

SOUTHWEST TRAFFIC  
ENGINEERING, LLC

## PARKING ANALYSIS

# GATEWAY COMMERCE CENTER

SEAVER AVENUE, WEST OF RAY ROAD

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PREPARED FOR

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## **GATEWAY COMMERCE CENTER SEAVER AVENUE, WEST OF RAY ROAD PARKING ANALYSIS**

### **Project Description**

Wetta Ventures, LLC is proposing a new industrial development (Gateway Commerce Center) on the north side of Seaver Avenue, west of Ray 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 146,887 square feet of industrial space served by 242 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 various types and sizes of proposed land uses.
- A review of City of Mesa (COM) parking requirements was performed to determine the appropriate parking ratios for each proposed land use.
- The required number of parking spaces was determined for each land use.
- A review of nearby jurisdiction's parking requirements was completed.

### **Proposed Development City of Mesa Parking Requirements**

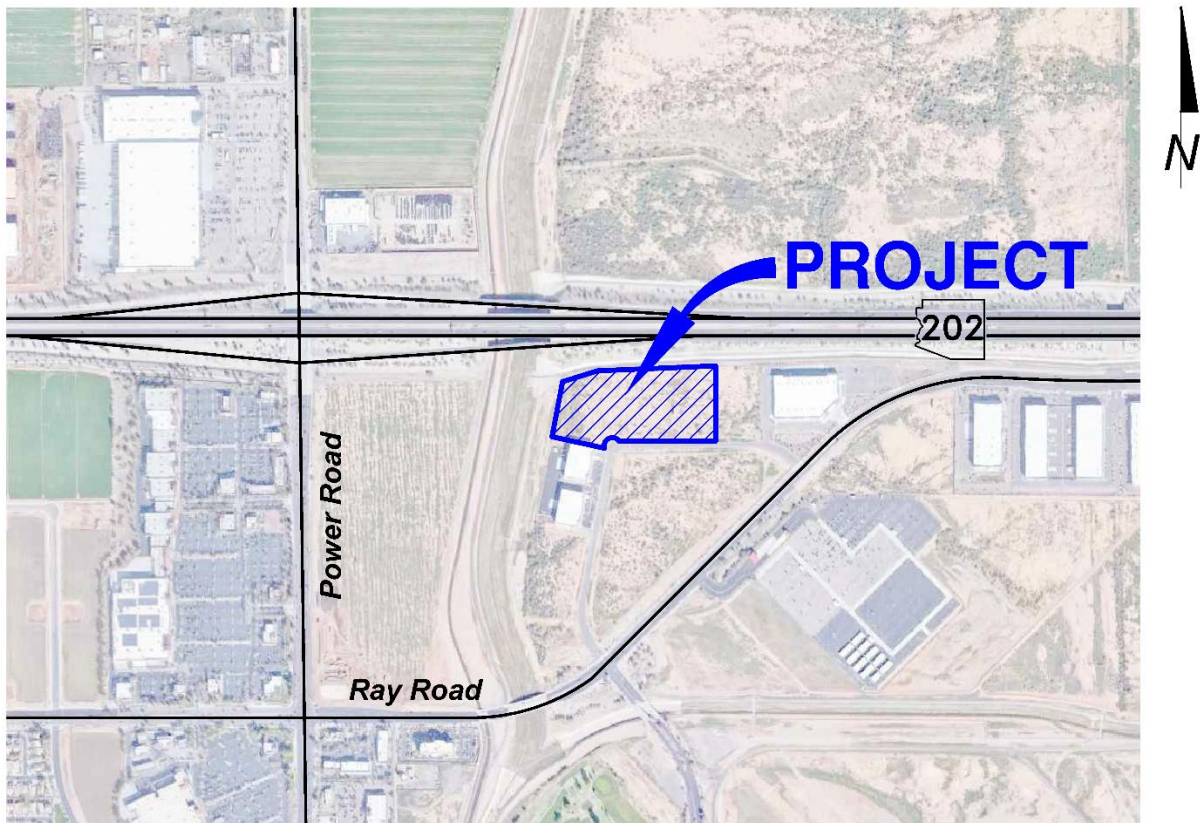
Gateway Commerce Center will be a 146,887 square foot industrial development served by 242 parking spaces. The specific tenants for the site are not known at this time.

COM provides parking requirements for various land uses in their Zoning Ordinance Chapter 11-32 – “On-Site Parking, Loading, and Circulation”. The COM’s Zoning Ordinance reveals two land uses that could be applicable to the Gateway Commerce Center development. These land uses, and the resulting parking requirements for the project site, are shown in **Table 1**.

An argument could be made for applying one of two distinct parking ratios allowable by COM for industrial land uses: Independent Industrial Building/Uses or Group Industrial Buildings/Uses (Shell Buildings). While the exact user of the project is not yet known, the industrial users within the site are expected to be fully independent. Due to this operational characteristic, the parking ratio for Independent Industrial Buildings/Uses is recommended for Gateway Commerce Center. As shown in **Table 1**, the project site will require 245 parking spaces. This exceeds the proposed parking supply of the project (242 spaces) by three total parking spaces.



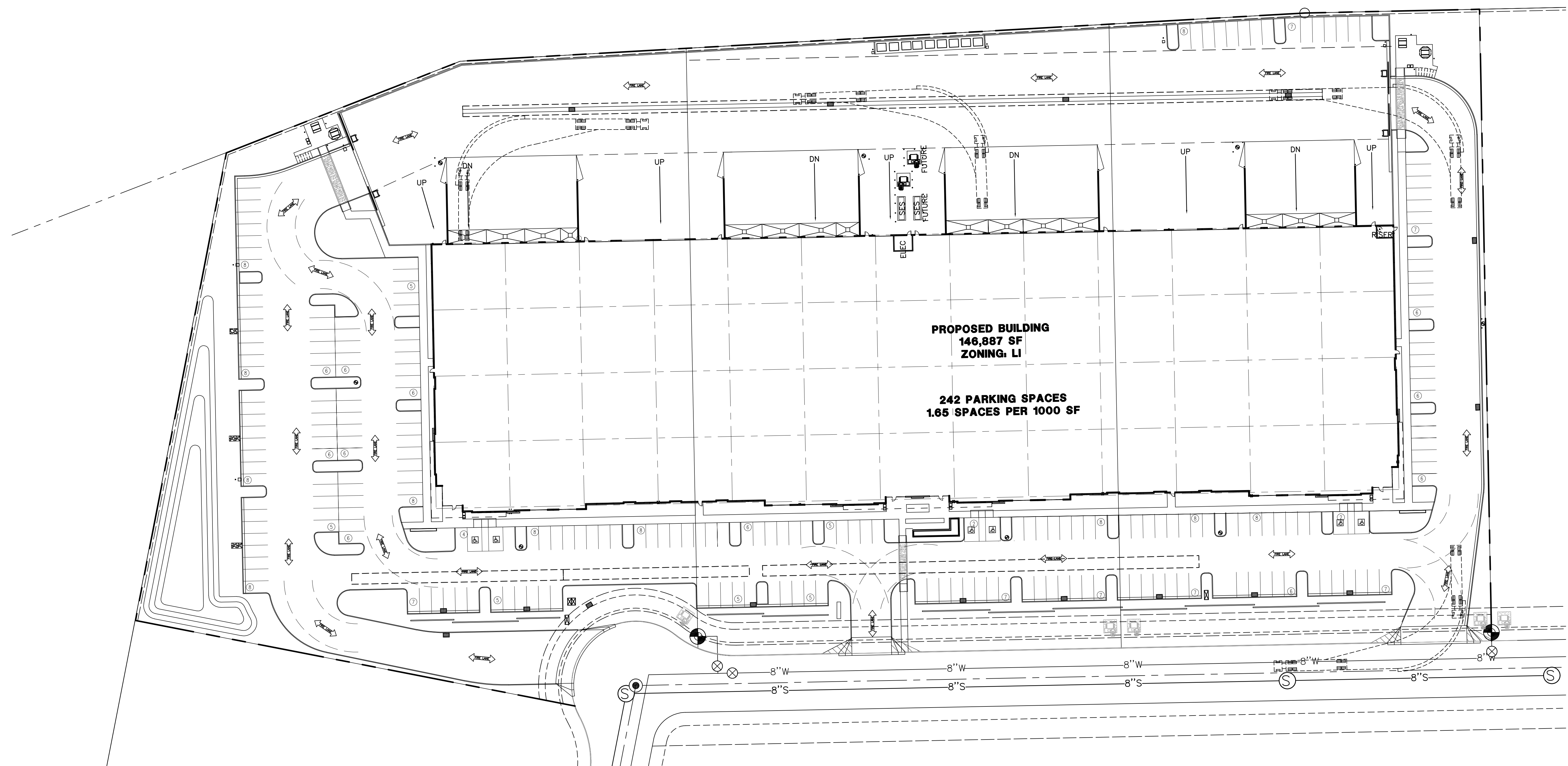
Figure 1 – Vicinity Map



**LEGEND:**

—— EXISTING ROAD

 PROJECT SITE



## FIGURE 2 - SITE PLAN

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

Land Use	Size	Parking Requirements	Minimum Parking Spaces Needed
<i>Independent Industrial Buildings and Uses</i> Industrial	146,887 sf	1 space per 600 s.f.	245
<i>Group Industrial Buildings and Uses</i> Shell Buildings	146,887 sf	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet	319

Green indicates the land use believed to be most applicable to the project site.

### **Industrial Parking Ratios in Nearby Jurisdictions**

Based on COM requirements for Independent Industrial Buildings/Uses, the proposed site provides three fewer parking spaces than will be required. However, this slight deviation from COM standards is not expected to cause a parking shortage for the site and it is anticipated that the 242 proposed 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)	146,887 s.f.	147
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	146,887 (including an assumed 10,000 s.f. office space)	69
Unspecified Industrial Use (Shell Building)	1 space per 2,000 sq. ft (150,001 to 500,000 sq. ft.)	Phoenix, Arizona	146,887 s.f.	74
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	146,887 s.f.	98

\*number of employees is not known

**Table 2** shows that the proposed project would require between 69 and 147 parking spaces if it were located in Eastmark (Mesa), Goodyear, Phoenix, or Avondale.





## **Conclusion**

There is ambiguity in COM's industrial land use parking requirements. An argument could be made for applying one of two distinct parking ratios allowable by COM for industrial land uses: Independent Industrial Building/Uses or Group Industrial Buildings/Uses (Shell Buildings). Gateway Commerce Center does not have a tenant currently in place and could technically be considered a 'shell building'. However, the proposed project is composed of an independent building and any land uses within the site will be independent of each other. Due to this operational characteristic, it is believed that the Independent Industrial Building/Uses parking requirements should be applied to the site. Based on this requirement, the site requires 245 total parking spaces (three more parking spaces than the 242 parking spaces that will be provided).

While the proposed project site is slightly under parked based on COM typical parking standards, the development team believes and expects the proposed 242 parking spaces to adequately serve the parking needs of the site. In fact, the same site would be significantly overparked based on the parking 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 242 parking spaces.

**Table 3 – Parking Surplus Expected in Nearby Jurisdictions**

<b>Jurisdiction</b>	<b>Minimum Parking Spaces Required</b>	<b>Proposed Parking Spaces</b>	<b>Parking Surplus</b>
Mesa, Arizona Eastmark (Mesa Proving Grounds)	147	242	95
Goodyear, Arizona	69	242	173
Phoenix, Arizona	74	242	168
Avondale, Arizona	98	242	144

**Table 3** shows that the Gateway Commerce Center project would have a parking surplus between 95 and 173 parking spaces based on Eastmark (Mesa), Goodyear, Phoenix, or Avondale parking standards.

The proposed 242 parking spaces are expected to adequately serve the project site, despite a slight deviation (three parking spaces) from COM standards.