

Attachment No. PC 5
Parking Study – September 2017

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THE KOLL CENTER RESIDENCES
PARKING STUDY

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**PARKING STUDY
FOR THE
PROPOSED KOLL CENTER RESIDENCES PROJECT
IN THE CITY OF NEWPORT BEACH**

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**DRAFT - PARKING STUDY - DRAFT
FOR THE
PROPOSED KOLL CENTER RESIDENCES PROJECT
IN THE CITY OF NEWPORT BEACH**

INTRODUCTION

The Koll Center Residences project is condominium project that is proposed to be developed within a portion of the surface parking areas serving the existing Koll Center Newport office park in the City of Newport Beach. The parking required for the residential uses will be provided in accordance with parking standards adopted for Uptown Newport. The project will replace the Koll Center Newport office parking that will be removed during construction of the project. This report has been prepared to evaluate the adequacy of the parking supply for the existing Koll Center Newport office park and the proposed Koll Center Residences during each phase of the construction and upon completion of the Koll Center Residences project.

PROJECT DESCRIPTION

Existing Project Site

The Koll Center Newport development is an office park located generally within the area bounded by Campus Drive on the northeast, MacArthur Boulevard on the southwest, and Jamboree Road, Teller Avenue, and existing office and industrial development on the southeast. A vicinity map is provided on **Figure 1**. The Koll Center Residences project is shown in its context within the overall Koll Center Newport office complex on **Figure 2**.

The Koll Center Newport office complex consists of almost 50 general office buildings with integrated surface parking areas and parking structures. The portion of Koll Center Newport that will be impacted by the Koll Center Residences project (the project site) is shown on **Figure 3**.¹ The existing office buildings located within the boundaries of the project site (4440 Von Karman Avenue, 4490 Von Karman Avenue, 4910 Birch Street), or immediately contiguous to the site (5000 Birch Street, 4340 Von Karman Avenue, 4350 Von Karman Avenue) will remain in their current locations, and are not a part of the proposed development. The Koll Center Residences project will not result in any changes to the existing office buildings.

¹ For purposes of this study, all subsequent references to Koll Center Newport, or to "the project site" will refer only to the portion of Koll Center Newport that will be impacted by the Koll Center Residences project, as shown on Figure 3.



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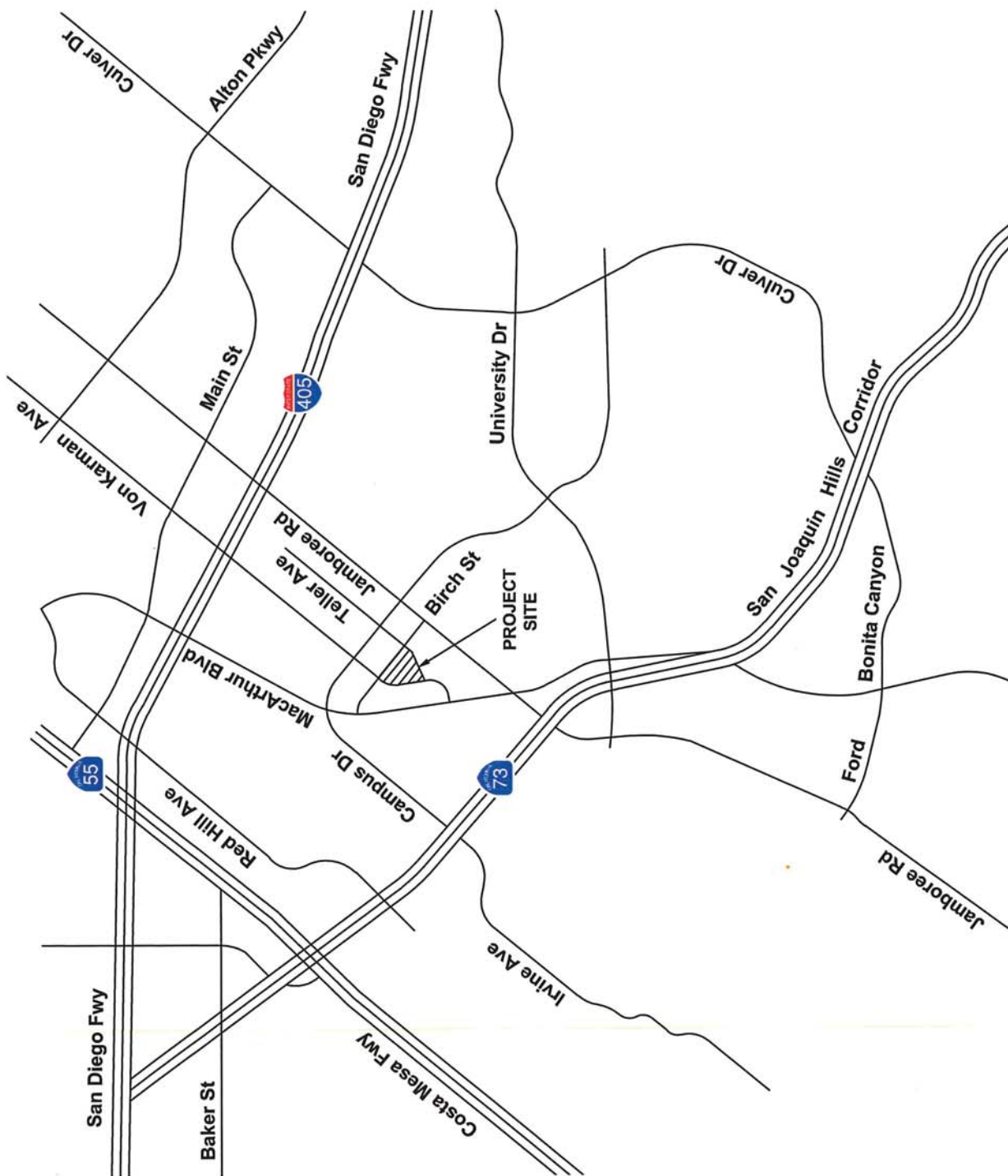
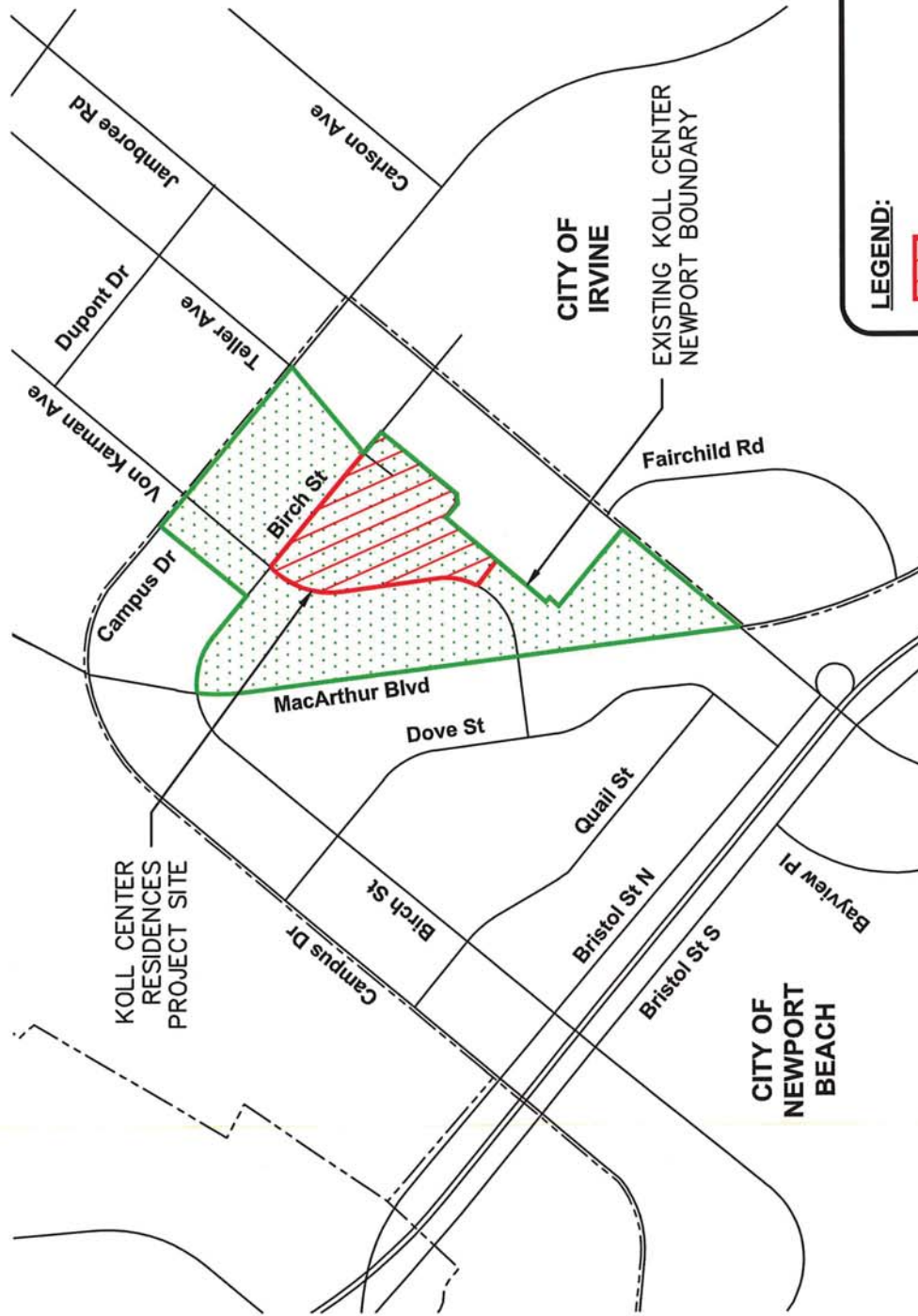


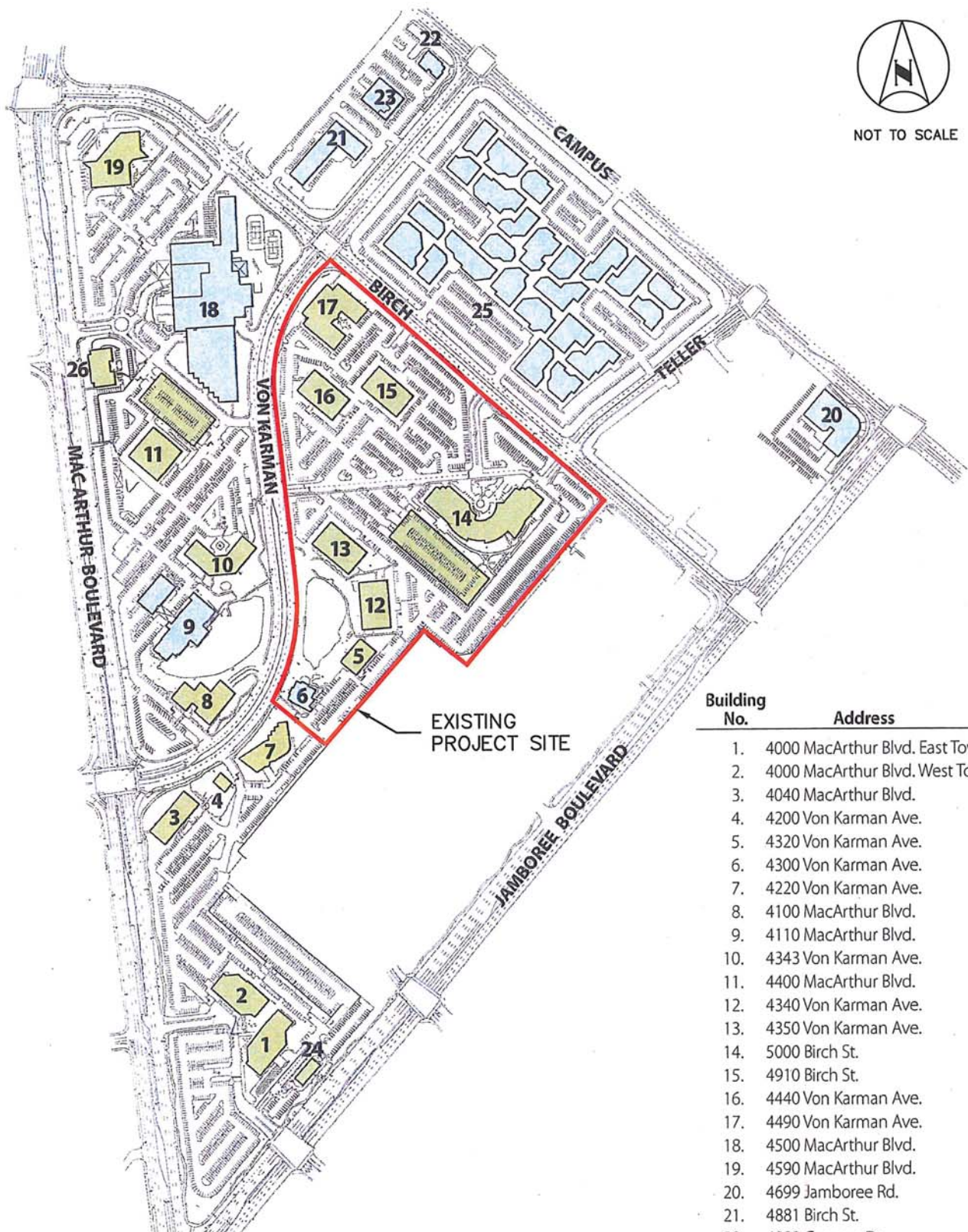
FIGURE 1
VICINITY MAP



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**FIGURE 2
PROJECT LOCATION**



**FIGURE 3
EXISTING PROJECT SITE**

Building No.	Address
1.	4000 MacArthur Blvd. East Tower
2.	4000 MacArthur Blvd. West Tower
3.	4040 MacArthur Blvd.
4.	4200 Von Karman Ave.
5.	4320 Von Karman Ave.
6.	4300 Von Karman Ave.
7.	4220 Von Karman Ave.
8.	4100 MacArthur Blvd.
9.	4110 MacArthur Blvd.
10.	4343 Von Karman Ave.
11.	4400 MacArthur Blvd.
12.	4340 Von Karman Ave.
13.	4350 Von Karman Ave.
14.	5000 Birch St.
15.	4910 Birch St.
16.	4440 Von Karman Ave.
17.	4490 Von Karman Ave.
18.	4500 MacArthur Blvd.
19.	4590 MacArthur Blvd.
20.	4699 Jamboree Rd.
21.	4881 Birch St.
22.	4880 Campus Dr.
23.	4701 Von Karman Ave.
24.	4101 Jamboree Rd.
25.	Block D
26.	4450 MacArthur Blvd.

All parking spaces within the Koll Center Newport office complex are part of a common parking pool for the center. Based on a walking inventory of the existing parking, the portion of the Koll Center Newport office complex parking area that will be impacted by the Koll Center Residences project (shown on Figure 2) currently contains 1,651 parking spaces.

Access to Koll Center Newport is currently provided by two driveways on Von Karman Avenue, and three driveways on Birch Street. All driveways are currently unsignalized and gated. Cross access throughout the site allows drivers to access any parking area from any of the site driveways.

Currently, the parking supply within the project site consists of 1,651 parking spaces. Of these, 1,232 spaces are standard, unassigned spaces, available to all users; 287 are located in the parking structure, which is designated for tenants of the 5000 Birch building; and the remaining 132 are designated or restricted in some way (i.e., ADA accessible, loading spaces, EV charging spaces, or reserved).

Proposed Project

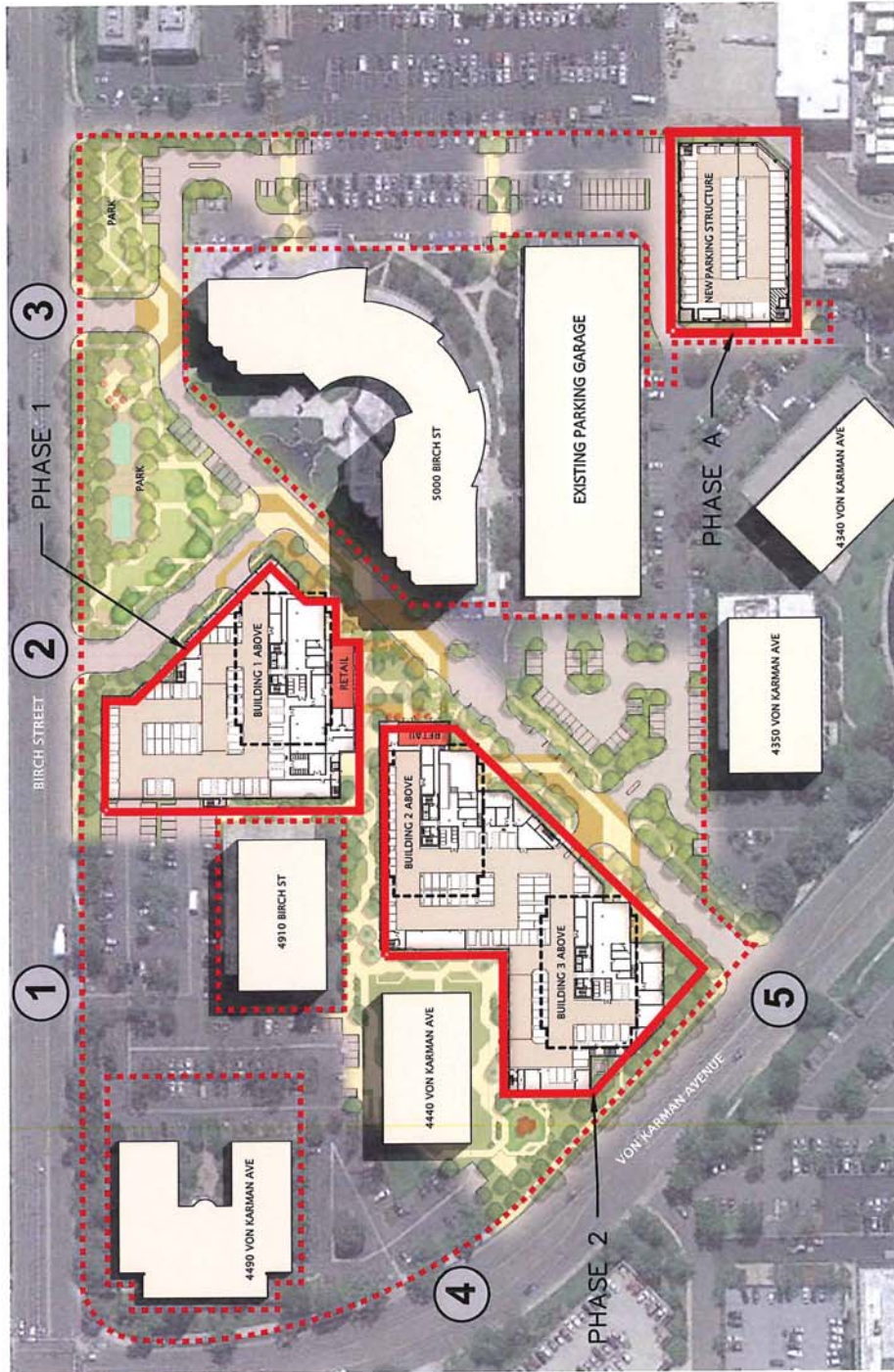
The Koll Center Residences project consists of construction of the following:

- a new 490-space parking structure for the Koll Center Newport offices,
- 260 luxury residential condominiums with 557 parking spaces,
- 3,000 square feet of ground-floor retail uses,
- a 1.2-acre public park, and
- the reconfiguration of some of the existing landscaping and surface parking areas.

A copy of the project site plan is provided on **Figure 4**. The condominium units would be in three, 13-story residential buildings, with 2 levels of above-grade parking and 2 to 3 levels of below-grade parking. The retail uses would be located on the ground floor of the residential buildings. The proposed 1.2-acre public park would be located adjacent to the easterly entrance to the project site from Birch Street.

A summary of the project parking that will be provided for the Koll Center Residences project is provided on **Table 1**.

To allow for the construction of the proposed project, some of the existing Koll Center Newport office surface parking areas and common landscape areas would be removed. The existing office parking displaced by project construction would be replaced with new parking, consisting of a combination of a new parking structure, to be located at the southeast corner of the 5000 Birch office parking structure; dedicated areas of parking within the parking structure built as part of the Building 1 residential development; and reconfiguration of some of the surface parking.



NOTE: Phase 3 consists of the reconfiguration of selected parking and landscape areas throughout the site.

**FIGURE 4
PROJECT SITE PLAN**



NOT TO SCALE

LEGEND:



Project Driveway

TABLE 1
SUMMARY OF REQUIRED PARKING FOR THE KOLL CENTER RESIDENCES PROJECT

Use	Parking Ratio	Phase 1		Phase 2				All	
		Building 1		Building 2		Building 3		Phases	
		# of Units	Req. Parking	# of Units	Req. Parking	# of Units	Req. Parking	# of Units	Req. Parking
Residential Uses									
1 BR (DU)	1.8	17	31	16	29	17	31	50	91
2 BR (DU)	1.8	60	108	60	108	60	108	180	324
3 BR (DU)	2	10	20	10	20	10	20	30	60
Total Resident Parking		87	159	86	157	87	159	260	475
Guest Parking	0.3	87	27	86	26	87	27	260	80
Residential Parking Required			186		183		186		555
Residential Parking Provided			188		183		186		557
Retail Uses									
Retail (KSF)	5.0	1.768	9	1.232	7			3.000	16
Retail Parking Provided									16
Park									
Park (Acre)	4.0	1.2	5					1.2	5
Park Parking Provided									5
Total Parking Provided for the Koll Center Residences Project									578
Source: MVE + Partners, The Koll Center Residences Conceptual Design Package, 10/29/2016									

The Koll Center Residences project will be constructed in four phases. With each phase, a portion of the existing Koll Center Newport office parking supply will be removed during the construction phase, and replacement or additional parking will be constructed as part of some phases. All office parking removed as part of the project will be replaced, and the final Koll Center Newport office parking supply will provide a net increase of 7 spaces over the existing office parking supply. In addition, the parking required for the residential uses will be provided in accordance with parking standards adopted for Uptown Newport.

The following chart provides a brief phase-by-phase description of the Koll Center Newport office parking supply, and the changes in the office parking count that would occur during construction and at the completion of each phase.

Summary of Office Parking Supply by Project Phase for Koll Center Newport ¹		
Condition	Change in Office Parking Supply by Phase	Balance
<i>Existing Koll Center Newport office parking supply</i> ¹		1,651
<i>Phase A: New Parking Structure</i>		
During Construction	- 137 (office spaces removed)	1,514
At Phase A Completion	+ 506 (office spaces added or replaced)	2,020
<i>Phase 1: Residential Building 1</i>		
During Construction	- 331 (office spaces removed)	1,689
At Phase 1 Completion	+ 276 (office spaces added or replaced)	1,965
<i>Phase 2: Residential Buildings 2 and 3</i>		
During Construction	- 242 (office spaces removed)	1,723
At Phase 2 Completion	+ 0	1,723
<i>Phase 3: Reconfiguration of selected parking areas throughout site</i>		
During Construction	- 109 (office spaces removed)	1,614
At Phase 3 Completion	+ 44 (office spaces added or replaced)	1,658
<i>Net change in Koll Center Newport office parking</i>		+ 7
¹ Reflects the changes in the office parking supply for the portion of the Koll Center Newport that will be impacted by the Koll Center Residences project.		

The chart above reflects only the changes to the existing Koll Center office parking supply for the portion of the Koll Center Newport complex that will be impacted by the Koll Center Residences project. A summary of the changes and additions to the parking supply during each phase, including the new project parking that will be provided for the new Koll Center Residences project uses, is provided on **Table 2**.

PARKING ANALYSIS

Observed Parking Demand

Although the data on Table 2 indicates that, upon project completion, the final parking supply for the Koll Center Newport offices will have a net increase of 7 spaces compared to existing, the interim loss of parking during the project construction phases is addressed in more detail here. Parking data collection and analysis has been conducted to document the existing parking needs for the Koll Center Newport offices, and to determine whether or not the resulting office parking supply during the construction and upon completion of each phase of the project will be adequate to accommodate the actual parking demands of the Koll Center Newport offices.

To gain an understanding of the actual parking demand for Koll Center Newport offices, parking data collection was conducted on two typical weekdays – Tuesday, January 31st and Wednesday, February 1st, 2017 – from 8:30 AM to 5:30 PM each day.

The existing parking utilization generated by the Koll Center Newport offices on the project site was observed to determine the amount of parking currently used by the existing office operations. An hourly summary of office parking demand for Koll Center Newport is provided on **Table 3**.

The parking observations indicate that, with the exception of the first hour of data collection, the parking demand was consistently slightly higher on Wednesday than on Tuesday, and that the peak parking demand was 994 occupied spaces on Wednesday, between 11:30 AM and 12:30 PM.

Parking Data Adjustment Factor

At the time of the data collection, the office vacancy rate in the Airport area was 10.3%. For a conservative analysis, the peak observed office parking demand for Koll Center Newport was adjusted by a conservative factor of 1.25 (increased by 25%) to account for office vacancies, as well as other potential fluctuations in parking demand due to seasonal variations and miscellaneous site activities. With this parking adjustment, the adjusted peak parking utilization would be 1,243 occupied spaces. The current parking supply of 1,651 spaces would accommodate this adjusted parking demand, with a surplus of 408 unoccupied spaces.

<p style="text-align: center;">TABLE 2 SUMMARY OF PARKING SUPPLY BY PROJECT PHASE FOR KOLL CENTER NEWPORT OFFICES AND FOR THE KOLL CENTER RESIDENCES PROJECT</p>							
Condition	Starting Parking Supply		Parking Loss / Gain		Ending Parking Supply		
	Koll Center Offices	Koll Center Residences	Koll Center Offices	Koll Center Residences ¹	Koll Center Offices	Koll Center Residences	
Existing	1,651	0	NA	NA	1,651	0	
Phase A - During Construction	1,651	0	-137	0	1,514	0	
Phase A - At Phase Completion	1,514	0	506	0	2,020	0	
Phase 1 - During Construction	2,020	0	-331	0	1,689	0	
Phase 1 - At Phase Completion	1,689	0	276	198	1,965	198	
Phase 2 - During Construction	1,965	198	-242	0	1,723	198	
Phase 2 - At Phase Completion	1,723	198	0	372	1,723	570	
Phase 3 - During Construction	1,723	570	-109	0	1,614	570	
Phase 3 - At Phase Completion	1,614	570	44	8	1,658	578	
<p>Notes:</p> <p>¹ The parking for Phase 1 includes 10 retail spaces, Phase 2 includes 3 retail spaces, and Phase 3 includes 3 retail spaces.</p> <p>Phase A = Construction of new parking structure with 490 office parking spaces, plus 16 replaced surface spaces</p> <p>Phase 1 = Construction of Building 1: 87 dwelling units, 276 office parking spaces, and 198 residential spaces</p> <p>Phase 2 = Construction of Buildings 2 and 3: 173 dwelling units and 372 residential parking spaces</p> <p>Phase 3 = Reconfiguration of surface parking and drive aisles, with 44 new surface parking spaces</p>							

TABLE 3
SUMMARY OF KOLL CENTER NEWPORT
OFFICE PARKING DATA COLLECTION

	Number of Parked Cars				
Time	Tuesday, January 31 st	Wednesday, February 1 st	Maximum	Maximum Day	Peak Hour
8:30 to 9:30 AM	697	643	697	Tues	
9:30 to 10:30 AM	902	925	925	Wed	
10:30 to 11:30 AM	956	989	989	Wed	
11:30 AM to 12:30 PM	950	994	994	Wed	*
12:30 to 1:30 PM	889	922	922	Wed	
1:30 to 2:30 PM	906	933	933	Wed	
2:30 to 3:30 PM	920	933	933	Wed	
3:30 to 4:30 PM	853	871	871	Wed	
4:30 to 5:30 PM	730	689	730	Wed	
<p>Note: The data presented represents the current office parking demand for the portion of the Koll Center Newport site that will be impacted by the construction of the Koll Center Residences project.</p>					

Parking Analysis

As pointed out previously, each phase of the project will involve the removal of some of the existing office surface parking during construction, and the replacement or construction of new parking at the completion of the phase. An analysis of the adequacy of the parking supply to accommodate the office parking demand during each phase of the project was conducted, and the results are summarized on **Table 4**.

The analysis on Table 4 identifies the number of parking spaces that will be provided for the Koll Center Newport offices during each phase; both during the construction of the phase, when the surface parking has been removed, and at the completion of the phase when the replacement parking or the new parking has been completed. The data on Table 4 also shows the peak Koll Center Newport office parking demand (994 observed occupied spaces, increased by 25% to 1,243 spaces, to account for office vacancies, and other fluctuations in parking demand due to seasonal variations and miscellaneous site activities), and the remaining number of unoccupied spaces.

The results on Table 4 show that the fewest number of unoccupied parking spaces for the Koll Center Newport office parking would occur during the construction of Phase A. During this period of time, 137 surface spaces will be removed while the new parking structure is under construction. The total parking supply would be reduced to 1,514 spaces, and the number of unoccupied spaces would be 271 spaces.

At the completion of Phase A, a total of 506 new office parking spaces will be provided, which will replace the 137 lost spaces, and will provide an additional 369 spaces, compared to the existing condition. The number of office parking spaces at the completion of Phase A would be 2,020 spaces, and the number of available (unoccupied) spaces would be 777 spaces.

In all subsequent phases, both during construction and at completion, the office parking supply on the project site will be greater than the parking supply during Phase A construction, and consequently, the number of unoccupied spaces will also be greater than during Phase A construction. At the completion of the Koll Center Residences project, all Koll Center Newport office parking spaces impacted by the project will have been replaced, with a net increase of 7 parking spaces.

The analysis results indicate that, given the current parking supply and the observed peak office parking demand, adequate parking will be provided at all times to accommodate the parking needs of the Koll Center Newport offices. As a project design feature, a valet parking program will be implemented by the applicant during the construction of the Phase A parking structure, when the existing office parking supply will be reduced by 137 spaces. In addition, an on-site shuttle will be provided during all phases of construction, to assist employees and visitors in getting between the available parking supplies and their offices during the construction.

<p style="text-align: center;">TABLE 4 COMPARISON OF KOLL CENTER NEWPORT OCCUPIED PARKING SPACES VS. TOTAL PARKING SUPPLY BY PROJECT PHASE</p>						
Condition	Starting Parking Supply	Parking Loss / Gain ¹	Ending Parking Supply	Existing Parking Demand ²	Remaining Unoccupied Spaces	
Existing	1,651	NA	1,651	1,243	408	
Phase A - During Construction	1,651	-137	1,514	1,243	271	
Phase A - At Phase Completion	1,514	506	2,020	1,243	777	
Phase 1 - During Construction	2,020	-331	1,689	1,243	446	
Phase 1 - At Phase Completion	1,689	276	1,965	1,243	722	
Phase 2 - During Construction	1,965	-242	1,723	1,243	480	
Phase 2 - At Phase Completion	1,723	0	1,723	1,243	480	
Phase 3 - During Construction	1,723	-109	1,614	1,243	371	
Phase 3 - At Phase Completion	1,614	44	1,658	1,243	415	

¹ Refers to Koll Center Newport office parking only.

² The existing peak parking demand includes a 25% adjustment factor to account for office vacancies, as well as seasonal variations and miscellaneous site activities.

SUMMARY OF FINDINGS AND CONCLUSIONS

- The Koll Center Residences project is proposed to be a 260-condominium project, to be developed within a portion of the surface parking areas serving the existing Koll Center Newport office park.
- The condominium units would be in three, 13-story residential buildings, with 2 levels of above-grade parking and 2 to 3 levels of below-grade parking. A small amount of retail use would be located on the ground floor of the residential buildings. A 1.2-acre public park would be located adjacent to the easterly entrance to the project site from Birch Street.
- Currently, the Koll Newport Center office parking supply within the project site consists of 1,651 parking spaces.
- Some of the existing Koll Center Newport office surface parking areas would be removed during construction of the Koll Center Residences project. All office parking removed as part of the project will be replaced, and the final Koll Center Newport office parking supply will provide a net increase of 7 spaces over the existing office parking supply.
- In addition, the parking required for the residential uses will be provided in accordance with parking standards adopted for Uptown Newport.
- Parking data collection and analysis was conducted to document the existing parking needs for the Koll Center Newport offices, and to determine whether or not the resulting office parking supply during the construction and upon completion of each phase of the project will be adequate to accommodate the actual parking demands of the Koll Center Newport offices.
- Parking data collection was conducted on two typical weekdays – Tuesday, January 31st and Wednesday, February 1st, 2017 – from 8:30 AM to 5:30 PM each day. The parking observations indicate that the peak parking demand was 994 occupied spaces on Wednesday, between 11:30 AM and 12:30 PM.
- The peak observed parking demand was adjusted by a conservative factor of 1.25 (increased by 25%) to account for office vacancies, as well as other potential fluctuations in parking demand due to seasonal variations and miscellaneous site activities. With this parking adjustment, the peak parking utilization would be 1,243 occupied spaces. The current parking supply of 1,651 spaces would accommodate this adjusted parking demand, with a surplus of 408 unoccupied spaces.

- The fewest number of unoccupied parking spaces for Koll Center Newport office parking would occur during the construction of Phase A. During this period of time, 137 surface spaces will be removed while the new parking structure is under construction. The total parking supply will be reduced to 1,514 spaces, and the number of unoccupied spaces will be 271 spaces.
- In all subsequent phases, both during construction and at completion of each phase, the office parking supply on the project site will be greater than the parking supply during Phase A construction, and consequently, the number of unoccupied spaces will also be greater than during Phase A construction. At the completion of the Koll Center Residences project, all Koll Center Newport office parking spaces impacted by the project will have been replaced, with a net increase of 7 parking spaces.
- The parking required for the residential uses will be provided in accordance with parking standards adopted for Uptown Newport.
- A valet parking program will be implemented by the applicant during Phase A of construction, when the existing office parking supply will be reduced by 137 spaces. In addition, an on-site shuttle will be provided during all phases of construction, to assist employees and visitors in getting between the available parking supplies and their offices during the construction.