

parking analysis

October 23, 2025

Lot Existing Capacity

##		Lot ExistingCapacity	Percent
## 1	D&E	129	10.57
## 2	Spinnaker Way Lot	36	2.95
## 3	Marina Blvd	150	12.29
## 4	Spinnaker Way	127	10.40
## 5	F, G, H, & I Lot	115	9.42
## 6	J&K lot	92	7.53
## 7	South Cove East /West Lot	182	14.91
## 8	L&M3 Lot	91	7.45
## 9	0 Lot	72	5.90
## 10	Seawall Drive	90	7.37
## 11	Skates/N Lot	137	11.22
## 12	Total	1221	100.00

Sample, N=459

## #	A tibble: 16 x 3		
##	location	Count	Percent
##	<chr>	<int>	<dbl>
## 1	199 Seawall Drive	18	3.92
## 2	D&E	7	1.53
## 3	F&G	13	2.83
## 4	H&I	7	1.53
## 5	J&K	30	6.54
## 6	L&M lot	21	4.58
## 7	Launch Ramp (Paid)	6	1.31
## 8	Marina Blvd	39	8.50
## 9	0 Lot	39	8.50
## 10	Other (please specify)	35	7.63

## 11 Seawall Drive (Street)	25	5.45
## 12 Skates/N Lot	29	6.32
## 13 South Cove East	46	10.0
## 14 South Cove West	52	11.3
## 15 Spinnaker Circle	37	8.06
## 16 Spinnaker Way	55	12.0

Tables by area and income

“South” refers to South Cove East and West lots, J&K, L&M, Skates/N, O lot, and Seawall Drive. I did not include data points from the 199 Seawall Lot for HsL restaurant as the gates are usually locked so that the lot is inaccessible. “North” refers to D&E, F&G, Spinnaker Way and Spinnaker Circle. “Other” refers to Marina Blvd, H&I and the paid launch ramp lot. Plus any reference to 199 Seawall and random notes (including those who biked.)

##		<\$75k	≥\$75k
##	north	32.91139	67.08861
##	other	33.33333	66.66667
##	south	38.82353	61.17647

Tables by income and lot

Of people parking at each lot, what % are in each income bracket?

Table 1: Row Percentages (% within each lot)

	\$0- \$24,999	\$25,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$174,999	\$175,000- \$199,999	\$200,000 and up	Total
199 Seawall Drive	8.3	16.7	8.3	33.3	8.3	8.3	8.3	0.0	8.3	99.8
D&E	20.0	0.0	0.0	0.0	60.0	0.0	20.0	0.0	0.0	100.0
F&G	10.0	20.0	0.0	0.0	30.0	10.0	10.0	10.0	10.0	100.0
H&I	0.0	0.0	28.6	42.9	0.0	0.0	0.0	0.0	28.6	100.1
J&K	13.3	0.0	26.7	13.3	6.7	20.0	0.0	0.0	20.0	100.0
L&M lot	0.0	12.5	25.0	6.2	18.8	0.0	18.8	12.5	6.2	100.0
Launch Ramp (Paid)	0.0	16.7	16.7	33.3	0.0	0.0	0.0	0.0	33.3	100.0
Marina Blvd	18.2	9.1	6.1	3.0	15.2	9.1	9.1	15.2	15.2	100.2
O Lot	3.0	18.2	18.2	15.2	12.1	0.0	3.0	6.1	24.2	100.0
Other (please specify)	8.7	8.7	17.4	13.0	21.7	8.7	4.3	8.7	8.7	99.9
Seawall Drive (Street)	26.3	5.3	21.1	21.1	10.5	5.3	5.3	0.0	5.3	100.2
Skates/N Lot	20.0	5.0	25.0	10.0	5.0	5.0	5.0	5.0	20.0	100.0
South Cove East	6.9	3.4	13.8	10.3	0.0	10.3	17.2	17.2	20.7	99.8
South Cove West	21.1	2.6	13.2	7.9	13.2	13.2	13.2	0.0	15.8	100.2
Spinnaker Circle	8.3	8.3	20.8	4.2	33.3	0.0	0.0	12.5	12.5	99.9
Spinnaker Way	7.5	5.0	20.0	12.5	17.5	7.5	7.5	2.5	20.0	100.0

Of people in each income bracket, what % park at each lot?

Table 2: Column Percentages (% within each income group)

	\$0- \$24,999	\$25,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$174,999	\$175,000- \$199,999	\$200,000 and up
199 Seawall Drive	2.6	7.7	1.8	10.3	2.1	4.3	3.8	0.0	1.9
D&E	2.6	0.0	0.0	0.0	6.2	0.0	3.8	0.0	0.0
F&G	2.6	7.7	0.0	0.0	6.2	4.3	3.8	4.5	1.9
H&I	0.0	0.0	3.6	7.7	0.0	0.0	0.0	0.0	3.8
J&K	5.3	0.0	7.3	5.1	2.1	13.0	0.0	0.0	5.7
L&M lot	0.0	7.7	7.3	2.6	6.2	0.0	11.5	9.1	1.9
Launch Ramp (Paid)	0.0	3.8	1.8	5.1	0.0	0.0	0.0	0.0	3.8
Marina Blvd	15.8	11.5	3.6	2.6	10.4	13.0	11.5	22.7	9.4
O Lot	2.6	23.1	10.9	12.8	8.3	0.0	3.8	9.1	15.1
Other (please specify)	5.3	7.7	7.3	7.7	10.4	8.7	3.8	9.1	3.8
Seawall Drive (Street)	13.2	3.8	7.3	10.3	4.2	4.3	3.8	0.0	1.9
Skates/N Lot	10.5	3.8	9.1	5.1	2.1	4.3	3.8	4.5	7.5
South Cove East	5.3	3.8	7.3	7.7	0.0	13.0	19.2	22.7	11.3
South Cove West	21.1	3.8	9.1	7.7	10.4	21.7	19.2	0.0	11.3
Spinnaker Circle	5.3	7.7	9.1	2.6	16.7	0.0	0.0	13.6	5.7
Spinnaker Way	7.9	7.7	14.5	12.8	14.6	13.0	11.5	4.5	15.1
Total	100.1	99.8	100.0	100.1	99.9	99.6	99.5	99.8	100.1