

Parking Analysis

To: Mr. David Navarez, P.E., PTOE, CFM, City of Dallas

From: Christy Lambeth, P.E., PTOE, Lambeth Engineering Associates, PLLC, F-19508

Date: June 29, 2023

Re: J.L. Long Middle School Parking Demand

Introduction

J.L. Long Middle School (herein Long MS) has a parking lot on the northeastern portion of the site, which continually has a significant number of vacant parking spaces. Currently, there is not a playfield at Long MS. A proposed field is planned to go in the eastern portion of the site, overlapping the existing parking lot; the lot will be reduced by 40 parking spaces. This parking study was conducted to determine if adequate parking would still be provided with the proposed playfield. Student enrollment is not expected to increase with the new playfield.

Required Parking

Long MS has 66 classrooms. As noted in Section 4.204 (17) of Dallas Code Section 51A, the City requires 3.5 parking spaces per junior high classrooms, therefore, 231 spaces are required for Long MS.

Parking Supply

Long MS has one parking lot southwest of N. Paulus Street, between Reiger Avenue and Covington Lane. There are also head-in, indented parking spaces on Reiger Avenue. **Table 1** summarizes the existing and proposed parking supply. As shown, the proposed play field will result in a decrease of 40 parking spaces.

Table 1. J.L. Long Middle School Parking Supply

	Western Portion of Parking Lot	Eastern Portion of Parking Lot	On-site Parking Subtotal	Indented Parking on Reiger Ave.	Total Parking Supply with Reiger Avenue
Existing Spaces	66	115	181	14	195
Proposed Spaces	66	75	141	14	155

Parking Observations

Lambeth Engineering conducted parking observations at Long MS. As shown below in **Table 2**, the parking demand was relatively consistent, with a peak parking demand of 123 spaces.

Table 2. Observed Parking Demand

Day	Date	Time	Western Portion of Parking Lot	Eastern Portion of Parking Lot	Observed On-site Parking Subtotal	Indented Parking on Reiger Ave.	Total Observed Parking Demand
Friday	03.25.22	3:17 PM	43	60	103	14	117
Monday	03.28.22	10:35 AM	44	65	109	13	122
Monday	03.28.22	2:00 PM	45	59	104	14	118
Thursday	03.31.22	2:00 PM	45	64	109	14	123

Conclusion

Although the proposed play field will cause a decrease in the number of parking spaces for Long MS, an adequate number of parking spaces will remain to meet the observed parking demand.

END