



**PARKING UTILIZATION STUDY
BRIARHOUSE
REDEVELOPMENT OF 1050 PLEASANTVILLE ROAD
Pleasantville Road
Village of Briarcliff Manor, Westchester County, NY**

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SECTION 1 – INTRODUCTION

1.0 INTRODUCTION

DTS Provident Design Engineering (DTS Provident), a licensed Professional Engineering firm in the State of New York, has prepared this Parking Utilization Study in conjunction with the proposed Redevelopment of 1050 Pleasantville Road (to be known as Briarhouse), relocation of some Village services, as well as possible future modifications in the Village of Briarcliff Manor. There are currently approximately 94 parking spaces (including 4 ADA parking spaces) at 1050 Pleasantville Road Lot. In conjunction, the Central Business District including along Pleasantville Road from the US Post Office in the south to Poplar Road to the north as well as the adjacent parking areas were reviewed to determine existing and future parking conditions in the area including in conjunction with the Mobility Project.

Briarhouse is proposed as a private mixed-use development to be constructed on the existing parking lot at 1050 Pleasantville Road. It will now include retail space on the ground floor as well as apartments on the floors above. In addition, the Village of Briarcliff will move certain departments (the Village Court and the Police Department) from across the street at the existing Village Hall/Fire House to a new building in the existing parking lot.

The ongoing Mobility Study for Pleasantville Avenue as well the Cross Access Design for behind the buildings along the east side of Pleasantville Road are also accounted for in this Study. In addition, the potential for the buildings along Pleasantville Road to construct up to two stories of apartments above the ground floor was also considered.

To prepare this Study, discussions were held with the Village and information regarding Briarhouse was obtained. Multiple parking counts and observations were conducted on weekdays (including Court Days) and Saturdays. Future parking projections were determined. The following is a summary of our review, analysis, and findings:

STUDY AREA



SECTION 2 – EXISITING PARKING ANALYSIS

2.2 EXISTING ON-STREET SIGNS

DTS Provident representatives conducted site observations of the existing signs on Pleasantville Road on Wednesday July 30, 2025. The following are some, but not all of the [parking-related signs that were observed:

20-Minutes Parking Signs

- Front of The Patio
- Front of Royal Nails
- Front of Maner Valet Cleaners
- Front of Dive Oyster House

2-Hour Parking Signs (partial list)

- Next to Dive Oyster House
- Front of Wines & Liquors
- Front of Maner Valet Cleaners
- Front of Salon D 19
- Front of Images Art Gallery
- Front of Royal Nails
- Next to The Patio (front of new Building)
- Next to Gentle family Dentistry (front of new building)
- Front of Gentle family Dentistry
- Next to fire station

Including the signs referenced above, there are four (4) 20-minutes parking signs, thirteen (13) 2-hour parking sings on the east side of Pleasantville Road as well five (5) 2-hour parking signs on the west side of Pleasantville Road. In addition, there are ADA Signs where appropriate.

There are two "No Turning Left To Parking Spaces" on the west side of Pleasantville Road and one (1) No U Turn sign. There is one (1) 2-Hour Limit Parking Except For Tenants (No Overnight Parking) along with Private Property No Public Access signs at the Back of Buildings on the east side of Pleasantville Road. There is one (1) Official Parking Only on the north side of Van Lu Van Road. There are two (2) No Thru Traffic Official Use only at the Fire Department. There are two (2) No Parking Loading Zone signs at the driveway between The Patio and Royal Nails. There are four (4) 2-hour parking signs, one (1) ADA sign and one (1) No parking Reserved parking Official Vehicles only Sign in the parking lot between the gas station and Briarcliff Market & Deli. There were four (4) ADA Signs in the parking lot that is in front of the Fire Department.



2.1 PARKING SPACES

There are approximately 249 public parking spaces available currently in the Study Area. Public spaces for purposes of this analyses included all on-street parking along Pleasantville Road as well as spaces in the public parking lots including the Village Hall parking lot (excluding the Volunteer

Fire Department parking spaces), the 1050 Pleasantville parking lot, and the 12 Pleasantville Road parking spaces north of North State Road.

There are approximately 164 private parking spaces available currently in the Study Area. Private parking spaces included those marked as private, those under the buildings, and those on private property. On some private lots, only the parking spaces immediately visible from Pleasantville Road were counted, not spaces such as behind the gas station. Marked Village vehicles including Police and Fire Department vehicles as well as Volunteer Fire Fighter vehicles were also counted as private parking spaces (including spaces reserved for municipal vehicles or are on private property for a particular establishment).

2.2 PARKING COUNTS

DTS Provident performed field observations and parking counts to help determine the number of vehicles parking in the area. The parking counts were performed from 9:00 AM to 8:00 PM. The initial parking surveys were performed by DTS Provident on Wednesday June 4, 2025 (with court in session), Saturday June 7, 2025, and Saturday June 14, 2025. The parking counts included the 12 spots to the north of North State Road next to the Gloria Nails and Spa. For the on-street public parking counts, there are 51 spaces (includes the 12 spots to the north) on the east side of Pleasantville Road of which 44 are angled spaces and 7 are parallel spaces. On the west side of Pleasantville Road, there are currently 12 parallel parking spaces. The parking count data is located in the Appendix.

An additional Wednesday parking count was performed on Wednesday June 18, 2025, which was another court day. Since there was rain on both of the previous Saturday counts, additional parking counts were also performed on Saturday June 21, 2025, to determine the availability of parking spaces. Below are summary tables outlining the results of the parking surveys.

Wednesdays were chosen as the weekday count day as the Vehicle and Traffic Court occur every other Wednesday from approximately 8:30 AM to 12:00 PM. Typically, 30+ visitor/defendant vehicles are present in addition to staff. The first Wednesday of the month is typically the busiest as it also includes Code Enforcement cases. Criminal court is held on the other Wednesdays when court is in session during the same hours.

**TABLE 1
PUBLIC PARKING COUNT VOLUMES**

Time	Weather	Total Vehicles Parked	Total Vacant Spaces
Wednesday June 4, 2025			
10:00 AM	Sunny	114	135
12:30 PM	Sunny	117	132
3:00 PM	Sunny	97	152
5:30 PM	Sunny	61	188
7:00 PM	Sunny	50	199
Saturday June 7, 2025			
10:00 AM	Cloudy	112	137
12:30 PM	Drizzle	91	158
3:00 PM	Rain	78	171
5:30 PM	Rain	45	204
7:00 PM	Rain	52	197
Saturday June 14, 2025			
10:00 AM	Cloudy	105	144
12:30 PM	Drizzle	101	148
3:00 PM	Light Rain	74	175
5:30 PM	Cloudy	55	194
7:00 PM	Cloudy	69	180
Wednesday June 18, 2025			
9:00 AM	Cloudy	94	155
10:00 AM	Cloudy	114	135
11:00 AM	Cloudy	112	137
12:00 PM	Cloudy	133	116
1:00 PM	Cloudy	126	123
2:00 PM	Cloudy	115	134
3:00 PM	Cloudy	102	147
4:00 PM	Sunny	95	154
5:00 PM	Sunny	64	185
6:00 PM	Sunny	51	198
7:00 PM	Cloudy	57	192
Saturday, June 21, 2025			
10:00 AM	Sunny	102	147
12:30 PM	Sunny	114	135
3:00 PM	Sunny	69	180
5:30 PM	Sunny	48	201
7:00 PM	Sunny	69	180

**TABLE 2
PRIVATE PARKING COUNT VOLUMES**

Time	Weather	Total Vehicles Parked	Total Vacant Spaces
Wednesday June 4, 2025			
10:00 AM	Sunny	82	82
12:30 PM	Sunny	102	62
3:00 PM	Sunny	87	77
5:30 PM	Sunny	60	104
7:00 PM	Sunny	63	101
Saturday June 7, 2025			
10:00 AM	Cloudy	72	92
12:30 PM	Drizzle	98	66
3:00 PM	Rain	86	78
5:30 PM	Rain	72	92
7:00 PM	Rain	63	101
Saturday June 14, 2025			
10:00 AM	Cloudy	98	66
12:30 PM	Drizzle	96	68
3:00 PM	Light Rain	84	80
5:30 PM	Cloudy	58	106
7:00 PM	Cloudy	63	101
Wednesday June 18, 2025			
9:00 AM	Cloudy	67	97
10:00 AM	Cloudy	71	93
11:00 AM	Cloudy	85	79
12:00 PM	Cloudy	89	75
1:00 PM	Cloudy	93	71
2:00 PM	Cloudy	95	69
3:00 PM	Cloudy	95	69
4:00 PM	Sunny	80	84
5:00 PM	Sunny	67	97
6:00 PM	Sunny	59	105
7:00 PM	Cloudy	66	98
Saturday, June 21, 2025			
10:00 AM	Sunny	70	94
12:30 PM	Sunny	91	73
3:00 PM	Sunny	72	92
5:30 PM	Sunny	60	104
7:00 PM	Sunny	62	102

As described above, there are approximately 249 public parking spaces available currently in the Study Area. As illustrated in Table No. 2 above, there are approximately 164 private parking spaces available currently in the Study Area.

Peak Public Parking

The Peak Public Parking on a Weekday occurred during Wednesday, June 18, 2025, at 12:00 PM when there were approximately 133 vehicles parked in public parking spaces while there were 116 public parking spaces vacant or a utilization of 53%. There were more spaces available during the rest of the day. At this time, there was 89 vehicles parked in private lots, with 75 private parking spaces vacant. Thus, there were a total of 222 vehicles parked in public and private parking spaces with a total of 191 vacant public and private parking spaces.

The Peak Public Parking on a Saturday was on June 21, 2025, at 12:30 PM when there were approximately 114 vehicles parked and 135 public parking spaces available or a utilization of 46%. There were more spaces available during the rest of the day. At this time, there was 91 vehicles parked in private lots, with 73 private parking spaces vacant. Thus, there were a total of 205 vehicles parked in public and private parking spaces with a total of 208 vacant public and private parking spaces.

Peak Private Parking

The Peak Private Parking on a Weekday occurred during Wednesday, June 4, 2025, at 12:30 PM when there were approximately 102 vehicles parked in private parking spaces and there were 62 private parking spaces vacant or a utilization of 62%. There were more spaces available during the rest of the day. At this time, there was also 117 vehicles parked in public parking spaces, with 132 public parking spaces vacant. Thus, there were a total of 219 vehicles parked in public and private parking spaces with a total of 194 vacant public and private parking spaces.

The Peak Private Parking on a Saturday was on June 14, 2025, at 10:00 AM when there were approximately 98 vehicles parked (also occurred once on June 7 at 12:30 PM) and 66 private parking spaces available or a utilization of 60%. There were more spaces available during the rest of the day. At this time, there was also 105 vehicles parked in public lots, with 144 public parking spaces vacant. Thus, there were a total of 203 vehicles parked in public and private parking spaces with a total of 210 vacant public and private parking spaces.

Thus, the overall peak was 222 total vehicles parked and 191 vacant on Wednesday, June 18 at 12:00 PM or a utilization of 54%. The highest total on a Saturday was 205 total vehicles parked and 208 vacant on Saturday, June 21 at 12:30 PM or a utilization of 50%. The weekday parking counts during court days therefore have relatively similar peak parking amounts as on Saturdays, with both peaking during lunchtime.

The above parking counts were compared to parking counts conducted by the Village in the Fall of 2024 in the public parking lots including the 1050 Pleasantville Road Lot and the Village Lot as well as on-street parking along Pleasantville Road in this area for a total of 144 available parking stalls. Thus, these parking counts do not include the Police Vehicles and Volunteer Fire Department vehicles or some of the other Village vehicles. Copies of the counts are included in the Appendix.

The following Table is a comparison of these counts and recent counts conducted by DTS Provident in the Spring of 2025:

TABLE 3 PUBLIC PARKING COUNTS NEAR BRIARHOUSE SITE AND VILLAGE BUILDING							
Court Date Counts							
Date	Day of Week	Count By	Peak Time	Number of Parked Vehicles			
				1050 Pleasantville Road Lot	Pleasantville Road On-Street	Eastside Village Lot	Total
9/18/24	Wednesday	Village	10:00 AM	33	7	23	63
10/2/24	Wednesday	Village	10:00 AM	45	7	33	85
6/4/25	Wednesday	DTS Provident	10:00 AM	31	8	26	65
6/18/25	Wednesday	DTS Provident	10:00 AM	37	5	25	67
Non-Court Date Counts							
9/20/24	Friday	Village	10:00 AM	17	2	14	33
9/26/24	Thursday	Village	10:00 AM	17	5	14	36
10/1/24	Tuesday	Village	10:00 AM	18	1	13	32
9/25/24	Wednesday	Village	9:30 AM	23	2	23	48

As illustrated in the Table above, the Courts tend to increase the required public parking in the area by approximately 33 vehicles. This is exclusive of the additional staff required for the Courts which further increase the number of vehicles parking.

SECTION 3 – FUTURE PARKING CONDITIONS

3.0 FUTURE PARKING CONDITIONS

DTS Provident studied additional modifications within the Village that would affect the future parking supply. These modifications include the following:

- Briarhouse Project
- Village of Briarcliff Manor Mobility Project
- Future general growth within the Village (including increasing buildings to three stories)

3.1 PROPOSED BRIARHOUSE PROJECT

A new development, to be known as Briarhouse, is proposed to be constructed on the existing parking lot at the 1050 Pleasantville Road property. Plans are still being developed but tentatively, this new development would include 86 apartment units and 10,570 square feet of retail space. The 86 apartments are currently proposed to consist of:

- 10 studio units
- 28 1-bedroom units
- 48 2-bedroom units.

DTS Provident consulted the Institute of Engineers (ITE) Parking Generation Manual, 6th Edition to quantify the future parking demand. Table 4 below summarizes the potential parking generation for the residential increases. As per ITE guidelines, Studio apartments are grouped with 1-Bedroom Units.

TABLE 4 ITE PARKING GENERATION VOLUMES – BRIARHOUSE (Exclusive of Village Uses)					
Type of Development		Land Use Code	Size	Unit	Weekday Parking Generation
Briarhouse Retail Strip Retail Plaza (< 40k)	85th Percentile	822	10,570	SF	47
Briarhouse Residential Multifamily Housing - 1 BR (Low-Rise)	85th Percentile	217	38	Units	48
Briarhouse Residential Multifamily Housing - 2 BR (Low-Rise)	85th Percentile	220	48	Units	76
TOTAL BRIARHOUSE (Exclusive of Village Uses)					171

Based on ITE, 171 parking spaces will be needed to accommodate the Briarhouse development, exclusive of the Village uses, and exclusive of Shared Parking (which is discussed below).

Section 220-12 of the Village of Briarcliff Manor Zoning Code provides the parking requirements based upon the Village Code. This section was used to quantify the future parking demand which is shown below. The following are the Minimum Required Off-Street Parking Requirements for the various land uses including the residential and retail uses:

- Multifamily dwellings – 1.3 spaces for each one-room (studio or efficiency apartment) unit. 1.5 spaces for each two-room (1 Bedroom); 2.0 spaces for each three-room unit (2 bedrooms); plus 0.5 space for each additional bedroom beyond 2.
- Retail, service business or carry-out food establishment – 1 space for each 150 square feet of gross floor area on the ground floor and 1 space for each 250 square feet of gross floor area on other floors.
- Mixed-use retail business and residential – If the overall residential portion of the building or group of buildings is equal to or greater than 80% of the gross floor area of the building or group of buildings and if all of the dwelling units are affordable AFFH units, then the required off-street parking shall be 70% of the total number of spaces that would be required under this section if the number of spaces for each of the uses were calculated

separately and added together, and if the overall residential portion of the building or group of buildings is less than 80% of the gross floor area of the building or group of buildings; or if all of the residential dwelling units are not affordable units, then the number shall be the number of spaces required for each of the uses calculated separately and added together; but in either case, the Planning Board may fix a lower number if the applicant submits a parking accumulation study and demonstrates to the Planning Board's satisfaction that such lowered number is sufficient to meet the demands of the retail and residential uses.

- Business offices or banks – 1 space for each 250 square feet of gross floor area, or 1 per employee, whichever is greater.
- Restaurant – 1 space for each 100 square feet of gross floor area or 1 space for each 4 seats, whichever requirement is greater, plus 1 for each employee.

For purposes of this Study, the Multifamily Dwellings and Retail uses were utilized as they are the appropriate uses based on current plans.

It is noted that Section 220-12 has a clause that permits the Planning Board to approve a 25% reduction in the parking requirement based on the sharing of separate uses if those uses are present. An example is a combination of office and residential space as office peaks in the weekday daytime while residential peaks overnight. Retail and residential have some sharing capabilities, but less than office and residential. Thus, for analysis purposes in this Study, the reduction applied was for only 25% of the residential parking requirement. However, the double-stack parking could reduce some of the ability of having the utilization of shared parking.

The following Table summarizes the Parking Requirements based upon the Village's Zoning Code:

TABLE 5 BRIARHOUSE ZONING PARKING CALCULATIONS			
Land Use			
Residential Unit Type	# of Units or SF	Parking Rate	Number of Spaces
Studio	10	1.3	13
1 BR	28	1.5	42
2 BR	48	2.0	96
Total Residential	86	-	151
Retail	10,570 sf	1 per 150 sf	71
Total Parking			222
Total Parking With 25% Reduction (Residential Only)			185
Total Parking With 25% Reduction (Full Parcel)			167

Thus, based upon the Village Code, 222 parking spaces would be required. If a 25% reduction of the Residential Only portion is granted, this would reduce the amount to 185 spaces. If a 25% reduction is granted to the entire parcel, the amount would be reduced to 167 spaces. These amounts are exclusive of the additional parking spaces required for the Village uses.

Briarhouse will need to be able to self-park it's demand on-site.

There are different parking layouts being considered. One of the concepts for Briarhouse is shown below:



The latest information indicates currently that there would be 154 parking spaces for the Briarhouse portion of the development (retail space and apartments). Four of these spaces are illustrated as ADA spaces but based upon ADA requirements, six ADA spaces are required with 150 parking spaces. Thus, two parking spaces of the 154 would need to be removed to account for the aisles required for the two additional ADA spaces. Also, if a loading area is required, this may also reduce the number of parking spaces. Another table provided by Briarhouse indicates 160 parking spaces, 132 for the residential and 28 for the retail.

A Shared Parking Analysis was performed for the Briarhouse Site. This was performed utilizing both the ITE Shared Parking Methodology as well as the Urban Land Institute (ULI) Shared Parking Methodology. Copies of the Shared Parking Tables are included in the Appendix.

Based upon the ITE Methodology, the Peak Parking during Monday through Thursday would be 124 parked vehicles overnight, while on Fridays, it is 130 parked vehicles from 7:00 – 8:00 PM,

and 134 parking spaces on a Saturday from 12:00 – 1:00 PM. The actual retail uses could impact the totals and time of the peaks.

Based upon the ULI Shared Parking Methodology, the Peak Parking is 134 on a weekday and 126 on a weekend.

3.2 PROPOSED VILLAGE USES AT BRIARHOUSE PROJECT

The Village Police Headquarters and Village Court will be relocated to the Briarhouse Site to help alleviate space constraints of the existing Village building. One table provided by Briarhouse indicates 29 parking spaces for the Justice Center Public Lot, 30 parking spaces for the Justice Center Secure Lot and 9 on-street parking spaces on Pleasantville Road for whoever to use including the public, the retail space and/or the Village use. A corresponding figure just states that the parking will be increased to these amounts, but the layout is not shown nor are any ADA spaces. Another figure shows much less spaces being added there.

For day-to-day police operations, it is estimated by the Village that Court attendees will be using the public spaces. Some patrons shopping along Pleasantville Road will also use them as will some people who will be using the adjacent trails and connections.

As previously described above, the Courts tend to increase the required public parking in the area by approximately 33 vehicles. This is exclusive of the additional staff required for the Courts which further increase the number of vehicles parking.

The Village estimates that 19-24 vehicles would be present in the secure lot during peak times due to timing and shift changes. On court days, additional vehicles will be in the secure lot, including, but not limited to:

- Translator vehicle(s)
- Assistant District Attorney
- Village Prosecutor
- Judge Personal Vehicles
- Village Code Enforcement and/or other staff vehicles attending court

Thus, the Village believes the minimum space requirement for the secure area should be 25-30 parking spaces, exclusive of a dedicated parking space for an evidentiary vehicle(s).

3.2 VILLAGE OF BRIARCLIFF MANOR MOBILITY PROJECT

The Village of Briarcliff Manor Mobility Project is in the design process for Pleasantville Road and has proposed various mobility enhancements. The purpose of the mobility enhancements is to improve the area as a “Complete Street” by making the Central Business District more pedestrian and bicycle-friendly. The sidewalks on each side of Pleasantville Road will be improved and pedestrian crossings will be enhanced. In addition, the majority of the current angled parking spaces along the east side of Pleasantville Road will be converted to parallel parking. There will be a reduction of 7 parking spaces (from 63 to 56) along Pleasantville Road in conjunction with the Mobility Project.

3.3 FUTURE GENERAL GROWTH WITHIN THE VILLAGE

In addition to the Briarhouse Project and the Mobility Study, DTS Provident has looked at a possible future concept where the existing one-story retail/food/service buildings along Pleasantville Road are expanded to add up to two floors of apartments. DTS Provident accessed the Ossining Tax Assessor website to determine existing Building Square Footages per floor for the properties located along Pleasantville Road. A 15% net floor area reduction for the potential floors with apartments was assumed for each property to discount certain common areas such as stairwells. The net apartment floor areas of each property were then summed to obtain a total of 101,412 square feet. See Table 6 below:

TABLE 6 PLEASANTVILLE ROAD FLOOR AREA CALCULATIONS					
Section/Block/Lot	Street Address		Building SF	Net Floor Area Reduction 15%	Net Apartment Floor Area
98.10-1-56 & 57	1091	Pleasantville Rd	6780	1017	5,763
98.10-1-59	1111	Pleasantville Rd	17,614	2642	14,972
98.10-1-60	1117	Pleasantville Rd	2496	374	2,122
98.10-1-61	1123	Pleasantville Rd	12,294	1844.1	10,450
98.10-1-62	1133	Pleasantville Rd	7600	1140	6,460
98.10-1-63	1139-1145	Pleasantville Rd	5530	830	4,701
98.10-1-64	1157	Pleasantville Rd	3000	450	2,550
98.10-1-65	1159-1167	Pleasantville Rd	6000	900	5,100
98.10-1-66	1169-1177	Pleasantville Rd	6000	900	5,100
98.10-1-67	1181	Pleasantville Rd	5632	845	4,787
98.10-1-68	1187	Pleasantville Rd	3870	581	3,290
98.10-1-69	1197-1207	Pleasantville Rd	10,000	1500	8,500
98.10-1-71	1245	Pleasantville Rd	13,702	2055	11,647
98.10-1-44	1210	Pleasantville Rd	4232	635	3,597
98.10-1-45	1192	Pleasantville Rd	2981	447	2,534
98.10-1-46	1168	Pleasantville Rd	3132	470	2,662
98.10-1-48	1136	Pleasantville Rd	791	119	672
98.10-1-49	1104-1120	Pleasantville Rd	6070	911	5,160
98.10-1-50	1100	Pleasantville Rd	1584	238	1,346
TOTAL					101,412

To calculate for this future concept, the following method was utilized to estimate the possible apartment sizes for above the existing buildings:

- Based upon the ongoing redevelopment of both 1123 and 1133 Pleasantville Road, the future residential unit mix is assumed to be 25% studio apartments, 25% one-bedroom apartments, and 50% two-bedroom apartments.
- Based upon those developments, the proposed sizes of the apartments for this Study for the development of one-two additional residential floors above the existing ground floor retail are estimated to be the following:

- Studio Apartment = 354 SF
- One-Bedroom Apartment = 468 SF
- Two-Bedroom Apartment = 680 SF

Some buildings may not be able to support two additional floors. The shape of the buildings may not support efficient use for apartments. Some places may want to provide for larger apartments including more bedrooms. This could lead to needing to provide more parking, but the additional room that is desired will take up more square footage, thus resulting in less overall units. There may be some properties that may merge such as, for example purposes only, 1108-1120 Pleasantville Road combining with the Chase Property (1100 Pleasantville Road) to form a larger parcel.

DTS Provident utilized these assumptions to calculate two separate future scenarios. The first scenario assumes each of the residential properties along Pleasantville Road adds one additional floor. The second scenario assumes two additional floors as illustrated in the tables below:

**TABLE 7
SCENARIO 1 – 1 Additional Floor CALCULATIONS**

Residential Unit Type	Percentage of Units	Number of Units
Studio	25	46
1 BR	25	46
2 BR	50	92
Total Units		184

**TABLE 8
SCENARIO 2 – 2 Additional Floors CALCULATIONS**

Residential Unit Type	Percentage of Units	Number of Units
Studio	25	92
1 BR	25	92
2 BR	50	184
Total Units		368

3.4 FUTURE PARKING SUPPLY AND DEMAND

DTS Provident consulted the Institute of Engineers (ITE) Parking Generation Manual, 6th Edition to quantify the future parking demand. Table 9 and Table 10 below summarizes the potential parking generation for the residential increases. As per ITE guidelines, Studio apartments are grouped with 1-Bedroom Units. Saturday parking was less than the Weekday peak parking for these uses illustrated in the Tables.

TABLE 9 ITE PARKING GENERATION VOLUMES – SCENARIO 1 – 1 Additional Floor					
Type of Development	Land Use Code	Size	Unit	Weekday Parking Generation	
Multifamily Housing - 1 BR and Studio (Low-Rise)	85th Percentile	217	92	Units	117
Multifamily Housing - 2 BR (Low-Rise)	85th Percentile	220	92	Units	146
TOTAL NON-BRIARHOUSE					263

TABLE 10 ITE PARKING GENERATION VOLUMES – SCENARIO 2 - 2 Additional Floors					
Type of Development	Land Use Code	Size	Unit	Weekday Parking Generation	
Multifamily Housing - 1 BR and Studio (Low-Rise)	85th Percentile	217	184	Units	234
Multifamily Housing - 2 BR (Low-Rise)	85th Percentile	220	184	Units	293
TOTAL NON-BRIARHOUSE					527

As shown, 263 additional parking spaces will be needed according to ITE to accommodate the future (non-Briarhouse) growth of the area under Scenario 1, and 527 spaces will be needed to accommodate the under Scenario 2. The unit mix/size for the residential was projected for analysis purposes based upon some recently proposed apartment projects. However, it could vary which could change the number of parking spaces to be required.

Section 220-12 of the Village of Briarcliff Manor Zoning Code provides the parking requirements based upon Code. This section was used to quantify the future parking demand which is shown below in Table 11 and Table 12. It is noted that Section 220-12 has a clause that permits the Planning Board to approve a 25% reduction in the parking requirement based on the sharing of separate uses if those uses are present. An example is a combination of office and residential space as office peaks in the weekday daytime and has minimal overnight or on weekends while residential peaks overnight. Retail and residential have some sharing capabilities, but less than office and residential. Thus, for analysis purposes in this Study, the reduction was for only 25% of the residential parking requirement for the addition of the apartments over the existing retail, exclusive of the Briarhouse calculations.

TABLE 11 VILLAGE OF BRIARCLIFF MANOR ZONING PARKING GENERATION VOLUMES – SCENARIO 1 – 1 Additional Floor					
Type of Development	Requirement	Size	Unit	Weekday	
Multifamily Dwellings - Studio Apartment	1.3	Spaces per Studio Apartment	46	Units	60
Multifamily Dwellings - 1 BR Apartment	1.5	Spaces per 2-room unit (1 BR)	46	Units	69
Multifamily Dwellings - 2BR Apartment	2.0	Spaces per three-room unit (2 BR)	92	Units	184
TOTAL NON-BRIARHOUSE					313
TOTAL NON-BRIARHOUSE WITH 25% PARKING REDUCTION OF SCENARIO 1					235

TABLE 12 VILLAGE OF BRIARCLIFF MANOR ZONING PARKING GENERATION VOLUMES – SCENARIO 2 – 2 Additional Floors					
Type of Development	Requirement	Size	Unit	Weekday	
Multifamily Dwellings - Studio Apartment	1.3	Spaces per Studio Apartment	92	Units	120
Multifamily Dwellings - 1 BR Apartment	1.5	Spaces per 2-room unit (1 BR)	92	Units	138
Multifamily Dwellings - 2BR Apartment	2.0	Spaces per three-room unit (2 BR)	184	Units	368
TOTAL NON-BRIARHOUSE					626
TOTAL NON-BRIARHOUSE WITH 25% PARKING REDUCTION OF SCENARIO 2					470

As shown, 626 additional parking spaces will be needed according to Code to accommodate the potential future growth of the area if every building increased to three floors as per Scenario 2. This could be reduced to 470 parking spaces with the 25% factor of the residential unit parking.

Based upon the existing parking supply and demand as well as the future needs of the area, the Table below summarizes the total additional parking spaces needed to satisfy the future parking demand under Scenario 1.

TABLE 13A SCENARIO 1 EXISTING CALCULATIONS 1 Additional Floor		
Existing Public Parking Supply	Existing Peak Public Parking Demand	Surplus
249	133	116

TABLE 13B SCENARIO 1 FUTURE CALCULATIONS 1 Additional Floor				
Future Public Parking Supply	Future Public Parking Demand - ITE	Future Public Parking Demand – Village Code	Deficit Based on ITE	Deficit Based on Village Code
172	396	446 (368 with 25% reduction)	224	274 (196 with 25% reduction)

As shown, under Scenario 1, the future demand of the area is 396 parking spaces as calculated utilizing the ITE methodology or 446 (368 with 25% reduction) as calculated by Village Code. These numbers were obtained by adding the existing Public parking demand to the future demand from the previous Tables. There will only be a supply of 172 Public parking spaces (depending upon how many Public parking spaces are added with the Briarhouse Development after the removal of the 1050 Pleasantville Road Parking Lot as well as the implementation of the Mobility Project), so an additional 224 parking spaces are needed according to ITE or 274 (196 with 25% reduction) parking spaces are needed based on the Village Code to meet the anticipated demand of an additional story along the entire downtown.

Based upon the existing parking supply and demand as well as the future needs of the area, the Table below summarizes the total additional parking spaces needed to satisfy the future parking demand under Scenario 2.

TABLE 14A SCENARIO 2 EXISTING CALCULATIONS 2 Additional Floors		
Existing Public Parking Supply	Existing Peak Public Parking Demand	Surplus
249	133	116

TABLE 14A SCENARIO 2 FUTURE CALCULATIONS 2 Additional Floors				
Future Public Parking Supply	Future Public Parking Demand - ITE	Future Public Parking Demand - Code	Deficit Based on ITE	Deficit Based on Village Code
172	660	759 (603 with 25% reduction)	488	587 (431 with 25% reduction)

As shown, under Scenario 2, the future demand of the area is 660 parking spaces as calculated utilizing the ITE methodology and 759 (603 with 25% reduction) as calculated by Village Code. These numbers were obtained by adding the existing parking demand to the future demand from the previous Tables.

There is only a supply of 172 public parking spaces after the removal of the 1050 Pleasantville Road Parking Lot and the implementation of the Mobility Study, so an additional 488 parking spaces are needed according to ITE and 587 (431 with 25% reduction) parking spaces are needed based on the Village Code to meeting anticipated demand of an additional 2-story downtown.

These numbers do not include the Briarhouse private parking or the other private parking. Current private parking will provide for a portion of demand. Briarhouse will be required to adequately self-park its facilities without the use of public spaces.

SECTION 4 – SUMMARY AND PRELIMINARY FINDINGS

4.0 SUMMARY AND CONCLUSIONS

This Study was based upon the sizes and developments projected to date. As time progresses and actual designs are prepared, some of these amounts may change in the future and thus some details may have to be fine-tuned. There are sufficient public and private parking spaces currently available in the Central Business District. However, this amount will drop after the construction of the Briarhouse Project as some people were using the parking at the 1050 Pleasantville Road Site. It will also drop slightly more with the implementation of the Mobility Project.

Future Growth Parking

In order to accommodate the future growth of Pleasantville Road in the Village of Briarcliff Manor, exclusive of Briarhouse, an additional 224 parking spaces are needed according to the Institute of Transportation Engineers (ITE) or 274 (196 with 25% reduction) parking spaces are needed based on the Village Code under Scenario 1, where only one level of apartments are constructed over the existing facilities throughout the entire downtown (184 additional apartments). Under Scenario 2 (368 additional apartments), where two levels of apartments are constructed over the existing facilities throughout the entire downtown, an additional 488 parking spaces are needed according to ITE and 587 (431 with 25% reduction) parking spaces are needed based on the Village Code. A portion of these spaces could be accounted for based upon existing spaces behind some of the current stores on the east side as well as the existing parking around the buildings on the west side. However, in some cases, parking spaces may have to be constructed underneath the building while other uses may not have the room for two floors of additional residential units. It will be difficult to find room to construct all of these parking spaces. It is noted that these are based upon global general calculations and each property will need to be submitted separately to the Village to determine the specific actual sizes and requirements at the time of site plan application for each redevelopment project.

As a result of this Project occurring on the 1050 Pleasantville Road parking lot, the existing overall public parking supply in the Village will be reduced as some people are utilizing this lot for parking for the Central Business District. Implementation of the Mobility Project will result in the minimal relative loss of 7 parking spaces across the downtown area.

Briarhouse Project (exclusive of Village Facilities)

Based on ITE, 171 parking spaces will be needed to accommodate the Briarhouse development, exclusive of the Village uses, and exclusive of Shared Parking.

Based upon the Village Code, 222 parking spaces would be required. If a 25% reduction of the Residential Only portion is granted, this would reduce the amount to 185 spaces. If a 25% reduction is granted to the entire parcel, the amount would be reduced to 167 spaces. These amounts are exclusive of the additional parking spaces required for the Village uses.

Shared Parking Analyses were conducted for the Briarhouse Project which would reduce the amount of parking spaces required. However, the proposed double-stack parking could reduce some of the ability of having the utilization of shared parking.

It is recommended that if there is room for additional public parking at the Briarhouse Project, it be provided to assist with the retail parking as well as its visitors along with the rest of the CBD.

Village Facilities at Briarhouse Site

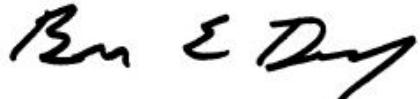
The Village Police Headquarters and Village Court will be relocated to the Briarhouse Site. For the Village facilities that are to be shifted to the western side, additional parking is to be provided. The Courts tend to increase the required public parking in the area by approximately 33 vehicles, sometimes higher. This is exclusive of the additional staff required for the Courts which further increases the number of vehicles parking. Approximately 35-40 public parking spaces should be provided, exclusive of on-street parking spaces. If possible, a slightly higher number would be

beneficial as these spaces are anticipated to be used by people interested in walking the proposed trails behind Briarhouse.

A "Secure Lot", which should be located as a separate, distinct, and protected location from the public lot, will also be provided for the Police and Court. Various vehicles would be present in the secure lot during peak times due to timing and shift changes. On court days, additional vehicles will be in the secure lot, including, but not limited to, Translator vehicle(s), Assistant District Attorney, Village Prosecutor, Judge Personal Vehicles, Village Code Enforcement and/or other staff vehicles attending court. Thus, the minimum space requirement for the secure area should be 30 - 35 parking spaces, exclusive of a dedicated parking space for an evidentiary vehicle(s).

The sight distance at the Driveways will need to be verified to ensure that the sightlines from the Driveways are not blocked by vehicles parked in the on-street parking spaces along Pleasantville Road. If so, some of the on-street parking spaces may have to be relocated or removed.

Very truly yours,
DTS Provident Design Engineering, LLP



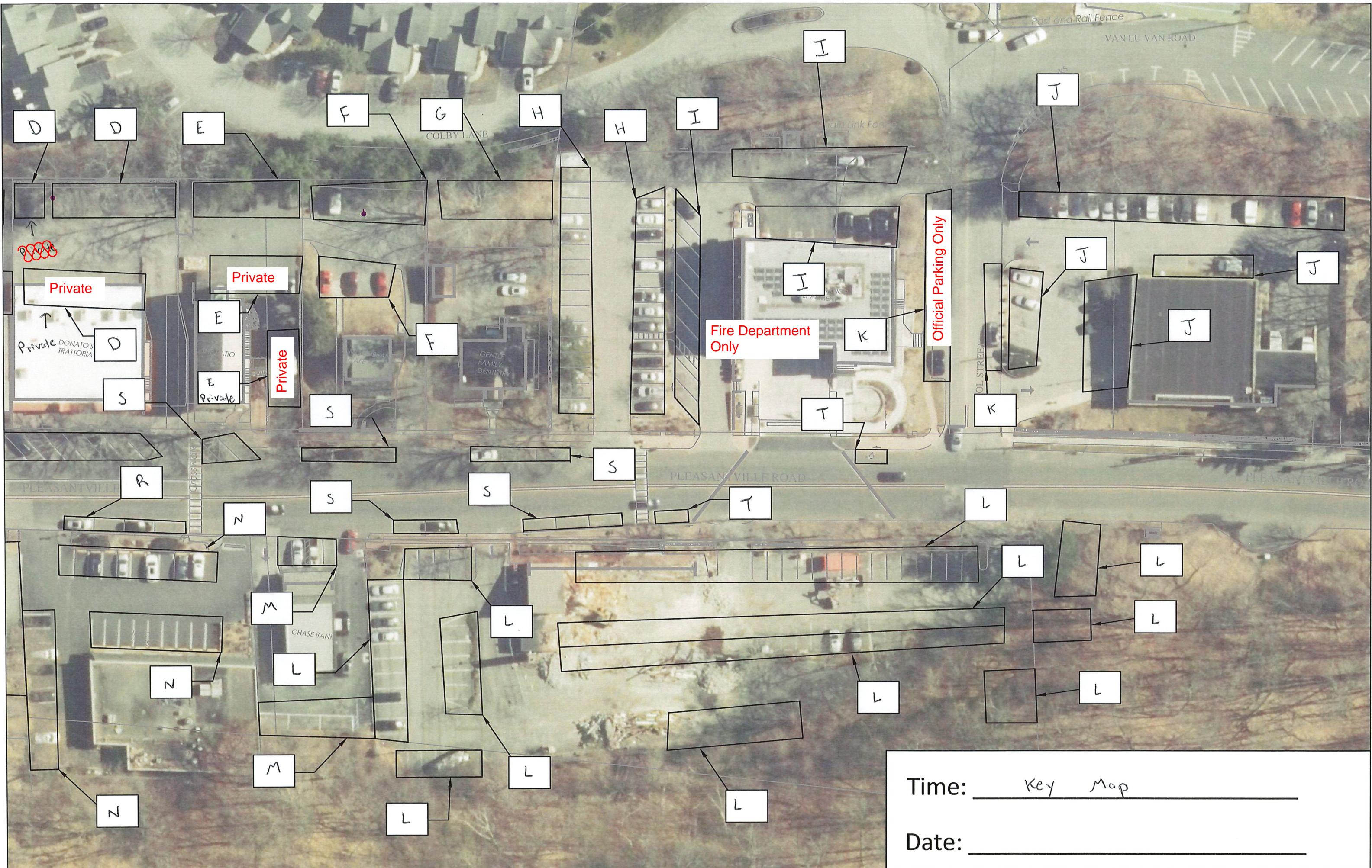
Brian Dempsey, P.E., PTOE, RSP1
Partner



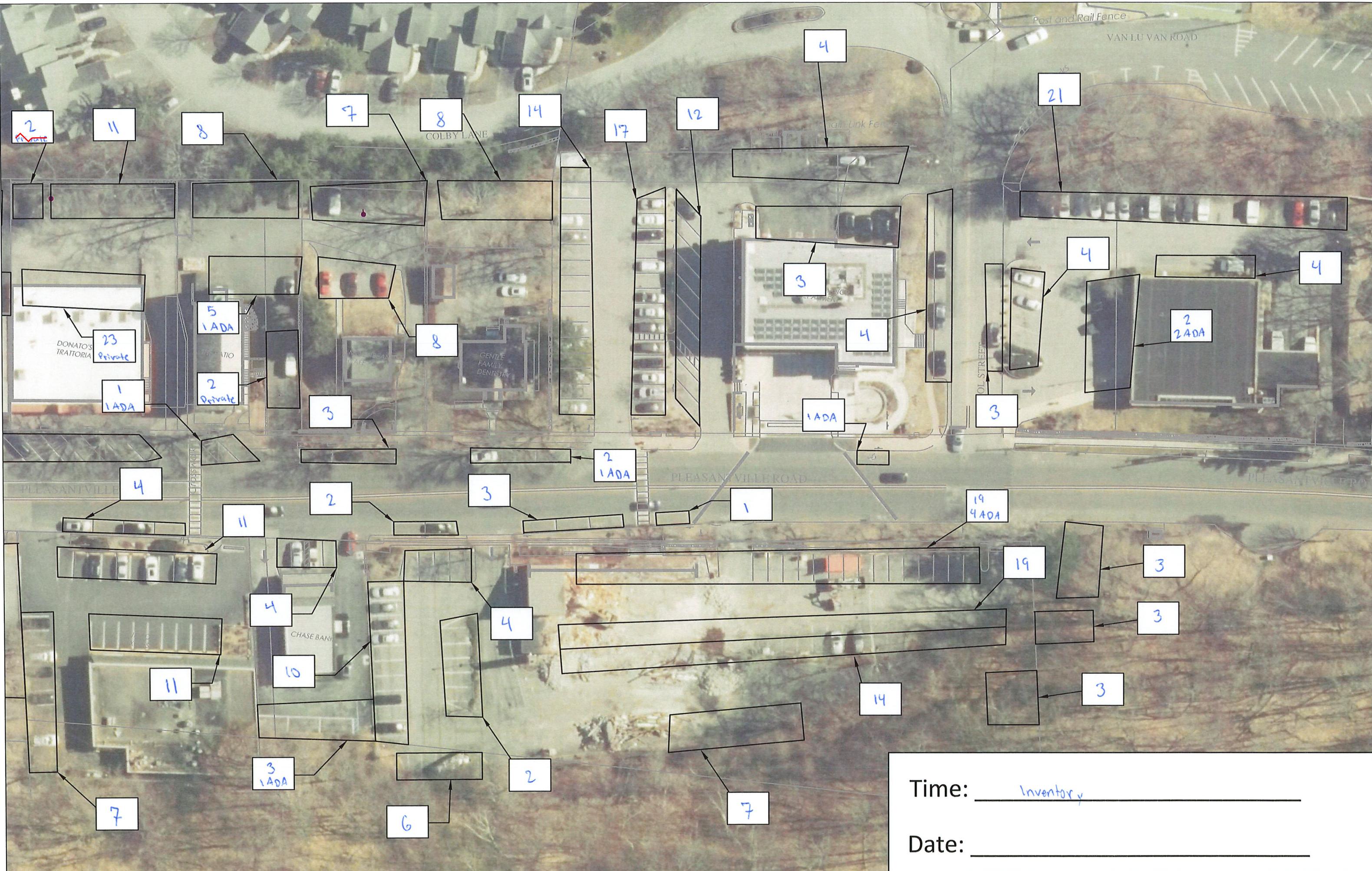
Brian Haggarty EIT

PARKING COUNT SUMMARY









TOTAL VEHICLES PARKED - BRIARCLIFF MANOR WEDNESDAY, JUNE 04, 2025					
Weather Time	Sunny 10:00 AM	Sunny 12:30 PM	Sunny 3:00 PM	Sunny 5:30 PM	Sunny 7:00 PM
A 12 Parking Spaces	8 Parked	7 Parked	7 Parked	5 Parked	1 Parked
B 13 Private Parking Spaces	8 Private Parked	9 Private Parked	12 Private Parked	5 Private Parked	3 Private Parked
C 22 Private Parking Spaces	16 Private Parked	16 Private Parked	14 Private Parked	11 Private Parked	9 Private Parked
D 13 Parking Spaces 23 Private Parking Spaces	6 Parked	8 Parked	6 Parked	3 Parked	1 Parked
	14 Private Parked	20 Private Parked	22 Private Parked	10 Private Parked	9 Private Parked
E 8 Parking Spaces 1 Private ADA Parking Spaces 7 Private Parking Spaces	4 Parked	4 Parked	3 Parked	2 Parked	2 Parked
	0 ADA Parked				
	2 Private Parked	4 Private Parked	3 Private Parked	3 Private Parked	3 Private Parked
F 15 Parking Spaces	3 Parked	5 Parked	4 Parked	4 Parked	5 Parked
G 8 Parking Spaces	2 Parked	1 Parked	1 Parked	0 Parked	0 Parked
H 31 Parking Spaces	26 Parked	13 Parked	14 Parked	4 Parked	6 Parked
	0 Village Vehicles				
I 19 Parking Spaces (Fire Department Only)	3 Private Parked	4 Private Parked	2 Private Parked	5 Private Parked	9 Private Parked
	0 Police Vehicle				
J 31 Private Parking Spaces 2 Private ADA Parking Spaces	25 Private Parked	18 Private Parked	20 Private Parked	13 Private Parked	11 Private Parked
	0 Mail Vehicles				
	1 ADA Parked	0 ADA Parked	1 ADA Parked	0 ADA Parked	0 ADA Parked
K 3 Parking Spaces 4 Official Parking Only	2 Parked	1 Parked	1 Parked	2 Parked	1 Parked
	4 Official Parked	3 Official Parked	2 Official Parked	1 Official Parked	2 Official Parked
	0 Police Vehicle				
L 90 Parking Spaces 4 ADA Parking Spaces	31 Parked	31 Parked	23 Parked	12 Parked	5 Parked
	0 Village Vehicles				
	0 ADA Parked				
M 7 Private Parking Spaces 1 Private ADA Parking Spaces	1 Private Parked	2 Private Parked	0 Private Parked	0 Private Parked	0 Private Parked
	0 ADA Parked				
N 29 Private Parking Spaces	4 Private Parked	22 Private Parked	9 Private Parked	12 Private Parked	17 Private Parked
O 5 Private Parking Spaces	4 Private Parked	4 Private Parked	2 Private Parked	0 Private Parked	0 Private Parked
P 13 Parking Spaces 1 ADA Parking Spaces	2 Parked	9 Parked	9 Parked	1 Parked	2 Parked
	0 ADA Parked				
Q 15 Parking Spaces	6 Parked	13 Parked	8 Parked	6 Parked	8 Parked
R 20 Parking Spaces 1 ADA Parking Spaces	15 Parked	15 Parked	15 Parked	15 Parked	13 Parked
	0 ADA Parked	1 ADA Parked	0 ADA Parked	0 ADA Parked	0 ADA Parked
S 11 Parking Spaces 2 ADA Parking Spaces	8 Parked	7 Parked	6 Parked	6 Parked	5 Parked
	0 ADA Parked	2 ADA Parked	0 ADA Parked	1 ADA Parked	1 ADA Parked
T 1 Parking Spaces 1 ADA Parking Spaces	0 Parked				
	1 ADA Spaces	0 ADA Spaces	0 ADA Spaces	0 ADA Spaces	0 ADA Spaces
Total Private Parked					
66 Private Parking Spaces (Back of Buildings) East Side	40 Parked	49 Parked	51 Parked	29 Parked	24 Parked
42 Private Parking Spaces (Front of Buildings) West Side	9 Parked	28 Parked	11 Parked	12 Parked	17 Parked
23 Municipal Services Parking Spaces	7 Parked	7 Parked	4 Parked	6 Parked	11 Parked
33 Private Parking Spaces (Post Office)	26 Parked	18 Parked	21 Parked	13 Parked	11 Parked
164 Total Private Parking Spaces	82 Parked	102 Parked	87 Parked	60 Parked	63 Parked
Total Public Parked					
78 Public Off-Street Parking Spaces (Back of Buildings) East Side	43 Parked	32 Parked	29 Parked	15 Parked	15 Parked
108 Public Off-Street Parking Spaces (Front of Buildings) West Side	33 Parked	40 Parked	32 Parked	13 Parked	7 Parked
63 Public On-Street Parking Spaces	38 Parked	45 Parked	36 Parked	33 Parked	28 Parked
249 Total Public Parking Spaces	114 Parked	117 Parked	97 Parked	61 Parked	50 Parked

TOTAL VACANT SPACES - BRIARCLIFF MANOR SATURDAY, JUNE 04, 2025					
Weather Time	Sunny 10:00 AM	Sunny 12:30 AM	Sunny 3:00 PM	Sunny 5:30 PM	Sunny 7:00 PM
A 12 Vacant Spaces	4 Vacant	5 Vacant	5 Vacant	7 Vacant	11 Vacant
B 13 Private Vacant Spaces	5 Private Vacant	4 Private Vacant	1 Private Vacant	8 Private Vacant	10 Private Vacant
C 22 Private Vacant Spaces	6 Private Vacant	6 Private Vacant	8 Private Vacant	11 Private Vacant	13 Private Vacant
D 13 Vacant Spaces	7 Vacant	5 Vacant	7 Vacant	10 Vacant	12 Vacant
D 23 Private Vacant Spaces	9 Private Vacant	3 Private Vacant	1 Private Vacant	13 Private Vacant	14 Private Vacant
E 8 Vacant Spaces	4 Vacant	4 Vacant	5 Vacant	6 Vacant	6 Vacant
E 1 Private ADA Vacant Spaces	1 ADA Vacant				
E 7 Private Vacant Spaces	5 Private Vacant	3 Private Vacant	4 Private Vacant	4 Private Vacant	4 Private Vacant
F 15 Vacant Spaces	12 Vacant	10 Vacant	11 Vacant	11 Vacant	10 Vacant
G 8 Vacant Spaces	6 Vacant	7 Vacant	7 Vacant	8 Vacant	8 Vacant
H 31 Vacant Spaces	5 Vacant	18 Vacant	17 Vacant	27 Vacant	25 Vacant
I 19 Vacant Spaces (Fire Department Only)	16 Vacant	15 Vacant	17 Vacant	14 Vacant	10 Vacant
J 31 Private Vacant Spaces	6 Vacant	13 Vacant	11 Vacant	18 Vacant	20 Vacant
J 2 Private ADA Vacant Spaces	1 ADA Vacant	2 ADA Vacant	1 ADA Vacant	2 ADA Vacant	2 ADA Vacant
K 3 Vacant Spaces	1 Vacant	2 Vacant	2 Vacant	1 Vacant	2 Vacant
K 4 Official Vacant Only	0 Official Vacant	1 Official Vacant	2 Official Vacant	3 Official Vacant	2 Official Vacant
L 90 Vacant Spaces	59 Vacant	59 Vacant	67 Vacant	78 Vacant	85 Vacant
L 4 ADA Vacant Spaces	4 ADA Vacant				
M 7 Private Vacant Spaces	6 Vacant	5 Vacant	7 Vacant	7 Vacant	7 Vacant
M 1 Private ADA Vacant Spaces	1 ADA Vacant				
N 29 Private Vacant Spaces	25 Vacant	7 Vacant	20 Vacant	17 Vacant	12 Vacant
O 5 Private Vacant Spaces	1 Vacant	1 Vacant	3 Vacant	5 Vacant	5 Vacant
P 13 Vacant Spaces	11 Vacant	4 Vacant	4 Vacant	12 Vacant	11 Vacant
P 1 ADA Vacant Spaces	1 ADA Vacant				
Q 15 Vacant Spaces	9 Vacant	2 Vacant	7 Vacant	9 Vacant	7 Vacant
R 20 Vacant Spaces	5 Vacant	5 Vacant	5 Vacant	5 Vacant	7 Vacant
R 1 ADA Vacant Spaces	1 ADA Vacant	0 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant
S 11 Vacant Spaces	3 Vacant	4 Vacant	5 Vacant	5 Vacant	6 Vacant
S 2 ADA Vacant Spaces	2 ADA Vacant	0 ADA Vacant	2 ADA Vacant	1 ADA Vacant	1 ADA Vacant
T 1 Vacant Spaces	1 Vacant				
T 1 ADA Vacant Spaces	0 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant
Total Private Vacant Spaces					
66 Private Vacant Spaces (Back of Buildings) East Side	26 Vacant	17 Vacant	15 Vacant	37 Vacant	42 Vacant
42 Private Vacant Spaces (Front of Buildings) West Side	33 Vacant	14 Vacant	31 Vacant	30 Vacant	25 Vacant
23 Municipal Services Vacant Spaces	16 Vacant	16 Vacant	19 Vacant	17 Vacant	12 Vacant
33 Private Vacant Spaces (Post Office)	7 Vacant	15 Vacant	12 Vacant	20 Vacant	22 Vacant
164 Total Private Parking Spaces	82 Vacant	62 Vacant	77 Vacant	104 Vacant	101 Vacant
Total Public Vacant Spaces					
78 Public Off-Street Vacant Spaces (Back of Buildings) East Side	35 Vacant	46 Vacant	49 Vacant	63 Vacant	63 Vacant
108 Public Off-Street Vacant Spaces (Front of Buildings) West Side	75 Vacant	68 Vacant	76 Vacant	95 Vacant	101 Vacant
63 Public On-Street Vacant Spaces	25 Vacant	18 Vacant	27 Vacant	30 Vacant	35 Vacant
249 Total Public Vacant Spaces	135 Vacant	132 Vacant	152 Vacant	188 Vacant	199 Vacant

TOTAL VEHICLES PARKED - BRIARCLIFF MANOR SATURDAY, JUNE 07, 2025						
Weather Time	Cloudy 10:00 AM	Drizzle 12:30 AM	Rain 3:00 PM	Rain 5:30 PM	Rain 7:00 PM	
A 12 Parking Spaces	7 Parked	6 Parked	8 Parked	1 Parked	0 Parked	
B 13 Private Parking Spaces	4 Private Parked	9 Private Parked	8 Private Parked	13 Private Parked	9 Private Parked	
C 22 Private Parking Spaces	18 Private Parked	18 Private Parked	15 Private Parked	6 Private Parked	4 Private Parked	
D 13 Parking Spaces 23 Private Parking Spaces	3 Parked	7 Parked	6 Parked	0 Parked	0 Parked	
	14 Private Parked	21 Private Parked	21 Private Parked	16 Private Parked	10 Private Parked	
E 8 Parking Spaces 1 Private ADA Parking Spaces 7 Private Parking Spaces	6 Parked	5 Parked	4 Parked	3 Parked	3 Parked	
	0 ADA Parked					
	3 Private Parked	4 Private Parked	3 Private Parked	4 Private Parked	4 Private Parked	
F 15 Parking Spaces	7 Parked	9 Parked	10 Parked	10 Parked	9 Parked	
G 8 Parking Spaces	1 Parked	0 Parked	0 Parked	0 Parked	0 Parked	
H 31 Parking Spaces	14 Parked	7 Parked	4 Parked	5 Parked	3 Parked	
	0 Village Vehicles	0 Village Vehicles	4 Village Vehicles	0 Village Vehicles	0 Village Vehicles	
I 19 Parking Spaces (Fire Department Only)	4 Private Parked	4 Private Parked	1 Private Parked	0 Private Parked	0 Private Parked	
	3 Police Vehicle					
J 31 Private Parking Spaces 2 Private ADA Parking Spaces	13 Private Parked	15 Private Parked	15 Private Parked	0 Private Parked	0 Private Parked	
	0 Mail Vehicles	0 Mail Vehicles	0 Mail Vehicles	11 Mail Vehicles	11 Mail Vehicles	
	0 ADA Parked					
K 3 Parking Spaces 4 Official Parking Only	2 Parked	2 Parked	1 Parked	1 Parked	1 Parked	
	1 Official Parked	1 Official Parked	2 Official Parked	1 Official Parked	1 Official Parked	
	0 Police Vehicle					
L 90 Parking Spaces 4 ADA Parking Spaces	14 Parked	12 Parked	7 Parked	6 Parked	5 Parked	
	2 Village Vehicles					
	0 ADA Parked					
M 7 Private Parking Spaces 1 Private ADA Parking Spaces	2 Private Parked	2 Private Parked	0 Private Parked	1 Private Parked	0 Private Parked	
	0 ADA Parked					
N 29 Private Parking Spaces	6 Private Parked	16 Private Parked	16 Private Parked	17 Private Parked	21 Private Parked	
O 5 Private Parking Spaces	4 Private Parked	5 Private Parked	2 Private Parked	0 Private Parked	0 Private Parked	
P 13 Parking Spaces 1 ADA Parking Spaces	11 Parked	6 Parked	6 Parked	0 Parked	1 Parked	
	1 ADA Parked	0 ADA Parked	0 ADA Parked	0 ADA Parked	0 ADA Parked	
Q 15 Parking Spaces	13 Parked	10 Parked	8 Parked	7 Parked	10 Parked	
R 20 Parking Spaces 1 ADA Parking Spaces	19 Parked	15 Parked	13 Parked	10 Parked	13 Parked	
	1 ADA Parked	0 ADA Parked	0 ADA Parked	0 ADA Parked	0 ADA Parked	
S 11 Parking Spaces 2 ADA Parking Spaces	8 Parked	9 Parked	4 Parked	0 Parked	5 Parked	
	2 ADA Parked	1 ADA Parked	1 ADA Parked	0 ADA Parked	0 ADA Parked	
T 1 Parking Spaces 1 ADA Parking Spaces	1 Parked	0 Parked	0 Parked	0 Parked	0 Parked	
	0 ADA Spaces					
Total Private Parked						
66 Private Parking Spaces (Back of Buildings) East Side	39 Parked	52 Parked	47 Parked	39 Parked	27 Parked	
42 Private Parking Spaces (Front of Buildings) West Side	12 Parked	23 Parked	18 Parked	18 Parked	21 Parked	
23 Municipal Services Parking Spaces	5 Parked	5 Parked	3 Parked	1 Parked	1 Parked	
33 Private Parking Spaces (Post Office)	13 Parked	15 Parked	15 Parked	11 Parked	11 Parked	
164 Total Private Parking Spaces	72 Parked	98 Parked	86 Parked	72 Parked	63 Parked	
Total Public Parked						
78 Public Off-Street Parking Spaces (Back of Buildings) East Side	33 Parked	30 Parked	29 Parked	19 Parked	16 Parked	
108 Public Off-Street Parking Spaces (Front of Buildings) West Side	28 Parked	20 Parked	15 Parked	8 Parked	8 Parked	
63 Public On-Street Parking Spaces	51 Parked	41 Parked	34 Parked	18 Parked	28 Parked	
249 Total Public Parking Spaces	112 Parked	91 Parked	78 Parked	45 Parked	52 Parked	

TOTAL VACANT SPACES - BRIARCLIFF MANOR SATURDAY, JUNE 07, 2025						
Weather Time	Cloudy 10:00 AM	Drizzle 12:30 AM	Rain 3:00 PM	Rain 5:30 PM	Rain 7:00 PM	
A 12 Vacant Spaces	5 Vacant	6 Vacant	4 Vacant	11 Vacant	12 Vacant	
B 13 Private Vacant Spaces	9 Private Vacant	4 Private Vacant	5 Private Vacant	0 Private Vacant	4 Private Vacant	
C 22 Private Vacant Spaces	4 Private Vacant	4 Private Vacant	7 Private Vacant	16 Private Vacant	18 Private Vacant	
D 13 Vacant Spaces	10 Vacant	6 Vacant	7 Vacant	13 Vacant	13 Vacant	
D 23 Private Vacant Spaces	9 Private Vacant	2 Private Vacant	2 Private Vacant	7 Private Vacant	13 Private Vacant	
E 8 Vacant Spaces	2 Vacant	3 Vacant	4 Vacant	5 Vacant	5 Vacant	
E 1 Private ADA Vacant Spaces	1 ADA Vacant					
E 7 Private Vacant Spaces	4 Private Vacant	3 Private Vacant	4 Private Vacant	3 Private Vacant	3 Private Vacant	
F 15 Vacant Spaces	8 Vacant	6 Vacant	5 Vacant	5 Vacant	6 Vacant	
G 8 Vacant Spaces	7 Vacant	8 Vacant	8 Vacant	8 Vacant	8 Vacant	
H 31 Vacant Spaces	17 Vacant	24 Vacant	23 Vacant	26 Vacant	28 Vacant	
I 19 Vacant Spaces (Fire Department Only)	12 Vacant	12 Vacant	15 Vacant	16 Vacant	16 Vacant	
J 31 Private Vacant Spaces	18 Vacant	16 Vacant	16 Vacant	20 Vacant	20 Vacant	
J 2 Private ADA Vacant Spaces	2 ADA Vacant					
K 3 Vacant Spaces	1 Vacant	1 Vacant	2 Vacant	2 Vacant	2 Vacant	
K 4 Official Vacant Only	3 Official Vacant	3 Official Vacant	2 Official Vacant	3 Official Vacant	3 Official Vacant	
L 90 Vacant Spaces	74 Vacant	76 Vacant	81 Vacant	82 Vacant	83 Vacant	
L 4 ADA Vacant Spaces	4 ADA Vacant					
M 7 Private Vacant Spaces	5 Vacant	5 Vacant	7 Vacant	6 Vacant	7 Vacant	
M 1 Private ADA Vacant Spaces	1 ADA Vacant					
N 29 Private Vacant Spaces	23 Vacant	13 Vacant	13 Vacant	12 Vacant	8 Vacant	
O 5 Private Vacant Spaces	1 Vacant	0 Vacant	3 Vacant	5 Vacant	5 Vacant	
P 13 Vacant Spaces	2 Vacant	7 Vacant	7 Vacant	13 Vacant	12 Vacant	
P 1 ADA Vacant Spaces	0 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	
Q 15 Vacant Spaces	2 Vacant	5 Vacant	7 Vacant	8 Vacant	5 Vacant	
R 20 Vacant Spaces	1 Vacant	5 Vacant	7 Vacant	10 Vacant	7 Vacant	
R 1 ADA Vacant Spaces	0 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	
S 11 Vacant Spaces	3 Vacant	2 Vacant	7 Vacant	11 Vacant	6 Vacant	
S 2 ADA Vacant Spaces	0 ADA Vacant	1 ADA Vacant	1 ADA Vacant	2 ADA Vacant	2 ADA Vacant	
T 1 Vacant Spaces	0 Vacant	1 Vacant	1 Vacant	1 Vacant	1 Vacant	
T 1 ADA Vacant Spaces	1 ADA Vacant					
Total Private Vacant Spaces						
66 Private Vacant Spaces (Back of Buildings) East Side	27 Vacant	14 Vacant	19 Vacant	27 Vacant	39 Vacant	
42 Private Vacant Spaces (Front of Buildings) West Side	30 Vacant	19 Vacant	24 Vacant	24 Vacant	21 Vacant	
23 Municipal Services Vacant Spaces	15 Vacant	15 Vacant	17 Vacant	19 Vacant	19 Vacant	
33 Private Vacant Spaces (Post Office)	20 Vacant	18 Vacant	18 Vacant	22 Vacant	22 Vacant	
164 Total Private Parking Spaces	92 Vacant	66 Vacant	78 Vacant	92 Vacant	101 Vacant	
Total Public Vacant Spaces						
78 Public Off-Street Vacant Spaces (Back of Buildings) East Side	45 Vacant	48 Vacant	49 Vacant	59 Vacant	62 Vacant	
108 Public Off-Street Vacant Spaces (Front of Buildings) West Side	80 Vacant	88 Vacant	93 Vacant	100 Vacant	100 Vacant	
63 Public On-Street Vacant Spaces	12 Vacant	22 Vacant	29 Vacant	45 Vacant	35 Vacant	
249 Total Public Vacant Spaces	137 Vacant	158 Vacant	171 Vacant	204 Vacant	197 Vacant	

TOTAL VEHICLES PARKED - BRIARCLIFF MANOR SATURDAY, JUNE 14, 2025						
Weather Time	Cloudy 10:00 AM	Drizzle 12:30 AM	Lite Rain 3:00 PM	Cloudy 5:30 PM	Cloudy 7:00 PM	
A 12 Parking Spaces	10 Parked	5 Parked	4 Parked	3 Parked	0 Parked	
B 13 Private Parking Spaces	7 Private Parked	10 Private Parked	10 Private Parked	8 Private Parked	7 Private Parked	
C 22 Private Parking Spaces	21 Private Parked	22 Private Parked	18 Private Parked	7 Private Parked	4 Private Parked	
D 13 Parking Spaces 23 Private Parking Spaces	8 Parked 23 Private Parked	7 Parked 18 Private Parked	5 Parked 17 Private Parked	3 Parked 9 Private Parked	2 Parked 7 Private Parked	
E 8 Parking Spaces 1 Private ADA Parking Spaces 7 Private Parking Spaces	5 Parked 0 ADA Parked 3 Private Parked	5 Parked 0 ADA Parked 5 Private Parked	0 Parked 0 ADA Parked 3 Private Parked	2 Parked 0 ADA Parked 3 Private Parked	2 Parked 0 ADA Parked 4 Private Parked	
F 15 Parking Spaces	5 Parked	7 Parked	7 Parked	6 Parked	8 Parked	
G 8 Parking Spaces	0 Parked	0 Parked	0 Parked	0 Parked	0 Parked	
H 31 Parking Spaces	10 Parked 0 Village Vehicles	9 Parked 0 Village Vehicles	7 Parked 0 Village Vehicles	8 Parked 0 Village Vehicles	7 Parked 0 Village Vehicles	
I 19 Parking Spaces (Fire Department Only)	0 Private Parked 3 Police Vehicle	0 Private Parked 3 Police Vehicle	0 Private Parked 3 Police Vehicle	0 Private Parked 3 Police Vehicle	0 Private Parked 3 Police Vehicle	
J 31 Private Parking Spaces 2 Private ADA Parking Spaces	15 Private Parked 6 Mail Vehicles 2 ADA Parked	12 Private Parked 1 Mail Vehicles 0 ADA Parked	12 Private Parked 1 Mail Vehicles 0 ADA Parked	5 Private Parked 8 Mail Vehicles 0 ADA Parked	2 Private Parked 11 Mail Vehicles 0 ADA Parked	
K 3 Parking Spaces 4 Official Parking Only	0 Parked 0 Official Parked 0 Police Vehicle	0 Parked 0 Official Parked 1 Police Vehicle	2 Parked 1 Official Parked 1 Police Vehicle	2 Parked 1 Official Parked 0 Police Vehicle	2 Parked 1 Official Parked 2 Police Vehicle	
L 90 Parking Spaces 4 ADA Parking Spaces	20 Parked 1 Village Vehicles 0 ADA Parked	14 Parked 1 Village Vehicles 0 ADA Parked	12 Parked 0 Village Vehicles 0 ADA Parked	5 Parked 1 Village Vehicles 0 ADA Parked	5 Parked 2 Village Vehicles 0 ADA Parked	
M 7 Private Parking Spaces 1 Private ADA Parking Spaces	1 Private Parked 0 ADA Parked	3 Private Parked 0 ADA Parked	2 Private Parked 0 ADA Parked	1 Private Parked 0 ADA Parked	0 Private Parked 0 ADA Parked	
N 29 Private Parking Spaces	12 Private Parked	18 Private Parked	12 Private Parked	13 Private Parked	22 Private Parked	
O 5 Private Parking Spaces	5 Private Parked	3 Private Parked	4 Private Parked	0 Private Parked	0 Private Parked	
P 13 Parking Spaces 1 ADA Parking Spaces	7 Parked 0 ADA Parked	13 Parked 0 ADA Parked	9 Parked 0 ADA Parked	5 Parked 0 ADA Parked	7 Parked 0 ADA Parked	
Q 15 Parking Spaces	11 Parked	14 Parked	11 Parked	7 Parked	15 Parked	
R 20 Parking Spaces 1 ADA Parking Spaces	19 Parked 0 ADA Parked	18 Parked 0 ADA Parked	14 Parked 0 ADA Parked	8 Parked 0 ADA Parked	13 Parked 0 ADA Parked	
S 11 Parking Spaces 2 ADA Parking Spaces	8 Parked 1 ADA Parked	7 Parked 1 ADA Parked	3 Parked 0 ADA Parked	5 Parked 0 ADA Parked	6 Parked 0 ADA Parked	
T 1 Parking Spaces 1 ADA Parking Spaces	0 Parked 0 ADA Spaces	0 Parked 0 ADA Spaces	0 Parked 0 ADA Spaces	0 Parked 0 ADA Spaces	0 Parked 0 ADA Spaces	
Total Private Parked						
66 Private Parking Spaces (Back of Buildings) East Side	54 Parked	55 Parked	48 Parked	27 Parked	22 Parked	
42 Private Parking Spaces (Front of Buildings) West Side	18 Parked	24 Parked	18 Parked	14 Parked	22 Parked	
23 Municipal Services Parking Spaces	3 Parked	4 Parked	5 Parked	4 Parked	6 Parked	
33 Private Parking Spaces (Post Office)	23 Parked	13 Parked	13 Parked	13 Parked	13 Parked	
164 Total Private Parking Spaces	98 Parked	96 Parked	84 Parked	58 Parked	63 Parked	
Total Public Parked						
78 Public Off-Street Parking Spaces (Back of Buildings) East Side	28 Parked	28 Parked	21 Parked	21 Parked	21 Parked	
108 Public Off-Street Parking Spaces (Front of Buildings) West Side	28 Parked	28 Parked	21 Parked	11 Parked	14 Parked	
63 Public On-Street Parking Spaces	49 Parked	45 Parked	32 Parked	23 Parked	34 Parked	
249 Total Public Parking Spaces	105 Parked	101 Parked	74 Parked	55 Parked	69 Parked	

TOTAL VACANT SPACES - BRIARCLIFF MANOR SATURDAY, JUNE 14, 2025						
Weather Time	Cloudy 10:00 AM	Drizzle 12:30 AM	Lite Rain 3:00 PM	Cloudy 5:30 PM	Cloudy 7:00 PM	
A 12 Vacant Spaces	2 Vacant	7 Vacant	8 Vacant	9 Vacant	12 Vacant	
B 13 Private Vacant Spaces	6 Private Vacant	3 Private Vacant	3 Private Vacant	5 Private Vacant	6 Private Vacant	
C 22 Private Vacant Spaces	1 Private Vacant	0 Private Vacant	4 Private Vacant	15 Private Vacant	18 Private Vacant	
D 13 Vacant Spaces	5 Vacant	6 Vacant	8 Vacant	10 Vacant	11 Vacant	
D 23 Private Vacant Spaces	0 Private Vacant	5 Private Vacant	6 Private Vacant	14 Private Vacant	16 Private Vacant	
E 8 Vacant Spaces 1 Private ADA Vacant Spaces 7 Private Vacant Spaces	3 Vacant 1 ADA Vacant 4 Private Vacant	3 Vacant 1 ADA Vacant 2 Private Vacant	8 Vacant 1 ADA Vacant 4 Private Vacant	6 Vacant 1 ADA Vacant 4 Private Vacant	6 Vacant 1 ADA Vacant 3 Private Vacant	
F 15 Vacant Spaces	10 Vacant	8 Vacant	8 Vacant	9 Vacant	7 Vacant	
G 8 Vacant Spaces	8 Vacant					
H 31 Vacant Spaces	21 Vacant	22 Vacant	24 Vacant	23 Vacant	24 Vacant	
I 19 Vacant Spaces (Fire Department Only)	16 Vacant					
J 31 Private Vacant Spaces 2 Private ADA Vacant Spaces	10 Vacant 0 ADA Vacant	18 Vacant 2 ADA Vacant				
K 3 Vacant Spaces 4 Official Vacant Only	3 Vacant 4 Official Vacant	3 Vacant 3 Official Vacant	1 Vacant 2 Official Vacant	1 Vacant 3 Official Vacant	1 Vacant 1 Official Vacant	
L 90 Vacant Spaces 4 ADA Vacant Spaces	69 Vacant 4 ADA Vacant	75 Vacant 4 ADA Vacant	78 Vacant 4 ADA Vacant	84 Vacant 4 ADA Vacant	83 Vacant 4 ADA Vacant	
M 7 Private Vacant Spaces 1 Private ADA Vacant Spaces	6 Vacant 1 ADA Vacant	4 Vacant 1 ADA Vacant	5 Vacant 1 ADA Vacant	6 Vacant 1 ADA Vacant	7 Vacant 1 ADA Vacant	
N 29 Private Vacant Spaces	17 Vacant	11 Vacant	17 Vacant	16 Vacant	7 Vacant	
O 5 Private Vacant Spaces	0 Vacant	2 Vacant	1 Vacant	5 Vacant	5 Vacant	
P 13 Vacant Spaces 1 ADA Vacant Spaces	6 Vacant 1 ADA Vacant	0 Vacant 1 ADA Vacant	4 Vacant 1 ADA Vacant	8 Vacant 1 ADA Vacant	6 Vacant 1 ADA Vacant	
Q 15 Vacant Spaces	4 Vacant	1 Vacant	4 Vacant	8 Vacant	0 Vacant	
R 20 Vacant Spaces 1 ADA Vacant Spaces	1 Vacant 1 ADA Vacant	2 Vacant 1 ADA Vacant	6 Vacant 1 ADA Vacant	12 Vacant 1 ADA Vacant	7 Vacant 1 ADA Vacant	
S 11 Vacant Spaces 2 ADA Vacant Spaces	3 Vacant 1 ADA Vacant	4 Vacant 1 ADA Vacant	8 Vacant 2 ADA Vacant	6 Vacant 2 ADA Vacant	5 Vacant 2 ADA Vacant	
T 1 Vacant Spaces 1 ADA Vacant Spaces	1 Vacant 1 ADA Vacant					
Total Private Vacant Spaces						
66 Private Vacant Spaces (Back of Buildings) East Side	12 Vacant	11 Vacant	18 Vacant	39 Vacant	44 Vacant	
42 Private Vacant Spaces (Front of Buildings) West Side	24 Vacant	18 Vacant	24 Vacant	28 Vacant	20 Vacant	
23 Municipal Services Vacant Spaces	20 Vacant	19 Vacant	18 Vacant	19 Vacant	17 Vacant	
33 Private Vacant Spaces (Post Office)	10 Vacant	20 Vacant	20 Vacant	20 Vacant	20 Vacant	
164 Total Private Parking Spaces	66 Vacant	68 Vacant	80 Vacant	106 Vacant	101 Vacant	
Total Public Vacant Spaces						
78 Public Off-Street Vacant Spaces (Back of Buildings) East Side	50 Vacant	50 Vacant	57 Vacant	57 Vacant	57 Vacant	
108 Public Off-Street Vacant Spaces (Front of Buildings) West Side	80 Vacant	80 Vacant	87 Vacant	97 Vacant	94 Vacant	
63 Public On-Street Vacant Spaces	14 Vacant	18 Vacant	31 Vacant	40 Vacant	29 Vacant	
249 Total Public Vacant Spaces	144 Vacant	148 Vacant	175 Vacant	194 Vacant	180 Vacant	

TOTAL VEHICLES PARKED - BRIARCLIFF MANOR
WEDNESDAY, JUNE 18, 2025

Weather Time	Cloudy 9:00 AM	Cloudy 10:00 AM	Cloudy 11:00 AM	Cloudy 12:00 PM	Cloudy 1:00 PM	Cloudy 2:00 PM	Cloudy 3:00 PM	Sunny 4:00 PM	Sunny 5:00 PM	Sunny 6:00 PM	Cloudy 7:00 PM
A 12 Parking Spaces	0 Parked	3 Parked	5 Parked	4 Parked	6 Parked	2 Parked	2 Parked	6 Parked	1 Parked	2 Parked	0 Parked
B 13 Private Parking Spaces	4 Private Parked	8 Private Parked	11 Private Parked	8 Private Parked	10 Private Parked	10 Private Parked	8 Private Parked	9 Private Parked	10 Private Parked	9 Private Parked	7 Private Parked
C 22 Private Parking Spaces	12 Private Parked	14 Private Parked	16 Private Parked	16 Private Parked	16 Private Parked	16 Private Parked	13 Private Parked	13 Private Parked	9 Private Parked	6 Private Parked	6 Private Parked
D 13 Parking Spaces 23 Private Parking Spaces	4 Parked	4 Parked	7 Parked	8 Parked	8 Parked	6 Parked	6 Parked	6 Parked	2 Parked	2 Parked	2 Parked
E 8 Parking Spaces 1 Private ADA Parking Spaces 7 Private Parking Spaces	4 Parked	5 Parked	6 Parked	6 Parked	5 Parked	4 Parked	3 Parked	3 Parked	2 Parked	2 Parked	2 Parked
F 15 Parking Spaces	8 Parked	7 Parked	11 Parked	9 Parked	7 Parked	6 Parked	8 Parked	8 Parked	6 Parked	7 Parked	7 Parked
G 8 Parking Spaces	5 Parked	6 Parked	4 Parked	4 Parked	3 Parked	3 Parked	3 Parked	3 Parked	0 Parked	0 Parked	0 Parked
H 31 Parking Spaces	30 Parked 1 Village Vehicles	24 Parked 1 Village Vehicles	20 Parked 1 Village Vehicles	19 Parked 1 Village Vehicles	18 Parked 1 Village Vehicles	18 Parked 0 Village Vehicles	19 Parked 0 Village Vehicles	18 Parked 0 Village Vehicles	5 Parked 1 Village Vehicles	2 Parked 1 Village Vehicles	7 Parked 1 Village Vehicles
I 19 Parking Spaces (Fire Department Only)	4 Private Parked 0 Police Vehicle	3 Private Parked 0 Police Vehicle	2 Private Parked 1 Police Vehicle	2 Private Parked 2 Police Vehicle	3 Private Parked 1 Police Vehicle	9 Private Parked 1 Police Vehicle	5 Private Parked 3 Police Vehicle	5 Private Parked 3 Police Vehicle	5 Private Parked 0 Police Vehicle	0 Private Parked 3 Police Vehicle	1 Private Parked 3 Police Vehicle
J 31 Private Parking Spaces 2 Private ADA Parking Spaces	15 Private Parked 11 Mail Vehicles	15 Private Parked 3 Mail Vehicles	15 Private Parked 0 Mail Vehicles	14 Private Parked 1 Mail Vehicles	14 Private Parked 2 Mail Vehicles	14 Private Parked 0 ADA Parked	20 Private Parked 0 ADA Parked	12 Private Parked 6 Mail Vehicles	5 Private Parked 11 Mail Vehicles	2 Private Parked 0 ADA Parked	9 Private Parked 0 ADA Parked
K 3 Parking Spaces 4 Official Parking Only	2 Parked 0 Police Vehicle	1 Parked 4 Official Parked	1 Parked 2 Official Parked	1 Parked 2 Official Parked	2 Parked 0 Police Vehicle	1 Parked 0 Police Vehicle	1 Parked 1 Police Vehicle	1 Parked 0 Police Vehicle	1 Parked 0 Police Vehicle	1 Parked 1 Police Vehicle	1 Parked 0 Police Vehicle
L 90 Parking Spaces 4 ADA Parking Spaces	28 Parked 2 Village Vehicles	36 Parked 1 Village Vehicles	25 Parked 0 ADA Parked	31 Parked 2 Village Vehicles	28 Parked 4 ADA Parked	31 Parked 0 ADA Parked	23 Parked 1 Village Vehicles	16 Parked 0 ADA Parked	15 Parked 0 ADA Parked	10 Parked 3 Village Vehicles	6 Parked 4 Village Vehicles
M 7 Private Parking Spaces 1 Private ADA Parking Spaces	4 Private Parked 0 ADA Parked	2 Private Parked 0 ADA Parked	2 Private Parked 0 ADA Parked	0 Private Parked 0 ADA Parked	4 Private Parked 1 ADA Parked	2 Private Parked 0 ADA Parked	4 Private Parked 0 ADA Parked	2 Private Parked 0 ADA Parked	1 Private Parked 0 ADA Parked	1 Private Parked 0 ADA Parked	2 Private Parked 0 ADA Parked
N 29 Private Parking Spaces	3 Private Parked	4 Private Parked	11 Private Parked	17 Private Parked	14 Private Parked	16 Private Parked	14 Private Parked	7 Private Parked	10 Private Parked	13 Private Parked	14 Private Parked
O 5 Private Parking Spaces	3 Private Parked	3 Private Parked	3 Private Parked	3 Private Parked	3 Private Parked	1 Private Parked	1 Private Parked	0 Private Parked	0 Private Parked	0 Private Parked	0 Private Parked
P 13 Parking Spaces 1 ADA Parking Spaces	0 Parked 0 ADA Parked	2 Parked 0 ADA Parked	5 Parked 0 ADA Parked	12 Parked 0 ADA Parked	12 Parked 1 ADA Parked	7 Parked 0 ADA Parked	8 Parked 0 ADA Parked	3 Parked 0 ADA Parked	3 Parked 0 ADA Parked	3 Parked 0 ADA Parked	2 Parked 0 ADA Parked
Q 15 Parking Spaces	1 Parked	7 Parked	9 Parked	12 Parked	11 Parked	11 Parked	8 Parked	10 Parked	7 Parked	7 Parked	9 Parked
R 20 Parking Spaces 1 ADA Parking Spaces	9 Parked 0 ADA Parked	12 Parked 0 ADA Parked	12 Parked 0 ADA Parked	17 Parked 1 ADA Parked	14 Parked 0 ADA Parked	15 Parked 1 ADA Parked	14 Parked 1 ADA Parked	11 Parked 1 ADA Parked	10 Parked 0 ADA Parked	8 Parked 0 ADA Parked	12 Parked 0 ADA Parked
S 11 Parking Spaces 2 ADA Parking Spaces	0 Parked 0 ADA Parked	3 Parked 1 ADA Parked	3 Parked 1 ADA Parked	4 Parked 0 ADA Parked	3 Parked 2 ADA Parked	3 Parked 0 ADA Parked	5 Parked 0 ADA Parked	4 Parked 1 ADA Parked	4 Parked 0 ADA Parked	3 Parked 0 ADA Parked	4 Parked 0 ADA Parked
T 1 Parking Spaces 1 ADA Parking Spaces	0 Parked 0 ADA Spaces	1 Parked 0 ADA Spaces	1 Parked 0 ADA Spaces	0 Parked 0 ADA Spaces							
Total Private Parked											
66 Private Parking Spaces (Back of Buildings) East Side	24 Parked	36 Parked	49 Parked	48 Parked	49 Parked	48 Parked	45 Parked	45 Parked	35 Parked	28 Parked	26 Parked
42 Private Parking Spaces (Front of Buildings) West Side	10 Parked	9 Parked	16 Parked	20 Parked	22 Parked	19 Parked	19 Parked	9 Parked	11 Parked	14 Parked	16 Parked
23 Municipal Services Parking Spaces	7 Parked	7 Parked	4 Parked	4 Parked	5 Parked	12 Parked	9 Parked	5 Parked	5 Parked	4 Parked	1 Parked
33 Private Parking Spaces (Post Office)	26 Parked	19 Parked	15 Parked	15 Parked	16 Parked	16 Parked	22 Parked	18 Parked	16 Parked	13 Parked	20 Parked
164 Total Private Parking Spaces	67 Parked	71 Parked	85 Parked	89 Parked	93 Parked	95 Parked	95 Parked	80 Parked	67 Parked	59 Parked	66 Parked
Total Public Parked											
78 Public Off-Street Parking Spaces (Back of Buildings) East Side	54 Parked	48 Parked	50 Parked	48 Parked	48 Parked	39 Parked	40 Parked	39 Parked	20 Parked	15 Parked	20 Parked
108 Public Off-Street Parking Spaces (Front of Buildings) West Side	30 Parked	39 Parked	31 Parked	47 Parked	47 Parked	44 Parked	32 Parked	23 Parked	22 Parked	16 Parked	12 Parked
63 Public On-Street Parking Spaces	10 Parked	27 Parked	31 Parked	38 Parked	36 Parked	32 Parked	30 Parked	33 Parked	22 Parked	20 Parked	25 Parked
249 Total Public Parking Spaces	94 Parked	114 Parked	112 Parked	133 Parked	126 Parked	115 Parked	102 Parked	95 Parked	64 Parked	51 Parked	57 Parked

TOTAL VACANT SPACES - BRIARCLIFF MANOR
WEDNESDAY, JUNE 18, 2025

Weather Time	Cloudy 9:00 AM	Cloudy 10:00 AM	Cloudy 11:00 AM	Cloudy 12:00 PM	Cloudy 1:00 PM	Cloudy 2:00 PM	Cloudy 3:00 PM	Sunny 4:00 PM	Sunny 5:00 PM	Sunny 6:00 PM	Cloudy 7:00 PM
A 12 Vacant Spaces	12 Vacant	9 Vacant	7 Vacant	8 Vacant	6 Vacant	10 Vacant	10 Vacant	6 Vacant	11 Vacant	10 Vacant	12 Vacant
B 13 Private Vacant Spaces	9 Private Vacant	5 Private Vacant	2 Private Vacant	5 Private Vacant	3 Private Vacant	3 Private Vacant	5 Private Vacant	4 Private Vacant	3 Private Vacant	4 Private Vacant	6 Private Vacant
C 22 Private Vacant Spaces	10 Private Vacant	8 Private Vacant	6 Private Vacant	6 Private Vacant	6 Private Vacant	6 Private Vacant	9 Private Vacant	9 Private Vacant	13 Private Vacant	16 Private Vacant	16 Private Vacant
D 13 Vacant Spaces	9 Vacant	9 Vacant	6 Vacant	5 Vacant	5 Vacant	7 Vacant	7 Vacant	7 Vacant	7 Vacant	11 Vacant	11 Vacant
23 Private Vacant Spaces	16 Private Vacant	10 Private Vacant	3 Private Vacant	1 Private Vacant	2 Private Vacant	2 Private Vacant	1 Private Vacant	2 Private Vacant	9 Private Vacant	13 Private Vacant	13 Private Vacant
E 8 Vacant Spaces	4 Vacant	3 Vacant	2 Vacant	2 Vacant	3 Vacant	4 Vacant	5 Vacant	6 Vacant	6 Vacant	6 Vacant	6 Vacant
1 Private ADA Vacant Spaces	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	0 ADA Vacant	1 ADA Vacant					
7 Private Vacant Spaces	6 Private Vacant	5 Private Vacant	5 Private Vacant	6 Private Vacant	6 Private Vacant	5 Private Vacant	5 Private Vacant	5 Private Vacant	4 Private Vacant	4 Private Vacant	4 Private Vacant
F 15 Vacant Spaces	7 Vacant	8 Vacant	4 Vacant	6 Vacant	8 Vacant	9 Vacant	7 Vacant	7 Vacant	9 Vacant	8 Vacant	8 Vacant
G 8 Vacant Spaces	3 Vacant	2 Vacant	4 Vacant	4 Vacant	5 Vacant	5 Vacant	5 Vacant	5 Vacant	8 Vacant	8 Vacant	8 Vacant
H 31 Vacant Spaces	0 Vacant	6 Vacant	10 Vacant	11 Vacant	12 Vacant	13 Vacant	12 Vacant	13 Vacant	26 Vacant	28 Vacant	28 Vacant
I 19 Vacant Spaces (Fire Department Only)	15 Vacant	16 Vacant	16 Vacant	15 Vacant	15 Vacant	9 Vacant	11 Vacant	11 Vacant	14 Vacant	16 Vacant	15 Vacant
J 31 Private Vacant Spaces	5 Vacant	13 Vacant	16 Vacant	16 Vacant	15 Vacant	15 Vacant	9 Vacant	13 Vacant	15 Vacant	18 Vacant	11 Vacant
2 Private ADA Vacant Spaces	2 ADA Vacant	1 ADA Vacant	2 ADA Vacant								
3 Vacant Spaces	1 Vacant	2 Vacant	2 Vacant	2 Vacant	2 Vacant	1 Vacant	2 Vacant				
K 4 Official Vacant Only	1 Official Vacant	0 Official Vacant	2 Official Vacant	2 Official Vacant	2 Official Vacant	2 Official Vacant	3 Official Vacant	4 Official Vacant	4 Official Vacant	3 Official Vacant	4 Official Vacant
L 90 Vacant Spaces	60 Vacant	53 Vacant	64 Vacant	57 Vacant	60 Vacant	57 Vacant	66 Vacant	70 Vacant	71 Vacant	77 Vacant	80 Vacant
4 ADA Vacant Spaces	4 ADA Vacant	4 ADA Vacant	4 ADA Vacant	2 ADA Vacant	0 ADA Vacant	0 ADA Vacant	4 ADA Vacant				
M 7 Private Vacant Spaces	3 Vacant	5 Vacant	5 Vacant	7 Vacant	3 Vacant	5 Vacant	3 Vacant	5 Vacant	6 Vacant	6 Vacant	5 Vacant
1 Private ADA Vacant Spaces	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	0 ADA Vacant	1 ADA Vacant					
N 29 Private Vacant Spaces	26 Vacant	25 Vacant	18 Vacant	12 Vacant	15 Vacant	13 Vacant	15 Vacant	22 Vacant	19 Vacant	16 Vacant	15 Vacant
O 5 Private Vacant Spaces	2 Vacant	4 Vacant	4 Vacant	5 Vacant	5 Vacant	5 Vacant	5 Vacant				
P 13 Vacant Spaces	13 Vacant	11 Vacant	8 Vacant	1 Vacant	1 Vacant	6 Vacant	5 Vacant	10 Vacant	10 Vacant	10 Vacant	11 Vacant
1 ADA Vacant Spaces	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	0 ADA Vacant	1 ADA Vacant					
Q 15 Vacant Spaces	14 Vacant	8 Vacant	6 Vacant	3 Vacant	4 Vacant	4 Vacant	7 Vacant	5 Vacant	8 Vacant	8 Vacant	6 Vacant
R 20 Vacant Spaces	11 Vacant	8 Vacant	8 Vacant	3 Vacant	6 Vacant	5 Vacant	6 Vacant	9 Vacant	10 Vacant	12 Vacant	8 Vacant
1 ADA Vacant Spaces	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant	0 ADA Vacant	1 ADA Vacant	0 ADA Vacant	0 ADA Vacant	0 ADA Vacant	1 ADA Vacant	1 ADA Vacant	1 ADA Vacant
S 11 Vacant Spaces	11 Vacant	8 Vacant	8 Vacant	7 Vacant	8 Vacant	8 Vacant	6 Vacant	7 Vacant	7 Vacant	8 Vacant	7 Vacant
2 ADA Vacant Spaces	2 ADA Vacant	1 ADA Vacant	1 ADA Vacant	2 ADA Vacant	0 ADA Vacant	2 ADA Vacant	2 ADA Vacant	1 ADA Vacant	2 ADA Vacant	2 ADA Vacant	2 ADA Vacant
T 1 Vacant Spaces	1 Vacant	0 Vacant	0 Vacant	1 Vacant							
1 ADA Vacant Spaces	1 ADA Vacant										
Total Private Vacant Spaces											
66 Private Vacant Spaces (Back of Buildings) East Side	42 Vacant	30 Vacant	17 Vacant	18 Vacant	17 Vacant	18 Vacant	21 Vacant	31 Vacant	38 Vacant	40 Vacant	
42 Private Vacant Spaces (Front of Buildings) West Side	32 Vacant	33 Vacant	26 Vacant	22 Vacant	20 Vacant	23 Vacant	23 Vacant	31 Vacant	28 Vacant	26 Vacant	
23 Municipal Services Vacant Spaces	16 Vacant	16 Vacant	18 Vacant	17 Vacant	17 Vacant	11 Vacant	14 Vacant	15 Vacant	18 Vacant	19 Vacant	19 Vacant
33 Private Vacant Spaces (Post Office)	7 Vacant	14 Vacant	18 Vacant	18 Vacant	17 Vacant	17 Vacant	11 Vacant	15 Vacant	17 Vacant	20 Vacant	13 Vacant
164 Total Private Parking Spaces	97 Vacant	93 Vacant	79 Vacant	75 Vacant	71 Vacant	69 Vacant	69 Vacant	84 Vacant	97 Vacant	105 Vacant	98 Vacant
Total Public Vacant Spaces											
78 Public Off-Street Vacant Spaces (Back of Buildings) East Side	24 Vacant	30 Vacant	28 Vacant	30 Vacant	35 Vacant	39 Vacant	38 Vacant	39 Vacant	58 Vacant	63 Vacant	58 Vacant
108 Public Off-Street Vacant Spaces (Front of Buildings) West Side	78 Vacant	69 Vacant	77 Vacant	61 Vacant	61 Vacant	64 Vacant	76 Vacant	85 Vacant	86 Vacant	92 Vacant	96 Vacant
63 Public On-Street Vacant Spaces	53 Vacant	36 Vacant	32 Vacant	25 Vacant	27 Vacant	31 Vacant	33 Vacant	30 Vacant	41 Vacant	43 Vacant	38 Vacant
249 Total Public Vacant Spaces	155 Vacant	135 Vacant	137 Vacant	116 Vacant	123 Vacant	134 Vacant	147 Vacant	154 Vacant	185 Vacant	198 Vacant	192 Vacant

TOTAL VEHICLES PARKED - BRIARCLIFF MANOR SATURDAY, JUNE 21, 2025					
Weather Time	Sunny 10:00 AM	Sunny 12:30 AM	Sunny 3:00 PM	Sunny 5:30 PM	Cloudy 7:00 PM
A 12 Parking Spaces	8 Parked	8 Parked	3 Parked	0 Parked	0 Parked
B 13 Private Parking Spaces	5 Private Parked	9 Private Parked	11 Private Parked	11 Private Parked	8 Private Parked
C 22 Private Parking Spaces	18 Private Parked	18 Private Parked	11 Private Parked	7 Private Parked	4 Private Parked
D 13 Parking Spaces 23 Private Parking Spaces	7 Parked 10 Private Parked	6 Parked 16 Private Parked	7 Parked 15 Private Parked	5 Parked 9 Private Parked	3 Parked 8 Private Parked
E 8 Parking Spaces 1 Private ADA Parking Spaces 7 Private Parking Spaces	4 Parked 0 ADA Parked 1 Private Parked	5 Parked 0 ADA Parked 0 Private Parked	3 Parked 0 ADA Parked 2 Private Parked	3 Parked 0 ADA Parked 0 Private Parked	4 Parked 0 ADA Parked 0 Private Parked
F 15 Parking Spaces	8 Parked	5 Parked	7 Parked	6 Parked	8 Parked
G 8 Parking Spaces	0 Parked	0 Parked	0 Parked	0 Parked	0 Parked
H 31 Parking Spaces	16 Parked 1 Village Vehicles	16 Parked 1 Village Vehicles	14 Parked 0 Village Vehicles	6 Parked 1 Village Vehicles	5 Parked 1 Village Vehicles
I 19 Parking Spaces (Fire Department Only)	5 Private Parked 2 Police Vehicle	6 Private Parked 2 Police Vehicle	2 Private Parked 3 Police Vehicle	1 Private Parked 3 Police Vehicle	1 Private Parked 3 Police Vehicle
J 31 Private Parking Spaces 2 Private ADA Parking Spaces	11 Private Parked 3 Mail Vehicles 0 ADA Parked	11 Private Parked 3 Mail Vehicles 0 ADA Parked	12 Private Parked 3 Mail Vehicles 0 ADA Parked	6 Private Parked 9 Mail Vehicles 0 ADA Parked	1 Private Parked 11 Mail Vehicles 0 ADA Parked
K 3 Parking Spaces 4 Official Parking Only	1 Parked 1 Offical Parked 0 Police Vehicle	1 Parked 0 Official Parked 2 Police Vehicle	2 Parked 0 Official Parked 1 Police Vehicle	2 Parked 0 Official Parked 0 Police Vehicle	2 Parked 0 Official Parked 1 Police Vehicle
L 90 Parking Spaces 4 ADA Parking Spaces	15 Parked 1 Village Vehicles 0 ADA Parked	17 Parked 3 Village Vehicles 0 ADA Parked	3 Parked 3 Village Vehicles 0 ADA Parked	3 Parked 3 Village Vehicles 0 ADA Parked	2 Parked 3 Village Vehicles 0 ADA Parked
M 7 Private Parking Spaces 1 Private ADA Parking Spaces	2 Private Parked 0 ADA Parked	4 Private Parked 0 ADA Parked	2 Private Parked 0 ADA Parked	0 Private Parked 0 ADA Parked	1 Private Parked 0 ADA Parked
N 29 Private Parking Spaces	9 Private Parked	18 Private Parked	8 Private Parked	14 Private Parked	24 Private Parked
O 5 Private Parking Spaces	3 Private Parked	2 Private Parked	2 Private Parked	0 Private Parked	0 Private Parked
P 13 Parking Spaces 1 ADA Parking Spaces	4 Parked 1 ADA Parked	11 Parked 0 ADA Parked	7 Parked 0 ADA Parked	0 Parked 0 ADA Parked	4 Parked 0 ADA Parked
Q 15 Parking Spaces	11 Parked	11 Parked	8 Parked	7 Parked	14 Parked
R 20 Parking Spaces 1 ADA Parking Spaces	19 Parked 0 ADA Parked	19 Parked 1 ADA Parked	9 Parked 0 ADA Parked	10 Parked 0 ADA Parked	17 Parked 0 ADA Parked
S 11 Parking Spaces 2 ADA Parking Spaces	6 Parked 0 ADA Parked	9 Parked 1 ADA Parked	2 Parked 1 ADA Parked	2 Parked 0 ADA Parked	6 Parked 0 ADA Parked
T 1 Parking Spaces 1 ADA Parking Spaces	0 Parked 0 ADA Spaces	0 Parked 0 ADA Spaces	0 Parked 0 ADA Spaces	0 Parked 0 ADA Spaces	0 Parked 0 ADA Spaces
Total Private Parked					
66 Private Parking Spaces (Back of Buildings) East Side	34 Parked	43 Parked	39 Parked	27 Parked	20 Parked
42 Private Parking Spaces (Front of Buildings) West Side	14 Parked	24 Parked	12 Parked	14 Parked	25 Parked
23 Municipal Services Parking Spaces	8 Parked	10 Parked	6 Parked	4 Parked	5 Parked
33 Private Parking Spaces (Post Office)	14 Parked	14 Parked	15 Parked	15 Parked	12 Parked
164 Total Private Parking Spaces	70 Parked	91 Parked	72 Parked	60 Parked	62 Parked
Total Public Parked					
78 Public Off-Street Parking Spaces (Back of Buildings) East Side	37 Parked	34 Parked	33 Parked	23 Parked	23 Parked
108 Public Off-Street Parking Spaces (Front of Buildings) West Side	21 Parked	31 Parked	13 Parked	6 Parked	9 Parked
63 Public On-Street Parking Spaces	44 Parked	49 Parked	23 Parked	19 Parked	37 Parked
249 Total Public Parking Spaces	102 Parked	114 Parked	69 Parked	48 Parked	69 Parked

TOTAL VACANT SPACES - BRIARCLIFF MANOR SATURDAY, JUNE 21, 2025					
Weather Time	Sunny 10:00 AM	Sunny 12:30 AM	Sunny 3:00 PM	Sunny 5:30 PM	Cloudy 7:00 PM
A 12 Vacant Spaces	4 Vacant	4 Vacant	9 Vacant	12 Vacant	12 Vacant
B 13 Private Vacant Spaces	8 Private Vacant	4 Private Vacant	2 Private Vacant	2 Private Vacant	5 Private Vacant
C 22 Private Vacant Spaces	4 Private Vacant	4 Private Vacant	11 Private Vacant	15 Private Vacant	18 Private Vacant
D 13 Vacant Spaces	6 Vacant	7 Vacant	6 Vacant	8 Vacant	10 Vacant
D 23 Private Vacant Spaces	13 Private Vacant	7 Private Vacant	8 Private Vacant	14 Private Vacant	15 Private Vacant
E 8 Vacant Spaces 1 Private ADA Vacant Spaces 7 Private Vacant Spaces	4 Vacant 1 ADA Vacant 6 Private Vacant	3 Vacant 1 ADA Vacant 7 Private Vacant	5 Vacant 1 ADA Vacant 5 Private Vacant	5 Vacant 1 ADA Vacant 7 Private Vacant	4 Vacant 1 ADA Vacant 7 Private Vacant
F 15 Vacant Spaces	7 Vacant	10 Vacant	8 Vacant	9 Vacant	7 Vacant
G 8 Vacant Spaces	8 Vacant				
H 31 Vacant Spaces	14 Vacant	14 Vacant	17 Vacant	24 Vacant	25 Vacant
I 19 Vacant Spaces (Fire Department Only)	12 Vacant	11 Vacant	14 Vacant	15 Vacant	15 Vacant
J 31 Private Vacant Spaces 2 Private ADA Vacant Spaces	17 Vacant 2 ADA Vacant	17 Vacant 2 ADA Vacant	16 Vacant 2 ADA Vacant	16 Vacant 2 ADA Vacant	19 Vacant 2 ADA Vacant
K 3 Vacant Spaces 4 Official Vacant Only	2 Vacant 3 Official Vacant	2 Vacant 2 Official Vacant	1 Vacant 3 Official Vacant	1 Vacant 4 Official Vacant	1 Vacant 3 Official Vacant
L 90 Vacant Spaces 4 ADA Vacant Spaces	74 Vacant 4 ADA Vacant	70 Vacant 4 ADA Vacant	84 Vacant 4 ADA Vacant	84 Vacant 4 ADA Vacant	85 Vacant 4 ADA Vacant
M 7 Private Vacant Spaces 1 Private ADA Vacant Spaces	5 Vacant 1 ADA Vacant	3 Vacant 1 ADA Vacant	5 Vacant 1 ADA Vacant	7 Vacant 1 ADA Vacant	6 Vacant 1 ADA Vacant
N 29 Private Vacant Spaces	20 Vacant	11 Vacant	21 Vacant	15 Vacant	5 Vacant
O 5 Private Vacant Spaces	2 Vacant	3 Vacant	3 Vacant	5 Vacant	5 Vacant
P 13 Vacant Spaces 1 ADA Vacant Spaces	9 Vacant 0 ADA Vacant	2 Vacant 1 ADA Vacant	6 Vacant 1 ADA Vacant	13 Vacant 1 ADA Vacant	9 Vacant 1 ADA Vacant
Q 15 Vacant Spaces	4 Vacant	4 Vacant	7 Vacant	8 Vacant	1 Vacant
R 20 Vacant Spaces 1 ADA Vacant Spaces	1 Vacant 1 ADA Vacant	1 Vacant 0 ADA Vacant	11 Vacant 1 ADA Vacant	10 Vacant 1 ADA Vacant	3 Vacant 1 ADA Vacant
S 11 Vacant Spaces 2 ADA Vacant Spaces	5 Vacant 2 ADA Vacant	2 Vacant 1 ADA Vacant	9 Vacant 1 ADA Vacant	9 Vacant 2 ADA Vacant	5 Vacant 2 ADA Vacant
T 1 Vacant Spaces 1 ADA Vacant Spaces	1 Vacant 1 ADA Vacant				
Total Private Vacant Spaces					
66 Private Vacant Spaces (Back of Buildings) East Side	32 Vacant	23 Vacant	27 Vacant	39 Vacant	46 Vacant
42 Private Vacant Spaces (Front of Buildings) West Side	28 Vacant	18 Vacant	30 Vacant	28 Vacant	17 Vacant
23 Municipal Services Vacant Spaces	15 Vacant	13 Vacant	17 Vacant	19 Vacant	18 Vacant
33 Private Vacant Spaces (Post Office)	19 Vacant	19 Vacant	18 Vacant	18 Vacant	21 Vacant
164 Total Private Parking Spaces	94 Vacant	73 Vacant	92 Vacant	104 Vacant	102 Vacant
Total Public Vacant Spaces					
78 Public Off-Street Vacant Spaces (Back of Buildings) East Side	41 Vacant	44 Vacant	45 Vacant	55 Vacant	55 Vacant
108 Public Off-Street Vacant Spaces (Front of Buildings) West Side	87 Vacant	77 Vacant	95 Vacant	102 Vacant	99 Vacant
63 Public On-Street Vacant Spaces	19 Vacant	14 Vacant	40 Vacant	44 Vacant	26 Vacant
249 Total Public Vacant Spaces	147 Vacant	135 Vacant	180 Vacant	201 Vacant	180 Vacant

ITE SHARED PARKING

Parking Hourly Distribution - General Urban/Suburban				
Land Use Code	217	220	822	Total Time of Day Parking Distribution
Land Use	Residential	Residential (Dense Multi-Use Urban)	Retail	
Time of Day	Weekday	Weekday	Monday-Thursday	
Size	38 Units	48 Units	10,570 SF	
Maximum Daily Parking Demand	48	76	47	110
12:00 - 1:00 AM	89.0%	89.0%	0.0%	
1:00 - 2:00 AM	89.0%	89.0%	0.0%	
2:00 - 3:00 AM	89.0%	89.0%	0.0%	
3:00 - 4:00 AM	89.0%	89.0%	0.0%	
4:00 - 5:00 AM	89.0%	89.0%	0.0%	
5:00 - 6:00 AM	100.0%	100.0%	0.0%	124
6:00 - 7:00 AM	97.0%	97.0%	0.0%	120
7:00 - 8:00 AM	84.0%	84.0%	0.0%	104
8:00 - 9:00 AM	58.0%	58.0%	19.0%	81
9:00 - 10:00 AM	55.0%	55.0%	33.0%	84
10:00 - 11:00 AM	47.0%	47.0%	47.0%	80
11:00 - 12:00 PM	55.0%	55.0%	55.0%	94
12:00 - 1:00 PM	55.0%	55.0%	89.0%	110
1:00 - 2:00 PM	55.0%	55.0%	100.0%	115
2:00 - 3:00 PM	42.0%	42.0%	73.0%	86
3:00 - 4:00 PM	45.0%	45.0%	73.0%	90
4:00 - 5:00 PM	47.0%	47.0%	66.0%	89
5:00 - 6:00 PM	50.0%	50.0%	70.0%	95
6:00 - 7:00 PM	68.0%	68.0%	75.0%	120
7:00 - 8:00 PM	58.0%	58.0%	70.0%	105
8:00 - 9:00 PM	58.0%	58.0%	54.0%	97
9:00 - 10:00 PM	61.0%	61.0%	48.0%	98
10:00 - 11:00 PM	74.0%	74.0%	0.0%	92
11:00 - 12:00 AM	84.0%	84.0%	0.0%	104

*Parking Distributions obtained from Institute of Transportation Engineers Parking Generation Manual, 6th Edition

Parking Hourly Distribution - General Urban/Suburban				
Land Use Code	217	220	822	Total Time of Day Parking Distribution
Land Use	Residential	Residential (Dense Multi-Use Urban)	Retail	
Time of Day	Friday	Friday	Friday	
Size	38 Units	48 Units	10,570 SF	
Maximum Daily Parking Demand	48	76	58	110
12:00 - 1:00 AM	89.0%	89.0%	0.0%	
1:00 - 2:00 AM	89.0%	89.0%	0.0%	
2:00 - 3:00 AM	89.0%	89.0%	0.0%	
3:00 - 4:00 AM	89.0%	89.0%	0.0%	
4:00 - 5:00 AM	89.0%	89.0%	0.0%	
5:00 - 6:00 AM	100.0%	100.0%	0.0%	
6:00 - 7:00 AM	97.0%	97.0%	0.0%	
7:00 - 8:00 AM	84.0%	84.0%	0.0%	
8:00 - 9:00 AM	58.0%	58.0%	19.0%	
9:00 - 10:00 AM	55.0%	55.0%	40.0%	
10:00 - 11:00 AM	47.0%	47.0%	44.0%	
11:00 - 12:00 PM	55.0%	55.0%	52.0%	
12:00 - 1:00 PM	55.0%	55.0%	96.0%	
1:00 - 2:00 PM	55.0%	55.0%	96.0%	
2:00 - 3:00 PM	42.0%	42.0%	84.0%	
3:00 - 4:00 PM	45.0%	45.0%	52.0%	
4:00 - 5:00 PM	47.0%	47.0%	50.0%	
5:00 - 6:00 PM	50.0%	50.0%	63.0%	
6:00 - 7:00 PM	68.0%	68.0%	49.0%	
7:00 - 8:00 PM	58.0%	58.0%	100.0%	
8:00 - 9:00 PM	58.0%	58.0%	94.0%	
9:00 - 10:00 PM	61.0%	61.0%	73.0%	
10:00 - 11:00 PM	74.0%	74.0%	0.0%	
11:00 - 12:00 AM	84.0%	84.0%	0.0%	

*Parking Distributions obtained from Institute of Transportation Engineers Parking Generation Manual, 6th Edition

Parking Hourly Distribution - General Urban/Suburban				
Land Use Code	217	220	822	Total Time of Day Parking Distribution
Land Use	Residential	Residential (Dense Multi-Use Urban)	Retail	
Time of Day	Saturday	Saturday	Saturday	
Size	38 Units	48 Units	10,570 SF	
Maximum Daily Parking Demand	48	69	46	117
12:00 - 1:00 AM	100.0%	100.0%	0.0%	
1:00 - 2:00 AM	100.0%	100.0%	0.0%	
2:00 - 3:00 AM	100.0%	100.0%	0.0%	
3:00 - 4:00 AM	100.0%	100.0%	0.0%	
4:00 - 5:00 AM	100.0%	100.0%	0.0%	
5:00 - 6:00 AM	92.0%	92.0%	0.0%	108
6:00 - 7:00 AM	92.0%	92.0%	0.0%	108
7:00 - 8:00 AM	84.0%	84.0%	0.0%	98
8:00 - 9:00 AM	76.0%	76.0%	0.0%	89
9:00 - 10:00 AM	81.0%	81.0%	38.0%	112
10:00 - 11:00 AM	78.0%	78.0%	55.0%	117
11:00 - 12:00 PM	86.0%	86.0%	66.0%	131
12:00 - 1:00 PM	81.0%	81.0%	85.0%	134
1:00 - 2:00 PM	73.0%	73.0%	100.0%	131
2:00 - 3:00 PM	70.0%	70.0%	96.0%	126
3:00 - 4:00 PM	49.0%	49.0%	79.0%	94
4:00 - 5:00 PM	51.0%	51.0%	66.0%	90
5:00 - 6:00 PM	46.0%	46.0%	64.0%	83
6:00 - 7:00 PM	43.0%	43.0%	67.0%	81
7:00 - 8:00 PM	49.0%	49.0%	70.0%	90
8:00 - 9:00 PM	59.0%	59.0%	70.0%	101
9:00 - 10:00 PM	62.0%	62.0%	51.0%	96
10:00 - 11:00 PM	76.0%	76.0%	0.0%	89
11:00 - 12:00 AM	86.0%	86.0%	0.0%	101

*Parking Distributions obtained from Institute of Transportation Engineers Parking Generation Manual, 6th Edition

ULI SHARED PARKING

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Project:

Description:

Shared Parking Demand Summary																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											8 PM	December		10 PM	December	
Retail																		
Retail (<400 ksf) Employee	10,570	sf GLA	2.90 0.70	100% 100%	98% 95%	2.85 0.66	ksf GLA	3.20 0.80	100% 100%	99% 96%	3.16 0.77	ksf GLA	85% 90%	100% 100%	26 7	35% 45%	100% 100%	12 4
Food and Beverage																		
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Urban Studio Efficiency 1 Bedroom 2 Bedrooms 3+ Bedrooms Reserved Visitor	38 48	units units units units res spaces units	0.85 0.90 1.65 2.50 0.00 0.10	100% 100% 100% 100% 100% 100%	100% 100% 100% 100% 100% 100%	0.85 0.90 1.65 2.50 0.00 0.10	unit unit unit unit unit unit	0.85 0.90 1.65 2.50 0.00 0.15	100% 100% 100% 100% 100% 100%	100% 100% 100% 100% 100% 100%	0.85 0.90 1.65 2.50 0.00 0.15	unit unit unit unit unit unit	80% 80% 80% 80% 100% 100%	100% 100% 100% 100% 100% 100%	- 28 64 - - 9	0% 85% 85% 85% 85% 100%	100% 100% 100% 100% 100% 100%	- 30 68 - - 13
Office																		
Additional Land Uses												Customer/Visitor Employee/Resident Reserved Total			Customer Employee/Resident Reserved Total			
												Customer/Visitor Employee/Resident Reserved Total	35 99 - 134	Customer Employee/Resident Reserved Total			25 102 - 126	

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