

February 21, 2023  
 Revised September 12, 2023  
 Revised March 20, 2024

Mr. Kyle Brent  
 1215 Milfred Street LLC  
 9952 Mountain Rd  
 Middleport, NY 14105

**Re: Milfred Industrial - #PTC22-073  
 Parking Statement**

Dear Mr. Brent:

The purpose of this letter is to provide a parking statement to support the parking variance for the referenced industrial project. The site is located in the northeast quadrant of Milfred Street and Gwenzell Avenue in the City of Delray Beach as shown on **Attachment 1**. It is proposed to construct a 5,598 SF Industrial/Warehouse building consisting of 635 SF of attendant office and 4,963 SF of warehouse. A comparison of City Code parking rates and the ITE Parking Generation Manual, 5<sup>th</sup> Edition parking rates was undertaken and is shown below. Excerpts from the ITE Parking Generation Manual are attached.

Land Use	Intensity	Parking Rate	Parking Spaces	Total Spaces	Source
Attendant Space	635 SF	3 /1000 SF	2	7	City of Delray Beach
Warehouse	4,963 SF	1 /1000 SF	5		
General Light Industrial	5,598 SF	0.65 /1000 SF	4	4	ITE Parking Generation, 5th Edition, Code 110
Small Office Building	635 SF	2.56 /1000 SF	2	4	ITE Parking Generation, 5th Edition, Code 712
Warehousing	4,963 SF	0.39 /1000 SF	2		ITE Parking Generation, 5th Edition, Code 150

Using the ITE rates for either Light Industrial or Office/Warehouse, this building needs 4 parking spaces. It is proposed to construct 6 parking spaces, which is a variance of 1 space (14.3%) from the City's Code. The ITE parking rates demonstrate that the proposed 6 parking spaces will meet the parking demand. Therefore, this parking variance should be approved.

Please contact me if need any additional information or have any questions.

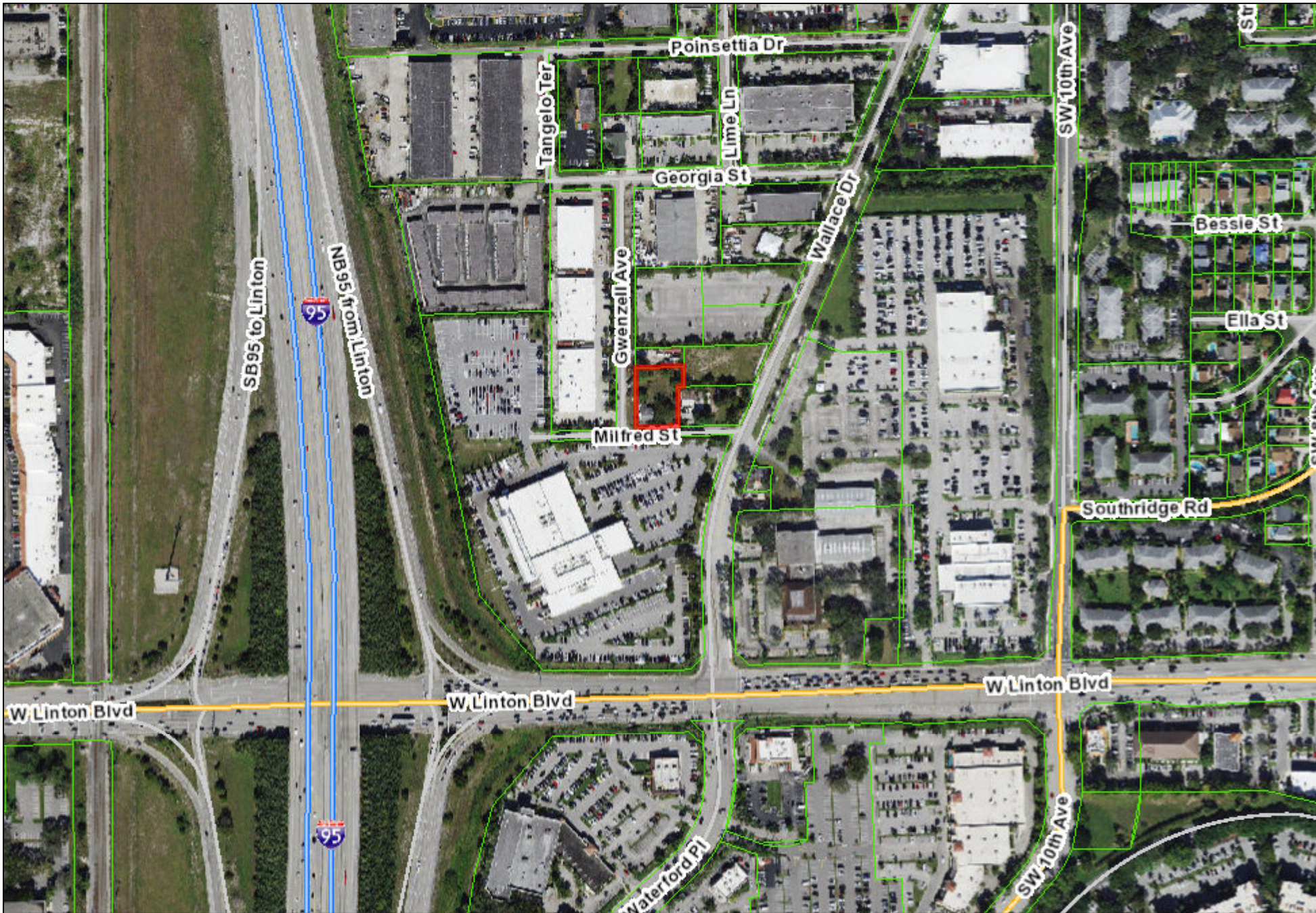
Sincerely,

Rebecca J. Mulcahy, P.E.  
 Vice President

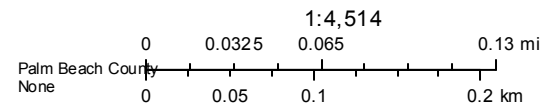
**Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570**

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 3/20/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.





## Attachment 1 Project Location





# Land Use: 110 General Light Industrial

## Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

## Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 29 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	0
5:00 a.m.	2
6:00 a.m.	15
7:00 a.m.	41
8:00 a.m.	83
9:00 a.m.	100
10:00 a.m.	99
11:00 a.m.	98
12:00 p.m.	94
1:00 p.m.	90
2:00 p.m.	94
3:00 p.m.	88
4:00 p.m.	68
5:00 p.m.	49
6:00 p.m.	9
7:00 p.m.	3
8:00 p.m.	3
9:00 p.m.	3
10:00 p.m.	0
11:00 p.m.	0

## **Additional Data**

The number of employees for this land use was the total number of employees working on all shifts. Facilities with employees that work on shifts may peak at different hours. It is unclear from the data collected for this land use whether the parking demand counts occurred during, prior to, or after shift changes at the study sites.

The average parking supply ratio for the nine study sites with parking supply information is 1.2 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in California, Illinois, Oklahoma, Texas, and Washington.

## **Source Numbers**

149, 151, 201, 235, 261, 560, 561

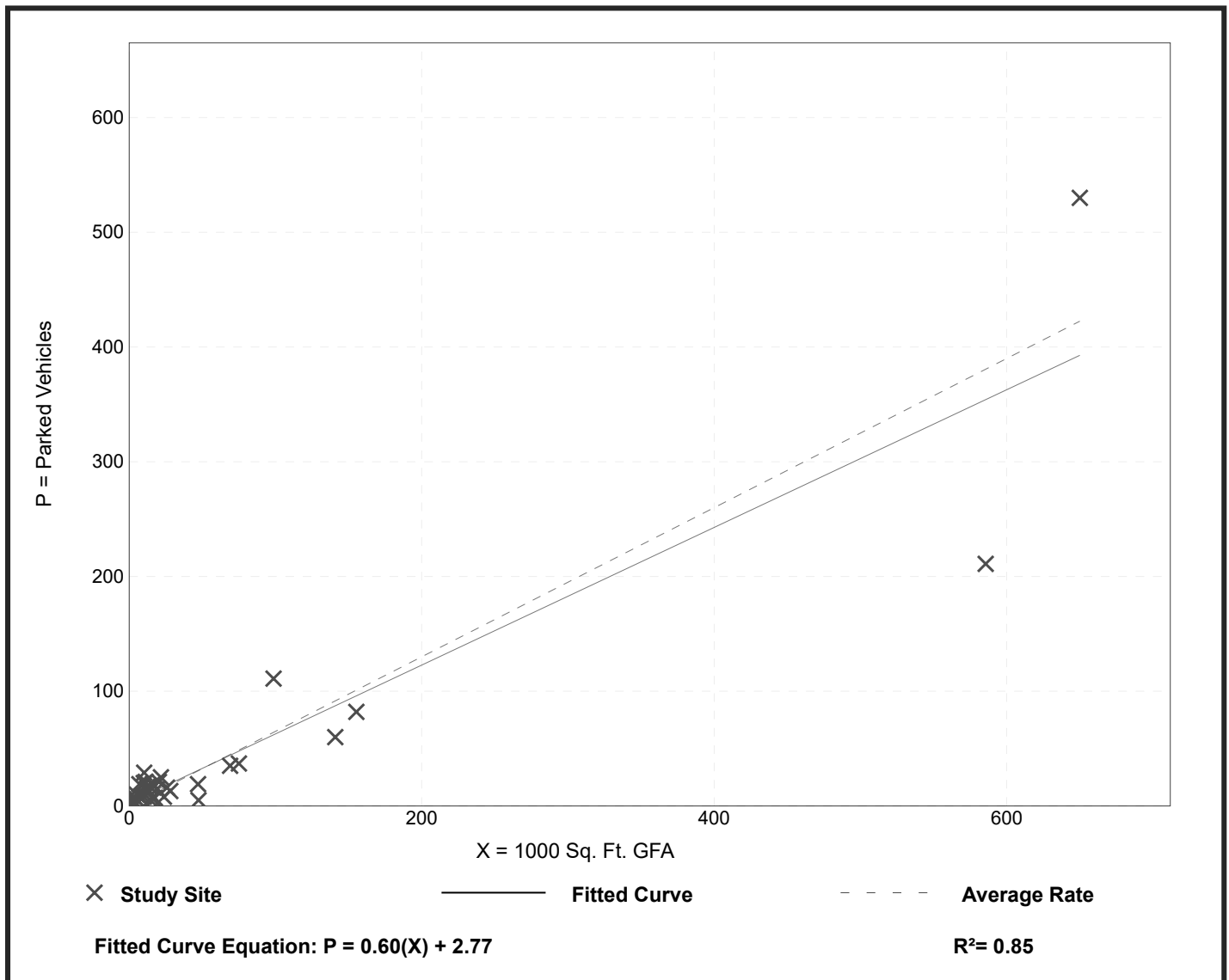
# General Light Industrial (110)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.**  
 Number of Studies: 40  
 Avg. 1000 Sq. Ft. GFA: 56

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.11 - 7.89	0.58 / 1.94	0.52 - 0.78	0.41 (63%)

## Data Plot and Equation



# Land Use: 150 Warehousing

## Description

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.

## Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

## Additional Data

For eight of the study sites, data were also collected for trucks parked at the site. The average truck parking demand ratio was 0.11 trucks per 1,000 sq. ft. GFA with a range between 0.04 and 0.25 trucks per 1,000 sq. ft. GFA.

The average parking supply ratio for the study sites with parking supply information is 0.6 spaces per 1,000 square feet GFA (15 sites) and 1.1 spaces per employee (12 sites).

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Minnesota, New Jersey, New York, Oregon, Texas, and Washington.

**Source Numbers**

22, 122, 275, 433, 528, 556, 558, 561, 562

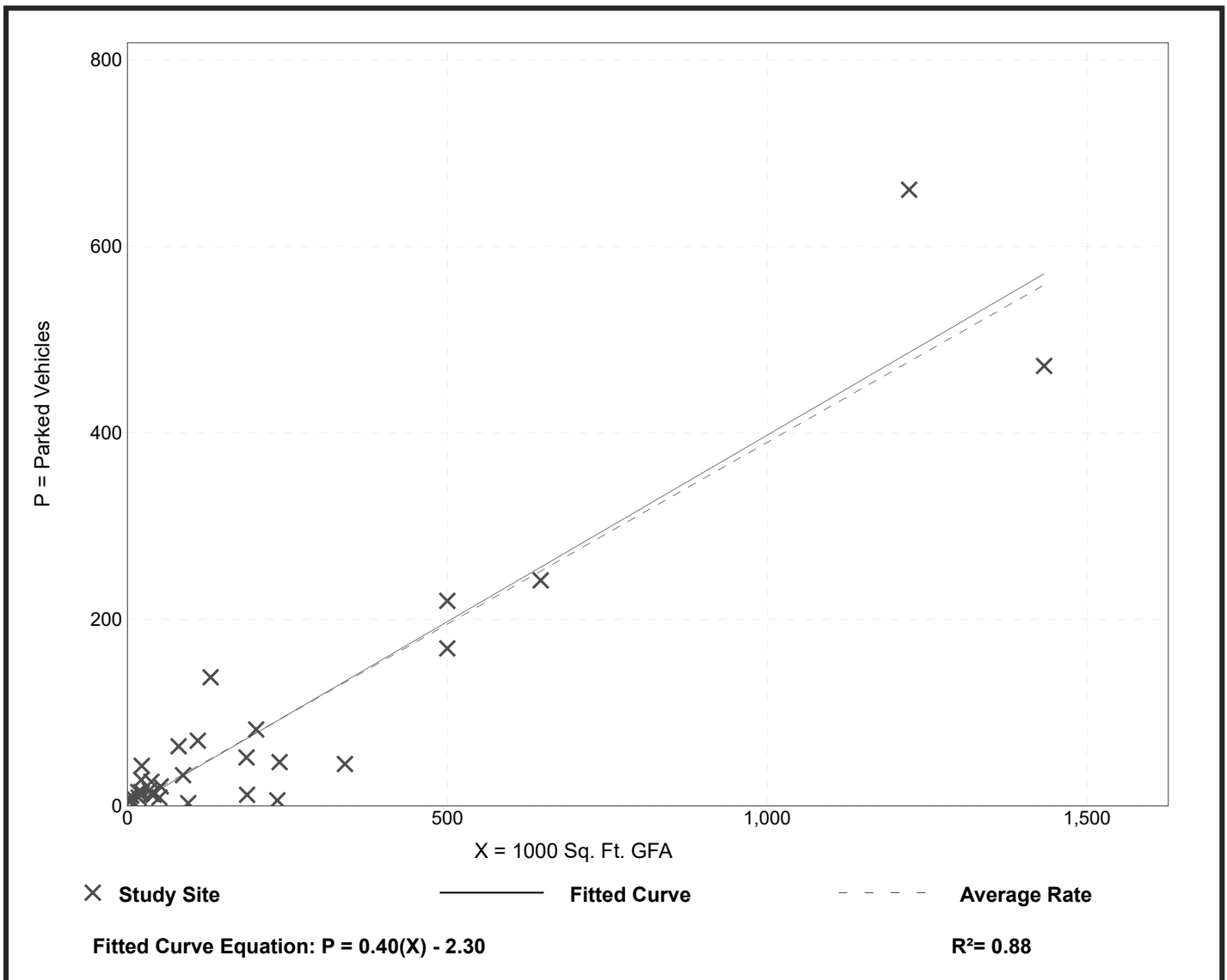
# Warehousing (150)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.**  
 Number of Studies: 31  
 Avg. 1000 Sq. Ft. GFA: 212

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.03 - 1.96	0.34 / 1.11	0.31 - 0.47	0.22 (56%)

## Data Plot and Equation





# Land Use: 712 Small Office Building

## Description

A small office building typically houses a single tenant and is less than or equal to 5,000 gross square feet in size. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

## Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 16 study sites in a general urban/suburban setting and one study site in a dense multi-use urban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	General Urban/Suburban	Dense Multi-Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	0	8
8:00 a.m.	27	17
9:00 a.m.	69	17
10:00 a.m.	88	75
11:00 a.m.	100	67
12:00 p.m.	81	75
1:00 p.m.	81	75
2:00 p.m.	84	92
3:00 p.m.	86	100
4:00 p.m.	92	67
5:00 p.m.	85	83
6:00 p.m.	4	50
7:00 p.m.	0	0
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

**Additional Data**

The average parking supply ratio for the three study sites with parking supply information is 3.9 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in California, Oklahoma, Texas, and Washington.

**Source Numbers**

47, 217, 527, 571, 572

