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March 27, 2013

City of Las Vegas – Planning and Development

333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: Walgreens Parking Demand Analysis

To Whom It May Concern,

This letter is being submitted to determine the parking demands for the proposed Walgreens development on the Northwest corner of Decatur Boulevard and Sahara Avenue. The analysis will support a request to reduce the City of Las Vegas' parking requirements for this type of development.

The subject project is a proposed 14,820 sq ft pharmacy with a drive-through window. As shown on the attached site plan, the development provides 61 parking spaces. The City of Las Vegas' parking code requires 83 parking spaces, a potential shortage of 22 spaces.

The parking generation for the proposed development was determined utilizing the ITE's Parking Generation, Fourth Edition. The Pharmacy with Drive-Through land use (881) will generate an average weekday peak period parking demand of approximately 36 spaces and in the weekday 85th percentile, a peak period demand of 44 parking spaces. On a Saturday, the average peak period demand is only 33 spaces and the 85th percentile peak parking demand is about 44 parking spaces. Tables 1 and 2 below summarizes the parking generation for the site:

Table 1. Weekday

Land Use	Land Use	Square feet	Average Rate per 1,000 GFA	Total Average Peak	85 th Percentile Per 1,000 GFA)	Total 85 th Peak
Pharmacy with drive-through	881	14,820	2.39	35.42	2.92	43.27

Table 2. Saturday

Land Use	Land Use	Square feet	Average Rate per 1,000 GFA	Total Average Peak	85 th Percentile Per 1,000 GFA	Total 85 th Peak
Pharmacy with drive-through	881	14,820	2.18	32.31	2.94	43.57

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SUP-48846
SDR-48844

About 44 parking spaces are generated by this project in the 85th percentile for both Weekday and Saturday traffic. As this development offers 61 spaces, we feel that the proposed site plan more than adequately provides the necessary parking spaces to accommodate this land use.

Attached please find a copy of the development site plan and parking generation tables. If you should have any further questions, please feel free to contact this office.

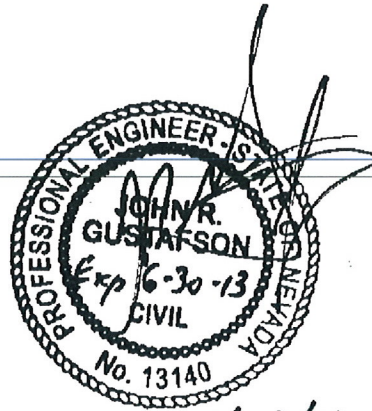
Sincerely,

Baughman & Turner, Inc.



Pamela Pitcher

Hydrology & Traffic Manager



3/28/13

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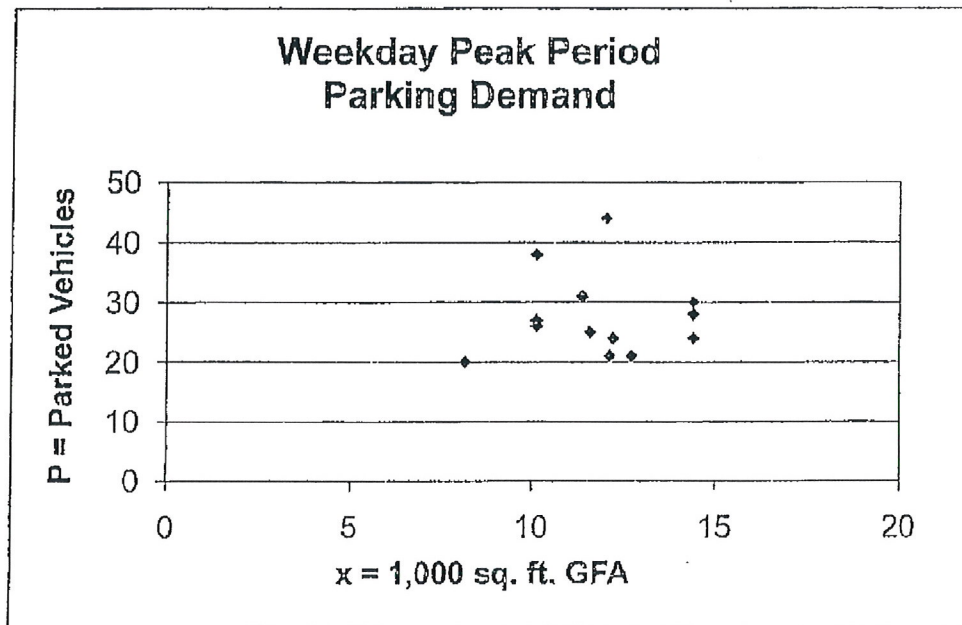
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Land Use: 881

Pharmacy/Drugstore with Drive-Through Window

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday

Statistic	Peak Period Demand
Peak Period	4:00–5:00 p.m.
Number of Study Sites	13
Average Size of Study Sites	11,800 sq. ft. GFA
Average Peak Period Parking Demand	2.39 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.69
Coefficient of Variation	29%
Range	1.65–3.75 vehicles per 1,000 sq. ft. GFA
85th Percentile	2.92 vehicles per 1,000 sq. ft. GFA
33rd Percentile	1.97 vehicles per 1,000 sq. ft. GFA



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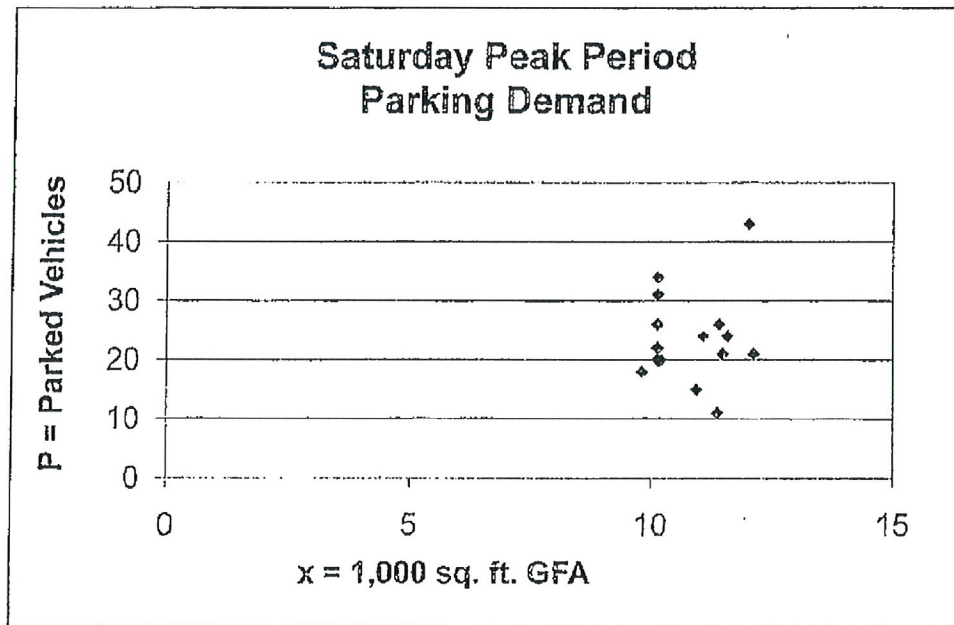
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Land Use: 881
Pharmacy/Drugstore with
Drive-Through Window

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
 On a: Saturday

Statistic	Peak Period Demand
Peak Period	11:00 a.m.–2:00 p.m.
Number of Study Sites	16
Average Size of Study Sites	10,800 sq. ft. GFA
Average Peak Period Parking Demand	2.18 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.68
Coefficient of Variation	31%
Range	0.97–3.58 vehicles per 1,000 sq. ft. GFA
85th Percentile	2.94 vehicles per 1,000 sq. ft. GFA
33rd Percentile	1.96 vehicles per 1,000 sq. ft. GFA



♦ Actual Data Points

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