



# WELLINGTON COMMERCIAL EAST

Wellington, Florida

## SHARED PARKING STUDY

### PREPARED FOR:

Wellington Commercial Holdings, LLC  
3667 120<sup>th</sup> Avenue South  
Wellington, Florida 33414

JOB NO. 22-212A

DATE: 11/10/2023

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This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 06/03/2025.

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Digitally signed  
by Bryan Kelley  
Date: 2025.06.03  
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## 1.0 SITE DATA

The subject parcel is located in the southeast corner of South Shore Boulevard at Greenview Shores Boulevard in the Village of Wellington and contains approximately 17.855 acres. The Property Control Numbers (PCNs) for the subject parcel are the following:

73-41-44-16-20-001-0000                      73-41-44-16-20-003-0000

The proposed plan of development is to consist of 89 multifamily residential dwelling units, 80 room hotel, 49,000 S.F. of professional office, 35,000 S.F. retail and 33,000 S.F. of restaurants.

The project is estimated to have a build out of 2027 for purposes of the traffic study. Site access is existing via a right in, right out only driveway connection to South Shore Boulevard and a full access driveway connection to Sheffield Street. An additional right in, right out driveway connection to South Shore Boulevard (existing curb cut) and a right in, right out only driveway connection to Greenview Shores Boulevard are also proposed. A total of 629 parking spaces are proposed as part of the development plan with 144 additional spaces for a total of 773 parking spaces available with a contingency parking plan. For additional information on site layout, please refer to the Master Plan prepared by Cotleur Hearing.

## 2.0 PURPOSE OF STUDY

The purpose of this study is to describe the results of the parking analyses for the proposed redevelopment project. Providing the appropriate level and location of parking is important to any successful development and community. While insufficient parking can result in negative impacts on properties, providing too much parking can also have a negative economic impact.

## 3.0 PARKING DATA

The proposed uses, sizes and code required parking for the approved development may be summarized as follows:

<u>USE</u>	<u>SIZE</u>	<u>REQUIRED PARKING</u>
Retail	68,000 S.F. (1 Space / 250 SF)	272 Spaces
Office	49,000 S.F. (See Site Plan)	128 Spaces
Residential	89 Dwelling Units (See Site Plan)	200 Spaces
Hotel	80 Rooms (See Site Plan)	176 Spaces
		<b>TOTAL = 776 Spaces</b>



In order to more accurately estimate parking demand for the mixed use project, the latest *ITE Parking Generation, 6<sup>th</sup> Edition* rates were utilized for the shared parking analysis. The principle behind shared parking reductions is that the pattern of activity for land uses in a mixed-use project are sufficiently different so that the corresponding required parking demands of each activity would not occur simultaneously. The parking analysis was based on the percent utilization rates from the Urban Land Institute's (ULI) *Shared Parking, 3<sup>rd</sup> Edition* publication as well as the ratio of customer parking to employee parking outlined in the ULI *Shared Parking, 3<sup>rd</sup> Edition* publication. As previously mentioned, there are a mix of uses currently proposed for the site. These uses have different peak hours of demand in addition to different hours of operation. As shown on the attached table, this report prepared a shared parking analysis for both the weekday and weekend demand from 6:00 A.M. to 11:00 P.M. The ULI *Shared Parking, 3<sup>rd</sup> Edition* publication allows for parking reductions based on the following factors:

- Time of Day
- Monthly
- Non-Captive
- Mode Adjustment

The time of day adjustment factors were taken directly from the ULI *Shared Parking, 3<sup>rd</sup> Edition* publication. However, the ULI *Shared Parking, 3<sup>rd</sup> Edition* publication does not produce standard rates for non-captive and mode adjustment factors. Local and site specific factors as well as professional judgment are to be utilized to determine these adjustment factors.

Captive patrons refer to people who are already present in the immediate vicinity and likely patrons of a second use. The proposed plan of development is an ideal scenario to utilize non-captive rates due to the mixture of land uses and the design principles applied to the site. To be conservative, the non-captive adjustment was not used except for the hotel restaurant. Additionally, residential spaces are proposed to be reserved for the multifamily dwelling units. Therefore, no time of day reduction was applied to the resident spaces. A total of 123 residential parking spaces are proposed to be reserved.

A more refined development plan has also now been prepared by the applicant. While the entitlement specified 33,000 SF of restaurant, approximately 10,800 SF of the 33,000 SF will be part of in-line retail and consist of quick service type of restaurant uses. These uses part of in-line retail are typically parked at retail rates. Additionally, 8,000 S.F. of the 33,000 SF is associated with a hotel restaurant. Restaurant parking within hotels are already factored into the ITE Parking Generation rates for hotels. Based on the above, a more refined parking analysis was provided that consisted of the following:

- 89 multifamily residential units
- 80 room hotel
- 49,000 SF office
- 6,300 SF quality restaurant
- 8,000 SF hotel quality restaurant
- 7,900 SF family restaurant
- 45,800 SF retail (+10,800 SF as noted above)

For the hotel restaurant, a non-captive adjustment of 50% was made to account for hotel guests using the restaurant. No other non-captive or modal adjustments were made to be conservative even though the site will consist of high internal capture. Additionally, different restaurant types tend to have different peak utilization. The ULI time of day percentages assume all restaurants are open for lunch. If not all of the restaurants are open for lunch, the calculated shared parking would be significantly reduced. However, no adjustments were made to the lunchtime time of day percentages for restaurants even though it is likely some of them will not be open for lunch.

The revised shared parking calculations (provided in Appendix A) result in a parking demand of 572 weekday spaces and 520 weekend spaces. When factoring in a 10% buffer for parking turnover, the parking demand is estimated at 629 spaces on the weekday and 572 spaces on the weekend. As shown on the Site Plan, a total of 629 parking spaces will be constructed not including the 2<sup>nd</sup> parking garage. Therefore, it is anticipated the 2<sup>nd</sup> parking garage will not be necessary.

## 4.0 CONCLUSION

As demonstrated in this study, the maximum parking demand for the proposed plan of development is 629 parking spaces inclusive of a 10% buffer. The shared parking analysis used conservative assumptions and it is anticipated the maximum parking demand will be less than the calculated 629 spaces. The proposed Site Plan can accommodate 629 parking spaces. However, a contingency parking plan allows for an additional 144 parking spaces for a total of 774 parking spaces if ever determined to be needed. The parking will be monitored and analyzed to ensure a 2<sup>nd</sup> parking garage is not needed. The parking analysis considered parking rates from the ITE *Parking Generation*, 5<sup>th</sup> Edition and the Urban Land Institute's (ULI) *Shared Parking*, 3<sup>rd</sup> Edition publication.



# APPENDIX A

## SHARED PARKING



SHARED PARKING ANALYSIS - BASED ON REFINED PLAN OF DEVELOPMENT

BASED ON ITE PARKING GENERATION - WEEKDAY

Raw Parking Demand			
Use	Intensity (SF, DU, or Rooms)	ITE 50th Parking Rate (per 1000 SF, DU, or Rooms)	Total
Retail	45,800	2.79	128
Office	49,000	1.95	96
Family Restaurant	7,900	8.97	71
Quality Restaurant	6,100	16.18	102
Hotel Restaurant	8,000	16.18	129
Hotel	80	0.64	51
Residential	89	1.27	113
TOTAL			690

Shared Parking Demand - WEEKDAY																							
Land Use	Type	Rate	Percentage	Parking Demand	Non-Captive	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	
						%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking
Retail	Customer	2.9	80.6%	103	100%	1%	1	3%	5	15%	15	35%	36	60%	62	75%	77	100%	103	100%	103	95%	98
	Employee	0.7	19.4%	25	100%	10%	3	15%	4	25%	6	45%	11	75%	19	95%	24	100%	25	100%	25	100%	25
Office	Visitors	0.8	7.9%	8	100%	0%	0	1%	0	20%	2	60%	5	100%	8	45%	4	15%	1	45%	4	95%	8
	Employee	3.5	92.1%	88	100%	3%	3	15%	13	50%	44	90%	79	100%	88	100%	88	85%	75	85%	75	95%	84
Family Restaurant	Customer	15.25	87.6%	62	100%	25%	16	50%	31	60%	37	75%	47	85%	53	90%	56	100%	62	90%	56	50%	31
	Employee	2.15	12.4%	9	100%	90%	5	75%	7	90%	8	90%	8	100%	9	100%	9	100%	9	100%	9	100%	9
Quality Restaurant	Customer	13.25	85.5%	87	100%	0%	0	0%	0	0%	0	0%	0	15%	13	40%	35	75%	65	75%	65	63%	57
	Employee	2.25	14.5%	15	100%	0%	0	20%	3	50%	8	75%	11	90%	14	90%	14	90%	14	90%	14	90%	14
Hotel Restaurant	Customer	13.25	85.5%	110	50%	0%	0	0%	0	0%	0	0%	0	15%	8	40%	22	75%	41	75%	41	65%	36
	Employee	2.25	14.5%	19	100%	0%	0	20%	4	50%	10	75%	14	90%	17	90%	17	90%	17	90%	17	90%	17
Hotel	Customer	1	87.0%	44	100%	95%	42	95%	42	90%	40	80%	35	70%	31	70%	31	65%	29	65%	29	70%	31
	Employee	0.15	13.0%	7	100%	10%	1	30%	2	100%	7	100%	7	100%	7	100%	7	100%	7	100%	7	100%	7
Residential	Guests	0.1	5.7%	6	100%	0%	0	10%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1
	Residents	1.65	94.3%	123	100%	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123
TOTAL							194		235		301		377		453		508		572		569		541

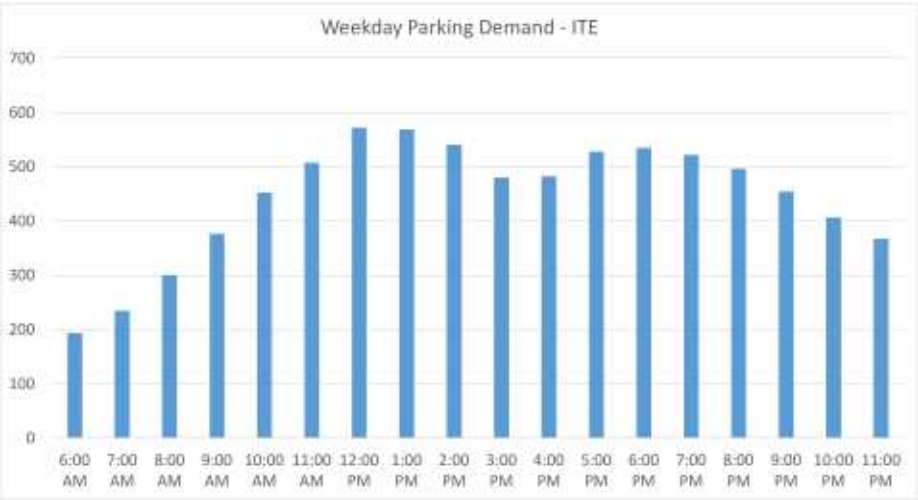
Land Use	Type	Rate	Percentage	Parking Demand	Non-Captive	3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM		9:00 PM		10:00 PM		11:00 PM	
						%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking
Retail	Customer	2.9	80.6%	103	100%	85%	88	85%	88	81%	88	90%	93	80%	83	65%	67	45%	46	15%	15	5%	5
	Employee	0.7	19.4%	25	100%	100%	25	100%	25	100%	25	100%	25	100%	25	90%	23	60%	15	40%	10	20%	5
Office	Visitors	0.8	7.9%	8	100%	45%	4	15%	1	10%	1	5%	0	2%	0	1%	0	0%	0	0%	0	0%	0
	Employee	3.5	92.1%	88	100%	95%	84	85%	75	60%	53	25%	22	15%	13	5%	4	3%	8	1%	1	0%	0
Family Restaurant	Customer	15.25	87.6%	62	100%	45%	28	45%	28	75%	47	80%	50	80%	50	80%	37	55%	34	75%	34	75%	47
	Employee	2.15	12.4%	9	100%	75%	7	75%	7	95%	9	95%	9	95%	9	80%	7	65%	6	65%	6	35%	3
Quality Restaurant	Customer	13.25	85.5%	87	100%	40%	35	50%	44	75%	65	95%	83	100%	87	100%	87	95%	83	75%	83	75%	85
	Employee	2.25	14.5%	15	100%	75%	11	75%	11	100%	15	100%	15	100%	15	100%	15	100%	15	100%	15	85%	13
Hotel Restaurant	Customer	13.25	85.5%	110	50%	40%	22	50%	28	75%	41	95%	52	100%	55	100%	55	95%	52	75%	52	75%	41
	Employee	2.25	14.5%	19	100%	75%	14	75%	14	100%	19	100%	19	100%	19	100%	19	100%	19	100%	19	85%	16
Hotel	Customer	1	87.0%	44	100%	70%	31	75%	33	80%	35	85%	37	85%	37	90%	40	95%	42	95%	42	100%	44
	Employee	0.15	13.0%	7	100%	100%	7	70%	5	70%	5	40%	3	20%	1	20%	1	20%	1	20%	1	10%	1
Residential	Guests	0.1	5.7%	6	100%	20%	1	20%	1	40%	2	60%	4	100%	6	100%	6	100%	6	100%	6	80%	5
	Residents	1.65	94.3%	123	100%	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123
TOTAL							480		483		528		535		522		497		455		407		368

Notes: 123 residential parking spaces are proposed to be reserved. Therefore, the resident parking spaces were increased to 123 and 100% utilization was assumed

WEEKDAY MAX

572

Time of Day	Parking Demand
6:00 AM	194
7:00 AM	235
8:00 AM	301
9:00 AM	377
10:00 AM	453
11:00 AM	508
12:00 PM	572
1:00 PM	569
2:00 PM	541
3:00 PM	480
4:00 PM	483
5:00 PM	528
6:00 PM	535
7:00 PM	522
8:00 PM	497
9:00 PM	455
10:00 PM	407
11:00 PM	368





SHARED PARKING ANALYSIS - BASED ON REFINED PLAN OF DEVELOPMENT

BASED ON ITE PARKING GENERATION - SATURDAY

Raw Parking Demand			
Use	Intensity (SF, DU, or Rooms)	ITE Average Parking Rate (per 1000 SF, DU, or Rooms)	Total
Retail	45,800	2.77	127
Office	49,000	0.195	10
Family Restaurant	7,900	11.53	91
Quality Restaurant	6,300	18.23	115
Hotel Restaurant	8,000	18.23	146
Hotel	80	0.65	52
Residential	89	1.18	105
TOTAL			646

Shared Parking Demand - SATURDAY																							
Land Use	Type	Rate	Percentage	Parking Demand	Non-Captive	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	
						%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking
Retail	Customer	3.2	80.0%	102	100%	1%	1	5%	5	30%	31	50%	51	70%	71	90%	92	95%	97	100%	102	100%	102
	Employee	0.8	20.0%	25	100%	100%	25	15%	4	40%	10	75%	19	85%	21	95%	24	100%	25	100%	25	100%	25
Office	Visitors	0.03	8.6%	1	100%	0%	0	20%	0	60%	1	80%	1	90%	1	100%	1	90%	1	80%	1	60%	1
	Employee	0.12	91.4%	9	100%	0%	0	20%	2	60%	5	80%	7	90%	8	100%	9	90%	8	80%	7	60%	5
Family Restaurant	Customer	15	87.7%	80	100%	10%	8	25%	20	45%	36	70%	56	90%	72	90%	72	100%	80	85%	68	65%	52
	Employee	2.1	12.3%	11	100%	50%	6	75%	8	90%	10	90%	10	100%	11	100%	11	100%	11	100%	11	100%	11
Quality Restaurant	Customer	15.25	85.9%	99	100%	0%	0	0%	0	0%	0	0%	0	0%	0	15%	15	50%	50	55%	54	45%	45
	Employee	2.5	14.1%	16	100%	0%	0	20%	3	30%	5	60%	10	75%	12	75%	12	75%	12	75%	12	75%	12
Hotel Restaurant	Customer	15.25	85.9%	125	50%	0%	0	0%	0	0%	0	0%	0	0%	0	15%	9	50%	31	55%	34	45%	28
	Employee	2.5	14.1%	21	100%	0%	0	20%	4	30%	6	60%	13	75%	16	75%	16	75%	16	75%	16	75%	16
Hotel	Customer	1	87.0%	45	100%	95%	43	95%	43	90%	41	80%	36	70%	32	70%	32	65%	29	65%	29	70%	32
	Employee	0.15	13.0%	7	100%	10%	1	30%	2	100%	7	100%	7	100%	7	100%	7	100%	7	100%	7	100%	7
Residential	Guests	0.15	8.3%	9	100%	0%	0	20%	2	20%	2	20%	2	20%	2	20%	2	20%	2	20%	2	20%	2
	Residents	1.65	91.7%	123	100%	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123
TOTAL				673			185		216		277		335		376		425		492		491		461

Land Use	Type	Rate	Percentage	Parking Demand	Non-Captive	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	
						%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking	%	Adjusted Parking
Retail	Customer	3.2	80.0%	102	100%	95%	97	90%	92	80%	82	75%	77	70%	71	65%	66	50%	51	30%	31	10%	10
	Employee	0.8	20.0%	25	100%	100%	25	100%	25	95%	24	85%	21	80%	20	75%	19	65%	16	45%	11	15%	4
Office	Visitors	0.03	8.6%	1	100%	40%	0	20%	0	10%	0	5%	0	0%	0	0%	0	0%	0	0%	0	0%	0
	Employee	0.12	91.4%	9	100%	40%	4	20%	2	10%	1	5%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Family Restaurant	Customer	15	87.7%	80	100%	40%	32	45%	36	60%	48	70%	56	70%	56	65%	52	30%	24	25%	20	15%	12
	Employee	2.1	12.3%	11	100%	75%	8	75%	8	95%	10	95%	10	95%	10	95%	10	80%	9	65%	7	65%	7
Quality Restaurant	Customer	15.25	85.9%	99	100%	45%	45	45%	45	60%	59	90%	89	95%	94	100%	99	90%	89	90%	89	90%	89
	Employee	2.5	14.1%	16	100%	75%	12	75%	12	100%	16	100%	16	100%	16	100%	16	100%	16	100%	16	85%	14
Hotel Restaurant	Customer	15.25	85.9%	125	50%	45%	28	45%	28	60%	38	90%	56	95%	59	100%	63	90%	56	90%	56	90%	56
	Employee	2.5	14.1%	21	100%	75%	16	75%	16	100%	21	100%	21	100%	21	100%	21	100%	21	100%	21	85%	18
Hotel	Customer	1	87.0%	45	100%	70%	32	75%	34	80%	36	85%	38	85%	38	90%	41	95%	43	95%	43	100%	45
	Employee	0.15	13.0%	7	100%	100%	7	70%	5	70%	5	40%	3	20%	1	20%	1	20%	1	20%	1	10%	1
Residential	Guests	0.15	8.3%	9	100%	20%	2	20%	2	40%	4	60%	5	100%	9	100%	9	100%	9	100%	9	80%	7
	Residents	1.65	91.7%	123	100%	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123	100%	123
TOTAL				673			431		428		467		515		518		520		458		427		386

Notes: 123 residential parking spaces are proposed to be reserved. Therefore, the resident parking spaces were increased to 123 and 100% utilization was assumed

WEEKEND MAX

520

Time of Day	Parking Demand
6:00 AM	185
7:00 AM	216
8:00 AM	277
9:00 AM	335
10:00 AM	376
11:00 AM	425
12:00 PM	492
1:00 PM	491
2:00 PM	461
3:00 PM	431
4:00 PM	428
5:00 PM	467
6:00 PM	515
7:00 PM	518
8:00 PM	520
9:00 PM	458
10:00 PM	427
11:00 PM	386





# APPENDIX B

## ULI TIME OF DAY PERCENTAGES

FIGURE 2-4 Weekday Time-of-Day Adjustments

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.
Retail typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/ grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount stores/ superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%	20%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	75%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	75%	50%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	70%	60%	45%	0%	0%	0%	0%	0%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
All	Employees	0%	0%	0%	0%	0%	10%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	70%	50%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
	Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	60%	20%	20%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%

(continued on next page)



FIGURE 2-4 (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.
<b>Entertainment (continued)</b>																				
Pro football stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
8 p.m. start	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Pro baseball stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Health club	Visitors	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	70%	35%	10%	0%
	Employees	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public library	Visitors	0%	0%	0%	100%	100%	98%	98%	78%	72%	65%	70%	79%	60%	50%	40%	0%	0%	0%	0%
	Employees	0%	10%	50%	100%	100%	100%	100%	100%	100%	100%	100%	90%	75%	50%	20%	10%	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%
<b>Hotel and residential</b>																				
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%	60%	40%	40%	20%	0%	0%	0%
Residential guest	Visitors	0%	10%	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	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Residential urban	Residents	95%	85%	75%	65%	60%	55%	50%	50%	50%	55%	60%	65%	70%	75%	80%	85%	95%	97%	100%
Active senior housing	Visitors & employees	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
	Residents	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
<b>Office</b>																				
Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees unreserved	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Employees reserved	00%	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%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%
Bank (drive-in branch)	Visitors	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%

Source: See chapter 4 discussions for each land use.



FIGURE 2-5 Weekend Time-of-Day Adjustments

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.
Retail typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/ grocery	Visitors	10%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount stores/ superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
All	Employees	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%

(continued on next page)



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.
<b>Entertainment (continued)</b>																				
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%
<b>Hotel and residential</b>																				
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%
<b>Office</b>																				
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.