

MEMORANDUM

To: Ms. Lisa Jones
Barking Hound Village

From: Scot A. Johnson, P.E., PTOE
Allyson Richey
Kimley-Horn and Associates, Inc.

Date: August 24, 2016

Subject: Barking Hound Village Parking Study



Summary

Based on the observed parking demand at two existing sites, it is recommended that the new Barking Hound Village location at 5601 and 5605 Dyer Street should provide 10 on-site parking spaces. This supply will completely cover the expected parking demand for the dog boarding and daycare use.

Introduction

Kimley-Horn and Associates, Inc. (KH) was retained by Barking Hound Village (BHV) to conduct a parking study to examine the actual parking demand at their existing BHV pet boarding facility, to assist in identifying the proper parking supply at their new BHV location at 5601 and 5605 Dyer Street. The study observed the existing parking behavior at the existing site and a similar competitor's site, identified the peak parking demands for the pet boarding land use, and then made recommendations about an appropriate parking supply for a similar facility.

Parking Observations

The existing Barking Hound Village location that was evaluated for parking demand is at 5922 Cedar Springs Road. Parking is exclusive to the site, with at least 36 parking spots available near the building. The business offers dog boarding and daycare only, with limited grooming services (e.g., baths) that are part of the boarding service. There are no other pet-related services like training, veterinary care, detailed grooming, or significant retail sales. The business uses 4 staff members on site at a time. Most of the customer activity occurs near the morning and evening commuter peak hours as owners drop off and pick up their pets around a traditional work schedule.

A competitor's site was also identified for study, the Pet Resort Dallas location at 2737 W. Mockingbird Lane. Pet Resort Dallas operates the same type of pet boarding and daycare facility, without other uses on the site. Pet Resort Dallas is part of a mixed commercial development, but has at least 24 spaces available for use immediately adjacent to the facility.

The existing BHV site and the competitor's site were observed on August 3, 2016 for both parking supply and parking occupancy. A physical count and examination of each available parking space was made. Observations were conducted on a typical Thursday and included both AM and PM peak hours. AM peak hours included 7 AM to 9 AM, with PM peak hours being 5 PM to 7 PM. No midday peak hours were identified as they were not considered significant enough for study. The hours identified as peaks correlated to drop-off and pick-up around a standard, 9-5 work day. During each peak time, counts were taken at ten-minute intervals at each site, recording the number of spaces occupied by vehicles parked or in the process of parking or unparking. The parking occupancy numbers included any staff vehicles.

Parking Demand Data

A graph summarizing the parking observations for the BHV site can be seen in **Figure 1**. Observations from the data revealed neither the AM nor PM peak proved to be more significant; the parking demand in each peak was virtually identical. The AM peak time period had a noticeable peak where occupancy rose to a maximum and then tapered off. This could be attributed to more consistency in workplace arrivals and start times. The PM peak time period did not peak at any one time, tending more to fluctuate throughout the period. Traffic delays and differences in work day conclusions could be factors in this lack of peak behavior. The maximum observed parking demand at the BHV site was 7 vehicles in the AM time period and 6 vehicles in the PM time period. With 36 parking spots available, most of the on-site parking spaces are never used.

Figure 2 shows the AM and PM occupancy for the Pet Resort Dallas location. Similar trends can be seen between this location and Barking Hound Village, validating observations as a regular trend for similar land uses. The maximum observed parking demand at the Pet Resort Dallas site was 7 vehicles in the AM time period and 6 vehicles in the PM time period. As with the BHV site, most of the available parking spaces are never used.

Figure 1: AM and PM Parking Occupancy for Existing Barking Hound Village



Figure 2: AM and PM Parking Occupancy for Pet Resort Dallas



Proposed New BHV Location

The potential new location of Barking Hound Village is at 5601 and 5605 Dyer Street, between US 75 and Greenville Avenue, just north of SMU Boulevard. The new facility will have the same dog boarding and daycare-only facilities as the existing BHV site on Cedar Springs Road. The facility will have the same staff level of 4 employees at a time, and is expected to have the same customer usage profile as the existing site.

The Dyer site currently has 8 on-site parking spots available on the Dyer Street frontage, and some additional area for parking at the rear of the site. Adjacent to the site are some public on-street parallel parking spaces on Dyer Street, and additional public angled parking on Prentice Street.

Recommended Parking Supply

The observations of two similar facilities showed no parking demand over 7 spaces, including employee parking. This observed demand matches the customer profile of the boarding and daycare users, where customers are on site only for short periods to drop off or pick up pets. With no other activity to prolong the customer visit, there is no significant parking accumulation on the observed sites.

It is recommended that the new Barking Hound Village site should provide 10 on-site parking spaces. This 10 spaces represents a buffer of over 40% above the highest observed parking demand at similar sites, which will ensure that that site can comfortably handle any temporary spikes in parking demand. The nearby public parking provides an additional buffer for exceptional events, but is never expected to be used.

The pet boarding and daycare use is significantly different from other retail or personal services uses, so having a reduced parking requirement is reasonable. This recommendation of 10 spaces is the appropriate supply, preventing the wasteful oversupply of parking spaces which are never used. Excess parking requirements have negative effects on many urban design elements such as neighborhood walkability, storm water runoff, and urban heat island effects.

Summary

Based on the observed parking demand at two existing sites, it is recommended that the new Barking Hound Village location at 5601 and 5605 Dyer Street should provide 10 on-site parking spaces. This supply will completely cover the expected parking demand for the dog boarding and daycare use.

END