



WALKER
CONSULTANTS



Downtown Aberdeen Parking Analysis

September 22, 2025

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01 | INTRODUCTION

Project Objectives

The purpose of this study is to identify areas of surplus and deficit within downtown Aberdeen to determine how best to meet current and projected parking needs.

To achieve this goal, Walker prepared a shared parking analysis to model current conditions on a zone-by-zone basis. The projected parking need was then compared to the available parking supply in each zone to quantify any current shortages.

It is important to note that the parking inventory data collected for this analysis was gathered from data provided by the Town of Aberdeen. The nature of public parking and development within a municipal setting is constantly variable and must consider future development and growth. Therefore, our analysis is intended to be used for planning purposes and should be vetted and evaluated further for an exact inventory forecast or capacity analysis.



Recommend Parking Capacity



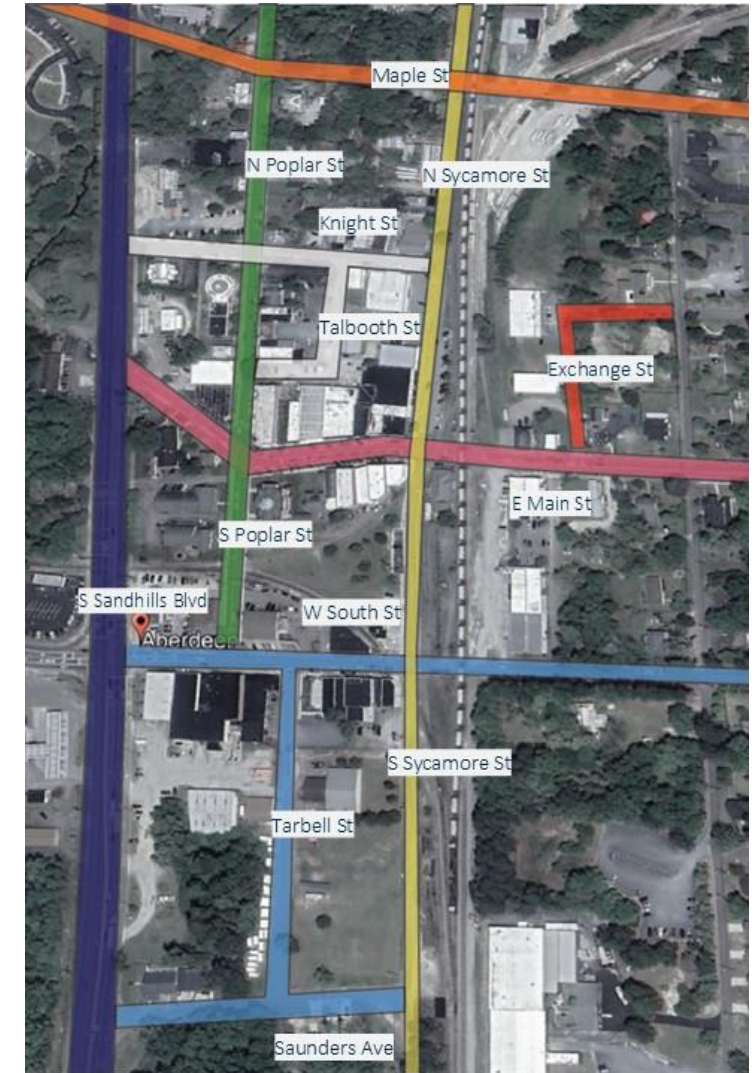
Identify Surplus and Deficit



Study Area

The Study Area was divided into eight zones based land uses associated with vehicular and pedestrian corridor designations.

- Zone 1** – Main Street
- Zone 2** – South Street (includes Tarbell Street and Saunders Avenue)
- Zone 3** – Sycamore Street
- Zone 4** – Poplar Street
- Zone 5** – Sandhills Boulevard
- Zone 6** – Knight Street (includes Talbooth Street)
- Zone 7** – Exchange Street
- Zone 8** – Maple Street





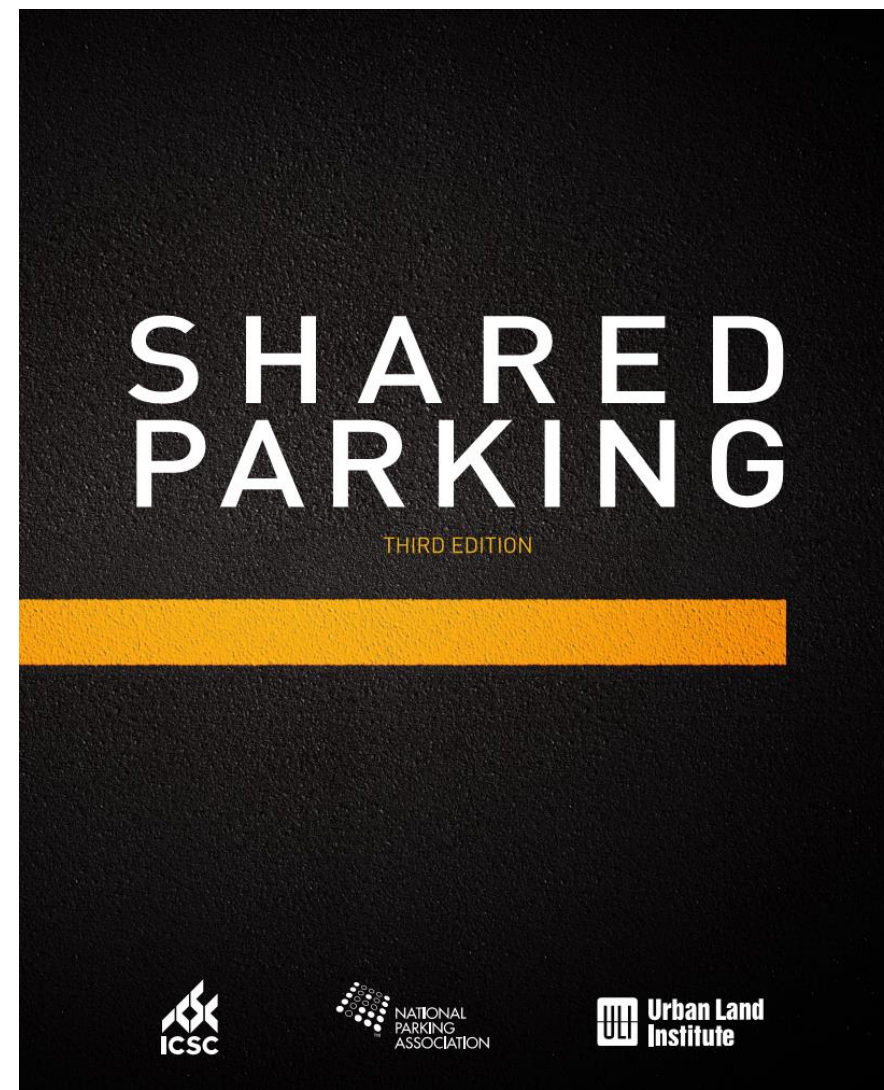
02 | SHARED PARKING METHODOLOGY

Shared Parking Background

The shared parking methodology was developed in the 1980s and has been a widely accepted industry standard for rightsizing parking facilities for more than 30 years. It is endorsed by the Urban Land Institute (ULI), the American Planning Association (APA), the National Parking Association (NPA), and the International Council of Shopping Centers (ICSC) as an acceptable method of parking planning and management.

Shared Parking is defined as the ability to use the same parking resource by multiple nearby or adjacent land uses without encroachment. Shared parking considers the parking demand for more than 55 different land uses, the availability and use of alternative modes of transportation, captive market effects, and daily, hourly, and seasonal variations.

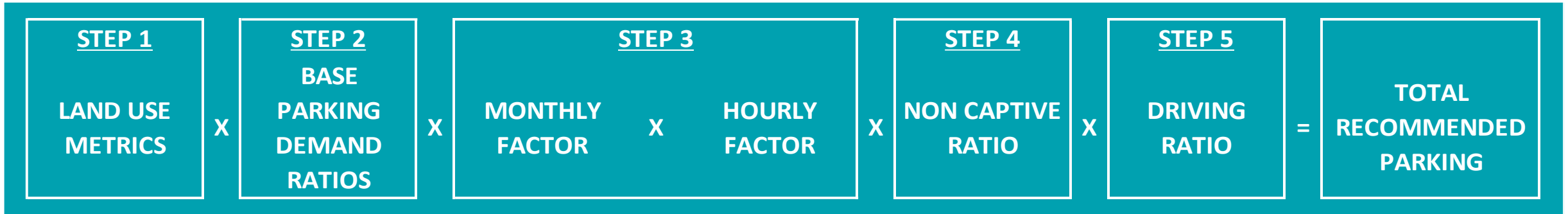
The model generates 494 parking space need calculations and recommends a capacity based on the highest figure generated from these computations. Therefore, the intent is to design for the busiest hour, day, and month of the year at an 85th percentile level of activity relative to similar properties. The 85th percentile represents a level of activity that occurs frequently enough to justify providing spaces.



Shared Parking Methodology

Allows for the sharing of parking spaces among uses in a mixed-use environment without encroachment— in lieu of providing a minimum number of parking spaces for each individual use.

Shared Parking Steps:



01 Identify and Quantify Land Uses

City of Aberdeen

02 Apply ULI published Base Parking Ratios

- Based on the 85th percentile of peak-hour observations
- Significant and high threshold to meet in terms of supplying parking capacity

03 Apply presence factors to account for variations in demand on a daily and annual basis

Complimentary uses such as office and residential

04 Apply adjustment for parkers who visit a second land use during their primary visit

05 Adjust for alternative modes of transportation

Primarily a car-centric commute

Step 1: Identify and Quantify Land Use Components

The first step in projecting parking needs for the Study Area is to understand the **types and quantities** of existing land uses. Walker used data provided by the Town of Aberdeen to determine the mix of commercial and residential development in each zone. The land use assumptions used in the shared parking analysis are shown in the figure to the right.

The following slide shows the breakdown of land uses associated with each of the eight (8) zones.

Four (4) of the land uses were identified as specialty land uses and evaluated separately from the base model criteria.

- Salon Shop
- Church
- Soiree on South – Event Center
- Coca-Cola Bottling Company



Land Use	Quantity	
Retail		
Traditional Retail (10a to 6p Tuesday thru Saturday)	27,919	sf GLA
Traditional Retail (9a to 5p Mon thru Saturday)	31,526	sf GLA
Boutique Retail (By Appointment/Limited Hours)	9,280	sf GLA
Artist's League of Sandhills (12pm to 3pm)	6,000	sf GLA
Home Improvement Stores/Garden	15,119	sf GLA
Food and Beverage		
Restaurant w/Bar	5,850	sf GLA
Fast Casual/Fast Food	4,982	sf GLA
Bar/Brewery/Wine Shop	13,210	sf GLA
Entertainment and Institutions		
Hit Point Hobbies	7,100	sf GLA
OM Grown Dance Studio	6,800	sf GLA
Main Street /Mayors Park	0.4863	acre
Museum/Event Space	4,372	sf GLA
Health and Fitness	6,436	sf GLA
Page Memorial Library	5,228	sf GLA
Office		
Professional Services (Office)	54,649	sf GFA
Vortex Energy Spa and Body Works	3,878	sf GFA
Aberdeen Physical Therapy	1,629	sf GFA
First Bank	3,420	sf GFA
Caring Hearts for Canines	3,856	sf GFA
United States Post Office	3,913	sf GFA
Specialty Land Uses		
Salon Shop	17,142	sf GFA
Church	32,734	sf GFA
Soirée on South	4,700	sf GFA
Coca-Cola Bottling Company	23,135	sf GFA

Step 1: Identify and Quantify Land Use Components

Land Use	Unit	Main Street	South Street	Sycamore Street	Poplar Street	Sandhills Blvd	Knight Street	Exchange Street	Maple Avenue
		Quantity of Land Use							
Retail									
Traditional Retail (10a to 6p Tuesday thru Saturday)	sf GLA	25,219	-	-	2,700	-	-	-	-
Traditional Retail (9a to 5p Mon thru Saturday)	sf GLA	6,757	4,307	-	1,024	15,694	-	-	3,744
Boutique Retail (By Appointment/Limited Hours)	sf GLA		1,880	5,000	2,400	-	-	-	-
Artist's League of Sandhills (12pm to 3pm)	sf GLA	-	-	-	-	-	-	6,000	-
Home Improvement Stores/Garden	sf GLA	-	-	15,119	-	-	-	-	-
Food and Beverage									
Restaurant w/Bar	sf GLA	-	1,700	4,150	-	-	-	-	-
Fast Casual/Fast Food	sf GLA	1,050	-	844	3,088	-	-	-	-
Bar/Brewery/Wine Shop	sf GLA	3,610	7,000	-	900		1,700	-	-
Entertainment and Institutions									
Hit Point Hobbies	sf GLA	7,100	-	-	-	-	-	-	-
OM Grown Dance Studio	sf GLA	-	-	-	-		6,800	-	-
Main Street /Mayors Park	acre	0.4463	-	-	0.040	-	-	-	-
Museum/Event Space	sf GLA	2,300	2,072	-	-	-	-	-	-
Health and Fitness	sf GLA	-	6,436	-	-	-	-	-	-
Page Memorial Library	sf GLA	-	-	-	928	-		4,300	-
Office									
Professional Services (Office)	sf GFA	15,537	10,443	8,586	17,087		2,996	-	-
Vortex Energy Spa and Body Works	sf GFA	-	-	-			3,878	-	-
Aberdeen Physical Therapy	sf GFA	-	-	-	1,629	-	-	-	-
First Bank		-	-	-	-	3,420	-	-	-
Caring Hearts for Canines		-	-	-	-	3,856	-	-	-
United States Post Office		-	-	-	3,913	-	-	-	-
Additional Land Uses									
Salon Shop		4,696	3,546	5,000	3,900	-	-	-	-
Church		7,154	6,000	9,020	10,560	-	-	-	-
Soirée on South		-	4,700	-	-	-	-	-	-
Coca-Cola Bottling Company		-	23,135	-	-	-	-	-	-

Step 2: Apply Standard or Base Parking Generation Ratios

The **base parking ratio** represents how many spaces should be supplied to each use if the spaces are unshared in a suburban context where the driving ratio is at or near 100%. Each land use has a specific metric considered by the parking industry to be a reliable measure of parking demand (i.e., gross leasable area for dining, berths for the marina, and dwelling units for residential).

The ratios are based on an 85th percentile of peak-hour observations, representing parking capacities that will meet or exceed the need of most developments/environments.

The base ratio is informed by thousands of field parking occupancy studies performed by dozens of parking and transportation professionals over decades.

Land Use	Weekday			Weekend			Unit	
	Visitor	Employee	Total	Visitor	Employee	Total		
Retail								
Traditional Retail (10a to 6p Tuesday thru Saturday)	2.90	0.70	3.60	3.20	0.80	4.00	ksf	
Traditional Retail (9a to 5p Mon thru Saturday)	2.90	0.70	3.60	3.20	0.80	4.00	ksf	
Boutique Retail (By Appointment/Limited Hours)	2.90	0.70	3.60	3.20	0.80	4.00	ksf	
Artist's League of Sandhills (12pm to 3pm)	2.90	0.70	3.60	3.20	0.80	4.00	ksf	
Home Improvement Stores/Garden	3.10	0.80	3.90	3.45	0.90	4.35	ksf	
Food and Beverage								
Restaurant w/Bar	13.25	2.25	15.50	15.25	2.50	17.75	ksf	
Fast Casual/Fast Food	12.40	2.00	14.40	12.70	2.00	14.70	ksf	
Bar/Brewery/Wine Shop	15.25	1.25	16.50	17.50	1.50	19.00	ksf	
Entertainment and Institutions								
Hit Point Hobbies	4.00	0.20	4.20	5.00	0.25	5.25	ksf	
OM Grown Dance Studio	2.85	0.15	3.00	3.00	0.20	3.20	ksf	
Main Street /Mayors Park	4.00	0.40	4.40	5.00	0.50	5.50	acre	
Museum/Event Space	4.00	0.40	4.40	4.50	0.50	5.00	ksf	
Health and Fitness	6.60	0.40	7.00	5.50	0.25	5.75	ksf	
Page Memorial Library	2.00	0.25	2.25	1.90	0.20	2.10	ksf	
Office								
Professional Services (Office)		0.30	3.50	3.80	0.03	0.35	0.38	ksf
Vortex Energy Spa and Body Works		3.00	0.25	3.25	3.00	0.25	3.25	ksf
Aberdeen Physical Therapy		4.00	2.00	6.00	2.00	2.00	4.00	ksf
First Bank		2.00	0.50	2.50	0.00	0.00	0.00	ksf
Caring Hearts for Canines		0.70	0.30	1.00	1.00	0.40	1.40	ksf
United States Post Office		3.00	1.00	4.00	3.50	1.50	5.00	ksf
Specialty Land Uses								
Salon Shop		3.50	1.50	5.00	1.50	0.75	2.25	sf GFA
Church		0.00	0.00	0.00	16.20	0.50	16.70	sf GFA
Soirée on South		4.50	0.50	5.00	4.50	0.50	5.00	sf GFA
Coca-Cola Bottling Company		0.00	0.66	0.66	0.00	0.66	0.66	sf GFA



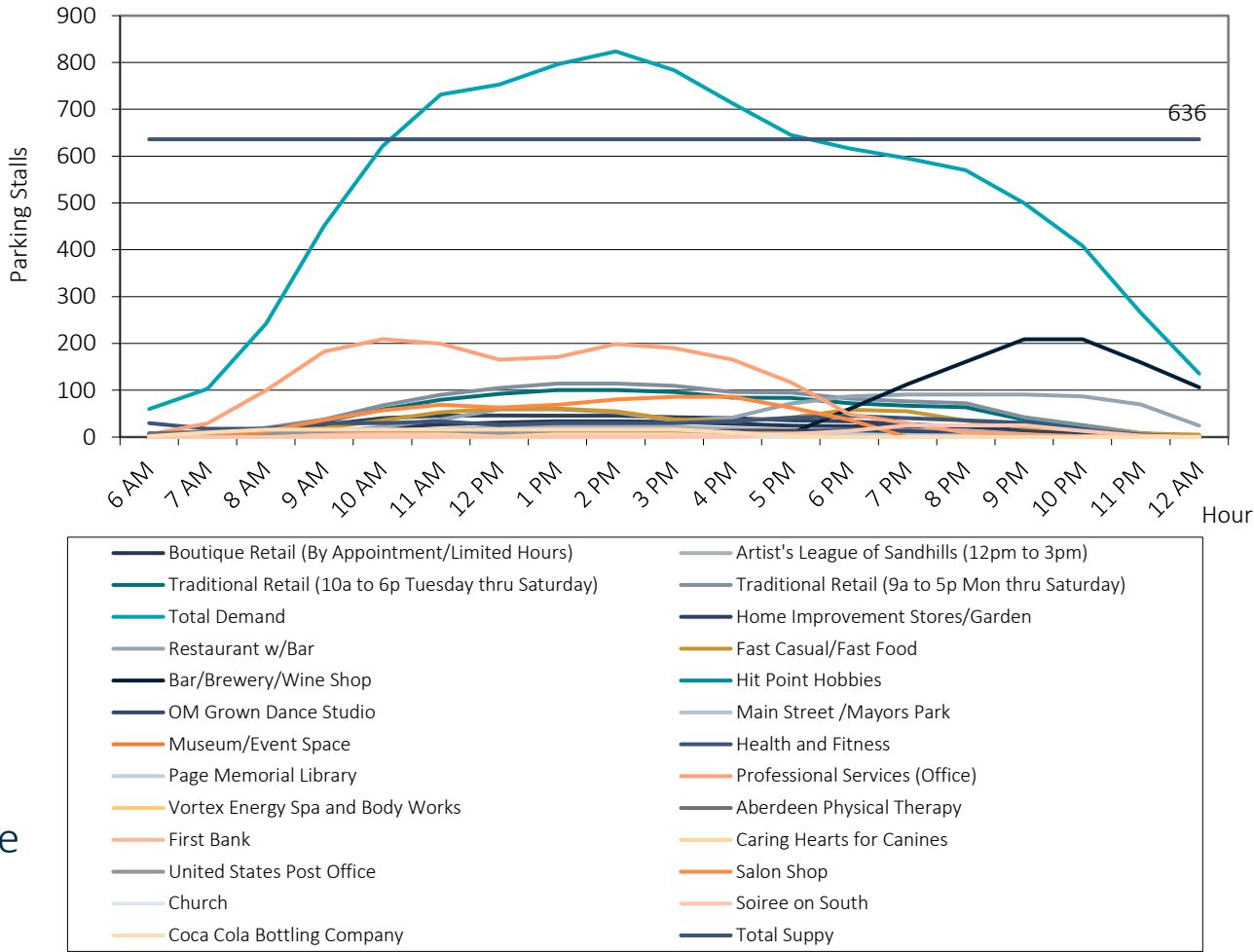
Step 3: Apply Presence Factors

Time-based adjustments, also known as “**presence**” adjustments, are made to account for parking demand variability by hour of day and month of year.

Presence is expressed as a percentage of the peak hour demand on a design day for both time of day and month of the year. The fact that parking demand for each component may peak at different times generally means that fewer parking spaces are needed in the downtown than would be required if each component were a freestanding development.

Seasonally, different land uses experience ebbs and flows in the intensity of their business activity. To account for changes in the last week of December, shared parking assumes a 13-month model. For example, retail peaks in December and is lower throughout the rest of the year while movie theaters peak in July and the last week in December.

The parking demand for any given land use also varies throughout the day. The model evaluates parking demand for each land use from 6 a.m. to midnight on weekdays and weekends for every month of the year.



Step 4: Apply Non-Captive Ratio

The term “captive market” is borrowed from market researchers to describe people who are already present in the immediate vicinity at certain times of the day. In the shared parking analysis, we use the inverse of captive, or “non-captive,” to reflect the adjustment of parking needs and vehicular trip generation rates due to the interaction among uses in an area.

Generally, non-captive parking considerations for any mixed-use environment considers that some visitors to a specific land use may already be parked visiting multiple land uses, such as when an office employee visits a restaurant within the same area (without re-parking). This is referred to as the “effects of a captive market,” as some of the restaurant’s patrons are already parking nearby. Therefore, they contribute only once to the number of peak hour spaces utilizing the downtown’s parking supply.

With shared parking, the parking demand ratio for individual land uses can be adjusted downward in proportion to the captive market support of the neighboring land uses.



Step 5: Adjust Driving Ratio/Modal Split

The drive ratio represents a reduction in anticipated spaces needed to accommodate employees, guests, and visitors arriving at the site by means other than a single-occupant, motorized vehicle. These other means include mass transit, carpooling/vanpooling, taxis, ride-hailing services, drop-offs, bicycling, or walking.

Employee driving adjustments were made based on commute to work data from the American Community Survey. Site-specific analysis was also used to confirm whether transit is available (or not) and whether other means (bicycle and walking) are also feasible.

For the Town of Aberdeen, driving adjustments were not factored for employees, guests, and visitors arriving at the land use sites.



Land Use	Driving Adjustments			
	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Retail				
Traditional Retail (10a to 6p Tuesday thru Saturday)	100%	100%	100%	100%
Traditional Retail (9a to 5p Mon thru Saturday)	100%	100%	100%	100%
Boutique Retail (By Appointment/Limited Hours)	100%	100%	100%	100%
Artist's League of Sandhills (12pm to 3pm)	100%	100%	100%	100%
Home Improvement Stores/Garden	100%	100%	100%	100%
Food and Beverage				
Restaurant w/Bar	100%	100%	100%	100%
Family Restaurant	100%	100%	100%	100%
Fast Casual/Fast Food	100%	100%	100%	100%
Bar/Brewery/Wine Shop	100%	100%	100%	100%
Entertainment and Institutions				
Hit Point Hobbies	100%	100%	100%	100%
OM Grown Dance Studio	100%	100%	100%	100%
Main Street /Mayors Park	100%	100%	100%	100%
Museum/Event Space	100%	100%	100%	100%
Health and Fitness	100%	100%	100%	100%
Page Memorial Library	100%	100%	100%	100%
Office				
Professional Services (Office)	100%	100%	100%	100%
Vortex Energy Spa and Body Works	100%	100%	100%	100%
Aberdeen Physical Therapy	100%	100%	100%	100%
First Bank	100%	100%	100%	100%
Caring Hearts for Canines	100%	100%	100%	100%
United States Post Office	100%	100%	100%	100%
Specialty Land Uses				
Salon Shop	100%	100%	100%	100%
Church	100%	100%	100%	100%
Soirée on South	100%	100%	100%	100%
Coca-Cola Bottling Company	100%	100%	100%	100%



03 | Existing Conditions

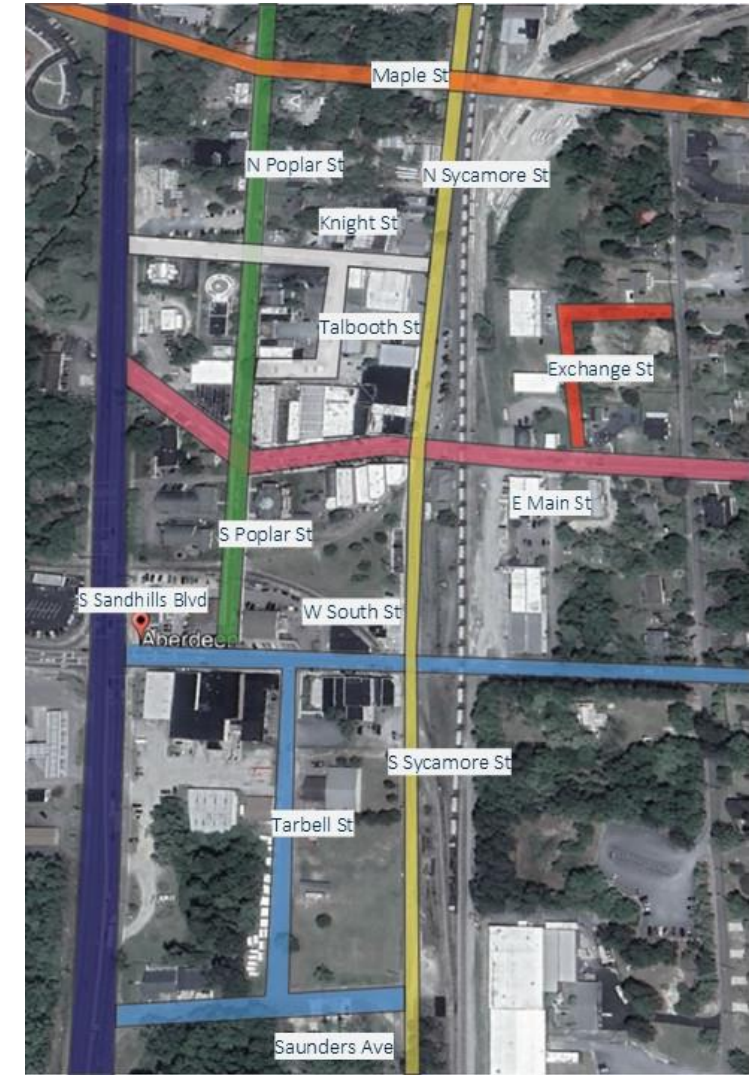
Parking Inventory Supply

The Study Area was divided into eight (8) zones based on general features.

Parking supply figures were obtained through aerial photographs and town-published data. While there are nearly 636 spaces in the Study Area, approximately 35% of the parking capacity resides along the Sycamore Street and Poplar Street corridors.

Inventory Zone Parking Totals

Zone	Private Inventory	Public Inventory	Total Parking Supply
Main Street	60	80	140
South Street (includes Tarbell St and Saunders Ave)	58	13	71
Sycamore Street	42	70	112
Poplar Street	22	92	114
Sandhills Boulevard	75	0	75
Knight Street (includes Talbooth St)	22	18	40
Exchange Street	45	39	84
Maple Street	0	0	0
Totals	324	312	636



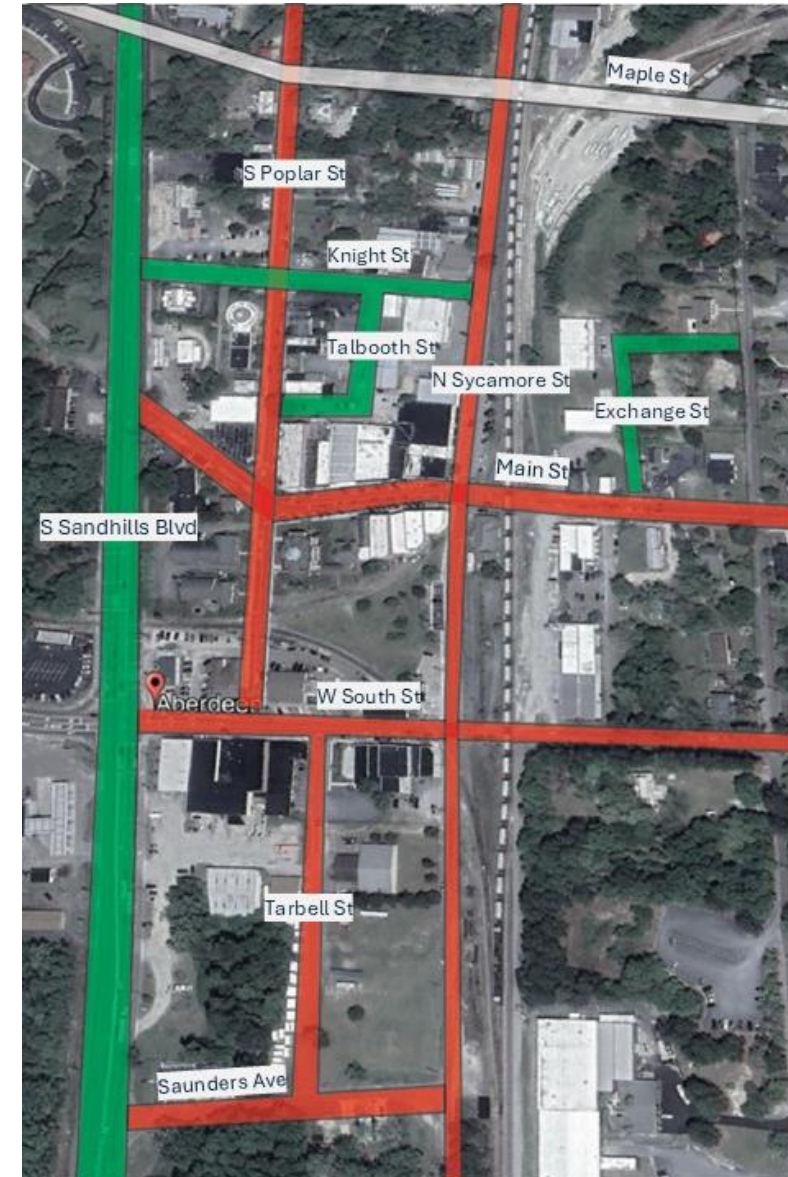
Parking Needs Summary

Walker prepared shared parking models for each zone in the study area using land use data available supplied by the Town's Planning Department. No onsite occupancy counts were performed as part of this analysis to further refine our findings.

The image on the right shows deficit parking areas in red and surplus parking inventory in green in the downtown during weekday conditions.

Parking Supply and Demand Surplus and Deficit by Zone

Zone	Supply	Demand	Surplus (+) /Deficit (-)
Main Street	140	215	-75
South Street	71	143	-72
Sycamore Street	112	167	-55
Poplar Street	114	164	-50
Sandhills Boulevard	75	70	5
Knight Street	40	25	15
Exchange Street	43	28	15
Maple Street	0	14	-14
Totals	595	826	-231



Parking Needs Summary

Parking Supply and Demand Surplus and Deficit by Zone

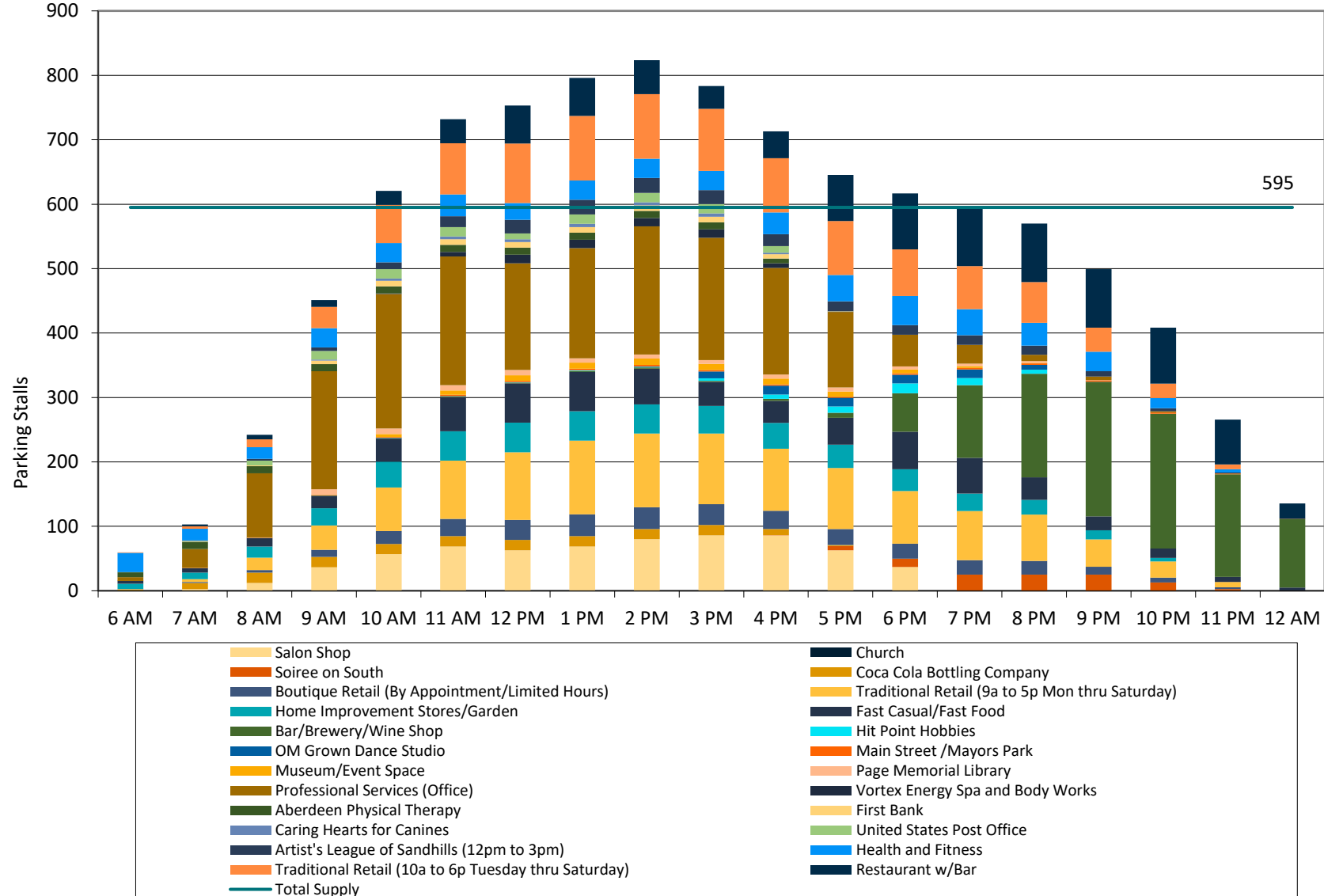
		Main Street	South Street	Sycamore Street	Poplar Street	Sandhills Blvd	Knight Street	Exchange Street	Maple Avenue	Total
Parking Demand	Customer/Visitor	129	75	104	82	55	13	22	11	491
	Employee/Resident	86	68	63	82	15	12	6	3	335
	Total	215	143	167	164	70	25	28	14	826
Parking Supply	Public Inventory	80	13	70	92	0	18	27	0	300
	Private Inventory	60	58	42	22	75	22	16	0	295
	Total	140	71	112	114	75	40	43	0	595
Surplus (+)/Deficit (-)	Public Inventory	-49	-62	-34	10	-55	5	5	-11	-191
	Employee/Resident	-26	-10	-21	-60	60	10	10	-3	-40
	Total	-75	-72	-55	-50	5	15	15	-14	-231

Parking Needs Summary – Peak Demand

Existing Conditions

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekend										Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											2 PM	December		12 PM	December	
Retail																		
Traditional Retail (10a to 6p Tuesday thru Saturday Employee	27,919	sf GLA	2.90	100%	99%	2.88	ksf GLA	3.20	100%	100%	3.19	ksf GLA	100%	100%	80	100%	100%	90
			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	20	100%	100%	23
Traditional Retail (9a to 5p Mon thru Saturday) Employee	31,526	sf GLA	2.90	100%	99%	2.88	ksf GLA	3.20	100%	100%	3.19	ksf GLA	100%	100%	91	100%	100%	101
			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	23	100%	100%	26
Boutique Retail (By Appointment/Limited Hours Employee	9,280	sf GLA	2.90	100%	99%	2.88	ksf GLA	3.20	100%	100%	3.19	ksf GLA	100%	100%	27	100%	100%	30
			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	7	100%	100%	8
Artist's League of Sandhills (12pm to 3pm) Employee	6,000	sf GLA	2.90	100%	99%	2.88	ksf GLA	3.20	100%	100%	3.19	ksf GLA	100%	100%	18	100%	100%	20
			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	5	100%	100%	5
Home Improvement Stores/Garden Employee	15,119	sf GLA	3.10	100%	99%	3.08	ksf GLA	3.45	100%	100%	3.44	ksf GLA	98%	75%	34	95%	75%	38
			0.80	100%	100%	0.80		0.90	100%	100%	0.90		100%	85%	11	100%	85%	12
Food and Beverage																		
Restaurant w/Bar Employee	5,850	sf GLA	13.25	100%	79%	10.52	ksf GLA	15.25	100%	79%	11.99	ksf GLA	65%	100%	40	50%	100%	35
			2.25	100%	100%	2.25		2.50	100%	100%	2.50		90%	100%	13	75%	100%	11
Fast Casual/Fast Food Employee	4,982	sf GLA	12.40	100%	85%	10.60	ksf GLA	12.70	100%	88%	11.17	ksf GLA	90%	96%	46	100%	96%	54
			2.00	100%	100%	2.00		2.00	100%	100%	2.00		95%	100%	10	100%	100%	10
Bar/Brewery/Wine Shop Employee	13,210	sf GLA	15.25	100%	79%	12.11	ksf GLA	17.50	100%	79%	13.76	ksf GLA	0%	96%	-	0%	96%	-
			1.25	100%	100%	1.25		1.50	100%	100%	1.50		10%	100%	2	5%	100%	1
Entertainment and Institutions																		
Hit Point Hobbies Employee	7,100	sf GLA	4.00	100%	100%	4.00	ksf GLA	5.00	100%	100%	5.00	ksf GLA	0%	48%	-	85%	60%	18
			0.20	100%	100%	0.20		0.25	100%	100%	0.25		100%	58%	1	100%	70%	1
OM Grown Dance Studio Employee	6,800	sf GLA	2.85	100%	100%	2.85	ksf GLA	3.00	100%	100%	3.00	ksf GLA	0%	60%	-	100%	60%	13
			0.15	100%	100%	0.15		0.20	100%	100%	0.20		50%	70%	1	100%	70%	1
Main Street /Mayors Park Employee	0	acre	4.00	100%	100%	4.00	acre	5.00	100%	100%	5.00		100%	75%	2	75%	75%	2
			0.40	100%	100%	0.40		0.50	100%	100%	0.50		100%	85%	1	100%	85%	1
Museum/Event Space Employee	4,372	sf GLA	4.00	100%	100%	4.00	ksf GLA	4.50	100%	100%	4.50	ksf GLA	100%	48%	9	85%	60%	10
			0.40	100%	100%	0.40		0.50	100%	100%	0.50		100%	58%	1	100%	70%	2
Health and Fitness Employee	6,436	sf GLA	6.60	100%	92%	6.07	ksf GLA	5.50	100%	92%	5.08	ksf GLA	70%	100%	28	50%	100%	17
			0.40	100%	100%	0.40		0.25	100%	100%	0.25		75%	100%	2	50%	100%	1
Page Memorial Library Employee	5,228	sf GLA	2.00	100%	99%	1.98	ksf GLA	1.90	100%	100%	1.89	ksf GLA	72%	65%	5	80%	65%	5
			0.25	100%	100%	0.25		0.20	100%	100%	0.20		100%	65%	1	100%	65%	1
Office																		
Professional Services (Office) Employee	54,649	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	95%	100%	16	90%	100%	2
			3.50	100%	100%	3.50		0.35	100%	100%	0.35		95%	100%	182	90%	100%	18
Vortex Energy Spa and Body Works Employee	3,878	sf GFA	3.00	100%	100%	3.00	ksf GFA	3.00	100%	100%	3.00	ksf GFA	100%	100%	12	100%	100%	12
			0.25	100%	100%	0.25		0.25	100%	100%	0.25		100%	100%	1	100%	100%	1
Aberdeen Physical Therapy Employee	1,629	sf GFA	4.00	100%	100%	4.00	ksf GFA	2.00	100%	100%	2.00	ksf GFA	100%	100%	7	0%	100%	-
			2.00	100%	100%	2.00		2.00	100%	100%	2.00		100%	100%	4	0%	100%	-
First Bank Employee	3,420	sf GFA	2.00	100%	96%	1.92	ksf GFA	0.00	100%	100%	0.00	ksf GFA	100%	100%	7	0%	100%	-
			0.50	100%	100%	0.50		0.00	100%	100%	0.00		100%	100%	2	0%	100%	-
Caring Hearts for Canines Employee	3,856	sf GFA	0.70	100%	100%	0.70	ksf GFA	1.00	100%	100%	1.00	ksf GFA	100%	100%	3	80%	100%	3
			0.30	100%	100%	0.30		0.40	100%	100%	0.40		100%	100%	2	100%	100%	2
United States Post Office Employee	3,913	sf GFA	3.00	100%	88%	2.63	ksf GFA	3.50	100%	100%	3.50	ksf GFA	100%	100%	11	100%	100%	14
			1.00	100%	100%	1.00		1.50	100%	100%	1.50		100%	100%	4	100%	100%	6
Unique Land Uses																		
Salon Shop Employee	17,142	sf GFA	3.50	100%	100%	3.50	sf GFA	1.50	100%	100%	1.50	sf GFA	90%	100%	54	70%	100%	18
			1.50	100%	100%	1.50		0.75	100%	100%	0.75		100%	100%	26	80%	100%	10
Church Employee	32,734	sf GFA	0.00	100%	100%	0.00	sf GFA	16.20	100%	100%	16.20	sf GFA	0%	100%	-	100%	100%	531
			0.00	100%	100%	0.00		0.50	100%	100%	0.50		0%	100%	-	100%	100%	17
Soiree on South Employee	4,700	sf GFA	4.50	100%	100%	4.50	sf GFA	4.50	100%	100%	4.50	sf GFA	0%	100%	-	0%	100%	-
			0.50	100%	100%	0.50		0.50	100%	100%	0.50		0%	100%	-	0%	100%	-
Coca Cola Bottling Company Employee	23,135	sf GFA	0.00	100%	100%	0.00	sf GFA	0.00	100%	100%	0.00	sf GFA	0%	0%	-	0%	0%	-
			0.66	100%	100%	0.66		0.66	100%	100%	0.66		100%	100%	16	0%	100%	-
													Customer/Visitor		490	Customer/Visitor		1,013
													Employee		335	Employee		157
													Total		825	Total		1,170

Parking Needs Summary – Peak Weekday Demand





04 | Additional Inventory Impact

Potential Parking Additions



TOWN OF ABERDEEN – 2025 DOWNTOWN PARKING STUDY TASK 2 – LAND USE PARKING NEEDS ANALYSIS – CB DISTRICT PUBLIC PARKING INVENTORY

Existing CB District On-Street Parking – as of 30 May 2025				Projected Increase?
W. Main	19; S side of street	16; N side of street	35	+2
E. Main	10; N side of street	11; S side of street	21	0
W. South	10; S side of street	0; N side of street	10	0
E. South	0; S side of street	0; N side of street	0	0
Pony Express	0; W side of street	3; E side of street	3	0
S. Sycamore	9; W side of street	0; E side of street	9	+21
N. Sycamore	22; W side of street	18; E side of street	40	0
Poplar	0; W side of street	40; E side of street	40	0
Talbooth	4 spaces	0 spaces	4	0
Knight	7; N side of street	11; S side of street	18	0
Maple	0 spaces	0 spaces	0	0
Garrett	0 spaces	0 spaces	0	0
Exchange	0 spaces	0 spaces	0	+9
Pine	0 spaces	0 spaces	0	+8
Tarbell	0 spaces	0 spaces	0	0
Saunders	0 spaces	0 spaces	0	0
Total			180	+40

Existing CB District Town Parking Lot Spaces – as of 29 May 2025			Projected Increase?
Municipal Lot on Garrett Street	14		0
Municipal Lot on Talbooth Street	40		0
Total	54		+0

Total # of Town/Public Parking Spaces in Central Business (CB) District = **234** (as of 30 May 2025)



Net Change in Parking Supply

A net gain of approximately 282 spaces within the study area is projected, assuming the proposed changes to the parking supply are realized. The most significant changes in projected parking supply are anticipated in Zone 2, where 50% of the new spaces will be located.

Location	Zone	Public/Private	Parking Inventory Gain
West Main Street	1	Public	2 on-street spaces
South Street (Vacant Land Coca Cola Storage)	2	Private	104 off-street spaces
South Street (Friends of Postmaster's House)	2	Private	36-off-street spaces
Sycamore Street	3	Public	21 angled on-street spaces
Train Depot	4	Private	17 off-street spaces
Knight Street Vacant Land (Corner of Poplar)	6	Private	13 off-street spaces
Exchange Street (Proposed Downtown Park)	7	Public	9 on-street spaces
Exchange Street (New Page Memorial Library)	7	Public	18 off-street spaces
Exchange Street (Town Leased Land)	7	Private	64 off-street spaces
Net Gain in Parking			282 on- and off-street spaces

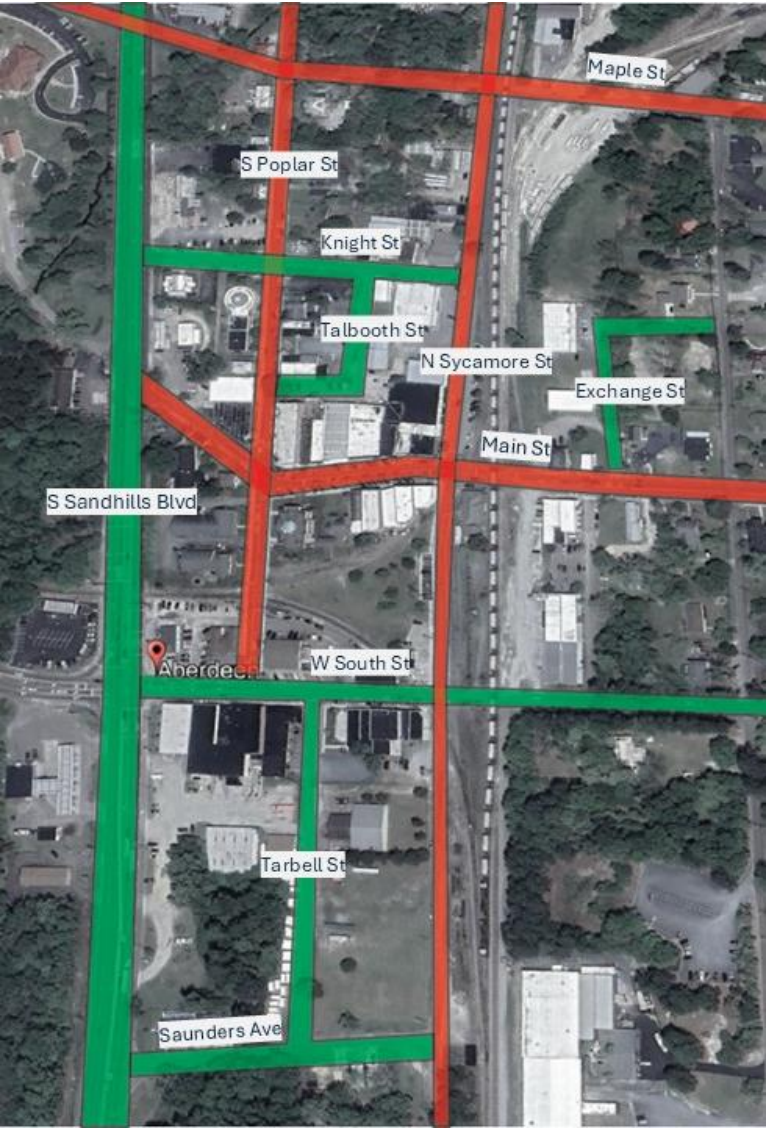
Future Parking Needs Summary

Using the previously developed shared parking models for each zone in the study area, Walker factored the potential parking inventory gains for each zone to show the individual and overall impacts on the surplus and deficit by zone.

The image on the right shows deficit parking areas in red and surplus parking inventory in green in the downtown during weekday conditions.

Future Parking Supply and Demand Surplus and Deficit by Zone

Zone	Supply	Demand	Surplus (+) /Deficit (-)
Main Street	142	215	-73
South Street	211	143	68
Sycamore Street	133	167	-34
Poplar Street	131	164	-33
Sandhills Boulevard	75	70	5
Knight Street	53	25	28
Exchange Street	107	28	79
Maple Street	0	14	-14
Totals	852	826	26

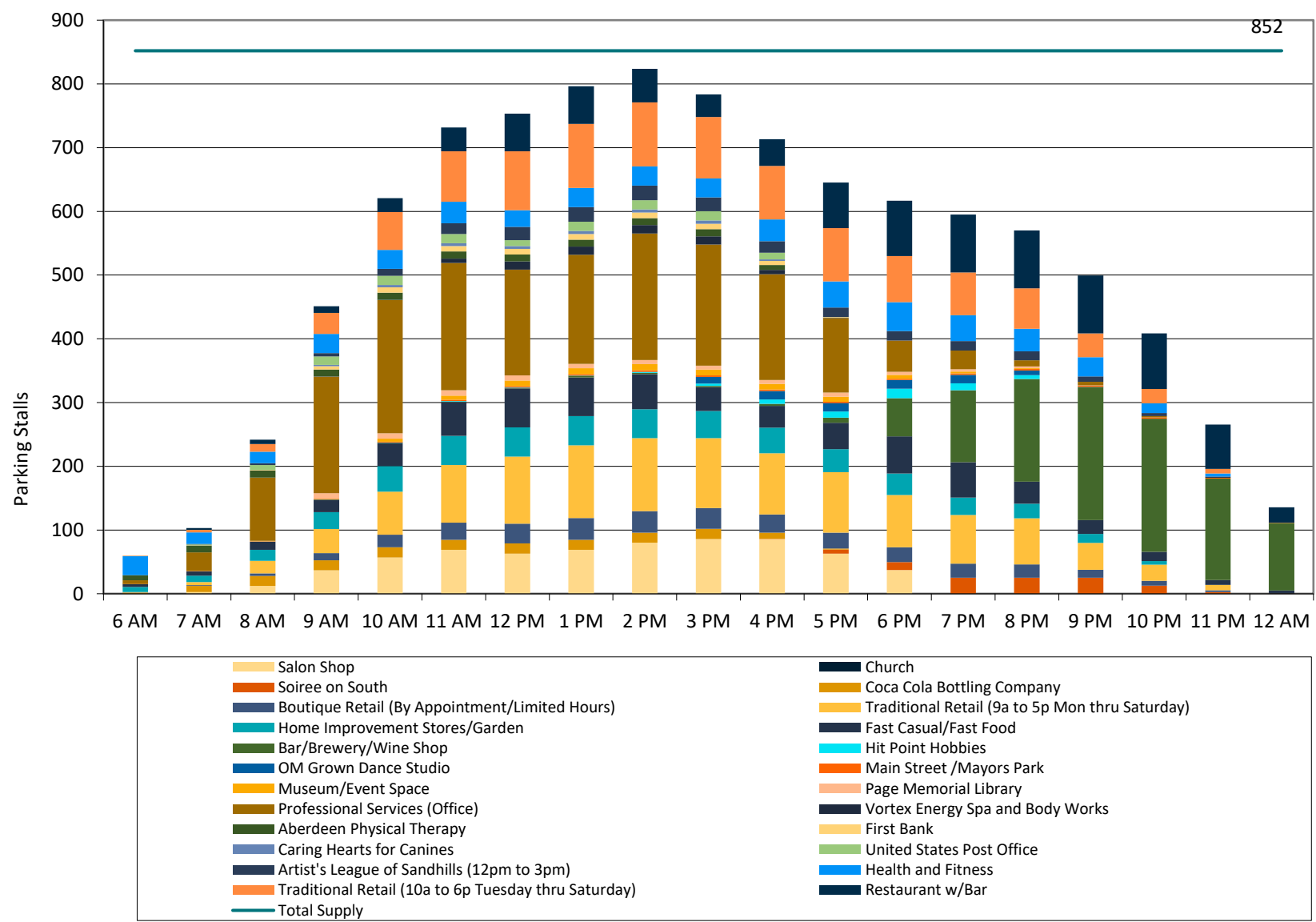


Future Parking Needs Summary

Future Parking Supply and Demand Surplus and Deficit by Zone

		Main Street	South Street	Sycamore Street	Poplar Street	Sandhills Blvd	Knight Street	Exchange Street	Maple Avenue	Total
Parking Demand	Customer/Visitor	129	75	104	82	55	13	22	11	491
	Employee/Resident	86	68	63	82	15	12	6	3	335
	Total	215	143	167	164	70	25	28	14	826
Parking Supply	Public Inventory	82	13	91	92	0	18	27	0	323
	Private Inventory	60	198	42	39	75	35	80	0	529
	Total	142	211	133	131	75	53	107	0	852
Surplus (+)/Deficit (-)	Public Inventory	-47	-62	-13	10	-55	5	5	-11	-168
	Employee/Resident	-26	130	-21	-43	60	23	74	-3	194
	Total	-73	68	-34	-33	5	28	79	-14	26

Future Parking Needs Summary – Peak Demand





A

Appendix

Existing Conditions

Detailed Shared Parking Models

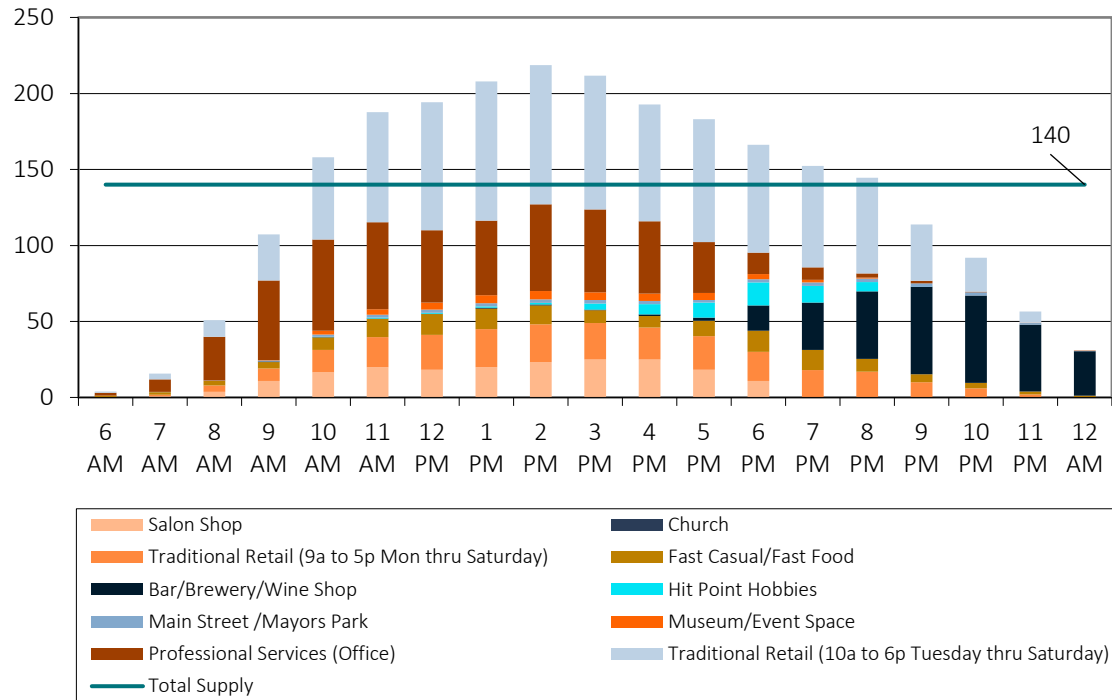
Zone 1 (Main Street) Shared Parking Summary

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											2 PM	December		12 PM	December	
Retail																		
Traditional Retail (10a to 6p Tuesday thru Saturday) Employee	25,219	sf GLA	2.90	100%	100%	2.89	ksf GLA	3.20	100%	100%	3.19	ksf GLA	100%	100%	74	100%	100%	81
			0.70	100%	100%	0.70	0.80	100%	100%	0.80	100%	100%	18	100%	100%	21		
Traditional Retail (9a to 5p Mon thru Saturday) Employee	6,757	sf GLA	2.90	100%	100%	2.89	ksf GLA	3.20	100%	100%	3.19	ksf GLA	100%	100%	20	100%	100%	22
			0.70	100%	100%	0.70	0.80	100%	100%	0.80	100%	100%	5	100%	100%	6		
Food and Beverage																		
Fast Casual/Fast Food Employee	1,050	sf GLA	12.40	100%	79%	9.76	ksf GLA	12.70	100%	81%	10.26	ksf GLA	90%	96%	10	100%	96%	11
			2.00	100%	100%	2.00	2.00	100%	100%	2.00	95%	100%	3	100%	100%	3		
Bar/Brewery/Wine Shop Employee	3,610	sf GLA	15.25	100%	100%	15.25	ksf GLA	17.50	100%	100%	17.50	ksf GLA	0%	96%	-	0%	96%	-
			1.25	100%	100%	1.25	1.50	100%	100%	1.50	10%	100%	1	5%	100%	-		
Entertainment and Institutions																		
Hit Point Hobbies Employee	7,100	sf GLA	4.00	100%	100%	4.00	ksf GLA	5.00	100%	100%	5.00	ksf GLA	0%	48%	-	85%	60%	18
			0.20	100%	100%	0.20	0.25	100%	100%	0.25	100%	58%	1	100%	70%	1		
Main Street /Mayors Park Employee	0	acre	4.00	100%	100%	4.00	acre	5.00	100%	100%	5.00		100%	75%	2	75%	75%	2
			0.40	100%	100%	0.40	0.50	100%	100%	0.50	100%	85%	1	100%	85%	1		
Museum/Event Space Employee	2,300	sf GLA	4.00	100%	100%	4.00	ksf GLA	4.50	100%	100%	4.50	ksf GLA	100%	48%	5	85%	60%	6
			0.40	100%	100%	0.40	0.50	100%	100%	0.50	100%	58%	1	100%	70%	1		
Office																		
Professional Services (Office) Employee	15,537	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	95%	100%	5	90%	100%	1
			3.50	100%	100%	3.50	0.35	100%	100%	0.35	95%	100%	52	90%	100%	5		
Unique Land Uses																		
Salon Shop Employee	4,696	sf GFA	3.50	100%	100%	3.50	sf GFA	1.50	100%	100%	1.50	sf GFA	90%	100%	15	70%	100%	6
			1.50	100%	100%	1.50	0.75	100%	100%	0.75	100%	100%	8	80%	100%	3		
Church Employee	7,154	sf GFA	0.00	100%	100%	0.00	sf GFA	16.20	100%	100%	16.20	sf GFA	0%	100%	-	100%	100%	116
			0.00	100%	100%	0.00	0.50	100%	100%	0.50	0%	100%	-	100%	100%	4		
Peak weekday parking need is projected to occur in December, around 12 pm, with 221 spaces occupied.													Customer/Visitor		131	Customer/Visitor		263
													Employee		90	Employee		45
													Reserved		-	Reserved		-
													Total		221	Total		308

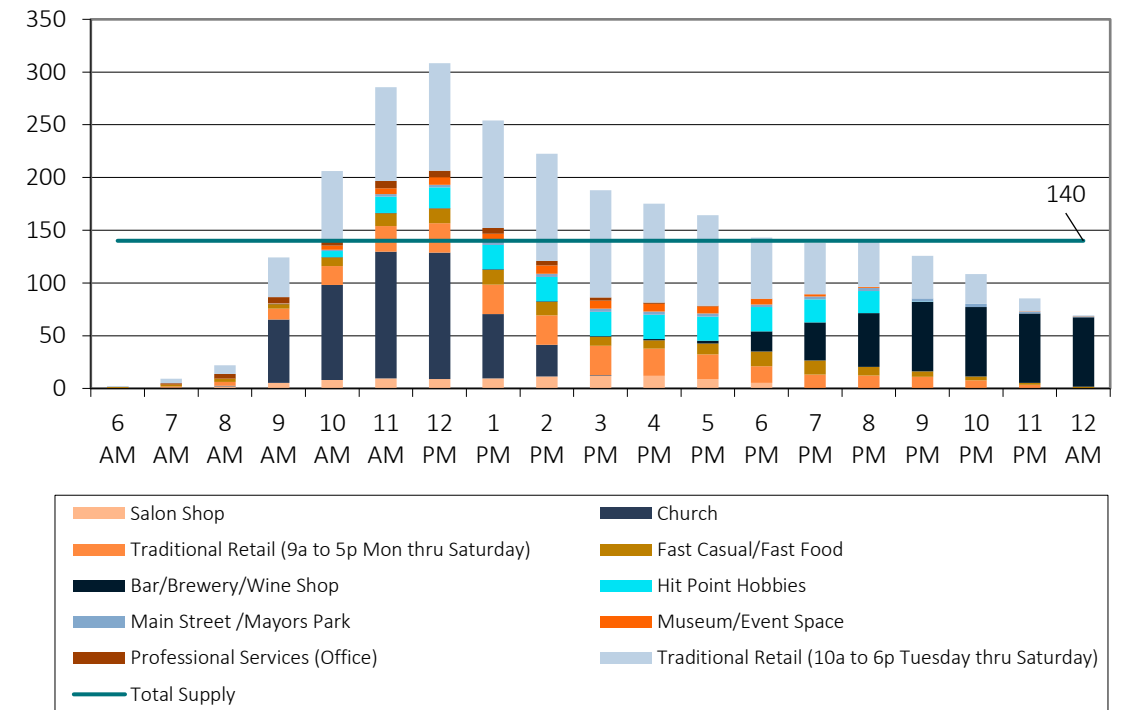
Peak weekday parking need is projected to occur in December, around 12 pm, with 221 spaces occupied.

Zone 1 (Main Street) Shared Parking Summary

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)



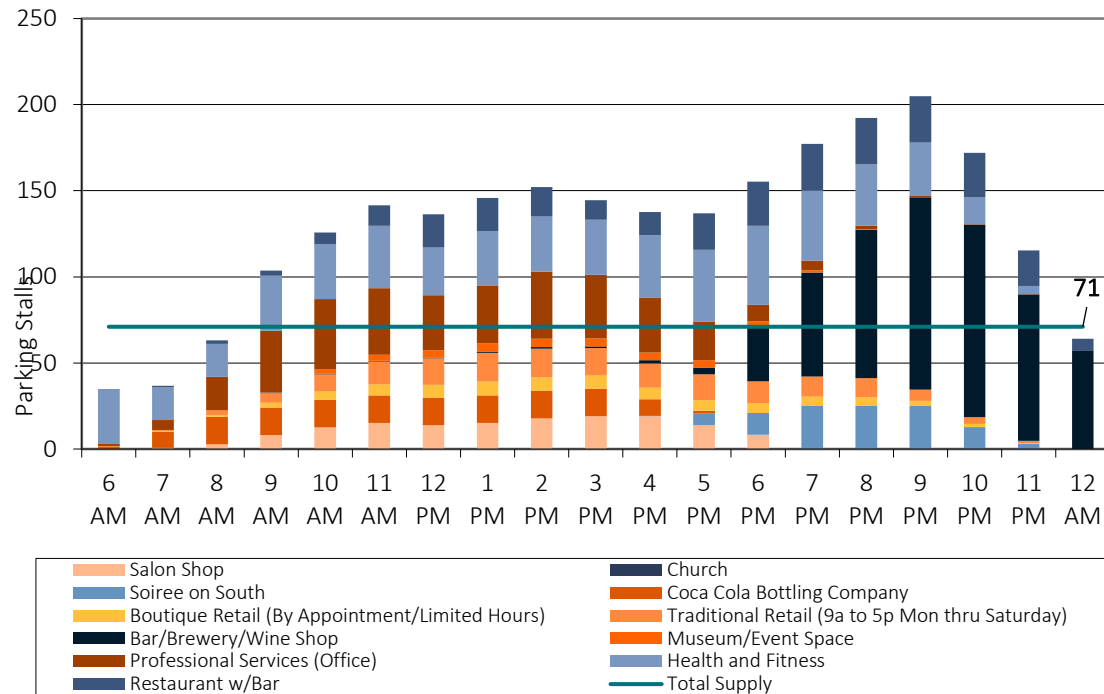
Zone 2 (South Street) Shared Parking Summary

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 9 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											9 PM	December		9 PM	December	
Retail																		
Traditional Retail (9a to 5p Mon thru Saturday) Employee	4,307	sf GLA	2.90	100%	100%	2.90	ksf GLA	3.20	100%	100%	3.20	ksf GLA	50%	100%	7	50%	100%	7
			0.70	100%	100%	0.70		0.80	100%	100%	0.80		0%	100%	-	0%	100%	-
Boutique Retail (By Appointment/Limited Hours) Employee	1,880	sf GLA	2.90	100%	100%	2.90	ksf GLA	3.20	100%	100%	3.20	ksf GLA	50%	100%	3	50%	100%	4
			0.70	100%	100%	0.70		0.80	100%	100%	0.80		0%	100%	-	0%	100%	-
Food and Beverage																		
Restaurant w/Bar Employee	1,700	sf GLA	13.25	100%	100%	13.20	ksf GLA	15.25	100%	100%	15.21	ksf GLA	100%	100%	23	90%	100%	23
			2.25	100%	100%	2.25		2.50	100%	100%	2.50		100%	100%	4	100%	100%	5
Bar/Brewery/Wine Shop Employee	7,000	sf GLA	15.25	100%	100%	15.19	ksf GLA	17.50	100%	100%	17.45	ksf GLA	100%	96%	103	100%	96%	118
			1.25	100%	100%	1.25		1.50	100%	100%	1.50		100%	100%	9	100%	100%	11
Entertainment and Institutions																		
Museum/Event Space Employee	2,072	sf GLA	4.00	100%	100%	4.00	ksf GLA	4.50	100%	100%	4.50	ksf GLA	0%	48%	-	0%	60%	-
			0.40	100%	100%	0.40		0.50	100%	100%	0.50		0%	58%	-	0%	70%	-
Health and Fitness Employee	6,436	sf GLA	6.60	100%	100%	6.58	ksf GLA	5.50	100%	100%	5.48	ksf GLA	70%	100%	30	10%	100%	4
			0.40	100%	100%	0.40		0.25	100%	100%	0.25		20%	100%	1	20%	100%	-
Hotel and Residential																		
Professional Services (Office) Employee	10,443	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	0%	100%	-	0%	100%	-
			3.50	100%	100%	3.50		0.35	100%	100%	0.35		3%	100%	1	0%	100%	-
Unique Land Uses																		
Salon Shop Employee	3,546	sf GFA	3.50	100%	100%	3.50	sf GFA	1.50	100%	100%	1.50	sf GFA	0%	100%	-	0%	100%	-
			1.50	100%	100%	1.50		0.75	100%	100%	0.75		0%	100%	-	0%	100%	-
Church Employee	6,000	sf GFA	0.00	100%	100%	0.00	sf GFA	16.20	100%	100%	16.20	sf GFA	0%	100%	-	0%	100%	-
			0.00	100%	100%	0.00		0.50	100%	100%	0.50		0%	100%	-	0%	100%	-
Soiree on South Employee	4,700	sf GFA	4.50	100%	100%	4.50	sf GFA	4.50	100%	100%	4.50	sf GFA	100%	100%	22	100%	100%	22
			0.50	100%	100%	0.50		0.50	100%	100%	0.50		100%	100%	3	100%	100%	3
Coca Cola Bottling Company Employee	23,135	sf GFA	0.00	100%	100%	0.00	sf GFA	0.00	100%	100%	0.00	sf GFA	0%	0%	-	0%	0%	-
			0.66	100%	100%	0.66		0.66	100%	100%	0.66		0%	100%	-	0%	100%	-
Peak weekday parking need is projected to occur in December, around 9 pm, with 206 spaces occupied.													Customer/Visitor		188	Customer/Visitor		178
													Employee		18	Employee		19
													Reserved		-	Reserved		-
													Total		206	Total		197

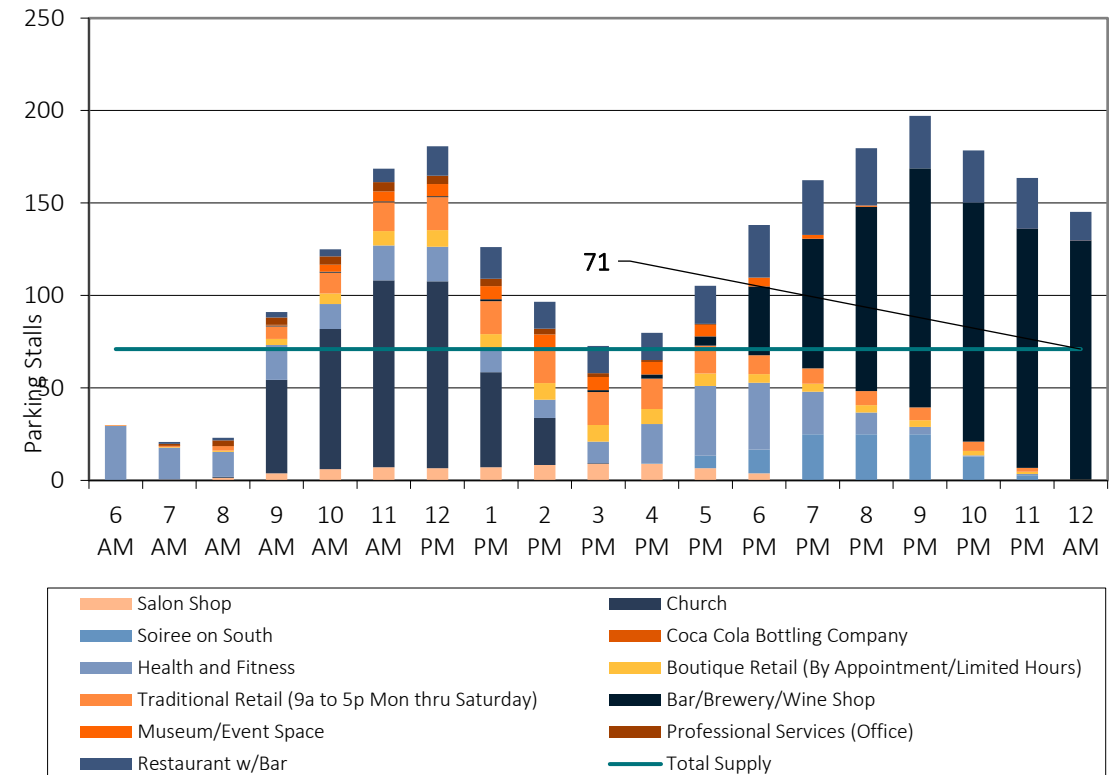
Peak weekday parking need is projected to occur in December, around 9 pm, with 206 spaces occupied.

Zone 2 (South Street) Shared Parking Summary

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)



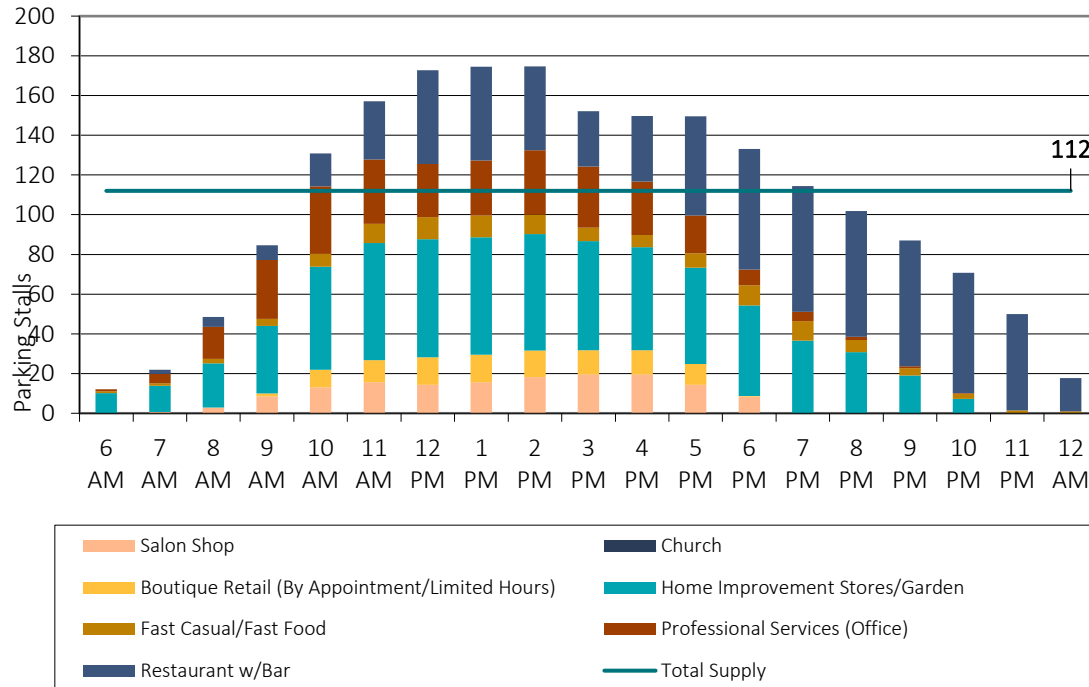
Zone 3 (Sycamore Street) Shared Parking Summary

Shared Parking Demand Summary																		
Peak Month: MAY -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											2 PM	May	Demand	12 PM	May	Demand
Retail																		
Boutique Retail (By Appointment/Limited Hours)	5,000	sf GLA	2.90	100%	99%	2.87	ksf GLA	3.20	100%	99%	3.18	ksf GLA	95%	72%	10	100%	72%	11
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	82%	3	100%	82%	3
Home Improvement Stores/Garden	15,119	sf GLA	3.10	100%	99%	3.07	ksf GLA	3.45	100%	99%	3.43	ksf GLA	98%	100%	46	95%	100%	50
Employee			0.80	100%	100%	0.80		0.90	100%	100%	0.90		100%	100%	13	100%	100%	14
Food and Beverage																		
Restaurant w/Bar	4,150	sf GLA	13.25	100%	94%	12.49	ksf GLA	15.25	100%	94%	14.39	ksf GLA	65%	99%	33	50%	99%	30
Employee			2.25	100%	100%	2.25		2.50	100%	100%	2.50		90%	100%	9	75%	100%	8
Fast Casual/Fast Food	844	sf GLA	12.40	100%	82%	10.18	ksf GLA	12.70	100%	84%	10.63	ksf GLA	90%	99%	8	100%	99%	9
Employee			2.00	100%	100%	2.00		2.00	100%	100%	2.00		95%	100%	2	100%	100%	2
Office																		
Professional Services (Office)	8,586	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	95%	100%	3	90%	100%	1
Employee			3.50	100%	100%	3.50		0.35	100%	100%	0.35		95%	100%	29	90%	100%	4
Unique Land Uses																		
Salon Shop	5,000	sf GFA	3.50	100%	100%	3.50	sf GFA	1.50	100%	100%	1.50	sf GFA	90%	72%	12	70%	72%	4
Employee			1.50	100%	100%	1.50		0.75	100%	100%	0.75		100%	82%	7	80%	82%	3
Church	9,020	sf GFA	0.00	100%	100%	0.00	sf GFA	16.20	100%	100%	16.20	sf GFA	0%	100%	-	100%	100%	147
Employee			0.00	100%	100%	0.00		0.50	100%	100%	0.50		0%	100%	-	100%	100%	5
													Customer/Visitor		112	Customer/Visitor		252
													Employee		63	Employee		39
													Reserved		-	Reserved		-
													Total		175	Total		291
Peak parking need is projected to occur on a weekend in May.																		

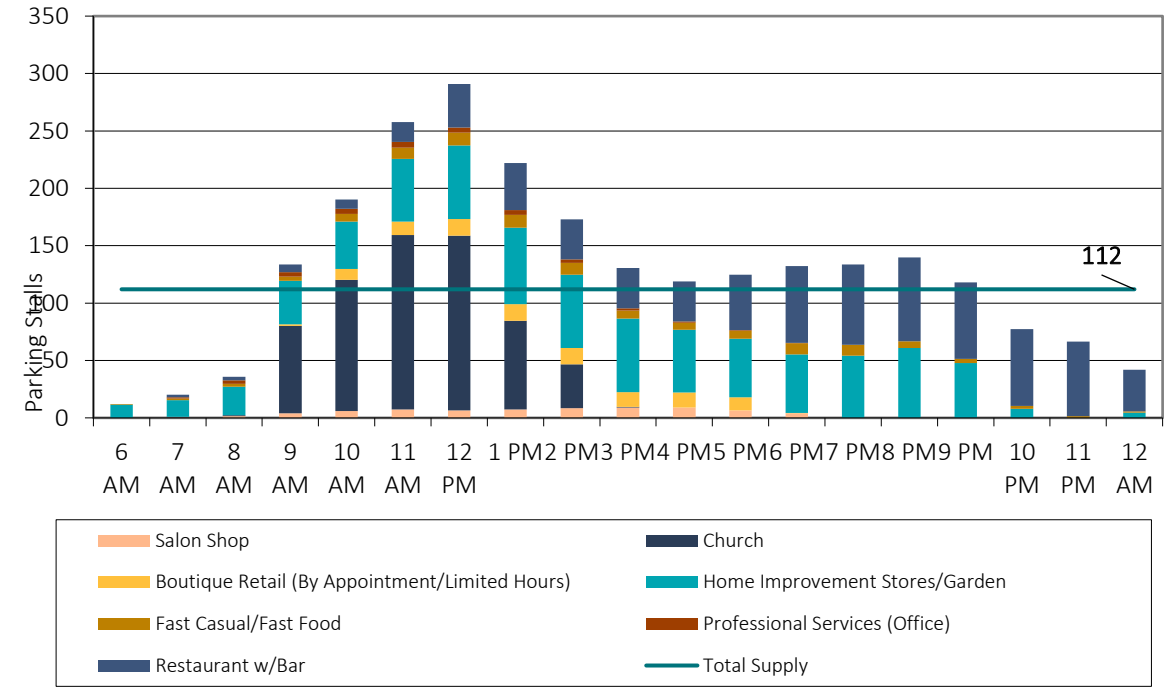
Peak parking need is projected to occur on a weekend in May, around 12 p.m., with 291 spaces occupied.

Zone 3 (Sycamore Street) Shared Parking Summary

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)



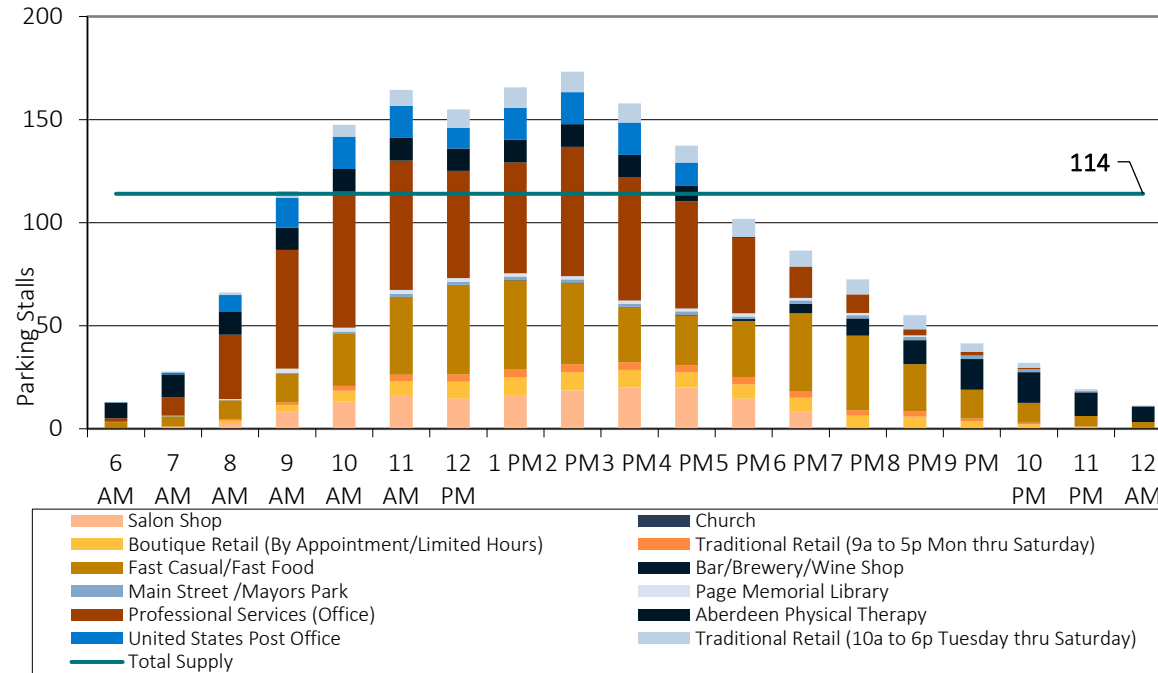
Zone 4 (Poplar Street) Shared Parking Summary

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											2 PM	December		12 PM	December	
Retail																		
Traditional Retail (10a to 6p Tuesday thru Saturday)	2,700	sf GLA	2.90	100%	98%	2.84	ksf GLA	3.20	100%	100%	3.19	ksf GLA	100%	100%	8	100%	100%	9
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	2	100%	100%	3
Traditional Retail (9a to 5p Mon thru Saturday)	1,024	sf GLA	2.90	100%	98%	2.84	ksf GLA	3.20	100%	100%	3.19	ksf GLA	100%	100%	3	100%	100%	4
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	1	100%	100%	1
Boutique Retail (By Appointment/Limited Hours)	2,400	sf GLA	2.90	100%	98%	2.84	ksf GLA	3.20	100%	100%	3.19	ksf GLA	100%	100%	7	100%	100%	8
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	2	100%	100%	2
Food and Beverage																		
Fast Casual/Fast Food	3,088	sf GLA	12.40	100%	97%	12.00	ksf GLA	12.70	100%	98%	12.49	ksf GLA	90%	96%	33	100%	96%	38
Employee			2.00	100%	100%	2.00		2.00	100%	100%	2.00		95%	100%	7	100%	100%	7
Bar/Brewery/Wine Shop	900	sf GLA	15.25	100%	100%	15.25	ksf GLA	17.50	100%	100%	17.50	ksf GLA	0%	96%	-	0%	96%	-
Employee			1.25	100%	100%	1.25		1.50	100%	100%	1.50		10%	100%	-	5%	100%	-
Entertainment and Institutions																		
Main Street /Mayors Park	0	acre	4.00	100%	100%	4.00	acre	5.00	100%	100%	5.00		100%	75%	1	75%	75%	1
Employee			0.40	100%	100%	0.40		0.50	100%	100%	0.50		100%	85%	1	100%	85%	1
Page Memorial Library	928	sf GLA	2.00	100%	98%	1.96	ksf GLA	1.90	100%	100%	1.89	ksf GLA	72%	65%	1	80%	65%	1
Employee			0.25	100%	100%	0.25		0.20	100%	100%	0.20		100%	65%	1	100%	65%	1
Office																		
Professional Services (Office)	17,087	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	95%	100%	6	90%	100%	1
Employee			3.50	100%	100%	3.50		0.35	100%	100%	0.35		95%	100%	57	90%	100%	5
Aberdeen Physical Therapy	1,629	sf GFA	4.00	100%	100%	4.00	ksf GFA	2.00	100%	100%	2.00	ksf GFA	100%	100%	7	0%	100%	-
Employee			2.00	100%	100%	2.00		2.00	100%	100%	2.00		100%	100%	4	0%	100%	-
United States Post Office	3,913	sf GFA	3.00	100%	97%	2.90	ksf GFA	3.50	100%	100%	3.50	ksf GFA	100%	100%	12	100%	100%	14
Employee			1.00	100%	100%	1.00		1.50	100%	100%	1.50		100%	100%	4	100%	100%	6
Unique Land Uses																		
Salon Shop	3,900	sf GFA	3.50	100%	100%	3.50	sf GFA	1.50	100%	100%	1.50	sf GFA	90%	100%	13	70%	100%	4
Employee			1.50	100%	100%	1.50		0.75	100%	100%	0.75		100%	100%	6	80%	100%	2
Church	10,560	sf GFA	0.00	100%	100%	0.00	sf GFA	16.20	100%	100%	16.20	sf GFA	0%	100%	-	100%	100%	172
Employee			0.00	100%	100%	0.00		0.50	100%	100%	0.50		0%	100%	-	100%	100%	6
Peak is projected to occur on a weekend in December, around 12 p.m., with 286 spaces occupied.													Customer/Visitor		91	Customer/Visitor		252
													Employee		85	Employee		34
													Reserved		-	Reserved		-
													Total		176	Total		286

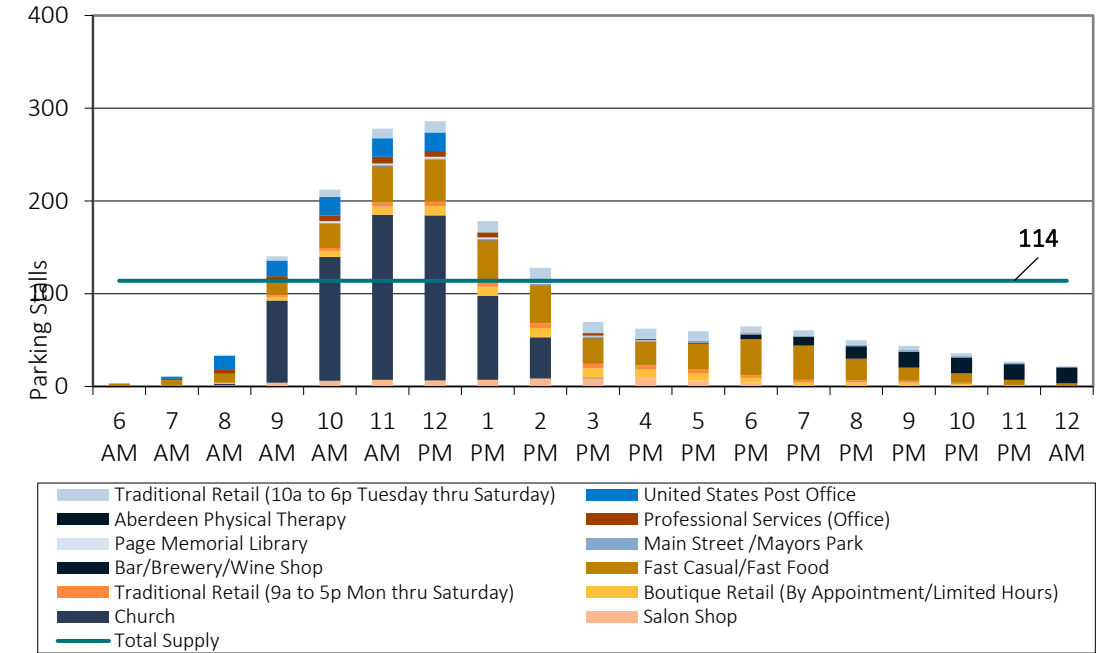
Peak parking need is projected to occur on a weekend in December, around 12 p.m., with 286 spaces occupied.

Zone 4 (Poplar Street) Shared Parking Summary

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)



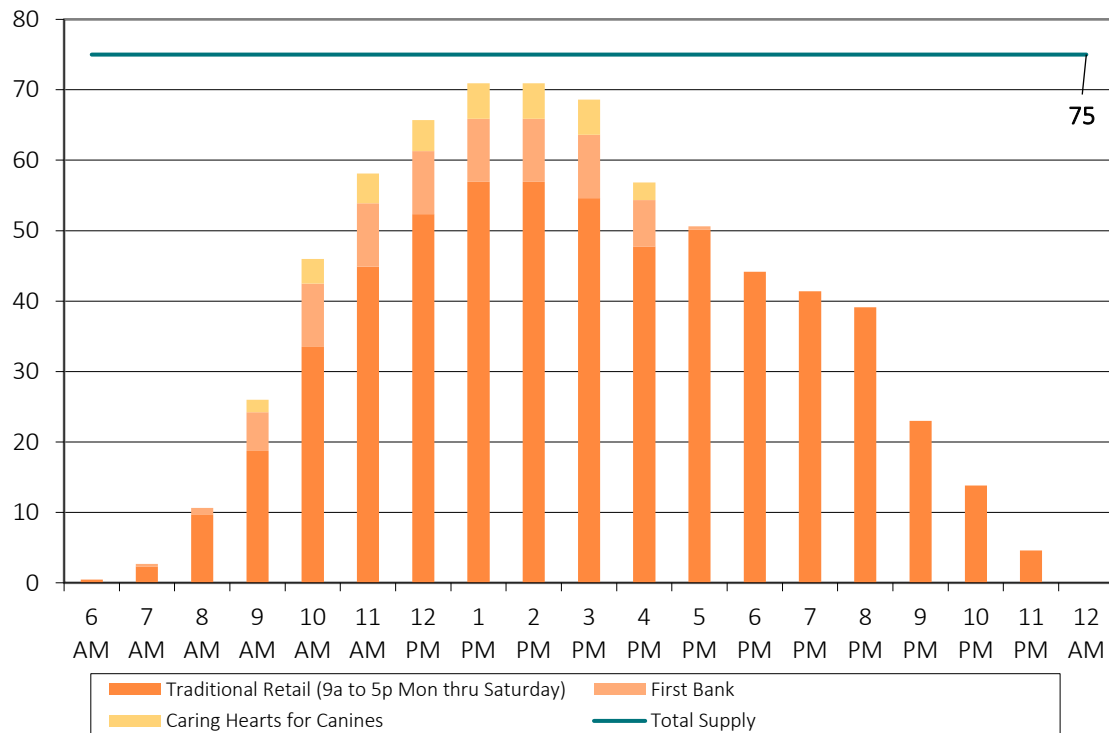
Zone 5 (Sandhills Boulevard) Shared Parking Summary

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 1 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit										1 PM	December	Demand	1 PM	December	Demand	
Retail																		
Traditional Retail (9a to 5p Mon thru Saturday)	15,694	sf GLA	2.90	100%	100%	2.90	ksf GLA	3.20	100%	100%	3.20	ksf GLA	100%	100%	46	100%	100%	51
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	11	100%	100%	13
First Bank	3,420	sf GFA	2.00	100%	100%	2.00	ksf GFA	0.00	100%	100%	0.00	ksf GFA	100%	100%	7	0%	100%	-
Employee			0.50	100%	100%	0.50		0.00	100%	100%	0.00		100%	100%	2	0%	100%	-
Caring Hearts for Canines	3,856	sf GFA	0.70	100%	100%	0.70	ksf GFA	1.00	100%	100%	1.00	ksf GFA	100%	100%	3	100%	100%	4
Employee			0.30	100%	100%	0.30		0.40	100%	100%	0.40		100%	100%	2	100%	100%	2
Unique Land Uses																		
													Customer/Visitor	56	Customer/Visitor	55		
													Employee	15	Employee	15		
													Reserved	-	Reserved	-		
													Total	71	Total	70		
Peak parking need is projected to occur on a weekday in December																		

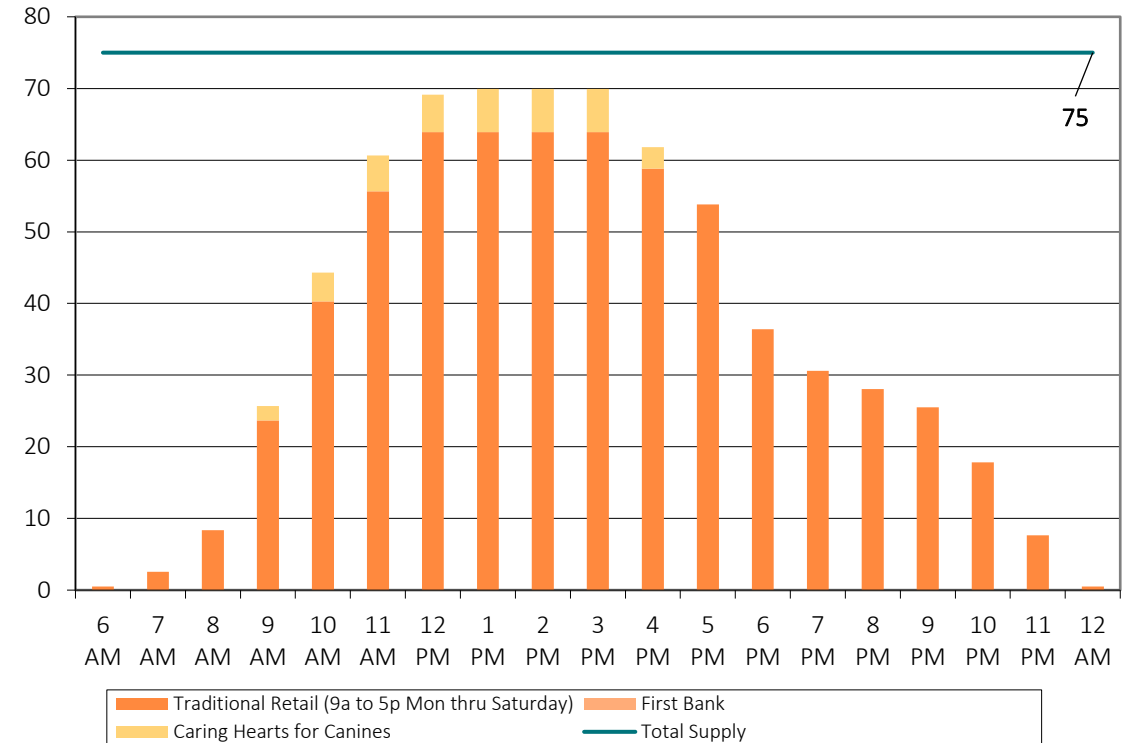
Peak parking need is projected to occur on a weekday in December, around 1 p.m., with 71 spaces occupied.

Zone 5 (Sandhills Boulevard) Shared Parking Summary

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)



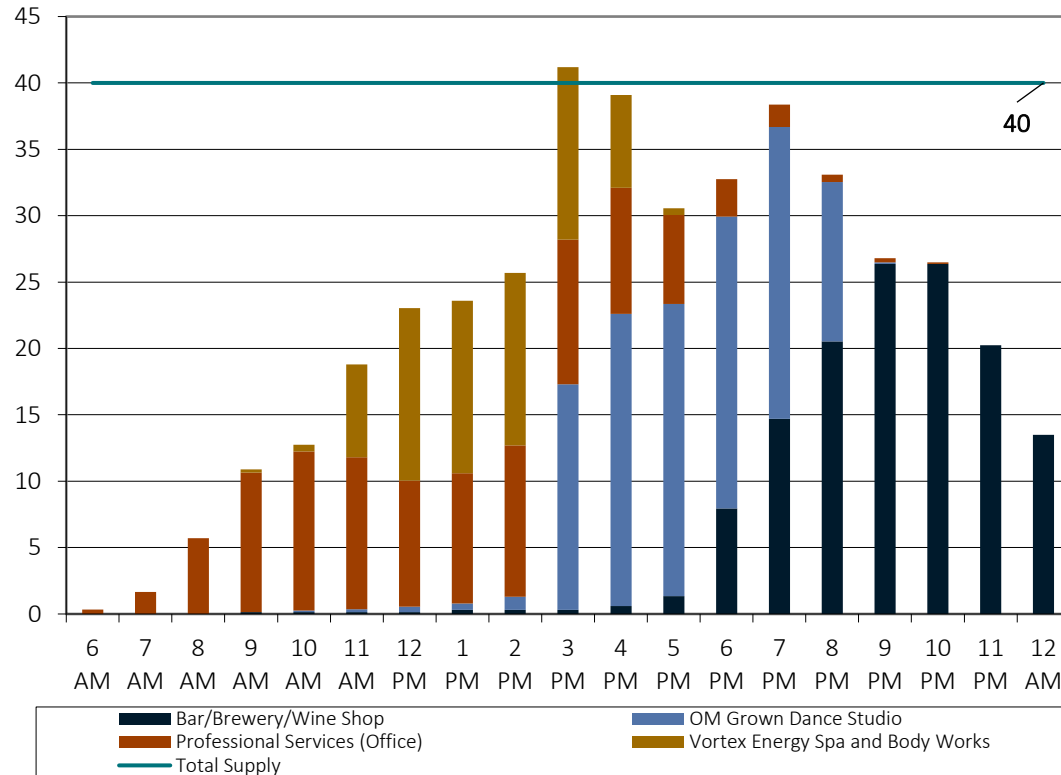
Zone 6 Shared Parking Summary

Shared Parking Demand Summary																				
Peak Month: APRIL -- Peak Period: 3 PM, WEEKDAY																				
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend				
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking		
	Quantity	Unit											3 PM	April	Demand	11 AM	April	Demand		
Food and Beverage																				
Bar/Brewery/Wine Shop	1,700	sf GLA	15.25	100%	100%	15.25	ksf GLA	17.50	100%	100%	17.50	ksf GLA	0%	93%	-	0%	93%	-		
Employee			1.25	100%	100%	1.25		1.50	100%	100%	1.50		10%	100%	-	5%	100%	-		
Entertainment and Institutions																				
OM Grown Dance Studio	6,800	sf GLA	2.85	100%	100%	2.85	ksf GLA	3.00	100%	100%	3.00	ksf GLA	75%	100%	15	100%	100%	21		
Employee			0.15	100%	100%	0.15		0.20	100%	100%	0.20		100%	100%	2	100%	100%	2		
Office																				
Professional Services (Office)	2,996	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	45%	100%	-	100%	100%	1		
Reserved		empl	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-		
Employee			3.50	100%	100%	3.50		0.35	100%	100%	0.35		95%	100%	10	100%	100%	2		
Vortex Energy Spa and Body Works	3,878	sf GFA	3.00	100%	100%	3.00	ksf GFA	3.00	100%	100%	3.00	ksf GFA	100%	100%	12	100%	100%	12		
Reserved		emp	0.00	100%	100%	0.00		0.00	100%	100%	0.00		#VALUE!	100%	-	0%	100%	-		
Employee			0.25	100%	100%	0.25		0.25	100%	100%	0.25		100%	100%	1	100%	100%	1		
													Customer/Visitor			27	Customer/Visitor			34
													Employee			13	Employee			5
													Reserved			-	Reserved			-
													Total			40	Total			39

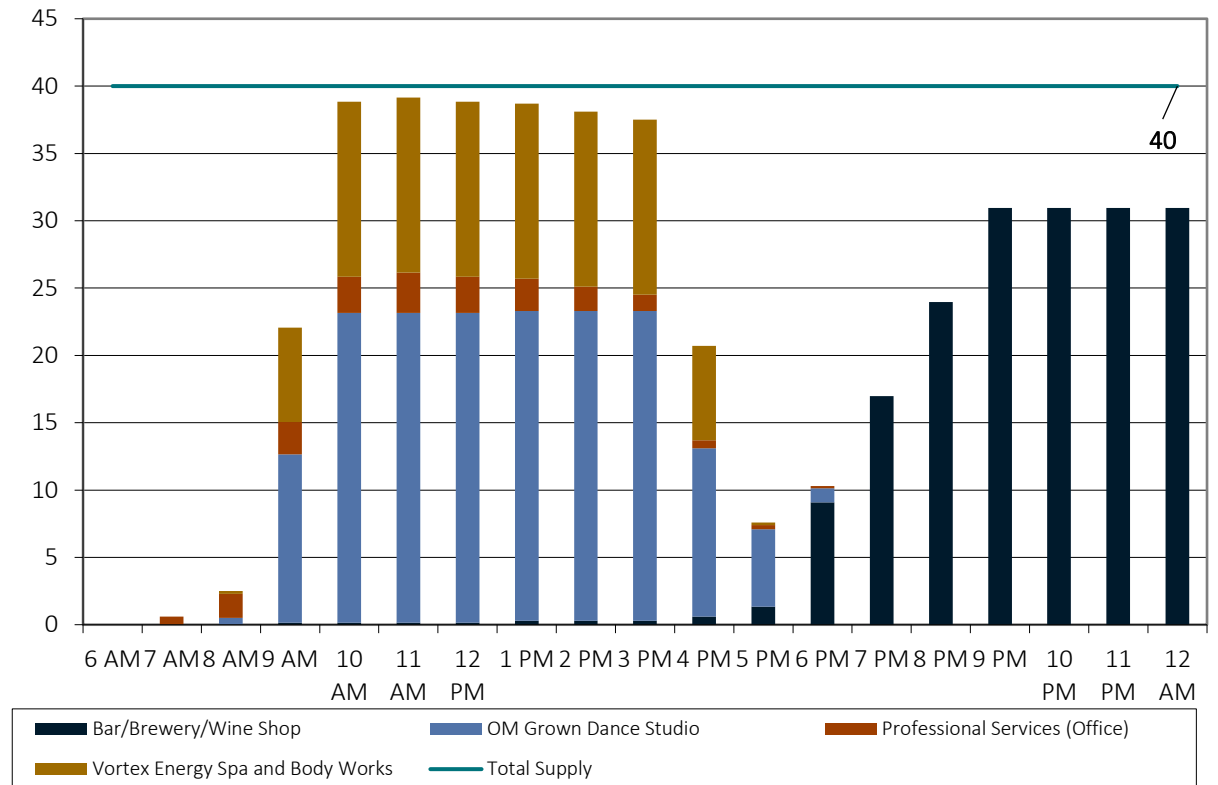
Peak parking need is projected to occur on a weekday in April, around 3 p.m., when 40 spaces will be occupied.

Zone 6 Shared Parking Summary

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)



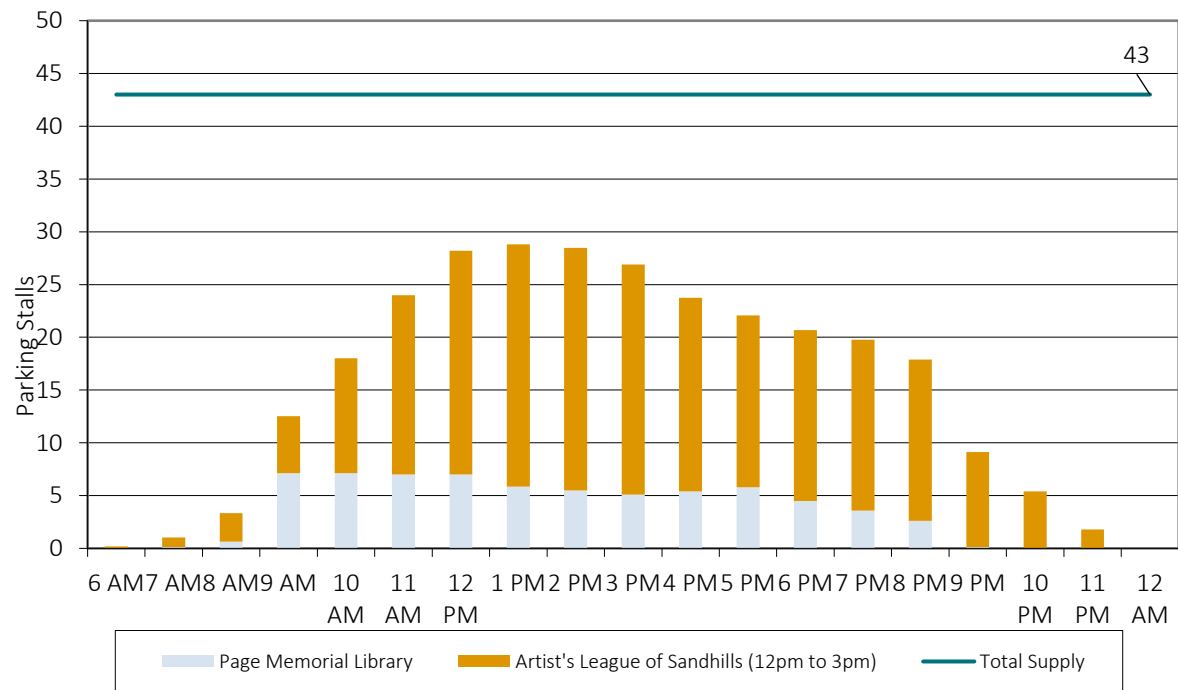
Zone 7 Shared Parking Summary

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											1 PM	December		12 PM	December	
Retail																		
Artist's League of Sandhills (12pm to 3pm)	6,000	sf GLA	2.90	100%	100%	2.89	ksf GLA	3.20	100%	100%	3.20	ksf GLA	100%	100%	18	100%	100%	20
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	5	100%	100%	5
Entertainment and Institutions																		
Page Memorial Library	4,300	sf GLA	2.00	100%	100%	2.00	ksf GLA	1.90	100%	100%	1.90	ksf GLA	78%	65%	5	80%	65%	5
Employee			0.25	100%	100%	0.25		0.20	100%	100%	0.20		100%	65%	1	100%	65%	1
													Customer/Visitor		23	Customer/Visitor		25
													Employee		6	Employee		6
													Total		29	Total		31

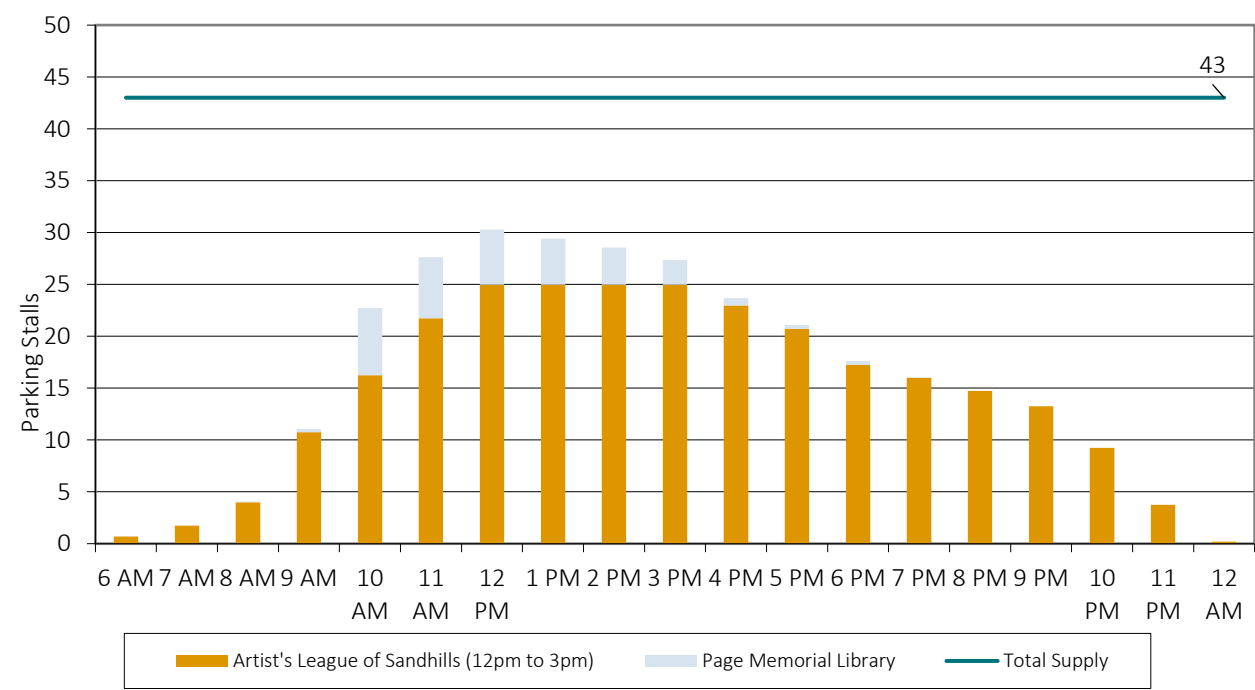
Peak parking need is projected to occur on a weekend in December, around 12 p.m., with 31 spaces occupied.

Zone 7 Shared Parking Summary

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)



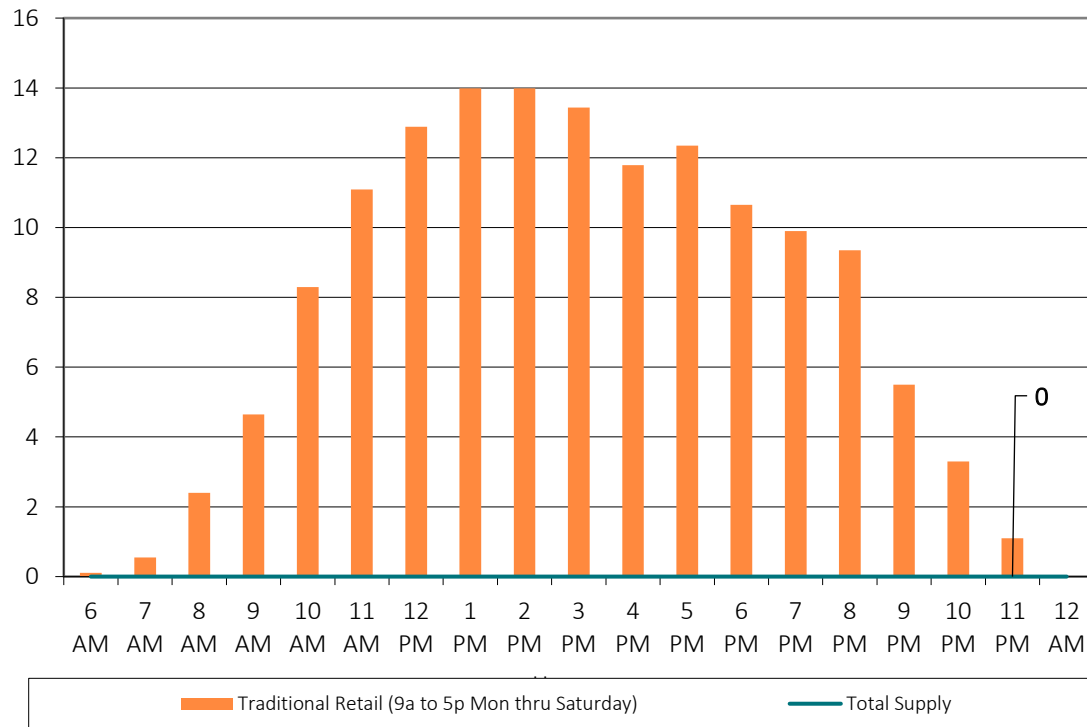
Zone 8 Shared Parking Summary

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit											1 PM	December	Demand	12 PM	December	Demand
Retail																		
Traditional Retail (9a to 5p Mon thru Saturday)	3,744	sf GLA	2.90	100%	100%	2.90	ksf GLA	3.20	100%	100%	3.20	ksf GLA	100%	100%	11	100%	100%	12
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		100%	100%	3	100%	100%	3
													Customer/Visitor	11	Customer/Visitor	12		
													Employee	3	Employee	3		
													Reserved	-	Reserved	-		
													Total	14	Total	15		

Peak parking need is projected to occur on a weekend in December, around 12 p.m., with 15 spaces occupied.

Zone 8 Shared Parking Summary

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)

