

# Methods of Calculating Parking Requirements for Kirkland Parkplace

	calculation based on SF	calculation based on employees
total GSF office	1,200,000	1,200,000
average parking demand per 1000 GSF	2.53	
density of employees (SF/employee)		330
# of employees		3,636
national suburban parking rate per employee		0.83
base number of parking spots required	3,036	3018
adjustment for walking	4%	4%
adjustment for carpool (12%)	6%	6%
adjustment for transit	6%	6%
total adjustment	16%	16%
applied adjustment	2,550	2,535

The demand rate per 1000 GSF used in the first column is the one that most transportation engineers use for parking analysis. They come from the Institute of Transportation Engineers (ITE) Parking Generation, which is now in its third edition. This manual has collected parking demand data for thousands of uses and then categorizes them. We refer to them as "national average rates," since the database includes projects from around the country. The parking rates for "office buildings" is based on the average of 173 sites.

The % mode share values come from actual data of businesses in Kirkland that are near the site. These reflect data for businesses that actually have a transportation management plan in place.

Finally, it's important to keep in mind that it is not to Touchstone's advantage to under-park the site. This would diminish the value of the space for office tenants, and limit our ability to attract retailers. This alignment of our interest with the public's with respect to parking is perhaps the most compelling reason to have confidence in the parking analysis.