

PARKING STUDY

for

Portland Promise Center

in

Louisville, Kentucky

PREPARED FOR:

Portland Promise Center, Inc.

December 31, 2013



Gresham Smith and Partners
101 South Fifth Street, Suite 1400
Louisville, KY 40202

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1.0 INTRODUCTION

This report contains the results of a parking study for Portland Promise Center located at 1800 Portland Avenue (Parcel ID 015G01270000) in Louisville, Kentucky located within the Traditional Neighborhood Form District. **Figure 1** shows the existing site with general project location.

Project Description

Portland Promise Center, Inc. has plans to redevelop/reuse a forty-four thousand and eight hundred square foot portion of the existing two story building. The planned possible future uses for this property consists of storing/preparing food for a food kitchen, vocational training, materials processing and fabrication for Habitat for Humanity housing. The parcel is currently zoned M-2 (Industrial District).

According to the Louisville Metro Land Development Code (LDC), the parking requirement for this site is based on the square footage of gross floor area of the subject development.

Based on the LDC Table 9.1.2 under Department/Discount retail in the Traditional Neighborhood Form District, the site will require a minimum of 63 spaces based on the proposed 44,800 sq. ft. of floor area after a 10 percent reduction for being located on a transit route and a 20% reduction for eligibility to be listed on the National Register for Historic Places. This calculation is shown in **Table 1**.

TABLE 1: Required Parking Calculation Per LDC

Land Use	Variable (SF)	Minimum Required Spaces	Calculated Minimum Required Spaces
Retail (Department/Discount)	44,800	1 space for each 500 sq. ft. of gross floor area. (Traditional NFD)	90
Minimum Parking Requirement (# Spaces)			90
10% TARC Reduction (# Spaces)			9
20% NRHP Reduction (# Spaces)			18
Total Minimum Parking Requirement (# Spaces)			63

The proposed site plan allows for the inclusion of 7 onsite striped parking spaces. **Appendix A** shows the proposed site plan. As allowed by Chapter 9.1.3 of LDC, the property owner plans to utilize existing on street parking spaces to meet the minimum parking requirements. A parking waiver has been requested to reduce the minimum parking requirement from 63 spaces to 53 spaces as well as to use on-street parking spaces that are not directly adjacent or abutting the site.

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Appendix B shows the limits and number of on street parking to be considered available to the Portland Promise Center. It is estimated that a total of 102 additional parking spaces available for use by the Center of which 16 are located along the site's roadway frontage (10 along 18th Street; 6 along Portland Ave.)

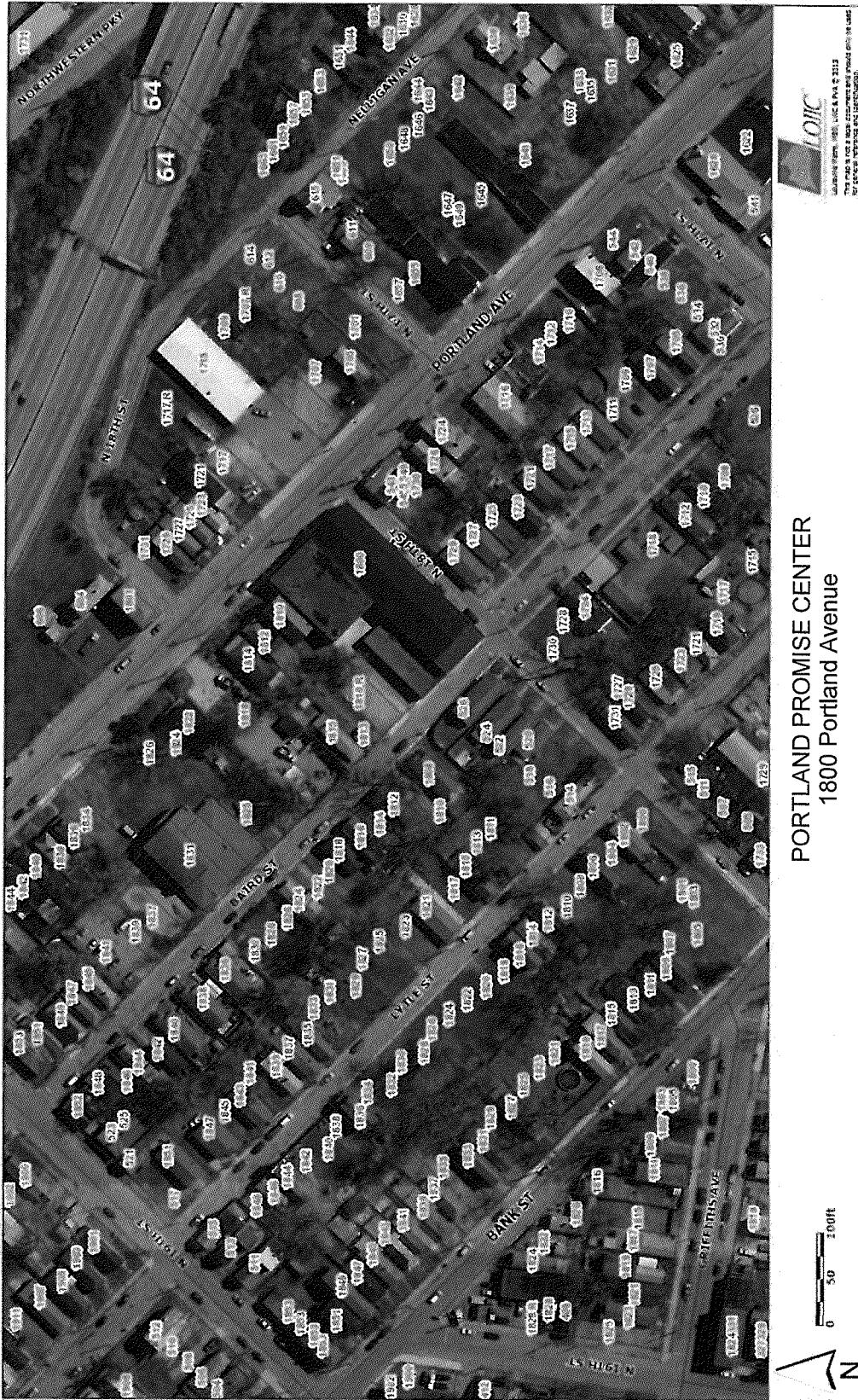
Considering the above, a total of 109 parking spaces can be considered to serve the existing and planned future site uses. After reducing the on-street parking spaces by what are directly adjacent to the proposed site, a total of 86 nonadjacent spaces remain. To meet the requested reduced parking requirement of 53 spaces, 30 out of these 86 spaces will have to be available to meet the demand of the proposed site.

Scope of Analysis

This report illustrates the expected parking demand for the proposed use. At the request of Louisville Metro Planning staff, the parking demand rates for two similar sites will be determined by manual counts. In addition, this report will address the demand of the existing on-street parking spaces in the vicinity of the proposed site.

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FIGURE 1: Current Site



2.0 SIMILAR SITE SURVEYS

The Louisville Central Community Center (LCCC) located at 1300 W. Muhammad Ali Blvd., and Habitat for Humanity Restore located 2777 S. Floyd Street were chosen as similar sites based on many common characteristics. All sites are free standing buildings located in urban areas and facilitate similar uses as planned for the Portland Promise Center.

The hourly parking counts for the LCCC were conducted on Tuesday, December 10, 2013 and Thursday, December 12, 2013 from 9:00 A.M. until 6:00 P.M. The parking counts for the Habitat for Humanity Restore were conducted on Thursday, December 12, 2013 from 10:30 A.M. until 5:30 P.M and Saturday, December 14, 2013 from 9:00 A.M. until 4:00 P.M. The parking counts for the Portland Promises Center area were conducted on Tuesday, December 10, 2013, Thursday, December 12, 2013, and Saturday, December 14, 2013 from 9:00 A.M. until 6:00 P.M. The data collected from the counts is shown in **Appendix C**. Additionally, site maps are shown in **Appendix D**.

Louisville Central Community Center

The LCCC is approximately 99,250 square feet. It is estimate that the facility is currently 65% (64,513 SF) leased/utilized for retail. LCCC offers a variety of programs and services in support of children and families. Child and youth development, arts education and other after school programs, employment services and job training for adults, financial education and home ownership are just some of the services provided. Its hours of operation are from 8:00 A.M. to 6:00 P.M. Monday thru Friday. The parking survey reported a total of 87 parking spaces (5 handicap). Its peak parking demand occurred at 12:00 P.M. on Thursday with 30 parked vehicles.

Habitat for Humanity Restore

Habitat for Humanity Restore is approximately 16,300 square feet. Habitat ReStore sells items that have been donated by homeowners, professional remodelers, building supply firms, retailers, manufacturers, and commercial and residential builders. Their business hours are between 10:00 A.M. to 6:00 P.M. Tuesday thru Friday and from 9:00 A.M. to 4:00 P.M. on Saturday. The parking survey reported a total of 33 parking spaces (1 handicap). Their peak parking demand occurred at 2:30 P.M. on Thursday with 14 parked vehicles.

3.0 ANALYSIS

Average peak parking demand rates are calculated based on the parking counts and information gathered about each site. **Table 2** represents the number of parking spaces required based on gross floor area and an average of the counts available.

TABLE 2: Spaces Required Based on Square Footage

Location	Approximate Square Footage	Peak Hour Parking Demand	Required Spaces Per 1,000 sq. ft. GFA
Louisville Central Community Center	64513	30	0.465
Habitat for Humanity Restore	16300	14	0.859
Average	40406	22	0.662
Proposed Site	44,800	Provided 21*	Provided 0.513

*Including on-street parking directly adjacent to the proposed site (7+14).

Based on the average peak parking demand of 0.662 spaces per 1,000 square feet of gross floor area, the peak parking demand of the proposed site use would be 30 spaces.

Table 3 represents the peak parking demand for the proposed site based observed parking rates determined per gross floor area for similar site uses.

TABLE 3: Spaces Required Based on Similar Use Peak Demand

Location	Approximate Square Footage	Required Spaces Per 1,000 sq. ft. GFA	Peak Hour Parking Demand
Louisville Central Community Center	44,800	0.302	14
Habitat for Humanity Restore	44,800	0.859	38

Based on the highest peak parking demand of 0.859 spaces per 1,000 square feet of gross floor area, the peak parking demand of the proposed site would be 38 spaces. Since the future use of the site is not known at this time, the highest peak hour parking demand of 38 spaces will be assumed for the Portland Promise Center.

Hourly parking counts of the Portland Promise Center area was performed on Tuesday, Thursday and Saturday and had an observed highest peak parking demand of 29 spaces at the Saturday 9:00 A.M. hour as shown in **Appendix A**. A summary of this count data showing peak parking demands and peak times for each day are provided below in **Table 4**. There are a total of 92 off-site parking spaces, 14 adjacent and 78 nonadjacent to the site, considered available for use by the Portland Promise Center. When taking into consideration the existing highest peak parking demand of the area of 29 spaces, the peak on street parking availability for use by the Portland Promise Center is 63 spaces.

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TABLE 4: Parking Count Summary

	Tuesday, December 10, 2013	Thursday, December 12, 2013	Saturday, December 14, 2013
Peak Parking Hour	6:00 P.M.	6:00 P.M.	9:00 A.M.
Peak Parking Demand	20	25	29
Peak Parking Demand Remaining On-street Availability	82	77	73

The proposed site plan of the Portland Promise Center includes 7 on-site parking spaces. This will provide the center a total of 70 parking spaces available for peak use after deducting the existing peak parking demand of the area (92+7-29). The assumed peak parking demand for the Portland Promise Center is 38, leaving 32 spaces vacant during the peak parking demand based on these conditions. It can be considered that the center is projected to use approx. 49.2% ($1 - (32/63)$) of the total available spaces to the center.

The area of the Portland Promise Center was observed to have an existing peak hour demand of 29 spaces. This amount along with the parking waiver request of 53 spaces required would leave 17 parking spaces available from the 99 parking spaces considered available to serve the center. Assuming that the center would require 53 spaces at the area's peak parking demand hour would only utilize 73.9% ($1 - ((99 - (53 + 29 - 7)) / 92)$) of the on-street parking spaces assumed available to the center.

4.0 SUMMARY

Parking counts were conducted on two similar sites as well as at the Portland Promise Center area. The Parking counts were conducted on the project site for three days in order to derive the peak parking demand for the existing area of the Portland Promise Center. All sites are free standing buildings located in urban areas and facilitate similar uses as planned for the Portland Promise Center. Both comparison locations of LCCC and the Habitat ReStore indicated a midweek peak parking demand hour whereas the Portland Promise Center area had a Saturday peak parking demand hour. This is reasonable since the area of the Portland Promise Center is more residential in nature than the comparison sites. The peak hour parking demand being observed on a weekend is likely due to the residents being home rather than at work.

The area of the Portland Promise Center was observed to have an existing peak hour demand of 29 parking spaces. The potential peak parking demand of 38 parking spaces by the Center has been approximated based on the highest peak parking demand of the comparison sites as opposed to the average demand. This should provide a conservative estimate of the peak parking demand of the center.

Based on the calculated highest peak hour parking demand of the comparison sites along with the existing peak hour parking demand of the site area, sufficient parking will be provided. A total of 67 (38+29) parking spaces will be needed in the area to accommodate the future potential demand of the site, far less than the 99 (7+92) parking spaces that will be considered available.

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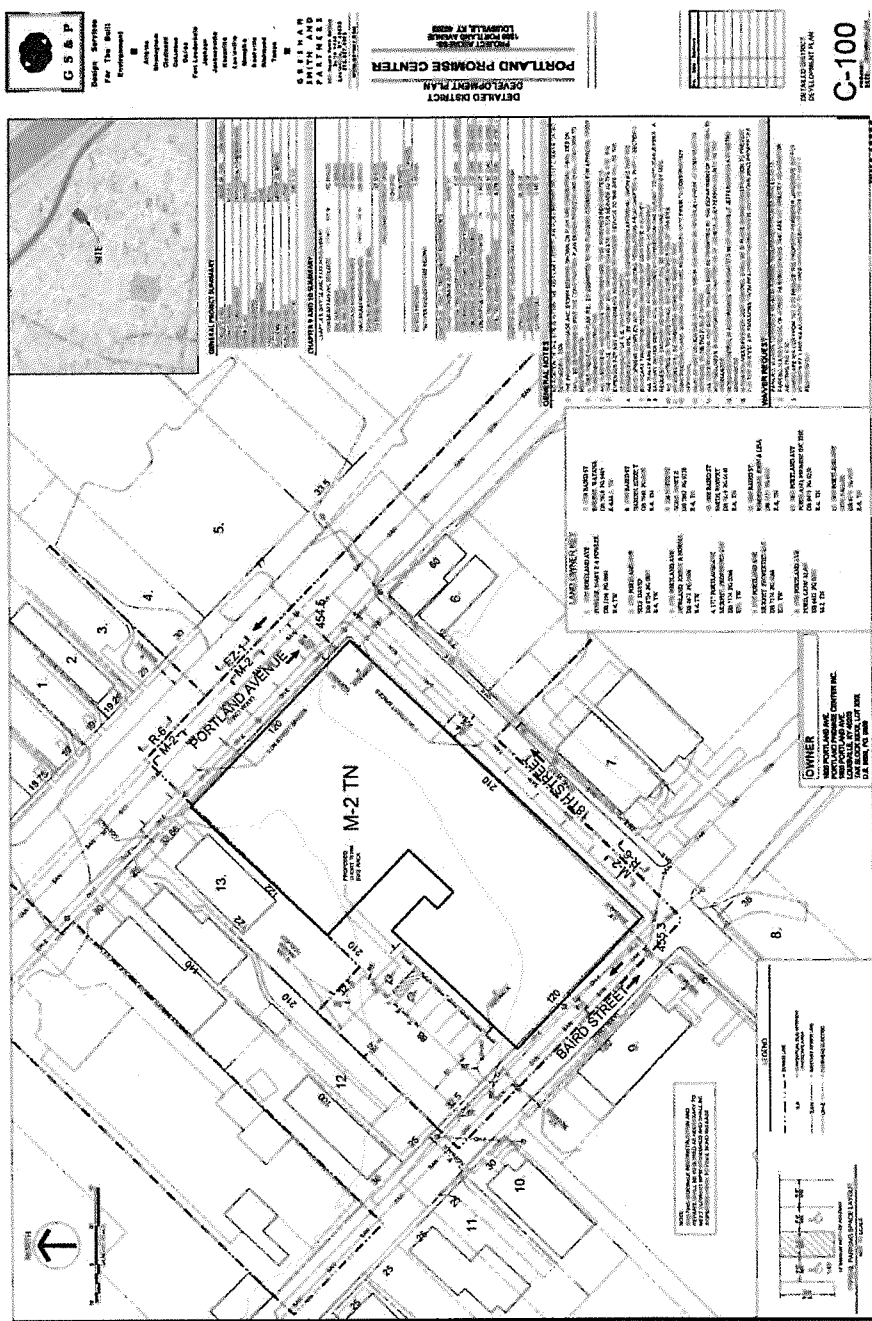
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Appendix A

Proposed Site Plan



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Appendix B

Parking Limits Map



Appendix B

Appendix C

Parking Count Data

Louisville Central Community Center Parking Survey

1300 W. Muhammad Ali Blvd., Louisville, KY 40203

Total Number of Spaces	87	(5 handicap)
Total Square Foot	99250	
Assumed % Currently Leased/Utilized for Retail	65%	
Assumed Total Utilized Retail Square Foot	64513	

Time	Count Totals	
	Tuesday (12/10/13)	Thursday (12/12/13)
9:00 A.M.	8	2
10:00 A.M.	7	10
11:00 A.M.	9	14
12:00 P.M.	10	30
1:00 P.M.	7	12
2:00 P.M.	12	11
3:00 P.M.	10	12
4:00 P.M.	6	16
5:00 P.M.	8	13
6:00 P.M.	4	11
	8	13

Peak Parking Demand	12	30
Peak Parking Hour	2:00 P.M.	12:00 P.M.
Peak Parking Demand Per 1000 SF of Retail	0.186	0.465

Proposed Retail Site SF:	44,800	44,800
Peak Parking Demand Per 1000 SF of Retail	8	21

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Habitat for Humanity Restore
2777 S. Floyd Street, Louisville, KY 40209

Total Number of Spaces	33
Total Retail Square Foot	16300

(1 handicap)

Time	Count Totals		
	Thursday (12/12/13)	Time	Saturday (12/14/13)
10:30 A.M.	8	9:00 A.M.	6
11:30 A.M.	10	10:00 A.M.	5
12:30 P.M.	7	11:00 A.M.	11
1:30 P.M.	12	12:00 P.M.	8
2:30 P.M.	14	1:00 P.M.	8
3:30 P.M.	11	2:00 P.M.	12
4:30 P.M.	7	3:00 P.M.	10
5:30 P.M.	4	4:00 P.M.	3
	9		8

Peak Parking Demand	14
Peak Parking Hour	2:30 P.M.
Peak Parking Demand Per 1000 SF of Retail	0.859

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Portland Promise Center Parking Survey

1800 Portland Avenue, Louisville, KY 40203

Proposed Onsite Spaces	7
On Street Spaces adjacent to the site*	14
On Street Spaces NOT adjacent to the site*	78
Total Number of Available Spaces	99
Parking Waiver Request	53

* Unmarked on street parking spaces are assumed to be spaced 20' apart.

Time	Count Totals		
	Tuesday (12/10/13)	Thursday (12/12/13)	Saturday (12/14/13)
9:00 A.M.	15	17	29
10:00 A.M.	13	13	24
11:00 A.M.	9	9	22
12:00 P.M.	11	13	23
1:00 P.M.	11	13	25
2:00 P.M.	12	17	22
3:00 P.M.	15	19	19
4:00 P.M.	15	17	17
5:00 P.M.	19	17	16
6:00 P.M.	20	25	15
	14	16	21

Peak Parking Demand	20	25	29
Peak Parking Hour	6:00 P.M.	6:00 P.M.	9:00 A.M.

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Appendix D

Louisville Central Community Center Site Map (not to scale as shown)



Legend
Street Classification: INTERSTATE ROAD, LOCAL, STATE ROUTE, RAILROAD, MED. ARTERIAL, ACTIVE
Other: FUTURE TRAIL, LOCAL, PRIMARY COLLECTOR, SECONDARY COLLECTOR

North Arrow
Scale: 1 inch = 100 feet



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
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Habitat for Humanity Restore Site Map (not to scale as shown)



Legend

Steel Collection	Intensive Map	Religious Member
Local	Local	Primary Collector
Stroller	Multi-Family	Response Point
Expressway	Multi-Family	Secondary Collector
Active		





 1 inch = 100 feet

Habitat for Humanity Restore
 2777 S. Floyd Street



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Portland Promise Center Site Map (not to scale as shown)



Legend

- Street Classification:
 - INTERSTATE HIGHWAY
 - STATE HIGHWAY
 - LOCAL
 - STREET CLASS
 - EXPRESSWAY
 - RACTIVE
- UTILITY:
 - INTERSTATE PUMP
 - LOCAL
 - MAJOR ARTERIAL
 - MAJOR ARTERIAL
 - SECONDARY COLLECTOR
- REGISTRATION WALKWAY
- PRIMARY COLLECTOR
- RESPONSE ROUTE
- SECONDARY COLLECTOR

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