

PARKING STUDY

FOR A
PROPOSED

URBAN AIR

FACILITY IN
SOUTHLAKE, TEXAS

Prepared for:

URBAN AIR

317 S. Jenkins Street, Suite C
Grapevine, Texas 76051

Prepared by:



**Winkelmann
& Associates, Inc.**

TEXAS ENG. FIRM NO. 1-80 | TEXAS SURVEY FIRM NO. 10086600

6750 Hillcrest Plaza Dr., Ste. 325
Dallas, TX 75230
972-490-7090

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PURPOSE:

The purpose of this parking study is to evaluate the potential needs for parking at a proposed Urban Air location in Southlake, Texas. This study will also look at 6 existing Urban Air locations within the Dallas-Fort Worth Metroplex and evaluate the parking demand during the store's peak hours.

The planned Urban Air location in Southlake, Texas is located at the SE corner of Southlake Blvd. (FM 1709) and Davis Blvd. (FM 1938) within the Southlake Marketplace. The property is platted as Lot 2R, Block 1 of the Southlake Crossing addition. Urban Air is proposing to own and occupy the approximate 60,000 sq. ft. space formerly known as Neighborhood Wal-Mart. The former Wal-Mart site contains 296 parking spaces and does not currently meet parking code. The City of Southlake requires 1 space per 100 sq. ft. of floor area which is approximately 600 parking spaces required.

Winkelmann & Associates, Inc. used drone technology to capture aerial photography at 6 existing Urban Air locations within the Dallas-Fort Worth Metroplex during peak times. The peak store hours for Urban Air are Saturday from Noon until 4pm and Sunday from Noon until 2pm. The photos of data collected occurred on the hour (i.e. Noon, 1pm, 2pm, 3pm and 4pm).

EXISTING SITE ANALYSIS – MANSFIELD, TX:

This site is located at 989 N. Walnut Creek Dr., Mansfield, Texas near the intersection of N. Walnut Creek Rd. & U.S. 287. The parking lot not only serves the Urban Air location but also serves a “Big Lots” retail store as well as an adjacent retail building with a single nail salon tenant. Urban Air in Mansfield is their top-performing store in the DFW Metroplex.

Drone footage was captured on Saturday, January 13, 2018 between Noon and 4pm. The site has a total of 378 parking spaces. Below is a table of the total number of parking spaces occupied during each hour evaluated.

Peak Hour Evaluated	Total Parking Spaces Used	Percentage of Lot Utilized
12:00 pm	156	41.27%
1:00 pm	187	49.47%
2:00 pm	193	51.06%
3:00 pm	215	56.88%
4:00 pm	242	64.02%

The highest utilized time was at 4pm in the afternoon. It is assumed that the nail salon has a maximum of 12 customers and 8 employees during the peak hour and to be conservative, every one of them parked within the lot. It is also assumed that Big Lots has 10 employees who all drive and 62 additional vehicles holding customers during the peak hour. Based on these assumptions, the total parking during the peak hour is as follows:

Business	Parking Spaces Utilized
Nail Salon	20
Big Lots	72
Urban Air	150
Total	242

Urban Air occupies approximately 32,000 SF of floor area in Mansfield. Based on the parking utilized, the parking needs for Urban Air are 1 parking space per 213 sq. ft. The parking needs appear to be met for this location during peak times.

Drone images for Mansfield, Texas can be found in the appendix of this study.

EXISTING SITE ANALYSIS – FRISCO:

This site is located at 10570 John W. Elliott Dr., Frisco, Texas near the intersection of John W. Elliott Dr. & All Stars Ave. Urban Air occupies approximately 27,000 SF of an industrial use building. There are 70 dedicated parking spaces for Urban Air while the other parking spaces located on site are reserved for other tenants within the same building making it easier to distinguish the demand during the peak hour.

Drone footage was captured on Sunday, January 14, 2018 between Noon and 2pm. Below is a table of the total number of parking spaces occupied during each hour evaluated.

Peak Hour Evaluated	Total Parking Spaces Used	Percentage of Lot Utilized
12:00 pm	33	47.14%
1:00 pm	29	41.43%
2:00 pm	49	70.00%

Based on the parking utilized and approximate 27,000 SF space, the parking needs for Urban Air are 1 parking space per 551 sq. ft. The parking needs appear to be met for this location during peak times.

Drone images for Frisco, Texas can be found in the appendix of this study.

EXISTING SITE ANALYSIS – ROCKWALL:

This site is located at 5757 State Highway 205, Rockwall Texas. Although the physical address shows Rockwall and Urban Air considers this site as their Rockwall location, the actual property resides in McLendon-Chisholm, TX and borders the City of Rockwall. The building has its own parking lot and is immediately adjacent to the Oasis Beach & Tennis Club. During the data collection, it was observed that the outdoor pool for Oasis Beach & Tennis Club was closed and the tennis courts were not utilized. All of the vehicles parked within the lot were utilizing the Urban Air Trampoline Park.

Drone footage was captured on Saturday, January 20, 2018 between Noon and 4pm. The site has a total of 190 parking spaces. Below is a table of the total number of parking spaces occupied during each hour evaluated.

Peak Hour Evaluated	Total Parking Spaces Used	Percentage of Lot Utilized
12:00 pm	66	34.74%
1:00 pm	77	40.53%
2:00 pm	81	42.63%
3:00 pm	88	46.32%
4:00 pm	95	50.00%

The highest utilized time was at 4pm in the afternoon. Urban Air occupies approximately 24,000 SF of floor area in Rockwall. Based on the parking utilized, the parking needs for Urban Air are 1 parking space per 253 sq. ft. The parking needs appear to be met for this location during peak times.

Drone images for Rockwall, Texas can be found in the appendix of this study.

EXISTING SITE ANALYSIS – DALLAS:

This site is located at 14902 Preston Road, Dallas, Texas near the intersection of Preston Road & Belt Line Road. The parking lot not only serves the Urban Air location but also serves multi-tenant buildings containing Pet Supplies Plus, a Swim School, and Game Stop. There are other businesses within the shopping center however the associated parking is far enough away from Urban Air to avoid a conflict with the analysis. This location is the newest Urban Air business in the DFW Metroplex.

Drone footage was captured on Sunday, January 21, 2018 between Noon and 2pm. The parking area in front of the business has a total of 144 parking spaces. Below is a table of the total number of parking spaces occupied during each hour evaluated.

Peak Hour Evaluated	Total Parking Spaces Used	Percentage of Lot Utilized
12:00 pm	47	32.64%
1:00 pm	53	36.81%
2:00 pm	61	42.36%

The highest utilized time was at 2pm in the afternoon. It is assumed that the Pet Supplies Plus has 2 employees and 4 driving customers during the peak hour. It is also assumed that the Swim School has 4 employees and 6 driving customers during the peak hour. Game Stop is also assumed to have 2 employees and 4 driving customers during the peak hour. Based on these assumptions, the total parking during the peak hour is as follows:

Business	Parking Spaces Utilized
Pet Supplies Plus	6
Swim School	10
Game Stop	6
Urban Air	39
Total	61

Urban Air occupies approximately 29,500 SF of floor area in Dallas. Based on the parking utilized, the parking needs for Urban Air are 1 parking space per 484 sq. ft. The parking needs appear to be met for this location during peak times.

Drone images for Dallas, Texas can be found in the appendix of this study.

EXISTING SITE ANALYSIS – GARLAND:

This site is located at 3046 Lavon Drive, Garland, Texas near the intersection of Lavon Drive & S.H. 190. The parking lot not only serves the Urban Air location but also serves multi-tenant buildings containing metroPCS, Omni Dental, Subway, Dollar Tree, Tuesday Morning, NickelRama Arcade, Eye Love Optical, and an Animal Hospital. There are other businesses within the shopping center to the South however the associated parking is far enough away from Urban Air to avoid a conflict with the analysis.

Drone footage was captured on Saturday, January 27, 2018 between Noon and 4pm. The parking area in front of the business has a total of 493 parking spaces. Below is a table of the total number of parking spaces occupied during each hour evaluated.

Peak Hour Evaluated	Total Parking Spaces Used	Percentage of Lot Utilized
12:00 pm	252	51.11%
1:00 pm	270	54.77%
2:00 pm	305	61.87%
3:00 pm	297	60.24%
4:00 pm	310	62.88%

The highest utilized time was at 4pm in the afternoon. It is assumed that the metroPCS has 2 employees and 2 driving customers during the peak hour. It is also assumed that Omni Dental has 5 employees and 5 driving customers during the peak hour. Subway is also assumed to have 3 employees and 6 driving customers during the peak hour. Dollar Tree is also assumed to have 6 employees and 16 driving customers during the peak hour. Tuesday Morning is also assumed to have 6 employees and 22 driving customers during the peak hour. NickelRama Arcade is also

assumed to have 8 employees and 50 driving customers during the peak hour. Eye Love Optical is also assumed to have 3 employees and 4 driving customers during the peak hour. The Animal Hospital is also assumed to have 4 employees and 5 driving customers during the peak hour. Based on these assumptions, the total parking during the peak hour is as follows:

Business	Parking Spaces Utilized
MetroPCS	4
Omni Dental	10
Subway	9
Dollar Tree	22
Tuesday Morning	28
NickelRama	58
Eye Love Optical	7
Animal Hospital	9
Urban Air	163
Total	310

Urban Air occupies approximately 34,000 SF of floor area in Garland. Based on the parking utilized, the parking needs for Urban Air are 1 parking space per 209 sq. ft. The parking needs appear to be met for this location during peak times.

Drone images for Garland, Texas can be found in the appendix of this study.

EXISTING SITE ANALYSIS – COPPELL:

This site is located at 110 W Sandy Lake Road, Coppell, Texas near the intersection of Sandy Lake Road and Denton Tap Road. The parking lot not only serves the Urban Air location but also serves a Sprouts grocery store, Karate studio and a Mexican Restaurant. There are other businesses within the shopping center to the East however the associated parking is far enough away from Urban Air to avoid a conflict with the analysis.

Drone footage was captured on Sunday, January 28, 2018 between Noon and 2pm. The parking area in front of the business has a total of 182 parking spaces as seen on the drone images in the appendix. It should be noted that vehicles shown in the image that are further west are outside of the area being counted as these vehicles are assumed to be using the Sprouts Grocery only. Below is a table of the total number of parking spaces occupied during each hour evaluated.

Peak Hour Evaluated	Total Parking Spaces Used	Percentage of Lot Utilized
12:00 pm	108	59.34%
1:00 pm	121	66.48%
2:00 pm	111	60.99%

The highest utilized time was at 1pm in the afternoon. It is assumed that the Sprouts Grocery Store has 12 employees and 37 driving customers during the peak hour. It is also assumed that the Karate studio has 3 employees and 8 driving customers during the peak hour. The Mexican Restaurant is also assumed to have 8 employees and 18 driving customers during the peak hour. Based on these assumptions, the total parking during the peak hour is as follows:

Business	Parking Spaces Utilized
Sprouts	49
Karate	11
Restaurant	26
Urban Air	35
Total	121

Urban Air occupies approximately 35,000 SF of floor area in Coppell. Based on the parking utilized, the parking needs for Urban Air are 1 parking space per 1000 sq. ft. The parking needs appear to be met for this location during peak times.

Drone images for Coppell, Texas can be found in the appendix of this study.

PROPOSED SITE ANALYSIS / CONCLUSIONS:

The proposed site in Southlake, Texas will occupy an approximate 60,000 SF area making it the biggest in North Texas. Although the floor area is larger, over 20,000 SF of the space will be utilized as a GoKart track which has at a maximum 12 racers at a time with 1 employee. Most of the customers for Urban Air cannot drive themselves to the business and are being dropped off by family members or friends. The parking lot that serves the new Urban Air location has 296 parking spaces.

The Mansfield and Garland locations appeared to be the busiest locations during the time of this study. The parking demand for all locations is met with the amount of spaces each site provides.

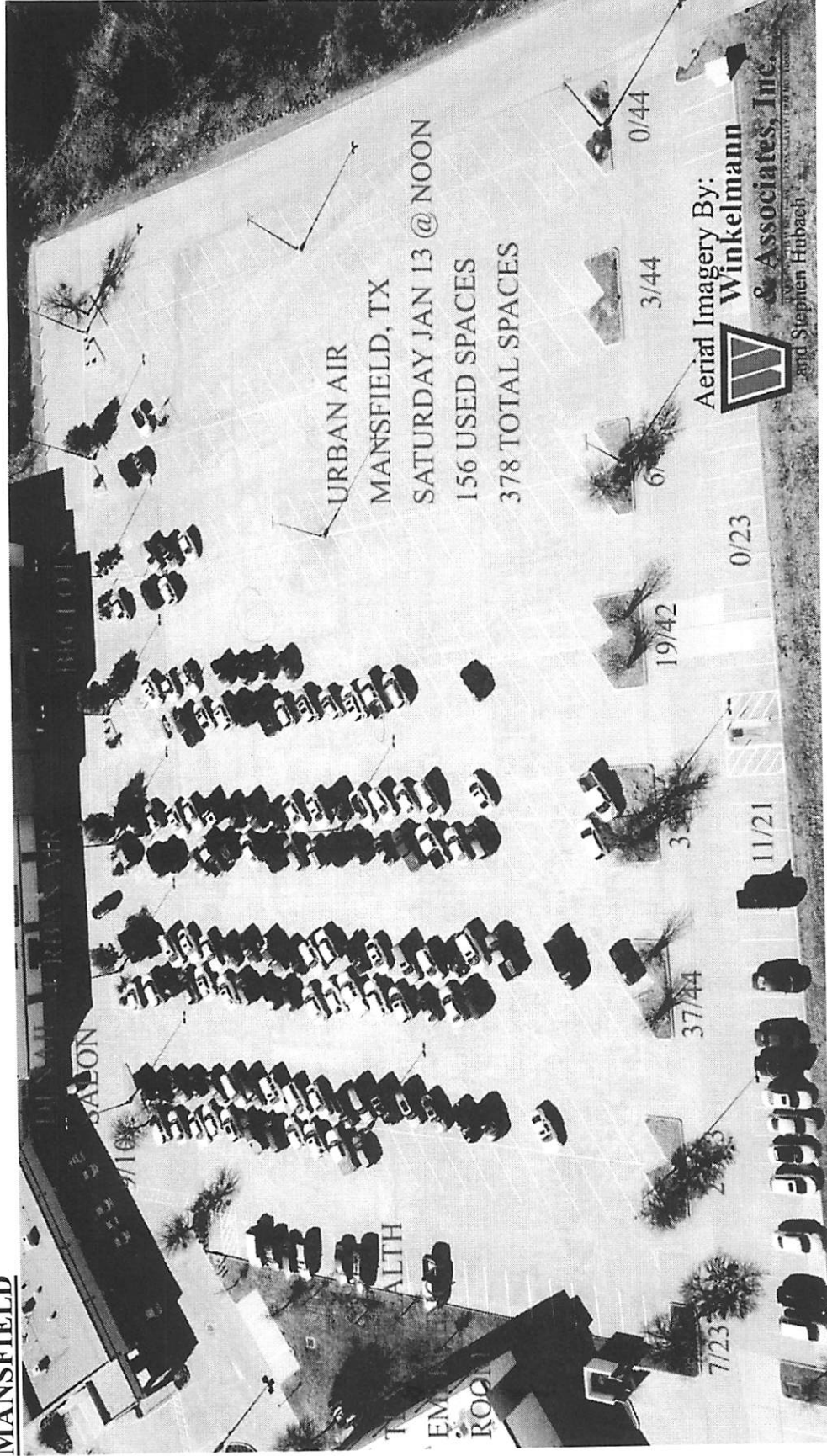
Below is a table summarizing the total parking utilized during the peak hour at all 6 DFW Urban Air locations.

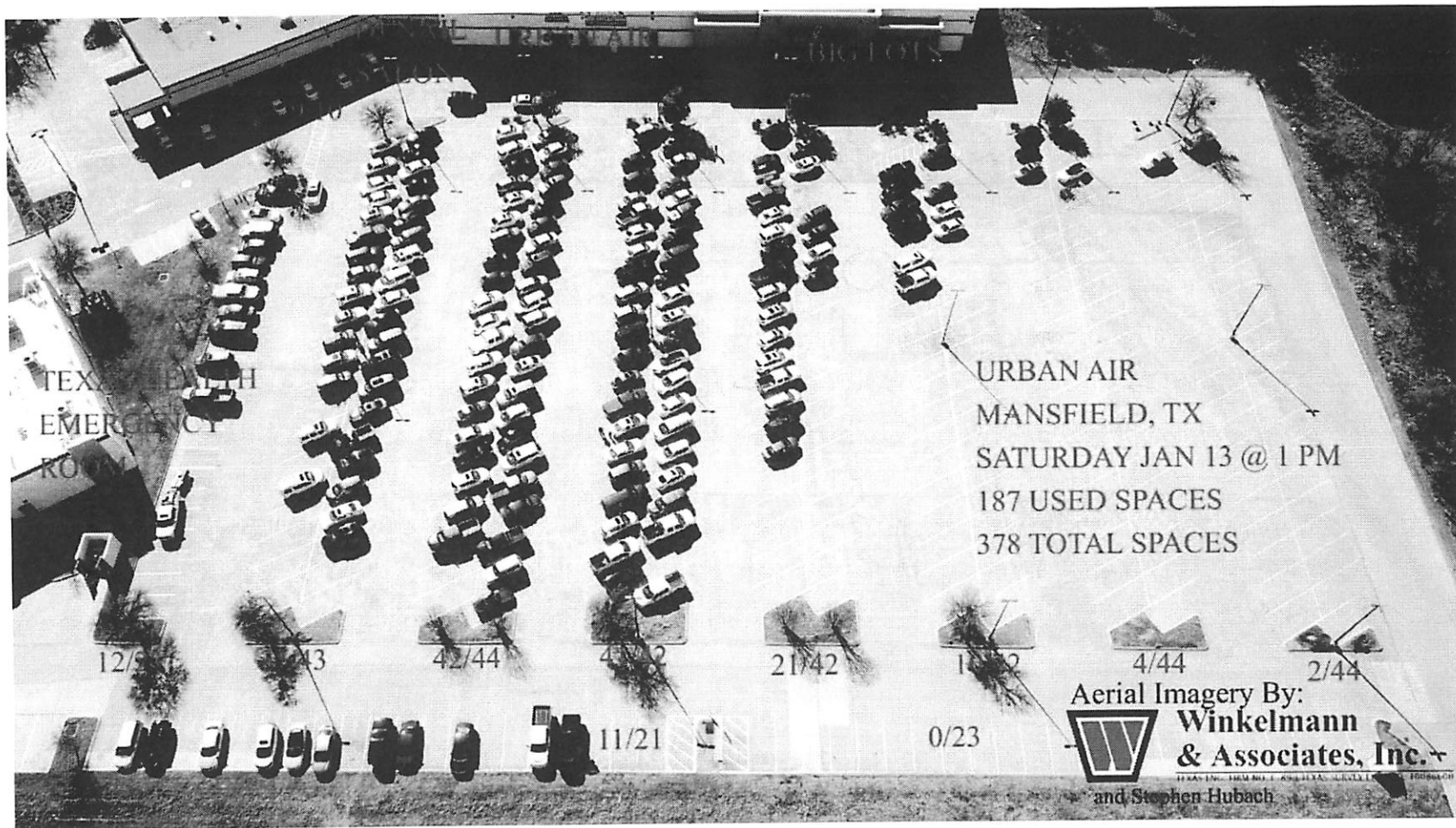
Urban Air Location	Total Parking Utilized (Peak Hour)
Mansfield	150
Frisco	49
Rockwall	95
Dallas	39
Garland	163
Coppell	35

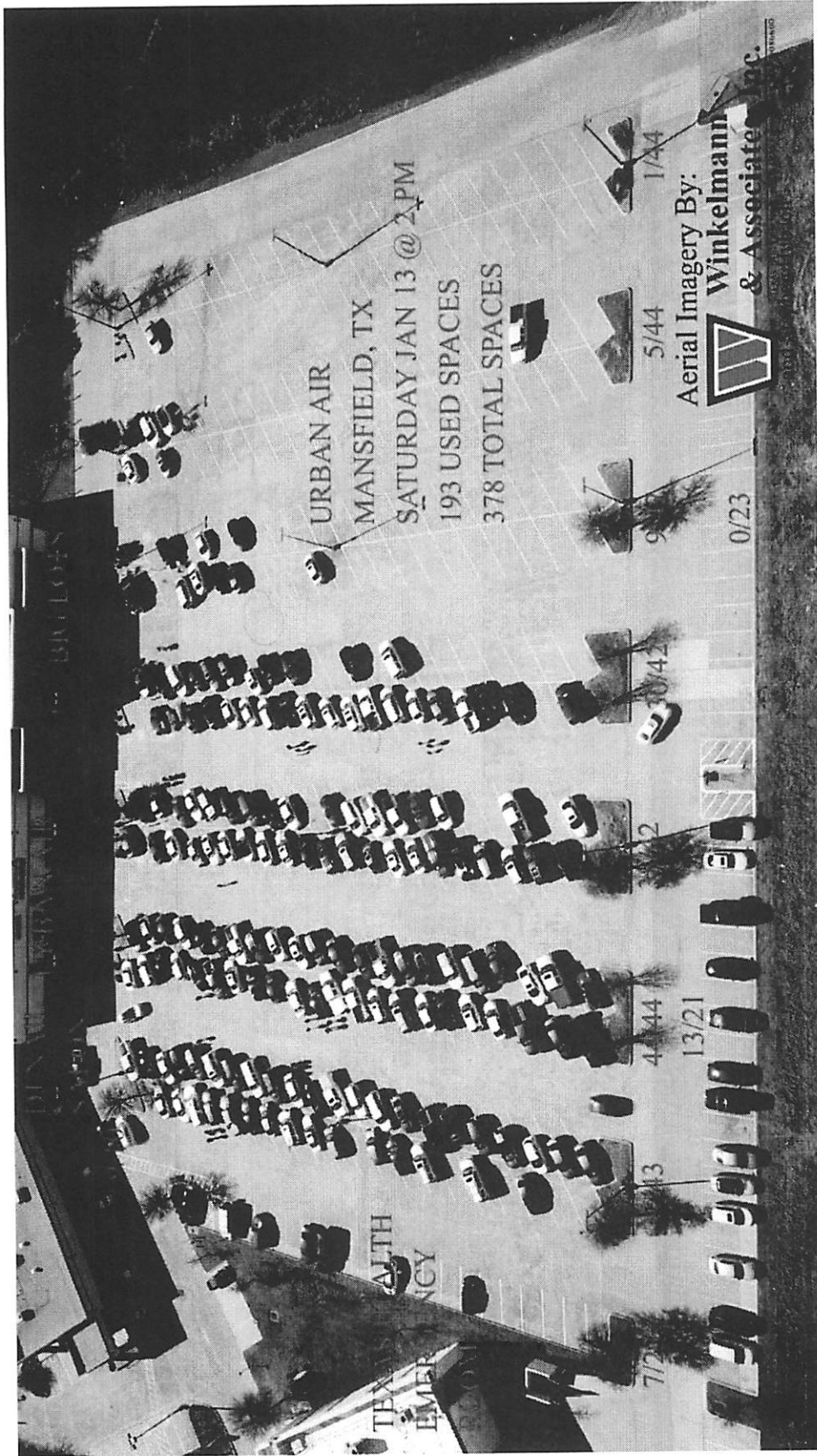
Based on the data collected, it is our recommendation that the new site in Southlake be parked at a ratio of 1 space per 300 sq. ft. This will require approximately 200 parking spaces which appears, based on the data collected, more than adequate to serve the needs of this use.

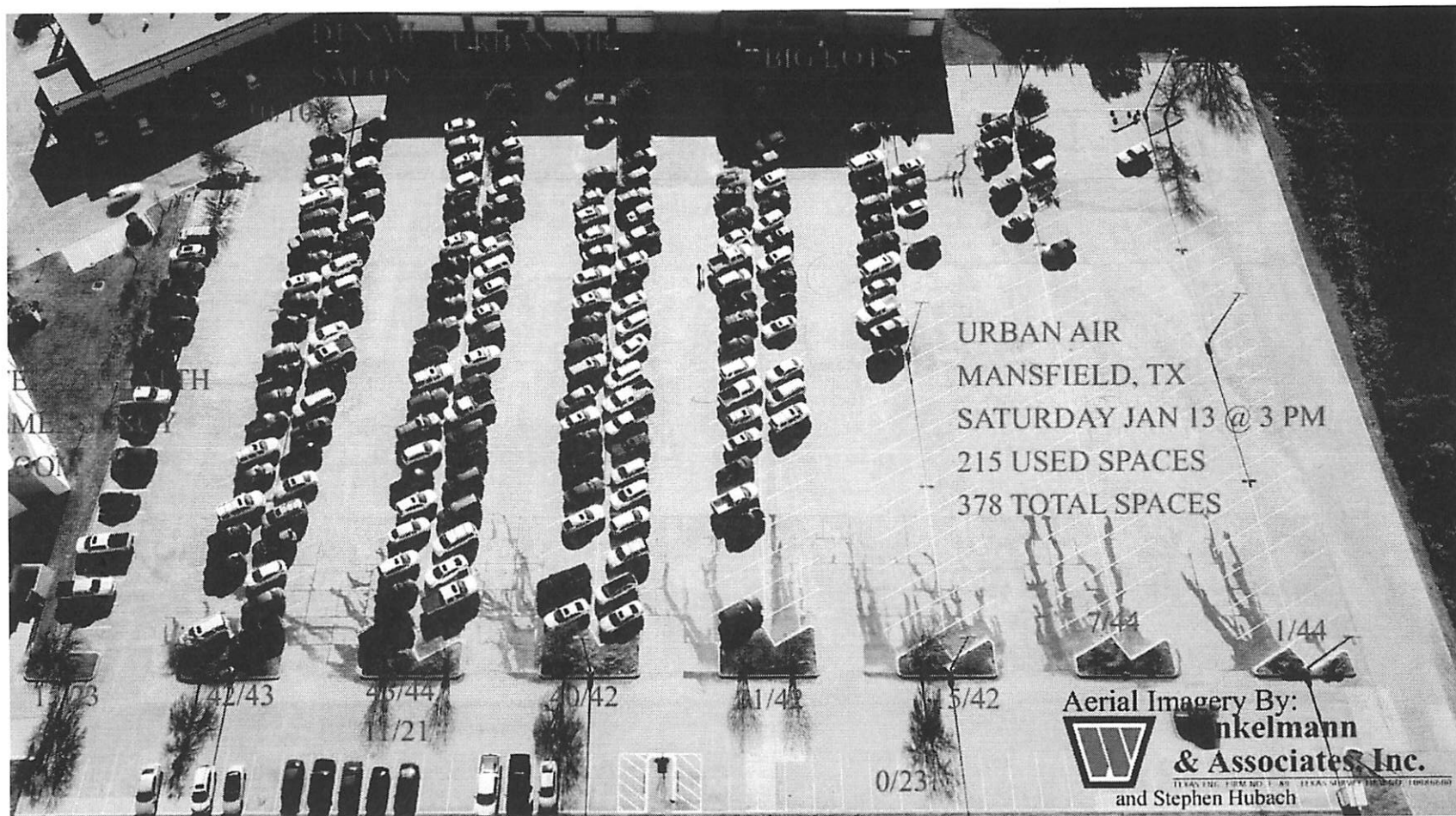
APPENDIX:

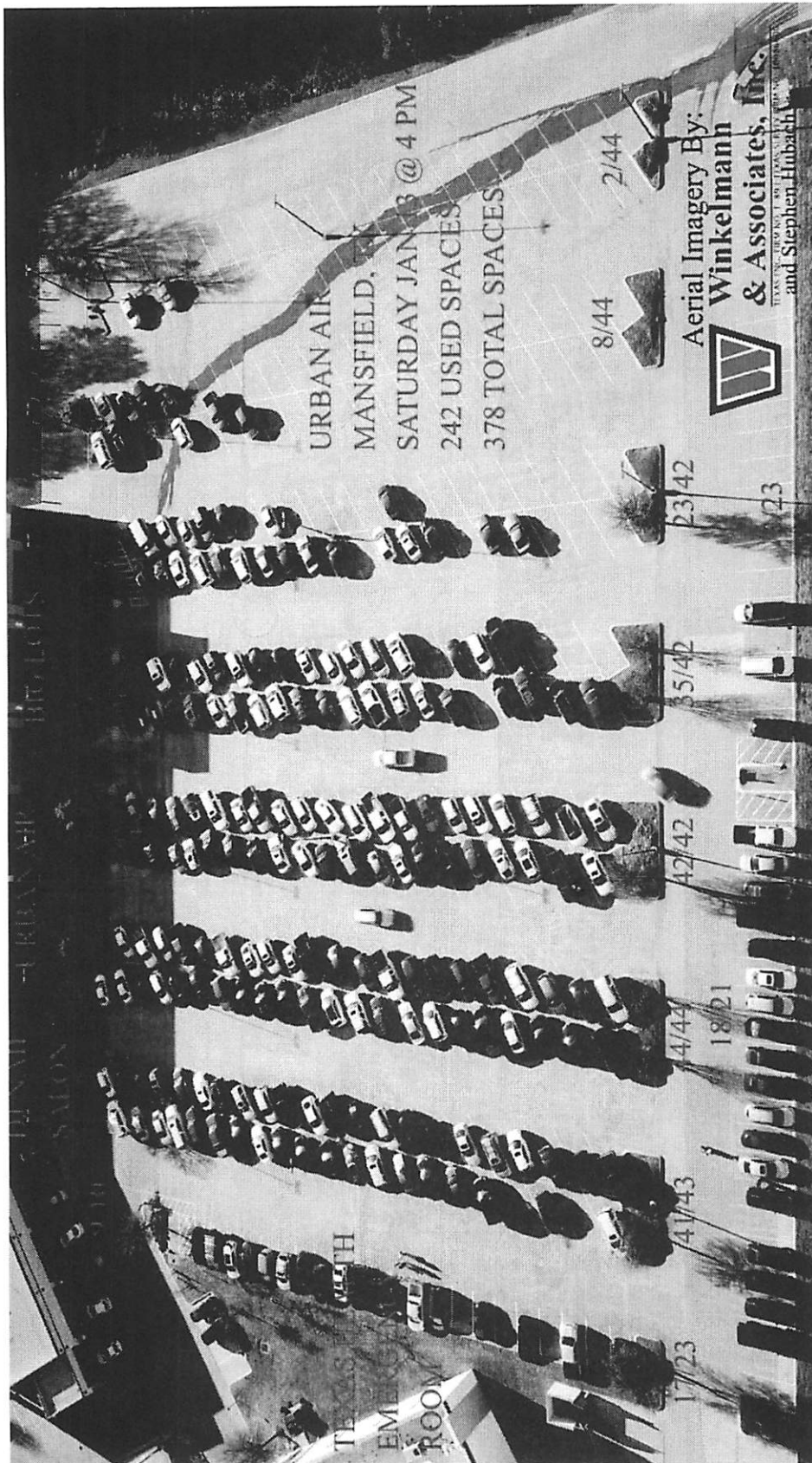
MANSFIELD



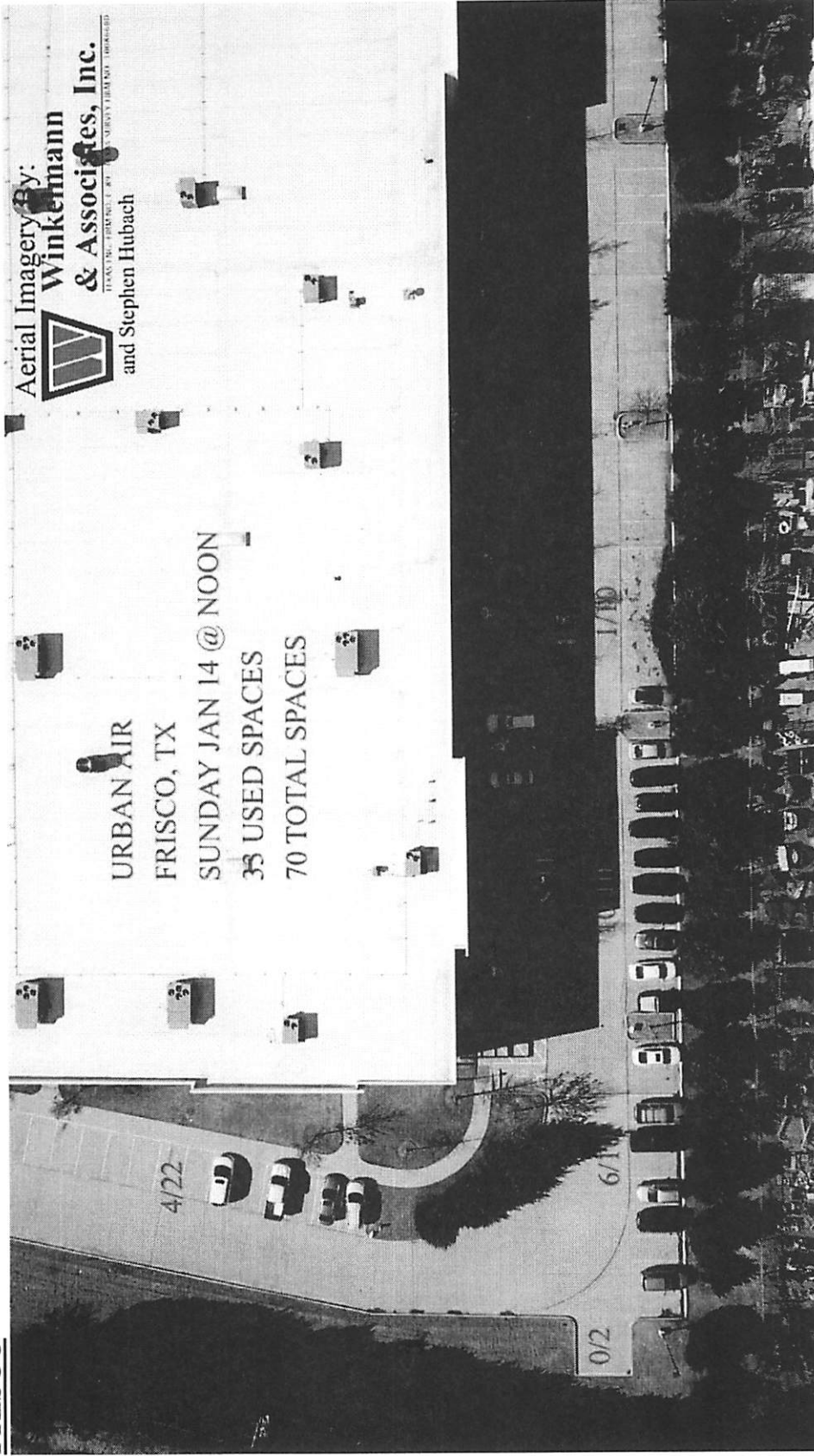


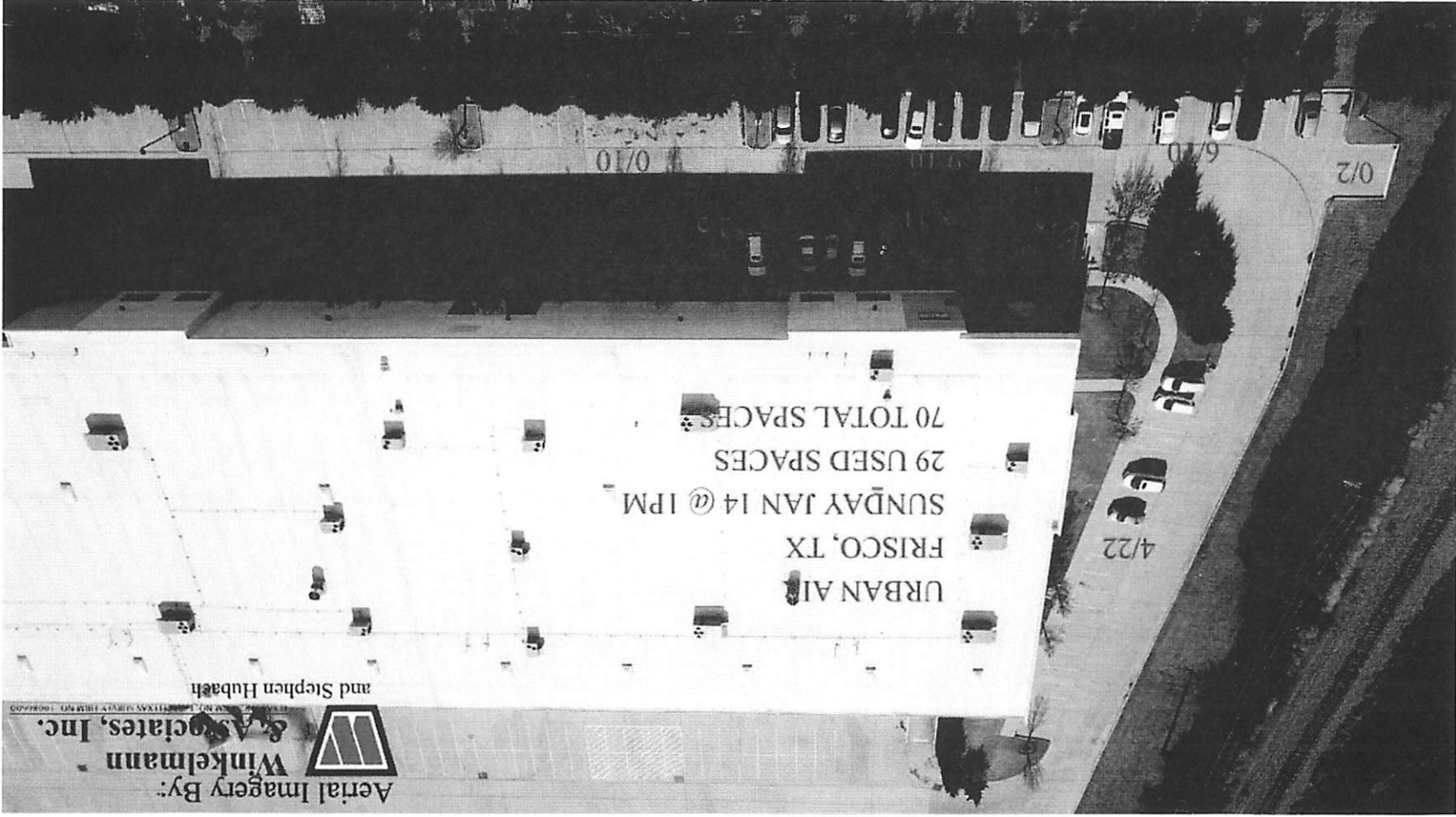






FRISCO



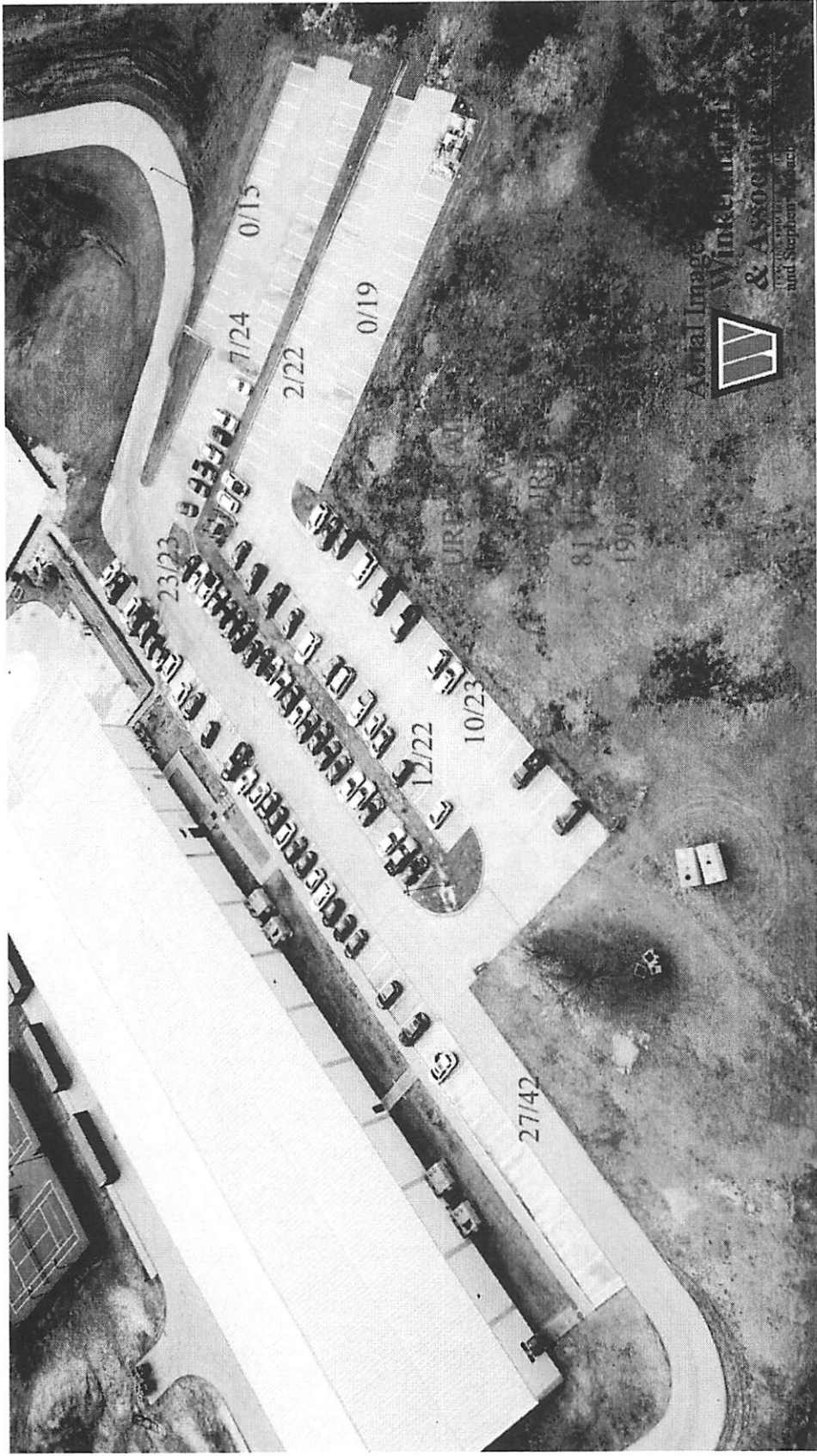


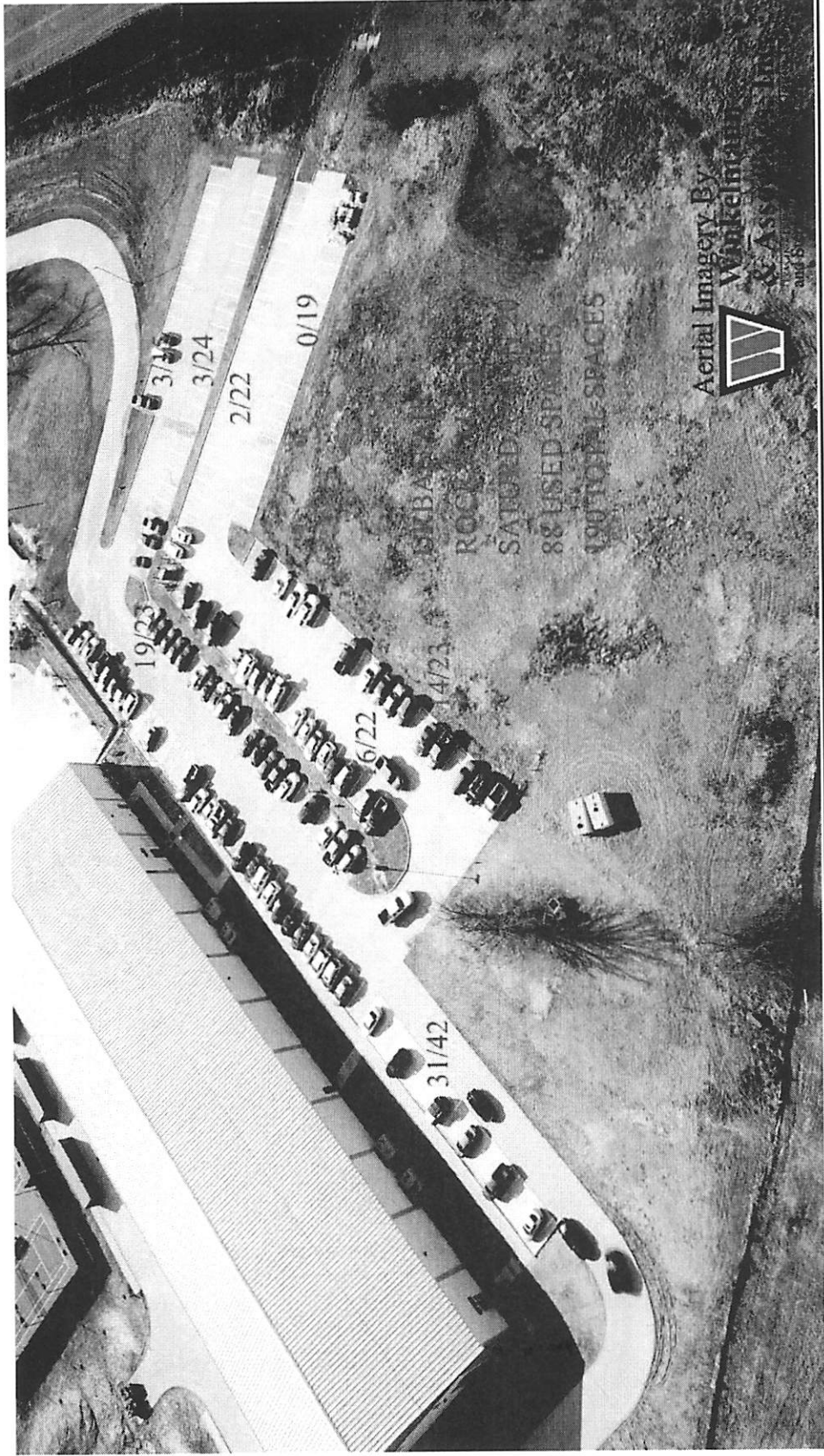


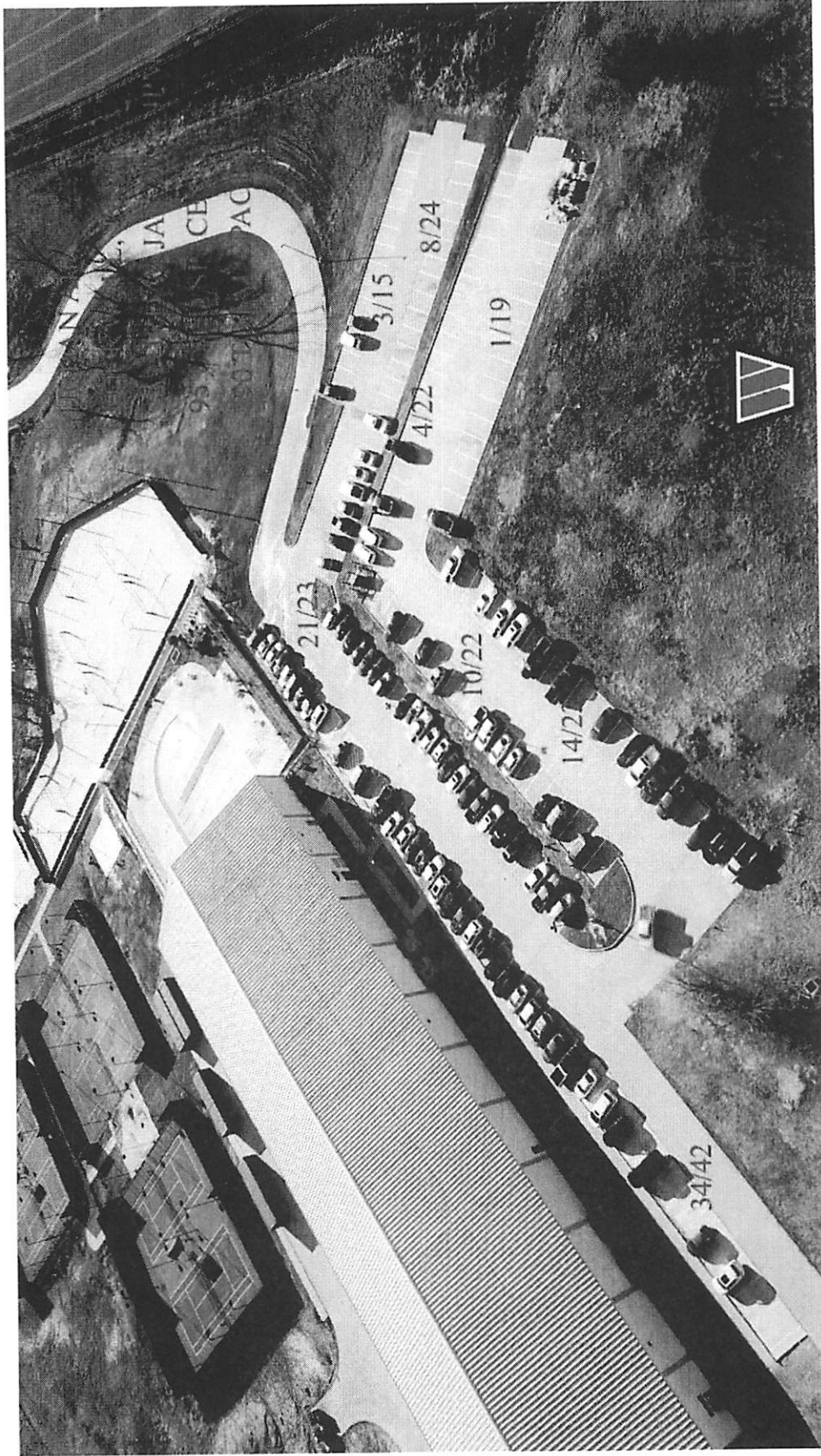
ROCKWALL











DALLAS







GARLAND



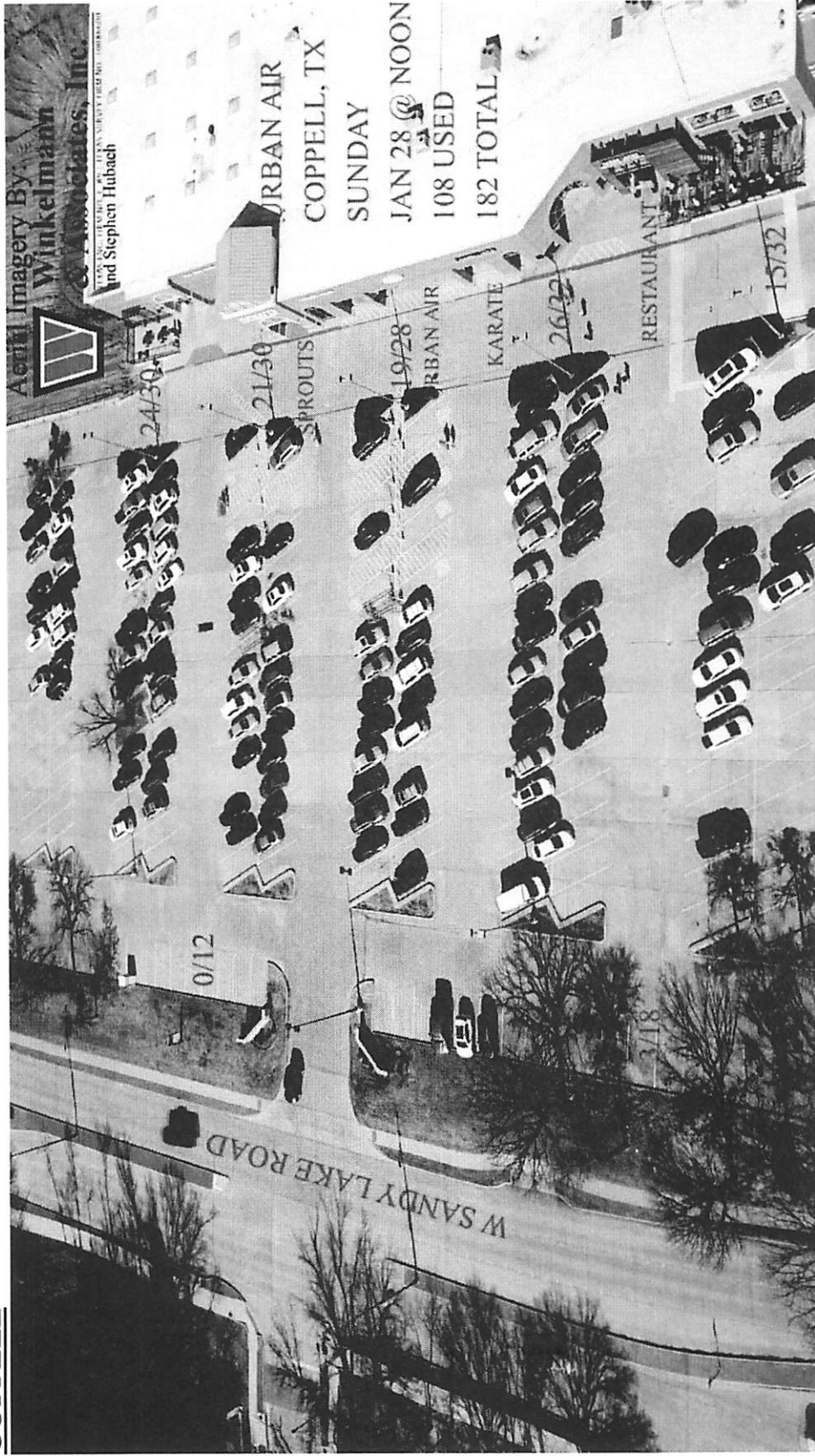


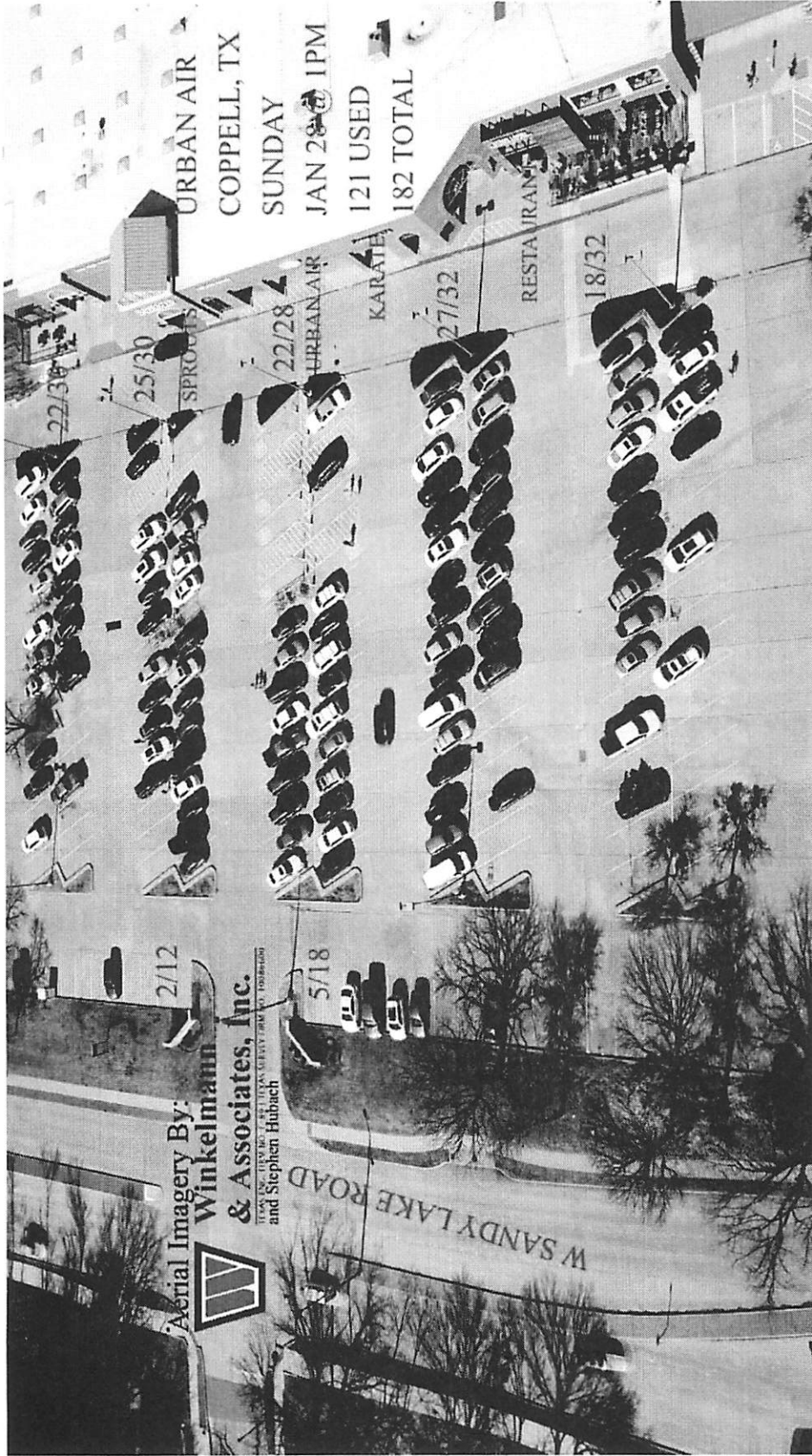


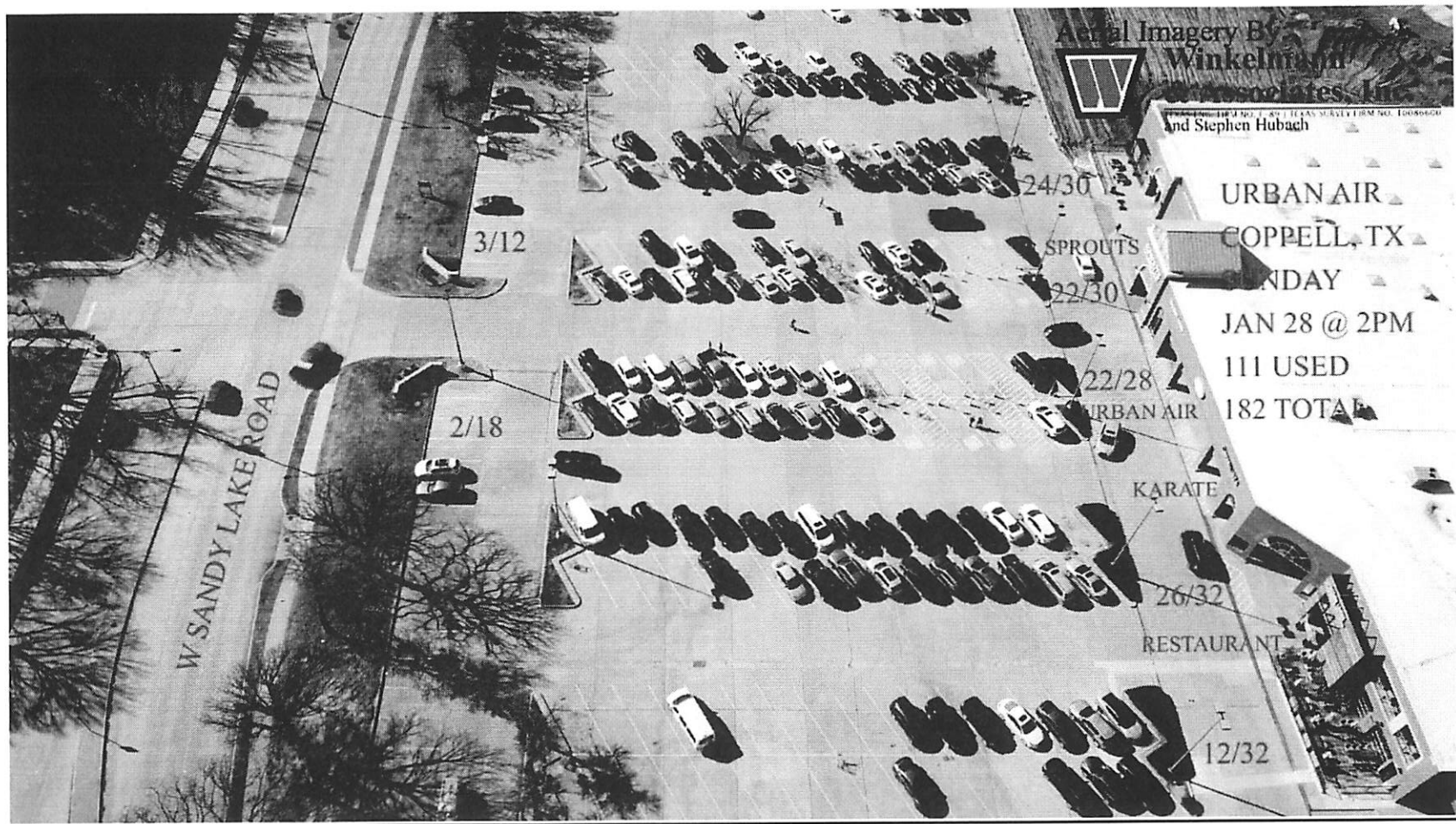




COPPELL







[illegible]