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July 31, 2013

John L. Knutsson
Vice President
Daniel Corporation
3660 Grandview Parkway
Suite 100
Birmingham, AL 35243

Re: Parking Demand Analysis
Lane Parke
Birmingham, Alabama
Walker Project 15-1901.10

Dear Mr. Knutsson:

We are pleased to present our findings relating to the referenced project. The purpose of this letter is to provide a summary of the latest parking demand analysis, incorporating changes to the development plan. The following details were used to derive the peak parking demand:

- Phase I:
 - 12,215 sf retail
 - 8,000 sf bank
 - 12,500 sf Fine/Casual
 - 3,400 sf Fast Food
 - 28,300 grocery
 - 276 apartments
 - 100 room hotel w/ 6,655 sf meeting space

- Phase II:
 - 35,200 sf retail
 - 4,340 sf bank
 - 12,000 sf Fine/Casual

The peak hour for Phase II (which includes Phase I demand) is projected to occur at 7:00 p.m. on a December weekend. The projected peak hour demand for the new uses at the development (i.e. the busiest hour of the busiest weekday of the year) based on shared parking, drive ratios, and captive ratios, is 1,043± spaces (1,546 unadjusted). Parking demand

accumulations for the busiest hour of the busiest weekend of the year is presented in the following table.

Table 1: Peak Parking Demand

Land Use	Weekend					Demand December 7:00 PM
	Unadjusted Demand	Month Adj December	Pk Hr Adj 7:00 PM	Non Captive Evening	Drive Ratio Evening	
Retail	152	100%	75%	90%	95%	97
Employee	38	100%	80%	100%	90%	27
Fine/Casual Dining	417	100%	95%	80%	95%	301
Employee	74	100%	100%	100%	90%	67
Fast Food	41	100%	80%	40%	95%	12
Employee	7	100%	90%	100%	90%	6
Hotel-Business	90	67%	75%	100%	77%	35
Meeting Space (>50 sq ft / guest room)	67	60%	30%	70%	75%	6
Employee	18	100%	55%	100%	90%	9
Residential Guest	7	100%	100%	100%	100%	7
Residential Shared, Rental	414	100%	97%	100%	100%	402
Bank (Drive In Branch)	37	100%	0%	100%	95%	0
Employee	20	100%	0%	100%	90%	0
Grocery	139	95%	58%	90%	95%	65
Employee	25	100%	40%	100%	90%	9
Subtotal Customer/Guest Spaces	950					523
Subtotal Employee Spaces	596					520
Total Parking Spaces	1,546					1,043
Shared Parking Reduction		Spaces:		% reduction		503
						33%

Again, thanks for the opportunity to work with you on this project.

Sincerely,

WALKER PARKING CONSULTANTS



Jeffrey A. Colvin, AICP
Parking Consultant