

# Mountain Line Downtown Connection Center Parking Demand Study

December 7, 2021





# Downtown Connection Center

## Request

- Request by Mountain Line to approve a Parking Demand Study for the new Downtown Connection Center subject to the issuance of a Conditional Use Permit.
- **Section 10-50.80.060.C** of the Zoning Code allows a study or plan prepared in accordance with the established professional traffic and parking practices by a registrant licensed to practice in the State of Arizona to reduce parking for any development. The study or plan is required to document how any reductions are calculated and the assumptions utilized in the calculations.
- Any request greater than 30 percent requires the approval of the City Council. The applicant is requesting to meet the required on-site parking by managing demand with the use of bus passes for employees, providing incentives to employees, and to utilize existing paid public parking.



# Downtown Connection Center

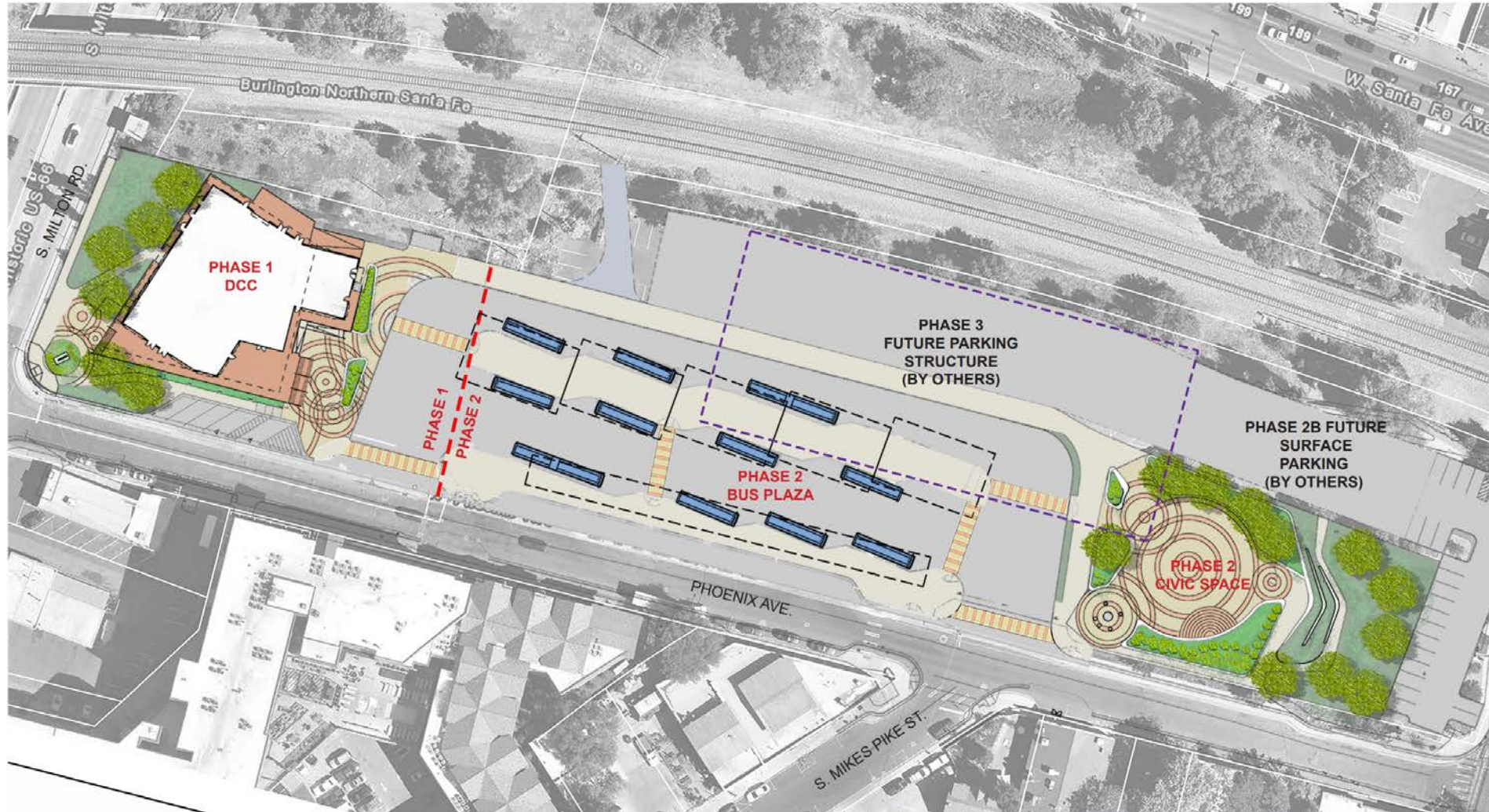
## Mountain Line Proposal

- Redevelop the existing Downtown Connection Center located on Phoenix Avenue in the Southside Community on City owned property through a multi-phased development approach.
- The Downtown Connection Center falls under the “Passenger Transportation Facility” as defined in the Zoning Code. As of 2011, this use requires the issuance of a Conditional Use Permit (CUP).
- City staff has been working with Mountain Line on a “concept plan”. This concept plan has been submitted in conjunction with the required CUP application which is scheduled to be heard by the Planning & Zoning Commission on December 8, 2021.



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## Concept Plan





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## Parking Demand Study

- The Downtown Connection Center is a unique use which is not adequately covered by the parking standards found within the Zoning Code.
- There is no designated parking calculation for a passenger transportation facility.
- The closest use, office use, requires one parking space for every 300 square feet (gross). That would result in a requirement of 63 parking spaces for this facility.



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## Parking Demand Study

- Large portions of the proposed building are used by patrons and drivers of the Mountain Line buses. They are not in need of parking spaces to access all the resources of the Downtown Connection Center. The portion of the facility designed for these uses is eliminated from the parking requirements for the site.
- The parking demand study focuses on the portion of the building occupied by employees that need to travel to and from the site daily. The study removes all unoccupied areas of the building from the parking calculations including storage areas, hallways, and corridors (net rather than gross).
- The study also applies travel demand management options provided to the employees who will occupy the building to use active modes of transportation.



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- Utilizing these techniques reduces the total amount of parking required for the proposed building to 15 spaces.
- All 15 required parking spaces will need to be provided within the existing paid parking areas located on-site and currently managed by Park Flag.
- A separate agreement between Mountain Line and the City of Flagstaff will need to be completed in order to allow the use of these spaces for the Downtown Connection Center.



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## Parking Demand Study

1. Council may approve the Parking Demand Study as presented
2. Council may approve the Parking Demand Study with conditions.
3. Council may deny the Parking Demand Study.



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## Parking Demand Study

Questions?