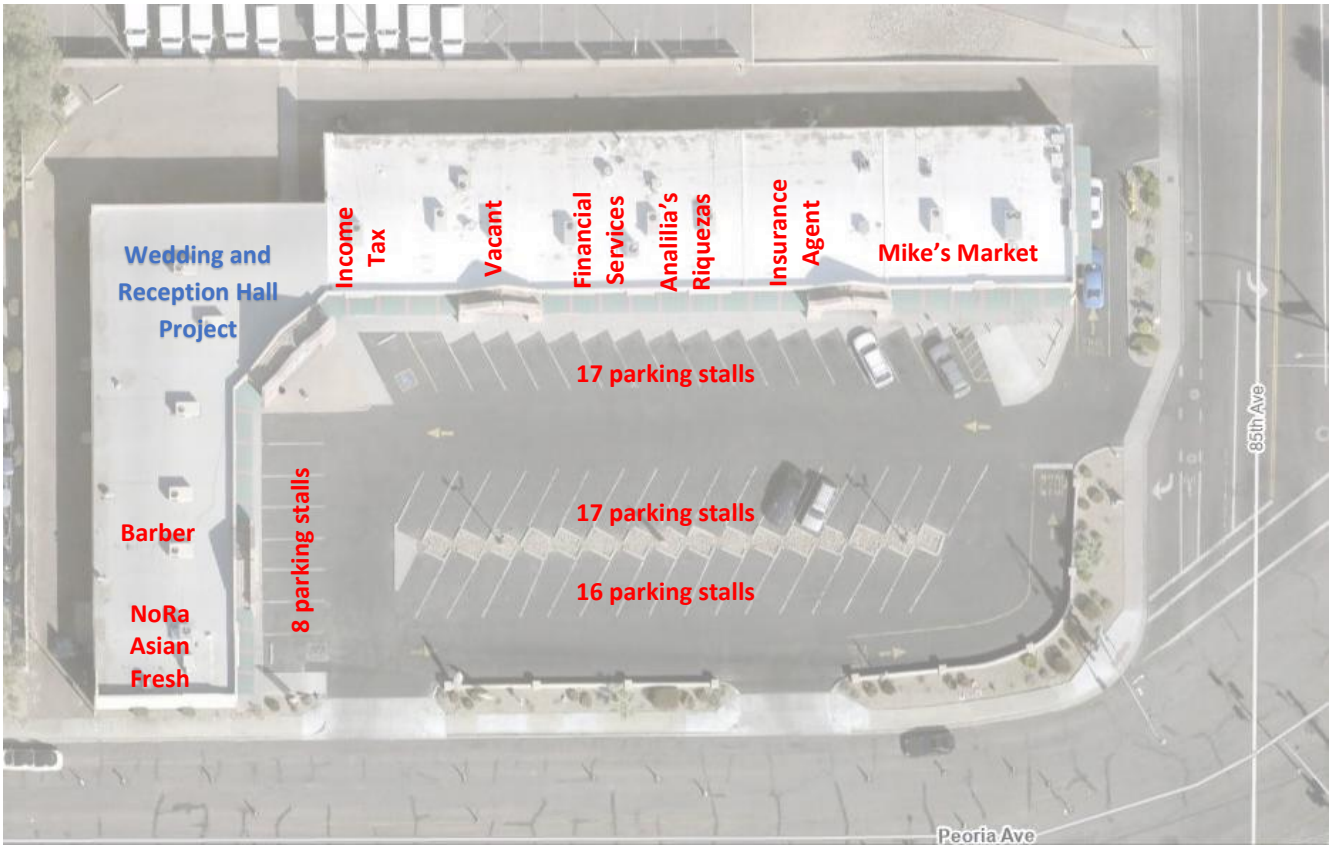
2 PROJECT LOCATION

The location of the existing strip retail plaza is at the northwest corner of 85th Avenue and Peoria Avenue. The location is shown in Figure 1 below.

Figure 1: Project Site Location

The layout of the Plaza is shown in Figure 2 below. Currently, there are 58 parking stalls available in the parking lot. No overflow or other existing parking issues have been noted at the Plaza's parking lot.

Figure 2: Strip Retail Plaza Layout



3 PARKING SUPPLY PER CITY ZONING ORDINANCE

Per the City of Peoria City Code, Parking and Loading Requirements, Section 21-825, Part B.2, Non-Residential Uses, required parking ratios and supply calculations are shown in Table 1. The Plaza is fully occupied, except for the vacant former banquet hall that the proposed wedding reception hall would replace, and a vacant retail space. The vacant retail space was assumed as "unspecified retail use."

Table 1 shows the required number of parking stalls assuming that all businesses in the plaza are open simultaneously and experience their peak parking demand at the same time. The total number of stalls required is 74. Compared to the existing parking supply, this results in a deficiency of 16 parking stalls.

Table 1: City of Peoria Parking Requirements

Suite	Occupant	Business Hours	Use	Subcategory	Rate	Base Quantity	Units	GLA Ratio	Final Quantity	Units	Parking Stalls
116	NoRa Asian Fresh	Sun-Thu, 10 AM to 10 PM	Restaurant	Serving Area	1 per 50 SF	320	SF GFA	0.9	288	SF GLA	6
		Fri-Sat, 10 AM to 11 PM	Restaurant	Preparation Area	1 per 200 SF	640	SF GFA	0.9	576	SF GLA	3
115	Barber	Tue-Sat, 9 AM to 5 PM	General Professional Services		1 per 200 SF	960	SF GFA	0.9	864	SF GLA	4
111-113	Wedding and Reception Hall	7 PM to 12 AM	Indoor Public Assembly		1 per 200 SF	4,700	SF GFA	0.9	4,230	SF GLA	21
110	Income Tax Services	May to Dec, by appointment Mon-Fri, 9 AM to 5 PM	Professional Offices		1 per 200 SF	900	SF GFA	0.9	810	SF GLA	4
108-109	Vacant	Sun-Sat, 9 AM to 5 PM	Unspecified Retail Use (Shell Building)		1 per 250 SF	1,800	SF GFA	0.9	1,620	SF GLA	6
107	Financial Services	Mon-Thu, 9 AM to 8 PM Sat, 9 AM to 5 PM	Financial Services		1 per 150 SF	900	SF GFA	0.9	810	SF GLA	5
106	Analilia's Riquezas	Tue-Sat, 9 AM to 9 PM	Restaurant	Serving Area	1 per 50 SF	300	SF GFA	0.9	270	SF GLA	5
		Sun, 9 AM to 6 PM	Restaurant	Preparation Area	1 per 200 SF	600	SF GFA	0.9	540	SF GLA	3
105	Insurance Agent	Mon-Thu, 9 AM to 5 PM	Professional Offices		1 per 200 SF	900	SF GFA	0.9	810	SF GLA	4
101 & 104	Mike's Market	Sun-Wed, 7 AM to 12 AM Thu-Sat, 7 AM to 2 AM	Retail, Rentals and Sales		1 per 300 SF	4,260	SF GFA	0.9	3,834	SF GLA	13
						16,280	**SF GFA**		**14,652**	**SF GLA**	**74**

4 ITE PARKING GENERATION

For comparison to the City's standards, parking demand was calculated using rates contained within the Institute of Transportation Engineers (ITE) Parking Generation Manual (PGM), 5th Edition. The ITE PGM utilizes studies conducted nationally that are continuously updated to improve calculation accuracy. Demand was calculated for a typical weekday and Saturday. To perform calculations, the Plaza's current and future uses were mapped to the appropriate ITE PGM use; however, an assumption was made for the Casa Dorada Event Center.

ITE does not currently provide parking generation rates for "Banquet Hall" use. The U.S. Census household family size is 2.7 for the Phoenix Metropolitan Area; therefore, one parking stall per 2.7 persons was assumed. This is likely a conservative estimate, as it does not account for carpooling, which is common for certain types of events, such as weddings.

Table 2 shows the maximum average weekday and weekend parking demand for a general urban/suburban setting.

Table 2: ITE Parking Generation

ITE Code	ITE Use	Weekday Rate				Quantity	Units	Parking Stalls
710	General Office Building	2.39	per	1,000	SF GLA	2,430	SF	6
820	Shopping Center[1]	2.61	per	1,000	SF GLA	2,484	SF	6
899	Liquor Store	1.72	per	1,000	SF GLA	3,834	SF	7
932	High-Turnover (Sit Down) Restaurant - Family	9.44	per	1,000	SF GLA	1,674	SF	16
NA	Banquet Hall	1.00	per	2.7	Persons	84	visitors	31
1. Friday rate						**10,422**		**66**

ITE Code	ITE Use	Saturday Rate				Quantity	Units	Parking Stalls
710	General Office Building	0.28	per	1,000	SF GLA	2,430	SF	1
820	Shopping Center	2.91	per	1,000	SF GLA	2,484	SF	7
899	Liquor Store	1.23	per	1,000	SF GLA	3,834	SF	5
932	High-Turnover (Sit Down) Restaurant - Family	12.28	per	1,000	SF GLA	1,674	SF	21
NA	Banquet Hall	1.00	per	2.7	Persons	84	visitors	31
						10,422		**64**

Based on the results of the ITE Parking Generation analysis the average parking demand would occur on a Weekday with 66 parking stalls needed. Compared to the existing parking supply, this results in a deficiency of 8 parking stalls.

5 ITE SHARED USE PARKING DEMAND

In addition to parking generation rates, the ITE PGM also provides time-of-day distributions (demand profiles) for various commercial uses. All businesses in the Plaza will not experience 100 percent of their parking demand at the same time, as different businesses have varying hours and modes of operation based on their use. Combining the number of required parking stalls with the hourly parking demand profiles provides a "Shared Use Parking Demand" analysis.

All demand profile percentages were obtained from the ITE PGM, except for the proposed wedding and reception hall and the Weekend ITE Code 710 General Office Building. The proposed wedding and reception hall will be open from 7 p.m. to 12 a.m. Thus, it was assumed that 20 percent of its maximum parking space needs would occur from 6 p.m. to 7 p.m. (employees arriving ahead of the beginning of reception events), increasing to 90 percent and 100 percent from 7 p.m. to 8 p.m. and 8 p.m. to 11 p.m., respectively, and then declining to 80 percent and 20 percent from 11 p.m. to 12 a.m. and 12 a.m. to 1 a.m., respectively, as events end and the wedding and reception hall closes. All visitors will be required to leave the premises after 12 a.m. The ITE PGM does not provide a Weekend demand profile for ITE Code 710 General Office Building; therefore, the ULI Weekend parking profile (Shared Parking 3rd Edition, Figure 2-5) was used.

ITE PGM demand profiles and the ULI weekend parking profile for office use are included in Appendix A.

To be conservative, the required number of parking stalls for each business was based on the Peoria parking demand ratios.

5.1 ITE Shared Use Parking Demand – Weekdays

Table 3 shows the percent of weekday peak parking demand by hour for a general urban/suburban setting.

Table 4 shows the total parking stall demand by hour for a weekday. The parking space demand was calculated by multiplying the required parking stalls by business in Table 1 by the percentages in Table 3. The Plaza's peak weekday parking stall demand is estimated occur during the 7 p.m. hour, with a maximum of 54 parking stalls required. Compared to the existing parking supply, this provides a surplus of 4 parking stalls.

5.2 ITE Shared Use Parking Demand – Saturday

Table 5 shows the percent of Saturday peak parking demand by hour for a general urban/suburban setting.

Table 6 shows the total parking stall demand by hour for a Saturday. The parking stall demand was calculated by multiplying the required parking stalls by business in Table 1 by the percentages in Table 5. The Plaza's peak Saturday parking stall demand is estimated to occur during the 1 p.m. hour, with a maximum of 49 parking stalls needed. Compared to the existing parking supply, this provides a surplus of 9 parking stalls.

Table 3: Percent of Weekday Parking Demand by Hour

					Hour Beginning																	
Suite	**Occupant**	**ITE Code**	**ITE Use and Demand Profile**	**Parking Stalls**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
116	NoRa Asian Fresh	932	High-Turnover (Sit Down) Restaurant - Family	9	0%	0%	0%	0%	26%	43%	95%	95%	49%	39%	37%	62%	99%	100%	83%	51%	28%	0%	0%
115	Barber	820	Shopping Center	4	0%	0%	15%	32%	54%	71%	99%	100%	90%	83%	81%	84%	86%	80%	63%	42%	15%	0%	0%
111-113	Wedding and Reception Hall	NA	Estimated Profile	21	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	90%	100%	100%	100%	80%	20%
110	Income Tax Services	710	General Office Building	4	0%	13%	48%	88%	100%	100%	85%	84%	93%	94%	85%	56%	20%	11%	0%	0%	0%	0%	0%
108-109	Vacant	820	Shopping Center	6	0%	0%	15%	32%	54%	71%	99%	100%	90%	83%	81%	84%	86%	80%	63%	42%	15%	0%	0%
107	Financial Services	710	General Office Building	5	0%	13%	48%	88%	100%	100%	85%	84%	93%	94%	85%	56%	20%	11%	0%	0%	0%	0%	0%
106	Analilia's Riquezas	932	High-Turnover (Sit Down) Restaurant - Family	8	0%	0%	0%	0%	26%	43%	95%	95%	49%	39%	37%	62%	99%	100%	83%	51%	28%	0%	0%
105	Insurance Agent	710	General Office Building	4	0%	13%	48%	88%	100%	100%	85%	84%	93%	94%	85%	56%	20%	11%	0%	0%	0%	0%	0%
101 & 104	Mike's Market	899	Liquor Store	13	0%	0%	5%	27%	59%	80%	54%	46%	80%	85%	83%	90%	100%	66%	71%	56%	17%	0%	0%

Table 4: Weekday Parking Space Demand by Hour

					Hour Beginning																	
Suite	**Occupant**	**ITE Code**	**ITE Use and Demand Profile**	**Parking Stalls**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
116	NoRa Asian Fresh	932	High-Turnover (Sit Down) Restaurant - Family	9	0	0	0	0	2	4	9	9	4	4	3	6	9	9	7	5	3	0	0
115	Barber	820	Shopping Center	4	0	0	1	1	2	3	4	4	4	3	3	3	3	3	3	2	1	0	0
111-113	Wedding and Reception Hall	NA	Estimated Profile	21	0	0	0	0	0	0	0	0	0	0	0	0	4	19	21	21	21	17	4
110	Income Tax Services	710	General Office Building	4	0	1	2	4	4	4	3	3	4	4	3	2	1	0	0	0	0	0	0
108-109	Vacant	820	Shopping Center	6	0	0	1	2	3	4	6	6	5	5	5	5	5	5	4	3	1	0	0
107	Financial Services	710	General Office Building	5	0	1	2	4	5	5	4	4	5	5	4	3	1	1	0	0	0	0	0
106	Analilia's Riquezas	932	High-Turnover (Sit Down) Restaurant - Family	8	0	0	0	0	2	3	8	8	4	3	3	5	8	8	7	4	2	0	0
105	Insurance Agent	710	General Office Building	4	0	1	2	4	4	4	3	3	4	4	3	2	1	0	0	0	0	0	0
101 & 104	Mike's Market	899	Liquor Store	13	0	0	1	4	8	10	7	6	10	11	11	12	13	9	9	7	2	0	0
				74	**0**	**2**	**8**	**18**	**30**	**38**	**44**	**43**	**40**	**38**	**36**	**38**	**45**	**54**	**51**	**41**	**29**	**17**	**4**

Table 5: Percent of Saturday Parking Demand by Hour

					Hour Beginning																	
Suite	**Occupant**	**ITE Code**	**ITE Use and Demand Profile**	**Parking Stalls**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
116	NoRa Asian Fresh	932	High-Turnover (Sit Down) Restaurant - Family	9	0%	0%	0%	0%	87%	90%	100%	98%	85%	73%	58%	63%	76%	78%	76%	55%	46%	0%	0%
115	Barber	820	Shopping Center	4	0%	0%	27%	46%	67%	85%	95%	100%	98%	92%	86%	79%	71%	69%	60%	51%	38%	0%	0%
111-113	Wedding and Reception Hall	NA	Estimated Profile	21	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	90%	100%	100%	100%	80%	20%
110	Income Tax Services	710	General Office Building[1]	4	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
108-109	Vacant	820	Shopping Center	6	0%	0%	27%	46%	67%	85%	95%	100%	98%	92%	86%	79%	71%	69%	60%	51%	38%	0%	0%
107	Financial Services	710	General Office Building	5	0%	13%	48%	88%	100%	100%	85%	84%	93%	94%	85%	56%	20%	11%	0%	0%	0%	0%	0%
106	Analilia's Riquezas	932	High-Turnover (Sit Down) Restaurant - Family	8	0%	0%	0%	0%	87%	90%	100%	98%	85%	73%	58%	63%	76%	78%	76%	55%	46%	0%	0%
105	Insurance Agent	710	General Office Building[1]	4	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
101 & 104	Mike's Market	899	Liquor Store	13	0%	0%	0%	0%	0%	50%	71%	93%	100%	86%	93%	79%	79%	0%	0%	0%	0%	0%	0%

1. Profile obtained from ULI Shared Parking 3rd Edition.

Table 6: Saturday Parking Space Demand by Hour

					Hour Beginning																	
Suite	**Occupant**	**ITE Code**	**ITE Use and Demand Profile**	**Parking Stalls**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
116	NoRa Asian Fresh	932	High-Turnover (Sit Down) Restaurant - Family	9	0	0	0	0	8	8	9	9	8	7	5	6	7	7	7	5	4	0	0
115	Barber	820	Shopping Center	4	0	0	1	2	3	3	4	4	4	4	3	3	3	3	2	2	2	0	0
111-113	Wedding and Reception Hall	NA	Estimated Profile	21	0	0	0	0	0	0	0	0	0	0	0	0	4	19	21	21	21	17	4
110	Income Tax Services	710	General Office Building	4	0	1	2	3	4	4	4	3	2	2	1	0	0	0	0	0	0	0	0
108-109	Vacant	820	Shopping Center	6	0	0	2	3	4	5	6	6	6	6	5	5	4	4	4	3	2	0	0
107	Financial Services	710	General Office Building	5	0	1	2	4	5	5	4	4	5	5	4	3	1	1	0	0	0	0	0
106	Analilia's Riquezas	932	High-Turnover (Sit Down) Restaurant - Family	8	0	0	0	0	7	7	8	8	7	6	5	5	6	6	6	4	4	0	0
105	Insurance Agent	710	General Office Building	4	0	1	2	3	4	4	4	3	2	2	1	0	0	0	0	0	0	0	0
101 & 104	Mike's Market	899	Liquor Store	13	0	0	0	0	0	7	9	12	13	11	12	10	10	0	0	0	0	0	0
				74	**0**	**2**	**10**	**15**	**34**	**43**	**47**	**49**	**47**	**41**	**36**	**32**	**36**	**40**	**40**	**35**	**33**	**17**	**4**

6 SITE-SPECIFIC DATA

6.1 Data Collection

Parking occupancy data for the Plaza and drive-through queue data for the Mike's Market liquor store were collected on two Saturdays, February 18, 2023, and February 25, 2023, from 5 p.m. to 12 a.m. The number of occupied stalls and number of vehicles in the drive-through queue were counted every 30 minutes. The parking and queueing data sheets are provided in Attachment C.

6.2 Existing Parking Occupancy

Table 7 summarizes the results of the maximum occupied stalls for each day as determined by the parking occupancy counts. The Plaza's peak parking stall demand occurred at 5 p.m., with a maximum of 15 parking stalls occupied. Compared to the proposed parking supply of 58 parking stalls, this leaves a surplus of 43 parking stalls.

Table 7: Existing Plaza Peak Parking Summary

Date	Peak Parking Demand Time	Existing Supply (stalls)	Occupied (stalls)	Unoccupied (stalls)
Saturday, 2/18	5:00 p.m.	58	15	43
Saturday, 2/25	5:00 p.m.	58	12	46

The data shown in Table 7 was used to determine the amount of parking that will be required at the Plaza with the addition of the Project.

As shown in Table 2, the Project is required to provide a maximum of 31 parking stalls based on the U.S. Census household family member ratios.

An additional 31 parking stalls were added to the weekend peak parking demand values to determine parking demand for the Plaza with the addition of the Project; this analysis is summarized in Table 8.

Table 8: Proposed Plaza Peak Parking Summary

Day	Peak Parking Demand (stalls)	Additional Parking Demand Required by Project (stalls)	Total Expected Peak Parking Demand (Existing + Project) (stalls)	Unoccupied (stalls)
Weekend	15	31	46	12

As shown in Table 8, the Plaza with the addition of the Project will require a maximum of 46 stalls during the peak hour on a weekend, which will result in a surplus of 12 stalls.

6.3 Existing Liquor Store Drive-Through Queue

Table 9 summarizes the maximum number of cars observed in the liquor store drive-through and compares the values to the existing queue storage. The existing queue storage for the liquor store drive-through is 160 feet. The drive-through storage is located on the east side of the building and continues south of the east-west drive aisle.

Table 9: Existing Plaza Maximum Queue Summary

Date	Time	Maximum Queue (cars)	Length[1] (feet)	Available Queue Storage (feet)	Queue < Storage?
Saturday, 2/18	5:30 p.m.; 8:30 p.m.	4	100	160	Yes
Saturday, 2/25	6:30 p.m.	6	150		Yes
Average	NA	5	125		Yes

1. *Using an assumed vehicle length of 25 feet.*

As shown in Table 9, the existing drive-through liquor store queue demand is contained within the existing queue storage provided.

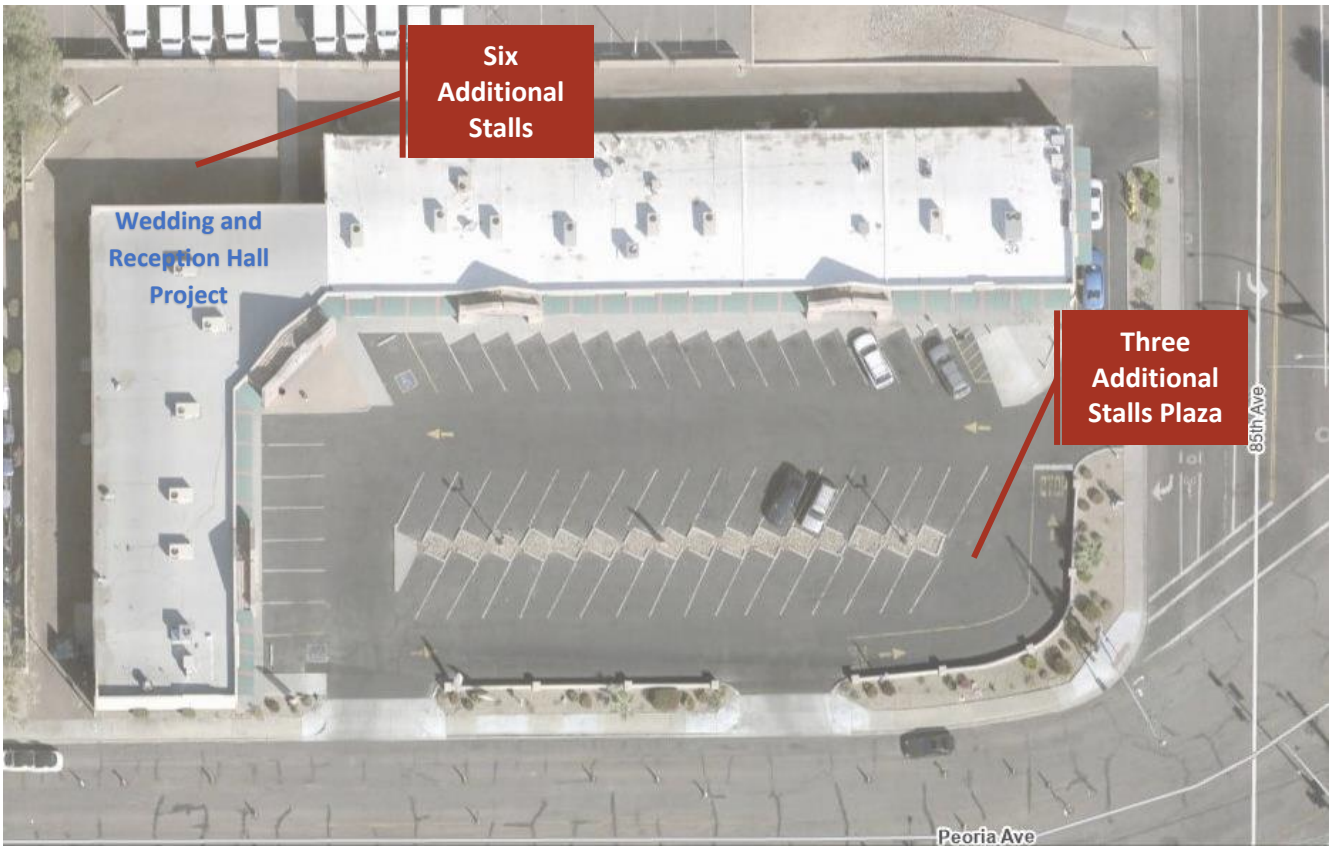
7 ADDITIONAL PARKING

The proposed Project will be open while the majority of other businesses in the Plaza will be closed, and as shown in Table 4 and Table 6, the parking space demand for the plaza by hour will not exceed the total number of existing parking stalls.

The Plaza owner has stated that there is space for six parking stalls behind the proposed wedding and reception hall which would be accessed by the back door of the hall. In addition, there is space to add three parking stalls within the main parking lot. Locations for these spaces are shown in Figure 3. This would bring the total number of parking stalls at the plaza up to a total of 67 parking stalls.

The ITE Shared Parking analysis and existing parking occupancy data show that the existing Plaza parking can accommodate the Project parking demand during Project days and hours of operation. Therefore, there are no plans to stripe additional spaces at this time.

Figure 3: Additional Parking Stalls



8 FINDINGS AND RECOMMENDATIONS

The following statements are based on the findings of the Parking Demand Memo:

1. The plaza has 58 existing parking stalls.
2. City code parking requirement calculations for the plaza is 74 total parking stalls, resulting in a deficit of 16 stalls.
3. The maximum ITE parking generation calculations for the plaza is 66 stalls on a Weekday, resulting in a deficit of 8 parking stalls.
4. The maximum ITE Shared Use Parking hourly demand calculations for the Plaza is 54 during a weekday, resulting in a surplus of 4 stalls.

5. The parking occupancy data collected on two separate Saturdays between the hours of 5:00 p.m. and 12:00 a.m. show a maximum parking demand of 15 stalls. Adding the Project's maximum potential parking demand of 31 stalls results in a total demand of 46 stalls. This results in a surplus of 12 stalls.
6. The Mike's Market drive-through queue data collected on two separate Saturdays between the hours of 5:00 p.m. and 12:00 a.m. show a maximum queue demand of 6 vehicles or approximately 150 feet of queue length. The existing provided queue storage of 160 feet adequately accommodates the maximum observed queue.
7. The proposed Project is a similar land use to the previous banquet hall that previously occupied the now-vacant suite.
8. The proposed Project operates in the evening when most of the other businesses in the Plaza will be closed.
9. No overflow or other existing parking issues have been noted at the Plaza's parking lot.
10. Based on the ITE Shared Use Parking analysis and the results of the Site-Specific Data analysis, the existing parking supply will satisfy the parking demand during Project operating days and hours.

Sincerely,
Greenlight Traffic Engineering, LLC

[redacted]

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Principal/Senior Project Manager
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[redacted]

Attachments:

A – ITE Parking Demand Profiles & ULI Weekend Parking Profile (Office)
B – Site Plan
C – Parking and Queuing Data
D – Response to Comments

ATTACHMENT A

Land Use: 710 General Office Building

Description

A general office building houses multiple tenants. It is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), and research and development center (Land Use 760) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating parking generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating parking generation. When the individual buildings are isolated and not related to one another, it is suggested that parking generation be calculated for each building separately and then summed.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 30 study sites in a general urban/suburban setting and two study sites in a dense multi-use urban setting.

	Percent of Weekday Peak Parking Demand	
Hour Beginning	General Urban/Suburban	Dense Multi–Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	13	26
8:00 a.m.	48	65
9:00 a.m.	88	95
10:00 a.m.	100	100
11:00 a.m.	100	100
12:00 p.m.	85	99
1:00 p.m.	84	99
2:00 p.m.	93	97
3:00 p.m.	94	94
4:00 p.m.	85	90
5:00 p.m.	56	–
6:00 p.m.	20	–
7:00 p.m.	11	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Additional Data

The average parking supply ratios for the study sites with parking supply information are as follows:

- 2.9 spaces per 1,000 square feet GFA in a dense multi-use urban setting that is not within ½ mile of rail transit (seven sites)
- 3.3 spaces per 1,000 square feet GFA (73 sites) and 1.2 spaces per employee (20 sites) in a general urban/suburban setting that is not within ½ mile of rail transit
- 3.0 spaces per 1,000 square feet GFA (seven sites) and 0.8 spaces per employee (two sites) in a general urban/suburban setting that is within ½ mile of rail transit

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Colorado, Connecticut, Georgia, Illinois, Massachusetts, Minnesota, Montana, New Jersey, New York, Oklahoma, Oregon, Pennsylvania, Texas, Utah, and Washington.

Source Numbers

21, 22, 47, 122, 124, 142, 172, 201, 202, 205, 211, 215, 216, 217, 227, 239, 241, 243, 276, 295, 399, 400, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 557, 571, 572, 588

Land Use: 820 Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand **during the month of December** on a weekday (seven study sites), a Friday (eight study sites), and a Saturday (19 study sites).

	Percent of Peak Parking Demand during December		
Hour Beginning	Weekday	Friday	Saturday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	–	–	–
8:00 a.m.	–	–	–
9:00 a.m.	–	–	–
10:00 a.m.	–	74	–
11:00 a.m.	–	87	85
12:00 p.m.	77	97	97
1:00 p.m.	100	100	98
2:00 p.m.	98	92	100
3:00 p.m.	90	85	97
4:00 p.m.	76	84	88
5:00 p.m.	82	78	77
6:00 p.m.	89	75	64
7:00 p.m.	90	63	–
8:00 p.m.	84	–	–
9:00 p.m.	–	–	–
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–

The following table presents a time-of-day distribution of parking demand **during a non-December month** on a weekday (18 study sites), a Friday (seven study sites), and a Saturday (13 study sites).

	Percent of Non–December Peak Parking Demand		
Hour Beginning	Weekday	Friday	Saturday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	–	–	–
8:00 a.m.	15	32	27
9:00 a.m.	32	50	46
10:00 a.m.	54	67	67
11:00 a.m.	71	80	85
12:00 p.m.	99	100	95
1:00 p.m.	100	98	100
2:00 p.m.	90	90	98
3:00 p.m.	83	78	92
4:00 p.m.	81	81	86
5:00 p.m.	84	86	79
6:00 p.m.	86	84	71
7:00 p.m.	80	79	69
8:00 p.m.	63	70	60
9:00 p.m.	42	–	51
10:00 p.m.	15	–	38
11:00 p.m.	–	–	–

Additional Data

The parking demand database includes data from strip, neighborhood, community, town center, and regional shopping centers. Some of the centers contain non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The parking demand data plots and analysis are based on the total gross leasable area (GLA) of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area (GFA) of the center.

The average parking supply ratios for the study sites with parking supply information are the following:

- 5.1 spaces per 1,000 square feet GFA (137 sites) in a general urban/suburban setting
- 4.7 spaces per 1,000 square feet GFA (five sites) in a dense multi-use urban setting

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alabama, Alberta (CAN), Arizona, California, Colorado, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, North Carolina, New Jersey, New York, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Virginia, and Washington.

Future data submissions should attempt to provide information on the composition of each study site (types and number of stores, restaurants, or other tenants within the shopping center).

Source Numbers

3, 18, 21, 32, 39, 47, 87, 88, 89, 103, 142, 145, 152, 153, 154, 174, 175, 176, 179, 202, 203, 204, 205, 209, 215, 219, 224, 241, 265, 274, 313, 314, 315, 431, 432, 433, 436, 438, 441, 511, 525, 527, 531, 533, 542, 556, 558, 565

Land Use: 899 Liquor Store

Description

A liquor store specializes in the sale of prepackaged alcoholic beverages intended to be consumed off the store's premises.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (four study sites) and a Saturday (one study site) in a general urban/suburban setting.

	Percent of Peak Parking Demand	
Hour Beginning	Weekday	Saturday
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	–	–
8:00 a.m.	5	–
9:00 a.m.	27	–
10:00 a.m.	59	–
11:00 a.m.	80	50
12:00 p.m.	54	71
1:00 p.m.	46	93
2:00 p.m.	80	100
3:00 p.m.	85	86
4:00 p.m.	83	93
5:00 p.m.	90	79
6:00 p.m.	100	79
7:00 p.m.	66	–
8:00 p.m.	71	–
9:00 p.m.	56	–
10:00 p.m.	17	–
11:00 p.m.	–	–

Additional Data

The average parking supply ratio for the six study sites in a general urban/suburban setting with parking supply information is 5.5 spaces per 1,000 square feet GFA. One site in a dense multi-use urban setting has a parking supply ratio of 4.2 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1980s, the 2000s, and the 2010s in Illinois, Minnesota, and New Jersey.

Source Numbers

201, 531, 540, 556, 557, 558

Land Use: 932 High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. They are commonly referred to as casual dining. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain lounge or bar area for serving food and alcoholic drinks. Fast casual restaurant (Land Use 930), quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window (Land Use 934) are related uses.

The analysis of parking demand for this land use has identified different parking demand rates between high-turnover restaurants with and without lounges. The term “family restaurant” is used interchangeably as an abbreviated version of “high-turnover (sit-down) restaurant without lounge or bar facilities.”

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand **on a weekday** at family restaurants that serve breakfast, lunch, and dinner (12 study sites); family restaurants that serve lunch and dinner (38 sites), and restaurants with a lounge or bar (four sites).

	Percent of Weekday Peak Parking Demand		
Hour Beginning	Family (breakfast, lunch, and dinner)	Family (lunch and dinner)	Lounge or Bar
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	10	–	–
7:00 a.m.	25	–	–
8:00 a.m.	68	–	–
9:00 a.m.	72	–	–
10:00 a.m.	77	26	9
11:00 a.m.	83	43	15
12:00 p.m.	100	95	100
1:00 p.m.	91	95	81
2:00 p.m.	56	49	54
3:00 p.m.	42	39	33
4:00 p.m.	42	37	26
5:00 p.m.	64	62	29
6:00 p.m.	87	99	58
7:00 p.m.	79	100	70
8:00 p.m.	65	83	77
9:00 p.m.	42	51	61
10:00 p.m.	21	28	41
11:00 p.m.	–	–	–

The following table presents a time-of-day distribution of parking demand **on a Saturday** at family restaurants that serve breakfast, lunch, and dinner (six study sites); family restaurants that serve lunch and dinner (10 sites), and restaurants with a lounge or bar (six sites).

	Percent of Saturday Peak Parking Demand		
Hour Beginning	Family (breakfast, lunch, and dinner)	Family (lunch and dinner)	Lounge or Bar
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	15	–	–
7:00 a.m.	28	–	–
8:00 a.m.	52	–	–
9:00 a.m.	75	–	–
10:00 a.m.	91	87	15
11:00 a.m.	100	90	23
12:00 p.m.	90	100	37
1:00 p.m.	80	98	50
2:00 p.m.	67	85	44
3:00 p.m.	45	73	37
4:00 p.m.	39	58	48
5:00 p.m.	40	63	64
6:00 p.m.	40	76	90
7:00 p.m.	58	78	100
8:00 p.m.	40	76	89
9:00 p.m.	35	55	71
10:00 p.m.	33	46	56
11:00 p.m.	–	–	–

Additional Data

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish parking generation rates for facilities having significant outdoor seating.

The average parking supply ratios for the study sites with parking supply information are as follows:

- in a general urban/suburban setting, 15 spaces per 1,000 square feet GFA (53 sites) and 0.5 spaces per seat (42 sites)
- in a dense multi-use urban setting, 7 spaces per 1,000 square feet GFA (six sites) and 0.4 spaces per seat (one site)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Florida, Illinois, Indiana, Massachusetts, Minnesota, New Jersey, New York, Oklahoma, Oregon, Pennsylvania, Texas, and Washington.

Source Numbers

8, 9, 21, 22, 47, 168, 182, 201, 218, 274, 276, 299, 527, 531, 556, 557, 567, 568

FIGURE 2-5 (continued)

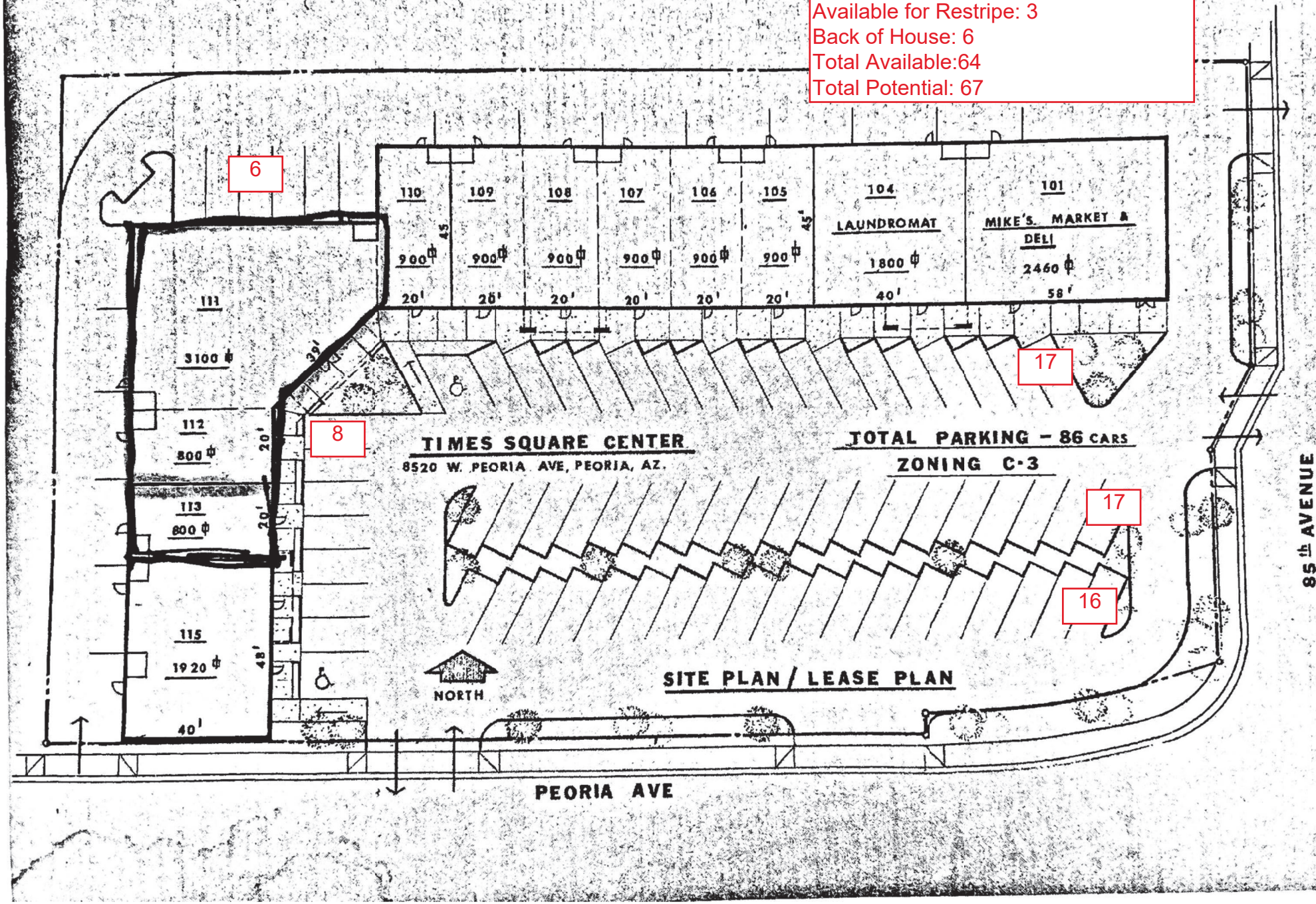
Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Entertainment (continued)																				
Pro football stadium	Visitors	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%
8 p.m. start	Employees	0%	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	5%	0%	0%	0%	0%	0%
Pro baseball stadium	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	90%	100%	100%	100%	0%	0%
	Employees	0%	0%	0%	5%	5%	5%	5%	5%	5%	5%	20%	75%	75%	100%	100%	100%	100%	100%	100%
Health club	Visitors	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%
	Employees	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public library	Visitors	0%	0%	0%	0%	100%	90%	80%	65%	50%	35%	11%	5%	5%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	10%	50%	100%	100%	100%	100%	100%	50%	10%	10%	10%	10%	0%	0%	0%	0%	0%
Daycare center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel and residential																				
Hotel–business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel–leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/ lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/banquet (<100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (>100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	10%	10%
Residential guest	Visitors	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential suburban	Residents	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%
Residential urban	Residents	90%	85%	80%	75%	70%	69%	68%	67%	66%	55%	60%	55%	50%	55%	65%	75%	85%	90%	100%
Active senior housing	Visitors	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
	Employees	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
Office																				
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees unreserved	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/ dental office	Visitors	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Bank (drive-in branch)	Visitors	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Source: See chapter 4 discussions for each land use.

ATTACHMENT B

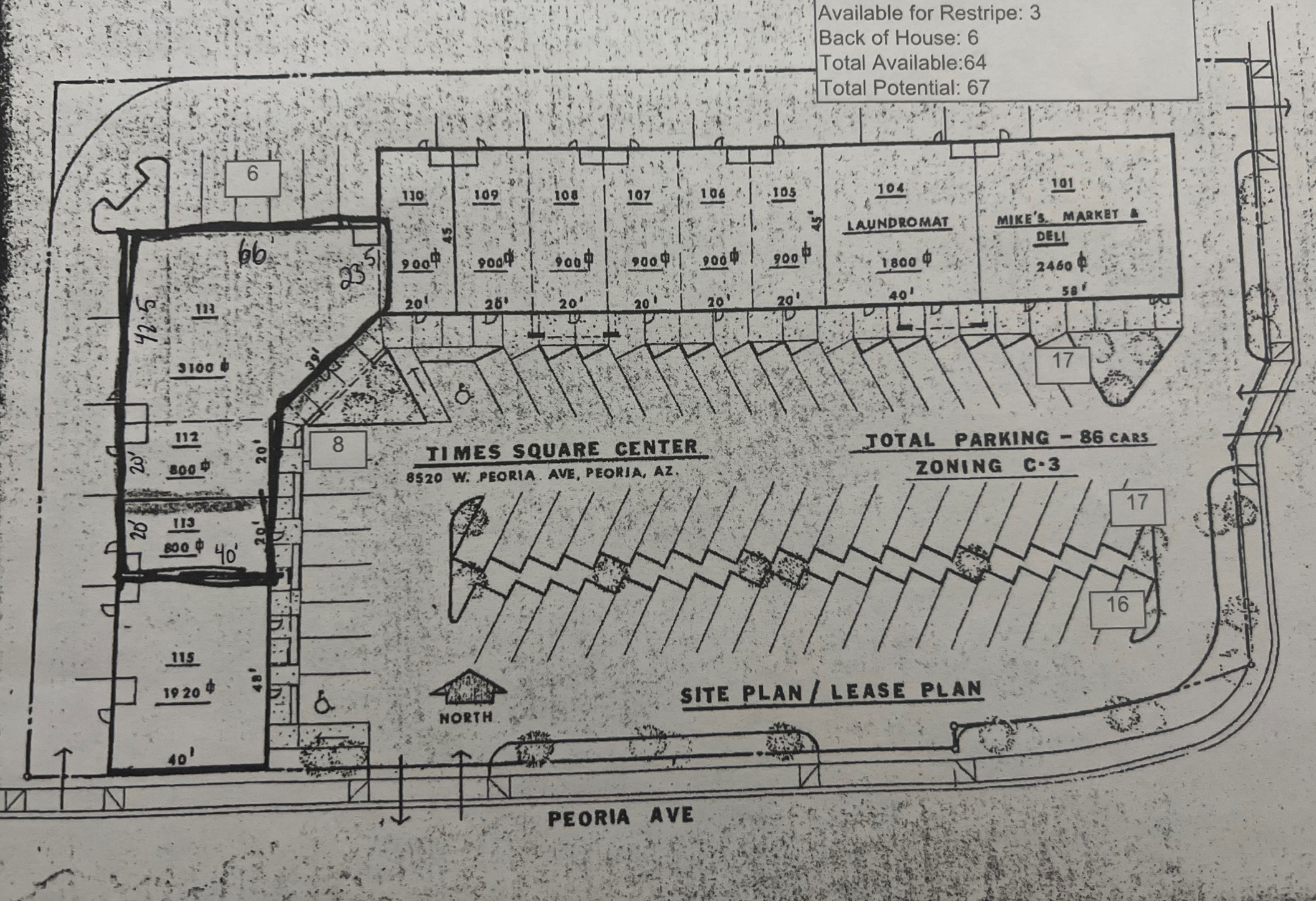
8520 W Peoria Ave, Suite 111 to 113

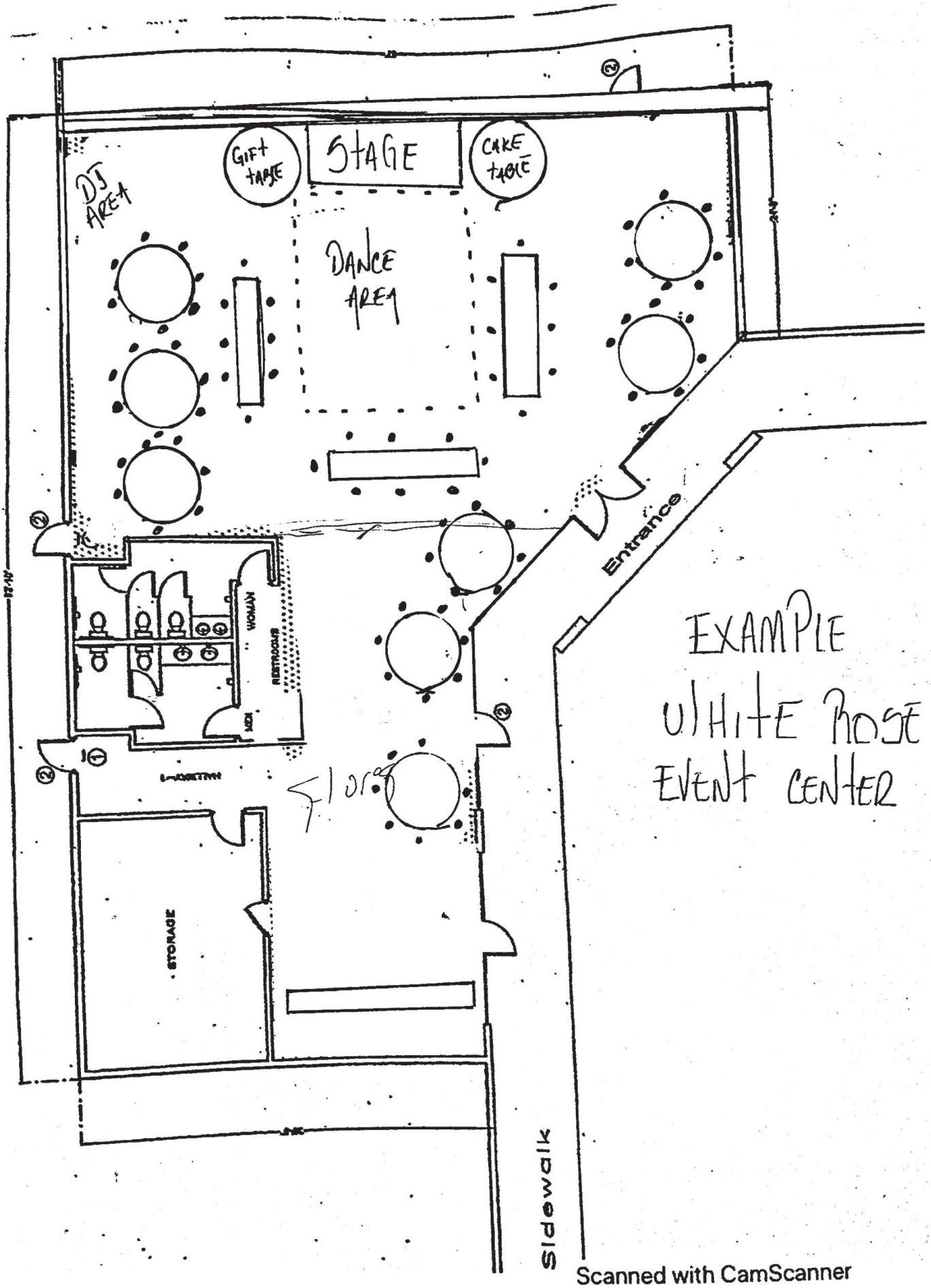
Parking (per current aerial imagery)
Main Field: 58
Available for Restripe: 3
Back of House: 6
Total Available:64
Total Potential: 67



8520 W Peoria Ave, Suite 111 to 113

Parking (per current aerial imagery)
Main Field: 58
Available for Restripe: 3
Back of House: 6
Total Available:64
Total Potential: 67





EXAMPLE
WHITE ROSE
EVENT CENTER

ATTACHMENT C

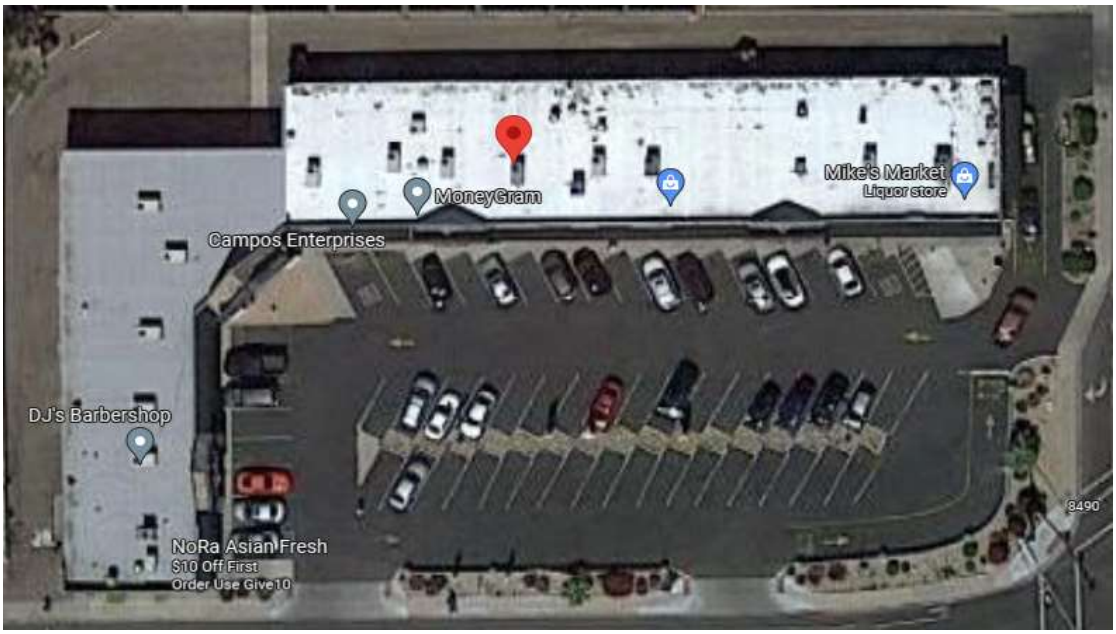
FIELD DATA SERVICES OF ARIZONA, INC.
520.316.6745

Location: 8520 W Peoria Ave, Peoria, AZ 85345 **Project #:** 23-1125-001

Saturday, February 18, 2023			
Time Inventory	Reg 55	Handicap 3	Queue -
05:00:00 PM	13	2	3
05:30:00 PM	14	1	4
06:00:00 PM	8	0	1
06:30:00 PM	10	1	2
07:00:00 PM	9	0	2
07:30:00 PM	9	0	1
08:00:00 PM	9	1	0
08:30:00 PM	5	0	4
09:00:00 PM	6	0	3
09:30:00 PM	3	0	0
10:00:00 PM	3	0	3
10:30:00 PM	4	0	3
11:00:00 PM	2	0	1
11:30:00 PM	1	0	2
12:00:00 AM	1	0	2

Saturday, February 25, 2023			
Time Inventory	Reg 55	Handicap 3	Queue -
05:00:00 PM	11	1	4
05:30:00 PM	9	1	3
06:00:00 PM	8	0	1
06:30:00 PM	10	0	6
07:00:00 PM	6	0	3
07:30:00 PM	10	0	3
08:00:00 PM	7	0	1
08:30:00 PM	5	1	1
09:00:00 PM	3	1	2
09:30:00 PM	2	0	2
10:00:00 PM	1	1	1
10:30:00 PM	3	0	2
11:00:00 PM	1	0	3
11:30:00 PM	1	0	1
12:00:00 AM	1	0	1

Note: The 6 designated spaces in the back of the complex, it is not currently maked, so it wasn't included in the parking inventory.
= Max parking usage and max queue



ATTACHMENT D

Greenlight Traffic Engineering

March 19, 2023

Sarah Dircks and Dan Seymer
City of Peoria
Planning and Community Development
9875 N 85th Ave
Peoria, AZ 85345

Re: Casa Dorado Event Center, NWC 85th Ave/Peoria Ave, Peoria, AZ
Conditional Use Permit
1st Submittal Response to Comments

Greenlight Traffic Engineering, LLC (Greenlight) has prepared our response to comments (RTC) for comments received from the City of Peoria (City) on January 4, 2023. This response to comments has been included in the report as an attachment.

Disposition Code:
A = Will Comply B = Agency to Evaluate C = Consultant to Evaluate D = No Action Recommended

Item No.	Page	Comment	Initial Disp	Response	Final Disp
1	Application	**1. Application:** The subject event center has contemplated a number of project names (i.e. Peoria Corner Event Center, White Rose Event Center, Casa Blanca, and Casa Dorada). As a result, the submittal material reflect various project names. The most recent document received refers to the project as Casa Dorada. Please revise all documents to refer to the event center as Casa Dorada.	A	The documents have all been revised to use the Casa Dorado Event Center project name.	
2	Narrative	**2. Narrative:** Revise the project narrative to clearly describe the subject Conditional Use Permit Application request. a. Demonstrate compliance with the special limitations of a wedding and reception hall, outline in Section 21-505.C.4 of the Peoria Zoning Ordinance. i. Identify the total height of the building (less than thirty feet) and identify that the building will remain a single-story building. ii. Identify if outdoor events are proposed as a component of the subject conditional use permit.	A	Item 21-505.C.4.a: The building height is 12 feet tall. Item 21-505.C.4.b: The business will not host outdoor events.	

Item No.	Page	Comment	Initial Disp	Response	Final Disp
2	Narrative	b. Address any potential areas of concern which may include, but are not limited to: i. *Operating hours.* The narrative identifies events will occur Fridays and Saturdays between 7:00 p.m. - 12:00 a.m. The project narrative and parking study do not provide additional hours to consider office hours or the time required by event staff and host to set up and clean up the event space. Identify if additional hours of operation will be required. ii. *Occupancy*: The Parking Study identifies a maximum occupancy of 80 people, including staff. The submitted floor plan identifies a proposed guest count of 80 people not including event staff. Provide additional clarification on the proposed occupancy of the event center. (See parking study comments below.) iii. *Security*. Identifying if there will be security guards monitoring guest behavior inside or outdoor activity occurring as a byproduct to events. iv. *Noise Mitigation.* identify the distance to the nearest residential building and identify if there are any measures proposed to limit noise from traveling from the event center to the nearby residential properties. v. *Other.* Provide other relevant information as it pertains to this case.	A	The narrative and study have been updated to state that office hours will be by appointment only. The planned maximum number of guests is 80 and the planned maximum number of staff is 4 for a total of 84 occupants. Staff will consist of the following: -1 host -1 security guard -2 server/wait staff A security guard will be onsite monitoring indoor and outdoor activity. The security guard will ask parking lot loiters to leave. Doors will be fully closed during all event operating hours. The nearest residences are apartments within the Peoria Grand Apartments located approximately 90 feet due west of the Plaza.	
3	Floor Plan	**3. Floor Plan:** Please provide a legible floor plan with building suite dimensions, applicable building wall information (as it pertains to noise dampening), and building occupancy information.	A	Room dimensions have been added to the floor plan. The existing building walls consist of block construction with interior drywall. The back door facing the apartments has an extra layer of insulation. The maximum occupancy of the site will be 84 people.	
4	Site Plan	**4. Site Plan.** If a Site Plan is proposed the applicant will need to submit a Site Plan Application and will need to modify the site in accordance to current city requirements. The Site Plan Process Guide is available on the City website under the Planning and Zoning Permit Applications and Process Guides folder.	A	No additional parking is proposed; therefore, a site plan is not proposed for this development. The floor plan has been provided depicting the planed details for the space.	

Item No.	Page	Comment	Initial Disp	Response	Final Disp
5	Parking Study	Please provide an actual parking survey conducted by the traffic engineer of the retail center for two (2) separate weekends (Saturday and Sunday), four days in total. The survey shall provide the total number of parking spaces utilized every 30 minutes between 5:00 p.m. and 12:00 a.m. The data parking count sheets are to be provided in the appendix of the analysis. As part of the survey, please document the total number of cars queued in the liquor store drive-through window every 30 minutes between 5:00 p.m. and 12:00 a.m. when the parking space utilization counts are taken. Please incorporate the finding of this survey into the summary and recommendation.	A	Parking utilization and drive-through queue data collection was collected for two separate Saturdays (2/18/23 and 2/25/23) from 5:00 p.m. to 12:00 a.m. on 30-minute intervals. The venue will not operate on Sundays; therefore, Saturday was the only date collected. The data results are contained in the study attachments. The data results have been incorporated into the analysis.	
6	Parking Study	Acceptable references and supporting data have not been provided for the generalized event center parking ratio of 1 space for 4 persons that is proposed. An acceptable parking ratio for the event center shall be based on the actual U.S. Census household family size for the Phoenix Metropolitan Area of 2.7 persons (the City of Peoria U.S. Census household family size is 2.65). i.e. One space for every 2.7 persons. Please revise the parking calculation to utilize a parking ratio of 1 space for every 2.7 persons. Based on this ratio, the event center parking requirement would be 80 persons / 2.7 = 29.62 or 30 spaces.	A	The ratio of parking was updated to 1 stall per 2.7 persons. Assuming a maximum of 84 total in attendance (80 guests plus 4 staff), 31 parking stalls are required.	
7	Parking Study	In the Weekday Table 2. Rates, please revise the following: a. *710 General Office Building* weekend rate is 2.39 according to ITE Table for the average general urban/suburban setting. b. *820 Shopping Center* Friday rate is 2.61 pursuant to ITE Table for the average general urban/suburban setting. c. *932 High-Turnover (Sit Down) Restaurant-Family* Saturday rate is 12.28 pursuant to ITE Table for the average general urban/suburban setting.	A/D	LUC 710 weekday rate updated to 2.39. LUC 820 Monday – Thursday rate was used in study. Updated to Friday rate of 2.61. LUC 932 Saturday rate updated to 12.28 (previous rate of 12.3 was rounded).	
8	Parking Study	Please update all analysis tables with the correct information provided above from the ITE 5th Edition Parking Generation Manual.	A	Updated.	
9	Parking Study	A parking demand analysis for each operating day (Saturday and Sunday) of the entire retail center shall be provided. The ULI data (Shared Parking, Third Edition) data ratios account for weekends, which may be helpful. Also, the office use does need to be accounted for in the shared parking analysis, even though the ITE does not provide the related shared use weekend data. The ULI data (Shared Parking, Third Edition) may be utilized to account for this use.	A/D	The venue will not operate on Sundays; therefore, Saturday was the only date analyzed. The Shared Parking 3rd Edition, Figure 2-5 Weekend demand profile for office was used for the analysis.	

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10	Parking Study	In section 5, since the shared analysis tables end at 11 p.m., please provide the total anticipated parking demand for the retail center at 12 p.m. Section 5 only addresses the wedding and reception hall.	A	Per the tables, the hour shown is the "Hour Beginning"; therefore, the tables show 11 p.m. to 12 a.m. An additional hour has been added for 12:00 a.m., which covers the hour from 12:00 a.m. to 1 a.m.	
11	Parking Study	Please be advised that any modification to the site to provide additional parking shall comply with Zoning Ordinance and include other changes necessary for compliance. Therefore, any new parking shown on the plans attached to the analysis is to accommodate all necessary compliance modifications.	A/D	Noted. No new parking is being proposed.	

Sincerely,
Greenlight Traffic Engineering, LLC

[redacted]

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