TRAFFIC IMPACT GROUP, LLC

TO: Alan Sakowitz

FROM: Scott Israelson

DATE: 5 September 2018

RE: Parking Study
Windemere Point
Stuart, FL

Introduction

This memorandum examines the parking needs of Windermere Point in Stuart. Windemere Point consists of retail and services and is located in the southeast corner of US 1 (Federal Highway) & NW Windemere Drive. Traffic Impact Group was retained to determine if existing parking will accommodate the existing and proposed uses for Lot 2 and if adding additional uses such as medical office and service will be accommodated by the existing parking.

Existing Conditions

The site has three lots. Lot 1 contains an LA Fitness Center sized at 45,000 square feet.

Lot 2 has a 6,800 square foot building with a donut/coffee shop, a massage therapy establishment, a tanning salon, and a nail salon. Each tenant is in a 1,700 square foot space. A second building will be completed consisting of 10,400 square feet. This building has a signed lease for a medical office (1,600 square feet), and a proposed medical practice of 5,200 square feet. The remaining 2000 square feet and 1600 square feet spaces are not yet leased.

Lot 3 is an outparcel that is currently vacant and is approved for one 5,250 square foot building for retail. A second building was approved for a 1,794 square foot fast food restaurant and 2,034 square feet of retail. Lot 3 was originally planned to be a 15,000 square foot building for retail. Initially, Lot 3 required 68 parking spaces but now only needs 47.

Existing Parking

The site was initially approved for a total of 374 parking spaces. Those are broken down as follows:

- Lot 1
  - Fitness Center (45,000 SF) 1 space per 200 SF 225 spaces
- Lot 2
  - Strip Shop Retail (10,500 SF) 1 space per 250 SF 42 spaces
  - Restaurant with Drive Through (900 SF of service)
    1 space per 100 SF plus 1 space per employee 13 spaces
  - Restaurant [Not Existing] (78 seats)

1 space per 3 seats plus 1 space per employee 34 spaces

Lot 2 currently has 89 parking spaces.

- Lot 3
  - Retail (15,000 SF) 1 space per 250 SF 60 spaces

The actual number of parking spaces is 366, however, the requirements are for only 359 as a result of Lot 3 changing from 15,000 square feet of retail to the following:

- Lot 3 (Current)
  - Retail (5,250 SF) 1 space per 250 SF 21 spaces
  - Retail (2,034 SF) 1 space per 250 SF 9 spaces
  - Restaurant (1,794 SF) (1,200 SF service)
    1 space per 100 SF plus 1 space per employee (4) 16 spaces

Parking Generation

The parking demand for the existing and proposed uses in Lot 2 was analyzed based on existing and proposed uses. The parking generation rates used to estimate the parking demand was based on the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition*. Some of the land uses (Massage therapy establishment and Tanning Salon) are not included in the *Manual*; in those cases, the City Code was used to determine parking demand.

Table 1 shows a summary of the estimated parking generation rate for each use.

Table 1 - Parking Demand (Weekday)

Land Use	Size		Rate	Based On	Peak Required Spaces
Coffee Shop	1.3*	Th.Sq.Ft.GLA	9.98	City Code	13
Massage Therapy Establishment	1.7	Th.Sq.Ft.GLA	3.5	City Code	6
Service Business/Tanning Salon	1.7	Th.Sq.Ft.GLA	3.5	City Code	6
Specialty or nail salon	1.7	Th.Sq.Ft.GLA	See below	see below	6
Medical/office	1.6	Th.Sq.Ft.GLA	4.94	ITE	8
Medical/office	5.2	Th.Sq.Ft.GLA	4.94	ITE	26
Other Retail/medical/office	3.6	Th.Sq.Ft.GLA	3.79	ITE	14
Total Parking Demand					**79**

According to estimates, the demand is expected to be 79 parking spaces for a coffee shop, massage therapy, service or tanning, specialty or nail salon, the medical practices, and the other space for retail/office. This is fewer than the 89 parking spaces currently available.

It should be noted that there is no data for a nail salon in the *Parking Generation Manual*. The City Code does not specifically address nail salons. If nail salons were to be treated like hair salons, which requires two parking spaces per chair, most nail salons would require parking that would be five to ten times greater than needed.

Nail salons are operated differently than hair salons, with many more seats and fewer customers. Nail salons commonly have as many stations as can fit into a space with no chairs for customers to wait. It is typical for nail salons to have many stations but at any given time very few are filled by a nail technician. Also, each technician has their own station with their own supplies and tools. Even though most technicians are scheduled only for set days and times, the station is not used by others.

Also, not every customer requires a separate parking space since it is common for friends or relatives to visit the nail salon together. Moreover, it is also common for nail salon patrons to visit other retail or service shops in the development, where parking spaces have already been accounted for.

According to the operator of the current nail salon, their peak period consists of three customers, with an average of one to two customers at any given time. They frequently have no customers. This analysis assumes a peak parking demand of three parking spaces for customers and three parking spaces for employees. This equals a total of six parking spaces needed for a nail salon.

Conclusion and Recommendation

In conclusion, currently available parking can accommodate the existing and proposed land uses in Lot 2 as listed on Attachment A. If the proposed medical use takes the 5,200 SF space in the northmost part of Lot 2 instead of a restaurant, the overall parking demand for Lot 2 would be less intensive than the initial approved use which included 5,000 SF of restaurant, the donut/coffee shop with drive-through, and the remaining retail uses.

It should be noted that a 1,600 square foot retail space and a 2,000 square foot retail space have not yet been leased. If one space were to be leased for a use other than retail, there would be 10 additional parking spaces remaining to meet the demand of the Lot 2 parking requirements. Thus, if one space were an office tenant, then 3 of the 10 excess spaces would be available for that use. Windemere Point provides sufficient parking for a variety of uses. The current and proposed uses can be accommodated on the site without further review for parking demand.

Lot 3 has the capacity to have the 5,250 SF which was approved as retail to be used as Medical Office which would require 5 spaces per 1,000 SF rather than retail which would require 4 spaces per 1,000 SF. and thus lot 3 would require 6 more parking spaces for a total of 52 spaces rather than 46.

Lot 1 has capacity to be used as retail which would require 4 spaces per 1,000 SF which would require which is 180 spaces or 45 less than it currently uses. If Lot 1 were to be used for Medical Office space, it would require 5 spaces per 1,000' which would be 225 SF which is the same amount required for the current fitness center use.



9/7/2016

Attachment "A"

Barbershop, beauty salons, specialty salons
Health spas
Massage therapy establishments
Office, business or professional
Office, low intensity medical
Office, medical
Service businesses, residential and commercial