



WALKER
CONSULTANTS

CORONA DEL MAR PARKING STUDY PRELIMINARY FINDINGS

3/13/2018



PURPOSE

- ✓ To quantify current commercial parking demand
- ✓ Identify locations of “hot spots” of high on-street demand
- ✓ Identify locations of off-street parking available
- ✓ Compare Code required parking requirements versus observed demand

METHODOLOGY

FIELDWORK

- License Plate Recognition Technology (on-street)
- Commercial Supply (on-street and off-street)
- Five Occupancy Counts (on-street and off-street)
 - Thurs 2/8 noon
 - Thurs 2/8 7pm
 - Thurs 2/8 midnight
 - Sat 2/10 noon
 - Sat 2/10 7pm

COMMERCIAL DEMAND

- Assume all cars parked at midnight are residents
- Extracted resident license plates from the four other demand counts to estimate commercial demand

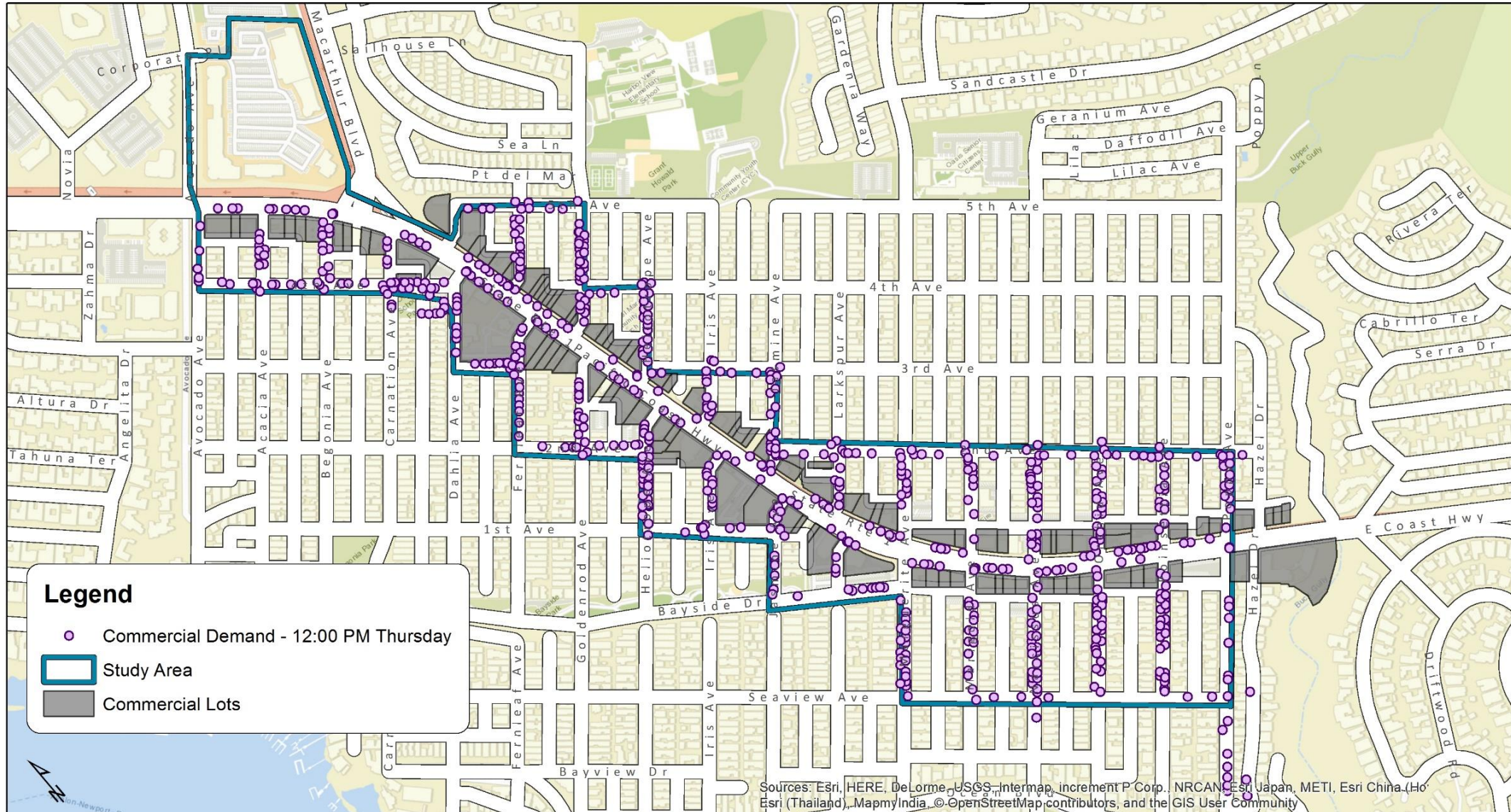
PARKING RATIOS

- Received est. commercial square footage and business license info
- Compared est. commercial demand to commercial SF
- Extrapolated land use mix
- Allocated observed demand by land use using parking demand model methodology

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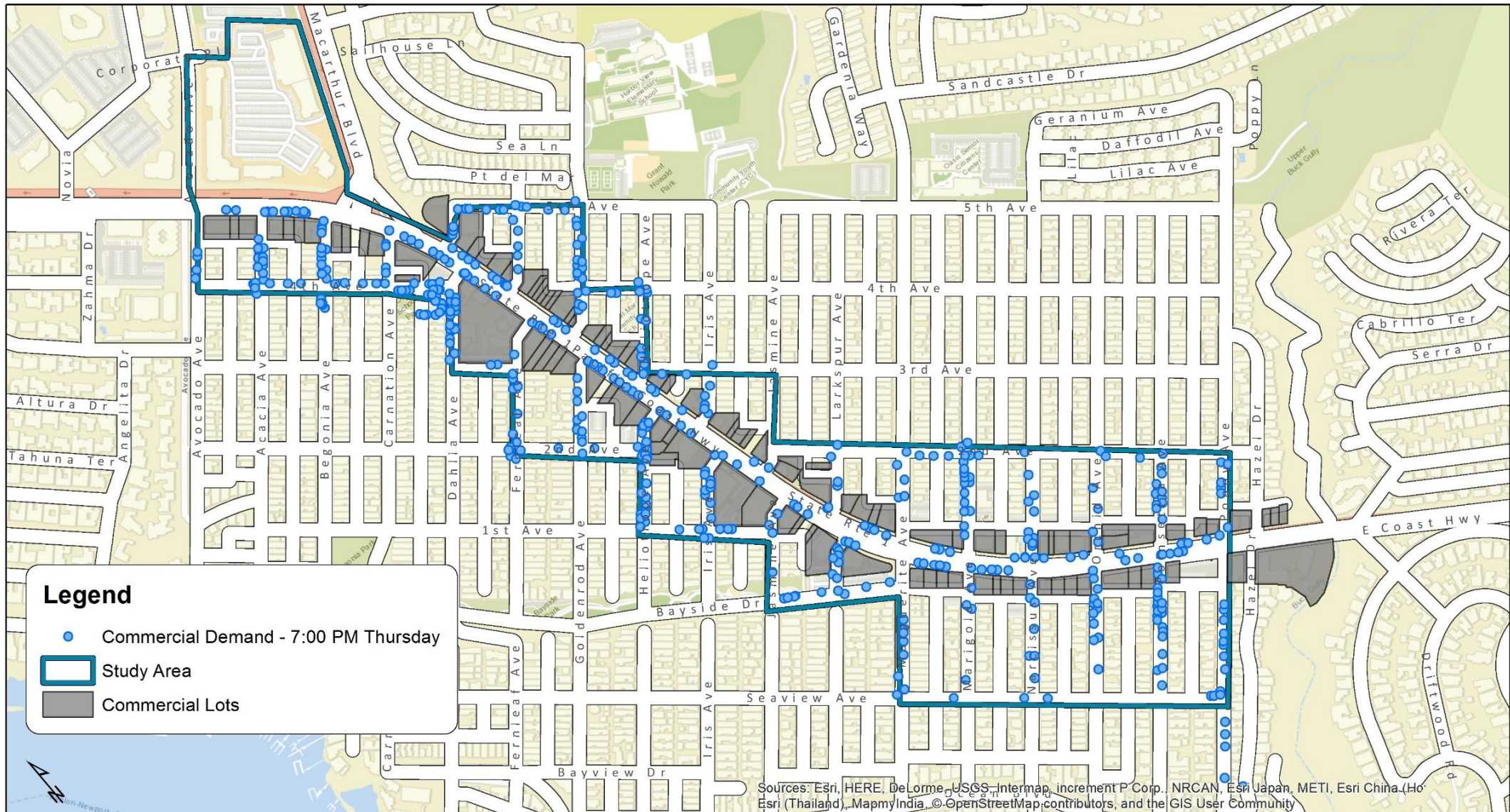


THURSDAY 2/8 NOON – ON-STREET



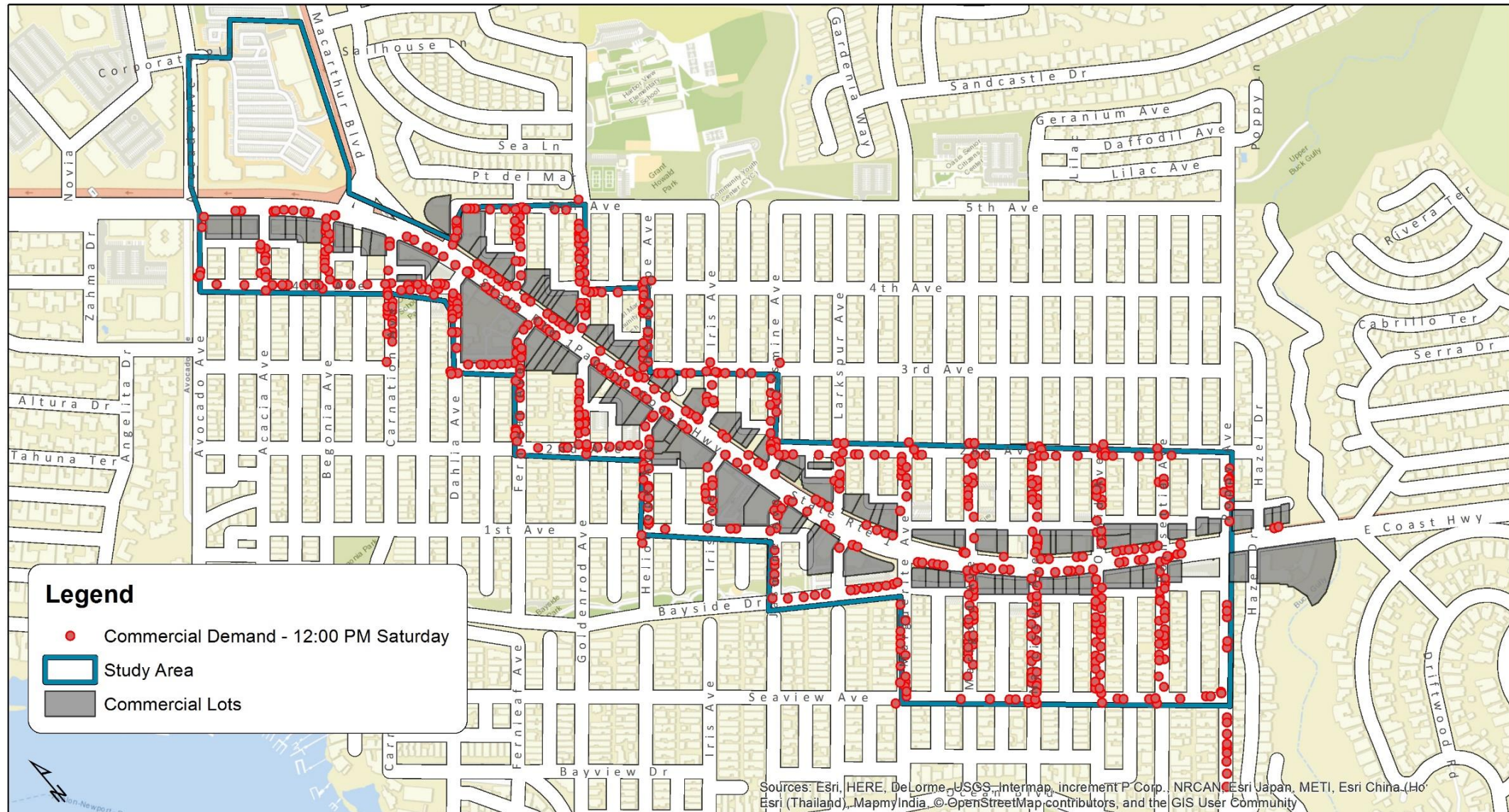
Note: Commercial demand is an estimate only, based on extracted license plate numbers observed Thursday 2/8 at midnight

THURSDAY 2/8 7PM – ON-STREET



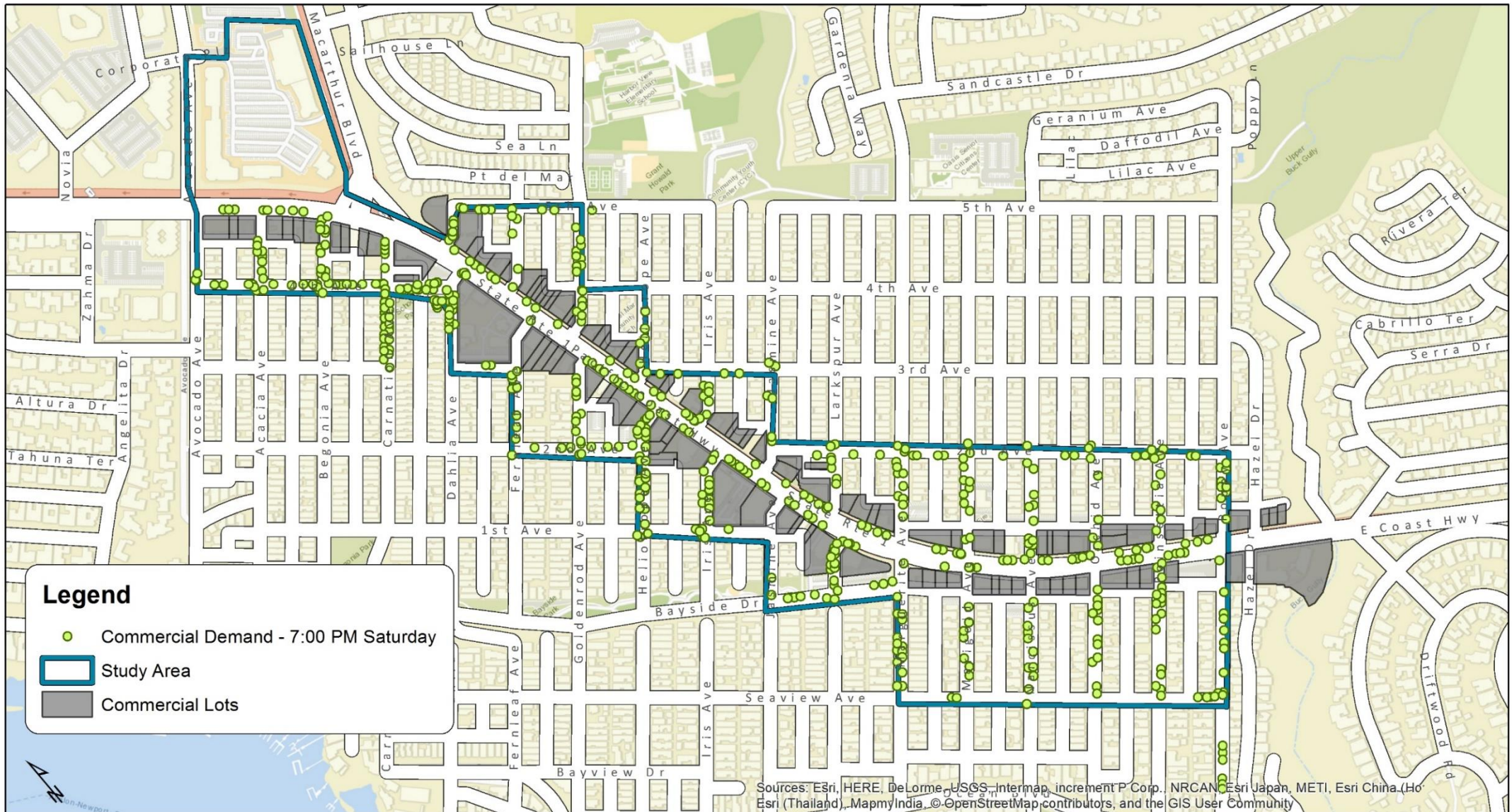
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SATURDAY 2/8 NOON – ON –STREET- PEAK DEMAND



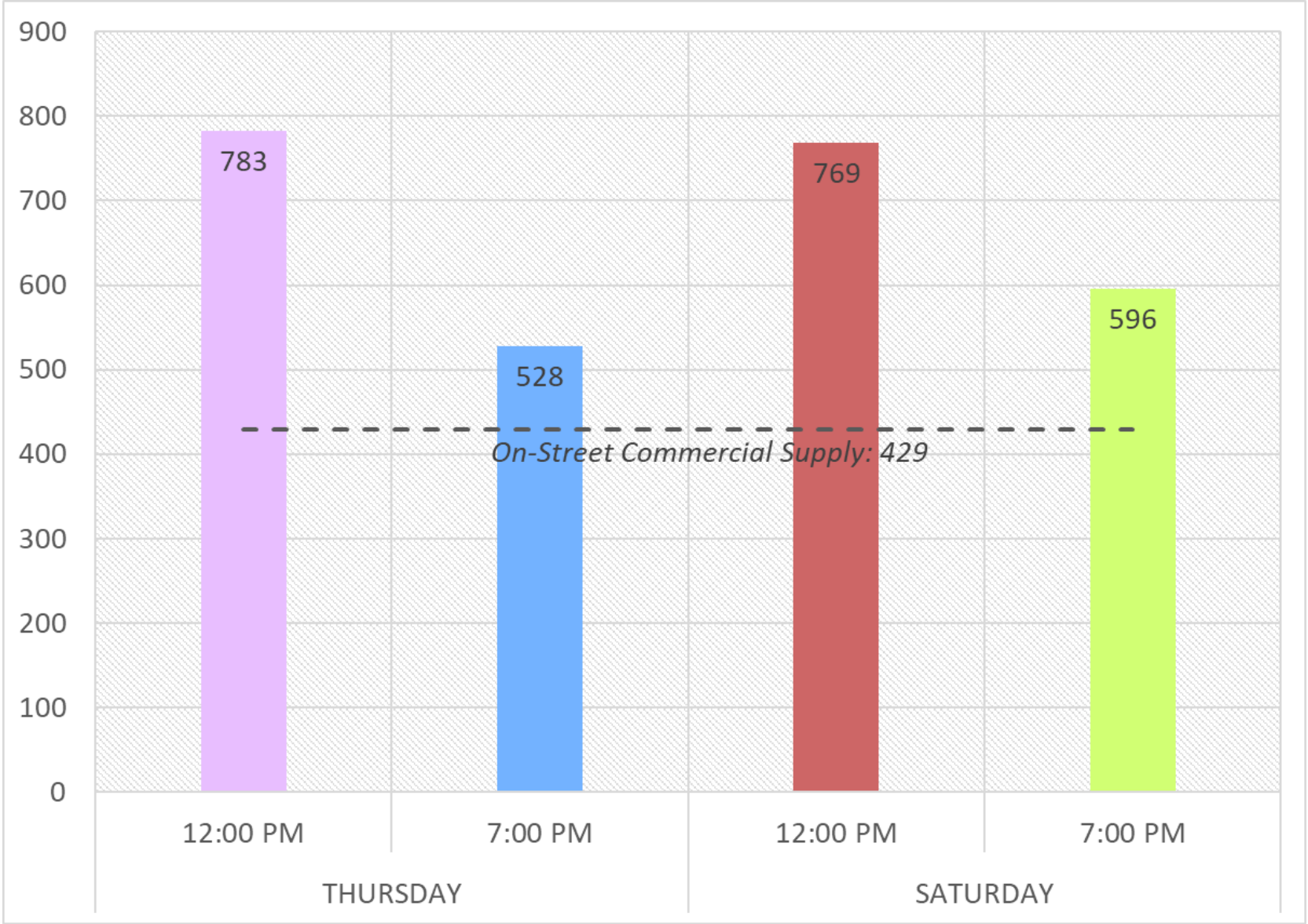
Note: Commercial demand is an estimate only, based on extracted license plate numbers observed Thursday 2/8 at midnight

SATURDAY 2/8 7PM – ON-STREET

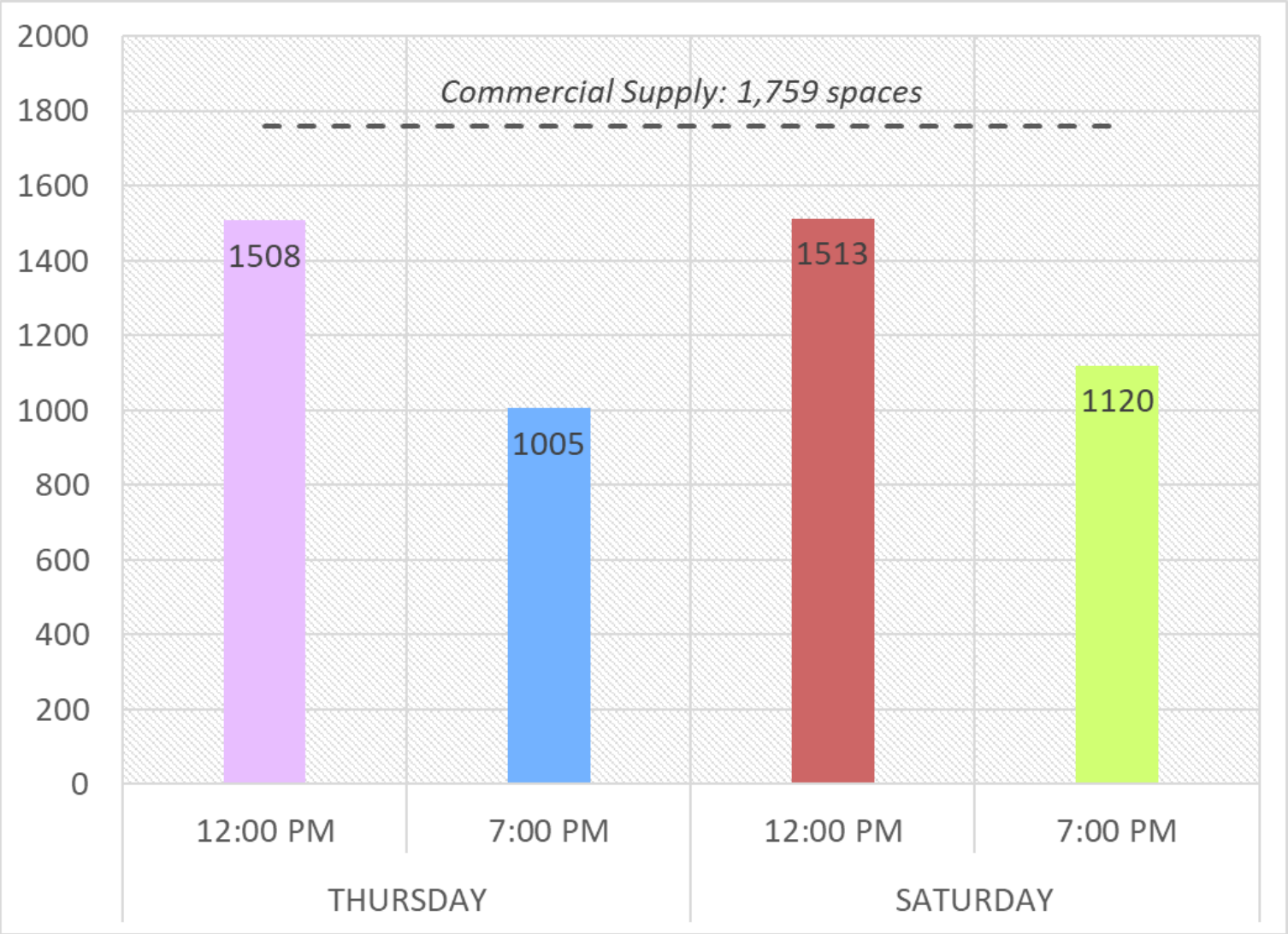


Note: Commercial demand is an estimate only, based on extracted license plate numbers observed Thursday 2/8 at midnight

SUMMARY OF ESTIMATED ON STREET COMMERCIAL DEMAND

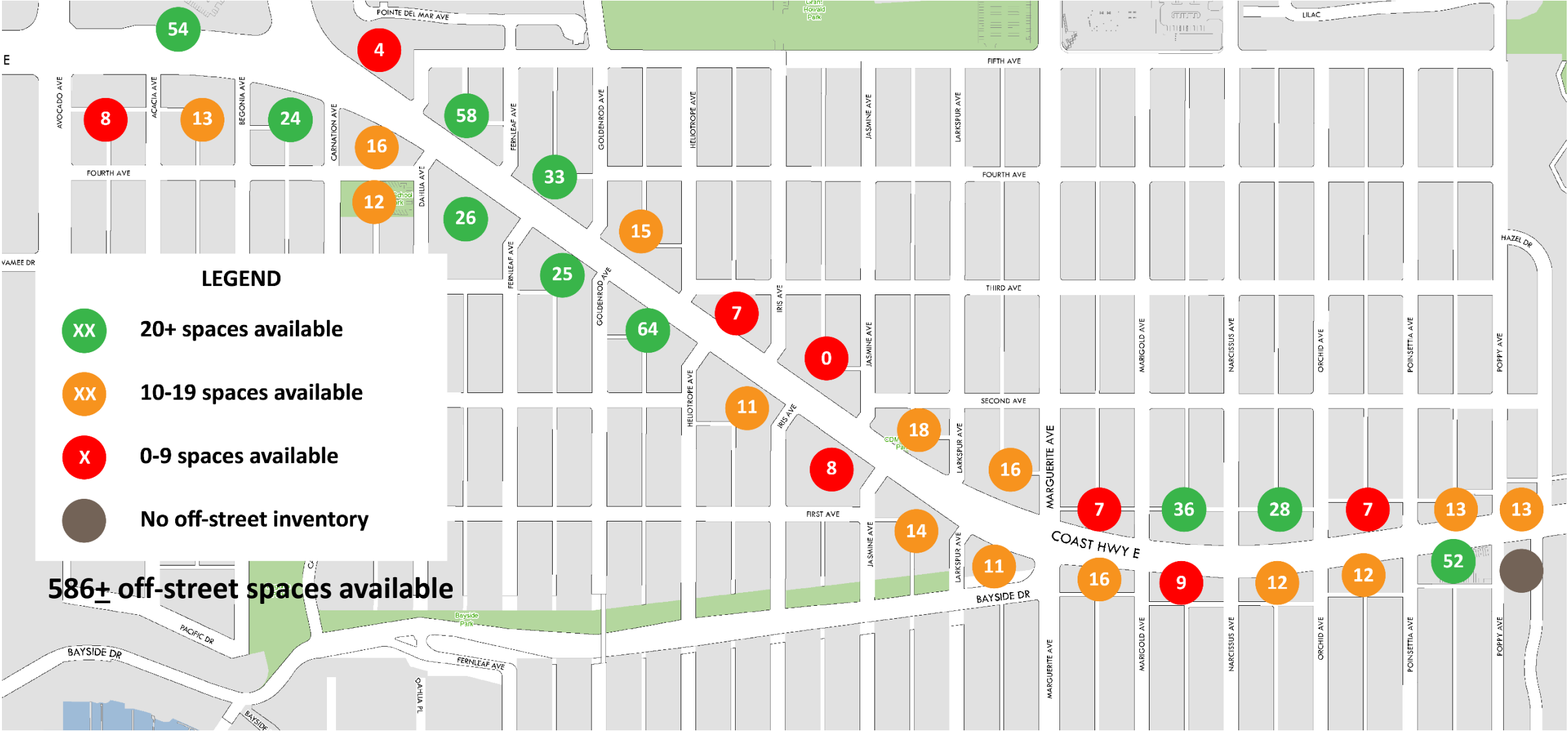


TOTAL ESTIMATED COMMERCIAL DEMAND (ON AND OFF-STREET)



Note: Commercial supply and demand excludes Corona Del Mar Plaza

OFF STREET AVAILABILITY BY BLOCK– SATURDAY NOON



ESTIMATED BLENDED COMMERCIAL PARKING RATIO

	THURSDAY		SATURDAY	
	12:00 PM	7:00 PM	12:00 PM	7:00 PM
<i>Commercial Parking Supply</i>	1,759	1,759	1,759	1,759
<i>Estimated Commercial GSF*</i>	594,495	594,495	594,495	594,495
Estimated Commercial Parking Demand	1,508	1,005	1,513	1,120
Estimated Parking Ratio (per ksf)	2.54	1.69	2.55	1.88
Potential Parking Demand (20% increase)	1,810	1,206	1,816	1,344
Potential Parking Ratio (per ksf)	3.04	2.03	3.05	2.26

*Estimate provided by City of Newport Beach

Note: Commercial demand and supply excludes Corona Del Mar Plaza

CITY CODE REQUIREMENTS

Parking Demand Model Use	Corresponding City Code Use	Code Rqm't (per ksf), unless otherwise noted*	Base Ratio at Peak Demand**
Community Shopping Center (<400 ksf)	Retail Sales/Shopping Center	4.5 ¹	4.0
Supermarket	Food and Beverage Sales	5.0	5.8
Home Improvement Stores/Garden	Appliances, Bldg Materials, etc	3.3 ²	4.5
Fine/Casual Dining	Food service w/w/out alchohol	1-30-50 sf net public area	20.0
Family Restaurant	Food service w/w/out alchohol	1-30-50 sf net public area	15.0
Fast Casual/Fast Food	Food Service - fast food	1 per 50sf	15.0
Museum/Aquarium	Cultural institutions	3.3	6.1
Health Club	Health/Fitness Facilities	4.5 ³	7.0
Office <25,000sq ft	Offices- Business, Corporate, etc	4 ⁴	3.8
Medical/Dental Office	Office- Medical and Dental	5.0	4.5
Bank (Drive In Branch)	Financial Institutions	4.0	4.6
Beauty Salons	Personal Services, General	4.0	N/A
Nail Salons	Nail Salons	12.5	N/A

*Source: Newport Beach City Code.

**Source: Walker/ULI Shared Parking Model, ratio provided at the period of peak demand for each land use

¹Average of Retail Sales and Shopping Center

²Assuming home improvement store less than 10ksf

³Average between small and large health/fitness facilities

⁴First 50ksf of office space

PRELIMINARY FINDINGS

- Current commercial supply appears to be adequate to accommodate observed commercial demand
- Estimated blended parking ratio lower than current city code requirements
- Field work was in February which is typically a slow month for commercial parking
- Availability observed in off-street parking supply in some locations
- Commercial demand observed on residential streets
- Significant proportion of beauty/nail salon business licenses which typically have high demand for parking