

# Newman Center Parking Demand Study

City Council | January 17, 2023

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# Newman Center Parking Demand Study



## Request

- Request by the Holy Trinity Catholic Newman Center to approve a Parking Demand Study for a new Newman Center building at 520 W. Riordan Ranch Rd., 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



# Newman Center Parking Demand Study



## Request

- Any request for a parking reduction greater than 30 percent requires approval of City Council
- 73 parking spaces required and 45 spaces proposed
- Applicant requests to manage parking demand through:
  - Walking/biking
  - Carpooling
  - Attendees using their own NAU parking passes
  - Draft agreement between the Newman Center and NAU to provide 20 parking spaces on Sundays in NAU parking lots
  - Newman Center purchasing additional daily NAU parking passes as needed



# Newman Center Parking Demand Study



## Newman Center Proposal

- Redevelop the existing 9,500 square-foot Newman Center building at 520 W. Riordan Ranch Rd. and construct a new 25,520 square-foot building that will contain a sanctuary, student center, rectory, and assembly hall
- Place of Worship is an allowed use in the Highway Commercial zone, but a Conditional Use Permit is required for facilities that exceed 250 seats



# Newman Center Parking Demand Study



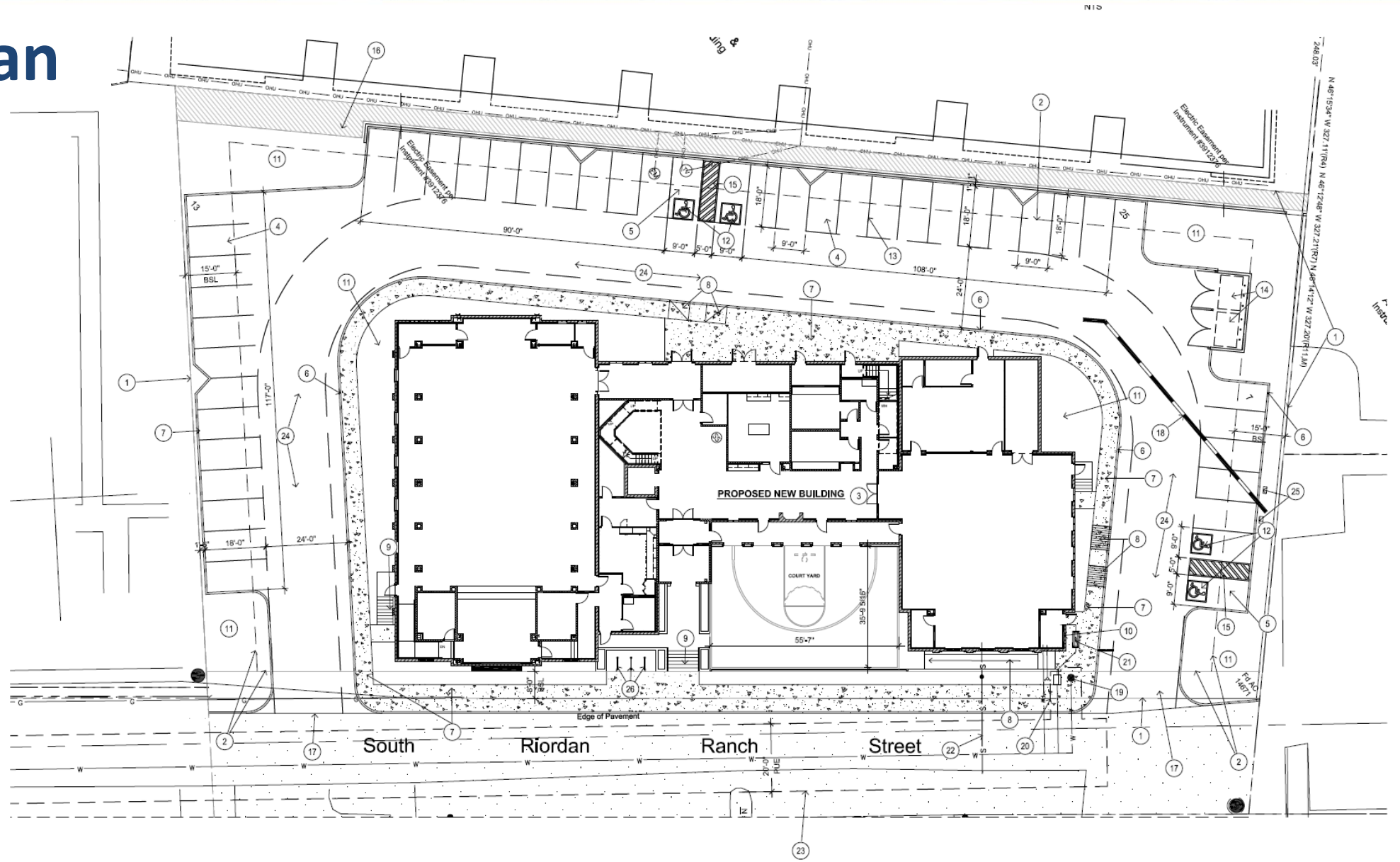
## Concept Plan

- City staff reviewed and accepted a Concept Plan application for the new building on November 17, 2022
- Sanctuary would hold up to 413 people
- Newman Center may reduce size of building and size of sanctuary with Site Plan (future submittal)
  - Could reduce minimum required parking, but provided parking (45 spaces) would still be less than required



# Newman Center Parking Demand Study

## Concept Plan

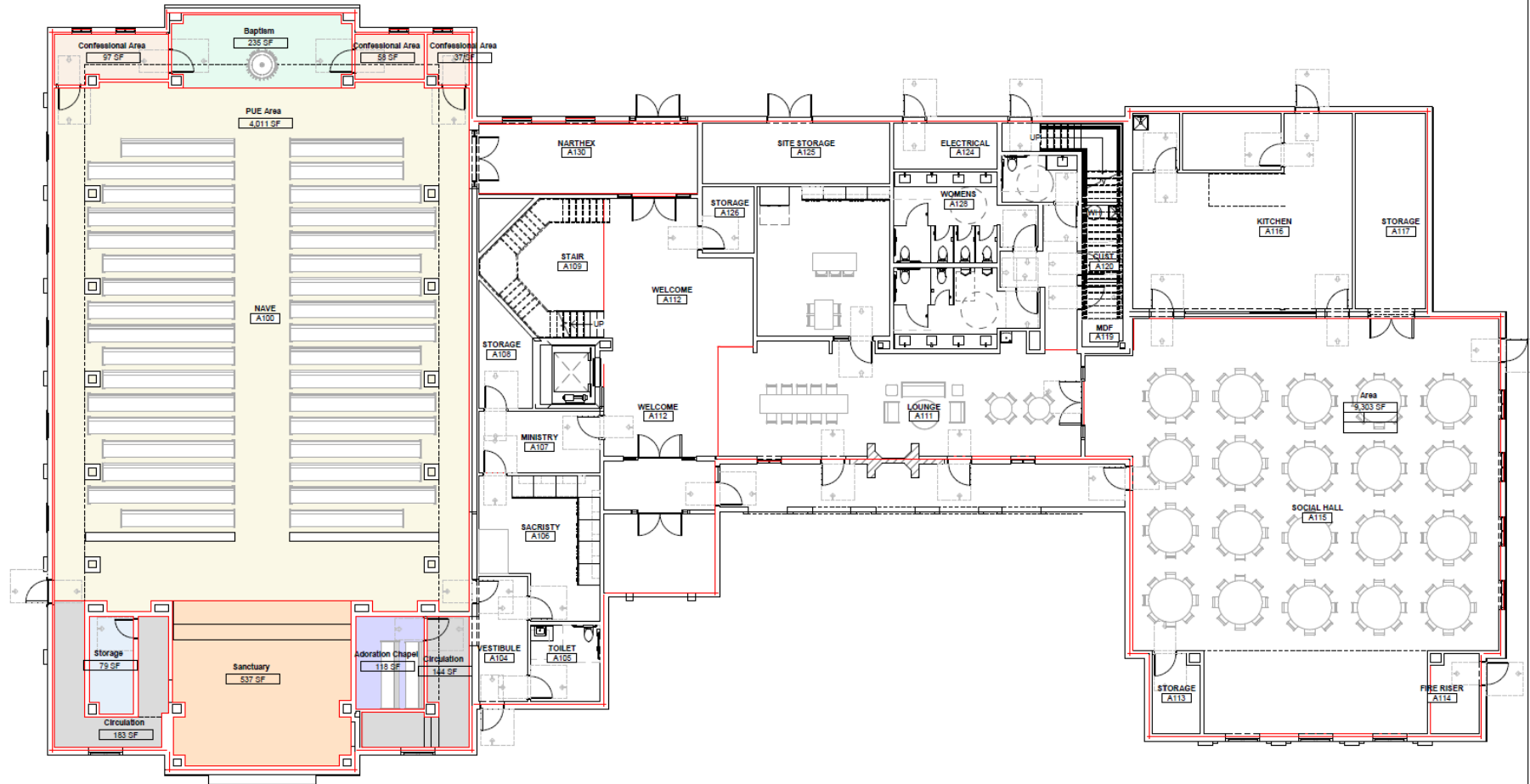




# Newman Center Parking Demand Study



## Building Floor Plans – 1<sup>st</sup> floor



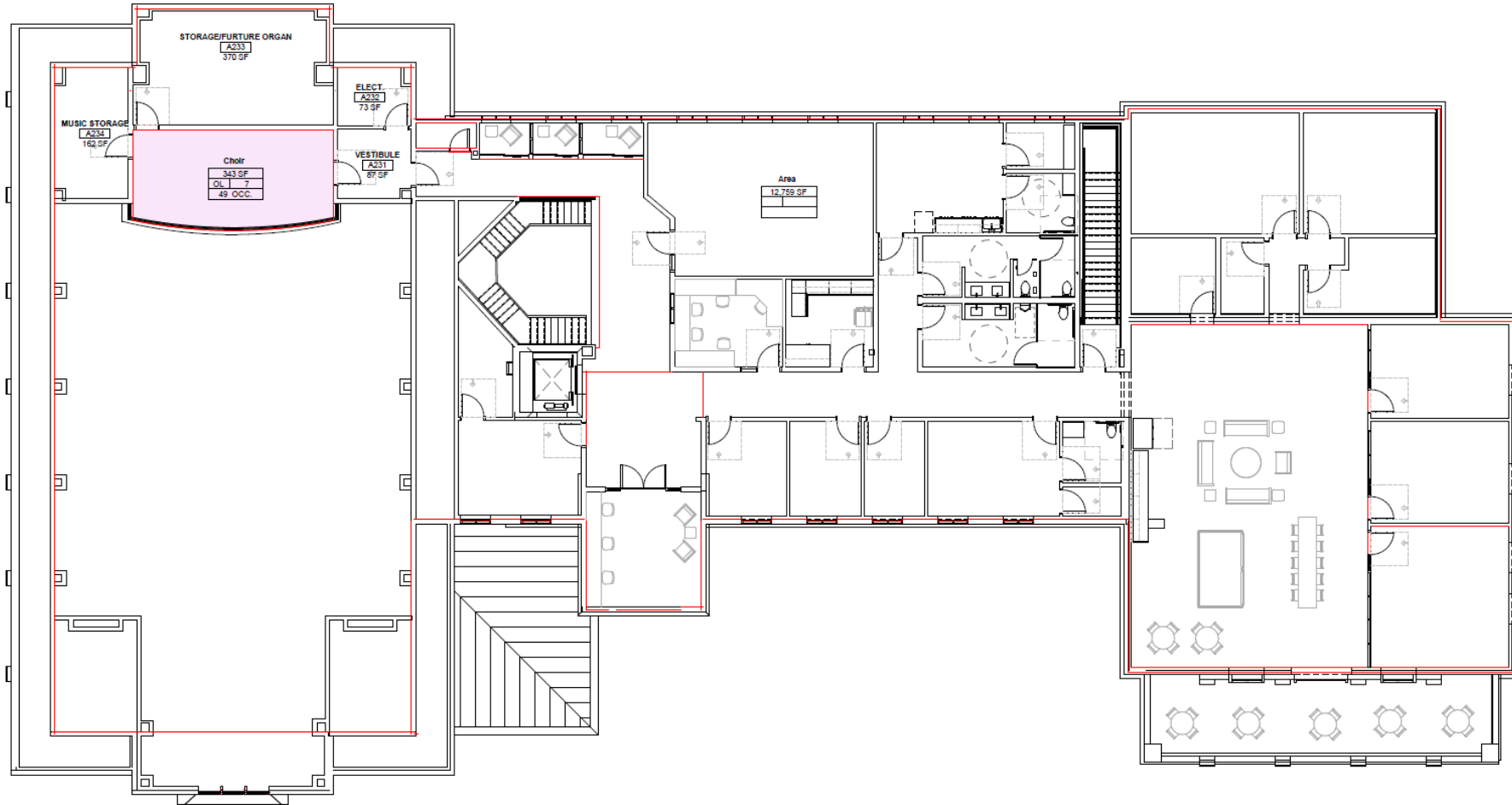
Building floor plans and elevations will be formally reviewed with Site Plan submittal



# Newman Center Parking Demand Study



## Building Floor Plans – 2<sup>nd</sup> floor



Building floor plans and elevations will be formally reviewed with Site Plan submittal



# Newman Center Parking Demand Study



## Parking Demand Study Methods

- Surveyed congregation to determine transportation modes
- Counted attendance at Sunday Mass in current Newman Center building for almost 2 years
- Analyzed required parking spaces (73) compared to ratio of students vs. non-students and each group's transportation mode



## Parking Demand Study Results

- Identified 10 distinct transportation groups
  - Students and non-students who walk/bike
  - Students and non-students who carpool with NAU parking pass
  - *\*Students and non-students who carpool with no NAU parking pass*
  - Students/non-students who drive alone with NAU parking pass
  - *\*Students/non-students who drive alone with no NAU parking pass*
- **\*Students and non-students who drive and do not have a NAU parking pass are only groups who need parking**



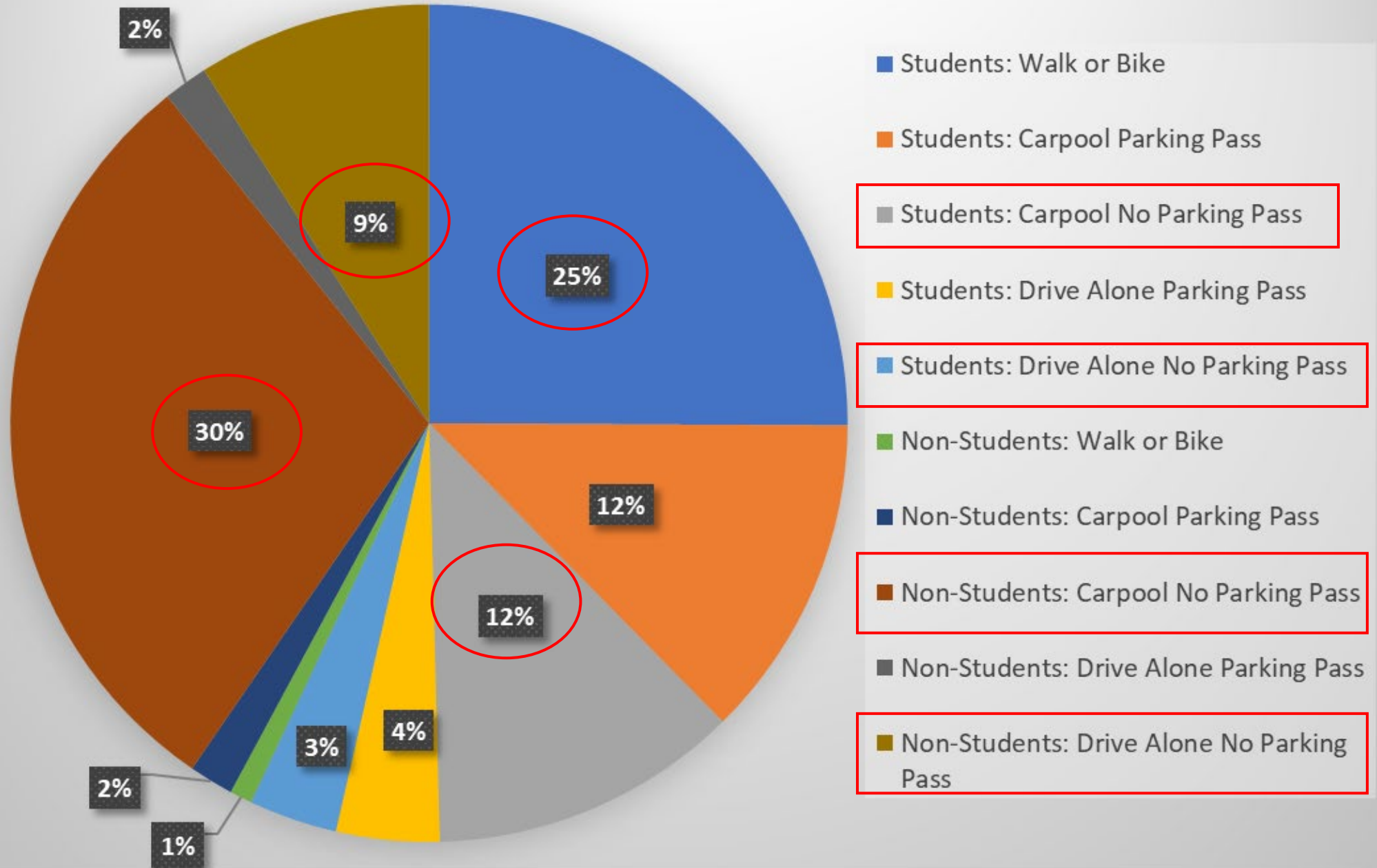
# Newman Center Parking Demand Study



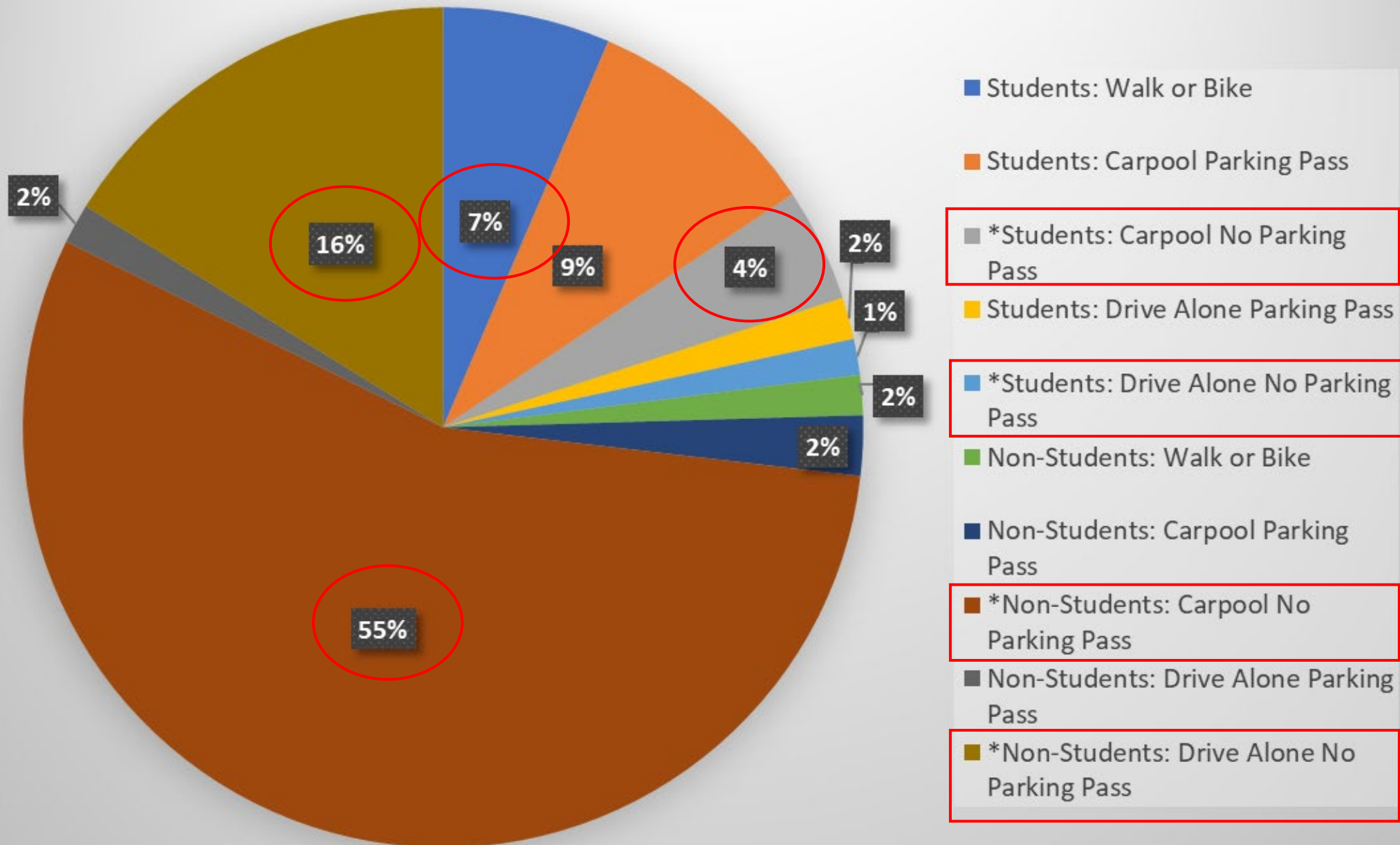
## Parking Demand Study Results

- 31 parking spaces are needed when NAU is in session
- 44 parking spaces are needed when NAU is not in session
- Proportion of non-students who drive with no NAU parking pass increases when NAU is not in session → greater parking demand
  - NAU in session: 57% students, 43% non-students
  - NAU not in session: 23% students, 77% non-students

# Transportation mode when NAU is in session

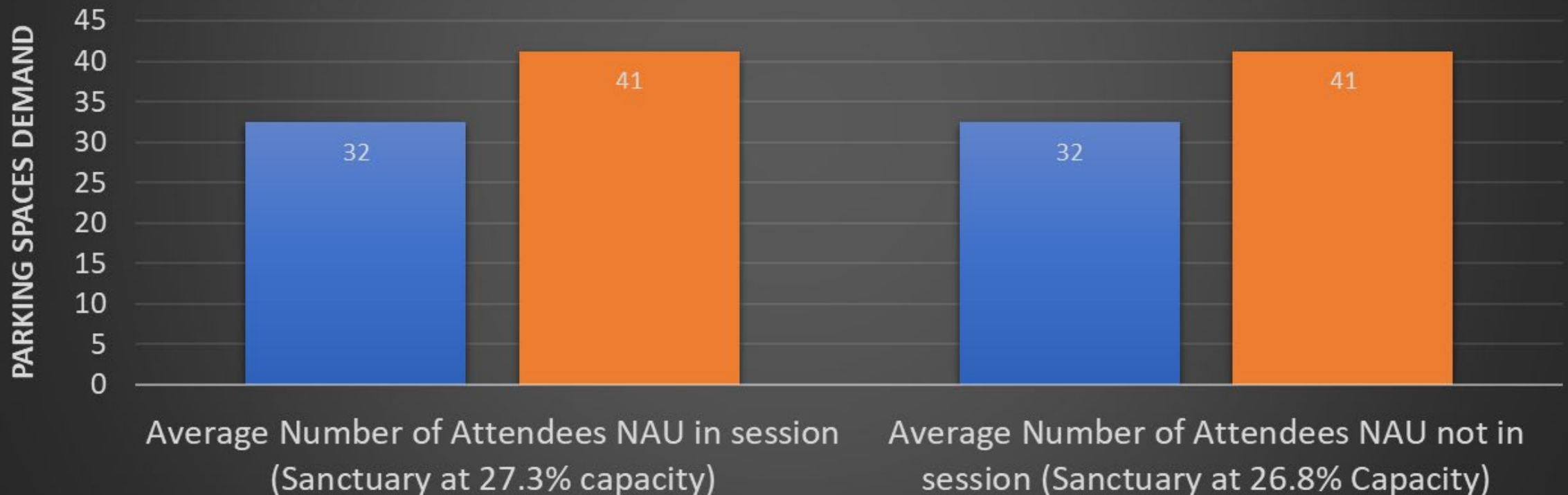


# Transportation mode when NAU is not in session



# Current and Anticipated Parking Demand for Average Number of Attendees

■ Parking Demand for Current Building ■ Anticipated Parking Demand for New Building





# Newman Center Parking Demand Study



## Proposed parking demand management strategies

- 45 on-site parking spaces
- Agreement with NAU for 20 Sunday parking passes on nearby lots
- Purchasing additional daily NAU parking passes as needed
- Walking/biking
- Carpooling
- Attendees using their own NAU parking passes to park on nearby NAU lots



# Newman Center Parking Demand Study



## Options and Alternatives

1. City Council may approve the Parking Demand Study with conditions, as recommended by staff
2. City Council may approve the Parking Demand Study with additional or modified conditions
3. City Council may deny the Parking Demand Study



# Newman Center Parking Demand Study



## Staff Recommendation

Staff recommends the City Council approve the parking demand study with the following conditions:

- 1.The Newman Center shall work with NAU to secure additional parking spaces on NAU property to account for increases in the size of the congregation in the larger Newman Center building and associated increases in parking demand
- 2.The Newman Center shall provide a pedestrian path per City of Flagstaff Zoning Code section 10-30.60.080.A. that connects to the existing pedestrian path located on the adjacent property to the west at 910 S. Milton Rd. (APN 103-04-005B)
- 3.The Newman Center shall provide a minimum of 12 bicycle parking spaces, as shown on the Concept Plan that city staff deemed to be Complete with Conditions on November 17, 2022

# Questions?

