



SOUTHWEST TRAFFIC
ENGINEERING, LLC

PARKING ANALYSIS

GATEWAY COMMERCE CENTER II

SOSSAMAN ROAD, SOUTH OF PECOS ROAD

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PREPARED FOR

DEUTSCH ARCHITECTURE GROUP
4600 EAST INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85018

SOUTHWEST TRAFFIC ENGINEERING, LLC
3838 NORTH CENTRAL AVENUE, SUITE 1810
PHOENIX, AZ 85012
T 602.266.SWTE (7983) F 602.266.1115



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Prepared By:

Andrew Smigielski, PE, PTOE, PTP
Shane Gutknecht, PE, PTOE

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Comment Resolution



GATEWAY COMMERCE CENTER II SOSSAMAN ROAD, SOUTH OF PECOS ROAD PARKING ANALYSIS

Project Description

Wetta Ventures, LLC is proposing a new industrial development (Wetta Gateway Commerce Center II) on the west side of Sossaman Road, south of Pecos Road, in Mesa, Arizona. The vicinity of the project is shown in **Figure 1**. The site will be located as shown in **Figure 2**. The project will include 448,000 square feet of industrial space served by 455 parking spaces. The purpose of this parking analysis is to determine the parking needs/requirements of the proposed development.

The author of this report is a registered professional engineer (civil) in the State of Arizona having specific expertise and experience in the preparation of parking analyses.

Study Methodology

In order to analyze and evaluate the parking requirements for the project:

- A review of the site plan was performed to determine the proposed land use.
- A review of City of Mesa (COM) parking requirements was performed to determine the appropriate parking ratios for the site.
- The required number of parking spaces was determined.
- A review of nearby jurisdiction's parking requirements was completed.

Proposed Development City of Mesa Parking Requirements

Gateway Commerce Center will be a 448,000 square foot light industrial development served by 455 parking spaces.

COM provides parking requirements for various land uses in their Zoning Ordinance Chapter 11-32 – “On-Site Parking, Loading, and Circulation”. There are two land uses that can be applied to the project. Per City of Mesa direction, *Group Industrial Buildings and Uses – Shell Buildings* is appropriate for the site. However, the project is not planned as part of a group and is expected to be a standalone industrial building. This leads the project team to consider *Independent Industrial Buildings and Uses – Industrial* as the appropriate land use. Both of these land uses, and the resulting parking requirement for the project site, are shown in **Table 1**.




Figure 1 – Vicinity Map



Vicinity Map

SWTE SOUTHWEST TRAFFIC ENGINEERING, LLC
3838 N. Central Ave., Suite 1810
Phoenix, AZ 85012
Tel: 602.266.SWTE (7963)
Fax: 602.266.1115
www.swte.us



2929.COM

4600
 EAST INDIAN SCHOOL RD
 PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

GATEWAY
COMMERCE CENTER II
 304-61-023N AND 304-61-023P

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OVERALL SITE
PLAN

AS-110

**Table 1 – City of Mesa Parking Requirements**

Land Use	Size	Parking Requirements	Minimum Parking Spaces Needed
<i>Independent Industrial Buildings and Uses</i> Industrial	448,000 sf	1 space per 600 s.f.	747
<i>Group Industrial Buildings and Uses</i> Shell buildings (no specified use)	448,000 sf	75% at 1 space per 500 s.f. 25% at 1 space per 375 s.f.	971

The COM standard parking rate for light industrial results in a requirement of 747 or 971 parking spaces. This exceeds the proposed parking supply of 455 by 292 or 516 parking spaces.

Industrial Parking Ratios in Nearby Jurisdictions

Based on COM requirements, the proposed site provides fewer parking spaces than will be required. However, it is believed that the City of Mesa requirements are excessive for this project and 455 parking spaces will adequately serve the site. To illustrate this point, parking requirements of various nearby jurisdictions (most of which experience relatively high volumes of light industrial development) were reviewed. The result of this review is shown in **Table 2**.

Table 2 – Industrial Parking Requirements by Jurisdiction

Land Use	Required Parking	Jurisdiction	Total Size	Minimum Parking Spaces
Unspecified Industrial Use (Shell Building)	1 space per 1,000 sf for 150,001 to 500,000 sf of Industrial	Mesa, Arizona Eastmark (Mesa Proving Grounds)	448,000 s.f.	448
Other Industrial Uses	1 space per 1,000 sq. ft. for the 1st 10,000 sq. ft. of floor area & 1 space per 5,000 sq. ft. for the remaining floor area & 1 space per 300 sq. ft. of office floor area	Goodyear, Arizona	448,000 s.f. (including an assumed 10,000 s.f. office space)	129
Unspecified Industrial Use (Shell Building)	1 space per 2,000 sq. ft (150,001 to 500,000 sq. ft.)	Phoenix, Arizona	448,000 s.f.	224
Manufacturing/Industrial Uses	MAXIMUM spaces allowed: 0 – 150,000 SF – 1 space/750 SF 150,001 – 500,000 SF – 1 space/1,500 SF 500,001 SF or greater – 1 space/1,750 SF	Avondale, Arizona	448,000 s.f.	299

*number of employees is not known

Table 2 shows that the proposed project would require between 448 and 129 parking spaces if it were located in Eastmark (Mesa), Goodyear, Phoenix, or Avondale.



Conclusion

The COM standard parking rate for light industrial results in a requirement of 747 or 971 parking spaces. This exceeds the proposed parking supply of 455 by 292 or 516 parking spaces.

While the proposed project site is under-parked based on COM typical parking standards, the development team believes and expects the proposed 455 parking spaces to adequately serve the parking demand of the site. In fact, the same site would be considered adequately parking in Mesa's Eastmark District and significantly overparked based on the requirements of several nearby jurisdictions. **Table 3** shows these nearby jurisdictions, the minimum parking requirements in the jurisdiction, and the resulting parking surplus that would exist at the site with the proposed 455 parking spaces.

Table 3 – Parking Surplus Expected in Nearby Jurisdictions

Jurisdiction	Minimum Parking Spaces Required	Proposed Parking Spaces	Parking Surplus
Mesa, Arizona Eastmark (Mesa Proving Grounds)	448	455	7
Goodyear, Arizona	129	455	326
Phoenix, Arizona	224	455	231
Avondale, Arizona	299	455	156

Table 3 shows that the Gateway Commerce Center II project would have a parking surplus between 7 and 326 parking spaces based on Eastmark (Mesa), Goodyear, Phoenix, or Avondale parking standards.

The proposed 455 parking spaces are expected to adequately meet the parking demands of the proposed project.



**GATEWAY COMMERCE CENTER II
SOSSAMAN ROAD, SOUTH OF PECOS ROAD
PARKING ANALYSIS**

APPENDIX

Comment Resolution

Gateway Commerce Center II
7 March 2022
Comment Resolution

3/7/2022

Item No.	Page No.	Reviewer	Code	Comment	Response
Traffic Comments					
1	General	COM	A	Per Section 11-32-8(A)(1)(a) of the MZO, at least 50 bicycle parking spaces are required. The requested SUP includes a bike space reduction.	Bicycle reduction is no longer requested.
2	General	COM	D	<p>Per section 11-32-3 of the MZO, shell industrial buildings shall be parked at 75% of the floor area at ratio of one space per 500 square feet and 25% of the floor area at a ratio of one space per 375 square feet. The proposal includes a request for a parking reduction for the 448,933 SF shell industrial building with cross-dock design.</p> <p>a. FYI - Required parking spaces need to be located outside of the gated area, or the gate will need to be open during business hours.</p> <p>b. Provide the 'required' parking calculations for a shell industrial building. Parking 75% of the floor area at ratio of one space per 500 square feet and 25% of the floor area at a ratio of one space per 375 square feet (shell industrial) requires 974 spaces. 455 spaces are currently proposed. This is a significant reduction from the required parking, but it needs to be calculated this way to allow for the 'shell industrial' uses on the site. (If you show the required parking is 1:900, for warehouse uses, then the site will be limited to warehouse users).</p>	<p>a. Noted.</p> <p>b. The shell building land use mentioned in the comment is listed under "<i>Group Industrial Building and Uses</i>". This building is expected to be a stand-alone (not part of a group) industrial building. It is believed that the <i>industrial</i> land use utilized in the first draft of the report is more appropriate as it is an "<i>Independent Industrial Building and Use</i>". Regardless, the requested land use was added to the report.</p>