

# PARKING ANALYSIS SUPPLEMENTAL INFORMATION



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**TH** THOMAS & HUTTON

CALHOUN STREET STUDY – BLUFFTON, SOUTH CAROLINA

# SUPPLEMENTAL INFORMATION

## PARKING SCENARIO DATA



# PARKING ANALYSIS

## SCENARIO 1A- EXISTING TOWN & PROMENADE PARKING

### Existing Parking Provided

On Street Parking	286
May River Rd, Calhoun St, Bluffton St, Goethe Rd, Bruin Rd.	
Public Parking Lots	128
Oyster Factory Park- 128 *Includes future lot	
Private Parking Lots	311
Promenade-226, First Baptist Church- 85 (+/- 1/400 SF)	
<b>SUBTOTAL</b>	<b>725 Spaces</b>
Minus Spaces Outside Walk Dist.	83
<b>TOTAL</b>	<b>642 Spaces</b>

### Existing Parking Required

Calhoun St.	30
30,000 SF leasable area @ 1 space/1,000 SF	
Promenade	311
124,190 SF leasable area @ +/- 1 space/400 SF	
<b>TOTAL</b>	<b>341 Spaces</b>

### Summary

Parking at current requirement	301 Surplus
Parking at 1/400 SF	271 Surplus
Parking at 1/250 SF	25 Surplus

### PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES



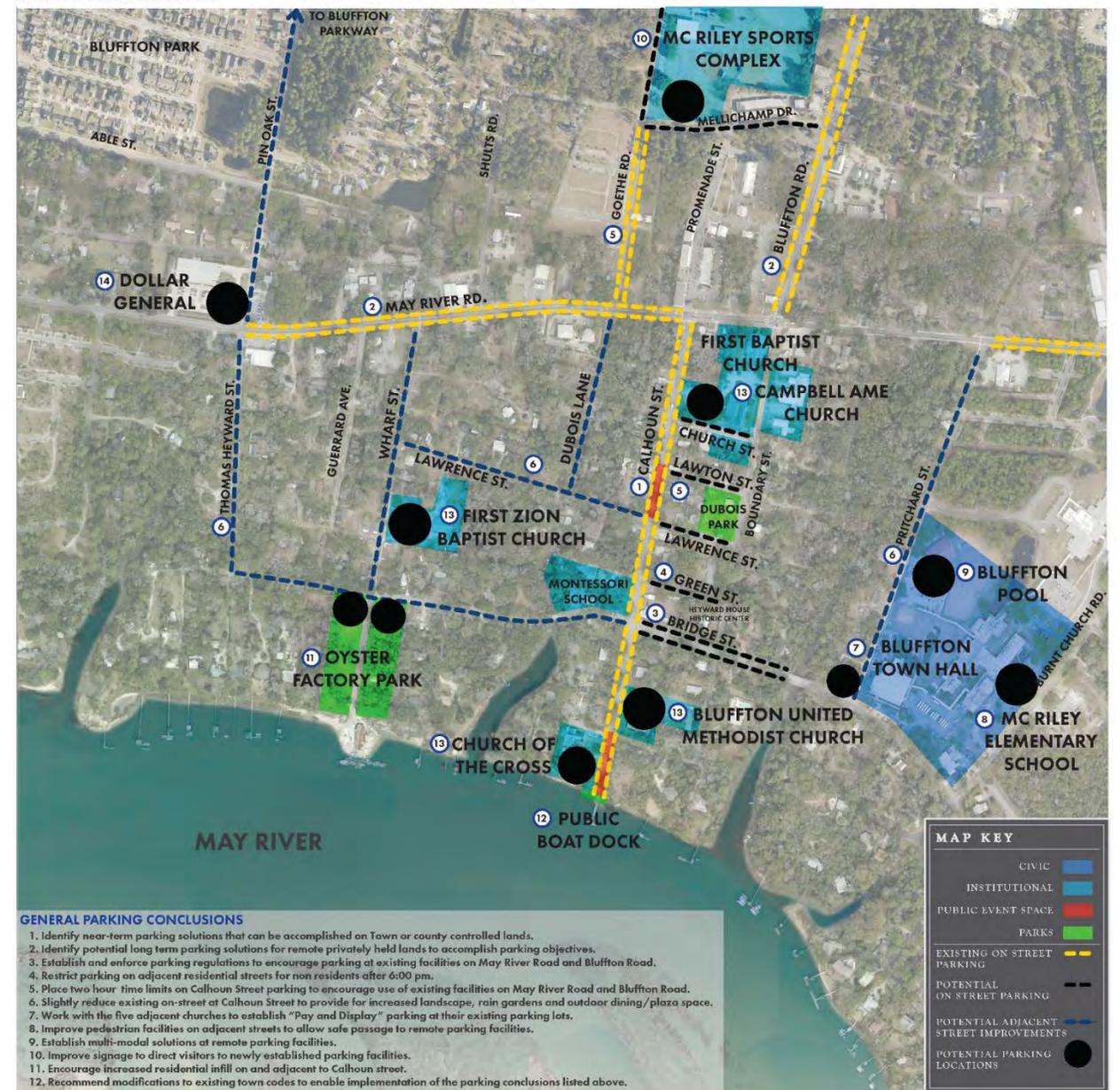
EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING



MULTI-MODAL TRANSPORTATION



SHARED PARKING



# PARKING ANALYSIS

## SCENARIO 1B- ESTIMATED BUILD-OUT TOWN & PROMENADE PARKING

### Existing Parking Provided

On Street Parking	286
May River Rd, Calhoun St, Bluffton St, Goethe Rd, Bruin Rd.	
Public Parking Lots	128
Oyster Factory Park- 128 * Includes future lot	
Private Parking Lots	311
Promenade-226, First Baptist Church- 85 (+/- 1/400 SF)	
<b>SUBTOTAL</b>	<b>725 Spaces</b>
Minus Spaces Outside Walk Dist.	83
<b>TOTAL</b>	<b>642 Spaces</b>

### Estimated Build-Out Parking Required

Calhoun St.	85
85,000 SF leasable area @ 1 space/1,000 SF	
Promenade	488
195,000 SF leasable area @ +/- 1 space/400 SF	
<b>TOTAL</b>	<b>573 Spaces</b>

### Summary

Parking at current requirement	70 Surplus
Parking at 1/400 SF	16 Deficit
Parking at 1/250 SF	478 Deficit

### PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES



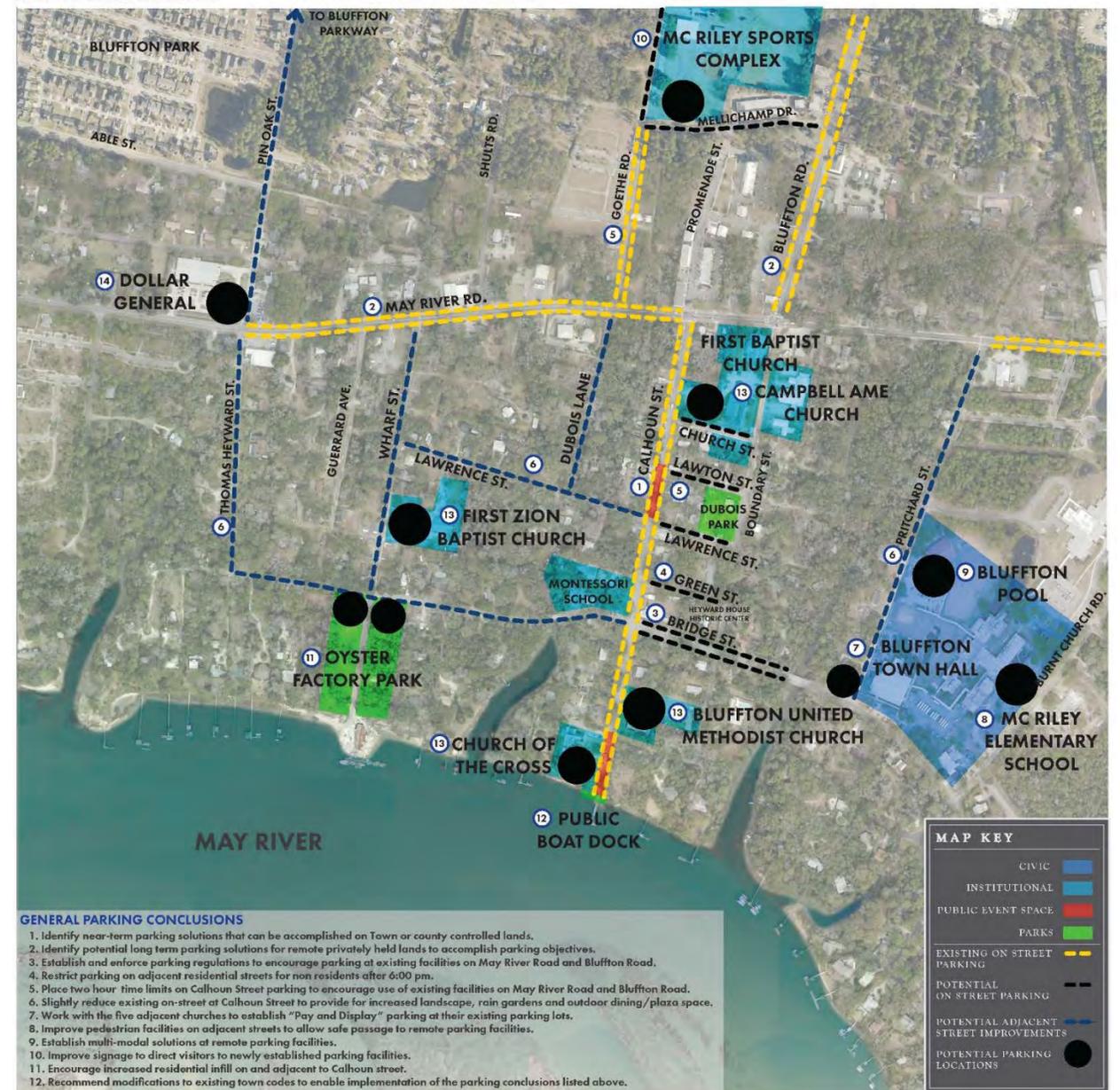
EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING



MULTI-MODAL TRANSPORTATION



SHARED PARKING



# PARKING ANALYSIS

## SCENARIO 2- ESTIMATED BUILD-OUT TOTAL TOWN & PROMENADE PARKING

\* FACILITY'S AVAILABILITY LIMITED BY CURRENT USE

### Existing Parking Provided

<b>On Street Parking</b>	<b>286</b>
May River Rd, Calhoun St, Bluffton St, Goethe Rd, Bruin Rd.	
<b>Public Parking Lots</b>	<b>260</b>
Oyster Factory Park- 128 *Includes future lot, Town Hall, Elementary School, Bluffton Pool, MC Riley Sports Complex, MC Riley Elementary School	
<b>Private Parking Lots</b>	<b>311</b>
Promenade-226, First Baptist Church- 85 (+/- 1/400 SF)	
<b>SUBTOTAL</b>	<b>857 Spaces</b>
Minus Spaces Outside Walk Dist.	83
<b>TOTAL</b>	<b>774 Spaces</b>

### Estimated Build-Out Parking Required

<b>Calhoun St.</b>	<b>85</b>
85,000 SF leasable area @ 1 space/1,000 SF	
<b>Promenade</b>	<b>488</b>
195,000 SF leasable area @ +/- 1 space/400 SF	
<b>TOTAL</b>	<b>573 Spaces</b>

### Summary

Parking at current requirement	202 Surplus
Parking at 1/400 SF	117 Surplus
Parking at 1/250 SF	346 Deficit



### PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES    EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING    MULTI-MODAL TRANSPORTATION    SHARED PARKING



# PARKING ANALYSIS

## SCENARIO 3- ESTIMATED BUILD-OUT TOTAL TOWN, PROMENADE, & PRIVATE PARKING

\* FACILITY'S AVAILABILITY LIMITED BY CURRENT USE, INCLUDES NEARBY CHURCHES AND DOLLAR GENERAL

### Existing Parking Provided

<b>On Street Parking</b>	<b>286</b>
May River Rd, Calhoun St, Bluffton St, Goethe Rd, Bruin Rd.	
<b>Public Parking Lots</b>	<b>260</b>
Oyster Factory Park- 128 * Includes future lot, Town Hall, Elementary School, Bluffton Pool, MC Riley Sports Complex, MC Riley Elementary School	
<b>Private Parking Lots</b>	<b>537</b>
Promenade, First Baptist Church, United Methodist Church, Church of the Cross, Campbell Ave, Dollar General (+/- 400 SF)	
<b>SUBTOTAL</b>	<b>1,083 Spaces</b>
Minus Spaces Outside Walk Dist.	83
<b>TOTAL</b>	<b>1,000 Spaces</b>

### Estimated Build-Out Parking Required

<b>Calhoun St.</b>	<b>85</b>
85,000 SF leasable area @ 1 space/1,000 SF	
<b>Promenade</b>	<b>488</b>
195,000 SF leasable area @ +/- 1 space/400 SF	
<b>TOTAL</b>	<b>573 Spaces</b>

### Summary

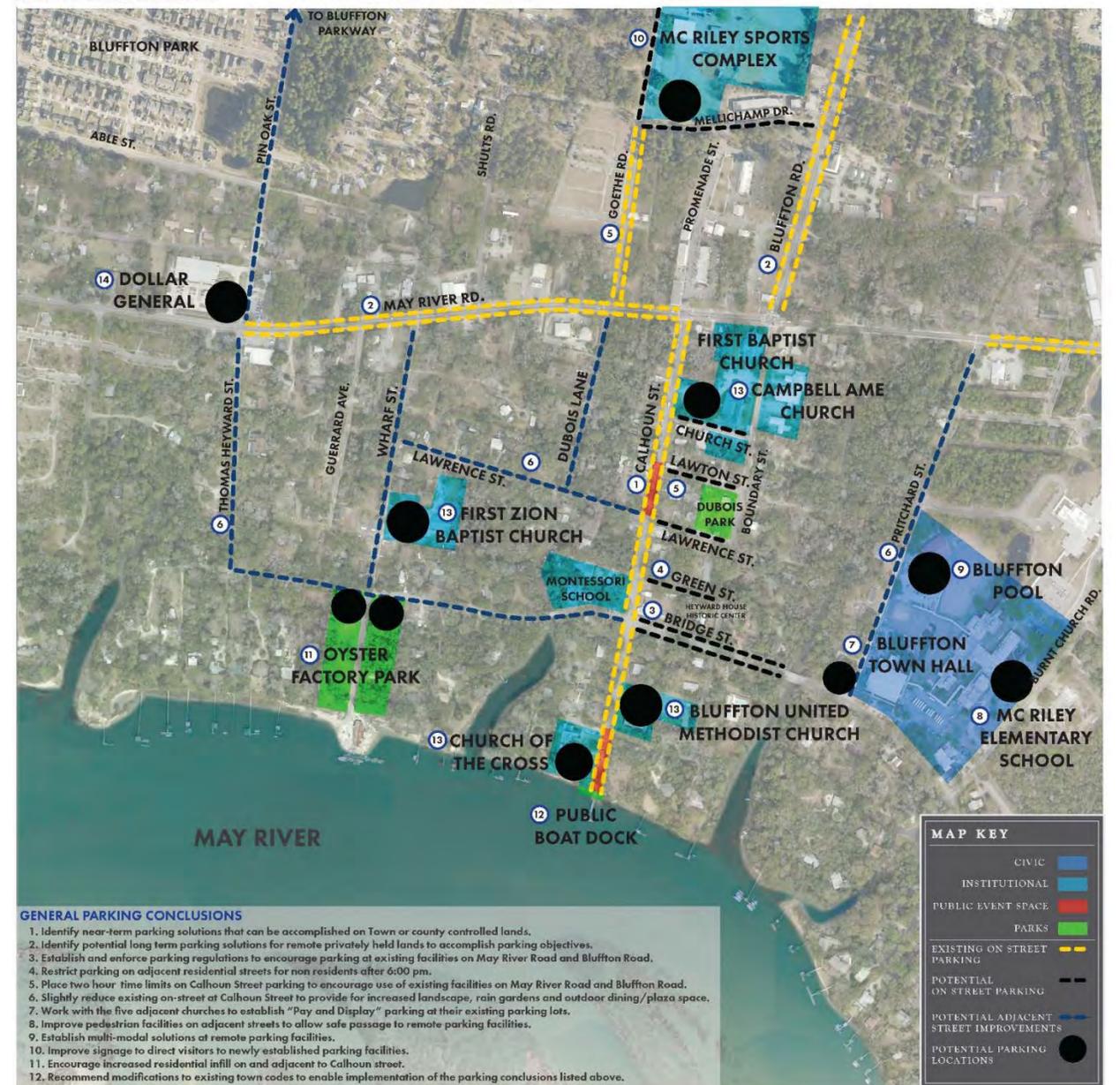
Parking at current requirement	428 Surplus
Parking at 1/400 SF	343 Surplus
Parking at 1/250 SF	120 Deficit



### PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES    EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING    MULTI-MODAL TRANSPORTATION    SHARED PARKING



# Calhoun Street Parking Inventory

Nov. 10, 2014

**Executive Summary (Town Owned):** Based on our initial study, there are a total of 285 existing parking spaces in town-owned lots and 286 existing on street parking spaces within the study area. There are an additional potential 274 spaces that could be accommodated as new projects are implemented and/or additional parking spaces are implemented and maximized. This is a total of **581 existing spaces** and **845 potential spaces** (existing and potential). All numbers are approximate.

Calhoun Street Parking Study- Total Existing Parking Spaces (Town Owned)				
TOWN OWNED	MARKED/EXISTING	ADA/EXISTING	POTENTIAL	TOTAL
Town Hall	93	2		95
Elementary School	24	2		26
Bluffton Pool	52			52
MC Riley Sports Complex	58	3		61
MC Riley Elementary School	26			26
Oyster Factory Park**	25		103	128
<b>SUB TOTAL</b>	<b>278</b>	<b>7</b>	<b>103</b>	<b>388</b>
<b>TOTAL EXISTING</b>	<b>285</b>			
STREETSCAPES	MARKED/EXISTING	ADA/EXISTING	POTENTIAL	TOTAL
May River Road	87	3		90
Bluffton Road	63			63
Calhoun Street	76		42	118
Church, Lawton, Lawrence, Green			51	51
Bridge Street			50	50
Goethe Road	40			40
Mellichamp Road			28	28
Bruin Road	16	1		17
<b>SUB TOTAL</b>	<b>282</b>	<b>4</b>	<b>171</b>	<b>457</b>
<b>TOTAL EXISTING</b>	<b>286</b>		<b>TOTAL POTENTIAL SPACES</b>	<b>845</b>

**Executive Summary (Privately Owned):** Based on our initial study, there are a total of **224 existing parking spaces** in the Dollar General and Church parking lots combined. There are an additional 87 spaces that are unmarked, bringing the total potential parking spaces to **311 potential spaces**(existing and potential). It is recommended that these parking spaces could be used for shared parking agreements for employee parking or paid public parking. All numbers are approximate.

Calhoun Street Parking Study- Total Potential Shared Parking Spaces (Privately Owned)				
SHARED PARKING	MARKED	Handicap (MARKED)	UNMARKED	TOTAL
First Baptist Church*	66	12	7	85
United Methodist Church*	20	4	49	73
Church of The Cross*	45		6	51
Campbell Ame			25	25
First Zion Baptist			NA	0
Dollar General	76	1	0	77
<b>SUB TOTAL</b>	<b>207</b>	<b>17</b>	<b>87</b>	<b>311</b>
<b>TOTAL EXISTING</b>	<b>224</b>		<b>TOTAL POTENTIAL SPACES</b>	<b>311</b>

## Notes and assumptions

\*Data from existing town study.

\*\*Planned parking lot includes (81 parking, 22 boat parking=103) 103 proposed spaces) Existing Parking lot = 25 spaces.

All calculations were taken from aerial imagery and/or provided by the town.

All numbers are approximate and estimated based on a 9' x 18' parking stall for head in parking and 8' x 20' for parallel parking.

MARKED/EXISTING means the spaces are either marked and/or approximated based on existing available area for parking.

This is not an entire inventory of parking spaces in the Town of Bluffton.

## Calhoun Street Parking Ratio Comparison Total

Nov. 10, 2014

**Executive Summary:** When comparing the current parking ratio for Bluffton at 1 space per 1,000 S.F. to 2 spaces per 1,000 S.F. (2/1,000) and 4 spaces per 1,000 S.F.(4/1,000), the resulting need for parking is 35 and 207 spaces, respectively. The red boxes represent a shortfall in parking spaces and the green boxes represent a surplus in parking spaces. The parking ratio at 1/1,000 S.F. is most effective when you have turnover and when there are municipal lots to supplement the existing parking.

### Calhoun Street from May River Road to the May River

#### 2 spaces/1,000 SF comparison

	Existing Commerical Use	Acres of Vacant or Single Family Parcels on Block	Additional Potential Commercial S.F. at 8,000 S.F. / acre	Total S.F.
Building S.F.	29042.0	7.1	56800.0	85842.0
Required Parking at 1 / 1,000 S.F. (City Standard)	29.0		56.8	
Required Parking at a medium parking standard (2/1,000 S.F.) <sup>(3)</sup>	58.1		113.6	
Existing Off Street Parking Provided	19.0			
Total Existing Optimal Calhoun Street On Street Parking <sup>(4)</sup>	39.9		78.1	118.0
Block Parking Surplus or Shortfall	-0.8		35.5	
Total				34.7

#### 4 spaces /1,000 SF comparison

	Existing Commerical Use	Acres of Vacant or Single Family Parcels on Block	Additional Potential Commercial S.F. at 8,000 S.F. / acre	Total S.F.
Building S.F.	29042.0	7.1	56800.0	85842.0
Required Parking at 1 / 1,000 S.F. (City Standard)	29.0		56.8	
Required Parking at a typical parking standard (4/1,000 S.F.) <sup>(1)</sup>	116.2		227.2	
Existing Off Street Parking Provided	19.0			
Total Existing Optimal Calhoun Street On Street Parking <sup>(4)</sup>	39.9		78.1	118.0
Block Parking Surplus or Shortfall	57.2		149.1	
Total				207

<sup>(1)</sup> Typical standard is assumed to be 4 spaces per 1,000 s.f. for commercial, 1 space per 8 seats for church and 1 space per 3 students plus 1 space per instructor for education

<sup>(2)</sup> N/A

<sup>(3)</sup> Medium standard is assumed to be 2 spaces per 1,000 s.f. for commercial.

<sup>(4)</sup> Number is based on an optimal number of parking spaces along Calhoun Street (118) per square foot of either Existing Commercial S.F. or Potential Commerical SF. Example for 2/1,000 S.F.:  $118 \times (29,042/85,842) = 39.9$  spaces AND  $118 \times (56,800/85,842) = 78.1$

# Calhoun Street Parking Ratio Comparison Per Block

Nov. 10, 2014

**Executive Summary:** The tables below give a block by block comparison of the total parking requirements for the adjacent land uses of 1/1,000 sf to 4/1,000 sf to determine a shortfall or surplus of parking spaces along Calhoun Street (this is a break down of the previous page: Calhoun Street Parking Ratio Comparison Total). This takes into account the existing number of off street parking spaces. The red boxes represent a shortfall in parking spaces and the green boxes represent a surplus in parking spaces. In sum, Calhoun Street is lacking a total of 207 parking spaces when compared to a 4/1,000 sf parking ratio. The parking ratio at 1/1,000 is most effective when you have turnover and when there are municipal lots to supplement the existing parking.

## May River Road to Church Street Block

	Existing Commerical Use	Acres of Vacant or Single Family Parcels on Block	Additional potential commercial S.F. at 8,000 S.F. / acre	Total Potential Building S.F.
Building S.F.	4566.0	2.1	16800.0	21366.0
Required Parking at 1 / 1,000 S.F. (City Standard)	4.6	N/A	16.8	
Required Parking at a typical parking standard (4/1,000 S.F.)	18.3	N/A	67.2	
Existing Off Street Parking Provided	N/A	N/A	N/A <sup>(2)</sup>	
Total existing Calhoun Street on street parking per use	5.6	N/A	20.4	26.0
<b>Block Parking Surplus or Shortfall</b>	<b>12.7</b>	N/A	<b>46.8</b>	
<b>Total Parking Surplus or Shortfall</b>				<b>60.0</b>

## Church Street to Lawrence Street Block

	Existing Commerical Use	Acres of Vacant or Single Family Parcels on Block	Additional potential commercial S.F. at 8,000 S.F. / acre	Total
Building S.F.	17660.0	1.4	11200.0	28860.0
Required Parking at 1 / 1,000 S.F. (City Standard)	17.7	N/A	11.2	
Required Parking at a typical parking standard (4/1,000 S.F.)	70.6	N/A	44.8	
Existing Off Street Parking Provided	19.0	N/A	N/A <sup>(2)</sup>	
Total existing Calhoun Street on street parking per use	20.8	N/A	13.2	34.0
<b>Block Parking Surplus or Shortfall</b>	<b>30.8</b>	N/A	<b>31.6</b>	
<b>Total Parking Surplus or Shortfall</b>				<b>62.4</b>

**Lawrence Street to Bridge Street Block**

	Existing Commerical Use	Acres of Vacant or Single Family Parcels on Block	Additional potential commercial S.F. at 8,000 S.F. / acre	Total
Building S.F.	6816.0	1.5	12000.0	18816.0
Required Parking at 1 / 1,000 S.F. (City Standard)	6.8	N/A	12.0	
Required Parking at a typical parking standard (4/1,000 S.F.) <sup>(1)</sup>	27.3	N/A	48.0	
Existing Off Street Parking Provided	N/A	N/A	N/A <sup>(2)</sup>	
Total existing Calhoun Street on street parking per use	9.4	N/A	16.6	26.0
<b>Block Parking Surplus or Shortfall</b>	<b>17.8</b>	N/A	<b>31.4</b>	
<b>Total Parking Surplus or Shortfall</b>				<b>49.3</b>

**Bridge Street to the River**

	Existing Commerical Use	Acres of Vacant or Single Family Parcels on Block	Additional potential commercial S.F. at 8,000 S.F. / acre	Total
Building S.F.	0.0	2.1	16800.0	16800.0
Required Parking at 1 / 1,000 S.F. (City Standard)	N/A	N/A	16.8	
Required Parking at a typical parking standard (4/1,000 S.F.) <sup>(1)</sup>	N/A	N/A	67.2	
Existing Off Street Parking Provided	N/A	N/A	N/A <sup>(2)</sup>	
Total potential Calhoun Street on street parking per use	0.0	0.0	32.0	32.0
<b>Block Parking Surplus or Shortfall</b>	N/A	N/A	<b>35.2</b>	
<b>Total Parking Surplus or Shortfall</b>	0.0			<b>35.2</b>
<b>Total Parking Shortfall for Calhoun Street compared to (4/1,000)</b>				<b>207</b>

<sup>(1)</sup> Typical standard is assumed to be 4 spaces per 1,000 s.f. for commercial, 1 space per 8 seats for church and 1 space per 3 students plus 1 space per instructor for education.

<sup>(2)</sup> None assumed.