



August 27, 2020

Mr. Ronald L. Cowger, PE
AGC Engineers, Inc.
405 South Leonard Street, Suite D
Liberty, Missouri 64068

RE: Oakview Lots 2, 3, and 4 Parking Generation – Lee's Summit, MO

Dear Mr. Cowger,

As requested, Priority Engineers, Inc. has estimated the recommended parking requirements for the Oakview development for lots 2-4 based on the Institute of Transportation Engineers' Parking Generation Manual, 5th Edition.

For each lot, the appropriate ITE Land Use Code was consulted. For the proposed Panera and Smoothie King stores, Land Use 934, Fast-Food Restaurant with Drive-Through Window, was used. For the Dunkin Donuts store, Land Use 937, Coffee/Donut Shop with Drive-Through Window was used. For the Retail/Office buildings, Land Use 820, Shopping Center, was found to require a higher number of parking stalls than Land Use 712, Small Office Building. Other potential retail uses were also considered, but Land Use 820 was found to be the most conservative.

Table 1 below illustrates the most conservative time period provided in the Parking Generation Manual for each land use. The required number of stalls are provided by lot where multiple uses will share a building.

Table 1: Parking Generation

<i>Land Use</i>	<i>Intensity</i>	<i>ITE Code</i>	<i>Rate</i>		<i>Total Stalls (required)</i>	<i>Total Stalls (provided)</i>
			<i>Friday</i>	<i>Saturday</i>		
Lot 2						
Panera	3,860 SF	934	12.41		48	
Lot 2 Subtotal					48	55
Lot 3						
Dunkin Donut	2,400 SF	937		8.7	21	
Retail/Office	2,400 SF	820		2.91	7	
Lot 3 Subtotal					28	37
Lot 4						
Smoothie King	1,200 SF	934	12.41		15	
Retail/Office	3,600 SF	820		2.91	10	
Lot 4 Subtotal					25	29
Total (Lots 2,3, and 4)					101	121

In summary, the proposed plan provides 55, 37, and 29 parking stalls for the respective lots, with a total of 121 stalls for the combined development. Based on methodologies outlined in the Institute of Transportation Engineers' Parking Generation Manual, 5th Edition, the provided stalls exceed the number recommended for each lot and for the development as a whole.

Please let me know if you have any questions or require additional information. I can be reached at (816) 738-4400.

Sincerely,

PRIORITY ENGINEERS, INC.

Kristin L. Skinner, P.E., PTOE
 President