

Table 1

Required Parking-Buildout

	Weekday parking rate	Weekend parking rate	Amount	Spaces required Weekday	Spaces required Weekend
Restaurants	12.8	12.8	750	10	10
3 bedroom*	2	2	22	44	44
2-bedroom*	1.75	1.75	45	79	79
Total Residential & Commercial Required Parking =				126 spaces	
Total MTS Required Parking =				100 spaces	
TOTAL Required Parking =				226 spaces	

Notes:

* Reduced Parking Demand Housing Parking Ratios, Table 142.05D

Table 3
Hourly Accumulation

Hour of Day	Retail		Eating & Drinking		Residential (2 bed)		Residential (3 bed)		Total Parking	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
6:00 AM	0	0	1	2	79	79	44	44	124	125
7:00 AM	0	0	5	3	63	79	35	44	103	126
8:00 AM	0	0	8	5	60	75	33	42	101	122
9:00 AM	0	0	6	7	60	67	33	37	99	111
10:00 AM	0	0	2	3	60	63	33	35	95	101
11:00 AM	0	0	6	4	60	60	33	33	99	97
12:00 PM	0	0	10	6	60	60	33	33	103	99
1:00 PM	0	0	8	6	60	60	33	33	101	99
2:00 PM	0	0	5	6	60	60	33	33	98	99
3:00 PM	0	0	3	6	60	60	33	33	96	99
4:00 PM	0	0	3	5	60	60	33	33	96	98
5:00 PM	0	0	4	6	60	60	33	33	97	99
6:00 PM	0	0	6	8	60	60	33	33	99	101
7:00 PM	0	0	5	10	60	60	33	33	98	103
8:00 PM	0	0	5	10	60	63	33	35	98	108
9:00 PM	0	0	4	8	67	63	37	35	109	106
10:00 PM	0	0	3	7	71	67	40	37	114	112
11:00 PM	0	0	1	3	75	71	42	40	118	113
12:00 AM	0	0	0	2	79	75	44	42	123	119

Notes:

Only 25% of the Residential parking is assumed available for shared parking



E-MEMO

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SUBJECT: *62nd Street and Imperial Ave. – Parking Accumulation Study*

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To determine existing use of the trolley parking lot, a parking accumulation study was completed. The purpose of such a study is to determine at what time and how many spaces are used at the maximum. Also, typically a three day mid-week (Tuesday, Wednesday, Thursday) survey is conducted so the highest mid-week use day can be identified. We found that the maximum parking accumulation occurred at noon on Wednesday. The maximum number of spaces used was 66 spaces. The parking accumulation survey data may be found in **Appendix J**.

In the future although the area is mostly built out, there will be some redevelopment. Also in the future there will be increased transit use. Therefore, some growth in transit parking use will be needed. SANDAG in cooperation with MTS is in the process of projecting the increase in transit use at the Sixty Second Street / Imperial Avenue station but pending the completion of that effort we evaluated several alternative growth rates, see **Attachment 1**.

As shown in **Attachment 1**, as many as 89 spaces may be needed to serve MTS drive up customers in the future if there were a 35% increase over today's use. Today the parking lot has 163 spaces so there are more than a

sufficient number of spaces available to accommodate future growth. The project proposes to maintain at least 256 total spaces to serve both the project and MTS Trolley Station uses. This means that $256 - 156 = 100$ spaces could be provided to serve future MTS growth. This represents a growth rate of more than 50%.

ATTACHMENT 1

INCREASE		EXISTING USE		FUTURE PARKING REQUIRED		
15%	x	66	+	10	=	76
20%	x	66	+	13	=	79
25%	x	66	+	17	=	83
30%	x	66	+	20	=	86
35%	x	66	+	23	=	89

Parking Accumulation Data

Encanto / 62nd Street Trolley Station

Tuesday - April 3, 2012			
	12:00 PM	2:00 PM	4:00 PM
Unrestricted Parking Spaces Occupied	66	63	58
Unrestricted Parking Spaces Empty	81	84	105
Construction Vehicles in Lot	2	0	0
Construction Equipment Spaces Used	7	7	7
ADA Spaces Occupied	0	0	0
ADA Spaces Empty	6	6	6
20 minute Spaces Occupied	0	0	1
20 minute Spaces Empty	3	3	2
Total Spaces in Lot	163	163	163
Total Occupied Spaces in Lot	66	63	58
Total Empty Spaces in Lot	97	100	105
Percent (%) of Spaces Occupied	41%	38%	36%

Notes:

Trolley Station construction consists of raising the platforms to accommodate the new trolley cars. Construction is expected to continue for a few months according to CALTROP (contractor).

Two (2) bike lockers occupy one space near the 20 min. parking.

Parking Accumulation Data

Encanto / 62nd Street Trolley Station

Wednesday - April 4, 2012			
	10:00 AM	12:00 PM	2:00 PM
Unrestricted Parking Spaces Occupied	62	66	63
Unrestricted Parking Spaces Empty	85	81	84
Construction Vehicles in Lot	0	3	1
Construction Equipment Spaces Used	7	7	7
ADA Spaces Occupied	0	1	1
ADA Spaces Empty	6	5	5
20 minute Spaces Occupied	0	2	0
20 minute Spaces Empty	3	1	3
Total Spaces in Lot	163	163	163
Total Occupied Spaces in Lot (Unrestricted + ADA + 20 min.)	62	69	64
Total Empty Spaces in Lot	101	94	99
Percent (%) of Spaces Occupied	38%	42%	39%

Notes:

Trolley Station construction consists of raising the platforms to accommodate the new trolley cars. Construction is expected to continue for a few months according to CALTROP (contractor).

Two (2) bike lockers occupy one space near the 20 min. parking.

Parking Accumulation Data

Encanto / 62nd Street Trolley Station

Thursday - April 5, 2012			
	10:00 AM	12:00 PM	2:00 PM
Unrestricted Parking Spaces Occupied	64	64	63
Unrestricted Parking Spaces Empty	83	83	84
Construction Vehicles in Lot	2	1	1
Construction Equipment Spaces Used	7	7	7
ADA Spaces Occupied	1	1	1
ADA Spaces Empty	5	5	5
20 minute Spaces Occupied	1	0	0
20 minute Spaces Empty	2	3	3
Total Spaces in Lot	163	163	163
Total Occupied Spaces in Lot	66	65	64
Total Empty Spaces in Lot	97	98	99
Percent (%) of Spaces Occupied	41%	40%	39%

Notes:

Trolley Station construction consists of raising the platforms to accommodate the new trolley cars. Construction is expected to continue for a few months according to CALTROP (contractor).

Two (2) bike lockers occupy one space near the 20 min. parking.

Table 1

Required Parking-Buildout

	Weekday parking rate	Weekend parking rate	Amount	Spaces required Weekday	Spaces required Weekend
Restaurants	12.8	12.8	1500	19	19
Retail	4.3	4.3	2000	9	9
3 bedroom	2	2	22	44	44
2-bedroom	1.75	1.75	45	79	79
Sub-Total =				151 spaces	
Total MTS Required Parking =				128 spaces	
TOTAL Required (Without Sharing) Parking =				279 spaces	
Shared Parking Discount =				-29 spaces	
TOTAL Parking Demand =				250 spaces	

Notes:

Required MTS Parking Spaces per Withee Malcolm Architects site plan = 128

Table 2
Shared Parking Hourly Accumulation by Percentage of Peak Hour

Hour of Day	Residential		Retail		Eating & Drinking	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
6:00 AM	100%	100%	0%	0%	15%	20%
7:00 AM	80%	100%	10%	5%	55%	35%
8:00 AM	60%	95%	30%	30%	80%	55%
9:00 AM	50%	85%	50%	50%	65%	70%
10:00 AM	40%	80%	70%	75%	25%	30%
11:00 AM	40%	75%	80%	90%	65%	40%
12:00 PM	40%	70%	100%	95%	100%	60%
1:00 PM	35%	65%	95%	100%	80%	65%
2:00 PM	40%	65%	85%	100%	55%	60%
3:00 PM	45%	65%	80%	90%	35%	60%
4:00 PM	45%	65%	75%	85%	30%	50%
5:00 PM	50%	65%	80%	75%	45%	65%
6:00 PM	65%	70%	80%	65%	65%	85%
7:00 PM	70%	75%	75%	60%	55%	100%
8:00 PM	75%	80%	60%	55%	55%	100%
9:00 PM	85%	80%	45%	45%	45%	85%
10:00 PM	90%	85%	30%	35%	35%	75%
11:00 PM	95%	90%	15%	15%	15%	30%
12:00 AM	100%	95%	0%	0%	5%	25%

Source: San Diego Municipal Code Table 142-05I

Table 3

Hourly Accumulation

Hour of Day	Retail		Eating & Drinking		Residential (2 bed)		Residential (3 bed)		Total Parking	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
6:00 AM	0	0	3	4	79	79	44	44	126	127
7:00 AM	1	0	11	7	63	79	35	44	110	130
8:00 AM	3	3	15	11	60	75	33	42	111	130
9:00 AM	4	4	12	13	60	67	33	37	110	122
10:00 AM	6	6	5	6	60	63	33	35	104	110
11:00 AM	7	8	12	8	60	60	33	33	112	108
12:00 PM	9	8	19	12	60	60	33	33	121	113
1:00 PM	8	9	15	12	60	60	33	33	117	114
2:00 PM	7	9	11	12	60	60	33	33	111	113
3:00 PM	7	8	7	12	60	60	33	33	107	112
4:00 PM	6	7	6	10	60	60	33	33	105	110
5:00 PM	7	6	9	12	60	60	33	33	109	112
6:00 PM	7	6	12	16	60	60	33	33	112	115
7:00 PM	6	5	11	19	60	60	33	33	110	117
8:00 PM	5	5	11	19	60	63	33	35	109	122
9:00 PM	4	4	9	16	67	63	37	35	117	118
10:00 PM	3	3	7	14	71	67	40	37	120	122
11:00 PM	1	1	3	6	75	71	42	40	121	118
12:00 AM	0	0	1	5	79	75	44	42	124	121

Notes: