

Parking Analysis Lincoln High School

October 18, 2024

Introduction

Lambeth Engineering conducted parking observations at Lincoln High School (Lincoln HS) and Career Institute East (CI East), which share one campus. It should be noted that students do not drive to the CI East; all students are transported via bus.

This parking study considers the currently proposed site plan, and also a future scenario. It is important to note that there are no new planned classrooms or increased student capacity with the currently planned or future scenario.

Parking Observations

As shown below in **Table 1**, the average observed parking demand was 168 spaces, the 85th percentile parking demand observed was 175 parking spaces and the peak parking demand observed was 188 spaces.

Table 1. Observed Parking Demand

Date	Time	Demand
Tuesday, August 22, 2023	10:30 AM	162
Tuesday, August 22, 2023	2:45 PM	156
Tuesday, September 12, 2023	10:50 AM	188
Tuesday, September 12, 2023	1:50 PM	174
Friday, September 15, 2023	10:30 AM	166
Thursday, March 20, 2024	11:30 AM	168
Thursday, October 3, 2024	11:00 AM	164
Average Parking Demand:		168
85 th Parking Demand:		175
Maximum Parking Demand:		188

Parking Projections

There are currently 110 staff teaching 662 Lincoln HS students and 60 staff teaching 1,500 CI East students (approximately 750 CI East students on campus per day, about 375 in the morning and 375 in the afternoon). CI East is planned to accommodate up to 800 students at one time, all students will be bused to/from campus.

Per the DISD demographer, there is no planned growth at Lincoln HS. However, to be conservative, this analysis considered two scenarios – one with no growth for Lincoln HS, and one with Lincoln HS growing to 800 students, as shown in **Table 2**. Growing the observed, peak parking demand to account for planned, future growth at CI East only, and no growth at Lincoln HS, the projected parking demand would be 236 spaces, as shown below in **Table 3**. As a worst-case scenario, accounting for Lincoln HS to grow to 800 students, and CI East’s planned growth, the parking demand is projected to be 262 parking spaces, as shown in **Table 4**.

Table 2. Potential Attendance at Buildout

	Lincoln HS	CI East
Existing Students at One Time	662	375
Potential Future Students One Time	800	800
Additional Students at One Time	138	425
% Growth	21%	113%

Table 3. Projected Parking Demand (Lincoln HS: No Growth; CI East: Growth)

	Lincoln HS	CI East	Total
Staff (Existing)	110	60	170
Student Drivers (Existing)	30	0	30
Total	140	60	200
Estimated Percent of Drivers on Campus	70%	30%	
Estimated Existing Parking Demand per School	123	53	175
Percent Growth to Buildout	No Growth	113%	--
Additional Spaces for Growth	--	60	--
Parking Demand Grown to Capacity (Spaces)	123	113	236
Parking Supply (Spaces)			292
Parking Surplus (Spaces)			56

Table 4. Projected Parking Demand (Lincoln HS: No Growth; CI East: Growth)

	Lincoln HS	CI East	Total
Staff (Existing)	110	60	170
Student Drivers (Existing)	30	0	30
Total	140	60	200
Estimated Percent of Drivers on Campus	70%	30%	
Estimated Existing Parking Demand per School	123	53	175
Percent Growth to Buildout	21%	113%	--
Additional Spaces for Growth	26	60	
Parking Demand Grown to Capacity (Spaces)	149	113	262
Parking Supply (Spaces)			292
Parking Surplus (Spaces)			30

Required Parking

The City of Dallas Section 51A – 4.204 (17) requires 9.5 spaces per high school classroom. There are a total of 80 classrooms at Lincoln HS and the CI East. Therefore, 760 spaces are required per city code.

Recommended Required Parking

There are currently 283 parking spaces on-campus. The proposed plan for Lincoln HS and CI East site plan has 292 parking spaces which accommodates the projected parking demand of 236 parking spaces (growing CI East, no growth for Lincoln HS) to 262 parking spaces (growing both CI East and Lincoln HS). The additional spaces will be used as needed for special events.

It is recommended the school be required to have a ***minimum*** of 280 spaces, or a parking rate of 3.5 spaces per classroom, with the option to provide additional spaces, as shown on the site plan.

For reference, the comparison of staff/visitor/student parking supply for both phases is provided in **Table 5**.

Table 5. Parking Supply Summary – Current Proposed Plan

Parking Area	Staff/Visitors	Students	Total
North Service Lot (Lincoln HS)	7	--	7
Northwest Lot, West of Driveway (Lincoln HS)	51	--	51
Main, Center Lot (Between Schools)	167	50	217
Southeast Lot (Career Institute East)	17	--	17
Total:	242	50	292

END

Parking Analysis Summary for Lincoln High School

Current Proposed Plan

Peak Observed Vehicles:	188 Vehicles
Existing Parking Supply:	283 Spaces
Number of Spaces Adding:	9 Spaces
Total Spaces on Site Plan:	292 Spaces

Dallas 51A Code Requirement

Req'd per 51A:	
80 classrooms at 9.6 spaces per classroom = 760 spaces.	760 Spaces

Projected Parking Demand

A. Projected Demand for Planned Growth	
Lincoln HS: No Growth per DISD Demographer; CI East: Planned Growth	236 Spaces
Planned Parking Supply	292 Spaces
Surplus Parking Spaces	56 Spaces
B. Projected Demand for Potential Growth (Worse-case Scenario)	
Lincoln HS: Potential Growth; CI East: Planned Growth	262 Spaces
Planned Parking Supply	292 Spaces
Surplus Parking Spaces	30 Spaces

Recommendation

Recommended Required Parking vs Provided Parking:

Recommended minimum spaces: 280 (rate of 3.5 spaces per classroom).	280 Spaces
This is a parking reduction of 480 spaces from the City's 51A requirement.	
The difference in proposed supply vs required (292 - 280 = 12 spaces) allows for additional spaces for additional visitors, special events, etc.	12 Spaces

Recommended Required Parking vs Projected Demand:

A. Recommended parking required less projected parking demand for planned CI East growth (280 - 236).	44 Spaces
B. Recommended parking required less projected parking demand for planned CI East growth and potential Lincoln HS growth as a worst-case scenario (280 - 262).	18 Spaces

LANCE P. WILLIAMS, M.Ed.
PRINCIPAL OF LINCOLN HIGH SCHOOL



September 11, 2023

TO: Lincoln High School Student, Parents, Alumni and Fans
FROM: Lance Williams, Principal of Lincoln High School
SUBJECT: Lincoln / Career Institute East

To Whom It May Concern,

As requested, here is a letter stating the amount of staff and students that drive, walk, get picked up by parents or ride the bus. We will have a google system to record the amount of staff and students that drive to work. We will record their vehicle information and issue a placard for them to place in their window to identify them as a staff or student of Lincoln High School. Below are the number of staff and students as requested :

Lincoln HS

Bus Riders – 40
Car Drivers – 30
Walkers - 300
Bike Riders – 10
Parent Dropped Off - 270
Current Enrollment – 650
Staff – 110

Career Institute East

Bus Riders – 1500
Car Driver – 0
Walkers / Bike Riders – 0
Parent Dropped Off – 0
Current Enrollment – 1500
Staff Members – 60

Please let me know if anything further is needed.

Educationally yours,

A handwritten signature in black ink, appearing to read "Lance Williams".

Mr. Lance P. Williams, M.Ed.
Principal of The Legendary Lincoln High School