



E-MEMO

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FROM: *Justin P Schlaefli, PE, TE, PTOE* **TOTAL PAGES (Including Cover):** 2+ Attachments

DATE: *November 14, 2016* **TIME:** *11:30:42 AM* **JOB NUMBER:** *003015*

SUBJECT: *Revised Parking Assessment for Millenia Retail Lots 2 & 3*

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As required by the Millenia Parking Management Plan, we have completed a revised parking assessment of the supplied parking for Millenia Retail lots 2 & 3 and surrounding areas including the adjacent residential development. This parking assessment is intended to verify that the proposed parking complies with the parking ratios required in the Millenia SPA Plan and Draft Parking Management Plan (PMP). As discussed in the PMP, no parking study or PDC approval is required if the parking proposed is within 10% of the parking required by the PMP parking ratios (page 10). However, a design review process is contemplated with the City of Chula Vista. The information in this memo is intended to supplement this application and provide information and verification that the proposed development on Lots 2 & 3 complies with the PMP.

The project includes the retail portion (Lots 2&3) of the site bounded by Birch Road to the north, Eastlake Parkway to the east, State Route 125 to the west, and the future Hunte Parkway extension to the south. Millenia is located in the Otay Ranch Planned Community within the City of Chula Vista. To the South and East of the project site, ongoing residential development being completed by Trammel Crow Residential. An evaluation of the required parking was made using principles and parking ratios from the SPA Plan and Draft Parking Management Plan (PMP) prepared by Linscott, Law, & Greenspan (LLG) dated September 20, 2016.

The purpose of the PMP is to provide a mechanism to ensure the effective management of the overall parking allocation for the entire Millenia project and to implement the provisions of the Sectional Planning Area Plan (SPA) with an overall goal of reducing parking demand and efficiently managing parking supply within Millenia including the commercial areas of the whole project.

Parking ratios for specific land uses were obtained from the SPA Plan and Draft PMP. **Attachment 1** shows the results of the parking assessment. Restaurant parking rates were adjusted based on the amount of shopping center gross floor area (GLA) that is composed of restaurant. The development is comprised of 24.7% restaurant land uses. Of this 24.7%, an adjusted shopping center rate of 4.3 spaces per thousand square feet (ksf) was used for the first 20% of restaurant GLA. The remaining 4.7% used the higher stand-alone restaurant rate as recommended in the parking management plan of 15 spaces per ksf per Footnote "c" of Table B1 of the PMP.

Parking for enclosed proprietary patio areas was calculated separately using a rate of 5 spaces per ksf GLA for patio area that exceeds 200 square feet as discussed in Footnote “a” of Table B1.

Additionally, reductions were taken based on Table C1 of the PMP. Due to the project’s plan to implement a combination of recommendations listed in Section 4.2.1 of the PMP a reduction of 3% was used based on walkability and transit proximity. A similar reduction of 2% was used based on bike accessibility as discussed in section 4.3 of the PMP. These measures are discussed in more detail below.

- **Walkability-** There will be wayfinding signage to provide navigational information to patrons (including the location of parking lots and sections within parking lots), you will install adequate lighting, there will be convenient sidewalk connections along with multiple signalized pedestrian crossing facilities. The project limits the number of curb cuts on Lot 2 to signalized access points only and on Lot 3, the project limits the access to a single curb cut per major street frontage. Additionally, appropriate traffic calming measures may be implemented within the parking lots including raised crosswalks at appropriate locations and/or the use of enhanced paving or striping at major pedestrian crossing locations. In addition, the project will include pedestrian crossing signage at high pedestrian activity locations ensuring pedestrian crossings are highly visible and traffic is controllable. Together, the incorporation of all of these elements encourage walkability and meet the criteria for “enhanced walkability” as discussed in the PMP. Therefore, a parking reduction is appropriate.
- **Transit Accessibility-** As shown in the PMP, planned local bus routes serve the project site. There will be local bus stops on Birch Road with BRT service starting in late 2017/early 2018. Additional local bus stops within Millenia are likely to be in place when the retail comes online. Availability of transit will encourage the use of alternative transportation modes and reduce the reliance on vehicle trips and therefore parking.
- **Bike Access-** As shown in the PMP, bike lanes connecting to the project site are included in the Millenia Plan. In addition, the proposed retail lots 2 &3 propose to provide bicycle parking (bike racks) in excess of the minimum Code requirements as well as encourage tenants to provide shower and locker facilities for employees wishing to commute via bicycle.

As shown in **Attachment 1**, the minimum required parking is 583 spaces for the retail shopping center. Also of note, **Attachment 2** shows the parking demand for the Trammel Crow Residential portion of Millenia. According to this table, the residential parking requirement is 543 stalls. The Residential and Retail portions of the Millenia development are adjacent to each other and are closely related with strong pedestrian connections along multiple roads. Additionally, the residential portions of the Millenia development are within 1,500 feet walking distance of all Retail uses. The Millenia retail (Lots 2 &3) development plans to supply 585 spaces including 11 on-street parking spaces along the frontage of Lot 2 on Millenia Avenue. The Trammel Crow Residential development will supply 606 spaces. We conclude the parking supply will exceed PMP requirements for each development and the combination of the two under all scenarios (1,126 total required spaces and 1,191 spaces supplied).

Attachment 3 shows the current draft site plan with restaurant areas highlighted and a square footage breakdown shown. Per the calculation methodology of the PMP, the fire control rooms and utility rooms have been removed from the square footages for calculation of parking. **Attachment 4** shows the building and patio areas worksheet for restaurant uses.

ATTACHMENT 1

Millenia Retail Lots 2 & 3 Parking Generation

Land Use	Amount	Weekday Rate	Weekend Rate	Weekday Parking Required	Weekend Parking Required
Community Shopping Center (<400,000 sq. ft.) ^a	96,950 SF	3.9 KSF	4.3 KSF	378	417
Restaurant ^a	25,748 SF	3.9 KSF	4.3 KSF	100	111
Restaurant greater than 20% GLA (15 spaces per KSF) ^a	6,041 SF	10.5 KSF	15 KSF	63	91
Total of Non- Patio Leaseable Area	128,739 SF				
Patio Area ^b	2,880 SF	5 KSF	5 KSF	14	14
Subtotal				556	633
Walkability Reduction ^c		3%	3%	17	19
Transit Reduction ^c		3%	3%	16	18
Bikeability Reduction ^c		2%	2%	10	12
Total				513	583
Parking Supply				574 + 11 on-street= 585 spaces	

Note:

KSF = 1,000 Square feet

a = See Table B1, Footnote "c" for rate adjustment.

b = See Table B1, Footnote "a" for rate adjustment.

c = See Table C1

ATTACHMENT 2

Trammel Crow Residential Parking Calculations

Parking Calculations

Land Use	Size	Proposed Parking	PMP Rates				Is adequate parking provided?
		Parking Provided (stalls)	Weekday Rate	Parking Requirement (stalls)	Weekend Rate	Parking Requirement (stalls)	
Apartments	294 units	606	1.65 / unit	486	1.65 / unit	486	Yes
Townhomes	15 units		1.85 / unit	28	1.85 / unit	28	
Retail	4467 s.f.		3.60 / 1,000 s.f.	17	4.00 / 1,000 s.f.	18	
Restaurants	2084 s.f.		10.50 / 1,000 s.f.	22	15.00 / 1,000 s.f.	32	
Outdoor seating	282 s.f.		5.00 / 1,000 s.f.	1	5.00 / 1,000 s.f.	1	
Retail (Live-Work)	4200 s.f.		0.00 / 1,000 s.f.	0	0.00 / 1,000 s.f.	0	
Subtotal		606		554		565	Yes
<i>Time of Day Parking Reduction</i>		<i>2.10%</i>		<i>(11)</i>		<i>(11)</i>	
<i>Bikeability Reduction</i>		<i>2.00%</i>		<i>(10)</i>		<i>(11)</i>	
Total				533		543	

ATTACHMENT 3

Proposed Site Plan
(see attached sheet)



Project Summary

Lot 2
 Site Area 10.09 Acres Net
 (excluding public jogging trail)

Building Area 105,534 sf

Building Summary

A) Retail	15,502 sf
B) Retail	25,006 sf
C) Retail	18,315 sf
D) Retail	21,048 sf
E) Retail / Food	8,835 sf *
F) Retail / Food	7,591 sf *
G) Fast Food / Financial	4,100 sf
H) Fast Food / Financial / Commercial	5,137 sf

* Includes Utility Rooms (1,281 sf Total)

Note: Buildings A-D square footages do not include Fire Control Rooms (293 sf Total)

Parking Summary

Parking Provided 455 Stalls (4.3/1000)
 Includes Street Parking

Lot 3

Site Area 2.65 Acres Net
 Building Area 25,267 sf

Building Summary

K) Retail / Financial	3,500 sf *
L) Retail / Financial / Food	3,500 sf *
M) Retail / Food	6,415 sf *
N) Retail / Food	11,852 sf *

* Includes Utility Rooms (781 sf Total)

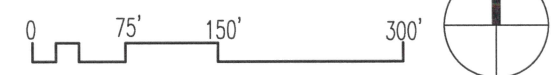
Parking Summary

Parking Provided 130 Stalls (5.15/1000)

DRAFT

NOTE: NET BUILDING FOOTPRINTS AND HEIGHTS SHOWN ARE APPROXIMATE AND MAY CHANGE WITHIN TOTAL SF.
 LOT 2 AND LOT 3 ARE BEING DEVELOPED INDEPENDENTLY OF EACH OTHER AND WILL BE OPERATED AS SEPARATE PROJECTS, WHICH SHALL NOT BE RELIANT FINANCIALLY OR OTHERWISE ON EACH OTHER.
 THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

November 9, 2016



Site Plan - Proposed Restaurants and Patios

Nov 10, 2016 - 1:54pm L:\w\Millenia\2016 11-9 Millenia Site Plan - Restaurants and Patios.dwg

ATTACHMENT 4

Square Footage Worksheet

BUILDING & PATIO AREAS WORKSHEET

Lots 2 & 3 Gross Building Area	130,801 sf
Less utility rooms, etc.	<u>- 2062 sf</u>
Net Building Area for parking assessment	128,739 sf

Restaurant area summary

- Building 'E' 7062 sf
- Building 'F' 2752 sf
- Building 'G' 4100 sf
- Building 'H' 1800 sf
- Building 'L' 3500 sf
- Building 'M' 6310 sf
- Building 'N' 7965 sf
- Total 31,789 sf

Patio areas requiring additional parking

• Building 'E'	3 Patios	1100 sf – 600sf = 500 sf
• Building 'F'	1 Patio	300 sf – 200sf = 100 sf
• Building 'G'	-0-	
• Building 'H'	1 Patio	330sf – 200sf = 130 sf
• Building 'K'	- 0 -	
• Building 'L'	1 Patio	500 sf – 200 sf = 300 sf
• Building 'M'	2 Patios	1250 sf – 400 sf = 850 sf
• Building 'N'	2 Patios	<u>1400 sf – 400 sf = 1000 sf</u>
	Total	2,880 sf