

Parking Study

**Capstan Bar Brewing
Company**

Hampton, Virginia

Prepared for

Capstan Bar Brewing Co.



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Prepared by

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 Note: * Figure 5 shows eleven (11) vehicles, which is the highest evening & Sunday (all day & night) counts. The vast majority of these counts have eight (8) vehicles. This was one (1) trailer with the remaining being Company vehicles left over night by BCTEC & Mastec.	

INTRODUCTION

Bryant B. Goodloe, P.C. was retained by the **Capstan Bar Brewing Company (CBBC)** located at the King Commerce Center to provide a parking study for that facility. This site is located at 2036 Exploration Way in the City of Hampton. CBBC provided the following information at the request of the City of Hampton planning:

- Figure 1 shows the site plan for King Commerce Center, which shows a total of 69 parking spaces that includes four (4) handicapped parking spaces for public parking. This does not include the service areas in the rear of the facility.
- Figure 2 shows the units and occupants at this facility.
- Table 1a shows the nine (9) other businesses and the one (1) 850 square feet vacant unit.

Scope of Services

Discussions were held with Ms. Tolu Ibikunle, AICP and Planner with the Planning & Zoning Administration Division in the City of Hampton. She indicated that the parking study will be required to occur for four weeks, since one week will not capture the full picture of the parking activity. If the first three weeks of the study demonstrate consistency in the parking pattern, the fourth week may not be necessary. The parking study must include multiple data points reflecting the peak hours of the brewery. It is our understanding that CBBC will need to have 28 available parking spaces to satisfy their parking requirements.

She attached a copy of a template for data collection which measures the following three periods for mid-day, early evening (afternoon), and later evening for the time of 11:00 a.m. to 12:00 mid-night, which matches the proposed hours for the CBBC operation on Fridays and Saturdays. The CBBC is proposing to close at 11:00 p.m. on the other days. The use of video cameras and in-person site visits during peak hours is allowed as a mechanism to conduct the parking study. Provided that the engineer's seal and signature of approval is included in the parking study report, both mechanisms are permitted.

Parking Inventories

Three weeks of data from June 12 to July 2, 2017 are shown in Tables I through III, which includes Mondays, Wednesdays, Fridays, Saturdays, and Sundays. The times includes mid-day from 11:00 a.m. to 2:00 p.m., early evening from 4:00 to 8:00 p.m., and later evening from 9:00 p.m. to 12:00 mid-night. The inventoried values are consistent between the three weeks and the highest values are not close to limiting CBBC parking demand. A fourth week of inventory is not needed to make a decision on the matter.

The only significant parking on this site occurs during the mid-day for Monday through Friday and the early evening on Monday and Wednesday. The number of spaces occupied ranges between 12 and 25, which includes a tag-along trailer. This will allow a minimum of $(69-25) = 44$ spaces to be used by CBBC. All of the other times have between eight (8) and 12 spaces used, which includes a tag-along trailer. All of the times that show eight (8) spaces used are primarily for the storage of company vehicles for BCTEC and Mastec plus the tag-along trailer.

Photographs were taken for all of the recorded times. The busier times are shown in the following to demonstrate the parking for this site:

Photographs of parking on Mondays for the highest parking counts

Figure 3 shows June 19th mid-day at 12:45 p.m. This is the second week and has **21 parking spaces occupied** out of the total of 69 spaces. The first week only uses 12 spaces and the third week uses 19 spaces.

Figure 4 shows June 19th early evening at 4:45 p.m. This is the second week and has **23 parking spaces occupied** out of the total of 69 spaces. The first week only uses 17 spaces and the third week uses 23 spaces.

Figure 5 shows June 19th later evening at 9:03 p.m. This is the second week and has **11 parking spaces occupied** out of the total of 69 spaces. The first week uses only 6 spaces and the third week uses only 8 spaces. These pictures represent the other later evenings for all of the other days as well as all times for Sunday for the storage of company vehicles for BCTEC and Mastec plus the tag-along trailer.

Photographs of parking on Wednesdays for the highest parking counts

Figure 6 shows June 28th mid-day at 12:53 p.m. This is the third week and has **25 parking spaces occupied** out of the total of 69 spaces. The first week uses 22 spaces and the third week uses 20 spaces.

Figure 7 shows June 21st early evening at 4:01 p.m. This is the second week and has **22 parking spaces occupied** out of the total of 69 spaces. The first week uses 19 spaces and the third week uses 14 spaces.

Figure 5 represents the later evening for the second week, which has **9 parking spaces occupied** out of the total of 69 spaces. The first week uses 6 spaces and the third week uses 8 spaces.

Photographs of parking on Fridays for the highest parking counts

Figure 8 shows June 23rd mid-day at 12:23 p.m. This is the second week and has **21 parking spaces occupied** out of the total of 69 spaces. The first week uses 21 spaces and the third week uses 18 spaces.

Figure 9 shows June 23rd early evening at 5:05 p.m. This is the second week and has **12 parking spaces occupied** out of the total of 69 spaces. The first week uses 8 spaces and the third week uses 8 spaces.

Figure 5 represents the later evening for the second week, which has **9 parking spaces occupied** out of the total of 69 spaces. The first week uses 6 spaces and the third week also uses 8 spaces.

Photographs of parking on Saturdays for the highest parking counts

Figure 10 shows June 24th mid-day at 1:11 p.m. This is the second week and has **10 parking spaces occupied** out of the total of 69 spaces. The first week uses 12 spaces and the third week uses 12 spaces.

Figure 11 shows June 24th early evening at 4:29 p.m. This is the second week and has **12 parking spaces occupied** out of the total of 69 spaces. The first week uses 8 spaces and the third week uses 8 spaces.

Figure 5 represents the later evening for all three weeks, which has **8 parking spaces occupied** out of the total of 69 spaces for all three weeks.

Parking on Sundays for the highest parking counts

Figure 5 represents all the times for all three weeks, which has **8 parking spaces occupied** out of the total of 69 spaces for all three weeks and for all three times of the day.

Summary

As noted above, the only significant parking on this site occurs during the mid-day for Monday through Friday and the early evening on Monday and Wednesday. The number of spaces occupied ranges between 12 and 25, which includes a tag-along trailer. This will allow a minimum of $(69-25) = 44$ spaces to be used by CBBC. All of the other times have between eight (8) and 12 spaces used, which includes a tag-along trailer. All of the times that show eight (8) spaces used are primarily for the storage of company vehicles for BCTEC and Mastec plus the tag-along trailer.

There are ample available spaces at the King Commerce Center for the CBBC facility.

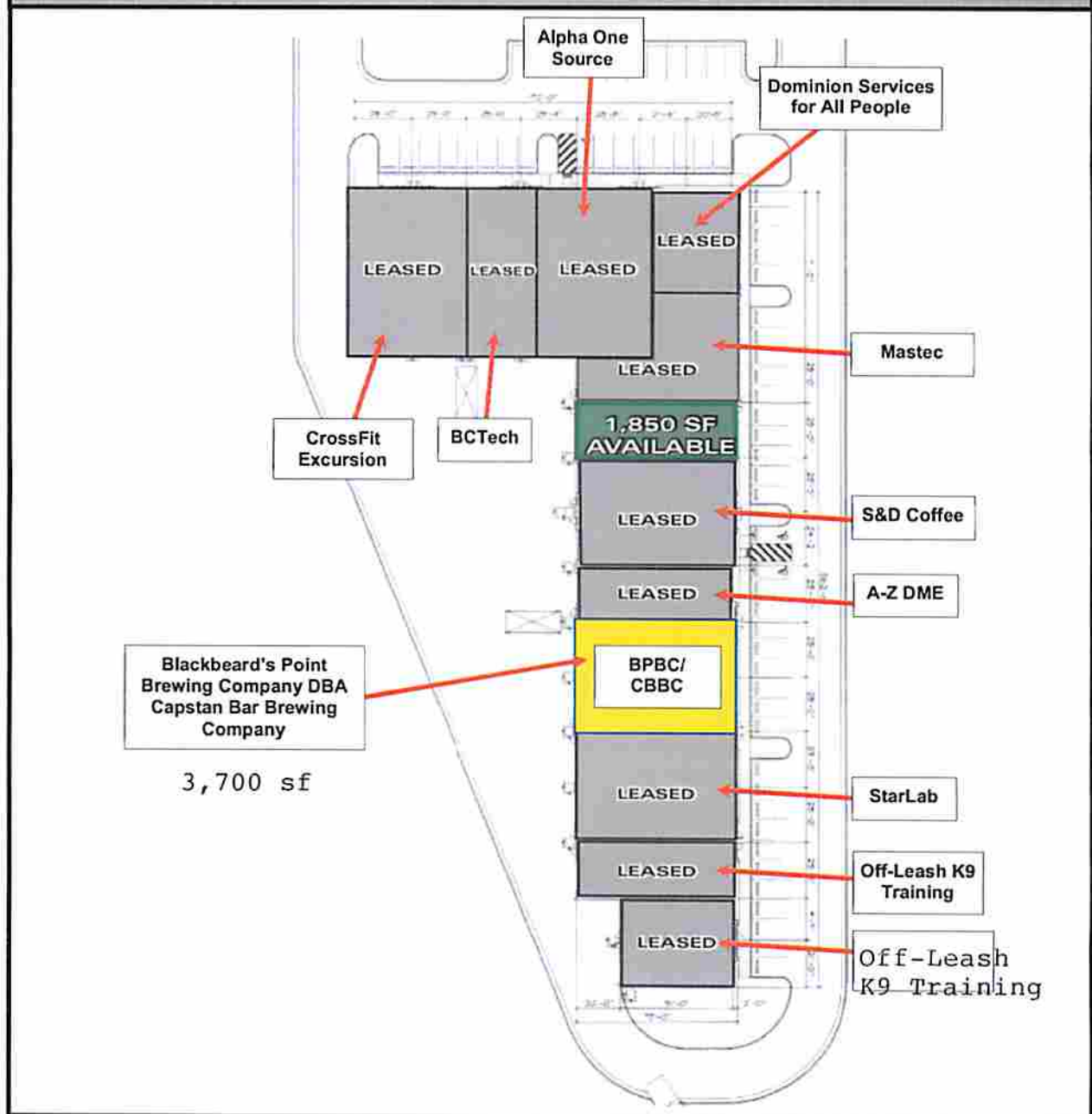
Capstan Bar Brewing Company

Figure 1: Parking Spaces and Birdseye View



- Total of 65 Regular Parking Spaces Around the King Commerce Building
- Total of 4 ADA Accessible Parking Spaces with Ramps

Capstan Bar Brewing Company
Figure 2: King Commerce Center Units and Occupants



Number of Units at King Commerce Center

There is a total of 12 different units within the greater King Commerce Center; however, CBBC will only be occupying two of these units, side-by-side totaling 3,700 ft² (as mentioned above) 2036 – 2038 Exploration Way. There are 9 other businesses that occupy units in the same building. A majority of these businesses have hours of operation outside of BPBC/CBBC's intended hours of operation. Table 1 below presents these businesses and information about each.

Table 1a

Table 1: King Commerce Park Tenants Information		
Name	Type of Business	Hours of Operation
BC Tech	Data Line/Low Voltage Contractor	M-F 9-5
Crossfit Excursion	Crossfit Gym	One-Hour Classes, held at 5 a.m., 6 a.m., 9 a.m., 4:30 p.m., and 5:30 p.m. Monday through Friday and 9 a.m. on Saturday. Closed Sunday.
Off-Leash K9 Training	Dog Obedience Training	M-F 9AM–9PM; Sat 7AM–2PM (by appointment only) Sunday - Closed
Mastec	General Contractor specializing in engineering, design, and construction of energy infrastructure	M-F 9-5
StarLab	Government Contractor	M-F 9-5
A-Z DME	Durable Medical Equipment Supplier	M-F 9-5
S&D Coffee	Coffee and Equipment Supplier	M-F 9-5
Dominion Services for All People	Psychologist Office	M-F 9-5
Alpha One Source	Tactical Gear Supplier	M-F 9-5

Table I
Capstan Bar Brewing Co. Parking Study Week #1:
Week #1: From June 12 to June 18, 2017

Time Block	Exact Time	Monday	Exact Time	Wednesday	Exact Time	Friday	Exact Time	Saturday	Exact Time	Sunday	Notes (weather, holiday, etc.)
Mid-day: 11:00am- 2:00pm	12:30 pm	Occupied: 12	11:20 am	Occupied: 22	11:02 am	Occupied: 21	1:20 pm	Occupied: 12	11:10 am	Occupied: 8	Monday 12:30 PM, Clear Sunny, 94°F Wednesday 11:20 AM, Mostly Sunny, 89°F Friday 11:02 AM, Overcast, 84°F
		Vacant: 53 + 4 HC		Vacant: 43 + 4 HC		Vacant: 44 + 4 HC		Vacant: 53 + 4 HC		Vacant: 57 + 4 HC	Saturday 1:20 PM, Rain, 76°F Sunday 11:10 AM, Cloudy 83°F
Early Evening: 4:00pm- 8:00pm	4:25 pm	Occupied: 17	4:28 pm	Occupied: 19	7:28 pm	Occupied: 8	4:24 pm	Occupied: 8	5:38 pm	Occupied: 8	Monday 4:25 PM, Mostly Sunny, 89°F Wednesday 4:28 PM, Sunny, 88°F Friday 7:38 PM, Light Rain 74°F
		Vacant: 48 + 4 HC		Vacant: 46 + 4 HC		Vacant: 57 + 4 HC		Vacant: 57 + 4 HC		Vacant: 57 + 4 HC	Saturday 4:24 PM, Rain, 76°F Sunday 5:38 PM, Mostly Cloudy 89°F
Later Evening: 9:00pm- 12:00am	9:57 pm	Occupied: 6	9:30 pm	Occupied: 6	10:33 pm	Occupied: 8	11:12 pm	Occupied: 8	10:19 pm	Occupied: 8	Monday 9:57 PM, Clear 81°F Wednesday 9:30 PM, Heavy Thunderstorm, 72°F Friday 10:33, Cloudy 74°F
		Vacant: 59 + 4 HC		Vacant: 59 + 4 HC		Vacant: 57 + 4 HC		Vacant: 57 + 4 HC		Vacant: 57 + 4 HC	Saturday 11:12 PM, Cloudy 76°F Sunday 10:19 PM, Clear 82°F
		Monday	Wednesday	Friday	Saturday	Sunday	Notes				
Average Vacant		57	53	57	60	61					
Percent Vacant		83%	77%	83%	87%	88%					

Notes: Capstan Bar Brewing Co. Hours of Operation:
Sunday – Thursday - From 11:00 a.m. to 11:00 p.m.
Friday and Saturday - From 11:00 a.m. to 12:00 a.m. (mid-night)

Table II Capstan Bar Brewing Co. Study Week #2: June 19, 2017 – June 25, 2017											
	Exact Time	Monday	Exact Time	Wednesday	Exact Time	Friday	Exact Time	Saturday	Exact Time	Sunday	Notes (weather, holiday, etc.)
Mid-day: 11:00am- 2:00pm	12:45 pm	Occupied: 21	12:21 pm	Occupied: 20	12:23 pm	Occupied: 21	1:10 pm	Occupied: 10	1:03 pm	Occupied: 8	Monday 12:45 pm, Clear 89°F Wednesday 12:21 pm, Partly Cloudy 79°F Friday 12:23 pm, Partly Cloudy 88°F
		Vacant: 44 + 4 HC		Vacant: 45 + 4 HC		Vacant: 44 + 4 HC		Vacant: 55 + 4 HC		Vacant: 57 + 4 HC	Saturday 1:10 pm, Partly Cloudy 91°F Sunday 1:03 pm, Partly Cloudy 85°F
Early Evening: 4:00pm- 8:00pm	4:40 pm	Occupied: 23	4:01 pm	Occupied: 22	5:03 pm	Occupied: 12	4:27 pm	Occupied: 12	4:19 pm	Occupied: 8	Monday 4:40 pm, Clear 92°F Wednesday 4:01 pm, Clear Sunny 87°F Friday 5:03 pm, Partly Cloudy 90°F
		Vacant: 42 + 4 HC		Vacant: 43 + 4 HC		Vacant: 53 + 4 HC		Vacant: 57 + 4 HC		Vacant: 57 + 4 HC	Saturday 4:27 pm, Partly Cloudy 91°F Sunday 4:19 pm, Partly Cloudy 87°F
Later Evening: 9:00pm- 12:00am	9:03 pm	Occupied: 11	9:54 pm	Occupied: 9	10:32 pm	Occupied: 9	10:34 pm	Occupied: 8	9:25 pm	Occupied: 8	Monday 9:03 pm, Overcast 80°F Wednesday 9:54 pm, Clear 79°F Friday 10:32 pm, Clear 85°F
		Vacant: 54 + 4 HC		Vacant: 56 + 4 HC		Vacant: 56 + 4 HC		Vacant: 57 + 4 HC		Vacant: 57 + 4 HC	Saturday 10:34 pm, Cloudy 81°F Sunday 9:25 pm, Partly Cloudy 77°F
		Monday	Wednesday	Friday	Saturday	Sunday	Notes				
Average Vacant		51	52	55	59	61					
Percent Vacant		74%	75%	80%	86%	88%					

Notes: Capstan Bar Brewing Co. Hours of Operation:
 Sunday – Thursday - From 11:00 a.m. to 11:00 p.m.
 Friday and Saturday - From 11:00 a.m. to 12:00 a.m. (mid-night)

Table III
Capstan Bar Brewing Co. Study
Week #3: June 26, 2017 – July 2, 2017

Time Block	Exact Time	Monday	Exact Time	Wednesday	Exact Time	Friday	Exact Time	Saturday	Exact Time	Sunday	Notes (weather, holiday, etc.)
Mid-day: 11:00am- 2:00pm	12:55 pm	Occupied: 19 Vacant: 46 + 4 HC	12:52 pm	Occupied: 25 Vacant: 40 + 4 HC	1:20 pm	Occupied: 18 Vacant: 47 + 4 HC	11:02 pm	Occupied: 12 Vacant: 53 + 4 HC	11:25 am	Occupied: 8 Vacant: 57 + 4 HC	Monday 12:55 pm, Partly Cloudy Sunny, 85°F Wednesday 12:52 pm, Partly Cloudy Sunny 79°F Friday 1:20 pm, Clear Sunny, 87°F Saturday 11:02 am, Overcast, 82°F Sunday 11:25 am, Partly Cloudy, 89°F
Early Evening: 4:00pm- 8:00pm	4:34 pm	Occupied: 23 Vacant: 42 + 4 HC	5:40 pm	Occupied: 14 Vacant: 51 + 4 HC	4:55 pm	Occupied: 11 Vacant: 54 + 4 HC	6:37 pm	Occupied: 8 Vacant: 57 + 4 HC	4:44 pm	Occupied: 8 Vacant: 57 + 4 HC	Monday 4:34 pm, Partly Cloudy Sunny, 86°F Wednesday 5:40 pm, Clear Sunny, 79°F Friday 4:55 pm, Partly Cloudy, 90°F Saturday 6:37 pm, Clear, 88°F Sunday 4:44 pm, Partly Cloudy Sunny, 91°F
Later Evening: 9:00pm- 12:00am	9:03 pm	Occupied: 8 Vacant: 57 + 4 HC	9:30 pm	Occupied: 8 Vacant: 57 + 4 HC	10:31 pm	Occupied: 8 Vacant: 57 + 4 HC	10:37 pm	Occupied: 8 Vacant: 57 + 4 HC	9:51 pm	Occupied: 8 Vacant: 57 + 4 HC	Monday 9:03 pm, Partly Cloudy, 77°F Wednesday 9:30 pm, Clear, 71°F Friday 10:31 pm, Partly Cloudy, 83°F Saturday, 10:37 pm, Partly Cloudy, 83°F Sunday 9:51 pm, Partly Cloudy, 81°F
Average Vacant	Monday	52	Wednesday	53	Friday	57	Saturday	60	Sunday	61	Notes
Percent Vacant		75%		77%		83%		87%		88%	

Notes: Capstan Bar Brewing Co. Hours of Operation:

Sunday – Thursday - From 11:00 a.m. to 11:00 p.m.

Friday and Saturday - From 11:00 a.m. to 12:00 a.m. (mid-night)

Monday, June 19th, 12:45 pm, Capstan Bar Brewing Co., Hampton, VA

These pictures show the front of the building:



This picture shows the side of the building.



Figure 3

Monday, June 19th, 4:45 pm, Capstan Bar Brewing Co., Hampton, VA

These pictures show the front of the building:



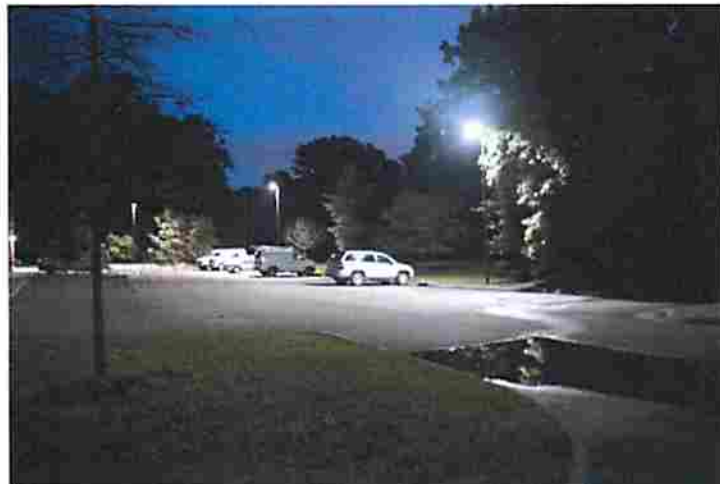
This picture shows the side of the building.



Figure 4

Monday, June 19th, 9:03 pm, Capstan Bar Brewing Co., Hampton, VA

These pictures show the front of the building:



This picture shows the side of the building.



Figure 5

Wednesday, June 28th, 12:53 pm, Capstan Bar Brewing Co., Hampton, VA

These pictures show the front of the building:



This picture shows the side of the building.



Figure 6

Wednesday, June 21th, 4:01 pm, Capstan Bar Brewing Co., Hampton, VA

These pictures show the front of the building:



This picture shows the side of the building.



Figure 7

Friday, June 23th, 12:23 pm, Capstan Bar Brewing Co., Hampton, VA

These pictures show the front of the building:



This picture shows the side of the building.



Figure 8

Friday, June 23th, 5:05 pm, Capstan Bar Brewing Co., Hampton, VA

These pictures show the front of the building:



This picture shows the side of the building.



Figure 9

Saturday, June 24th, 1:11 pm, Capstan Bar Brewing Co., Hampton, VA

These pictures show the front of the building:



This picture shows the side of the building.



Figure 10

Saturday, June 24th, 4:29 pm, Capstan Bar Brewing Co., Hampton, VA

These pictures show the front of the building:



This picture shows the side of the building.



Figure 11