



February 8, 2017
Revised March 16, 2017

Mr. Keven Klopp
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

RE: *Gulfstream Park: Parking Requirements (Cinemex, Pegasus Park Coaster & Carousel Addition)*
Hallandale Beach, Florida
Kimley-Horn #144863001

Dear Keven:

This letter has been provided to address parking requirements for the overall Gulfstream Park site, including the proposed addition of a 996-seat movie theater at the Gulfstream Park site and two amusement rides (a carousel and a roller coaster within the Pegasus Park area). Previous studies have been prepared to identify total on-site parking needs by accounting for existing parking demand plus future anticipated demands using shared parking principles consistent with methodology established by the Urban Land Institute and Institute of Transportation Engineers. This evaluation uses the same baseline data that was utilized in recent previous analyses for this site. The following summarizes the data collection, analysis and determination of required supply for the site in conjunction with the proposed application.

Data Collection

To provide a baseline for the existing site parking requirements, the 85th percentile demand conditions are typically used. This was also the standard used in the original analysis for the Village at Gulfstream Park site. Therefore, it was determined that a Saturday during racing season (which also coincides with South Florida "peak season" conditions) would appropriately reflect 85th percentile conditions. Saturday, March 23, 2013 (the weekend prior to the Florida Derby, which would represent 99th percentile parking demand conditions) was selected for the data collection and observations.

To collect parking observations, an aerial photography company (Palm Beach Photographics) was retained to fly over the site from 3:00 PM through 7:00 PM to take photos of the entire parking field every 30 minutes. Simultaneously, an observer collected parking demand data within the entire parking garage on site since parking occupancy within the garage would not be able to be recorded on the aerial photographs. The demand in various sections of the parking field were then tabulated and are summarized in Table 1, attached to this letter. Figure 1 illustrates the location of each of the areas referenced in the summary table. Photographs from the 3:30 PM observation period are also attached as Exhibits 1A – 1D.

As shown in Table 1, the peak observed demand was 3,825 spaces at 3:30 PM. To determine a minimum supply, it is necessary to add a minimum buffer of 10%. Therefore, the recommended minimum base parking supply for the then-existing conditions is 4,208 parking spaces.

Baseline Parking Requirements

A portion of the existing retail building shell was not occupied at the time of data collection. Based upon leasing information provided by the owner, 40,317 square feet was unleased square footage and was not generating parking demand. Also, following the collection of parking data on site, a 10,052 square foot building that previously housed the Cadillac Ranch restaurant was demolished. Therefore, the net additional commercial area that should be added to determine future parking requirements is 30,265 square feet.

Based upon the City's *Administrative Parking Standards*, shopping center areas between 25,000 square feet to 400,000 square feet require a parking supply ratio of 4 spaces per every 1,000 square feet. Therefore, the net additional retail area would require the following:

$$30,265 \text{ square feet} \times 4 \text{ spaces} / 1000 \text{ square feet} = 122 \text{ parking spaces}$$

Additionally, approvals were subsequently granted for the following:

- Pegasus statue, which was determined to generate a parking requirement of 22 parking spaces
- temporary barn facilities, which were determined to generate a parking requirement of 100 parking spaces
- condominium tower, which was determined to generate a parking requirement of 403 parking spaces. However, based upon direction provided by City staff, this approval has expired and is no longer included in the calculation of parking requirements.

An application is currently pending but not yet approved for the development of the following within the Pegasus Park area:

- 2,763 square foot pavilion/concession stand

Therefore, the following is the current baseline parking requirement for the site:

4,208 spaces – baseline supply requirement
+ 122 spaces – additional unleased site area
+ 100 spaces – temporary barns
+ 22 spaces – Pegasus statue
+ 38 spaces – concession pavilion
<hr/>
4,490 spaces – Current baseline parking supply requirement

Based upon this calculation, the net current total parking requirement is 4,490 spaces for existing and previously proposed development on site.

Future Parking Requirements

The currently proposed phase of development includes a 996-seat movie theater and the addition of two amusement rides. Parking requirements are defined in the City's *Administrative Parking Standards Document*; however, the City-defined rate for "Amusement enterprises" is not readily applicable in this instance because it is based upon square footage of gross floor area (GFA). Therefore, data published by industry-based sources was reviewed. The American Planning Association (APA) publishes *Parking Standards*, a handbook which provides compilations of parking requirements adopted by jurisdictions throughout the United States. This document includes a ratio for amusement uses from Anne Arundel County, Maryland that indicates that a ratio of 20 spaces per attraction is applicable for this type of use. Therefore the following parking ratios were applied:

- Theaters: 1 space / 4 seats
- Amusement attractions: 20 spaces/attraction

Therefore, the calculations conducted were as follows:

Movie Theater: $996 \text{ seats} \times 1 \text{ space}/4 \text{ seats} = 249 \text{ spaces}$

Amusement attractions: $2 \text{ attractions} \times 20 \text{ spaces/attraction} = 40 \text{ spaces}$

Total: $249 \text{ spaces} + 40 \text{ spaces} = 289 \text{ spaces}$

Based upon the total baseline (including supply required for currently vacant uses and previously proposed but not approved uses) plus future anticipated requirements generated by the proposed movie theater, the minimum supply anticipated to be required on site is:

$4,490 \text{ parking spaces} + 289 \text{ parking spaces} = 4,779 \text{ parking spaces}$

The site plan indicates that a supply of 5,124 parking spaces will be available on the portion of the site within the City limits of Hallandale Beach following development of the proposed application. Therefore, a surplus of 345 spaces will exist on site. It is also noted that additional parking is available on the portion of the site outside of City limits in the City of Aventura; however, that parking is not included in these tabulations.



Conclusion

The foregoing analysis demonstrates that the parking supply of 5,124 spaces provided within the City of Hallandale Beach will be sufficient to accommodate the overall site requirements, including the addition of the proposed 996-seat movie theater and two amusement rides within the Pegasus Park area. Should you have any questions regarding this analysis please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Certificate of Authorization
Number 696

Attachments

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Gulfstream Park

Parking Observations

Saturday, March 23, 2013

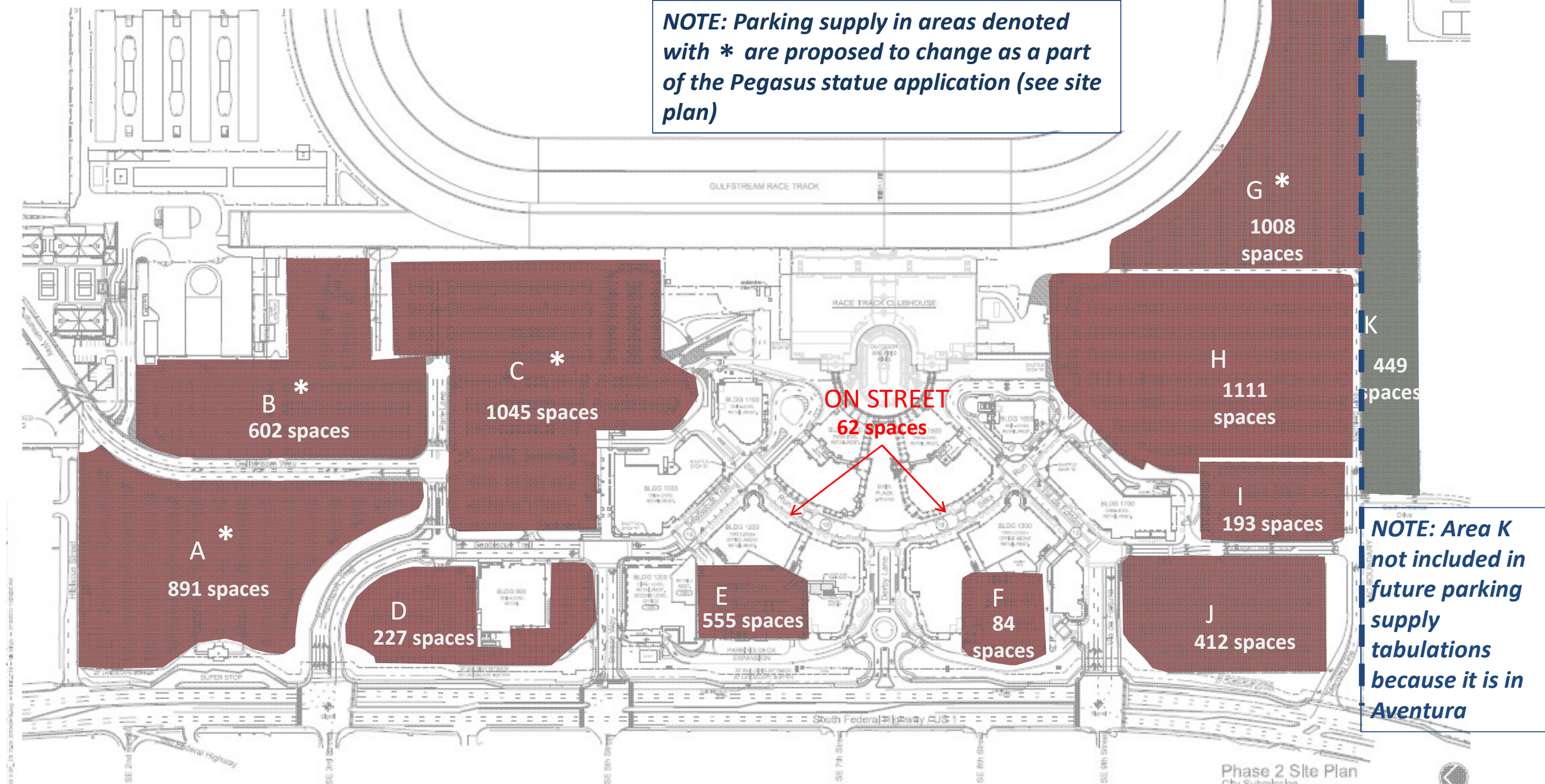
Figure 1

Identification of Parking Areas

Observed During Site Data Collection

← Hallandale Beach | Aventura →

*NOTE: Parking supply in areas denoted with * are proposed to change as a part of the Pegasus statue application (see site plan)*



NOTE: Area K not included in future parking supply tabulations because it is in Aventura

TABLE 1
GULFSTREAM PARK - PARKING DEMAND OBSERVATIONS
SATURDAY, MARCH 23, 2013

AREA	Supply	Demand Observed (spaces)								
	Provided (spaces)	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM
AREA A	891	193	195	188	195	171	141	119	90	54
AREA B	602	608	578	550	513	477	411	341	203	137
AREA C	1045	1047	1063	1053	1013	997	968	902	709	621
AREA D	227	124	119	121	106	108	104	95	83	81
AREA E	555	429	415	401	385	361	346	362	378	399
AREA F	84	42 *	42 *	42 *	42 *	42 *	42 *	42 *	42 *	42 *
AREA G	1008	274	277	281	263	262	252	241	191	148
AREA H	1111	778	820	816	776	747	711	629	508	483
AREA I	193	60	71	64	62	53	56	52	44	33
AREA J	412	162	182	179	177	179	176	166	167	196
On-Street	62	62 **	62 **	62 **	62 **	62 **	62 **	62 **	62 **	62 **
AREA K	(not incl. in supply tabulation)	0	1	1	1	1	1	0	0	0
TOTAL	6190	3779	3825	3758	3595	3460	3270	3011	2477	2256

Notes:
* Portion of covered spaces obscured in photographs; based upon visible area, parking demand conservatively estimated at 50%
** Portion of on-street spaces obscured in photographs; parking demand conservatively estimated at 100%

PEAK DEMAND: 3825 SPACES (3:30 PM)

PEAK MINIMUM SUPPLY REQUIREMENT (ADD 10%): 4208 SPACES

Gulfstream Park

SITE PHOTOGRAPHS

Parking Observations

Saturday, March 23, 2013



Exhibit 1A – North parking areas (3:30 PM)



Exhibit 1B – North/Central parking areas (3:30 PM)

Gulfstream Park

Parking Observations

Saturday, March 23, 2013

SITE PHOTOGRAPHS



Exhibit 1C – South parking areas (3:30 PM)



Exhibit 1D – Overall Site (3:30 PM)

GULFSTREAM PARK

Pegasus Pavilion

Design Saturday Conditions (3:30 PM) - Parking Calculations

		Employee/ Resident	Patron/ Visitor	Total
MIXED USE COMPONENT				
Retail	244,783 SF	176	580	756
Furniture Store	72,478 SF	39	129	168
Restaurant	72,424 SF	163	494	657
Office	81,524 SF	15	2	17
Night Clubs	10,000 SF	2	0	2
SUBTOTAL	481,209 SF	395	1205	1600
RACETRACK / CASINO				
Racetrack / Casino Uses		382	2348	2730
Barns		100	0	100
SUBTOTAL		482	2348	2830
PEGASUS PARK				
City Park *	5.32 acres	0	22	22
SUBTOTAL		0	22	22
CURRENT TOTAL REQUIREMENT		877	3575	4452

* calculated using rate of 3.7 spaces per acre, based upon average of two rates provided for Land Use 411, City Park in ITE's *Parking Generation, 4th Edition*.

PREVIOUSLY/CURRENTLY PROPOSED DEVELOPMENT				
Pegasus Pavilion	2,763 SF + 136 seats	11	27	38
Cinema	996 seats	19	230	249
Amusement Rides **	2 attractions	4	36	40
SUBTOTAL		34	293	327
FUTURE TOTAL REQUIREMENT		911	3868	4779

** calculated as 20 spaces per ride; APA's Parking Standards, Anne Arundel Co, MD

Supply: 5,124 spaces (within Hallandale Beach City Limits)
+ 530 spaces (Aventura)

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