

DATE: June 14, 2004

TO: Lucy Wildrick, BBS Development, LLC

FROM: Norman Goldman & Timothy Tracy

RE: Parking System Recommendations, Demand & Revenue Projections
Blue Back Square Parking Garages & On-Street Spaces
West Hartford, CT

DESMAN has prepared our analysis and recommendations for the public parking to be provided as part of Blue Black Square. These recommendations are based on the discussions during the numerous meetings held with Town staff, our experience in the region and conditions in comparative markets.

The concept of “shared parking” has been incorporated to appropriately forecast and plan the parking requirements and improvements for Blue Back Square. Shared parking is not a new concept, but one that has been in practice either formally or informally for many years. In fact, the existing central business district in the Town of West Hartford subscribes to this practice. The basic premise is that different land use types (office, retail, restaurant, etc.) have differing peak parking demand requirements. When forecasting the parking needs of a mixed-use development, the peak periods of the individual uses need to be identified to understand the differences in demand times between land uses. In most instances, the peak parking accumulations for the individual land uses in a mixed-use development will occur at different times, suggesting the parking needs of the project are not the sum of the individual demand values. Also taken into account is the fact that the mix of land uses encourages multiple trips, further reducing the cumulative parking demands. Therefore, the use of industry accepted shared parking indices were deemed appropriate and were incorporated into this analysis.

Shared Use Demand

We have included various Shared Use Demand Tables that we have developed and which are the back-up for the Parking Demand Tables. The tables were derived from our experience with “downtown” parking and publications prepared by the Urban Land Institute and the Institute of Transportation Engineers. The overall basis for our parking demand projections assumed Blue Back Square will consist of:

- 60,130 sf of general office
- 158,000 sf of retail
- 30,000 sf of restaurant space
- 1,000 seat movie theater complex
- 108,725 sf of medical office space
- 30,000 sf health club
- 70 residential units

Healthtrax: To underwrite the accuracy of our projections for the health club, we performed a parking accumulation survey at a fitness center in Avon, CT that has similar characteristics to that being proposed. Data was collected on June 5, 2003 at 7 am, 11 am, 3:30 pm and 5:30 pm, when we observed parking accumulations of 84, 146, 134 and 124 vehicles respectively. Our analyses included a peak “visitor” demand of approximately 114 spaces and 20 employees for a total of 134 during the hours of 8-10 am. Based on the recent counts, the demands could be 10% greater than originally projected during the peak hours. The impact during the combined peak period of the total project would be minimal.

American Legion Hall: The parking demands of the American Legion Hall are also proposed to be satisfied within the supply being planned as part of Blue Back Square. We have been advised that the American Legion Hall contains approximately a 4,000 square foot social hall and a 3,000 square foot rental/banquet hall. We have talked to the general manager of the American Legion to get a sense of the use of the facility and the corresponding parking needs. During the week the facility opens at 3:00 pm and operates with approximately 3 employees. Patronage is sporadic until 6:00-7:00 pm when the banquet facility is rented. Additional member parking will be provided in the "private" Blue Back Square spaces on evenings and weekends when the office components are operating well below peak. The manager indicated the facility is rented almost every weekday and the average attendance is 30 people. Assuming 2 persons per car would suggest a parking demand from the American Legion of approximately 15 to 20 spaces between 6:00 pm and 9:00 pm on weekdays. On the weekends the Legion opens at 12:00 noon and has about 10-15 customers up to 6:00 pm. The banquet facility is rented on either Saturday or Sunday with attendances averaging 70 people, or 35 parking spaces.

Library Parking: There have been extensive discussions regarding parking space allocation and payment for library patrons. For purposes of identifying the impact of the Library on the demand, we have shown 69 p.s. as being used throughout the Library's open hours. In reality, the more practical approach is to allow Library visitors to validate their parking tickets when parking in the garages. We have found that 30 to 45 minute validations for library patrons have been successfully implemented in other municipalities; it is our understanding that a 120-minute validation will be implemented here. In addition to providing some revenue, another by-product of a validation system is the potential to minimize abuse.

Vacancy: The parking demands assumed a 10% vacancy factor for the office and medical office areas and a 5% vacancy in the retail and restaurant square footages.

Parking Supply

The current plan calls for providing 1,011 spaces in the two parking facilities and 111 on-street spaces for a total of 1,122 "public" parking spaces. In addition, 253 below grade parking spaces will be provided for use by office and medical office employees, residential owners and others. Of these spaces, 119 are for the use of residents; the remaining 134 are for use by the office tenants and others. This yields a total of 1,256 parking spaces for use by the general public and the commercial tenants of this project. Based on our shared parking analysis, the total peak demand of the project, including the demands that would be satisfied by the proposed 134 private parking spaces to be used by employees of the office and medical offices, would be approximately 1,260 spaces during the week and 1,150 spaces on Saturday. The variation between 1,256 and 1,260, given daily and seasonal fluctuations, is imperceptible.

Based on the latest plans there will be a total of 535 spaces provided in the Municipal Parking Lot for use by employees and visitors. Some form of access control needs to be implemented due to its proximity to Blue Back Square. Based on our last meeting, it was concluded that gate controlled access would be implemented for the Municipal Lot. The logistics and operation of the various access and egress points needs to be further studied upon completion of the design plans. Based on the multiple access locations, some driveways should be designed for monthly card-holders to minimize the staffing requirements. Additionally, there appears to be an opportunity to combine some of the ingress and egress movements for the Municipal Lot and the South Parking Garage to achieve some economies of scale on staffing. We recommend that a validation program be implemented similar to that proposed for Library Visitors whereby 60-minute validation is available to Town Hall Visitors. We believe that the overall majority of Town Hall Visitors have lengths of stay less than 60 minutes. The implementation of access gates will be for control rather than revenue generation. A controlled system will protect the mis-use of these spaces, preserving the revenue streams from the proposed parking garages.

Revenue Projections

As a point of reference, the Town's Existing Parking Regulations for parking in the Center consist of the following:

On-Street Meters

Hours: 9 am to 5 pm – Monday thru Saturday
Sundays Free
Rate: \$0.50 per hour
2-hour limit

Off-Street Lots

Hours: 9 am to 1 am – Monday thru Friday
11 am to 1 am - Saturday
Sundays Free
Rate: First 30 minutes free
\$0.75 per each additional 30 minutes or part there of
\$85 per month for Permits

Municipal Lot

Currently not controlled.

Recommendations for Public Parking Regulations as part of Blue Black Square

It was concluded that neither the rates nor the hours of operation needed to be unified between the existing inventory and the proposed facilities. However, we believe there does need to be some consistency to minimize abuse and/or confusion by the public. Additionally, we think any rate structure should also act as a parking management tool to encourage use, or disregard, of specific spaces. We believe our recommendations are a first step in modifying the Towns' parking system for purposes of consistency, maximization of revenue potential and parking management.

The following are our recommendations for the public parking to be constructed as part of Blue Black Square.

On-Street Meters

Hours: 9 am to **7 pm** – Monday thru Saturday
Sundays Free
Rate: **\$0.75 per hour**
2-hour limit

Off-Street Lots & Parking Garages

Hours: **8 am** to 1 am – Monday thru Saturday
11 am to 6 pm - Sundays
Rate: **\$1.50 for first hour or part thereof**
\$0.75 per each additional 30 minutes or part thereof
\$100 per month for Permits

We ran the revenue projections with the above recommendations as the base scenario. The base information was derived from data collected by the Institute of Transportation Engineers for the anticipated number of annual vehicles that differing land uses generate. These numbers were then adjusted to reflect the proposed project, captive rates and hours of operation. It should be noted that the adjustments made to the annual projections were slightly different than those used in the Hourly Accumulation Tables because of the reliance on ITE annual statistics. Our database, and therefore our demand factors, are more extensive for projecting the hourly parking demands and require less adjustment. Turnover statistics from the Town's existing operation were also reviewed for consistency.

For the purpose of these analyses, we have assumed the Library patrons would be validated if they parked in the garages. It should be noted that, if we assume that the Library on average has 200 visitors per day and the average length of stay is 90 minutes, the total anticipated annual revenue, without validation, would amount to roughly \$140,000, based on the above rates. A 120-minute validation will eliminate any potential revenues. We also evaluated the number of monthly permits that could be sold to employees of the various user groups, including second and/or third shift employees of the retail spaces, restaurants and theaters. These figures, including the number of permits to be sold per 1,000 square foot of land use, have been included in the revenue tables.

The "base" parking rates were those recommended by the Town and, as indicated above, were \$0.75 per hour for the street meters, \$1.50 per hour for each hour in the garages and Monthly Permits were set at \$100 per month. The estimated parking revenues equated to approximately \$3,182,000 in the first full year of operation. These revenues reflect a potential arrangement with the Healthtrax Health club, whereby they would pre-purchase parking validation cards that would provide 20 hours of parking for \$15.00. For the purpose of these analyses we removed the projected hourly parkers generated by the health club and conservatively included the pre-purchase of 13,000 hours of parking in the revenue projections. The anticipated Operational and Maintenance Expenses are projected to approach \$725,500 leaving an annual net operating income of approximately \$2,450,000.

In addition, we evaluated what would be the additional revenues that would be generated by increasing meter rates by \$0.25 per hour, or by increasing the garages rates by \$0.25 per hour, or by increasing the permit rates by \$10 per month. Increasing the meter rates by \$0.25 per hour would generate additional revenues of \$40,000 per year. Increasing the hourly rates in the parking garages by \$0.25 per hour would generate additional revenues of \$350,000 per year. And increasing permits by \$10 per month would generate additional revenues of \$80,000 per year.

TABLE 1
Blue Back Square
Representative Hourly Accumulation of WEEKDAY Parkers

	<u>Office</u>	<u>Retail</u>	<u>Restaurant</u>	<u>Residential</u>	<u>Movie Theater</u>	<u>Health Club</u>	<u>Medical Office</u>				
	10%	5%	5%				10%	Vacancy Factor	-		
1. Size Factors>	54	150	29	70	1000	30	98				
2. Transit Use:	0.00	0.00	0.0	0.0	0.0	0.0	0.0				
3. Captive Users:	0.0	0.1	0.2	0.0	0.0	0.1	0.0				
<u>Hour of Day</u>	<u>General Office</u>	<u>Retail</u>	<u>Restaurant</u>	<u>Residential Visitors</u>	<u>Health Club</u>	<u>Movie Theater</u>	<u>Medical Office</u>	<u>Total BBS Demand</u>	<u>American Legion</u>	<u>Library Allocation</u>	<u>Total Demand</u>
06:00 AM	20	0	0	7	38	0	17	82	0	0	82
07:00 AM	45	25	4	6	98	0	170	348	0	0	348
08:00 AM	108	57	10	6	107	0	431	718	0	50	768
09:00 AM	152	132	20	5	107	0	510	926	0	50	976
10:00 AM	162	214	41	5	98	13	559	1090	0	69	1159
11:00 AM	162	274	61	4	83	13	539	1135	0	69	1204
12:00 Noon	147	306	102	4	71	25	510	1164	0	69	1233
01:00 PM	147	315	142	4	47	25	510	1190	0	69	1259
02:00 PM	157	306	122	4	47	25	480	1141	3	69	1213
03:00 PM	152	299	122	4	61	50	441	1129	6	69	1204
04:00 PM	128	274	102	5	93	63	372	1036	6	69	1111
05:00 PM	85	249	142	5	95	163	304	1042	10	69	1121
06:00 PM	50	258	183	6	93	175	167	931	10	69	1010
07:00 PM	26	280	203	7	83	238	88	924	25	50	999
08:00 PM	26	274	203	7	71	250	88	920	25	50	995
09:00 PM	4	192	203	7	65	250	8	730	25	0	755
10:00 PM	4	101	183	7	52	250	5	601	10	0	611
11:00 PM	0	41	142	7	9	113	0	312	0	0	312
12:00 Midnight	0	0	102	7	5	25	0	138	0	0	138

NOTES:

- "Transit Use" encompasses those workers, customers, etc. who ride buses, taxis walk or who are dropped off by someone.
- "Captive Users" are those parkers who have destinations of more than one land use category. Since they park only one time, a percentage of parkers must be factored out of other land use categories. For example, 10% of retail customers park for another land use, such as office.

**TABLE 2
BLUE BACK SQUARE
Representative Hourly Accumulation of SATURDAY Parkers**

	<u>Office</u> 10%	<u>Retail</u> 5%	<u>Restaurant</u> 5%	<u>Residential</u>	<u>Movie Theater</u>	<u>Health Club</u>	<u>Medical Office</u> 10%	Vacancy Factor			
1. Size Factors>	54	150	29	70	1000	30	98				
2. Transit Use:	0.00	0.00	0.0	0.0	0.0	0.0	0.0				
3. Captive Users:	0.0	0.1	0.2	0.0	0.0	0.1	0.0				
<u>Hour of Day</u>	<u>General Office</u>	<u>Retail</u>	<u>Restaurant</u>	<u>Residential Visitors</u>	<u>Health Club</u>	<u>Movie Theater</u>	<u>Medical Office</u>	<u>Total BBS Demand</u>	<u>American Legion</u>	<u>Library Allocation</u>	<u>Total Demand</u>
06:00 AM	0	14	0	7	0	0	0	21	0	0	21
07:00 AM	10	47	6	6	38	0	54	160	0	30	190
08:00 AM	29	142	9	6	113	0	235	533	0	50	583
09:00 AM	39	213	17	5	132	0	245	651	0	69	720
10:00 AM	39	345	23	5	132	17	245	806	0	69	875
11:00 AM	49	402	29	4	171	17	245	916	3	69	988
12:00 Noon	49	449	87	4	171	33	255	1047	6	69	1122
01:00 PM	36	473	131	4	142	33	255	1073	6	69	1148
02:00 PM	24	473	131	4	66	33	176	907	11	69	987
03:00 PM	12	425	131	4	28	66	167	833	11	69	913
04:00 PM	12	354	131	5	28	83	98	710	11	69	790
05:00 PM	12	307	174	5	28	215	98	839	11	69	919
06:00 PM	12	284	261	6	19	231	15	827	11	15	853
07:00 PM	2	260	276	7	9	314	15	882	40	0	922
08:00 PM	2	189	290	7	9	330	0	827	45	0	872
09:00 PM	0	180	290	7	6	330	0	812	45	0	857
10:00 PM	0	61	276	7	0	330	0	674	45	0	719
11:00 PM	0	0	247	7	0	149	0	402	10	0	412
12:00 Midnight	0	0	203	7	0	33	0	243	0	0	243

NOTES:

- "Transit Use" encompasses those workers, customers, etc. who ride buses, taxis walk or who are dropped off by someone.
- "Captive Users" are those parkers who have destinations of more than one land use category. Since they park only one time, a percentage of parkers must be factored out of other land use categories. For example, 10% of retail customers park for another land use, such as office.

OPERATING & MAINTENANCE BUDGET

Blue Black Square Parking Garages
548 space South Garage & 425 Space North Garage

STAFFING

MONDAY - FRIDAY

- i. 2.5 Attendants/day - 8:00am to 1:00 am 42.5 hours/day
- ii. Maintenance - 8:00 am to 4:00 pm 8 hours/day
- iii. Operations Manager 9 hours/day
- iv. Assistant Manager 8 hours/day

SATURDAY

- i. 2.5 Attendants - 8:00am to 1:00 am 42.5 hours/day
- ii. Weekend Supervisor- 7:00 am to 12:00 midnigl 17 hours/day

SUNDAY

- i. 2 Attendants - 11:00am to 6:00 pm 14 hours/day
- ii. Weekend Supervisor- 10:00 am to 7:00 pm 9 hours/day

WEEKLY LABOR COSTS

- i. Attendants 269 hrs @ \$10.00 per hour = \$2,690.00
- ii. Maintenance 40 hrs @ \$8.00 per hour = \$320.00
- iii. Weekend Supervisor 26 hrs @ \$15.00 per hour = \$390.00
- iv. Assistant Manager 40 hrs @ \$18.00 per hour = \$720.00
- v. Operations Manager. 45 hrs @ \$22.00 per hour = \$990.00

TOTAL \$5,110.00

OPERATING BUDGET

<u>ITEM</u>	<u>YEARLY EXPENSE</u>
Salary & Wages - BASE	\$265,720.00
Salary & Wages - OVERTIME (@ 5% of Base)	\$13,286.00
TOTAL SALARY & WAGES	\$279,006.00
TOTAL BENEFITS	\$69,751.50
Payroll Taxes	
FICA @ 7.65%	\$21,343.96
SUI/SDI @ 1.15%	\$3,208.57
TOTAL TAXES	\$24,552.53
TOTAL SALARY, WAGES, BENEFITS & TAXES	\$373,310.03
INSURANCE (@ \$40/space)	\$40,440.00
UTILITIES (@ \$90/space)	\$90,990.00
EQUIPMENT (@ \$10/space)	\$10,110.00
SUPPLIES (@ \$10/space)	\$10,110.00
MISCELLANEOUS (@ \$10/space)	\$10,110.00
TOTAL OPERATING BUDGET	\$535,070.03

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MAINTENANCE BUDGET

<u>ITEM</u>	<u>YEARLY EXPENSE</u>
SWEEPING	\$10,000.00
SNOW REMOVAL	\$15,000.00
GENERAL MAINTENANCE (@ \$25.00/space)	\$25,275.00
ELEVATOR SERVICE CONTRACT	\$25,000.00
STRUCTURAL RESERVE FUND	\$25,000.00
TOTAL MAINTENANCE BUDGET	\$100,275.00

TOTAL OPERATING & MAINTENANCE BUDGET \$635,345.03

PRIVATE OPERATORS FE \$60,000.00

TOTAL BUDGET \$695,345.03

O & M PER SPACE \$687.78

OPERATING & MAINTENANCE BUDGET

Blue Black Square On-street Parking Meters
 111 Spaces

STAFFING

Enforcement/Parking Monitor 0.5 additional persons

ANNUAL LABOR COSTS

Enforcement/Parking Monitor	0.5 persons	\$40,000.00 per year	\$20,000.00
TOTAL			\$20,000.00

<u>ITEM</u>	<u>YEARLY EXPENSE</u>
Salary & Wages	\$20,000.00
TOTAL BENEFITS	\$5,000.00
Payroll Taxes	
FICA @ 7.65%	\$1,530.00
SUI/SDI @ 1.15%	\$230.00
TOTAL TAXES	\$1,760.00
TOTAL SALARY, WAGES, BENEFITS & TAXES	\$26,760.00
GENERAL MAINTENANCE (@ \$25.00/space)	\$3,250.00
TOTAL OPERATING & MAINTENANCE BUDGET	\$30,010.00
O & M PER SPACE	\$270.36

BLUE BACK SQUARE
West Hartford, CT

PROJECTIONS FOR NUMBER OF ANNUAL PARKING TRANSACTIONS

OFFICE **54,000 sf**

	<u>Rate</u> /	<u>Adjustment</u> <u>Factor</u>	<u># of Annual</u> <u>Parkers</u>	<u>Monthly</u> <u>Parkers</u>		<u>Hourly</u> <u>Parkers</u>
Number of Annual Weekday Parkers	3.5	90%	42,525	38,273		4,253
Number of Monthly Permit Parkers per day				106	1.97	per 1000 sf
Number of Annual Saturday Parkers	1.2	90%	2,459	2,336		123
Number of Annual Sunday Parkers	0.0	90%	0	0		0

RETAIL COMPONENT **150,000 sf**

	<u>Rate</u> <i>(per 1,000 sf)</i>	<u>Adjustment</u> <u>Factor</u>	<u># of Annual</u> <u>Parkers</u>	<u>Monthly</u> <u>Parkers</u>		<u>Hourly</u> <u>Parkers</u>
Number of Annual Weekday Parkers	20.0	75%	562,500	84,375		478,125
Number of Monthly Permit Parkers per day				234	1.56	per 1000 sf
Number of Annual Saturday Parkers	25.0	80%	132,000	39,600		92,400
Number of Annual Sunday Parkers	15.0	80%	79,200	23,760		55,440

RESTAURANT **29,000 sf**

	<u>Rate</u> <i>(per 1,000 sf)</i>	<u>Adjustment</u> <u>Factor</u>	<u># of Annual</u> <u>Parkers</u>	<u>Monthly</u> <u>Parkers</u>		<u>Hourly</u> <u>Parkers</u>
Number of Annual Weekday Parkers	30.0	55%	119,625	41,869		77,756
Number of Monthly Permit Parkers per day				116	4.01	per 1000 sf
Number of Annual Saturday Parkers	40.0	60%	30,624	10,718		19,906
Number of Annual Sunday Parkers	30.0	60%	22,968	8,039		14,929

MOVIE THEATER **1,000 seats**

	<u>Rate</u> <i>(per seat)</i>	<u>Adjustment</u> <u>Factor</u>	<u># of Annual</u> <u>Parkers</u>	<u>Monthly</u> <u>Parkers</u>		<u>Hourly</u> <u>Parkers</u>
Number of Annual Weekday Parkers	0.6	85%	127,500	10,200		117,300
Number of Monthly Permit Parkers per day				28	0.03	per seat
Number of Annual Saturday Parkers	1.0	85%	37,400	7,480		29,920
Number of Annual Sunday Parkers	0.8	85%	28,050	5,610		22,440

BLUE BACK SQUARE
West Hartford, CT

RESIDENTIAL Visitors ONLY **70 units**

	<u>Rate</u> <small>(per unit)</small>	<u>Adjustment</u> <u>Factor</u>	<u># of Annual</u> <u>Parkers</u>	<u>Monthly</u> <u>Parkers</u>	<u>Hourly</u> <u>Parkers</u>
Number of Annual Weekday Parkers	0.33	80%	4,620	0	4,620
Number of Monthly Permit Spaces				0	
Number of Annual Saturday Parkers	0.33	80%	813	0	813
Number of Annual Sunday Parkers	0.25	80%	616	0	616

Medical Office **98,000 sf**

	<u>Rate</u> <small>(per 1,000 sf)</small>	<u>Adjustment</u> <u>Factor</u>	<u># of Annual</u> <u>Parkers</u>	<u>Monthly</u> <u>Parkers</u>	<u>Hourly</u> <u>Parkers</u>
Number of Annual Weekday Parkers	17.00	90%	374,850	93,713	281,138
Number of Monthly Permit Parkers per day				260	2.66 per 1000 sf
Number of Annual Saturday Parkers	2.00	90%	7,762	0	7,762
Number of Annual Sunday Parkers	0.25	90%	970	0	970

Health Club **30,000 sf**

	<u>Rate</u> <small>(per 1,000 sf)</small>	<u>Adjustment</u> <u>Factor</u>	<u># of Annual</u> <u>Parkers</u>	<u>Monthly</u> <u>Parkers</u>	<u>Hourly</u> <u>Parkers</u>
Number of Annual Weekday Parkers	12.00	90%	81,000	12,150	68,850
Number of Monthly Permit Parkers per day				34	1.13 per 1000 sf
Number of Annual Saturday Parkers	6.00	90%	7,128	0	7,128
Number of Annual Sunday Parkers	3.00	90%	3,564	0	3,564

TOTAL PARKERS

TOTAL NUMBER OF MONTHLY PERMITS PARKERS	779			-	-
TOTAL NUMBER OF WEEKDAY HOURLY PARKERS			1,049,211		
TOTAL NUMBER OF SATURDAY HOURLY PARKERS			162,385		
TOTAL NUMBER OF SUNDAY HOURLY PARKERS			97,959		

American Legion

	<u>Daily</u> <u>Parkers</u>	<u>Adjustment</u> <u>Factor</u>	<u># of Annual</u> <u>Parkers</u>	<u>Monthly</u> <u>Parkers</u>	<u>Hourly</u> <u>Parkers</u>
Number of Annual Weekday Parkers	35.00	100%	17,170	6	17,164
Number of Annual Saturday Parkers	65.00	100%	4,333	0	4,333

TOTAL PARKERS

TOTAL NUMBER OF MONTHLY PERMITS PARKERS			6	-	-
TOTAL NUMBER OF WEEKDAY HOURLY PARKERS			17,164		
TOTAL NUMBER OF SATURDAY HOURLY PARKERS			4,333		

BLUE BACK SQUARE
West Hartford, CT

PRELIMINARY REVENUE PROJECTIONS

TOTAL NUMBER OF MONTHLY PERMITS (excluding 119 PRIVATE spaces)	666
TOTAL NUMBER OF WEEKDAY HOURLY PARKERS	1,049,211
Number Parking in Meters	157,382
Number Parking in Garage (excluding Healthtrax Healthclub)	840,143
TOTAL NUMBER OF SATURDAY HOURLY PARKERS	162,385
Number Parking in Meters	24,358
Number Parking in Garage (excluding Healthtrax Healthclub)	135,232
TOTAL NUMBER OF SUNDAY HOURLY PARKERS	97,959
Number Parking in Meters	14,694
Number Parking in Garage (excluding Healthtrax Healthclub)	79,701

Baseline Year

<u>USE GROUP</u>	<u># of Parkers</u>	<u>Rate</u>		<u>Average Length of Stay (in hours)</u>	<u>Annual Revenues</u>
MONTHLY/PERMIT PARKING REVENUES	666	\$100.00	per month	N/A	\$799,663
WEEKDAY HOURLY PARKING REVENUES from Garage	798,136	\$1.50	1st Hr.	1.6	\$1,628,198
		\$1.50	Add'l Hrs	hours	
WEEKDAY HOURLY PARKING REVENUES from Meters	133,774	\$0.75	1st Hr.	1.1	\$110,364
		\$0.75	Add'l Hrs	hours	
SATURDAY HOURLY PARKING REVENUES from Garage	128,471	\$1.50	1st Hr.	2	\$346,871
		\$1.50	Add'l Hrs	hours	
SATURDAY HOURLY PARKING REVENUES from Meters	20,704	\$0.75	1st Hr.	1.1	\$17,081
		\$0.75	Add'l Hrs	hours	
SUNDAY HOURLY PARKING REVENUES	51,806	\$1.50	1st Hr.	2.1	\$163,189
		\$1.50	Add'l Hrs	hours	
HEALTHRAX PARKING REVENUES	650	\$15.00	per month	N/A	\$117,000
TOTAL PARKING REVENUES					\$3,182,364