

12-3420-2-20  
June 10, 2004

Mr. Ron Van Winkle  
Director of Community Services  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107

Re: **Blue Back Square  
Peak Parking Demand**

Dear Mr Van Winkle:

At your request I have made an independent assessment of the peak public parking demand which will be generated by Blue Back Square.

I used the methodology developed for the Urban Land Institute by Barton Aschman Associates. That methodology was based on a major data gathering procedure which identified the variation of parking demand for several different land uses on an hour-by-hour basis during a weekday and on a Saturday, and from month-to-month to reflect seasonal changes.

My analysis showed that the peak demand for public parking at Blue Back Square would amount to approximately 1,100 cars and that the peak would occur on a weekday at lunch time. The summer peak and December peak are the same, with a higher demand from the movie theaters in the summer and more retail related demand in December.

Estimated Saturday peak parking demand is for approximately 1,000 cars and is also the same in summer and December.

The Blue Back Square proposal includes 1,120 public spaces, plus an additional 250 spaces to be reserved for specific user groups.

It is my opinion that the provision of 1,120 public parking spaces to be shared by all users will satisfy the peak parking demand generated by Blue Back Square. At most times during the day, during peak months, there will be empty spaces available.

Yours sincerely,

TIGHE & BOND, INC.

Allan Davis, P.E., 11500