

# EXHIBIT "D-1"



## Engineering & Planning, Inc.

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September 21, 2018

Sandy Karp  
Vice President of Construction & Development  
IPIC Entertainment  
433 Plaza Real, Ste. 335  
Boca Raton, FL 33432

Re: 4<sup>th</sup> & 5<sup>th</sup> Delray – Shared Parking

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Shaun G. MacKenzie P.E.  
Florida License No. 61751

Dear Ms. Karp:

MacKenzie Engineering and Planning, Inc. is submitting this Parking Statement for the proposed addition of a 6,000 square foot rooftop bar and restaurant to 4<sup>th</sup> & 5<sup>th</sup> Delray. The site plan includes 7,487 SF of retail use, a 44,874 SF movie theater, 41,745 SF of office use (35,215 SF net floor area), a 6,000 SF rooftop bar, and 90 spaces dedicated to the public.

### Code Required Parking

The proposed uses have a Code quantified parking of 418 spaces as shown in Exhibit 1 using the City's parking rates.

The parking analysis was performed in accordance with the *City of Delray Beach LDR Article 4.4: Section 4.4.13.I: CBD Parking Standards*. This analysis uses City Code rates and shared parking designated time periods. The weekday and weekend hourly variation percentages and parking demand for the proposed uses are summarized in Exhibit 2.

### Shared Parking Study

#### **Weekday Parking**

The weekday shared parking demand peaks during the Evening (6:00 PM and 12:00 AM) with a peak demand of 310 parking spaces.

#### **Weekend Parking**

The weekend shared parking demand peaks during the Evening (6:00 PM and 12:00 AM) with a peak demand of 299 parking spaces.

### Conclusion

The new required parking is 310 spaces and has a supply of 326 parking spaces. Based on the shared parking analysis, the site is projected to have an adequate parking supply.

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**Exhibit 1  
PARKING BASED ON CODE**

Use	GFA	Parking Intensity	Units	Rate	Require Parking by
Office	41,745	35,215	SF	3.33333	117.4
Cinema	44,874	44,874	SF	3.33333	149.6
Retail	7,487	7,487	SF	3.33333	25.0
Rest/Lounge	6,000	6,000	SF	6	36.0
Public Parking	90	90	SP	1	90.0

**Totals 418**

**Exhibit 2  
iPic Delray - Shared Parking**

Use	Require Parking by Use (# of Spaces)	Weekday			Weekend		Weekday			Weekend	
		<u>Night</u> Midnight to 6 A.M.	<u>Day</u> 9 A.M. to 4 P.M.	<u>Evening</u> 6 P.M. to Midnight	<u>Day</u> 9 A.M. to 4 P.M.	<u>Evening</u> 6 P.M. to Midnight	<u>Night</u> Midnight to 6 A.M.	<u>Day</u> 9 A.M. to 4 P.M.	<u>Evening</u> 6 P.M. to Midnight	<u>Day</u> 9 A.M. to 4 P.M.	<u>Evening</u> 6 P.M. to Midnight
Office	117.4	5%	100%	10%	10%	5%	6	117	12	12	6
Cinema	149.6	10%	40%	100%	80%	100%	15	60	150	120	150
Retail	25.0	5%	70%	90%	100%	70%	1	17	22	25	17
Rest/Lounge	36.0	10%	50%	100%	50%	100%	4	18	36	18	36
Public Parking	90.0	100%	100%	100%	100%	100%	90	90	90	90	90
Required Parking							116	303	<b>310</b>	264	299
Available Parking							326	326	<b>326</b>	326	326
Excess Parking							210.0	23.0	16.0	62.0	27.0
Percent Excess							181%	8%	5%	23%	9%