

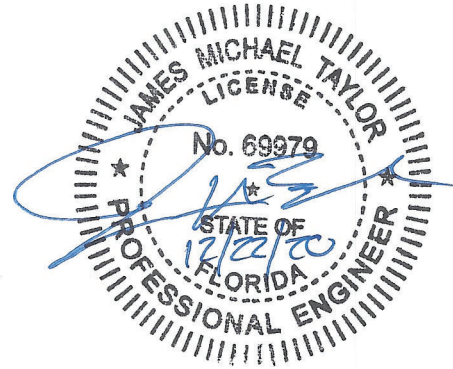
MEMORANDUM

To: Marla Molina
Senior City Planner, Winter Springs

From: James M. Taylor, PE
Kimley-Horn and Associates, Inc.

Date: December 15, 2020

Subject: Winter Springs Marketplace
Parking Demand Study



Introduction

Kimley-Horn and Associates, Inc. has undertaken the following review and analysis to evaluate the anticipated parking needs for the proposed shopping center (Winter Springs Marketplace) located in the southwest corner of SR 434 & Tuskawilla Road in the City of Winter Springs, Florida. The site is zoned as Town Center District (T-C).

As stated in Section 20-324 of the City's Land Development Code (LDC), there are no minimum parking requirements in the town centers; therefore, a parking analysis shall be performed justifying the proposed parking solution. This study provides a comparison between the City's code-required parking for each land use within the site, Urban Land Institute (ULI) *Shared Parking 3rd Edition*, and the Institute of Transportation Engineers (ITE) *Parking Generation Manual 5th Edition*. The study also includes the required bicycle parking demand for the site based on other municipalities' industry standards.

The proposed shopping center will consist of the following uses, as shown in the site plan provided in **Attachment A**:

- 4,280 square feet of medical/dental office (Building A)
- 5,381 square feet of fast-food restaurant with drive-through window (Buildings B and C), and
- 48,409 square feet of retail (Buildings, D, E, and F).

The total gross floor area for Winter Springs Marketplace is 58,070 square feet.

Code Parking Requirements

Section 9-277 of the City's LDC defines the off-street parking requirements for specific land uses. The following minimum parking ratios for the land uses within the Winter Springs Marketplace are defined in the code:

- Medical or dental clinics: three (3) parking spaces for doctors, plus one (1) additional parking space for every two (2) employees,
- Restaurants: one (1) parking space for each one hundred (100) square feet of floor space for patron use in the building, and
- Retail commercial: one (1) parking space for each three hundred (300) square feet of floor space in the building exclusive of storage space.

As shown in **Table 1** below, a total parking supply of 226 spaces at a parking ratio of 3.89 spaces per a thousand square feet would be needed to serve the proposed shopping center's demand with each land use as stand-alone.

Table 1: Study Site Parking Demand

Building	Land Use	Size [SF]	Employees	City's Code	
				Minimum Requirements	Spaces
A	Medical/Dental Office	4,280	10	3 spaces for doctors and 1 space per 2 employees	8
B	Fast-Food Restaurant w/ Drive-through Window	2,325	-	1 space per 100 SF	24
C	Fast-Food Restaurant w/ Drive-through Window	3,056	-	1 space per 100 SF	31
D	Retail	19,200	-	1 space per 300 SF	64
E	Retail	10,000	-	1 space per 300 SF	34
F	Retail	19,209	-	1 space per 300 SF	65
Total		58,070	-	Parking Ratio = 3.89	226

ITE's Parking Generation Manual, 5th Edition Evaluation

A calculation of the anticipated parking demand was undertaken using data published by the Institute of Transportation of Engineers (ITE) *Parking Generation Manual 5th Edition*. For each land use defined in this publication, empirical parking data that has been collected on sites throughout the country is compiled to develop rates and/or equations to estimate parking demand at similar sites. ITE statistics include the 85th-percentile peak parking demand for each land-use code that has sufficient empirical data available. The Urban Land Institute (ULI) *Shared Parking 3rd Edition* generally recommends the 85th-percentile parking demand as the appropriate demand to provide parking supply for.

As described in the ITE *Trip Generation Manual, 10th Edition*, a shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Shopping centers also include outparcel that typically develop drive-in banks, restaurants, retail, or small offices. Due to the characteristics of the proposed development, Land Use Code (LUC) 820 – Shopping Center was used to determine the peak period parking demand for the proposed shopping center. The LUC 820 data was collected on a Saturday during December (peak day during peak season). Data included in **Attachment B**. Per ULI's recommendation to provide a parking supply equal to a site's 85th-percentile parking demand, the relevant peak parking demand for the shopping center is calculated as follows:

- Recommended design parking demand = 5.90 spaces per a thousand square feet x 58,070 square feet = 342 spaces

As shown above, a total parking supply of 342 spaces at a parking ratio of 5.90 spaces per thousand square feet would be needed to serve the proposed shopping center's demand.

ULI Shared Parking, 3rd Edition Evaluation

A calculation of the anticipated parking demand was undertaken using data published by ULI *Shared Parking 3rd Edition*. ULI recommends a parking ratio of 4.0 spaces per thousand square feet for shopping centers less than 400,000 square feet. Based on the ULI base parking ratio, a total parking supply of 232 spaces would be needed to serve the proposed shopping center's demand.

Peak Parking Demand Assessment

As shown in the previous sections, both ITE and ULI parking ratios for the shopping center are higher than the overall parking ratio based on the City's minimum requirements for stand-alone land uses. The ULI Shared Parking provides monthly adjustment factors and weekend time-of-day adjustment factors, which show the peak season and peak time-of-day for multiple land uses, respectively. As anticipated, the peak season and peak time-of-day for retail land use occurs during December during the afternoon. Therefore, since the ITE data represents the parking demand on a weekend during December, the parking supply that meets the anticipated demand throughout the year is 342 spaces. As shown in the table below, the proposed Winter Springs Marketplace will provide 341 parking spaces at a parking ratio of 5.87 spaces per thousand square feet.

Table 2: Parking Ratio Determination

	Parking Ratio (spaces/ KSF)	Spaces
City's Code	3.89	226
ITE 85th - Percentile	5.90	342
ULI	4.00	232
Provided (per Site Plan)	5.87	341

Bicycle Parking

The City of Winter Springs does not provide minimum requirements for bicycle parking facilities. However, it strongly encourages developments within the SR 434 corridor to provide parking facilities for bicycles. The City of Cambridge, Massachusetts, is recognized as one of the top municipal codes for bicycle parking requirements. Their code provides guidance for long-term and short-term bicycle parking spaces required per land-use. Short-term parking spaces is defined as parking facilities located in a publicly accessible space near pedestrian entrances to the uses they are intended to serve; typically intended to serve visitors, such as retail patrons. Long-term parking spaces are defined as parking facilities located within an enclosed, limited-access areas. These type of parking spaces are intended to primarily serve residents, employees, or other person who require bicycle storage for a substantial portion of the day. The City of Cambridge provides the following guidance for short-term parking spaces applicable to Winter Springs Marketplace:

- General or professional offices: 0.06 spaces per thousand square feet,
- Retail: 0.60 spaces per thousand square feet, and
- Restaurants: 1.0 space per thousand square feet.

The City of Cambridge code was utilized to determine the required bicycle parking spaces for the site. The total recommended bicycle parking spaces for the proposed shopping center should be 38 spaces.

Table 3 summarizes the parking spaces recommended at each building. As shown in the site plan (**Attachment A**) the proposed shopping center will provide 38 bicycle parking spaces.

Table 3: Bicycle Parking Spaces Summary

Building	Land Use	Size [SF]	Ratio [spaces per KSF]	Bicycle Spaces
A	Medical/Dental Office	4,280	0.06	1
B	Fast-Food Restaurant w/ Drive-through Window	2,325	1.00	3
C	Fast-Food Restaurant w/ Drive-through Window	3,056	1.00	4
D	Retail	19,200	0.60	12
E	Retail	10,000	0.60	6
F	Retail	19,209	0.60	12
Total		58,070	Total	38

Conclusion

Upon review of ULI and ITE industry guidance, the proposed parking supply of 341 spaces will be sufficient for parking demand at the proposed Winter Springs Marketplace. Additionally, it is recommended that 38 bicycle parking spaces be provided based on review of nationally recognized municipal code for bicycle parking requirements.

Sincerely,

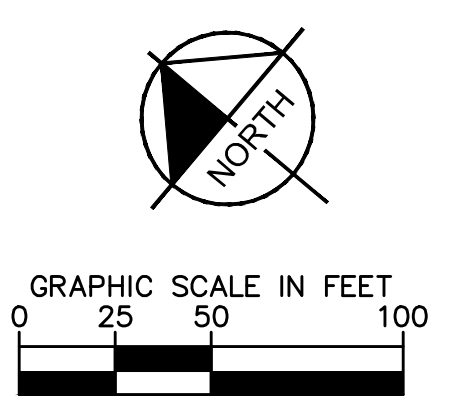
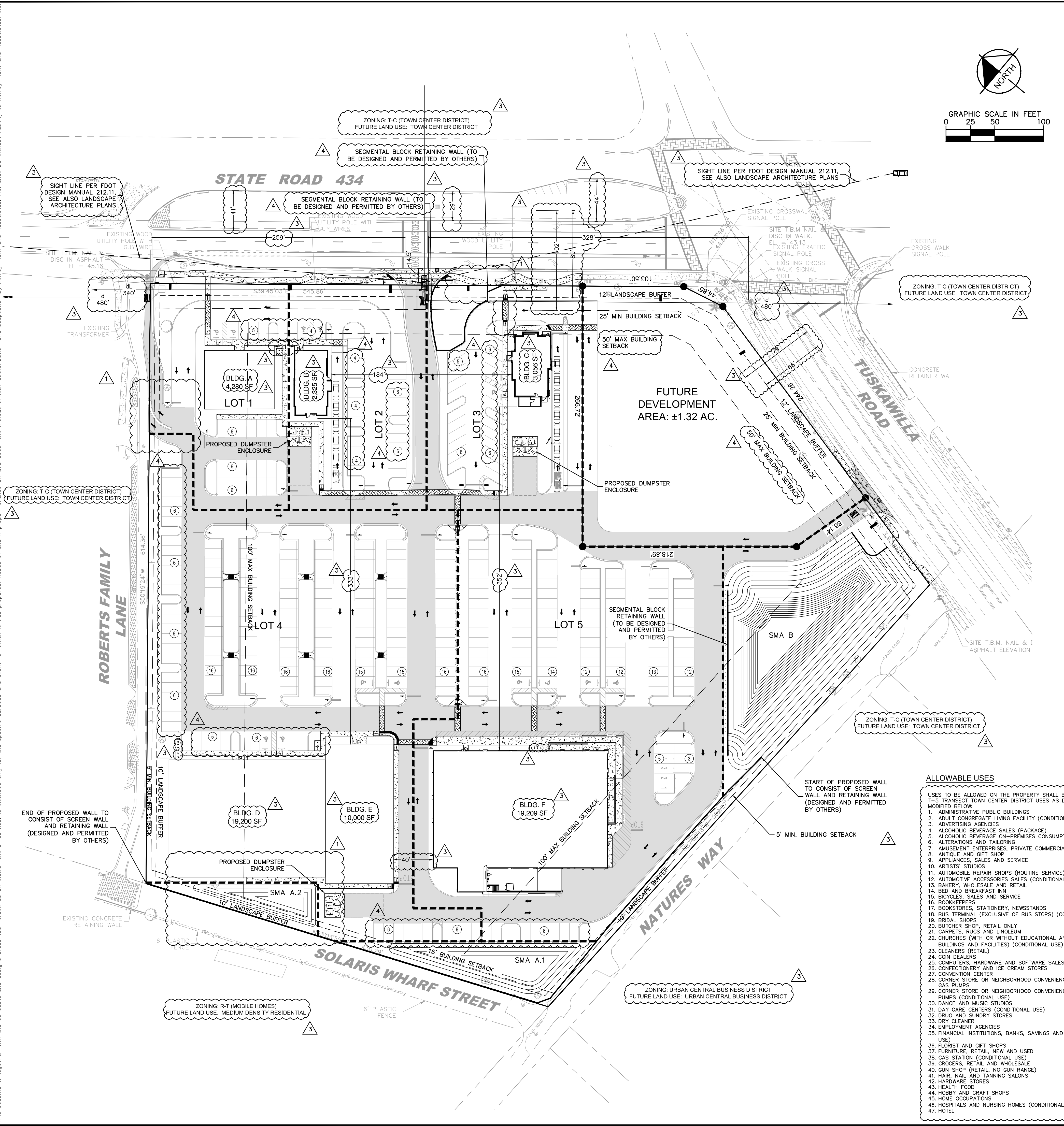
KIMLEY-HORN AND ASSOCIATES, INC.



James M. Taylor, P.E.

ATTACHMENT A
Site Plan

Plotted By: Delmar, Marcus. Sheet: WinterSpringsMarketplace-149170016. Date: December 15, 2020. DB: 07-38mm. K: VOR. C:\VA\149170016-WinterSpringsMarketplace\CADD\CONSTR\PlanSheets\C4.0-OVERALL.dwg. This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



REQUIRED BUILDING HEIGHTS

BUILDING A	±21 FT
BUILDING B	TBD
BUILDING C	TBD
BUILDING D	±34.5 FT
BUILDING E	±30 FT
BUILDING F	TBD

AVAILABLE BUILDING HEIGHTS HAVE BEEN PROVIDED. FUTURE BUILDINGS THAT ARE NOT KNOWN AT THE TIME OF PERMITTING SHALL HAVE INDIVIDUAL SUBMITTALS AT THE TIME OF BUILDING PERMIT.

REQUIRED BUILDING SETBACKS

FRONT:	25 FT MIN TO 50 FT MAX
REAR:	10 FT
SIDE:	5 FT MIN TO 100 FT MAX
COLLECTOR STREET:	25 FT MIN TO 100 FT MAX

REQUIRED YARD/LANDSCAPE SETBACKS

FRONT:	12 FT
REAR:	10 FT
SIDE:	10 FT
SIDE STREET:	10 FT
INTERNAL LOT:	0 FT

REQUIRED PARKING:

BUILDING A	3 SPACES FOR DOCTORS	3 SPACES
BUILDING A	1 SPACE PER EVERY TWO (2) EMPLOYEES (10 EMPLOYEES/2):	5 SPACES
TOTAL PARKING SPACES REQUIRED:		8 SPACES
BUILDING B	1 SPACE PER 100 SF PATRON USE (2,325 SF / 100 SF):	24 SPACES
BUILDING C	1 SPACE PER 100 SF PATRON USE (3,056 SF / 100 SF):	31 SPACES
BUILDING D	1 SPACE PER 300 SF EXC. STORAGE SPACE (19,200 SF / 300 SF):	64 SPACES
BUILDING E	1 SPACE PER 300 SF EXC. STORAGE SPACE (10,000 SF / 300 SF):	34 SPACES
BUILDING F	1 SPACE PER 300 SF EXC. STORAGE SPACE (19,209 SF / 300 SF):	65 SPACES
TOTAL OVERALL PARKING SPACES REQUIRED:		226 SPACES

REQUIRED BICYCLE PARKING:

BUILDING A - MEDICAL/DENTAL OFFICE	1 SPACES	1 SPACES
BUILDING B - QSR W/DRIVE-THROUGH WINDOW	3 SPACES	3 SPACES
BUILDING C - QSR W/DRIVE-THROUGH WINDOW	4 SPACES	4 SPACES
BUILDING D - RETAIL	12 SPACES	12 SPACES
BUILDING E - RETAIL	6 SPACES	6 SPACES
BUILDING F - RETAIL	12 SPACES	12 SPACES
TOTAL BICYCLE PARKING SPACES:		38 SPACES

PROVIDED BUILDING SETBACKS

FRONT:	47 FT MIN & 71 FT MAX
REAR:	15 FT
SIDE:	15 FT
COLLECTOR STREET:	0 FT

PROVIDED YARD/LANDSCAPE SETBACKS

FRONT:	12 FT
REAR:	10 FT
SIDE:	10 FT
SIDE STREET:	10 FT
INTERNAL LOT:	0 FT

PROVIDED PARKING:

BUILDING A	REGULAR SPACES (10'X18'): 22 SPACES	
BUILDING A	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		24 SPACES
BUILDING B	REGULAR SPACES (10'X18'): 13 SPACES	
BUILDING B	REGULAR SPACES (9'X18'): 12 SPACES	
BUILDING B	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		27 SPACES
BUILDING C	REGULAR SPACES (9'X18'): 21 SPACES	
BUILDING C	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		23 SPACES
BUILDING D	REGULAR SPACES (10'X20'): 34 SPACES	
BUILDING D	REGULAR SPACES (10'X18'): 48 SPACES	
BUILDING D	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		84 SPACES
BUILDING E	REGULAR SPACES (10'X20'): 54 SPACES	
BUILDING E	REGULAR SPACES (10'X18'): 17 SPACES	
BUILDING E	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		73 SPACES
BUILDING F	REGULAR SPACES (10'X20'): 98 SPACES	
BUILDING F	REGULAR SPACES (10'X18'): 8 SPACES	
BUILDING F	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 4 SPACES	
TOTAL PARKING SPACES PROVIDED:		110 SPACES
TOTAL OVERALL PARKING SPACES PROVIDED:		341 SPACES

ALLOWABLE USES

USES TO BE ALLOWED ON THE PROPERTY SHALL BE CONSISTENT WITH T-5 TRANSECT TOWN CENTER DISTRICT USES AS DESCRIBED AND MODIFIED BELOW:

- ADMINISTRATIVE PUBLIC BUILDINGS
- ADULT CONGREGATE LIVING FACILITY (CONDITIONAL USE)
- ADVERTISING AGENCIES
- ALCOHOLIC BEVERAGE SALES (PACKAGE)
- ALCOHOLIC BEVERAGE ON-PREMISES CONSUMPTION
- ALTERATIONS AND TAILORING
- AMUSEMENT ENTERPRISES, PRIVATE COMMERCIAL (CONDITIONAL USE)
- ANTIQUE AND GIFT SHOP
- APPLIANCES, SALES AND SERVICE
- ARTISTS' STUDIOS
- AUTOMOBILE REPAIR SHOPS (ROUTINE SERVICE) (CONDITIONAL USE)
- AUTOMOTIVE ACCESSORIES SALES (CONDITIONAL USE)
- BAKERY, WHOLESALE AND RETAIL
- BED AND BREAKFAST INN
- BICYCLES, SALES AND SERVICE
- BOOKSTORES, STATIONERY, NEWSSTANDS
- BUS TERMINAL (EXCLUSIVE OF BUS STOPS) (CONDITIONAL USE)
- CHURCHES (WITH OR WITHOUT EDUCATIONAL AND RECREATIONAL BUILDINGS AND FACILITIES) (CONDITIONAL USE)
- CLEANERS (RETAIL)
- COIN DEALERS
- COMPUTERS, HARDWARE AND SOFTWARE SALES AND SERVICE
- CONFECTIONERY AND ICE CREAM STORES
- CONVENTION CENTER
- CORNER STORE OR NEIGHBORHOOD CONVENIENCE STORE WITHOUT GAS PUMPS
- CORNER STORE OR NEIGHBORHOOD CONVENIENCE STORE WITH GAS PUMPS (CONDITIONAL USE)
- DANCE AND MUSIC STUDIOS
- GROCERS, RETAIL AND WHOLESALE
- GUN SHOP (RETAIL, NO GUN RANGE)
- HAIR, NAIL AND TANNING SALONS
- HARDWARE STORES
- HEALTH FOOD
- HOBBY AND CRAFT SHOPS
- HOME OCCUPATIONS
- HOSPITALS AND NURSING HOMES (CONDITIONAL USE)
- HOTEL
- INN
- INSURANCE
- INTERIOR DECORATING AND DRAPERIES
- JEWELRY STORES
- LOCKSMITHS
- LOAN COMPANIES (CONDITIONAL USE)
- MANUFACTURING (CONDITIONAL USE)
- MANUFACTURING AND ASSEMBLY OF SCIENTIFIC AND OPTICAL PRECISION INSTRUMENTS
- MEDICAL CLINICS AND LABORATORIES
- MUNICIPAL BUILDINGS (CONDITIONAL USE)
- MUSEUMS AND/OR CULTURAL INSTITUTIONS
- OFFICES
- PAINT STORE
- PARKING GARAGES, STANDALONE (CONDITIONAL USE)
- PET SHOPS AND GROOMING
- PHOTOGRAPHIC STUDIOS
- PHYSICAL FITNESS AND HEALTH CLUBS
- POST OFFICE (FEDERAL GOVERNMENT) (CONDITIONAL USE)
- PRINTERS, COMMERCIAL (CONDITIONAL USE)
- PRIVATE CLUBS AND LODGES
- PUBLIC UTILITIES AND SERVICE STRUCTURES (CONDITIONAL USE)
- QUICK PRINTERS
- RADIO AND TV BROADCASTING STUDIOS, EXCLUDING TOWERS
- RADIO AND TV SALES AND SERVICE
- RECEPTION FACILITIES (MEETING ROOMS, ETC.)
- RENTAL STORES, EXCLUDING AUTO/TRUCK RENTALS
- RETIREMENT HOMES, INCLUDING INDEPENDENT LIVING THROUGH ASSISTED LIVING (CONDITIONAL USE)
- RESIDENTIAL, SINGLE FAMILY (ATTACHED)
- RESIDENTIAL, SINGLE FAMILY (DETACHED) (CONDITIONAL USE)
- RESIDENTIAL, MULTIFAMILY (CONDITIONAL USE)
- RESTAURANTS
- SCHOOLS (CONDITIONAL USE)
- SHOE REPAIR SHOPS
- SIDEWALK CAFES
- SKATING RINKS (CONDITIONAL USE)
- SHACK SHOPS
- SPORTING GOODS, RETAIL
- STADIUMS AND ARENAS (CONDITIONAL USE)
- SWIMMING POOLS, SALES, SERVICE AND SUPPLIES (CONDITIONAL USE)
- TAILORING SHOPS
- TAXIDERMISTS (CONDITIONAL USE)
- THEATERS, NOT DRIVE-INS
- TITLE COMPANIES
- TOBACCO SHOPS (CONDITIONAL USE)
- TOWN CENTER MARKETING AND SALES CENTER
- TOY STORES
- TRAIL HEADS
- TRAVEL AGENCIES
- VETERINARY CLINICS (NO OVERNIGHT BOARDING) (CONDITIONAL USE)
- WEARING APPAREL STORES

OVERALL SITE DATA:

PROJECT AREA: 445,618 SQ. FT (10.23 AC)
 ZONING: T-5 URBAN CENTER ZONE
 FUTURE LAND USE: COMMERCIAL
 PROPOSED USE: COMMERCIAL
 MINIMUM BUILDING HEIGHT: 2-STORIES
 MAXIMUM BUILDING HEIGHT: 3-STORIES

EAACH LOT SHOWN ON THE SITE PLAN TO STAND ON ITS OWN PER DEVELOPMENT.

IN CONCERT WITH THE REQUESTED WAIVERS, AND SUPPORTING DOCUMENTATION, THE SITE PLANS ONCE APPROVE BY CITY COUNCIL ARE DEEMED AUTHORIZED FOR CONSTRUCTION.

BUILDING COVERAGE:

PROPOSED FLOOR AREA:	
BUILDING A:	4,280 SF
BUILDING B:	2,325 SF
BUILDING C:	3,056 SF
BUILDING D:	19,200 SF
BUILDING E:	10,000 SF
BUILDING F:	19,209 SF
TOTAL FLOOR AREA:	58,070

F.A.R. (58,070 SF / 445,618 SF): 0.13
 MAXIMUM ALLOWABLE F.A.R.: 1.0 MAXIMUM

OVERALL IMPERVIOUS CALCULATIONS

MAXIMUM ALLOWABLE IMPERVIOUS AREA (100%): 10.23 AC
 BUILDING AREA: 1.39 AC (13.6%)
 ASPHALT AREA: 4.86 AC (47.5%)
 CONCRETE AREA: 0.40 AC (3.9%)
 TOTAL IMPERVIOUS AREA: 6.65 AC (65.0%)
 TOTAL OPEN SPACE: 3.58 AC (35.0%)

PROVIDED BUILDING SETBACKS

FRONT:	47 FT MIN & 71 FT MAX
REAR:	15 FT
SIDE:	15 FT
COLLECTOR STREET:	0 FT

PROVIDED YARD/LANDSCAPE SETBACKS

FRONT:	12 FT
REAR:	10 FT
SIDE:	10 FT
SIDE STREET:	10 FT
INTERNAL LOT:	0 FT

PROVIDED PARKING:

BUILDING A	REGULAR SPACES (10'X18'): 22 SPACES	
BUILDING A	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		24 SPACES
BUILDING B	REGULAR SPACES (10'X18'): 13 SPACES	
BUILDING B	REGULAR SPACES (9'X18'): 12 SPACES	
BUILDING B	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		27 SPACES
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BUILDING C	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		23 SPACES
BUILDING D	REGULAR SPACES (10'X20'): 34 SPACES	
BUILDING D	REGULAR SPACES (10'X18'): 48 SPACES	
BUILDING D	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		84 SPACES
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BUILDING E	REGULAR SPACES (10'X18'): 17 SPACES	
BUILDING E	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 2 SPACES	
TOTAL PARKING SPACES PROVIDED:		73 SPACES
BUILDING F	REGULAR SPACES (10'X20'): 98 SPACES	
BUILDING F	REGULAR SPACES (10'X18'): 8 SPACES	
BUILDING F	ADA SPACES (ALL VAN ACCESSIBLE, 3 REQUIRED): 4 SPACES	
TOTAL PARKING SPACES PROVIDED:		110 SPACES
TOTAL OVERALL PARKING SPACES PROVIDED:		341 SPACES

LANDSCAPING

ALL LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF WINTER SPRINGS LAND DEVELOPMENT CODE

SITE SIGNAGE

PERMANENT SITE SIGNAGE WILL BE IN ACCORDANCE WITH THE CITY OF WINTER SPRINGS LAND DEVELOPMENT CODE.

REGULATORY SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD (2009 ED.) AND FDOT DESIGN STANDARDS (LATEST ED.)

STORMWATER MANAGEMENT

STORMWATER RUNOFF FOR THE PROPOSED ONSITE IMPROVEMENTS WILL BE MANAGED THROUGH THE PROPOSED WET DETENTION, DRY DETENTION, AND EXFILTRATION STORMWATER MANAGEMENT SYSTEM WHICH HAS BEEN DESIGNED TO MEET THE CITY OF WINTER SPRINGS CODE AND THE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD).

100-YEAR FLOOD PLAIN

THE PROPERTY IS LOCATED OUTSIDE THE FLOODPLAIN WITHIN "ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - PER FEMA FORM, MAP NUMBER 12117C0160P, REVISED ON SEPTEMBER 28, 2017.

PHASING

ALL SITE WORK AND INFRASTRUCTURE WILL BE COMPLETED IN ONE (1) PHASE

Always call 811 two full business days before you dig to have underground utilities located and marked.



Kimley»Horn

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 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FLORIDA 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
 MARCUS I. BEIGER, P.E.
 FLORIDA LICENSE NUMBER 89199

KHA PROJECT 149170016
 DATE 07/14/2020
 SCALE AS SHOWN
 DESIGNED BY JAM
 DRAWN BY KAS
 CHECKED BY JAM

OVERALL WINTER SPRINGS MARKETPLACE SITE PLAN

CITY OF WINTER SPRINGS FLORIDA

SHEET NUMBER C4.0

PER CLIENT AND AGENCY COMMENTS
 PER FDOT COMMENTS
 PER CLIENT AND AGENCY COMMENTS

NO. REVISIONS DATE BY

ATTACHMENT B

ITE Parking Generation Manual
Land Use 820 – Shopping Center

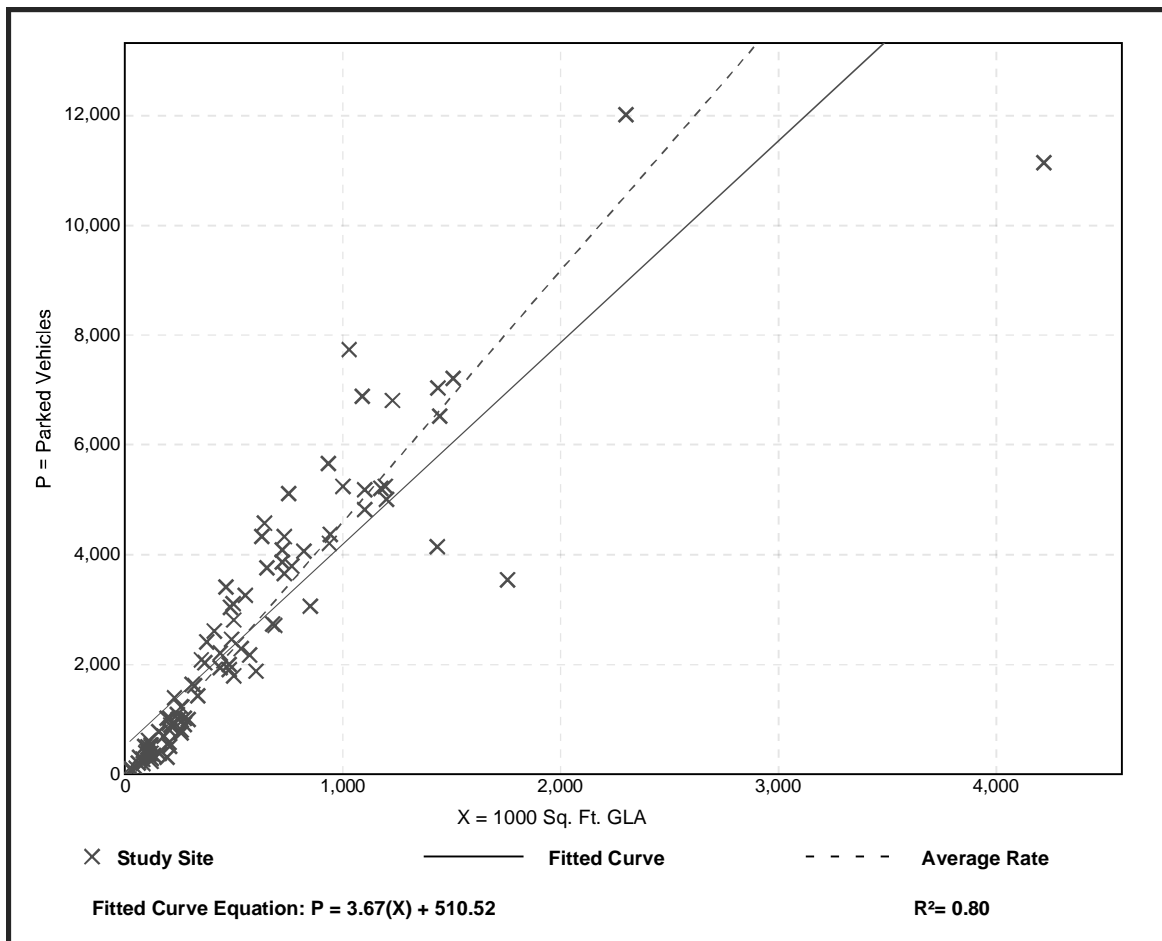
Shopping Center - December (820)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 5:00 p.m.
 Number of Studies: 93
 Avg. 1000 Sq. Ft. GLA: 560

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
4.58	1.56 - 7.50	3.97 / 5.90	4.31 - 4.85	1.33 (29%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers