Pine Glo Alternative Parking Plan

Optimal Glo, LLC is proposing to develop a 64,450 square foot mixed use commercial building with associated site infrastructure at 414 S Main Street in Rolesville, North Carolina, currently referred to as the Pine Glo site (Town of Rolesville side development plan number SDP-24-05). This document is a proposed Alternative Parking Plan (APP) for the site.

Proposed Mix of Uses

The proposed mix of uses is listed below by square foot:

- Eating Establishment: 8,560 SF
- Recreation, Indoor: 49,190 SF
- Retail Sales and Services, Neighborhood Area: 1,600 SF

Town of Rolesville Land Development Ordinance Parking Requirements

The minimum and maximum parking requirements per the Rolesville Land Development Ordinance (LDO) are listed below:

Eating Establishment Spaces: Min. 2.5/1,000 SF, Max. 10/10,000 SF = Min. 21, Max. 85 Recreation, Indoor Spaces: Min. 4/1,000 SF, Max. 10/1,000 SF = Min. 197, Max. 492 <u>Retail Sales and Services: Min. 2.5/1,000 SF, Max. 7.5/10,000 SF = Min. 4, Max. 16</u> Total Required Spaces: Min. 222, Max. 593

Proposed Alternative Parking

The alternative parking proposed pertains to the Recreation, Indoor uses only, which are broken down below by square foot:

- Basketball: 22,500 SF
- Hockey: 12,700 SF
- Rock Solid Warrior: 11,390 SF
- Rock Box: 2,600 SF

The major ground floor tenants are sports or athletic academies and not free-play- or drop-intype recreation facilities. The basketball training center is expected to have a maximum of 15 students at any one time as opposed to the minimum parking calculation per the LDO of 91. The hockey training center will have one, three-on-three hockey rink and is meant for a maximum of 12 students at any one time as opposed to the minimum parking calculation per the LDO of 51. Similarly, the Rock Solid Warrior facility is a training center and not a drop-in facility and will have a much lower occupancy than the minimum parking calculation per the LDO of 46.

Thus, we are proposing an alternative to the minimum parking requirement for Recreation, Indoor of 2.5 spaces per 1,000 SF, which would require a minimum of 123 parking spaces for the Recreation, Indoor, which is still well above the projected occupancy of the indoor training centers and is anticipated to provide ample parking onsite.

Parking Generation Study

To support the alternative parking proposed above, Optimal Glo, LLC engaged Bolton & Menk for a parking generation study using the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (5th Edition). The land use code in the Parking Generation Manual deemed most similar to the proposed site mix of uses is Recreational Community Center. Using 60,000 SF (which is more than the proposed 49,190 SF of indoor recreation proposed), the manual yielded an expected parking demand of between 121 and 124 spaces, which supports the proposed alternative parking. Bolton & Menk's study is attached.

Final Site Parking Calculations

Using the minimum and maximum parking requirements for Eating Establishments and Retails Sales and Services from the LDO and the proposed minimum alternative parking requirement per the alternative parking plan for Recreation, Indoor, the required parking is as follows:

Eating Establishment Spaces: Min. 2.5/1,000 SF, Max. 10/10,000 SF = Min. 21, Max. 85 Recreation, Indoor Spaces: Min. 2.5/1,000 SF, Max. 10/1,000 SF = Min. 123, Max. 492 <u>Retail Sales and Services: Min. 2.5/1,000 SF, Max. 7.5/10,000 SF = Min. 4, Max. 16</u> **Total Required Spaces: Min. 148, Max. 593**

The proposed parking for the site is 158 spaces, which is above the minimum requirement and below the maximum requirement. Parking Generation Study



Real People. Real Solutions.

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October 1, 2024

Jon Fraizer, PE, LEED AP Principal FLM Engineering, Inc. PO Box 91727 Raleigh, NC 27675 (919) 610-1051 jfrazier@flmengineering.com

Reference: Pine Glo Recreation Rolesville, North Carolina

Subject: Parking Generation Letter

Dear Mr. Fraizer:

The following is a Parking Generation Letter for the proposed Pine Glo Recreation development to be located at 414 S Main Street in Rolesville, North Carolina. At the request of the project team, this letter has been prepared to assess the parking generation potential for the proposed development which is assumed to consist of approximately 60,000 square feet (SF) of recreational land use.

Parking Generation

The number of parking spaces expected to be generated by the proposed development was estimated using data from the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (5th Edition). The ITE *Parking Generation Manual* is an industry standard for estimating parking demand associated with new developments. This manual provides total parking demand for land uses during weekdays and weekends, as well as hourly breakdowns. For the purposes of this letter, the ITE land use code (LUC) 495 (Recreational Community Center) was assumed for the proposed development as its description most closely aligns with the proposed uses of the development. The expected parking generation for the proposed redevelopment is summarized in **Table 1**.

	Table 1:	Parking	Generation	Summary
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I and Use	Intensity	Weekday Parking Demand	
(ITE Code)		Weighted Average	Fitted Curve Equation
Recreational Community Center (495)	60,000 SF	124 spaces	121 spaces

Table 1 indicates that based on the ITE *Parking Generation Manual* (5th Edition), a maximum of 124 parking spaces are required for the proposed development on a typical weekday (Monday-Friday).

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely, *Bolton & Menk, Inc.*

Danielle Troutman, PE Transportation Project Engineer

Attachments: ITE Parking Generation Manual Results

