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From: Jeff Wilke, PE, PTOE

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Project No.: P101180397

Subject: 2nd Street and Douglas Street Parking Assessment

In accordance with your request, TranSystems has completed a parking assessment for the proposed multi-family development to be located generally in the northwest corner of the 2nd Street and Douglas Street intersection in Lee’s Summit, Missouri. The purpose of this assessment is to compare the parking ratios of the proposed development to other similar developments, other published sources, and the requirements of other area suburban cities

Proposed Development

The proposed development includes 276 apartment units. Parking for the development will be provided in several locations. A 417-space parking garage will be located in the center of the apartment building for apartment residents. A surface parking lot with 36-spaces will also be provided on the east side of Douglas Street. Eight new on-street parallel parking spaces will be provided on East Main Street, just south of 1st Street. The total number of new parking spaces provided will be 461.

The Lee’s Summit Unified Development Ordinance (UDO) provides the parking requirements for new developments in the city. The UDO requires one parking space for each efficiency or studio unit and 1.5 spaces for a one or two bedroom unit. In addition to these parking ratios, the UDO requires an additional 0.5 spaces per unit for visitor parking.

UDO Parking Requirements and Proposed Parking				
Unit Type	Number of Units	UDO Required Parking Space Ratio	UDO Required Spaces	Proposed Parking Spaces
Studio	16	1 per unit	16	417
One Bedroom Units	163	1.5 per unit	245	
Two Bedroom Units	97	1.5 per unit	146	
Subtotal	276		407	417
Visitor Parking		0.5 per unit	138	44
Totals			545	461

Based on the UDO, the proposed development is required to provide 545 spaces, which correlates to a required parking ratio of 1.98 per unit. Overall, the parking ratio of spaces to be provided for the proposed development is 1.67 spaces per unit. It should be noted that the garage will accommodate all of the required parking for residents of the development. The visitor parking provided will be less than what the UDO requires.

Parking Comparisons

TranSystems compiled the following parking data for comparison purposes when evaluating the discrepancy between the parking provided for the development and the parking required by the UDO.

Comparable Cities Parking Requirements

The proposed development was evaluated with the parking requirements of other comparable suburban cities in the Kansas City area. The resulting parking ratios are provided in the table below.

Comparable Cities Parking Requirements	
City	Parking Ratio
Blue Springs	1.68 per unit
Independence	1.00 per unit
Raymore	1.50 per unit
Olathe	1.50 per unit
Lenexa	1.85 per unit
Overland Park	1.62 per unit

Based on the data from comparable cities, the parking ratio required by Lee’s Summit is higher than any of the other cities.

Parking Research

Shared Parking is a reference published by the Urban Land Institute (ULI), and serves as a guideline for many parking studies. Shared Parking cites parking ratios for a number of different land uses based on data collected at similar sites. For the rental residential land use, Shared Parking indicates a parking ratio of 1.50 space per unit for the residents. Additionally, a ratio of 0.15 spaces per unit is to be provided for visitor parking. The total parking ratio for the rental residential land use is 1.65 space per unit.

The parking ratio from Shared Parking of 1.5 spaces per unit for residents correlates well with the Lees Summit UDO. The visitor parking requirement in the UDO (0.5 spaces per unit) is higher than the ratio from Shared Parking (0.15 spaces per unit).

Similar Developments

The developer provided data for the number of parking spaces provided at other similar suburban apartment properties that they have built in recent years. The developments were constructed between 2012 and 2018. The data are summarized in the table on the following page.

Parking Data from Similar Developments				
Property	Location	Number of Units	Parking Provided	Parking Ratio (per unit)
82 Flats	Indianapolis, IN	232	317	1.37
Axis	Louisville, KY	300	463	1.54
Ascent	Plainfield, IN	309	523	1.69
Union Green	Brownsburg, IN	172	254	1.48
Average Parking Ratio				1.52

The data provided by the developer indicates that the average parking ratio for similar apartment developments is 1.52 spaces per unit.

Summary

The proposed development will provide a parking ratio of 1.67 parking spaces per unit, which is less than the 1.98 spaces per unit that is required by the Lee’s Summit UDO for this project. It should be noted that the development’s 417-space parking garage will accommodate all of the UDO required parking for residents of the development. The visitor parking provided will be less than what the UDO requires.

Parking data was compiled from several sources for comparison purposes. Some key findings of the comparisons are summarized below:

1. The parking ratio required by the Lee’s Summit UDO is higher than many comparable suburban cities in the Kansas City area.
2. According to the data in [Shared Parking](#), the overall parking ratio for the rental residential land use is 1.65 spaces per unit. That ratio includes a visitor parking ratio of 0.15 spaces per unit.
3. The average parking ratio for similar apartment properties that the developer has constructed in recent years is 1.52 spaces per unit.