July 27, 2020
PK# 4711-20.390
Z190-230(AU)

PARKING DEMAND ANALYSIS

Project:
Shoppes At Lovers Lane
In Dallas, Texas

Prepared for:
City of Dallas

On behalf of:
Intercity Investments, Inc.

Prepared by:

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INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by **Masterplan** on behalf of the **Intercity Investments, Inc.** to conduct a Parking Demand Analysis (PDA) for the *Shoppes At Lovers Lane* shopping center (the "Project"). The Project is located at 5401-5427 W Lovers Lane in Dallas, Texas. This study pertains to a rezoning request of two nearby parcels, located at 8002 Inwood Road and 8014 W Amherst Circle, to allow for use as a remote parking lot serving the shopping center. A site location map (**Exhibit *1***) and a site plan, prepared by **SMR Landscape Architects**, are provided at the end of this report.

This PDA was prepared by registered professionals from Pacheco Koch who are skilled in analytical studies of parking, traffic, and related fields. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides such professional services.

Purpose

A PDA is an investigation of actual and/or published parking demand characteristics for a specific site with specific land use(s). The analysis is designed to take into consideration any site-, project-, or use-specific factors that may affect parking demand. Therefore, the results presented in this analysis may or may not apply to other similar projects.

Parking demand is theoretically represented by local zoning ordinances, which provide a good baseline point of reference. However, in many cases, these ordinances can be overly-simplified and/or over-generalized and do not sufficiently reflect actual parking needs of the Project. The purpose of this PDA is to demonstrate the parking characteristics of the subject site to validate the need for the additional, remote parking. Approval of any reduction is a subject to the approval process of the City of Dallas.

Project Description

The Project consists of approximately 35,000 square feet of floor area. The center is currently 76% occupied with tenants that consist of personal service, restaurant, and general retail uses. A restaurant use is seeking to occupy a portion of the existing vacancy.

According to the proposed site plan, the subject site will have access to 249 total parking spaces, including: 147 on-site, 41 on-street, and an additional 61 spaces in the remote lots.

PARKING CODE REVIEW

The shopping center is currently zoned GR (General Retail) and the portion of the parking supply behind the building is zoned P(A) (Commercial Parking). Therefore,

uses on the site are subject to standard parking ratios and applicable reductions outlined in Chapter 51A, Article IV of the City of Dallas Code of Ordinances. A summary of the net parking requirement, including the proposed restaurant use, is summarized in **Table 1**.

Table 1. Base Code Parking Requirement

LAND USE	TOTAL QUANTITY* (All Tenants)	RATE	PARKING REQUIREMENT
Personal Service [51A-4.210(b)(23)(C)]	7,781 SF	1 space per 200 SF	38.9
General Retail [51A-4.210(b)(13)(C)]	11,550 SF	1 space per 200 SF	57.8
Restaurant w/o drive-thru/in [51A-4.210(b)(24)(C)]	15,606 SF	1 space per 100 SF	156.1
Subtotal			253 *(w/ no adjustments)*
*Less Applicable Reductions***			24
Net Total			229

** Floor areas based upon most current Certificates of Occupancy, where available; assumes 5,750 SF of currently vacant space allocated as restaurant and 2,760 SF of currently vacant space allocated as retail/personal service use.*

*** Applied code reductions include: COD Mixed Use Development (MUD) Parking Chart. Additional reductions, such as Bicycle Parking, Shared Parking Agreements, etc. may also apply but are not accounted for in this analysis.*

PARKING DEMAND ANALYSIS

Submittal of a Parking Demand Analysis was requested as part of the City Staff's review of the proposed zoning change. Staff recommendations shall be provided to the Dallas City Council for consideration.

Approach

To validate the parking demand for the subject site, information was compiled from two sources: (1) published parking demand data from credible industry sources; and (2) anecdotal parking demand accounts from the Property Management.

Assessment

According to Property Management, peak parking demand at the shopping center occurs during the lunch and dinner periods. At those times, the available parking supply becomes effectively fully occupied, though a small number of parkers may be generated by adjacent properties. In spite of the high parking

occupancy, it does not appear that parking overflows into the adjacent neighborhood.

The new tenant, a quality restaurant, will add parking generation during the existing peak demand periods. Based upon the Institute of Transportation Engineers *Parking Generation* handbook (5th Ed.), peak parking demand for this use may range about 60 vehicles on weekdays/night to 99 vehicles on weekends.

The Property Management does plan to utilize valet parking once the new restaurant is occupied. With valet parking, parking facilities can, in some instances, be used more efficiently to contain more vehicles than self-park parking. So, adding the proposed remote parking is warranted.

SUMMARY OF FINDINGS

The following findings are based upon Pacheco Koch's analysis of parking demand characteristics for the proposed development outlined in the *Project Description* section of this report.

FINDING: With the addition of the proposed remote parking at 8002 Inwood Road and 8014 W Amherst Circle, the parking supply to which the subject property has access will increase by 61 parking spaces.

FINDING: Currently, peak parking demand at the shopping center occurs during the lunch and dinner periods. At these times, the current parking supply is effectively fully utilized.

FINDING: With the addition of the proposed 5,750-square-foot quality restaurant, the peak parking demand for the shopping center is projected to increase by 60-99 vehicles based upon published data from the **Institute of Transportation Engineers** (**ITE**) *Parking Generation* manual (5th Edition).

RECOMMENDATION: As already indicated by the Property Management, it is recommended that valet parking be utilized during peak demand periods in order to increase parking efficiency and avoid parking spillover into the surrounding neighborhood.

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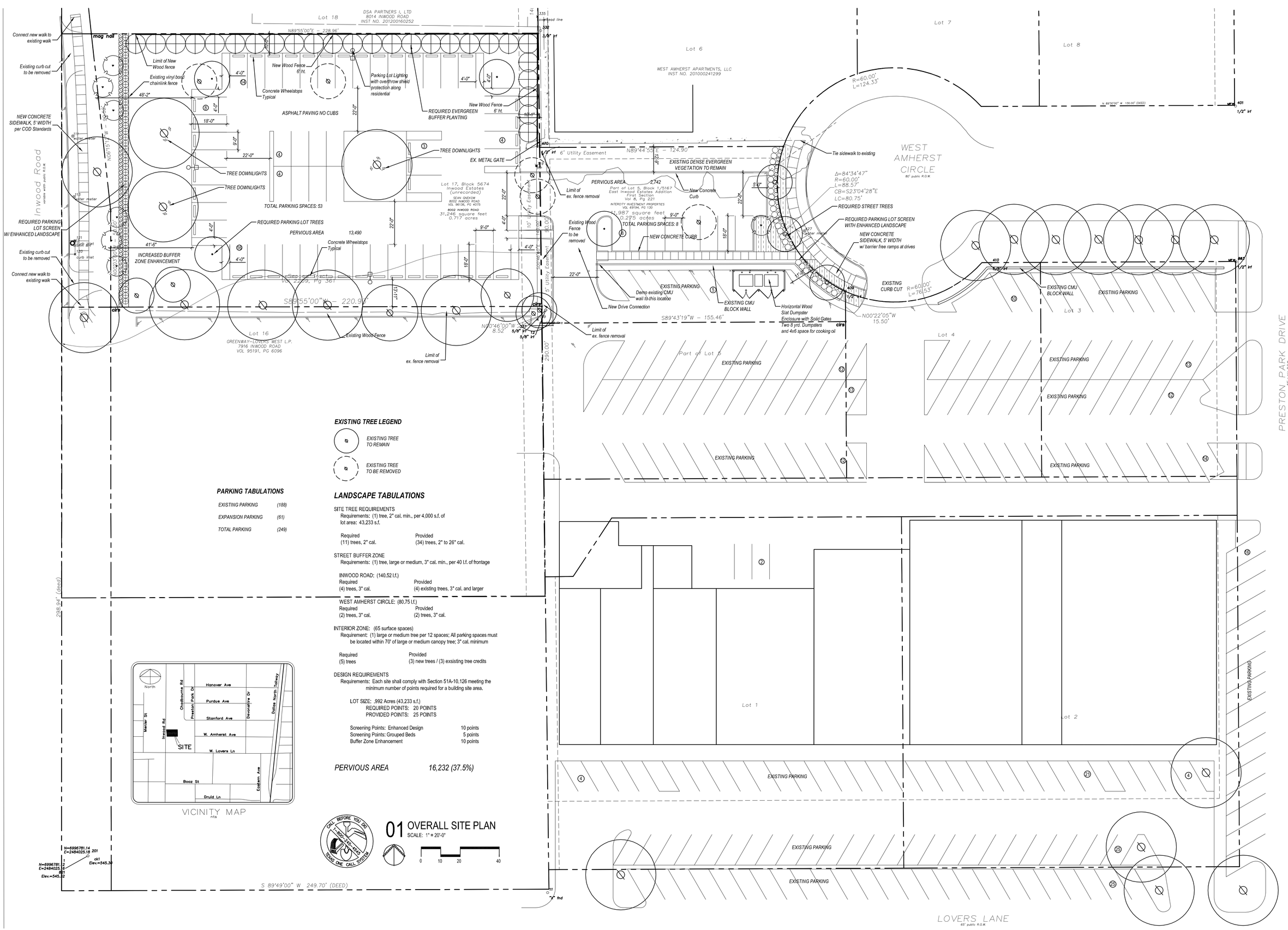

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

PARKING TABULATIONS

EXISTING PARKING	(188)
EXPANSION PARKING	(61)
TOTAL PARKING	(249)

LANDSCAPE TABULATIONS

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 43,233 s.f.

Required	Provided
(11) trees, 2" cal.	(34) trees, 2" to 26" cal.

STREET BUFFER ZONE
Requirements: (1) tree, large or medium, 3" cal. min., per 40 l.f. of frontage

INWOOD ROAD: (140.52 l.f.)

Required	Provided
(4) trees, 3" cal.	(4) existing trees, 3" cal. and larger

WEST AMHERST CIRCLE: (80.75 l.f.)

Required	Provided
(2) trees, 3" cal.	(2) trees, 3" cal.

INTERIOR ZONE: (65 surface spaces)
Requirement: (1) large or medium tree per 12 spaces; All parking spaces must be located within 70' of large or medium canopy tree; 3" cal. minimum

Required	Provided
(5) trees	(3) new trees / (3) exsisting tree credits

DESIGN REQUIREMENTS
Requirements: Each site shall comply with Section 51A-10.126 meeting the minimum number of points required for a building site area.

LOT SIZE: .992 Acres (43,233 s.f.)
REQUIRED POINTS: 20 POINTS
PROVIDED POINTS: 25 POINTS

Screening Points: Enhanced Design	10 points
Screening Points: Grouped Beds	5 points
Buffer Zone Enhancement	10 points

PERVIOUS AREA *16,232 (37.5%)*

VICINITY MAP
nts

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

01 OVERALL SITE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

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DALLAS, TEXAS

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAM
2176
STATE OF TEXAS
6.24.2020

Issue For:
- [x] Design Development
- [ ] Progress
- [ ] Bidding
- [ ] Permit
- [ ] Construction
- [ ]

Original Issue Date:
FEBRUARY 25, 2020

Sheet Description:
OVERALL SITE PLAN

Drawn By: BDA
Checked By: BDA
Current Date: JULY 06, 2020

Drawing #
OSP.1

CASE NO. Z190-230(AU)