

January 27, 2023

Mr. Michael Hughes
Chief Executive Officer
A New Leaf
868 E. University Drive
Mesa, AZ 85203

Re: La Mesita Phase 4 | Parking Statement
NWC Main St/N May
Mesa, AZ

1 INTRODUCTION

This Parking Statement was prepared for the proposed development of the La Mesita Phase 4 in Mesa, Arizona (Project). The Project is located on the northwest corner of Main Street and N May within the City of Mesa (City), Arizona (Attachment A). The Project will include the development of a 3-story building with 54 dwelling units for seniors.

The purpose of this study was to analyze and compare the proposed Project’s parking supply and expected demand associated with the Project use.

2 PARKING SUPPLY PER CITY ZONING ORDINANCE

The following section summarizes parking supply calculations based on the City’s Zoning Ordinance.

2.1 City Vehicle Parking Supply

Table 11-32-3 “Required Parking Spaces by Use” states that for multifamily residential buildings within a ¼ mile of a bus rapid transit or light rail station the minimum spaces required are 1.2 to 1.4 spaces per dwelling unit. Since this development falls into the category of 26 or more total units, the minimum spaces required are 1.2 spaces per dwelling unit.

Vehicle parking calculations based on City code are summarized in Table 2-1.

Table 2-1: City Vehicle Parking Supply

Land Use	Size (Dwelling Unit)	City of Mesa Rate	Required Parking
Multifamily Residential (within ¼ mile of bus rapid transit or light rail station)	54	1.2 per dwelling unit	65

2.2 Accessible Parking per City Vehicle Parking Supply

Provisions for accessible parking is a requirement of the Americans with Disabilities Act (ADA). According to Section 208.2 of the 2010 ADA Standards for Accessible Design, a facility that has 51 to 75 parking spaces is required to provide 3 accessible parking spaces. Of the 3 required accessible spaces, at least 1 space needs to be a van-accessible parking space (Table 2-2).

Table 2-2: ADA Parking Supply per City Vehicle Parking Supply

Land Use	Vehicle Parking Spaces	Parking Type	ADA Rate	Required Parking
Multifamily Residential (within ¼ mile of bus rapid transit or light rail station)	65	Total Accessible Parking	NA	3
		Van Accessible Parking	1 van accessible space/ 6 total accessible spaces	1
		Standard Accessible Parking	Total accessible minus van accessible spaces	2

2.3 City Parking Supply Summary

Table 2-3 summarizes parking supply calculations per the City’s Zoning Ordinance requirements.

Table 2-3: City Parking Supply Summary

Category	Spaces
Vehicle Parking	
Standard Parking Spaces	62
Standard Accessible Spaces	2
Van-Accessible Spaces	1
Total Vehicle Parking Spaces	65

3 PARKING DEMAND PER ITE PARKING GENERATION

3.1 ITE Vehicle Parking Demand

The Project consists of 54 dwelling units of Institute of Transportation Engineers (ITE) Land Use 252 “Senior Adult Housing - Attached” in a General Urban/Suburban setting. Based on calculations using the average rate in the ITE Parking Generation Manual, 5th Edition, the Project is forecast to generate a parking demand of approximately 33 parking spaces. Table 3-1 summarizes the ITE parking demand calculations.

Table 3-1: ITE Parking Demand

Land Use Code	Setting	Units	Size	Average Rate	Average Rate Parking Demand
252 “Senior Adult Housing – Attached”	General Urban/Suburban	Dwelling Units	54	0.61	33

3.2 Accessible Parking Supply per ITE Vehicle Parking Demand

According to Section 208.2 of the 2010 ADA Standards for Accessible Design, 2 accessible spaces are needed for a facility that has 26 to 50 parking spaces. Since at least 1 space must be a van-accessible parking space for each 6 accessible spaces, 1 van-accessible parking space is required. Table 3-2 summarizes the ADA parking required based on the ITE parking demand calculation.

Table 3-2: ADA Parking Supply per ITE Vehicle Parking Demand

Land Use	Average Rate Parking Demand	Parking Type	ADA Rate	Required Parking
Senior Adult Housing – Attached	33	Total Accessible Parking	NA	2
		Van Accessible Parking	1 van accessible space/ 6 total accessible spaces	1
		Standard Accessible Parking	Total accessible minus van accessible spaces	1

3.3 ITE Parking Demand Summary

Table 2-3 summarizes parking demand calculations per the ITE Parking Generation Manual plus ADA supply calculations associated with this demand.

Table 3-3: ITE Parking Demand Summary

Category	Spaces
Vehicle Parking	
Standard Parking Spaces	31
Standard Accessible Spaces	1
Van-Accessible Spaces	1
Total Vehicle Parking Spaces	33

4 PROPOSED PROJECT PARKING SUPPLY AND DEMAND COMPARISON

This Project plans to provide a total of 80 vehicle parking spaces, including 4 van accessible spaces.

Table 4-1 below provides a comparison summary of the Project’s proposed parking, ITE parking generation calculations, and the resulting excess spaces.

Table 4-1: Proposed Project Parking Supply and Demand Comparison

Category	Project Parking Supply	City Parking Supply	ITE Parking Generation Demand	Excess Spaces per City Supply	Excess Spaces per ITE Demand
Vehicle Parking					
Standard Spaces	76	62	31	14	45
Standard Accessible Spaces	0	2	1	1	2
Van Accessible Spaces	4	1	1		
Total Vehicle Parking Spaces	80	65	33	15	47

Table 4-1 shows that the Project parking supply has an excess of 15 and 47 spaces in comparison to City parking supply calculations and ITE parking generation demand, respectively.

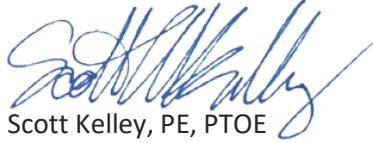
5 FINDINGS AND RECOMMENDATIONS

The following statements are based on the findings of the Parking Demand Memo:

1. City code parking supply calculations result in 65 total spaces, including 3 accessible spaces.
2. Parking demand based on the ITE Parking General Manual result in 33 total spaces, including 2 accessible spaces.
3. A total of 80 parking spaces is proposed to be provided for with the Project, including 4 van accessible spaces.
4. The Project parking supply provides 15 excess spaces compared to City parking supply calculations.
5. The Project parking supply provides 47 excess spaces compared to ITE parking generation demand.
6. Design and construction of the proposed Project parking improvements should conform to City of Mesa design standards, City of Mesa zoning ordinance, and ADA standards, as applicable.

Sincerely,

Greenlight Traffic Engineering, LLC



Scott Kelley, PE, PTOE
Principal/Project Manager
scottk@greenlightte.com
(602) 499-1339



Attachments:

A – La Mesita Site Plan

ATTACHMENT A



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LEGEND

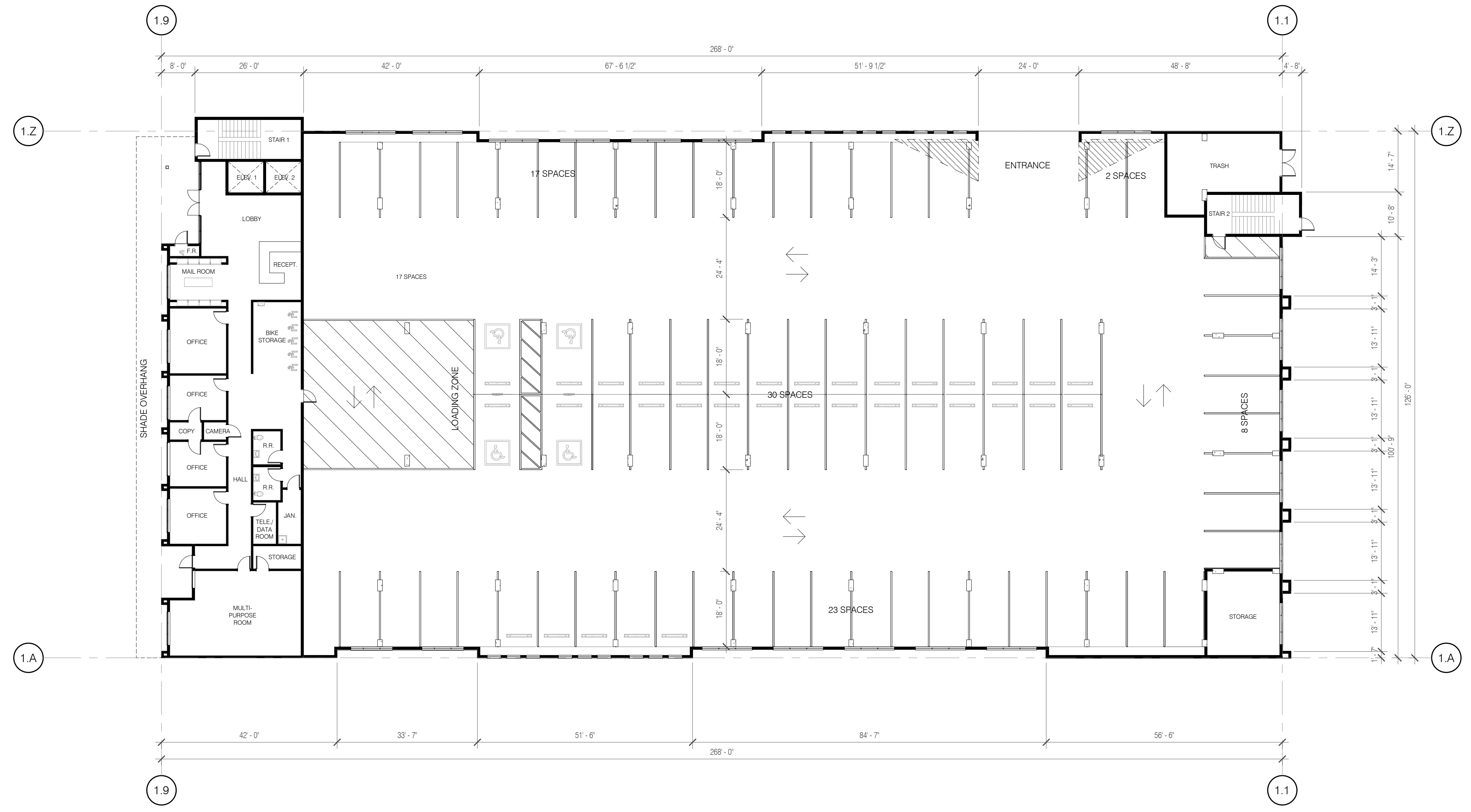
- WALL TYPE SYMBOL - SEE SHEET A2.4 & A2.5.
 - INDICATES 'TYPE A' ADAPTABLE DWELLING UNIT.
 - INDICATES VISUAL AND HEARING IMPAIRED DWELLING UNIT.
- FIRE SEPARATION LINES**
(SEE FIRE-RESISTANCE CONSTRUCTION REQUIREMENTS SHEET A0.2)
- 1 HR FIRE RATED FIRE PARTITION
 - 2 HR FIRE RATED FIRE WALL
 - EXTERIOR 1 HR FIRE RATED FIRE BARRIER.

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS; FACE OF SHEATHING AT EXTERIOR WALLS; FACE OF MASONRY OR CONCRETE, OR CENTERLINE OF UNIT SEPARATION WALL, U.N.O.
3. CONTRACTOR TO PROVIDE SOLID BACKING FOR ALL WALL MOUNTED EQUIPMENT, GRAB BARS, AND AREAS WHERE FUTURE GRAB BARS MAY BE INSTALLED.
4. SEE STRUCTURAL DRAWINGS FOR STUD SPACING AT FRAMED WALL CONSTRUCTION.
5. MECHANICAL, PLUMBING AND ELECTRICAL PENETRATIONS OF RATED WALLS, FLOORS AND CEILING SHALL CONFORM TO 2018 IBC SECTION 714.
6. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT.
7. PROVIDE CONTINUOUS CAULK MATCHED COLORING AT TRANSITION TO IMPLEMENT AIR SEALING METHODS AS DESCRIBED IN DETAIL 13/A14.5.
8. CONTRACTOR TO IMPLEMENT AIR SEALING METHODS AS DESCRIBED IN DETAIL 13/A14.5.

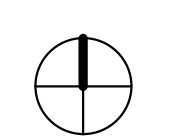
KEYNOTES

Rev.	Date	By	Description



12/21/2022 11:42:45 PM

1 1ST LEVEL FLOOR PLAN
1/16" = 1'-0"



Project
La Mesita Phase 4
2242 West Main Street
Mesa, AZ 85201

Owner
A New Leaf, Inc.
868 East University Drive
Mesa, AZ 85203

Drawn/Checked
TK / NM

Date
12/22/2022

Project Number
322032

Sheet Number
1ST LEVEL FLOOR PLAN

A2.1



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LEGEND

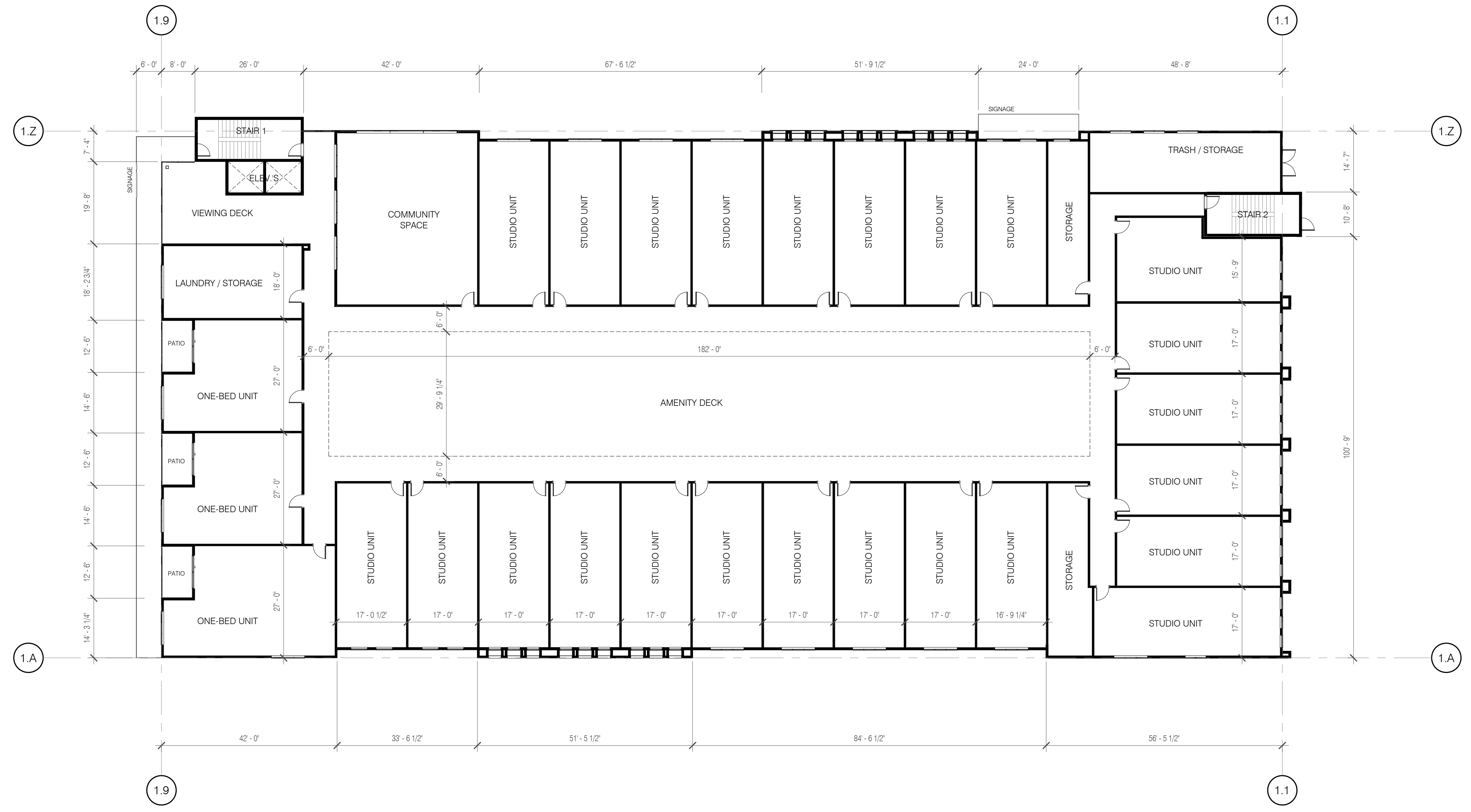
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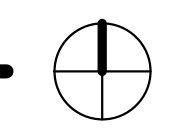
KEYNOTES

Rev.	Date	By	Description



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1 2ND LEVEL FLOOR PLAN (3RD LEVEL SIM.)
1/16" = 1'-0"



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Mesa, AZ 85201

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Date
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Project Number
322032

Sheet Number
2ND LEVEL FLOOR PLAN

A2.2