

Parking Study 1201 Payne Street

4 Hour comparisons

Dinner Hour (6:00 to 7:00 pm)

RECEIVED  
 OCT 05 2015  
 PLANNING &  
 DESIGN SERVICE

152016020

Areas      1          2          3          4          5          6          7          8          9          10          11          12      Totals

Date/Time

8/3 Mon 7:00 PM	0	2	7	2	2	1	0	1	4	4	10	6	39
8/3 Mon 11:00 PM	0	0	3	3	0	1	2	2	1	5	10	12	38
9/12 Sat 7:00 Pm	0	0	4	5	2	0	2	1	4	3	6	7	34
9/12 Sat 11:00 PM	0	1	2	2	0	3	1	1	4	5	11	12	42
8/27 Thu. 6:45 PM	0	4	2	0	1	1	3	1	8	6	10	10	46
8/27 Thu 10:45 PM	0	1	4	2	1	1	3	1	4	5	12	9	43
9/28 Mon 3:30 PM	0	1	3	3	2	1	2	0	5	9	7	8	41
9/28 Mon 7:30 PM	0	1	6	4	1	1	3	1	6	9	10	10	52
AVERAGE # of parked cars	0	1.25	3.87	2.62	1.12	1.12	2	1.33	4.5	5.75	9.5	9.25	41.87 42 Cars In 103 spots

**Parking Study 1201 Payne Street**

**4 Hour comparisons**

**Lunch Hour (12:00 to 1:00 PM)**

**Areas 1 2 3 4 5 6 7 8 9 10 11 12 Totals**

**Date/Time**

8/24 Mon 8:00 am	1	0	2	2	0	1	2	2	3	3	7	6	29
8/24 Mon 12:00 PM	0	1	2	2	0	1	1	2	7	7	4	3	30
8/25 Tues 12:00 PM	0	1	1	2	1	0	0	4	8	8	9	5	39
8/25 Tues 4:00 PM	0	1	3	2	0	1	1	0	7	6	8	5	34
9/11 Fri 12:15 PM	3	0	1	2	0	1	2	2	3	3	9	5	31
9/11 Fri 4:15 PM	0	0	2	2	1	1	0	0	6	5	5	4	26
<b>AVERAGE # of parked cars</b>	.66	.5	1.83	2	.33	.833	1	1.66	5.83	5	7	4.66	31.5 32 Cars in 108 spots

**RECEIVED**  
 OCT 05 2015  
 PLANNING &  
 DESIGN SERVICES

1824167200

**Parking Study 1201 Payne Street**

**RECEIVED**  
 OCT 05 2015  
 PLANNING &  
 DESIGN SERVICES

Scanned

**Lunch Hour (12:00 to 1:00 PM)**

Date / Area	1	2	3	4	5	6	7	8	9	10	11	12	Totals
8/4 Tues	0	1	2	0	1	1	1	2	5	4	5	10	32
8/12 Wed	0	1	3	3	2	1	1	2	5	5	8	12	43
8/24 Mon	1	0	2	2	0	1	2	2	3	3	7	6	29
8/25 Tue	0	1	1	2	1	0	0	8	4	8	9	5	39
9/1 Tue	0	1	0	3	1	2	3	0	6	8	7	7	38
9/11 Fri	3	0	1	2	0	1	2	2	3	3	9	5	31
<b>AVERAGE</b> # of cars In 108 spots	.66	.66	1.5	2	.83	1	1.5	2.6	4.3	5.16	7.5	4.83	35.33 in 108 spots

**Dinner Hour (6:00 to 7:00 pm)**

Date/Area	1	2	3	4	5	6	7	8	9	10	11	12	Totals
8/3 Mon	0	2	7	2	2	1	0	1	4	4	10	6	39
8/17 Mo	2	0	6	2	1	4	1	1	0	6	8	8	39
8/26 Wed	0	1	3	3	0	1	1	0	7	9	11	6	42
8/27 Thu	0	4	2	0	1	1	3	1	8	6	10	10	46
9/2 Wed	2	1	1	3	0	2	2	0	4	5	10	7	37
9/3 Thu	0	0	3	2	2	1	2	0	9	6	10	8	43
9/12 Sat	0	0	4	5	2	0	2	1	4	3	6	7	34
9/28 Mon	0	1	6	4	1	1	3	1	6	9	10	10	52
<b>AVERAGE</b> # of cars in 103 spots	.5	1.12	4	2.62	1.12	1.37	1.75	.62	5.25	6	9.37	7.75	41.5 in 103 spots

# Parking Study 1201 Payne Street

**Parking Study under LDC 9.1.17 4.** To demonstrate –Available on street parking that is not directly adjacent to or abutting the development site to meet the minimum amounts required under these Parking Requirements.

Parking Needs:            Restaurant 3,663 square feet of space  
  
                                 Minimum requirement 1 space per 250 sq ft = 15 spaces  
  
                                 Available street spots (directly adjacent) = 7 spaces  
  
                                 Additional On Street Parking needed = 8 spaces.

**RECEIVED**  
OCT 05 2015  
PLANNING &  
DESIGN SERVICES

## **Parking Study Map:**

The area studied was one block each direction from the intersection of Payne Street and Cooper Street where the restaurant is located.

Payne Street is approximately 500 feet long going east and 300 feet going west to Bishop Street.

Cooper Street is about 430 feet north to Hull Street and 320 feet south to Rogers Street and is bisected by an alley in both directions. All of the residences on Payne Street are served by the alleys-a few have a second dwelling unit in the rear yard.

There are a Total of 108 Parking spaces in this area measured at 20 feet with 5 parking spaces having limitations (4 to 7 pm drop off only weekdays) in front of Walden Theater and 2 spaces that needed to be eliminated because of fire hydrants. (Please see attached map)

## **Data Collection:**

The requirements of LDC 9.1.17 3 require the applicant to do a minimum 3 separate site surveys on 3 separate days –wherein the applicants’ representatives count parked cars at the peak time and 4 hours before or after that time. In this case, the counts were performed by employees are Cardinal Planning & design, Inc.

Peak time for a restaurant’s dinner is generally between 6:00 and 7:00 PM.

Peak time for lunch is 12:00 to 1:00 PM

In order to obtain good data, parking counts were made sporadically for 8 weeks at various times from August 3, 2015 to September 28, 2015. This was done to determine overall parking habits on the street and to have good random samples of available parking on the street. 6 counts were made during the lunch hour (12:00 to 1:00) and 8 counts were made during the

152111/12/16

# Parking Study 1201 Payne Street

dinner hour (6:00 to 7:00 p.m). In terms of a 4 hour comparison, 3 were done over the lunch hour and 4 over the dinner hour.

These numbers are displayed in Table 1.

## Summary of Data

The average number of cars parked in the entire Parking Study area at Peak time (6:00 to 7:00 pm) in 8 different counts was 41.5 cars. The maximum number recorded at the proposed Peak time at any one time was 52 cars parked in a total of 103 available spots. This high count of 52 cars was on a Monday night at 7:30 pm. The low count was 34 cars at 7:00 pm on a Saturday night. Thus even on a busy day, about half the parking spots are available. Further after 7:00 p.m., 5 new spots are available and parking increases to 108 spots when a "drop off" only zone opens up half a block west of the restaurant.

At the lunch hour, numbers averaged less, with the assumption being some residences who use street parking are at work. The average vehicles parked on the street between 12:00 and 1:00 PM (lunch time) was 35.33 cars in 6 counts. The highest number record during the 4 hour study was 39 cars at noon on a Tuesday. The lowest count at noon was 29 cars on a Monday. The lowest overall car count during the entire survey was 26 cars at 4:15 p.m. on a Friday.

The 4 hour comparison studies show that the dinner hour is the peak time and that even with some residences using street parking in the evening, there is adequate available parking for the restaurant use.

## Analysis/Conclusion

The restaurant needs 15 street spaces to meet its requirements in LDC Chapter 9. There were always over 49 street spots available in the 500 foot range of the Parking Study Area.

- The average of available parking spots at the lunch hour is 108 spots minus 36 car average = 72 spots available for parking.
- The average of available parking spots at the dinner hour is 103 spots minus 42 car average = 61 spots available for parking.

Even assuming a new use moves in across the street in a commercial building (former art gallery) and it needs 15 spaces –there is still available parking spots in the area for that use, the restaurant and the neighborhood residences that regularly use street parking.

RECEIVED

OCT 05 2015

PLANNING &

DESIGN SERVICES

132019026

Parking Study  
1201 Payne Street  
Addendum –to Study Filed on 10/5/2015  
15ZONE1026

**Parking Study under LDC 9.1.17 4.** To demonstrate –Available on street parking that is not directly adjacent to or abutting the development site to meet the minimum amounts required under these Parking Requirements.

Parking Needs:            Restaurant 3,663 square feet of space  
  
                                 Minimum requirement 1 space per 250 sq ft = 15 spaces  
  
                                 Available street spots (directly adjacent) = 7 spaces  
  
                                 Additional On Street Parking needed = 8 spaces.

**RECEIVED**  
JAN 21 2016  
PLANNING &  
DESIGN SERVICES

**Addendum - Additional Parking Data Information**

At the request of staff, additional parking counts for vehicles parked on the streets in the Parking Study Area on hour by hour bases on the same day were performed.

The same Parking Study Map Exhibit dated September 22, 2015.was used.

The initial data was collected using parking counts on fourteen different days at various times around the four hours window before or after “peak hours” for the lunch and dinner crowd.

The supplemental data is parking counts for 14 continuous hours on the same day from 10 am until 11:00 pm conducted over 3 separate days.

Per staff-one weekday and Friday and Saturday were to be counted in these 14 hour study.

The hour by hour results are attached.

**Conclusion:**

The data collected is similar to the previous data from the Fall of 2015. The average number of parked cars over the 14 hours study period on these 3 days collectively was 41.4 parked cars which is basically the same as the 42 parked car average of the initial study.

RECEIVED

JAN 21 2016

PLANNING & DESIGN SERVICES

Wednesday

DATE: 12/8/15

CIAO Restaurant- Parking Study

Exhibit dated 9/22/2015

AREAS

TIME	1	2	3	4	5	6	7	8	9	10	11	12	TOTALS
10 am	0	0	2	1	1	1	2	2	1	7	9	6	32
11 am	1	0	3	1	2	1	2	2	2	7	9	6	36
Noon	1	0	3	1	1	1	1	2	2	6	7	7	32
1 pm	1	0	3	3	2	1	1	2	3	6	4	6	32
2 pm	1	0	2	2	1	1	1	1	3	6	5	5	28
3 pm	1	0	5	2	1	1	1	2	6	8	5	6	38
4 pm	3	1	2	2	1	1	2	3	6	10	5	6	42
5 pm	4	0	4	3	2	1	1	3	9	11	6	6	50
6 pm	4	1	5	2	3	4	3	2	10	11	8	9	62
7 pm	0	0	3	3	4	1	2	2	2	8	9	12	46
8 pm	0	0	2	2	3	1	4	2	4	7	5	13	43
9 pm	0	0	3	4	3	1	4	3	6	7	7	12	50
10 pm	0	0	5	3	2	1	5	3	8	9	8	13	57
11 pm	0	0	4	3	2	1	5	4	6	7	9	13	54

lots of people in cars

1 in 1/2 spot

15 ZONE 1026

Observer: Stuart Leibson

602

CIAO Restaurant- Parking Study

Exhibit dated 9/22/2015\*

RECEIVED  
 JAN 21 2016  
 PLANNING &  
 DESIGN SERVICES

Friday

DATE: 1/8/2016

AREAS

TIME	1	2	3	4	5	6	7	8	9	10	11	12	TOTALS
10 am	0	0	2	0	0	2	1	2	1	5	5	7	25
11 am	0	0	1	1	1	2	1	2	4	6	5	8	31
Noon	0	0	2	1	1	2	1	2	4	6	5	8	32
1 pm	0	0	2	1	1	2	0	1	4	<del>4</del>	5	8	28
2 pm	0	0	2	2	1	2	0	1	5	3	3	9	28
3 pm	0	0	2	1	1	3	0	1	9	5	3	8	33
4 pm	0	0	1(HC)	1	1	2	1	2	9	6	3	8	34
5 pm	0	0	3(HC)	3	1	3	2	2	4	7	6	9	40
6 pm	0	0	2(HC)	4	3	3	2	3	3	8	5	10	43
7 pm	0	0	3(HC)	<del>3</del> 4	2	2	2	2	3	10	4	9	41
8 pm	0	0	4(HC)	2	2	3	2	1	3	6	5	8	36
9 pm	1	1	<del>4</del> (HC)	3	2	3	2	1	4	5	7	9	42
10 pm	1	1	4(HC)	2	3	4	3	2	4	7	5	10	46
11 pm	1	1	5(HC)	3	1	2	2	3	7	<del>8</del>	6	10	49

Observer: STUART Leibson

508

15 ZONE 1026



CIAO Restaurant- Parking Study

Exhibit dated 9/22/2015

**RECEIVED**  
 JAN 21 2016  
 PLANNING &  
 DESIGN SERVICES

Saturday

DATE: 1/9/2016

AREAS

TIME	1	2	3	4	5	6	7	8	9	10	11	12	TOTALS
10 am	1	1	4 <sup>HC</sup>	4	2	3	1	3	5	10	7	9	50
11 am	1	0	3 <sup>HC</sup>	4	1	3	1	3	5	9	7	7	44
Noon	2	1	3 <sup>HC</sup>	4	1	3	0	1	8	10	3	9	45
1 pm	2	1	4 <sup>HC</sup>	3	1	3	0	1	5	9	4	8	41
2 pm	2	1	2 <sup>HC</sup>	1	1	3	0	1	4	9	5	9	38
3 pm	4	1	3 <sup>HC</sup>	3	1	3	0	2	3	8	5	10	43
4 pm	2	1	4 <sup>HC</sup>	2	3	3	2	2	3	7	7	12	48
5 pm	0	1	2 <sup>HC</sup>	2	2	3	2	2	5	8	6	9	42
6 pm	1	1	2 <sup>HC</sup>	2	2	4	2	2	4	8	5	9	42
7 pm	1	0	4 <sup>HC</sup>	2	2	4	2	2	5	7	6	10	45
8 pm	1	0	4 <sup>HC</sup>	3	<del>0</del> 1	4	2	2	4	6	6	11	44
9 pm	1	1	5 <sup>HC</sup>	2	1	4	1	2	5	7	6	13	48
10 pm	1	1	4 <sup>HC</sup>	3	1	4	1	3	5	7	6	13	49
11 pm	1	1	4 <sup>HC</sup>	2	1	4	1	3	5	7	7	15	51

Observer: Stuart Leibson

15 ZONE 1026