

Appendix J4 Parking Demand Rate Memorandum

Appendices

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MEMORANDUM

Date: October 18, 2017
To: Jason Golding (City of Duarte), Nicole Morse and Nick Pergakes (Placeworks)
From: John Muggridge and Spencer Reed, Fehr & Peers
Subject: **City of Hope Parking Demand Rate**

LA14-2644

Fehr & Peers has been retained by the City of Duarte to prepare a detailed traffic impact analysis for the City of Hope Campus Master Plan. As part of the process, Fehr & Peers contracted with a data collection firm to conduct parking supply and demand counts for parking locations on the City of Hope campus. Along with population estimates provided for the City of Hope campus, the parking demand counts were utilized to develop parking demand rates for the Patient/Resident population group and Employee/Physician population group on the campus. The following summarizes the data collection process and results.

PARKING SUPPLY AND DEMAND COUNTS

Parking supply and demand counts were conducted at the 20 separate parking locations identified on the City of Hope campus. Figure 1 identifies the location of these parking locations. Parking counts were conducted during the following time periods:

- Tuesday (11/17/15) at 11:00 PM
- Wednesday (11/18/15) at 10:00 AM to 3:00 PM

A summary of the observed parking demand for each hour can be found in Table 1. Peak parking demand occurred from 11:00 AM – 12:00 PM, with a total of 3,173 vehicles parked. Table 2 identifies the peak parking supply, demand, and utilization (percent of total). Table 2 also identifies the total supply, demand, and utilization for the various types of parking spaces (patient/visitor, hospitality,



physician, and employee) on the campus. The Patient/Resident group had a peak parking demand of 697 spaces and the Employee/Physician group had a peak parking demand of 2,476 spaces.

POPULATION

In June 2016, City of Hope Staff provided Fehr & Peers with existing population information (number of patients and employees) on the City of Hope campus between the dates of November 17, 2015 to November 19, 2015. Table 3 provides a summary of the population on the campus on November 18, 2015 and identifies the population of the Patient/Resident group and the Employee/Physician group. The City of Hope campus had a population of 6,423 persons on that day with 1,062 persons in the Patient/Resident group and 5,361 persons in the Employee/Physician group.

PARKING DEMAND RATES

Parking demand rates were developed for Patient/Resident group and Employee/Physician group using peak hour parking demand data collected on the campus found in Table 2 and population information provided by the City of Hope found in Table 3).

The peak demand for the Patient/Resident group and Employee/Physician group was determined by dividing the population of each group by the peak parking demand for the group. A summary of these parking rates is shown in Table 4. The parking demand rate for the Patient/Resident group was determined to be 0.66 spaces/person and the parking demand rate for the Employee/Physician group was determined to be 0.46 spaces/person.



Figure 1
City of Hope Parking Lots



**TABLE 1
CITY OF HOPE CAMPUS PARKING DEMAND**

Lot	11:00 PM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM
2240 Buena Vista	16	104	101	86	91	93	87
2144 Buena Vista	23	54	56	50	46	58	52
Lot D Ancillary	2	15	84	88	84	73	64
Lot D	3	404	409	396	408	396	381
Population Sciences	0	80	83	83	80	79	70
Lot E	10	368	367	361	370	365	350
Utah	3	13	12	11	12	11	10
CBG	18	30	32	31	30	28	28
Lot F	31	91	94	99	106	108	105
Lot G	45	237	244	246	241	243	241
Hope Village	2	4	3	3	2	3	2
Lot A	54	645	647	634	598	618	584
Lot A Ancillary	0	284	279	280	277	271	246
Hospital Zone-Valet East	2	4	6	4	2	5	7
Hospital Zone-Valet West	15	19	18	19	19	19	19
Hospital Zone-Personnel Rd	6	18	18	18	18	17	18
Hospital Zone-Tree Ln	11	18	18	19	18	18	20
Hospital Zone-Tree Ln Lot	13	19	20	20	20	20	20
Lot B	6	112	117	113	112	112	111
Lot C	53	569	565	567	569	562	533
Total	313	3088	3173	3128	3103	3099	2948

Note:

Parking demand was observed on November 17, 2017 at 11:00 PM and on November 18, 2017 from 10:00 AM to 3:00 PM

Number indicates the total number of parking spaces occupied (demanded)

**TABLE 2
CITY OF HOPE CAMPUS PEAK HOUR PARKING DEMAND AND UTILIZATION**

Peak Hour Parking Demand and Utilization by Lot			
Lot	Supply	11:00 AM - 12:00 PM Demand	Utilization
2240 Buena Vista	118	101	86%
2144 Buena Vista	152	56	37%
Lot D Ancillary [a]	188	84	45%
Lot D	409	409	100%
Population Sciences	85	83	98%
Lot E	374	367	98%
Utah	14	12	86%
CBG	33	32	97%
Lot F	114	94	82%
Lot G	250	244	98%
Hope Village	9	3	33%
Lot A	647	647	100%
Lot A Ancillary [a]	290	279	96%
Hospital Zone-Valet East	6	6	100%
Hospital Zone-Valet West	20	18	90%
Hospital Zone-Personnel Rd	18	18	100%
Hospital Zone-Tree Ln	25	18	72%
Hospital Zone-Tree Ln Lot	20	20	100%
Lot B	117	117	100%
Lot C	593	565	95%
Total Excluding Ancillary	3004	2810	94%
Total Including Ancillary	3482	3173	91%
Peak Hour Parking Demand and Utilization by Space Type			
Parking Space Type	Supply	11:00 AM - 12:00 PM Demand	Utilization
Patient/Visitor	711	681	96%
Hospitality	23	16	70%
Physicians	103	102	99%
Employee	2645	2374	90%
Total	3482	3173	91%
Peak Hour Parking Demand and Utilization by Group			
Group	Supply	11:00 AM - 12:00 PM Demand	Utilization
Patients/Residents	734	697	95%
Employees/Physicians	2748	2476	90%
Total	3482	3173	91%

Note:

[a] - Parking supply estimated.

**TABLE 3
CITY OF HOPE CAMPUS POPULATION**

Population by Type	
Population Type	Amount
Inpatients	175
Outpatients	847
Full-Time Employees	3080
Part-Time Employees	553
Contractors	1310
Physicians	418
Residents	40
Total	6423
Population by Group	
Group	Amount
Patients/Residents	1062
Employees/Physicians	5361
Total	6423

Note:

Population data for November 18, 2015

Responses to Fehr & Peers Population Data Collection Request
dated 4/13/16 Memorandum (City of Hope, June 17, 2016)

TABLE 4
CITY OF HOPE CAMPUS PARKING DEMAND RATES

Group	Population	11:00 AM - 12:00 PM Demand	Parking Demand Rate
Patients/Residents	1062	697	0.66
Employees/Physicians	5361	2476	0.46