

June 20, 2003

ATTACHMENT # 15

Ms. Mimi Brodsky-Kress
Sandy Spring Builders
7505 Arlington Road
Bethesda, MD 20814

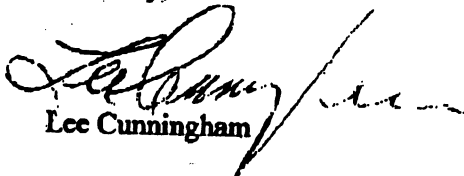
**RE: PARKING ACCUMULATION
CABIN JOHN INDOOR ATHLETIC FACILITY**

Dear Ms. Brodsky-Kress:

Attached please find a summary of my estimate of the projected parking demand for the area adjacent to baseball fields 5 and 6 in Cabin John Regional Park. Because of the rainy weather, my staff was not able to gather data at these fields. They were, however, able to get parking accumulation for the area adjacent to fields 1 through 4 while games were in progress. The accumulation data was gathered while games were in progress on fields 2 and 3. There was also activity on field 4 which appeared to be ad hoc. Because of this additional use on field 4, I believe that the number of occupied parking spaces attributed to a field with scheduled activity is high.

Based on our field analysis, I believe that with the proper scheduling of fields 5 and 6, and of the athletic facility; no additional parking needs to be provided to accommodate the demand projected for the proposed indoor athletic facility.

Sincerely,


Lee Cunningham

5430 Lynx Lane ♦ #165 ♦ Columbia, MD 21044-2302
Voice: 410-997-6010 ♦ Fax: 410-641-7441
1-800-337-4354 ♦ lee@leecunningham.com

**PARKING ACCUMULATION ANALYSIS
CABIN JOHN INDOOR ATHLETIC FACILITY
Prepared by Lee Cunningham**

Our counts show that there are 242 marked parking spaces associated with fields 1 through 4, 151 marked spaces associated with the Ice Rink, and 96 to 99 marked spaces associated with fields 5 and 6. The number of spaces at field 5 and six is ambiguous because of the condition of the marking in some locations. The total number of marked parking spaces available for all uses is at least 489.

The field survey that my staff did counted a total of 123 vehicles parked at fields 1 through 4 at 7:00 PM. Two fields, fields 2 and 3, had organized games occurring at 6:00 PM to 7:00 PM and 7:00 PM to 8:00 PM. There appeared to be some ad hoc usage of field 4. The maximum number of accumulated vehicles occurred at 7:00 PM because of the arrival of those teams playing at 7:00 PM before the departure of those teams completing play at 7:00 PM. This would indicate that the maximum accumulation per field is approximately 62 vehicles.

The parking accumulation calculation done for the indoor athletic facility also indicated that the "maximum" accumulation with all users and staff driving alone was 62 spaces equal to the parking demand exhibited by field use. If a more reasonable car occupancy rate for users, such as 2 persons per car, is used the actual demand is 31 spaces, or less than the demand of a field in use.

Using the observed accumulation per field, if both field 5 and 6 are in use, the expected parking accumulation is 123. Therefore, there are not enough marked spaces adjacent to fields 5 and 6 to handle the demand if both fields are in use concurrently. Based on the schedule provided by the Department of Parks and Planning, the fields are in use concurrently on Sunday afternoons from 1:00 PM to 7:00 PM and Monday evening from 6:00 PM to 8:00 PM on a regular basis; and all day Saturday and Sunday on three weekends during the season, one in mid June, and two in mid July. This usage appears to be for tournaments. The schedule also shows both fields being used on Friday, Aug 10th between 9:00 AM and 10:00 AM. The soccer field adjacent to these fields is sometimes used for overflow if all of the marked spaces are occupied. Further, there appears to be a significant amount of reserve parking at the Ice Rink that would be available during baseball season. Although, the Ice Rink is used throughout the year, its peak time is between September and April when the baseball fields are not in use.

This suggests that there is sufficient parking available adjacent to fields 5 and six to allow the indoor facility to be in operation at all times when one of the fields, field 5 or 6, is being used. That is, the facility could have regular hours and be closed on Sunday after 12:30 PM and on Monday after 5:30 PM, except during the two tournament weekends and one Friday without having parking demand exceed supply. During periods of maximum accumulation with only one field in use an accumulation of 91 spaces can be anticipated for short periods of time given the currently expected method of operation of the indoor facility. The developer has agreed to close during tournament periods and has agreed to confer with Bethesda-Chevy Chase Baseball regarding the possibility of closing on Sunday afternoons and Monday evening between Mid-April and Mid-August.

A copy of the usage schedule for fields 5 and 6 for June, July and August created from the scheduling information provided by the Department of Parks and Planning is attached.

JUNE

SUN	MON	TUES	WED	THURS	FRI	SAT
1 1-3 3-5 5-7	2 6-7 7-8	3 6-7 7-8	4 6-7 7-8	5 6-7 7-8	6 6-7 7-8	7
1-3 3-5 5-7	6-7 7-8					
8 1-3 3-5 5-7	9 6-7 7-8	10 6-7 7-8	11 6-7 7-8	12 6-7 7-8	13 6-7 7-8	14
1-3 3-5 5-7	6-7 7-8					
15 1-3 3-5 5-7	16 6-7 7-8	17 6-7 7-8	18 6-7 7-8	19 6-7 7-8	20 6-7 7-8	21
1-3 3-5 5-7	6-7 7-8					
22	23 6-7 7-8	24 6-7 7-8	25 6-7 7-8	26 6-7 7-8	27 6-7 7-8	28 9-11 11-1 1-3 3-5 5-7
	6-7 7-8					9-11 11-1 1-3 3-5 5-7
29 9-11 11-1 1-3 3-5 5-7	30 6-7 7-8					
9-11 11-1 1-3 3-5 5-7	6-7 7-8					

AUGUST

SUN	MON	TUES	WED	THURS	FRI	SAT
					1 6-7 7-8	2 9-10
						<i>9-10</i>
3 9-10	4 6-7 7-8	5 6-7 7-8	6 6-7 7-8	7 6-7 7-8	8 9-10 6-7 7-8	9 9-10
<i>9-10</i>	<i>6-7</i> <i>7-8</i>				<i>9-10</i>	<i>9-10</i>
10 9-10						
<i>9-10</i>						

NOTE: The date is shown in **boldface**, times of use for field 6 are shown in *italics*.