

# Kimley»Horn

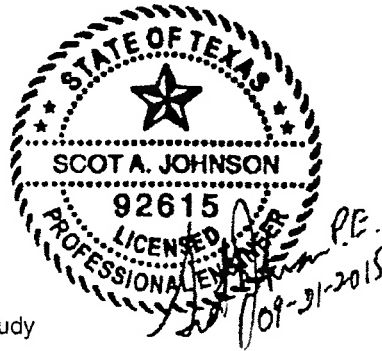
## MEMORANDUM

To: Ms. Erica Graham  
THI VI Dallas Mockingbird LLC

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

Date: September 21, 2015

Subject: PD 740 (Highland Hotel) Parking Study



### Introduction

Kimley-Horn and Associates, Inc. (KH) was retained by Thayer Lodging to conduct a parking study to examine the effects of the proposed change to the PD 740 Tract 1 zoning. The study determined the actual parking supply on the site and made observations of parking demand from the current land uses, then drew conclusions about the proposed zoning change.

PD 740 covers the southeast corner of US 75 and Mockingbird Lane. Tract 1 of PD 740 is developed with a hotel, condo units, and commercial areas, and uses surface parking and an underground parking garage. Tract 2 of PD 740 is undeveloped and currently contains only an unpaved parking lot which is used by some Tract 1 patrons or staff.

Within the existing building, the owner proposes to convert eight condominium units to hotel rooms. PD 740 would be modified to change the allowable maximum hotel rooms from 200 to 208. There would be no additional building area, and the existing floor area limitations for nonresidential uses will be unchanged.

The existing site was observed on August 6, 2015 for both parking supply and parking occupancy. A physical count and examination of each available parking space was made, comparing the actual conditions to the site plans from PD 740 and provided by the owner. At the same time, another observer was recording parking occupancy on the surface and in the garage at 30-minute intervals from 5:00 PM until 9:00 PM.

### Parking Supply

The surface and underground garage parking areas were subdivided into logical parking lots for observation and discussion. The surface parking lots numbered S-1 through S-5 are shown in **Exhibit 1**, with the parking space count shown for each area. The garage parking areas numbered G-1 through G-3 are shown in **Exhibit 2**, with the parking space count shown for each area. Note that **Exhibit 1** and **Exhibit 2** are based on the previous site plan graphics which do not exactly represent the current parking configuration.

## **Surface Lot**

Lot S-1 is the surface parking on the north side of the main building, mostly serving the commercial uses. S-1 has 51 total spaces, including five handicapped spaces. Most of the spaces are marked as 30-minute parking only, and the spaces adjacent to the building are marked for use by the adjacent businesses.

Lot S-2 is an area of seven parallel parking spaces on the northeast corner of the site. The parallel spaces are not individually marked, so one parking observation showed at eight vehicles in that space.

Lot S-3 includes the hotel porte-cochere with valet station, the condo tower porte-cochere with valet station, and the associated surface spaces on the western side of the building. S-3 has 21 total spaces, some of which are not fully marked. The spaces are marked for and controlled by the valet operators.

Lot S-4 is the marked spaces against the south boundary of Tract 1, with 22 spaces including two handicapped spaces. These spaces are generally open for longer-term customer parking, and were also observed being used by the staff of the commercial spaces.

Lot S-5 is the informal, unpaved parking lot on Tract 2, which is accessed via a connection from lot S-4. Almost the entire Tract 2 is available for parking, with one east-west parking bay being more defined with gravel. For purposes of the parking occupancy, lot S-5 was assumed to have 25 spaces, although it could accommodate many more. As it is not a part of Tract 1, lot S-5 is not counted in the total for PD 740 Tract 1. However, the observed parking demands using S-5 will be considered when discussing the Tract 1 overall parking demands.

Overall, the Tract 1 surface parking provides a total of 101 spaces.

## **Underground Garage**

The garage is physically divided into three areas, with the condo parking being within fenced and gated areas.

Lot G-1 is the main underground parking area, used by the hotel valet and some self-parkers from the Exhale spa. It contains 255 usable spaces, including four handicapped spaces. Some additional spaces being used for permanent storage areas, and some nonstandard spaces were not counted (HVAC equipment intrusions, etc.).

Lot G-2 is the parking for the loft condos above the commercial spaces, and contains 24 spaces.

Lot G-3 is the parking for the condo tower, and contains 128 spaces.

Overall, the underground garage totals 407 spaces. When combined with the surface spaces, the site provides 508 parking spaces.

## **Parking Demand Observations**

The observations were conducted on a typical Thursday and covered the afternoon commuter rush, typical supper service at the major restaurant Knife, and the hotel parking accumulation into the evening. The restaurant indicated they expected 63 diners across the evening, which was a typical number. The hotel was indicated to be at 68% occupancy, or 136 rooms filled. The observations are summarized in Exhibit 3, showing the number of parked vehicles in each area at each observation. Subtotals for the garage and surface parking area, and an overall total are shown.

The highest parking demand occurred at 5:00 PM, with a total of 275 vehicles parked on the site. This total parking demand included the 19 vehicles parked in the gravel lot on Tract 2 (S-5). This 275 total demand represents an occupancy of 54% of the total 508 spaces on Tract 1. After 5:00 PM, the overall parking demand tended to decline through the evening, with a low of 216 parked vehicles at 9:00 PM when observations were ended. A smaller peak (250 total) can be observed at 7:00 PM, which is the peak of the restaurant usage.

The combined surface lot showed 72% occupancy at 5:00 PM, but quickly declined as the commercial spaces closed for the day. Spaces were available at all times in the larger S-1 north side and S-4 south side surface lots. By 9:00 PM the combined surface lot occupancy was 38%.

The main garage area G-1 showed only 42% occupancy at 5:00 PM, and showed a slower decline throughout the evening, ending at 31% occupancy with 79 spaces used.

The condo parking areas G-2 and G-3 showed a slight increase in occupancy through the evening, with both areas showing ample excess capacity.

The S-5 gravel lot on Tract 2 showed a maximum parking demand of 19 vehicles at 5:00 PM and 6:30 PM, with a decline to 16 by 9:00 PM. It is believed these vehicles are mostly staff parking since the occupancy does not decline as much compared to the main garage and other surface areas. These vehicles could easily be accommodated within the Tract 1 parking capacity.

## **Underground Garage Overnight Counts**

The hotel valet provided data on the number of vehicles parked overnight (hotel guests), and the number of vehicles parked in the garage for events on the site (who were not otherwise hotel guests). A total of 88 nights of observations were provided, covering April through June, 2015, and the data sheets are attached. The hotel room occupancy was also recorded for each night, which varied from 31% to 100%. With that data, a parking demand per occupied hotel room could be calculated for each observation, independent of the hotel occupancy at any given time. Over all the observations, the average parking demand was found to be 0.47 spaces per occupied hotel room. Only one observation exceeded 1 space per hotel room.

The event parking demand varied significantly, from zero up to a maximum of 135 vehicles. Only two events exceeded 100 vehicles, and the average event had a parking demand of 38 vehicles.

Combining the hotel demand and the event demand, the highest observed garage demand in the three months of observations was 216 vehicles, which is still easily accommodated within the 255 spaces of

the G-1 main area of the garage. The average combined hotel and event demand was 98 vehicles. The garage is properly divided between the hotel/commercial and condo parking areas so that all users have ample opportunity for parking.

From these observations, the 8 new hotel rooms can be expected to generate between 4 and 8 parked vehicles when occupied. The parking demand from the new hotel rooms will be indistinguishable from the daily variation and event traffic that the site is consistently handling.

## Summary

It is clear that the proposed 500-space parking supply within the PD 740 Tract 1 site is ample to accommodate the parking demand from the current and proposed uses. The eight additional hotel rooms will not generate a noticeable change in the hotel parking demand.

Parking on the gravel lot on Tract 2 is simply for convenience and in place of using the valet to park in the garage. If necessary, those parkers could easily be accommodated within the parking garage.

The time limits and adjacent reserved spaces on the northern surface parking lot S-1 are appropriate to serve the commercial users there, and should be maintained and enforced. The use of the valet parking should be encouraged and advertised for longer-term parkers of all uses, reducing the perceived pressure on the surface parking supply. The valet operation should be maintained at a high level to minimize the waiting time on the drop-off or pick-up exchange. The division of the available spaces between users is appropriate at the current time for both the surface and garage areas, and should continue to be actively managed in the future.

END

Attachments: Exhibit 1 – Parking Supply Map - Surface  
Exhibit 2 – Parking Supply Map - Garage  
Exhibit 3 – Parking Supply and Observed Vehicle Occupancy  
Underground Garage Parking Counts – April 2015  
Underground Garage Parking Counts – May 2015  
Underground Garage Parking Counts – June 2015



### LEGEND

- STUDY AREA
- TOTAL SUPPLY
- PARKING LOT

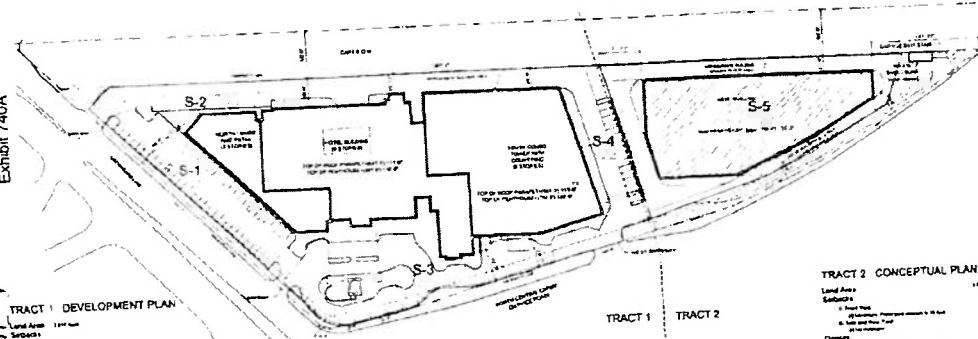
### NOTE:

MAP IS INTENDED FOR AREA IDENTIFICATION ONLY. THE PARKING SUPPLY TOTALS ARE ACCURATE AS OF AUGUST 2015, BUT THE GRAPHIC HAS NOT BEEN UPDATED WITH THE CURRENT SPACE LAYOUT.

082583  
Exhibit 7.40A

27329

- TRACT 1 DEVELOPMENT PLAN**  
Land Area: 1.94 Acres  
Setback: 10 feet  
Minimum floor area: 100,000 sq ft
- Site:**
1. Provide for a minimum of 17 parking spaces
  2. Provide for a minimum of 100 sq ft of office space
  3. Provide for a minimum of 100 sq ft of retail space
  4. Provide for a minimum of 100 sq ft of residential space
  5. Provide for a minimum of 100 sq ft of other space
- Height:**
1. Maximum height: 40 feet
  2. Maximum height: 35 feet
  3. Maximum height: 30 feet
  4. Maximum height: 25 feet
  5. Maximum height: 20 feet
- Other:**
1. Provide for a minimum of 100 sq ft of other space
  2. Provide for a minimum of 100 sq ft of other space
  3. Provide for a minimum of 100 sq ft of other space
  4. Provide for a minimum of 100 sq ft of other space
- Lot Coverage:** 75%  
**Off-Street Parking:** 100 spaces

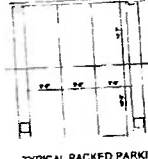


Tract 1 Development / Tract 2 Conceptual Plan

- TRACT 2 CONCEPTUAL PLAN**  
Land Area: 1.68 Acres  
Setback: 10 feet  
Minimum floor area: 100,000 sq ft
- Site:**
1. Provide for a minimum of 17 parking spaces
  2. Provide for a minimum of 100 sq ft of office space
  3. Provide for a minimum of 100 sq ft of retail space
  4. Provide for a minimum of 100 sq ft of residential space
  5. Provide for a minimum of 100 sq ft of other space
- Height:**
1. Maximum height: 40 feet
  2. Maximum height: 35 feet
  3. Maximum height: 30 feet
  4. Maximum height: 25 feet
  5. Maximum height: 20 feet
- Other:**
1. Provide for a minimum of 100 sq ft of other space
  2. Provide for a minimum of 100 sq ft of other space
  3. Provide for a minimum of 100 sq ft of other space
  4. Provide for a minimum of 100 sq ft of other space
- Lot Coverage:** 75%  
**Off-Street Parking:** 100 spaces



VICINITY MAP



TYPICAL PACKED PARKING

Planned Development District No. 740

Edwin Brantley Smith & Associates, Inc.

Palomar Office Building Realty America Group

Case # Z078-241  
Planned Development District No. 740

Kimley»Horn

DALLAS HIGHLAND HOTEL PARKING STUDY  
PARKING SUPPLY MAP

EXHIBIT 1

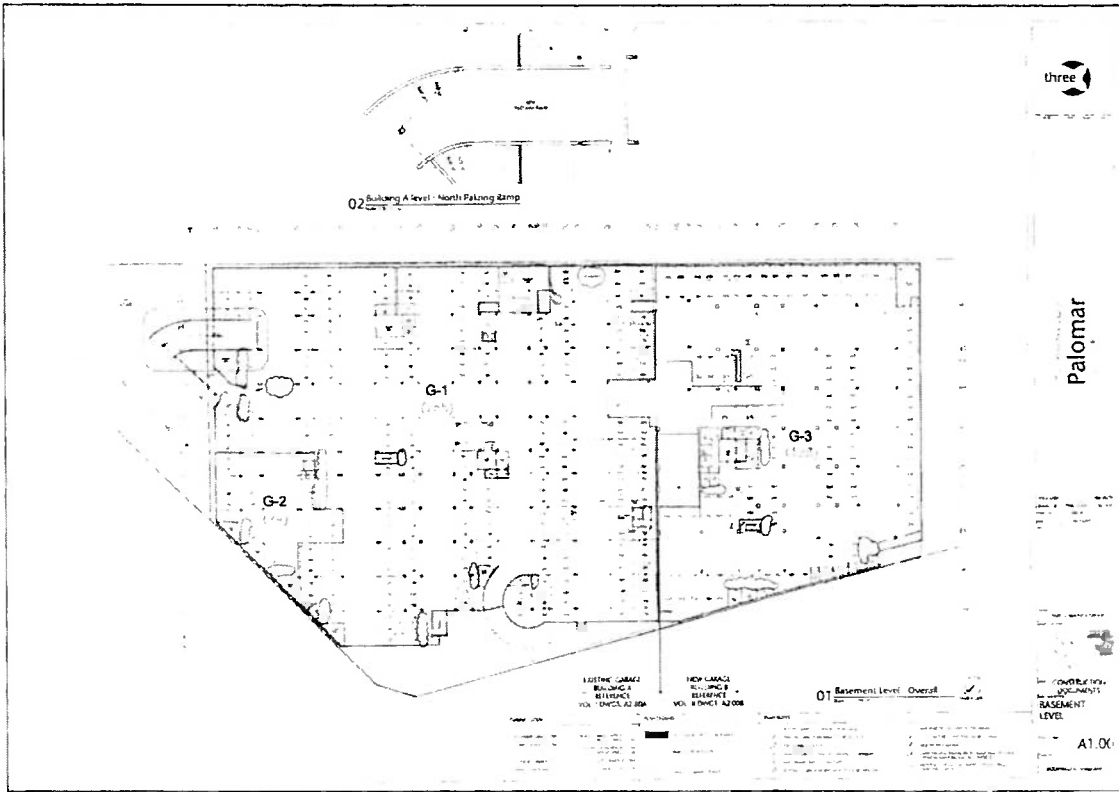


### LEGEND

- STUDY AREA
- G-1 PARKING LOT
- x TOTAL SUPPLY

### NOTE:

MAP IS INTENDED FOR AREA IDENTIFICATION ONLY. THE PARKING SUPPLY TOTALS ARE ACCURATE AS OF AUGUST 2015, BUT THE GRAPHIC HAS NOT BEEN UPDATED WITH THE CURRENT SPACE LAYOUT.



**EXHIBIT 3 - PD 740 Highland Hotel Parking Study  
Parking Supply and Observed Vehicle Occupancy**

Area	Sub Block	Parking Supply	Occupancy (Thursday - 08/06/2015)								
			5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM
Garage	G-1 (Main)	255	106	105	108	91	101	95	84	83	79
	G-2 (Lofts Reserved)	24	4	4	4	6	6	6	5	5	5
	G-3 (Condos Reserved)	128	73	73	73	73	73	78	78	78	78
<b>Garage Total</b>		<b>407</b>	<b>183</b>	<b>182</b>	<b>185</b>	<b>168</b>	<b>180</b>	<b>174</b>	<b>168</b>	<b>166</b>	<b>162</b>
Surface On-Site	S-1 (North Side)	51	40	31	32	24	26	20	22	17	17
	S-2 (East Side Parallel)	7			6	6	4	4	4	3	3
	S-3 (Hotel Entrance)	21	9	10	6	8	11	8	7	9	8
	S-4 (South Side)	22	16	17	17	16	11	13	14	11	10
<b>Surface On-Site Total</b>		<b>101</b>	<b>73</b>	<b>65</b>	<b>61</b>	<b>54</b>	<b>54</b>	<b>45</b>	<b>47</b>	<b>40</b>	<b>38</b>
<b>Garage + Surface On-Site Total</b>		<b>508</b>	<b>256</b>	<b>247</b>	<b>246</b>	<b>222</b>	<b>234</b>	<b>219</b>	<b>215</b>	<b>206</b>	<b>200</b>
Gravel Surface	S-5	25	19	18	17	19	16	17	17	16	16
<b>Total</b>		<b>533</b>	<b>275</b>	<b>265</b>	<b>263</b>	<b>241</b>	<b>250</b>	<b>236</b>	<b>232</b>	<b>222</b>	<b>216</b>

**LEGEND**

- = Occupancy less than 25%
- = Occupancy greater than or equal to 25% and less than 50%
- = Occupancy greater than or equal to 50% and less than 75%
- = Occupancy greater than or equal to 75% and less than 90%
- = Occupancy greater than or equal to 90%

**Underground Garage Parking Counts - April 2015**

Date	Hotel Occupancy %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
4/1/2015	76%	125	0.82		125
4/2/2015	72%	65	0.45		65
4/3/2015	64%	51	0.40		51
4/4/2015	64%	68	0.53		68
4/5/2015	31%	No Observation			
4/6/2015	87%	No Observation			
4/7/2015	100%	No Observation			
4/8/2015	73%	52	0.36		52
4/9/2015	88%	67	0.38	25	92
4/10/2015	97%	88	0.45	100	188
4/11/2015	98%	66	0.34	90	156
4/12/2015	45%	54	0.60	25	79
4/13/2015	85%	60	0.35	93	153
4/14/2015	99%	70	0.35	20	90
4/15/2015	98%	85	0.43	20	105
4/16/2015	96%	81	0.42	135	216
4/17/2015	96%	75	0.39	97	172
4/18/2015	100%	105	0.53	47	152
4/19/2015	68%	48	0.35	22	70
4/20/2015	80%	62	0.39	7	69
4/21/2015	98%	56	0.29		56
4/22/2015	99%	57	0.29	8	65
4/23/2015	91%	80	0.44	5	85
4/24/2015	99%	83	0.42		83
4/25/2015	98%	102	0.52	79	181
4/26/2015	46%	40	0.43		40
4/27/2015	90%	64	0.36		64
4/28/2015	99%	67	0.34		67
4/29/2015	92%	60	0.33		60
4/30/2015	81%	55	0.34		55
<b>Average Spaces Per Hotel Room:</b>			<b>0.42</b>		



**Underground Garage Parking Counts - May 2015**

Date	Hotel Occupany %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
5/1/2015	71%	84	0.59		84
5/2/2015	86%	101	0.59		101
5/3/2015	41%	56	0.68		56
5/4/2015	68%	45	0.33		45
5/5/2015	96%	45	0.23		45
5/6/2015	98%	62	0.32		62
5/7/2015	72%	73	0.51		73
5/8/2015	69%	89	0.64	22	111
5/9/2015	73%	94	0.64	8	102
5/10/2015	45%	52	0.58		52
5/11/2015	97%	84	0.43		84
5/12/2015	98%	108	0.55		108
5/13/2015	98%	100	0.51	15	115
5/14/2015	93%	79	0.42		79
5/15/2015	96%	71	0.37	10	81
5/16/2015	98%	89	0.45		89
5/17/2015	78%	70	0.45		70
5/18/2015	97%	90	0.46	9	99
5/19/2015	100%	76	0.38		76
5/20/2015	100%	74	0.37	25	99
5/21/2015	60%	74	0.62	4	78
5/22/2015	50%	65	0.65		65
5/23/2015	76%	111	0.73		111
5/24/2015	44%	61	0.69		61
5/25/2015	31%	84	1.35		84
5/26/2015	63%	80	0.63		80
5/27/2015	96%	75	0.39		75
5/28/2015	83%	76	0.46		76
5/29/2015	92%	81	0.44		81
5/30/2015	96%	56	0.29		56
5/31/2015	66%	47	0.36		47

**Average Spaces Per Hotel Room: 0.52**

**Underground Garage Parking Counts - June 2015**

Date	Hotel Occupancy %	Overnight Hotel Parking	Spaces Per Hotel Room	Event Parking	Total Max G-1
6/1/2015	86%	55	0.32	78	133
6/2/2015	97%	75	0.39	55	130
6/3/2015	99%	85	0.43	55	140
6/4/2015	82%	93	0.57	67	160
6/5/2015	97%	135	0.70		135
6/6/2015	98%	136	0.69		136
6/7/2015	78%	76	0.49		76
6/8/2015	99%	52	0.26		52
6/9/2015	99%	54	0.27		54
6/10/2015	100%	72	0.36		72
6/11/2015	79%	61	0.39		61
6/12/2015	66%	83	0.63		83
6/13/2015	92%	116	0.63		116
6/14/2015	70%	66	0.47		66
6/15/2015	99%	64	0.32		64
6/16/2015	100%	80	0.40		80
6/17/2015	94%	70	0.37		70
6/18/2015	96%	70	0.36		70
6/19/2015	91%	79	0.43		79
6/20/2015	93%	107	0.58		107
6/21/2015	67%	65	0.49		65
6/22/2015	93%	98	0.53		98
6/23/2015	100%	95	0.48		95
6/24/2015	100%	101	0.51		101
6/25/2015	97%	104	0.54	8	112
6/26/2015	95%	102	0.54	6	108
6/27/2015	100%	133	0.67		133
6/28/2015	62%	73	0.59	5	78
6/29/2015	82%	86	0.52	5	91
6/30/2015	90%	88	0.49		88
<b>Average Spaces Per Hotel Room:</b>			<b>0.48</b>		