

Base Demand Ratios

Building	Land Use	Size		Weekday Base Ratio		Weekday Base Demand	Weekend Base Ratio		Weekend Base Demand
A	Retail	35057	Square Feet	3.25	/ 1000 S.F.	114	3.6	/ 1000 S.F.	126
A	Residential	102	Units	1.65	/ Unit	168	1.65	/ Unit	168
A	Hotel	120	Units	1.15	/Room	138	0.94	/Room	113
A	Casual/ Fine Dining	7979	Square Feet	21.1	/ 1000 S.F.	168	22.47	/ 1000 S.F.	179
				<b>Subtotal Building A</b>		<b>589</b>	<b>Subtotal Building A</b>		<b>587</b>
B	Retail	15711	Square Feet	3.25	/ 1000 S.F.	51	3.6	/ 1000 S.F.	57
B	Residential	42	Units	1.65	/ Unit	69	1.65	/ Unit	69
				<b>Subtotal Building B</b>		<b>120</b>	<b>Subtotal Building B</b>		<b>126</b>
C	Retail	8920	Square Feet	3.25	/ 1000 S.F.	29	3.6	/ 1000 S.F.	32
C	Residential	84	Units	1.65	/ Unit	139	1.65	/ Unit	139
				<b>Subtotal Building C</b>		<b>168</b>	<b>Subtotal Building C</b>		<b>171</b>
D	Retail	5430	Square Feet	3.25	/ 1000 S.F.	18	3.6	/ 1000 S.F.	20
D	Residential	137	Units	1.65	/ Unit	226	1.65	/ Unit	226
				<b>Subtotal Building D</b>		<b>244</b>	<b>Subtotal Building D</b>		<b>246</b>
E	Residential	30	Units	1.65	/ Unit	50	1.65	/ Unit	50
				<b>Subtotal Building E</b>		<b>50</b>	<b>Subtotal Building E</b>		<b>50</b>
Cruchys	Casual Dining	3010	Square Feet	21.1	/ 1000 S.F.	64	22.47	/ 1000 S.F.	68
Dublin square	Casual Dining	8900	Square Feet	21.1	/ 1000 S.F.	188	22.47	/ 1000 S.F.	200
AT&T	Retail	11475	Square Feet	3.25	/ 1000 S.F.	37	3.6	/ 1000 S.F.	41
Peoples Church	Retail	22500	Square Feet	3.25	/ 1000 S.F.	73	3.6	/ 1000 S.F.	81
Carwash	Retail	1200	Square Feet	3.25	/ 1000 S.F.	4	3.25	/ 1000 S.F.	4
						<b>1532</b>			<b>1569</b>

## Building A

Park District Parking Demand Generator	Land Use	Overall Square Feet/ Residential Units	Parking Share Calculations  Shared Parking Demand Description	Weekday Peak Parking Ratios Based Upon Local Uses and Conditions			Weekend Peak Parking Ratios Based Upon Local Uses and Conditions			Proposed Parking Building A	Building A Valet Parking Factor per Carl Walker
				9:00 AM - 5:00 PM	5:00 PM - 2:00 AM	2:00 AM - 9:00 AM	9:00 AM - 5:00 PM	5:00 PM - 2:00 AM	2:00 AM - 9:00 AM		
A	Retail	35057	Retail is pedestrian oriented with limited hours of operation - reductions are deemed appropriate.	46	57	0	57	69	0	283	43
A	Residential	102	Residential tenants are being limited to one car per unit. Residential occupancy ratios based upon actual demand data for East Lansing CBD.	67	84	102	71	88	102		
A	Hotel	120	Hotel ratios calculated in conjunction with IHG Operating Partner for urban marks located within the CBD.	69	104	104	73	90	110		
A	Casual/ Fine Dining	7979	Retail is pedestrian oriented with limited hours of operation - reductions are deemed appropriate.	67	84	0	81	99	0		
<b>Subtotal Building A</b>				<b>249</b>	<b>329</b>	<b>206</b>	<b>281</b>	<b>346</b>	<b>212</b>	<b>Proposed Building A Spots:</b>	<b>326</b>

Buildings B, C, D, E, and Existing

Park District Parking Demand Generator			Parking Share Calculations	Weekday Peak Parking Ratios Based Upon Local Uses and Conditions			Weekend Peak Parking Ratios Based Upon Local Uses and Conditions			Existing Surface Lots to Remain	Proposed Parking Structure/Lots
Building	Land Use	Overall Square Feet/ Residential Units	Shared Parking Demand - Description of Ratio Calculation	9:00 AM - 5:00 PM	5:00 PM - 2:00 AM	2:00 AM - 9:00 AM	9:00 AM - 5:00 PM	5:00 PM - 2:00 AM	2:00 AM - 9:00 AM		
B	Retail	15711	Retail is pedestrian oriented with limited hours of operation - reductions are deemed appropriate.	26	31	0	24	29	0		
B	Residential	42	Residential tenants are being limited to one car per unit. Residential occupancy ratios based upon actual demand data for East Lansing CBD.	28	35	42	31	38	42		
			<b>Subtotal Building B</b>	<b>53</b>	<b>65</b>	<b>42</b>	<b>55</b>	<b>68</b>	<b>42</b>		<b>73</b>
C	Retail	8920	Needs shared parking analysis	29	28	0	32	32	0		
C	Residential	84	Needs shared parking analysis	111	132	132	139	139	139		
			<b>Subtotal Building C</b>	<b>140</b>	<b>159</b>	<b>132</b>	<b>171</b>	<b>171</b>	<b>139</b>		
D	Retail	5430	Needs shared parking analysis	18	17	0	32	32	0		
D	Residential	137	Needs shared parking analysis	181	215	215	139	139	139		
			<b>Subtotal Building D</b>	<b>198</b>	<b>232</b>	<b>215</b>	<b>171</b>	<b>171</b>	<b>139</b>		<b>440</b>
E	Residential	30	Needs shared parking analysis	40	50	50	50	50	50		
			<b>Subtotal Building E</b>	<b>40</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>		<b>25</b>
Cruchys	Casual Dining	3010	Needs shared parking analysis	48	64	0	41	68	0	7	
Dublin square	Casual Dining	8900	Actual Demand based upon owner's analysis	60	80	0	60	80	0	32	
Carwash	Retail	1200	Needs shared parking analysis	4	4	0	4	4	0	12	
AT&T	Retail	11475	Building has minimal employees and not subject to normal ratios	7	7	0	6	6	0	32	
Peoples Church	Retail	22500	Needs shared parking analysis	73	73	73	162	81	81	88	13
Farmers Market and Park Events	Special Use	999	Based upon attendance	25	50	0	150	75	0		
<b>Total Shared Parking Demand</b>				<b>648</b>	<b>783</b>	<b>511</b>	<b>869</b>	<b>772</b>	<b>450</b>	<b>Total Proposed and Existing Spots</b>	<b>722</b>