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July 16, 2020

ATTACHMENT E

Ms. Jingjing Liu
Senior Development Associate
Neighborhood Development Company
3232 Georgia Avenue NW, Suite 100
Washington D.C. 20010

RE: Takoma Junction
SHARED PARKING STUDY
Takoma Park, Maryland
Our Job No.: 2016-0409

Dear Jingjing:

The Traffic Group, Inc. has had an opportunity to conduct a Shared Parking Study for the proposed underground parking garage planned for the Takoma Junction project in Takoma Park, Maryland. It is our understanding that this site is planned to be developed with 18,772 SF of office space, 10,182 SF of retail space and 9,365 SF of restaurant space, of which 30% or 2,810 SF will be a commercial kitchen which has no parking requirements.

As required by the Montgomery County Zoning Code, we have conducted this Shared Parking Analysis using the parking requirements outlined in the Zoning Code (copy attached) for the appropriate uses planned on this site. This site is located in a Reduced Parking Area. The methodology behind this analysis was obtained from the Urban Land Institute (ULI) Shared Parking Model (2nd Edition) as required by the zoning code.

The ULI methodology breaks each of the proposed uses down between parking required for employees and client parking. While the number of spaces required for each particular use, as outlined in the Zoning Code, is different from that which is recommended in the ULI document, we have broken the parking requirements based on the County Code to determine the total number of spaces needed. Then determined the number of spaces required for the clients and the employees for each use based on the proportion as shown in the ULI Shared Parking document. Applying this methodology, shown on Exhibit 1 is the number of parking spaces required for clients and employees for each of the three uses planned on the subject site. Based on these calculations, it was determined that the subject site would be required to provide 100 parking spaces. The first adjustment, as shown on Exhibit 1, is the monthly variation for each of the uses planned on this site. It should be noted that the monthly demand is also divided into clients and employees.

A review of Exhibit 1 indicates that the maximum monthly demand for the weekdays occur in December. During the month of December there is no reduction in the demand as a result of shared parking and 100 spaces would be required.

The next step, which is shown on Exhibit 2, is to determine the peak hourly demand for the weekdays. As shown on Exhibit 2, the maximum hourly demand on a weekday occurs between 1 AM to 2 PM and shows that 93 spaces would be required. This would represent a reduction of 7 spaces over what is normally required by the Zoning Code.

There are two other factors that could be considered in order to obtain a credit for additional reduction in parking spaces for the subject site. The first would be the provision of a Car-Share located near an entrance which would result in a reduction of three required parking spaces. The second reduction would be if a Bike-Share facility with a minimum of ten spaces were to be provided, which would allow for an additional three vehicle reduction in the parking required. Because of the limited amount of parking planned for the subject facility, it would appear that it would be more beneficial to provide the parking spaces than to try to achieve any additional reduction in the number of spaces needed on the site.

Therefore, based on the procedures required by the Montgomery County Zoning Code, we have determined that the maximum parking demand, when taken in to consideration the Shared Parking Analysis, indicates that a minimum of 93 spaces will be required to meet the projected demand for the subject site.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Glenn E. Cook
Senior Vice President

GEC:mlj

(F:\2016\2016-0409_Takoma Junction\DOCS\CORRESP\ANALYST\Ltr_Shared Parking Study_Liu-rev2.docx)

2. Special Uses

- a. The parking minimum resulting from a Special Uses adjustment may not be further reduced by additional adjustments under Section 6.2.3.H.

b. Restricted Housing Types

The baseline parking minimum in the parking table under Section 6.2.4.B may be reduced for restricted housing types by multiplying the following adjustment factor times the baseline minimum:

Housing Type	Adjustment Factor
MPDUs and Workforce Housing	0.50
Age-Restricted Housing	0.75
Senior Housing	0.50

c. Religious Assembly

- i. The deciding body may reduce the required number of parking spaces:
- (a) to 0.15 spaces per fixed seat for a Religious Assembly located within 500 feet of any commercial or industrial parking lot where sufficient spaces are available during the time of services to make up the difference; or
 - (b) to 0.125 per fixed seat for a Religious Assembly used by a congregation whose religious beliefs prohibit the use of motor vehicles in traveling to or from religious services conducted on their Sabbath and principal holidays. The required number of parking spaces may be off-site if the Religious Assembly is located in a Parking Lot District or Reduced Parking Area or within 500 feet of any commercial parking lot where sufficient spaces are available during the time of services or other proposed use of the building.
- ii. The parking space requirement does not apply to any existing building or structure located in a Commercial/Residential, Employment, or Industrial zone that is used for Religious Assembly, if the existing parking meets the requirements for any commercial or industrial use allowed in the zone.

3. Shared Parking

- a. An applicant proposing development with more than one use may submit a shared parking analysis using the Urban Land Institute Shared Parking Model (Second Edition, 2005) instead of using the parking table in Section 6.2.4.B.
- b. The minimum number of required parking spaces under the shared parking model may be adjusted under Section 6.2.3.H.4 through Section 6.2.3.H.6.

4. Car-Share Space

One car-share space located near an entrance is equal to 2 required parking spaces for residential uses or 3 required parking spaces for commercial uses.

5. Unbundled Residential Space

In a Parking Lot District or Reduced Parking Area, if residential parking for Townhouse Living and Multi-Unit Living is sold or rented separately from the purchase or lease of a residential unit, the baseline minimum parking requirement is:

Use	Baseline Minimum
Townhouse Living	0.75
Multi-Unit Living	
Efficiency	0.50
1 Bedroom	0.50
2 Bedroom	0.75
3+ Bedroom	0.75

6. Federal Tenants

The minimum number of parking spaces required for Office used by a federal government tenant under a long-term lease is 1.5 spaces per 1,000 square feet of Office gross floor area.

7. Adjustments Allowed Only in Commercial/Residential and Employment Zones

a. NADMS Percentage Goal

- i. The baseline parking minimum or shared parking model minimum may be reduced by the Non-Auto Driver Mode Share (NADMS)

percentage goal recommended in the applicable master plan, up to a maximum reduction of 20%.

- ii. The baseline maximum vehicle parking standard must not be changed by the NADMS percentage goal.
- iii. The NADMS percentage goal adjustment must be calculated before any other adjustment is taken.

b. Carpool/Vanpool Space

One carpool or vanpool space located near an entrance is equal to 3 required parking spaces. A carpool or vanpool space that is unoccupied after 9:30 a.m. may be made available to all vehicles if a sign is posted on the property notifying the public.

c. Bike-Share Facility

A bike-share facility with a minimum of 10 spaces may be substituted for 3 vehicle parking spaces if the bike-share facility is accepted by the Department of Transportation as part of an approved comprehensive plan of bike-sharing stations.

d. Changing Facilities - Showers and Lockers

The deciding body may reduce the required number of vehicle parking spaces by 3 spaces for each additional changing facility provided above the minimum required under Section 6.2.6.A.4. A changing facility must include a shower and lockers provided separately for each gender.

Section 6.2.4. Parking Requirements

A. Using the Parking Tables

Uses on the parking table match the allowed uses and use groups in Article 59-3. The number of required spaces is based on a metric specific to each use, such as 1,000 square feet of gross floor area (GFA). The number of vehicle parking spaces required also depends upon whether the property is located in or outside of a Parking Lot District or Reduced Parking Area.

COMMERCIAL/RESIDENTIAL AND EMPLOYMENT ZONES

		AGRICULTURAL, RURAL RESIDENTIAL, RESIDENTIAL, AND INDUSTRIAL ZONES	ATTACHMENT E COMMERCIAL/RESIDENTIAL AND EMPLOYMENT ZONES			
USE or USE GROUP	Metric		Baseline Minimum	Within a Parking Lot District or Reduced Parking Area		Outside a Parking Lot District or Reduced Parking Area
				Baseline Minimum	Baseline Maximum	Baseline Minimum
CIVIC AND INSTITUTIONAL						
Ambulance, Rescue Squad (Private)	Employee	1.00	0.50	1.00	1.00	
	plus, Each Vehicle Operated in Connection with the Use (adequately sized space)	1.00	1.00	1.00	1.00	
Charitable, Philanthropic Institution	Resident and Employee	1.00	0.50	1.00	1.00	
	OR: 1,000 SF of Recreational GFA	5.00	1.00	3.50	3.50	
	OR: 1,000 SF of Office GFA	4.00	2.00	4.00	4.00	
Cultural Institution	1,000 SF of GFA	1.25	0.50	2.00	1.25	
DAY CARE FACILITY						
Family Day Care Group Day Care	Non-Resident Employee (in addition to residential spaces)	1.00	0.50	1.50	1.00	
	Required spaces may be allowed on the street abutting the site					
Day Care Center	1,000 SF of GFA	3.00	3.00	4.00	3.00	
Educational Institution (Private)	Student (Grades 9 - 12)	0.25	0.15	0.25	0.25	
	Employee	1.00	0.25	0.50	0.50	
Hospital	1,000 SF of GFA	1.75	1.75	5.00	1.75	
Private Club, Service Organization	1,000 SF of GFA	2.50	1.50	2.25	2.25	
Religious Assembly	Fixed Seat	0.25	0.15	0.25	0.25	
	OR: 1,000 SF of Assembly Area	20.00	10.00	14.00	14.00	
Swimming Pool (Community)	Every 7 Persons Legally Permitted to Occupy Pool	1.00	0.50	1.00	1.00	
COMMERCIAL						
ANIMAL SERVICES						
Animal Boarding and Care	Employee	1.00	1.00	3.00	1.00	
		plus 3			plus 3	
Veterinary Office/Hospital	Employee	1.00	1.00	2.50	1.00	
	plus, Each Doctor Practicing Simultaneously	2.50	2.00	3.50	2.50	
		(Minimum of 5)	--	--	(Minimum of 5)	
EATING AND DRINKING						
Country Inn Restaurant	1,000 SF for Patron Use, (excluding out- door seating area in the Commercial/ Residential and Employment zones)	10.00	4.00	12.00	4.00	
FUNERAL AND INTERMENT SERVICES						
Cemetery	Capacity of Assembly Area	0.33	0.25	1.00	0.33	
Crematory	Employee	1.00	1.00	1.00	1.00	
Funeral Home, Undertaker	plus, Each Vehicle Operated in Connec- tion with the Use	1.00	1.00	1.00	1.00	
Landscape Contractor	Employee	0.50	--	--	--	
	plus, Each Vehicle Operated in Connec- tion with the Use	1.00	--	--	--	

B. Vehicle Parking Spaces

ATTACHMENT E

		AGRICULTURAL, RURAL RESIDENTIAL, RESIDENTIAL, AND INDUSTRIAL ZONES	COMMERCIAL/RESIDENTIAL AND EMPLOYMENT ZONES			
USE or USE GROUP	Metric		Baseline Minimum	Within a Parking Lot District or Reduced Parking Area		Outside a Parking Lot District or Reduced Parking Area
				Baseline Minimum	Baseline Maximum	Baseline Minimum
AGRICULTURAL						
Agricultural Auction Facility	1,000 SF of GFA	5.00	--	--	--	
Agricultural Processing	1,000 SF of GFA	1.50	--	--	--	
Farm Supply, Machinery Sales, Storage, and Service	1,000 SF of GFA, excluding storage area	5.00	1.00	2.00	2.00	
NURSERY						
Nursery (Retail)	1,000 SF of Sales Area	6.00	3.00	6.00	6.00	
Nursery (Wholesale)	1,000 SF of Total Floor Area	1.50	--	--	--	
Slaughterhouse	1,000 SF of GFA	1.50	--	--	--	
Winery	1,000 SF of GFA, and If the winery conducts public tours	1.50 10.00	--	--	--	
ACCESSORY AGRICULTURAL USES						
Farm Market, On-site	Market	3.00	0.00	0.00	3.00	
RESIDENTIAL						
HOUSEHOLD LIVING						
Single-Unit Living	Dwelling Unit	2.00	1.00	2.00	2.00	
Two-Unit Living						
Townhouse Living						
Multi-Unit Living	Efficiency Dwelling Unit	1.00	1.00	1.00	1.00	
	1 Bedroom Dwelling Unit	1.25	1.00	1.25	1.25	
	2 Bedroom Dwelling Unit	1.50	1.00	1.50	1.50	
	3+ Bedroom Dwelling Unit	2.00	1.00	2.00	2.00	
GROUP LIVING						
Dormitory	Bed	0.25	0.25	0.25	0.25	
Independent Living Facility for Seniors or Persons with Disabilities	OR: Dwelling Unit or PLQ	1.00	0.50	1.00	1.00	
Personal Living Quarters	plus, Employee	0.50	0.50	0.50	0.50	
Residential Care Facility						
ACCESSORY RESIDENTIAL USES						
Attached Accessory Apartment	Accessory Dwelling Unit	1.00	--	--	--	
Detached Accessory Apartment	(in addition to residential spaces)					
Dwellings for Caretakers/Watchkeepers	Accessory Dwelling Unit	1.00	1.00	1.00	1.00	
Farm Tenant Dwelling	Dwelling Unit	1.00	--	--	--	
Home Occupation (Low Impact)	Non-Resident Employee	1.00	1.00	1.00	1.00	
	plus, Each Client Allowed per Hour	1.00	1.00	1.00	1.00	
Home Occupation (Major Impact)	(in addition to residential spaces)					
Home Health Practitioner (Low Impact)	Home Health Practitioner	1.00	1.00	1.00	1.00	
	Non-Resident Employee	1.00	1.00	1.00	1.00	
Home Health Practitioner (Major Impact)	plus, Each Client Allowed per Hour	1.00	1.00	1.00	1.00	
	(in addition to residential spaces)					
Live/Work Units	Accessory Dwelling Unit	--	1.00	1.00	1.00	

		AGRICULTURAL, RURAL RESIDENTIAL, RESIDENTIAL, AND INDUSTRIAL ZONES	ATTACHMENT E COMMERCIAL/RESIDENTIAL AND EMPLOYMENT ZONES			
USE or USE GROUP	Metric		Baseline Minimum	Within a Parking Lot District or Reduced Parking Area		Outside a Parking Lot District or Reduced Parking Area
				Baseline Minimum	Baseline Maximum	Baseline Minimum
CIVIC AND INSTITUTIONAL						
Ambulance, Rescue Squad (Private)	Employee	1.00	0.50	1.00	1.00	
	plus, Each Vehicle Operated in Connection with the Use (adequately sized space)	1.00	1.00	1.00	1.00	
Charitable, Philanthropic Institution	Resident and Employee	1.00	0.50	1.00	1.00	
	OR: 1,000 SF of Recreational GFA	5.00	1.00	3.50	3.50	
	OR: 1,000 SF of Office GFA	4.00	2.00	4.00	4.00	
Cultural Institution	1,000 SF of GFA	1.25	0.50	2.00	1.25	
DAY CARE FACILITY						
Family Day Care Group Day Care	Non-Resident Employee (in addition to residential spaces)	1.00	0.50	1.50	1.00	
	Required spaces may be allowed on the street abutting the site					
Day Care Center	1,000 SF of GFA	3.00	3.00	4.00	3.00	
Educational Institution (Private)	Student (Grades 9 - 12)	0.25	0.15	0.25	0.25	
	Employee	1.00	0.25	0.50	0.50	
Hospital	1,000 SF of GFA	1.75	1.75	5.00	1.75	
Private Club, Service Organization	1,000 SF of GFA	2.50	1.50	2.25	2.25	
Religious Assembly	Fixed Seat	0.25	0.15	0.25	0.25	
	OR: 1,000 SF of Assembly Area	20.00	10.00	14.00	14.00	
Swimming Pool (Community)	Every 7 Persons Legally Permitted to Occupy Pool	1.00	0.50	1.00	1.00	
COMMERCIAL						
ANIMAL SERVICES						
Animal Boarding and Care	Employee	1.00	1.00	3.00	1.00	
		plus 3			plus 3	
Veterinary Office/Hospital	Employee	1.00	1.00	2.50	1.00	
	plus, Each Doctor Practicing Simultaneously	2.50	2.00	3.50	2.50	
		(Minimum of 5)	--	--	(Minimum of 5)	
EATING AND DRINKING						
Country Inn Restaurant	1,000 SF for Patron Use, (excluding out- door seating area in the Commercial/ Residential and Employment zones)	10.00	4.00	12.00	4.00	
FUNERAL AND INTERMENT SERVICES						
Cemetery	Capacity of Assembly Area	0.33	0.25	1.00	0.33	
Crematory	Employee	1.00	1.00	1.00	1.00	
Funeral Home, Undertaker	plus, Each Vehicle Operated in Con- nection with the Use	1.00	1.00	1.00	1.00	
	Employee	0.50	--	--	--	
Landscape Contractor	plus, Each Vehicle Operated in Con- nection with the Use	1.00	--	--	--	

		AGRICULTURAL, RURAL RESIDENTIAL, RESIDENTIAL, AND INDUSTRIAL ZONES	ATTACHMENT E COMMERCIAL/RESIDENTIAL AND EMPLOYMENT ZONES		
USE or USE GROUP	Metric		Within a Parking Lot District or Reduced Parking Area		Outside a Parking Lot District or Reduced Parking Area
			Baseline Minimum	Baseline Maximum	Baseline Minimum
LODGING					
Bed and Breakfast Hotel, Motel	Guest Room (in addition to any residential spaces) plus,	1.00	0.33	1.00	0.50
	1,000 SF of Meeting Room, Dining	--	2.00	10.00	6.00
MEDICAL AND DENTAL					
Clinic Medical, Dental Laboratory	1,000 SF of GFA	4.00	In CRN, NR zones: 2.00 In CRT, CR, GR, EOF, LSC zones: 1.00	4.00	4.00
OFFICE AND PROFESSIONAL					
Life Sciences Office Research and Development	1,000 SF of GFA	2.80	2.00	3.00	2.25
RECREATION AND ENTERTAINMENT					
Adult Entertainment Campground Conference Center Golf Course, Country Club Health Clubs and Facilities Recreation and Entertainment Facility Shooting Range	1,000 SF of GFA OR: Every Seat/Guest Space OR: Each Campsite OR: Each Court	10.00 0.25 1.00 2.00	1.00 0.25 1.00 2.00	5.00 1.25 5.00 5.00	2.50 0.25 1.00 2.00
RETAIL SALES AND SERVICE					
Combination Retail Retail/Service Establishment Rural Antique Shop Rural Country Market	1,000 SF of Gross Leasable Area	5.00	3.50	6.00	5.00
VEHICLE/EQUIPMENT SALES AND RENTAL					
Heavy Vehicle Sales and Rental Light Vehicle Sales and Rental	1,000 SF of Gross Leasable Area	4.00	1.00	2.50	2.50
VEHICLE SERVICE					
Automobile Storage Lot Car Wash Filling Station Repair	1,000 SF of GFA	4.00	1.00	2.50	2.50
ACCESSORY COMMERCIAL USES					
Commercial Kitchen	Each Kitchen User	1.00	--	--	--
INDUSTRIAL					
Animal Research Facility Dry Cleaning Facility (Up to 3,000 SF) Dry Cleaning Facility (Over 3,000 SF)	1,000 SF of GFA 1,000 SF of GFA 1,000 SF of GFA	-- 1.50 1.50	1.00 1.00 --	3.00 3.00 --	1.50 1.50 --

EXHIBIT 1
MONTHLY VARIATIONS TO DETERMINE
PEAK MONTHLY DEMAND FOR WEEKDAYS

Land Use Layout
Office = 18,772 sq ft
Retail = 10,182 sq ft
Restaurant = 6,555 sq ft

Parameters:
Office Client = 0.16 ps/ksf GFA
Employee = 1.84 ps/ksf GFA
Retail Client = 2.82 ps/ksf GLA
Employee = 0.68 ps/ksf GLA
Restaurant Client = 3.43 ps/ksf GLA
Employee = 0.57 ps/ksf GLA

Parking Spaces:
Office Client = 3
Employee = 35
Retail Client = 29
Employee = 7
Restaurant Client = 22
Employee = 4
TOTAL = 100

Month	Office				Retail				Restaurant				Total
	Percent util.		Needed spaces		Percent util.		Needed spaces		Percent util.		Needed spaces		
	client	emp.	client	emp.	client	emp.	client	emp.	client	emp.	client	emp.	
January	100%	100%	3	35	56%	80%	16	6	85%	95%	19	4	83
February	100%	100%	3	35	57%	80%	17	6	86%	95%	19	4	84
March	100%	100%	3	35	64%	80%	19	6	95%	100%	21	4	88
April	100%	100%	3	35	63%	80%	18	6	92%	100%	20	4	86
May	100%	100%	3	35	66%	80%	19	6	96%	100%	21	4	88
June	100%	100%	3	35	67%	80%	19	6	95%	100%	21	4	88
July	95%	95%	3	33	64%	80%	19	6	98%	100%	22	4	87
August	95%	95%	3	33	69%	80%	20	6	99%	100%	22	4	88
September	100%	100%	3	35	64%	80%	19	6	91%	100%	20	4	87
October	100%	100%	3	35	66%	80%	19	6	96%	100%	21	4	88
November	100%	100%	3	35	72%	90%	21	6	93%	100%	20	4	89
December	100%	100%	3	35	100%	100%	29	7	100%	100%	22	4	100
Late Dec.	80%	100%	2	35	80%	90%	23	6	95%	100%	21	4	91

Maximum Monthly Demand for Weekdays = 100 parking spaces

Notes:

1. This analysis was conducted using the methodology described in Shared Parking, 2nd Edition, Urban Land Institute. Parking requirement rates were based on Montgomery County Zoning Code Chapter 59.
2. The total square footage for restaurant use is 9,365 sq. ft. including 30% or 2,810 sq. ft. of commercial kitchen. The remaining 6,555 sq. ft. was used for parking calculation.

EXHIBIT 2
SHARED PARKING ANALYSIS
PEAK HOURLY DEMAND FOR WEEKDAYS

Land Use Layout
Office = 18,772 sq ft
Retail = 10,182 sq ft
Restaurant = 6,555 sq ft

Parameters:
Office Client = 0.16 /ksf GFA
Employee = 1.84 /ksf GFA
Retail Client = 2.82 /ksf GLA
Employee = 0.68 /ksf GLA
Restaurant Client = 3.43 /ksf GLA
Employee = 0.57 /ksf GLA

Parking Spaces based on Highest Monthly Demand (from Exhibit 1):

Office Client = 3
Employee = 35
Retail Client = 29
Employee = 7
Restaurant Client = 22
Employee = 4
TOTAL = 100

Highest Monthly Demand - December

Weekday

Time of Day	Office				Retail				Restaurant				Total
	Percent util.		Needed spaces		Percent util.		Needed spaces		Percent util.		Needed spaces		
	client	emp.	client	emp.	client	emp.	client	emp.	client	emp.	client	emp.	
7:00 AM	1%	30%	0	11	5%	15%	1	1	50%	75%	11	3	27
8:00 AM	20%	75%	1	26	15%	40%	4	3	60%	90%	13	4	51
9:00 AM	60%	95%	2	33	30%	75%	9	5	75%	90%	17	4	70
10:00 AM	100%	100%	3	35	55%	85%	16	6	85%	100%	19	4	83
11:00 AM	45%	100%	1	35	75%	95%	22	7	90%	100%	20	4	89
12:00 PM	15%	90%	0	32	90%	100%	26	7	100%	100%	22	4	91
1:00 PM	45%	90%	1	32	100%	100%	29	7	90%	100%	20	4	93
2:00 PM	100%	100%	3	35	100%	100%	29	7	50%	100%	11	4	89
3:00 PM	45%	100%	1	35	100%	100%	29	7	45%	75%	10	3	85
4:00 PM	15%	90%	0	32	95%	100%	28	7	45%	75%	10	3	80
5:00 PM	10%	50%	0	18	85%	95%	25	7	75%	95%	17	4	71
6:00 PM	5%	25%	0	9	80%	95%	23	7	80%	95%	18	4	61
7:00 PM	2%	10%	0	4	75%	95%	22	7	80%	95%	18	4	55
8:00 PM	1%	7%	0	2	65%	90%	19	6	80%	95%	18	4	49
9:00 PM	0%	3%	0	1	50%	75%	15	5	60%	80%	13	3	37
10:00 PM	0%	1%	0	0	30%	40%	9	3	55%	65%	12	3	27
11:00 PM	0%	0%	0	0	10%	15%	3	1	50%	65%	11	3	18
12:00 AM	0%	0%	0	0	0%	0%	0	0	25%	35%	6	1	7

Maximum Weekday Hourly Demand = 93 parking spaces

Notes:

1. This analysis was conducted using the methodology described in Shared Parking, 2nd Edition, Urban Land Institute. Parking requirement rates were based on Montgomery County Zoning Code Chapter 59.
2. The total square footage for restaurant use is 9,365 sq. ft. including 30% or 2,810 sq. ft. of commercial kitchen. The remaining 6,555 sq. ft. was used for parking calculation.