

# **ATTACHMENT 6**

## **Parking Management Plan**

**DRAFT**

**9465 WILSHIRE BOULEVARD  
BEVERLY HILLS**

**PARKING MANAGEMENT PLAN**

**Prepared by:**

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## INTRODUCTION

The Project is in a Class A office building (the Building) that is located at 9465 Wilshire Boulevard in the City of Beverly Hills, and on the northwest corner of Wilshire Boulevard and Beverly Drive. The Building is a nine-story with penthouse commercial office building. It has a garage (the Garage) containing three levels of subterranean parking. The Building contains 217,141 square feet of gross floor area and 163,438 square feet of net floor area. The Building is commonly known as the Bank of America (B of A) building. It is currently occupied by office tenants on floors 2 through 9 and a bank on the majority of the 1st floor. It is proposed that Equinox Fitness Club will occupy portions of the 1st, 2nd and 3rd floors of the Building.

The Garage has a vehicular access connection with the newly developed building located at 245 North Beverly Drive (“245 North Building”). The opening connects the Garage with the garage of 245 North Beverly building (“245 North Beverly Dr. Garage”) on two levels. Access for both garages will be available off of Beverly Drive, the one-way northbound alley (the “Alley”) west of Beverly Drive, and Dayton Way, as described below.

A field survey of the Garage’s existing “as-stripped” conditions conducted by Crain & Associates in February 2010 found 212 parking spaces. The Building is beneficiary of a covenant that provides 262 parking spaces within the 245 North Beverly Dr. Garage, which contains 747 parking spaces.

**Table 1**  
**Project Parking Supply**

<u>B of A Garage</u>	<u>Spaces</u>
P-1	45
P-2	84
P-3	83
245 North Beverly Dr. Garage	<u>262</u>
Total	474

This Parking Management Plan (PMP) proposes a combination of self parking, valet parking and valet-assisted self parking (valets handle vehicles parked behind “blocked in” vehicles in tandem spaces). All Building visitor vehicles will be valet-parked on Level P-2 of the Garage. Building monthly parkers will self-park with valet assistance on Levels P-1 and P-2 of the Garage, and in designated spaces on Levels P-4 and P-5 of the 245 North Beverly Dr. Garage. Equinox members and their guests (collectively members) will self-park with valet assistance on Level P-3. When capacity is reached in the Garage, the overflow vehicles will be self-parked with valet assistance in designated areas on Level P-4 and P-5 of the 245 North Beverly Dr. Garage.

The Garage has two points of entry, which are northbound and southbound on Beverly Drive, and northbound on the Alley just west of Beverly Drive. Exiting the Garage, left- and right-turns can be made from the Beverly Drive driveway to proceed northbound and southbound, and right-turns

only can be made from the Alley driveway to proceed northbound to Dayton Way. Exiting is also available via the Dayton Way driveway serving the 245 North Beverly Dr. Garage.

Under this PMP, adequate access to and from the Garage will be provided and maintained such that no disruption of traffic will occur within the Garage structure, as well as at the entry points on Beverly Drive and the Alley.

## **FACILITY OPERATION, SPACE ALLOCATION AND PARKING DEMAND**

The Garage will be open from 5:00 AM to 11:00 PM, Monday through Thursday, 5:00 AM to 10:00 PM Friday, and 7:00 AM to 7:00 PM Saturday and Sunday. The valet stations will be fully staffed during hours of operation. The aforementioned hours are subject to modification due to actual Equinox member demand once the club is open.

### **Non-Equinox Visitor Parking/Valet Service**

- Arriving visitors will enter the Garage off of Beverly Drive or the Alley. They will be directed by clear directional signage, to the designated visitor parking area located on Level P-2. All visitors will receive valet parking service; there will be no visitor self parking. The travel distance from the property lines along Beverly Drive and the Alley to the valet/cashier station is approximately 450 feet. The valet/cashier station is located on the right side, away from the main driveway, to allow for unobstructed vehicular traffic flow (refer to Parking Garage Plan Diagram for the location of the valet/cashier station).
- Visitors will drop off their vehicle in front of the valet/cashier station and will receive a valet parking ticket.
- Valets will park vehicles in designated visitor valet parking spaces on Level P-2.
- When a visitor is ready to leave, he/she will go to the valet/cashier station, present the valet ticket to the cashier and pay the applicable parking fee.
- The cashier will give the key for the vehicle to a valet, who will retrieve the vehicle and deliver it to the visitor waiting at the valet/cashier station.
- The visitor will then exit via Beverly Drive or the Alley.

The above procedure is highly efficient. Since the visitor will have already paid at the cashier station, gates or cashier booths at the exits will not be necessary, which can slow the egress of traffic.

### **Building Employee Parking**

- All Building employees will be provided with monthly parking passes and use a monthly hang tag or similar form of identification.

- All Building employees will self-park with valet assistance on Levels P-1 and P-2 in the Garage, and in designated spaces on Levels P-4 and P-5 in the 245 North Beverly Dr. Garage.

### **Tandem Parking Procedure**

For tandem parking purposes, the two parking spaces will be designated as “A” (for double tandem), “A1”, “A2” (for triple-tandem) and “B.” All of the back parking spaces will be designated “B”, and all of the front and middle spaces will be designated “A” (for double-tandem) and “A1” and “A2.” (for triple-tandem)

#### *Parking in Space “B”*

- Building employees will be directed to self-park in all the “B” spaces on a first come, first served basis.
- A Building employee parking in a “B” space will park and lock the vehicle and keep the key.
- If a Building employee needs to leave, a valet will move any blocking vehicle.

#### *Parking in Space “A”, “A1” and “A2”*

- Once all of the “B” spaces are full, arriving vehicles will be directed to proceed to a valet podium station where a valet will park and lock the vehicle and retain the key.

### **Aisle Parking**

Should all parking spaces become full, valets may park the overflow vehicles in the drive aisles Levels P-1 to P-3. The 24-foot-wide drive aisles are ample to allow stack parking (assumed a 26-foot design length per vehicle) on one side without adversely affecting traffic flow. An approximate 16-foot aisle width will remain to maintain circulation. The aisle parking process will begin initially on Level P-3 and then expand upward to other levels as necessary. At no time will this process be allowed to disrupt internal circulation

### **Equinox Members Parking**

Arriving Equinox members will enter the Garage via Beverly Drive or the Alley. They will be directed by clear directional signage, to the Equinox designated parking area on Level P-3. A combination of self parking with attendant assistance and valet parking will be available. The travel distance from the property lines along Beverly Drive and the Alley to the Equinox-designated parking area is approximately 810 feet.

- Members will be directed to self-park in any available space on Level P-3 and will receive a parking ticket issued by the parking attendant.

- Members parking in a tandem space blocking another vehicle will be asked to leave their key with an attendant and will be issued a claim ticket. The attendant will place a portion of the ticket on the vehicle windshield, noting the make, color and location of the vehicle on the key tag. The key will be secured in a lockbox.
- When all available spaces in the Garage are occupied, members will be directed to additional Equinox-designated parking in the 245 North Beverly Dr. Garage, which is accessed through the gate on Level P-3.
- Members wanting to self park and retain their keys will be directed to any available spaces on Level P-3 of the Garage or on Levels P-4 and P-5 of the 245 North Beverly Garage.
- During hours of attendant operation, the Level P-3 gate leading to the 245 North Beverly Dr. Garage will remain in the open position.
- All members will receive a validation for 2 hours and 15 minutes of free parking, Monday through Friday, and 3 hours of free parking on Saturday and Sunday.
- All members will be required to have the validation stamped on their parking tickets. The validation machines will be located inside Equinox at easily accessible locations.
- Any member staying beyond the validated free parking period will pay the prevailing parking rate with the cashier in the valet area on Level P-3.
- Members departing the Garage can exit onto Beverly Drive or the Alley. Departing members parked in the 245 North Beverly Dr. Garage will exit only via the Dayton Way driveway. The Dayton Way exit control will be programmed to accept Equinox-validated parking tickets.

### **Equinox Employee Parking**

- All Equinox employees will be provided with monthly parking and use a monthly hang tag or similar form of identification.
- All Equinox employees will have an AVI device that will allow exiting via the 245 North Beverly Dr. Garage Dayton Way driveway.
- All Equinox employees will self-park with valet assistance in the spaces on Levels P-4 and P-5 of the 245 North Beverly Dr. Garage.

### **9465 Wilshire Garage Staffing**

- A full-time Manager and Assistant Manager will be in charge of the Garage parking operation. The management will provide the guidance and flexibility to properly react to any changes in access and traffic flow.
- Level P-1 will be staffed with one valet attendant to assist with tandem parking or, if necessary, to assist valet attendants on Levels P-2 and P-3.
- Level P-2 will be staffed with a valet cashier and 2 to 4 valet attendants, depending on the time of day (with peak times being 10:00 AM to 2:00 PM).
- Level P-3 will be staffed with a valet cashier and 2 to 4 valet attendants, depending on the time of day (with peak times being 6:00 AM to 8:00 AM, and 5:00 PM to 9:00 PM).

- Radios will be used by the parking operation team to communicate about and facilitate traffic flow, staffing requests and related matters.
- The parking operator will coordinate special events with the Building Manager and tenants. Whenever special events are planned where the parking demand is anticipated to require more than the usual number of valet attendants, parking staff will be increased accordingly.

### **Parking Equipment**

- To expedite vehicular access, all monthly employee parkers assigned to the 245 North Beverly Dr. Garage will be issued an AVI device compatible with the parking control system in the 245 North Beverly Dr. Garage. All monthly employee parkers will have in and out privileges and access 24 hours a day throughout the year.
- Parking tickets issued at the Level P-3 valet area to Equinox members will be compatible with the 245 North Beverly Dr. Garage parking control system to allow exiting via the Dayton Way driveway.

### **Parking Facility and Design Graphics**

Graphics will be designed to clearly inform patrons about visitor valet parking and monthly employee self parking. The interior graphics will also direct patrons to and from the elevators and between levels, and will be designed to make the elevator vestibule visible from every location in the parking facility. Signage will be color coded per parking level and in the palette of the Building colors.

### **Validated Parking**

Visitor parkers will pay the applicable posted parking rate. However, any tenant will have the option to purchase validations through the parking office.

### **Queuing Analysis**

It is estimated that the proposed uses, i.e., the Equinox Club and the office and bank uses, would generate 391 AM and 531 PM peak-hour trips. The AM peak-hour trips would be comprised of 306 inbound and 85 outbound trips, while the PM peak-hour trips would be comprised of 186 inbound and 345 outbound trips. For the purpose of analyzing vehicular queuing to determine the adequacy of internal storage capacity, the heaviest arrival volume has been used, which in this case is 306 inbound trips or vehicles in the AM peak hour.

The 306 inbound vehicles averages to 5.1 vehicles per minute. The entry path of travel for inbound vehicles from both Beverly Drive and the Alley is approximately 450 feet before the valet/cashier station is encountered on Level P-2. This path of travel is not impeded by control gates or similar equipment, thus providing entry flow with virtually no delay. Vehicular storage capacity

for 18 vehicles is available along this path of travel (i.e., 450 feet ÷ 25 feet per vehicle). Thus, there should be no inbound queuing that would extend back to Beverly Drive or the Alley.

However, vehicles do not arrive uniformly over the course of any hour. To ensure that adequate storage capacity would be available, more detailed analysis has been performed. According to Walker Parking Consultants, one of the country's leading experts on parking design and control, an entrance with a clear aisle and no control has a service rate, i.e., capacity, of 800 vehicles per hour for easy approaches, such as provided in the Garage. Walker recommends that the analysis of arriving traffic be based on the peak flow rate, rather than the average flow rate. The peak flow rate is the flow rate during the peak 15 minutes. Walker suggests using a peak-hour factor of 0.85 to estimate the peak flow rate, as follows:

$$\text{Peak Flow Rate} = [306 \text{ inbound vehicles} \div 4 \text{ (no. of 15-minute periods in an hour)}] \\ \div 0.85 \text{ (PHF)} = 90 \text{ vehicles}$$

The traffic intensity during the 15-minute period is calculated by dividing the peak flow rate of 90 vehicles by the service rate of 800 vehicles per hour. Rounding upward to one decimal place, this yields a traffic intensity of 0.2. According to Walker, a traffic intensity of 0.2 for a single entry lane correlates to a storage capacity need for 2 vehicles. This equates to a total length of 50 feet, which, compared to the 450 feet along the entry path of travel, leaves an ample surplus storage capacity of 400 feet available for unforeseen situations.

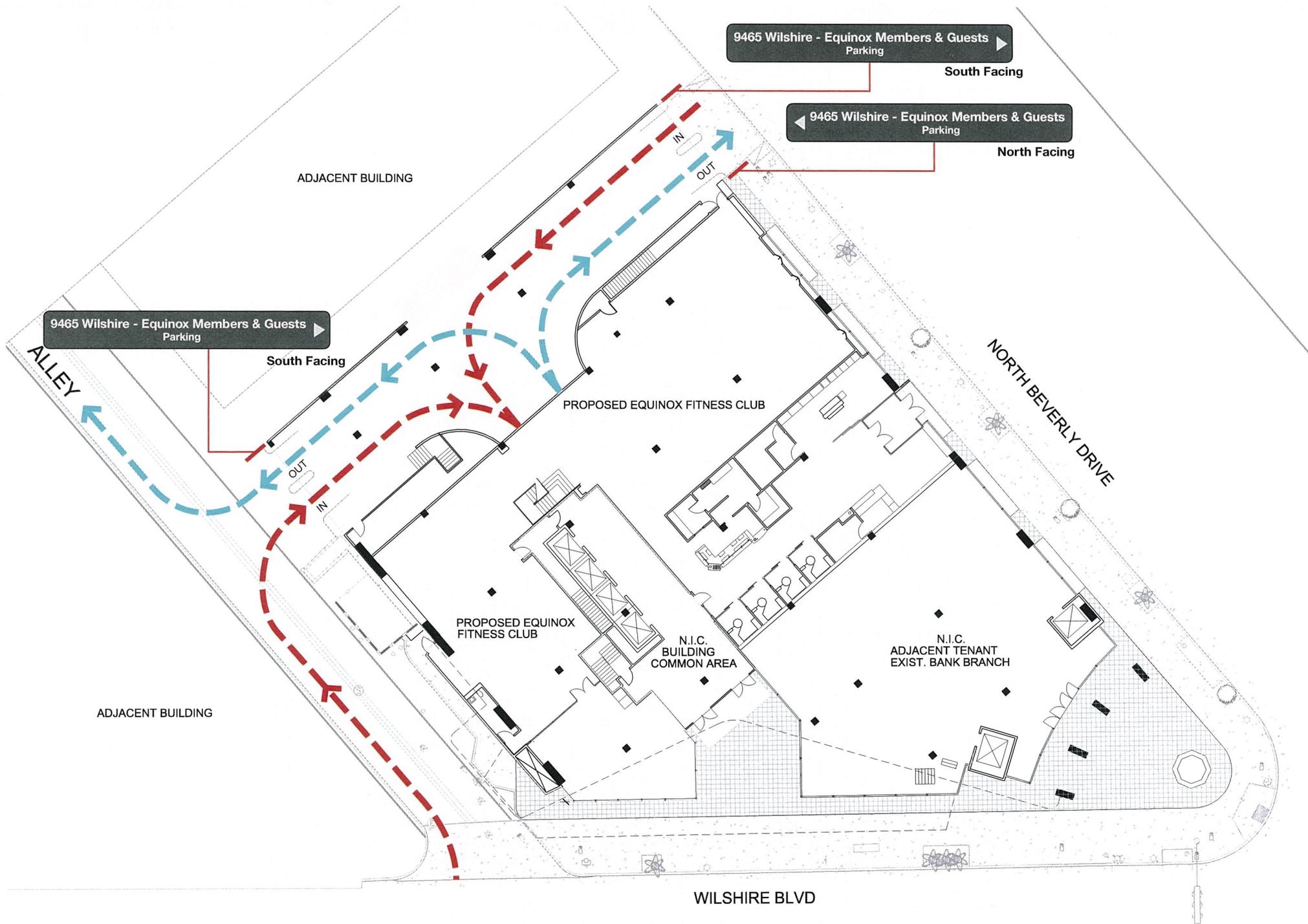
It should also be noted that some of the arriving drivers would be monthly parkers able to park on Level P-1 in the Garage. They would divert off the entry path of travel farther upstream, thereby lessening queuing downstream towards Level P-2. Monthly parkers would also be able to maneuver around visitor vehicles stopped at valet drop-off locations, further reducing queue lengths.

Considering these factors, adequate vehicular storage capacity would be provided on-site for all of the Building users and there would be no queuing back-up to Beverly Drive or the Alley.

## **APPENDIX A**

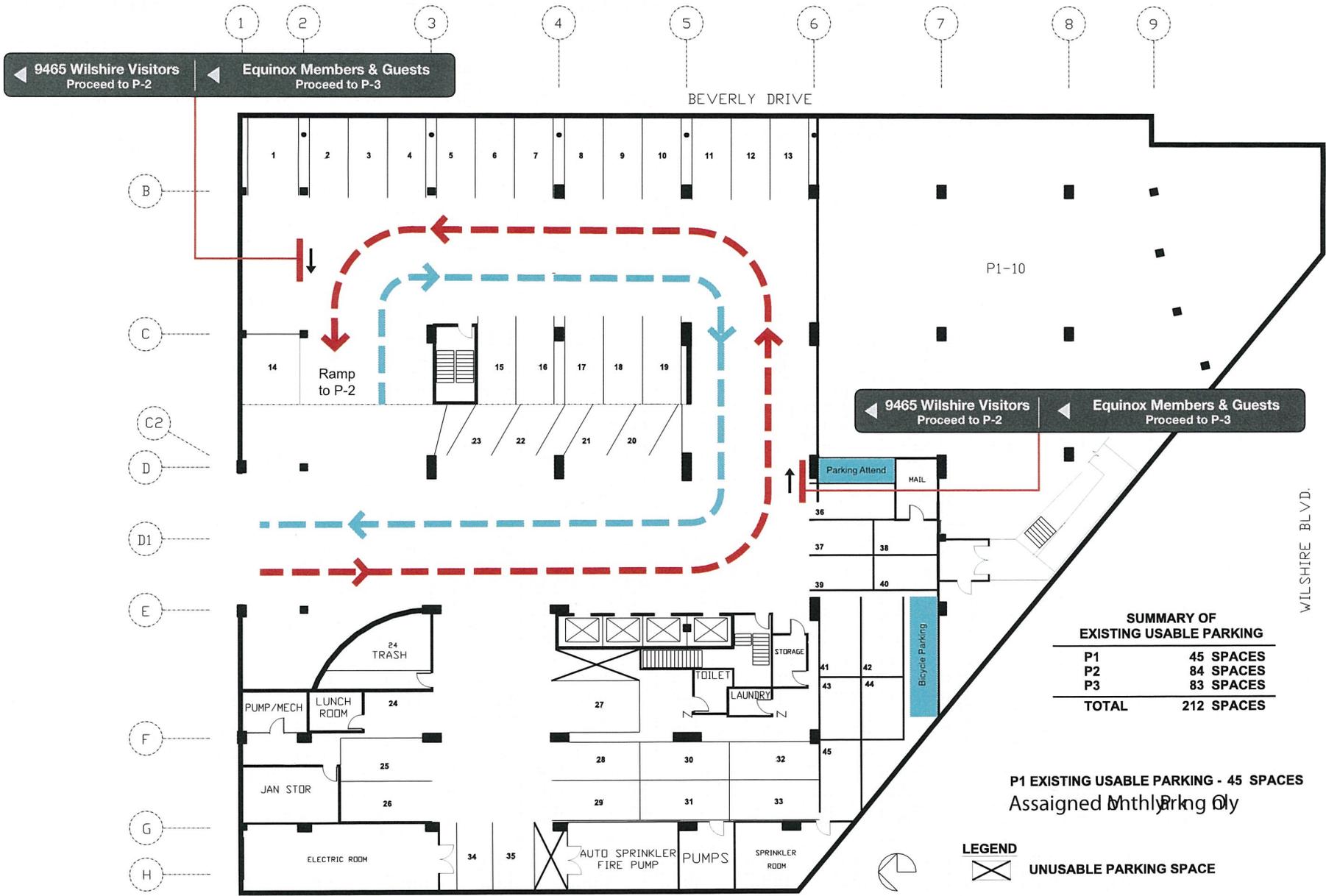
### **Parking Garage Plan Diagrams for the Parking Management Plan**

- **9465 Wilshire Blvd. - Ground**
- **9465 Wilshire Blvd. - Level P-1**
- **9465 Wilshire Blvd. - Level P-2**
- **9465 Wilshire Blvd. - Level P-3**
- **245 N Beverly Drive - Level P-4**
- **245 N Beverly Drive – Level P-5**



9465 Wilshire Blvd.

Ground



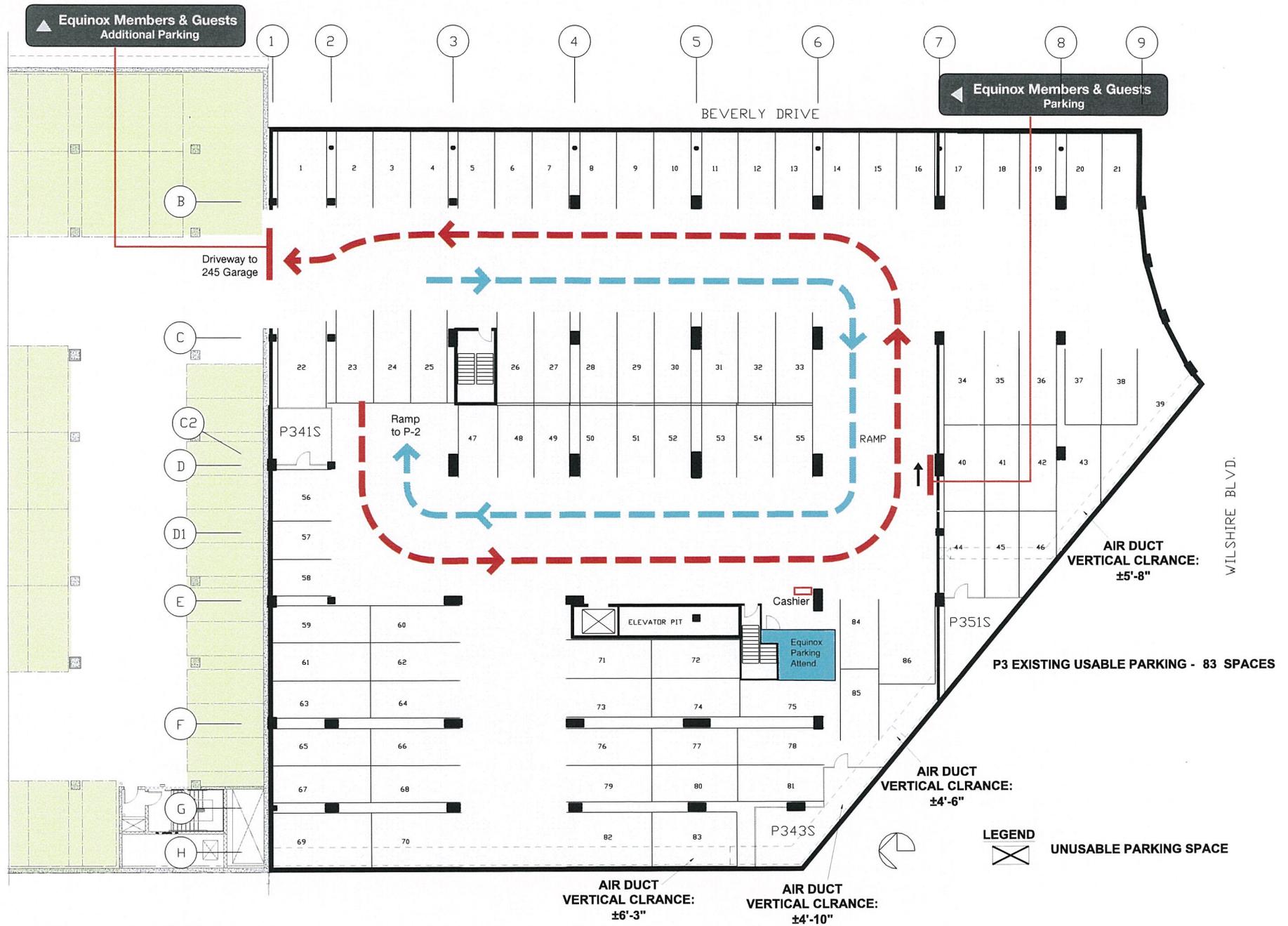
AS-STRIPED EXISTING

9465 Wilshire Blvd.

P-1



**AS-STRIPED EXISTING**  
**9465 Wilshire Blvd.**

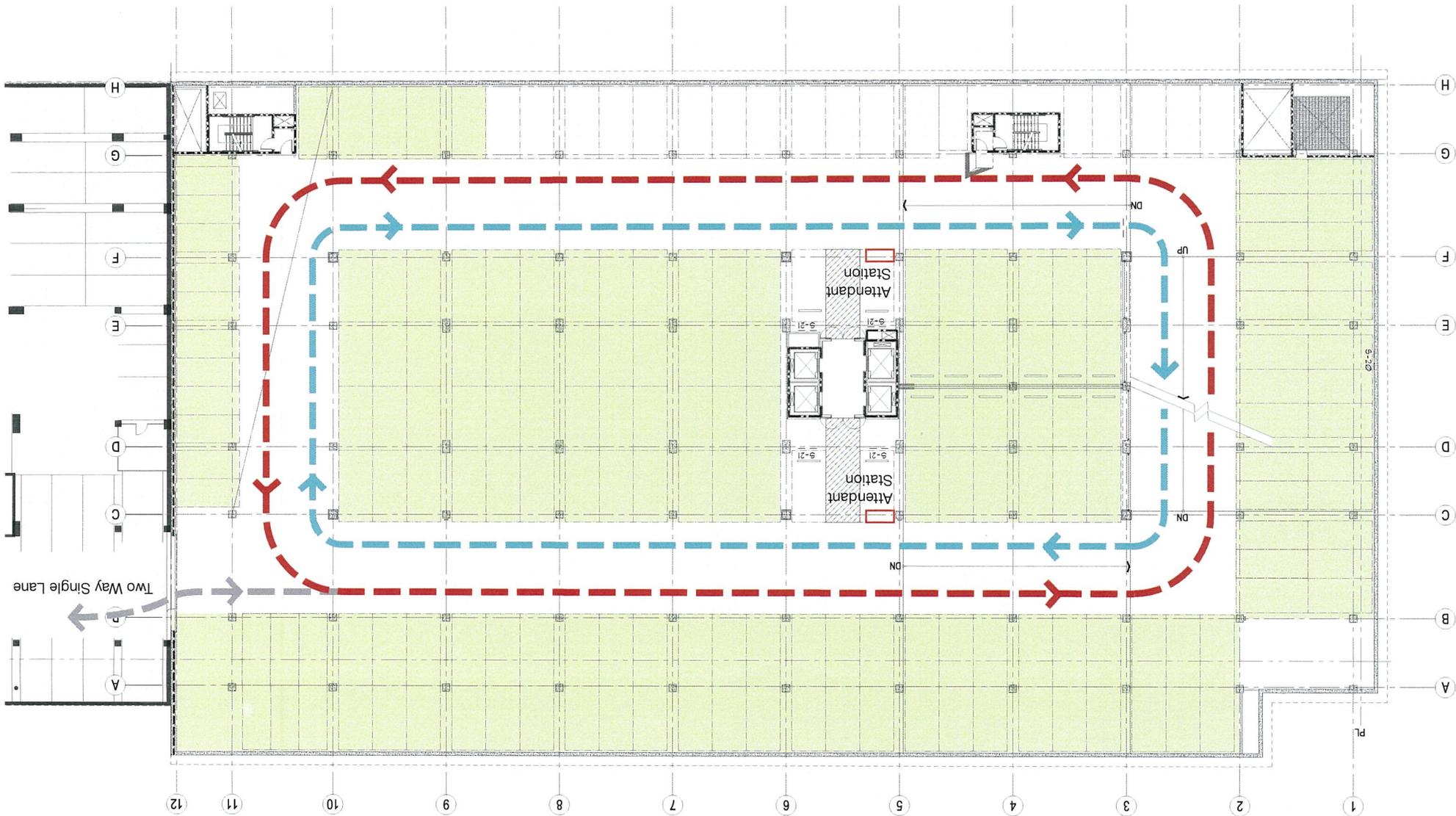


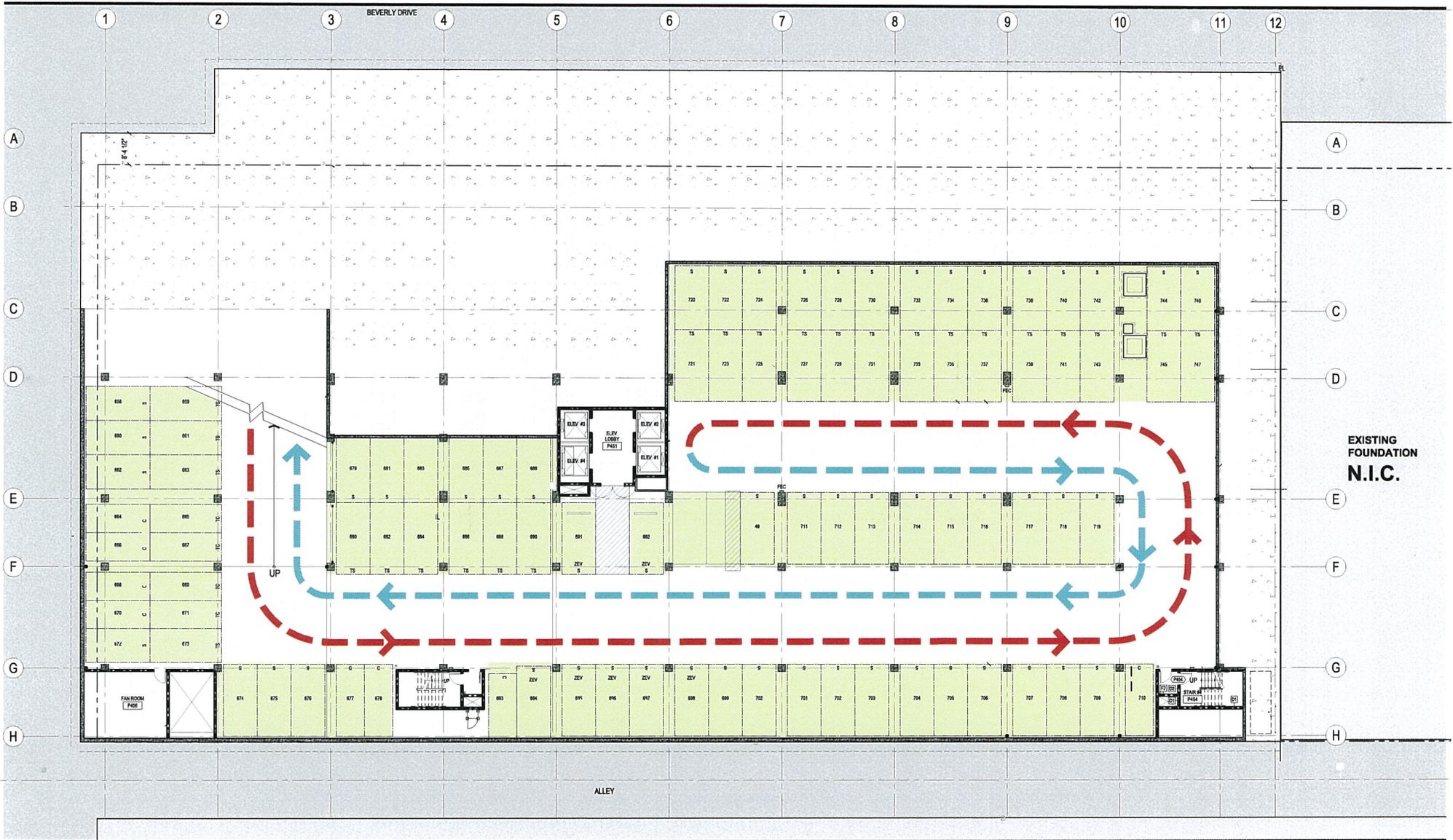
AS-STRIPED EXISTING

9465 Wilshire Blvd.

P-3

Assigned for 9465 Wilshire  
262 Space Covenant





Assigned for 9465 Wilshire  
262 Space Covenant

AS-STRIPED EXISTING

245 Beverly Drive