

# Technical Memorandum

**To:** Mr. Scott Shuford, 1231 Wycliff, LP  
**From:** Christy Lambeth, P.E., PTOE  
 Lambeth Engineering Associates, PLLC, F-19508  
**Date:** June 15, 2018  
**Re:** Parking Analysis for Monitor Street/Wycliff Avenue Redevelopment in Dallas, Texas  
 (LEAP #18105)

## Introduction

The services of Lambeth Engineering Associates, PLLC (herein Lambeth) have been retained to conduct a parking study for property located in the southwest quadrant of the Monitor Street/Wycliff Avenue intersection in Dallas, Texas. The development consists of seven buildings: four currently occupied and three vacant. A mixed-use venue that includes electronic golf, restaurant and bar uses is proposed within two of the vacant buildings next to Wycliff Avenue. The property is currently zoned IR (Industrial/Research District); a planned development (PD) is proposed. A site location map is shown in **Exhibit 1** and site plan is shown in **Exhibit 2**.

The purpose of this study is to project the anticipated peak parking demand that will be generated by the total development with the planned uses and make recommendations for parking requirements for the proposed PD.

## Development Program

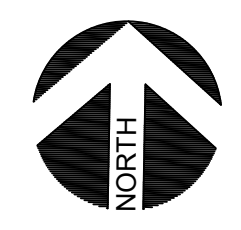
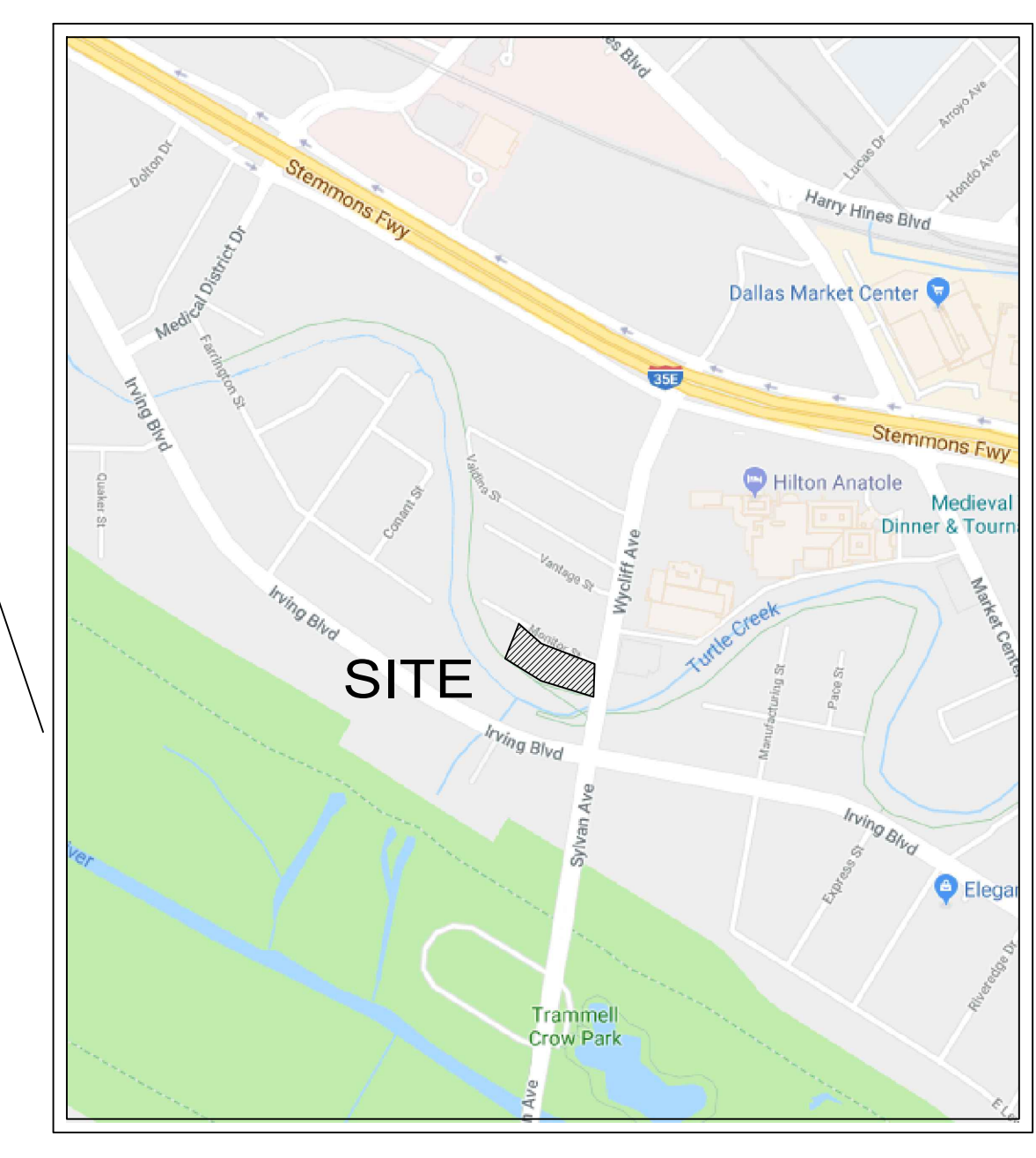
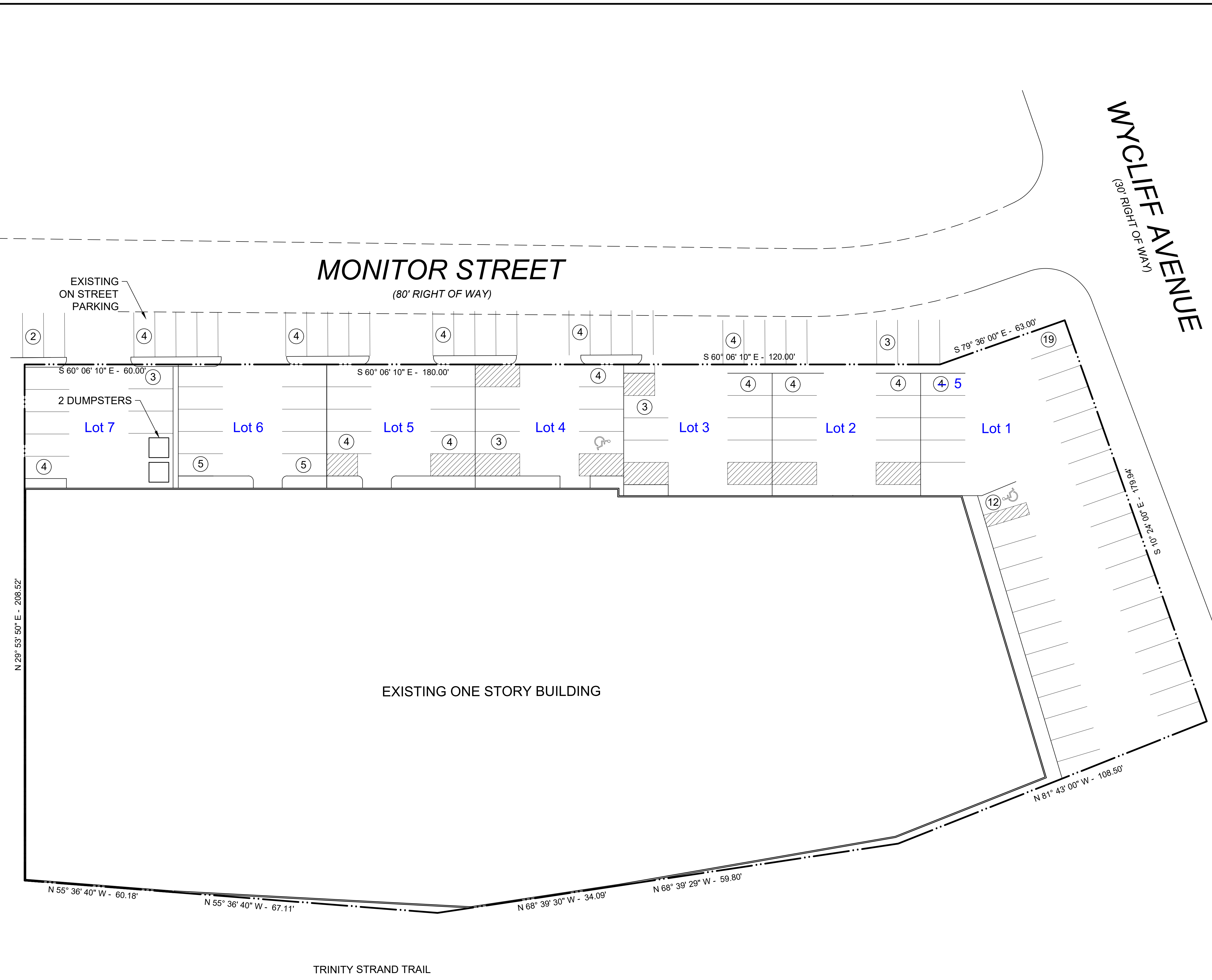
The existing and proposed development programs for the seven buildings are summarized in **Table 1**.

**Table 1. Development Program**

Bldg #	Address	Total SF	Use SF	Tenant	Use
1	1231 Wycliff - Suite 100	2,930	700	Vacant	Office
			2,230	Vacant	Showroom/Warehouse
1&2	1231 Wycliff - Suite 200	10,414	10,414	Proposed: Tee 19 Golf	Indoor Amusement
3	1231 Wycliff - Suite 300	9,581	9,581	Norcostco Texas Costume	Costume Rental/Theatre Supplies
4	2223 Monitor	9,889	9,889	Dallas Art Gallery	Warehouse
5	2229 Monitor	10,081	10,081	Dallas Art Gallery	Warehouse
6	2235 Monitor	9,906			
			3,450	Dallas Art Gallery	Office
			6,456	Dallas Art Gallery	Warehouse
7	2241 Monitor	9,684			
			2,500	Vacant	Office
			7,184	Vacant	Showroom/Warehouse
Total:		62,485	62,485		



Exhibit 1. Site Location



PLANNED DEVELOPMENT DISTRICT - DATA TABLE  
 LOTS 1-7 BLOCK 63/6055

TOTAL SITE AREA	2.01 ACRES
LAND USE	INDOOR GOLF FACILITY, WAREHOUSE, AND COSTUME RENTAL AND THEATER SUPPLY
TOTAL FLOOR AREA	62,485
YARD, LOT, SPACE REQUIREMENTS	
IR INDUSTRIAL RESEARCH STANDARDS	
PARKING REQUIREMENTS	
PROVIDED ON-STREET	25
PROVIDED ON-SITE	80-83
TOTAL PARKING PROVIDED	105-108

06/14/2018  
 PROJECT NUMBER  
 CASE NUMBER

BALDWIN ASSOCIATES  
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1231 WYCLIFF  
 CITY OF DALLAS, TEXAS

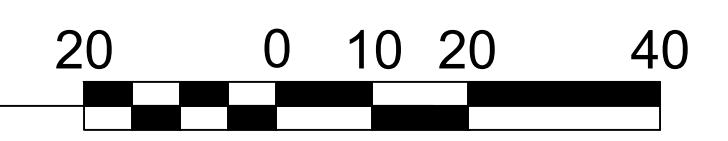


Exhibit 2. Site Plan

The existing and proposed tenants are described below.

- Suite 100: Vacant Space (Located in Building #1) – For the purposes of this analysis, it is assumed that the vacant space will be occupied as office/showroom use.
- Suite 200: Proposed Tee 19 Golf (Located in Buildings #1 and #2) – The proposed Tee 19 Golf is an adult entertainment venue that includes electronic golf (14 golfing “units”), restaurant and bar.
- Suite 300: Norcostco Texas Costume (Norcostco) (Located in Building #3) – Norcostco is a theatrical supply company providing costume rentals, theater supplies, tech rentals, stage makeup, and theater prop accessories. Norcostco’s primary clients include theaters and performers. Several rows of costumes for rent (e.g., Santa and Easter Bunny costumes) take up a large portion of the store. There is also a large area supporting custom theater production and technical supplies, an area with a variety of theatrical makeup and a small section with prop accessories. There are typically seven employees at Norcostco. Store hours are Monday – Friday, 9:00 AM – 6:00 PM; Saturday 10:00 AM – 5:00 PM; closed Sundays. During Halloween season, the store is open one hour later and is open for one or two Sundays.

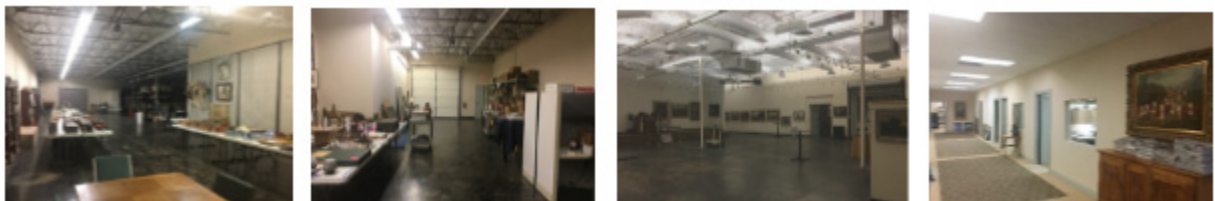


**Figure 1. Norcostco Texas Costume**

- Dallas Auction Gallery (DAG) (Located in Buildings #4, #5, and #6) – DAG is a high end, international auction company that host art, jewelry and decorative art auctions. There are a total of six (6) auctions per year that are held on Wednesday evenings. DAG does not sell items on a day-to-day basis, only at auctions. Buyers may attend the auctions in person or view the items on-line and phone in during the auction; therefore, not all the buyers are present.

Building #4 is used for pre-function, auction, and storage of auction items. Building #5 is used for storage of auction items. Building #6 contains storage room for auction items and offices.

DAG has seven employees; office hours are Monday – Friday, 9:00 AM – 5:00 PM.



**Figure 2. Dallas Auction Gallery**

- Building #7: Vacant Space – Building #7 is currently vacant and has approximately 2,500 SF of office space and 7,184 SF of warehouse space. For the purposes of this analysis, the use is assumed to be office/showroom.

## Parking Supply

The supply for on-site and on-street parking is summarized in **Table 2**.

**Table 2. Parking Supply Summary**

Lot # (Building #)	Parking Spaces		
	On-Site	On-Street	Total
1	36	1	37
2	8	4	12
3	7	4	11
4	7	4	11
5	8	4	12
6	10	4	14
7	7	4	11
<b>Total:</b>	<b>83</b>	<b>25</b>	<b>108</b>

### On-Street Parking

Monitor Street is unique in Dallas. It is a two-lane roadway with about 80' of right-of-way (ROW). There are raised medians on the outside of the ROW and about 72' of pavement between the raised medians. Monitor Street is less than 900 feet long, running west of Wycliff Avenue and dead-ending into Trinity Strand Trail. Most of the buildings on both sides of the street are industrial-type buildings.

Vehicles currently park on-street, head-in on Monitor Street. **It is recommended that on-street parking be allowed to satisfy code parking requirements.** Permitting on-street parking to satisfy code requirement will not create a burden to traffic flow or neighboring uses.

However, the existing on-site and on-street parking supply locations do not satisfy the City of Dallas Visibility Triangle Guidelines. The guidelines require a 20'x20' clearance area at the intersection of driveways and roadways. Lambeth conducted four site visits and typically observed only one vehicle at a time traveling on Monitor Street. Even if several vehicles were traveling on Monitor Street at one time (as may occur in a shopping center parking aisle) the extra-wide ROW provides sufficient distance for vehicles to safely maneuver on this minimally-traveled segment. **Figure 3** and **Figure 4** show Monitor Street's extra wide roadway and head-in parking.

**It is recommended that the visibility triangle guidelines for driveways on Monitor Street be waived for the proposed PD** due to the low traffic volumes, wide ROW and wide pavement width.



**Figure 3. Monitor Street, Facing East**



**Figure 4. Monitor Street, Facing West**

## Code Parking Requirement

The City of Dallas code parking requirement for the proposed development plan is summarized in **Table 3**. As shown, the code requires 168 parking spaces and there are only 108 available spaces.

**Table 3. Code Parking Requirement for Proposed Development Program**

Bldg #	Address	Tenant	Use	Suite or Bldg SF	Use SF	Current Code	Req'd Pkg
						(1 Space per X SF)	(Spaces)
1	1231 Wycliff - Suite 100	Vacant	Office	2,930	700	333	2.1
		Vacant	Showroom/Warehouse				
1&2	1231 Wycliff - Suite 200	Proposed Tee 19	Indoor Amus (Golf, Rest., Bar)	10,414	10,414	100	104.1
3	1231 Wycliff - Suite 300	Norcostco Texas Costume	Office	9,581	1,457	333	4.4
		Norcostco Texas Costume	Showroom/Warehouse				
4	2223 Monitor	Dallas Auction Gallery	Warehouse	9,889	9,889	1,000	9.9
5	2229 Monitor	Dallas Auction Gallery	Warehouse	10,081	10,081	1,000	10.1
6	2235 Monitor	Dallas Auction Gallery	Office	9,906	3,450	333	10.4
		Dallas Auction Gallery	Warehouse				
7	2241 Monitor	Vacant	Office	9,684	2,500	333	7.5
		Vacant	Showroom/Warehouse				
<b>Total:</b>				<b>62,485</b>	<b>62,485</b>		<b>168</b>

Showroom/warehouse requires one space per 1,000 SF up to 20,000 SF, and one space per 4,000 SF for warehouse space in excess of 20,000 SF.

## Projected Parking Demand

### Tee 19 Golf

Tee 19 Golf is a proposed tenant that will contain electronic golf, restaurant and bar. The City of Dallas requires one parking space per 100 SF for indoor amusement, bar and restaurant uses. However, this does not account for the unique electronic golf use or the synergy between the three uses. To project parking demand for Tee 19 Golf, observations were considered from two different similar indoor amusement venues.

Comparing to Indoor Mini Golf Observations:

Lambeth conducted a parking study for an indoor mini-golf facility (ZBOA# 1478-051, Special Parking Exception for 660 Fort Worth Avenue). During observations at an existing indoor mini golf facility, a birthday party was hosted with food and beverages, resulting in a high use of the site during observations. The peak parking demand observed was one space per 1.38 holes, which could equate to one space per 1.38 golfing units - or 10 spaces for the golf portion of Tee 19 Golf with 14 golfing units. Observations from the prior study are provided in the **Appendix**.

Considering 10 spaces for the golf portion of Tee 19 Golf and one space per 100 SF of the restaurant and bar (~4,750 SF = 48 spaces), the total parking required for Tee 19 Golf would be 58 spaces. However, this does not account for synergy (shared users) of golf and restaurant patrons since food and beverages were brought to the party at the indoor mini golf facility.

Comparing to Bowlounge Observations:

Bowlounge is located at 167 Turtle Creek Boulevard, about 0.6 miles from the proposed Tee 19 Golf. Lambeth conducted parking observations at Bowlounge over three different time periods from Friday, June 1, to Sunday, June 3, 2018. For comparison purposes, Bowlounge has a similar number of eating tables and bar chairs as Tee 19 Golf plans. Bowlounge has 12 bowling lanes, 3 pool tables, ping pong, dart boards, shuffleboards, and other entertainment items, which per "entertainment item" exceeds the proposed 14 golf stations at Tee 19 Golf. Therefore, Bowlounge is a conservative comparison for

this parking study. Bowlounge observation notes and detailed comparison of uses are provided in the **Appendix**.

During the peak demand observed at Bowlounge (Saturday at 9:00 PM), there were about 16 “entertainment units” being occupied: 12 bowl lanes, two groups at pool tables/video arcades, and two groups in lounge room playing darts, ping-pong and shuffleboard. This accounts for synergy of bar/restaurant uses since Bowlounge provided full food service to each entertainment area and had separate eating tables and bar space occupied. The peak parking demand for the total indoor amusement was 64 spaces at 9:00 PM on Saturday, or 4.0 spaces per “occupied entertainment uses”. This correlates to a parking demand of 56 spaces for the proposed Tee 19 Golf with 14 golfing units.

#### Projected Demand for Tee 19 Golf

Based upon observations at two comparable sites and engineering judgment, a recommended parking ratio of one space per 150 SF is recommended for Tee 19 Golf, resulting in a parking requirement of 69 spaces.

#### **Norcostco Texas Costume**

Based upon site visits, field observations and layout of the store with large areas being consumed for storage purposes, a parking ratio of one space per 750 SF is recommended for Norcostco costume rental and theater supplies. This results in a parking requirement of 13 spaces: seven for employees and six for visitors. During observations, only one patron vehicle was observed at a time. Additional parking spaces allow for potential parking demand that was not observed.

#### **Dallas Auction Gallery**

Based upon site visits, field observations, building layout, number of employees and storage use, a parking ratio of one space per 500 SF of office and one space per 4,000 SF of warehouse area is recommended for Dallas Auction Gallery. This results in a parking requirement of 14 spaces, which could be considered as seven for employees and seven for visitors. During observations, the peak DAG-related parking was about eight vehicles; therefore, the additional six spaces allows for potential parking demand that was not observed.

Per current City code standards, a warehouse may have retail sales up to six times per year, without being required to provide additional parking. There is sufficient parking within the project and along Monitor Street to satisfy the demand for DAG auctions since DAG auctions are occasional events occurring on Wednesday evenings when Norcostco is closed, restaurant/bar use is light and adjacent developments are mostly closed. To verify, a cursory analysis was conducted and a parking demand of 94 spaces is estimated for Wednesday evening considering both Tee 19 Golf and a DAG auction. Analysis is provided in the **Appendix**.

#### **Recommended Parking Rates**

The recommended parking rates are summarized in **Table 4** and the resulting parking requirement is 115 spaces. However, this does not take into consideration that the peak hour of the various uses occurs during different time periods.

**Table 4. Total Projected Peak Parking Demand**

Bldg #	Address	Tenant	Use	Suite or Bldg SF	Use SF	Proposed Pkg Ratio (1 Space per X SF)	Proposed Req Pkg (Spaces)
1	1231 Wycliff - Suite 100			2,930			
		Vacant	Office		700	333	2.1
		Vacant	Showroom/Warehouse		2,230	1,000	2.2
1&2	1231 Wycliff - Suite 200	Proposed Tee 19	Indoor Golf Facility(Golf, Rest., Bar)	10,414	10,414	150	69.4
3	1231 Wycliff - Suite 300	Norcostco Texas Costume	Cosutume Rental and Theater Supplies	9,581		750	12.8
4	2223 Monitor	Dallas Auction Gallery	Warehouse >4,000 SF	9,889	9,889	4,000	2.5
5	2229 Monitor	Dallas Auction Gallery	Warehouse	10,081	10,081	4,000	2.5
6	2235 Monitor			9,906			
		Dallas Auction Gallery	Office		3,450	500	6.9
		Dallas Auction Gallery	Warehouse		6,456	4,000	1.6
7	2241 Monitor			9,684			
		Vacant	Office		2,500	333	7.5
		Vacant	Showroom/Warehouse		7,184	1,000	7.2
<b>Total:</b>				<b>62,485</b>	<b>62,485</b>		<b>115</b>

**Mixed-Use Development: Times-of-Day Peak Demands**

The City of Dallas has a mixed-use development (MUD) chart that allows parking to be shared amongst uses that have peak demands at different time periods. The City’s MUD chart provides the time-of-day demands for general uses. Lambeth determined time-of-day percentages for specific uses for the proposed PD. The following uses are recommended to be added to the City’s MUD chart for the proposed PD.

- Office (Warehouse Related) – Parking ratio of one space per 500 SF instead of 333 SF. Same time-of-day percentages as office, except changed weekday evening from 35% to 15% since DAG is closed in the evening.
- Showroom/Warehouse – Same time-of-day percentages used as office, except changed weekday evening from 35% to 15% since DAG is closed in the evening.
- Warehouse – Same time-of-day percentages as office, except changed evening from 35% to 15% since DAG is closed in the evening.
- Costume Rental and Theater Supplies Shop – Weekday: Same time-of-day percentages as office, except changed evening from 35% to 15% since Norcostco is closed in the evening (office weekday percentage is higher than retail percentage; therefore, used office as base to be conservative.)

Weekend: Same time-of-day percentages as retail, except changed evening to zero since Norcostco closes at 5:00 PM on Saturdays.

- Indoor Golf Facility – Same time-of-day percentages as restaurant uses except changed noon value from 100% to 60%. Lambeth conducted site visits at bars within restaurants to determine the weekday percentage use for bars (see notes in **Appendix**). The Bowlounge time-of-day percentage was also taken into consideration. As shown in **Table 5**, the actual weekday, noon, indoor amusement/golf facility percentage is calculated as 51%; however, 60% is used in this analysis.

**Table 5. Noon Time of Day Use for Indoor Amusement/Indoor Golf Facility**

Indoor Amusement Included Uses	SF	Pkg Ratio (1 space/X SF)	Pkg Req'd	Noon %	Noon Spaces
Restaurant	3,250	150	22	100%	22
Bar	1,500	150	10	25%	3
Amusement	5,664	150	38	30%	11
<b>Total:</b>	<b>10,414</b>		<b>69</b>		<b>35</b>
<b>Percent of Total Pkg Demand at Noon: 51%</b>					



As shown in **Table 6** and **Table 7**, when considering time-of-day demand for each use, the peak parking demand will occur during weekday noon and evening periods with a peak requirement of 78 parking spaces. This is a conservative requirement since the calculated indoor amusement/indoor golf facility at noon was 51%, and 60% was used, as well as the fact that DAG and Norcostco are closed in the evenings, but a parking demand of 15% was included. In addition, Building #1 has overhead doors providing direct access to Trinity Strand Trail and there is a DART bus stop across Monitor Street on Wycliff Avenue. However, since pedestrian traffic was not observed during observations, parking reductions were not considered in this analysis. Pictures of trail and bus stop are in the **Appendix**.

**Table 6. Recommended Weekday Parking Adjustment by Time of Day**

Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking	Parking Adjustment By Time of Day (Weekday)									
				Morning		Noon		Afternoon		Late Afternoon		Evening	
Multifamily # units or bedrooms (whichever is greater)		1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
Office Uses*	3,200	333	9.61	100%	9.61	80%	7.69	100%	9.61	85%	8.17	35%	3.36
Office (Warehouse Related)	3,450	500	6.90	100%	6.90	80%	5.52	100%	6.90	85%	5.87	15%	1.04
Showroom/Warehouse	9,414	1,000	9.41	100%	9.41	80%	7.53	100%	9.41	85%	8.00	15%	1.41
Warehouse > 4,000 SF	26,426	4,000	6.61	100%	6.61	80%	5.29	100%	6.61	85%	5.62	15%	0.99
Costume/Theater Supplies	9,581	750	12.77	100%	12.77	80%	10.22	100%	12.77	85%	10.86	15%	1.92
Indoor Amusement (which may contain restaurant and bar)	10,414	150	69.43	20%	13.89	60%	41.66	30%	20.83	30%	20.83	100%	69.43
Retail Uses*		200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
Retail 10,000+ SF		220	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
Retail 40,000+ SF		250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
Retail 100,000+ SF		300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
Restaurant, Bar		100	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
Health Studio		200	0.00	45%	-	70%	-	55%	-	80%	-	100%	-
Game court center		n/a	45%	-	70%	-	55%	-	80%	-	100%	-	
Theater (1/28 seating)		28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
Any other use		600	100%	-	100%	-	100%	-	100%	-	100%	-	100%
<b>Total SF (- residential &amp; theater)</b>	<b>62,485</b>		<b>115</b>		<b>59</b>		<b>78</b>		<b>66</b>		<b>59</b>		<b>78</b>

**Table 7. Recommended Saturday Parking Adjustments by Time of Day**

Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking	Parking Adjustment By Time of Day (Saturday)									
				Morning		Noon		Afternoon		Late Afternoon		Evening	
Multifamily # units or bedrooms (whichever is greater)		1	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
Office Uses*	3,200	333	9.61	15%	1.44	20%	1.92	15%	1.44	5%	0.48	0%	-
Office (Warehouse Related)	3,450	500	6.90	15%	1.04	20%	1.38	15%	1.04	5%	0.35	0%	-
Showroom/Warehouse	9,414	1,000	9.41	15%	1.41	20%	1.88	15%	1.41	5%	0.47	0%	-
Warehouse > 4,000 SF	26,426	4,000	6.61	15%	0.99	20%	1.32	15%	0.99	5%	0.33	0%	-
Costume/Theater Supplies	9,581	750	12.77	75%	9.58	85%	10.86	100%	12.77	90%	11.50	0%	-
Indoor Amusement (which may contain restaurant and bar)	10,414	150	69.43	20%	13.89	60%	41.66	30%	20.83	30%	20.83	100%	69.43
Retail Uses*		200	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
Retail 10,000+ SF		220	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
Retail 40,000+ SF		250	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
Retail 100,000+ SF		300	0.00	65%	-	75%	-	90%	-	75%	-	60%	-
Restaurant, Bar		100	0.00	20%	-	60%	-	90%	-	100%	-	100%	-
Health Studio		200	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
Game court center		n/a	0	100%	-	100%	-	100%	-	100%	-	100%	-
Theater (1/28 seating)		28	0.00	0%	-	40%	-	80%	-	100%	-	100%	-
Any other use		600	0	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total SF (- residential &amp; theater)</b>	<b>62,485</b>		<b>115</b>		<b>28</b>		<b>59</b>		<b>38</b>		<b>34</b>		<b>69</b>

## Summary

Lambeth Engineering Associates, PLLC, conducted a parking analysis for property in the southwest quadrant of the Monitor Street/Wycliff Avenue intersection in Dallas, Texas. The development consists of seven buildings: four currently occupied and three vacant. A mixed-use venue that includes electronic golf, restaurant and bar uses is proposed in one of the currently vacant suites facing Wycliff Avenue.

This analysis determined required parking ratios for the current and proposed uses based upon site observations over a four-day period. Modifications were also made to the City's Mixed-Use Development chart to account for peak time-of-day demands for the individual uses related to the project. Based upon recommended parking ratios and peak time-of-day adjustments, the total parking required for the project is 78 spaces.

Below is a summary of parking/traffic-related recommendations to the PD:

- Allow on-street parking supply on Monitor Street, adjacent to each property, to satisfy parking requirement.
- Waive visibility triangle guidelines for driveways on Monitor Street.
- *Indoor Golf Facility* parking requirement: 1 space per 150 SF.
- Warehouse Parking Requirement:
  - *Office related to warehouse use*: 1 space per 500 SF
  - *Warehouse > 4,000 SF*: 1 space per 4,000 SF
- *Costume Rental and Theater Supplies Shop* parking requirement: 1 space per 750 SF.
- Apply recommended mixed-use table to account for parking adjustments by time-of-day (blank tables are provided in the **Appendix**).
- The buildings were constructed with loading docks in front of the buildings with access between parking spaces. This is an existing condition that operates sufficiently for the area. Therefore, no designated loading areas are recommended for this PD.
- Directional signs need to be provided to direct motorists to parking areas for tenants – especially so that Tee 19 Golf patrons will know they are permitted to park in front of Norcostco, DAG and the vacant Building #7.
- Parking spaces need to be striped in front of Building #7.
- Coordinate with the City to consider striping on-street parking on Monitor Street. (On-street parking on north side of Monitor Street is currently striped.)

Based upon parking and traffic, Lambeth Engineering Associates, PLLC, recommends approval of the requested Planned Development allowing redevelopment of the vacant building for the proposed Tee 19 Golf.

**END**

# Appendix

# Monitor St. Parking Observations



Photo: Friday, May 25, 2018 at 11:45 AM by Christy

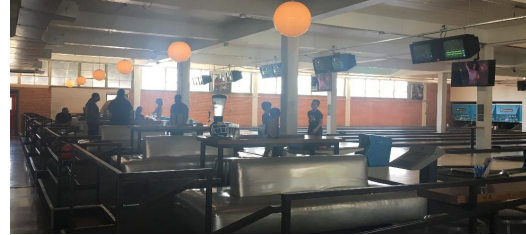
Date: May-June, 2018  
 Location: Monitor Street  
 Description: Norsco, Dallas Art Gallery & Adjacent Bldgs  
 Observed by: Christy Lambeth  
 Project: Parking Analysis for 1231 Wycliff Ave in Dallas, TX LEAP #18105

Time	Wed, 05/23/18	Fri, 5/25/18	Thurs, 05/31/18	Fri, 06/01/18	Tues, 06/05/18 <sup>4</sup>
<b>On-Site</b>					
11:00 AM				6	
11:20 AM				6	
11:45 AM		7			
11:50 AM				9	
12:35 PM				12	
1:15 PM		8			
2:45 PM			9		
5:45 PM					4
6:00 PM	7				
6:15 PM	1				
6:30 PM	2				
6:50 PM	2				
<b>Off-Site</b>					
11:00 AM				5	
11:20 AM				4	
11:45 AM		4			
11:50 AM				9 <sup>3</sup>	
12:35 PM				9 <sup>3</sup>	
1:15 PM		5			
2:45 PM			9 <sup>3</sup>		
5:45 PM					7
6:00 PM	10 <sup>1</sup>				
6:15 PM	4 <sup>1</sup>				
6:30 PM	4 <sup>1</sup>				
6:50 PM	2 <sup>2</sup>				
<b>Total:</b>					
11:00 AM				11	
11:20 AM				10	
11:45 AM		11			
11:50 AM				18 <sup>3</sup>	
12:35 PM				21 <sup>3</sup>	
1:15 PM		13			
2:45 PM			18 <sup>3</sup>		
5:45 PM					11
6:00 PM	17 <sup>1</sup>				
6:15 PM	5 <sup>1</sup>				
6:30 PM	6 <sup>1</sup>				
6:50 PM	4 <sup>1</sup>				

1. Hair Saloon vehicles parked on-street in front of buildings, 6 at 6:00 PM. After 6:00 PM observed 4 vehicles not project related.
2. Norsco employees visiting in parking lot after store closed.
3. Parking across street full. On-street parking adjacent to project buildings includes some Hair Saloon vehicles.
4. Pictures provided by DAG for Tues, 06/05/18 observations.

# Bowlounge Observations

Date: Friday - Sunday, June 1-3, 2018  
 Location: Bowlounge: 167 Turtle Creek Blvd #103, Dallas, TX  
 Description: Indoor Entertainment with Bar and Restaurant  
 Observed by: Christy Lambeth, Sarah Nichols and Ronnie Lambeth  
 Project: Parking Analysis for 1231 Wycliff Ave in Dallas, TX  
 LEAP #18105



Time	Front Parking	Back Parking <sup>1</sup>	Total	% of Peak Observed <sup>2</sup>
<b>Fri, 06-01-18</b>				
11:30 AM	5	6	11	17%
11:45 AM	6	6	12	19%
12:50 PM	10	9	19	30%
1:10 PM	6	9	15	23%
2:00 PM	13	6	19	30%
2:20 PM	12	6	18	28%
<b>Sat, 06-02-18</b>				
7:00 PM	20	15	35	55%
8:00 PM	37	20	57	89%
<b>9:00 PM</b>	41	23	<b>64</b>	100%
10:00 PM	30	22	52	81%
<b>Sun, 06-03-18</b>				
8:50 PM	11	8	19	30%

1. Back parking lot shared with office, 5-8 employees parked in back, an average of 6 spaces was removed from weekday, daytime counts.
2. Percentage of Peak observed is total parking including employees, restaurant, bar and bowling uses.

**Peak Observed: 64 Vehcles at 9:00 PM on Saturday**  
**Bowling lanes occupied, patrons at tables, bar, pool table area and in lounge.**

**Bowlounge:**

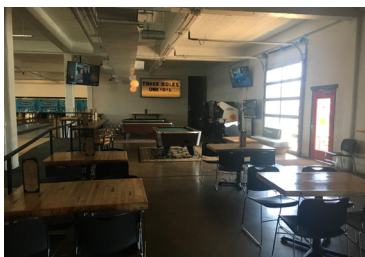
- 30 Tables
- 24 Barstools
- 12 Bowling Lanes; can sit 8 people each
- 3 Pool Tables
- Video Games
- 2 Shuffleboard Tables
- Ping Pong Table
- 2 Dart Boards
- 3 Couches
- 2 Cornholes

**During Peak Observation:**

- 8 Tables Occupied
- 3 Customers at Bar
- 12 Bowl Lanes Occupied with Groups
- 7 People (2 Groups) in Pool Table Area playing pool/arcades
- 4 People (2 Groups) in Lounge Ping Pong/Darts/Shuffleboard

**Tee 19 Golf Prelim Plan:**

- 30 Tables
- 18 Barstools
- 14 Golf Stations



# Parking Accumulation Counts



Date: Friday, March 30, 2018

Location: Lunar Golf  
Firewheel Town Center, Garland, TX

Description: Indoor mini golf facility with 18 holes  
Sunny both Friday and Saturday, Good Friday, active pedestrian activity at Town Center

Observed by: Christy Lambeth

Project: Parking Analysis for Indoor Mini Golf at 660 Fort Worth Avenue in Dallas, TX  
LEAP# 18102

## Friday, March 30, 2018

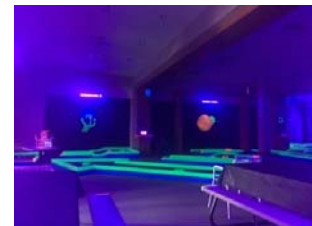
Time	Parked Vehicles
5:00 AM	7
5:10 AM	6
5:12 AM	5
5:17 AM	4
5:28 AM	3
5:32 AM	4
5:35 AM	5
5:36 AM	4
5:37 AM	3
5:58 AM	1
6:29 AM	2
6:34 AM	3
6:54 AM	5
6:56 AM	6
7:00 AM	7
7:01 AM	8
7:02 AM	9
7:06 AM	13
7:21 AM	11
7:33 AM	12
<b>7:34 AM</b>	<b>13</b>
7:46 AM	11
7:56 AM	9
8:01 AM	11
8:18 AM	10
8:19 AM	9
8:21 AM	8
8:22 AM	7
8:23 AM	6
8:25 AM	5

Max Vehicles Observed: 13  
Holes per Vehicle: 1.38

## Saturday, March 31, 2018

Time	Parked Vehicles
1:40	1
1:50	2
2:14	3
2:26	4
2:40	3
2:46	4
4:30	3
5:00	2
5:35	3
5:46	3
<b>6:15</b>	<b>5</b>
6:16	4
6:45	3
<b>7:20</b>	<b>5</b>

Max Vehciiles Observed: 5  
Holes per Vehicle: 3.60



**Notes:** Observed patrons and employees entering and leaving. Friday went inside a couple of time to spot check, primarily sat on bench outside store and counted as groups of typically 2-4 went in/out of Lunar Golf.

Friday Early Evening: Employee said larger than normal crowd due to Good Friday holiday.

Friday Evening: Birthday party - pizza, cake and beverages were provided.

Saturday: No parties scheduled, steady flow throughout the day. Primarily observed from inside (played golf a couple times while observing) and came in/out of facility to check patrons.

# Bar Observations - Weekday, Lunch



Date: Thursday, May 31, 2018

Location: Dallas, TX

Description: Visit different bars at restaurants during weekday lunch to evaluate bar use.

Observed by: Christy Lambeth

Project: Parking Analysis for 1231 Wycliff Ave in Dallas, TX LEAP #18105

Time	Restaurant	Location	Bar Occupancy:
11:45 AM	Pappadeaux	Lemon Ave at Bowser Ave	~15%
12:00 PM	Uncle Julios Fine Mexican Food	Lemon Ave at Douglas Ave	~25%
12:20 PM	The Commons Bar at Cedar Springs	Cedar Springs at Cole Ave	~15%
12:35 PM	Rocco's Uptown Pizza & Pasta	Howell Street at Vine St	~10%
12:42 PM	Tacos and Tequila	Howell Street at Vine St	~10%
12:50 PM	Cremona Bistro Risturante	Washington St at Howell St	0%
12:45 PM	Bowlounge (Fri, 06-02-18)	Tutrl Creek Blvd at Irving Blvd	~22%

**Bar Occupancy:**

**Average: 14%**

**85th Percentile: 22%**

**Peak: 25%**

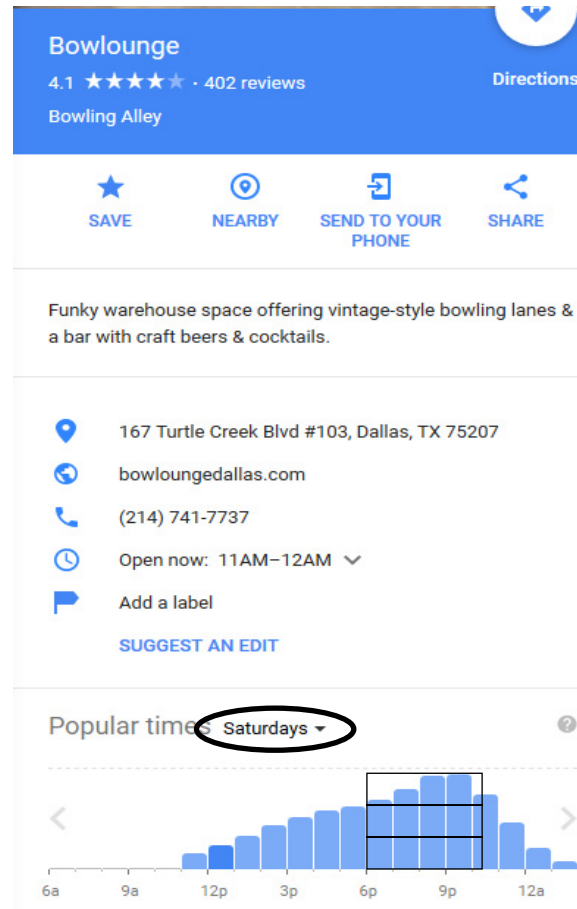
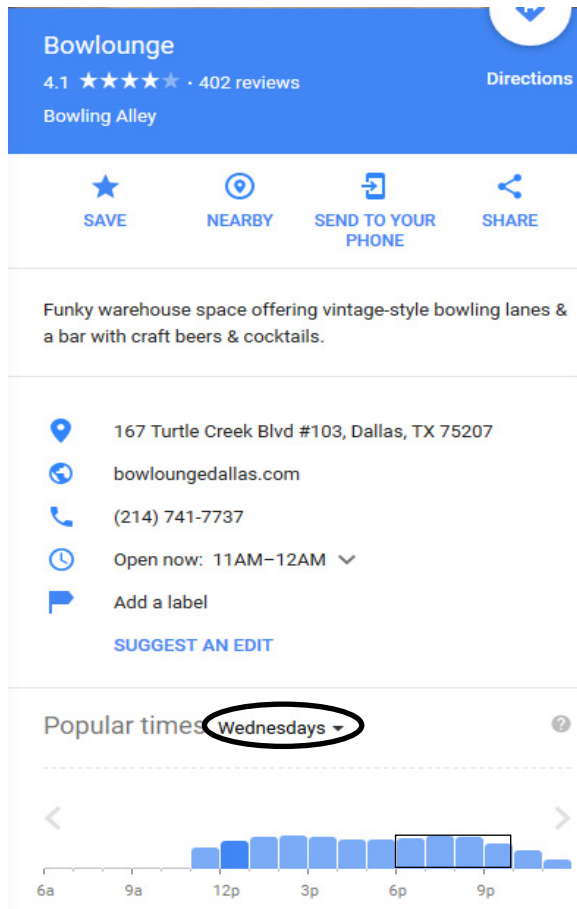


# Monitor Street Wednesday Evening Projection with DAG Auction

Note: DAG Auctions occur six times per year on Wednesday evenings.

## Projected Wednesday Evening Parking Demand with DAG Auction:

1. Graphs from Google (06.11.18) are used to compare Wednesday evening and Saturday peak times at Bowlounge.
2. Bowlounge peak Saturday demand is nearly three times Wednesday evening demand.
3. Projected peak demand for Tee 19 Golf: 69 spaces, therefore, Tee 19 Golf demand may be 23 spaces on Wednesday evening.
4. Auctions occur after Norcostco is closed, therefore, do not account for Norcostco.
5. DAG projected auction parking demand that satisfied 85th percentile: 71 Spaces (DAG provided Lambeth with data for 2016, 2017 and 2018 auction attendance/bidders/employees. Based upon this information, the auctions generate an average parking demand of 60 vehicles, an 85<sup>th</sup> percentile demand of 71 vehicles, and had a one time peak demand projection of 81 vehicles).
6. Tee 19 Wed: 23 spaces + DAG Auction 85th %: 71 spaces = **94 spaces** on Wednesday evening during auction.







**Back of Building #1**

Overhead Doors open to Trinity Strand Trail



**DART Bus Route #405**

**PD \_\_\_\_ Mixed Use Development Parking Chart**

For Monitor Street/Whicliff Avenue PD \_\_\_\_  
 (for calculating adjusted standard parking requirement)  
 Address: 1231 Wycliff Ave at Monitor St (Seven Bldgs)

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # units or bedrooms (whichever is greater)		1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office Uses*		333	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Office (Warehouse Related)		500	0.00	100%	-	80%	-	100%	-	85%	-	15%	-
	Showroom/Warehouse		1,000	0.00	100%	-	80%	-	100%	-	85%	-	15%	-
	Warehouse > 4,000 SF		4,000	0.00	100%	-	80%	-	100%	-	85%	-	15%	-
	Costume/Theater Supplies		750	0.00	100%	-	80%	-	100%	-	85%	-	15%	-
	Indoor Amusement (which may contain restaurant and bar)		150	0.00	20%	-	60%	-	30%	-	30%	-	100%	-
	Retail Uses*		200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 10,000+ SF		220	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 40,000+ SF		250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF		300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Restaurant, Bar		100	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Health Studio		200	0.00	45%	-	70%	-	55%	-	80%	-	100%	-
	Game court center		n/a		45%	-	70%	-	55%	-	80%	-	100%	-
	Theater (1/28 seating)		28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any other use		600		100%	-	100%	-	100%	-	100%	-	100%	-
	Total SF (- residential & theater)	<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Saturday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # units or bedrooms (whichever is greater)		1	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
	Office Uses*		333	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Office (Warehouse Related)		500	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Showroom/Warehouse		1,000	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Warehouse > 4,000 SF		4,000	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Costume/Theater Supplies		750	0.00	75%	-	85%	-	100%	-	90%	-	0%	-
	Indoor Amusement (which may contain restaurant and bar)		150	0.00	20%	-	60%	-	30%	-	30%	-	100%	-
	Retail Uses*		200	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 10,000+ SF		220	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 40,000+ SF		250	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
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	Restaurant, Bar		100	0.00	20%	-	60%	-	90%	-	100%	-	100%	-
	Health Studio		200	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Game court center		n/a	0	100%	-	100%	-	100%	-	100%	-	100%	-
	Theater (1/28 seating)		28	0.00	0%	-	40%	-	80%	-	100%	-	100%	-
	Any other use		600	0	100%	-	100%	-	100%	-	100%	-	100%	-
	Total SF (- residential & theater)	<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>

\* See Chapter 51A and PD \_\_\_\_ Definitions

\*\*Original MUD based upon a report for ULI - The Urban Land Institute, Shared Parking. Washington, D.C.: ULI. 1983

Weekday MUD Parking requirement is \_\_\_\_ Saturday MUD Parking requirement is \_\_\_\_

Therefore, \_\_\_\_ is the parking requirement for 1231 Wycliff Ave at Monitor St (Seven Bldgs)