

EOLA TENNIS ACADEMY

PARKING NARRATIVE

Eola Tennis Academy provides tennis instruction and training for children, young adults and adults. The indoor facility contains four courts. The proposed outdoor facility will have six courts.

Pursuant to Ordinance No. 015-073, the City approved a variance to reduce the required number of parking spaces for Eola Tennis Academy from 129 spaces to 84 spaces. This variance was not conditioned upon providing off-site overflow parking.

The utilization of the indoor courts and the number of employees is explained on the attached chart. As shown, the maximum number of people in the building at any one time does not exceed twenty-four. During 2019, Eola Tennis Academy monitored the amount of parking used, as shown on the attached log sheet. The number of parking spaces used did not exceed fifteen; the average number of parking spaces used was substantially lower.

The proposed six outdoor courts will accommodate a maximum of twenty people at any one time. Two additional staff members will serve the outdoor courts.

Eola Tennis attributes the low parking demand based on the following:

- Children and young adults are dropped off and picked up for their lessons.
- Parents do not stay in the facility or in the parking lot during the lessons.
- Eola Tennis Academy does not hold tournaments or other events on site.
- The facility does not provide spectator seating or amenities.

Over the past five years, there has not been a demonstrated need for overflow parking.

Taking into consideration (i) the existing parking utilization, (ii) the minimal increase in parking demand generated by the outdoor courts, and (iii) no spectator events being held in the facility, the existing parking provided is sufficient to accommodate Eola Tennis Academy's programming and off-site overflow parking is unnecessary.

If Eola Tennis Academy alters its programming or a new operator is involved in the facility, the parking situation will need to be evaluated and addressed based on the changed condition.

TIME	COURT 1	COURT 2	COURT 3	COURT 4	MAX TOTAL NUMBER OF CLIENTS ON COURT	MAX NUMBER OF STAFF IN THE BUILDING	TOTAL # OF OCCUPANTS
7 7:30 8 8:30 9	4 RENTAL	4 RENTAL	4 RENTAL	4 RENTAL	16	1	17
9:30 10 10:30 11	5 ADULT DRILL	5 ADULT DRILL	4 RENTAL	4 RENTAL	18	3	21
11:30 NOON 12:30 1	5 ADULT DRILL	5 ADULT DRILL	4 RENTAL	4 RENTAL	18	3	21
1:30 2 2:30 3	5 ADULT DRILL	1 LESSON	1 LESSON	4 RENTAL	11	4	15
3:30 4 4:30 5	LESSON 1	LESSON 1	LESSON 1	RENTAL 4	7	4	11
5:30 6 6:30 7	HP1	HP1	HP1	HP1			
7:30 8 8:30 9	5	5	5	5	20	4	24
9:30	HP2	HP2	HP2	HP2			
	5	5	5	5	20	4	24
	LESSON 1	LESSON 1	RENTAL 4	RENTAL 4	10	3	13

MORNING/EARLY AFTERNOON 6am-2pm

Eola Tennis Academy

84 Available Parking Spaces at Eola Tennis Academy

2019 Maximum Parking Utilization Study

Average of 5 Parking Spaces utilized in the morning/early afternoon

Jan-19	Parking	Feb-19	Parking	Mar-19	Parking	Apr-19	Parking	May-19	Parking	Jun-19	Parking	Jul-19	Parking	Aug-19	Parking	Sep-19	Parking	Oct-19	Parking	Nov-19	Parking	Dec-19	Parking
1 Tue	0	1 Fri	2	1 Fri	5	1 Mon	0	1 Wed	2	1 Sat	11	1 Mon	9	1 Thu	10	1 Sun	5	1 Sun	8	1 Fri		1 Sun	
2 Wed	2	2 Sat	12	2 Sat	12	2 Tue	0	2 Thu	2	2 Sun	12	2 Tue	11	2 Fri	5	2 Mon		2 Mon	3	2 Sat		2 Mon	
3 Thu	2	3 Sun	9	3 Sun	8	3 Wed	1	3 Fri	6	3 Mon		3 Wed	13	3 Sat	6	3 Tue		3 Tue		3 Sun		3 Tue	
4 Fri	3	4 Mon	0	4 Mon	1	4 Thu	1	4 Sat	9	4 Tue	7	4 Thu		4 Sun	4	4 Wed	2	4 Wed	2	4 Mon		4 Wed	
5 Sat	7	5 Tue	0	5 Tue	0	5 Fri	4	5 Sun	13	5 Wed	8	5 Fri	5	5 Mon	11	5 Thu	2	5 Thu	2	5 Tue		5 Thu	
6 Sun	9	6 Wed	5	6 Wed	0	6 Sat	8	6 Mon	0	6 Thu	10	6 Sat	4	6 Tue	13	6 Fri	0	6 Fri	4	6 Wed		6 Fri	
7 Mon	0	7 Thu	2	7 Thu		7 Sun	10	7 Tue		7 Fri		7 Sun	5	7 Wed	13	7 Sat	6	7 Sat	9	7 Thu		7 Sat	
8 Tue	1	8 Fri	6	8 Fri	4	8 Mon		8 Wed	2	8 Sat	2	8 Mon	13	8 Thu	12	8 Sun	4	8 Sun	8	8 Fri		8 Sun	
9 Wed	2	9 Sat	9	9 Sat	10	9 Tue	0	9 Thu	4	9 Sun	3	9 Tue	11	9 Fri	6	9 Mon		9 Mon	4	9 Sat		9 Mon	
10 Thu	1	10 Sun	12	10 Sun	12	10 Wed	3	10 Fri	3	10 Mon	9	10 Wed	12	10 Sat	5	10 Tue		10 Tue	2	10 Sun		10 Tue	
11 Fri	3	11 Mon	0	11 Mon		11 Thu	4	11 Sat	11	11 Tue	11	11 Thu	14	11 Sun	3	11 Wed	2	11 Wed	6	11 Mon		11 Wed	
12 Sat	8	12 Tue	0	12 Tue		12 Fri	7	12 Sun	10	12 Wed	13	12 Fri	6	12 Mon	4	12 Thu	3	12 Thu	3	12 Tue		12 Thu	
13 Sun	12	13 Wed	4	13 Wed	2	13 Sat	12	13 Mon	0	13 Thu	11	13 Sat	4	13 Tue	2	13 Fri	2	13 Fri		13 Wed		13 Fri	
14 Mon	0	14 Thu	3	14 Thu	3	14 Sun	10	14 Tue	0	14 Fri		14 Sun	4	14 Wed	4	14 Sat	7	14 Sat	9	14 Thu		14 Sat	
15 Tue	0	15 Fri	8	15 Fri	2	15 Mon		15 Wed	3	15 Sat	4	15 Mon	11	15 Thu	5	15 Sun	6	15 Sun	11	15 Fri		15 Sun	
16 Wed	2	16 Sat	11	16 Sat	9	16 Tue	0	16 Thu	2	16 Sun	6	16 Tue	10	16 Fri	3	16 Mon	0	16 Mon	5	16 Sat		16 Mon	
17 Thu	5	17 Sun	7	17 Sun	5	17 Wed	0	17 Fri	7	17 Mon	7	17 Wed	12	17 Sat	8	17 Tue	0	17 Tue	2	17 Sun		17 Tue	
18 Fri	4	18 Mon	0	18 Mon		18 Thu	3	18 Sat	11	18 Tue	9	18 Thu	11	18 Sun	5	18 Wed	3	18 Wed	7	18 Mon		18 Wed	
19 Sat	3	19 Tue	0	19 Tue		19 Fri	5	19 Sun	11	19 Wed	12	19 Fri		19 Mon	1	19 Thu	4	19 Thu	4	19 Tue		19 Thu	
20 Sun	9	20 Wed	2	20 Wed	2	20 Sat	9	20 Mon	0	20 Thu	11	20 Sat	4	20 Tue	2	20 Fri	15	20 Fri	8	20 Wed		20 Fri	
21 Mon	0	21 Thu	1	21 Thu	3	21 Sun	11	21 Tue	0	21 Fri	4	21 Sun	5	21 Wed	1	21 Sat	3	21 Sat	11	21 Thu		21 Sat	
22 Tue	1	22 Fri	1	22 Fri	6	22 Mon	0	22 Wed	0	22 Sat	5	22 Mon	13	22 Thu		22 Sun	9	22 Sun	9	22 Fri		22 Sun	
23 Wed	0	23 Sat	9	23 Sat	12	23 Tue	0	23 Thu	2	23 Sun		23 Tue	12	23 Fri	1	23 Mon	2	23 Mon	3	23 Sat		23 Mon	
24 Thu	0	24 Sun	12	24 Sun	10	24 Wed		24 Fri		24 Mon	9	24 Wed	12	24 Sat	6	24 Tue	0	24 Tue		24 Sun		24 Tue	
25 Fri	6	25 Mon	0	25 Mon		25 Thu	2	25 Sat	12	25 Tue	11	25 Thu	13	25 Sun	4	25 Wed	1	25 Wed	6	25 Mon		25 Wed	
26 Sat	11	26 Tue	0	26 Tue		26 Fri	6	26 Sun	9	26 Wed	9	26 Fri	5	26 Mon	1	26 Thu	5	26 Thu	2	26 Tue		26 Thu	
27 Sun	9	27 Wed	2	27 Wed	3	27 Sat	10	27 Mon		27 Thu	13	27 Sat	4	27 Tue	1	27 Fri	3	27 Fri	5	27 Wed		27 Fri	
28 Mon	0	28 Thu	1	28 Thu	2	28 Sun	12	28 Tue		28 Fri	6	28 Sun	5	28 Wed	2	28 Sat	8	28 Sat	9	28 Thu		28 Sat	
29 Tue	0			29 Fri	6	29 Mon	0	29 Wed		29 Sat	3	29 Mon		29 Thu		29 Sun	10	29 Sun	12	29 Fri		29 Sun	
30 Wed	3			30 Sat	9	30 Tue	0	30 Thu	4	30 Sun	6	30 Tue	10	30 Fri	1	30 Mon		30 Mon	3	30 Sat		30 Mon	
31 Thu	2			31 Sun	12			31 Fri	6		8.154	31 Wed	11	31 Sat	5		4.08						
AVERAGE	3.39		4.2		4.5		4		5		7.7		8.89		4.7		4		5.6				

AFTERNOON/EVENING 2 pm-10 pm

Eola Tennis Academy

84 Parking Spaces Available at Eola Tennis Academy

2019 Maximum Parking Utilization Study

Average of 9.8 parking spaces used in afternoon/evening

Jan-19	Parking	Feb-19	Parking	Mar-19	Parking	Apr-19	Parking	May-19	Parking	Jun-19	Parking	Jul-19	Parking	Aug-19	Parking	Sep-19	Parking	Oct-19	Parking	Nov-19	Parking	Dec-19	Parking
1 Tue		1 Fri	6	1 Fri	7	1 Mon	12	1 Wed	12	1 Sat		1 Mon	15	1 Thu	13	1 Sun	2	1 Sun	7	1 Fri		1 Sun	
2 Wed	11	2 Sat	8	2 Sat	6	2 Tue	12	2 Thu	14	2 Sun	6	2 Tue	14	2 Fri	7	2 Mon		2 Mon	9	2 Sat		2 Mon	
3 Thu		3 Sun	9	3 Sun	8	3 Wed	9	3 Fri	9	3 Mon	10	3 Wed	12	3 Sat	6	3 Tue	12	3 Tue		3 Sun		3 Tue	
4 Fri	11	4 Mon	11	4 Mon	11	4 Thu		4 Sat	9	4 Tue	11	4 Thu		4 Sun	7	4 Wed	13	4 Wed		4 Mon		4 Wed	
5 Sat	7	5 Tue	13	5 Tue		5 Fri		5 Sun	8	5 Wed		5 Fri	6	5 Mon	14	5 Thu	12	5 Thu		5 Tue		5 Thu	
6 Sun	9	6 Wed	13	6 Wed	12	6 Sat	8	6 Mon	14	6 Thu	15	6 Sat	7	6 Tue	12	6 Fri	9	6 Fri		6 Wed		6 Fri	
7 Mon	11	7 Thu	11	7 Thu	13	7 Sun	9	7 Tue	12	7 Fri	5	7 Sun	6	7 Wed	11	7 Sat	9	7 Sat		7 Thu		7 Sat	
8 Tue	11	8 Fri	6	8 Fri	7	8 Mon	11	8 Wed	11	8 Sat	7	8 Mon	12	8 Thu	11	8 Sun		8 Sun		8 Fri		8 Sun	
9 Wed	12	9 Sat	8	9 Sat	7	9 Tue	12	9 Thu	9	9 Sun	5	9 Tue	13	9 Fri	9	9 Mon	11	9 Mon		9 Sat		9 Mon	
10 Thu	14	10 Sun		10 Sun	9	10 Wed	9	10 Fri	7	10 Mon	13	10 Wed		10 Sat	6	10 Tue	13	10 Tue		10 Sun		10 Tue	
11 Fri		11 Mon	12	11 Mon	11	11 Thu	14	11 Sat	9	11 Tue	15	11 Thu		11 Sun	8	11 Wed	9	11 Wed		11 Mon		11 Wed	
12 Sat	5	12 Tue	13	12 Tue	12	12 Fri	6	12 Sun		12 Wed	14	12 Fri	8	12 Mon		12 Thu	10	12 Thu		12 Tue		12 Thu	
13 Sun	7	13 Wed	9	13 Wed	9	13 Sat	8	13 Mon	11	13 Thu		13 Sat	6	13 Tue	11	13 Fri	7	13 Fri		13 Wed		13 Fri	
14 Mon	10	14 Thu	3	14 Thu	9	14 Sun	10	14 Tue	11	14 Fri	7	14 Sun	8	14 Wed	7	14 Sat	11	14 Sat		14 Thu		14 Sat	
15 Tue	11	15 Fri	8	15 Fri		15 Mon	13	15 Wed		15 Sat	5	15 Mon	13	15 Thu	6	15 Sun	9	15 Sun		15 Fri		15 Sun	
16 Wed		16 Sat		16 Sat	9	16 Tue	11	16 Thu	14	16 Sun	6	16 Tue	14	16 Fri	8	16 Mon	12	16 Mon		16 Sat		16 Mon	
17 Thu	12	17 Sun	7	17 Sun	8	17 Wed	14	17 Fri	7	17 Mon	11	17 Wed	11	17 Sat	10	17 Tue	13	17 Tue		17 Sun		17 Tue	
18 Fri	5	18 Mon	9	18 Mon	11	18 Thu		18 Sat	9	18 Tue	12	18 Thu	14	18 Sun	7	18 Wed	12	18 Wed		18 Mon		18 Wed	
18 Sat	7	18 Tue		18 Tue	11	19 Fri	7	18 Sun	8	18 Wed	12	18 Fri	8	18 Mon	7	18 Thu	10	18 Thu		18 Tue		18 Thu	
20 Sun	6	20 Wed	13	20 Wed	13	20 Sat	7	20 Mon	14	20 Thu	15	20 Sat	6	20 Tue	8	20 Fri		20 Fri		20 Wed		20 Fri	
21 Mon	9	21 Thu	11	21 Thu	9	21 Sun		21 Tue	15	21 Fri	6	21 Sun	6	21 Wed	10	21 Sat	8	21 Sat		21 Thu		21 Sat	
22 Tue	10	22 Fri	5	22 Fri	7	22 Mon	12	22 Wed	14	22 Sat	5	22 Mon	14	22 Thu	11	22 Sun	9	22 Sun		22 Fri		22 Sun	
23 Wed	11	23 Sat	7	23 Sat	9	23 Tue	11	23 Thu	11	23 Sun	6	23 Tue	11	23 Fri	7	23 Mon	11	23 Mon		23 Sat		23 Mon	
24 Thu	12	24 Sun	8	24 Sun		24 Wed		24 Fri	8	24 Mon	12	24 Wed	13	24 Sat	8	24 Tue	11	24 Tue		24 Sun		24 Tue	
25 Fri		25 Mon	11	25 Mon	9	25 Thu	13	25 Sat		25 Tue	11	25 Thu	13	25 Sun	6	25 Wed	10	25 Wed		25 Mon		25 Wed	
26 Sat	7	26 Tue	12	26 Tue	10	26 Fri	8	26 Sun		26 Wed	14	26 Fri	9	26 Mon	10	26 Thu		26 Thu		26 Tue		26 Thu	
27 Sun	6	27 Wed	11	27 Wed	8	27 Sat	10	27 Mon		27 Thu	13	27 Sat	5	27 Tue	11	27 Fri	9	27 Fri		27 Wed		27 Fri	
28 Mon	12	28 Thu	9	28 Thu		28 Sun	11	28 Tue	12	28 Fri		28 Sun	6	28 Wed	10	28 Sat		28 Sat		28 Thu		28 Sat	
29 Tue	9			29 Fri		29 Mon	0	29 Wed	14	29 Sat		29 Mon	13	29 Thu		29 Sun		29 Sun		29 Fri		29 Sun	
30 Wed	11			30 Sat	9	30 Tue	0	30 Thu	14	30 Sun		30 Tue	14	30 Fri	6	30 Mon	9	30 Mon		30 Sat		30 Mon	
31 Thu	13			31 Sun	11			31 Fri	11			31 Wed	12	31 Sat	7								
AVERAGE	9.58		9.3		9.8		9.4		11		10.2		10.3		8.7		10.3						