

Code-Based Shared Parking

Shops at Woodbury Weekday Parking Demand

Time Project Component	Code Required	Number of Cars Parked																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail 2170 sf 3100 sf 11110 sf	83 Total 11 16 56	2	5	15	32	51	65	72	75	72	69	69	71	71	71	61	41	24	8	0
Fine Dining/Quality Restaurant 4407 sf customer area (65% of 6780 sf)	89 Total	0	2	6	9	21	38	62	62	55	36	43	63	77	80	80	80	77	61	21
Family/Casual Dining Restaurant 5250 sf customer area (65% of 8080 sf)	105 Total	21	39	47	57	64	67	74	67	42	36	36	57	60	60	60	46	41	38	19
Fast Food Restaurant 4400 sf 2200 sf 2210 sf	144 Total 72 36 36	9	17	31	45	84	126	144	144	131	89	80	89	123	117	74	45	31	17	10
Hotel 125-keys, 20 staff	157 Total	147	149	157	142	131	131	123	123	131	131	135	134	130	123	130	138	153	157	155
Total	578 Total	180	213	256	286	351	427	474	471	430	361	363	414	462	451	406	351	326	281	206

**467 Parking Spaces Proposed with at least 13 additional spaces
Shops at Woodbury Weekend Parking Demand landbanked**

Time Project Component	Code Required	Number of Cars Parked																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail 2500 sf 3100 sf 11110 sf	83 Total 11 16 56	2	6	13	32	47	59	70	76	83	83	80	76	67	63	56	44	31	12	0
Fine Dining/Quality Restaurant 4407 sf customer area (65% of 6780 sf)	89 Total	0	3	4	8	10	21	48	52	44	44	44	59	81	85	89	81	81	79	45
Family/Casual Dining Restaurant 5250 sf customer area (65% of 8080 sf)	105 Total	17	34	54	77	96	96	105	92	74	48	52	69	77	77	73	39	33	24	14
Fast Food Restaurant 4400 sf 2200 sf 2210 sf	144 Total 72 36 36	9	15	29	42	78	117	134	134	122	83	75	83	115	109	69	42	29	15	10
Hotel 125-keys, 20 staff	157 Total	132	132	135	121	110	90	85	85	90	90	94	96	94	112	119	125	139	146	143
Total	578 Total	160	190	235	281	341	384	441	439	413	347	344	381	435	447	405	332	313	277	212

**467 Parking Spaces Proposed with at
least 13 additional spaces landbanked**

Industry-Based Shared Parking

Shops at Woodbury Weekday Parking Demand

Time Project Component	Code Required	Number of Cars Parked																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail 2170 sf 3100 sf 11110 sf	69 Total 11 16 56	2	5	14	30	48	60	67	69	67	64	64	66	66	66	57	38	22	8	0
Fine Dining/Quality Restaurant 4407 sf customer area (65% of 6780 sf)	102 Total	0	3	8	12	27	48	79	79	70	46	55	80	97	102	102	102	97	78	27
Family/Casual Dining Restaurant 5250 sf customer area (65% of 8080 sf)	123 Total	35	66	79	95	107	113	123	113	70	61	61	96	101	101	101	77	70	64	33
Fast Food Restaurant 4400 sf 2200 sf 2210 sf	110 Total 72 36 36	7	13	24	35	64	96	110	110	100	68	61	68	94	90	57	35	24	13	8
Hotel 125-keys, 20 staff	106 Total	99	101	106	96	88	88	83	83	88	88	91	91	88	83	88	93	103	106	105
Total	510 Total	144	187	230	267	334	406	461	454	395	326	331	400	447	441	404	345	316	268	172

Based on ITE Parking Demand, 5th Edition

467 Parking Spaces Proposed with at least 13 additional spaces landbanked

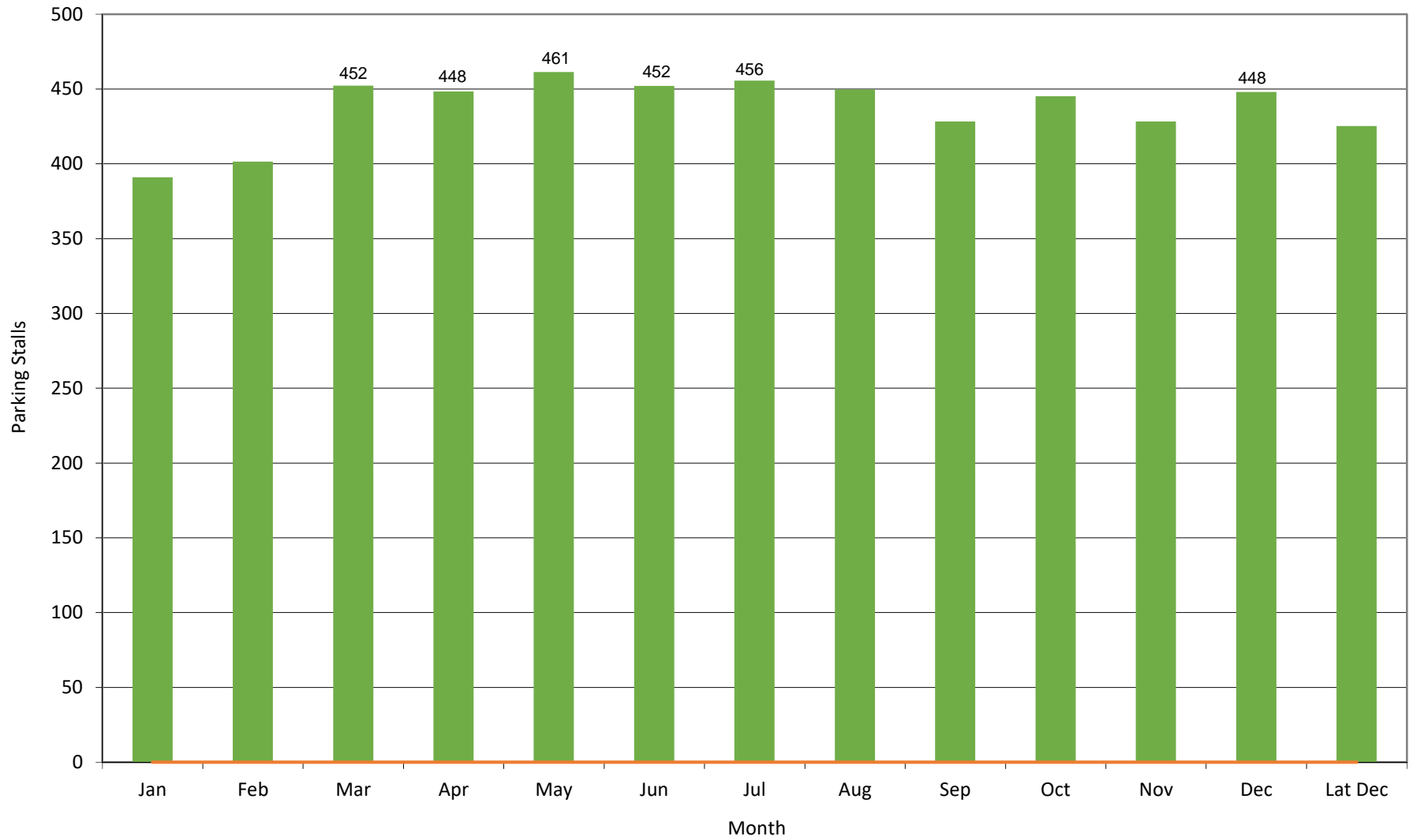
Shops at Woodbury Weekend Parking Demand

Time Project Component	Code Required	Number of Cars Parked																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail 2500 sf 3100 sf 11110 sf	69 Total	2	5	11	27	39	49	58	63	69	69	66	63	56	52	46	37	26	10	0
Fine Dining/Quality Restaurant 4407 sf customer area (65% of 6780 sf)	115 Total	0	3	5	10	13	28	62	67	57	57	57	76	105	110	115	105	105	103	58
Family/Casual Dining Restaurant 5250 sf customer area (65% of 8080 sf)	123 Total	20	40	64	90	113	113	123	107	86	56	61	80	91	91	85	46	38	28	17
Fast Food Restaurant 4400 sf 2200 sf 2210 sf	81 Total 72 36 36	5	9	17	26	47	71	81	81	74	50	45	50	70	66	42	26	17	9	6
Hotel 125-keys, 20 staff	99 Total	89	89	91	82	74	61	57	57	61	61	63	65	63	75	80	85	94	99	97
Total	487 Total	116	147	188	234	286	321	381	376	347	292	292	334	385	395	368	298	280	249	177

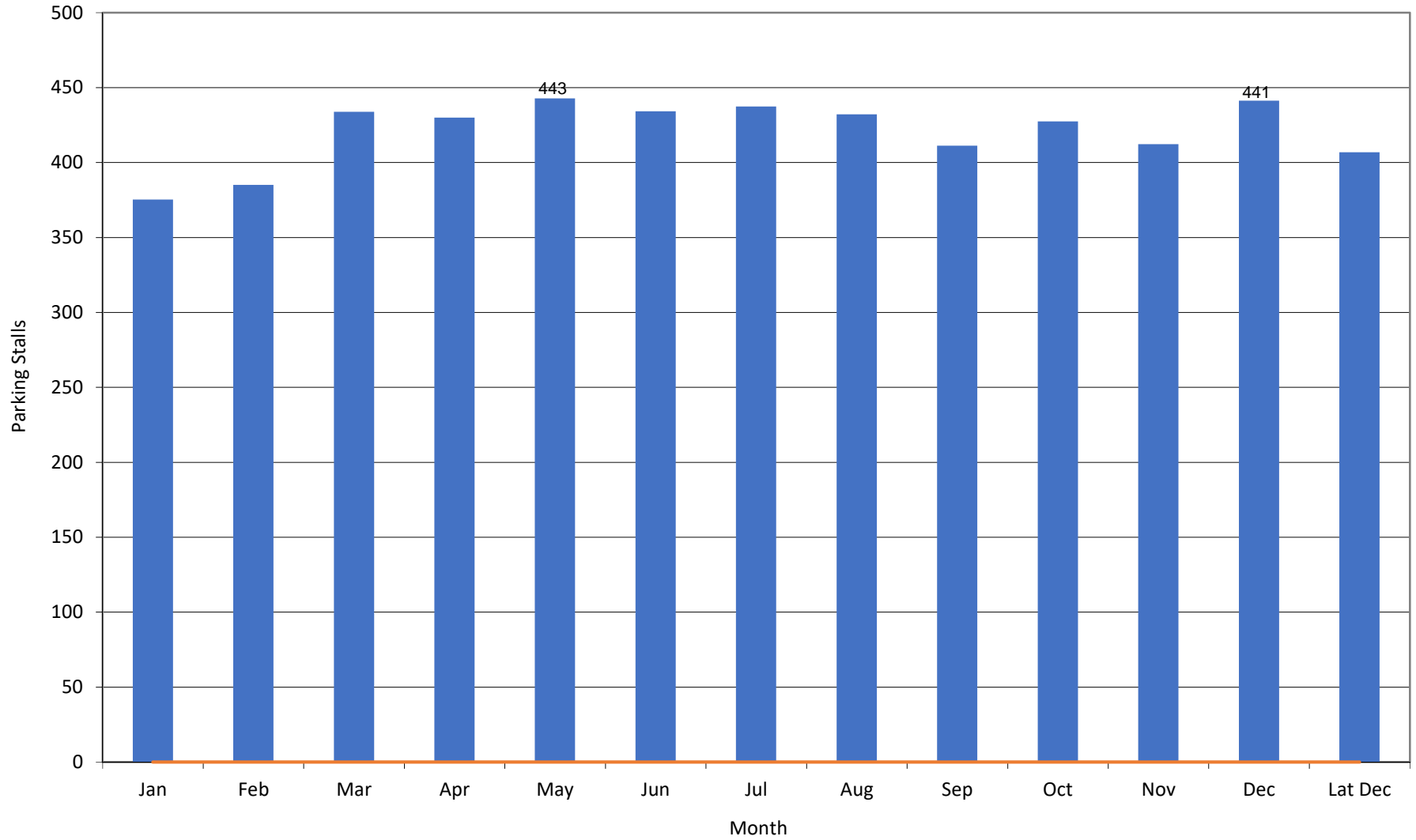
Based on ITE Parking Demand, 5th Edition

467 Parking Spaces Proposed with at least 13 additional spaces landbanked

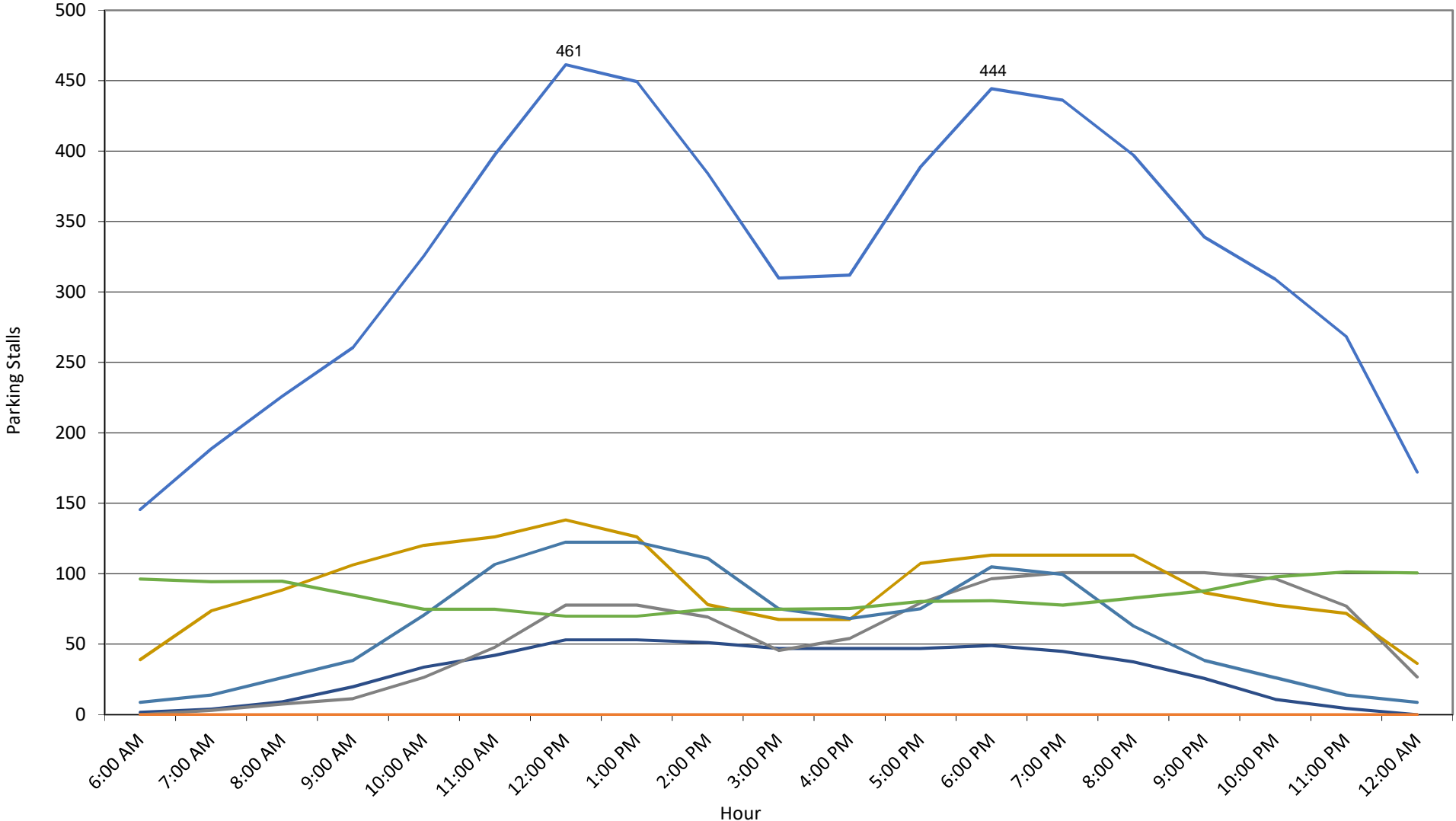
Weekday Month-by-Month Estimated Parking Demand



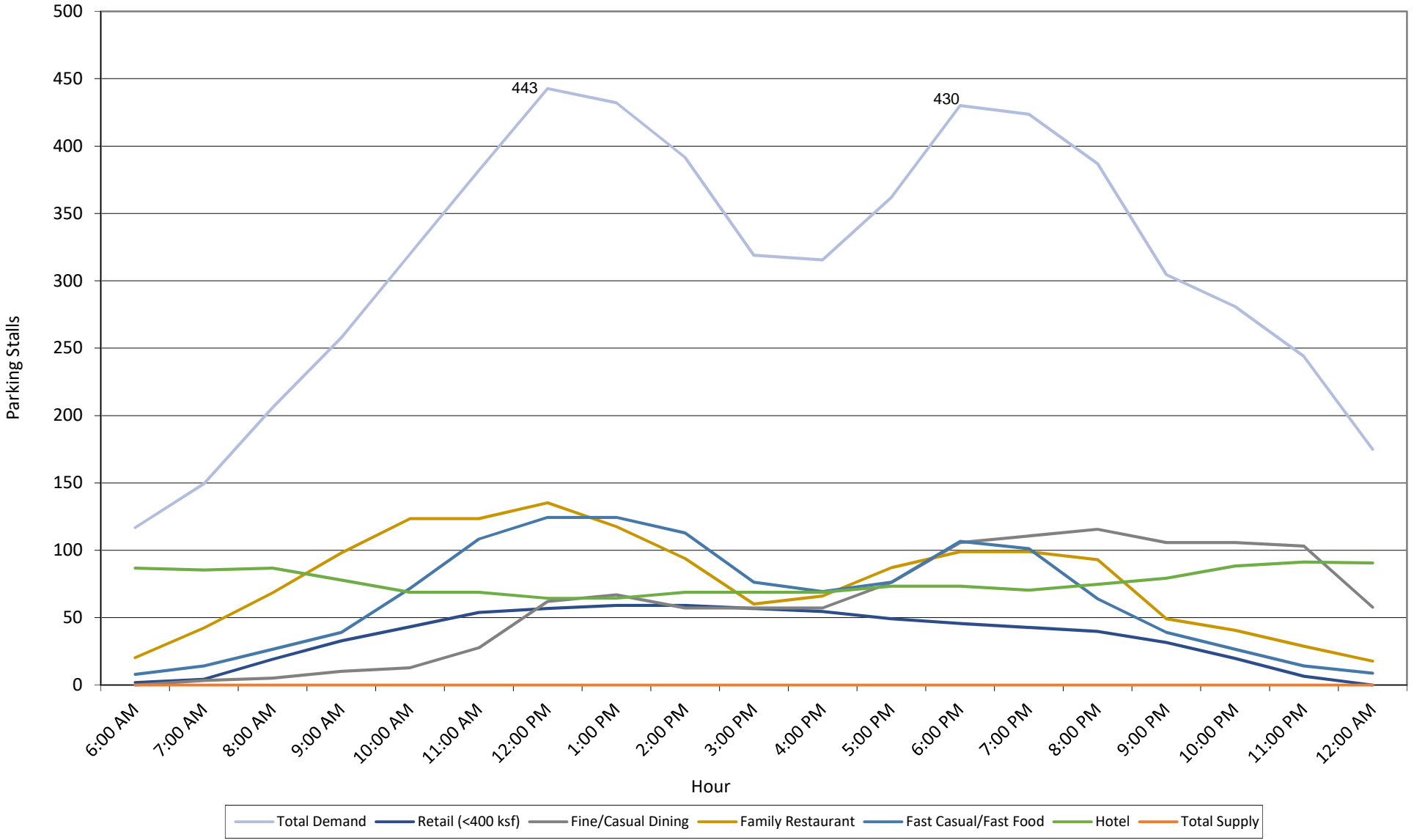
Weekend Month-by-Month Estimated Parking Demand



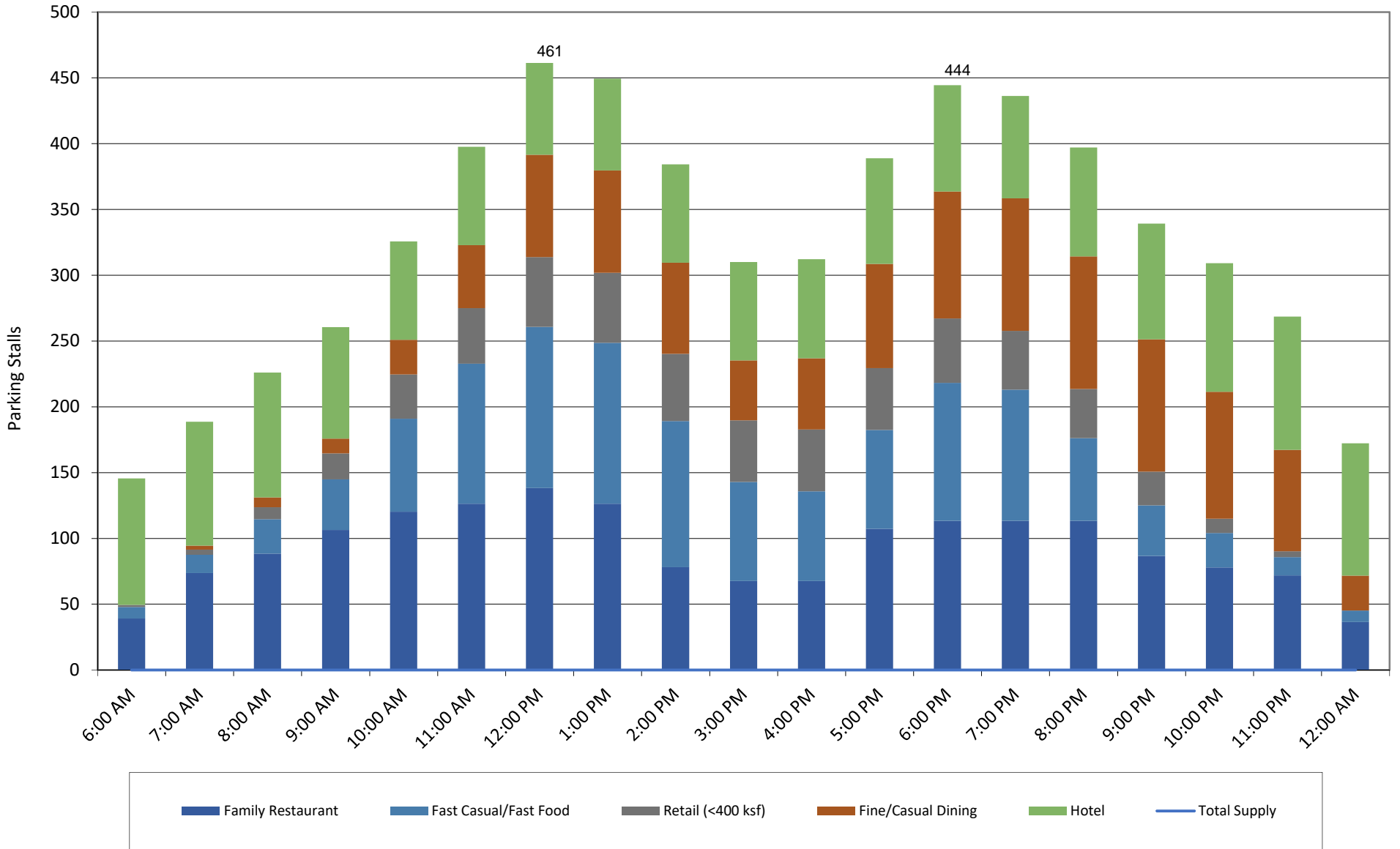
Peak Month Daily Parking Demand by Hour (Weekday)
(May)



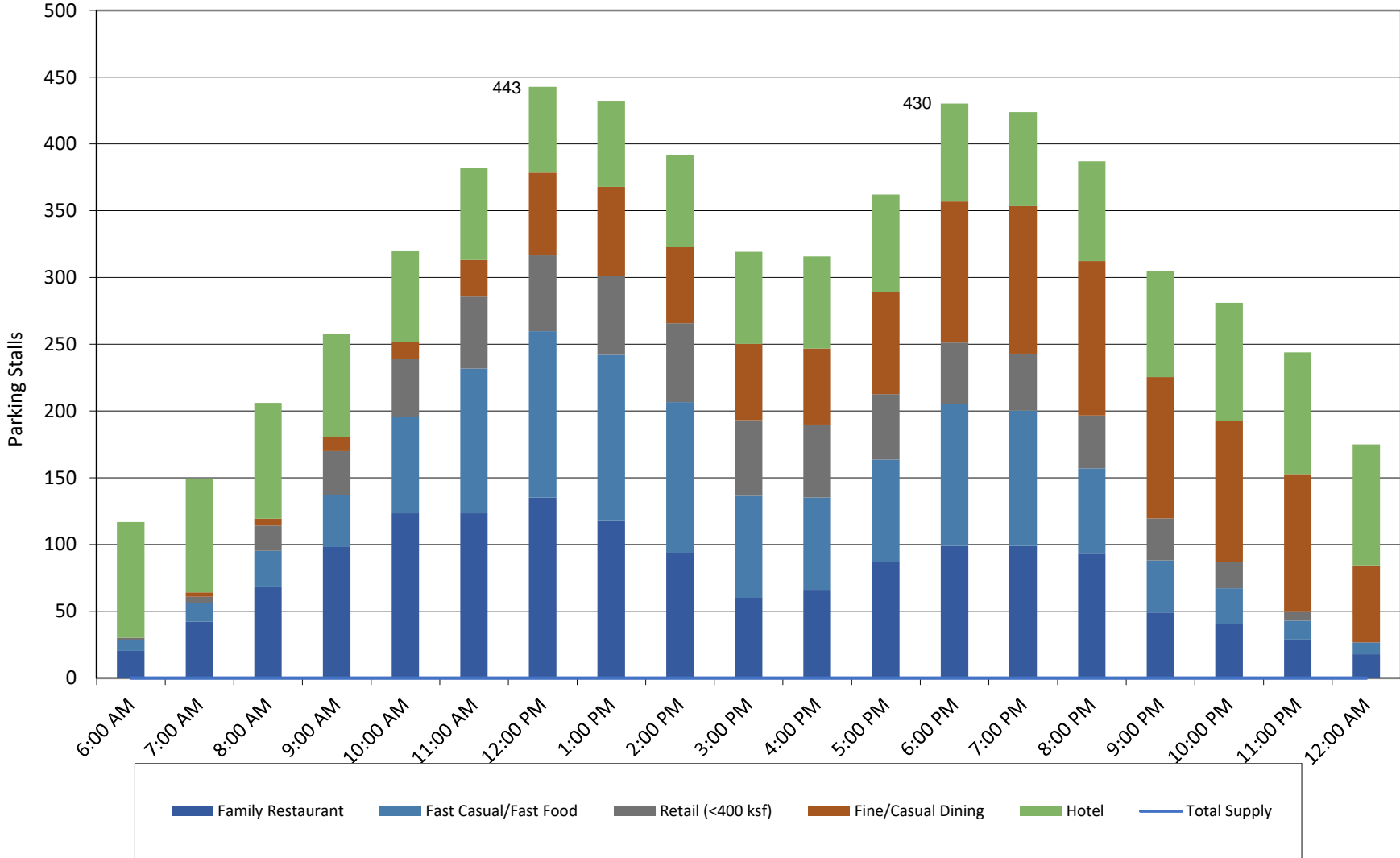
Peak Month Daily Parking Demand by Hour (Weekend)
(May)



Peak Month Daily Parking Demand by Hour (Weekday)
(May)



Peak Month Daily Parking Demand by Hour (Weekend)
(May)



MEMORANDUM

To: The Honorable Maria Hunter, Chair
Village of Woodbury Planning Board

From: John Canning, P.E.
Veronica Prezioso

Date: March 6, 2019

Subject: ALDI development in The Woodbury Centre
Parking Analysis

Kimley-Horn of New York, P.C. (Kimley-Horn) has prepared this Memorandum to document the results of a parking analysis conducted for the proposed repurposing of 25,215 sf of the Kohl's department store for use as an ALDI store at the Woodbury Centre development in the Village of Woodbury.

As detailed herein, even with the proposed removal of 13 parking spaces, there will be more than adequate parking provided at the Woodbury Center to meet the center's needs on a typical weekday or weekend day. Specifically, there will be sufficient parking provided within 250 feet of the proposed, single, public entrance to the Kohls' department store (the existing north doorway) as well as sufficient parking provided within 250 feet of the single, public, entrance to the proposed ALDI store to accommodate the typical peak parking demands of these establishments. The amount of parking provided at the site will even be substantially greater (almost 2 times greater) than required during the peak holiday shopping season.

Finally, we have appended to this report a shared parking analysis demonstrating, consistent and in accordance with § 310-40 A (4) and § 310-40 C of the Village Code, that the combination of uses at Woodbury Centre (hotel, retail and restaurant) will generate parking needs which are less (12% lower) than the total amount the zoning code requires and supporting a decision by the Planning Board to reduce the number of required spaces by 31 (or 2.2%).

PROJECT UNDERSTANDING

An ALDI Grocery store is proposed to replace 25,215 sf of an existing Kohl's retail store in the Woodbury Centre, located on the east side of Averill Ave (NYS 17), south of the NYS 17/Thruway Interchange (see the **Site Plan** provided in the Appendix) in the Village of Woodbury, NY. The existing Kohl's will be downsizing from 86,584 sf to 61,369 sf for the grocery store to be developed adjacent to it. The development is proposed to be fully built-out and occupied by 2020.

This parking analysis provides an assessment of existing and future parking conditions for the proposed action.

SCOPE OF STUDY

Kimley-Horn has performed a shared parking analysis at the current Woodbury Centre to evaluate the existing and future parking needs at the site. Parking surveys were conducted to identify the existing parking demand and projections were made to identify future demand with the proposed ALDI development. The following describes the analysis undertaken.

INTRODUCTION

Woodbury Centre is a 318,000 +/- sf shopping center with retail and restaurant space, as well as an approximately 150-room Hampton Inn hotel located to the back (east) of the property. Currently located within the shopping center is an 86,584 sf Kohl's store in the center of the south side of the property. It is proposed that Kohl's downsize to 61,369 sf with the vacated space being replaced by a 25,215 sf ALDI grocery store.

The site's parking lot currently contains a total of 1,403 parking spaces per the most recent site plan. With the conversion of part of Kohl's to the ADLI grocery store, there will be some modifications to the parking areas resulting in a reduction in the number of parking spaces provided by 13, from 1,403 to 1,390. Per § 310-40 A (5) of the Village Code (Off-street Parking) a total of 1,421 parking spaces are required to simultaneously accommodate the parking needs of the various retail, restaurant, and hotel uses contemplated. However, § 310-40 C of the Code allows the Planning Board to reduce the number of required spaces by up to 25% if, in their judgement, "the combination of uses on a single lot will generate parking needs which are less than the total amount the zoning code requires". This provision is a good example of a sustainable development practice, as it permits the number of parking spaces provided to be tailored to the amount of parking required and does not commit resources to the creation of extra parking spaces that will never be used. To that end, we have conducted surveys to identify the existing parking demand and have prepared a Shared Parking Analysis to identify future maximum parking demand.

EXISTING CONDITIONS

Kimley-Horn conducted parking studies of the Woodbury Centre on Friday February 22nd and Saturday February 23rd from 10 a.m. to 7 p.m. Table 1 below provides the resulting data. The survey peak parking demands were increased by 25 percent, based on monthly parking demand comparisons contained in the Institute of Transportation Engineers' (ITE) publication, *Parking Generation, 4th Edition*, to reflect the peak parking demand during the average month. Table 1 shows the average/typical peak parking demand and compares it to the available parking supply.

Table 1 – Typical Peak Parking Supply and Demand

	Peak Parking Demand (Peak Hour)	
	All Parking	Parking Near Proposed ALDI ¹
Parking Spaces Already Provided	1,403	198
Friday, February 22nd	326 (7 p.m.) *	60 (1 p.m.) *
Saturday, February 23rd	356 (7 p.m.) * Average Month	72 (2 p.m.) *

* These values are 25% higher than the actual values surveyed on Feb 22 and 23.

As can be seen from Table 1, during the hour of peak parking demand (7 p.m. on a Saturday), there are more than 1,000 unused parking spaces at the Woodbury Center development. All of the parking spaces shown in Areas B, C and D of Figure A-2 in Appendix are either within 250 feet of the existing north front door to the Kohl’s store (which will remain) or the proposed front door to the Aldi store for parking lot areas). During the hour of peak parking demand, there are more than 100 unused parking spaces in these areas, which are the spaces that are most convenient for visitors to the Kohls or ALDI store.

By increasing the typical/average peak parking demand for the entire center (shown in Table 1 above) by 58 percent (based on monthly parking demand comparisons contained in the Institute of Transportation Engineers’ (ITE) publication, *Parking Generation, 4th Edition*), the peak parking demand for the center during December, the busiest month on the retail calendar, is calculated to be 563, which is 840 vehicles fewer than the 1,403 spaces provided.

December
(40% of Code
Requirement)

FUTURE CONDITIONS

ALDI Parking

With the proposed elimination of a combined total of 13 parking spaces in Areas B and C, there will be a total of 1,390 parking spaces provided in the entire center (31 fewer than the 1,421 required by Code and discussed hereafter), 115 spaces in Areas B and C (which will be within 250 feet of the entrance to the ALDI store) and 70 spaces in Area D (which will be within 250 feet of the remaining entrance to the Kohls store).

¹ Areas B, C and D on the attached Figure A-2 which are located within 250 feet of the existing and proposed building entrances.

Table A-1: Friday Parking Counts

Friday, February 22, 2019 Number of Occupied Parking Spaces By Letter By Hour											Approximate Capacity
Woodbury Centre											
Lot Letter	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	
A	33	22	15	16	15	15	13	13	13	13	160
B	1	0	1	0	1	1	0	1	1	1	58
C	5	15	15	24	12	12	16	18	20	22	70
D	11	22	19	24	16	13	8	13	17	18	70
E	6	10	13	15	15	16	20	18	20	20	50
F	9	14	15	15	15	20	10	13	17	18	48
G	15	17	20	27	19	28	21	17	22	24	122
H	3	4	4	3	3	2	2	2	3	4	99
I	3	3	3	5	3	4	1	1	1	1	82
J	3	3	3	3	3	4	2	2	2	2	36
K	0	0	0	0	0	0	0	1	1	1	69
L	5	7	12	18	12	12	21	30	35	48	130
M	9	6	8	6	7	4	3	3	2	2	17
N	3	7	15	12	18	17	20	27	40	51	103
O	16	20	20	20	21	22	20	20	25	29	94
P	2	1	2	0	0	0	0	0	0	0	0
Q	10	6	6	10	11	9	8	6	7	7	195
Totals	134	157	171	198	171	179	165	185	226	261	1403

Table A-2: Saturday Parking Counts

Saturday, February 23, 2019 Number of Occupied Parking Spaces By Letter By Hour											Approximate Capacity
Woodbury Centre											
Lot Letter	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	
A	24	22	20	17	19	22	17	22	17	21	160
B	1	0	3	3	5	2	3	3	2	4	58
C	14	21	27	21	26	22	21	17	10	16	70
D	11	20	22	21	26	25	27	22	18	21	70
E	4	12	18	16	16	17	19	20	15	17	50
F	12	16	20	16	21	18	24	16	25	22	48
G	16	22	37	28	31	35	31	26	19	23	122
H	2	2	2	4	1	0	1	1	0	2	99
I	1	3	4	4	4	5	5	4	3	4	82
J	4	5	5	5	7	7	5	6	4	5	36
K	2	1	2	2	3	2	0	0	1	2	69
L	4	6	15	21	30	27	21	30	34	47	130
M	10	10	11	13	11	7	5	7	4	6	17
N	0	5	7	23	23	25	21	25	35	46	103
O	15	24	21	32	34	31	30	30	33	40	94
P	0	0	0	0	0	0	0	0	0	1	0
Q	3	2	4	6	9	9	9	7	5	8	195
Totals	123	171	218	232	266	254	239	236	225	285	1403