



Kimley-Horn
and Associates, Inc.

January 28, 2002

Mr. Les Corieri
L.M.S. 96, L.L.C.
7340 Indian Plaza
Scottsdale, Arizona 85251

■
Suite 250
7600 N. 15th Street
Phoenix, Arizona
85020

Re: Parking Study for the Season's Restaurant Live Entertainment Use Permit

Dear Mr. Corieri:

This letter documents the parking calculations conducted in support of a live entertainment use permit for the Season's Restaurant to be located within the Acacia Creek Village Shopping Center in Scottsdale, Arizona. This analysis was prepared to confirm parking availability with respect to the live entertainment use parking demand in the area.

Introduction

Kimley-Horn and Associates, Inc., was retained by L.M.S. 96, L.L.C. to evaluate the availability of parking for the Season's Restaurant. Typical weekend evening parking availability, code-required parking, and demand-based parking were used for this analysis.

Site Description

The proposed Season's Restaurant will be located within the Acacia Village Shops, located on the southwest corner of Scottsdale Road and Gold Dust Avenue in Scottsdale, Arizona. **Figure 1** shows the location of the site. The site plan is shown in **Figure 2**. Access to the shops is provided by two driveways onto Gold Dust Avenue and by an entrance drive onto Scottsdale Road.

Two restaurants, California Pizza Kitchen and Sam's Café, also occupy the southwest corner of Scottsdale Road and Gold Dust Avenue. They are located east of the shopping plaza along Scottsdale Road.

The shopping plaza provides 27,615 square feet of floor area for the first floor, and 972 square feet of space on the second floor. The Season's Restaurant will occupy the northern suites of the shopping plaza, approximately 6,000 SF. The current tenant listing for the shopping plaza includes various retail shops located on the first floor and supporting office area on second floor.



As previously mentioned, directly east of the shopping center are two restaurants. To the south and west, the site is bounded by the Acacia Village Apartments. Access to the apartments is provided by a driveway onto Gold Dust Avenue and an access onto the entrance drive serving the Acacia Village Shops from Scottsdale Road.

The northwest corner of the intersection of Scottsdale Road and Gold Dust Avenue is occupied by a gas station and an Auto Zone car repair shop. A shopping center is located on the northeast corner and a Macaroni Grill restaurant is located on the southeast corner.

Parking Provided

As seen in the site plan (**Figure 2**), surface parking is provided on all sides of the shopping center. A field review was conducted to verify existing parking on the site. According to our inspection, the site currently provides 189 parking spaces for the shopping center, of which there are 8 handicap accessible spaces.

Code Required Parking

The City of Scottsdale has a Basic Zoning Ordinance that stipulates the number of parking spaces required for various types of development within the city. These parking requirements are outlined in Article IX - Parking and Loading Requirements of Appendix B of the Basic Zoning Ordinance. Table 9.2 of this ordinance lists the Schedule of Parking Requirements for different types of developments. Specific requirements applicable to the land uses within the Acacia Shopping Center are summarized in **Table 1**.

Table 1	
City of Scottsdale Parking Requirements	
Use	Parking Code
Restaurant (See notation below for combined bar and restaurant uses)	One space per 50 SF of public floor area, and one 1 space per 200 SF of outdoor public floor area, excluding the first 200 SF of outdoor public floor area.
Bar, lounge, or nightclub (See notation below for combined bar and restaurant uses)	One space per 35 SF of indoor public floor area, plus one space per 200 SF of outdoor public floor area, excluding the first 200 SF of outdoor public floor area.
Office	One space per 300 SF gross floor area.
Retail, less than 200,000 SF	One space per 250 SF gross floor area.
Calculating the amount of restaurant and bar area for bar and restaurant combinations:	
If the percentage of gross floor area devoted to kitchen is:	The ratio of floor areas for restaurant / bar will be:
40% or more	100% / 0%
30 - 39%	75% / 25%
20 - 29%	50% / 50%
5 - 19%	25% / 75%
Less than 5%	0% / 100%



The number of code required parking spaces was determined by applying the parking requirements outlined in **Table 1** to the building area summary. The proposed layout of the Season's Restaurant is shown in **Figure 3**. The restaurant consists of 5985 gross square feet, with 3,363 square feet of public floor area. The results of the parking calculations are shown in **Table 2**. These calculations are consistent with the parking analysis that was previously conducted for the site, as documented in the attached November 1998 letter. The results of the calculation indicate that the total parking required for the shopping center is 171 spaces.

Table 2				
Summary of Parking Requirements for Acacia Village Development				
Building	Use	Quantity	Rate	Parking Req.
Season's Bar and Restaurant (Kitchen 20-29% gross floor area)	Restaurant	2,558 SF	1 per 50 SF	51
	Bar	805 SF	1 per 35 SF	23
	Office	200 SF	1 per 300 SF	1
	Outdoor patio	1,227-200 SF	1 per 200 SF	5
Sub-Total Season's				80
First Floor Retail Shops	Retail	21,830 SF	1 per 250 SF	87
Second Floor Office	Office	387 SF	1 per 300 SF	2
Second Floor Office	Office	385 SF	1 per 300 SF	2
TOTAL				171

Demand-Based Parking Requirement

It is anticipated that the peak parking demand for the Season's Restaurant will occur during the evenings. The retail shops that share the Acacia Village shopping plaza will be typically be closed after 5:00 pm. The adjacent Sam's Café and California Pizza Kitchen restaurants will be also be open during the evening hours. It is anticipated that there will be some overlap in parking demand between these uses during the early evening hours. For the purpose of the live entertainment use proposed at the Season's restaurant, it is anticipated that the peak hours will occur after the peak dining hours at the adjacent restaurants.

Therefore, to estimate the peak parking requirement, it is assumed that the demand-based parking requirement for the Season's Restaurant will not be greater than the maximum occupancy load of the facility. Using the 1997



Uniform Building Code, the occupancy load for the facility was calculated to be 385 people, as detailed in **Table 3**.

The number of vehicles associated with this demand can be estimated on the average expected vehicle occupancy. A study performed in downtown Phoenix in 1994 while events were occurring simultaneously at America West Arena, Phoenix Civic Plaza, Symphony Hall, and Herberger Theater, revealed an average vehicle occupancy of 3.6 persons per vehicle. The destination entertainment activities that Season's Restaurant will host are not likely to result in an occupancy as high as these venues. An occupancy of 2.5 persons per vehicle is assumed for this analysis.

The vehicular demand for the facility was determined by dividing the maximum demand (385 people) by the vehicular occupancy (2.5 persons/vehicle). The result, 154 vehicles, is the demand-based peak parking requirement of the Season's Restaurant.

Table 3 Occupancy Load Calculations			
Area	Square Footage	Occupant Load Factor	No. of Occupants
<i>Interior:</i>			
Dining area	2,558	15	170.5
Bar area	337	7	48.1
Dance floor	468	7	66.9
Kitchen/back bars	1,456	200	7.3
Storage/stock rooms	308	300	1.0
Second floor office	200	100	2.0
<i>Exterior:</i>			
Patio dining area	1,147	15	76.5
Patio bar	80	7	11.4
Patio back bar	286	200	1.4
Total Occupancy			385.2

Parking Supply

The shopping center currently provides 189 parking spaces on-site. This parking supply will be adequate to meet the peak parking requirements of the Season's Restaurant.

Typically patrons desire to park as close as possible to the desired building entrance. The parking for the Acacia Village shopping center is located on all sides on the plaza. The Season's restaurant will occupy suites on the north end of the plaza. Therefore, patrons will desire to park near the north entrance. As the north side of the parking lot becomes occupied, patrons may seek to park in adjacent lots, rather than within the designated parking for the site.



There are currently several parking areas within 500 feet of the Season's Restaurant. Due to the proximity of Scottsdale Road, it is not expected that patrons will attempt to park at locations east of Scottsdale Road.

On the north side of Gold Dust Avenue, there is a parking lot serving a retail center and Auto Zone store. Parking of Season's Restaurant patrons in this lot should be controlled by either prohibiting parking through the use of proper enforcement, or entering into an formal agreement with the retail center to allow parking in specific areas, thereby reserving parking spaces for the Auto Zone.

Patrons may also seek to park within the parking lots for the adjacent California Pizza Kitchen and Sam's Café restaurants. Cross access between the Acacia Shopping Center and these restaurants does exist. Therefore, it is recommended that additional signs be posted to encourage Season's patrons to utilize the shopping center parking areas. Season's restaurant may also consider implementing a valet service that will use the parking on the south end of the site.

On street parking should be restricted on all access drives to the adjacent residential apartment complex.

Conclusions and Recommendations

The total parking supply available to Season's Restaurant within the Acacia Village shopping center is 189 parking spaces. The demand-based parking requirement for the restaurant is 154 spaces. The available parking supply of 189 spaces will be adequate to meet the peak parking requirements of the Season's Restaurant.

Please contact me at (602) 906-1333 if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

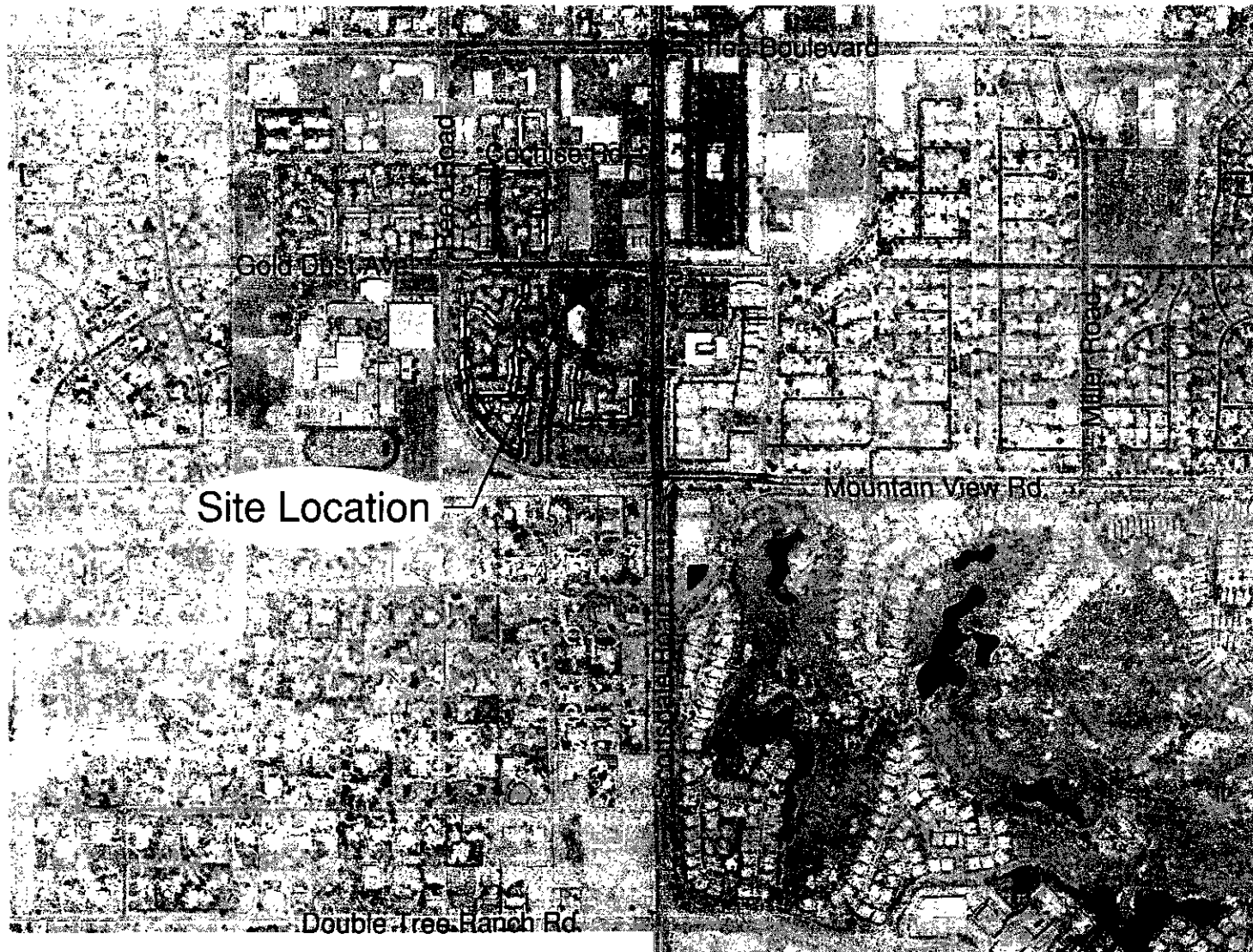
A handwritten signature in black ink, reading "Charles R. Wright".

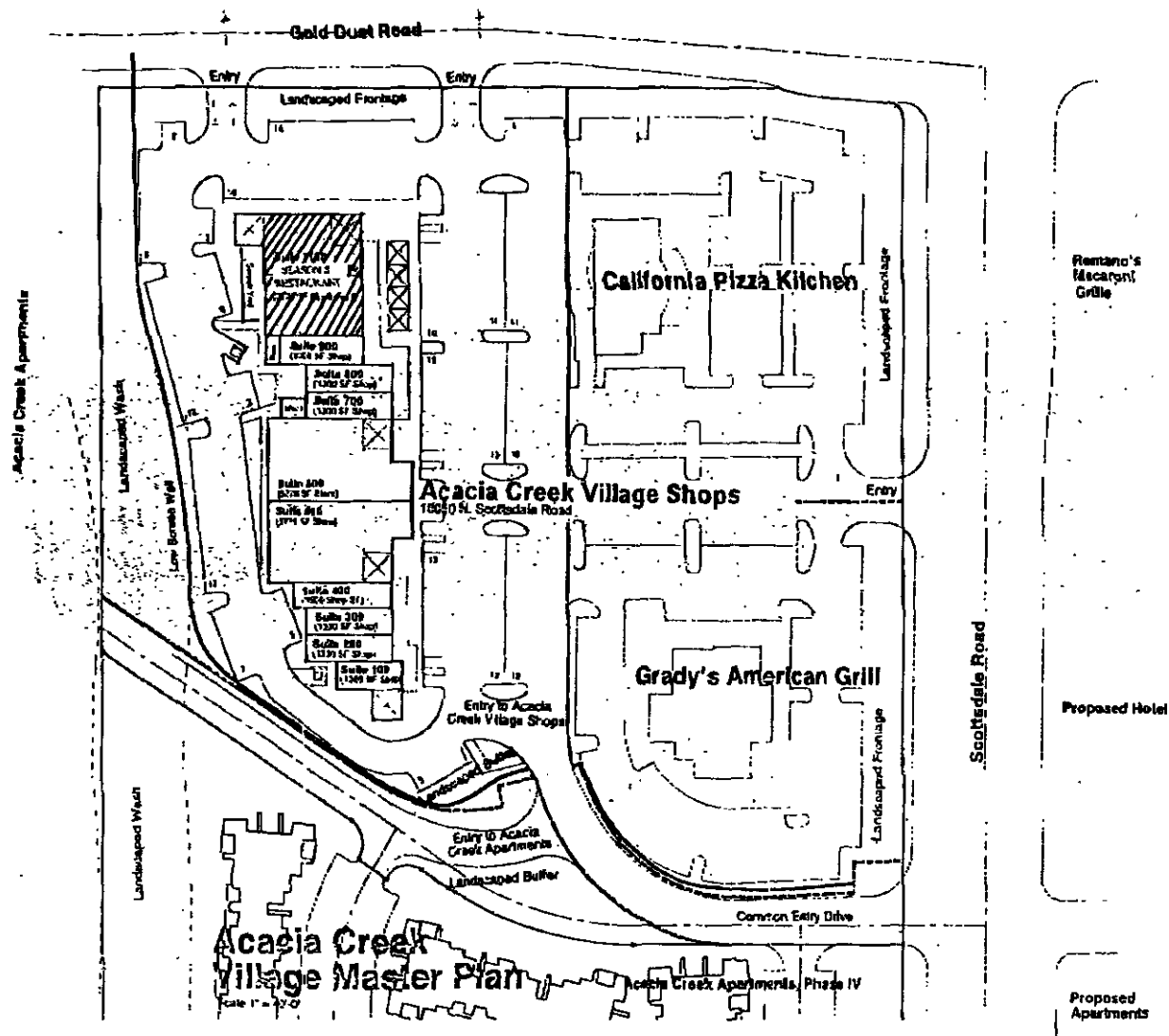
Charles R. Wright, P.E.
Vice President

Attachments: Figures 1-3, November 1998 letter.



Vicinity Map





Season's Restaurant

Figure 2

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Figure 3

November 2, 1998

12-DR-94#4

Tim Curtis, AICP
Associate Planner
City of Scottsdale
Community Development
7447 E. Indian School Road, #125
Scottsdale, AZ 85251

RE: Acacia Village Shops/Seasons Restaurant

Dear Mr. Curtis:

As requested, following is an analysis of the parking required and provided for the above referenced project.

Total Parking Provided

Handicap Accessible Spaces	8 Spaces
Regular Spaces	176 Spaces
Total Spaces Provided	184 Spaces

Total Parking Required

Total First Floor Area 27,615 SF

Retail Suites

First Floor Retail Area	21,830/250 =	87.4 Spaces
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Second Floor Offices		
Compleat FlyFishing	387/300 =	1.29 Spaces
Robyns Skin Gym	385/300 =	1.28 Spaces

602/
423-1530

602/
994-0776 fax

7002
East First Avenue
Scottsdale, Arizona
85251

Suite
200

Tim Curtis, AICP
Associate Planner
City of Scottsdale
Community Development
November 2, 1998
Page Two

Restaurant

First Floor Area	5785 SF	
Indoor Dining	$2720/50=$	54.40 Spaces
Bar Area	$540/35=$	15.42 Spaces
Proposed Second Floor Office	$200/300$.66 Spaces
Outdoor Dining	$963 - 200 = 763/200=$	3.8 Spaces

Total Parking Required 164.25 Spaces

Accordingly, with the development of this proposed restaurant, there will be approximately 20 extra parking spaces on this site.

Open Space Analysis

Submitted herewith for your information is a copy of the final DR Site Plan for this project. This site plan indicates the Restaurant Suites on the north end of the center,

You will note that 26,795 SF of Open Space is required for this project and that 78,728 SF has been provided. The Patio Area on the East Side of the restaurant suite is not included in the Open Space calculation.