

April 11, 2022

EJ Hughes
Vice President of Programs and Operations
Child Crisis Arizona
817 N Country Club Dr
Mesa, AZ 85201

Re: Parking Statement
NWC Country Club Dr/Rio Salado Pkwy
Mesa, AZ

1 INTRODUCTION

This Parking Statement was prepared for the proposed development of the Child Crisis Arizona HQ in Mesa, Arizona (Project). The Project is located on the northwest corner of Country Club Drive and Rio Salado Parkway within the City of Mesa (City), Arizona (Attachment A). The Project will include the development of a single tenant office building with approximately 38,000 square feet (SF).

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 general offices the minimum spaces required is 1 space per 375 SF. The other smaller land uses associated with the Project, including General Assembly (Dance), Wellness Center and Training, require 1 space per 75 SF or 1 space per 200 SF.

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

Table 2-1: City Vehicle Parking Supply

Land Use	Size (SF)	City of Mesa Rate	Required Parking
Independent Commercial Buildings and Uses – General Office	33,015	1 per 375 SF	88
General Assembly (Dance)	1,644	1 per 75 SF	22
Wellness Center	1,463	1 per 200 SF	7
Training	1,836	1 per 75 SF	25
Total			142

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 101 to 150 parking spaces is required to provide 5 accessible parking spaces. Of the 5 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
Various (General Office, General Assembly (Dance), Wellness Center, Training)	142	Total Accessible Parking	NA	5
		Van Accessible Parking	1 van accessible space/ 6 total accessible spaces	1
		Standard Accessible Parking	Total accessible minus van accessible spaces	4

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	137
Standard Accessible Spaces	4
Van-Accessible Spaces	1
Total Vehicle Parking Spaces	142

3 PARKING DEMAND PER ITE PARKING GENERATION

3.1 ITE Vehicle Parking Demand

The Project consists of 38,000 SF of gross floor area (GFA) of Institute of Transportation Engineers (ITE) Land Use 715 "Single Tenant Office Building" in a General Urban/Suburban setting. Based on calculations using the fitted curve in the ITE Parking Generation Manual, 5th Edition, the Project is forecast to generate a parking demand of approximately 90 parking spaces. Table 3-1 summarizes the ITE parking demand calculations.

Table 3-1: ITE Parking Demand

Land Use Code	Setting	Units	Size	Fitted Curve Equation	Fitted Curve Parking Demand
715 "Single Tenant Office Building"	General Urban/Suburban	1000 SF GFA	38.0	$P = 3.58(X) - 46.03$	90

3.2 Accessible Parking Supply per ITE Vehicle Parking Demand

According to Section 208.2 of the 2010 ADA Standards for Accessible Design, 4 accessible spaces are needed for a facility that has 76 to 100 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	Fitted Curve Parking Demand	Parking Type	ADA Rate	Required Parking
Single Tenant Office Building	90	Total Accessible Parking	NA	4
		Van Accessible Parking	1 van accessible space/ 6 total accessible spaces	1
		Standard Accessible Parking	Total accessible minus van accessible spaces	3

3.3 ITE Parking Demand Summary

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

Table 3-3: ITE Parking Demand Summary

Category	Spaces
Vehicle Parking	
Standard Parking Spaces	86
Standard Accessible Spaces	3
Van-Accessible Spaces	1
Total Vehicle Parking Spaces	90

4 PROPOSED PROJECT PARKING SUPPLY AND DEMAND COMPARISON

This Project plans to provide a total of 103 vehicle parking spaces, including 4 standard accessible spaces and 1 accessible van space.

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	ITE Parking Generation Demand	Excess Spaces
Vehicle Parking			
Standard Spaces	98	86	12
Standard Accessible Spaces	4	3	1
Van Accessible Spaces	1	1	0
Total Vehicle Parking Spaces	103	90	13

Table 4-1 shows that the Project parking supply has an excess of 13 spaces in comparison to ITE parking generation demand.

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 142 total spaces, including 5 accessible spaces.
2. Parking demand based on the ITE Parking General Manual result in 90 total spaces, including 4 accessible spaces.
3. A total of 103 parking spaces is proposed to be provided for with the Project, including 4 accessible spaces and 1 accessible van space.
4. The Project parking supply provides 13 excess spaces compared to ITE parking generation demand.
5. 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 – Child Crisis Arizona HQ Site Plan

ATTACHMENT A

PROJECT INFORMATION

Project : Child Crisis Arizona Headquarters
N Country Club
Mesa, Arizona 85201

Owner: Child Crisis Arizona
817 N Country Club Drive
Mesa, Arizona 85201

Applicant: Architectural Resource Team
1055 E. Indian School Rd
Phoenix, AZ 85014
v | 602.307.5399
Contact: Doug McCord
e | dmccord@art-team.com

Project Description: Child Crisis Arizona is building a new headquarters campus. The campus will include a (2) story courtyard centered building, providing administrative offices for Child Crisis Arizona as well as drop in office for partner, community support organizations. The building will also include; training and multi/purpose rooms that can be utilized for program delivery and meetings. A separate entrance to the building will provide counseling support and wellness center. Child Crisis Arizona Headquarters will also house their donation and volunteer center.

DEVELOPMENT SUMMARY

SITE ACREAGE:	GROSS SF = 140,086 SF NET SF = 100,013 SF	Gross Acreage: 3.21 ac Net Acreage: 2.29 ac
APN NO:	135-16-022 - 9,278 sf LC 135-16-030 - 8,276 sf RM-4 135-16-031 - 12,894 sf LC 135-16-045 - 9,281 sf LC 135-16-048A - 3,774 sf LC 135-16-048 - 20,996 sf LC 135-16-049 - 37,113 sf LC	

BUILDING FOOTPRINT: 24,258 SF

BUILDING LOT COVERAGE: Max. Lot Coverage (%) = 80% as per 11-6-3.A
Proposed: 24,258 SF / 100,013 SF = .242 = 24% LOT COVERAGE

CONSTRUCTION TYPE: TYPE VB

OCCUPANCY CLASSIFICATIONS: BUSINESS GROUP B (PROFESSIONAL SERVICES)

BUILDING GROSS AREA (1) NEW TWO STORY BUILDING: 37,958 GSF

BUILDING HEIGHT: New = Maximum Height (ft) 30 as per 11-6-3.A

PARKING CALCS: General Offices: 1 space per 375 sq ft
33, 015 / 375 = 88.04 parking stalls

General Assembly(Dance): 1 Space per 75 sq ft
1,644 / 75 = 21.92 parking stalls

Wellness Center: 1 space per 200 sq ft
1,463 / 200 = 7.315 Parking stalls

Training: 1 Space per 75 sq ft
1,836 / 75 = 24.48 Parking stalls

PARKING REQ'D: = 142

PROVIDED: 103 (including (4) Accessible Spaces (1) Accessible Van Space) Remainder to be provided through shared parking model with Child Crisis Arizona property at 817 N Country Club Dr., Mesa, AZ 85201

EXISTING ZONING:	135-16-022 LC 135-16-030 RM-4 135-16-031 LC 135-16-045 LC 135-16-048A LC 135-16-048B LC 135-16-049 LC
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PROPOSED ZONING: Proposed rezone of parcel 135-16-030 RM-4 to LC.

Proposed lot combination of all 7 Parcels.

PRE-SUBMITTAL DATE: PRS21-01176 JANUARY 4th, 2021

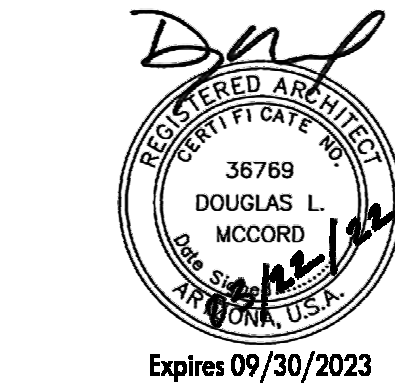
Child Crisis Arizona
Child Crisis Arizona HQ
424 W Rio Salado Pkwy
Mesa 85201

Planning and Zoning Submittal

Revision Schedule		
No.	Date	Description

21018	DATE	ART PROJECT NO.
02.17.2022		
CW	DRAWN BY	
DMc	CHECKED BY	

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DRAWING TITLE
SITE PLAN

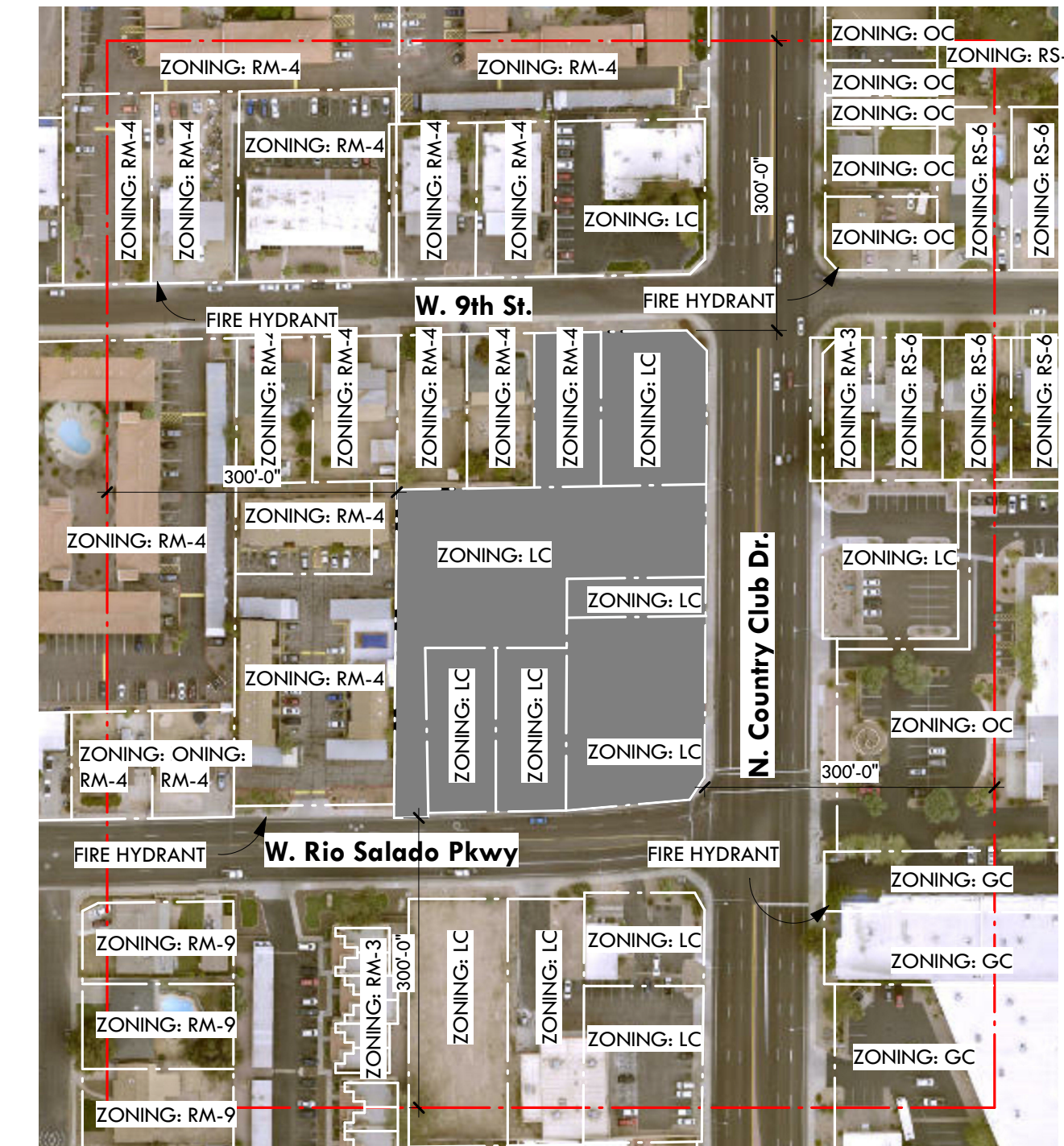
DRAWING No.

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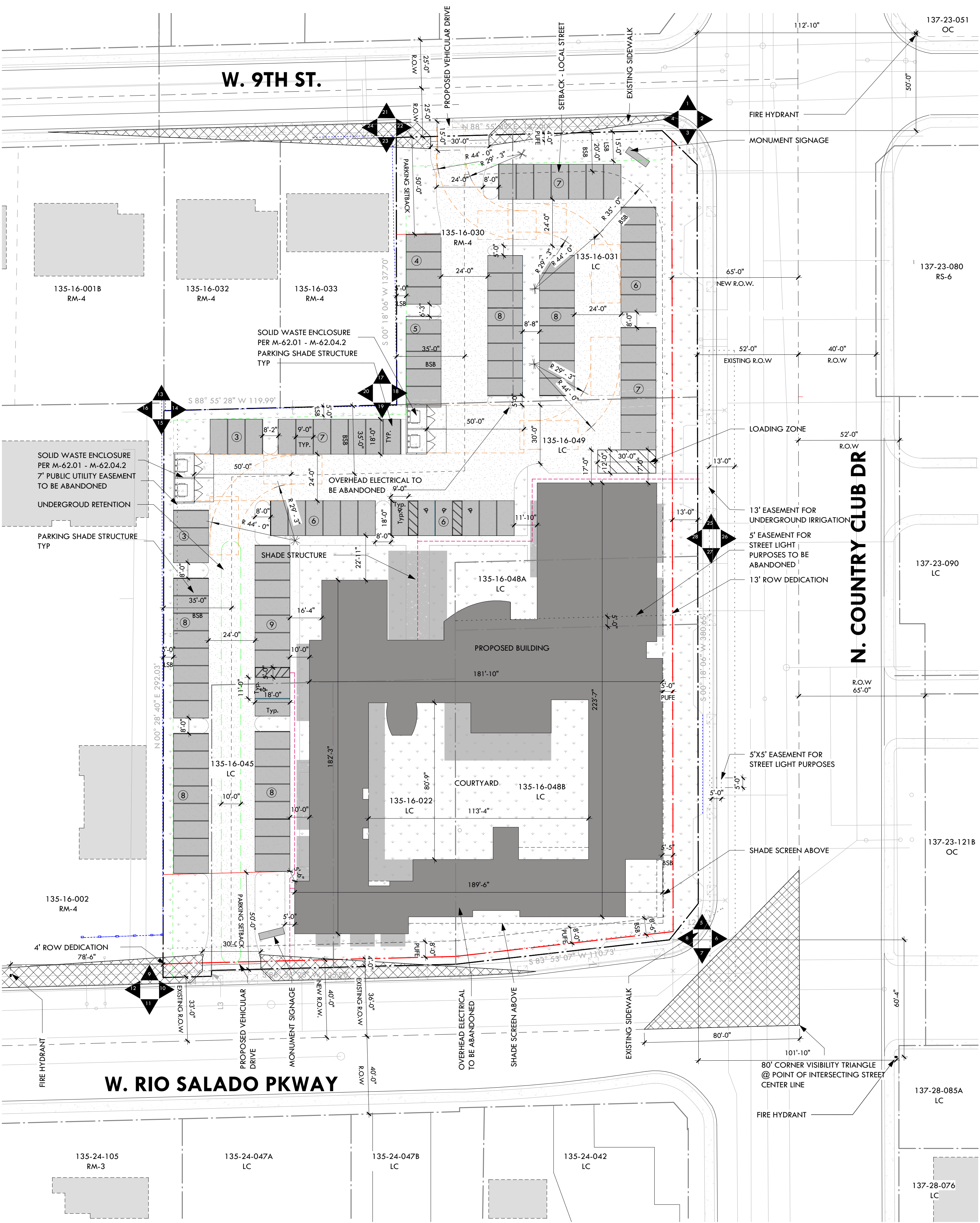
Zoning Stipulation	Bonus Intensity Zone Overlay Deviation
TABLE 11-6-3.A Minimum Setback along Property Lines or Building and Parking Areas(Ft) Front And Street- Facing Side 6-Lane Arterial: 15 ft.	5' - 5' building setback
TABLE 11-30-10 Minimum setbacks from Intersections Arterial ([110-130' R.O.W.] with Arterial minimum 50' Radius	0' building setback
11-33-5.B.2.A Landscape for non-single residence uses adjacent to other non-single residence. 15' landscape yard	5' landscape yard
11-33-4.8.2. Landscape islands shall be a minimum of 8' wide and 15' in length for single-row and 30' in length for double-row parking. All measurements are to face of curb.	minimum of 5' by 15' or 5' by 30' for double rows
Development Planning Request	Requested Deviation
Requested PUE on East Property Line 8'	Reduction to 5'(formal request sent to Demian Thomas)

SITE PLAN LEGEND

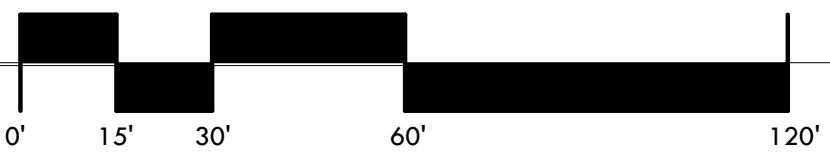
- PROPERTY LINE
- PROPERTY LINE AFTER RIGHT-OF WAY DEDICATION
- EASEMENT
- RIGHT-OF-WAY
- BUILDING SETBACK
- WASTE ACCESS ROUTE
- BUILDING OVERHEAD
- UNDERGROUND RETENTION
- LANDSCAPE SETBACK
- ACCESSIBLE ROUTE
- PROPOSED BUILDING FOOTPRINT
- SHADED PARKING
- CONCRETE
- SITE VISIBILITY TRIANGLE
- LANDSCAPE
- SITE PHOTO NUMBER AND DIRECTION



2 Context Site Plan
1" = 160'-0"



1 Conceptual Site Plan
1" = 30'-0"



PLEASE RECYCLE

IF THIS IS NOT 24"x36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY