

June 3, 2013

Mr. H. Terry Smith, PE, PTOE  
City Traffic Engineer  
City of Billings Public Works Department  
2224 Montana Avenue  
Billings, MT 59101

Reference: 1911 King Avenue Parking Analysis  
Project No. 13036

Dear Terry:

The purpose of this letter is to provide a summary of the parking analysis completed for KRP, LLC for the two parking lots adjacent to the retail businesses in CBH Industrial Park Subdivision, Lot 11A-1, Block 1 (1911 King Avenue West). The parking lots sit on an existing site on the northwest corner of the intersection of King Avenue West and Carbon Street in Billings, Montana. The businesses currently residing in the investigated property include: Salad Creations, Scooters America, Bruno's Taste of Italy, Palagio's Casino, Asian Sea Grill & Sushi Bar and three empty suites. They are serviced with a main lot on the south face (main entrances) of the building and an employee lot on the north face of the building. The main lot has a single access off of Carbon Street to the east and has 128 parking spaces including 6 handicap spaces. The employee lot has access to neighboring parking areas to the west and access off of Carbon Street to the east, and has 34 parking spaces. In total, there are 162 parking spaces available for the businesses.

Section 6-1203 of the Billings Municipal Code (BMC) outlines the zoning requirements for off-street parking for different land uses. The tables attached to this letter provide a summary of the general land use information for each business, existing and proposed code-required parking calculations, and field collected parking demand totals. The following paragraphs provide additional details regarding each calculation method.

The code-required parking demand calculations in Table 1 address the requirements of Section 6-1203 of the BMC for existing land uses at the 1911 King Avenue property. The calculations are based on the gross floor area and land use type, and the required parking demand rates. These calculations show that the five current businesses require 134 parking spaces, which leaves 28 extra parking spaces for the future occupancy of the three empty suites.

Table 2 addresses the code-required parking demand calculations for the proposed future expansion of Asian Sea Grill & Sushi Bar into one of the previously mentioned empty suites. In addition, the remaining two empty suites were allocated reserved parking spaces based on the retail land use parking demand ratio. With the new restaurant expansion and reserved future parking spaces, the businesses would require a total of 181 parking spaces, which is 19 spaces above the capacity of the two parking lots.

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An application for variance was recently submitted to mediate the 19 parking-space deficiency. Per your request, a parking study was conducted for the PM peak hours of two Saturdays for both of the on-site parking lots at the 1911 King Avenue West property. Table 3 shows the actual parking demand for the existing businesses collected on May 18, 2013 and May 25, 2013 from 5:30 PM to 9:00 PM. The max parking demand witnessed for both parking lots over the two Saturdays was 108 spaces. This is 26 spaces less than the BMC parking requirement of 134 for the existing businesses.

If one were to combine the actual existing parking demand (108 spaces) with the proposed future demand for the currently empty suites (47 spaces), the total number of spaces required would be 155 spaces. Therefore, based on the observed parking demand surplus, it is our assessment that the proposed parking demand (Table 2), with the restaurant expansion and reservation of future retail land use for the currently empty suites, would be met with the 162 parking spaces in the two existing lots.

Please feel free to call me at 922-4306 if you have any questions or would like to discuss these calculations further.

Sincerely,



Joey Staszczuk, PE  
Staff Transportation Engineer

JHS  
Enc.

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**Table 1. Existing Parking Demand Summary**

Business	Land Use Type	Gross Floor Area (SF)	Code Required Parking	
			Parking Demand	Parking Spaces Required
Salad Creations	Restaurant	2,004	1/100 SF	20
Scooters America	Retail	1,674	1/200 SF	8
Asian Sea Grill & Sushi Bar	Restaurant	4,339	1/100 SF	43
Bruno's Taste of Italy	Restaurant	4,339	1/100 SF	43
Palagio's Casino	Casino	2,004	1/100 SF	20
Empty Suite	Retail	1,650	--	0
Empty Suite	Retail	2,508	--	0
Empty Suite	Retail	3,300	--	0
<b>Total:</b>		<b>21,818</b>		<b>134</b>
<b>Total Available Parking:</b>				<b>162 (+28)</b>

**Table 2. Proposed Parking Demand Summary**

Business	Land Use Type	Gross Floor Area (SF)	Code Required Parking	
			Parking Demand	Parking Spaces Required
Salad Creations	Restaurant	2,004	1/100 SF	20
Scooters America	Retail	1,674	1/200 SF	8
Asian Sea Grill & Sushi Bar	Restaurant	4,339	1/100 SF	43
Bruno's Taste of Italy	Restaurant	4,339	1/100 SF	43
Palagio's Casino	Casino	2,004	1/100 SF	20
Asian Sea Grill & Sushi Bar Expansion	Restaurant	1,650	1/100 SF	17
Empty Suite	Retail	2,508	1/200 SF	13
Empty Suite	Retail	3,300	1/200 SF	17
<b>Total:</b>		<b>21,818</b>		<b>181</b>
<b>Total Available Parking:</b>				<b>162 (-19)</b>

**Table 3. Actual Parking Demand by Time of Day**

Day	Saturday Time of Day (Time Beginning)													
	5:30 PM	5:45 PM	6:00 PM	6:15 PM	6:30 PM	6:45 PM	7:00 PM	7:15 PM	7:30 PM	7:45 PM	8:00 PM	8:15 PM	8:30 PM	8:45 PM
5/18/2013														
Main Parking Lot	40	43	47	47	62	63	75	78	83	81	--	--	--	--
Employee Parking Lot	26	25	25	25	25	25	28	25	25	26	--	--	--	--
<i>Total Parking Demand</i>	<i>66</i>	<i>68</i>	<i>72</i>	<i>72</i>	<i>87</i>	<i>88</i>	<i>103</i>	<i>103</i>	<i>108</i>	<i>107</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>--</i>
5/25/2013														
Main Parking Lot	--	--	54	45	47	48	44	53	46	44	39	39	40	35
Employee Parking Lot	--	--	27	28	27	26	29	27	28	27	26	26	26	25
<i>Total Parking Demand</i>	<i>--</i>	<i>--</i>	<i>81</i>	<i>73</i>	<i>74</i>	<i>74</i>	<i>73</i>	<i>80</i>	<i>74</i>	<i>71</i>	<i>65</i>	<i>65</i>	<i>66</i>	<i>60</i>
<b>Max Parking Demand:</b>	<b>66</b>	<b>68</b>	<b>81</b>	<b>73</b>	<b>87</b>	<b>88</b>	<b>103</b>	<b>103</b>	<b>108</b>	<b>107</b>	<b>65</b>	<b>65</b>	<b>66</b>	<b>60</b>