

- Picnic Tables at Pavilions (Based on information from the Green Cove Springs' website)
 - 16 picnic tables
 - 1 space per picnic table
 - Number of parking spaces needed – 16
- Pool – Approximately 3864 s.f.
 - 1 space per 100 s.f.
 - Number of parking spaces needed – 39
- Playground – Approximately 10,000 s.f.
 - 1 space per 2500 s.f.
 - Number of parking spaces needed – 4
- Total parking spaces needed – 76

Based on the parking standards from the APA PAS report, Spring Park needs 76 parking spaces. This includes 39 parking spaces for the pool, which is not open year-round. There are approximately 109 public parking spaces at Spring Park, either in on-street parking surrounding the park or in off-street parking lots adjacent to the park. This leaves 33 parking spaces available to the public for other uses in the area.

PARKING NEED BASED ON ITE PARKING GENERATION MANUAL

The ITE Parking Generation Manual, 5th Edition, provides the parking demand for shopping centers at 1.95 spaces per 1,000 GLA (Gross Leasable Area). Parking demand, using the ITE parking generation rate shopping centers, for the existing and proposed buildings at the Dollar Tree Plaza is $1.95 \text{ per } 1,000 \text{ GLA} \times 22,854 \text{ s.f.} = 45$ spaces, plus 2 handicapped. The site plan provides 47 spaces on site, 4 of which are handicapped, which meets the ITE recommendations for the plaza. An additional 20 spaces are provided on-street surrounding the property.

Shopping Center - Non-December (820)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 6:00 p.m.

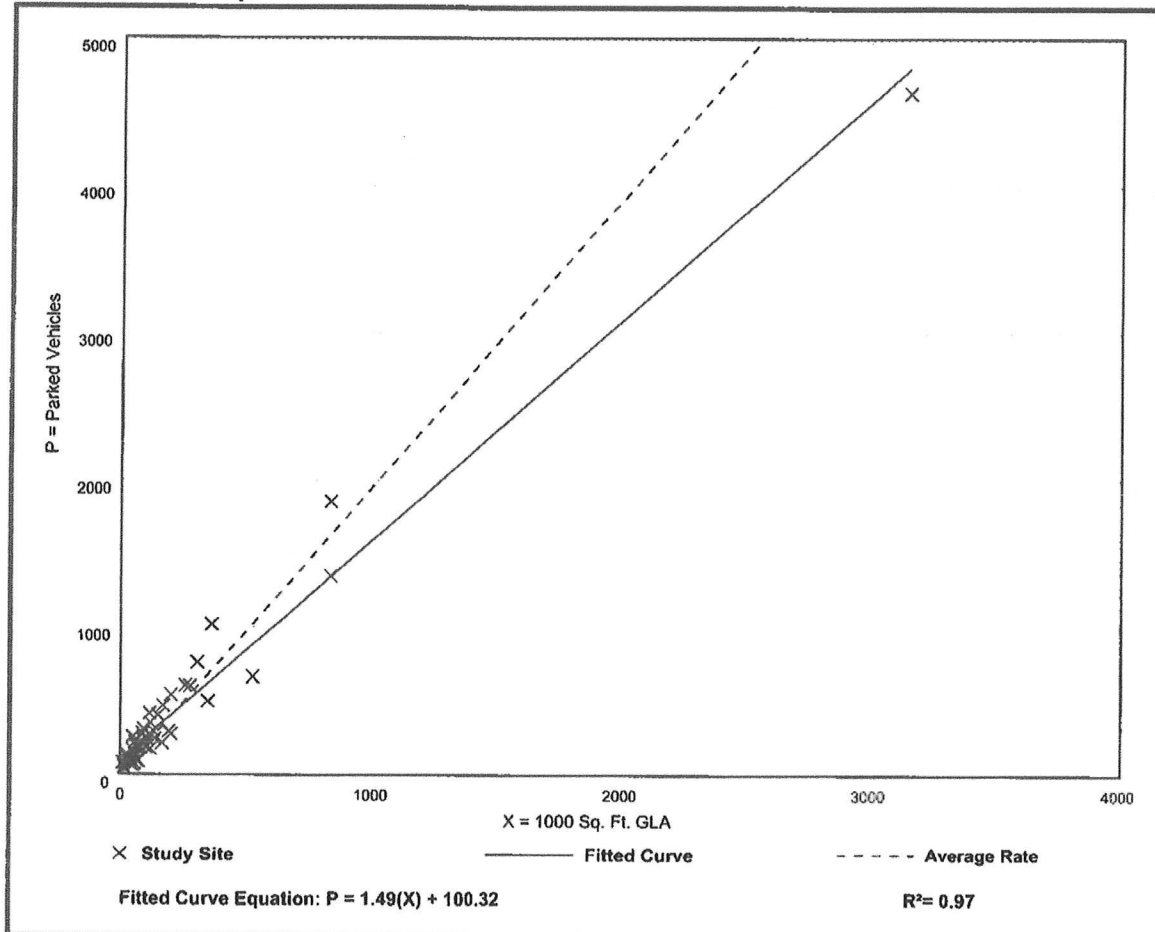
Number of Studies: 46

Avg. 1000 Sq. Ft. GLA: 218

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	1.27 - 7.98	1.99 / 3.68	1.73 - 2.17	0.75 (38%)

Data Plot and Equation



CONCLUSION

On any given day the existing Dollar Tree Plaza parking lot is almost 50% unused. This includes customers and/or employees of the commercial center on the north side of Ferris Street using the Dollar Tree Plaza parking lot.

Any minor deficiencies in minimum parking requirements for the Dollar Tree Plaza can be provided through a shared parking agreement with the City. It is a common practice for municipalities to provide parking to assist in promoting business development and redevelopment in downtown/central business districts.

The City of Green Cove Springs has provided public parking elsewhere in the City for use by businesses in the CBD. The City owned parking lot at the corner of Palmer Street and Palmetto Avenue was constructed to serve and provide parking for the businesses along Walnut Street. Customers of Ronnie's use the on-street parking on Walnut Street, adjacent to their business.

The current parking standard for the CBD zoning district was adopted prior to the City's vision to create a walkable city. The Gateway Corridor zoning district was created after a City visioning effort. The Gateway Corridor zoning district provides for a reduced minimum parking requirement, 1 space for each 333 s.f. of commercial square footage in comparison to 1 space for each 250 s.f. of commercial square footage in the CBD district and allows for on-street parking to be counted towards the minimum off-street parking requirements.

An analysis of the parking need for the Dollar Tree Plaza was performed using various calculation methods. The analysis provides the City with a framework to approve the redevelopment of the Dollar Tree Plaza. Based on the information and analysis provided in this Parking Study, there is ample parking to allow the City to support the redevelopment of the Dollar Tree Plaza.