

Technical Memorandum

July 26, 2023

To: Erik Zandvliet, City of Manhattan Beach

From: Robert Davis, Michael Baker International

CC: Kristen Bogue, Michael Baker International
Jordan Gray PE TE, Michael Baker International

Subject: Scout House Parking Study

Introduction

Michael Baker International has completed the data collection and analysis efforts as part of the parking utilization study (parking study) for the Scout House Project (project) in the City of Manhattan Beach.

The existing Scout House building is located at 1617 N. Valley Drive on a 35,661 square-foot lot shared with the Joslyn Center, an older adult community building. The proposed project would demolish the existing Scout House building and construct a new 6,711 square-foot community center to serve scout and older adult programs. The new building will continue to rely on existing community center off-street parking lot to the south and on-street parking adjacent to the site along Valley Drive. **Exhibit 1** shows the project vicinity map.

As part of the study, a parking utilization survey was conducted which focused on the on-street and off-street parking facilities within the study area, which includes Valley Drive and North Ardmere Avenue between Manhattan Beach Boulevard and 21st Street as well as segments of 13th, 14th, 15th, 17th, and 18th Street(s). For the purposes of this reporting parking data collection results, the study area was divided into a total of 12 sub-areas. **Exhibit 2** illustrates the existing parking fields and the identified sub-areas.

In addition to the entire study area identified in **Exhibit 2**, this parking assessment also considers available parking “within a reasonable walking distance”. This focused assessment area only includes parking zones that are within approximately 500 to 1,000 feet of the Scout House site. As shown in **Exhibit 3**, these close proximity parking zones would be within a two-and-a-half (2.5) to five (5) minute walk (assuming an average walking speed of 3.5 feet per second) of the Scout House.

This parking study examines the existing parking supply and parking demand conditions of the Scout House and includes the following components:

- Parking Supply Inventory
- Parking Occupancy Data Collection and Results
- Parking Demand Estimate
- Parking Adequacy Analysis
- Parking Management Recommendations

It should also be noted that the weekday parking assessment includes the Downtown Manhattan Beach Farmers Market that is held every Tuesday from 11 AM – 3 PM which closes portions of ST-3 and all of PL-3 from 7 AM – 5 PM.

Parking Utilization Survey

As part of this parking study, a detailed parking space inventory and utilization survey of the existing parking facilities were conducted on Tuesday, October 4th, 2022 (weekday) and Saturday, October 8th, 2022 (weekend) to determine peak weekend and weekday parking conditions. Based on information provided by the City, the activities held during the parking survey include:

- Tuesday, October 4th, 2022
 - Scout House
 - Ping Pong – 9 AM to 1 PM
 - Boy Scout Meeting – 7 PM to 9 PM
 - Joslyn Center
 - OASIS – 9 AM – 4 PM (drop-in)
 - Basic Drawing Techniques class – 10 AM – 12 PM (Sunset Room)
 - Arthritis Foundation Exercise class – 10 AM – 11 AM (Ocean Banquet Hall)
 - Senior Yoga – 10 AM – 11 AM (Surf Dance Room)
 - Color Your World class – 10 AM – 11 AM (Sunset Room)
- Saturday, October 8th, 2022
 - Joslyn Center
 - OASIS - 9 AM – 4 PM (drop-in)

Parking Supply Inventory

The parking survey included a detailed inventory of the existing parking facilities within the study area and identified the following parking space characteristics:

- Regular Parking Spaces
- American with Disabilities Act (ADA) Spaces
- Time Restricted/Metered
- Reserved (hotel guest, compact, City, etc.)

Table 1 summarizes the parking inventory which has been broken down by type of parking. As shown, the survey determined there is a total parking supply of 1,085 parking spaces within the study area, which included 718 off-street parking spaces (170 parking lot spaces and 548 parking structure spaces) and 367 on-street parking spaces. As noted previously, the Farmers Market removes a total of 48 parking spaces from the total study area including 10 spaces from PL-3 (off-street) and 38 spaces from ST-3 (on-street). It should also be noted that the Civic Center Lot (Lower Level) is reserved for City employees and not open to the public between 7:30 AM and 5:00 PM.

Within the focused study area of those parking zones within a reasonable walking distance, there is a total supply of 374 parking spaces which includes 206 off-street parking spaces (113 parking lot spaces and 93 parking structure spaces) 168 on-street parking spaces.

Table 1 – Scout House Parking Inventory

Parking Type	Supply								
	On-Street								
Parking Zone	ST-1*	ST-2*	ST-3	ST-4*	ST-5	ST-6	ST-7	Total On-Street	
Regular	108	2	0	20	13	46	72	261	
ADA	7	0	0	0	0	0	0	7	
Time Restricted	9	10	0	11	10	20	0	60	
EV	1	0	0	0	0	0	0	1	
Metered	0	0	38	0	0	0	0	38	
Sub-Total On-Street	125	12	38	31	23	66	72	367	
Off-Street									
Parking Zone	PL-1*	PL-2*	PL-3	PL-4	Parking Lot	PS-1*	PS-2	Parking Structure	Total Off-Street
Regular	31	59	0	45	135	0	360	360	495
ADA	6	7	0	2	15	2	10	12	27
EV	1	0	0	0	1	0	4	4	5
Metered	0	0	10	0	10	64	0	64	74
Compact	2	0	0	0	2	0	49	49	51
Reserved	7	0	0	0	7	0	0	0	7
Guest	0	0	0	0	0	0	31	31	31
City Vehicle	0	0	0	0	0	27	1	28	28
Sub-Total Off-Street	47	66	10	47	170	93	455	548	718
Total Parking Supply within a "Reasonable Walking Distance"*:						374			
Total Parking Supply within Study Area:						1,085			

* Denotes parking zones a within a "reasonable walking distance" (assumed to be approximately 500-1000 feet). Refer to Exhibit 3.

Parking Occupancy Data Collection and Results – Total Study Area

During the parking survey, occupied spaces were recorded every hour for 11 hours from 10:00 AM to 9:00 PM on Tuesday, October 4th, 2022, and for 7 hours on Saturday, October 8th, 2022 from 10:00 AM to 5:00 PM. This data was used to document the parking utilization as a percent of the available spaces in each of the parking survey zones.

It should be noted that the lower level of the Civic Center Lot (PS-1) is not open to the public between 7:30 AM and 5:00 PM M-F and a total of 27 spaces are reserved for city vehicles at all times within PS-1. Additionally, the Downtown Manhattan Beach Farmers Market is held every Tuesday from 7 AM to 5 PM and closes 13th Street between Morningside Drive and Valley Drive. This removes 48 parking spaces from the available parking on 13th Street (PL-3 and ST-3) for the duration of the Farmers Market. The parking utilization survey was conducted on a Tuesday and capture the parking characteristics during the Farmers Market.

The peak parking demand (i.e. the highest number of parking spaces occupied as a percentage of the total parking supply) for the study area occurred at 5:00 PM during the weekday survey. On Tuesday, 188 of the 367 available on-street parking spaces were occupied (51.2% utilized) and 488 of the 718 available off-street parking spaces were occupied (68.0% utilized). This represents a combined weekday parking utilization of 62.3% for the entire study area (676 out of the total 1,085 spaces were occupied). **Exhibit 5** illustrates the peak weekday period parking conditions for the entire study area at 5:00 PM.

During the weekend survey, the peak parking demand (i.e. the highest number of parking spaces occupied as a percentage of the total parking supply) for the study area occurred at 2:00 PM. On Saturday, 217 of the 367 available on-street parking spaces were occupied (59.1% utilized) and 680 of the 718 available off-street parking spaces were occupied (94.7% utilized). This represents a combined parking utilization of 82.7% for the entire study area (897 out of the total 1,085 spaces were occupied). **Exhibit 7** illustrates the peak weekend parking utilization for the entire study area at 2:00 PM.

Table 2 summarizes the results of the peak period parking utilization for the weekday and weekend surveys for the entire study area. Detailed parking utilization data is contained **Attachment A & B**. Parking Utilization heat maps are contained in **Attachment C & B**.

Table 2 – Peak Parking Utilization Summary – Total Study Area

Parking Zone	Inventory		Weekday ⁽¹⁾	Weekend ⁽²⁾
			5:00 PM	2:00 PM
Total Surface Lot Parking	170	Occupancy	113	157
		Utilization	66.5%	92.4%
		Available Parking	57	13
Total Parking Structure	548	Occupancy	375	523
		Utilization	68.4%	95.4%
		Available Parking	173	25
Total Off-Street	718	Occupancy	488	680
		Utilization	68.0%	94.7%
		Available Parking	230	38
Total On-Street	367	Occupancy	188	217
		Utilization	51.2%	59.1%
		Available Parking	179	150
Overall Parking	1,085	Occupancy	676	897
		Utilization	62.3%	82.7%
		Available Parking	409	188

Percent Utilized Spaces	
	> 85%
	70% - 85%
	55% - 70%
	< 55%

⁽¹⁾ Peak Weekday Parking Demand based on parking survey data collected on Tuesday, October 4th at 5:00 PM

⁽²⁾ Peak Weekend Parking Demand based on parking survey data collected on Saturday, October 8th at 2:00 PM

The survey shows that the off-street parking facilities are typically utilized at a higher rate than the on-street facilities. Furthermore, the survey shows that the surface parking spaces have a higher occupancy on a weekday and the parking structures have a higher occupancy on the weekend. The highest off-street parking space occupancies were recorded during the midday (12:00-1:00 PM) and in the evening (7:00-8:00 PM) with utilizations greater than 80%. In contrast, during the weekend survey, the parking structures showed the highest occupancy in the afternoon (12:00 – 3:00 PM) with utilizations greater than 90%. The on-street utilization was approximately

50% during the weekday survey and between 55% and 65% on the during the weekend survey. A further breakdown of the utilization survey is provided in **Attachments A & B**.

Parking Occupancy Results – Focused Study Area

The following focused parking assessment considers available parking “within a reasonable walking distance” defined by those parking zones that are within 1,000 feet of the Scout House site (ST-1, ST-2, ST-4, PL-1, PL-2, and PS-1 only). As shown in **Exhibit 3**, these close proximity parking zones are within a two-and-a-half (2.5) to five (5) minute walk (assuming an average walking speed of 3.5 feet per second) of the Scout House.

The peak parking period demand for the focused study area occurred at 1:00 PM during the weekday survey. On Tuesday, 108 of the 168 available on-street parking spaces were occupied (64.3% utilized) and 153 of the 206 available off-street parking spaces were occupied (74.3% utilized). This represents a combined weekday parking utilization of 69.8% for the focused study area (261 out of the total 374 spaces were occupied). **Exhibit 6** illustrates the peak weekday parking conditions for the focused study area which occurs at 1:00 PM.

During the weekend survey, the peak parking period demand for the focused study area occurred at 2:00 PM. On Saturday, 125 of the 168 available on-street parking spaces were occupied (74.4% utilized) and 176 of the 206 available off-street parking spaces were occupied (85.4% utilized). This represents a combined parking utilization of 80.5% for the entire study area (301 out of the total 374 spaces were occupied). **Exhibit 7** illustrates the peak weekend parking conditions for the focused study area which occurred at 2:00 PM.

Table 3 summarizes the results of the peak parking utilization for the weekday and weekend surveys for the focused study area. Detailed parking utilization data is contained **Attachments E & F**. Parking Utilization heat maps are contained in **Attachments G & H**.

Table 3 – Peak Parking Utilization Summary – Focused Study Area

Parking Zone	Inventory		Weekday ⁽¹⁾	Weekend ⁽²⁾
			1:00 PM	2:00 PM
Total Surface Lot Parking	113	Occupancy	77	101
		Utilization	68.1%	89.4%
		Available Parking	36	12
Total Parking Structure	93	Occupancy	76	75
		Utilization	81.7%	80.6%
		Available Parking	17	18
Total Off-Street	206	Occupancy	153	176
		Utilization	74.3%	85.4%
		Available Parking	53	30
Total On-Street	168	Occupancy	108	125
		Utilization	64.3%	74.4%
		Available Parking	60	43
Overall Parking	374	Occupancy	261	301
		Utilization	69.8%	80.5%
		Available Parking	113	73

Percent Utilized Spaces	
	> 85%
	70% - 85%
	55% - 70%
	< 55%

⁽¹⁾ Peak Weekday Parking Demand based on parking survey data collected on Tuesday, October 4th at 1:00 PM

⁽²⁾ Peak Weekend Parking Demand based on parking survey data collected on Saturday, October 8th at 2:00 PM

Project Parking Demand Estimate

Since the project is designed to accommodate existing scout program activities as well as the existing older adult program activities, the parking demand for these combine activities is already reflected in the existing parking demand survey results. The evaluation of potential additional parking demand associated with the proposed new community center building required close coordination with the City of Manhattan Beach Project Manager, Friends of Scout House representatives, and the Older Adult Program manager to identify the expansion likely to occur to both the Scouting Program and Older Adult Program activities. Projected additional activities and/or level of activity participation was identified as follows:

New Older Adult Program Activities

Approximately six new activities were identified for the Older Adult Program:

- Day time caregiver support group meetings
- Cooking classes with nutritionist utilizing new kitchen
- Dance program activities
- Technology classes using new technology room with computers
- Educational program classes including musical instruments, foreign languages, travel series
- Memory classes

It is assumed that up to two of these new activities could occur on any given weekday. Based on attendance projections, the parking analysis assumes an increase of approximately 30 participants. This includes one 20-person activity and one 10-person activity. While not specifically projected, the parking analysis conservatively assumes attendance for the existing weekend Oasis program will increase by 25% (7 new participants) with construction of the new community center.

New Scout Program Activities

Projected increases in Scout Program participation are as follows:

- Weekday Boy Scouts – 200% increase (approximately 60 additional scouts and 12 additional adult leaders/volunteers)
- Weekday Girl Scouts and Cub Scouts – 200% increase (approximately 40 additional scouts and 8 additional adult leaders/volunteers)
- Weekend All Scout Programs – 100% increase (approximately 65 additional scouts and 8 additional adult leaders/volunteers)

It is conservatively assumed that the added boy scouts will attend meetings on the same day (currently Tuesday). It is also assumed that added girl scouts and cub scouts will attend meetings on a different weekday.

Estimation of New Older Adult Program Parking Demand

The estimate of parking demand generated by the added Older Adult Program activities applies the following travel mode characteristics to the projected new participants:

- 50% of participants drive or arrive in a vehicle that will be parked.
- Average vehicle occupancy for participant vehicles that require parking is approximately 1.5 participants per vehicle.
- Remaining participants are either dropped off or arrive by alternate transportation.

Required parking for added adult program participants is estimated as follows:

- Weekday:
 - 30 new participants X 50% arriving by personal vehicle / 1.5 participants per auto = **10 vehicles that need weekday parking**
- Weekend:
 - 7 new participants X 50% arriving by personal vehicle / 1.5 participants per auto = **3 vehicles that need weekend day parking**

Estimation of New Scout Program Parking Demand

Since the projected added boy scouts are higher than the added girl scouts/cub scouts, the estimated added parking demand is conservatively based on the higher added boy scouts and their adult leaders/volunteers assumed to meet on Tuesdays. The estimate of parking demand generated by the added Scout Program participants applies the following travel mode characteristics to the projected new participants:

- Most new scouts will be dropped off and picked up by parents.
- New adult scout leaders and volunteers will likely arrive in vehicles with scouts.
- On average, an additional 4 parent vehicles will attend the scout meeting and will require parking.
- Average vehicle scout occupancy for adult vehicles that require parking is approximately 1.75 scouts per vehicle.
- Remaining scouts are dropped off and picked up after the meeting/activity.

Required parking for added adult leaders, volunteers, and attending parents for Scout activities is estimated as follows:

- Weekday
 - 12 adult leader/volunteer vehicles + 4 attending parent vehicles = **16 vehicles that need weekday parking**
 - For reference, it is estimated that the added 16 parked vehicles would transport 28 scouts which represents approximately 47% of the added scouts on a weekday. This estimation is for information purposes not critical to the parking analysis.
- Weekend
 - 8 adult leader/volunteer vehicles + 4 attending parent vehicles = **12 vehicles that need weekend day parking**
 - For reference, it is estimated that the added 12 parked vehicles would transport 28 scouts which represents approximately 32% of the added scouts on a weekend day. This estimation is for information purposes and is not critical to the parking analysis.

A summary of the total additional parking required for the expanded Older Adult Program and Scout Program combined on a weekday and weekend day is provided in **Table 4**. As shown, the combined total parking required with the expanded programs is estimated at 26 parking spaces on an average weekday and 15 on an average weekend.

Table 4 – Parking Demand Summary

Additional Parking Required	Weekday	Weekend
Adult Programs	10	3
Scout Programs	16	12
Total Parking Required	26	15

Parking Adequacy Analysis

The construction of the new community building will allow for expansion of both the Older Adult Program and the Scout Program facilities. The projected increase in participants in these two programs will increase area parking demand on weekdays and weekend days as discussed previously. The project must consider the increased parking demand and whether it can be accommodated within the current parking surplus within the study area. Based on the parking utilization survey, during the peak period on a weekday, there is approximately 409 surplus spaces available throughout the study area. During the weekend, the available parking supply surplus drops to 188 spaces.

The added project need for 26 parking spaces on a weekday and 15 parking spaces on a weekend day can easily be accommodated within the surplus spaces identified in the parking survey of existing conditions. Surplus parking available within the focused study area (1,000 feet / approximately 5-minute walk) includes 53 off-street and 60 on-street (113 total spaces) on a weekday and 30 off-street and 43 on-street (73 total spaces) on a weekend day.

Parking Management Recommendations

The standard industry practical parking capacity threshold is typically considered to be when 85% of the parking supply is occupied. Generally, at rates greater than 85% drivers will have a more difficult time finding an empty parking space and may have to circulate the vicinity of their destination before finding an available space. The Scout House Parking Study found that the utilization exceeded 85% for the following time periods:

- Total Study Area:
 - Weekday:
 - Off-Street – None
 - On-Street - None
 - Weekend:
 - Off-Street - 12:00 noon – 3:00 PM (3 hours)
 - On-Street - None
- Focused Study Area:
 - Weekday
 - Off-Street – None
 - On-Street - None
 - Weekend
 - Off-Street - 2:00 PM – 3:00 PM (1 hour)
 - On-Street - None

In order to proactively manage and improve parking conditions, measures can be taken by the Project to better balance Project parking demand within the area parking supply. This can be done by:

1. Directing Project employees and visitors to use underutilized nearby parking facilities; and
2. Schedule on-site activities and events during non-peak parking periods when more parking is available.

The following parking management strategies could be implemented to improve area parking conditions:

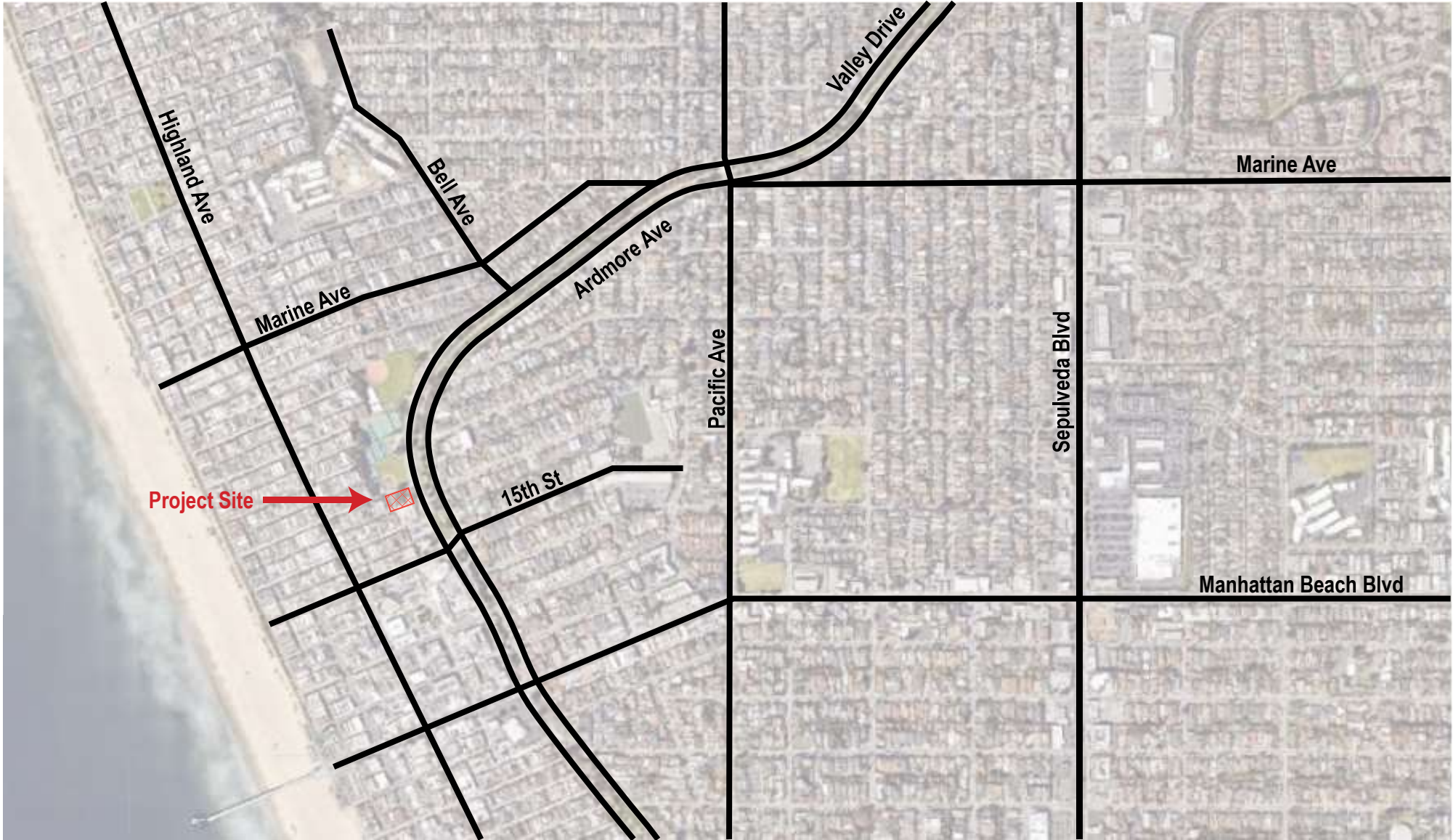
- Improve the wayfinding stations/kiosks and signage for identifying area parking facilities
- Avoid scheduling current and new events during the peak periods:
 - Weekdays from 2:00 PM – 3:00 PM
 - Saturday from 12:00 noon – 3:00 PM
- Provide bike racks and/or lockers to encourage non-vehicular modes of transit.
- Designate rideshare pick-up/drop-off zones
- Encourage remote employee parking and reserve the most convenient parking facilities for senior center patrons.
- Provide shuttle services to and from remote parking facilities for major events.
- Modify parking restrictions within the immediate vicinity of the project site from 2-hour limit to 3-hour limit to better match the time periods assigned to senior center classes.

If you have any questions pertaining to the analysis results summarized in this memo, please call me at (760) 603-6244.

Sincerely,



Robert Davis, Senior Associate
Transportation Services



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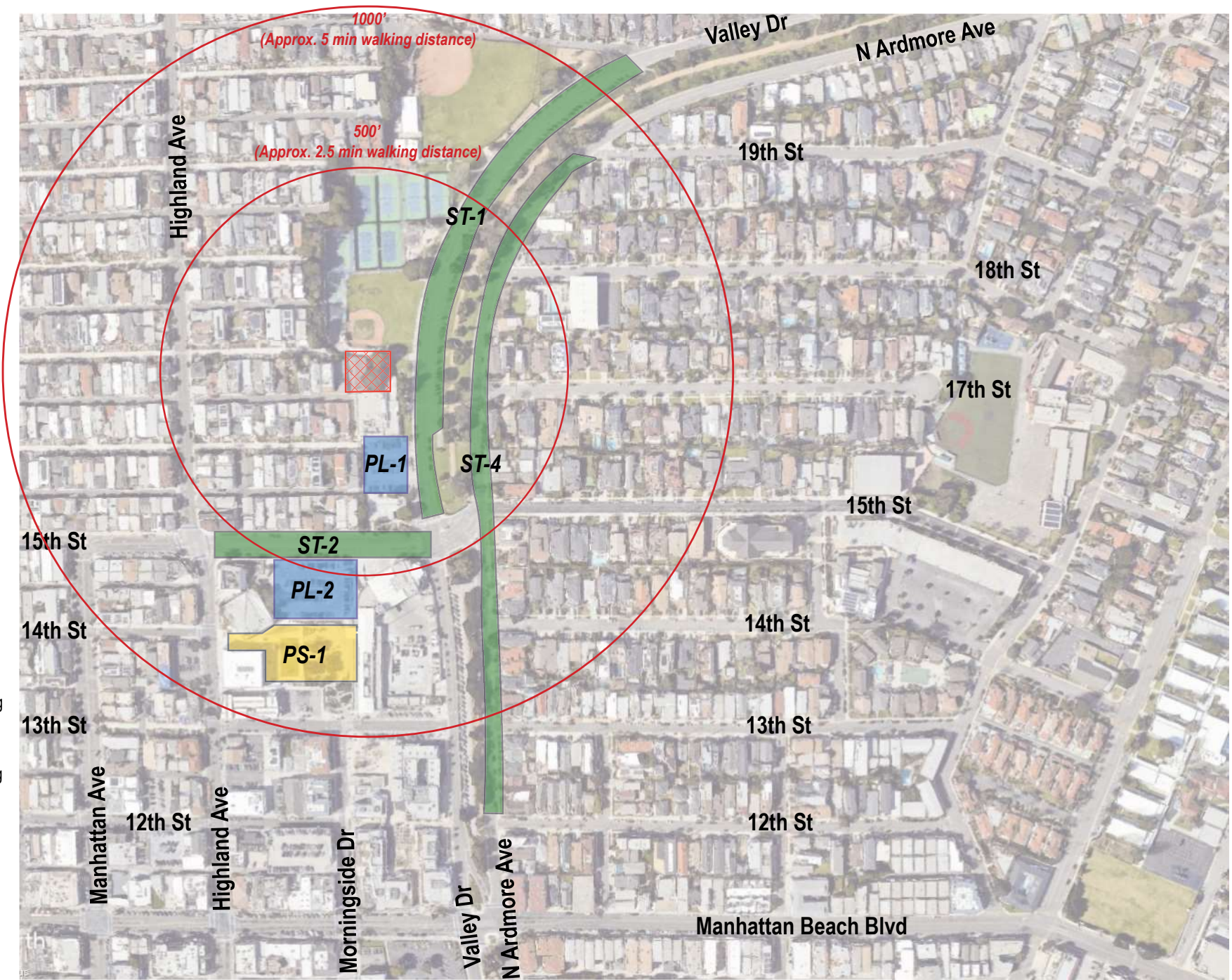


LEGEND:

- = On-Street Parking
- ST = Street Parking
- = Off-Street Parking
- PL = Parking Lot
- = Parking Structure
- PS = Structure
- Project Site



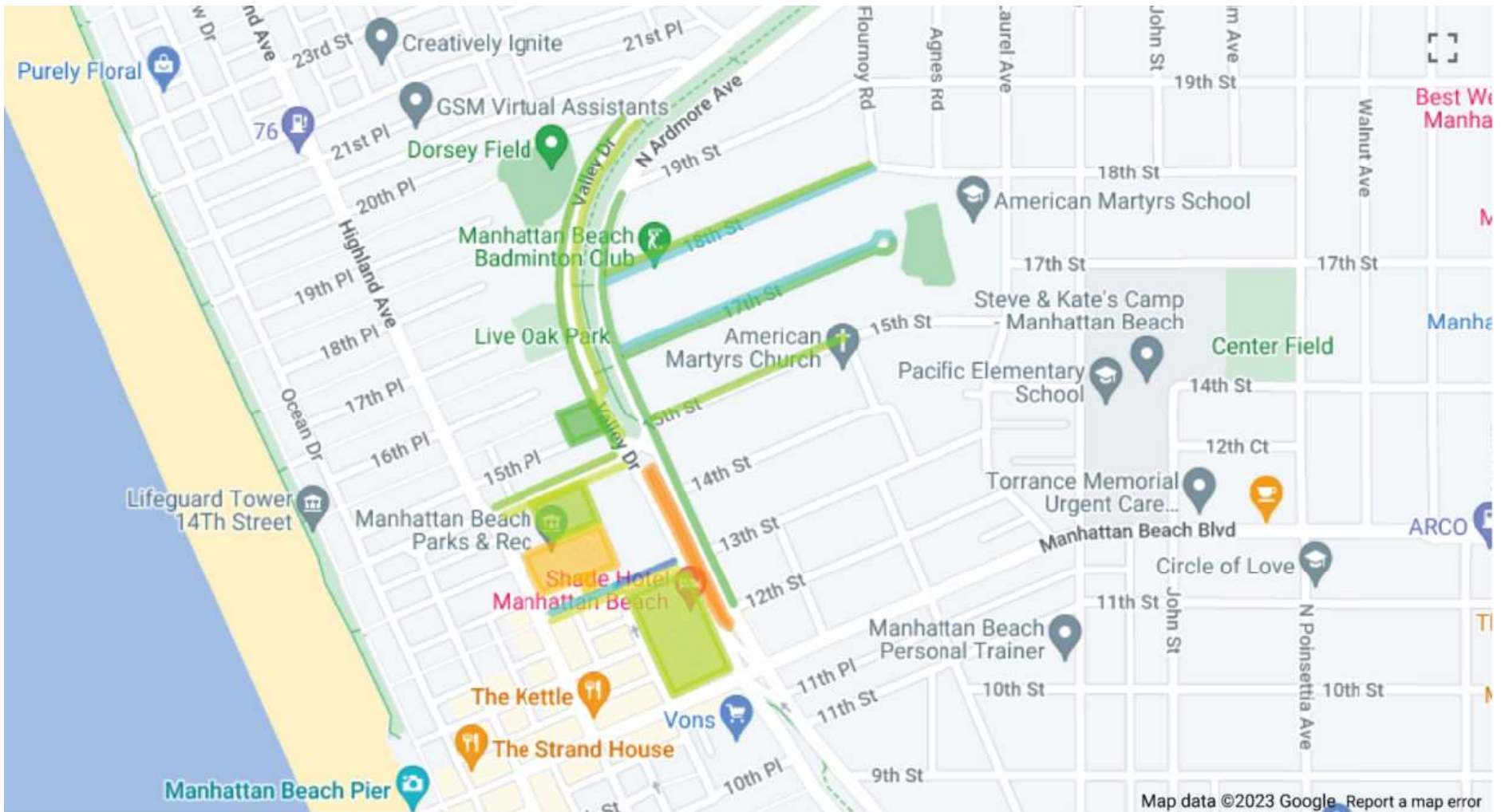
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LEGEND:

- = On-Street Parking
- ST = Street Parking
- = Off-Street Parking
- PL = Parking Lot
- = Parking Structure
- PS = Structure
- = Project Site





**Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 5:00 PM to 6:00 PM**



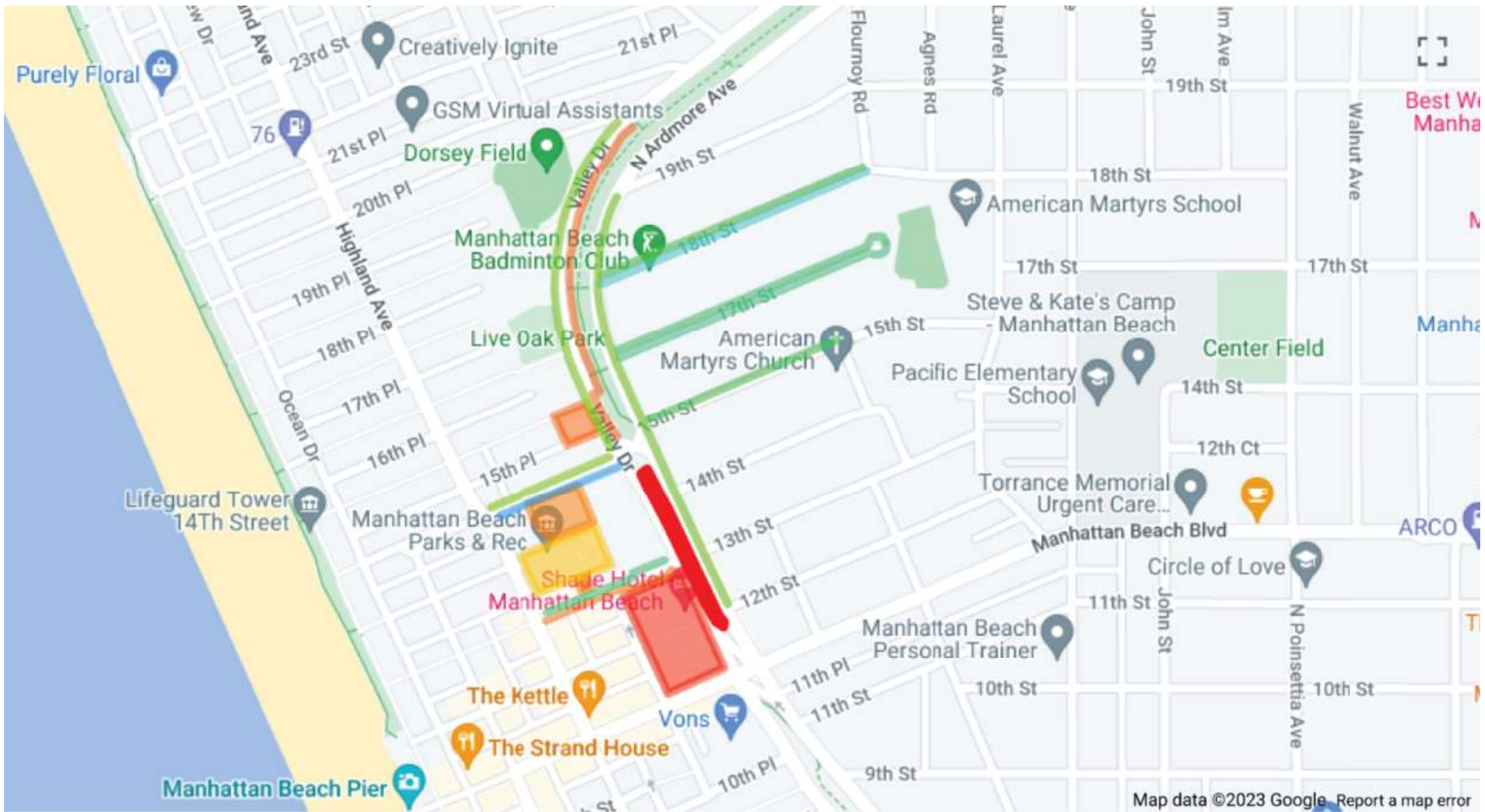
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Michael Baker

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May 2023
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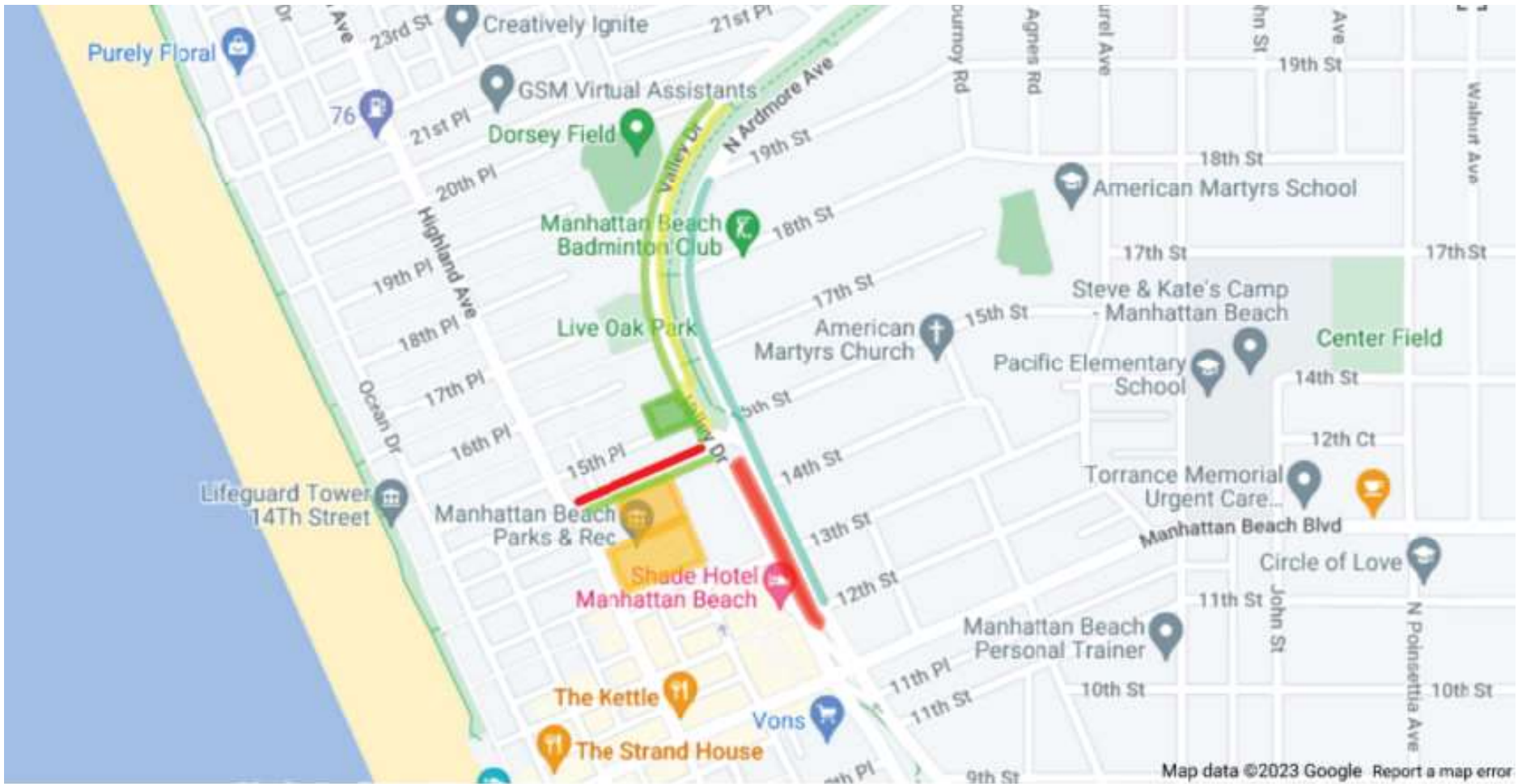
Exhibit 4



**Peak Parking Utilization - Weekend: Total Study Area
Saturday October 8, 2022 - 2:00 PM to 3:00 PM**



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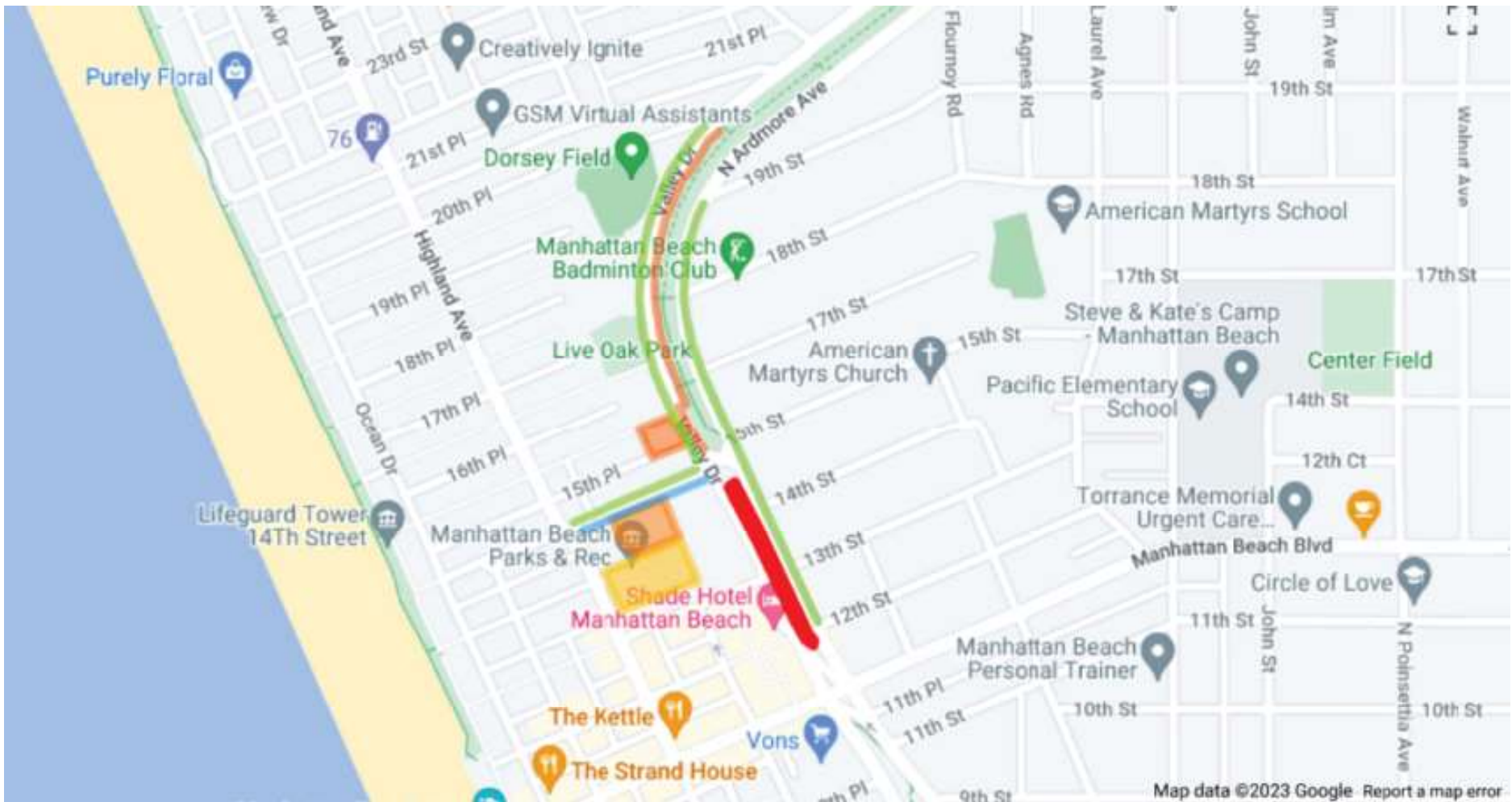
**Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 - 1:00 PM to 2:00 PM**

Michael Baker

INTERNATIONAL

May 2023
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Exhibit 6



Peak Parking Utilization - Weekend: Focused Study Area
Saturday October 8, 2022 - 2:00 PM to 3:00 PM

Michael Baker

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Attachment A
Detailed Parking Utilization Data – Weekday
(Total Study Area)

Total Study Area Parking Utilization Data Weekday - Off-Street Parking

Parking Zone	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	Restrictions
PL-1	Regular		31		6	15	14	12	12	10	7	14	21	29	27	
	Compact		2		0	2	2	2	2	1	2	2	1	2	2	
	ADA		6		3	4	3	3	2	2	1	1	0	0	0	
	EV		1		0	0	1	1	1	1	1	1	1	0	1	
	Reserved		7		2	4	5	4	4	4	3	3	3	2	2	
	Total Inventory		47	Total Occupancy	11	25	25	22	21	18	14	21	26	33	32	
				Percent	23.4%	53.2%	53.2%	46.8%	44.7%	38.3%	29.8%	44.7%	55.3%	70.2%	68.1%	
				Available Parking	36	22	22	25	26	29	33	26	21	14	15	
PL-2	Regular	Van	59		40	53	55	52	41	44	39	42	55	57	51	
	ADA		3		1	2	3	1	0	0	0	0	0	0	0	
	ADA		4		2	2	2	2	1	1	1	1	1	1	1	
	Total Inventory		66	Total Occupancy	43	57	60	55	42	45	40	43	56	58	52	
					Percent	65.2%	86.4%	90.9%	83.3%	63.6%	68.2%	60.6%	65.2%	84.8%	87.9%	78.8%
				Available Parking	23	9	6	11	24	21	26	23	10	8	14	
PL-3	Metered		10		Parking Zone Closed during Downtown Manhattan Beach Farmers Market ⁽²⁾							8	7	6	5	
	Total Inventory		10	Total Occupancy								8	7	6	5	
				Percent								80.0%	70.0%	60.0%	50.0%	
				Available Parking								2	3	4	5	
PL-4	Regular		45		39	42	45	45	43	40	38	41	45	45	42	
	ADA		2		0	1	1	1	0	0	0	0	0	0	0	
	Total Inventory		47	Total Occupancy	39	43	46	46	43	40	38	41	45	45	42	
				Percent	83.0%	91.5%	97.9%	97.9%	91.5%	85.1%	80.9%	87.2%	95.7%	95.7%	89.4%	
				Available Parking	8	4	1	1	4	7	9	6	2	2	5	
Total Parking Lot Inventory			170	Occupancy	93	125	131	123	106	103	92	113	134	142	131	
				Utilization	58.1%	78.1%	81.9%	76.9%	66.3%	64.4%	57.5%	66.5%	78.8%	83.5%	77.1%	
				Available Parking	67	35	29	37	54	57	68	57	36	28	39	

Date of Collection: Tuesday, October 4th, 2022

PL = Off-Street Parking Lot

Total Study Area Parking Utilization Data Weekday - Off-Street Parking

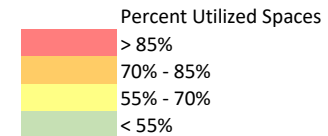
Parking Zone	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	Restrictions	
PS-1	Metered	Head-In Only	50		39	41	49	44	48	48	50	50	50	47	41	City Service Vehicle Only	
	Metered		8		1	1	1	2	2	3	2	1	1	1	1		
	ADA Van		1		1	1	1	1	1	1	1	1	1	1	1		
	ADA EV		1		0	0	0	0	0	0	0	0	0	0	0		
	Metered City Vehicle		6		1	2	6	6	6	5	5	4	4	3	3		
	City Vehicle		23		16	18	19	20	19	19	19	17	17	18	17		17
	Service Vehicle		4		2	2	3	3	3	3	3	3	3	3	2		2
Total Inventory			93	Total Occupancy	60	65	79	76	79	79	78	76	77	71	65		
				Percent	64.5%	69.9%	84.9%	81.7%	84.9%	84.9%	83.9%	81.7%	82.8%	76.3%	69.9%		
				Available Parking	33	28	14	17	14	14	15	17	16	22	28		
PS-2	Regular		360	(1)												City Vehicle Parking Only	
	Compact		49														
	ADA		10														
	Guest		31														
	City Vehicle		1														
	EV		4														
Total Inventory			455	Total Occupancy	110	128	237	275	287	275	285	299	246	235	224		
				Percent	24.2%	28.1%	52.1%	60.4%	63.1%	60.4%	62.6%	65.7%	54.1%	51.6%	49.2%		
				Available Parking	345	327	218	180	168	180	170	156	209	220	231		
Total Parking Structure Inventory			548	Occupancy	170	193	316	351	366	354	363	375	323	306	289		
				Utilization	31.0%	35.2%	57.7%	64.1%	66.8%	64.6%	66.2%	68.4%	58.9%	55.8%	52.7%		
				Available Parking	378	355	232	197	182	194	185	173	225	242	259		
					(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)					
Total Off-Street Inventory			718	Occupancy	263	318	447	474	472	457	455	488	457	448	420		
				Utilization	37.1%	44.9%	63.1%	66.9%	66.7%	64.5%	64.3%	68.0%	63.6%	62.4%	58.5%		
				Available Parking	445	390	261	234	236	251	253	230	261	270	298		

(1) Guest Parking for the Shade Hotel removed from inventory to provide conservative estimate of available public parking.

(2) Inventory from PL-3 removed from utilization calculations due to Farmers Market roadway closure.

Date of Collection: Tuesday, October 4th, 2022

PS = Off-Street Parking Structure



Total Study Area Parking Utilization Data Weekday - On-Street Parking

Parking Zone	Segment	Side-of-Street	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	Restriction	Marked/Unmarked		
ST-1	Valley Dr - 15th St to 20th Pl	East	ADA	EV	4		2	3	0	2	2	3	2	2	1	0	0	Handicap Handicap / 2 Hr Electric Vehicle 2 Hr Electric Vehicle	Marked		
			ADA		1	0	1	0	0	1	1	0	0	0	0	0	0		Marked		
			EV		1	0	0	0	1	1	1	1	1	1	1	1	0		0	Marked	
			Regular	83	48	62	58	64	67	65	67	57	58	45	33	4 Hr Parking 6am-5pm / No Parking 6:30am-8am Thu Street Sweeping	Marked				
		West	Regular		25		14	18	15	19	16	18	18	18	14	16	16	16	Handicap 4 Hr Parking 6am-5pm Except Sunday / No Parking 7am-8am Wed & Fri Street Sweeping	Marked	
			ADA		2	0	2	0	0	0	0	0	0	0	0	0	0	0		0	Marked
		Time Restricted	9		3	3	1	3	3	2	1	2	2	2	2	2	2				
Total Inventory					125	Total Occupancy	67	89	74	89	90	90	90	80	76	64	51				
						Percent	53.6%	71.2%	59.2%	71.2%	72.0%	72.0%	72.0%	64.0%	60.8%	51.2%	40.8%				
						Spaces Remaining	58	36	51	36	35	35	35	45	49	61	74				
ST-2	15th St - Valley Dr to Highland Ave	North (1)	Time Restricted		3		1	0	0	0	0	0	0	0	0	0	0	No Parking 9am-11am Wed Street Parking/20 Min Parking Only	Unmarked		
			Regular		2	5	4	1	5	6	6	5	3	4	4	2	No Parking 9am-11am Wed Street Parking		Unmarked		
		South	Time Restricted	Compact	7		3	5	3	4	4	6	5	5	5	5	4	4	2 Hr Parking 7am-6pm Except Holidays / No Parking 9am-11am Wed Street Sweeping / Compact Cars Only	Marked	
		Total Inventory					12	Total Occupancy	9	9	4	9	10	12	10	8	9	8	6		
								Percent	75.0%	75.0%	33.3%	75.0%	83.3%	100.0%	83.3%	66.7%	75.0%	66.7%	50.0%		
						Spaces Remaining	3	3	8	3	2	0	2	4	3	4	6				
ST-3	13th St - Valley Dr to Highland Ave	North	Metered	Time Restricted	16	Parking Zone Closed during Downtown Manhattan Beach Farmers Market (2)									3	3	8	7			
					22		16	12	17	13											
		Total Inventory					38	Total Occupancy	19	15	25	20									
								Percent	50.0%	39.5%	65.8%	52.6%									
								Spaces Remaining	19	23	13	18									

Date of Collection: Tuesday, October 4th, 2022

ST = On-Street Parking

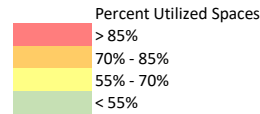
Total Study Area Parking Utilization Data Weekday - On-Street Parking

Parking Zone	Segment	Side-of-Street	Type	Secondary Type	Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	Restriction	Marked/Unmarked		
ST-4	N Ardmore Ave - 12th St to 19th Ave	East	Time Restricted		11	5	4	4	4	7	7	7	3	4	4	2	2 Hr Parking 7am-8pm/No Parking 12nn-2pm Fri Street Sweeping	Unmarked		
			Regular		20	9	8	8	6	7	8	10	11	11	12	11				
			Total Inventory		31	Total Occupancy		14	12	12	10	14	15	17	14	15			16	13
						Percent		45.2%	38.7%	38.7%	32.3%	45.2%	48.4%	54.8%	45.2%	48.4%			51.6%	41.9%
						Spaces Remaining		17	113	113	115	111	110	108	111	110			109	112
ST-5	15th St - Deegan Pl to N Ardmore Ave	North	Regular		13	5	5	7	6	6	7	8	8	8	8	8	No Parking 12-2pm Thu Street Sweeping	Unmarked		
			Time Restricted		10	6	6	9	6	6	6	6	6	5	7	7				
			Total Inventory		23	Total Occupancy		11	11	16	12	12	13	14	14	13			15	15
						Percent		47.8%	47.8%	69.6%	52.2%	52.2%	56.5%	60.9%	60.9%	56.5%			65.2%	65.2%
						Spaces Remaining		12	12	7	11	11	10	9	9	10			8	8
ST-6	17th St - N Ardmore Ave to Terminus	North	Regular		23	6	6	6	6	6	7	7	6	7	6	6	No Restriction 2 Hr Parking 7am-8pm	Unmarked		
			Time Restricted		9	4	3	3	6	6	4	3	3	4	4	5				
		South	Time Restricted		11	2	3	3	3	3	3	4	3	4	4	4			3	
			Regular		23	6	4	7	10	8	12	9	11	13	12	10				
		Total Inventory		66	Total Occupancy		18	16	19	25	23	27	22	24	28	26			24	
			Percent		27.3%	12.8%	15.2%	20.0%	18.4%	21.6%	17.6%	19.2%	22.4%	20.8%	19.2%					
			Spaces Remaining		48	50	47	41	43	39	44	42	38	40	42					
ST-7	18th St - Flournoy Rd to N Ardmore Ave	North	Regular		33	18	19	29	27	23	22	22	19	19	20	21	No Restriction	Unmarked		
			Regular		39	9	6	6	7	7	6	9	10	10	11	11				
		South	Total Inventory		72	Total Occupancy		27	25	35	34	30	28	31	29	29			31	32
						Percent		37.5%	34.7%	48.6%	47.2%	41.7%	38.9%	43.1%	40.3%	40.3%			43.1%	44.4%
					Spaces Remaining		45	47	37	38	42	44	41	43	43	41			40	
Total On-Street Inventory					367	Total Occupancy		146	162	160	179	179	185	184	188	185	185	161		
						Utilization		44.4%	49.2%	48.6%	54.4%	54.4%	56.2%	55.9%	51.2%	50.4%	50.4%	43.9%		
						Spaces Remaining		183	167	169	150	150	144	145	179	182	182	206		

(1) Total Occupancy for most of the intervals exceeded the inventory for the regular curb because there are cars parked illegally in driveways.
(2) Inventory from ST-3 removed from utilization calculations due to Farmers Market roadway closure.

Date of Collection: Tuesday, October 4th, 2022

ST = On-Street Parking



Attachment B
Detailed Parking Utilization Data – Weekend
(Total Study Area)

Total Study Area Parking Utilization Data
Weekend - Off-Street Parking

Parking Zone	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	Restrictions
PL-1	Regular		31		31	31	30	31	31	25	27	
	Compact		2		2	2	2	2	2	2	2	
	ADA		6		0	0	0	3	2	0	1	
	EV		1		1	0	1	1	1	0	1	
	Reserved		7		7	6	5	6	7	3	3	
	Total Inventory		47	Total Occupancy	41	39	38	43	43	30	34	
				Percent	87.2%	83.0%	80.9%	91.5%	91.5%	63.8%	72.3%	
				Available Parking	6	8	9	4	4	17	13	
PL-2	Regular	Van	59		47	54	31	42	58	35	40	
	ADA		3		1	1	1	1	0	0	0	
	ADA		4		1	1	0	0	0	0	0	
		Total Inventory		66	Total Occupancy	49	56	32	43	58	35	40
				Percent	74.2%	84.8%	48.5%	65.2%	87.9%	53.0%	60.6%	
				Available Parking	17	10	34	23	8	31	26	
PL-3	Metered		10		5	8	9	9	9	7	4	
	Total Inventory		10	Total Occupancy	5	8	9	9	9	7	4	
				Percent	50.0%	80.0%	90.0%	90.0%	90.0%	70.0%	40.0%	
				Available Parking	5	2	1	1	1	3	6	
PL-4	Regular		45		43	45	45	45	45	40	42	
	ADA		2		1	1	1	2	2	2	2	
	Total Inventory		47	Total Occupancy	44	46	46	47	47	42	44	
				Percent	93.6%	97.9%	97.9%	100.0%	100.0%	89.4%	93.6%	
				Available Parking	3	1	1	0	0	5	3	
Total Parking Lot Inventory			170	Occupancy	139	149	125	142	157	114	122	
				Utilization	81.8%	87.6%	73.5%	83.5%	92.4%	67.1%	71.8%	
				Available Parking	31	21	45	28	13	56	48	

Date of Collection: Saturday, October 8th, 2022

PL = Off-Street Parking Lot

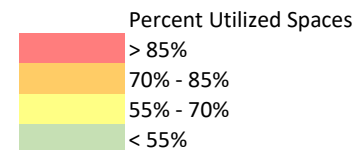
Total Study Area Parking Utilization Data Weekend - Off-Street Parking

Parking Zone	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	Restrictions	
PS-1	Metered	Head-In Only Van EV EV	50		14	20	24	36	41	26	22	Head In Parking Only/ Meter Handicap Van Accessible Handicap/ Electric Vehicle Electric Vehicle/ Meter Service Vehicle	
	Metered		8		5	6	7	7	8	8	5		
	ADA		1		1	1	1	1	1	1	1		
	ADA		1		0	0	0	0	0	0	0		
	Metered		6		1	0	2	5	5	5	3		3
	City Vehicle		23		16	17	16	17	17	17	17		17
	Service Vehicle		4		2	3	3	3	3	3	3		3
Total Inventory			93	Total Occupancy	39	47	53	69	75	58	51	0	
				Percent	41.9%	50.5%	57.0%	74.2%	80.6%	62.4%	54.8%		
				Available Parking	54	46	40	24	18	35	42		
PS-2	Regular	Compact EV	360									Shade Guest Shade Guest/ Compact Shade Guest/ Electric Vehicle City Vehicle	
	Compact		49										
	ADA		10										
			26	(1)									
	Guest		3	(1)									
			2	(1)									
	City Vehicle		31	(1)									
EV	4												
Total Inventory			455	Total Occupancy	310	321	455	450	448	371	360		
				Percent	68.1%	70.5%	100.0%	98.9%	98.5%	81.5%	79.1%		
				Available Parking	145	134	0	5	7	84	95		
Total Parking Structure Inventory			548	Occupancy	349	368	508	519	523	429	411		
				Utilization	63.7%	67.2%	92.7%	94.7%	95.4%	78.3%	75.0%		
				Available Parking	199	180	40	29	25	119	137		
Total Off-Street Inventory			718	Occupancy	488	517	633	661	680	543	533		
				Utilization	68.0%	72.0%	88.2%	92.1%	94.7%	75.6%	74.2%		
				Available Parking	230	201	85	57	38	175	185		

⁽¹⁾ Guest Parking for the Shade Hotel removed from inventory to provide conservative estimate of available public parking.

Date of Collection: Saturday, October 8th, 2022

PS = Off-Street Parking Structure



Total Study Area Parking Utilization Data Weekend - On-Street Parking

Parking Zone	Segment	Side-of-Street	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	Restriction	Marked/ Unmarked		
ST-1	Valley Dr - 15th St to 20th Pl	East	ADA	EV	4		0	2	3	2	2	2	1	Handicap Handicap / 2 Hr Electric Vehicle 2 Hr Electric Vehicle 4 Hr Parking 6am-5pm / No Parking 6:30am-8am Thu Street Sweeping	Marked		
			ADA		1	0	0	1	1	1	0	0	0				
			EV		1	0	1	1	1	0	1	0	1				
		West	Regular	83	78	82	84	82	79	63	63						
			Regular	25	2	2	0	0	0	1	1						
			ADA	2	7	6	3	6	7	6	7						
Time Restricted	9											Handicap 4 Hr Parking 6am-5pm Except Sunday / No Parking 7am-8am Wed & Fri Street Sweeping	Marked Marked				
Total Inventory					125	Total Occupancy	105	115	111	107	104	87	94				
						Percent	84.0%	92.0%	88.8%	85.6%	83.2%	69.6%	75.2%				
						Spaces Remaining	20	10	14	18	21	38	31				
ST-2	15th St - Valley Dr to Highland Ave	North ⁽¹⁾	Time		3		0	0	0	1	0	0	0	No Parking 9am-11am Wed Street Parking/20 No Parking 9am-11am Wed Street Parking	Unmarked		
			Regular		2	3	4	2	2	3	3	2	Unmarked				
		South	Time	Compact	7		4	3	2	1	1	1	3	0	2 Hr Parking 7am-6pm Except Holidays / No Parking 9am-11am Wed Street Sweeping / Compact Cars Only	Marked	
			Restricted														
		Total Inventory					12	Total Occupancy	7	7	4	4	4	6	2		
								Percent	58.3%	58.3%	33.3%	33.3%	33.3%	50.0%	16.7%		
						Spaces Remaining	5	5	8	8	8	6	10				
ST-3	13th St - Valley Dr to Highland Ave	North	Metered	Time Restricted	16		8	9	9	9	7	9	6				
			Time Restricted														
		South	Metered	22		14	20	22	21	20	19	21					
			Time Restricted														
		Total Inventory					38	Total Occupancy	30	38	40	39	34	37	33		
								Percent	78.9%	100.0%	105.3%	102.6%	89.5%	97.4%	86.8%		
						Spaces Remaining	8	0	-2	-1	4	1	5				

Date of Collection: Saturday, October 8th, 2022

ST = On-Street Parking

Total Study Area Parking Utilization Data Weekend - On-Street Parking

Parking Zone	Segment	Side-of-Street	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	Restriction	Marked/ Unmarked	
ST-4	N Ardmore Ave - 12th St to 19th Ave	East	Time Restricted		11		8	8	8	7	6	5	6	2 Hr Parking 7am-8pm/No Parking 12nn-2pm Fri Street Sweeping	Unmarked	
			Regular		20		10	10	10	10	11	9	11		No Parking 12nn-2pm Fri Street Sweeping	Unmarked
		Total Inventory			31	Total Occupancy	18	18	18	17	17	14	17			
						Percent	58.1%	58.1%	58.1%	54.8%	54.8%	45.2%	54.8%			
				Spaces Remaining	13	107	107	108	108	111	108					
ST-5	15th St - Deegan Pl to N Ardmore Ave	North	Regular		13		7	7	7	7	7	11	12	No Parking 12nn-2pm Thu Street Sweeping No Parking 12nn-2pm Thu Street Sweeping/2 Hr Parking 7am-8pm	Unmarked	
			Time Restricted		10		4	4	3	1	3	3	4		Unmarked	
		Total Inventory			23	Total Occupancy	11	11	10	8	10	14	16			
						Percent	47.8%	47.8%	43.5%	34.8%	43.5%	60.9%	69.6%			
				Spaces Remaining	12	12	13	15	13	9	7					
ST-6	17th St - N Ardmore Ave to Terminus	North	Regular		23		5	5	9	8	7	7	7	No Restriction 2 Hr Parking 7am-8pm	Unmarked	
			Time Restricted		9		4	2	2	5	5	2	2		Unmarked	
		South	Time Restricted		11		6	6	3	3	2	3	3	2 Hr Parking 7am-8pm	Unmarked	
			Regular		23		9	11	9	10	10	11	11		No Restriction	Unmarked
		Total Inventory			66	Total Occupancy	24	24	23	26	24	23	23			
						Percent	36.4%	19.2%	18.4%	20.8%	19.2%	18.4%	18.4%			
				Spaces Remaining	42	42	43	40	42	43	43					
ST-7	18th St - Flournoy Rd to N Ardmore Ave	North	Regular		33		7	18	15	11	14	14	11	No Restriction	Unmarked	
		South	Regular		39		11	13	15	12	10	10	9	No Restriction	Unmarked	
		Total Inventory			72	Total Occupancy	18	31	30	23	24	24	20			
						Percent	25.0%	43.1%	41.7%	31.9%	33.3%	33.3%	27.8%			
				Spaces Remaining	54	41	42	49	49	48	48	52				
Total On-Street Inventory					367	Total Occupancy	213	244	236	224	217	205	205			
						Utilization	58.0%	66.5%	64.3%	61.0%	59.1%	55.9%	55.9%			
						Spaces Remaining	154	123	131	143	150	162	162			

(1) Total Occupancy for most of the intervals exceeded the inventory for the regular curb because there are cars parked illegally in driveways.

Date of Collection: Saturday, October 8th, 2022

ST = On-Street Parking

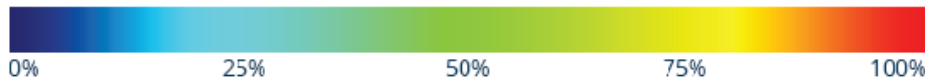
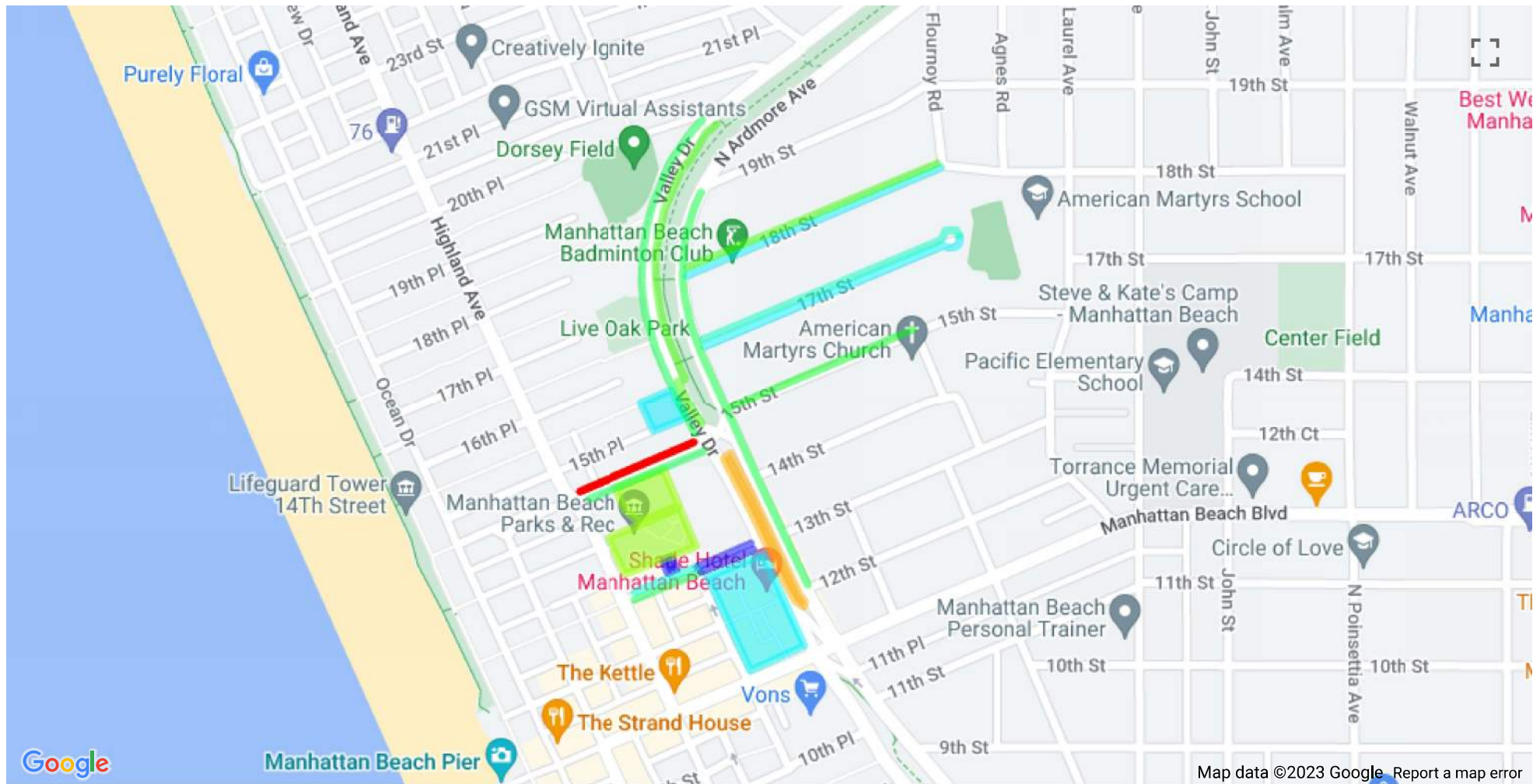
Percent Utilized Spaces	
	> 85%
	70% - 85%
	55% - 70%
	< 55%

Attachment C
Parking Heat Maps – Weekday
(Total Study Area)

22-020299 Tuesday

Date: 4-Oct

Time: 10:00 AM

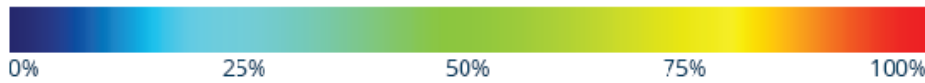
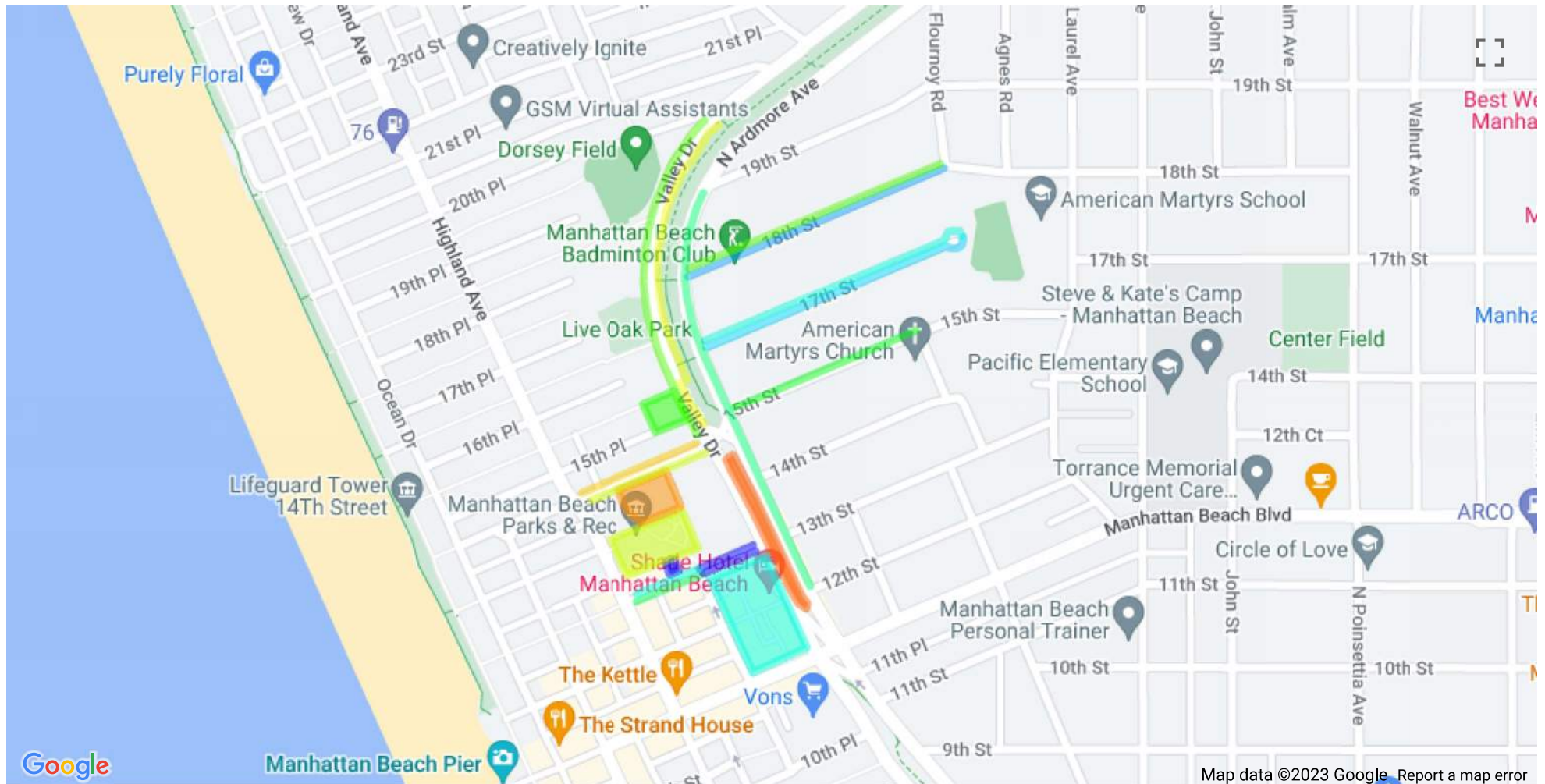


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 10:00 AM to 11:00 AM

22-020299 Tuesday

Date: 4-Oct

Time: 11:00 AM

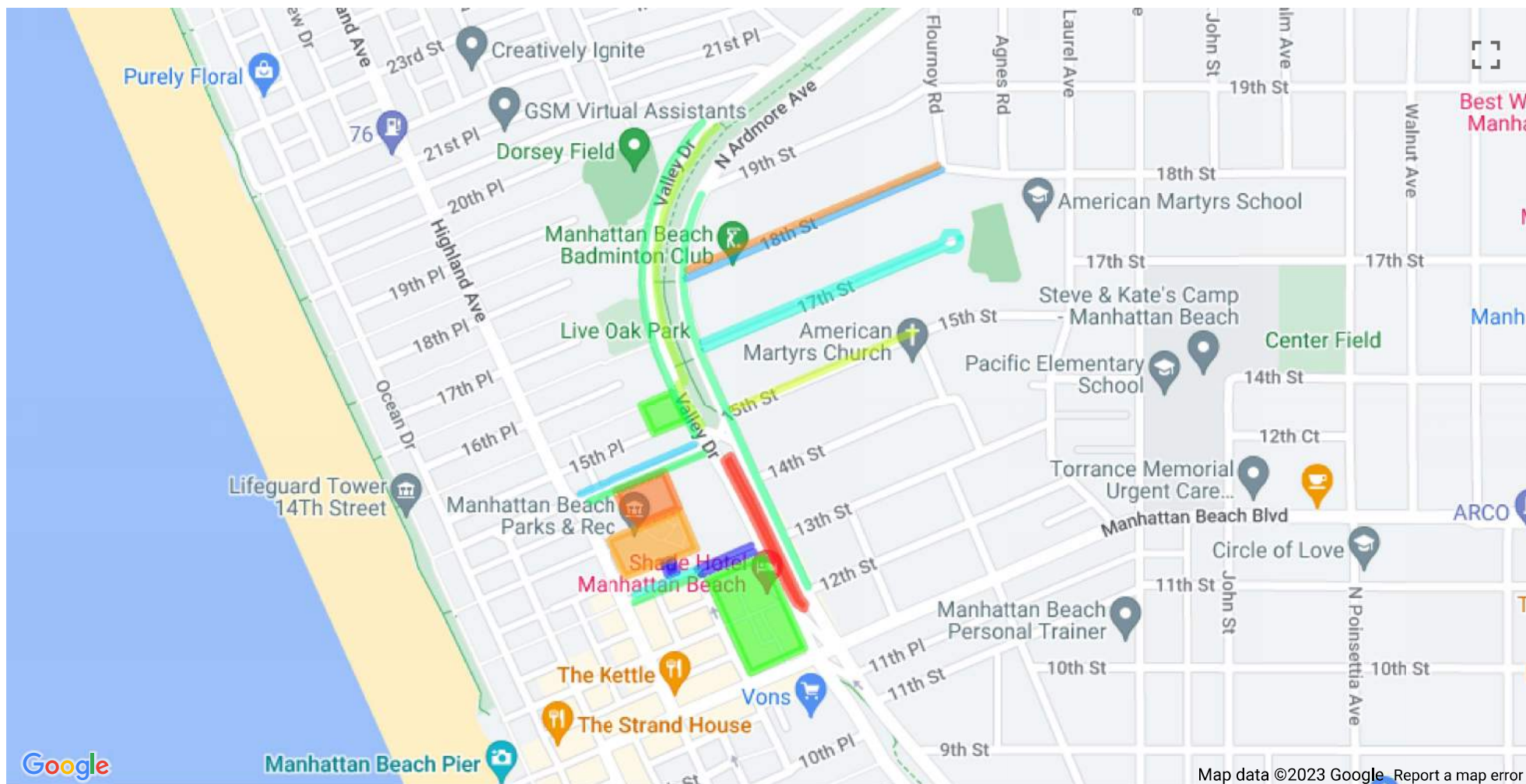


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 11:00 AM to 12:00 PM

22-020299 Tuesday

Date: 4-Oct

Time: 12:00 PM

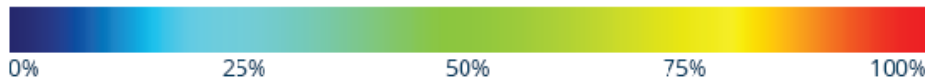
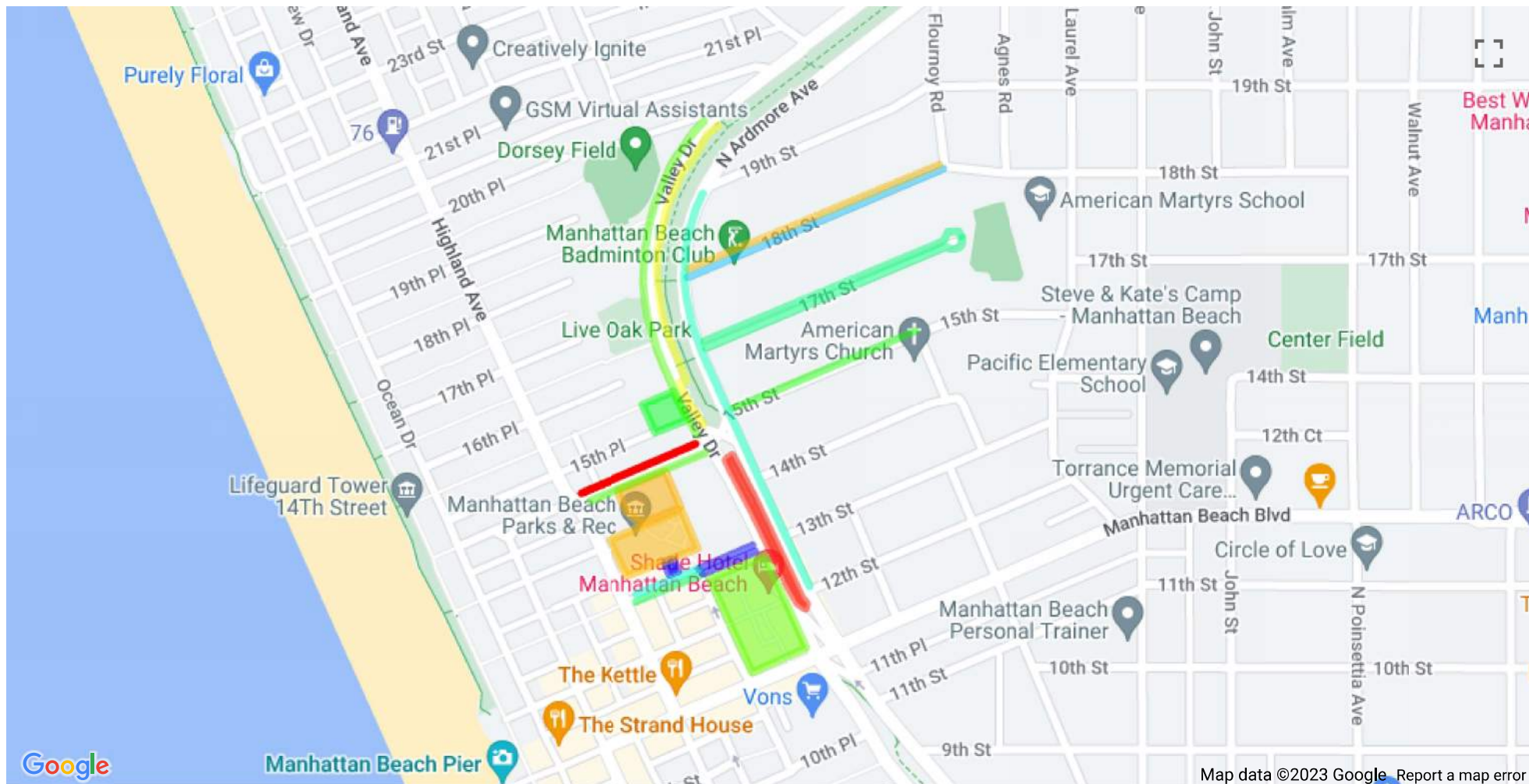


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 12:00 PM - 1:00 PM

22-020299 Tuesday

Date: 4-Oct

Time: 1:00 PM

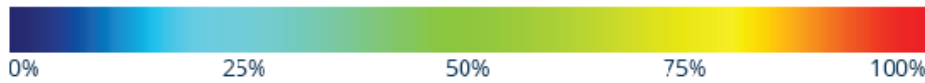
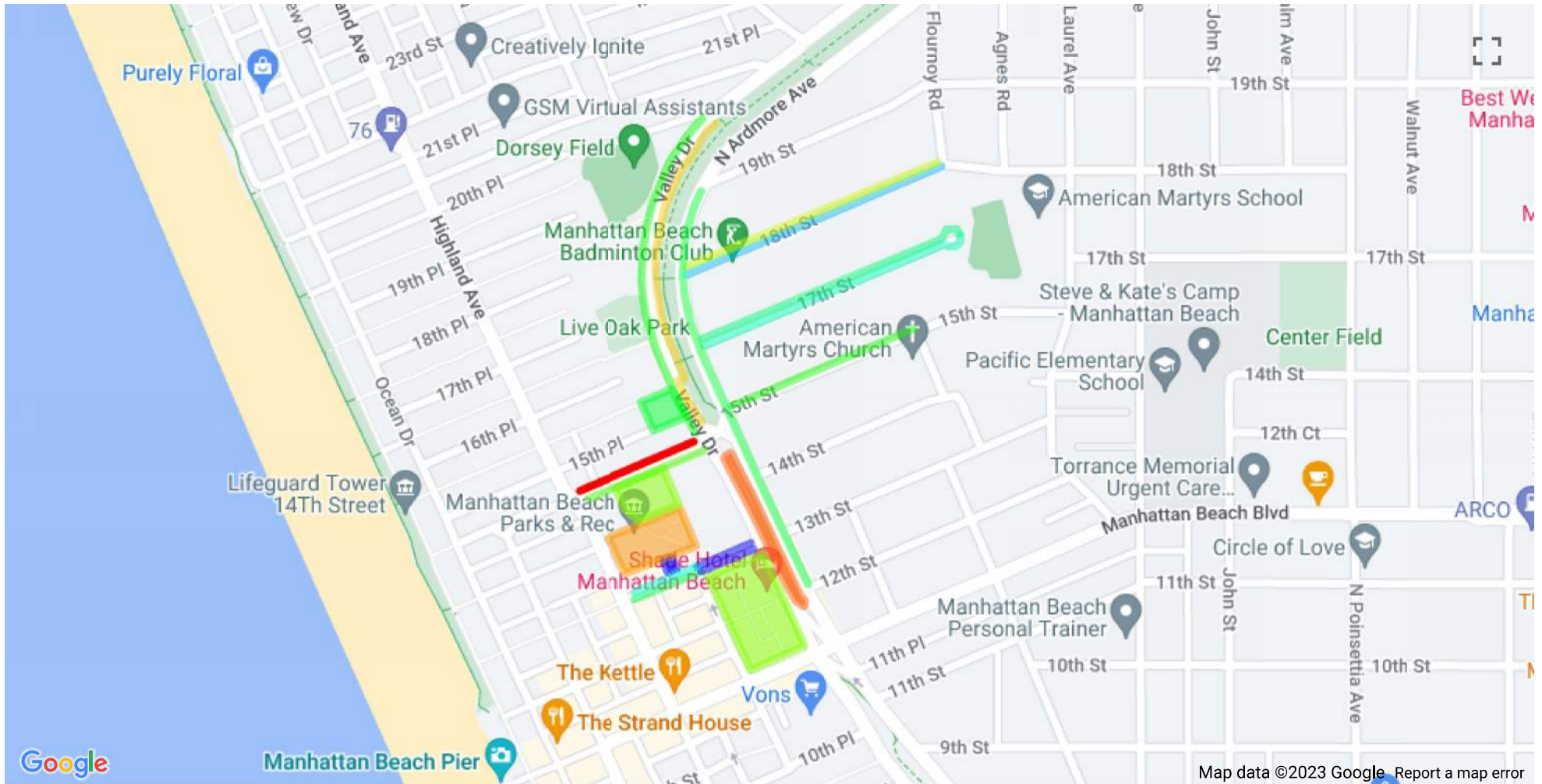


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 1:00PM to 2:00 PM

22-020299 Tuesday

Date: 4-Oct

Time: 2:00 PM

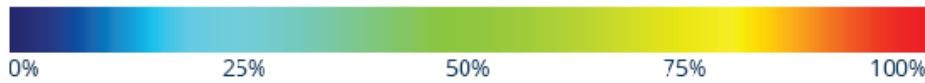
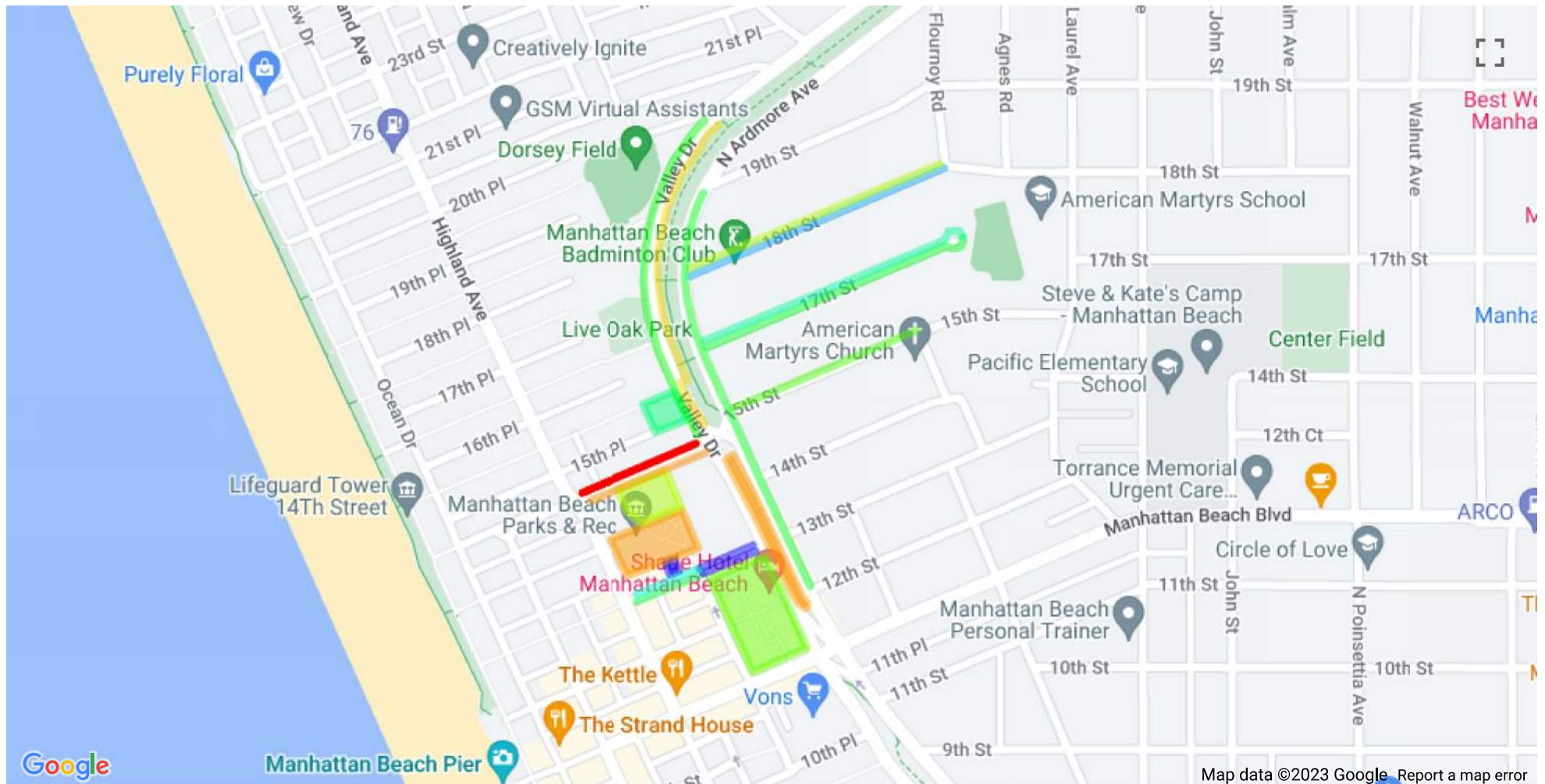


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 2:00 PM to 3:00 PM

22-020299 Tuesday

Date: 4-Oct

Time: 3:00 PM

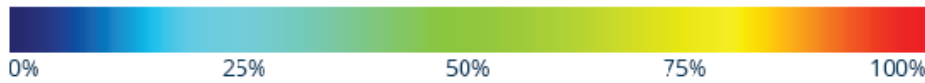
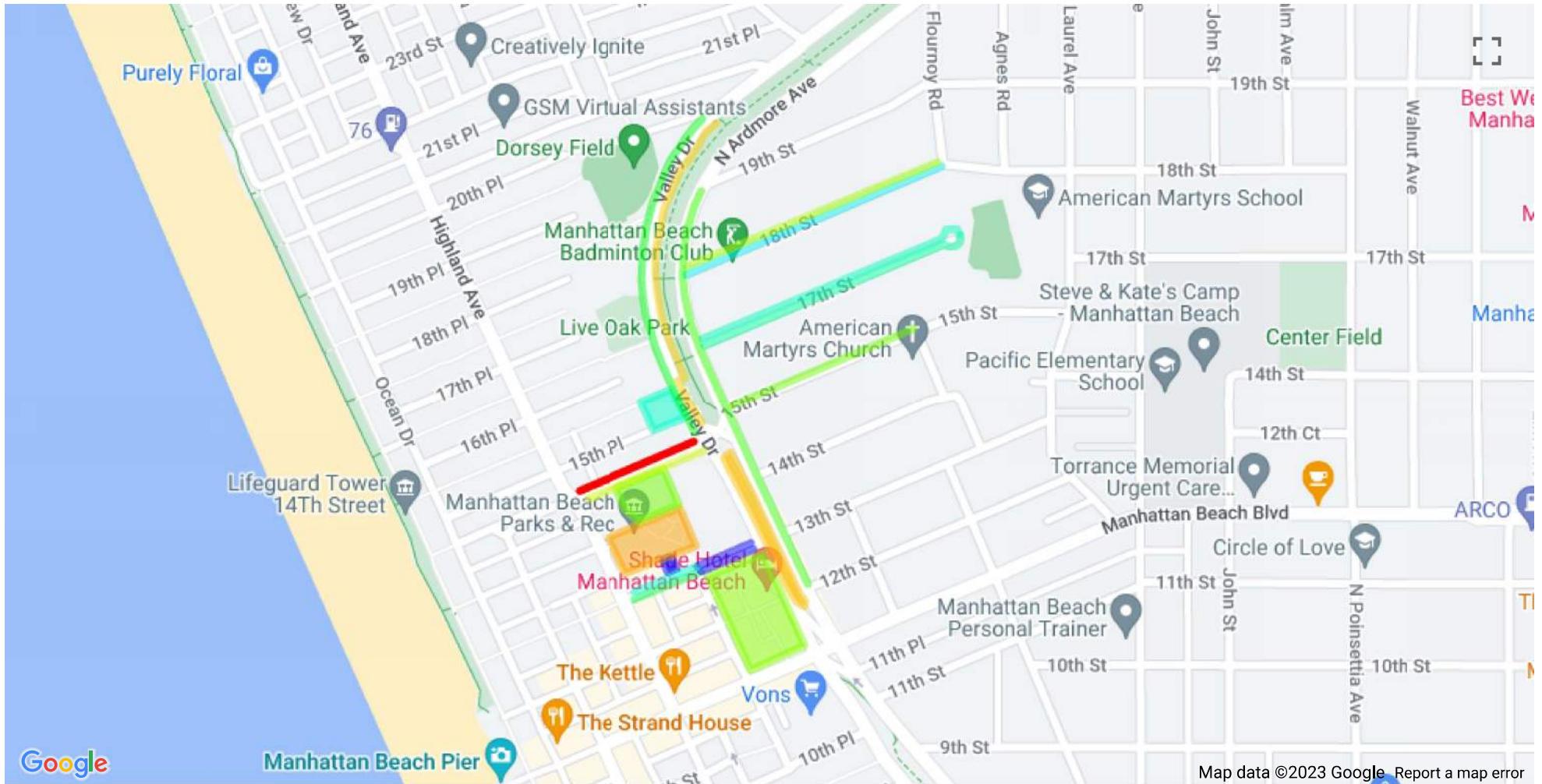


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 3:00 PM to 4:00 PM

22-020299 Tuesday

Date: 4-Oct

Time: 4:00 PM

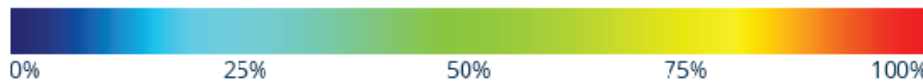
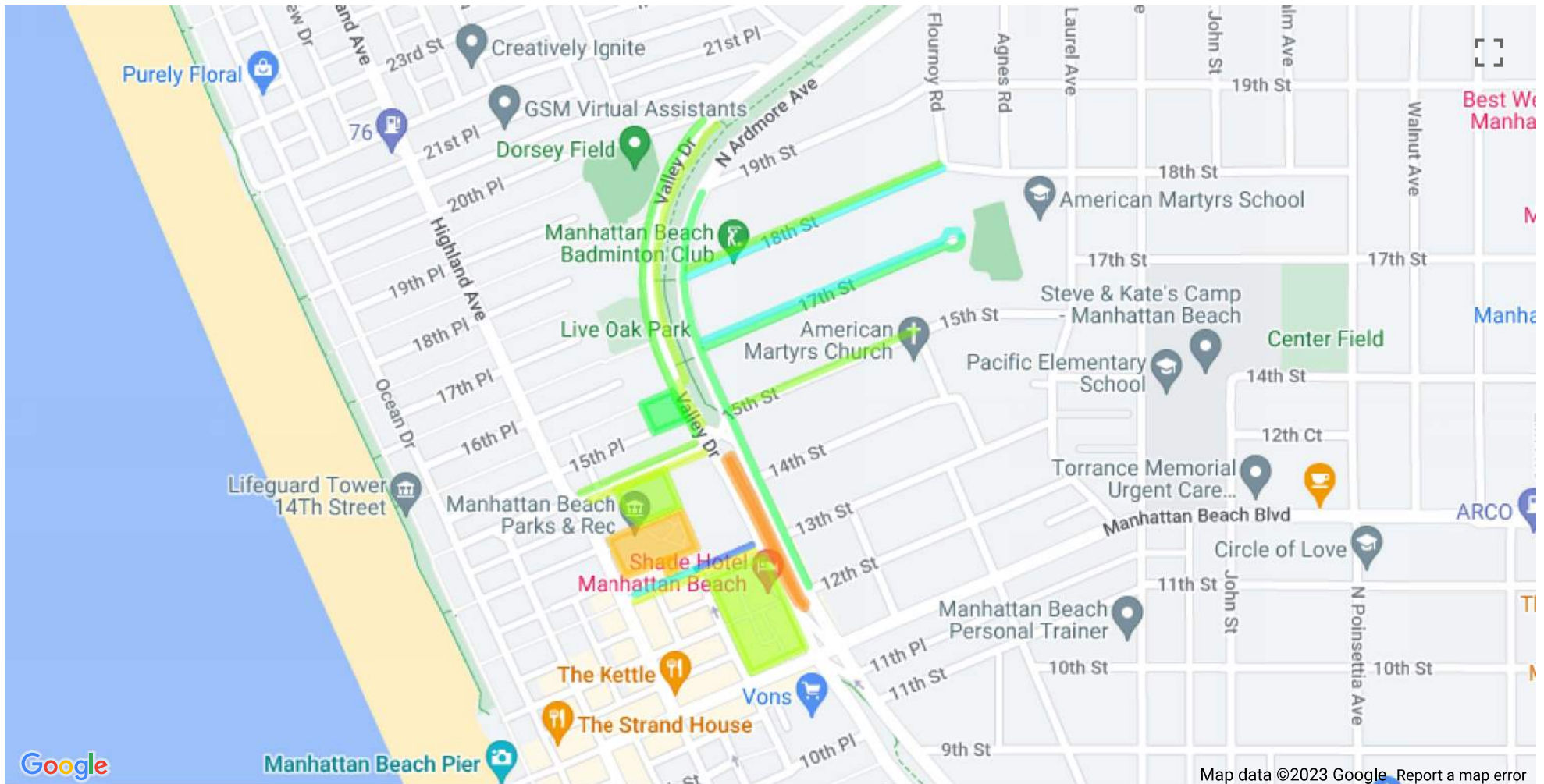


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 4:00 PM to 5:00 PM

22-020299 Tuesday

Date: 4-Oct

Time: 5:00 PM

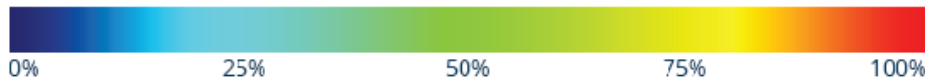
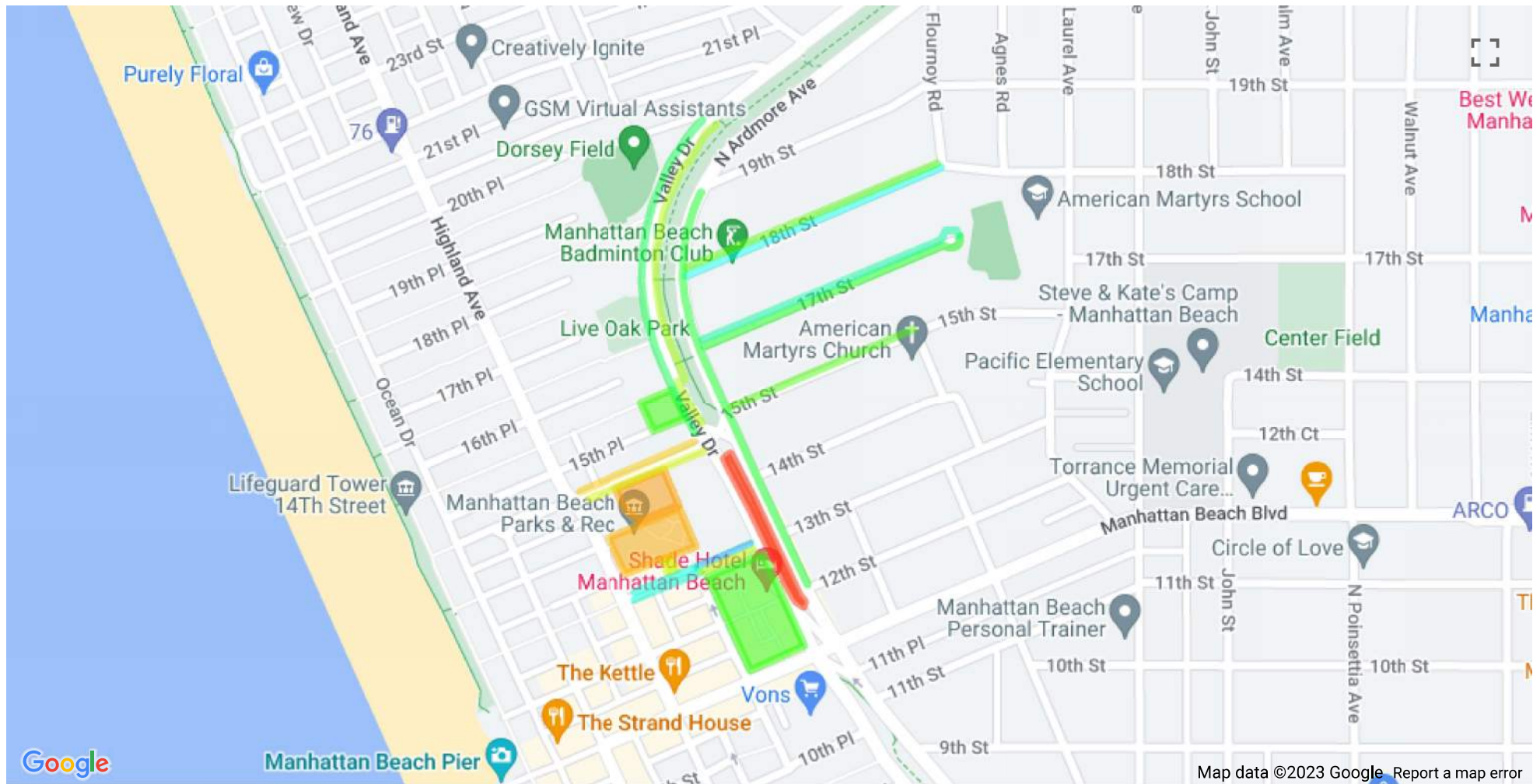


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 5:00 PM to 6:00 PM

22-020299 Tuesday

Date: 4-Oct

Time: 6:00 PM

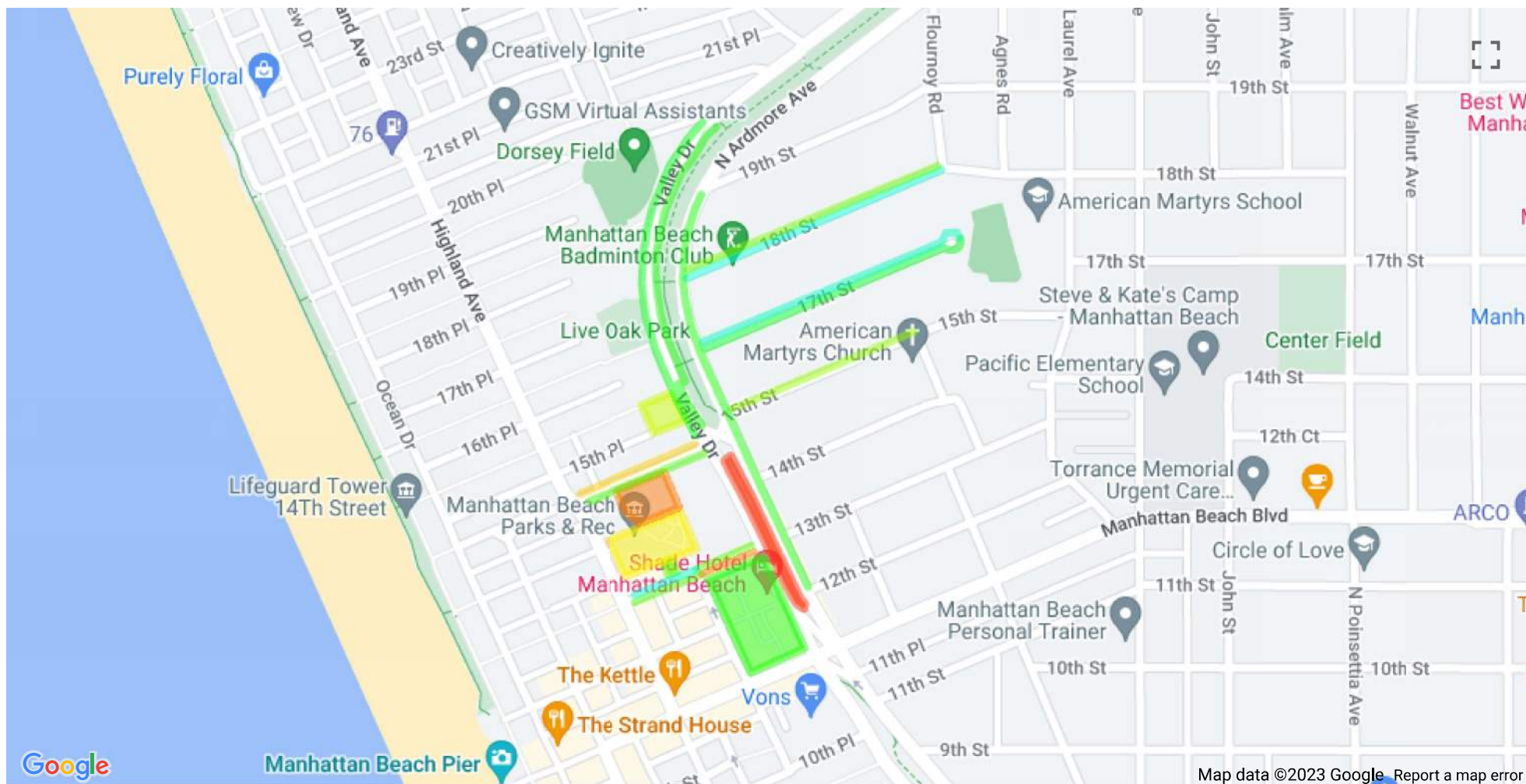


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 6:00 PM to 7:00 PM

22-020299 Tuesday

Date: 4-Oct

Time: 7:00 PM

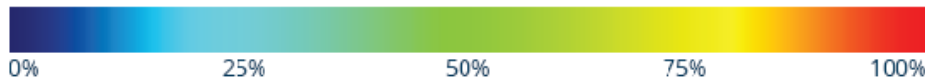
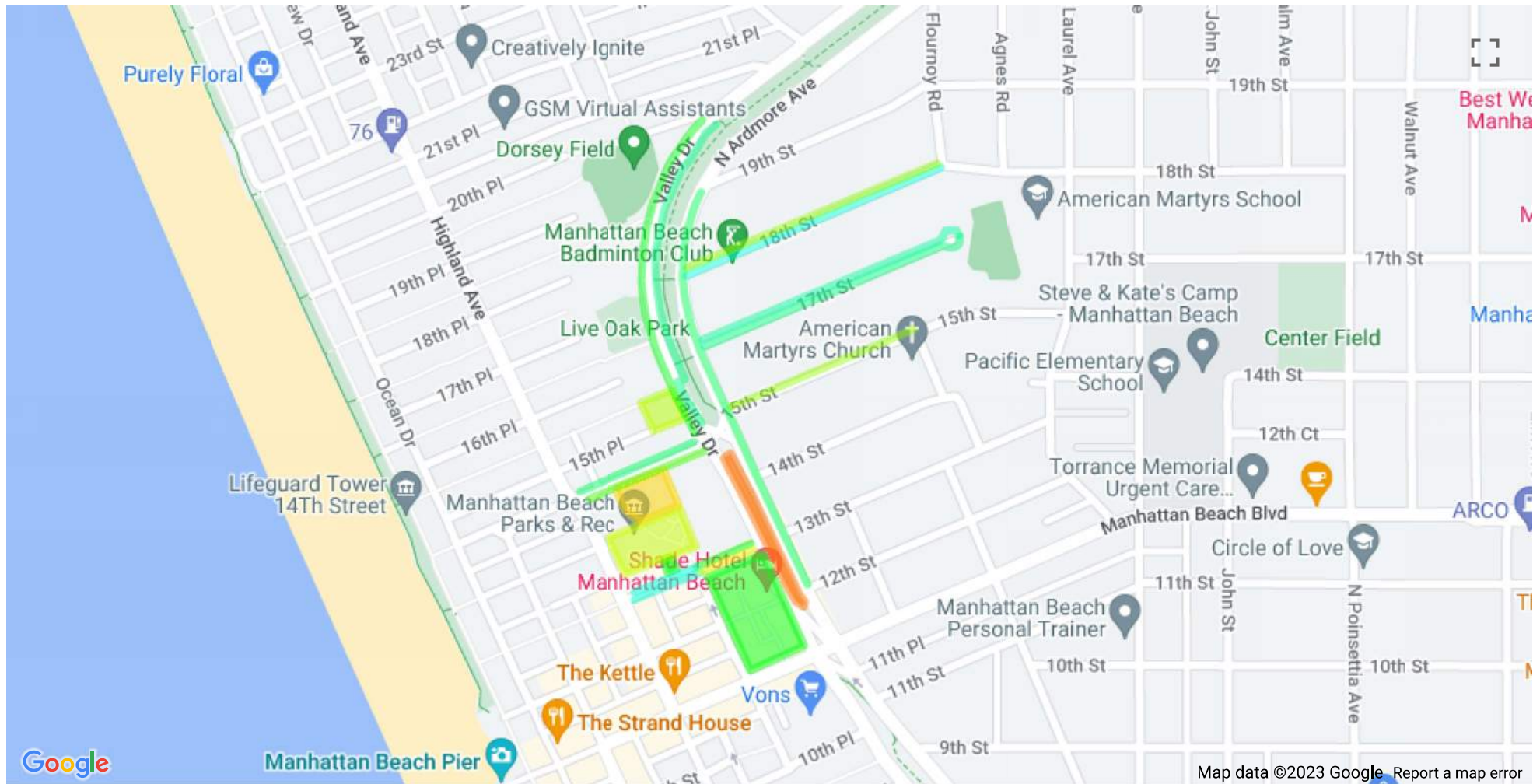


Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 7:00 PM - 8:00 PM

22-020299 Tuesday

Date: 4-Oct

Time: 8:00 PM



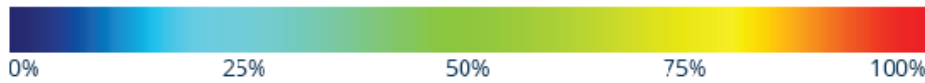
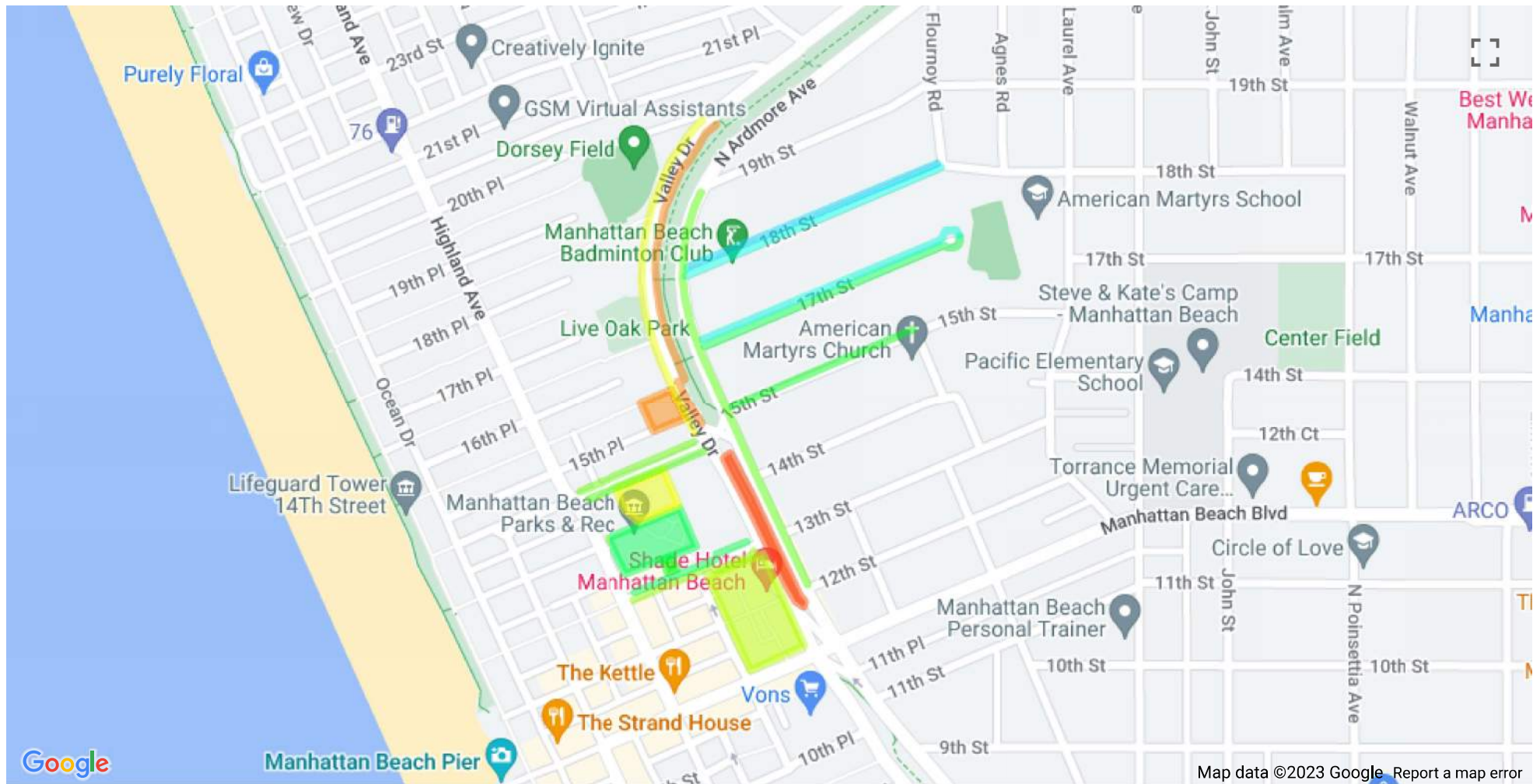
Peak Parking Utilization - Weekday: Total Study Area
Tuesday October 4, 2022 - 8:00 PM to 9:00 PM

Attachment D
Parking Heat Maps – Weekend
(Total Study Area)

22-020299 Saturday

Date: 8-Oct

Time: 10:00 AM

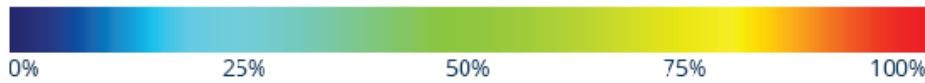
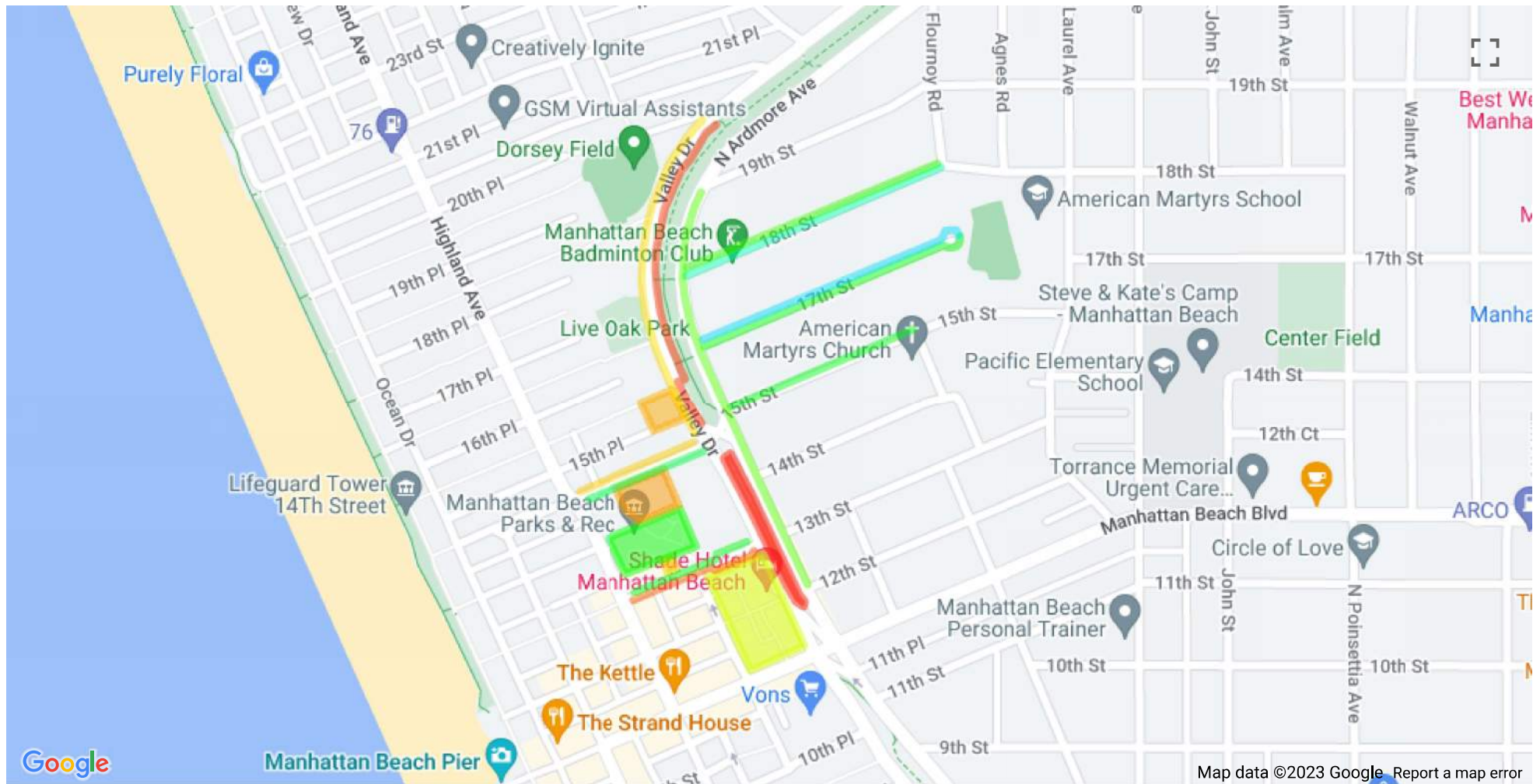


Peak Parking Utilization - Weekday: Total Study Area
Saturday October 8, 2022 - 10:00 AM to 11:00 AM

22-020299 Saturday

Date: 8-Oct

Time: 11:00 AM

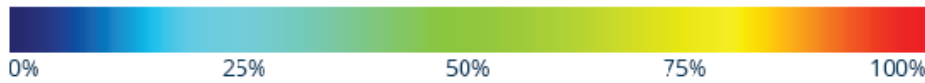
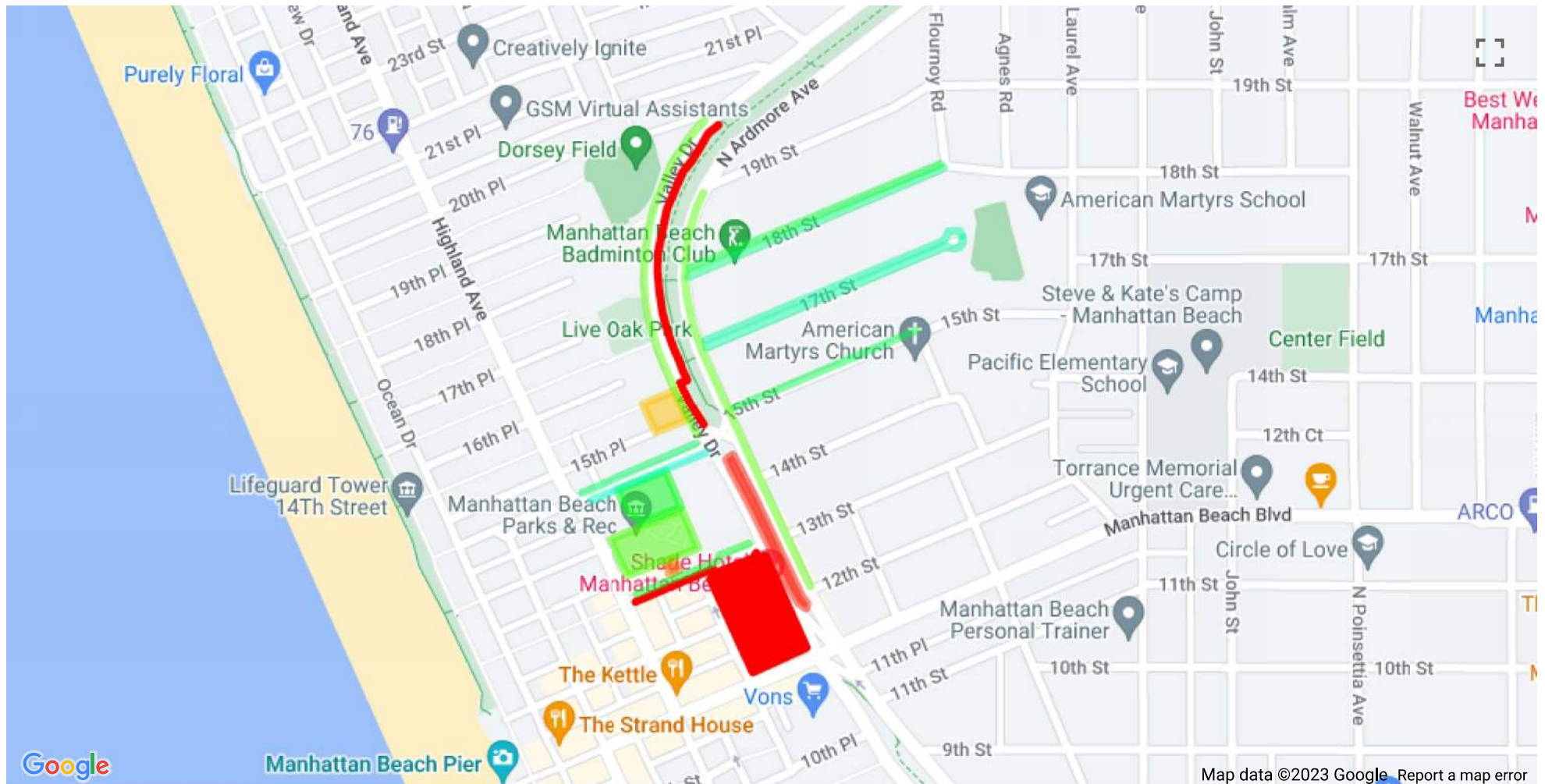


Peak Parking Utilization - Weekday: Total Study Area
Saturday October 8, 2022 - 11:00 AM to 12:00 PM

22-020299 Saturday

Date: 8-Oct

Time: 12:00 PM

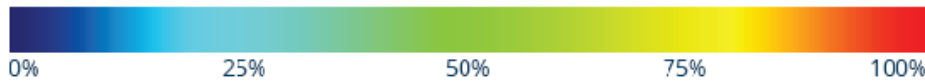
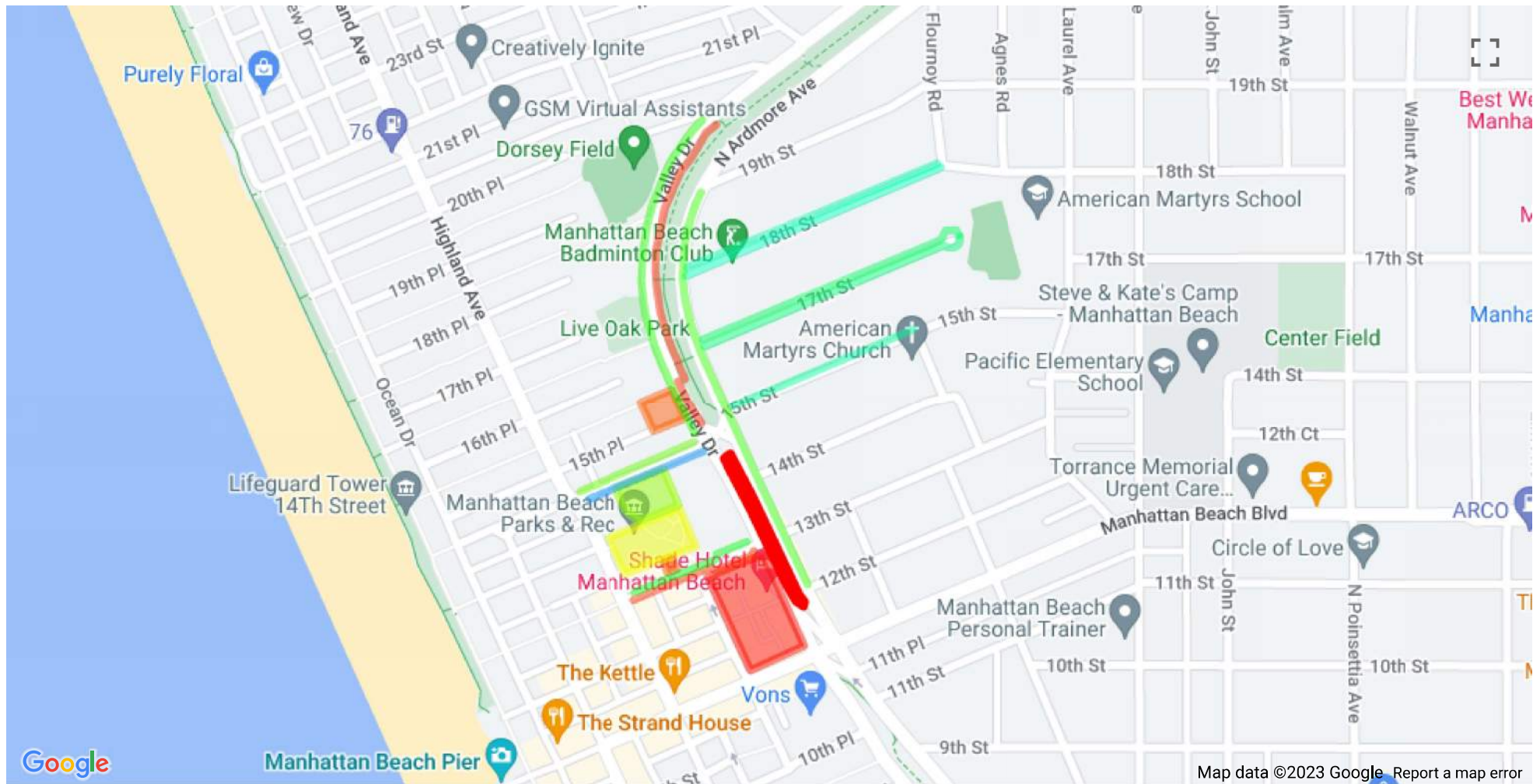


Peak Parking Utilization - Weekday: Total Study Area
Saturday October 8, 2022 - 12:00 PM to 1:00 PM

22-020299 Saturday

Date: 8-Oct

Time: 1:00 PM

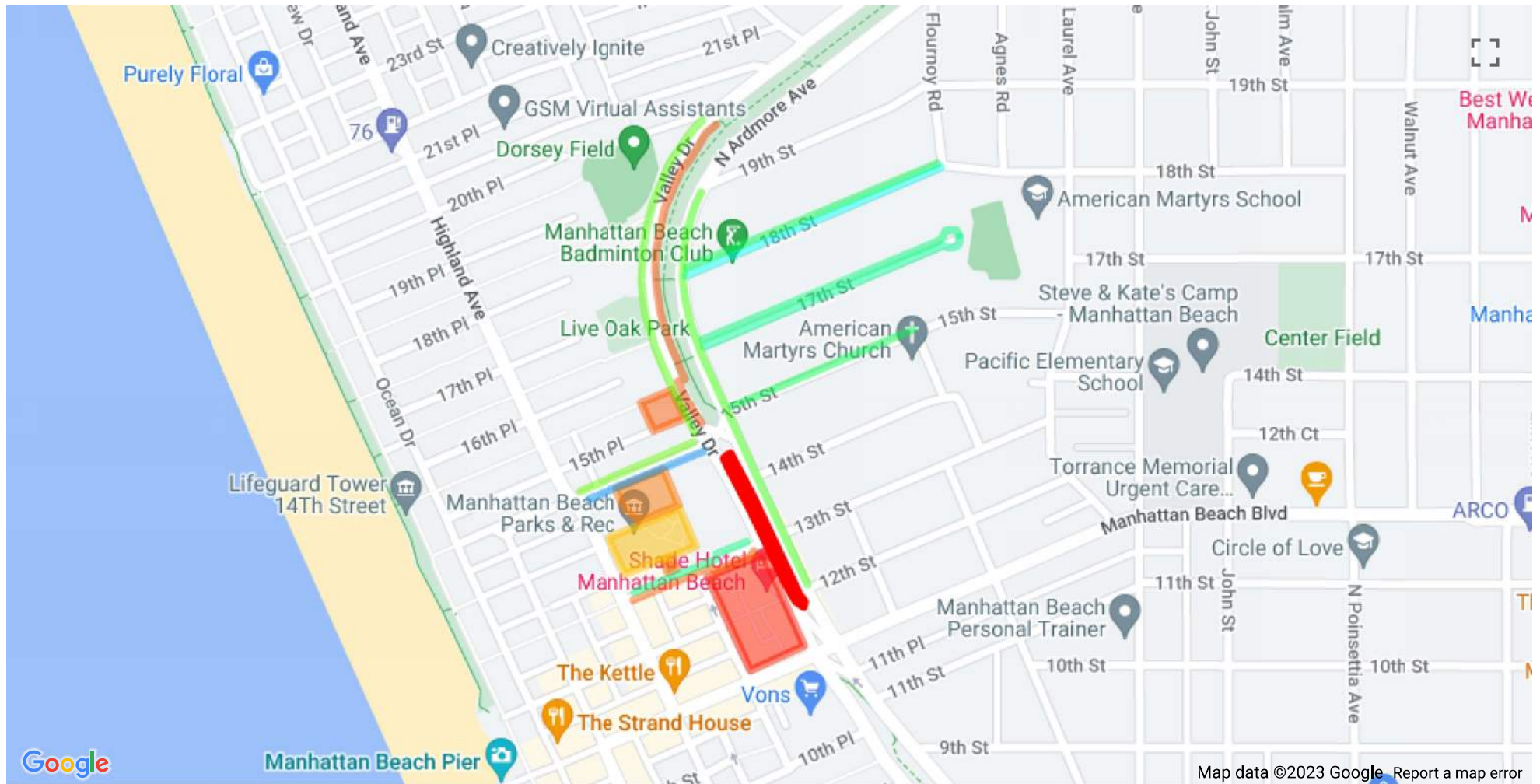


Peak Parking Utilization - Weekday: Total Study Area
Saturday October 8, 2022 - 1:00 PM to 2:00 PM

22-020299 Saturday

Date: 8-Oct

Time: 2:00 PM

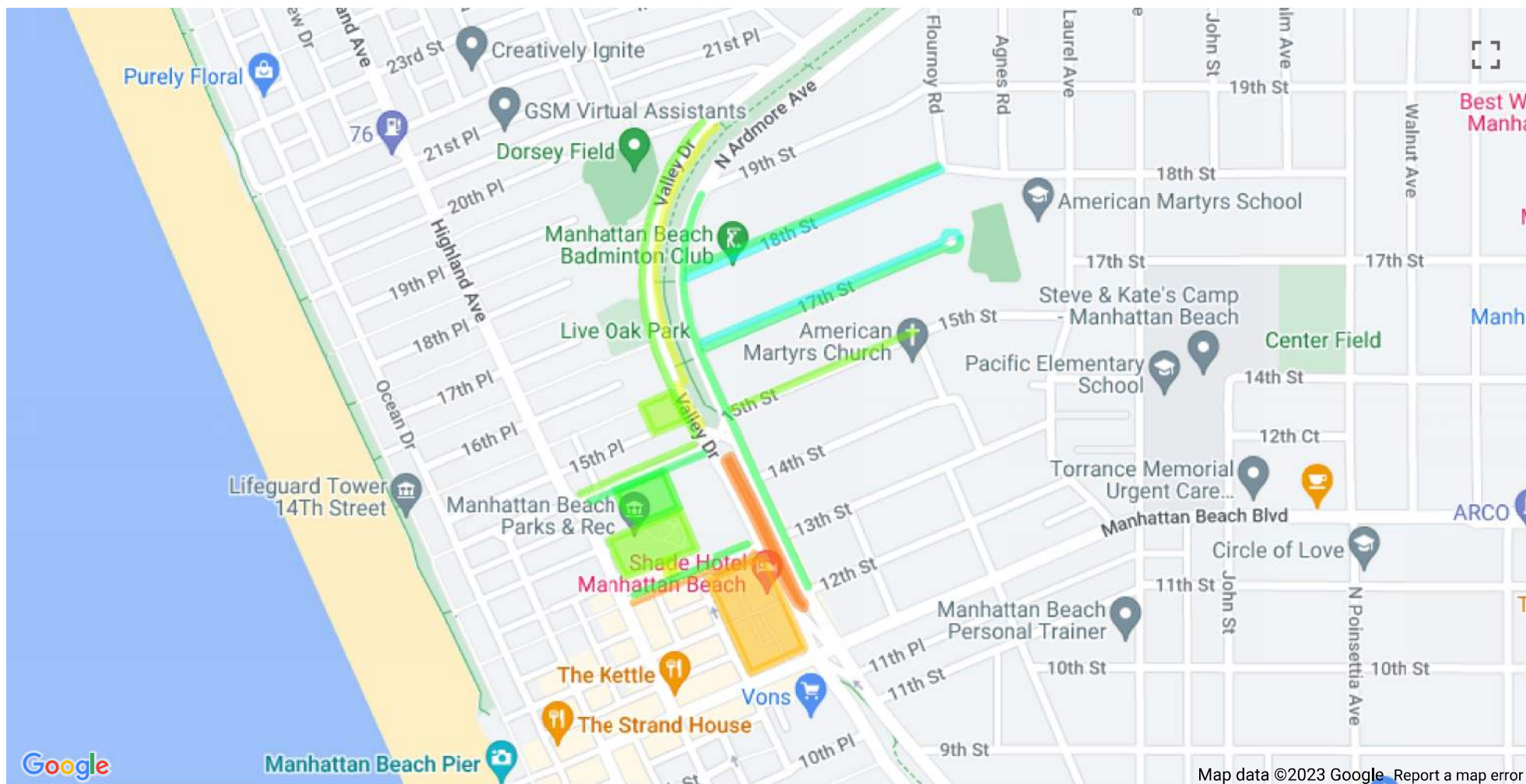


Peak Parking Utilization - Weekday: Total Study Area
Saturday October 8, 2022 - 2:00 PM to 3:00 PM

22-020299 Saturday

Date: 8-Oct

Time: 3:00 PM

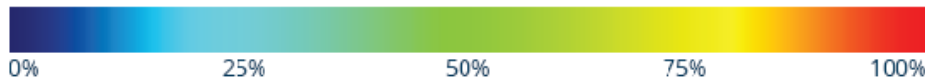
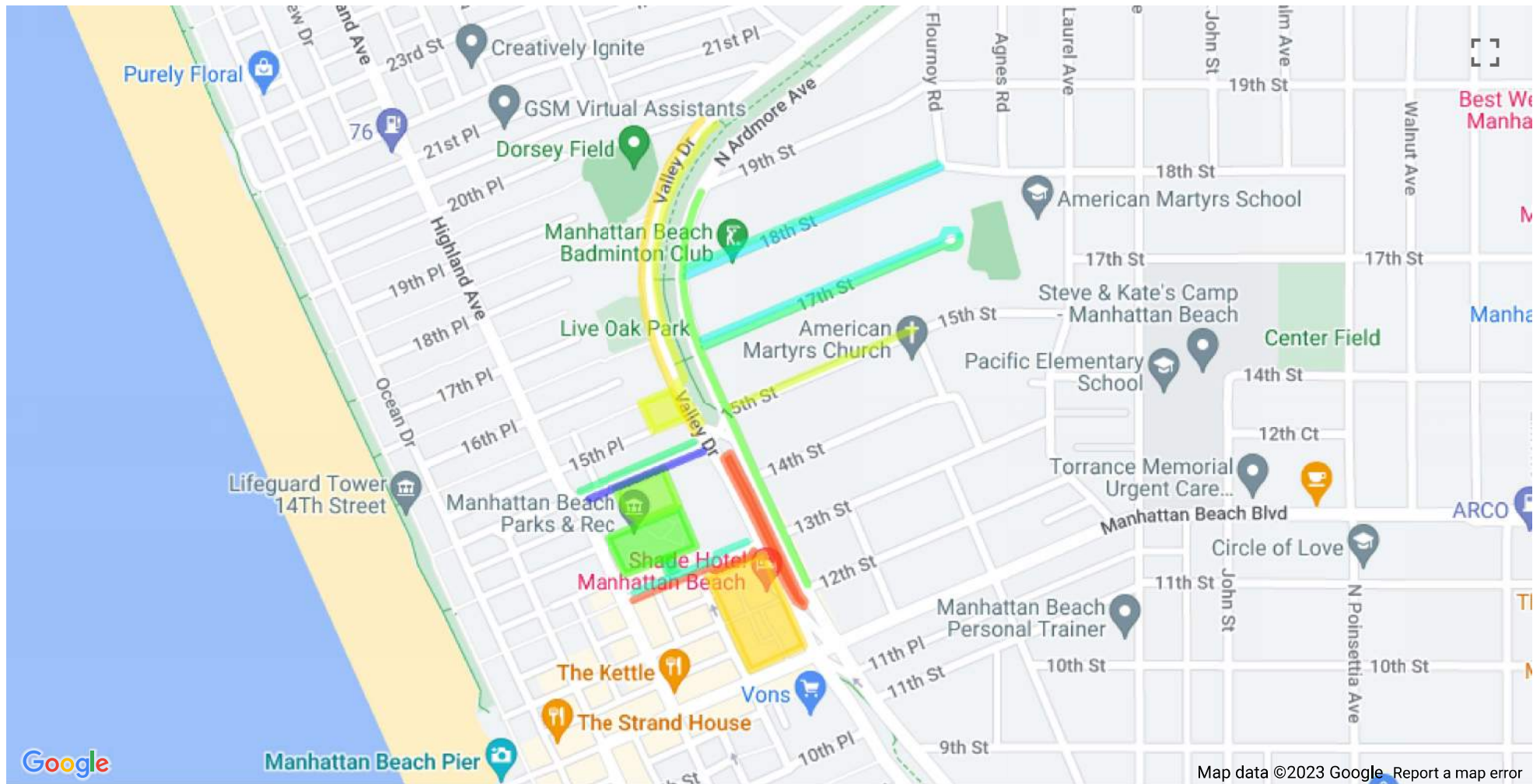


Peak Parking Utilization - Weekday: Total Study Area
Saturday October 8, 2022 - 3:00 PM to 4:00 PM

22-020299 Saturday

Date: 8-Oct

Time: 4:00 PM



Peak Parking Utilization - Weekday: Total Study Area
Saturday October 8, 2022 - 4:00 PM to 5:00 PM

Michael Baker

INTERNATIONAL

Attachment E
Detailed Parking Utilization Data – Weekday
(Focused Study Area)

Focused Study Area Parking Utilization Data Weekday - Off-Street Parking

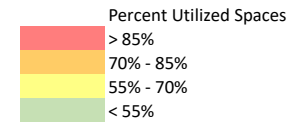
Parking Zone	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	Restrictions
PL-1	Regular		31		6	15	14	12	12	10	7	14	21	29	27	
	Compact		2		0	2	2	2	2	1	2	2	1	2	2	
	ADA		6		3	4	3	3	2	2	1	1	0	0	0	
	EV		1		0	0	1	1	1	1	1	1	1	0	1	
	Reserved		7		2	4	5	4	4	4	3	3	3	2	2	
	Total Inventory		47	Total Occupancy	11	25	25	22	21	18	14	21	26	33	32	
				Percent	23.4%	53.2%	53.2%	46.8%	44.7%	38.3%	29.8%	44.7%	55.3%	70.2%	68.1%	
				Available Parking	36	22	22	25	26	29	33	26	21	14	15	
PL-2	Regular	Van	59		40	53	55	52	41	44	39	42	55	57	51	
	ADA		3		1	2	3	1	0	0	0	0	0	0		
	ADA		4		2	2	2	2	1	1	1	1	1	1	1	
	Total Inventory		66	Total Occupancy	43	57	60	55	42	45	40	43	56	58	52	
				Percent	65.2%	86.4%	90.9%	83.3%	63.6%	68.2%	60.6%	65.2%	84.8%	87.9%	78.8%	
				Available Parking	23	9	6	11	24	21	26	23	10	8	14	
Total Parking Lot Inventory			113	Occupancy	54	82	85	77	63	63	54	64	82	91	84	
				Utilization	47.8%	72.6%	75.2%	68.1%	55.8%	55.8%	47.8%	56.6%	72.6%	80.5%	74.3%	
				Available Parking	59	31	28	36	50	50	59	49	31	22	29	
PS-1	Metered	Head-In Only	50		39	41	49	44	48	48	50	50	50	47	41	City Service Vehicle Only
	Metered		8		1	1	1	2	2	3	2	1	1	1	1	
	ADA	Van	1		1	1	1	1	1	1	1	1	1	1	1	
	ADA	EV	1		0	0	0	0	0	0	0	0	0	0	0	
	Metered	EV	6		1	2	6	6	6	5	5	4	4	3	3	
	City Vehicle		23		16	18	19	20	19	19	17	17	18	17	17	
	City Vehicle	Service	4		2	2	3	3	3	3	3	3	3	2	2	
	Total Inventory		93	Total Occupancy	60	65	79	76	79	79	78	76	77	71	65	
				Percent	64.5%	69.9%	84.9%	81.7%	84.9%	84.9%	83.9%	81.7%	82.8%	76.3%	69.9%	
				Available Parking	33	28	14	17	14	14	15	17	16	22	28	
Total Parking Structure Inventory			93	Occupancy	60	65	79	76	79	79	78	76	77	71	65	
				Utilization	64.5%	69.9%	84.9%	81.7%	84.9%	84.9%	83.9%	81.7%	82.8%	76.3%	69.9%	
				Available Parking	33	28	14	17	14	14	15	17	16	22	28	
Total Off-Street Inventory			206	Occupancy	114	147	164	153	142	142	132	140	159	162	149	
				Utilization	55.3%	71.4%	79.6%	74.3%	68.9%	68.9%	64.1%	68.0%	77.2%	78.6%	72.3%	
				Available Parking	92	59	42	53	64	64	74	66	47	44	57	

⁽¹⁾ Guest Parking for the Shade Hotel removed from inventory to provide conservative estimate of available public parking.

Date of Collection: Tuesday, October 4th, 2022

PL = Off-Street Parking Lot

PS = Off-Street Parking Structure



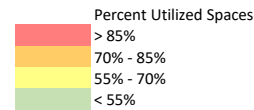
Focused Study Area Parking Utilization Data Weekday - On-Street Parking

Parking Zone	Segment	Side-of-Street	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	Restriction	Marked/Unmarked	
ST-1	Valley Dr - 15th St to 20th Pl	East	ADA	EV	4		2	3	0	2	2	3	2	2	1	0	0	Handicap Handicap / 2 Hr Electric Vehicle 2 Hr Electric Vehicle 4 Hr Parking 6am-5pm / No Parking 6:30am-8am Thu Street Sweeping	Marked	
			ADA		1	0	1	0	0	1	1	0	0	0	0	0	0		Marked	
			EV		1	0	0	0	1	1	1	1	1	1	1	1	0		0	Marked
			Regular		83	48	62	58	64	67	65	67	57	58	45	33	Marked			
		West	Regular	25	14	18	15	19	16	18	18	18	14	16	16	Handicap 4 Hr Parking 6am-5pm Except Sunday / No Parking 7am-8am Wed & Fri Street Sweeping	Marked			
ADA	2	0	2	0	0	0	0	0	0	0	0	0	0	0	Marked					
Time Restricted	9	3	3	1	3	3	2	1	2	2	2	2	2	2	Marked					
Total Inventory	125	Total Occupancy	67	89	74	89	90	90	90	80	76	64	51							
			Percent	53.6%	71.2%	59.2%	71.2%	72.0%	72.0%	72.0%	64.0%	60.8%	51.2%	40.8%						
			Spaces Remaining	58	36	51	36	35	35	35	45	49	61	74						
ST-2	15th St - Valley Dr to Highland Ave	North ⁽¹⁾	Time Restricted		3		1	0	0	0	0	0	0	0	0	0	0	No Parking 9am-11am Wed Street Parking/20 Min Parking Only	Unmarked	
			Regular	2	5	4	1	5	6	6	5	3	4	4	2	No Parking 9am-11am Wed Street Parking	Unmarked			
		South	Time Restricted	Compact	7		3	5	3	4	4	6	5	5	5	4	4	2 Hr Parking 7am-6pm Except Holidays / No Parking 9am-11am Wed Street Sweeping / Compact Cars Only	Marked	
		Total Inventory	12	Total Occupancy	9	9	4	9	10	12	10	8	9	8	6					
				Percent	75.0%	75.0%	33.3%	75.0%	83.3%	100.0%	83.3%	66.7%	75.0%	66.7%	50.0%					
		Spaces Remaining	3	3	8	3	2	0	2	4	3	4	6							
ST-4	N Ardmore Ave - 12th St to 19th Ave	East	Time Restricted		11		5	4	4	4	7	7	7	3	4	4	2	2 Hr Parking 7am-8pm/No Parking 12nn-2pm Fri Street Sweeping	Unmarked	
			Regular	20	9	8	8	6	7	8	10	11	11	12	11	11	11		No Parking 12nn-2pm Fri Street Sweeping	Unmarked
		Total Inventory	31	Total Occupancy	14	12	12	10	14	15	17	14	15	16	13					
				Percent	45.2%	38.7%	38.7%	32.3%	45.2%	48.4%	54.8%	45.2%	48.4%	51.6%	41.9%					
				Spaces Remaining	17	113	113	115	111	110	108	111	110	109	112					
Total On-Street Inventory					168	Total Occupancy	90	110	90	108	114	117	117	102	100	88	70			
						Utilization	53.6%	65.5%	53.6%	64.3%	67.9%	69.6%	69.6%	60.7%	59.5%	52.4%	41.7%			
						Spaces Remaining	78	58	78	60	54	51	51	66	68	80	98			

⁽¹⁾ Total Occupancy for most of the intervals exceeded the inventory for the regular curb because there are cars parked illegally in driveways.

Date of Collection: Tuesday, October 4th, 2022

ST = On-Street Parking



Attachment F
Detailed Parking Utilization Data – Weekend
(Focused Study Area)

Focused Study Area Parking Utilization Data Weekend - Off-Street Parking

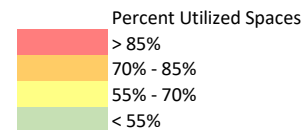
Parking Zone	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	Restrictions
PL-1	Regular		31		31	31	30	31	31	25	27	
	Compact		2		2	2	2	2	2	2	2	
	ADA		6		0	0	0	3	2	0	1	
	EV		1		1	0	1	1	1	0	1	
	Reserved		7		7	6	5	6	7	3	3	
	Total Inventory		47	Total Occupancy	41	39	38	43	43	30	34	
				Percent	87.2%	83.0%	80.9%	91.5%	91.5%	63.8%	72.3%	
				Available Parking	6	8	9	4	4	17	13	
PL-2	Regular		59		47	54	31	42	58	35	40	
	ADA	Van	3		1	1	1	1	0	0	0	
	ADA		4		1	1	0	0	0	0	0	
	Total Inventory		66	Total Occupancy	49	56	32	43	58	35	40	
				Percent	74.2%	84.8%	48.5%	65.2%	87.9%	53.0%	60.6%	
			Available Parking	17	10	34	23	8	31	26		
Total Parking Lot Inventory			113	Occupancy	90	95	70	86	101	65	74	
				Utilization	79.6%	84.1%	61.9%	76.1%	89.4%	57.5%	65.5%	
				Available Parking	23	18	43	27	12	48	39	
PS-1	Metered		50		14	20	24	36	41	26	22	
	Metered	Head-In Only	8		5	6	7	7	8	8	5	Head In Parking Only/ Meter
	ADA	Van	1		1	1	1	1	1	1	1	Handicap Van Accessible
	ADA	EV	1		0	0	0	0	0	0	0	Handicap/ Electric Vehicle
	Metered	EV	6		1	0	2	5	5	3	3	Electric Vehicle/ Meter
	City Vehicle		23		16	17	16	17	17	17	17	
	Service Vehicle		4		2	3	3	3	3	3	3	Service Vehicle
	Total Inventory		93	Total Occupancy	39	47	53	69	75	58	51	0
			Percent	41.9%	50.5%	57.0%	74.2%	80.6%	62.4%	54.8%		
			Available Parking	54	46	40	24	18	35	42		
Total Parking Structure Inventory			93	Occupancy	39	47	53	69	75	58	51	0
				Utilization	41.9%	50.5%	57.0%	74.2%	80.6%	62.4%	54.8%	
				Available Parking	54	46	40	24	18	35	42	
Total Off-Street Inventory			206	Occupancy	129	142	123	155	176	123	125	
				Utilization	62.6%	68.9%	59.7%	75.2%	85.4%	59.7%	60.7%	
				Available Parking	77	64	83	51	30	83	81	

⁽¹⁾ Guest Parking for the Shade Hotel removed from inventory to provide conservative estimate of available public parking.

Date of Collection: Saturday, October 8th, 2022

PL = Off-Street Parking Lot

PS = Off-Street Parking Structure



Focused Study Area Parking Utilization Data Weekend - On-Street Parking

Parking Zone	Segment	Side-of-Street	Type	Secondary Type	Inventory		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	Restriction	Marked/Unmarked		
ST-1	Valley Dr - 15th St to 20th Pl	East	ADA	EV	4		0	2	3	2	2	2	1	Handicap Handicap / 2 Hr Electric Vehicle 2 Hr Electric Vehicle 4 Hr Parking 6am-5pm / No Parking 6:30am-8am Thu Street Sweeping	Marked		
			ADA		1	0	0	1	1	1	0	0	Marked				
			EV		1	0	1	0	1	1	0	1	Marked				
			Regular		83	78	82	84	82	79	63	63	Marked				
		West	Regular	25		2		2	2	0	0	0	1		1	Handicap 4 Hr Parking 6am-5pm Except Sunday / No Parking 7am-8am Wed & Fri Street Sweeping	Marked
			ADA	2		7		6	3	6	7	6	7		7		Marked
		Time Restricted		9													
Total Inventory					125	Total Occupancy	105	115	111	107	104	87	94				
						Percent	84.0%	92.0%	88.8%	85.6%	83.2%	69.6%	75.2%				
						Spaces Remaining	20	10	14	18	21	38	31				
ST-2	15th St - Valley Dr to Highland Ave	North ⁽¹⁾	Time Regular		3		0	0	0	1	0	0	0	No Parking 9am-11am Wed Street	Unmarked		
			Regular	2		3	4	2	2	3							
		South	Time Restricted	Compact	7		4		3	2	1	1	3				
			Regular														
				Total Inventory		12	Total Occupancy	7	7	4	4	4	3	0			
								Percent	58.3%	58.3%	33.3%	33.3%	33.3%	25.0%	0.0%		
						Spaces Remaining	5	5	8	8	8	9	12				
ST-4	N Ardmore Ave - 12th St to 19th Ave	East	Time Restricted		11		8	8	8	7	6	5	6	2 Hr Parking 7am-8pm/No Parking 12-2pm Fri Street Sweeping	Unmarked		
			Regular	20		10	10	10	10	11	9	11	No Parking 12-2pm Fri Street Sweeping			Unmarked	
				Total Inventory		31	Total Occupancy	18	18	18	17	17		14	17		
								Percent	58.1%	58.1%	58.1%	54.8%	54.8%	45.2%	54.8%		
								Spaces Remaining	13	107	107	108	108	111	108		
Total On-Street Inventory					168	Total Occupancy	130	140	133	128	125	104	111	0	0		
						Utilization	77.4%	83.3%	79.2%	76.2%	74.4%	61.9%	66.1%				
						Spaces Remaining	38	28	35	40	43	64	57				

⁽¹⁾ Total Occupancy for most of the intervals exceeded the inventory for the regular curb because there are cars parked illegally in driveways.

Date of Collection: Saturday, October 8th, 2022

ST = On-Street Parking

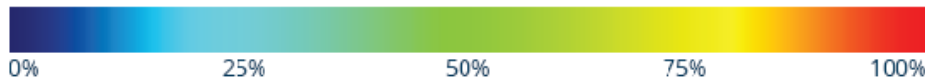
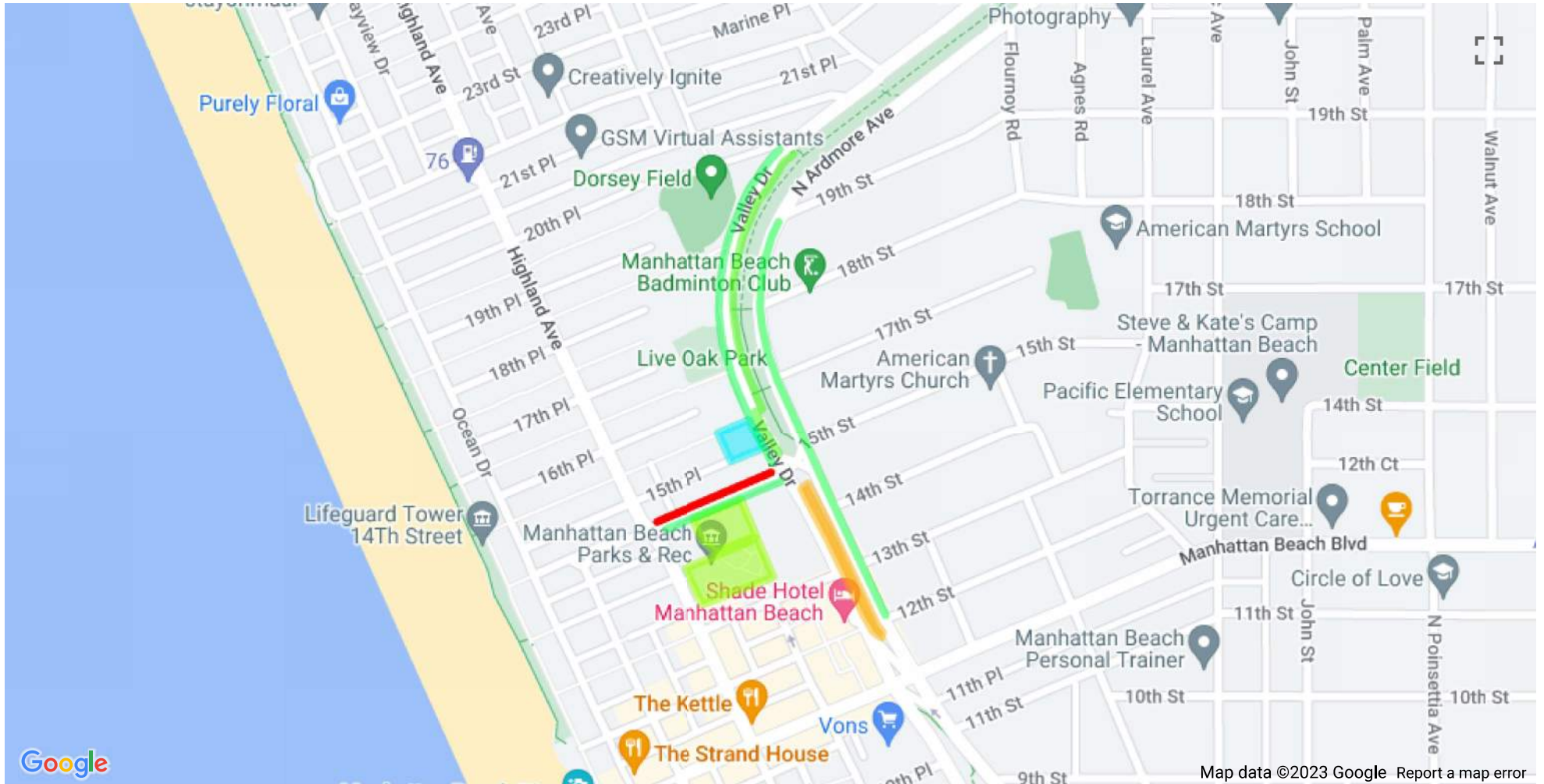
Percent Utilized Space:	
	> 85%
	70% - 85%
	55% - 70%
	< 55%

Attachment G
Parking Heat Maps – Weekday
(Focused Study Area)

22-020299 New

Date: 4-Oct

Time: 10:00 AM

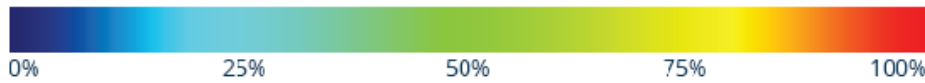


Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 - 10:00 AM to 11:00 AM

22-020299 New

Date: 4-Oct

Time: 11:00 AM

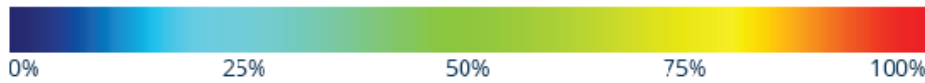
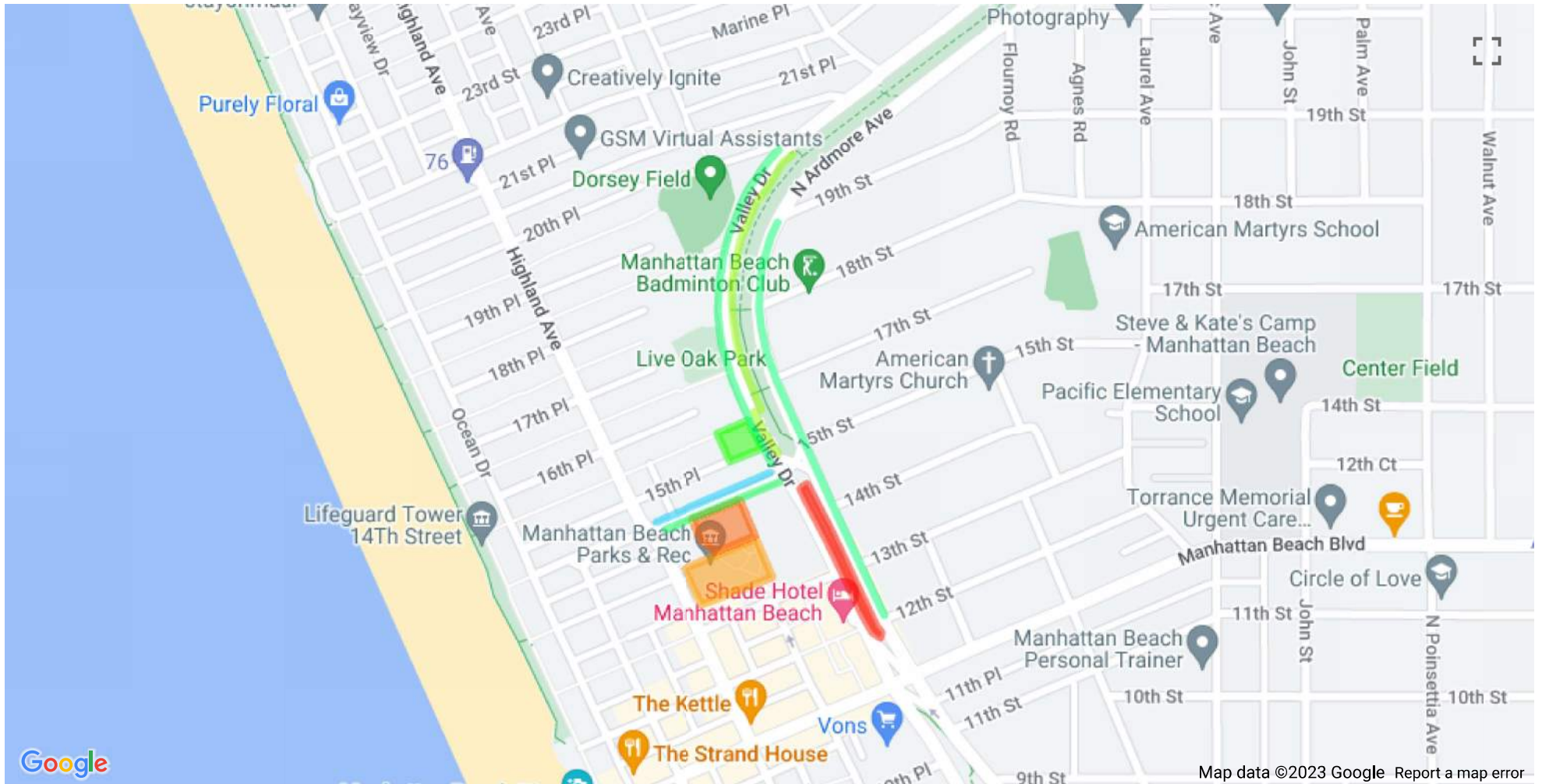


Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 - 11:00 AM to 12:00 PM

22-020299 New

Date: 4-Oct

Time: 12:00 PM

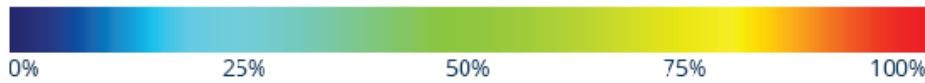
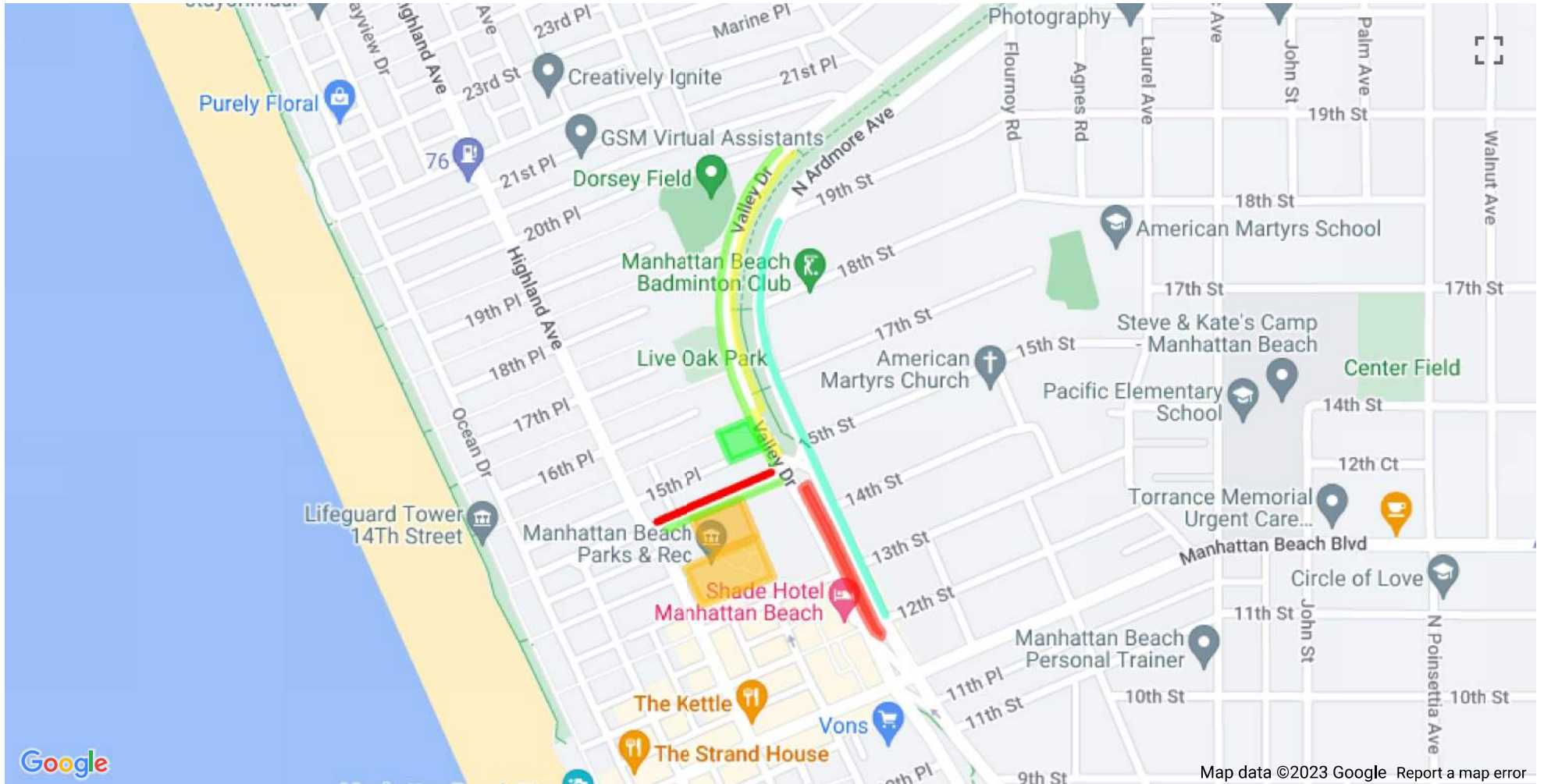


Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 - 12:00 PM to 1:00 PM

22-020299 New

Date: 4-Oct

Time: 1:00 PM

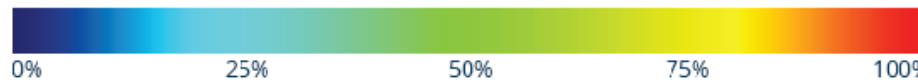
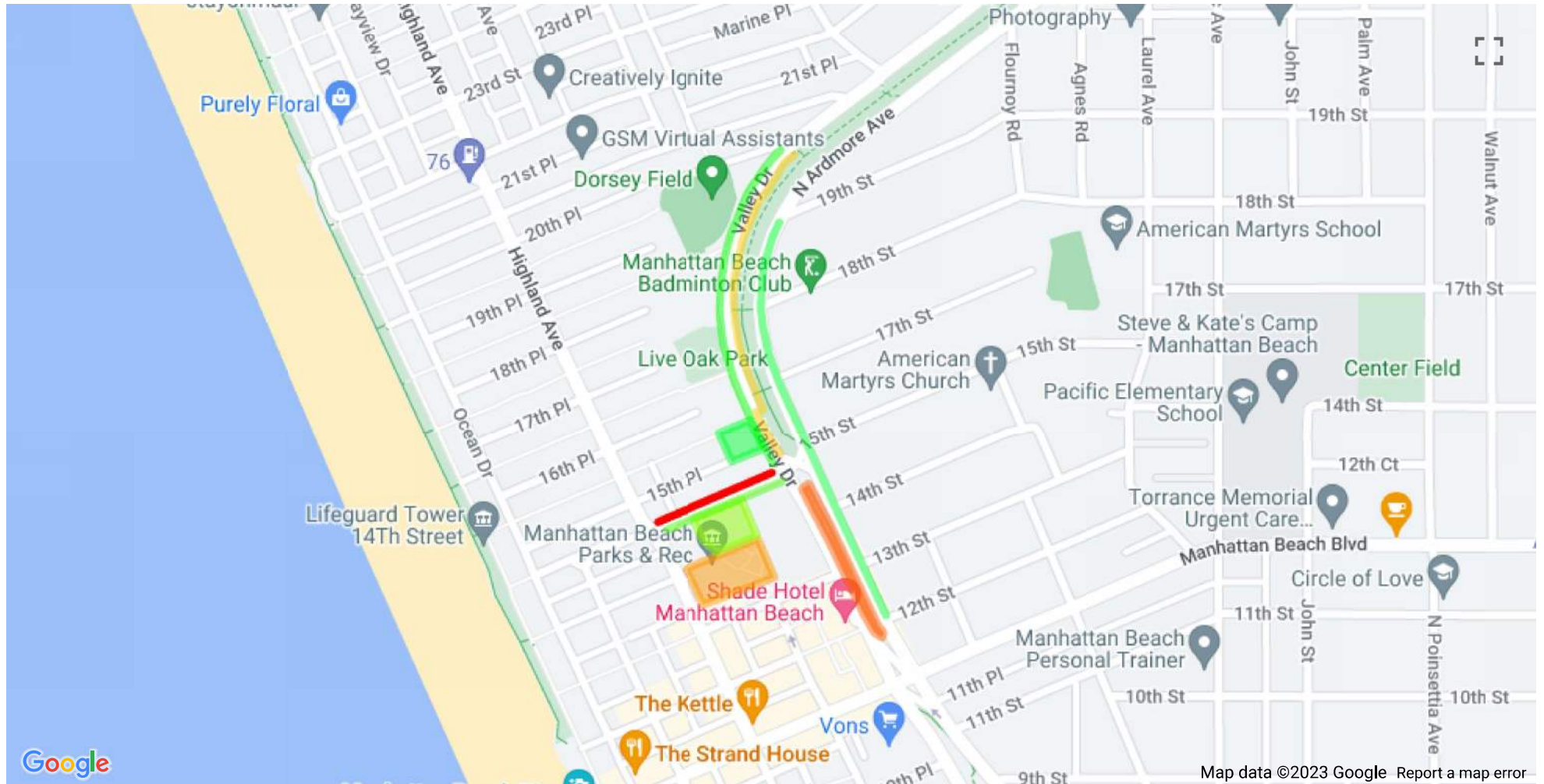


Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 - 1:00 PM to 2:00 PM

22-020299 New

Date: 4-Oct

Time: 2:00 PM

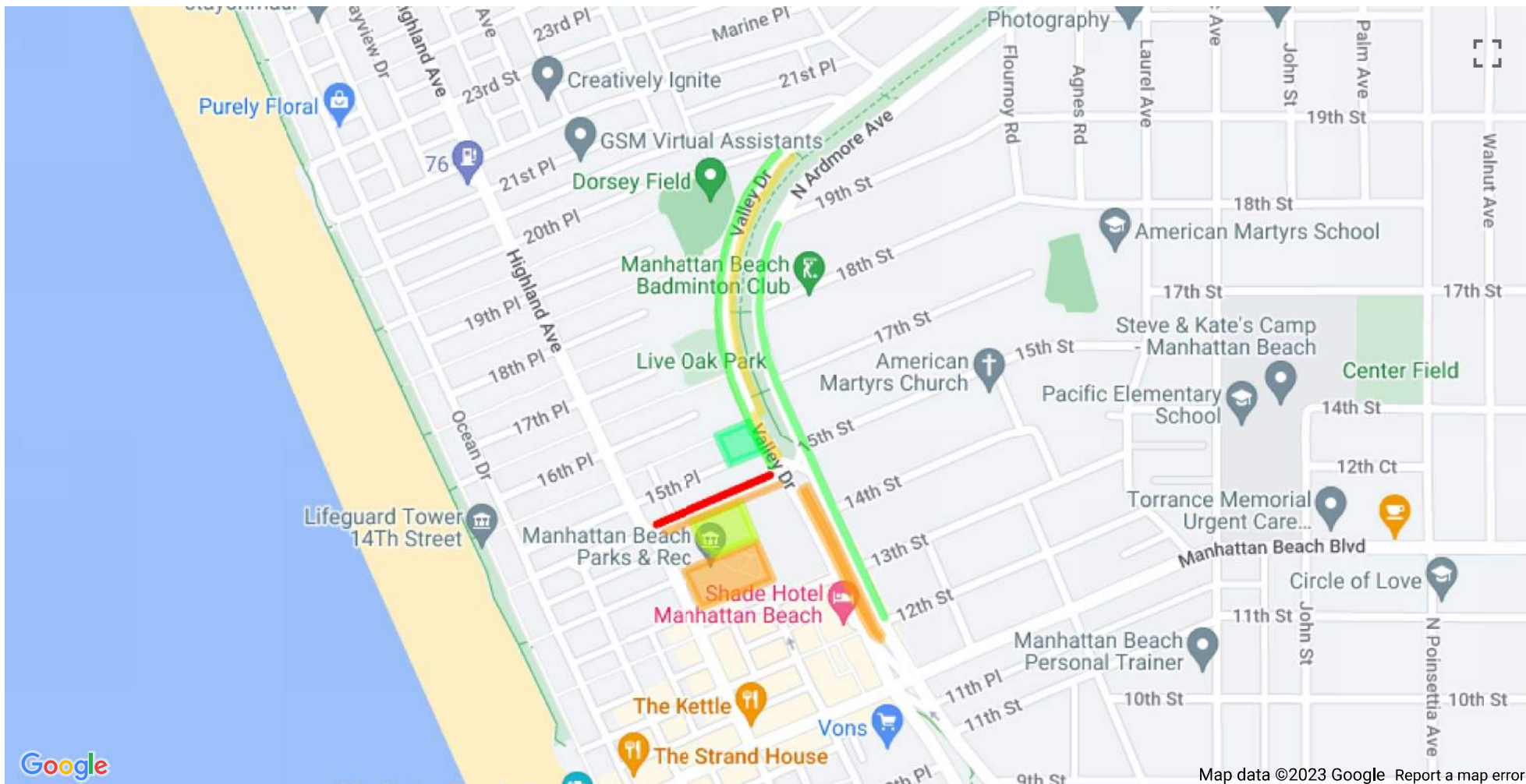


Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 - 2:00 PM to 3:00 PM

22-020299 New

Date: 4-Oct

Time: 3:00 PM

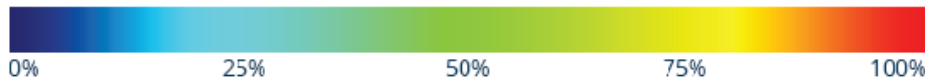
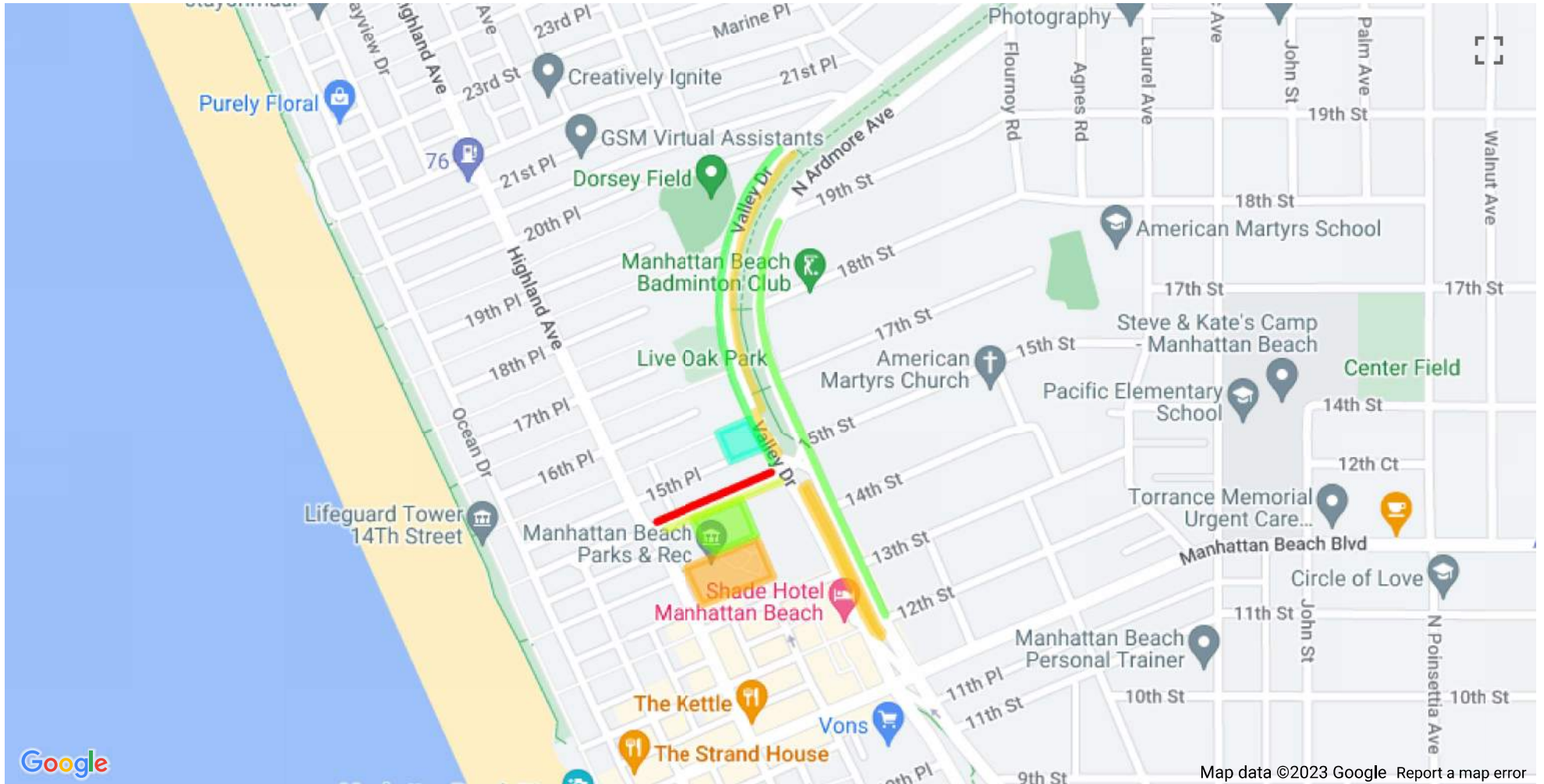


Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 - 3:00 PM to 4:00 PM

22-020299 New

Date: 4-Oct

Time: 4:00 PM

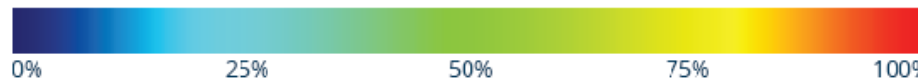
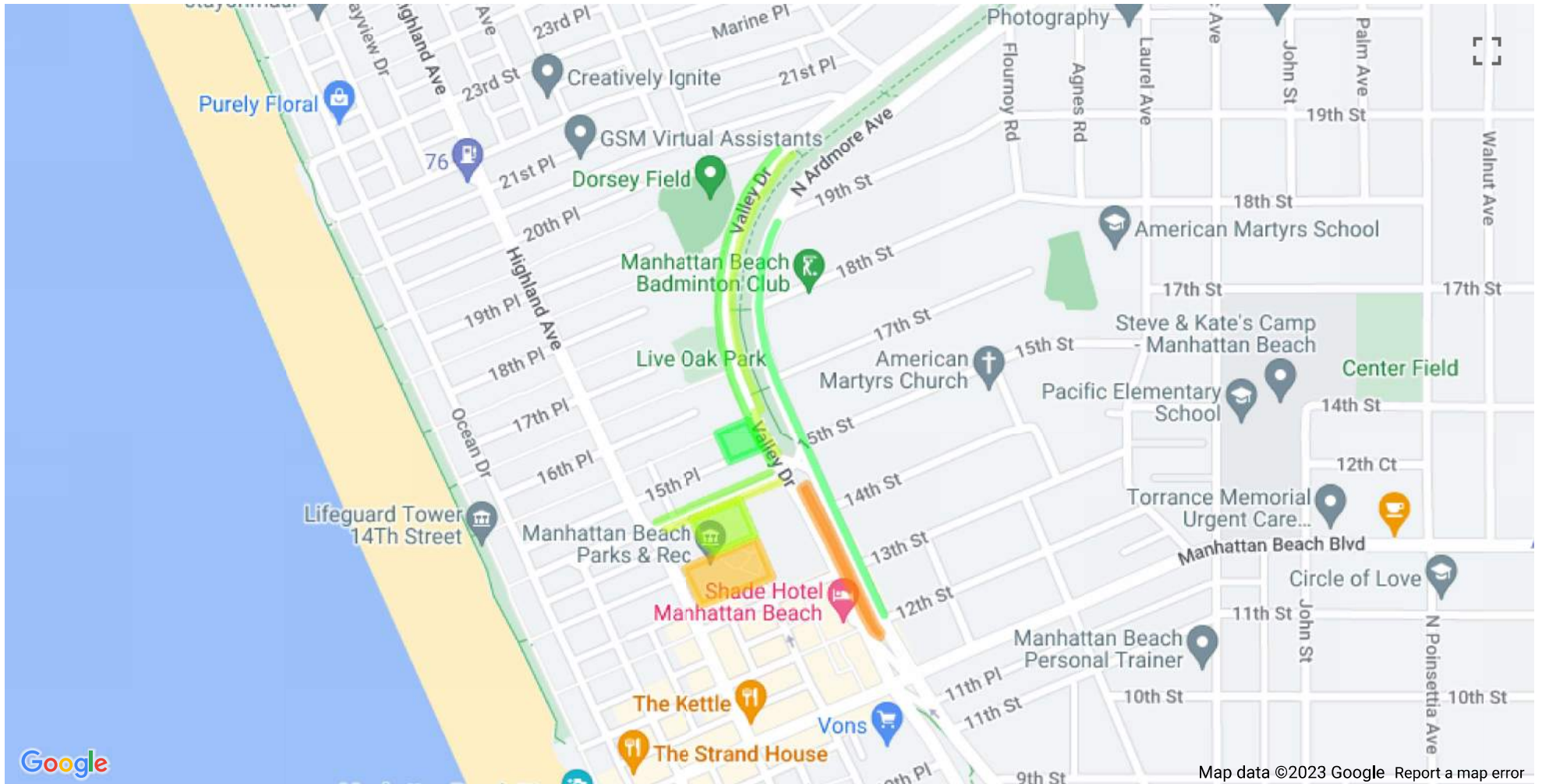


Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 - 4:00 PM to 5:00 PM

22-020299 New

Date: 4-Oct

Time: 5:00 PM

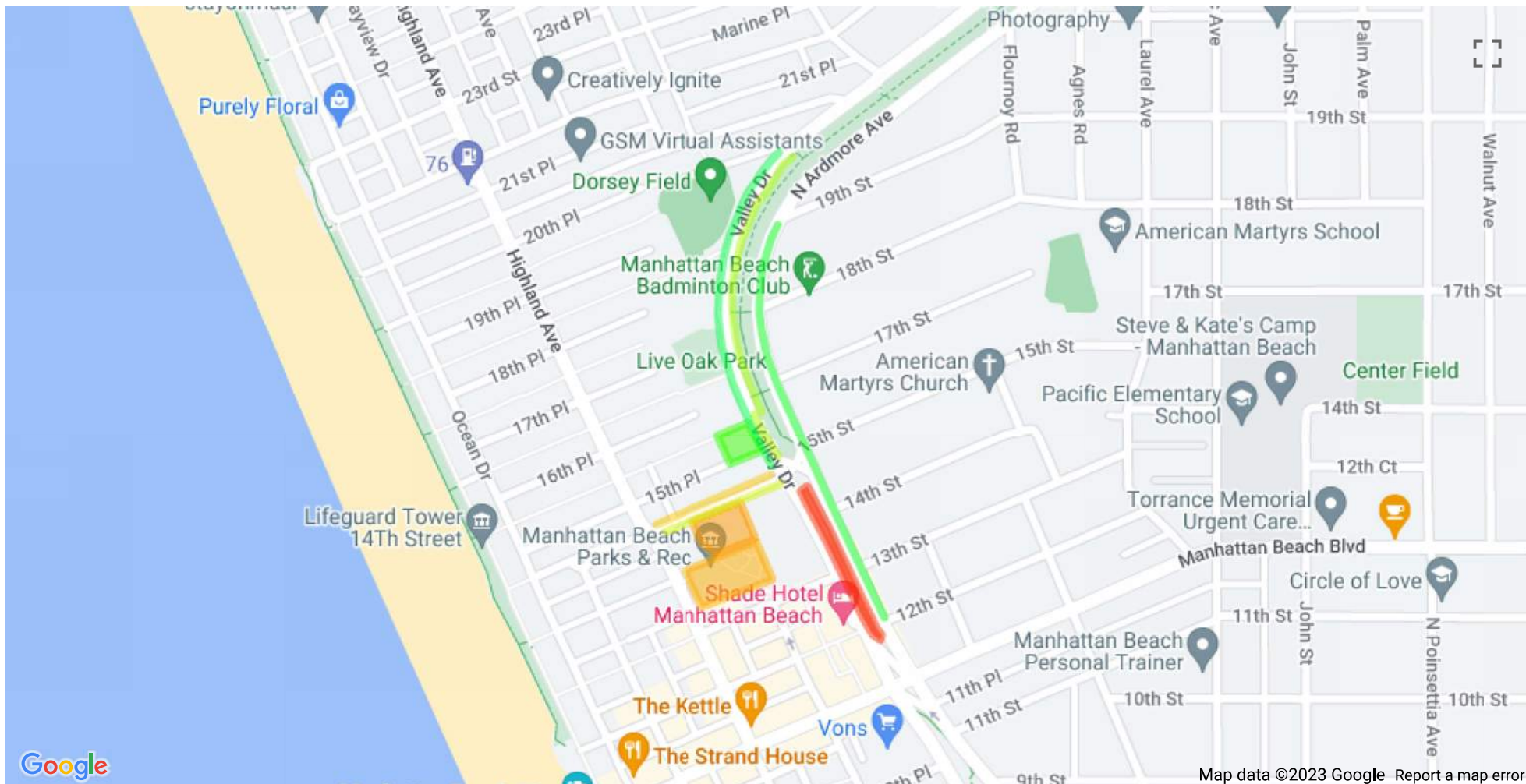


Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 -5:00 PM to 6:00 PM

22-020299 New

Date: 4-Oct

Time: 6:00 PM

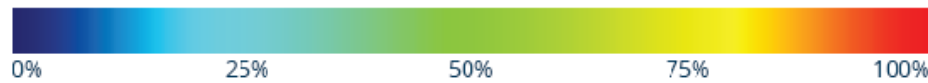
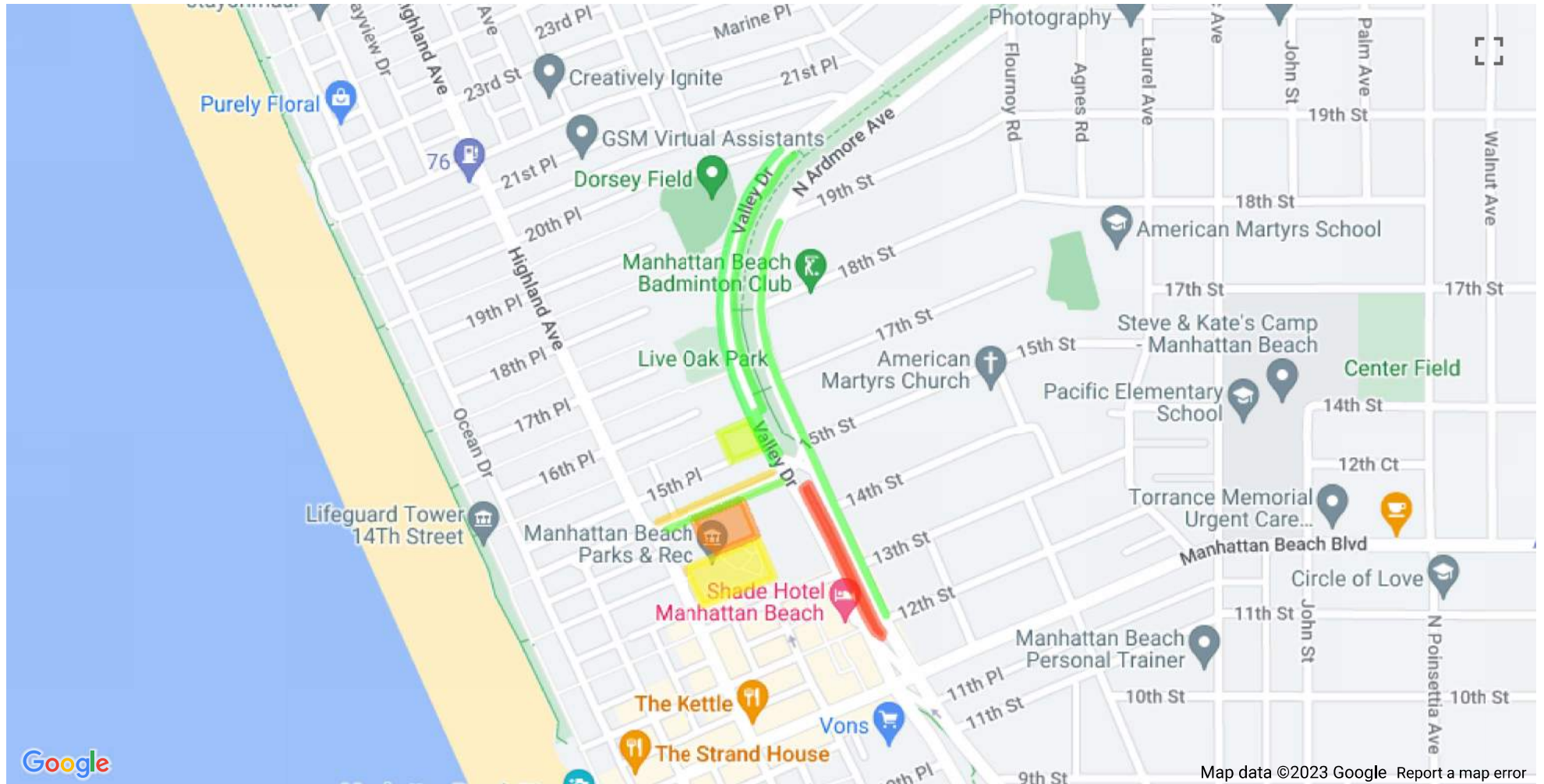


Peak Parking Utilization - Weekday: Focused Study Area
 Tuesday October 4, 2022 -6:00 PM to 7:00 PM

22-020299 New

Date: 4-Oct

Time: 7:00 PM

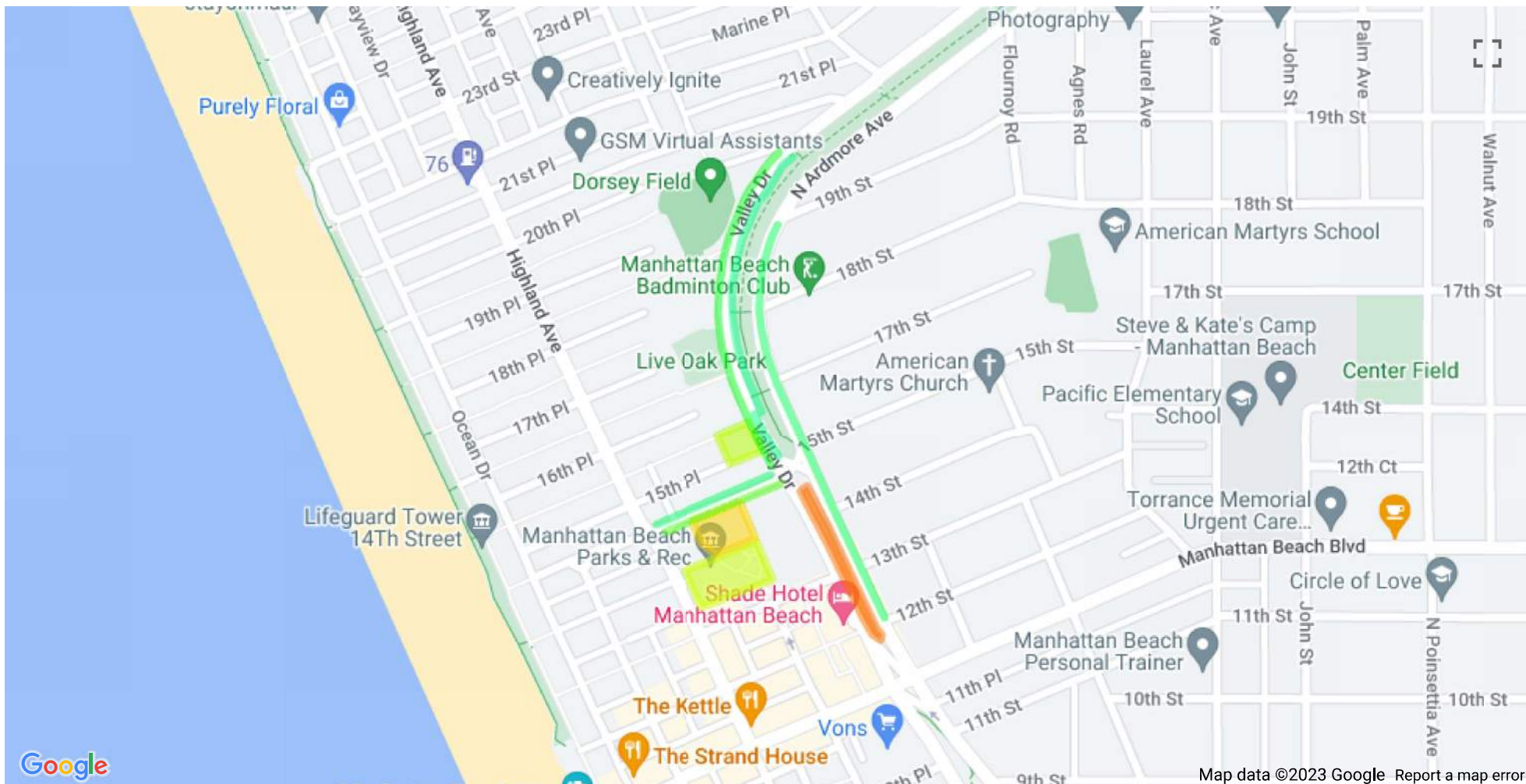


Peak Parking Utilization - Weekday: Focused Study Area
Tuesday October 4, 2022 -7:00 PM to 8:00 PM

22-020299 New

Date: 4-Oct

Time: 8:00 PM



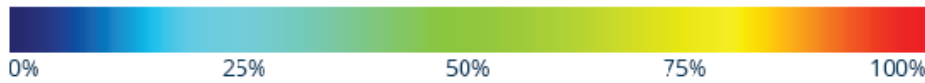
Peak Parking Utilization - Weekday: Focused Study Area
 Tuesday October 4, 2022 -8:00 PM to 9:00 PM

Attachment H
Parking Heat Maps – Weekend
(Focused Study Area)

22-020299 New

Date: 8-Oct

Time: 10:00 AM

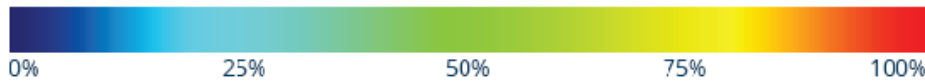


Peak Parking Utilization - Weekday: Focused Study Area
Saturday October 8, 2022 - 10:00 AM to 11:00 AM

22-020299 New

Date: 8-Oct

Time: 11:00 AM

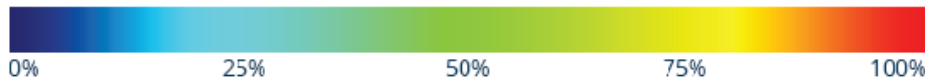
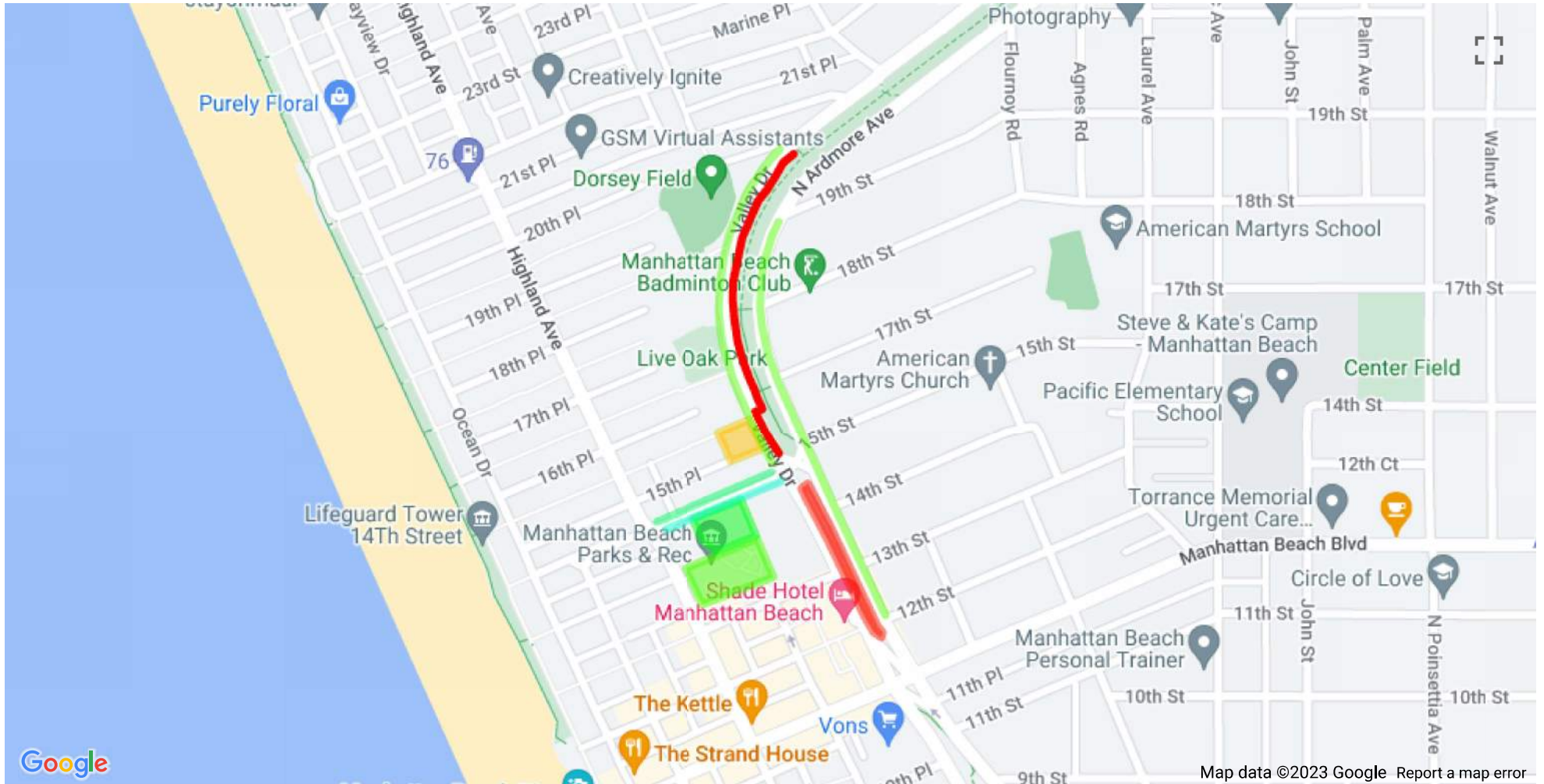


Peak Parking Utilization - Weekday: Focused Study Area
Saturday October 8, 2022 - 11:00 AM to 12:00 PM

22-020299 New

Date: 8-Oct

Time: 12:00 PM

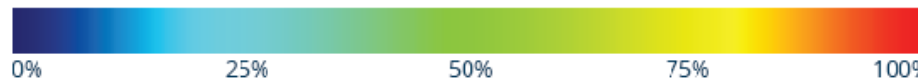


Peak Parking Utilization - Weekday: Focused Study Area
Saturday October 8, 2022 - 12:00 PM to 1:00 PM

22-020299 New

Date: 8-Oct

Time: 1:00 PM

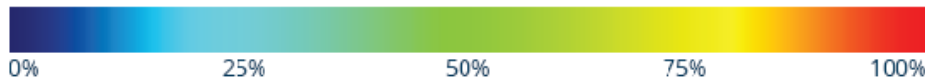
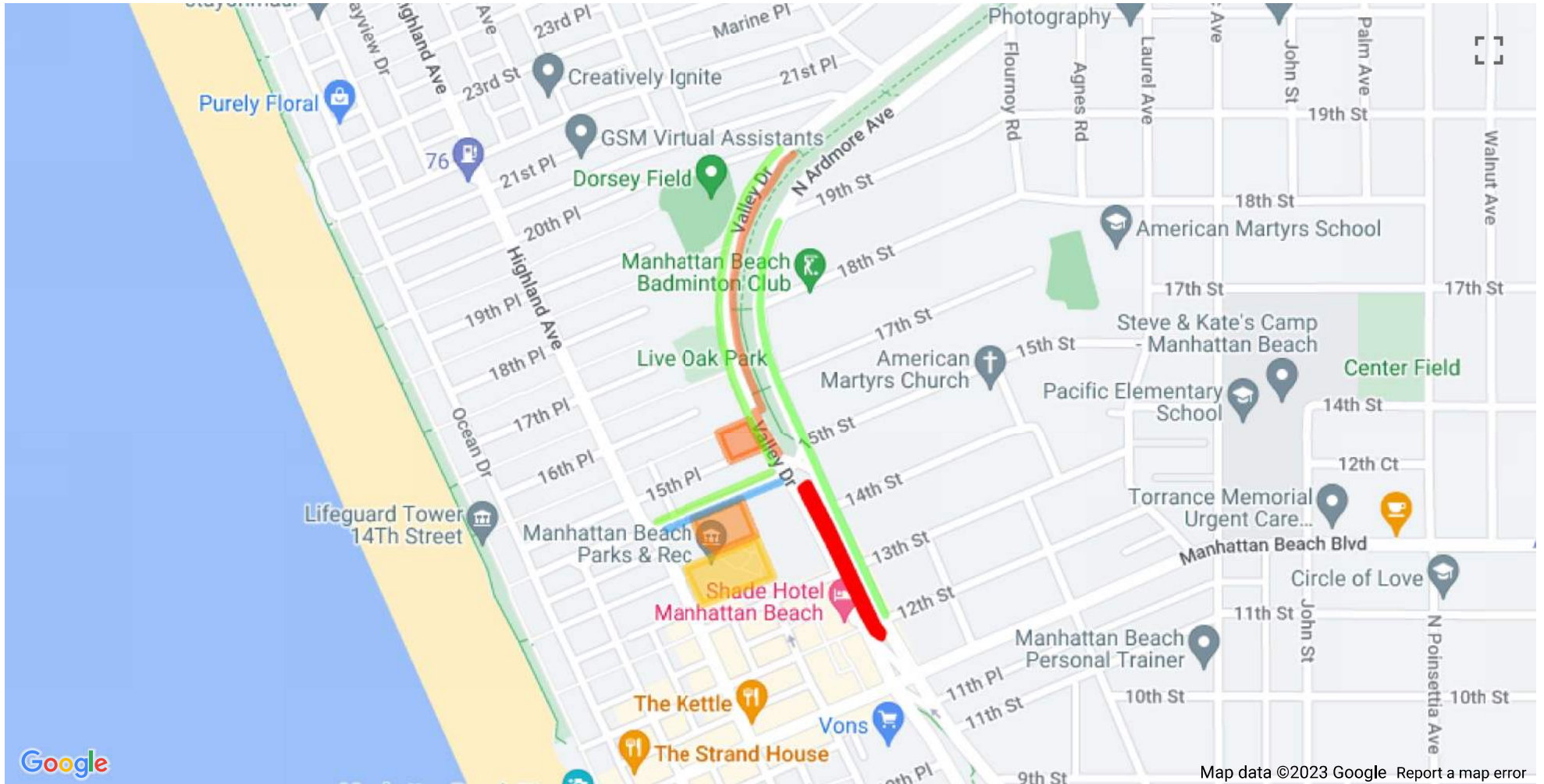


Peak Parking Utilization - Weekday: Total Study Area
Saturday October 8, 2022 - 1:00 PM to 2:00 PM

22-020299 New

Date: 8-Oct

Time: 2:00 PM

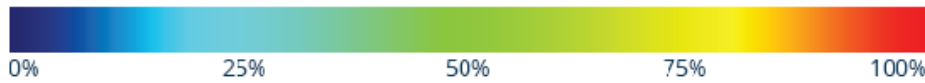
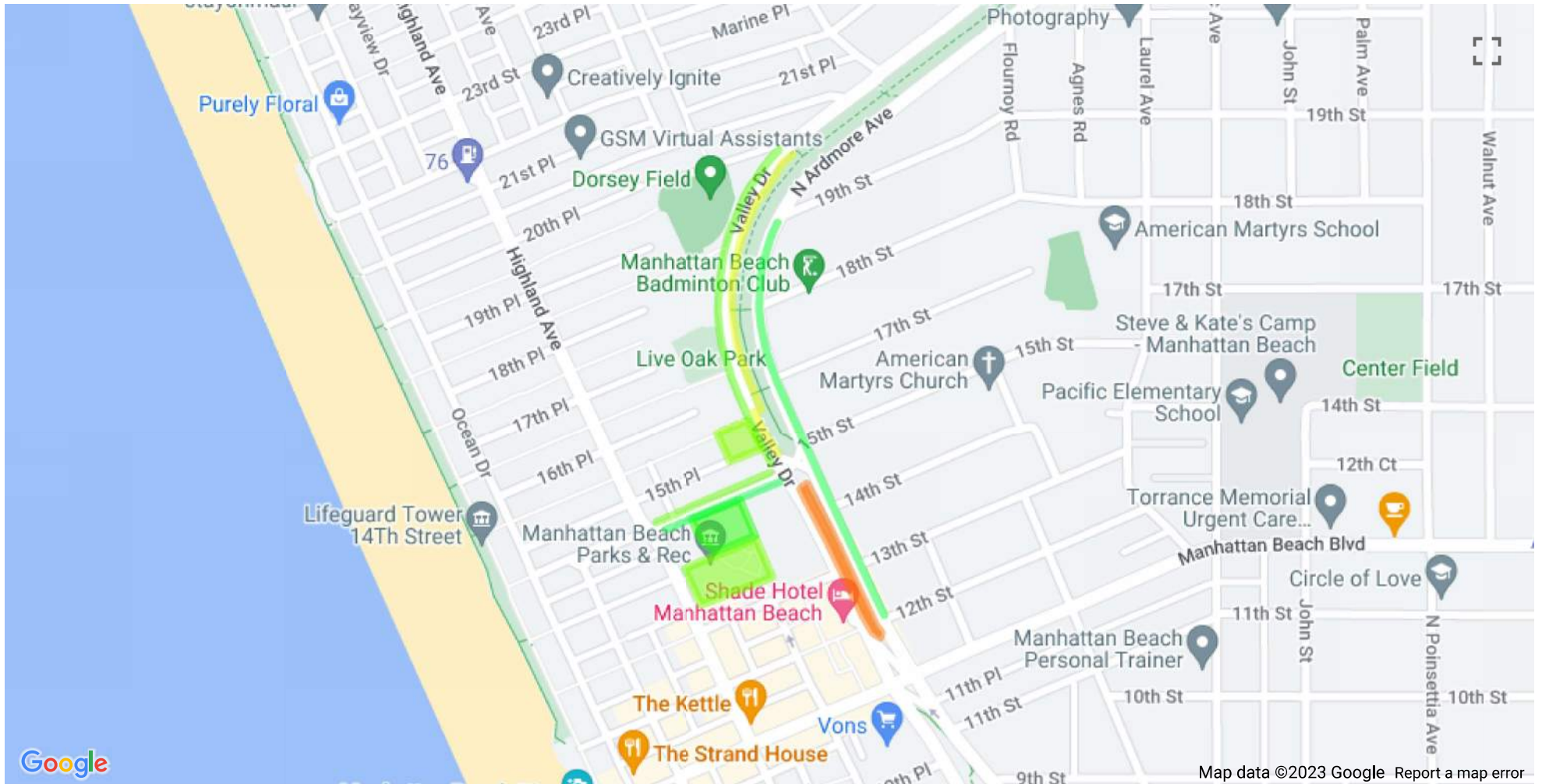


Peak Parking Utilization - Weekday: Focused Study Area
Saturday October 8, 2022 - 2:00 PM to 3:00 PM

22-020299 New

Date: 8-Oct

Time: 3:00 PM

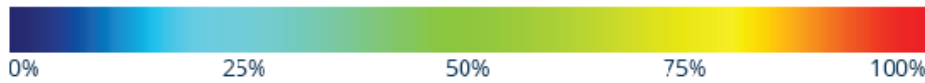
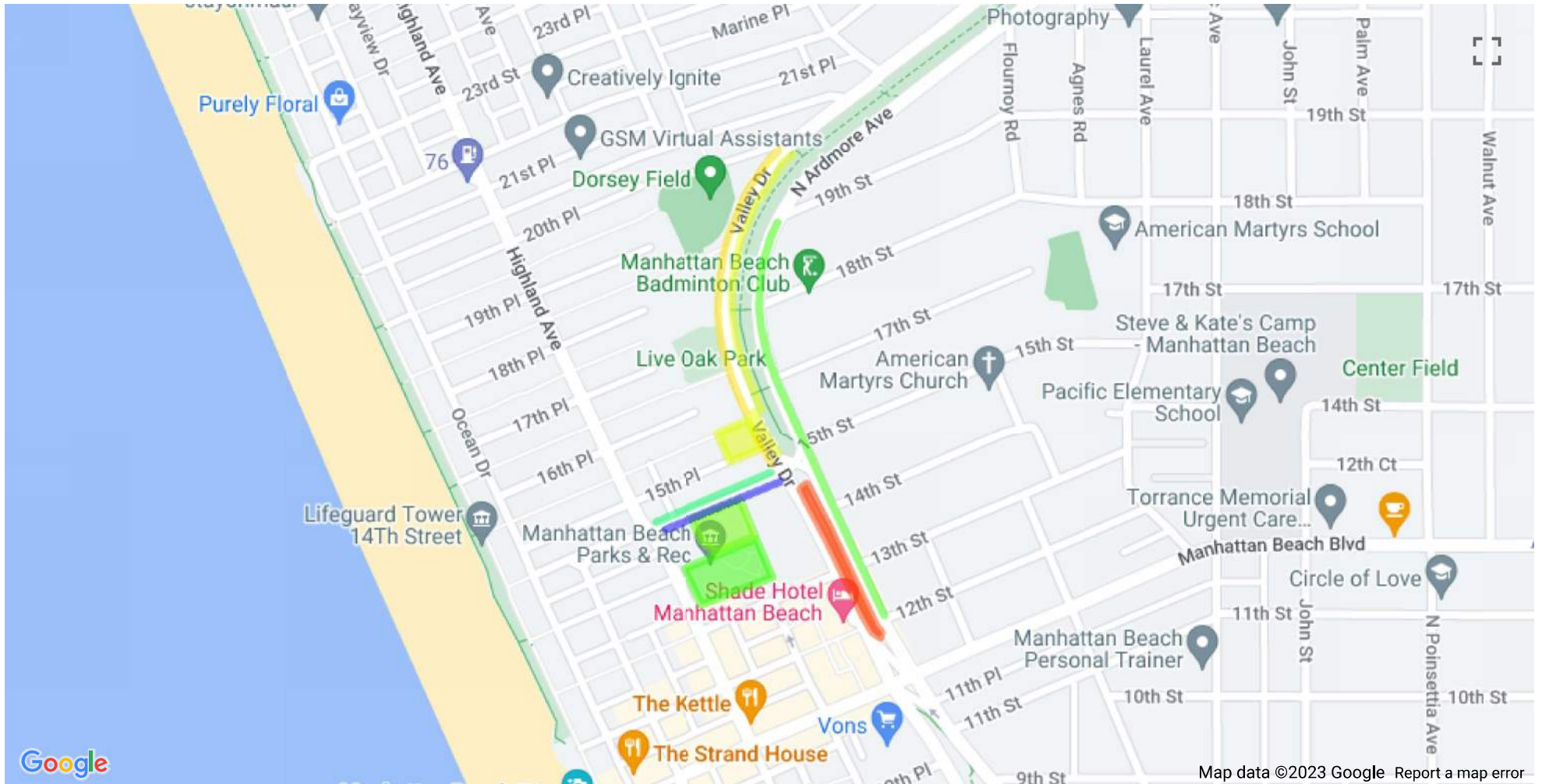


Peak Parking Utilization - Weekday: Focused Study Area
Saturday October 8, 2022 - 3:00 PM to 4:00 PM

22-020299 New

Date: 8-Oct

Time: 4:00 PM



Peak Parking Utilization - Weekday: Focused Study Area
Saturday October 8, 2022 - 4:00 PM to 5:00 PM