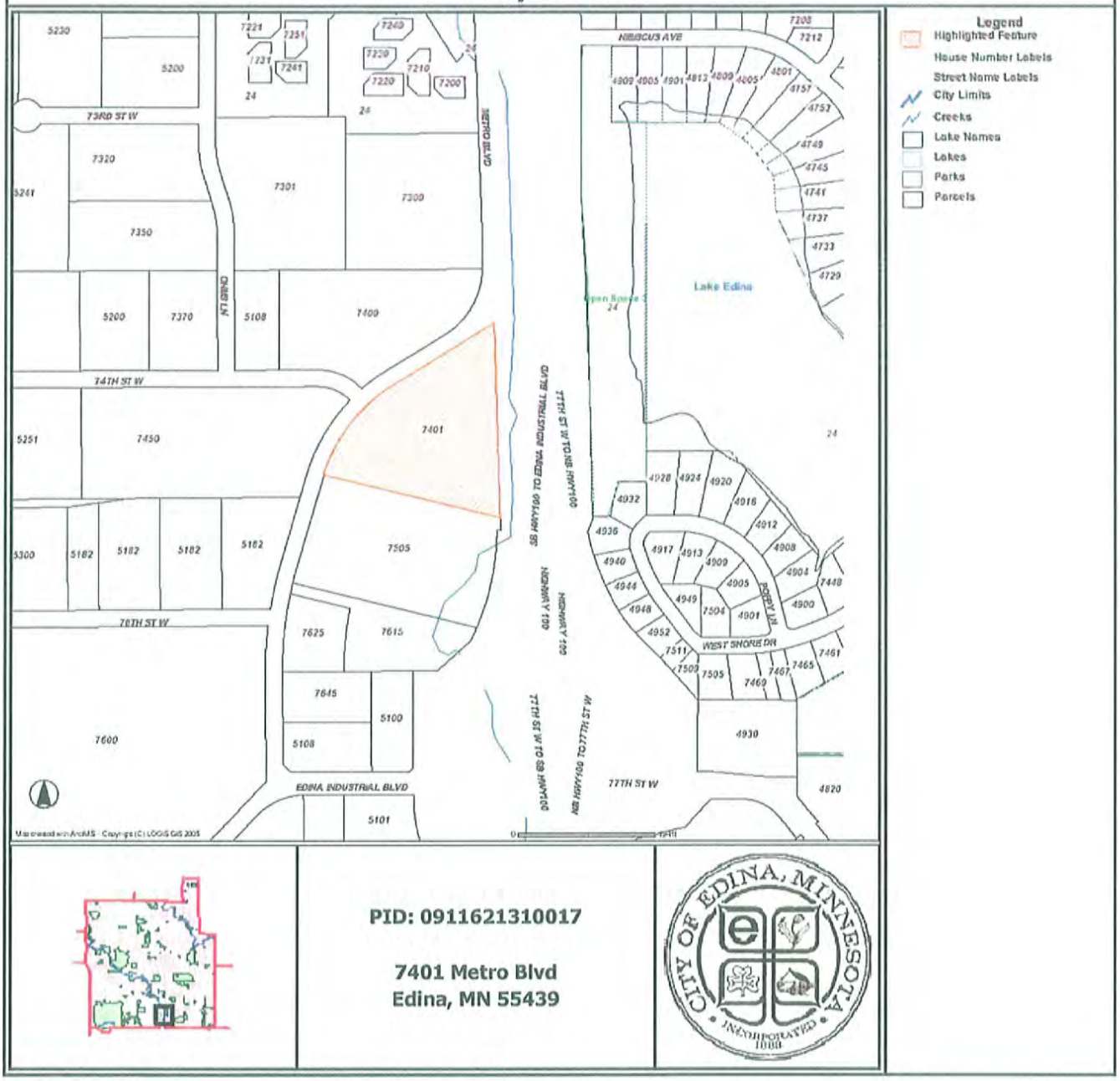
City of Edina



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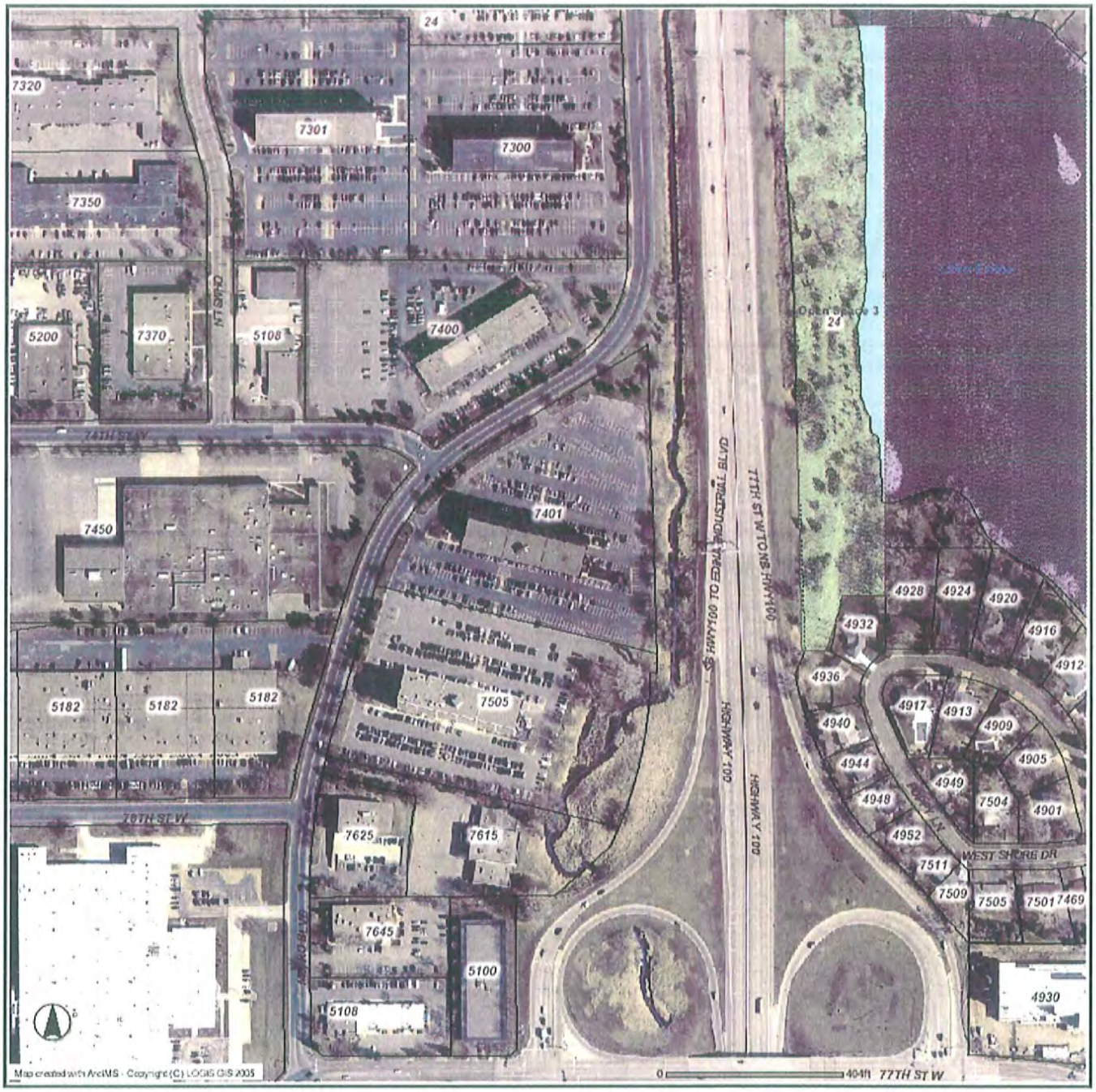
7401 Metro Blvd
Edina, MN 55439



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Map created with ArcIMS - Copyright (C) LOGIS GIS 2005
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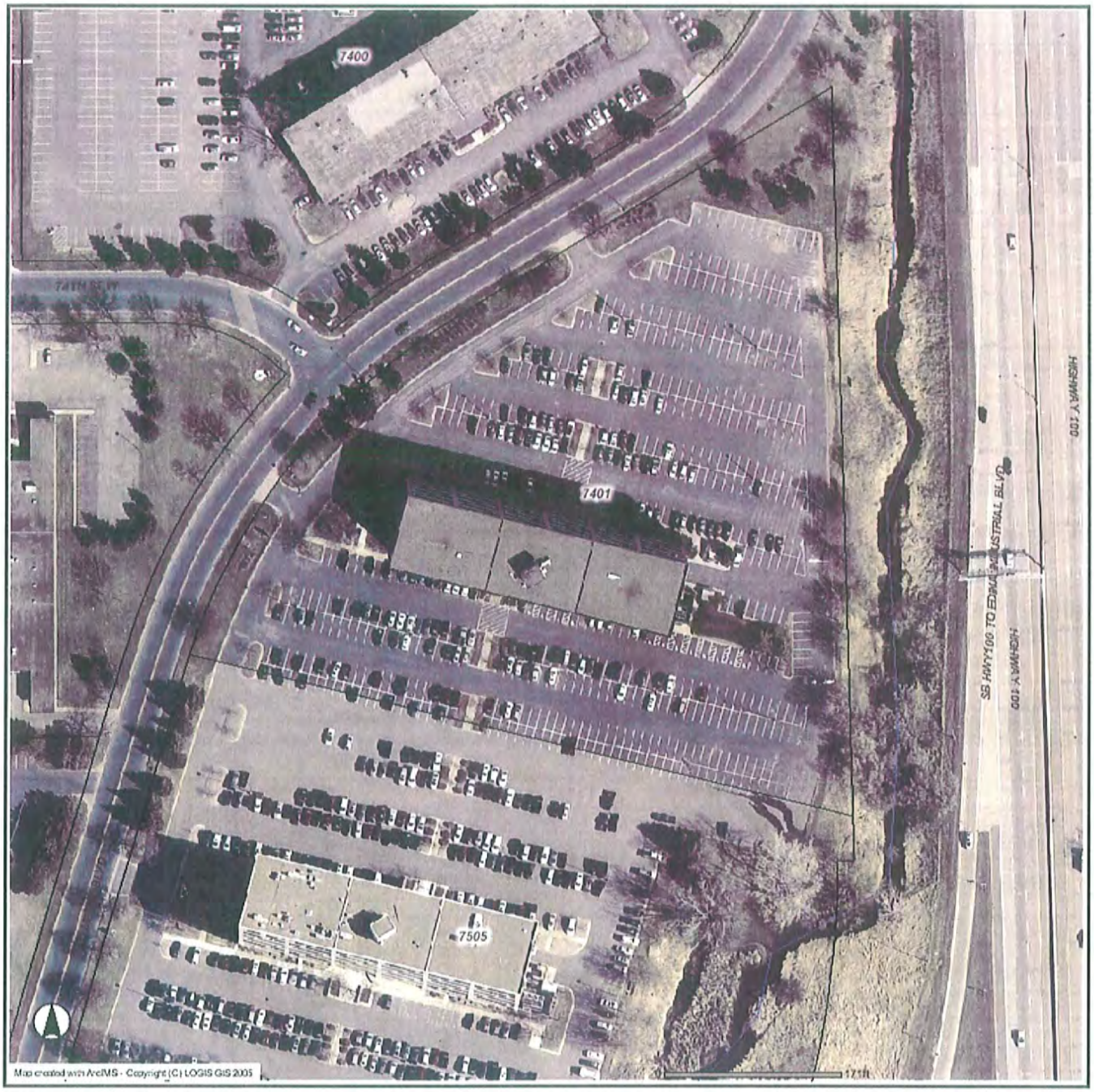
7400
7401
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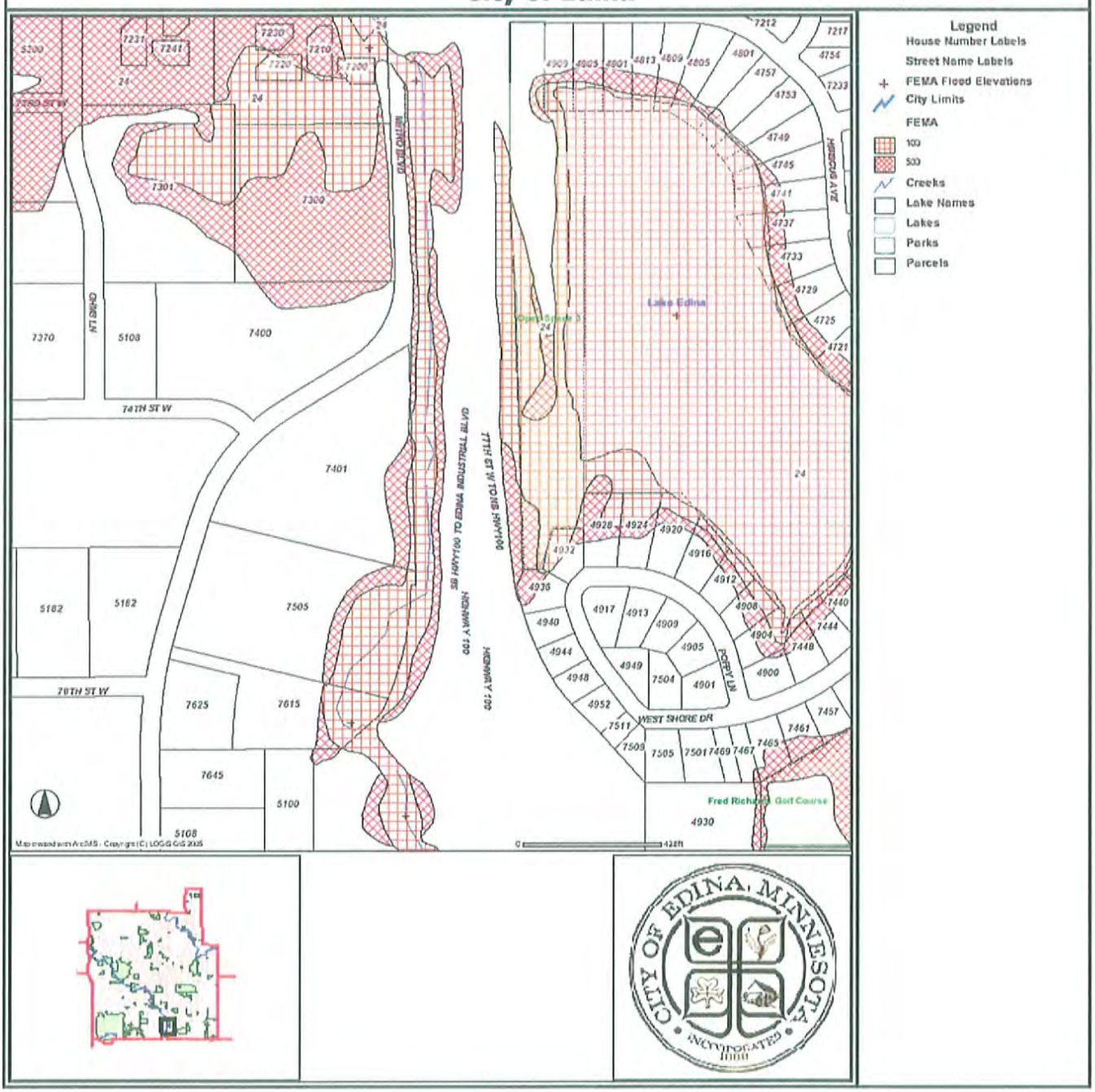
HIGHWAY 100
SB HWY100 TO EDINA INDUSTRIAL BLVD
HIGHWAY 100
Map created with ArcIMS - Copyright (C) LOGIS GIS 2005

City of Edina



APPLICANT NARRATIVE

One Corporate Center 2nd Addition
Project narrative

OCC 2 LLC is proposing to subdivide their existing 5.996 acre parcel located at 7401 Metro Boulevard in Edina into two parcels. Currently the site contains a 110,975 square foot office complex and 557 parking stalls. This site has a shared parking agreement with the building. The purpose of this lot split is to create a marketable parcel on the north end of the parking lot that would support a permitted use in the POD 2 zoning district as described in section 850.15 of the City of Edina's Code.

Currently there is not a specific user for this parcel, but the property owner has several interested users that comply with the permitted uses in the POD 2 zoning district. The intent of this application is to approve the lot split so a defined area can be effectively marketed toward obtaining a end user for the new lot. We have provided a concept plan showing a proposed building size that will meet the required set backs of the zoning district. This concept plan is to show this is a usable lot and can support a building with the requirements of the zoning district. When a user is determined for this lot, they would need to make application to the City for site plan approval.

This property is located within the Nine Mile Creek Watershed District, and once an application is made for site plan approval will need to conform to all of stormwater management requirements of the watershed district. In reviewing the watershed district requirements, any proposed building will need to meet the following criteria:

1.) Under section 2.0 of the District Rules Flood Plain Management and Drainage Alterations:

   a. The Structure will need to be at least 50 feet from the Center of the Creek under rule 2.3.4
      i. The proposed plan shows the building is at least 50 feet from the Center line
   b. The low floor elevation will need to be a minimum of 2 feet above the 100 year flood elevation of the creek under rule 2.3.1.
      i. At the time a grading plan is completed and submitted the building elevation will be a minimum of 2 feet above the 100 year flood elevation.
   c. Placement of fill below the 100 year elevation is prohibited with out compensatory storage under rule 2.3.2.
      i. In looking at the ALTS survey and Fema Maps it appears the property is out of the 100 yr flood plain, but when a grading plan is completed the flood plain elevation will be verified, and any grading in the flood plain will be avoided or compensated for.

2.) Under Section 4.0 of the District Rules Stormwater Management:
   a. Under section 4.1, this project will be required to have an onsite retention basin that will manage the peak runoff events to equal or

PLANNING DEPARTMENT
JUN 1 7 2011
CITY OF EDINA

below existing rates, reduce the existing volume of runoff, and provide treatment of the stormwater runoff.

i. At the time a final site plan is developed, a stormwater management plan that will meet or exceed these requirements. In looking at the site this project will most likely utilize some type of underground storage system with a treatment train and infiltration area, or pervious pavement in the parking facility. The criteria outlined in section 4.3 will be met with an underground system or pervious pavement. Separation to the ground water may be an issue for infiltration and Rule 4.4 for volume banking may need to be utilized after all alternatives have been exhausted.

b. Rules 4.2.3 Redevelopment will apply as less than 50 % of the impervious surface will be disturbed.

i. The final site plan and grading plan will define the amount of existing impervious surface that will be disturbed. All stormwater management requirements will be applied to the disturbed area.

3.) Under Section 5 of the District Rules Erosion and Sediment Control the final site plan will comply with all requirements of the MPCA NDPES Permit and Best Management practices and the districts requirements. A SWPP will be developed and maintained for the project before construction commences and will be inspect per the District's and MPCA rules.

The reasons this lot split should be approved by the City of Edina are as follows:

1.) The proposed lot split will allow OCC 2 to market the property to a user that can bring jobs into the City of Edina.
2.) Based on the concept plan, the lot will conform to the set backs and zoning requirements of the City and Watershed District.
3.) This project will provide for more green space and landscaped areas in the unused portion of the current parking lot.
4.) Ample parking is being provide for the current office use and the proposed project.

PLANNING DEPARTMENT
JUN 17 2011
CITY OF EDINA

LEGEND

- Denotes Gas Valve
- Denotes Gas Meter
- Denotes Fire Hydrant
- Denotes Sanitary Sewer Manhole
- Denotes Unknown Manhole
- Denotes Telephone Manhole
- Denotes Storm Catch Basin
- Denotes Storm Manhole
- Denotes Found Iron Monument
- Denotes Set Iron Monument
- Denotes Communications Riser
- Denotes Light Pole
- Denotes Water Gate Valve
- Denotes Electric Transformer
- Denotes Post
- Denotes Electric Meter
- Denotes Flared End Section
- Denotes Sign
- Denotes Stand Pipe
- Denotes Handicap Parking Stall
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Watermain
- Denotes Gasmain
- Denotes Under Ground Electric Lines
- Denotes Under Ground Telephone Lines
- Denotes Wood Fence
- Denotes Bituminous Surface
- Denotes Concrete Surface
- Denotes Brick Paver Surface

DESCRIPTION

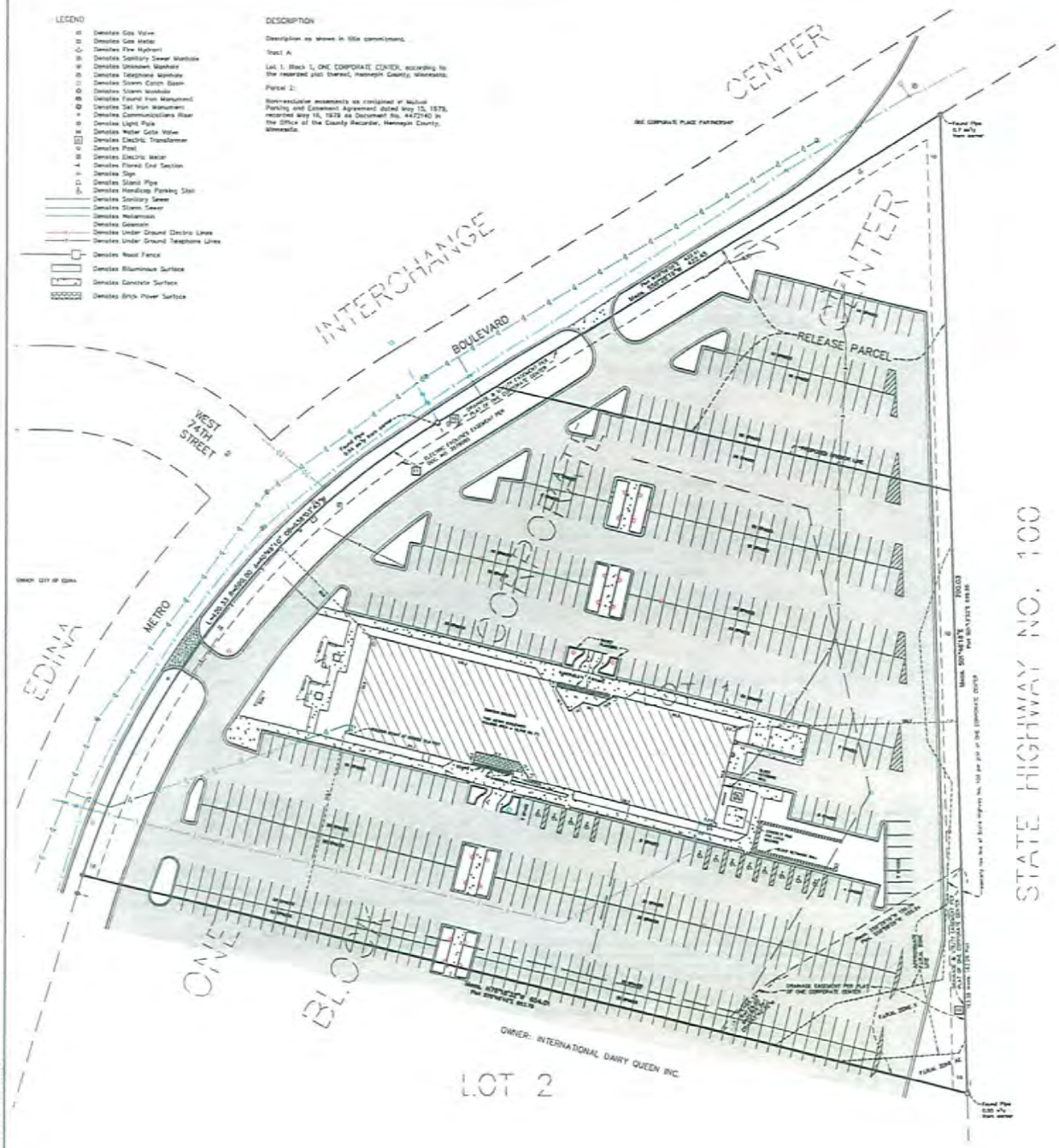
Description as shown in title commitment.

Tract A:

Lot 1, Block 1, ONE CORPORATE CENTER, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2:

Non-exclusive easements as contained in Mutual Parking and Easement Agreement dated May 15, 1979, recorded May 16, 1979 as Document No. 4472140 in the Office of the County Recorder, Hennepin County, Minnesota.



GENERAL NOTES

1. Fee ownership is vested in DCC, LLC, a Delaware limited liability company.

2. This survey is based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, National Commercial Services, File No. NCS-479284-MPLS, dated effective March 09, 2011, at 7:30 A.M.

3. For the purposes of this survey, the southerly line of Lot 1, Block 1, ONE CORPORATE CENTER has an assumed bearing of North 78°18'22" West.

4. Federal Emergency Management Agency has indicated that the property shown on this survey map is in Flood Zone X and AE (Zone X: areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance floods and areas determined to be outside the 0.2% annual chance floodplain. Zone AE: Base flood elevations determined), according to Flood Insurance Rate Map Community Panel No. 27053C0245G, published by the Federal Emergency Management Agency, effective date September 2, 2004 F.I.R.M. Zone lines shown were digitized from the Rate Map noted above and are approximate only.

5. Utilities shown are from visible surface marks provided by Gopher State One Call. Reference ticket number 60763270 for utility information across this property. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center (800) 252-1166 for verification of utility type and field location prior to excavation.

6. Property Area: 261,167 Sq. Ft. or 6.00 Acres

7. Property has access to Metro Boulevard, a public right-of-way.

8. Names of adjoining owners were provided by the Hennepin County Website Parcel Map.

9. The field survey of this site was completed on March 28, 2011.

10. The City of Edina's Website parcel map has indicated that the property is currently zoned PCD 2, Planned Office District, under the applicable zoning regulations, and that the current standard setbacks are:

Building	
Front	=35 feet
Back	=20 feet
Side	=20 feet
Side Street	=35 feet

Parking Setbacks: 20 feet from public right of way
10 feet from interior side yard and rear yard lines.

The maximum floor area ratio is 0.5 of the tract.

The maximum building height: no maximum, height is determined by required setbacks.

Additional restrictions may apply. (See Document No. 4472140) for additional information call the City of Edina Zoning and Planning Department.

11. Total number of striped parking stalls on site: 557 (regular = 487 within the property and 58 partially within the property along the southerly line, handicapped = 12)

12. Benchmark - Top nut hydrant northwesterly from the intersection of Metro Boulevard and West 74th Street (shown on survey). Elevation = 829.65 (NGVD 29)

Property is subject to schedule B exceptions as listed in the Title Commitment provided by First American Title Insurance Company, Commitment No. NCS-371269-MPLS as noted above. Exceptions are noted as numbered in the commitment. Only exceptions applicable to the survey have been listed.

(##) DENOTES EXCEPTION LOCATION ON SURVEY MAP

(8) Utility and drainage easements as shown on the recorded plat of One Corporate Center recorded February 1, 1980 as Document No. 4541379. (plotted on the survey)

(9) Electric facilities easement and incidental rights in favor of Northern States Power Company, a Minnesota corporation, and the terms, conditions, provisions, covenants and agreements as contained in Easement dated September 9, 1965, recorded December 3, 1965 in Book 2523 of Deeds, page 141 as Document No. 2576085 (plotted on survey)

(12) Easements, agreements, terms, provisions, rights and obligations as contained in Mutual Parking Easement Agreement dated May 15, 1979, recorded May 16, 1979 as Document No. 4472140. (effects all of lot 1, not plotted on survey)

(12) Easement for the provision of cable communications and other services and access rights in favor of Time Warner Cable Inc., doing business as Time Warner Cable and the terms, conditions and provisions as contained in Easement for Cable/Telecommunications Services dated January 21, 2004, recorded February 13, 2004 as Document No. 8749486. (effects all of lot 1, not plotted on the survey)

CERTIFICATION

To: Hempel Properties, Inc., DCC, LLC, a Delaware limited liability company; and First American Title Insurance Company.

I hereby certify that this survey was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 16, 17 and 18 of Table A thereof and to the extent possible, shows the location of all exterior lines listed pursuant to item 6 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Marcus F. Hampton
Land Surveyor, MN License No. 47481

mfra
14800 28th Ave N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.0238 facsimile
www.mfra.com

Client
HEMPEL

UBS PLAZA
444 CEDAR ST., SUITE 1200
ST. PAUL, MN 55101

Project
ONE CORPORATE CENTER

Location
7401 METRO BLVD.
EDINA, MN
LOCATION ADDRESS

Certification

DRAFT

Summary
Designed: Drawn: MW
Approved: MFH Book / Page:
Phase: Initial Issued: 4/8/2011

Revision History
No. Date By Submittal / Revision

Sheet Title
ALTA/ASCM

Sheet No. Revision
1/1

Project No. HEM18886

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DRAFT

ONE CORPORATE CENTER 2ND ADDITION

C.R. DOC. NO. _____

KNOW ALL MEN BY THESE PRESENTS: That OCC, LLC, a Delaware limited liability company, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 1, Block 1, One Corporate Center, according to the recorded plat thereof, Hennepin county, Minnesota.

Has caused the same to be surveyed and platted as ONE CORPORATE CENTER 2ND ADDITION, and does hereby grant to the City of Edina the easements for drainage and utility purposes as shown on this plat.

In witness whereof said OCC, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

OCC, LLC, a Delaware limited liability company

SIGNED: _____
XXXXXXXXX

By: _____, as _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by XXXXXXXXX of OCC, LLC, a Delaware limited liability company, on behalf of the company.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

I Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this Plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

_____
Marcus F. Hampton, Licensed Land Surveyor,
Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Marcus F. Hampton, a Licensed Land Surveyor.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

EDINA, MINNESOTA

This plat of ONE CORPORATE CENTER 2ND ADDITION was approved and accepted by the City Council of Edina, Minnesota, at a regular meeting thereof held this _____ day of _____, 20__. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30-day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, Edina, Minnesota

By: _____ Mayor By: _____ Clerk

TAXPAYERS SERVICES DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 20__ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20__.

Jill L. Alverson, County Auditor

By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20__.

William P. Brown, County Surveyor

By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of ONE CORPORATE CENTER 2ND ADDITION was recorded in this office this _____ day of _____, 20__, at _____ o'clock ____.M.

Michael H. Cunniff, County Recorder

By: _____, Deputy

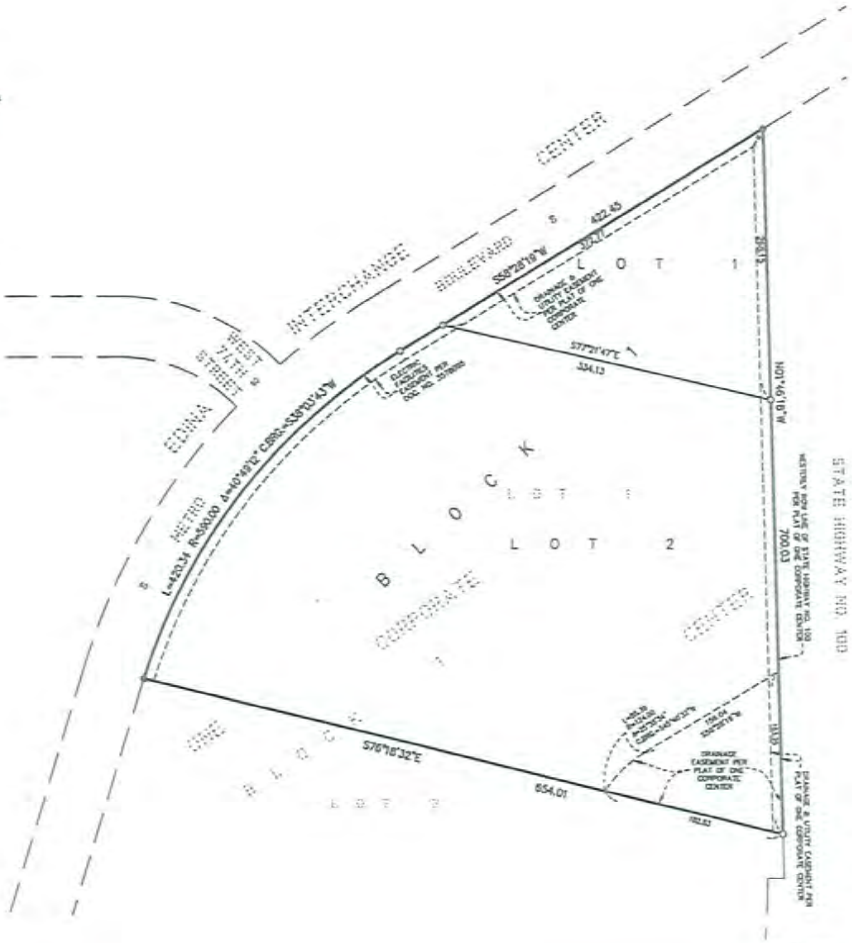
○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 47481.

● DENOTES 1/2 INCH IRON MONUMENT FOUND.

THE WESTERLY ROW LINE OF STATE HIGHWAY NO. 100 PER THE PLAT OF ONE CORPORATE CENTER IS ASSUMED TO HAVE A BEARING OF SOUTH 01 DEGREES 46 MINUTES 18 SECONDS EAST.

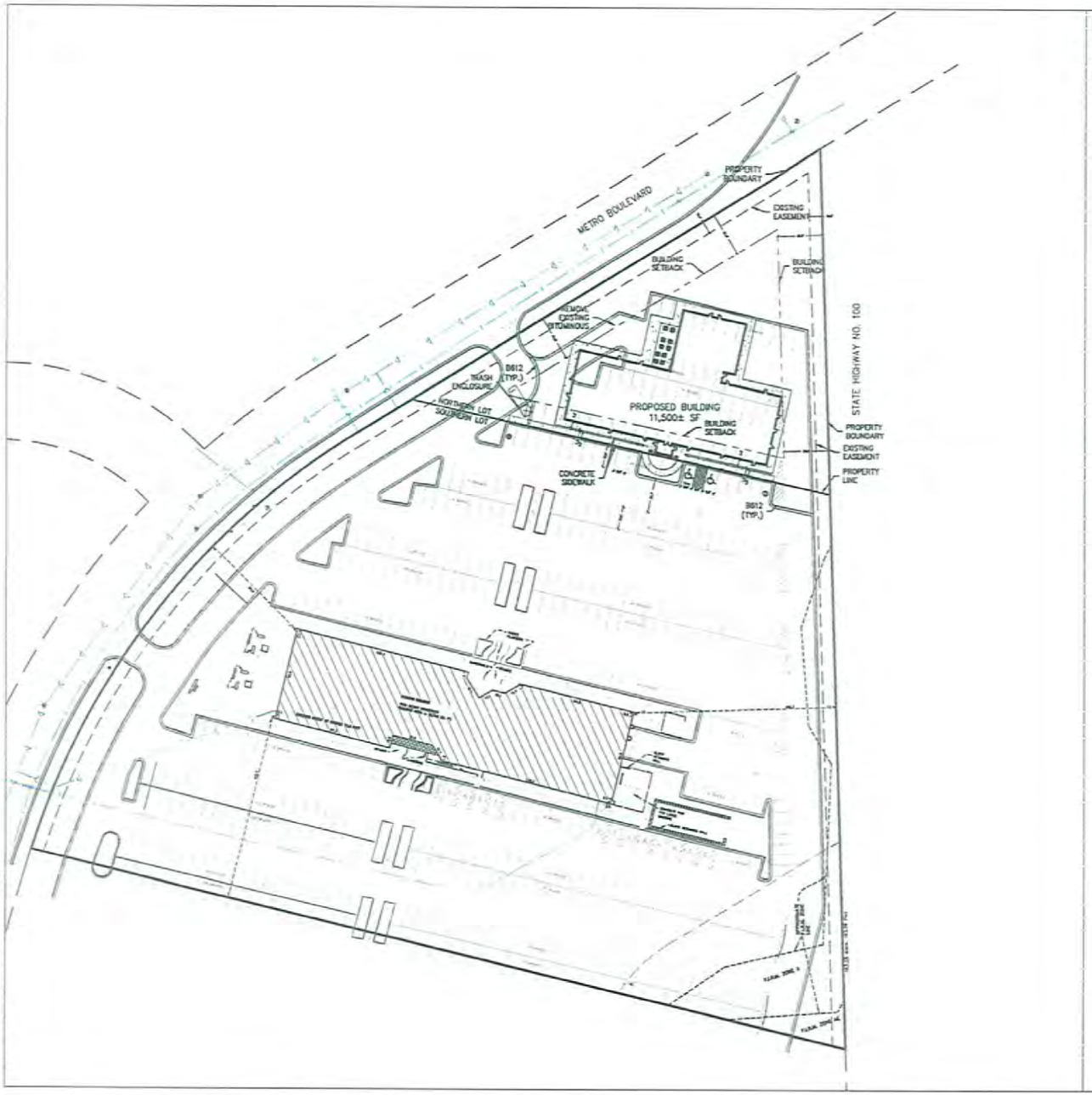
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)

BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.



MFRA, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

74



LEGEND

	PROPOSED	EXISTING
PROPERTY BOUNDARY		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
SETBACK		
BUILDING		
NUMBER OF PARKING STALLS PER ROW	10	
ASPHALT PAVING		
CONCRETE PAVING		

DEVELOPMENT SUMMARY

AREA:		
SITE AREA	261,167 SF	5.996 AC
LOT SUMMARY AFTER SPLIT		
NORTHERN LOT	43,389 SF	0.996 AC
SOUTHERN LOT	217,778 SF	5.000 AC
BUILDING SETBACKS		
FRONT	35 FEET	
REAR	20 FEET	
SIDE	20 FEET	
SIDE STREET	35 FEET	
PARKING SETBACKS		
PUBLIC RIGHT OF WAY	20 FEET	
REAR & SIDE	10 FEET	
PARKING STALL COUNTS OVERALL		
EXISTING PARKING SPOTS ON SITE	557	
EXISTING HANDICAP STALLS	12	
PROPOSED PARKING SPOTS ON SITE	488	
PROPOSED HANDICAP STALLS	14	
PARKING STALL COUNT IN NORTHERN LOT		
REQUIRED (GROSS FLOOR AREA/200)	58	
PROPOSED PARKING	58	
PROPOSED HANDICAP STALLS	2	
PARKING STALL COUNT IN SOUTHERN LOT		
REQUIRED (GROSS FLOOR AREA/200)	54	
PROPOSED PARKING	430	
PROPOSED HANDICAP STALLS	12	
ZONING		
EXISTING ZONING	PDD 2	
PROPOSED ZONING	PDD 2	
BUILDING REQUIREMENTS		
MAXIMUM FLOOR AREA (0.5 OF TRACT)	21,695 SF	
MAXIMUM BUILDING HEIGHT (DETERMINED BY REQUIRED SETBACKS)	TBD	

DEVELOPMENT NOTES

A. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

B. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.

C. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.

D. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.

E. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

F. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE ARE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.

G. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS.

NORTH

0 40 80
SCALE IN FEET

mfra
engineering surveying planning energy
14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.6532 facsimile
www.mfra.com

Client
HEMPEL

THE RAND TOWER
527 MARQUETTE AVE., SUITE 500
MINNEAPOLIS, MN 55402
Specify Graphic

Project
ONE CORPORATE CIRCLE

Specify Graphic

Location
EDINA, MN

7401 METRO BLVD.
EDINA, MN 55439

City Logo

Certification

Summary
Designed: ZKI Drawn: ZKI
Approved: MCB Book / Page: 00/00
Phase: CONCEPT Initial Issue: 04/19/2011

Revision History

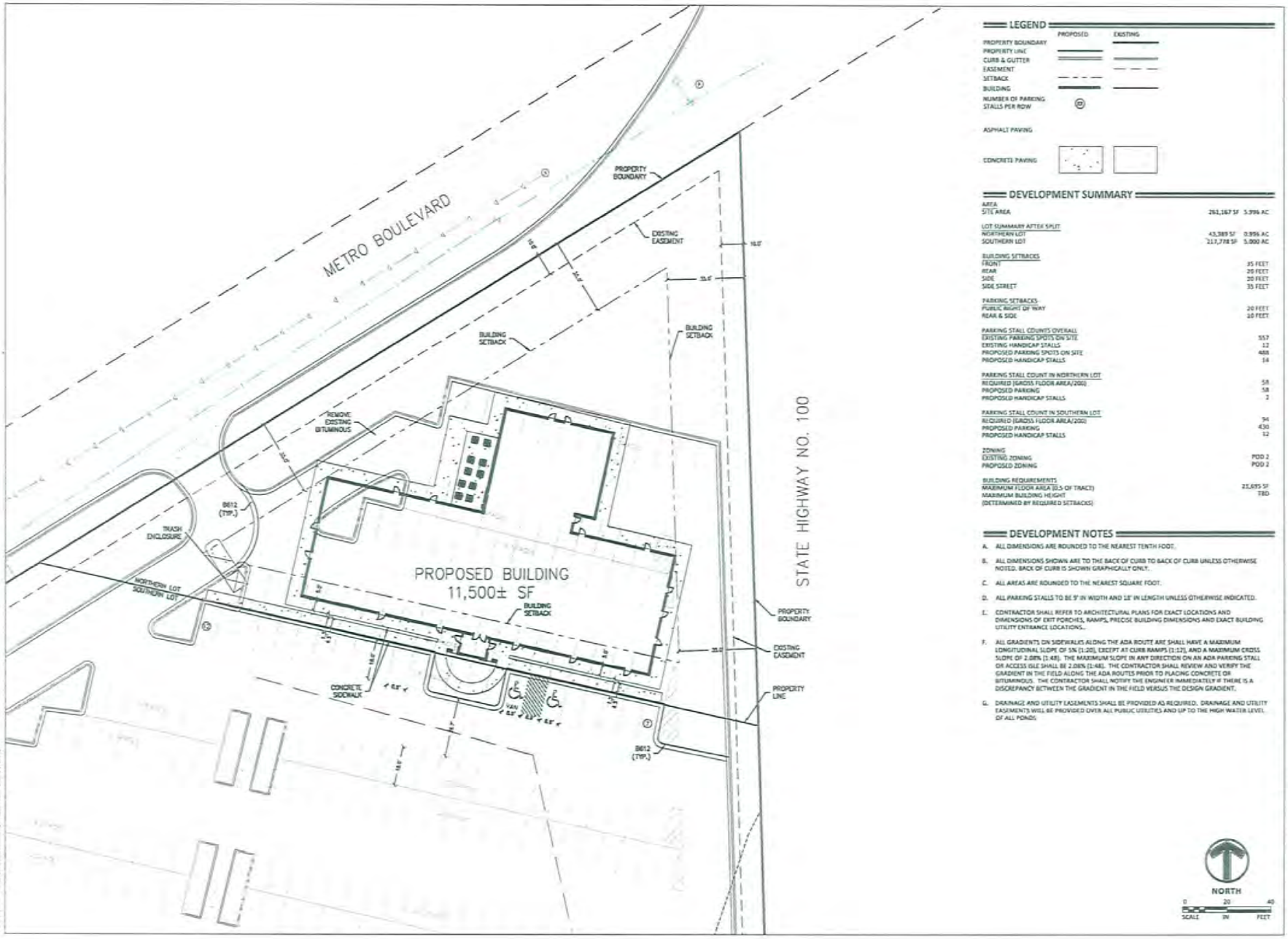
No.	Date	By	Submittal / Revision
A	05/05/11	ZKI	UPDATED CONCEPT PER CLIENT

Sheet Title
CONCEPT SITE PLAN

Sheet No. Revision
CP-02 A

Project No. HEM18886

A9



LEGEND

	PROPOSED	EXISTING
PROPERTY BOUNDARY		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
SETBACK		
BUILDING		
NUMBER OF PARKING STALLS PER ROW	(#)	
ASPHALT PAVING		
CONCRETE PAVING		

DEVELOPMENT SUMMARY

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PARKING STALL COUNT IN SOUTHERN LOT		
REQUIRED (GROSS FLOOR AREA/200)	54	
PROPOSED PARKING	430	
PROPOSED HANDICAP STALLS	12	
ZONING		
EXISTING ZONING	PDD 2	
PROPOSED ZONING	PDD 2	
BUILDING REQUIREMENTS		
MAXIMUM FLOOR AREA (0.5 OF TRACT)	23,695 SF	
MAXIMUM BUILDING HEIGHT (DETERMINED BY REQUIRED SETBACKS)	TBD	

DEVELOPMENT NOTES

A. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

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Client
HEMPEL

THE RAND TOWER
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MINNEAPOLIS, MN 55402
Specify Graphic

Project
ONE CORPORATE CIRCLE

Specify Graphic

Location
EDINA, MN

7401 METRO BLVD.
EDINA, MN 55439

City Logo

Certification

Summary
Designed: zzz Drawn: zzz
Approved: aaa Book / Page: xx/xx
Phase: CONCEPT Initial Issue: 04/20/2011

Revision History

No.	Date	By	Submittal / Revision
A	10/20/11	JM	UPDATED CONCEPT PER CLIENT

Sheet Title
CONCEPT SITE PLAN

Sheet No. Revision
CP-01 A

Project No. HEM18886

A10

Spack
CONSULTING
THE TRAFFIC STUDY COMPANY

Traffic and Parking Study

One Corporate Circle
Edina, MN

PLANNING DEPARTMENT
JUN 17 2011
CITY OF EDINA

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By: Michael P. Spack

Michael P. Spack, P.E., P.T.O.E.
MN License No. 40936

Date: May 9, 2011

3266 Xenwood Avenue South • St. Louis Park, MN 55416 • P: 952.378.8017 • F: 1.866.681.8088 • www.spackconsulting.com

A11

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1. Executive Summary

a. Background and Purpose

Hempel Properties manages One Corporate Circle, a 110,975 gross square foot office complex located at 7401 Metro Boulevard in Edina, MN (see Figure 1). The purpose of this study is to assess the parking feasibility of adding a 11,500 square foot day care center to the northern portion of the site.

Figure 1 – Location Maps

b. Results

If the existing One Corporate Circle building was fully occupied, it is anticipated 266 of the 557 parking spaces would be filled with vehicles during the peak parking period. The proposed day care center footprint will eliminate 65 parking stalls leaving the office building's associated peak parking with 226 vacant parking stalls. At the day care center's peak parking period, which is conservatively being combined to coincide with the office building's peak, the day care center will need 43 parking stalls.

Based on the analyses in this study, it is expected peak parking demand would occupy 309 of the 492 available parking stalls after the proposed 11,500 square foot day care center is built on the site. There will continue to be ample parking on the One Corporate Circle site after the day care center is fully operational.

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2. Existing Parking Data

a. Data Collection Procedure

The parking lot was divided into three zones and a visual count was made every half hour to determine how many cars were parked in each of the three zones. A map showing the three zones is included in Appendix A. The first count was started at 8:00 a.m. and the last count was started at 4:30 p.m. Counts were collected on Thursday, May 5, 2011. Data was recorded in 30 minute increments using hand held data collection equipment (Jamar Count Boards).

b. Existing Parking Utilization

The three zones contain a total of 557 parking stalls. This includes 545 regular stalls and 12 handicap stalls. The most stalls occupied on Thursday, May 5th (197) occurred at 10:30a.m. which represents 35.4% of the available parking. A trendline of the site's parking occupancy for May 5th is shown in Figure 2. Detailed existing parking data by zones and in total is contained in Appendix A.

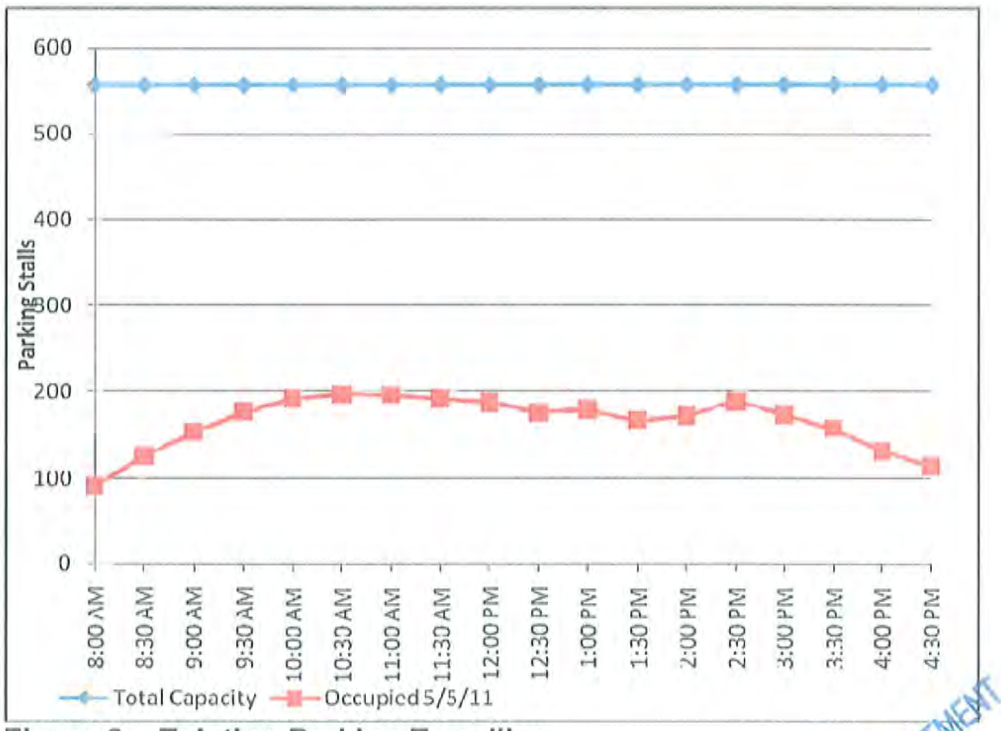

Figure 2 – Existing Parking Trendline

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3. Parking Forecasts and Analyses

a. Parking with Full Occupancy

One Corporate Circle currently has a 22.1% vacancy rate. To be conservative in the assessment of maximum parking needs, we factored the actual counts by 22.1% plus an additional 5% to allow a "safety factor". Figure 3 shows the factored parking trendline. Factoring the peak demand of 197 parked vehicles results in a maximum of 266 vehicles parked on site, which represents 47.7% of the available parking. Detailed factored parking data by zones and in total is contained in Appendix C.

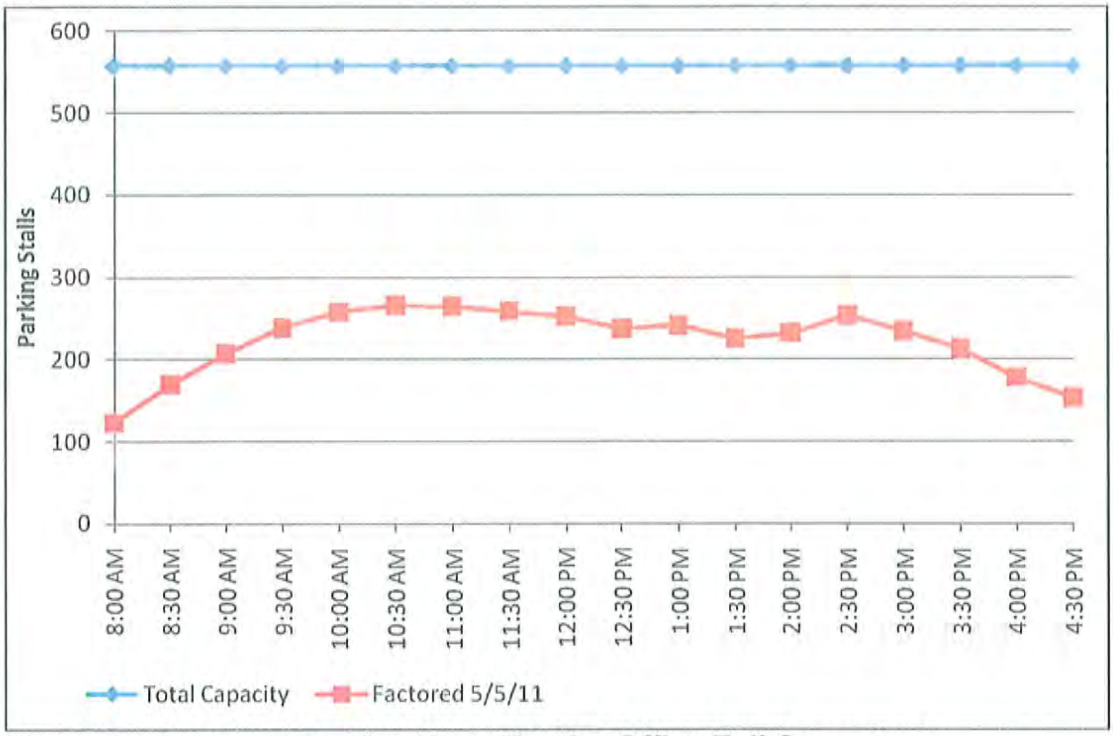

Figure 3 – Factored Parking Trendline for Office Full Occupancy

b. Forecast Parking

A parking generation analysis was performed for the proposed development based on the methods and rates published in the *ITE Parking Generation Manual, 4th Edition*. The *Manual* is a compilation of data collected at existing facilities throughout the United States. The peak parking periods for a day care center (ITE land use code 565) are from 8:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. The peak parking demand on site occurred at 10:30 a.m., which does not coincide with the peak period of the proposed day care center. To be conservative, the peak parking to be generated by the day care center will be aligned with the site's peak.

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The 85th percentile peak period parking demand for a day care center is 3.70 parking spaces per 1,000 square feet of gross floor area. Using this parking rate results in needing 43 parking stalls for an 11,500 square foot day care center. Of the 557 parking spaces supplied on site, 266 spaces would be expected to be occupied if the site's buildings are fully leased and 65 spaces would be expected to be eliminated to make room for the day care center. This leaves 226 parking spaces vacant to be used by the day care center.

4. Conclusions and Recommendations

If the existing One Corporate Circle buildings were fully occupied, it is anticipated 266 of the 557 parking spaces would be filled with vehicles during the peak parking period. The proposed day care center footprint will eliminate 65 parking stalls leaving the office building's associated peak parking with 226 vacant parking stalls. At the day care center's peak parking period, which is conservatively being combined to coincide with the office building's peak, the day care center will need 43 parking stalls.

Based on the analyses in this study, it is expected peak parking demand would occupy 309 of the 492 available parking stalls after the proposed 11,500 square foot day care center is built on the site. There will continue to be ample parking on the One Corporate Circle site after the day care center is fully operational.

5. Appendix

A. Existing Parking Capacity and Occupancy

B. Factored Parking Capacity and Occupancy

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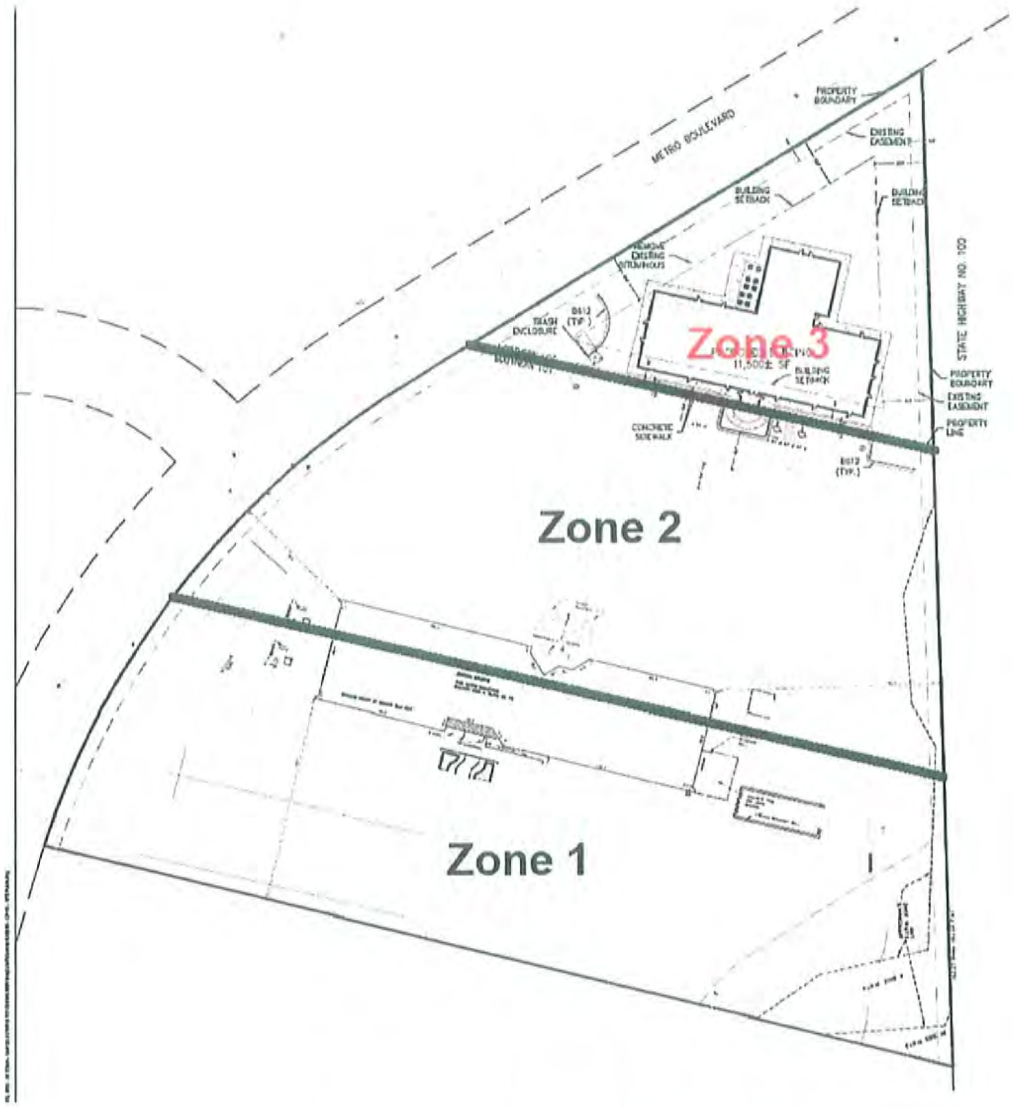
Appendix A

Existing Parking Capacity and Occupancy



One Corporate Circle Parking Zones

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Appendix A

Existing Parking Capacity and Occupancy

One Corporate Circle Raw Parking Data: Thursday - May 5, 2011

TIME	Zone 1	Zone 2	Zone 3	Total Occupied 5/5/11	Total % Occupied
8:00 AM	41	49	1	91	16.3
8:30 AM	60	65	1	126	22.6
9:00 AM	78	75	1	154	27.6
9:30 AM	90	86	1	177	31.8
10:00 AM	102	88	1	191	34.3
10:30 AM	103	93	1	197	35.4
11:00 AM	105	90	1	196	35.2
11:30 AM	104	87	1	192	34.5
12:00 PM	98	87	2	187	33.6
12:30 PM	93	81	2	176	31.6
1:00 PM	94	84	1	179	32.1
1:30 PM	90	76	1	167	30.0
2:00 PM	97	74	1	172	30.9
2:30 PM	102	86	0	188	33.8
3:00 PM	94	80	0	174	31.2
3:30 PM	86	72	0	158	28.4
4:00 PM	73	59	0	132	23.7
4:30 PM	62	52	0	114	20.5

CAPACITY	287	205	65	557

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Appendix B

Factored Parking Capacity and Occupancy

One Corporate Circle Factored Parking Data: Thursday - May 5, 2011

TIME	Zone 1	Zone 2	Zone 3	Total Occupied	Total % Occupied	Factored Occupied	Factored % Occupied
8:00 AM	41	49	1	91	16.3	123	22.0
8:30 AM	60	65	1	126	22.6	170	30.5
9:00 AM	78	75	1	154	27.6	208	37.3
9:30 AM	90	86	1	177	31.8	239	42.8
10:00 AM	102	88	1	191	34.3	257	46.2
10:30 AM	103	93	1	197	35.4	266	47.7
11:00 AM	105	90	1	196	35.2	264	47.4
11:30 AM	104	87	1	192	34.5	259	46.5
12:00 PM	98	87	2	187	33.6	252	45.3
12:30 PM	93	81	2	176	31.6	237	42.6
1:00 PM	94	84	1	179	32.1	241	43.3
1:30 PM	90	76	1	167	30.0	225	40.4
2:00 PM	97	74	1	172	30.9	232	41.6
2:30 PM	102	86	0	188	33.8	253	45.5
3:00 PM	94	80	0	174	31.2	235	42.1
3:30 PM	86	72	0	158	28.4	213	38.2
4:00 PM	73	59	0	132	23.7	178	31.9
4:30 PM	62	52	0	114	20.5	154	27.6

CAPACITY	287	205	65	557

FACTOR	1.348

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