

April 19, 2024

City of Lee's Summit
ATTN: Development Services
220 SW Green Street
Lee's Summit, MO 64063

RE: Lot 9 and 10 – The Village at Discovery Park
Shared Parking Revisions

To Whom It May Concern:

The project is a proposed 7.45-acre mixed use development in Lee's Summit, Jackson County, Missouri. The property is located within Lots 9 and 10 of the Village at Discovery Park development and bounded by Alura Way to the south and east, Lot 11 to the west, and Lot 12 and Tract A to the north. The proposed development will include four buildings; two 3-story apartment buildings with a basement parking garage and two 3-story mixed use buildings with commercial retail and garage on the first floor with dwelling units above, and two adjacent parking lots.

The parking design for the overall proposed development has been previously analyzed with the Discovery Park Preliminary Development Plans, sealed May 16, 2023, by Olsson, Inc. Minor changes to the building size and uses on Lots 9 and 10 have been made since the Discovery Park Preliminary Development Plan (PDP) was prepared and approved. The main changes include separating the two single, multi-use buildings into four separate buildings and reducing the overall height of the buildings by one story. A summary of the proposed changes are shown in the table below.

	Preliminary Development Plan	Final Development Plan
Building Use	Commercial/Residential	Commercial/Residential
Gross Building Square Footage (Lot 10)	260,800 SF	147,965 SF
Gross Building Square Footage (Lot 9)	240,600 SF	147,965 SF

In the PDP, a shared parking calculation was completed for all lots of The Village at Discovery Park, including Lots 9 and 10, where the proposed development is located. The methodology used to calculate the shared parking demand is from the Urban Land Institute (ULI) Shared Parking 3rd Edition Book. To accurately review the changes to this overall shared parking calculation, we reran the calculation for the entire sub region Lots 9 and 10 were located in, which also includes Lots 11 and 12. The data tables from the ULI calculations are included as attachments to this letter. The first table included shows the original shared parking demand for Lots 9-12. The second table shows the revised shared parking demand for Lots 9-12. The following table summarizes the shared parking demand and the proposed parking stalls provided.

	Preliminary Development Plan		Final Development Plan	
	Parking Stalls Provided	Parking Stalls Required	Parking Stalls Provided	Parking Stalls Required
Lot 9	301		150	
Lot 10	363		211	
Lot 11	74		106*	
Lot 12	76		120*	
Total	814	663	587	469

*Estimated number based on preliminary design. Final parking counts shall be confirmed upon submittal of a Final Development Plan for Lots 11 and 12.

For the proposed project, a total shared parking demand of 469 stalls was calculated for the effective region of this development. The total stalls provided is approximately 587. Since the proposed plan is providing well above the demand required, we are requesting approval of this memo to satisfy the off site parking requirements for the Lot 9 and Lot 10 – The Village at Discovery Park development.

Sincerely,



Jeff Bartz, PE
Project Manager



Shared Parking Demand Summary - Preliminary Development Plan - Lots 9-12 Approved																		
Peak Month: LATE DECEMBER -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit for Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit for Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											12:00 PM	Late December		12:00 PM	December	
Retail																		
Retail (<400 ksf)	6,500	sf GLA	2.90	100%	98%	2.83	ksf GLA	3.20	100%	97%	3.11	ksf GLA	90%	85%	15	80%	100%	17
Employee			0.70	100%	99%	0.69		0.80	100%	98%	0.78		100%	95%	5	100%	100%	6
Supermarket/Grocery	3,800	sf GLA	4.00	100%	98%	3.90	ksf GLA	4.00	100%	97%	3.89	ksf GLA	85%	95%	13	100%	100%	16
Employee			0.75	100%	99%	0.74		0.75	100%	98%	0.73		100%	100%	3	100%	100%	3
Food and Beverage																		
Family Restaurant	6,500	sf GLA	15.25	100%	76%	11.63	ksf GLA	15.00	100%	79%	11.79	ksf GLA	100%	95%	72	100%	100%	77
Employee			2.15	100%	99%	2.12		2.10	100%	98%	2.06		100%	100%	14	100%	100%	14
Fast Casual/Fast Food	2,800	sf GLA	12.40	100%	10%	1.24	ksf GLA	12.70	100%	10%	1.27	ksf GLA	100%	95%	3	100%	96%	3
Employee			2.00	100%	99%	1.97		2.00	100%	98%	1.96		100%	100%	6	100%	100%	6
Entertainment and Institutions																		
Hotel and Residential																		
Hotel-Business		keys	1.00	59%	100%	0.59	key	1.00	69%	100%	0.69	key	55%	55%	-	55%	60%	-
Hotel-Leisure		keys	1.00	50%	100%	0.50	key	1.00	50%	100%	0.50	key	65%	100%	-	65%	50%	-
Hotel Employees		keys	0.15	100%	100%	0.15	key	0.15	100%	100%	0.15	key	100%	100%	-	100%	50%	-
Restaurant/Lounge		sf GLA	6.67	63%	90%	3.78	ksf GLA	7.67	54%	30%	1.24	ksf GLA	100%	95%	-	100%	100%	-
Meeting/Banquet (0 to 20 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Banquet (0 to 20 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Banquet (0 to 20 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Convention (100 to 200 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	0%	-	100%	100%	-
Convention (> 200 sq ft/key)		sf GLA	5.50	68%	60%	2.24	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	0%	-	100%	100%	-
Restaurant/Meeting Employees		sf GLA	0.00	100%	100%	0.00	ksf GLA	0.00	100%	100%	0.00	ksf GLA	100%	100%	-	100%	100%	-
Residential, Suburban																		
Studio Efficiency	53	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
1 Bedroom	225	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
2 Bedroom	159	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
3+ Bedroom	0	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
Reserved	437	res spaces	1.17	100%	100%	1.17	unit	1.17	100%	100%	1.17	unit	100%	100%	512	100%	100%	512
Visitor	437	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.10	unit	20%	100%	9	20%	100%	9
Office																		
Additional Land Uses																		
													Customer/Visitor		112	Customer/Visitor		122
													Employee/Resident		28	Employee/Resident		29
													Reserved		512	Reserved		512
													Total		652	Total		663

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Retail (<400 ksf)	3,000	sf GLA	2.90	100%	98%	2.83	ksf GLA	3.20	100%	97%	3.11	ksf GLA	90%	85%	7	80%	100%	8
Employee			0.70	100%	99%	0.69		0.80	100%	98%	0.78		100%	95%	2	100%	100%	3
Supermarket/Grocery		sf GLA	4.00	100%	98%	3.90	ksf GLA	4.00	100%	97%	3.89	ksf GLA	85%	95%	0	100%	100%	0
Employee			0.75	100%	99%	0.74		0.75	100%	98%	0.73		100%	100%	0	100%	100%	0
Food and Beverage																		
Family Restaurant	3,000	sf GLA	15.25	100%	76%	11.63	ksf GLA	15.00	100%	79%	11.79	ksf GLA	100%	95%	34	100%	100%	36
Employee			2.15	100%	99%	2.12		2.10	100%	98%	2.06		100%	100%	7	100%	100%	7
Fast Casual/Fast Food	5,000	sf GLA	12.40	100%	10%	1.24	ksf GLA	12.70	100%	10%	1.27	ksf GLA	100%	95%	6	100%	96%	7
Employee			2.00	100%	99%	1.97		2.00	100%	98%	1.96		100%	100%	10	100%	100%	10
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Hotel-Leisure		keys	1.00	50%	100%	0.50	key	1.00	50%	100%	0.50	key	65%	100%	-	65%	50%	-
Hotel Employees		keys	0.15	100%	100%	0.15	key	0.15	100%	100%	0.15	key	100%	100%	-	100%	50%	-
Restaurant/Lounge		sf GLA	6.67	63%	90%	3.78	ksf GLA	7.67	54%	30%	1.24	ksf GLA	100%	95%	-	100%	100%	-
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Meeting/Banquet (0 to 20 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
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Residential, Suburban																		
Studio Efficiency		units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
1 Bedroom	200	units	0.90	100%	100%	0.90	unit	0.90	100%	100%	0.90	unit	40%	100%	-	68%	100%	-
2 Bedroom	154	units	1.65	100%	100%	1.65	unit	1.65	100%	100%	1.65	unit	40%	100%	-	68%	100%	-
3+ Bedroom		units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	40%	100%	-	68%	100%	-
Reserved	354	res spaces	1.17	100%	100%	1.17	unit	1.17	100%	100%	1.17	unit	100%	100%	415	100%	100%	415
Visitor	354	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.15	unit	20%	100%	8	20%	100%	11
Office																		
Additional Land Uses																		
													Customer/Visitor		42	Customer/Visitor		47
													Employee/Resident		7	Employee/Resident		7
													Reserved		415	Reserved		415
													Total		464	Total		469