

WORLD EQUESTRIAN CENTER SPORTS COMPLEX PARKING STUDY

MARION COUNTY, FLORIDA

October 2025



PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida, practicing with Kittelson & Associates, a corporation authorized to operate as a Professional Engineering business by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have approved the World Equestrian Center Sports Complex Parking Study located in Marion County, Florida dated October 2025.

PROJECT: World Equestrian Center Sports Complex Parking Study

LOCATION: Marion County, Florida

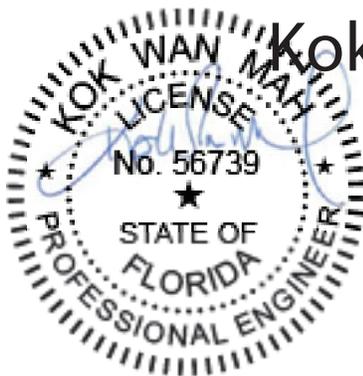
CLIENT: Equestrian Operations, LLC

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

NAME: Kok Wan Mah

P.E. NUMBER: 56739

DATE: October 21, 2025



Kok Wan Mah

Digitally signed by Kok Wan Mah
Date: 2025.10.21 12:42:56 -04'00'

*The item has been digitally signed and sealed by
Kok Wan Mah on the date adjacent to the seal.*

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World Equestrian Center Sports Complex Parking Study

Marion County, Florida

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Section 1

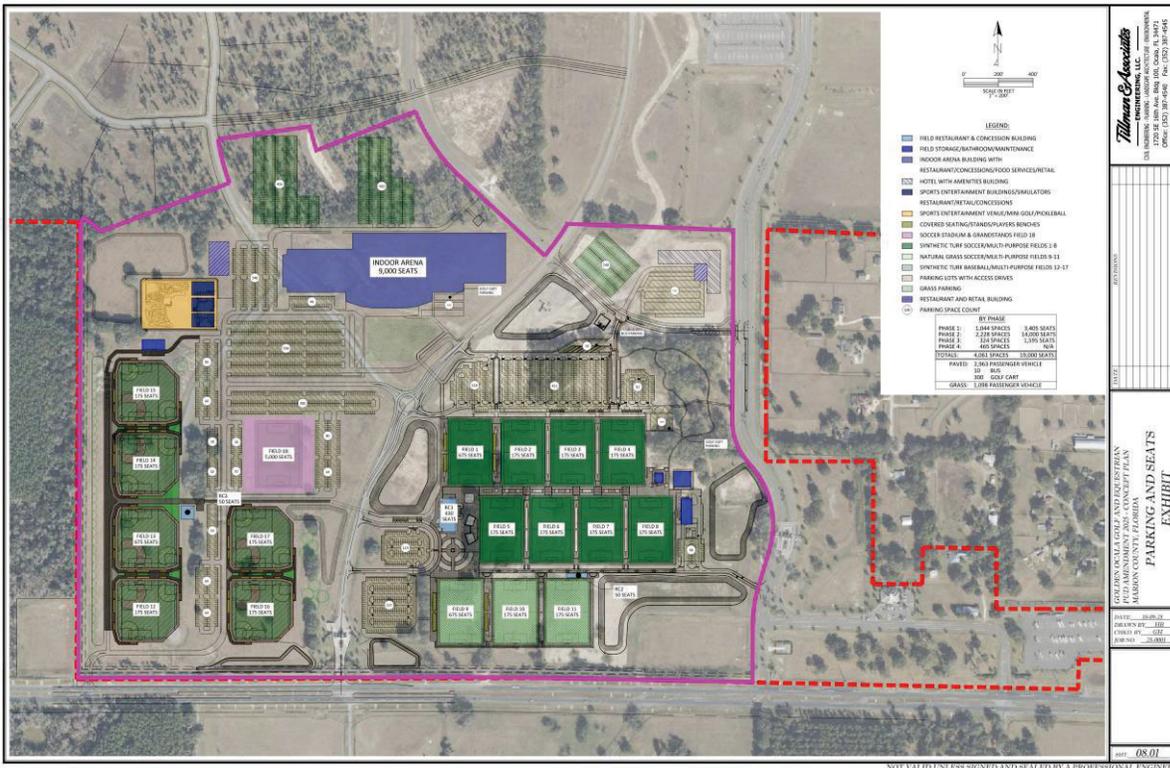
Introduction

INTRODUCTION

Kittelson & Associates, Inc. has been retained by Equestrian Operations, LLC to conduct a Parking Study Analysis for the proposed World Equestrian Center (WEC) Sports Complex development (Sports at WEC). The project consists of a sports complex located on the north side of SR 40 at NW 92nd Avenue Road in Marion County, Florida. The site will consist of multiple athletic fields including soccer, football, baseball/softball, and volleyball. The maximum configuration would include a maximum of 36 courts/fields, assuming a maximum of 18 volleyball courts in the indoor facility. The indoor facility may also be configured to have a maximum of eight basketball courts, an ice hockey rink, or indoor concert venue. Access to the site will be from SR 40 and NW 92nd Avenue Road. The athletic fields can also be accessed from NW 87th Court Road and a driveway on the west side of the parcel. The site is part of the WEC property. **Figure 1** shows the latest site plan.

A separate traffic impact study and traffic demand management study are being conducted concurrent with this parking study. The parking study is being done to provide a recommendation for the number of parking spaces needed for different configurations and utilizations of the site.

Figure 1: WEC Sports Site Plan



PROJECT DESCRIPTION

The development will be constructed in four phases with an anticipated buildout year of 2030. The site includes a variety of sports venues and supporting facilities.

- Phase 1 (2026)
 - 11 Soccer/Polo Fields, including two (2) championship fields with stadium seating
 - 12,000 SF Fast Casual Restaurant
 - Concessions Stand
- Phase 2 (2028)
 - 400,000 SF Indoor Arena for Hockey/Volleyball/Basketball/Concert with up to 9,000 seats
- Phase 3 (2029)
 - Soccer Stadium with Concessions Stand
 - Six (6) Baseball/Softball/Soccer/Football/Polo Fields
 - Concessions Stand
- Phase 4 (2030)
 - 300 room Hotel
 - 27,000 SF Miniature Golf/Pickleball Venue
 - 17,500 SF Retail
 - Two (2) High Turnover Restaurants



Section 2

Methodology

METHODOLOGY

This parking study employs a supply-demand methodology to assess parking adequacy for the proposed WEC facility. The supply was completed to evaluate how similar sports complexes provide parking for their facilities, while the demand component estimates parking requirements using comparable facility data and vehicle occupancy rates from ITE.

DATA COLLECTION

SAND MOUNTAIN PARK

Parking study typically includes evaluating sites comparable to the proposed use that are fully occupied or built-out. In this study, Sand Mountain Park, a multi-sport facility in Albertville, Alabama, was selected as a comparable site due to its similar capacity and design characteristics relative to the proposed WEC Sports Complex. Sand Mountain Park includes 16 tennis/pickleball courts, nine baseball fields, including one championship field, five soccer/football/lacrosse fields, an aquatic center/indoor facility, a small water park/splash pad area, disc golf course, and an outdoor amphitheater for concerts. In total, the Sand Mountain Park encompasses 18 parking lots with 1,554 parking spaces available.

Parking demand data was collected at Sand Mountain Park from 9:00 AM to 11:00 PM on August 22nd (Friday) and 23rd (Saturday) to capture the maximum daily parking need. The site was evaluated on a tournament weekend with maximum facility usage, including concerts on each of the two evenings.

Friday, 8/22/25 included open play on the courts/fields with practice for the baseball tournament that was held the following day. The indoor facility included a karate tournament with 200 competitors and 300 spectators. The concert for Friday evening was Muscadine Bloodline, The Coastal Plain Tour at 7:00pm with a ticket count of 2,400.

On Saturday, 8/23/25, Sand Mountain Park hosted a number of events throughout the day. A baseball tournament was held from 7:00am to 11:00pm with a total of 14 teams and 1,300 attendees (players, coaches, and spectators). The karate tournament was from 7:00am to 4:00pm with the same number of attendees as the previous day. A local football tournament with 300 attendees was scheduled from 9:00am to 2:00pm. Soccer games were scheduled from 1:30pm to 6:00pm with 144 attendees. In the evening the Summer Unity Tour of Soul Asylum and Live started at 6:00pm with 2,660 tickets sold.

The number of fields and seating capacity will be documented to determine the rate at which parking is needed per utilized field. The karate, baseball, and football games had a peak overlapping time of 11:30 when parking demand was at its highest. For the 2,100 attendees to these events, the parking demand was 667 vehicles, resulting in an average vehicle occupancy of 3.15 persons per vehicle. This is the vehicle occupancy assumed for sporting events. For the concerts, the Friday concert peak parking demand was 691 for the 2,400 attendees, resulting in average vehicle occupancy of 3.47 persons per vehicle. Conversely, the Saturday concert had a peak parking demand of 973 vehicles for the 2,660 attendees, resulting in an average vehicle occupancy of 2.73 persons per vehicle. The discrepancy between the vehicle occupancy between the two concerts may be attributable to the audience demographic for each of the shows. Muscadine Bloodline is a country music duo from Alabama, which may attract more locals and families. Soul Asylum and Live are headline acts from the late 90s and early 2000s, which may attract more older adults that relate back to music they listened to. For the purpose of the application for WEC, an occupancy of 2.8 persons per vehicle is assumed for concert events.

MARION COUNTY

Data was provided by Marion County Parks & Recreation for two facilities in the County during practice days. These include Belleview Sportsplex on the northeast corner of SE 67th Avenue and SE 107th Street and Rotary Sportsplex located on the south side of Maricamp Road, west of Baseline Road. Belleview Sportsplex includes 14 baseball/softball fields, 2 soccer fields, and 2 football fields. Rotary Sportsplex includes 11 baseball fields and 3 soccer fields. Data provided is for dates from 10/6/25 to 10/10/25, inclusive. The rates represent average of 17.0 vehicles parking per field for practices based on the number of fields in use.

Table 1 Parking Demand for Practices – Marion County

Date/Location		Belleview Sportsplex	Rotary Sportsplex	Total
10/6/2025	Vehicles	328	238	566
	Fields	18	14	32
	Veh/Field	18.2	17.0	17.7
10/7/2025	Vehicles	246	243	489
	Fields	16	14	30
	Veh/Field	15.4	17.4	16.3
10/8/2025	Vehicles	235	241	476
	Fields	16	14	30
	Veh/Field	14.7	17.2	15.9
10/9/2025	Vehicles	313	254	567
	Fields	18	14	32
	Veh/Field	17.4	18.1	17.7
10/10/2025	Vehicles	306	196	502
	Fields	18	11	29
	Veh/Field	17.0	17.8	17.3
Avg Veh/Field		16.6	17.5	17.0

COMPARABLE FACILITY PARKING DEMAND

Figures 2 and 3 show the collected parking demand profile over the course of each of the two days for Sand Mountain Park on August 22nd and August 23rd, respectively. Parking demand showed a steady increase from 3:30 PM to 7PM, reflecting the increasing crowd gathering for each of the concerts. For Saturday, the demand during the tournaments shows a peak midday when many of the games were occurring, then a decline as participants left before increasing again for the concert. **Appendix A and Appendix B** contain the Sand Mountain Park parking layout and the detailed data collection spreadsheet. In some cases, the parking utilization exceeds 100% when vehicles are parked in areas with undesignated spaces.

Figure 2: Parking Demand of Sand Mountain Park on Friday, August 22, 2025

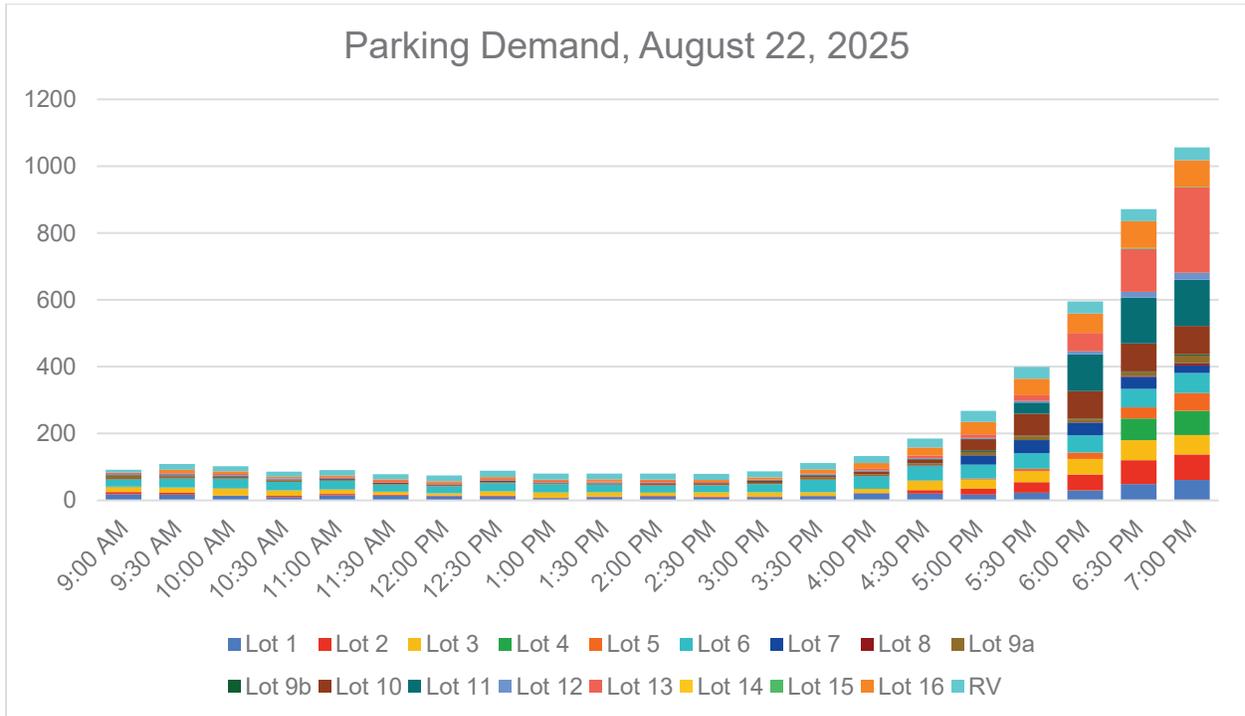
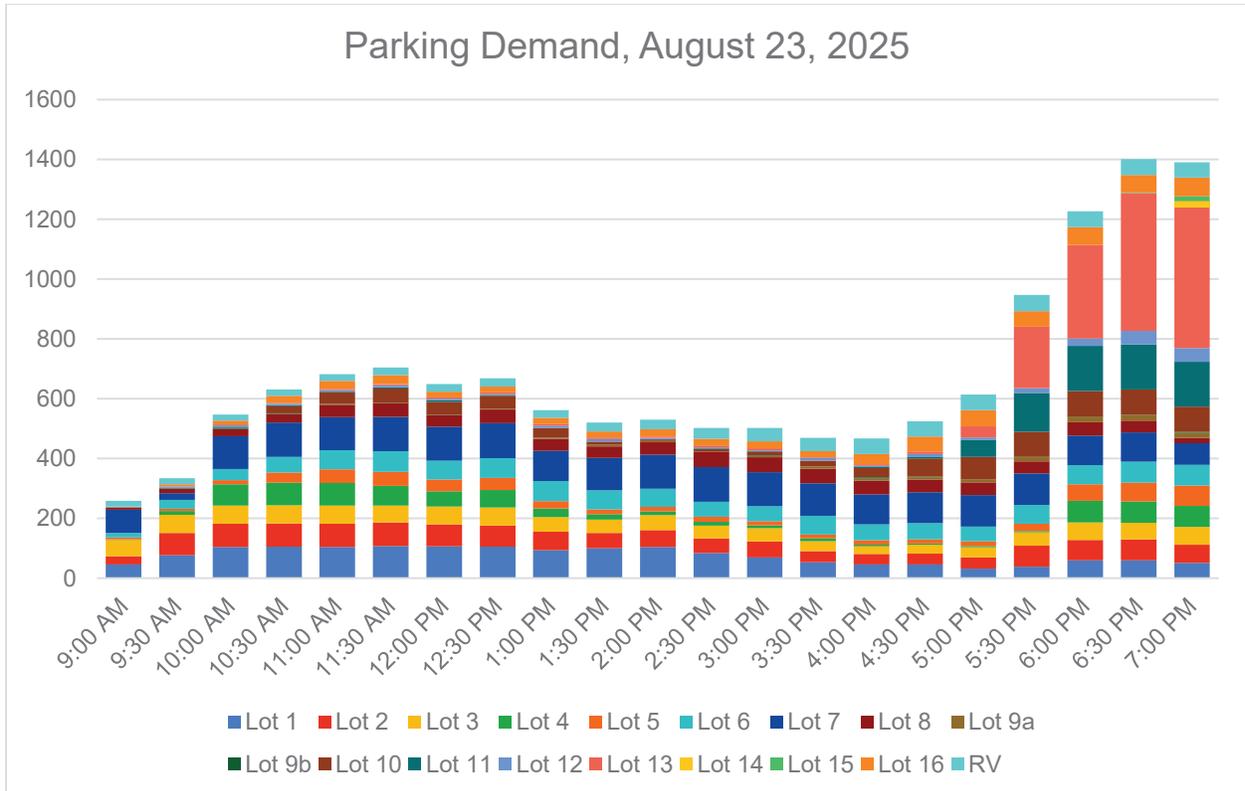


Figure 3: Parking Demand of Sand Mountain Park on Saturday, August 23, 2025





Section 3

Parking Supply

PARKING SUPPLY

In this section, parking requirements in Marion County are presented first for reference. However, since the county does not provide detailed parking requirements specific to sports complexes, a parking supply study was conducted to further inform the parking needs for the other land uses at the WEC Sports Complex.

Marion County Parking Requirements

Section 6.11.8 of the Marion County Land Development Code outlines parking requirements for new developments. **Appendix C** presents the Minimum Off-Street Parking Requirements table for Nonresidential Land Uses from Section 6.11.8. The land uses outlined in the code do not fully encompass the proposed land uses for the WEC Sports Complex. Applicable land uses include Hotel (0.5 spaces per room + 10 spaces per 1,000 sq. ft. non-room area), Retail Store (1 space per 300 sq.ft. GFA) and Restaurant (1 space per 4 seats). Based on the available information, a total of 251 parking spaces is required.

Table 2 Marion County Parking Requirements

Land Use	Required Off-Street Parking	Spaces Per Indicated Area	Required Parking Spaces
Hotel	0.5	Per Guest Room	150
Restaurant	1	Per 4 Seats	42
Retail Store	1	Per 300 sq.ft. GFA	59
Total Required Parking Spaces		251	

Parking Supply at Multi-Use Sports Complexes

A parking supply study was completed to evaluate how similar sports complexes provide parking for their facilities. This section does not consider how adequate the parking is for each site, only the amount of parking provided. Table 3 shows the results of the parking supply study for ten (10) similar sports complexes in the United States, including three located in Florida: IMG Academy in Bradenton, Boombah Sports Complex in Sanford, and Ormond Beach Sports Complex in Ormond Beach.

As shown in Table 3, parking ratio for these sites varies from 18.7 to 68.3 spaces per field/court. The weighted average of the data indicates that an average of 47.2 spaces per field/court are provided for the sports complexes. Within Florida specifically, parking ratios are considerably less, ranging from 18.7 to 36.3 spaces per field/court, with a weighted average of 26.8 spaces per field. Using the total average of 47.2 spaces per field and applying it to the WEC Sports Complex's maximum of 36 fields, the expected parking supply would be 1,699 spaces. The current proposed parking supply of 4,061 spaces significantly exceeds this benchmark.

Table 3 Parking Supply

Sports Complex Site	Location	Total Fields/Courts ¹	Parking Supply (Spaces)	Parking Ratio (Spaces per Field/Court)
IMG Academy	Bradenton, FL	46	1,173	25.5
Cedar Point Sports Complex	Sandusky, OH	33	1,327	40.2
Trembling Earth Sports Complex	Waycross, GA	13	813	62.5
Boombah Sports Complex	Sanford, FL	15	545	36.3
Ormond Beach Sports Complex	Ormond Beach, FL	27	504	18.7
Orange Beach Sportsplex	Orange Beach, AL	14	410	29.3
Elizabethtown Sports Park	Elizabethtown, KY	28	1,103	39.4
Grand Park Sports Complex	Westfield, IN	68	4,644	68.3
Mercyhealth Sportscore 2	Loves Park, IL	35	1,867	53.3
National Sports Center	Blaine, MN	72	4,198	58.3
Weighted Average		35	1,658	47.2
Weighted Average (FL)		29	741	26.8

¹A variety of types of fields/courts are included in these counts, including soccer, baseball, softball, football, basketball, volleyball, tennis, and hockey.

Parking Supply at Multi-Use Sports Complexes

The World Equestrian Center is prepared for all combinations of high design day event parking. The site includes facilities for multiple different uses and events, such as equestrian events, arts and crafts expos, boat & RV shows, comicons, graduation ceremonies, food & wine festivals, holiday lights, and other events that draw visitors to the site locally and regionwide.

As described in the Traffic Demand Management Study submitted concurrently with the parking study, WEC has staff and equipment available to direct traffic and provide for adequate parking to provide a positive experience for participants, visitors, and guests to the site. It is important to note that not all guests to the WEC sports complex will need parking at the sports site. WEC has a fully-equipped RV park for guests that arrive for regional tournaments in an RV. Many of those guests bring a golf cart of their own to get around the WEC grounds. Guests may arrive to stay at one of the two existing hotels. WEC currently has two 37-passenger buses to shuttle guests between the existing WEC site and Sports at WEC. There is a trolley/tram that can transport approximately 40 guests. There are four, six, and eight seat golf carts that are driven by WEC staff to shuttle guests on an on-demand basis. Additionally, WEC has 250 golf carts for rental that guests can use. Sports at WEC will have 300 spaces exclusive for golf cart parking, including 200 spaces adjacent to the indoor arena and 100 spaces adjacent to the east sports fields.



Section 4

Parking Demand

PARKING DEMAND

Parking demand for the WEC Sports Complex will be determined by evaluating data from the ITE Parking Generation Manual and collecting data from similar existing facilities. Parking demand calculations will be completed using two methods of estimation. One based on the number of fields and one based on the number of seats provided.

Parking Demand based on the Number of Fields

ITE Parking Generation

The Institute of transportation Engineers (ITE) Parking Generation, 6th Edition was referenced to determine the peak period parking demand for the proposed WEC Sports Complex. The parking generation analysis utilized land use code 488 (Soccer Field), 310 (Hotel), 822 (Strip Retail Plaza) and 932 (High Turnover Restaurants) based on the proposed site development. The Saturday peak hour was selected for the parking supply analysis because sports complexes primarily serve entertainment purposes, with most events occurring on Weekends, which correspondingly represents the period of highest parking demand. The 85th percentile was selected to represent peak parking demand, which aligns with industry best practices of designing for a typical 'design day' rather than absolute worst-case scenarios such as once-yearly special events. This is presented in Table 4. **Appendix B** exhibits the comparable Sand Mountain Park facility data.

For the indoor arena, parking demand was estimated using data from the comparable multi-sport facility in Albertville – Sand Mountain Park. Among all facility uses, concerts generate the highest parking demand. Survey results from this comparable facility indicate an average vehicle occupancy rate of 2.8 guests per vehicle for a Saturday night concert event. Based on the WEC's seating capacity of 9,000, the report estimates a parking demand of 3,214 spaces for the indoor arena.

Table 4 Saturday Peak Period Parking Demand, per ITE Parking Generation, 6th Edition

Land Use	ITE Code	Rate of Parking Demand	Intensity	Peak Parking Demand
Phrase 1 Soccer Field	488	69.65 per field	11 fields	766
Phrase 2 Indoor Arena	Survey	2.8 guests per vehicle	9,000 seats	3,214
Phrase 3 Soccer Field	488	69.65 per field	6 fields	418
Phrase 4 Hotel	310	0.98 per room	300 rooms	294
Phrase 4 Retail	822	4.36 per 1,000 Sq. Ft	17,500 Sq. Ft	76
Phrase 4 High Turnover Restaurants	932	16.37 per 1,000 Sq. Ft	16,000 Sq. Ft	262
Total				5,030

The total parking demand calculated using this methodology is 5,030 spaces, which exceeds WEC's planned parking supply of 4,061 spaces.

Parking Demand based on the Number of Seats

The parking demand based on seats will be determined for the following design event scenarios. These scenarios are requested by the Marion County. Based on the data we collected on August 22nd and 23rd, we will apply an occupancy rate of 2.8 guests per vehicle for the indoor arena and 3.15 guests per vehicle for

soccer/hockey/volleyball/basketball fields. Typically, indoor arena events occur in the evening, while sports field events occur during daytime hours. The resulting parking demand is summarized in Table 5.

The occupancy rate of 2.8 guests per vehicle for the indoor arena was derived from the lower range of vehicle occupancy concert event data observed at Sand Mountain Park on August 22nd and 23rd. Concert events were selected as the baseline because they generate the highest parking demand among indoor events (hockey, volleyball, basketball, and concerts). The occupancy rate of 3.15 guests per vehicle for outdoor sports fields was derived from the baseball, karate, and football event data collected at the same comparable facility on August 23rd.

1. 100% attendance at the 11 soccer/polo fields (including championship fields)
2. 100% attendance at the indoor arena for hockey/volleyball/basketball/concert
3. 75% attendance at the 11 soccer/polo fields and indoor arena (2.8 & 3.15 vehicle occupancy, respectively)
4. 100% attendance at the soccer stadium and 6 baseball/softball fields
5. 75% attendance at the 11 soccer/polo fields, indoor arena, soccer stadium, and 6 baseball/softball fields

Table 5 Saturday Peak Period Parking Demand for Five Proposed Scenarios

	Scenario	Expected Parking Demand
1	100% attendance at the 11 soccer/polo fields	1,667
2	100% attendance at the indoor arena for hockey/volleyball/basketball/concert	3,571
3	75% attendance at the 11 soccer/polo fields and indoor arena	3,929
4	100% attendance at the soccer stadium and 6 baseball/softball fields	2,460
5	75% attendance at the 11 soccer/polo fields, indoor arena, soccer stadium, and 6 baseball/softball fields	5,774

In Scenario 1, assuming full occupancy of 11 soccer and polo fields, the estimated parking demand is 1,667 spaces. In Scenario 2, assuming full occupancy of the indoor arena, the estimated parking demand is 3,571 spaces. In Scenario 3, assuming 75% occupancy, the estimated parking demand is 3,929 spaces. This scenario is likely to occur, as the indoor arena and outdoor sports fields can be utilized separately. In Scenario 4, assuming full occupancy of the soccer stadium and baseball/softball fields, the estimated parking demand is 2,460 spaces. In Scenario 5, the maximum parking demand scenario, the estimated parking demand is 5,774 spaces. However, this scenario is unlikely to occur because it is improbable that all facilities would be in use at the same time.

The site currently provides 4,061 parking spaces, which adequately satisfies the parking demand across all scenarios except Scenario 5 (the maximum demand scenario).



Section 5 Recommendations and Conclusions

RECOMMENDATIONS AND CONCLUSIONS

This parking study evaluates the adequacy of the proposed parking supply for the WEC Sports Complex through a comprehensive analysis of parking supply and parking demand. The findings of both analyses are presented to provide Marion County with a complete assessment of parking provisions for the proposed development.

The parking supply analysis shows that the proposed 4,061 parking spaces significantly exceeds industry benchmarks. Using the total average of 47.2 spaces per field applied to the WEC's 36 fields, the expected parking supply would be 1,699 spaces - substantially below the proposed supply. Additionally, the proposed supply exceeds the surveyed average at Florida sportsplex locations of 26.8 spaces per field by a considerable margin.

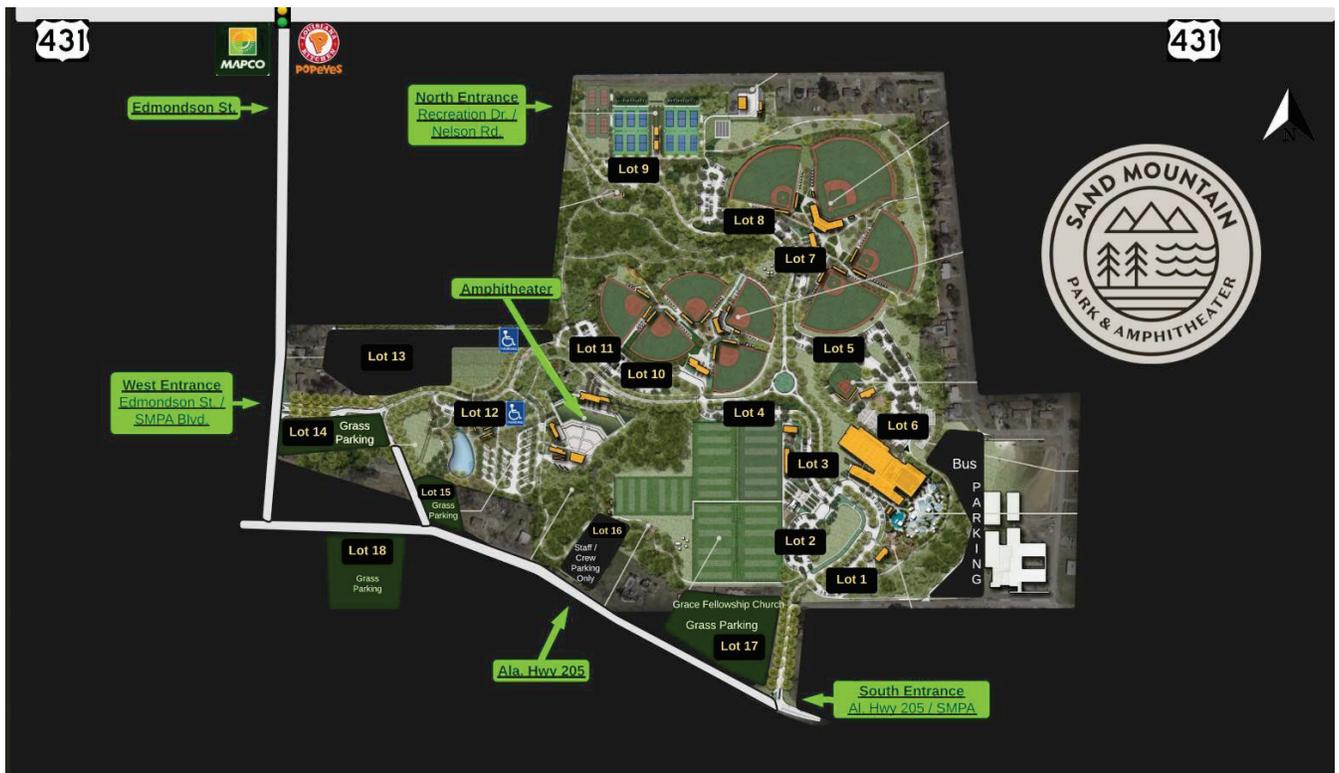
The parking demand analysis employs two calculation methods to ensure accurate evaluation. The ITE Parking Generation Manual, 6th Edition standardized approach estimates peak parking demand at 5,030 spaces - exceeding the proposed supply of 4,061 spaces. However, this industry-standard methodology does not account for the specific operational characteristics of the WEC facility, where multiple venues operate independently with peaks at different times of the day rather than simultaneously at full capacity. Additionally, for an events facility like WEC, it is highly unlikely that all venues will operate at full capacity concurrently. This number is also generated in a vacuum, assuming that there is no synergy between Sports at WEC and the existing WEC campus. WEC has many options currently in place to help guests get around the site, including over 250 golf carts for rental, and various trolleys and buses to shuttle visitors and guests around. The existing site also has multiple places for guests to stay, meaning that not all visitors to the Sports Complex will be parked there.

To develop a more realistic parking demand estimates specific to the WEC facility, a comparable facility analysis was conducted using data collected at Sand Mountain Park during peak tournament weekend conditions. Occupancy rates were derived from the highest-demand events observed at this comparable facility: 2.8 guests per vehicle for concert events (highest indoor demand) and 3.15 guests per vehicle for soccer events (highest outdoor demand). These conservative occupancy rates represent potential peak parking scenarios and were applied across five operational scenarios.

The proposed supply of 4,061 parking spaces adequately satisfies parking demand across all operational scenarios (Scenarios 1-4), including the most probable scenario (Scenario 3) requiring 3,929 spaces. Only Scenario 5, representing maximum concurrent occupancy of all facilities, exceeds the proposed supply. However, this scenario is unlikely to happen based on how the facility operates, and if it does, there is a overflow parking available around WEC, including the parking and overflow fields around Expo 1, located just north of Sports at WEC. Between Expo 1, Expo 2, Indoor Arena 5 and Indoor Arena 6, there are over 1,500 paved parking spaces that could be used as overflow and provide easy access to NW 87th Court Road and NW 92nd Avenue Road.

Based on this comprehensive analysis using conservative occupancy rates derived from the highest-demand events, the proposed parking supply of 4,061 spaces and 300 dedicated spaces for golf carts is above and beyond the amount needed and appropriate and adequate for the WEC Sports Complex.

Appendix A: Sand Mountain Park Parking Layout



Appendix B:
Sand Mountain Park Parking Demand Data
Collection

Data Collected on Friday, August 22nd

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9a	Lot 9b	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	RV	Total
Inventory	101	78	61	75	74	209	116	74	48	8	88	149	46	430	100	60	75	31	1,823
9:00 AM	18	7	14	1	1	22	0	1	10	1	2	1	1	4	0	0	0	9	92
9:30 AM	17	6	15	0	0	27	0	1	5	1	4	0	4	2	0	0	10	17	109
10:00 AM	14	1	20	0	1	28	0	1	2	0	3	3	3	3	0	0	8	15	102
10:30 AM	10	4	16	0	0	26	0	0	3	1	3	0	3	1	0	0	4	15	86
11:00 AM	16	3	13	0	1	25	0	0	2	1	3	0	4	2	0	0	5	16	91
11:30 AM	15	2	9	0	0	21	0	0	2	0	4	0	2	3	0	0	5	15	78
12:00 PM	13	2	6	0	0	21	0	0	2	0	4	0	2	3	0	0	4	18	75
12:30 PM	12	3	12	1	0	24	0	0	2	0	4	1	2	3	0	0	6	19	89
1:00 PM	7	1	15	1	0	24	0	0	3	0	2	1	2	2	0	0	4	18	80
1:30 PM	10	2	12	1	0	22	0	0	1	0	3	1	2	3	0	0	6	17	80
2:00 PM	12	2	9	0	0	21	0	1	2	0	5	0	2	4	0	0	4	18	80
2:30 PM	9	3	12	0	0	21	0	0	2	0	5	0	1	3	0	0	5	18	79
3:00 PM	10	1	13	0	0	25	0	0	4	0	5	2	1	2	0	0	6	18	87
3:30 PM	13	1	10	0	0	37	1	0	6	1	6	2	1	3	0	0	12	19	112
4:00 PM	21	1	13	0	0	37	1	0	5	0	7	2	2	6	0	0	17	21	133
4:30 PM	20	11	27	0	1	43	2	1	6	1	11	2	2	7	0	0	24	27	185
5:00 PM	17	18	27	0	3	42	28	1	9	5	33	2	2	10	0	0	38	33	268
5:30 PM	23	32	32	0	8	46	39	0	12	2	65	34	4	18	0	0	49	35	399
6:00 PM	30	47	47	0	19	52	38	1	8	2	83	110	9	55	0	0	58	36	595
6:30 PM	49	71	60	65	33	56	36	3	11	2	84	137	17	129	0	2	80	37	872
7:00 PM	61	76	59	72	53	60	23	7	23	3	85	138	21	255	0	2	80	38	1,056

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9a	Lot 9b	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	RV	Total
101	78	61	75	74	209	116	74	48	8	88	149	46	430	100	60	75	31	
17.8%	9.0%	23.0%	1.3%	1.4%	10.5%	0.0%	1.4%	20.8%	12.5%	2.3%	0.7%	2.2%	0.9%	0.0%	0.0%	0.0%	29.0%	5.0%
16.8%	7.7%	24.6%	0.0%	0.0%	12.9%	0.0%	1.4%	10.4%	12.5%	4.5%	0.0%	8.7%	0.5%	0.0%	0.0%	13.3%	54.8%	6.0%
13.9%	1.3%	32.8%	0.0%	1.4%	13.4%	0.0%	1.4%	4.2%	0.0%	3.4%	2.0%	6.5%	0.7%	0.0%	0.0%	10.7%	48.4%	5.6%
9.9%	5.1%	26.2%	0.0%	0.0%	12.4%	0.0%	0.0%	6.3%	12.5%	3.4%	0.0%	6.5%	0.2%	0.0%	0.0%	5.3%	48.4%	4.7%
15.8%	3.8%	21.3%	0.0%	1.4%	12.0%	0.0%	0.0%	4.2%	12.5%	3.4%	0.0%	8.7%	0.5%	0.0%	0.0%	6.7%	51.6%	5.0%
14.9%	2.6%	14.8%	0.0%	0.0%	10.0%	0.0%	0.0%	4.2%	0.0%	4.5%	0.0%	4.3%	0.7%	0.0%	0.0%	6.7%	48.4%	4.3%
12.9%	2.6%	9.8%	0.0%	0.0%	10.0%	0.0%	0.0%	4.2%	0.0%	4.5%	0.0%	4.3%	0.7%	0.0%	0.0%	5.3%	58.1%	4.1%
11.9%	3.8%	19.7%	1.3%	0.0%	11.5%	0.0%	0.0%	4.2%	0.0%	4.5%	0.7%	4.3%	0.7%	0.0%	0.0%	8.0%	61.3%	4.9%
6.9%	1.3%	24.6%	1.3%	0.0%	11.5%	0.0%	0.0%	6.3%	0.0%	2.3%	0.7%	4.3%	0.5%	0.0%	0.0%	5.3%	58.1%	4.4%
9.9%	2.6%	19.7%	1.3%	0.0%	10.5%	0.0%	0.0%	2.1%	0.0%	3.4%	0.7%	4.3%	0.7%	0.0%	0.0%	8.0%	54.8%	4.4%
11.9%	2.6%	14.8%	0.0%	0.0%	10.0%	0.0%	1.4%	4.2%	0.0%	5.7%	0.0%	4.3%	0.9%	0.0%	0.0%	5.3%	58.1%	4.4%
8.9%	3.8%	19.7%	0.0%	0.0%	10.0%	0.0%	0.0%	4.2%	0.0%	5.7%	0.0%	2.2%	0.7%	0.0%	0.0%	6.7%	58.1%	4.3%
9.9%	1.3%	21.3%	0.0%	0.0%	12.0%	0.0%	0.0%	8.3%	0.0%	5.7%	1.3%	2.2%	0.5%	0.0%	0.0%	8.0%	58.1%	4.8%
12.9%	1.3%	16.4%	0.0%	0.0%	17.7%	0.9%	0.0%	12.5%	12.5%	6.8%	1.3%	2.2%	0.7%	0.0%	0.0%	16.0%	61.3%	6.1%
20.8%	1.3%	21.3%	0.0%	0.0%	17.7%	0.9%	0.0%	10.4%	0.0%	8.0%	1.3%	4.3%	1.4%	0.0%	0.0%	22.7%	67.7%	7.3%
19.8%	14.1%	44.3%	0.0%	1.4%	20.6%	1.7%	1.4%	12.5%	12.5%	12.5%	1.3%	4.3%	1.6%	0.0%	0.0%	32.0%	87.1%	10.1%
16.8%	23.1%	44.3%	0.0%	4.1%	20.1%	24.1%	1.4%	18.8%	62.5%	37.5%	1.3%	4.3%	2.3%	0.0%	0.0%	50.7%	106.5%	14.7%
22.8%	41.0%	52.5%	0.0%	10.8%	22.0%	33.6%	0.0%	25.0%	25.0%	73.9%	22.8%	8.7%	4.2%	0.0%	0.0%	65.3%	112.9%	21.9%
29.7%	60.3%	77.0%	0.0%	25.7%	24.9%	32.8%	1.4%	16.7%	25.0%	94.3%	73.8%	19.6%	12.8%	0.0%	0.0%	77.3%	116.1%	32.6%
48.5%	91.0%	98.4%	86.7%	44.6%	26.8%	31.0%	4.1%	22.9%	25.0%	95.5%	91.9%	37.0%	30.0%	0.0%	3.3%	106.7%	119.4%	47.8%
60.4%	97.4%	96.7%	96.0%	71.6%	28.7%	19.8%	9.5%	47.9%	37.5%	96.6%	92.6%	45.7%	59.3%	0.0%	3.3%	106.7%	122.6%	57.9%

Data Collected on Saturday, August 23rd

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9a	Lot 9b	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	RV	Total
Inventory	101	78	61	75	74	209	116	74	48	8	88	149	46	430	100	60	75	31	1,823
9:00 AM	46	28	54	2	6	15	78	6	1	0	0	1	2	0	0	0	2	18	259
9:30 AM	77	74	61	13	7	30	22	15	0	1	0	2	4	2	0	0	6	20	334
10:00 AM	104	78	61	71	14	37	110	24	0	2	1	4	5	3	0	0	13	20	547
10:30 AM	105	78	61	75	34	52	115	28	1	2	24	4	4	3	0	0	24	21	631
11:00 AM	104	78	61	75	46	64	110	42	3	0	38	3	5	4	0	0	27	22	682
11:30 AM	108	78	57	66	46	70	114	46	0	1	48	4	7	4	0	0	30	25	704
12:00 PM	106	74	59	51	40	63	113	39	0	1	43	6	5	4	0	0	19	26	649
12:30 PM	105	71	60	59	40	66	117	46	2	0	44	3	3	5	0	0	20	27	668
1:00 PM	94	61	49	29	24	68	101	40	4	0	31	1	8	5	0	0	21	26	562
1:30 PM	100	51	45	18	16	64	108	38	6	0	10	0	9	5	0	0	21	29	520
2:00 PM	104	57	50	12	15	61	114	41	5	0	5	1	4	4	0	0	25	32	530
2:30 PM	84	49	43	12	17	50	116	52	2	0	7	2	3	5	0	0	24	36	502
3:00 PM	69	53	45	10	13	51	113	50	5	2	12	3	2	6	0	0	24	44	502
3:30 PM	53	37	34	9	13	63	108	49	7	0	20	0	9	2	0	0	21	44	469
4:00 PM	46	35	25	6	15	53	100	46	7	4	31	5	3	5	0	0	34	52	467
4:30 PM	46	36	30	4	14	54	103	43	7	2	61	6	9	8	0	0	50	52	525
5:00 PM	32	37	34	4	17	48	106	42	11	0	74	58	7	38	0	0	54	52	614
5:30 PM	38	71	44	4	25	63	105	40	14	1	84	130	16	205	0	0	53	54	947
6:00 PM	60	68	58	73	55	64	99	44	19	1	85	151	24	313	0	0	59	54	1,227
6:30 PM	60	70	55	71	63	70	98	40	18	1	85	150	46	460	0	2	59	53	1,401
7:00 PM	51	61	59	71	68	69	72	18	17	3	85	149	46	470	22	16	62	52	1,391

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9a	Lot 9b	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	RV	Total
101	78	61	75	74	209	116	74	48	8	88	149	46	430	100	60	75	31	
45.5%	35.9%	88.5%	2.7%	8.1%	7.2%	67.2%	8.1%	2.1%	0.0%	0.0%	0.7%	4.3%	0.0%	0.0%	0.0%	2.7%	58.1%	14.2%
76.2%	94.9%	100.0%	17.3%	9.5%	14.4%	19.0%	20.3%	0.0%	12.5%	0.0%	1.3%	8.7%	0.5%	0.0%	0.0%	8.0%	64.5%	18.3%
103.0%	100.0%	100.0%	94.7%	18.9%	17.7%	94.8%	32.4%	0.0%	25.0%	1.1%	2.7%	10.9%	0.7%	0.0%	0.0%	17.3%	64.5%	30.0%
104.0%	100.0%	100.0%	100.0%	45.9%	24.9%	99.1%	37.8%	2.1%	25.0%	27.3%	2.7%	8.7%	0.7%	0.0%	0.0%	32.0%	67.7%	34.6%
103.0%	100.0%	100.0%	100.0%	62.2%	30.6%	94.8%	56.8%	6.3%	0.0%	43.2%	2.0%	10.9%	0.9%	0.0%	0.0%	36.0%	71.0%	37.4%
106.9%	100.0%	93.4%	88.0%	62.2%	33.5%	98.3%	62.2%	0.0%	12.5%	54.5%	2.7%	15.2%	0.9%	0.0%	0.0%	40.0%	80.6%	38.6%
105.0%	94.9%	96.7%	68.0%	54.1%	30.1%	97.4%	52.7%	0.0%	12.5%	48.9%	4.0%	10.9%	0.9%	0.0%	0.0%	25.3%	83.9%	35.6%
104.0%	91.0%	98.4%	78.7%	54.1%	31.6%	100.9%	62.2%	4.2%	0.0%	50.0%	2.0%	6.5%	1.2%	0.0%	0.0%	26.7%	87.1%	36.6%
93.1%	78.2%	80.3%	38.7%	32.4%	32.5%	87.1%	54.1%	8.3%	0.0%	35.2%	0.7%	17.4%	1.2%	0.0%	0.0%	28.0%	83.9%	30.8%
99.0%	65.4%	73.8%	24.0%	21.6%	30.6%	93.1%	51.4%	12.5%	0.0%	11.4%	0.0%	19.6%	1.2%	0.0%	0.0%	28.0%	93.5%	28.5%
103.0%	73.1%	82.0%	16.0%	20.3%	29.2%	98.3%	55.4%	10.4%	0.0%	5.7%	0.7%	8.7%	0.9%	0.0%	0.0%	33.3%	103.2%	29.1%
83.2%	62.8%	70.5%	16.0%	23.0%	23.9%	100.0%	70.3%	4.2%	0.0%	8.0%	1.3%	6.5%	1.2%	0.0%	0.0%	32.0%	116.1%	27.5%
68.3%	67.9%	73.8%	13.3%	17.6%	24.4%	97.4%	67.6%	10.4%	25.0%	13.6%	2.0%	4.3%	1.4%	0.0%	0.0%	32.0%	141.9%	27.5%
52.5%	47.4%	55.7%	12.0%	17.6%	30.1%	93.1%	66.2%	14.6%	0.0%	22.7%	0.0%	19.6%	0.5%	0.0%	0.0%	28.0%	141.9%	25.7%
45.5%	44.9%	41.0%	8.0%	20.3%	25.4%	86.2%	62.2%	14.6%	50.0%	35.2%	3.4%	6.5%	1.2%	0.0%	0.0%	45.3%	167.7%	25.6%
45.5%	46.2%	49.2%	5.3%	18.9%	25.8%	88.8%	58.1%	14.6%	25.0%	69.3%	4.0%	19.6%	1.9%	0.0%	0.0%	66.7%	167.7%	28.8%
31.7%	47.4%	55.7%	5.3%	23.0%	23.0%	91.4%	56.8%	22.9%	0.0%	84.1%	38.9%	15.2%	8.8%	0.0%	0.0%	72.0%	167.7%	33.7%
37.6%	91.0%	72.1%	5.3%	33.8%	30.1%	90.5%	54.1%	29.2%	12.5%	95.5%	87.2%	34.8%	47.7%	0.0%	0.0%	70.7%	174.2%	51.9%
59.4%	87.2%	95.1%	97.3%	74.3%	30.6%	85.3%	59.5%	39.6%	12.5%	96.6%	101.3%	52.2%	72.8%	0.0%	0.0%	78.7%	174.2%	67.3%
59.4%	89.7%	90.2%	94.7%	85.1%	33.5%	84.5%	54.1%	37.5%	12.5%	96.6%	100.7%	100.0%	107.0%	0.0%	3.3%	78.7%	171.0%	76.9%
50.5%	78.2%	96.7%	94.7%	91.9%	33.0%	62.1%	24.3%	35.4%	37.5%	96.6%	100.0%	100.0%	109.3%	22.0%	26.7%	82.7%	167.7%	76.3%

Appendix C:
Marion County Minimum Off-Street Parking
Requirements for Nonresidential Land Use

Nonresidential Land Use	Required Off-Street Parking Spaces Per Indicated Area*	
Bar	1	Per 4 seats
Bowling alley	3	Per lane
Car wash	5	Per washing lane
Church/Place of Worship	1	Per 3 seats
Elementary or Middle School	2	Per classroom; but not less than 1 per teacher and staff
Fast-food establishments	1	Per 75 sq. ft. GFA
Fiduciary institutions	1	Per 300 sq. ft. GFA
High School	5.5	Per 30 students; but not less than 1 per teacher and staff
Hotel	0.5	Per guest room, plus
	10	Per 1,000 sq. ft. GFA non-room area
Housing for handicapped, elderly, ACLF, nursing homes, or similar uses	1	Per 3 beds, plus
	0.5	Per employee
Industrial	1	Per 675 sq. ft. GFA
Library	1	Per 300 sq. ft. GFA
Manufacturing	1	Per 675 sq. ft. GFA
Medical Center	1	Per 250 sq. ft. GFA
Neighborhood or convenience center under 100,000 sq. ft. GLA	4	Per 1,000 sq. ft. GLA
Nightclub	1	Per 3 seats
Offices	2.5	Per 1,000 sq. ft. GFA
Research	1	Per 1,000 sq. ft. GLA
Restaurant	1	Per 4 seats
Retail store	1	Per 300 sq. ft. GFA
Service station	3	Per bay and work area
Shopping center	3.5	Per 1,000 sq. ft. GLA
Storage areas	1	Per 2,000 sq. ft. GLA
Theater	1	Per 4 seats
Warehouse	1	Per 3,000 sq. ft. GFA