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ATTACHMENT I

PARKING STUDY

Project Name: King Soopers #165, Site Development Plan
Property Legal Description: Dawson Trails Filing No. 2, Amendment No. 4

1. PROJECT SUMMARY

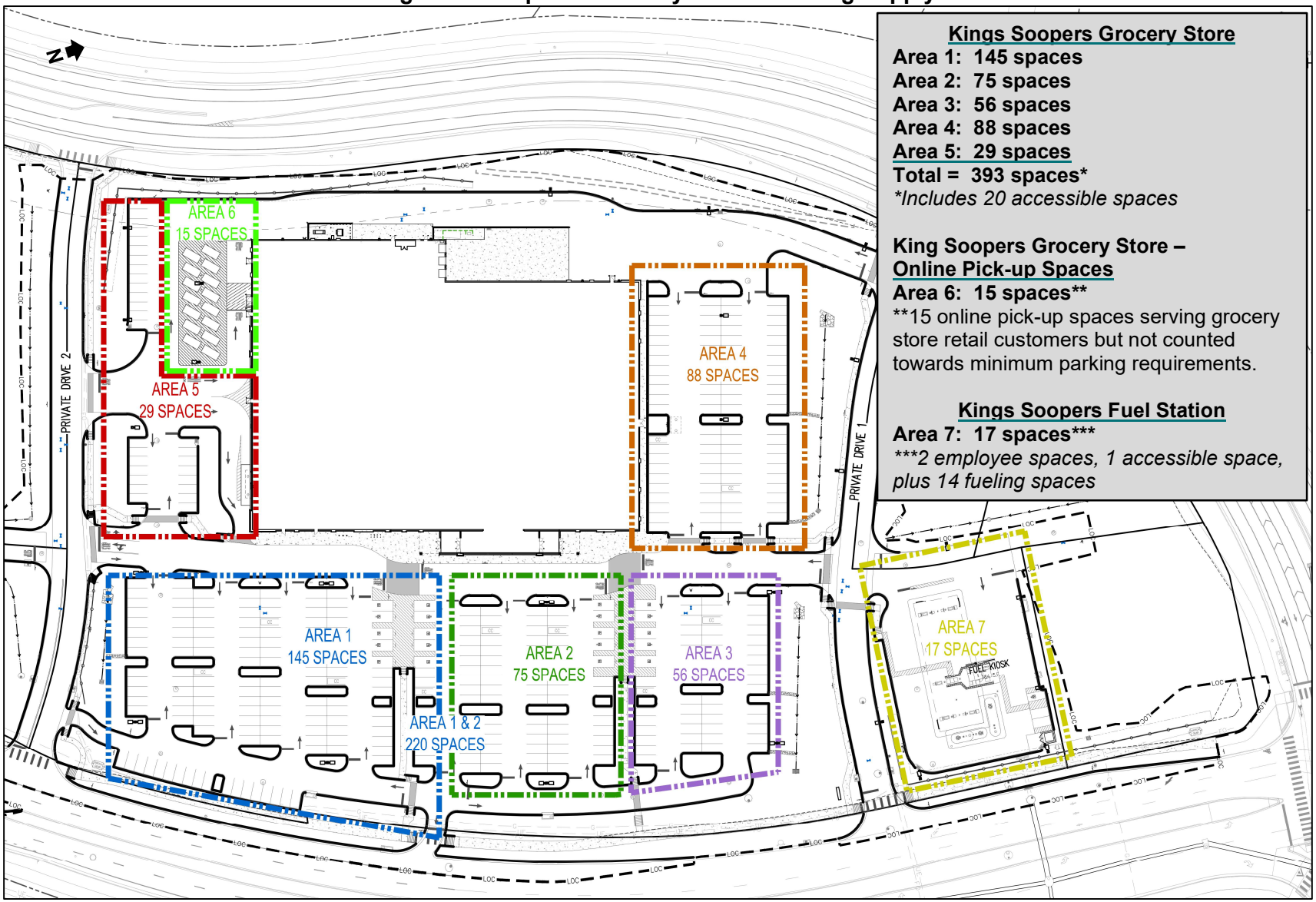
Site Location. As shown on **Figure 1**, the site will be located south of the Gambel Ridge Boulevard/Dawson Trails Boulevard intersection as well as in-between these roadways. East of Gambel Ridge Blvd and west of Dawson Trails Blvd.

Figure 1: Site Location

Site Description and Layout. The application proposes a standalone ±98,476 square feet of gross floor area (GFA) King Soopers grocery store with an adjoining 14 fueling position gas station (or 7 fuel pumps). The standalone grocery store is defined as a "retail sales or service" use for the purpose of calculating its Code minimum parking requirement (Code 17.54.090).

The site layout is shown below on **Figure 2** which summarizes a proposed parking supply of approximately 393 spaces for the grocery store (Parking Areas 1 through 5) plus 15 online pick-up spaces also serving grocery store customers (Area 6). Separately, there are 17 spaces for the adjoining gas station (Area 7). As shown on the proposed site layout, parking for the King Soopers grocery store would be served by parking areas to the north and south of the store as well as the primary parking areas facing the store front on its east side (Parking Areas 1 through 6). The store will also offer online grocery deliveries. The adjoining gas station is proposed to have a parking supply that will exceed its minimum parking requirement by one (1) space.

Figure 1: Proposed Site Layout and Parking Supply



Kings Soopers Grocery Store
Area 1: 145 spaces
Area 2: 75 spaces
Area 3: 56 spaces
Area 4: 88 spaces
Area 5: 29 spaces
Total = 393 spaces*
**Includes 20 accessible spaces*

King Soopers Grocery Store – Online Pick-up Spaces
Area 6: 15 spaces**
**15 online pick-up spaces serving grocery store retail customers but not counted towards minimum parking requirements.

Kings Soopers Fuel Station
Area 7: 17 spaces***
****2 employee spaces, 1 accessible space, plus 14 fueling spaces*

2. PARKING REDUCTION REQUEST

Ordinance Citation for Parking Reduction.

17.54.090 Reduction of required parking spaces.

A. Based on the following criteria, the Director of Development Services may grant a parking reduction, not to exceed twenty-five (25) percent of the required parking, for commercial, institutional, industrial and mixed-use developments:

2. The applicant can satisfactorily demonstrate by means of a parking study that the parking needs of the use will be adequately served, and, if the reduction is due to the nature of the use, the applicant shall provide assurance that the nature of the use will not change;

Code Parking Requirement (Code 17.54.090). As shown on **Table 1**, based on the strict application of the Municipal Code's minimum parking requirements for "Retail sales or service" use, the proposed King Soopers would require a minimum of 493 spaces at 5.0 spaces per 1,000 SF of GFA for a 98,4746 GFA grocery store.

Proposed Parking Requirement. As shown on **Table 1**, The proposed grocery store's parking supply of 393 spaces (excluding the 15 online pick-up spaces) equates to a parking ratio of 3.99 spaces per 1,000 SF of GFA which amounts to an approximate 20 percent parking reduction request (or 100 fewer spaces) below the Code's minimum parking requirement for a "retail use or service" use.

For the purpose of this variance request that seeks a parking reduction for only the standalone grocery store, the Director of Development Services may grant this variance since it does not exceed twenty-five (25) percent of the required parking for this use (Code 17.54.090).

Statement of Assurance. The Applicant seeks to develop and retain long-term the proposed Kings Sooper grocery store as described. It is understood that any change of use may require a new parking reduction request.

Table 1: Municipal Code Minimum Parking Requirement and Proposed Parking Reduction Request

Building	Use	Amount	Units	Code Minimum Parking Ratio (1)	Required Spaces
Kings Soopers - Grocery Store	Retail sales or service	98,476	SF of GFA	5.0 spaces per 1,000 sq. ft. of GFA	493
				Total Code Minimum Required Spaces	**493**
				Total Provided Spaces (2)	**393**
				Difference (Provided minus Required)	**(100)**
				Percent Reduction from Code	**-20%**
				Effective Proposed Parking Ratio (spaces per 1,000 sq. ft. of GFA)	**3.99**

(1) Town of Castle Rock Municipal Code: 17.54.040

(2) The provided parking supply total of 393 spaces excludes 15 online pick-up spaces. When including the 15 online pick-up spaces, the grocery store is effectively served by 408 spaces to serve grocery store customers which would alternatively equate to a 17% parking reduction request.

Basis for Parking Reduction. The proposed Kings Soopers seeks to align their site-specific parking requirements with current nationwide standards that reflect the changing transportation patterns and community preferences with respect to shopping behaviors (e.g. online ordering and grocery delivery services). As shown on the concept plan, parking "Area 6" provides 15 parking spaces dedicated to serve online orders. Though not counted towards meeting the site's minimum parking requirements, these parking spaces will serve short-term parking for grocery store pick-ups which reduces customer dwell times that would otherwise require more parking for when patrons choose to shop in the store. King Soopers also offers the growing desire for grocery home deliveries via online orders which further reduces onsite parking demands.

In order to determine the impact of providing fewer parking spaces than required by Code, parking occupancy data for grocery store uses as presented in the Institute of Transportation Engineer's (ITE) Parking Generation, Sixth Edition was reviewed. As shown below, the observed average observed parking demand rates for grocery stores ranged between 2.47 and 3.72 spaces per 1,000 SF. Providing an eight (8) percent operational buffer to support patrons searching for available parking would convert the average parking demand ratios to a recommended parking supply ratio ranging from 2.74 to 4.04 spaces per 1,000 SF. The proposed King Soopers parking supply ratio of **3.99 spaces per 1,000 SF** for this site would fall within the recommend parking supply supported by ITE's data.

Table 2: ITE Grocery Store Parking Data vs Proposed Parking Supply

Time Period	ITE Observed Demand (1)	ITE Parking Supply (ITE Parking Demand plus 8% Buffer)	Proposed Parking Supply (2) (3)
Weekday (Mon.-Thurs)	2.47 sp/1,000 SF	2.74 sp/1,000 SF	**±3.99 sp/1,000 SF**
Friday	3.72 sp/1,000 SF	4.04 sp/1,000 SF	
Saturday	2.93 sp/1,000 SF	3.26 sp/1,000 SF	
Sunday	2.67 sp/1,000 SF	2.97 sp/1,000 SF	

(1) ITE Parking Generation, Sixth Edition
(2) The proposed parking supply of 393 spaces equates to 3.99 sp/1,000 SF.
(3) The effective parking supply is 4.14 sp/1,000 SF if the 15 online pick-up spaces are included for total supply of 408 spaces.

Additional Considerations:

Accessible Parking. The minimum accessible parking requirement for the Kings Soopers grocery store is eight (8) spaces which equates to approximately two (2) percent of the overall parking supply when excluding the 15 online pick-up spaces. In lieu of providing more overall parking spaces, the King Soopers project proposes 20 accessible parking spaces which equates to dedicating five (5) percent of its parking supply to accessible parking needs. This equates to providing 150 percent (or +12 accessible spaces) more than its minimum accessible parking requirement. Providing more accessible parking than required will better serve those with accessibility needs which will support the community's health, safety, and welfare.

Environmental Impacts. Right sizing the parking requirements for a specific use represents a step towards promoting a sustainable development which reduces the heat island effect created by a vast acreage of impervious asphalt. It also reduces the impact caused by unnecessary parking spaces to stormwater runoff which will degrade waterways and impact downstream water quality.