

181 East 50th St. Garden City, ID 83714 (208) 484-4410 (Cell) thompsonengineers@cableone.net

February 9, 2018 Revised March 12, 2018

John Day, AIA Slichter Ugrin Architecture 415 S 13th St, Boise, ID 83702

RE: Bown Crossing Parking Study

Boise, ID

Dear Mr. Day,

As requested, we have completed a parking occupancy study in Bown Crossing for the parking lots northwest of Bown Way and on either side of Riverwalk Drive. We also include a study of on street parking on both sides of Bown Way, and both sides of Riverwalk Drive west of Bown Way. This study was completed for purposes of a parking reduction request for a development on the northwest corner of the development. The proposed development is a 6,700 SF retail space located on the southwest corner of Bown Way and Parkcenter Boulevard.

Existing land uses in the center include a medical building for St. Alphonsus, the Boise library, several restaurants, including Bier Thirty, Boise Fry Company, Flatbread, and the Tavern at Bown Crossing, a real estate office and management office, retail stores including Lucky Bums and Boise Diamond Ring, a dental office, an orthodontics office, a hair salon, and two spas. A map of the other uses, and a spreadsheet of the land uses, with details of the size, parking requirement, and parking provided is attached to this letter.

The parking lots were divided into four specific areas as shown in Figure 1.



Figure 1 - Parking Lot Designation



- Lot 1 is located immediately behind the stores on the north corner of the intersection of Bown Way and Riverwalk Drive. It includes 26 regular parking stalls, 2 handicap stalls and one motor cycle stall. This lot also includes three covered, private stalls that were not included in the survey. This lot is accessed from Riverwalk Drive.
- Lot 2 is located immediately behind the stores on the west corner of the intersection of Bown Way and Riverwalk Drive. It includes 36 regular stalls and 2 handicap stalls. This lot is accessed from Riverwalk Drive and connects to Lot 4.
- Lot 3 is located around the Saint Alphonsus Medical Center. It has 86 regular parking stalls and 5 handicap parking stalls. This lot is access from Riverwalk Drive and has right in from Parkcenter Boulevard.
- Lot 4 is located on the southwestcorner of the development. It also serves as the main access for three businesses located on the south side of the development. This lot has 109 regular parking stalls, 9 handicap parking stalls, 2 stalls reserved for book drop at the library, and 4 stalls reserved for electric cars. This lot is accessed from Riverwalk Drive but connects to Lot 2.
- Offstreet parking is shown as Area 5. The allowable parking area is clearly defined due to "No Parking" signs on either end of the block, but individual parking stalls were not defined. Based on actual parking, there is space for approximately 37 parking spaces.



In accordance with accepted practice, parking occupancy was observed on two days and during two time periods. The first day was Wednesday, January 31, 2018 during the hours of 11:00 AM to 12:00 PM, and from 4:00 to 5:00 PM. The second day was Friday, February 2, 2018 during the same time periods. The actual survey data is attached to this report. The findings of the data are summarized below. The data only includes standard parking stalls. Specialty reserved stalls are not included.

Table 1 - Parking Utilization Summary

			Average Available	Percent
Lot	Weekday	Time	Stalls	Available
	Wednesday	AM	6.3	24%
Lot 1	wednesday	PM	4.4	17%
	Emidore	AM	5.5	21%
	Friday	PM	1.3	5%
	Wadnagday	AM	21.3	59%
Lot 2	Wednesday	PM	17.4	48%
	Emidor	AM	26.6	74%
	Friday	PM	11.0	31%
	Wadmaaday	AM	44.3	52%
Lot 3	Wednesday	PM	40.1	47%
Lot 3	Enida	AM	49.4	57%
	Friday	PM	52.6	61%
	Wadmagday	AM	35.7	33%
Lot 4	Wednesday	PM	16.5	15%
Lot 4	Emidore	AM	50.6	46%
	Friday	PM	41.7	38%
	Wadnagday	AM	14.8	40%
On Street	Wednesday	PM	14.1	38%
On Street	Emidore	AM	15.1	41%
	Friday	PM	7.4	20%

It should be noted that on the Friday evening count, some cars parked in the unimproved area north of Lot 1. An average of 12.3 cars was observed in this area during the Friday PM count period.

It was also observed that the 6 westerly stalls of Lot 3 were fully occupied in the AM count periods. These stalls are adjacent to the school parking lot. The school parking lot is served by Riverwalk Drive, and was fully occupied during the AM count periods. It is likely that overflow parking from the school is using available parking in Lot 3. It could also be parking for the library.

Based on these observations, Lot 1 is fully utilized based on observed vacancies of less than 20% and the overflow on to the dirtparking area.

Lot 2 has available parking most time periods except during the Friday evening count period.

Lot 3 in underutilized with vacancies in excess of 50% during post observation periods. While this lot is adjacent to Lot 1, most of the available parking is on the opposite side of the building from the project location. Even then, the distance from the middle of the centerparking bay is less than 350 feet.



Lot 4 is fully utilized during afternoon hours. Lot 4 is the most distant from the proposed project location. From the middle of the centeraisle, it is over 700 feet to the project location.

Based on this study, there was an average of 46.6 available parking stalls in Lot 3 and 19.1 available parking stalls in Lot 2 during the study period. These spaces should be available to the proposed project for their use. These stalls would also be used by the cars currently parking in the unimproved area.

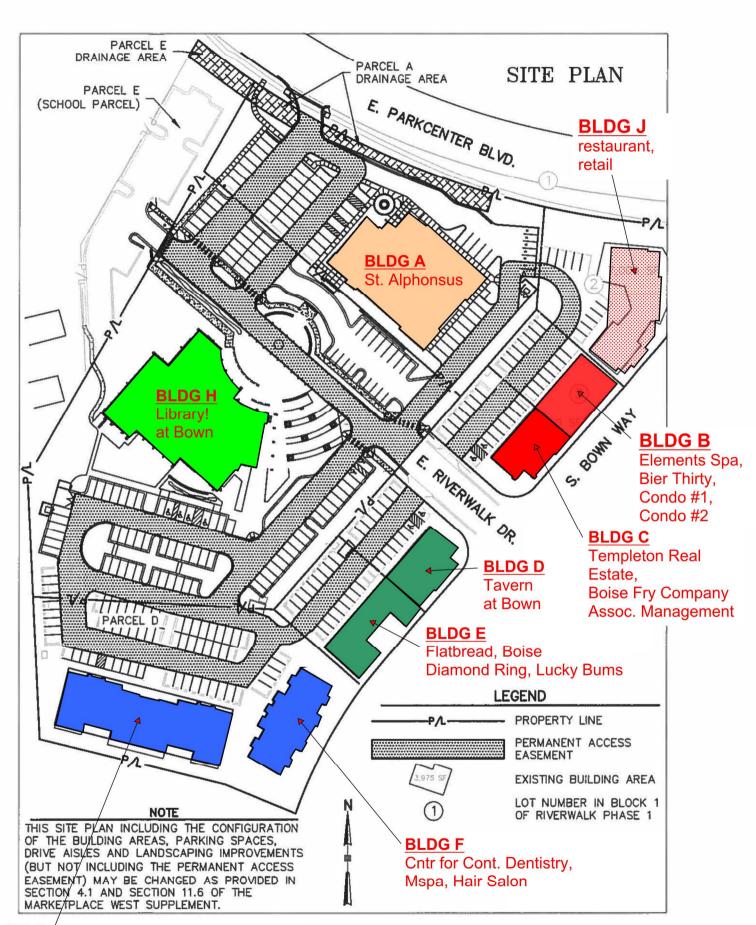
Should you have any questions, please call.

Sincerely,

Thompson Engineers, Inc.

Daniel A. Thompson, P.E.

Idaho PE 3710



BLDG G

	MARKET PLACE WEST PARKING ANALYSIS/SQUARE FOTAGE ANALYSIS									
BLDG#	Assessor#	TENANT	ADDRESS	OCC. TYPE	BUILDING AREA (Sq.ft.)	SEAT COUNT	PARKING CALC	PARKING REQUIRED	PARKING PROVIDED	PARKING REDUCTION
Α	R7476720055	St. Alponsus	2141 Parkcenter	В	13,357		1/300 SQ.FT. =	43	Lot 3 total - 91	No
В	R7476810010	Elements Massage	3065 South Bown Way	В	1,903		1/300 SQ.FT. =	6.34	Lot 1 total - 31	Yes, DRH03-00034
В		Bier T hirty	3073 South Bown Way	В	1,776	51 seats	1 per (3) seats =	17	-	Yes, DRH03-00034
В	R7476840030	CONDO- unit F7	3067 South Bown Way, Unit 201	R (1) bdrm	1,000			1	-	Yes, DRH03-00034
В	R7476840020	CONDO - unit F6	3067 South Bown Way, Unit 202	R (1) bdrm	1,025			1	-	Yes, DRH03-00034
С		Templeton Real Estate	3077 South Bown Way	В	1,093		1/300 SQ.FT. =	3.64	-	Yes, DRH03-00034
С	R7476720040	Boise Fry Company	3083 South Bown Way	A-2	1,908	34 seats	1 per (3) seats =	11.33	-	Yes, DRH03-00034
С		Association Management	3083South Bown Way, Second Floor	В	3,263		1/300 SQ.FT. =	10.87	-	Yes, DRH03-00034
D	R7476720070	Tavern at Bown	3111 South Bown Way	A-2	6,044	212 seats	1 per (3) seats =	70.6	Lot 2 - 38	Yes, DRH03-00034
E	R7476720080	Flatbread	3139 South Bown Way	A-2	2,806	80 seats	1 per (3) seats =	26.66		Yes, DRH03-00034
E		Boise Diamond Ring Fine Jewelry	3123 South Bown Way	М	1,304		1/300 SQ.FT. =	4.34	-	Yes, DRH03-00034
E		Lucky Bums	3137 South Bown Way 2nd Floor	М	2,307		1/300 SQ.FT. =	6.78	-	Yes, DRH03-00034
F	R7468620020	Cntr. for Cntmp. Dentistry	3157 South Bown Way Suite 200	В	6,232		1/300 SQ.FT. =	20.77	Lot 4 - 124	No
F		Mspa	3157 South Bown Way Suite 100	В						
F		Heads Up Hair Salon	3157 South Bown Way Suite 300	В						
G	R7468620020	The Studio at Lotus Tree	3181 South Bown Way	В	10,500		1/300 SQ.FT. =	35	Lot 4	No
G		The Lotus Tree	3169 South Bown Way	В						
G		Alexander Orthodontics	3167 South Bown Way	В						
G		Huntington Learning Center	3165 South Bown Way	В						
Н	R7476720062	The Library! At Bown	2153 Riverwalk	В	16,000		1/300 SQ.FT. =	40	Lot 4	No
J	R7476720020	Restaurant	3047 S. Bown Way suite 100	A-2	6,930	80 seats	1 per (3) seats =	26.6	14	Yes, proposed
J		Retail	3047 S. Bown Way suite 200	B/M	1,577		1/300 SQ.FT. =	5.2		
J		Retail	3047 S. Bown Way suite 300	B/M	1,591		1/300 SQ.FT. =	5.3		
				TOTALSQ.FT. =	70,518			<u> </u>		

T OT ALPARKING PROVIDED

T OT ALPARKING REQUIRED 335.43 298

L2 Data Collection and GPS Fleet Management Solutions

	Parking Spaces	Handicap	Ot	her		
Lot 1	26	2	1 - Motorcycle			
Lot 2	36	2				
Lot 3	86	5				
Lot 4	109	9	2 - Book Drop	4 - Electric		
Lot Totals	257	18	3	4		
Area 5	Open Parking - no designated spacing - Estimate 37					





Study: THOM0137

Location: Parking Lots @ Bown Crossing

City, State: Bown Crossing, Idaho

Date: 01/31/2018 Time AM: 11:00-12:00 Time PM: 4:00-5:00 Parking Inventory

	Parking Spots	Handicap	Other			
Lot 1	26	2	1 - Motorcycle			
Lot 2	36	2				
Lot 3	86	5				
Lot 4	109	9	2 - Book Drop	4 - Electric		
Lot Totals	257	18	3	4		
Area 5	Open Parking - no designated spacing					

Wednesday			Open Spaces				Vehicle Count
Date Tir	ne	Lot #	General	Handicap	Ot	ther	Street Parking
1/31/2018	11:00 AM	1	6	2	1 - Mo	torcycle	
1/31/2018	11:04 AM	2	27	2			
1/31/2018	11:07 AM	3	40	3			
1/31/2018	11:09 AM	4	39	9	2 - Book	4 - Electric	
1/31/2018	11:13 AM	5					18
1/31/2018	11:14 AM	1	6	2	1 - Mo	torcycle	
1/31/2018	11:15 AM	2	27	2			
1/31/2018	11:16 AM	3	41	3			
1/31/2018	11:19 AM	4	36	9	2 - Book	4 - Electric	
1/31/2018	11:21 AM	5					19
1/31/2018	11:23AM	1	6	2	1 - Mo	torcycle	
1/31/2018	11:25AM	2	25	2			
1/31/2018	11:28 AM	3	43	3			
1/31/2018	11:31 AM	4	34	9	2 - Book	4 - Electric	
1/31/2018	11:22AM	5					23
1/31/2018	11:23AM	1	6	2	1 - Mo	torcycle	
1/31/2018	11:23AM	3	45	3			
1/31/2018	11:26 AM	4	36	9	1 - Book	4 - Electric	
1/31/2018	11:28 AM	2	19	2			
1/31/2018	11:30 AM	5					23
1/31/2018	11:31 AM	1	7	2	1 - Mo	torcycle	
1/31/2018	11:32 AM	3	48	3			
1/31/2018	11:34 AM	4	33	8	2 - Book	4 - Electric	
1/31/2018	11:36 AM	2	19	2			
1/31/2018	11:37 AM	5					23
1/31/2018	11:38 AM	1	7	2	1 - Mo	torcycle	
1/31/2018	11:38 AM	3	49	3			
1/31/2018	11:40 AM	4	36	8	2 - Book	4 - Electric	
1/31/2018	11:43 AM	2	11	1			
1/31/2018	11:44 AM	5					27

Vehicle Count		Open S		Wednesday				
Street Parking	ther	Ot	Handicap	General	Lot #			
	torcycle	1 - Mo	1	6	1	4:00 PM	1/31/2018	
			4	33	3	4:01 PM	1/31/2018	
	3 - Electric	2 - Book	7	7	4	4:03 PM	1/31/2018	
			2	19	2	4:04 PM	1/31/2018	
25					5	4:05 PM	1/31/2018	
	torcycle	1 - Mo	1	5	1	4:06 PM	1/31/2018	
			4	35	3	4:07 PM	1/31/2018	
	3 - Electric	2 - Book	8	7	4	4:09 PM	1/31/2018	
			2	19	2	4:11 PM	1/31/2018	
24					5	4:12 PM	1/31/2018	
	torcycle	1 - Mo	1	5	1	4:13 PM	1/31/2018	
			4	36	3	4:14 PM	1/31/2018	
	2 - Electric	2 - Book	8	8	4	4:15 PM	1/31/2018	
			2	17	2	4:17 PM	1/31/2018	
21					5	4:18 PM	1/31/2018	
	torcycle	1 - Mo	1	6	1	4:19 PM	1/31/2018	
	,		4	40	3	4:20 PM	1/31/2018	
	3 - Electric	2 - Book	8	12	4	4:22 PM	1/31/2018	
			2	18	2	4:24PM	1/31/2018	
21			_		5	4:24PM	1/31/2018	
	torcycle	1 - Mo	1	4	1	4:25 PM	1/31/2018	
	33.3,0.2		4	38	3	4:26 PM	1/31/2018	
	3 - Electric	2 - Book	8	12	4	4:28PM	1/31/2018	
			2	18	2	4:30 PM	1/31/2018	
20			_		5	4:31 PM	1/31/2018	
	torcycle	1 - Mo	1	4	1	4:31 PM	1/31/2018	
	10.0,0.0		5	42	3	4:32 PM	1/31/2018	
	3 - Electric	2 - Book	8	17	4	4:33 PM	1/31/2018	
	3 2/001/10	2 Book	2	18	2	4:35 PM	1/31/2018	
18			_	10	5	4:37 PM	1/31/2018	
10	torcycle	1 - Mo	1	5	1	4:38 PM	1/31/2018	
	torcycic	1 1410	5	44	3	4:39 PM	1/31/2018	
	3 - Electric	2 - Book	8	25	4	4:41 PM	1/31/2018	
	3 Electric	2 Book	2	12	2	4:42 PM	1/31/2018	
23				16	5	4:43 PM	1/31/2018	
23	torcycle	1 - Mo	1	3	1	4:44 PM	1/31/2018	
		1 1010	5	44	3	4:45 PM	1/31/2018	
	3 - Electric	2 - Book	8	24	4	4:46 PM	1/31/2018	
	J Zicctife	2 DOOK	2	19	2	4:47 PM	1/31/2018	
24				17	5	4:48 PM	1/31/2018	
Z †	torcycle	1 - Mo	2	4	1	4:48 PW 4:50 PM	1/31/2018	
	tor cyclc	T - 1410	5	47	3	4:51 PM	1/31/2018	
	3 - Electric	2 - Book	8	27	4	4:53 PM	1/31/2018	
	J LICCUIC	2 DOOK	2	18	2	4:55 PM	1/31/2018	
25				10	5	4:56 PM	1/31/2018	
23	torcycle	1 - 1/0	2	2		4:57 PM	1/31/2018	
	torcycle	T - IAIO	5	42	3	4:57 PM 4:57 PM	1/31/2018	
	3 - Electric	2 - Book	8	26	4	4:57 PM 4:58 PM	1/31/2018	
	3 - Electric	Z - DUUK	1	16	2	4:58 PM 4:59 PM	1/31/2018	
			1	10	5	5:00 PM	1/31/2018	



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Study: THOM0137

Location: Parking Lots @ Bown Crossing

City, State: Bown Crossing, Idaho

Date: 02/02/2018 Time AM: 11:00-12:00 Time PM: 4:00-5:00 Parking Inventory

	Parking Spots	Handicap	Other		
Lot 1	26	2	1 - Motorcycle		
Lot 2	36	2			
Lot 3	86	5			
Lot 4	109	9	2 - Book Drop	4 - Electric	
Lot Totals	257	18	3	4	
Area 5	Open Parking - no designated spacing				

Friday				Vehicle Count			
Date Tir	me	Lot #	General	Handicap	0	ther	Street Parking
2/2/2018	11:00 AM	1	7	2	1 - Mo	otorcycle	
2/2/2018	11:03 AM	3	46	2			
2/2/2018	11:05 AM	4	50	7	2 - Book	4 - Electric	
2/2/2018	11:07 AM	2	26	2			
2/2/2018	11:08 AM	5					24
2/2/2018	11:09 AM	1	6	2	1 - Mc	otorcycle	
2/2/2018	11:10 AM	3	46	2			
2/2/2018	11:12 AM	4	42	6	2 - Book	4 - Electric	
2/2/2018	11:14 AM	2	24	2			
2/2/2018	11:15 AM	5					24
2/2/2018	11:16 AM	1	5	2	1 - Mo	otorcycle	
2/2/2018	11:17 AM	3	44	3			
2/2/2018	11:19 AM	4	52	8	1 - Book	4 - Electric	
2/2/2018	11:21 AM	2	23	2			
2/2/2018	11:22 AM	5					21
2/2/2018	11:23 AM	1	6	2	1 - Mo	otorcycle	
2/2/2018	11:23 AM	3	46	3			
2/2/2018	11:26 AM	4	58	7	1 - Book	4 - Electric	
2/2/2018	11:28 AM	2	24	2			
2/2/2018	11:30 AM	5					20
2/2/2018	11:31 AM	1	5	2	1 - Mo	otorcycle	
2/2/2018	11:32 AM	3	45	3			
2/2/2018	11:34 AM	4	54	8	2 - Book	4 - Electric	
2/2/2018	11:36 AM	2	22	2			
2/2/2018	11:37 AM	5					19
2/2/2018	11:38 AM	1	5	2	1 - Mo	otorcycle	
2/2/2018	11:38 AM	3	51	4			
2/2/2018	11:40 AM	4	56	6	2 - Book	4 - Electric	
2/2/2018	11:43 AM	2	24	2			
2/2/2018	11:44 AM	5					20
2/2/2018	11:45 AM	1	5	2	1 - Mc	otorcycle	
2/2/2018	11:46 AM	3	54	4			
2/2/2018	11:48 AM	4	49	6	2 - Book	4 - Electric	
2/2/2018	11:50 AM	2	24	2			
2/2/2018	11:51 AM	5					23
2/2/2018	11:52 AM	1	5	2	1 - Mo	otorcycle	
2/2/2018	11:53 AM	3	55	4			
2/2/2018	11:55 AM	4	44	5	2 - Book	4 - Electric	
2/2/2018	11:58 AM	2	25	2			
2/2/2018	11:59 AM	5					24



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Lot 4	109	9	2 - Book Drop	4 - Electric					
Lot Totals	257	18	3	4					
Area 5	Open Parking - no designated spacing								

Friday			Open Spaces			Veh	icle Count	
Date T	ime	Lot #	General	Handicap	0	ther	Street Parking	Lot 1 Dirt Extention
2/2/2018	4:00 PM	1	3	2	1 - Mc	torcycle		10
2/2/2018	4:01 PM	3	48	5				
2/2/2018	4:03 PM	4	52	9	2 - Book	4 - Electric		
2/2/2018	4:06 PM	2	19	2				
2/2/2018	4:08 PM	5					25	
2/2/2018	4:09 PM	1	3	2	1 - Mc	torcycle		12
2/2/2018	4:10 PM	3	53	5				
2/2/2018	4:13 PM	4	45	9	2 - Book	4 - Electric		
2/2/2018	4:16 PM	2	18	2				
2/2/2018	4:17 PM	5					27	
2/2/2018	4:18 PM	1	1	2	1 - Mc	torcycle		11
2/2/2018	4:19 PM	3	53	4				
2/2/2018	4:22PM	4	43	8	1 - Book	4 - Electric		
2/2/2018	4:25PM	2	14	2				
2/2/2018	4:26PM	5					27	
2/2/2018	4:28PM	1	1	2	1 - Mc	torcycle		11
2/2/2018	4:30 PM	3	53	4				
2/2/2018	4:33 PM	4	38	7	1 - Book	4 - Electric		
2/2/2018	4:36 PM	2	11	2				
2/2/2018	4:37 PM	5					30	
2/2/2018	4:39 PM	1	1	2	1 - Mc	torcycle		12
2/2/2018	4:40 PM	3	49	5				
2/2/2018	4:42 PM	4	43	8	2 - Book	4 - Electric		
2/2/2018	4:45 PM	2	7	2				
2/2/2018	4:47 PM	5					31	
2/2/2018	4:51 PM	1	0	2	1 - Mc	torcycle		15
2/2/2018	4:52 PM	3	55	5				
2/2/2018	4:53 PM	4	35	7	2 - Book	4 - Electric		
2/2/2018	4:56 PM	2	4	2				
2/2/2018	4:57 PM	5					33	
2/2/2018	4:58 PM	1	0	2	1 - Mc	torcycle		15
2/2/2018	4:59 PM	3	57	5				
2/2/2018	5:02 PM	4	36	8	2 - Book	4 - Electric		
2/2/2018	5:05 PM	2	4	2				
2/2/2018	5:06 PM	5					34	