

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.

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

Table 2-1: City Vehicle Parking Supply

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).

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

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

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
		Total Accessible Parking	NA	2
Senior Adult Housing – Attached	33	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.

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

Table 3-3: ITE Parking Demand Summary

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.

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		2
Van Accessible Spaces	4	1	1		2
Total Vehicle Parking Spaces	80	65	33	15	47

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

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

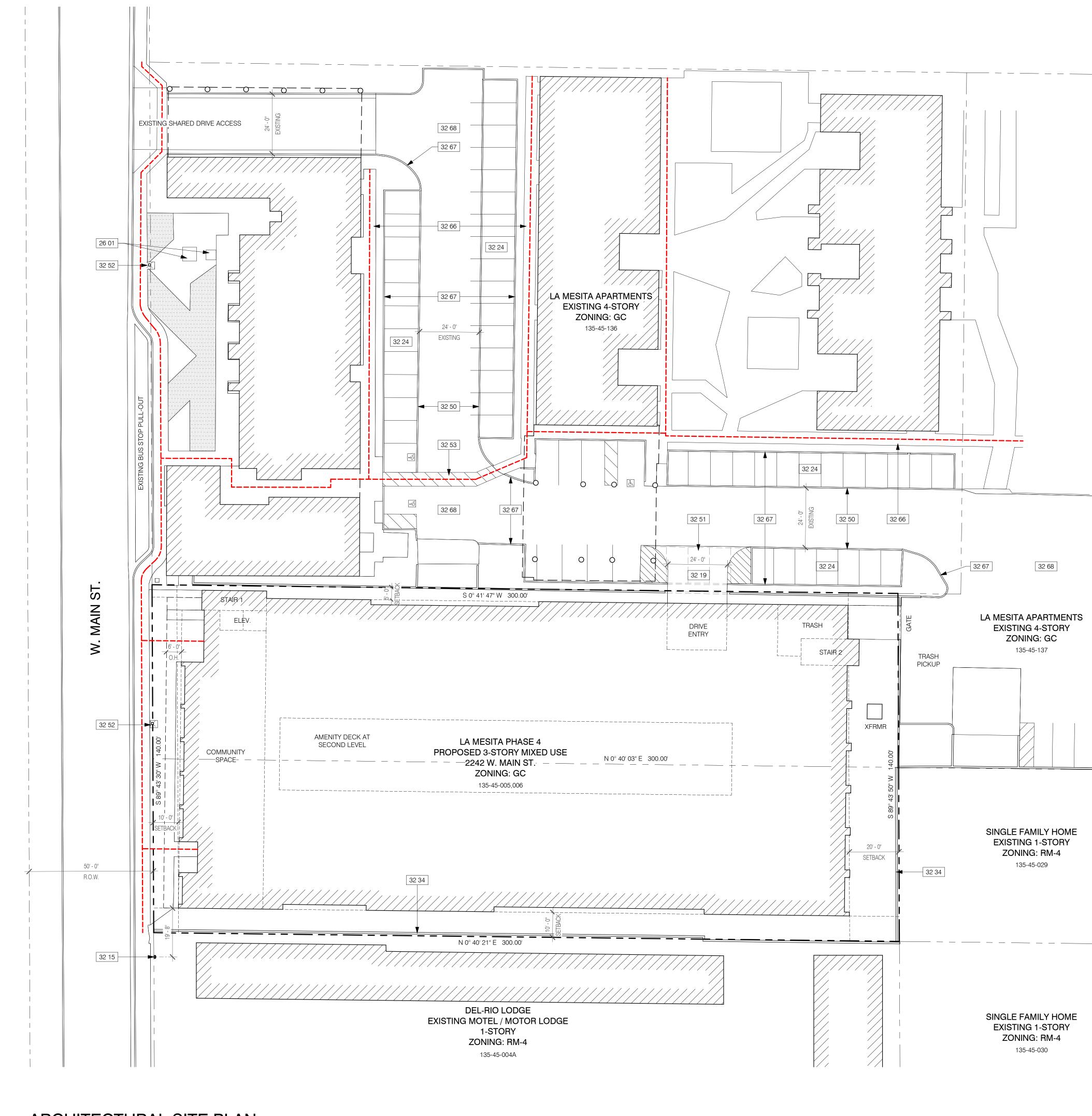
Principal/Project Manager scottk@greenlightte.com (602) 499-1339

Attachments:

A – La Mesita Site Plan



ATTACHMENT A



ARCHITECTURAL SITE PLAN

 \rightarrow

0'

10' 20'

DWELLING UNIT MIX

STUDIO / 1 BATH: <u>1 BED / 1 BATH:</u> TOTAL DWELLING UNITS:

<u>6 (11.1%)</u> 54

48 (88.9%)

5% OF THE DWELLING UNITS SHALL BE ACCESSIBLE (MOBILITY DISABILITIES) UNITS (54 * 5% = 2.7 (3) UNITS REQUIRED). THREE UNITS ARE PROVIDED; ALL OTHER DWELLING UNITS ARE 'TYPE B' UNITS.

AN ADDITIONAL 2% OF THE DWELLING UNITS SHALL BE ACCESSIBLE (HEARING OR VISUAL DISABILITIES) UNITS (54 * 2% = 1.08 (2) UNITS REQUIRED). TWO UNITS ARE PROVIDED.

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:

MULTIPLE RESIDENCE APART 26 OR MORE TOTAL UNITS COVERED SPACES:	
ACCESSIBLE PARKING:	NOT LESS THAN 5%
PARKING SPACES PROVIDED: COVERED PARKING: <u>COVERED ACCESSIBLE SI</u> TOTAL SPACES PROVIDEE	
LOADING ZONE(S) REQUIRED	: 1
LOADING ZONE(S) PROVIDED	
	PER 10 VEHICLE SPACES 0 / 10 = 8

KEYNOTES

PROVIDED:

- 26 01 EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
- 32 15 LOCATION OF EXISTING FIRE HYDRANT.
- 32 19 NEW CONCRETE PAVING APRON AT GARAGE ENTRY. 32 24 EXISTING DECOMPOSED GRANITE PARKING AREA TO REMAIN.

10 SPACES

- 32 34 6'-0" HIGH 8" CMU WALL PAINTED. COLOR: MATCH STONE VENEER ON BUILDING. SEE DETAIL 10/A1.2 32 50 EXISTING RIBBON CURB TO REMAIN.
- 32 51 DEMOLISH EXISTING RIBBON CURB AND DECOMPOSED GRANITE PARKING AREA FOR INSTALLATION OF NEW CONCRETE APRON.
- 32 52 EXISTING STREET LIGHT TO REMAIN.
- 32 53 EXISTING PEDESTRIAN CROSSWALK TO REMAIN.
- 32 66 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 32 67 EXISTING 6" CONCRETE CURB TO REMAIN. 32 68 EXISTING ASPHALT PAVING TO REMAIN.

LEGEND

INDICATES ACCESSIBLE ROUTE. MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE TO BE 2%.

INDICATES LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.

GENERAL NOTES

- INFORM THE ARCHITECT OF ANY DISCREPANCIES
- BEFORE BEGINNING WORK. REFER TO CIVIL DRAWINGS FOR GRADING, &
- DRAINAGE. CONTRACTOR SHALL CONFIRM & MARK ALL
- UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.

SITE PLAN NOTES

- 1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- 2. THIS PROJECT IS LOCATED IN THE CITY OF MESA WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. 4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND
- PERMITS. 5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL
- DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES
- SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT. ALL SERVICE AREAS SHALL BE SCREENED TO
- CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- 10. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- . ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION
- E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE. 12. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBING

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN. IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER DATE

PRINTED NAME OF COPYRIGHT OWNER

CODE.

SITE INFORMATION

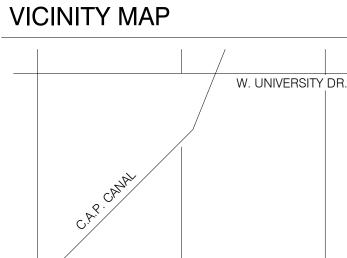
SITE ADDRESS: 2242 W. MAIN ST. MESA, AZ 85201 A.P.N.: 135-45-005 & 135-45-006 ZONING: CURRENT: GC & RM-4 PROPOSED: GC-CUP-BIZ SITE AREA (5.000 S.F. MIN. REQUIRED): NET: 42,017 S.F. (0.965 AC) GROSS: 49,017 S.F. (1.125 AC) LOT DIMENSIONS: REQUIRED: 50' x 100' PROVIDED: 140' x 300' YARDS: REQUIRED: FRONT: 15' SIDE AT RM: 20' + 15' / STORY SIDE AT GC: 15' REAR: 20' + 15' / STORY PROPOSED: FRONT: 10' SIDE AT RM: 10' SIDE AT GC: 5' REAR: 20' LOT COVERAGE: 33,768 S.F. / 42,017 S.F. = 80% (MAX. 80% ALLOWED) BUILDING HEIGHT: ALLOWED: 30'-0" PROPOSED: 51'-3" OUTDOOR LIVING AREA: REQUIRED: 150 S.F. / UNIT (150 x 54 = 8,100 S.F.) PROVIDED: 110 S.F. / UNIT (5,950 / 54) DENSITY: ALLOWED: 25 DU/AC PROPOSED: 56 DU/AC (54 / 0.965)

LEGAL DESCRIPTION

LOTS 5 & 6, OF LA MESITA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 32 OF MAPS, PAGE 44.

2929 N. Central Phoenix,	s of Arizona Ave., Suite 1600 AZ 85012 51.5900
25 KENNI POW Wassime Inizona EXPIRES: These drawings are in: and are the property	12-31-2024 struments of service of Howard Periman,
AlA. Howard Perlman e common law copyright rights to these plans. to be reproduced, cha form or manner whats be assigned to any th obtaining the expresse and consent of Howar Written dimensions on have precedence over	expressly reserves its and other property These plans are not inged or copied in any soever, nor are they to ird party, without first d written permission d Perlman, AIA. these drawings shall
Description	
B	
Date	
Rev.	
La Mesita Phase 4 2242 West Main Street Mesa, AZ 85201	A New Leaf, Inc. 868 East University Drive Mesa, AZ 85203

man



W. ELLA ST.

PROJECT

W. MAIN ST.

SITE

ARCHITECTURAL SITE PLAN A1.

 $TK^{/}NM$

12/22/2022

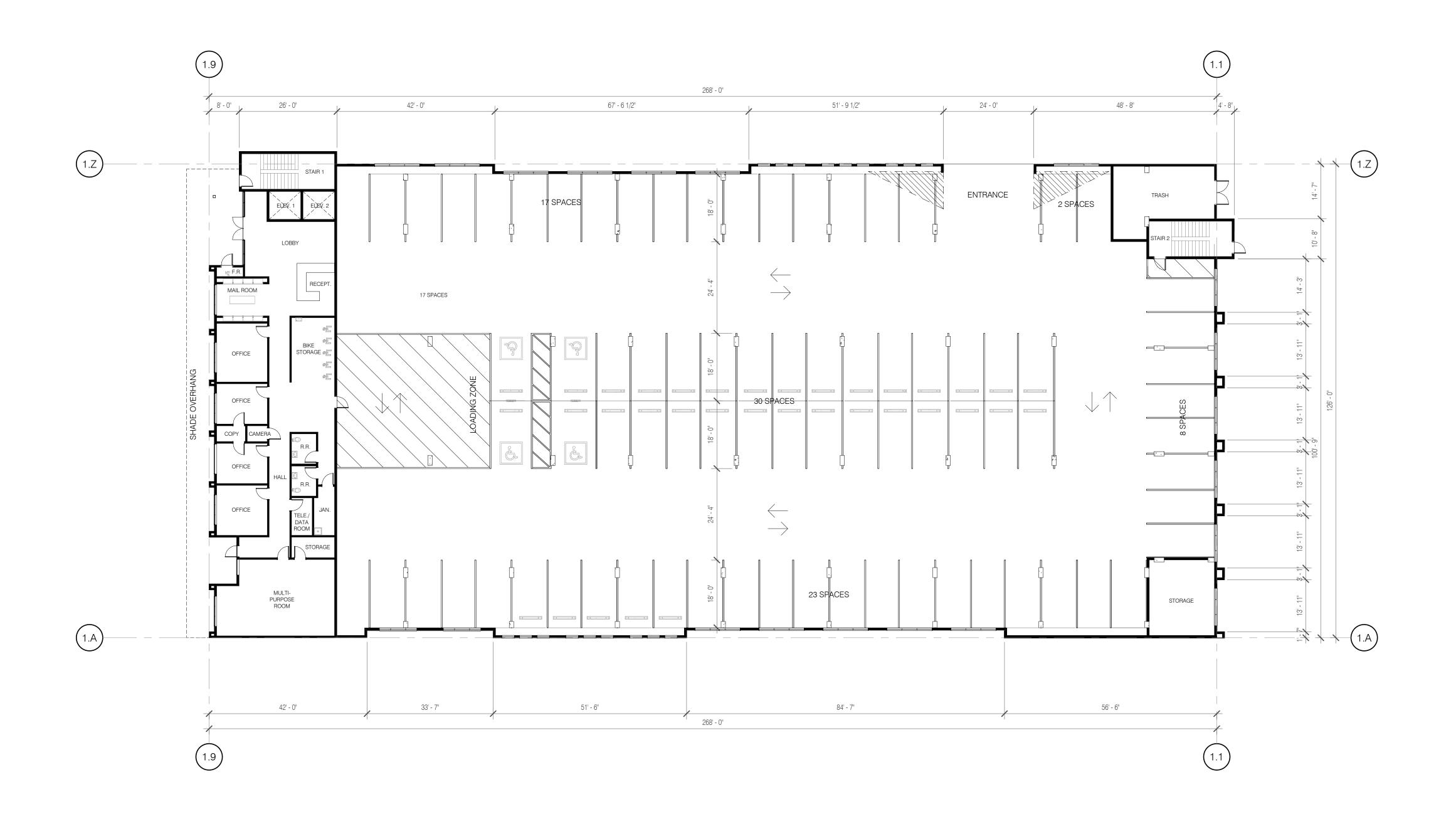
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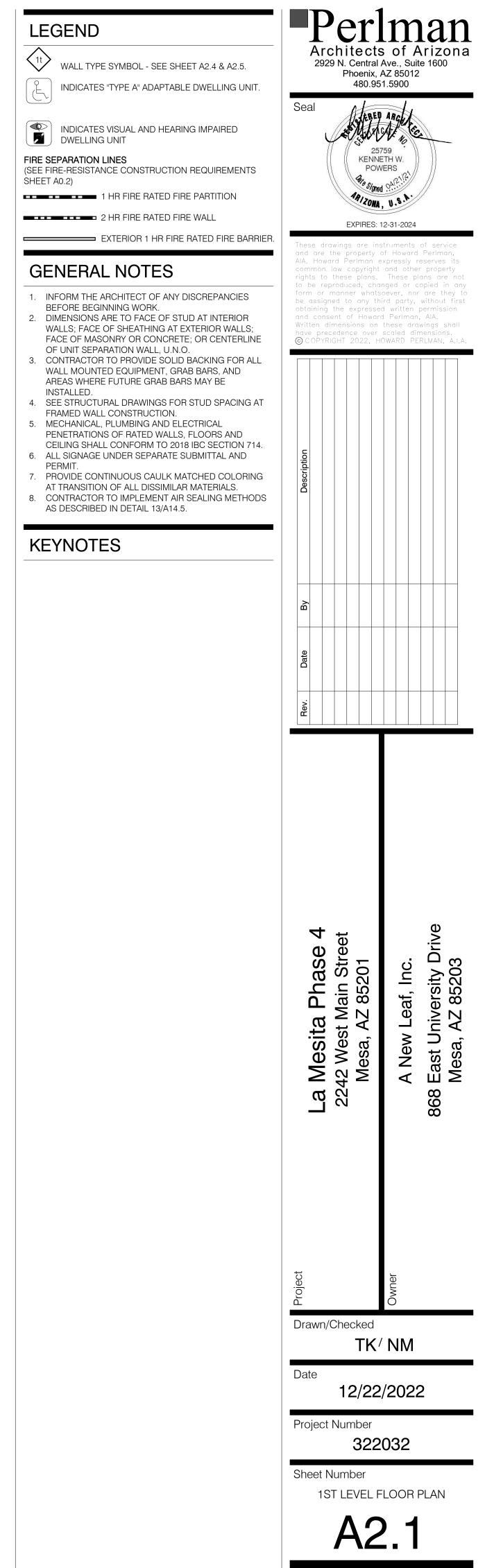
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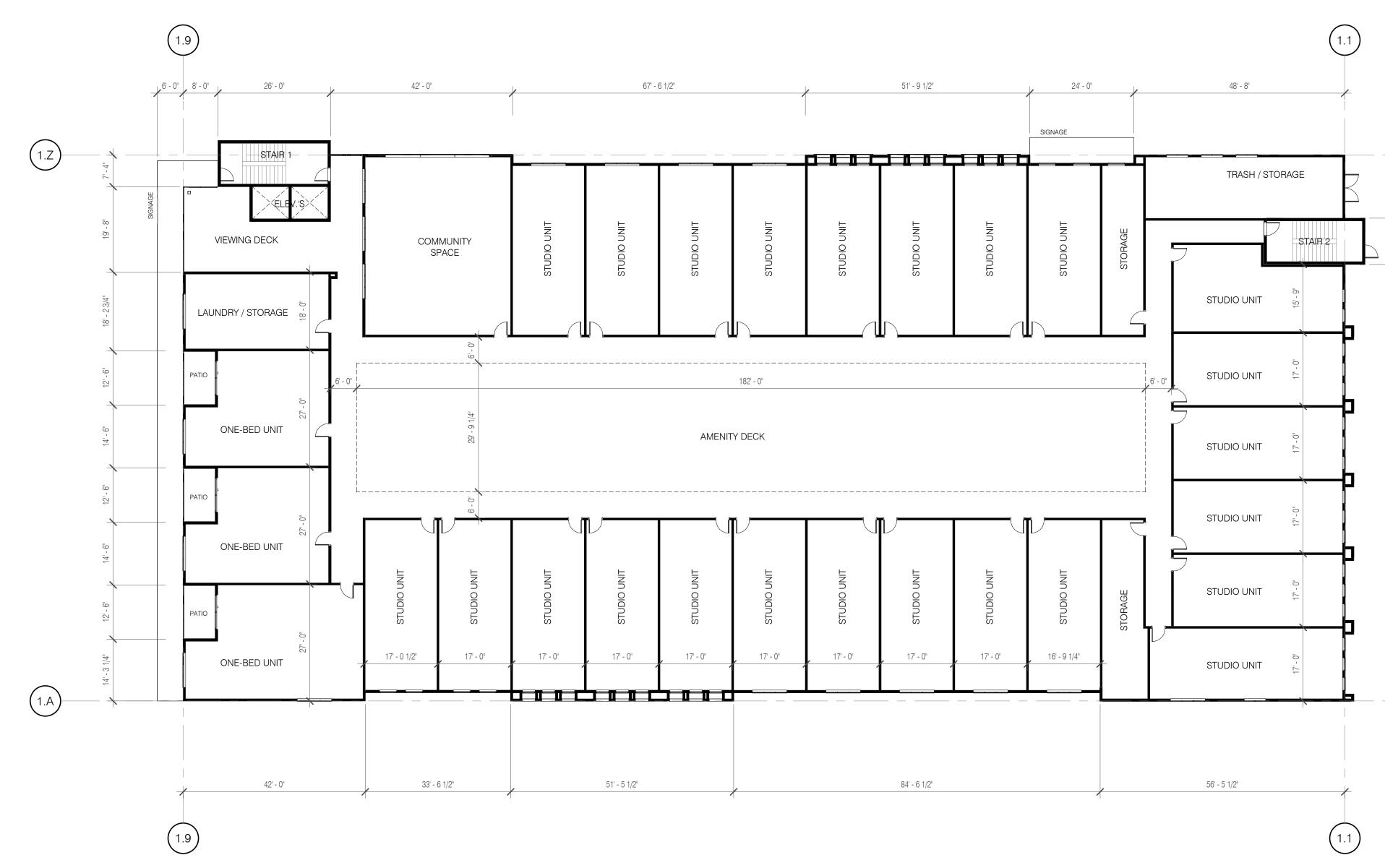
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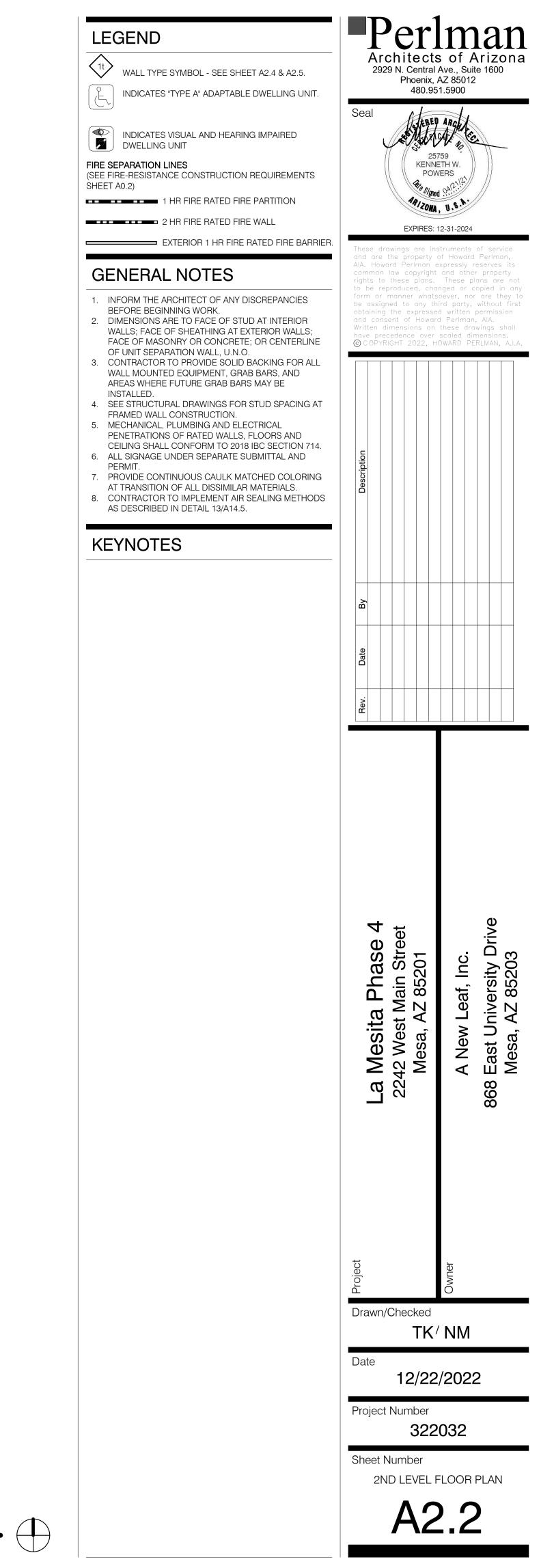












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(1.A)