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EXHIBIT 9
PARKING DEMAND FACTORS

FACTOR	SEASONAL EVENT, I.E. DALLAS BLOOMS	HOLIDAY EVENT, I.E. JULY 4TH	MEETINGS, SEMINARS	PRIVATE PARTIES, RECEPTIONS, ETC.
G=	1.05	1.05	1.0	1.0
O=	2.75	2.75	*	2.0
M=	0.40	0.60	1.0	1.0
I=	1.05	1.05	1.10	1.10

* To be determined based on mode of transportation utilized. This factor will range from 1.0 for events primarily involving local attendees to as high as 40 where all visitors are transported by buses from area hotels, etc.

As an example, the calculation below illustrates the use of these factors for Dallas Blooms 1988 utilizing 1987 attendance data:

$$P = \frac{8,400 \times 1.05 \times 1.05 \times 0.40}{2.75}$$

$$P = 1,347 \text{ visitor parking spaces}$$

The required parking supply for all Special Events will be calculated by the same methodology. The parking demand factors will be calibrated with data from surveys conducted.

Past attendance profiles and projections for Dallas Blooms 1988 indicate that remote parking will only be needed for weekend attendance. The new admission policy for DABG provides "Free Friday Afternoons" from 3:00 p.m. until closing. In the event that a weekday attendance exceeds the capacity of on-site parking, remote parking and shuttle service will be provided. The parking operations on "Free Friday" will be closely monitored to prepare for off-site parking if warranted.

Private functions held at DABS may entertain a number of guests that will not be able to be accommodated on site. If the projected