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TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00



MEMORANDUM

To: City of Dallas Development Services

From: Steve E. Stoner, P.E., PTOE

CC: Chase Prospere – Lincoln Property Company
Suzan Kedron, Luke Franz – Jackson Walker

Date: June 16, 2023

Subject: **2500 Cedar Springs—Response to Staff Comments (Parking) [Z223-114]**
PK #5217-22.027

The following text provides responses to the City Staff comments from the Engineering/Transportation Development Services division of the City of Dallas pertaining to the proposed zoning case referenced above. Responses are provided below the respective comment.

COMMENT: A parking demand analysis to justify the proposed parking requirement and related regulations.

RESPONSE: The Applicant's request is to utilize the current parking conditions from the Oak Lawn Special Purpose District (PD 193), which acknowledges mixed use shared parking efficiencies. PD 193 currently applies to the majority of the existing property. For several decades, the PD 193 parking requirements have been used successfully for many major developments in the area and are generally considered to provide reasonable requirements that are consistent with local expectations.

To validate the request (to utilize the PD 193 conditions), a calculation of the anticipated requirements was compared to a cursory Shared Parking Analysis using the Urban Land Institute *Shared Parking* analysis methodology. The ULI is a common industry standard that is considered to provide a high level of detail in projecting the parking demands for mixed-use developments.

Based on Pacheco Koch's calculations, the following development scenario—525,000 SF of office use, 630 residential dwelling units, and 29,000 SF of restaurant use—would require 2,248 parking spaces under PD 193 requirements (2,669 spaces before the time-of-day factors are

applied). The projected peak demand for this development scenario according to the ULI methodology is 1,705. Therefore, the PD 193 conditions do account for shared parking efficiencies while providing a modest surplus to improve usability.

END OF DOCUMENT

ATTACHMENTS (2): PD 193 Calcs, ULI Shared Parking Calcs

2500 CEDAR SPRINGS

Time-of-Day

Req.

290

Morning	Noon	Afternoon	Late AftERnoon	Evening
20%	100%	30%	30%	100%
58	290	87	87	290
100%	80%	100%	85%	35%
1434	1147.2	1434	1218.9	501.9
80%	60%	60%	70%	100%
756	567	567	661.5	945
2248	2004	2088	1967	1737

5217-22.027 Parking - PD 193 (2023-06-16)

PROJECT: 2500 CEDAR SPRINGS
LOCATION: DALLAS, TX
SCENARIO: Default ULI
DATA SOURCE: ULI, WW/PK, ITE, OTHER

INFO SOURCE:	
TIA	5/9/2023

ASSUMPTIONS:
Residential @ 1.5 spaces per DU (630*1.5 = 945)

FACILITY:	underground parking structure
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FACILITY:		underground parking structure		WEEKDAY																							
				RATE			HOURLY PARKING DEMAND																				
				TOTAL	LONG	SHORT	TOTAL (ALL USERS)																				
LAND USE CATEGORY	LAND USE	PROGRAM	UNITS	ULI DFLT	ULI DFLT	ULI DFLT	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM		
RESTAURANT	Fast Casual/Fast Food/Food Court/Food Halls	9000	ksf GLA	14.40	2.00	12.40	9	15	28	41	75	113	130	130	118	80	72	80	111	105	67	41	28	15	9		
	Fine/Casual Dining	20000	ksf GLA	15.50	2.25	13.25	0	9	23	34	80	147	239	239	213	140	166	244	297	310	310	310	297	237	82		
RESIDENTIAL	Residential, Urban (1-Bedroom) [Unreserved]	945	Unit	1.00	0.90	0.10	808	732	657	572	529	487	444	444	444	487	529	591	652	732	775	817	902	901	898		
OFFICE	Office General (> 500,000 SF) [Unreserved]	525000	ksf GLA	2.80	2.60	0.20	41	206	704	1292	1470	1412	1176	1208	1397	1344	1176	830	347	207	69	41	14	0	0		
TOTAL							858	962	1410	1938	2154	2158	1989	2021	2171	2050	1944	1743	1406	1355	1221	1209	1241	1152	989		

