



Prepared for the Town of Aberdeen

Task 2: Parking Needs Analysis

September 22, 2025



WALKER
CONSULTANTS



3545 Whitehall Park Drive, Suite 425
Charlotte, NC 28273
704.247.6230

September 22, 2025

Lindy Lamielle
Downtown Planner / NC Main Street Program
Town of Aberdeen
124 North Poplar Street
Post Office Box 785
Aberdeen, North Carolina 28315

Re: *Task 2: Parking Needs Analysis*
Aberdeen, North Carolina
Walker Consultants Project #19-001639.00

Dear Lindy:

Walker Consultants is pleased to submit this written version of the Task 2 report for the Town of Aberdeen. This document summarizes Walker's previous report on parking needs analysis, to the existing and potential parking inventory and subsequent recommendations for a user allocation plan. The information herein is intended to assist in evaluating various issues with developing a strategic downtown parking plan.

We appreciate the opportunity to serve you on this project. If you have any questions or comments, please do not hesitate to call.

Sincerely,

WALKER CONSULTANTS

A handwritten signature in blue ink, appearing to read "Jim Corbett", is written over a light blue circular background.

Jim Corbett
Director of Municipal Planning Services

Cc: Micah Maani, AICP, Walker Consultants

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Executive Summary

Walker's parking needs analysis model evaluates the projected parking demand from 6:00 a.m. to midnight for each month of the year for a weekday and a weekend. Based on the model for the Town of Aberdeen, typical peak hour demand is projected to occur on a weekday in December around the 2:00 p.m. hour. A projected total of 825± parking spaces will be needed to satisfy the typical weekday peak hour demand.

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

Parking Needs Analysis

In accordance with the prescribed land uses, typical peak activity will almost always occur when office and food and beverage users are most likely found on site in conjunction with peak retail activity. We project this peak activity to be commonly associated with mid-morning and mid-afternoon hours on a weekday. It should be noted that no parking stalls have been reserved for office, retail, or food and beverage user groups at this time. Retail and restaurant service employees will be encouraged to park in remote parking areas to allow business patrons and visitors to have direct access to retail, food, and beverage business locations.

The projected 825± parking spaces have been summarized and allocated as follows:

Land Use	Spaces
Office Employees	195
Office Customers	56
Retail Employees	66
Retail Customers	250
Entertainment Employees	7
Entertainment Customer	44
Food and Beverage Employee	25
Food and Beverage Customer	86
Unique Land Use Employee	42
Unique Land Use Customer	54
Total	825

When the town's parking needs are compared to the existing parking inventory, a parking surplus and deficit by zone reveals the following:

	Main Street	South Street	Sycamore Street	Poplar Street	Sandhills Blvd	Knight Street	Exchange Street	Maple Avenue	Total
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
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	-75	-72	-55	-50	5	15	15	-14	-231

Additional Inventory Impact

Town representatives shared a list of property locations where potential shared parking agreements could benefit from an increase in available public parking spaces. Given this information, a net gain of approximately 282± parking spaces within the downtown study area is projected, assuming this proposed parking supply is realized. As shown in the following table, the most significant changes in projected 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

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

	Main Street	South Street	Sycamore Street	Poplar Street	Sandhills Blvd	Knight Street	Exchange Street	Maple Avenue	Total
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
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	-73	68	-34	-33	5	28	79	-14	26

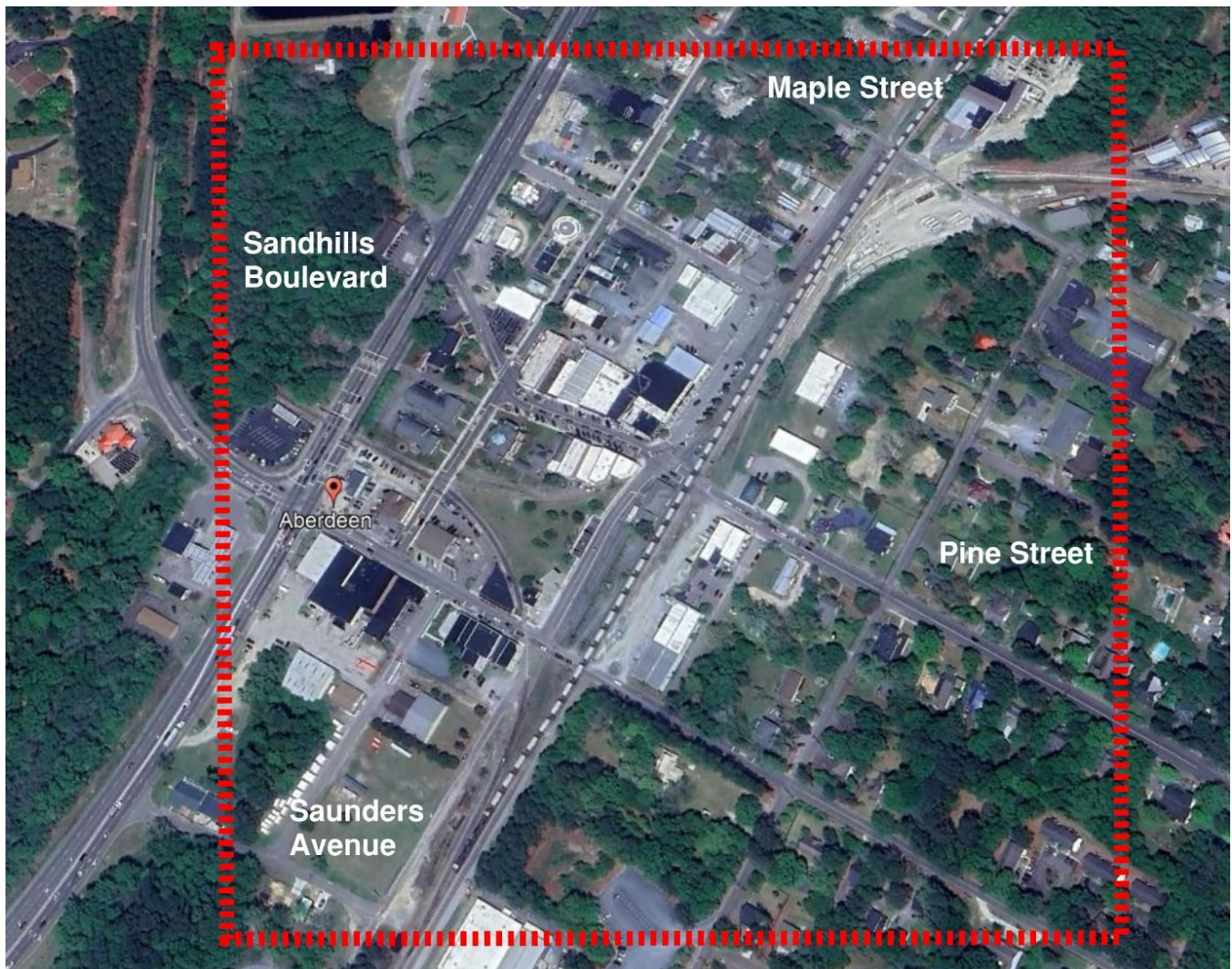
Using the parking inventory gains from the impacts of the additional inventory will enable the town to satisfy its parking needs requirements and develop a parking allocation and parking management plan.

01 Introduction

01: Introduction

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 used shared parking principles to model current conditions on a zone-by-zone basis. Generally bound by Maple Street to the north, Pine Street to the east, Saunders Avenue to the south, and Sandhills Boulevard to the west, the study area was subsequently divided into eight (8) zones based on general features. The following figure has been prepared to visually demonstrate the study area boundaries.

Figure 01: Town of Aberdeen Geographic Study Boundaries



Source: Google Earth and Walker Consultants; 2025

Parking supply figures were obtained through aerial photographs and town-published data. While there are nearly 595± spaces in the study area, approximately 35% of the parking capacity resides along the Sycamore Street and Poplar Street corridors.

Table 01: Inventory Zone Parking Totals

Zone	Private Inventory	Public Inventory	Total Parking Supply
1. Main Street	60	80	140
2. South Street (includes Tarbell St and Saunders Ave)	58	13	71
3. Sycamore Street	42	70	112
4. Poplar Street	22	92	114
5. Sandhills Boulevard	75	0	75
6. Knight Street (includes Talbooth St)	22	18	40
7. Exchange Street	16	27	43
8. Maple Street	0	0	0
Totals	295	300	595

Source: Town of Aberdeen and Walker Consultants; 2025

Using the existing base parking inventory data, Walker representatives prepared parking needs models for each zone listed above 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 findings resulted in a collective parking deficit for the downtown study area, as shown in **Table 02**.

Table 02: Existing Parking Supply and Demand Surplus and Deficit by Zone

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

Source: Town of Aberdeen and Walker Consultants; 2025

The following analysis will demonstrate the use of shared parking methodology to support the town's parking needs analysis and provide an approach to meet and exceed the deficit outlined above.

02 Shared Parking Methodology

02: Shared Parking Methodology

Shared parking methodology was developed in the 1980s and has been a widely accepted industry standard for rightsizing parking facilities over the past 30+ years. Adopted by cities throughout the U.S. and codified in zoning ordinances as an acceptable practice, shared parking 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 allows for the sharing of parking spaces among uses in a mixed-use environment, in lieu of providing a minimum number of parking spaces for each individual use. Shared parking commonly results in a reduction of required parking spaces. This reduction, which is sometimes significant, depends on the quantities and mix of uses and local code requirements.

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 45 different land uses, the availability and use of alternative modes of transportation, and captive market effects¹; and daily, hourly, and seasonal variations. In the case of the Town of Aberdeen, a shared parking analysis recognizes the interrelationship of parking among primary uses and on-site, accessory uses such as retail, office, entertainment, and food and beverage activity. A shared parking model generates 456 parking demand computations as follows:

- 19 hours during a day, beginning at 6 a.m. and concluding at midnight
- 2 days per week, a weekday, and a weekend day
- 12 months of the year
- $19 \times 2 \times 12 = 456$ different calculations

The recommended parking capacity is derived based on the highest figure generated from these 456 computations. Therefore, the intent is to design for the busiest hour, day, and month of the year at an 85th percentile level relative to similar properties.

A shared parking analysis begins by taking the land use quantities of each site, e.g., retail square footage, and multiplying by a base parking demand ratio and monthly and hourly adjustment factors. All base ratios and hourly and monthly adjustments are industry standards that are based on thousands of parking occupancy studies, vetted by leading parking consultants and real estate professionals, and documented within the Third Edition of ULI/ICSC's *Shared Parking*.

Walker, as the analyst for this study and in accordance with standard shared parking methodology, applies two additional adjustments to the base parking demand ratios, one to reflect an estimate of the local transportation modal split (called the driving ratio) and another to account for the best estimate of captive market effects² (called the non-captive ratio). These will all be described in more detail in the sections to follow.

¹ Recognition of a user group already on site for another primary purpose and not generating incremental parking demand for an accessory use.

² Captive market means attendees who are on-site for more than one reason and are not creating additive parking demand.

The following exhibit provides an illustrative view of the steps involved in the shared parking analysis. This exhibit is used within this document to help the reader understand the shared parking process and to also assist in communicating the steps of the analysis that are being described within this report. The Shared Parking Analysis section of this report follows this graphic in consecutive order, moving from left to right, and in subsequent report sections, the gray highlighted section of the exhibit (note: all sections are highlighted in **Figure 02** below) designates the step that is being described.

Figure 02: Shared Parking Steps



Source: Shared Parking 3rd Edition and Walker Consultants; 2025

For most land uses, shared parking is based on the 85th percentile of peak-hour observations, a standard espoused by the ITE, the NPA's Parking Consultants Council, and renowned parking planners. This 85th percentile is a significant and high threshold to meet in terms of supplying parking capacity in that it provides a parking supply that will not be needed by most developments. The 85th percentile recommendation is informed by field data counts in the Fifth Edition of ITE's Parking Generation, and this threshold represents the 85th percentile of peak-hour observations supplied during the study.

The key goal of a shared parking analysis is to find the balance between providing adequate parking to support a business district from a commercial and operational standpoint and protecting the interests of neighboring property owners, while minimizing the negative aspects of excessive land area or resources devoted to parking. The goal of a shared parking analysis is to find a peak period, reasonably predictable worst-case scenario, or design day condition.

Allowing multiple land uses and entities to share parking spaces has allowed for and led to the creation of many popular real estate developments and districts, resulting in the combination of office, residential, retail, hotel, and entertainment districts that rely heavily on shared parking for economic viability while providing parking accommodations to meet the actual demand generated by the development. Traditional downtowns in large and small cities alike have depended on the practice in order to be compact, walkable, and economically viable. In the same way, mixed-use projects have also benefited from the shared-parking principle, which offers multiple benefits to a community, not the least of which is a lesser environmental impact due to the reduction in required parking needed to serve commercial developments, as well as the ability to create a more desirable mix of uses at one location, all the while ensuring that parking supply is designed for the busiest hour of the year, busiest day of the year, and busiest month of the year, at an 85th percentile relative to similar properties.

Shared Parking Analysis

In accordance with accepted shared-use methodology, this section of the report documents the steps taken to appropriately determine a recommended parking capacity for each of the sites. Base parking generation ratios, representing weekday and weekend conditions, are verbatim from the Third Edition of ULI/ICSC's *Shared*

Parking and multiplied by each site’s land use quantities, yielding a product which is then adjusted by multiplying hourly and monthly factors for each of the development’s respective land uses. These are called “presence factors”. Two final adjustments are made to the standard or base parking generation ratios. One adjustment discounts the demand to account for local transportation modal split characteristics, recognizing that not everyone drives an automobile for every trip, and a second adjustment is made to avoid double-counting attendees who are on-site for more than one reason and are therefore not creating additive parking demand. These last two calculations are referred to as the “driving ratio” and “non-captive” adjustments. The balance of this section of the report documents the math that underlies this analysis.

Land Use



The collective land use plans for the Town of Aberdeen host several land uses and base demand rates. The following is a list of the proposed land use types and quantities:

Table 03: Land Use Types and Quantities

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 /Mayor's 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
Additional Land Uses	
Salon Shop	17,142 sf GFA
Church	32,734 sf GFA
Soiree on South	4,700 sf GFA
Coca-Cola Bottling Company	23,135 sf GFA

Source: Shared Parking 3rd Edition and Walker Consultants; 2025

Base Parking Ratios



Simply put, the base parking ratios represent how many spaces should be supplied to each use if the spaces are unshared, and the project is in a context where the driving ratio is at or near 100 percent. The following table documents the recommended base parking ratios for the Town of Aberdeen land use quantities.

Table 04: Unadjusted Base Parking Ratios

Land Use	Quantity		Maximum Parking Demand			
			Weekday		Weekend	
			Base Ratio	Max Spaces	Base Ratio	Max Spaces
Retail						
Traditional Retail (10a to 6p Tuesday thru Saturday)	27,919	sf GLA	2.90	81	3.20	90
Employee			0.70	20	0.80	23
Traditional Retail (9a to 5p Mon thru Saturday)	31,526	sf GLA	2.90	92	3.20	101
Employee			0.70	23	0.80	26
Boutique Retail (By Appointment/Limited Hours)	9,280	sf GLA	2.90	27	3.20	30
Employee			0.70	7	0.80	8
Artist's League of Sandhills (12pm to 3pm)	6,000	sf GLA	2.90	18	3.20	20
Employee			0.70	5	0.80	5
Home Improvement Stores/Garden	15,119	sf GLA	3.10	47	3.45	53
Employee			0.80	13	0.90	14
Food and Beverage						
Restaurant w/Bar	5,850	sf GLA	13.25	78	15.25	90
Employee			2.25	14	2.50	15
Fast Casual/Fast Food	4,982	sf GLA	12.40	62	12.70	64
Employee			2.00	10	2.00	10
Bar/Brewery/Wine Shop	13,210	sf GLA	15.25	202	17.50	232
Employee			1.25	17	1.50	20
Entertainment and Institutions						
Hit Point Hobbies	7,100	sf GLA	4.00	29	5.00	36
Employee			0.20	2	0.25	2
OM Grown Dance Studio	6,800	sf GLA	2.85	20	3.00	21
Employee			0.15	2	0.20	2
Museum/Event Space	4,372	sf GLA	4.00	18	4.50	20
Employee			0.40	2	0.50	3
Health and Fitness	6,436	sf GLA	6.60	43	5.50	36
Employee			0.40	3	0.25	2
Page Memorial Library	5,228	sf GLA	2.00	11	1.90	10
Employee			0.25	2	0.20	2
Office						
Professional Services (Office)	54,649	sf GFA	0.30	17	0.03	2
Employee			3.50	192	0.35	20
Vortex Energy Spa and Body Works	3,878	sf GFA	3.00	12	3.00	12
Employee			0.25	1	0.25	1
Aberdeen Physical Therapy	1,629	sf GFA	4.00	7	2.00	4
Employee			2.00	4	2.00	4
First Bank	3,420	sf GFA	2.00	7	0.00	0
Employee			0.50	2	0.00	0
Caring Hearts for Canines	3,856	sf GFA	0.70	3	1.00	4
Employee			0.30	2	0.40	2
United States Post Office	3,913	sf GFA	3.00	12	3.50	14
Employee			1.00	4	1.50	6
Additional Land Uses						
Salon Shop	17,142	sf GFA	3.50	60	1.50	26
Employee			1.50	26	0.75	13
Church	32,734	sf GFA	0.00	0	16.20	531
Employee			0.00	0	0.50	17
Soiree on South	4,700	sf GFA	4.50	22	4.50	22
Employee			0.50	3	0.50	3
Coca Cola Bottling Company	23,135	sf GFA	0.00	0	0.00	0
Employee			0.66	16	0.66	16

Source: Shared Parking 3rd Edition and Walker Consultants; 2025

Presence Factors



After each site's land uses have been quantified and standard or base parking generation ratios have been applied to these land use quantities, adjustments are made to account for parking demand variability by hour of day and month of year. This is referred to as a "presence" adjustment.

Presence is expressed as a percentage of peak potential demand modified 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 for the project than would be required if each component were a freestanding development. Based on Walker's understanding of the land use program and experience with similar projects, Walker deems the adjustments included in the *Shared Parking, Third Edition*, for time of day and monthly adjustments are appropriate for this project. The following tables have been provided to demonstrate seasonal and time of day fluctuations.

Table 05: Seasonal Monthly Adjustments for Parking

Combined Monthly Adjustments													
Land Use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Late Dec
Retail													
Traditional Retail (10a to 6p Tuesday thru Saturday)	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%	85%
Employee	69%	71%	79%	77%	82%	82%	80%	83%	76%	78%	86%	100%	95%
Traditional Retail (9a to 5p Mon thru Saturday)	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%	85%
Employee	69%	71%	79%	77%	82%	82%	80%	83%	76%	78%	86%	100%	95%
Boutique Retail (By Appointment/Limited Hours)	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%	85%
Employee	69%	71%	79%	77%	82%	82%	80%	83%	76%	78%	86%	100%	95%
Artist's League of Sandhills (12pm to 3pm)	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%	85%
Employee	69%	71%	79%	77%	82%	82%	80%	83%	76%	78%	86%	100%	95%
Home Improvement Stores/Garden	63%	62%	79%	90%	100%	92%	87%	84%	80%	85%	80%	75%	65%
Employee	72%	71%	89%	100%	100%	100%	97%	94%	90%	94%	90%	85%	75%
Food and Beverage													
Restaurant w/Bar	88%	87%	98%	94%	99%	94%	96%	96%	89%	93%	89%	100%	95%
Employee	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%
Fast Casual/Fast Food	85%	85%	97%	95%	99%	98%	100%	100%	93%	96%	92%	96%	95%
Employee	96%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Bar/Brewery/Wine Shop	87%	87%	100%	93%	97%	94%	97%	96%	94%	98%	92%	96%	95%
Employee	95%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Entertainment and Institutions													
Hit Point Hobbies	20%	26%	36%	50%	23%	45%	87%	68%	22%	25%	20%	48%	100%
Employee	50%	50%	50%	60%	50%	55%	97%	78%	50%	50%	50%	58%	100%
OM Grown Dance Studio	79%	90%	91%	100%	60%	70%	72%	76%	70%	72%	74%	60%	100%
Employee	89%	100%	100%	100%	70%	80%	82%	86%	80%	82%	84%	70%	100%
Museum/Event Space	20%	26%	36%	50%	23%	45%	87%	68%	22%	25%	20%	48%	100%
Employee	50%	50%	50%	60%	50%	55%	97%	78%	50%	50%	50%	58%	100%
Health and Fitness	100%	95%	85%	70%	65%	65%	65%	70%	80%	85%	85%	100%	95%
Employee	100%	100%	95%	80%	75%	75%	75%	80%	90%	95%	95%	100%	0%
Page Memorial Library	75%	75%	80%	85%	90%	90%	90%	90%	95%	95%	90%	65%	50%
Employee	85%	85%	85%	90%	95%	95%	90%	95%	100%	100%	95%	65%	45%
Office													
Professional Services (Office)	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Employee	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Vortex Energy Spa and Body Works	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Employee	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Aberdeen Physical Therapy	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Employee	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
First Bank	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Employee	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Caring Hearts for Canines	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Employee	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
United States Post Office	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Employee	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Additional Land Uses													
Salon Shop	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%	85%
Employee	69%	71%	79%	77%	82%	82%	80%	83%	76%	78%	86%	100%	95%
Church	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Employee	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Soiree on South	20%	30%	50%	100%	100%	100%	70%	25%	100%	0%	0%	100%	100%
Employee	20%	30%	50%	100%	100%	100%	70%	25%	100%	0%	0%	100%	100%
Coca Cola Bottling Company	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

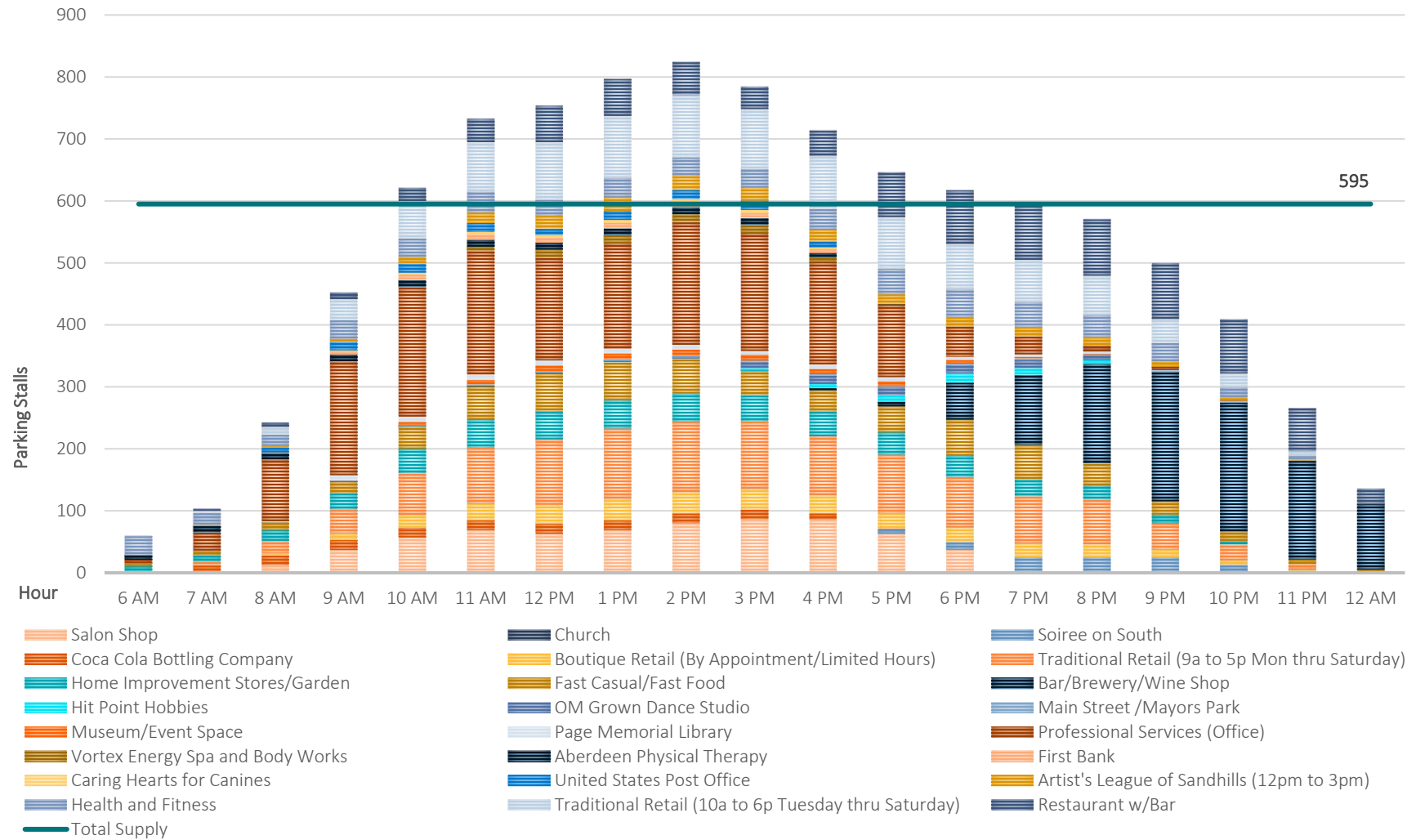
Source: Shared Parking 3rd Edition and Walker Consultants; 2025

Table 06: Time of Day Factors for Weekday Demand

Formatted Time-of-Day Factors for Weekday Demand																			
Land Use	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail																			
Traditional Retail (10a to 6p Tuesday thru Saturday)	0%	0%	0%	0%	25%	50%	100%	100%	100%	100%	85%	50%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	0%	45%	75%	95%	100%	100%	100%	100%	100%	100%	25%	0%	0%	0%	0%	0%	0%
Traditional Retail (9a to 5p Mon thru Saturday)	0%	0%	0%	35%	60%	75%	100%	100%	95%	85%	85%	35%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	25%	0%	0%	0%	0%	0%	0%
Boutique Retail (By Appointment/Limited Hours)	0%	0%	0%	0%	60%	75%	100%	100%	95%	85%	85%	85%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	0%	45%	75%	95%	100%	100%	100%	100%	100%	50%	10%	0%	0%	0%	0%	0%	0%
Artist's League of Sandhills (12pm to 3pm)	0%	0%	0%	0%	0%	0%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	0%	0%	20%	70%	100%	100%	100%	95%	80%	20%	0%	0%	0%	0%	0%	0%	0%
Home Improvement Stores/Garden	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
Employee	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Food and Beverage																			
Restaurant w/Bar	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Employee	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Fast Casual/Fast Food	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
Employee	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/Brewery/Wine Shop	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	75%	50%
Employee	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Entertainment and Institutions																			
Hit Point Hobbies	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	40%	70%	100%	70%	40%	0%	0%	0%	0%
Employee	0%	0%	0%	0%	25%	50%	50%	70%	100%	100%	100%	10%	100%	100%	50%	5%	0%	0%	0%
OM Grown Dance Studio	0%	0%	0%	0%	0%	0%	0%	0%	0%	75%	100%	100%	100%	100%	50%	0%	0%	0%	0%
Employee	0%	0%	0%	0%	5%	10%	20%	25%	50%	100%	100%	100%	100%	100%	100%	5%	0%	0%	0%
Museum/Event Space	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
Employee	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Health and Fitness	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	70%	35%	10%	0%
Employee	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Page Memorial Library	0%	0%	0%	100%	100%	98%	98%	78%	72%	65%	70%	79%	60%	50%	40%	0%	0%	0%	0%
Employee	0%	10%	50%	100%	100%	100%	100%	100%	100%	100%	100%	90%	75%	50%	20%	10%	0%	0%	0%
Office																			
Professional Services (Office)	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Employee	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
Vortex Energy Spa and Body Works	0%	0%	0%	0%	0%	50%	100%	100%	100%	100%	50%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	0%	25%	50%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	0%	0%	0%	0%
Aberdeen Physical Therapy	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	0%	0%	0%	0%	0%	0%
First Bank	0%	0%	0%	50%	100%	100%	100%	100%	100%	100%	80%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	20%	50%	100%	100%	100%	100%	100%	100%	100%	50%	25%	0%	0%	0%	0%	0%	0%	0%
Caring Hearts for Canines	0%	0%	0%	25%	50%	75%	80%	100%	100%	100%	50%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	0%	50%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	0%	0%	0%	0%	0%
United States Post Office	0%	0%	50%	90%	100%	100%	50%	100%	100%	100%	80%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	5%	25%	60%	100%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	0%	0%	0%	0%	0%
Additional Land Uses																			
Salon Shop	0%	0%	5%	35%	60%	80%	70%	80%	90%	100%	100%	70%	40%	0%	0%	0%	0%	0%	0%
Employee	0%	10%	35%	60%	80%	80%	80%	80%	100%	100%	100%	80%	50%	0%	0%	0%	0%	0%	0%
Church	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Soiree on South	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	100%	100%	100%	50%	10%	0%
Employee	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	40%	60%	100%	100%	100%	60%	20%	5%
Coca Cola Bottling Company	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	60%	10%	0%	0%	0%	0%	0%	0%	0%

Source: Shared Parking 3rd Edition and Walker Consultants; 2025

Figure 03: Time of Day Weekday Demand – Peak Month



Source: Shared Parking 3rd Edition and Walker Consultants; 2025

Non-Captive Ratio Adjustment



A shared parking analysis recognizes that people often visit two or more land uses housed within the same development site, without increasing their on-site parking use. For example, an office employee who dines at the restaurant and arrived by automobile creates parking demand for one, not two parking spaces. A non-captive ratio allows for an adjustment to the shared parking analysis by considering the portion of on-site visitors who are already accounted for as office employee parking demand and are therefore not creating additional parking demand. In this example, the restaurant demand is captive to the office and residential demand and therefore care must be taken in the shared parking analysis to avoid double counting. This double counting is avoided by applying what is referred to as a “non-captive ratio.”

Non-captive ratios can vary from one property to the next and from one function to the next within the same property. Typically, a reduction ranging from 10 to 50 percent has been used by parking and transportation professionals to fine tune the parking requirements for mixed-use accessory uses such as restaurants and retail shops. The non-captive ratios included herein calculated at the lower percent threshold, however they are intended to be reasonable and appropriate adjustments for this type of mixed-use destination.

Captive market adjustments have been taken in accordance with our understanding of the Town’s land use program, as well as Walker’s professional judgment and experience. Note that when applied to parking demand, we use the percent of customers who are “non-captive.” The non-captive ratio is an estimate of the percentage of parking customers at a land use in a mixed-use development or urban center district who are not already counted as being parking at another of the land uses. Thus if 10% of a restaurants patronage at noon on a weekday is captive, the adjustment to parking is 10%.

Captive market adjustments are applied per land use per market. Walker representatives reviewed the captive ratios for retail uses and adjusted accordingly. All other land uses remained at or near 100% captive ratios as a result of their primary destination needs.

Table 07: Captive Ratio Adjustments

Land Use	Captive Ratio Adjustments			
	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Retail				
Traditional Retail (10a to 6p Tuesday thru Saturday) Employee	99% 100%	92% 100%	100% 100%	96% 100%
Traditional Retail (9a to 5p Mon thru Saturday) Employee	99% 100%	92% 100%	100% 100%	96% 100%
Boutique Retail (By Appointment/Limited Hours) Employee	99% 100%	92% 100%	100% 100%	96% 100%
Artist's League of Sandhills (12pm to 3pm) Employee	99% 100%	92% 100%	100% 100%	96% 100%
Food and Beverage				
Restaurant w/Bar Employee	79% 100%	99% 100%	79% 100%	99% 100%
Fast Casual/Fast Food Employee	85% 100%	97% 100%	88% 100%	97% 100%
Bar/Brewery/Wine Shop Employee	79% 100%	99% 100%	79% 100%	99% 100%
Entertainment and Institutions				
Hit Point Hobbies Employee	100% 100%	100% 100%	100% 100%	100% 100%
OM Grown Dance Studio Employee	100% 100%	100% 100%	100% 100%	100% 100%
Main Street /Mayors Park Employee	100% 100%	100% 100%	100% 100%	100% 100%
Museum/Event Space Employee	100% 100%	100% 100%	100% 100%	100% 100%
Health and Fitness Employee	92% 100%	99% 100%	92% 100%	98% 100%
Page Memorial Library Employee	99% 100%	92% 100%	100% 100%	96% 100%
Office				
Professional Services (Office) Employee	100% 100%	100% 100%	100% 100%	100% 100%
Vortex Energy Spa and Body Works Employee	100% 100%	100% 100%	100% 100%	100% 100%
Aberdeen Physical Therapy Employee	100% 100%	100% 100%	100% 100%	100% 100%
First Bank Employee	96% 100%	100% 100%	100% 100%	100% 100%
Caring Hearts for Canines Employee	100% 100%	100% 100%	100% 100%	100% 100%
United States Post Office Employee	88% 100%	100% 100%	100% 100%	100% 100%
Additional Land Uses				
Salon Shop Employee	100% 100%	100% 100%	100% 100%	100% 100%
Church Employee	100% 100%	100% 100%	100% 100%	100% 100%
Soiree on South Employee	100% 100%	100% 100%	100% 100%	100% 100%
Coca Cola Bottling Company Employee	100% 100%	100% 100%	100% 100%	100% 100%

Source: Shared Parking 3rd Edition and Walker Consultants; 2025

Driving Ratio Adjustment



A driving ratio adjustment is the percentage of patrons, employees, and residents that are projected to drive to the site in a personal vehicle, expressed as a ratio. This excludes all non-driving modes of transportation including shuttle bus, taxi, ride-hailing (Lyft/Uber), walking, and carpooling passengers. Driving ratio adjustments were made to the base ratios based on U.S. Census data (American Community Survey). For the Town of Aberdeen, driving adjustments were not factored for employees, guests, and visitors arriving at the land use sites.

The following **Table 08** shows the drive ratio for Aberdeen, NC, which has been used for this analysis.

Table 08: Projected Drive Ratios for the Town of Aberdeen

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%
Food and Beverage				
Restaurant w/Bar	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%
Additional Land Uses				
Salon Shop	100%	100%	100%	100%
Church	100%	100%	100%	100%
Soiree on South	100%	100%	100%	100%
Coca Cola Bottling Company	100%	100%	100%	100%

Source: Shared Parking 3rd Edition and Walker Consultants; 2025

03 Additional Inventory Impact

03: Additional Inventory Impact

During the progress of this analysis, Walker representatives requested and received additional input from the town's planning department related to a list of existing and redevelopment site plans within the town. Additionally, town representatives shared a list of property locations where potential shared parking agreements could benefit from an increase in available public parking spaces. Given this information, a net gain of approximately 282± parking spaces within the downtown study area is projected, assuming this proposed parking supply is realized. As shown in the following table, the most significant changes in projected supply are anticipated in Zone 2, where 50% of the new spaces will be located.

Table 09: Potential Net Gain Parking Inventory Locations

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

Source: Walker Consultants and the Town of Aberdeen, 2025

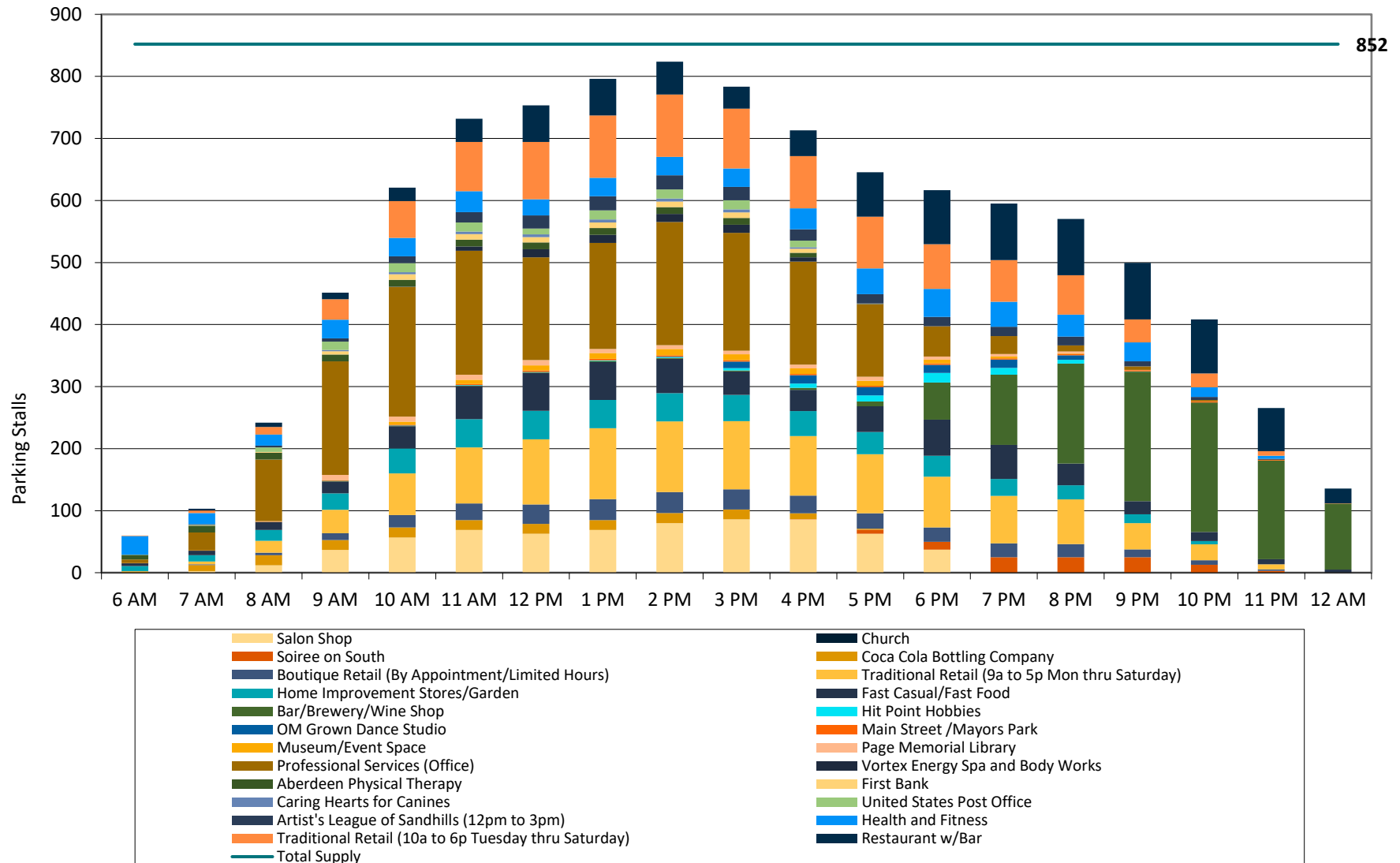
Using the previously developed shared parking methodology, Walker factored the potential parking inventory gains for each zone to show the individual and overall impacts on the surplus and deficit by zone.

Table 10: Additional Inventory Impact Parking Surplus and Deficit Results

	Main Street	South Street	Sycamore Street	Poplar Street	Sandhills Blvd	Knight Street	Exchange Street	Maple Avenue	Total
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
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	-73	68	-34	-33	5	28	79	-14	26

Source: Shared Parking 3rd Edition and Walker Consultants; 2025

Figure 04: Parking Needs Summary with Additional Inventory - Weekday Demand



Source: Shared Parking 3rd Edition and Walker Consultants; 2025

Appendices

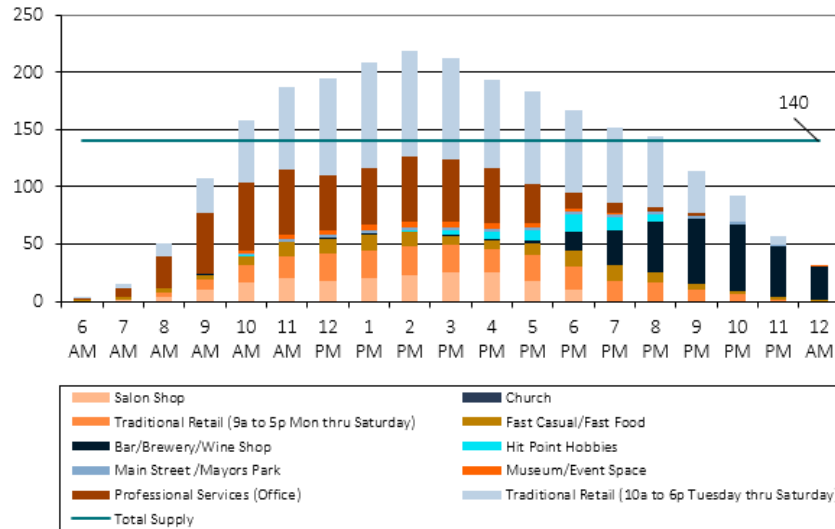
Appendix A: Parking Summary by Zone

Zone 1 (Main Street) Shared Parking Summary

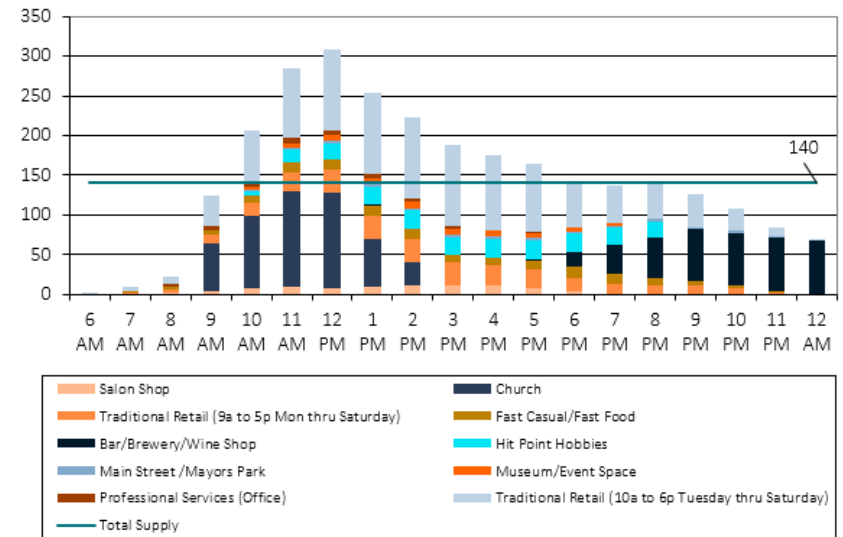
Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project 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)	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
Employee			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)	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
Employee			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	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
Employee			2.00	100%	100%	2.00		2.00	100%	100%	2.00		95%	100%	3	100%	100%	3
Bar/Brewery/Wine Shop	3,610	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%	1	5%	100%	-
Entertainment and Institutions																		
Hit Point Hobbies	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
Employee			0.20	100%	100%	0.20		0.25	100%	100%	0.25		100%	58%	1	100%	70%	1
Main Street/Mayors Park	0	acre	4.00	100%	100%	4.00	acre	5.00	100%	100%	5.00		100%	75%	2	75%	75%	2
Employee			0.40	100%	100%	0.40		0.50	100%	100%	0.50		100%	85%	1	100%	85%	1
Museum/Event Space	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
Employee			0.40	100%	100%	0.40		0.50	100%	100%	0.50		100%	58%	1	100%	70%	1
Office																		
Professional Services (Office)	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
Employee			3.50	100%	100%	3.50		0.35	100%	100%	0.35		95%	100%	52	90%	100%	5
Unique Land Uses																		
Salon Shop	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
Employee			1.50	100%	100%	1.50		0.75	100%	100%	0.75		100%	100%	8	80%	100%	3
Church	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
Employee			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,													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.

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)

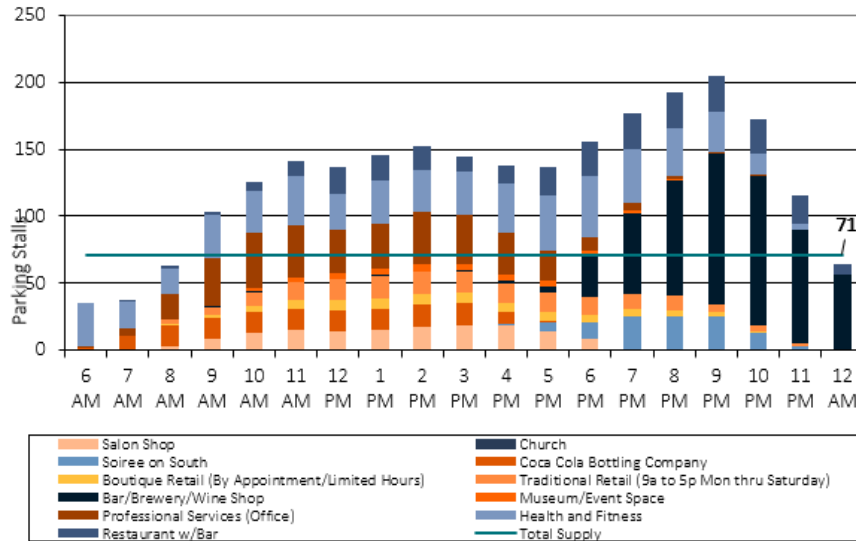


Zone 2 (South Street) Shared Parking Summary

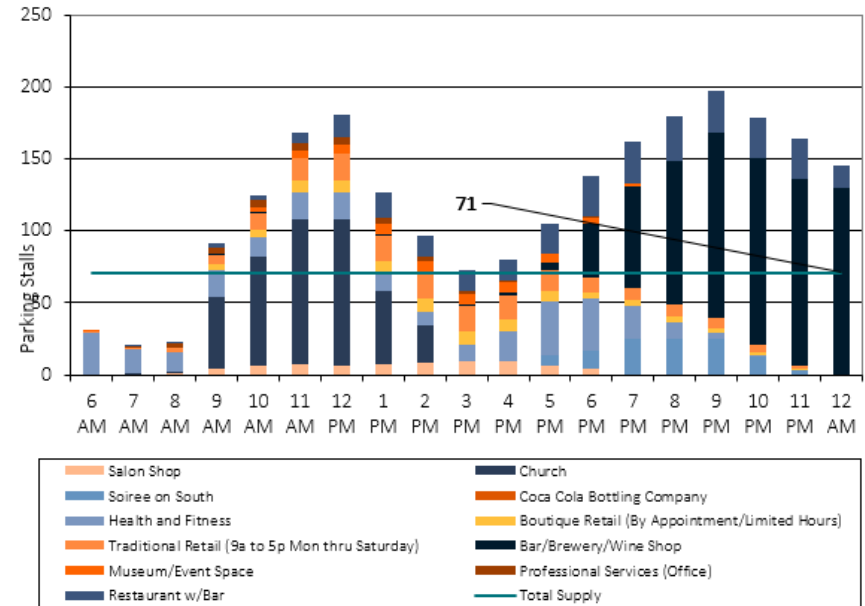
Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 9 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project 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)	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
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		0%	100%	-	0%	100%	-
Boutique Retail (By Appointment/Limited Hours)	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
Employee			0.70	100%	100%	0.70		0.80	100%	100%	0.80		0%	100%	-	0%	100%	-
Food and Beverage																		
Restaurant w/Bar	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
Employee			2.25	100%	100%	2.25		2.50	100%	100%	2.50		100%	100%	4	100%	100%	5
Bar/Brewery/Wine Shop	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
Employee			1.25	100%	100%	1.25		1.50	100%	100%	1.50		100%	100%	9	100%	100%	11
Entertainment and Institutions																		
Museum/Event Space	2,072	sf GLA	4.00	100%	100%	4.00	ksf GLA	4.50	100%	100%	4.50	ksf GLA	0%	48%	-	0%	60%	-
Employee			0.40	100%	100%	0.40		0.50	100%	100%	0.50		0%	58%	-	0%	70%	-
Health and Fitness	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
Employee			0.40	100%	100%	0.40		0.25	100%	100%	0.25		20%	100%	1	20%	100%	-
Hotel and Residential																		
Professional Services (Office)	10,443	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	0%	100%	-	0%	100%	-
Employee			3.50	100%	100%	3.50		0.35	100%	100%	0.35		3%	100%	1	0%	100%	-
Unique Land Uses																		
Salon Shop	3,546	sf GFA	3.50	100%	100%	3.50	sf GFA	1.50	100%	100%	1.50	sf GFA	0%	100%	-	0%	100%	-
Employee			1.50	100%	100%	1.50		0.75	100%	100%	0.75		0%	100%	-	0%	100%	-
Church	6,000	sf GFA	0.00	100%	100%	0.00	sf GFA	16.20	100%	100%	16.20	sf GFA	0%	100%	-	0%	100%	-
Employee			0.00	100%	100%	0.00		0.50	100%	100%	0.50		0%	100%	-	0%	100%	-
Soiree on South	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
Employee			0.50	100%	100%	0.50		0.50	100%	100%	0.50		100%	100%	3	100%	100%	3
Coca Cola Bottling Company	23,135	sf GFA	0.00	100%	100%	0.00	sf GFA	0.00	100%	100%	0.00	sf GFA	0%	0%	-	0%	0%	-
Employee			0.66	100%	100%	0.66		0.66	100%	100%	0.66		0%	100%	-	0%	100%	-
													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																		

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

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)

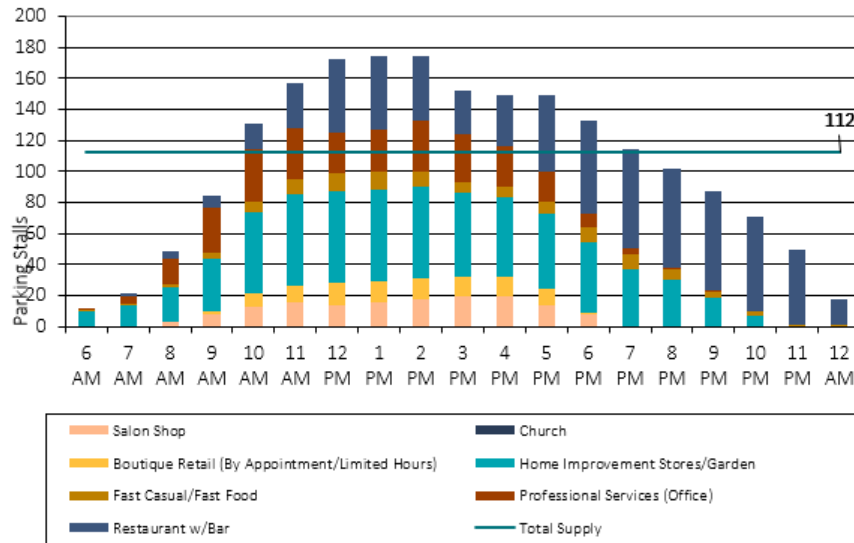


Zone 3 (Sycamore Street) Shared Parking Summary

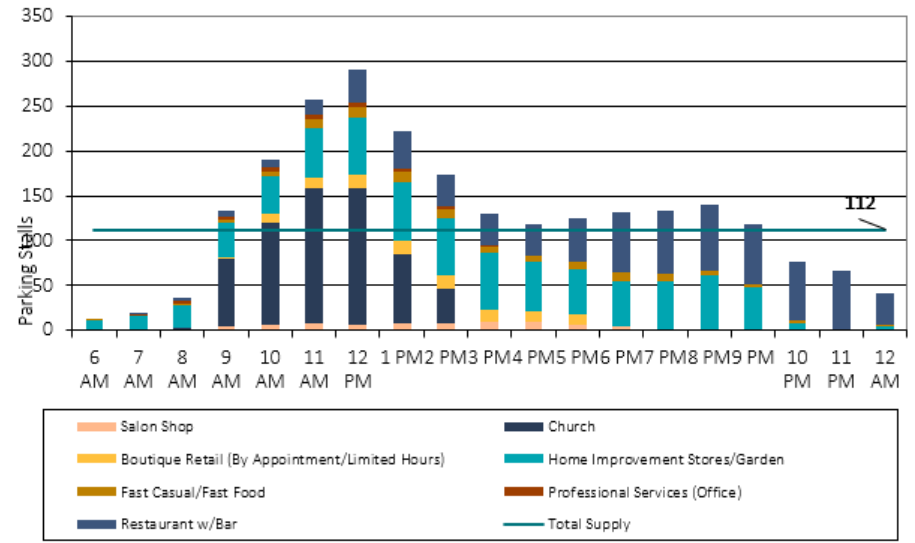
Shared Parking Demand Summary																		
Peak Month: MAY -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project 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, around 12 p.m., with 291 spaces occupied.

Peak Month Daily Parking Demand by Hour (Weekday)



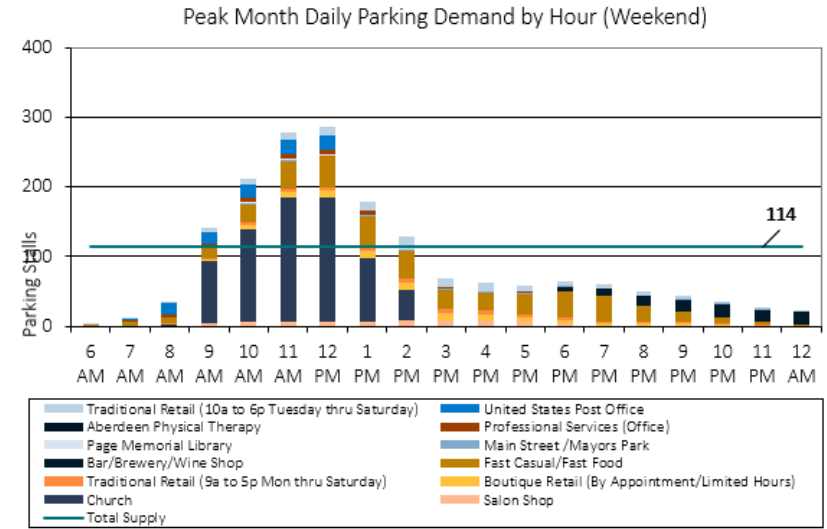
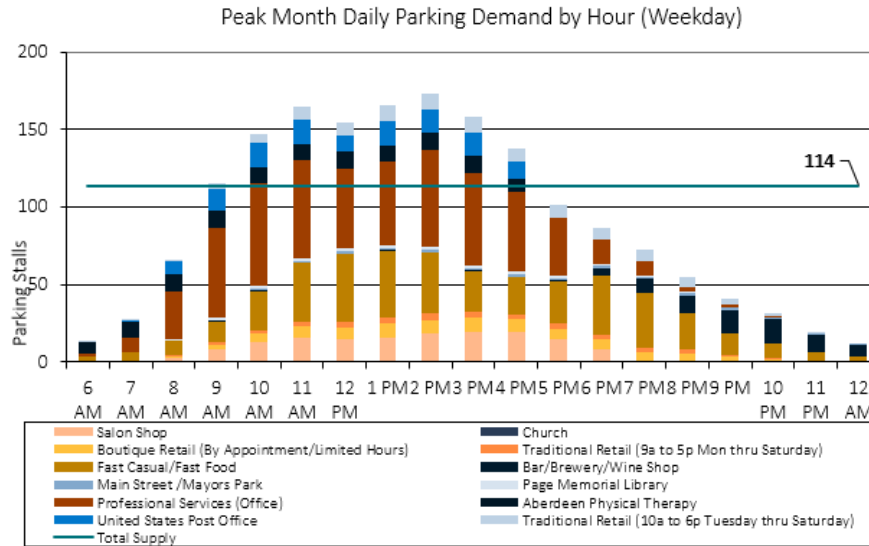
Peak Month Daily Parking Demand by Hour (Weekend)



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																
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
													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.

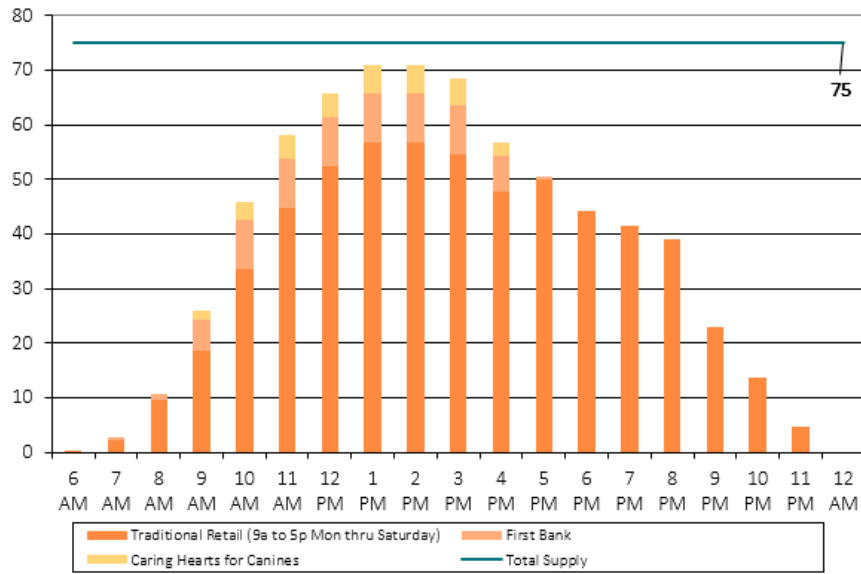


Zone 5 (Sandhills Boulevard) Shared Parking Summary

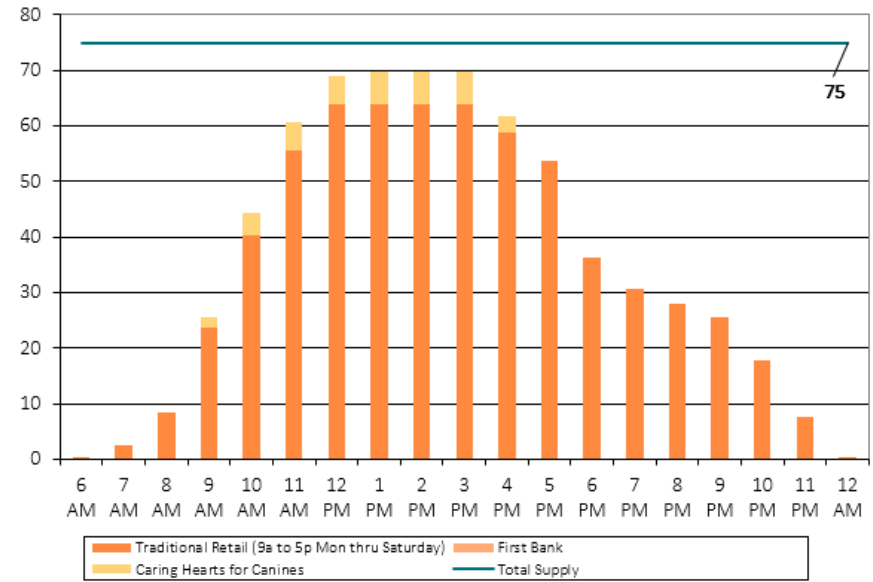
Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 1 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											1 PM	December	1 PM	December		
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, around 1 p.m., with 71 spaces occupied.

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)

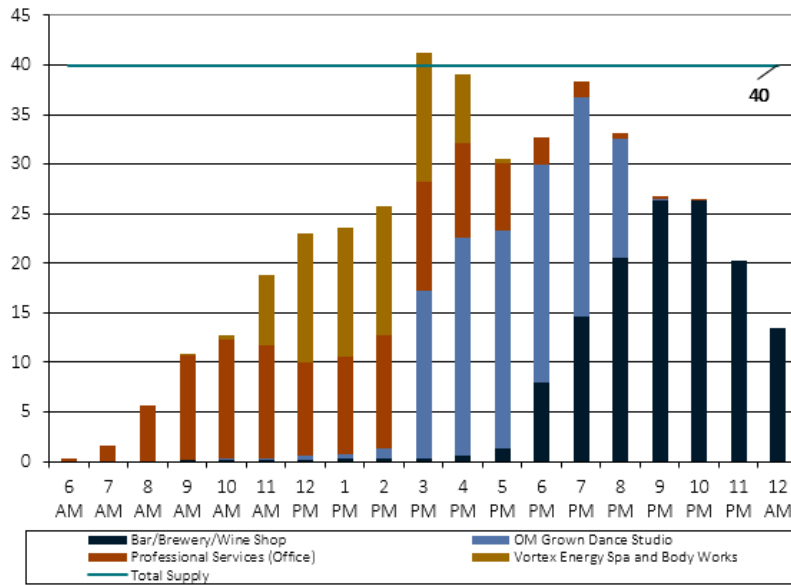


Zone 6 (Knight/Talbooth Street) Shared Parking Summary

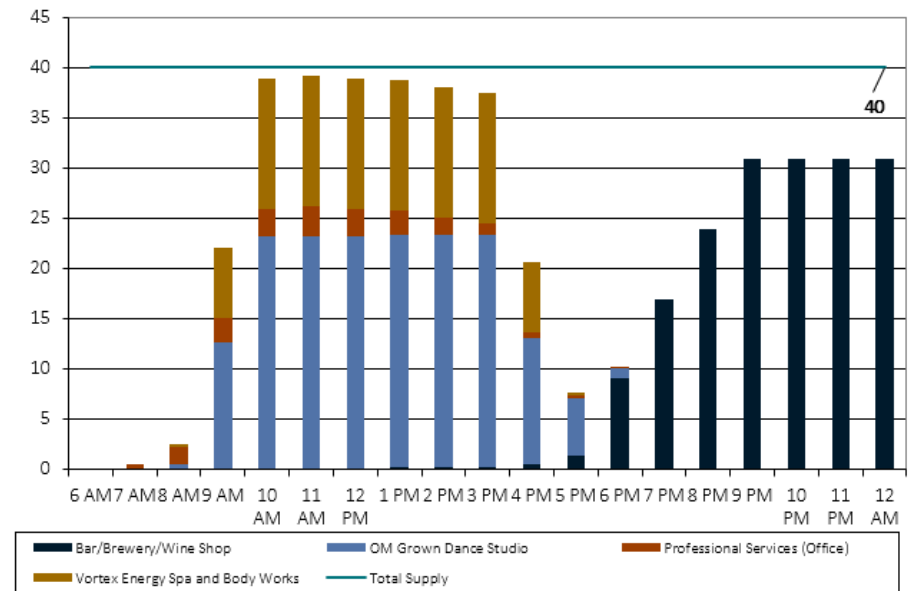
Shared Parking Demand Summary																		
Peak Month: APRIL -- Peak Period: 3 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											3 PM	April		11 AM	April	
Food and Beverage																		
Bar/Brewery/Wine Shop Employee	1,700	sf GLA	15.25	100%	100%	15.25	ksf GLA	17.50	100%	100%	17.50	ksf GLA	0%	93%	-	0%	93%	-
			1.25	100%	100%	1.25		1.50	100%	100%	1.50		10%	100%	-	5%	100%	-
Entertainment and Institutions																		
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	75%	100%	15	100%	100%	21
			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 Employee		empl	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
			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 Employee		emp	0.00	100%	100%	0.00		0.00	100%	100%	0.00		#VALUE!	100%	-	0%	100%	-
			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.

Peak Month Daily Parking Demand by Hour (Weekday)



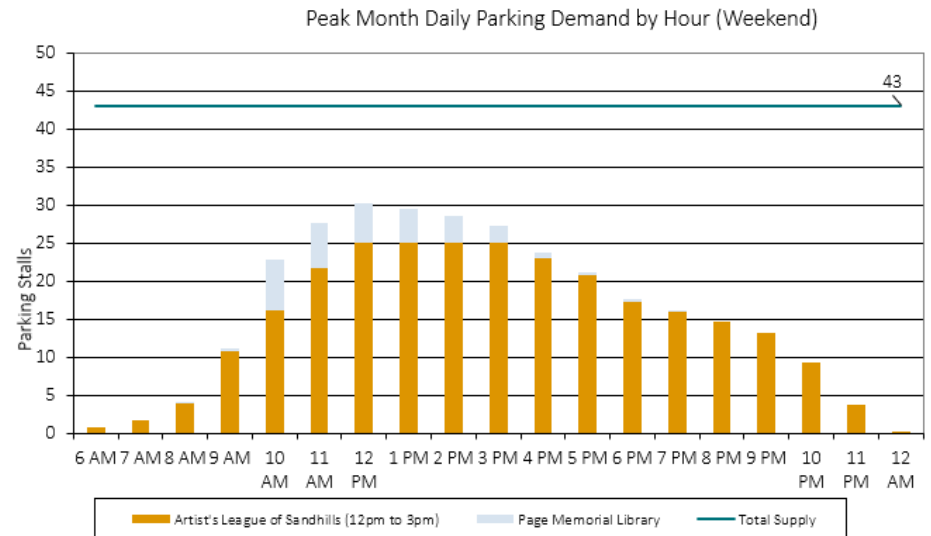
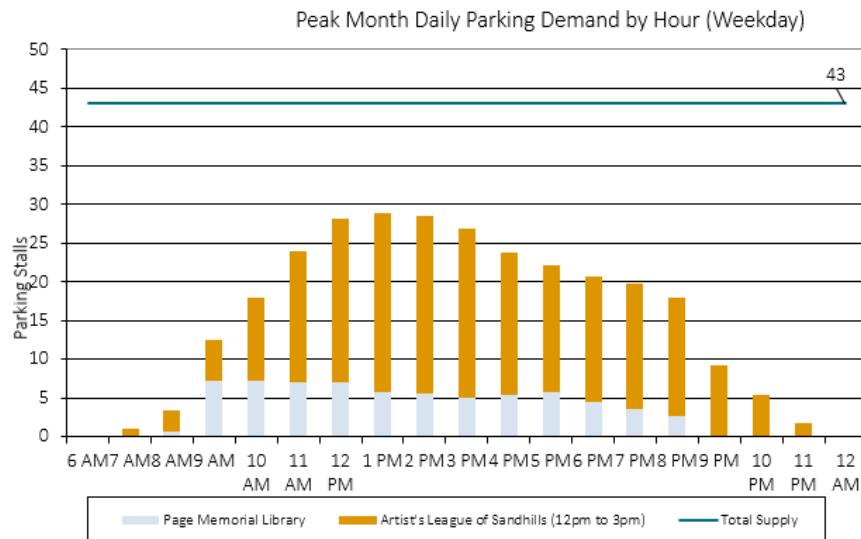
Peak Month Daily Parking Demand by Hour (Weekend)



Zone 7 (Exchange 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																
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
Peak parking need is projected to occur on a weekend in December												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.

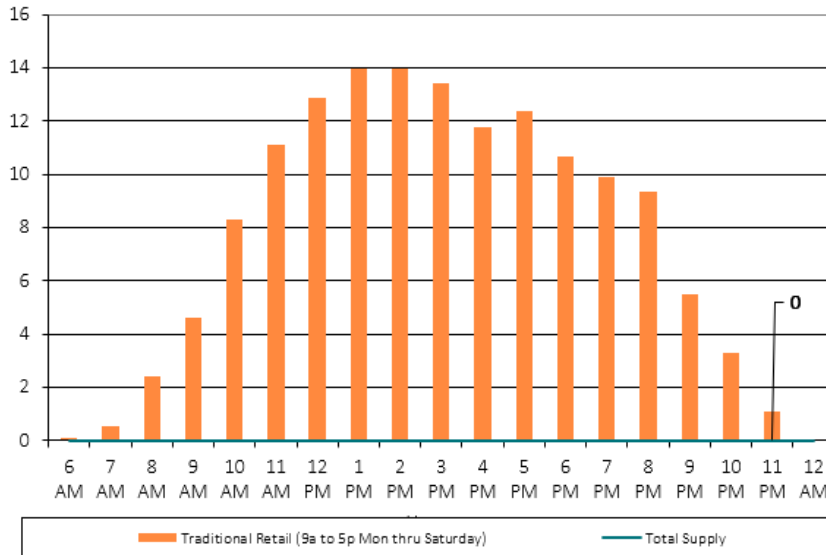


Zone 8 (Maple Street) Shared Parking Summary

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										1 PM	December		12 PM	December		
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,																		

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

Peak Month Daily Parking Demand by Hour (Weekday)



Peak Month Daily Parking Demand by Hour (Weekend)

