



To: Ziga Vovk
DSV Air & Sea Inc.

From: Shelly Sorensen, PE, PTOE

Job Number: 23.5515

RE: NEC Ellsworth and Pecos
Parking Statement

Date: September 20, 2023



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Parking Statement for the proposed NEC Ellsworth and Pecos warehouse development, located at the northwest corner of Ellsworth Road and Pecos Road in the City of Mesa, Arizona. See **Figure 1** for the vicinity map.

The proposed development will be comprised of an approximate 1,702,635 square foot building, consisting of 1,662,315 square feet of warehouse space and 40,320 square feet of office space.

The objective of this Parking Statement is to establish that with the 420 parking stalls and 321 truck bays provides an adequate number of parking on-site based upon proposed operations.

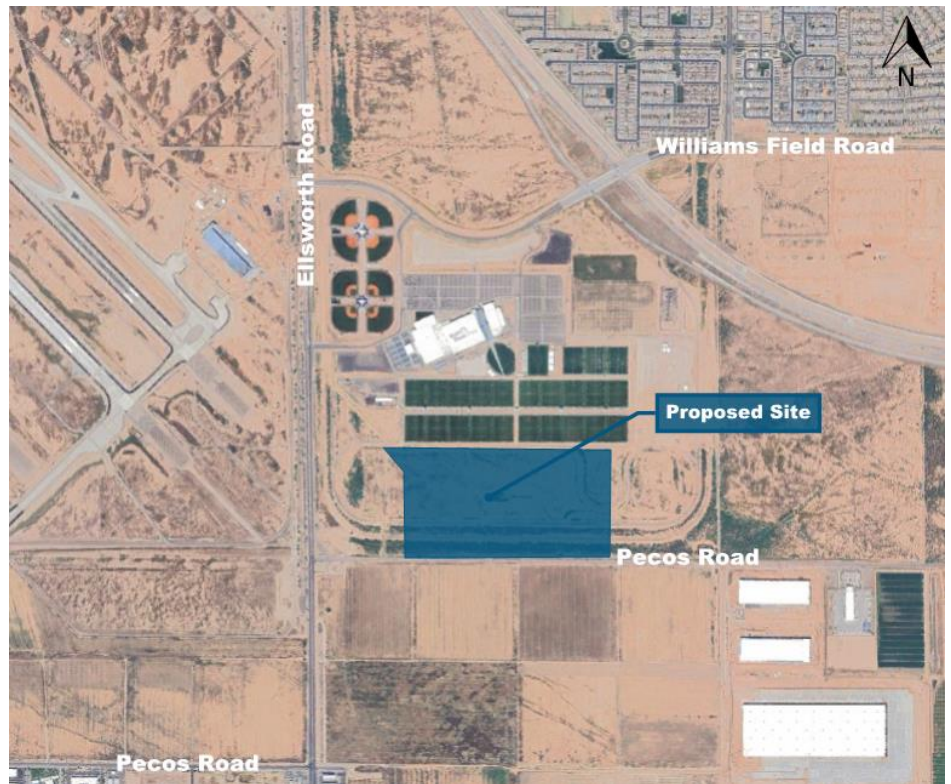


Figure 1 - Vicinity Map





PROPOSED SITE

The proposed development will be comprised of an approximate 1,702,635 square foot building, consisting of 1,662,315 square feet of warehouse space and 40,320 square feet of office space. See **Figure 2** and **Attachment A** for the site plan.

As indicated on the proposed site plan, there are 420 parking stalls provided for employees and visitors and 321 truck bays provided. This represents a total of 741 vehicle parking positions for the site.

DSV Air & Sea Inc. indicated that on a typical day, the site will operate with 150 inbound and outbound trucks, 210 employees (in two shifts), and between 7-12 visitors. Below is following information was obtained from DSV Air & Sea Inc. regarding anticipated hourly site operations for the property on a typical weekday:

- 7:00 AM to 6:00 PM
 - 150 trucks (*random arrival and departure times*)
 - 7-12 visitors (*random arrival and departure times*)
- 6:00 AM to 3:00 PM
 - 170 employees (*first shift*)
- 4:00 PM to 1:00 AM
 - 40 employees (*second shift*)

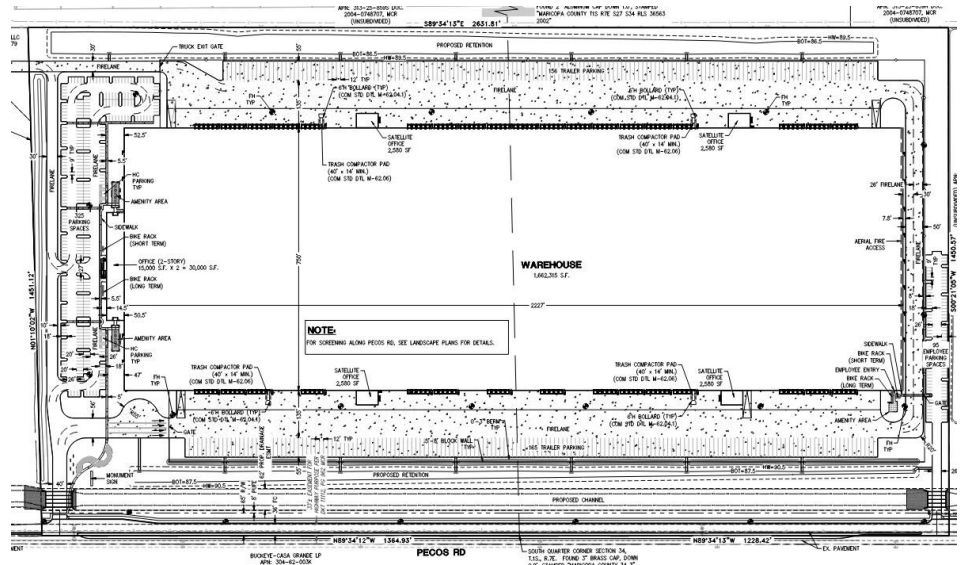


Figure 2 – Site Plan



CITY OF MESA REQUIRED PARKING

Table 11-32-3.A entitled *Required Parking Spaces By Use* within the *City of Mesa Code of Ordinances* provides the general parking requirements. The category and vehicle parking ratio minimums relevant to the proposed development is shown below:

- Warehousing and Storage 1 spaces per 900 square feet
- General offices, retail, and services 1 spaces per 375 square feet

Applying these rates to the proposed development results in the following parking requirements:

Table 1 – City of Mesa Parking Requirement (Per Rezoning Case: ZON22-00268)

Use	Rate	Quantity	Units	Parking Stalls
Warehousing and Storage	1 Per 900 square feet	1,662,315	Square Feet	1,847
General offices, retail, and services	1 Per 375 square feet	40,320	Square Feet	108
Total				1,955

ITE PARKING GENERATION

The *Institute of Transportation Engineers (ITE)* publication titled *Parking Generation, 5th Edition* is utilized for estimating parking demand based on research and experiences of transportation engineering and planning professionals.

The proposed development would be categorized under ITE Land Use 150 Warehousing. As stated in the *Parking Generation, 5th Edition*, "... may also include office and maintenance areas."

The average weekday ITE peak period parking demand calculations for General Urban/Suburban locations are presented below in **Table 2** below:

Table 2 – ITE Parking Demand

Use	Weekday Rate	Quantity	Units	Parking Stalls
ITE Code 150 - Warehousing	0.39 Per 1,000 SF GFA	1,702,635	Square Feet	665
Total				665



As previously mentioned, a total of 741 vehicle parking positions are provided on-site. Therefore, with a weekday parking demand of 665, this represents a surplus of 76 (11.4%) parking stalls.

PROPOSED OPERATION PARKING DEMAND

As previously mentioned, DSV Air & Sea Inc. indicated that on a typical day, the site will operate with 150 inbound and outbound trucks, 210 employees (in two shifts), and between 7-12 visitors. Therefore, the parking supply and truck bays were evaluated for the anticipated site operations. See **Table 3** below:

Table 3 – Site Operation Parking Demand

Use	Typical Day	Stalls/Bays Provided	Surplus (stalls/bays)
Employees	210 employees	420 stalls	198
Visitors	12 visitors		
Trucks	150 trucks	321 truck bays	171

Conservatively assuming all 210 employees and all 12 visitors are on site simultaneously, the 420 parking stalls represent a surplus of 198 (47.1%) parking stalls. Similarly, conservatively assuming all 150 trucks are located on site simultaneously, the 321 truck bays results in a surplus of 171 (53.2%) truck bays.

SUMMARY

The objective of this Parking Statement is to establish that with the 420 parking stalls and 321 truck bays provides an adequate number of parking on-site based upon proposed operations obtained from DSV Air & Sea Inc.

Conservatively assuming all 210 employees and all 12 visitors are on site simultaneously, the 420 parking stalls represent a surplus of 198 (47.1%) parking stalls. Similarly, conservatively assuming all 150 trucks are located on site simultaneously, the 321 truck bays results in a surplus of 171 (53.2%) truck bays.

Therefore, based upon the proposed site operational data obtained from DSV Air & Sea Inc., the proposed site provides a sufficient supply of parking, with 420 parking stalls and 321 truck bays.



ATTACHMENT A – PROPOSED SITE PLAN

OWNER/DEVELOPER

DSV REAL ESTATE PHOENIX LLC.
200 S WOOD AVE, 08830
ISELIN, NJ 08830
CONTACT: ZIGA VOVK

ENGINEER

HILGARTWILSON
2141 E HIGHLAND AVE SUITE #250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: CASEY WHITEMAN

ARCHITECT

SCALAPLUS
53 W JACKSON BLVD, SUITE #1462
CHICAGO, IL 60604
PHONE: (312) 224-2736
CONTACT: JOHN MANAVES

SHEET INDEX

- 1 SP-1 SITE PLAN - COVER SHEET
- 2 SP-2 SITE PLAN
- 3 SP-3 SITE PLAN

SITE DATA

CURRENT ZONING: LI-PAD (ZON22-00268)
PROPOSED ZONING: LI-PAD
APN: 313-25-879
GROSS SITE AREA = 3,789,719 SF, 86.99 ACRES
NET SITE AREA = 3,621,095 SF, 83.12 ACRES
MAIN OFFICE: (2-STORY) - 15,000 SF X 2 = 30,000 SF
WAREHOUSE: 1,662,315 SF
4 SATELLITE OFFICES: 2,580 SF X 4 = 10,320 SF
TOTAL BUILDING AREA: 1,702,635 SF
MAX BUILDING HEIGHT ALLOWED: 60'
PROPOSED BUILDING HEIGHT: 60'
BUILDING COVERAGE: (1,687,635 SF / 3,789,719 SF) = 44.53%
OPEN SPACE REQUIRED (1%): 16,876 SF
PARKING SPACES REQUIRED:
INDUSTRIAL (1/1500): 1,108
OFFICE (1/375): 80
PARKING PROVIDED: (PER LOKAHI GROUP 2023 PARKING ANALYSIS)
420 EMPLOYEE/VISITOR
HANDICAP PARKING PROVIDED: 8
BICYCLE PARKING PROVIDED:
20 LONG TERM
10 SHORT TERM

SITE PLAN

DSV LEGACY BUSINESS PARK

9560 E. PECOS ROAD
MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK

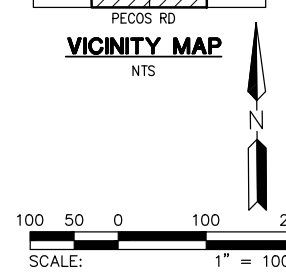
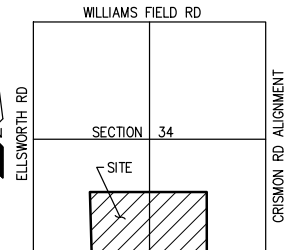
BENCHMARK IS A FOUND CONCRETE NAIL W/ TAG,
STAMPED "COM BM", LOCATED AT THE NORTHEAST
CORNER OF SIGNAL BUTTE ROAD & WARNER ROAD.
CITY OF MESA BENCHMARK
ELEVATION: 1453.68'
DATUM: NAVD88

BASIS OF BEARING

BASIS OF BEARING IS S00°41'42"E ALONG
THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND
SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

LEGEND

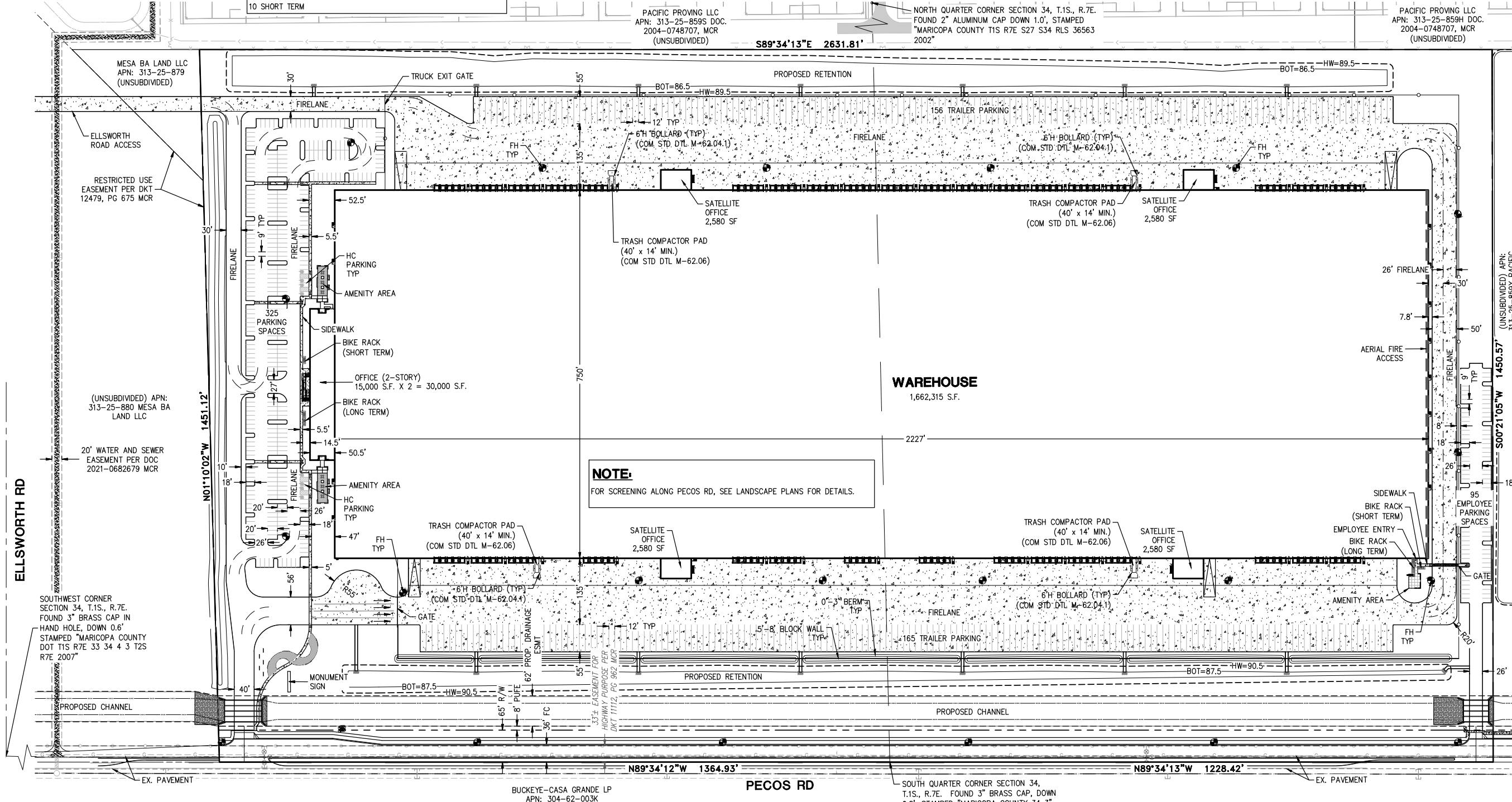
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC PULL BOX
- ELECTRIC CABINET
- LIGHT POLE
- TRAFFIC SIGNAL WITH ARM
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL PULL BOX
- WATER METER
- GAS MARKER
- SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER BACK FLOW PREVENTER
- FIRE HYDRANT
- MANHOLE (UNKNOWN TYPE)
- TELEPHONE PEDESTAL
- FIBER OPTICS PULL BOX
- GRATE
- STORM DRAIN MANHOLE
- AIR RELEASE VALVE
- WATER VALVE
- GAS VALVE
- FACE OF CURB
- RIGHT OF WAY
- FIRE HYDRANT
- EASEMENT
- PUBLIC UTILITY FACILITY EASEMENT
- CHAIN LINK FENCE
- BARB WIRE FENCE
- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- FIRE TRUCK TURNING RADIUS



PACIFIC PROVING LLC
APN: 313-25-859S DOC.
2004-0748707, MCR
(UNSUBDIVIDED)
S89°34'13"E 2631.81'

NORTH QUARTER CORNER SECTION 34, T.1S., R.7E.
FOUND 2" ALUMINUM CAP DOWN 1.0', STAMPED
"MARICOPA COUNTY T1S R7E S27 S34 RLS 36563
2002"

PACIFIC PROVING LLC
APN: 313-25-859H DOC.
2004-0748707, MCR
(UNSUBDIVIDED)



NOTE:
FOR SCREENING ALONG PECOS RD, SEE LANDSCAPE PLANS FOR DETAILS.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE, STE. 250 | P: 602.490.0535 / F: 602.968.2436
PHOENIX, AZ 85016
www.hilgartwilson.com



DSV LEGACY BUSINESS PARK
9560 E. PECOS ROAD
MESA, ARIZONA

SITE PLAN - COVER SHEET

PROJ NO.: 2063.10
DATE: SEP 2023
SCALE: 1" = 100'
DRAWN: CM
DESIGNED: DB
APPROVED: CW

DWG. NO.
SP-1

SHT. 1 OF 3

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