



February 7, 2017

Mr. Steve Meyer, P.E.
Director of Public Works
City of Des Peres
12325 Manchester Road
Des Peres, Missouri 63131

RE: Parking Study Peer Review
Des Peres Commons Shopping Center
515-0011-OTE / 1TE

Dear Mr. Meyer:

In accordance with your request, Lochmueller Group has completed an initial review of the Parking Study that was submitted for the proposed re-use of the westernmost building at Des Peres Commons Shopping Center, which is located in the northeast quadrant of Manchester Road and Harwood Road in Des Peres, Missouri. It is our understanding that the main level of this building was previously occupied by a specialty retail store (outdoor furniture), but it is now vacant. A restaurant (Circle 7) has been proposed to occupy almost one-half of that space with the remainder to eventually be re-occupied with specialty retail.

Given the proposed addition of a restaurant, the City Code requires the issuance of a Conditional Use Permit. Accordingly, the City has required the submittal of a Parking Study for consideration in its deliberations, and a study was submitted on behalf of the applicant by HR Green. We have performed an initial review of that study and our preliminary comments are provided below.

1. In general, we agree with the methodologies, sources and calculations that were employed by HR Green in the preparation of their Technical Memorandum. The document is generally in keeping with professional practices and standards that are applied for these purposes.
2. We concur that the site currently has ample parking available to accommodate additional tenants. Only 40% of the site's parking is currently in use during peak times (which typically occur at midday on weekdays and the weekend).
3. Likewise, we concur that the variety of uses within the shopping center (both existing and proposed) would likely generate offsetting peaks that would promote shared parking, thereby suggesting that it would be feasible and appropriate to grant a reduction in the site's parking requirements, as allowed by the City Code.

The study showed that the combination of the existing parking demands and the requirements (by code) for the proposed uses would total only 79% of the site's parking supply, so it is apparent that the proposed uses could be physically accommodated. For the record, the ITE Parking Generation Manual indicates that the restaurant's actual peak parking demand would likely exceed the City's parking requirements (per code) by 10 spaces, but that peak would occur during the evening on

411 North 10th Street, Suite 200
St. Louis, Missouri 63101
PHONE: 314.621.3395



weekends when parking occupancy throughout the rest of the shopping center is greatly suppressed.

4. That said, it does not appear as though the site (and the proposed use) would be able to comply with the City Code, which allows for parking reductions of up to 20%. Even if a 20% reduction were granted, the site would have a 22-space deficit when compared to the City's parking requirements. A 25% reduction would be required in order for the existing parking supply to be compliant, but that would presumably require approval of the Board of Adjustment.
5. We disagree with the study's statement that "it is not uncommon for municipalities to implement reductions...as great as 40 to 50 percent". Smaller reductions of up to 20% are quite common, but reductions of more than 25% are uncommon and typically only applicable to much larger developments with a heavier mixture of uses. Likewise, we would not endorse the study's suggestion that "an alternative solution...would be to provide off-site parking for employees" since the intent of the zoning ordinance is to ensure that sufficient parking is provided on-site to meet the needs of the proposed uses.

We trust that these comments will aid the City's representatives in its deliberations over this application. Please feel free to contact us with any questions that you may have or if more detailed evaluations are required.

Sincerely,

A handwritten signature in black ink that reads "Douglas S. Shatto".

Douglas S. Shatto, P.E., PTOE
Vice President / COO