Appendix L3 Parking Memorandum

Appendices

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FEHR PEERS

Memorandum

Date: March 19, 2024

To: Jay Bautista, P.E., City of Ontario Traffic/Transportation Manager

From: Spencer Reed, P.E.
Paul Herrmann, P.E.
Brian Wolfe

Subject: Ontario Regional Sports Complex Parking Assessment

OC20-0741

Fehr & Peers conducted a parking assessment of the Ontario Ranch Sports Park (Project) to confirm that the proposed parking supply is sufficient for the estimated peak parking demand. The Project's unique uses and location adjacent to high volume roadways has resulted in the City of Ontario requesting that enough parking be provided on site to limit off-site parking and people walking into the site. The assessment concludes that the proposed parking supply is adequate for typical and peak demand operations. The following details the analysis and findings.

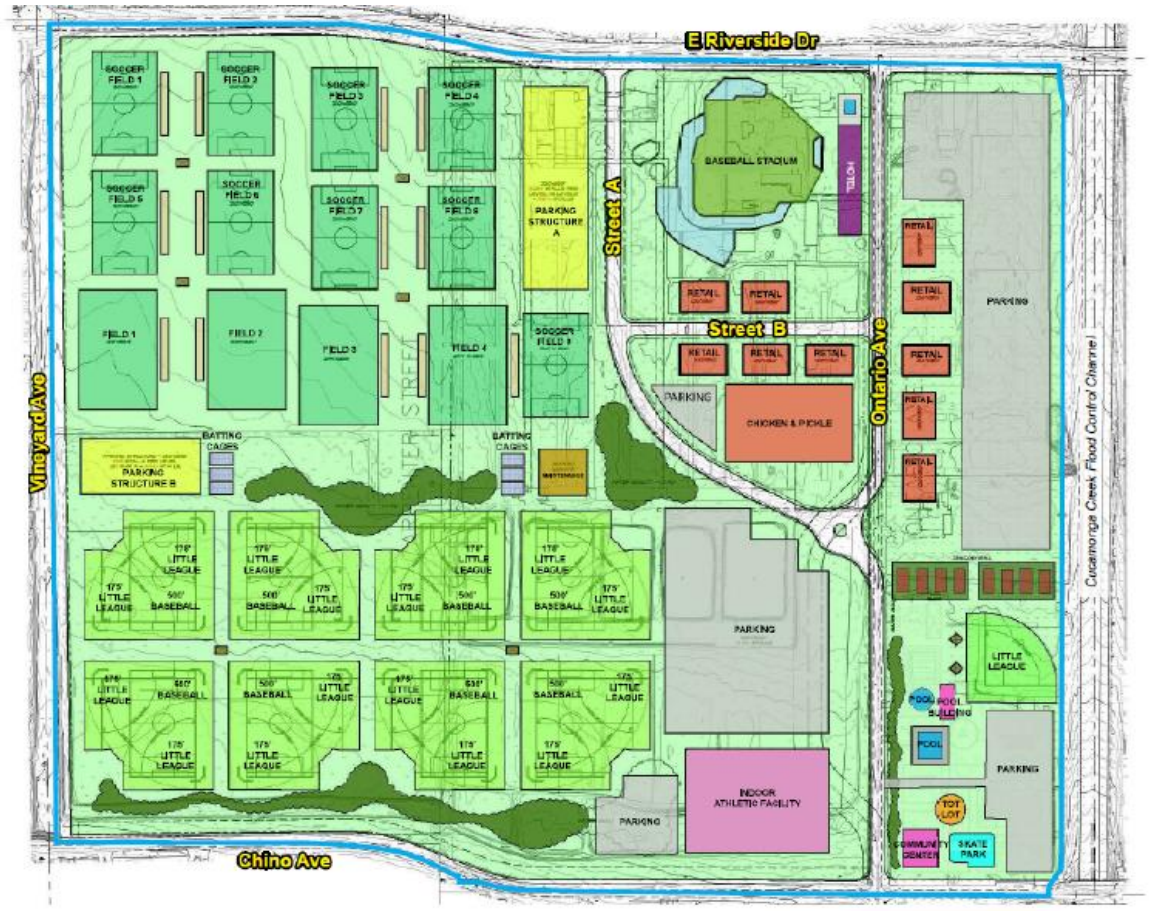
Project Description

The proposed Project is a 199-acre sports complex with an associated mixture of commercial and recreation uses. The Project site is bounded by Riverside Drive to the north, Chino Avenue to the south, Cucamonga Creek Flood Control Channel to the east, and Vineyard Avenue to the west, as shown in **Figure 1** below. A total of 6,263 parking spaces are proposed across a variety of surface parking lots and parage garages. The uses within the Project include:

- Retail – 40,000 sf (square feet)
- Fast Casual Restaurant – 140,000 sf
    - 100,000 sf of fast casual restaurant will be for Chicken 'N Pickle
- Park (Skate Park, Tot Lot, Picnic Area) – 11.21 acres
- Hotel – 100 rooms
- Soccer Fields – 13 fields
- Baseball Fields – 9 fields
- Batting Cages – 12 cages
- Indoor Athletic Center – 8 basketball courts or 16 volleyball courts
- Tennis Courts/Pickle Ball Courts – 8 courts
- Swimming Pool – 8 lanes with splash area
- Recreation Community Center – 70,000 sf community use and 25,000 sf office

- Minor League Baseball Stadium – 4,500 attendee baseball game attendance and 6,000 attendee special event attendance with a 20,000 sf office

Figure 1 – Site Plan



Source: City of Ontario, 2023.

Approach

Parking demand estimates were developed for each land use based on the availability of existing data. Parking data and analysis methodologies from *Shared Parking, 3rd Edition* (Urban Land Institute [ULI], 2020) was applied to the following land uses:

- Retail – 40,000 sf
- Fast Casual Restaurant – 40,000 sf
- Park (Skate Park, Tot Lot, Picnic Area) – 11.21 acres
- Hotel – 100 rooms

- Recreation Community Center – 70,000 sf community use and 25,000 sf office
- Minor League Baseball Stadium – 4,500 attendee baseball game and 20,000 sf office

Parking demand estimates for the Chicken 'N Pickle entertainment complex were calculated separately from the shared parking analysis. This tenant has existing locations in Texas, Kansas, Missouri, Oklahoma, and Arizona. The parking demand estimate for the Chicken 'N Pickle restaurant was analyzed separately using empirical data and usage characteristics for a current location in San Antonio, Texas. The use of the empirical data provides a better estimation of parking demand based on the unique aspects of the restaurant and its operational characteristics.

Parking demand estimates for the sports fields, batting cages, indoor athletic center, swimming pool, and 6,000 attendee special event were also calculated separately from the shared parking analysis data as these land uses are not identified in *Shared Parking, 3rd Edition*. The parking demand estimates were developed based on prior parking data, usage characteristic, and professional judgment.

The typical parking demand estimates for the standard ULI data uses and custom data uses were combined to develop a total parking demand for the Project.

SCENARIOS

The operations of the Project will result in various scenarios with different levels of activity between the commercial and recreational components., The following scenarios were identified for consideration of parking demand analysis:

Weekday

- Weekday Baseball/Soccer Practice
    - Parking demand for weekday with baseball/soccer fields used for practice only. Typical parking demand conditions for commercial uses.
- Weekday Minor League Baseball Game with Baseball/Soccer Practice
    - Parking demand for a weekday minor league baseball game with baseball/soccer fields used for practice only. Typical parking demand conditions for commercial uses.

Weekend

- Weekend Minor League Baseball Game with Baseball/Soccer Practice
    - Parking demand for a weekend minor league baseball game with baseball/soccer fields used for practice only. Typical parking demand conditions for commercial uses.

- Weekend Minor League Baseball Game with Baseball/Soccer Games
    - Parking demand for a weekend minor league baseball game with baseball/soccer fields used for games only. Typical parking demand conditions for commercial uses.
- Weekend Minor League Baseball Game with Baseball/Soccer Tournaments
    - Parking demand for a weekend minor league baseball game with the baseball/soccer fields used for tournaments. Typical parking demand conditions for commercial uses.
- Weekend Special Event with Baseball/Soccer Practice
    - Parking demand for a 6,000-attendee weekend special event with baseball/soccer fields used for practice only. Typical parking demand for commercial uses.
- Weekend Special Event with Baseball/Soccer Games
    - Parking demand for a 6,000-attendee weekend special event with baseball/soccer fields used for games only. Typical parking demand conditions for commercial uses.
- Weekend Special Event with Baseball/Soccer Tournaments
    - Parking demand for a 6,000-attendee weekend special event with the baseball/soccer fields used for tournaments. Typical parking demand conditions for commercial uses.

Methodology and Assumptions

Parking demand analysis was conducted for each scenario identified. It was determined that the Weekend Special Event with Baseball/Soccer Tournaments scenario would generate the highest peak parking demand. The methodology and assumptions associated with the estimation of parking demand and the comparison to proposed parking supply is presented below.

LAND USES WITH STANDARD ULI PARKING DATA

A shared parking analysis was conducted using methodologies and assumptions provided in *Shared Parking, 3rd Edition*. The ULI sponsored a national study in 1984 that established a basic methodology for analyzing parking demand in mixed-use developments and developed averages for parking rates by land use. The analysis presented in this memorandum utilizes the data from the updated *Shared Parking, 3rd Edition* report published in 2020.

The shared parking methodology establishes the base parking rate, parking demand reductions, and hourly/monthly demand patterns for each land use. The overall parking demand is calculated by considering the parking demand patterns and parking demand reductions (potential for non-auto modes and internal capture) for each component of the project being analyzed.

Parking Rates

The shared parking analysis for the Project used base parking rates for visitors and employees as determined by ULI. **Table 1** presents the parking rates for both visitors/customers and employees and demonstrates the typical parking needs for some of the Projects land uses.

Table 1: Parking Demand Rates by Land Use

		Weekday		Weekend	
ULI Land Use	Unit	Visitor	Employee	Visitor	Employee
Retail	ksf	2.90	0.70	3.20	0.80
Fast Casual	ksf	12.40	2.00	12.40	2.00
Park	acre	4.00	0.40	5.00	0.50
Hotel	rooms	1.00	0.15	1.00	0.15
Recreation Center	ksf	1.70	0.10	1.71	0.08
Recreation Center Office	ksf	0.30	3.50	0.03	0.35
Baseball Stadium	seats	0.31	0.01	0.34	0.01
Baseball Stadium Office	ksf	0.30	3.50	0.03	0.35

Source: *Shared Parking, 3rd Edition* (Urban Land Institute)

Separate rates were used for weekdays and weekend and for each user. The derived rates use the daily/hourly/seasonal patterns for calculating the parking demand based on the unique travel characteristics of the project being analyzed.

Adjustments were made for two travel factors in accordance with the ULI shared parking methodology: the potential for non-auto modes and estimated internal capture of parking between the land uses in the area.

Parking Demand Reductions

The shared parking analysis allows for adjustment in the base parking rate due to factors such as mode split/walk-in and non-captive ratio. These factors are based on the mix of uses in the project, size of the uses, and location of the project.

- Mode Adjustment – One factor that affects the overall parking demand at a particular development is the number of visitors and employees that arrive by automobile. The alternatives considered in the analysis account for the effects of pedestrian, bicycle, drop-off, and transit access to the site.
- Noncaptive Ratio – Also known as trip internalization. Based on data from empirical studies through sources such as ULI, it is known that a certain percentage of trips in mixed-use

developments (depending on the mix of land uses in the project) are trips moving between the land uses on site, i.e., they were internally captured on the site. Adjustments were made to the analysis to account for trip internalization.

Table 2 documents the adjustment percentages applied to each of the land uses for visitors and employees for different periods of the day. The non-captive ratio was applied based on the mix and size of the uses in the Project. It is assumed that some patrons will only park a vehicle once, but they will visit multiple components of the Project.

Table 2: Shared Parking Model Reductions

	Mode Adjustment		Noncaptive Ratio			
			Weekday		Weekend	
ULI Land Use	Weekday	Weekend	Daytime	Evening	Daytime	Evening
Retail						
- Visitor	1.0	1.0	0.98	0.99	0.99	0.99
- Employee	1.0	1.0	1.0	1.0	1.0	1.0
Fast Casual						
- Visitor	1.0	1.0	0.89	0.90	0.92	0.91
- Employee	1.0	1.0	1.0	1.0	1.0	1.0
Park						
- Visitor	1.0	1.0	0.96	0.96	0.96	0.96
- Employee	1.0	1.0	1.0	1.0	1.0	1.0
Hotel						
- Visitor	1.0	1.0	1.0	1.0	1.0	1.0
- Employee	1.0	1.0	1.0	1.0	1.0	1.0
Recreation Center						
- Visitor	1.0	1.0	0.96	0.96	0.96	0.96
- Employee	1.0	1.0	1.0	1.0	1.0	1.0
Recreation Center Office						
- Visitor	1.0	1.0	1.0	1.0	1.0	1.0
- Employee	1.0	1.0	1.0	1.0	1.0	1.0
Baseball Stadium						
- Visitor	1.0	1.0	0.95	.99	1.0	1.0
- Employee	1.0	1.0	1.0	1.0	1.0	1.0
Baseball Stadium Office						
- Visitor	1.0	1.0	1.0	1.0	1.0	1.0
- Employee	1.0	1.0	1.0	1.0	1.0	1.0

Source: *Shared Parking, 3rd Edition* (Urban Land Institute)

The mode split adjustment was applied based on the location of the Project and the ability of visitors and employees to travel to the Project by a mode other than automobile which they would have to park (i.e., walking or biking). A factor of 1.0 was selected for visitors and employees to represent a conservative estimate (highest) of parking demand. The non-captive ratio adjustment was applied based on data provided in *Shared Parking, 3rd Edition*. The mix of uses with the Project

will result in some internalization and the values presented in *Shared Parking, 3rd Edition* represent an appropriate level of parking reduction due to the mix of uses.

Parking Demand Patterns

The shared parking analysis uses monthly adjustment factors and time-of-day adjustment factors to account for the variation in parking demand for different land uses. Based on the anticipated land uses and parking demand reductions applied, monthly adjustment factors are applied based on the month that will result in the greatest parking demand (peak month). The time-of-day factors were applied based on the peak month of demand to determine the estimated parking demand throughout the day. **Appendix A** documents the Project standard ULI land uses weekday and weekend peak month adjustment and time-of-day adjustment for visitors and employees and documents the estimated peak hour parking demand for those land uses.

Shared Parking Demand

Table 3 presents the weekday shared parking demand results for the Project. **Table 4** presents the weekend shared parking demand results for the Project.

Table 3: Weekday Parking Demand for Standard ULI Land Uses

ULI Land Use	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail	3	8	18	40	67	84	106	106	102	94	94	94	98	90	75	51	22	9	0
Fast Casual Restaurant	38	60	112	164	303	455	521	521	473	321	291	322	449	427	270	165	113	60	38
Park	1	3	6	13	25	33	42	46	48	46	44	34	44	48	48	48	40	25	5
Hotel	49	52	60	55	50	50	48	48	50	50	48	51	49	46	48	51	51	52	51
Recreation Center	0	0	0	2	27	64	81	85	90	90	85	89	94	89	85	62	9	0	0
Recreation Center Office	3	13	43	80	91	87	72	74	87	83	72	51	21	13	4	3	1	0	0
Baseball Stadium	0	5	5	22	22	22	80	80	80	80	80	83	184	738	1,432	1,432	1,224	358	5
Baseball Stadium Office	1	6	19	36	41	39	32	33	39	37	32	23	9	6	2	1	0	0	0

Table 4: Weekend Parking Demand for Standard ULI Land Uses

ULI Land Use	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail	4	9	38	66	87	108	114	119	119	114	110	99	91	86	80	63	39	13	0
Fast Casual Restaurant	35	63	117	172	316	476	546	546	495	336	304	331	462	439	277	170	116	62	39
Park	0	0	1	2	21	39	47	55	59	61	60	53	44	50	61	61	58	33	10
Hotel	49	52	60	55	50	50	48	48	50	50	48	51	49	46	48	51	51	52	51
Recreation Center	0	0	0	1	26	62	80	84	89	89	84	89	93	89	84	61	9	0	0
Recreation Center Office	0	2	6	8	9	10	9	8	6	4	2	1	0	0	0	0	0	0	0
Baseball Stadium	0	0	0	2	2	2	2	2	2	2	9	415	796	1,418	1,570	1,570	1,570	45	45
Baseball Stadium Office	0	1	3	4	4	5	4	4	3	2	1	0	0	0	0	0	0	0	0

LAND USES WITH CUSTOM PARKING DATA

Parking demand estimates for the Chicken 'N Pickle casual restaurant, sports fields, batting cages, indoor athletic center, swimming pool, and 6,000 attendee special event was calculated separately from the shared parking analysis as the land uses are either not represented in the ULI data or empirical data for a comparable site was available and utilized to prepare a parking demand estimate.

Chicken 'N Pickle Casual Restaurant

While the casual restaurant land use is identified in ULI, the unique nature of the proposed tenant and the availability of empirical data resulted in not using the shared parking data. The proposed tenant, Chicken N Pickle, is an indoor/outdoor entertainment complex including a casual restaurant and sports bar that boasts pickle ball courts and a variety of yard games. There are currently existing locations in Texas, Kansas, Missouri, Oklahoma, and Arizona.

Daily trip generation data for an existing 78,000 sf location in San Antonio, Texas was utilized to estimate weekday and weekend parking demand for that site by reviewing and in and out driveway split for a 24-hour period. As the Project location is proposing a 100,000 sf facility, the weekday and weekend parking demand information from the San Antonio, Texas location was factored according to the difference in the square footage to estimate parking demand for the Project location. To prepare a conservative estimate of parking demand, no credits for mode adjustment or internalization were applied to this use. The weekday and weekend hourly parking demand for the Chicken 'N Pickle, along with the other custom uses is provided in **Table 5** and **Table 6**, respectively.

Sports Fields

The sports fields consist of both soccer and baseball fields. The days and time periods of use will vary depending on what activities are occurring. Assumptions regarding the activities, time of use, participants, and parking demand are provided.

Soccer Fields

It was determined that the soccer fields could be used for practices, regular games, and tournament games. It was assumed that practices will occur on weekdays from 4:00 PM to 8:00 PM and regular games and tournaments will occur on weekends from 8:00 AM to 8:00 PM.

The following parking assumptions for each type of activity are presented below:

- Practice
    - One team of 15 players, 15 spectators, and 1 coach
    - Average vehicle occupancy of 1.6 players/spectators per vehicle and 1 coach per vehicle
    - Resulting in parking demand of 20 spaces per field
- Regular Game
    - Two teams of 15 players and 1 coach each (30 players and 2 coaches total) and 75 spectators
    - Average vehicle occupancy of 3.2 players/spectators per vehicle and 1 coach per vehicle
    - Resulting in parking demand of 35 spaces per field
- Tournament Game
    - Two teams of 15 players and 1 coach each (30 players and 2 coaches total) and 75 spectators
    - Average vehicle occupancy of 3 players/spectators per vehicle and 1 coach per vehicle
    - Resulting in parking demand of 37 spaces per field

Weekday peak parking demand was determined to be 20 spaces per field resulting in a peak demand of 260 parking spaces per hour.

Weekend parking demand was determined to be higher with the tournament games than regular games. Tournament style games typically have a larger attendance and therefore represent a higher parking demand per field than practices or regular games. Additionally, practices were assumed to have a lower average vehicle occupancy rate than soccer games and tournaments as some parents drop off/pick up their kids. The use of all 13 soccer fields for tournament play on weekends between the hours of 8:00 AM and 8:00 PM represents a conservative parking demand estimate of 481 parking spaces per hour for the soccer fields.

To account for additional tournament soccer teams and spectators that may not be actively using the fields during a given hour, the 481-parking space demand for players and spectators was factored by an average vehicle occupancy rate of 3.0 to represent a greater demand for parking.

The weekday and weekend hourly parking demand for the soccer fields, along with the other custom uses is provided in **Table 5** and **Table 6**, respectively.

Baseball Fields

It was determined that the baseball fields could be used for practices, regular games, and tournament games. It was assumed that practices will occur on weekdays from 4:00 PM to 8:00 PM and regular games and tournaments will occur on weekends from 8:00 AM to 8:00 PM.

The following parking assumptions for each type of activity are presented below:

- Practice
    - One team of 20 players,20 spectators, and 1 coach,
    - Average vehicle occupancy of 1.5 players/spectators per vehicle and 1 coach per vehicle
    - Resulting in parking demand of 27 spaces per field
- Regular Game
    - Two teams of 20 players and 1 coach each (40 players and 2 coaches total) and 20 spectators
    - Average vehicle occupancy of 2.5vehicles per player/spectator and 1 coach per vehicle
    - Resulting in parking demand of 34 spaces per field
- Tournament Game
    - Two teams of 20 players and 1 coach each (40 players and 2 coaches total) and 20 spectators
    - Parking demand of 2.9 vehicles per player/spectator and 1 coach per vehicle
    - Resulting in parking demand of 30 spaces per field

Weekday peak parking demand was determined to be 27 spaces per field resulting in a peak demand of 243 parking spaces per hour.

Weekend parking demand was determined to be higher with the tournament games than regular games. Tournament style games typically have a larger attendance and therefore represent a higher parking demand per field than practices or regular games. Additionally, practices were assumed to have a lower average vehicle occupancy rate than soccer games and tournaments as some parents drop off/pick up their kids. The use of all 9 baseball fields for tournament play on weekends between the hours of 8:00 AM and 8:00 PM represents a conservative parking demand estimate of 270 parking spaces per hour for the baseball fields.

To account for additional tournament baseball teams and spectators that may not be actively using the fields during a given hour, the 270-parking space demand for players and spectators was factored by 2.9 to represent a greater demand of parking.

The weekday and weekend hourly parking demand for the baseball fields, along with the other custom uses is provided in **Table 5** and **Table 6**, respectively.

Batting Cages

The batting cages are anticipated to be an ancillary use to the baseball fields and only accessible to programs that use the baseball fields. To provide a conservative estimate of parking demand, it was assumed that the batting cages could have a separate parking demand from the baseball fields. In addition, it was assumed that the batting cages would be utilized during the same periods of time as the baseball fields, on weekdays from 4:00 PM to 8:00 PM and on weekends from 8:00 AM to 8:00 PM. The following parking assumptions were made for the batting cages:

- 4 persons per batting cage
- Parking demand of 0.5 spaces per person
- Resulting in parking demand of 2 spaces per batting cage

Weekday and weekend peak parking demand was determined to be 2 spaces per batting cage resulting in a peak demand of 24 parking spaces per hour. The weekday and weekend hourly parking demand for the batting cages, along with the other custom uses is provided in **Table 5** and **Table 6**, respectively.

Indoor Athletic Center

The indoor athletic center could be configured to operate up to 8 basketball courts, up to 16 volleyball courts, or a combination of both. Given the number of players per volleyball team (assumed 14 players per volleyball team versus 12 players per basketball team) and the higher number of volleyball courts, it was determined that the configuration of 16 volley courts would result in a higher parking demand.

It was assumed that use of the volleyball courts will occur on weekdays and weekends from 8:00 AM to 8:00 PM. The following parking assumptions were made for the volleyball courts:

- Two teams of 14 players and 1 coach each with 14 spectators for practice and 56 spectators for games
- Average vehicle occupancy of 1.3 players/spectators per vehicle and 1 coach per vehicle for practices and an average vehicle occupancy of 2.1 players/spectators per vehicle and 1 coach per vehicle for games
- Resulting in parking demand of 23 spaces per volleyball court for practices and 42 spaces per volleyball court for games

Weekday and weekend peak parking demand was determined to be 23 spaces per volleyball court for practices and 42 spaces per volleyball court for games resulting in a peak demand of 368 parking spaces per hour and 672 parking spaces per hour for practices and games respectively. The weekday

and weekend hourly parking demand for the volleyball court, along with the other custom uses is provided in **Table 5** and **Table 6**, respectively.

Tennis/Pickle Ball Court

The tennis/pickle ball courts will consist of 8 courts that can accommodate tennis or pickle ball. It was assumed that use of the tennis/pickle ball courts will operate on weekdays and weekends from 8:00 AM to 8:00 PM. The following parking assumptions were made for the tennis/pickle ball courts:

- Two teams of 2 players each
- Two additional teams of 2 players waiting to play per court
- Parking demand of 1 space per player
- Resulting in parking demand of 8 spaces per tennis/pickle ball court

Given the increase in popularity of pickle ball, the addition of waiting teams was included in this parking demand estimate. Weekday and weekend peak parking demand was determined to be 8 spaces per tennis/pickle ball court resulting in a peak demand 64 parking spaces per hour. The weekday and weekend hourly parking demand for the tennis/pickle ball, along with the other custom uses is provided in **Table 5** and **Table 6**, respectively.

Swimming Pool

The swimming pool will consist of 8 lanes for lap swimming. It was assumed that use of the swimming pool will occur on weekdays and weekends from 8:00 AM to 8:00 PM. The following parking assumptions were made for the swimming pool:

- 2 swimmers per lane
- Parking demand of 1 space per swimmer
- Resulting in parking demand of 2 spaces per lane

Weekday and weekend peak parking demand was determined to be 2 spaces per lane resulting in a peak demand of 16 parking spaces per hour. The weekday and weekend hourly parking demand for the swimming pool, along with the other custom uses is provided in **Table 5** and **Table 6**, respectively.

Special Event

The minor league baseball stadium can be utilized for special events such as concerts or other performances with up to 6,000 attendees. It was assumed that special events would only occur on weekends from 5:00 PM to 12:00 AM (midnight). The following parking assumptions were made for the special event:

- 6,000 attendees
- Parking demand of 2.5 people per vehicle
- Resulting in parking demand of 2,400 spaces

Weekend peak parking demand was determined to be 2,400 spaces per hour. This analysis is taking a conservative approach by assuming a longer time period than typical concerts (6 hours versus 3 hours). This longer time period does not account for any buildup or drawdown of parking demand but rather assumes the peak parking demand is present for the entirety of the 6-hour period. The weekend hourly parking demand for the special event, along with the other custom uses is provided in **Table 5** and **Table 6**, respectively.

It should be noted that the minor league baseball stadium cannot be used at the same time for a baseball game and special event. As the special event has a greater seat capacity and parking demand than the minor league baseball game, the special event scenario will result in the higher parking demand for the Project.

Table 5: Weekday Parking Demand for Custom Land Uses

ULI Land Use	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Chicken 'N Pickle	0	3	54	69	50	53	69	90	85	77	158	194	218	210	176	136	96	35	0
Soccer Fields (Practice)											260	260	260	260					
Baseball Fields (Practice)											243	243	243	243					
Batting Cages											24	24	24	24					
Indoor Athletic Center (Volleyball)			368	368	368	368	368	368	368	368	368	368	368	368					
Tennis/Pickle Ball Court			64	64	64	64	64	64	64	64	64	64	64	64					
Swimming Pool			16	16	16	16	16	16	16	16	16	16	16	16					
Special Event																			

Table 6: Weekend Parking Demand for Custom Land Uses

ULI Land Use	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Chicken 'N Pickle	1	8	81	167	127	81	133	151	206	219	241	321	355	351	368	329	253	153	0
Soccer Fields (Tournament)			481	481	481	481	481	481	481	481	481	481	481	481					
Baseball Fields (Tournament)			270	270	270	270	270	270	270	270	270	270	270	270					
Batting Cages			24	24	24	24	24	24	24	24	24	24	24	24					
Indoor Athletic Center (Volleyball)			672	672	672	672	672	672	672	672	672	672	672	672					
Tennis/Pickle Ball Court			64	64	64	64	64	64	64	64	64	64	64	64					
Swimming Pool			16	16	16	16	16	16	16	16	16	16	16	16					
Special Event												2,400	2,400	2,400	2,400	2,400	2,400	2,400	

Findings

Combining the weekday parking demand of the standard ULI land uses in **Table 3** and the custom land uses in **Table 5** results in a peak weekday parking demand of 2,642 spaces at 7:00 PM as presented in **Table 7**. A graphical representation of the weekday parking demand is presented in **Figure 2**.

Combining the weekend parking demand of the standard ULI land uses in **Table 4** and the custom land uses in **Table 6** results in a peak weekend parking demand of 5,021 paces at 6:00 PM as presented in **Table 8**. A graphical representation of the weekday parking demand is presented in **Figure 3**.

Graphical representations of all the scenarios considered in this analysis are presented in **Appendix B**.

The state of the practice considers a parking supply buffer of 5% - 15% appropriate to account for turnover and parking inefficiencies. As documented by the Urban Land Institute (ULI) in *Shared Parking, Third Edition* (2020), ""A parking facility will be perceived as full at somewhat less than its actual capacity, generally in the rate of 85 to 95 percent occupancy" (p. 15). The parking spaces associated with this factor provide a cushion of parking supply to account for mis-parked vehicles, vehicle maneuvers, and vacancies associated with reserved spaces. As a result of this consideration the Project could be considered full when parking spaces are 90% utilized. It is recommended that the peak parking demand of 5,021 spaces not exceed 90% utilization of the total parking supply. Therefore, a minimum of 5,579 (5,021 ÷ 0.90 = 5,579) parking spaces should be provided. As the Project is proposing a parking supply of 6,293 spaces there is sufficient parking supply to accommodate the peak parking demand of the Project.

Table 7: Weekday Parking Demand for Minor League Baseball Game with Baseball/Soccer Practice

ULI Land Use	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail	3	8	18	40	67	84	106	106	102	94	94	94	98	90	75	51	22	9	0
Casual Restaurant	38	60	112	164	303	455	521	521	473	321	291	322	449	427	270	165	113	60	38
Park	1	3	6	13	25	33	42	46	48	46	44	34	44	48	48	48	40	25	5
Hotel	49	52	60	55	50	50	48	48	50	50	48	51	49	46	48	51	51	52	51
Recreation Center	0	0	0	2	27	64	81	85	90	90	85	89	94	89	85	62	9	0	0
Recreation Center Office	3	13	43	80	91	87	72	74	87	83	72	51	21	13	4	3	1	0	0
Baseball Stadium	0	5	5	22	22	22	80	80	80	80	80	83	184	738	1,432	1,432	1,224	358	5
Baseball Stadium Office	1	6	19	36	41	39	32	33	39	37	32	23	9	6	2	1	0	0	0
Chicken 'N Pickle	0	3	54	69	50	53	69	90	85	77	158	194	218	210	176	136	96	35	0
Soccer Fields (Practice)											260	260	260	260					
Baseball Fields (Practice)											243	243	243	243					
Batting Cages											24	24	24	24					
Indoor Athletic Center (Volleyball)			368	368	368	368	368	368	368	368	368	368	368	368					
Tennis/Pickle Ball Court			64	64	64	64	64	64	64	64	64	64	64	64					
Swimming Pool			16	16	16	16	16	16	16	16	16	16	16	16					
Special Event																			
Total	95	150	765	929	1,124	1,335	1,499	1,531	1,502	1,326	1,879	1,916	2,141	2,642	2,140	1,949	1,556	539	99
Total with 10% Buffer	105	165	842	1022	1236	1469	1649	1684	1652	1459	2067	2108	2355	2906	2354	2144	1712	593	109
Supply	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263
Difference	6,158	6,098	5,421	5,241	5,027	4,794	4,614	4,579	4,611	4,804	4,196	4,155	3,908	3,357	3,909	4,119	4,551	5,670	6,154

Figure 2 – Weekday Minor League Baseball Game with Baseball/Soccer Practice

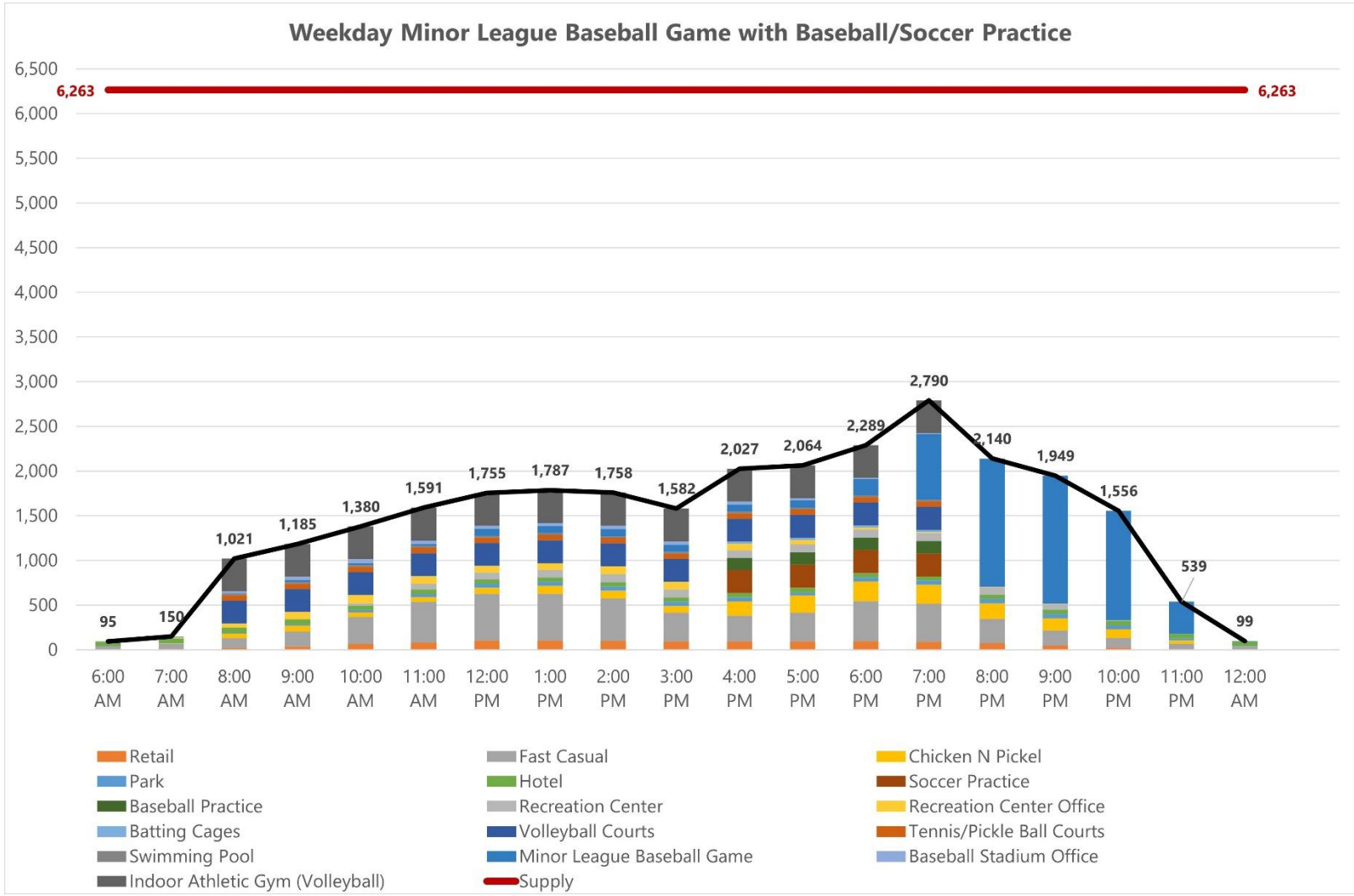
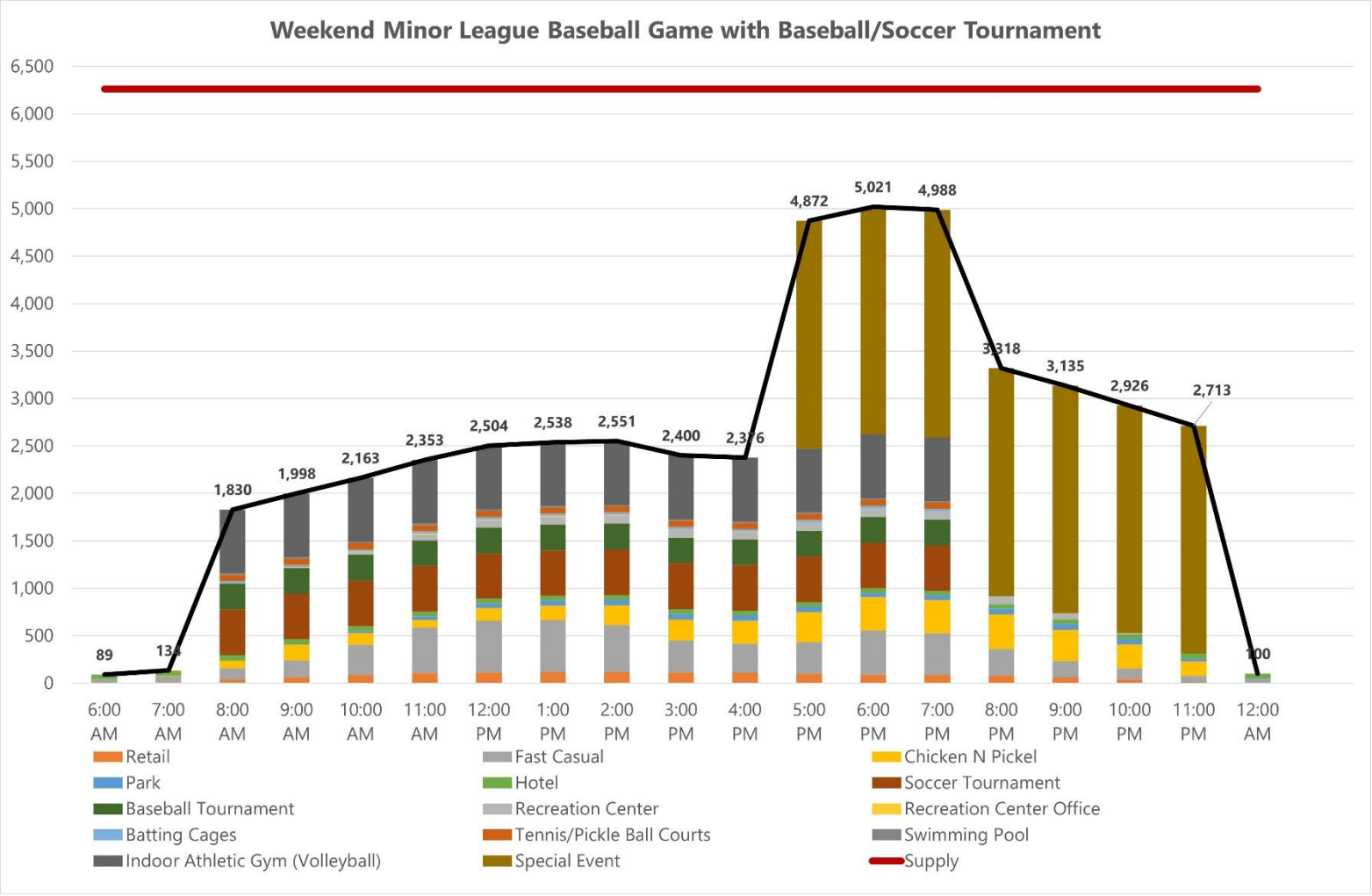


Table 8: Weekend Parking Demand

ULI Land Use	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail	4	9	38	66	87	108	114	119	119	114	110	99	91	86	80	63	39	13	0
Casual Restaurant	35	63	117	172	316	476	546	546	495	336	304	331	462	439	277	170	116	62	39
Park	0	0	1	2	21	39	47	55	59	61	60	53	44	50	61	61	58	33	10
Hotel	49	52	60	55	50	50	48	48	50	50	48	51	49	46	48	51	51	52	51
Recreation Center	0	0	0	1	26	62	80	84	89	89	84	89	93	89	84	61	9	0	0
Recreation Center Office	0	2	6	8	9	10	9	8	6	4	2	1	0	0	0	0	0	0	0
Baseball Stadium																			
Baseball Stadium Office	0	1	3	4	4	5	4	4	3	2	1	0	0	0	0	0	0	0	0
Chicken 'N Pickle	1	8	81	167	127	81	133	151	206	219	241	321	355	351	368	329	253	153	0
Soccer Fields (Tournament)			481	481	481	481	481	481	481	481	481	481	481	481					
Baseball Fields (Tournament)			270	270	270	270	270	270	270	270	270	270	270	270					
Batting Cages			24	24	24	24	24	24	24	24	24	24	24	24					
Indoor Athletic Center (Volleyball game)			672	672	672	672	672	672	672	672	672	672	672	672					
Tennis/Pickle Ball Court			64	64	64	64	64	64	64	64	64	64	64	64					
Swimming Pool			16	16	16	16	16	16	16	16	16	16	16	16					
Special Event													2,400	2,400	2,400	2,400	2,400	2,400	
Total	89	134	1,830	1,998	2,163	2,353	2,504	2,538	2,551	2,400	2,376	4,872	5,021	4,988	3,318	3,135	2,926	2,713	100
Total with 10% Buffer	98	147	2,013	2,197	2,379	2,588	2,754	2,791	2,806	2,640	2,613	5,359	5,524	5,487	3,650	3,449	3,219	2,984	110

Supply	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263	6,263
Difference	6,165	6,116	4,250	4,066	3,884	3,675	3,509	3,472	3,457	3,623	3,650	904	739	776	2,613	2,814	3,044	3,279	6,153

Figure 3 – Weekend Minor League Baseball Game with Baseball/Soccer Tournament



Appendix A

Table 1: Project ULI Land Uses Weekday Peak Month

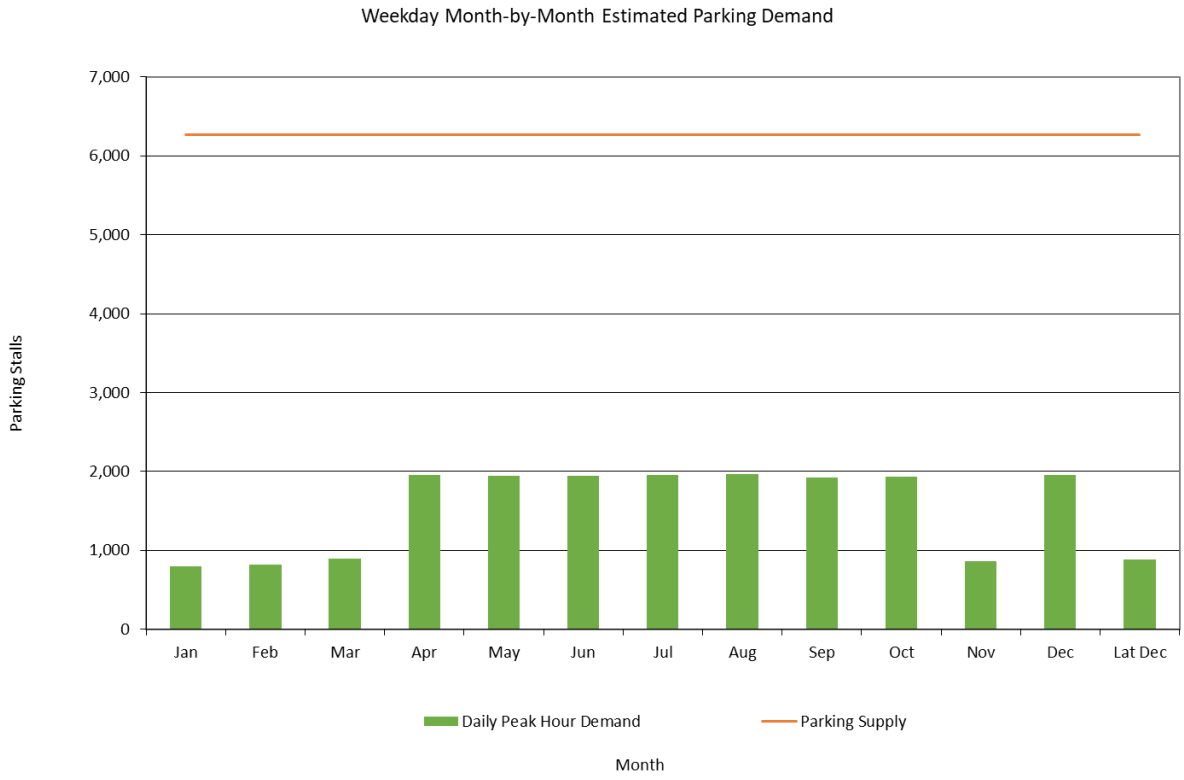


Table 2: Project ULI Land Uses Weekend Peak Month

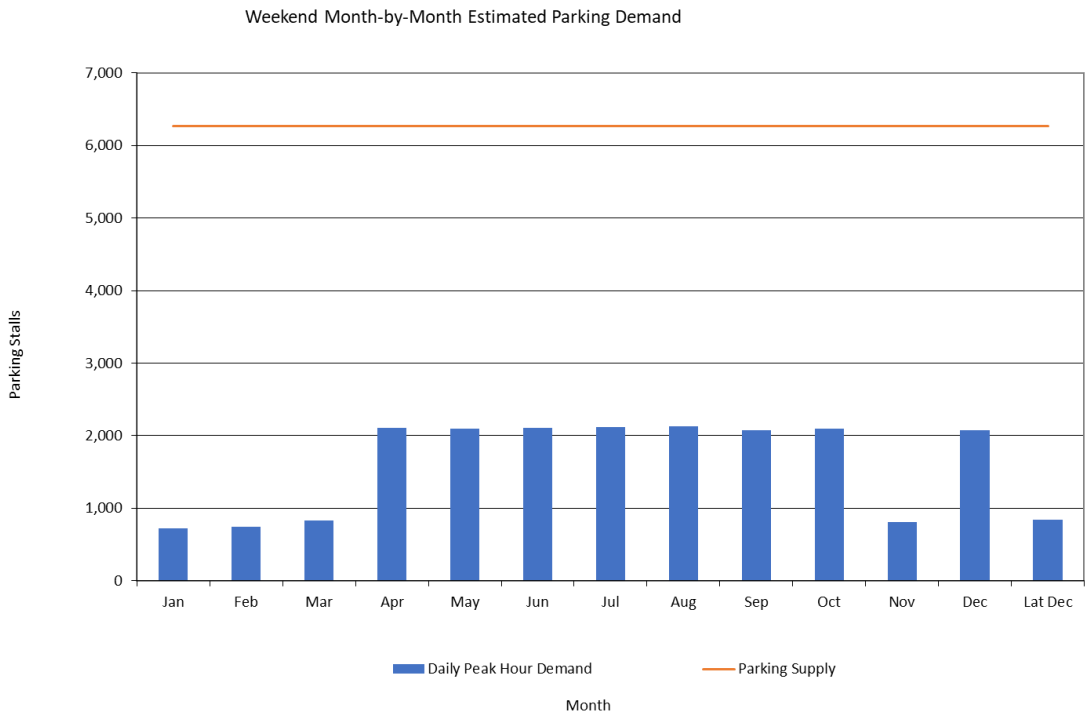


Table 3: Project ULI Land Uses Weekday Peak Hour

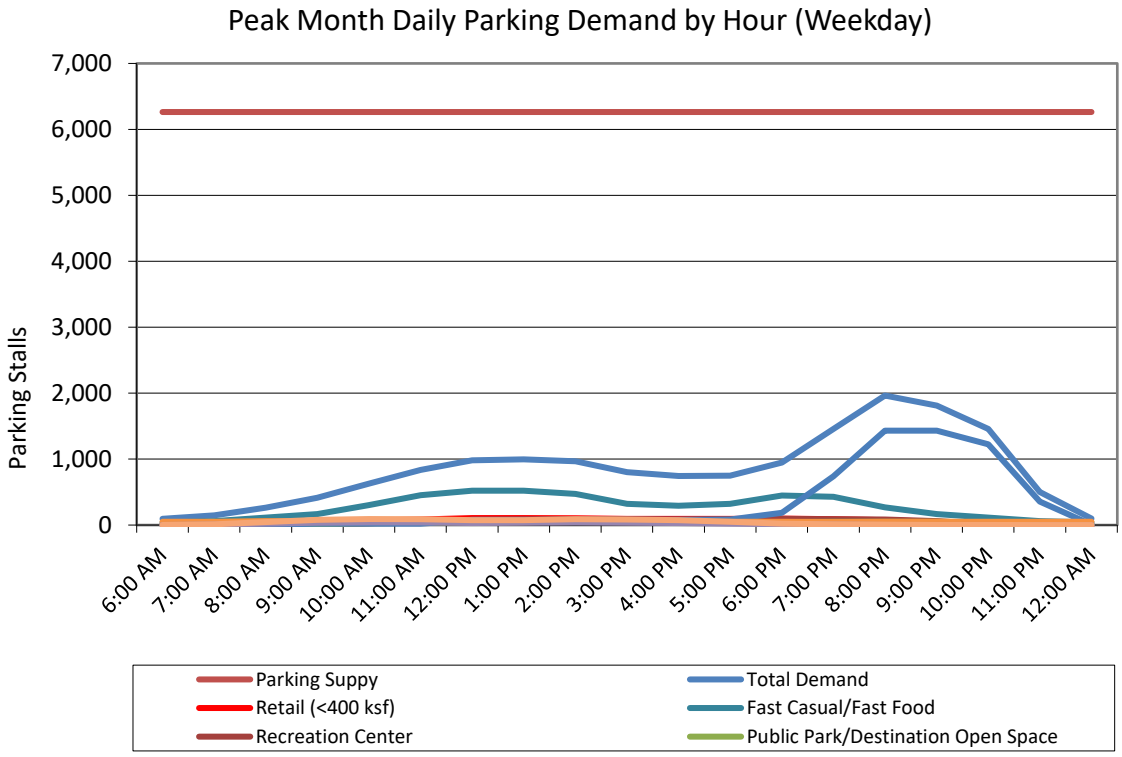
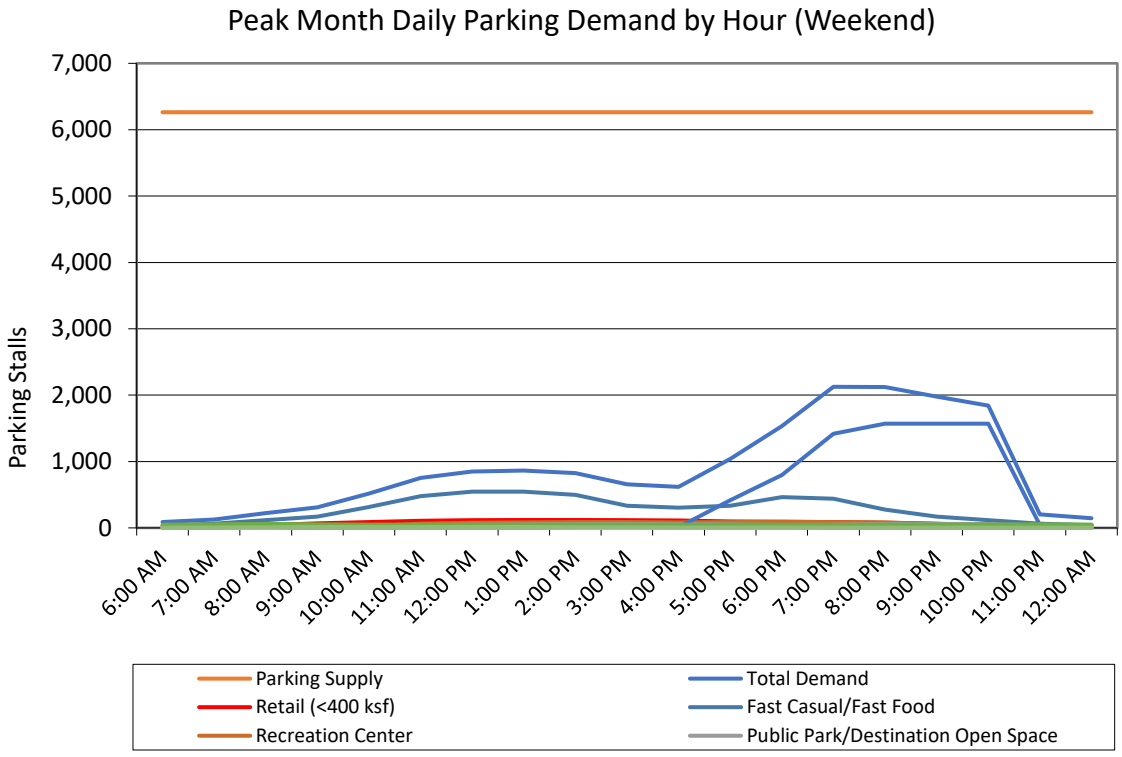
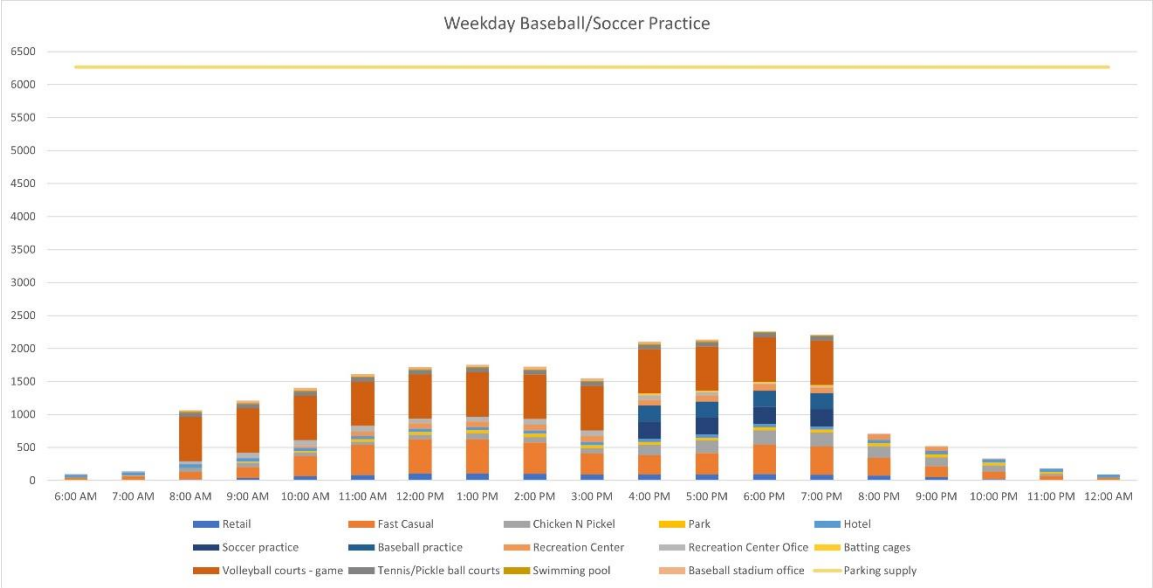


Table 4: Project ULI Land Uses Weekend Peak Hour

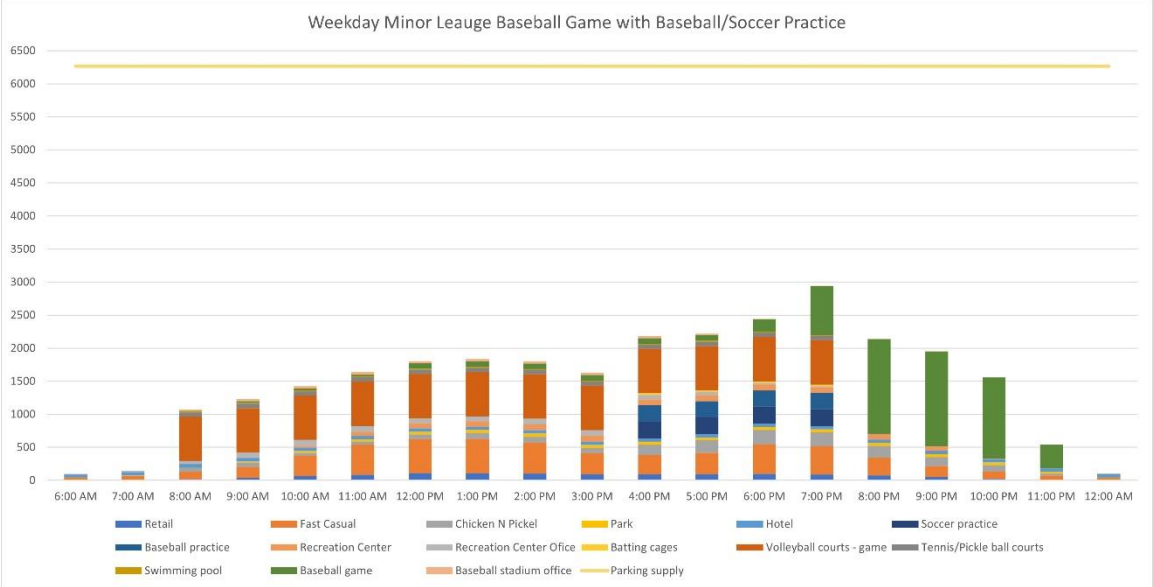


Appendix B

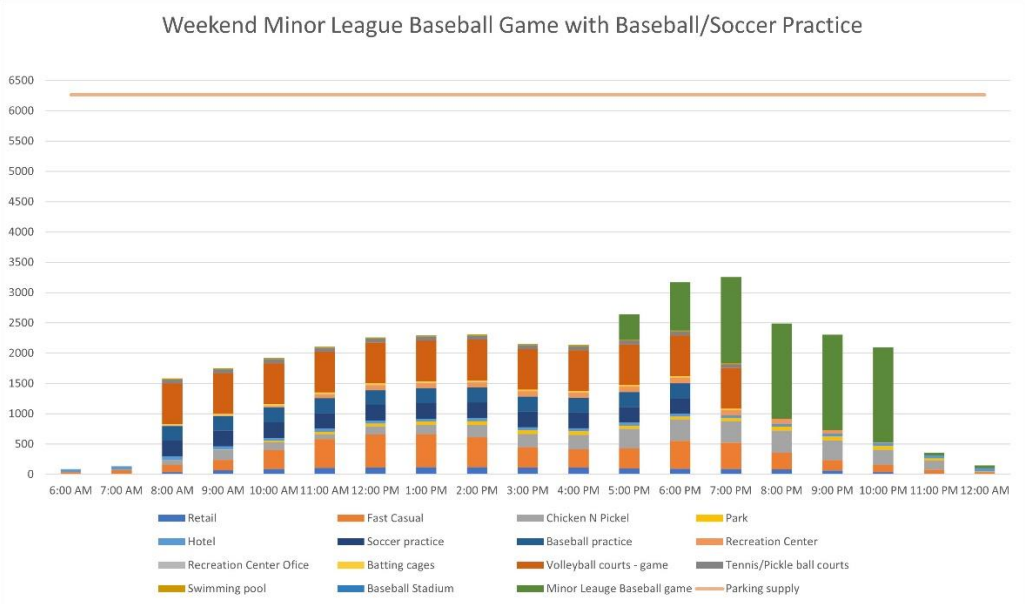
Scenario 1: Weekday Baseball/Soccer Practice



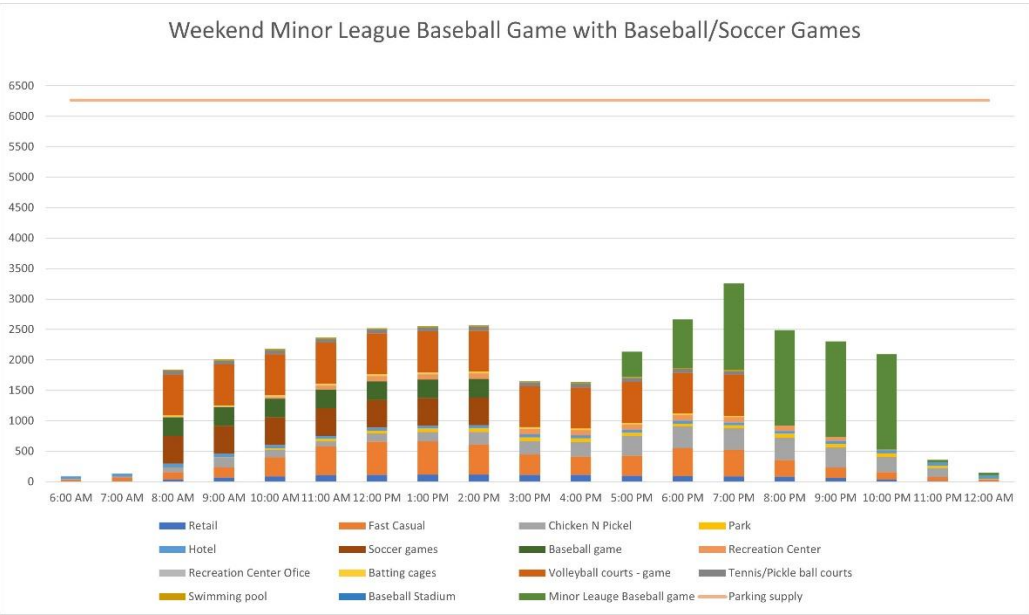
Scenario 2: Weekday Minor League Baseball Game with Baseball/Soccer Practice



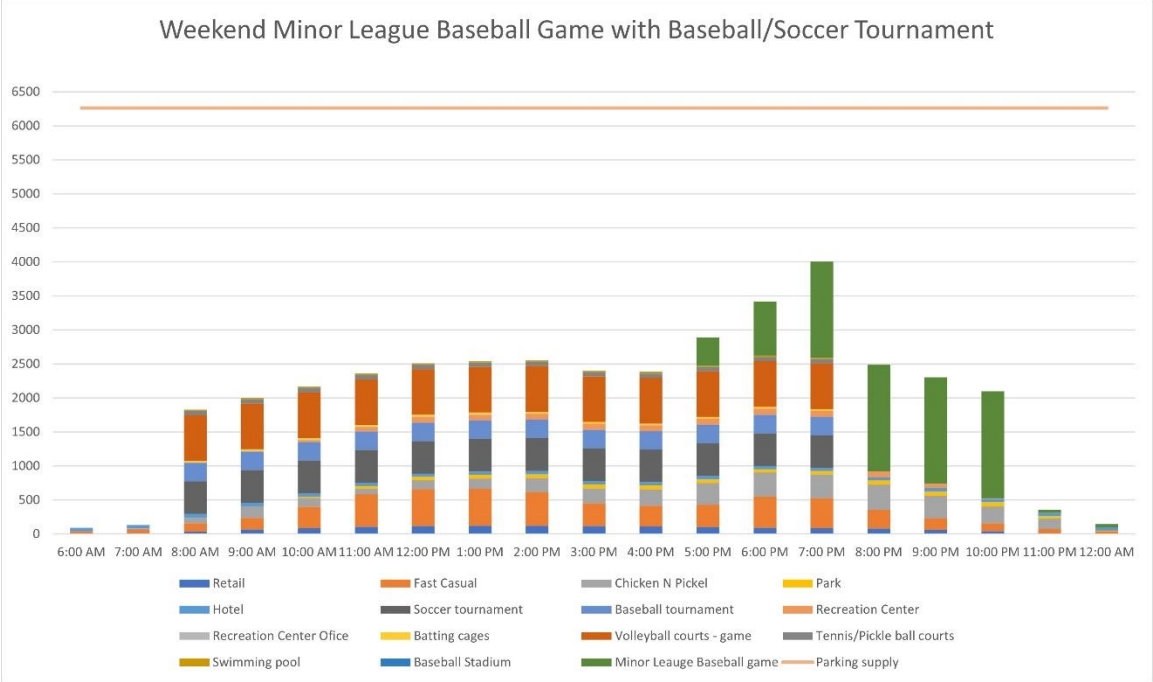
Scenario 3: Weekend Minor League Baseball Game with Baseball/Soccer Practice



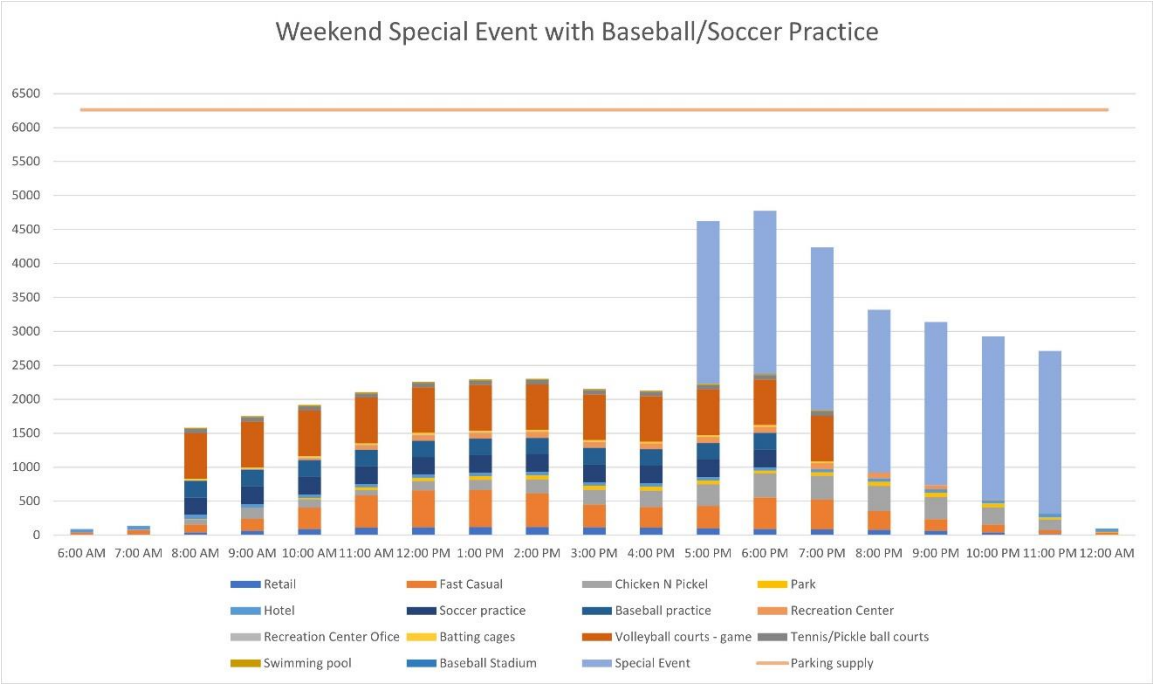
Scenario 4: Weekend Minor League Baseball Game with Baseball/Soccer Games



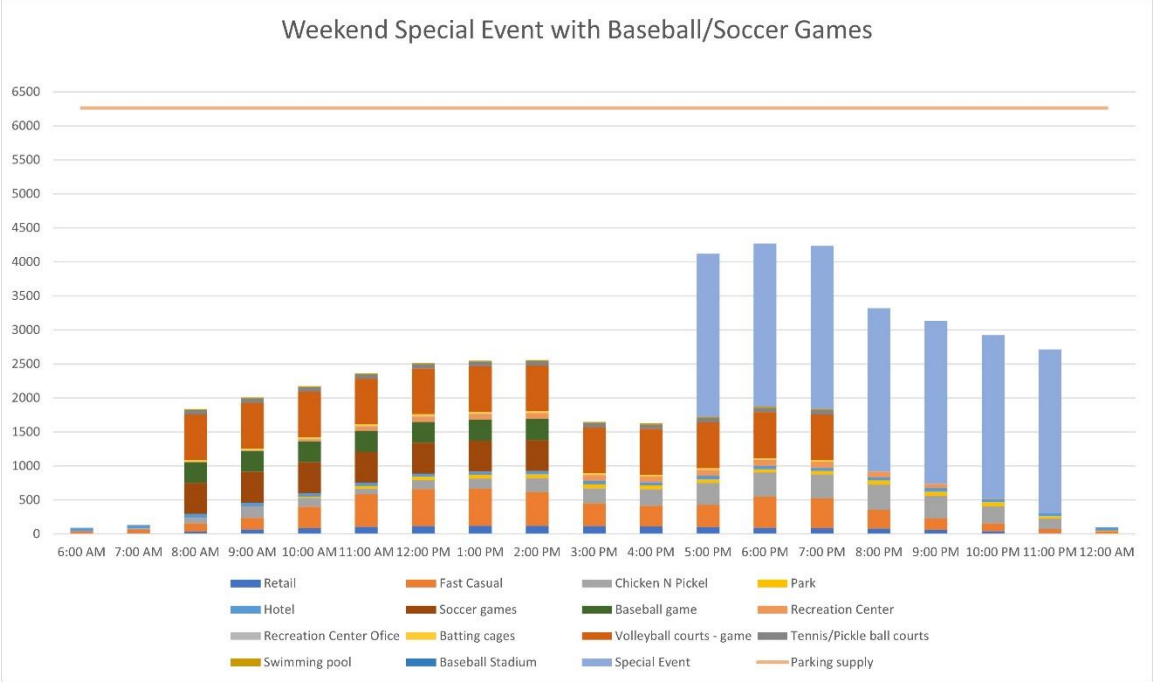
Scenario 5: Weekend Minor League Baseball Game with Baseball/Soccer Tournaments



Scenario 6: Weekend Special Event with Baseball/Soccer Practice



Scenario 7: Weekend Special Event with Baseball/Soccer Games



Scenario 8: Weekend Special Event with Baseball/Soccer Tournament