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# 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  
REVISED: 1/18/2024  
REVISED: 9/06/2024  
REVISED: 10/22/2024

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 10/22/2024.

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**Bryan  
Kelley** Digitally signed  
by Bryan Kelley  
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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

## TOTAL = 776 Spaces

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. 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.

The results of the analysis demonstrated that the proposed plan of development will have a maximum parking demand of 678 parking spaces during the weekday and 585 parking spaces during the weekend. The peak parking period occurs between 12:00 to 1:00 P.M. during the weekday and weekend. It should be noted that during the majority of the day, the parking demand will be significantly less than peak parking demand of 678 parking spaces. The shared parking calculations based on the *ITE Parking Generation* publication and the Urban Land Institute's *Shared Parking* publication and consistent with standard industry practices are attached to this report. To account for parking turnover and to be conservative, a 10% buffer can be added to the peak demand of 678 parking spaces for a total of 746 spaces.

## 4.0 CONCLUSION

As demonstrated in this study, the anticipated maximum parking demand for the proposed plan of development is 746 parking spaces inclusive of a 10% buffer. 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 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.

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SHARED PARKING ANALYSIS

BASED ON ITE PARKING GENERATION - WEEKDAY

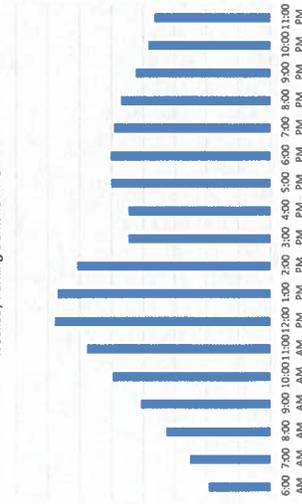
Use	ITE 500th Parking Rate (per 1,000 SF, DL, or Room)	Total
Retail	35,000	279
Office	49,000	195
Family Restaurant	17,500	66
Quality Restaurant	15,000	25
Hotel	80	51
Residential	87	137
<b>TOTAL</b>		<b>794</b>

Shared Parking Demand - WEEKDAY

Land Use	Type	Rate	Percentage	Parking Demand	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 %																		
Retail	Customer	2.9	0.36%	79	1%	5%	12	15%	4	15%	12	35%	28	60%	47	72%	59	100%	78	100%	79	95%	75
Office	Employee	0.7	0.09%	19	2%	15%	3	25%	3	25%	5	45%	9	75%	14	95%	18	100%	19	100%	19	100%	19
	Visitor	0.3	0.04%	8	0%	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Family Restaurant	Customer	15.25	1.91%	118	15%	15%	13	20%	44	60%	79	100%	88	100%	88	100%	88	100%	88	100%	88	100%	88
	Employee	2.15	0.27%	17	2%	25%	13	80%	15	90%	15	90%	15	100%	17	100%	17	100%	17	100%	17	100%	17
Quality Restaurant	Customer	13.75	1.73%	219	28%	28%	25	35%	32	44%	51	70%	60	83%	67	93%	70	100%	70	100%	70	100%	70
	Employee	2.15	0.27%	17	2%	25%	13	80%	15	90%	15	90%	15	100%	17	100%	17	100%	17	100%	17	100%	17
Hotel	Customer	0.15	0.02%	7	0%	0%	0	0%	42	60%	42	60%	42	60%	42	60%	42	60%	42	60%	42	60%	42
	Employee	0.15	0.02%	7	0%	0%	0	0%	2	29%	2	29%	2	29%	2	29%	2	29%	2	29%	2	29%	2
Residential	Guests	0.1	0.01%	6	0%	0%	0	0%	1	17%	1	17%	1	17%	1	17%	1	17%	1	17%	1	17%	1
	Residents	1.85	0.23%	107	14%	100%	107	100%	107	100%	107	100%	107	100%	107	100%	107	100%	107	100%	107	100%	107
<b>TOTAL</b>			<b>100%</b>	<b>794</b>			<b>352</b>		<b>452</b>		<b>492</b>		<b>578</b>		<b>628</b>		<b>678</b>		<b>678</b>		<b>678</b>		<b>678</b>

Land Use	Type	Rate	Percentage	Parking Demand	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 %																		
Retail	Customer	3.8	0.48%	19	2%	15%	3	20%	19	100%	19	100%	19	100%	19	100%	19	100%	19	100%	19	100%	19
Office	Employee	0.7	0.09%	19	2%	15%	3	20%	19	100%	19	100%	19	100%	19	100%	19	100%	19	100%	19	100%	19
	Visitor	0.3	0.04%	8	0%	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Family Restaurant	Customer	15.25	1.91%	118	15%	15%	13	20%	44	60%	79	100%	88	100%	88	100%	88	100%	88	100%	88	100%	88
	Employee	2.15	0.27%	17	2%	25%	13	80%	15	90%	15	90%	15	100%	17	100%	17	100%	17	100%	17	100%	17
Quality Restaurant	Customer	13.75	1.73%	219	28%	28%	25	35%	32	44%	51	70%	60	83%	67	93%	70	100%	70	100%	70	100%	70
	Employee	2.15	0.27%	17	2%	25%	13	80%	15	90%	15	90%	15	100%	17	100%	17	100%	17	100%	17	100%	17
Hotel	Customer	0.15	0.02%	7	0%	0%	0	0%	42	60%	42	60%	42	60%	42	60%	42	60%	42	60%	42	60%	42
	Employee	0.15	0.02%	7	0%	0%	0	0%	2	29%	2	29%	2	29%	2	29%	2	29%	2	29%	2	29%	2
Residential	Guests	0.1	0.01%	6	0%	0%	0	0%	1	17%	1	17%	1	17%	1	17%	1	17%	1	17%	1	17%	1
	Residents	1.85	0.23%	107	14%	100%	107	100%	107	100%	107	100%	107	100%	107	100%	107	100%	107	100%	107	100%	107
<b>TOTAL</b>			<b>100%</b>	<b>794</b>			<b>352</b>		<b>452</b>		<b>492</b>		<b>578</b>		<b>628</b>		<b>678</b>		<b>678</b>		<b>678</b>		<b>678</b>

Weekday Parking Demand - ITE



678

WEEKDAY MAX

Time of Day	Parking Demand
6:00 AM	195
7:00 AM	352
8:00 AM	452
9:00 AM	492
10:00 AM	578
11:00 AM	628
12:00 PM	678
1:00 PM	678
2:00 PM	678
3:00 PM	628
4:00 PM	578
5:00 PM	492
6:00 PM	452
7:00 PM	352
8:00 PM	279
9:00 PM	195
10:00 PM	195
11:00 PM	195

Note: Resident parking will be reserved for the multifamily dwelling units. Therefore, a 100% utilization factor was assumed.

**SHARED PARKING ANALYSIS**

BASED ON ITE PARKING GENERATION - SATURDAY

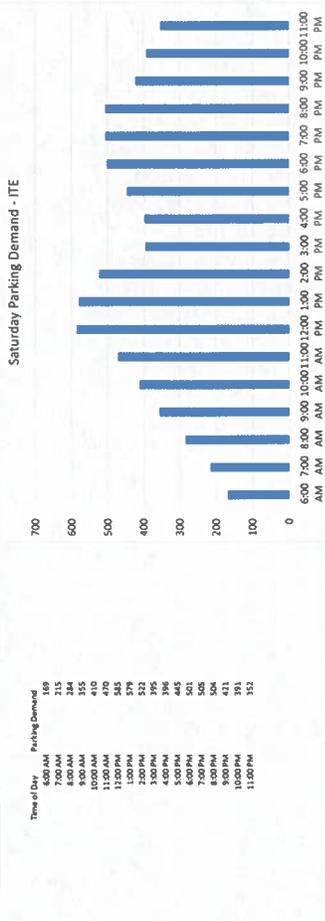
Use	ITE Average (sq. ft. / 1000 sq. ft. or Room)		Total
	ITE Average	Room	
Retail	35,000	2.77	97
Office	49,000	0.195	10
Family Restaurant	15,000	1.83	38
Quick Restaurant	80	0.65	52
Residential	89	1.18	105
<b>TOTAL</b>			<b>207</b>

**Shared Parking Demand - SATURDAY**

Land Use	Type	Rate	Percentage	Parking Demand	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 %																		
Retail	Customer	3.2	80.0%	78	18	1	3%	4	30%	23	50%	33	70%	55	70%	70	85%	74	100%	78	100%	78	100%
	Employee	0.8	20.0%	19	100%	2	15%	3	40%	8	75%	14	85%	15	95%	18	100%	19	100%	19	100%	19	100%
Office	Visitor	0.03	0.6%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Employee	15	87.7%	152	100%	15	25%	38	45%	68	70%	109	90%	137	90%	137	100%	152	100%	152	100%	152	100%
Family Restaurant	Customer	2.1	12.3%	21	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Employee	15.25	85.3%	287	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Quick Restaurant	Customer	1.3	17.0%	13	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Employee	8.55	87.0%	45	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Hotel	Employee	0.15	11.0%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%
Residential	Guests	0.15	8.7%	9	0%	0	0%	2	20%	2	20%	2	20%	2	20%	2	20%	2	20%	2	20%	2	20%
	Residents	1.85	91.7%	95	100%	95	100%	96	100%	96	100%	96	100%	96	100%	96	100%	96	100%	96	100%	96	100%
<b>TOTAL</b>				<b>207</b>		<b>212</b>																	

Land Use	Type	Rate	Percentage	Parking Demand	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 %																		
Retail	Customer	3.2	80.0%	78	18	1	3%	4	30%	23	50%	33	70%	55	70%	70	85%	74	100%	78	100%	78	100%
	Employee	0.8	20.0%	19	100%	2	15%	3	40%	8	75%	14	85%	15	95%	18	100%	19	100%	19	100%	19	100%
Office	Visitor	0.03	0.6%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Employee	15	87.7%	152	100%	15	25%	38	45%	68	70%	109	90%	137	90%	137	100%	152	100%	152	100%	152	100%
Family Restaurant	Customer	2.1	12.3%	21	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Employee	15.25	85.3%	287	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Quick Restaurant	Customer	1.3	17.0%	13	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Employee	8.55	87.0%	45	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Hotel	Employee	0.15	11.0%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%	1	100%
Residential	Guests	0.15	8.7%	9	0%	0	0%	2	20%	2	20%	2	20%	2	20%	2	20%	2	20%	2	20%	2	20%
	Residents	1.85	91.7%	95	100%	95	100%	96	100%	96	100%	96	100%	96	100%	96	100%	96	100%	96	100%	96	100%
<b>TOTAL</b>				<b>207</b>		<b>212</b>																	

**WEEKEND MAX**



Note: Resident parking will be reserved for the multifamily dwelling units. Therefore, a 100% utilization factor was assumed.

**FIGURE 2-4 Weekday Time-of-Day Adjustments**

Land use		6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
		a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	p.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%	100%	80%	50%	35%	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%	100%	80%	50%	35%	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%	100%	95%	85%	70%	55%	40%	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%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
<b>Food and beverage</b>																				
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%
<b>Entertainment</b>																				
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%	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%
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%	30%	100%	100%	100%	100%	30%	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%	30%	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%	100%	60%	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 No matinee	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
	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 8 p.m. start	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%	
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%	90%	100%	100%	100%	60%	40%	10%	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%	97%	98%	98%
	Residents	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	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%	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%
<b>Food and beverage</b>																				
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%
<b>Entertainment</b>																				
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%

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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 8 p.m. start	Visitors	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%
	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%	100%	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.