# BTOP 2006 Downtown Parking Garage Survey

11/27/06

**Bloomington Transportation Options for People** 

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#### The Survey

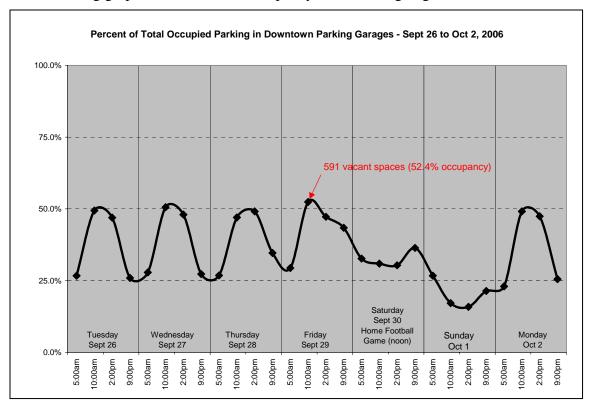
The following is a brief report on the findings and recommendations of the BTOP 2006 Parking Garage Survey. This survey was performed from Tuesday, Sept 26 to Monday, Oct 2, 2006, a full 7 days. The occupied and vacant spaces in the three downtown public garages were mapped and counted at 4 times of the day, at approximately 5:00am, 10:00am, 2:00pm and 9:00pm for each of the 7 days. A time was chosen for the survey when vacations are rare, the semester is firmly going, and people have generally settled into their driving and parking habits for the year. We also made sure there was an IU home football game over the weekend.

#### The Garages

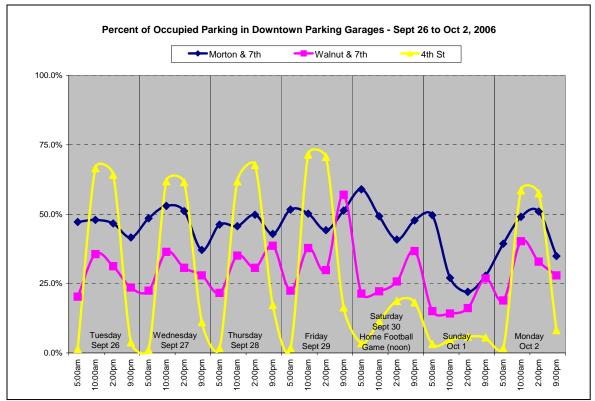
The oldest garage is located at 4<sup>th</sup> and Walnut. It contains 341 spaces and is used almost exclusively during the day for business purposes; this report refers to this garage as the "4<sup>th</sup> St. garage." The 7<sup>th</sup> and Walnut garage was built next and contains 365 spaces. It has some residential and business users; this is referred to as the "Walnut garage." The most recently built garage is on 7<sup>th</sup> and Morton. It contains 536 spaces and has a mix of residential, business and hotel users; this is referred to as the "Morton garage." The total number of spaces for the three garages is 1242 spaces. All three garages have some metered parking for visitors; none have free parking during the day.

#### The Results

The following graph shows the total occupancy of the three garages:



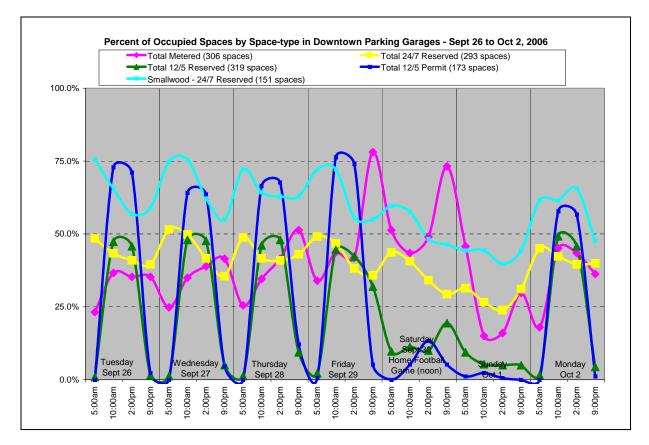
The total occupancy generally ran from 25% in the evenings to 50% during a 24 hour period. The peak use occurred on Friday mid-morning with 52.4% occupancy; 651 occupied spaces and 591 vacant spaces.



The above graph shows the occupancy of the three different garages. The Morton garage runs consistently around 50% occupied; residents and hotel guests leave while employees and customers arrive in the morning. The Walnut garage has the smallest use of the three. It runs around 35% during the days and peaks Thursday, Friday and Saturday evenings due to its proximity to night life, breaking 50% only on Friday night. The 4<sup>th</sup> St. garage has no residential users so it is virtually empty at night. It has an occupancy rate in the low 60% range during the day. It peaked on Friday morning at 71.6%, leaving still 97 spaces vacant. See appendix A for detailed data and appendix B for additional graphs of each individual parking garage.

#### Parking Space Types

There are generally 4 types of spaces that are sold in the parking garages, metered spaces (for retail customers and visitors), 24/7 reserved spaces (generally for residents-\$675/yr), 12/5 reserved spaces (for employee/office users - \$550/yr) and 12/5 permit spaces (also for employee/office users - \$400/yr). The difference between a "reserved" and a "permit" space is that a reserved space is specifically leased by a user and no one else can park there, while a permit holder does not lease a specific space, but has an area of spaces in which he/she is permitted to park; only the 4<sup>th</sup> Street garage has permit spaces.



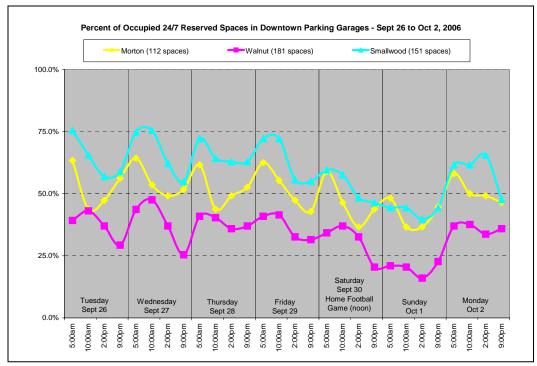
The above graph shows the different space-types. Smallwood spaces, although they are 24/7 reserved spaces, are graphed separately; they seem to have an unusually high occupancy rate relative to other 24/7 reserved spaces.

In general, the space-types that have the lowest occupancy rate are reserved spaces and metered spaces. Overall, the 24/7 reserved spaces (non-Smallwood) and the 12/5 reserved spaces both run below 50%, and reach about 50% occupancy at peak times. The 12/5 permit spaces were more utilized, peaking around 75% on two weekdays. The metered spaces also run well below 50% and only go above 50% in the evening when there is no cost for metered spaces and the 12/5 spaces are empty and legally useable.

In the case of the 12/5 permit spaces where occupancy rates were the highest, there are 173 spaces and 207 permits had been issued. This shared-parking option makes spaces available to more people, improves the occupancy rate, and, if managed/priced correctly, never leaves any permit holder without a space. Even at the peak occupancy, 41 of 173 spaces were still vacant, so many more permits could be issued without concern for leaving a permit holder without a space.

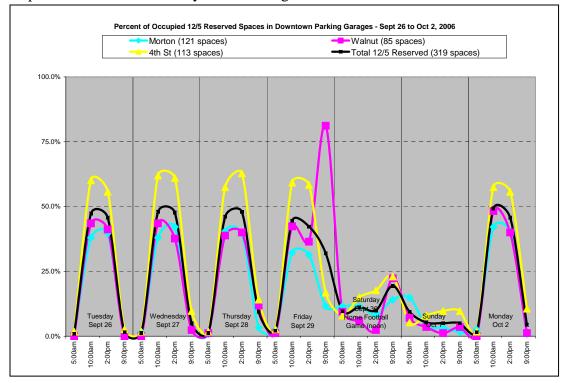
#### 24/7 Reserved Spaces

The 4<sup>th</sup> Street garage has no 24/7 reserved spaces. Walnut has 181 such spaces with very low occupancy; the average daily peak was around 40%, with the highest at 47.5%. Morton has 264 total, 121 reserved spaces for multiple purposes and 143 for Smallwood. Each of these has fairly different occupancy rates throughout the week. They are shown on the graph below. By far the least utilized are in the Walnut lot.



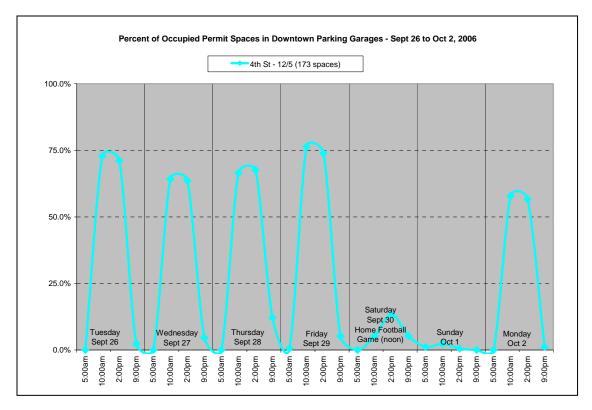
#### 12/5 Reserved Spaces

The occupancy rate of 12/5-reserved spaces is quite low. Both the Morton and the Walnut garages have a peak occupancy of below 50%. Only the 4<sup>th</sup> Street garage peak occupancy exceeds 50%, running near 60% most weekdays with a high of 62.8% on Thursday afternoon. The graph below contains an occupancy curve of all the 12/5 reserved spaces in all three garages (the black line). The peak occupancy of all these spaces is 49.2% on Monday mid-morning.



#### 12/5 Permit Spaces

Permit spaces only exist in the 4<sup>th</sup> Street garage. The occupancy rate of these is higher than any other space-type. The peak occupancy rate was 76.3% on Friday mid-morning. As noted, there are 207 permits issued for 173 spaces; this is a permit-to-space ratio of 1.2. At peak occupancy, only 132 spaces were occupied; this is a permit/occupied-space ratio of 1.6. These ratios can be used to determine the number of permits that can be sold for efficient use of the spaces.

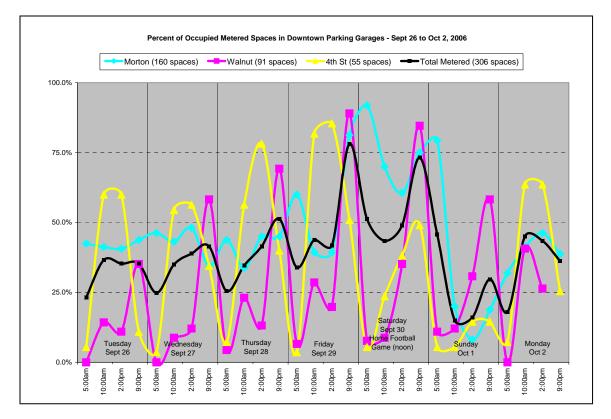


## **Metered Spaces**

Metered spaces were also under-utilized. The black line in the graph below represents the occupancy of all the metered spaces in the 3 garages. The Walnut garage metered spaces get full in the evenings due to its proximity to popular night-life venues. At that time, the parking is free (meters need not be fed after 5:00pm), and the 12/5 reserved spaces are also legal available and vacant. The survey data indicate there are more metered spaces than necessary; however, the peak use during the day (when they are not free) is over lunch, and the survey did not cover the lunch period. This probably should be done before determining the optimum number of spaces.

In the Morton garage, the peaks occurred during the football weekend when hotel occupancy was high. Also, during this time, the 12/5 reserved spaces are legally available and vacant. Some of the metered spaces in the Morton garage are actually paid for as a 24/7 reserved space by the hotel, although they are not marked as such.

The 4<sup>th</sup> Street metered spaces get a higher peak use than the others, although there are only 55 spaces. On Friday, the peak occupancy was 85.5%, although most days the spaces were under-utilized at around 60%.



#### **Parking Garage Costs**

Our best estimation of the public subsidy necessary to support these parking garages is based on data acquired from the city and an estimation of maintenance costs.<sup>1</sup> These projected 2006 costs are detailed in Appendix C. The city pays the developers of the Walnut and Morton garages a monthly payment based on their cost of the parking garage portion of their development; these total \$282,126 and \$492,042, respectively. The 4<sup>th</sup> Street garage is fully paid for. This is basically a rent-to-own plan with 30-year payment plans. Also, the city is responsible for all maintenance duties and costs. The annual maintenance costs are estimated at \$131,400 and \$192,960, respectively, and \$122,760 for the 4<sup>th</sup> Street garage. The 2006 revenues are projected at \$226,414, \$350,381 and \$162,015, respectively. Thus, the total estimated public subsidy for the three garages comes to \$482,279/year.

#### Parking Garage Demand (Waiting lists)

As of Oct 16<sup>th</sup>, 18 people were on the waiting list for the Walnut garage, 19 for the Morton garage, and 31 for the 4<sup>th</sup> Street garage, while 35 others await spaces in city

<sup>&</sup>lt;sup>1</sup> Maintenance costs: Administration, cleaning, insurance, lighting, maintenance, revenue collection and security; estimated by Dr. Shoup in his book "The High Cost of Free Parking" at \$33/space in 2002 dollars in Los Angeles, CA. We estimate \$30/space in 2006 in Bloomington.

surface lots in the downtown area, for a total additional demand of 103. Certainly, these individuals can be accommodated in the 591 spaces available.

#### Conclusions

Parking spaces in the three downtown parking garages are highly under-utilized. However, virtually all leaseable spaces are leased and there are waiting lists at each garage. This indicates that the way the city is managing the parking needs to be reevaluated. In general, the reserved-space system is not producing good utility of spaces, metered parking is highly underused, and the city is subsidizing these garages at great public expense.

The on-street parking in downtown streets on or near the square is commonly at 100% occupancy during the day. Although BTOP has neither collected nor seen specific data to this effect, the Downtown Plan alludes to this and states that streets just outside this area are relatively empty. In addition, there is evidence that downtown employees and some downtown residents regularly park in the coveted customer-oriented spaces on or near the square, taking up valuable customer parking and contributing to the perception that downtown parking is at capacity, and to a real loss of downtown customers.

A reasonable policy would be one that encourages the distribution of employees and residents into the empty garage spaces, provides garage spaces to those on the waiting lists, and still provides additional capacity for large events and for future development downtown. This would reduce garage vacancies, reduce the city's subsidy for parking, increase the availability of on-street spaces for customers, and still leave a significant amount of garage spaces for additional development and large events. The following recommendations are steps toward this goal.

#### Recommendations

Although there are many things that can be adjusted to improve the utility of these parking facilities, we only list those that we believe are firmly evident from this survey. As things change in parking and the downtown, so will the dynamic between surface parking and garage parking. Continuous adjustments will be needed to optimize facility use, improve transportation options and affect the desired mode-choice for downtown users.

1. Reserved spaces should be changed to permit spaces in all cases.

Reserved spaces automatically mean low occupancy and thus require more constructed spaces in the downtown than necessary. Permit spaces allow the occupancies to be much higher without leaving anyone without a space. This can be controlled by restricting the number of permits issued and by pricing permits accordingly. The mall does not provide reserved parking spaces; on-street parking does not provide reserved parking spaces. Virtually no one has a reserved space anywhere except homeowners with their own off-street parking. The city should not finance parking spaces, or use limited downtown development capital and space on a system that guarantees wasted resources. The efficient way to use this parking and still guarantee the users a parking space is through a

permitting system. This system requires monitoring of occupancy to determine the number of permits that can be issued without exceeding the supply.

2. Price and quantity of space-types should be adjusted according to demand.

Currently, the price for permit parking (\$400/yr) is significantly less than reserved parking. Prices should be determined by the market's supply and demand. Pricing can be done on a per garage basis as at the University of Wisconsin, each garage having a different supply and demand, with prices differing accordingly to maintain a certain occupancy rate. Or, in our case, the supply of each space-type can be adjusted so the same price works for all garages. Where prices are now \$675 for a 24/7 reserved space or \$550 for a 12/5 reserved space, these need not change if a permit system is invoked. There is a demand at this price and there are people on waiting lists willing to pay these prices when space becomes available. Those that currently pay these prices will no longer know exactly in what spot they will park, but they can be confident a space will be available upon their arrival.

3. Parking on the Courthouse Square should be metered.

The ultimate solution to much of the downtown parking issue would be solved by metering the downtown square and other high-occupancy, on-street parking. This would encourage some of the non-customer users to park in the parking garages. Many spaces would then become available to customers. This would eliminate the perception that there is no parking downtown and would draw customers that do not shop downtown because of this perception. Likewise, it improves the turn-over and thus can accommodate more customers. This also generates money that can be used to improve the downtown square. Retailers may see this as a loss of convenience to their customers, but in fact, the opposite has been shown and is well documented.<sup>2</sup> Indianapolis has recently successfully experimented with two parking-meter systems, one that is best for angled parking and another that works well with parallel parking.

4. The quantity of metered spaces in the garages should be reduced.

The metered spaces are under-utilized in all garages, especially in the Walnut garage.<sup>3</sup> The graphs show metered spaces are near capacity on some evenings, but at those times 12/5 spaces are available as well, so only daytime occupancy needs to be a concern. Peak day occupancy of these spaces is quite low, so for the garages where there is a waiting list for 12/5 or 24/7 spaces, changing metered to other space-types would satisfy that demand without inconvenience to anyone.

<sup>&</sup>lt;sup>2</sup> "Turning Small Change into Big Changes," Douglas Kolozsvari and Donald Shoup, *Access*, No. 23, Fall 2003, pp. 2-7. <u>http://shoup.bol.ucla.edu/SmallChange.pdf</u>

<sup>&</sup>lt;sup>3</sup> This survey did not cover the lunch hour; an additional survey should be performed at the Walnut garage to determine lunch-time occupancy of the metered spaces.

BTOP 2006 Downtown Parking Garage Survey



Summary Page																													
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		5:00am	0:00an	12:00pm	9:00pm	5:00am	)0:00an	12:00pm	9:00pm	5:00am	0:00an	2:00pm	9:00pm	5:00an	0:00an	2:00pm	9:00pm	5:00am	0:00ar	12:00pm	9:00pm	5:00am	0:00an	2:00pm	9:00pm	5:00am	0:00an	2:00pm	n9:00p
Morton & 7th	536	47.2%	47.9%	46.6%	41.6%	48.5%	53.0%	51.1%	37.1%	46.3%	45.7%	49.8%	42.9%	51.7%	50.2%	44.2%	51.3%	59.0%	49.3%	40.9%	47.8%	49.6%	27.1%	22.0%	27.8%	39.4%	49.1%	50.9%	34.9
Walnut & 7th	365	20.3%	35.6%	31.2%	23.6%	22.5%	36.4%	30.7%	27.9%	21.6%	35.1%	30.7%	38.6%	22.5%	37.8%	29.9%	57.0%	21.4%	22.2%	25.8%	36.7%	15.1%	14.2%	16.2%	26.8%	18.9%	40.3%	32.9%	27.99
4th St	341	1.5%	66.6%	64.2%	3.8%	1.2%	61.9%	61.6%	11.1%	1.8%	61.9%	67.7%	17.3%	1.8%	71.6%	70.7%	16.4%	3.5%	11.4%	18.8%	18.2%	3.2%	4.7%	5.9%	5.6%	1.8%	58.7%	57.5%	8.29
total	1242	332	614	583	322	346	628	596	339	333	584	610	430	365	651	587	539	406	384	377	452	332	213	197	266	286	610	589	317
o/		00.70	10, 101	40.004	05.00/	07.000	50.004	10.000	07.00/	00.00/	17.004	10.10	04.000	00.400	50.404	17.004	10.10	00.70/		00.404	00.40	00.70/	47.40	45.000	04.400	00.000	40.40	47.400	05.5
% occupied total vacant		26.7% 910	49.4%	46.9%	25.9% 920	27.9%	614	48.0%	903	26.8%	47.0%	49.1% 632	34.6%	29.4%	52.4%	47.3%	43.4%	32.7%	30.9%	30.4%	36.4% 790	26.7% 910	17.1%			23.0%	49.1% 632	47.4%	925
total vacant		510	020	035	520	0.00	014	040	303	505	0.00	032	012	Urr	301	000	700	0.00	030	005	730	510	1023	1045	570	550	0.02	000	- 525
By Space-type																													
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12/5 Reserved		<u>5:00am</u>								15:00am											9:00pm								<u>19:00p</u>
Morton & 7th	121	1	46	48	2	2	46	51	3	1	49	48	4	3	39	38	14	14	14	10	17	18	5	4	2	3	51	49	$\downarrow 1$
Walnut & 7th	85	0	37	35	0	0	37	32	2		33	34	10	1	36	31	69	8	5	2	19	6	3		3	0	41	34	+1
4th St	113	2	68	63	3	2	70	69	11	2	65	71	16	3	67	66	19	9	17	20	26	6	9	11	11	2	65	63	12
	319	3	151	146	5	4	153	152	16	4	147	153	30	7	142	135	102	31	36	32	62	30	17	16	16	5	157	146	14
Morton (121 spaces)		0.8%	38.0%	39.7%	1.7%	1.7%	38,0%	42.1%	2.5%	0.8%	40.5%	39.7%	3.3%	2.5%	32.2%	31.4%	11.6%	11.6%	11.6%	8.3%	14.0%	14.9%	4.1%	3.3%	1.7%	2.5%	42.1%	40.5%	0.8%
Walnut (85 spaces)		0.0%		41.2%		0.0%				1.2%		40.0%		1.2%	42.4%		81.2%		5.9%		22.4%	7.1%	3.5%				48.2%		
4th St (113 spaces)		1.8%		55.8%		1.8%		61.1%		1.8%	57.5%			2.7%	59.3%		16.8%		15.0%		23.0%	5.3%	8.0%	9.7%	9.7%				
Total 12/5 Reserved (319 spaces)			47.3%				48.0%				46.1%										19.4%						49.2%		_
,																													
Metered																													
Morton & 7th	160	68	66	65	70	74	69	77	55	70	54	72	72	96	63	63	130	147	112	97	120	127	32	13	30	51	66	74	62
Walnut & 7th	91	0	13	10	32	0	8	11	53	4	21	12	63	6	26	18	81	7	8	32	77	10	11	28	53	0	37	24	35
4th St	55	3	33	33	6	2	30	31	19	4	31	43	22	2	45	47	28	3	13	21	27	3	3	8	8	4	35	35	14
	306	71	112	108	108	76	107	119	127	78	106	127	157	104	134	128	239	157	133	150	224	140	46	49	91	55	138	133	111
Morton (160 spaces)		42.5%	41.3%	40.6%	43.8%	46.3%	43.1%	48.1%	34.4%	43.8%	33.8%	45.0%	45.0%	60.0%	39.4%	39.4%	81.3%	91.9%	70.0%	60.6%	75.0%	79.4%	20.0%	8.1%	18.8%	31.9%	41.3%	46.3%	38.89
Walnut (91 spaces)		0.0%	14.3%	11.0%	35.2%	0.0%	8.8%	12.1%	58.2%	4.4%	23.1%	13.2%	69.2%	6.6%	28.6%	19.8%	89.0%	7.7%	8.8%	35.2%	84.6%	11.0%	12.1%	30.8%	58.2%	0.0%	40.7%	26.4%	38.59
4th St (55 spaces)		5.5%	60.0%	60.0%	10.9%	3.6%	54.5%	56.4%	34.5%	7.3%	56.4%	78.2%	40.0%	3.6%	81.8%	85.5%	50.9%	5.5%	23.6%	38.2%	49.1%	5.5%	5.5%	14.5%	14.5%	7.3%	63.6%	63.6%	25.5
Total Metered (306 spaces)		23.2%	36.6%	35.3%	35.3%	24.8%	35.0%	38.9%	41.5%	25.5%	34.6%	41.5%	51.3%	34.0%	43.8%	41.8%	78.1%	51.3%	43.5%	49.0%	73.2%	45.8%	15.0%	16.0%	29.7%	18.0%	45.1%	43.5%	36.39
24/7 Reserved (not including Sma	allwoo	d)																											
Morton & 7th	112	71	49	53	63	72	60	55	58	69	49	55	59	70	62	53	48	66	52	41	49	54	41	41	50	65	56	55	52
Walnut & 7th	181	71	78	67	53	79	86	67	46	74	73	65	67	74	75	59	57	62	67	59	37	38	37	29	41	67	68	61	65
	293	142	127	120	116	151	146	122	104	143	122	120	126	144	137	112	105	128	119	100	86	92	78	70	91	132	124	116	117
Morton (112 spaces)		63.4%	43.8%	47.3%	56.3%	64.3%	53.6%	49.1%	51.8%	61.6%	43.8%	49.1%	52.7%	62.5%	55.4%	47.3%	42.9%	58.9%	46.4%	36.6%	43.8%	48.2%	36.6%	36.6%	44.6%	58.0%	50.0%	49.1%	46.4
Walnut (181 spaces)					29.3%													34.3%			20.4%						37.6%		
Total 24/7 Reserved (293 spaces)		48.5%	43.3%	41.0%	39.6%	51.5%	49.8%	41.6%	35.5%	48.8%	41.6%	41.0%	43.0%	49.1%	46.8%	38.2%	35.8%	43.7%	40.6%	34.1%	29.4%	31.4%	26.6%	23.9%	31.1%	45.1%	42.3%	39.6%	39.99
Permit Spaces																													
4th St - 12/5 (173 spaces)	173	0	126	123	4	0	111	110	8	0	115	117	21	1	132	128	9	0	9	23	9	2	4	1	0	0	100	98	2
Total 12/5 Permit (173 spaces)	173	0	126	123	4	0	111	110	8	0	115	117	21	1	132	128	9	0	9	23	9	2	4	1	Ō	0	100	98	2
4th St - 12/5 (173 spaces)		0.0%	72.8%	71.1%	2.3%	0.0%	64.2%	63.6%	4.6%	0.0%	66.5%	67.6%	12.1%	0.6%	76.3%	74.0%	5.2%	0.0%	5.2%	13.3%	5.2%	1.2%	2.3%	0.6%	0.0%	0.0%	57.8%	56.6%	1.29
Smallwood																													72
Smallwood (151 spaces)	151	114	99	86	89	113	114	94	83	109	97	95	95	109	109	84	83	90	87	73	70	67	67	60	67	93	93	99	

4th Street					0.000	/2006			0.07	2006			9/28/	0000		-	9/29/	2000			9/30/	2000			10/1/	2000			100	/2006	
						/2006 .ue				2006 'ed				12006 hu			9/29/ F				9/30/ S				10/1/ St					/2006 on	
			spaces	5:00 am			0.10nm	5:35 am		2:00pm	9·30nm	E: /Eam			9.00 p.m	E-15om			•⊡.10	E:10om			0.05nm	7:00.am			b.00nm	E:1Eom			b.nn.
Basement	1	42	42	1 1	21	17	2	1 1	26	2.00pm	0.00pm	0.40an 1	24	26	1	1	20	23	1	1	1	2. ropm	0.00pm	0	10.40an	2.13pn 0	0	0.1341	28	23	0.00
Dasement	43	80	38	1	20	19	1	1	20	23	2	1	17	20	3	2	20	19	2		2	2	1	1	1	1	1	2	13	18	2
level 1	81	113+4	37	i i	27	27	Ó	i o	23	22	8	Ó	24	21	12		26	24	16	7	14	17	25	5	8	10	10	Ó	24	22	11
101011	10	17	27	1	14	12	4	1	9	9	18	3	9	22	21	1	24	25	23	2	13	20	26	2	2	7	8	3	14	14	10
level 2	17	23	40	2	20	22	2	1	23	22	4	1	20	23	5	1	34	35	8	1	1	4	5	3	4	2	ŏ	1	23	26	3
101012	17	20	37	Ĩ	33	32	1 Õ	Ó	27	31	1	Ó	33	29	3	1	35	30	Ō	Ó	Ó	1	3	0	O	0	ŏ	Ó	30	24	1
level 3	17	23	40	Ō	40	38	2	Ō	38	39	3	Ō	40	39	9	Ó	40	38	3	Ō	7	13	0	Ō	1	0	ō	Ō	38	35	1
	17	20	37	Ō	32	35	1	Ō	34	30	1	Ō	33	32	4	Ō	35	37	1	Ō	1	6	2	Ō	Ó	0	Ō	Ō	26	31	Ō
level 4	20	23	43	Ō	20	17	1	Ō	10	10	Ó	Ō	11	15	1	Ō	9	10	2	Ō	Ó	Ō	0	Ō	Ō	0	Ō	Ō	4	3	Ō
		total	341	5	227	219	13	4	211	210	38	6	211	231	59	6	244	241	56	12	39	64	62	11	16	20	19	6	200	196	28
	all	occupied		1.5%		64.2%		1.2%	61.9%	61.6%							71.6%								4.7%				58.7%		
				2	20	22	2	1	23	22	4	1	20	23	5	1	34	35	8	1	1	4	5	3	4	2	0	1	23	26	3
																			-				-								
					9/26	/2006			9/27	2006			9/28/	2006			9/29/	2006			9/30/	2006			10/1/	2006			10/2	/2006	
					Т	ue			W	ed			TI	าน			F	ri			S	at			Su	In			M	on	
Basement	20	22	42	1	21	17	2	1	26	25	1	1	24	26	1	1	20	23	1	1	1	1	0	0	0	0	0	0	28	23	0
	18	20	38	1	20	19	1	1	21	22	2	1	17	24	3	2	21	19	2	1	2	2	1	1	1	1	1	2	13	18	2
level 1	14	19	33	0	27	27	0	0	23	22	8	0	24	21	12	0	26	24	16	7	14	17	25	5	8	10	10	0	24	22	10
	2	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	10	17	27	1	14	12	4	1	9	9	18	3	9	22	21	1	24	25	23	2	13	20	26	2	2	7	8	3	14	14	10
level 2	6	14	20	2	18	20	2	1	20	20	1	1	20	19	1	1	20	19	5	1	0	1	1	1	1	1	0	1	20	20	3
	11	9	20	0	2	2	0	0	3	2	3	0	0	4	4	0	14	16	3	0	1	3	4	2	3	1	0	0	3	6	0
		2	2	0	1	1	0	0	1	1	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
	17	18	35	0	32	31	0	0	26	30	1	0	32	28	3	1	34	29	0	0	0	1	3	0	0	0	0	0	30	24	1
level 3	17	23	40	0	40	38	2	0	38	39	3	0	40	39	9	0	40	38	3	0	7	13	0	0	1	0	0	0	38	35	1
		2	2	0	0	0	0	0	0	1	0	0	1	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1	1	0
	17	18	35	0	32	35	1	0	34	29	1	0	32	31	4	0	35	35	1	0	1	6	2	0	0	0	0	0	25	30	0
level 4	20	23	43	0	20	17	1	0	10	10	0	0	11	15	1	0	9	10	2	0	0	0	0	0	0	0	0	0	4	3	0
12/5 Reserve	52	61	113	2	68	63	3	2	70	69	11	2	65	71	16	3	67	66	19	9	17	20	26	6	9	11	11	2	65	63	12
Meter	18	37	55	3	33	33	6	2	30	31	19	4	31	43	22	2	45	47	28	3	13	21	27	3	3	8	8	4	35	35	14
12/5 Permit	82	91	173	0	126	123	4	0	111	110	8	0	115	117	21	1	132	128	9	0	9	23	9	2	4	1	0	0	100	98	2
total	152	189	341	5	227	219	13	4	211	210	38	6	211	231	59	6	244	241	56	12	39	64	62	11	16	20	19	6	200	196	28
Reserve (113 spa	ces)			2%	60%	56%	3%	2%	62%	61%	10%	2%	58%	63%	14%		59%	58%	17%	8%	15%	18%	23%	5%	8%	10%	10%	2%	58%	56%	119
Meter (55 spaces)				5%	60%	60%	11%	4%	55%	56%	35%	7%	56%		40%	4%	82%	85%			24%		49%	5%	5%	15%	15%	7%		64%	
5 Permit (173 spac	es)			0%	73%	71%	2%	0%	64%	64%	5%	0%	66%	68%	12%	1%	76%	74%		0%	5%	13%	5%	1%	2%	1%	0%	0%	58%	57%	1%
total				1%	67%	64%	4%	1%	62%	62%	11%	2%	62%	68%	17%	2%	72%	71%	16%	4%	11%	19%	18%	3%	5%	6%	6%	2%	59%	57%	8%
				220	444	400	220	207	400	404	202	225	400	440	202	225	07	400	205	220	202	077	270	220	225	224	222	225	1.44	4.45	242
				336	114	122	328	337	130	131	303	335	130	110	282	335	97	100	285	329	302	277	279	330	325	321	322	335	141	145	313
		207	470	4.2																											
permits/spaces			173	1.2																											
permits/peak		207	132	1.6																											

												4	th \$	St Gar	age										
Date	e:																								
Tim	e:																								
Sur	/evi	or:																							
	Bas	semer	nt			_			lev	el 1					_		level	2		_			b	evel 3	)
	_		22				80			_				17				23		20			_		23
			21				79			_				16				22		19					22
			20	60			78	94		2				15				21		18					21
42			19	59			77	93		1	1			14	17			20	17	17		17			20
41			18	58			76	92		113	9		_	13	16			19	16	16		16		_	19
40			17 16	57 56			75 74	91		112	ε 7		_	12	15 14			18 17	15	15		15 14			18 17
39 38			16	55			74			111 110	6			10	14			16	14	14		13			16
37			14	54			72			109	6			9	12			15	12	12		12			15
36			13	53			71			108	4			8	11			14	11	11		11			14
35			12	52			70	90		107	3			7	10			13	10	10		10			13
34			11	51			69	89		106	2			6	9			12	9	9		9			12
33 32			10 9	50 49			68 67	88		105 104	1			5	8			11 10	8	8		8			11 10
32 31			8	49			67 66	86		104				3	6			9	6	6		6			9
30			7	47			65	85		102				2	5			8	5	5		5			8
29			6	46			64	84		101				1	4			7	4	4		4			7
28			5	45			63	83		100					3			6	3	3		3			6
27			4	44			62	82		99					2			5	2	2		2			5
26 25			3 2	43			61	81		98 97			_		1			4	1	1		1			4 3
24			1		-					96								2							2
23			-							95								1							1
						level												<b>.</b>			volum	-			
						level	4										apaci outs	Ly	ttl		Volum	e			
			20	20			23						E	Basemer	nt	20	22		42						
			19	19			22		12	2/5 Res	erved					18	20		38						
			18	18			21							level 1		14	19		33						
17			17	17			20		5-	5/6 me	tered					2	2		4						
16 15			16 15	16 15			19 18		11	2/5 Peri	mit		-	level 2		10 6	17 14		27 20						
15			15	14			18		12					ievel Z		11	9		20						
13			13	13			16		Ha	andicap	ped						2		2						
12			12	12			15									17	18		35						
11			11	11			14		M	otorcyc	le			level 3		17	23		40						
10			10	10			13			_						17	2		2						
9 8			9 8	9			12 11							level 4		17 20	18 23		35 43						
7			7	7			10									20	20							-	
6			6	6			9									52	61		113						
5			5	5			8			_						40	07								
4 3			4 3	4			7									18	37		55						-+
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																							_		

V	Valnu	t		9/26	6/2006			9/27/	2006			9/28/	2006			9/29/	2006			9/30	/2006			10/1	/2006			10/2/	2006	
				1	ue			W	'ed			Т	hu			F	ri			ç	Sat			S	un			M	on	
		spaces	5∙10am		2:30pm	9·25nm	5:45am	10:30am		8:30nm	5:15am		2:40pm	9·15nm	5:20am			9:50nm	5:20am			9:20pm	6:00am		-	9 <sup>.</sup> 05nm	5·20am		3:00pm	9:15pm
100	132	33	3	12	11	26	3	9	13	30	1	16	11	28	3	16	17	29	2	6	23	29	5	10	18	27	2	27	19	28
200	232	33	Ō	3	1	7	Ō	1	0	21	2	6	2	23	3	11	2	25	3	1	9	25	3	0	10	14	Ō	11	6	8
233	270	38	ō	6	Ż	Ō	ō	7	6	3	1	2	3	14	1	5	5	38	3	2	1	30	3	2	1	14	Ō	8	4	Ō
300	336	37	ŏ	21	20	Ō	Ō	19	15	2	1	18	19	7	1	20	17	36	4	2	1	13	6	3	1	2	Ō	22	20	1
337	374	38	Ő	10	8	Ō	Ō	10	11	0	Ó	13	12	2	Ó	11	9	23	4	3	1		Ō	Õ	Ó	0	Ō	11	10	0
400	436	37	19	16	11	7	19	14	10	8	17	12	11	14	13	9	8	10	13	13	8	2	6	6	4	4	12	11	11	8
437	474	38	12	11	10	10	14	14	9	10	16	7	8	13	14	12	14	14	13	13	12	10	11	10	8	10	17	10	10	11
500	536	37	16	15	15	18	20	16	15	13	15	15	12	19	20	15	12	15	17	16	15	10	11	10	8	12	17	17	13	26
537	574	38	7	15	11	4	9	18	14	3	6	15	13	5	8	16	11	6	6	13	13	4	2	3	3	3	4	12	7	5
600	638	39	17	21	20	14	17	24	19	12	20	24	21	16	19	23	14	12	13	12	11	11	8	8	6	12	17	18	20	15
000	total	365	74	130	114	86	82	133	112	102	79	128	112	141	82	138	109	208	78	81	94	134	55	52	59	98	69	147	120	102
all	occupied		20.3%			23.6%	22.5%	36.4%	30.7%	27.9%	21.6%	35.1%	30.7%	38.6%	22.5%	37.8%		57.0%		22.2%		36.7%	15.1%		16.2%	26.8%	18.9%	40.3%	32.9%	
un	loccupica		20.070	33.070	31.270	23.070	22.570	30.470	30.170	21.070	21.070	55.170	30.1 70	30.070	22.570	51.070	20.070	51.070	21.470	22.270	20.070	30.170	13.170	14.2.70	10.270	20.070	10.070	40.070	52.570	21.070
114	116	3	3	2	2	1	3	2	2	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1
114	1 110	J	J	2	2		3	2	2		0	1	1	1	1	- 1	1	- 1	1	- 1	1	1	1	1	1	1	2		-	-
EE /	6 metered																													
100		30	0	10	9	25	0	7	11	29	1	15	10	27	2	15	16	28	1	5	22	28	4	9	17	26	0	26	18	27
200	132(-3)	33	0	3	1	25		1		23	2	6	2	27	3	11	2	20	3	1	9	20	3	0	10	14		11	6	8
	-		-	-	· ·		-		0			-	_		-				-	-	1		-	-			-			
233	260	28	0		0	0	0	0	-	3	1	0	0	13	1	0	0	28	3	2	<u> </u>	24	3	2	1	13	0	0	0	0
261	270	10	0	6		0	0	7	6	0	0	2	3	7	0	5	5	10	0	0	0	6	0	0	0		0	8	4	0
300	336	37	0	21	20	0	0	19	15	2	1	18	19	2	1	20	17	36	4	2	1	13	6	3	1	2	0	22	20	
337	374 436	38	10	10	8	0	0	11	11 10	0	0	13	12	2	12	11	9	23	4	3	<u> </u>	0	0	0	0 4	0	0	11	10	0
400 437	436	37 38	19 12	16	11 10	10	19 14	14	9	8 10	17 16	12	11 8	14 13	13 14	9 12	8	10 14	13 13	13 13	8	2 10	6 11	6 10	4	4 10	12 17	11 10	11 10	11
	536	37	16	15	15		20	14	15	13	15	15	12	19	20	12	14	14	17	16	12		11	10	8	12	17	17	13	26
<u>500</u> 537	536	38	7	15	15	18	20	18	15	3	6	15	12	5	20	16	11	6	6	13	13	10	2	3	3	3	4	17	7	20 5
600	630	31	16	18	18	13	16	10	14	12	19	20	13	16	18	19	13	12	12	11	9	11	2	3	6	12	4	12	16	15
																				11	-		-	-	-					
631	638	8	1	3	2	1	1	5	3	0	1	4	3	0	1	4	1	0	1	1	2	0	0	0	0	0	1	3	4	0
	meter	91	0	13	10	32	0	8	11	53	4	21	12	63	6	26	18	81	7	8	32	77	10	11	28	53	0	37	24	35
	Reserve	85	0	37	35	0	0	37	32	2	1	33	34	10	1	36	31	69	8	5	2	19	6	3	1	3	0	41	34	1
24/7	Reserve	181	71	78	67	53	79	86	67	46	74	73	65	67	74	75	59	57	62	67	59	37	38	37	29	41	67	68	61	65
Smal	lwood	8	1	3	2	1	1	5	3	0	1	4	3	0	1	4	1	0	1	1	2	0	0	0	0	0	1	3	4	0
	total	365	72	131	114	86	80	136	113	101	80	131	114	140	82	141	109	207	78	81	95	133	54	51	58	97	68	149	123	101
12/6	Meter (91	l spaces)	0%	14%	11%	35%	0%	9%	12%	58%	4%	23%	13%	69%	7%	29%	20%	89%	8%	9%	35%	85%	11%	12%	31%	58%	0%	41%	26%	38%
12/5	Reserve (8	5 spaces)	0%	44%	41%	0%	0%	44%	38%	2%	1%	39%	40%	12%	1%	42%	36%	81%	9%	6%	2%	22%	7%	4%	1%	4%	0%	48%	40%	1%
24/7	Reserve (1	81 spaces)	39%	43%	37%	29%	44%	48%	37%	25%	41%	40%	36%	37%	41%	41%	33%	31%	34%	37%	33%	20%	21%	20%	16%	23%	37%	38%	34%	36%
Smal	lwood (8 s	paces)	12.5%	37.5%	25.0%	12.5%	12.5%	62.5%	37.5%	0.0%	12.5%	50.0%	37.5%	0.0%	12.5%	50.0%	12.5%	0.0%	12.5%	12.5%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.5%	37.5%	50.0%	0.0%
	total		19.7%	35.9%	31.2%	23.6%	21.9%		31.0%	27.7%	21.9%	35.9%	31.2%	38.4%	22.5%	38.6%	29.9%	56.7%	21.4%	22.2%	26.0%	36.4%	14.8%	14.0%	15.9%	26.6%	18.6%	40.8%	33.7%	27.7%
total	from both	darades																												
	lwood	151	114	99	86	89	113	114	94	83	109	97	95	95	109	109	84	83	90	87	73	70	67	67	60	67	93	93	99	72
			75%	66%	57%	59%	75%	75%	62%	55%	72%	64%	63%	63%	72%	72%	56%	55%	60%	58%	48%	46%	44%	44%	40%	44%	62%	62%	66%	48%
	1			00.0					02.70	00.0		2	00.00	00.0		1.2.73	00.0	20.0	2010	00.0	1.0.10						02.00	22.70		

# Appendix A

							1	Nalnut	t & 7	'th C	arag	ge							
Date:																			
Time:																			
Survey	or:																		
			232		270		336			374				436			474		
132			231	215	269		335			373				435			473		
131			230	214		249	334					353		434					453
		113	229	213	268	248	333		16	372		352		433	416		472		452
130		112		212	267	247	332		15	371		351		432	415		471		451
129		111		211	266	246	331		14	370		350		431	414		470		450
128		110	_	210	265	245			13	369		349			413		469		449
127		109	228	209	264	244			12	368		348			412		468		448
126		108	227	208	263	243			111	367		347			411		467		447
125		107	226	207	262	242	330		10	366		346		430	410		466		446
124		106	225	206	261	241	329		109	365		345		429	409		465		445
123		105	224	205	260	240	328		108	364		344		428	408		464		444
122		104	223	204	259	239	327		107	363		343		427	407		463		443
121		103	222	203	258	238	326		106	362		342		426	406		462		442
120		102	221	202	257	237	325		105	361		341		425	405		461		441
19		101	220	201	256	236	324		04	360		340		424	404		460		440
18		100	219	200	255	235	323		103	359		339		423	403		459		439
17			218		254	234	322		102	358		338		422	402		458		438
116			217		253	233	321		101	357		337		421	401		457		437
115			216		252		320	3	100	356				420	 400		456		
114					251		319			355				419	 		455		
					250		318			354				418	 		454		
							317							417	 				
												_			_				_
															_				_
			574													· ·			
536			574		638	040							apaci	-	 	volum			
535	-		573	550	637	618					100	outs	ins	ttl			1	total	
534 <u>-</u> 533 -		516	572	553 552	636 635	617					100	14 3	14	28 3					
				-	634	616		24/7 F	2000	ue d	200		40				-		
532		515	571	551		615		24/1 F	Reser	veu	200	11 10	16	27			-		
531		514	570	550 549	633	614		5-576	2 mont	arad		21	47	10 38			_		
		513 512	569 568	549		613		5-576	э тнер	ereu	300	20	17 17	38			-		
		512	567	548		612 611		12/5 F	Docor	Vod	300	20	17	38			-		
530		510	566	546	632	610		12/3 F	Reser	veu	400	20	17	38			-		_
529		509	565	545	632	_		Small			400	20		38					_
529		509	565	545	630	609		Small	wood		500	21	17 17	38			-		-
528		508	563	544	630	608		AT&T			300	20	17	37					_
526		507	563	543	629	606		AIGI			600	12	17	38					_
525		505	561	542	628	605		Handi	icann	od	000	12	19	31			-		
524		505	560	540	626	605		rianui	reapp	eu		0		0					
523		503	559	539	625	603		Motor	cyclo	-		46	47	93					
523		503	558	539	625	603		MOLUI	Cycle			40	47	3					
522		502	558	538	624	602						51	34	3 85			-		
520		500	556	001	622	600						94	87	181					
519			555		621	000						8	0.	8					
518			554		620														
517					619						total	202	168	370					

# Appendix A

Mort	ton			9/26/	/2006			9/27	7/06			9/2	8/06			9/2!	9/06			9/30	J/06			10/*	1/06			10/.	2/06	
				Tu	ue			W	'ed			Т	hu			F	ri			Sa	at			S	un			M	on	
		spaces	5:20am			9:40pm	5:55am	10:00am	2:30pm	8:30pm	5:25am			9:30pm	5:30am			10:10pn	r5:30am			9:35pm	6:25am			9:20pm	5:30am			n 9:30pm
101	112	12	2	3	2	0	1	2	5	4	2	4	5	1	1	0	2	1	1	1		1	2	0	1	1	1	3	4	2
113	144	32	5	14	16	5	7	17	17	8	6	13	20	5	7	20	17	5	7	6	4	5	6	7	4	5	6	14	15	4
200	233	34	34	32	33	33	32	32	33	32	34	23	33	30	34	31	28	33	34	30	31	34	28	10	7	20	32	26	30	30
234	268	35	26	23	22	28	27	23	27	17	27	19	22	28	33	20	26	32	34	29	24	29	30	11	7	9	14	24	28	21
300	334	35	12	19	18	9	11	20	25	7	9	17	20	15	19	13	16	32	33	27	21	34	30	3	2	5	7	19	18	10
335	369	35	10	7	7	11	13	7	6	8	8	4	4	12	19	9	6	33	31	22	21	24	29	9	5	5	7	10	10	7
400	434	35	0	0	0	1	2	2	1	1	1	1	1	1	4	4	2	21	31	17	8	17	25	7	1	0	0	2	2	1
435	469	35	23	12	15	22	24	14	13	14	24	13	14	21	23	14	12	14	28	21	17	15	21	11	11	13	21	13	15	18
500	534	35	0	14	18	0	1	17	20	2	0	21	18	0	0	18	19 7	1	2	2		0	1	1	0	0	0	20	18	0
535 600	<u> </u>	35 35	7	16 11	14	6		12	14 10	5	7	14 10	13 11	4	6	12	8	4	5	5	5	6	8	5	6	4	6	14	13 10	3
635	669	35	20	10	10	19	22	16	10	17	21	13	14	17	22	12	11	14	19	15	12	19	17	13	13	19	24	17	15	18
700	734	35	32	23	21	21	31	30	27	25	30	26	22	24	22	27	21	22	24	24	20	21	20	21	19	19	24	25	25	17
735	769	35	30	23	24	25	30	26	27	19	27	30	22	24	29	26	17	24	24	24	20	20	19	18	17	18	20	23	25	17
800	834	35	24	20	24	23	25	20	23	19	24	23	20	20	20	20	21	16	18	18	15	13	13	13	12	15	18	23	30	19
835	872	38	27	23	19	21	26	26	19	20	27	14	22	23	29	28	24	21	22	21	16	16	15	15	12	15	21	19	19	17
	total	536	253	257	250	223	260	284	274	199	248	245	267	230	277	269	237	275	316	264	219	256	266	145	118	149	211	263	273	187
all	occupied		47.2%	47.9%			48.5%		51.1%	37.1%			49.8%					51.3%											50.9%	
101	103	3	2	1	0	0	1	1	1	2	2	0	0	1	1	0	2	1	1	1	1	1	1	0	1	1	1	1	1	2
104	109	6	0	0		0		0	1	2	0	2	3	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
110	112	3	0	2	2	0	0	1	3	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	3	0
113	144	32	5	14	16	5		17	17	8	6	13	20	5	7	20	17	5	7	6	4	5	6	7	4	5	6	14	15	4
200 234	233	34	34	32	33	33 20	32 22	32	33 22	32 11	34	23	33	30 23	34 27	31	28	33 27	34 27	30 24	31	34 25	28 25	10	7	20	32	26	30 25	30 17
250	268(-8)	8	18 8	18 5	18	20	<u> </u>	18 5	 5	6	20	14 5	18 4	 5	6	16	20 6	27	2/	4 5	21 3	 	25 5	6 5	2	3	8	21 3	25	4
300	334(-12)	23	12	12	11	9	11	13	17	7	9	11	13	13	18	7	10	21	23	18	15	22	19	2	2	5	7	11	10	10
304	315	12	0	7	7	Ťŏ		7	8	Ó	0	6	7	2	1	6	6	11	10	9	6	12	11	1	0	0	Ó	8	8	
335	369(-8)	27	2	3	2	5	5	3	2	1	2	1	2	4	11	4	1	27	25	18	17	12	23	4	0	1	2	5	6	2
351	358	8	8	4	5	6	8	4	4	7	6	3	2	8	8	5	5	6	6	4	4	5	6	5	5	4	5	5	4	5
400	434	35	0	Ō	Ō	1	2	2	1	1	1	1	1	1	4	4	2	21	31	17	8	17	25	7	1	Ó	Ō	2	2	1
435	442	8	2	1	1	2	2	1	1	1	4	2	2	1	2	1	2	1	7	5	5	3	6	3	1	1	2	1	1	2
443	469	27	21	11	14	20	22	13	12	13	20	11	12	20	21	13	10	13	21	16	12	12	15	8	10	12	19	12	14	16
500	534	35	0	14	18	0	1	17	20	2	0	21	18	0	0	18	19	1	2	2	1	0	1	1	0	0	0	20	18	
535	569(-8)	27	0	9	7	0	0	6	8	0	0	7	7	0	0	4	4	0	-1	-1	-1	2	3	1	2	0	0	8	8	0
551	558	8	7	7	7	6	7	6	6	5	7	7	6	4	6	8	3	4	6	6	6	4	5	4	4	4	6	6	5	3
600	634	35	1	11	11	1	1	13	10	1	1	10	11	1	1	11	8	2	2	3	3	2	2	1	1	1	1	11	10	1
635	643	9	0	3	3	1	0	2	2	0	0	3	3	1	1	0	1	0	1	1		1	1	1	1	1	2	2	2	0
644 700	669 734	26 35	20	7	7	18	22	14	10	17	21	10	11	16	21	12	10	14 22	18	14	11	18 21	16	12	12	18	22	15	13	18
700	<u>734</u> 769	35	32 30	23 28	21	21 25	31 30	30 26	27 23	25 19	30 27	26 30	22 26	24 26	29 28	27 26	21 17	22	24 25	24 23	20 20	21	20 19	21 18	19 17	19 18	28 25	25 23	25 21	17 19
800	834	35	24	28	24	25	25	26	23	19	27	23	26	26	28	26	21	24	 	18	 15	13	13	13	17	18	18	23	30	19
835	872	38	24	23	19	21	25	27	19	20	24	14	22	22	22	24	24	21	22	21	16	16	15	15	12	15	21	19	19	17
24/7 Res		112	71	49	53	63	72	60	55	58	69	49	55	59	70	62	53	48	66	52	41	49	54	41	41	50	65	56	55	52
Auto/Met		160	68	66	65	70	74	69	77	55	70	54	72	72	96	63	63	130	147	112	97	120	127	32	13	30	51	66	74	62
12/5 Res		121	1	46	48	2	2	46	51	3	1	49	48	4	3	39	38	14	14	14	10	17	18	5	4	2	3	51	49	1
Smallwoo		143	113	96	84	88	112	109	91	83	108	93	92	95	108	105	83	83	89	86	71	70	67	67	60	67	92	90	95	72
	total	536	253	257	250	223	260	284	274	199	248	245	267	230	277	269	237	275	316	264	219	256	266	145	118	149	211	263	273	187
24/7 Res	erve (112	spaces)	63%	44%	47%	56%	64%	54%	49%	52%	62%	44%	49%	53%	63%	55%	47%	43%	59%	46%	37%	44%	48%	37%	37%	45%	58%	50%	49%	46%
Auto/Met	er (160 sp	paces)	43%	41%	41%	44%	46%	43%	48%	34%	44%	34%	45%	45%	60%	39%	39%	81%	92%	70%	61%	75%	79%	20%	8%	19%	32%	41%	46%	39%
Autonwet		anaaaa)	1%	38%	40%	2%	2%	38%	42%	2%	1%	40%	40%	3%	2%	32%	31%	12%	12%	12%	8%	14%	15%	4%	3%	2%	2%	42%	40%	1%
12/5 Resi	erve (121	spaces	1 70	0070	1070																									
12/5 Res	erve (121 od (143 sp	/	79%	67%	59%	62%	78%	76%	64%	58%	76%	65%	64%	66%	76%	73%	58%	58%	62%	60%	50%	49%	47%	47%	42%	47%	64%	63%	66%	50%

# Appendix A

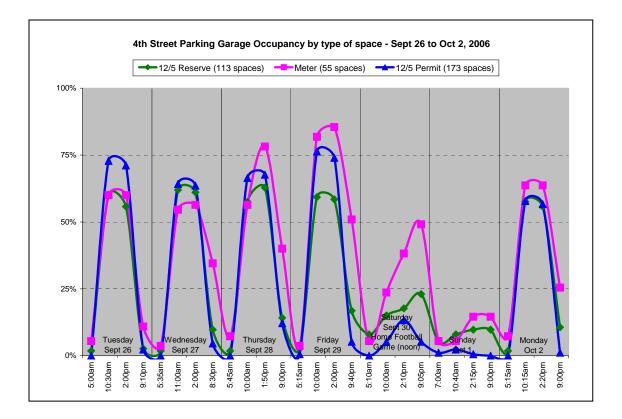
							Morto	n & 7	th Gar	age										
Date:																				
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06	112	144		233	215	268			334	315	369		434	415 469			534	515	569	
05	111	143		232	214	267		249	333	314	368	350	433	414 468		450	533	514	568	550
04	110	142	127	231	213	266		248	332	313	367	349	432	413 467		449	532	513	567	549
03	109	141	126	230	212	265		247	331	312	366	348	431	412 466		448	531	512	566	548
02	108	140	125	229	211	264		246	330	311	365	347	430	411 465		447	530	511	565	547
01	107	139	124	228	210	263 262		245 244	329 328	310 309	364	346	429 428	410 464 409 463		446 445	529 528	510 509	564 563	546 545
		138	123	227	209	262		244	328	309	363	345	428	409 463		445	528	508	563	545
		137	122	220	208	260		243	327	307	361	343	427	408 402 401		444	526	507	561	543
		136	121	225	207	259		242	326	307	361	343	425	407 461		443	525	507	560	543
		133	119	224	205	258		241	320	305	359	342	425	405 459		442	524	505	559	541
		134	118	223	205	257		239	324	303	358	341	424	404 458		440	523	504	558	540
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		131	116	220	203	255		237	321	303	356	338	421	402 456		438	522	502	556	538
		130	115	219	202	254		236	320	301	355	337	420	401 455		437	520	501	555	537
		129	114	218	200	253		235	319	300	354	336	419	400 454		436	519	500	554	536
		128	113	213	200	252		234	318	000	353	335	418	453		435	518		553	535
				216		251			317		352		417	452			517		552	
						250			316		351		416	451			516		551	
_												853					acity		volume	
34	615	669		734	715	769			834	815		852				utside	inside			
33	614	668	650	733	714	768		750	833	814	872					6	6			
32												851		24/7 Reserved	100					
	613	667	649	732	713	767		749	832	813	871	850				17	15			
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31 30	612 611	666 665	649 648 647	731	712	766 765		748 747	831 830	812 811	870 869	850 849 848		Automatic	200	17 18 19	16 16			
31 30 29	612 611 610	666 665 664	649 648 647 646	731 730 729	712 711 710	766 765 764		748 747 746	831 830 829	812 811 810	870 869 868	850 849 848 848 847				17 18 19 19	16 16 16			
31 30 29 28	612 611 610 609	666 665 664 663	649 648 647 646 645	731 730 729 728	712 711 710 710 709	766 765 764 763		748 747 746 745	831 830 829 828	812 811 810 809	870 869 868 867	850 849 848 848 847 847 846		Automatic 12/5 Reserved	200 300	17 18 19 19 19	16 16 16 16			
31 30 29 28 27	612 611 610 609 608	666 665 664 663 662	649 648 647 646 645 645 644	731 730 729 728 727	712 711 710 710 709 709 708	766 765 764 763 762		748 747 746 745 744	831 830 829 828 828	812 811 810 809 808	870 869 868 867 867	850 849 848 848 847 846 846 845		Automatic	200	17 18 19 19 19 19 19	16 16 16 16 16			
31 30 30 30 30 30 30 30 30 30 30 30 30 30	612 611 610 609 608 608	666 665 664 663 662 661	649 648 647 646 645 645 644 643	731 730 729 728 727 727 727	712 711 710 709 708 708 707	766 765 764 763 762 761		748 747 746 745 744 743	831 830 829 828 827 827 826	812 811 810 809 808 808 807	870 869 868 867 866 866 865	850 849 848 848 847 846 846 845 844		Automatic 12/5 Reserved Smallwood	200 300 400	17 18 19 19 19 19 19 19	16 16 16 16 16 16 16			
31 30 29 28 27 26 25 25	612 611 610 609 608 607 606	666 665 664 663 662 661 661 660	649 648 647 646 645 644 643 643 642	731 730 729 728 728 727 726 726 725	712 711 710 709 708 707 707	766 765 764 763 762 761 761 760		748 747 746 745 744 743 742	831 830 829 828 827 827 826 825	812 811 810 809 808 808 807 807 806	870 869 868 867 866 865 865 864	850 849 848 848 847 846 845 845 844 844 843		Automatic 12/5 Reserved	200 300	17 18 19 19 19 19 19 19 19 19	16 16 16 16 16 16 16 16			
31       30       29       28       27       26       27       26       25       24	612 611 610 609 608 607 606 606 605	666           665           664           663           662           661           660           659	649 648 647 646 645 644 643 643 642 642	731       730       729       728       727       726       725       724	712 711 710 709 708 708 707 706 706	766 765 764 763 763 762 761 760 760 759		748 747 746 745 744 743 742 741	831 830 829 828 827 827 826 825 825 824	812 811 810 809 808 808 807 806 806 805	870 869 868 867 866 866 865	<ul> <li>850</li> <li>849</li> <li>848</li> <li>847</li> <li>846</li> <li>845</li> <li>844</li> <li>844</li> <li>843</li> <li>842</li> </ul>		Automatic 12/5 Reserved Smallwood	200 300 400 500	17 18 19 19 19 19 19 19 19 19 19	16 16 16 16 16 16 16 16 16			
31       30       29       28       27       26       27       26       25       24       23	612 611 610 609 608 607 606	666 665 664 663 662 661 661 660	649 648 647 646 645 644 643 643 642	731 730 729 728 728 727 726 726 725	712 711 710 709 708 707 707	766 765 764 763 762 761 761 760		748 747 746 745 744 743 742	831 830 829 828 827 827 826 825	812 811 810 809 808 808 807 807 806	870 869 868 867 866 865 865 864 863	850 849 848 848 847 846 845 845 844 844 843		Automatic 12/5 Reserved Smallwood	200 300 400	17 18 19 19 19 19 19 19 19 19 19	16 16 16 16 16 16 16 16			
31       30       29       28       27       28       27       28       27       28       20       21       22       23       22	612 611 610 609 608 607 606 606 605 605	666           665           664           663           662           661           661           660           659           658	649 648 647 646 645 644 643 643 642 641 641	731       730       729       728       727       726       725       724       723	712 711 710 709 709 708 707 706 706 705	766 765 764 763 762 761 760 760 759 758		748 747 746 745 744 743 742 742 741 740	831 830 829 828 827 827 826 825 824 824 823	812 811 809 809 808 808 807 806 806 805 804	870 869 868 867 866 865 864 864 863 862	850           849           848           847           846           845           844           843           843           842           841		Automatic 12/5 Reserved Smallwood	200 300 400 500	17 18 19 19 19 19 19 19 19 19 19 19 19	16 16 16 16 16 16 16 16 16 16			
31     30       30     29       29     4       28     4       27     4       26     4       27     4       28     4       29     4       20     4       21     4       21     4	612 611 609 608 607 606 606 605 604 603	666           665           664           663           662           661           660           659           658           657	649 648 647 646 645 644 643 643 642 641 641 640 639	731       730       729       728       727       726       725       724       723       722	712 711 710 709 708 707 706 706 705 704 703	766 765 764 763 762 761 760 759 759 758 757		748       747       746       745       744       743       742       741       740       739	831 830 829 828 827 826 825 825 824 823 823 822	812           811           810           809           809           808	870 869 868 867 866 865 864 863 863 862 862	850           849           848           848           847           846           847           846           843           843           843           843           843           843           843           843           843           843           843           843           843           843           843           842           841           839           839		Automatic 12/5 Reserved Smallwood	200 200 300 400 500 600	17 18 19 19 19 19 19 19 19 19 19 19 19	16       16       16       16       16       16       16       16       16       16       16       16       16       16			
31     30       30     29       29     20       28     20       27     20       26     20       27     20       28     20       29     20       20     20	612 611 609 608 607 606 605 605 604 603 602	666           665           664           663           662           661           660           659           658           657           656	649 648 647 646 645 644 643 643 642 641 640 639 638	731       730       729       728       727       726       725       724       723       722       721	<ul> <li>712</li> <li>711</li> <li>710</li> <li>709</li> <li>708</li> <li>707</li> <li>706</li> <li>705</li> <li>704</li> <li>703</li> <li>702</li> </ul>	766 765 764 763 762 761 760 759 758 758 757 756		748       747       748       745       744       743       742       741       740       738	831           830           829           828           827           826           827           826           827           826           827           826           827           826           827           828           827           828           827           828           829           821	812           811           809	870       869       868       867       866       865       864       863       862       861       860	850           849           848           848           847           846           847           846           843           843           843           843           843           843           844           843           844           843           844           844           842           841           840           839		Automatic 12/5 Reserved Smallwood	200 200 300 400 500 600	17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	16       16			
31     33       30     34       30     34       29     34       28     34       27     34       28     34       29     34       20     34       21     34       20     34       20     34       21     34       20     34       31     34	612 611 609 608 607 606 605 605 604 603 602 601	666           665           664           663           6661           6662           6661           6659           6559           657           656           655	649 648 647 646 645 644 643 643 642 642 641 640 639 638 638	731       730       729       728       727       726       725       724       723       722       721       720	<ul> <li>712</li> <li>711</li> <li>710</li> <li>709</li> <li>708</li> <li>707</li> <li>706</li> <li>705</li> <li>704</li> <li>703</li> <li>702</li> <li>701</li> </ul>	766 765 764 763 762 761 760 759 758 757 756 755		748       747       748       745       744       743       742       741       740       739       738       737	831           830           829           828           827           826           825           824           823           822           821           822           821	812 811 809 809 808 807 806 806 805 805 804 804 803 804 803 802 802	870           869           868           867           866           865           864           863           864           863           864           863           864           863           864           863           864           863           864           863           864           863           862           861           860           859	850           849           848           848           847           846           847           846           843           843           843           843           843           843           843           843           843           843           843           843           843           843           843           842           841           839           839		Automatic 12/5 Reserved Smallwood	200 300 400 500 600 700	17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	16           16			
31       30       29       28       27       26       27       28       27       28       27       28       27       28       27       28       27       20       20       19       18	612 611 609 608 607 606 605 605 604 603 602 601	666           665           664           663           661           661           665           665           658           657           656           655           655           653           653           653	649           648           647           646           645           644           643           644           643           644           643           644           643           644           643           644           639           638           637           636	731           730           729           728           727           726           725           724           723           722           721           720           719           718           717	<ul> <li>712</li> <li>711</li> <li>710</li> <li>709</li> <li>708</li> <li>707</li> <li>706</li> <li>705</li> <li>704</li> <li>703</li> <li>702</li> <li>701</li> </ul>	766 765 764 763 762 761 760 759 758 758 756 755 756 755 755 754 753 752		748       747       746       745       744       743       742       741       740       739       738       737       736	831           830           829           828           827           826           825           824           823           822           821           820           811           818           817	812 811 809 809 808 807 806 806 805 805 804 804 803 804 803 802 802	870 869 868 867 866 865 864 863 862 861 860 859 858 858 857 856	850           849           848           848           847           846           845           844           843           844           843           844           843           844           843           844           843           844           843           844           843           844           842           841           840           839           838           838           838		Automatic 12/5 Reserved Smallwood	200 300 400 500 600 700	17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	16           16			
30       31       30       29       28       27       26       25       24       23       22       21       20       19       18       17       16	612 611 609 608 607 606 605 605 604 603 602 601	666           665           664           663           664           663           664           665           666           667           658           657           656           655           656           655           654	649           648           647           646           645           644           643           644           643           644           643           644           643           644           643           644           639           638           637           636	731           730           729           728           727           726           725           724           723           722           721           720           711           718	<ul> <li>712</li> <li>711</li> <li>710</li> <li>709</li> <li>708</li> <li>707</li> <li>706</li> <li>705</li> <li>704</li> <li>703</li> <li>702</li> <li>701</li> </ul>	766 765 764 763 762 761 760 759 758 757 756 755 755 754		748       747       746       745       744       743       742       741       740       739       738       737       736	831           830           829           828           827           826           827           828           827           828           827           828           827           828           829           824           823           822           821           822           821           820           819           818	812 811 809 809 808 807 806 806 805 805 804 804 803 804 803 802 802	870           869           868           867           866           865           864           863           862           861           862           861           862           861           862           863           865           865           858           857           856           855           855	850           849           849           848           848           847           846           845           844           843           844           843           844           843           844           843           844           843           844           844           843           844           841           840           839           838           838           837           836		Automatic 12/5 Reserved Smallwood	200 300 400 500 600 700	17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	16           16			
31       30       29       28       27       28       27       28       27       28       27       28       29       24       23       24       23       22       21       20       19       18       17	612 611 609 608 607 606 605 605 604 603 602 601	666           665           664           663           661           661           665           665           658           657           656           655           655           653           653           653	649           648           647           646           645           644           643           644           643           644           643           644           643           644           643           644           639           638           637           636	731           730           729           728           727           726           725           724           723           722           721           720           719           718           717	<ul> <li>712</li> <li>711</li> <li>710</li> <li>709</li> <li>708</li> <li>707</li> <li>706</li> <li>705</li> <li>704</li> <li>703</li> <li>702</li> <li>701</li> </ul>	766 765 764 763 762 761 760 759 758 758 756 755 756 755 755 754 753 752		748       747       746       745       744       743       742       741       740       739       738       737       736	831           830           829           828           827           826           825           824           823           822           821           820           811           818           817	812 811 809 809 808 807 806 806 805 805 804 804 803 804 803 802 802	870 869 868 867 866 865 864 863 862 861 860 859 858 858 857 856	850           849           849           848           848           847           846           845           844           843           844           843           844           843           844           843           844           843           844           844           843           844           841           840           839           838           838           837           836		Automatic 12/5 Reserved Smallwood	200 300 400 500 600 700	17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	16           17			

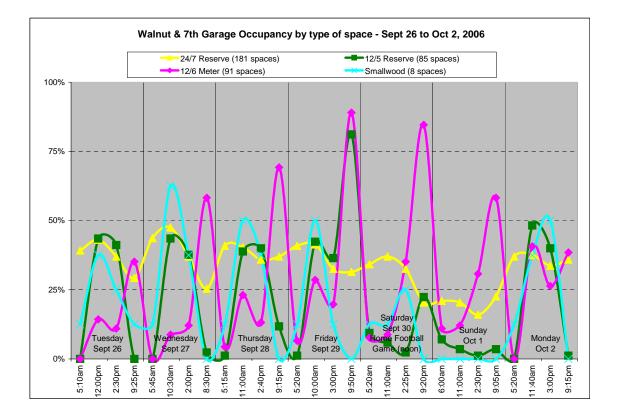
Appendix B

# **Appendix B**

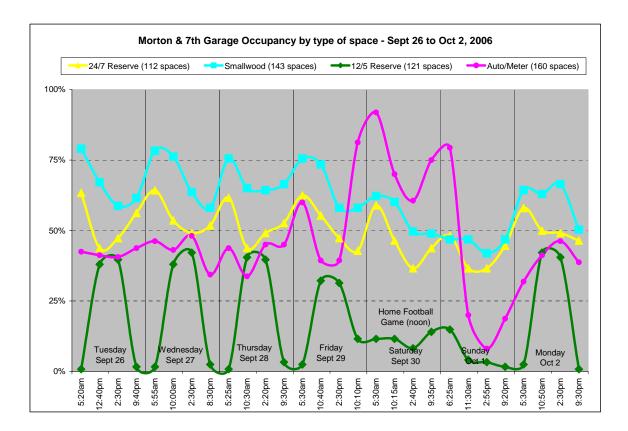
Graphs of each Garage by Space-type

Appendix B





Appendix B



Appendix B

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Appendix C

# Appendix C Parking Garage Public Subsidy Estimates for 2006

Parking Garag				ates for 2	006	
Walnut	revenue/space	spaces			annual receipts	total
city payments			\$23,510.50	\$282,126		
avg per space			\$64.41	\$772.95		
24/7 Reserved	\$675	189			\$127,575	
12/5 Reserved	\$550	85			\$46,750	\$174,325
Metered <sup>1</sup>	\$572	91 365			\$52,089 \$226,414	
maintenance <sup>2</sup> balance	\$30		\$10,950	\$131,400		(\$187,113)
Morton			¢ 44,000,50	¢ 400.040		
city payment			\$41,003.53 \$76.50	\$492,042 \$917.99		
avg per space 24/7 Reserved	\$675	255	\$70.50	\$917.99	\$172,125	
12/5 Reserved	\$550	121			\$66,550	\$238,675
Metered (incl. Hotel) * <sup>1</sup>	\$404	160			\$64,656	φ200,070
Hotel's leased/metered*	\$675	70			\$47,250	
tota		536			\$350,581	
					<i><i><i>vccccccccccccc</i></i></i>	
maintenance <sup>2</sup>	\$30		\$16,080	\$192,960		
avg total per space	9			\$1,278		
balance						(\$334,421)
total of two garages						(\$521,534)
4th St						
city payment			\$0.00	\$0.00		
12/5 Permit	\$400	173	207	φ0.00	\$82,800	
12/5 Reserved	\$550	113	201		\$62,150	\$144,950
Metered <sup>1</sup>	\$310	55			\$17,065	<b>\$</b> , <b>6 6 6</b>
tota		341			\$162,015	
	-				<b>,</b> ,	
maintenance <sup>2</sup>	\$30		\$10,230	\$122,760.00		
balance						\$39,255
mortgage pmts				\$774,168		
maintenance				\$447,120		
total				\$1,221,288		
rental receipts					\$739,009	
annual balance	1		l	l		(\$482,279)

### Parking Garage Public Subsidy Estimates for 2006

Blue numbers were gathered from the city.

<sup>1</sup>Metered: Actual 2006 quarter 1&2 receipts were gathered from city and have been doubled to estimate full year. \*70 of the 160 "metered" spaces in Morton are rented by the Hotel at the 24/7 rate (\$675).

Permit receipts are based on statements from the city that all reserved spots are leased.

<sup>2</sup>Maintenance costs: Administration, cleaning, insurance, lighting, maintenance, revenue collection and security; estimated by Shoup at \$33/space in 2002 dollars in Los Angeles, Ca. ; I estimate \$30 in 2006 in Blgtn All other data were gathered from BTOP's survey

Revenue from parking fines and the cost of parking enforcement are not included in this analysis.

# Actual Parking Garage Revenues

-		
2005	1/1/06 - 6/30/06	2006 estimates <sup>1</sup>
\$ 61,276.00	\$ 26,044.25	\$52,088.50
\$ 38,497.00	\$ 32,328.13	\$64,656.26
\$ 17,375.00	\$ 8,532.36	\$17,064.72
\$117,148.00	\$ 66,904.74	\$133,809.48
\$205,388.00	\$ 70,431.30	
\$ 309,186.00	\$ 176,785.27	
\$153,057.00	\$ 59,121.50	
\$667,631.00	\$ 306,338.07	
\$784,779.00	\$ 373,242.81	
	\$ 61,276.00 \$ 38,497.00 \$ 17,375.00 I \$ 117,148.00 \$ 205,388.00 \$ 309,186.00 \$ 153,057.00 I \$ 667,631.00	\$ 61,276.00 \$ 26,044.25 \$ 38,497.00 \$ 32,328.13 \$ 17,375.00 \$ 8,532.36   \$ 117,148.00 \$ 66,904.74 \$ 205,388.00 \$ 70,431.30 \$ 309,186.00 \$ 176,785.27 \$ 153,057.00 \$ 59,121.50   \$ 667,631.00 \$ 306,338.07

These data provided by the City Controller <sup>1</sup>To estimate 2006, the first half revenues are doubled.