



Andrew Hunt
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Dear Mr. Hunt:

Figure 1 - Recker Gardens Vicinity Map



The City of Mesa requires 2.1 parking spaces per multifamily dwelling unit. Therefore, the Recker Gardens development will require 277.2 (277) parking spaces. The current site plan provides 215 parking spaces without a feasible way to add 62 parking spaces. Therefore, alternate parking requirements are being explored.

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City of Phoenix Parking Requirements

The City of Phoenix requires 1.5 parking spaces per multi-family dwelling units. This development would require 198 parking spaces in the City of Phoenix. This is under the number of parking spaces currently provided on the most recent site plan.

ITE Parking Generation Requirements

The *ITE Parking Generation Manual, 6th Edition* (ITE) provides parking rates based on national data collection and is similar to the trip generation manual. ITE recommends an average rate of 0.99 parking spaces per dwelling unit (160 parking spaces) for Affordable Housing – Income Limits; Land Use Code 223. Parking demand can be calculated by the average rate or by a fitted curve equation. The fitted curve equation $P = 1.13 (X) - 21.94$ where P is the number of parked vehicles and X is the number of dwelling units recommends that 127 parking spaces will be required. Because the number of data points is higher than 20 (29) and the R^2 value is greater than 0.75 (0.91), the fitted curve equation should be used. ITE estimates that the peak parking demand for the multi-family development will be 127 parking spaces.

Additional Key Points

It is important to note several underlying current and future circumstances that support the reduction of the parking total from the current City standard to what is proposed. There is an existing frequent bus stop at the corner of Recker Road and Main Street, which is located approximately 500'+ to the west of the proposed site. This stop is for Valley Metro Line 40 with connections to Banner Baywood Medical Center and the Superstition Springs Transit Center with connections to other transit lines. Line 40 also connects to the Gilbert Rd/Main Street transit center to the west and the current eastern terminus of Valley Metro Rail. This will allow all residents mass transit opportunity within a short distance of their home. Second, the future owner / developer of the proposed site institutes a 1 vehicle per residence maximum that is signed into each lessee's agreement. The lessee may request a second vehicle, however it is subject to availability and written consent. Both circumstances function to significantly alleviate the onsite parking demand thus supporting the reduction.

Conclusion

The Recker Gardens multi-family development will provide 132 dwelling units. The current site plan provides 210 parking spaces. Three different parking requirements were reviewed which include the following:

- City of Mesa: 277 parking spaces
- City of Phoenix: 198 parking spaces
- ITE: 127 parking spaces

The City of Mesa parking requirements appear to be overly conservative when compared to the City of Phoenix and the calculated parking demand by ITE. We recommend that the development be approved with the provided parking spaces between the ITE calculate demand of 146 spaces and the City of Phoenix requirements of 198 parking spaces.

Please let me know if you have any questions.

Thank you.

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Executive Associate of Transportation Services