January 26, 2016

Mr. Karl A. Crawley
Masterplan Consultants
900 Jackson Street, Suite 640
Dallas, Texas 75202

RE: Parking Needs for DISD W. T. White in Dallas, Texas *(DeShazo #15191)*

Dear Mr. Crawley:

I have reviewed the information provided for the proposed expansion of the didactical facilities at W. T. White High School—a public secondary school in the Dallas Independent School District. The school is located at 4505 Ridgeside Drive and comprises an entire 28.78-acre block bounded by Rickover Drive, Welch Road, Crestline Avenue and Ridgeside Drive. The property is zoned Planned Development (PD) District 696. In accordance with the parking requirements stipulated in section 51P-696.108, for a "*public school use with 84 classrooms* (the anticipated maximum)*, a minimum of 611 off-street parking spaces must be provided.*"

The school currently provides 54 classrooms and a total of 512 off-street parking spaces. These parking spaces are apportioned in three separate lots. The faculty and staff lot with direct access onto Welch Road provides 167 spaces. The west lot, located at the southwest corner of the subject property, is divided into two areas: the visitor and staff section provides 110 spaces; the remaining lot provides 235 spaces for students. I personally visited the school on Tuesday, October 27, 2015, at 2:00 PM and again on Thursday, January 7, 2016 at 10:30 AM to document the existing parking demand. Field observations revealed a total of 363 and 412 parked cars on each day of our field observations in October and January, respectively. The following table presents a summary of the parking distribution by lot.

Table 1. Actual Parking Demand

Parking Area	Parking Supply	Parking Demand	
		Tuesday, October 27, 2015 2:00 PM	Thursday, January 7, 2016 10:30 AM
Faculty Lot	165	129 *(78%)*	149 *(90%)*
Visitor/Staff Lot	110	39 *(35%)*	49 *(45%)*
Student Lot	237	195 *(82%)*	214 *(90%)*
Total	**512**	**363 *(71%)***	**412 *(80%)***

The proposed school modifications entail an increase in the number of didactical facilities (or classrooms) to 84 classrooms. The proposed school modifications also include a new 48-space parking bay in front of the building along Ridgeside Drive. A site plan illustrating the proposed school expansion plan is attached as reference. However, the anticipated enrollment is not expected to increase proportionally with the expansion. **Table 1** summarizes the anticipated changes.

Table 2. School Information

	Existing Conditions	Anticipated Conditions	Change
Building Area	278,802 SF (*54 classrooms*)	328,302 SF (*84 classrooms*)	+49,500 SF (*+30 classrooms*)
Enrollment	2,310 students	2,372 students	+62 students
Parking Supply	512 spaces	560 spaces	+48 spaces
Parking Demand	412 cars	423 cars*	+11 cars

Source: Mr. Syed Zafar, DISD Bond Project Manager
*Projected peak parking demand based on anticipated student enrollment

Review of the parking needs for the W.T. White High School indicates that the proposed parking supply of 560 spaces does not meet a requirement of 611 off-street parking spaces as established in 2004 at the time when PD 696 was enacted. The proposed parking supply provides a 51-space deficit (or 8 percent of the requirement). However, the proposed parking supply exceeds the projected peak parking demand of 423 cars and provides a surplus of 137 spaces (or 24 percent of the supply). **Table 3** provides a summary of these findings.
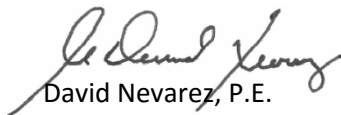
Table 3. Parking Analysis Summary

	Parking Spaces
PD 696 Requirement	611
Proposed Supply	560
Projected Peak Demand	423

Based upon my professional judgment and a detailed evaluation of the proposed didactical facilities and activities, it is my opinion that the proposed site plan will provide an adequate parking supply to support the parking needs of the school without any impact to adjacent properties or public right-of-way.

Please contact me if you have any further questions.

Sincerely,
DeShazo Group, Inc.

David Nevarez, P.E.

January 26, 2016