



TRAFFIC ENGINEERING REPORT

**MARCH 4, 2022
Project No. M22-101
415 Northern Boulevard
Russell Gardens, New York**

PROJECT SUMMARY

Applicant: East Coast Management LLC

Zoning: Business District

NC Tax Map No. Section 2, Block 242, Lot 209

Existing Land Use: 11,520 sf – Medical Office

Location: 415 Northern Boulevard
North-east corner of Northern Blvd and Merrivale Rd

Site Area: 22,027 square feet

Parking Required: 77 Parking Spaces

Parking Provided: 43 Parking Spaces

Site Plan prepared by: Circle Planning and Design
71-A Cuttermill Road
Great Neck, New York 11021

INTRODUCTION

Our office conducted an analysis of the subject property located at 415 Northern Boulevard, in the Village of Russell Gardens. The property is 22,027 square feet in size. The property is located in the Business Zoning District. The site is fully developed with a medical office building with a gross floor area of 11,520 square feet. According to Nassau County Records, the building was built in 1964 (over 55 years ago).

The building consists of three floors. The upper floor is 4,160 square feet, the ground floor is 3,960 square feet and the lower level is 3,400 square feet (11,520 sf in total). The upper floor is currently occupied by Passes Dental Care. The ground level is occupied by CityMD. The lower level of the building is currently vacant. The applicant seeks approval to occupy the existing lower level of the building with medical office space. In accordance with the Village zoning code the building requires 77 parking spaces. The site provides 43 parking spaces.

Due to the configuration of the subject site the applicant is not able to comply with the parking requirements. The applicant is seeking a parking variance in connection with the proposed improvements.

PARKING REQUIREMENTS

Code of the Village of Russell Gardens
 Chapter 60. Zoning, Article VII. Business District
 § 60-48 Off-street parking facilities

Medical office or other medical use	1 for each 150 gross square feet of floor area
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$$\text{Existing Medical Office} \quad 11,520 \text{ sf} \quad \times \quad 1/150 \quad = \quad 77$$

The Village Code also includes a parking requirement of one parking space for each 200 square feet of (general) office and a parking requirement of one parking space for each 200 square feet for all other nonresidential, commercial and business uses.

$$\text{"General Office"} \quad 11,520 \text{ sf} \quad \times \quad 1/200 \quad = \quad 58$$

As shown, the medical office use increases the number of parking spaces required by code. However, in either case the subject site requires a parking variance.

HOURS OF OPERATION

The building consists of three tenant spaces. These spaces are currently occupied by Passes Dental Care, CityMD and the tenant scheduled to occupy the lower level. The occupancy of the building as medical office and/or potential occupancy as general office will require a parking variance from the Village of Russell Gardens, despite the fact that the building has been in operation for over 50 years.

	Passes Dental Care	CityMD	Proposed Tenant (Urologist)
Monday	7:00 am – 4:00 pm (every other Monday)	9 am – 9:00 pm	10 am – 4:00 pm
Tuesday	10 am – 7:00 pm	9 am – 9:00 pm	---
Wednesday	10 am – 7:00 pm	9 am – 9:00 pm	10 am – 4:00 pm
Thursday	9 am – 6:00 pm	9 am – 9:00 pm	---
Friday	7 am – 4:00 pm	9 am – 9:00 pm	10 am – 4:00 pm
Saturday	8 – 2:00 pm	9 am – 5:00 pm	---
Sunday	---	9 am – 5:00 pm	---

Source: Passes Dental Care – passesdentalcare.com/contact/

CityMD – citymd.com/urgent-care-locations/ny/long-island/great-neck/204

Proposed Tenant hours provided by applicant

NUMBER OF EMPLOYEES

The parking generated by employees of Passes Dental Care and CityMD are included within the counts collected for this report. The proposed tenant is anticipated to have 3 employees on-site during peak times. One parked vehicle for each employee of the proposed tenant represents the maximum peak parking demand which may be overly conservative as one or more of these employees may carpool, walk, use public transit or take a car service.

PARKING GENERATION

The upper level and ground level of the building are currently occupied. The parking generation associated with these medical offices is reflected in the counts collected for this project.

The potential parking demand generated by the vacant office space was calculated using the data compiled by the Institute of Transportation Engineers (ITE) in the 5th Edition Parking Generation Manual, 2019. The Parking Generation Manual is considered the industry standard for traffic engineering studies. The parking generation of the proposed medical office was calculated using the ITE Land Use Code 720. The independent variable used in the calculation is the “gross floor area” in units of 1,000 square feet.

ITE Peak Parking Demand:

Vacant Space:	3,400 sf – medical office	x	1/310	=	11
Total Gross Floor Area:	11,520 sf – medical office	x	1/310	=	37

PARKING PROVIDED

The subject site consists of 11,520 square feet of gross floor area and provides 43 parking spaces. This equates to a parking ratio of one parking space for each 270 square feet of gross floor area.

Parking Provided:	11,520 sf – medical office	x	1/270	=	43
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PARKING OBSERVATIONS

Our office conducted a parking occupancy study of the subject site and surrounding area to evaluate the existing parking conditions. Parking occupancy counts were performed on Tuesday, Wednesday, Thursday and Saturday, in January of 2022. Counts were collected from 12:00 pm to 3:00 pm and from 4:00 pm to 7:00 pm. The detailed results of our analysis are shown on tables 1 through 6, attached hereto.

Counts were also collected along Northern Boulevard in proximity to the subject site. Parking along Northern Boulevard in proximity to the subject site is generally limited to 90 Minutes Parking from 8AM to 6PM Monday through Friday.

Melbourne Road is a residential street located to the north of the property, which runs parallel to Northern Boulevard. The homes along the south side of Melbourne Road abut the commercial properties located on Northern Boulevard. Parking restrictions along Melbourne Road range from 2 Hours to 4 Hours between the hours of 8AM and 2AM. No parking is permitted on Melbourne Road from 2AM to 8AM.

UPDATED PARKING OBSERVATIONS

A public hearing concerning the requested area (parking) variance was held on Tuesday, February 8, 2022. Our office was asked to provide additional parking count data on weekday mornings. In connection with this request, parking occupancy counts were performed on Tuesday, Wednesday and Thursday February 15th, 16th and 17th of 2022. Counts were collected from 9:00 am to 12:00 pm. The detailed results of our analysis are shown on tables A, B and C, attached hereto.

The previous parking counts and updated counts were collected on the subject site, along Northern Boulevard and along Melbourne Road. The following table provides a summary of the existing and future parking occupancy on the subject site.

	Time Period	Parking Generation Existing Tenants	Parking Generation Proposed Tenant	Total Parking Generation
Tuesday 01-25-2022	12 – 3:00 pm	26	11	37
	4 – 7:00 pm	24	11	35
Wednesday 01-26-2022	12 – 3:00 pm	29	11	40
Thursday 01-27-2022	12 – 3:00 pm	23	11	34
	4 – 7:00 pm	15	11	26
Saturday 01-22-2022	12 – 3:00 pm	14	11	25
Tuesday 02-15-2022	9 – 12:00 pm	18	11	29
Wednesday 02-16-2022	9 – 12:00 pm	19	11	30
Thursday 02-17-2022	9 – 12:00 pm	23	11	34
Average	---	21	11	32

* To provide a conservative analysis the parking generated by the proposed tenant is shown on all days and during all time frames.

FINDINGS

The subject site is currently occupied by a City MD medical office. This office is currently providing COVID-19 testing. Due to the ongoing pandemic the office is experiencing an unusually high level of activity. This is causing an increase in the parking demand associated with the CityMD office space.

During periods of peak demand, the site generated an average of 21 parked vehicle with a peak of approximately 30 parked vehicles. The site plan indicates a total of 43 parking spaces, providing a reserve capacity of 13 to 22 parking spaces.

CONCLUSIONS

The applicant is seeking a parking variance in connection with the proposed improvements. The applicant seeks approval to occupy the existing lower level of the building with medical office space.

The site has been fully developed with a commercial building for over 55 years. The proposed medical office will be one of three medical offices within the existing building. The granting of this application will not create an undesirable change in the character of the neighborhood or a detriment to nearby properties.

Due to the configuration of the subject site the applicant is not able to provide the required number of on-site parking spaces. The applicant has no feasible method to achieve the requested relief, other than an area (parking) variance.

The requested approval is not substantial. The proposed improvements relate to 3,400 square feet within the existing building. If this space was occupied by general office space it would require 17 parking spaces. If as proposed this space is occupied by medical office it will require 23 parking spaces. The requested parking variance for this space is 6 parking spaces.

The proposed application will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Our analysis shows that the parking provided on the subject site is adequate to accommodate the proposed medical office space on the lower level. Our analysis also indicates availability of parking along Northern Boulevard to handle potential overflow parking.

It is important to note that, the parking demand associated with the existing medical office includes the increased demand associated with the ongoing COVID-19 pandemic.

The alleged difficulty is not self-created. The existing building has operated with the existing parking for over 55 years. The subject site will require a parking variance regardless of the type of office tenants occupying the building.

It is our professional opinion that the granting of this application will not result in traffic congestion or create undue on-street parking. If you have any questions or require additional information, please feel free to contact our office.

Sincerely,
MULRYAN ENGINEERING, P.C.

Sean P. Mulryan

Sean P. Mulryan, P.E.
President

ⁱ It is a violation of New York State Education Law Section 7209.2 for any person, unless acting under the direction of a licensed professional engineer, to alter these documents in any way. If altered, the altering engineer shall affix to these documents his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

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**Parking Observations taken on:
 Tuesday, February 15, 2022**

OCCUPIED PARKING SPACES

Parking Areas / Parking Capacity		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	Average
Subject Site Reserved	17	0	1	11	11	13	11	12	8
Subject Site ADA Reserved	2	0	0	0	1	0	0	0	0
Subject Site Un-Reserved	23	9	11	10	9	10	10	13	10
Northern Boulevard Merrivale to Wensley (N)	24	15	17	22	18	18	20	20	19
Northern Boulevard Merrivale to Wensley (S)	21	11	7	15	16	15	18	16	14
Northern Boulevard Merrivale to Tain (N)	33	17	17	19	19	26	23	25	21
Northern Boulevard Merrivale to Tain (S)	22	11	13	15	17	20	20	18	16
Melbourne Road Merrivale to Wensley	46	2	2	2	2	2	2	2	2
Melbourne Road Merrivale to Tain	50	11	9	10	9	11	10	10	10
	238	76	77	104	102	115	114	116	101

AVAILABLE PARKING SPACES

Parking Areas / Parking Capacity		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	Average
Subject Site Reserved	17	17	16	6	6	4	6	5	9
Subject Site ADA Reserved	2	2	2	2	1	2	2	2	2
Subject Site Un-Reserved	23	14	12	13	14	13	13	10	13
Northern Boulevard Merrivale to Wensley (N)	24	9	7	2	6	6	4	4	5
Northern Boulevard Merrivale to Wensley (S)	21	10	14	6	5	6	3	5	7
Northern Boulevard Merrivale to Tain (N)	33	16	16	14	14	7	10	8	12
Northern Boulevard Merrivale to Tain (S)	22	11	9	7	5	2	2	4	6
Melbourne Road Merrivale to Wensley	46	44	44	44	44	44	44	44	44
Melbourne Road Merrivale to Tain	50	39	41	40	41	39	40	40	40
	238	162	161	134	136	123	124	122	137

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**Parking Observations taken on:
 Wednesday, February 16, 2022**

OCCUPIED PARKING SPACES

Parking Areas / Parking Capacity		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	Average
Subject Site Reserved	17	0	4	9	9	11	11	11	8
Subject Site ADA Reserved	2	0	0	0	0	0	0	0	0
Subject Site Un-Reserved	23	10	7	13	13	12	11	12	11
Northern Boulevard Merrivale to Wensley (N)	24	16	15	20	20	21	24	21	20
Northern Boulevard Merrivale to Wensley (S)	21	10	12	9	12	17	17	13	13
Northern Boulevard Merrivale to Tain (N)	33	17	17	19	23	22	25	25	21
Northern Boulevard Merrivale to Tain (S)	22	13	15	13	11	15	15	17	14
Melbourne Road Merrivale to Wensley	46	2	2	2	2	2	2	2	2
Melbourne Road Merrivale to Tain	50	9	8	8	8	10	10	11	9
	238	77	80	93	98	110	115	112	98

AVAILABLE PARKING SPACES

Parking Areas / Parking Capacity		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	Average
Subject Site Reserved	17	17	13	8	8	6	6	6	9
Subject Site ADA Reserved	2	2	2	2	2	2	2	2	2
Subject Site Un-Reserved	23	13	16	10	10	11	12	11	12
Northern Boulevard Merrivale to Wensley (N)	24	8	9	4	4	3	0	3	4
Northern Boulevard Merrivale to Wensley (S)	21	11	9	12	9	4	4	8	8
Northern Boulevard Merrivale to Tain (N)	33	16	16	14	10	11	8	8	12
Northern Boulevard Merrivale to Tain (S)	22	9	7	9	11	7	7	5	8
Melbourne Road Merrivale to Wensley	46	44	44	44	44	44	44	44	44
Melbourne Road Merrivale to Tain	50	41	42	42	42	40	40	39	41
	238	161	158	145	140	128	123	126	140

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**Parking Observations taken on:
 Thursday, February 17, 2022**

OCCUPIED PARKING SPACES

Parking Areas / Parking Capacity		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	Average
Subject Site Reserved	17	4	8	12	11	11	13	12	10
Subject Site ADA Reserved	2	0	0	0	1	1	1	0	0
Subject Site Un-Reserved	23	10	14	15	12	12	12	13	13
Northern Boulevard Merrivale to Wensley (N)	24	19	20	22	20	23	23	21	21
Northern Boulevard Merrivale to Wensley (S)	21	5	6	16	17	18	18	16	14
Northern Boulevard Merrivale to Tain (N)	33	17	17	19	20	21	23	22	20
Northern Boulevard Merrivale to Tain (S)	22	13	12	13	15	15	17	16	14
Melbourne Road Merrivale to Wensley	46	3	3	3	3	5	5	4	4
Melbourne Road Merrivale to Tain	50	8	8	10	9	8	8	9	9
	238	79	88	110	108	114	120	113	105

AVAILABLE PARKING SPACES

Parking Areas / Parking Capacity		9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	Average
Subject Site Reserved	17	13	9	5	6	6	4	5	7
Subject Site ADA Reserved	2	2	2	2	1	1	1	2	2
Subject Site Un-Reserved	23	13	9	8	11	11	11	10	10
Northern Boulevard Merrivale to Wensley (N)	24	5	4	2	4	1	1	3	3
Northern Boulevard Merrivale to Wensley (S)	21	16	15	5	4	3	3	5	7
Northern Boulevard Merrivale to Tain (N)	33	16	16	14	13	12	10	11	13
Northern Boulevard Merrivale to Tain (S)	22	9	10	9	7	7	5	6	8
Melbourne Road Merrivale to Wensley	46	43	43	43	43	41	41	42	42
Melbourne Road Merrivale to Tain	50	42	42	40	41	42	42	41	41
	238	159	150	128	130	124	118	125	133

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**Parking Observations taken on:
 Tuesday, January 25, 2022**

OCCUPIED PARKING SPACES

Parking Areas / Parking Capacity		12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	Average
Subject Site Reserved	17	14	14	10	10	9	12	15	12
Subject Site ADA Reserved	2	0	0	0	0	0	0	0	0
Subject Site Un-Reserved	23	18	18	14	10	13	13	12	14
Northern Boulevard Merrivale to Wensley (N)	24	20	21	22	21	23	23	20	21
Northern Boulevard Merrivale to Wensley (S)	21	15	15	15	15	15	16	20	16
Northern Boulevard Merrivale to Tain (N)	33	26	26	25	25	26	27	28	26
Northern Boulevard Merrivale to Tain (S)	22	18	18	19	20	23	21	20	20
Melbourne Road Merrivale to Wensley	46	4	4	4	4	4	4	2	4
Melbourne Road Merrivale to Tain	50	12	12	11	11	10	11	9	11
	238	127	128	120	116	123	127	126	124

AVAILABLE PARKING SPACES

Parking Areas / Parking Capacity		12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	Average
Subject Site Reserved	17	3	3	7	7	8	5	2	5
Subject Site ADA Reserved	2	2	2	2	2	2	2	2	2
Subject Site Un-Reserved	23	5	5	9	13	10	10	11	9
Northern Boulevard Merrivale to Wensley (N)	24	4	3	2	3	1	1	4	3
Northern Boulevard Merrivale to Wensley (S)	21	6	6	6	6	6	5	1	5
Northern Boulevard Merrivale to Tain (N)	33	7	7	8	8	7	6	5	7
Northern Boulevard Merrivale to Tain (S)	22	4	4	3	2	0	1	2	2
Melbourne Road Merrivale to Wensley	46	42	42	42	42	42	42	44	42
Melbourne Road Merrivale to Tain	50	38	38	39	39	40	39	41	39
	238	111	110	118	122	116	111	112	114

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**Parking Observations taken on:
 Tuesday, January 25, 2022**

OCCUPIED PARKING SPACES

Parking Areas / Parking Capacity		4:00 PM	4:30 PM	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	Average
Subject Site Reserved	17	15	14	15	16	14	12	11	14
Subject Site ADA Reserved	2	1	1	0	0	0	0	0	0
Subject Site Un-Reserved	23	11	10	10	11	11	11	8	10
Northern Boulevard Merrivale to Wensley (N)	24	19	18	17	15	15	15	11	16
Northern Boulevard Merrivale to Wensley (S)	21	15	14	13	13	13	15	7	13
Northern Boulevard Merrivale to Tain (N)	33	27	27	26	25	28	29	26	27
Northern Boulevard Merrivale to Tain (S)	22	19	20	19	20	19	21	20	20
Melbourne Road Merrivale to Wensley	46	1	1	1	1	3	4	2	2
Melbourne Road Merrivale to Tain	50	6	6	6	5	5	8	9	6
	238	114	111	107	106	108	115	94	108

AVAILABLE PARKING SPACES

Parking Areas / Parking Capacity		4:00 PM	4:30 PM	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	Average
Subject Site Reserved	17	2	3	2	1	3	5	6	3
Subject Site ADA Reserved	2	1	1	2	2	2	2	2	2
Subject Site Un-Reserved	23	12	13	13	12	12	12	15	13
Northern Boulevard Merrivale to Wensley (N)	24	5	6	7	9	9	9	13	8
Northern Boulevard Merrivale to Wensley (S)	21	6	7	8	8	8	6	14	8
Northern Boulevard Merrivale to Tain (N)	33	6	6	7	8	5	4	7	6
Northern Boulevard Merrivale to Tain (S)	22	3	2	3	2	3	1	2	2
Melbourne Road Merrivale to Wensley	46	45	45	45	45	43	42	44	44
Melbourne Road Merrivale to Tain	50	44	44	44	45	45	42	41	44
	238	124	127	131	132	130	123	144	130

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**Parking Observations taken on:
 Wednesday, January 26, 2022**

OCCUPIED PARKING SPACES

Parking Areas / Parking Capacity		12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	Average
Subject Site Reserved	17	16	15	15	16	16	16	14	15
Subject Site ADA Reserved	2	0	0	0	0	0	0	0	0
Subject Site Un-Reserved	23	15	14	15	14	16	14	13	14
Northern Boulevard Merrivale to Wensley (N)	24	22	21	22	20	21	20	21	21
Northern Boulevard Merrivale to Wensley (S)	21	11	10	10	12	15	15	11	12
Northern Boulevard Merrivale to Tain (N)	33	21	23	25	27	30	29	33	27
Northern Boulevard Merrivale to Tain (S)	22	22	22	21	21	23	25	26	23
Melbourne Road Merrivale to Wensley	46	3	3	3	2	3	4	5	3
Melbourne Road Merrivale to Tain	50	8	8	8	9	8	7	7	8
	238	118	116	119	121	132	130	130	124

AVAILABLE PARKING SPACES

Parking Areas / Parking Capacity		12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	Average
Subject Site Reserved	17	1	2	2	1	1	1	3	2
Subject Site ADA Reserved	2	2	2	2	2	2	2	2	2
Subject Site Un-Reserved	23	8	9	8	9	7	9	10	9
Northern Boulevard Merrivale to Wensley (N)	24	2	3	2	4	3	4	3	3
Northern Boulevard Merrivale to Wensley (S)	21	10	11	11	9	6	6	10	9
Northern Boulevard Merrivale to Tain (N)	33	12	10	8	6	3	4	0	6
Northern Boulevard Merrivale to Tain (S)	22	0	0	1	1	0	0	0	0
Melbourne Road Merrivale to Wensley	46	43	43	43	44	43	42	41	43
Melbourne Road Merrivale to Tain	50	42	42	42	41	42	43	43	42
	238	120	122	119	117	107	111	112	115

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**Parking Observations taken on:
 Thursday, January 27, 2022**

OCCUPIED PARKING SPACES

Parking Areas / Parking Capacity		12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	Average
Subject Site Reserved	17	13	14	10	9	10	9	11	11
Subject Site ADA Reserved	2	0	0	0	0	0	0	0	0
Subject Site Un-Reserved	23	9	11	9	13	14	13	14	12
Northern Boulevard Merrivale to Wensley (N)	24	20	18	20	19	17	21	21	19
Northern Boulevard Merrivale to Wensley (S)	21	16	19	17	17	16	20	19	18
Northern Boulevard Merrivale to Tain (N)	33	24	28	27	29	27	25	23	26
Northern Boulevard Merrivale to Tain (S)	22	13	19	16	17	21	21	18	18
Melbourne Road Merrivale to Wensley	46	3	3	4	4	3	7	7	4
Melbourne Road Merrivale to Tain	50	15	11	13	14	12	8	6	11
	238	113	123	116	122	120	124	119	120

AVAILABLE PARKING SPACES

Parking Areas / Parking Capacity		12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	Average
Subject Site Reserved	17	4	3	7	8	7	8	6	6
Subject Site ADA Reserved	2	2	2	2	2	2	2	2	2
Subject Site Un-Reserved	23	14	12	14	10	9	10	9	11
Northern Boulevard Merrivale to Wensley (N)	24	4	6	4	5	7	3	3	5
Northern Boulevard Merrivale to Wensley (S)	21	5	2	4	4	5	1	2	3
Northern Boulevard Merrivale to Tain (N)	33	9	5	6	4	6	8	10	7
Northern Boulevard Merrivale to Tain (S)	22	9	3	6	5	1	1	4	4
Melbourne Road Merrivale to Wensley	46	43	43	42	42	43	39	39	42
Melbourne Road Merrivale to Tain	50	35	39	37	36	38	42	44	39
	238	125	115	122	116	118	114	119	118

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**Parking Observations taken on:
 Thursday, January 27, 2022**

OCCUPIED PARKING SPACES

Parking Areas / Parking Capacity		4:00 PM	4:30 PM	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	Average
Subject Site Reserved	17	11	8	8	7	10	0	0	6
Subject Site ADA Reserved	2	0	0	0	0	0	0	0	0
Subject Site Un-Reserved	23	15	10	9	7	6	9	9	9
Northern Boulevard Merrivale to Wensley (N)	24	20	15	13	12	12	6	6	12
Northern Boulevard Merrivale to Wensley (S)	21	17	13	14	8	9	7	8	11
Northern Boulevard Merrivale to Tain (N)	33	26	21	19	20	18	26	29	23
Northern Boulevard Merrivale to Tain (S)	22	18	16	16	17	17	10	10	15
Melbourne Road Merrivale to Wensley	46	7	1	1	1	1	2	2	2
Melbourne Road Merrivale to Tain	50	8	13	11	10	10	8	7	10
	238	122	97	91	82	83	68	71	88

AVAILABLE PARKING SPACES

Parking Areas / Parking Capacity		4:00 PM	4:30 PM	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	Average
Subject Site Reserved	17	6	9	9	10	7	17	17	11
Subject Site ADA Reserved	2	2	2	2	2	2	2	2	2
Subject Site Un-Reserved	23	8	13	14	16	17	14	14	14
Northern Boulevard Merrivale to Wensley (N)	24	4	9	11	12	12	18	18	12
Northern Boulevard Merrivale to Wensley (S)	21	4	8	7	13	12	14	13	10
Northern Boulevard Merrivale to Tain (N)	33	7	12	14	13	15	7	4	10
Northern Boulevard Merrivale to Tain (S)	22	4	6	6	5	5	12	12	7
Melbourne Road Merrivale to Wensley	46	39	45	45	45	45	44	44	44
Melbourne Road Merrivale to Tain	50	42	37	39	40	40	42	43	40
	238	116	141	147	156	155	170	167	150

Hamlet: Russell Gardens
 Project No. M22-101

**Parking Observations taken on:
 Saturday, January 22, 2022**

OCCUPIED PARKING SPACES

Parking Areas / Parking Capacity		12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	Average
Subject Site Reserved	17	2	1	1	1	1	1	1	1
Subject Site ADA Reserved	2	0	0	0	0	0	0	0	0
Subject Site Un-Reserved	23	15	12	13	11	14	13	13	13
Northern Boulevard Merrivale to Wensley (N)	24	8	9	8	3	2	4	6	6
Northern Boulevard Merrivale to Wensley (S)	21	6	5	6	2	3	1	1	3
Northern Boulevard Merrivale to Tain (N)	33	13	15	15	22	26	23	25	20
Northern Boulevard Merrivale to Tain (S)	22	9	12	13	13	13	15	15	13
Melbourne Road Merrivale to Wensley	46	2	2	2	0	1	1	1	1
Melbourne Road Merrivale to Tain	50	8	9	9	6	6	6	7	7
	238	63	65	67	58	66	64	69	65

AVAILABLE PARKING SPACES

Parking Areas / Parking Capacity		12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	Average
Subject Site Reserved	17	15	16	16	16	16	16	16	16
Subject Site ADA Reserved	2	2	2	2	2	2	2	2	2
Subject Site Un-Reserved	23	8	11	10	12	9	10	10	10
Northern Boulevard Merrivale to Wensley (N)	24	16	15	16	21	22	20	18	18
Northern Boulevard Merrivale to Wensley (S)	21	15	16	15	19	18	20	20	18
Northern Boulevard Merrivale to Tain (N)	33	20	18	18	11	7	10	8	13
Northern Boulevard Merrivale to Tain (S)	22	13	10	9	9	9	7	7	9
Melbourne Road Merrivale to Wensley	46	44	44	44	46	45	45	45	45
Melbourne Road Merrivale to Tain	50	42	41	41	44	44	44	43	43
	238	175	173	171	180	172	174	169	173