

# Bayside Church Parking Demand Calculation

October 6, 2014

There are two approaches to calculating parking demand for Bayside Church:

- Based on Zoning Ordinance Parking Standards
- Based on Vehicle Occupancy

## 1. Parking Demand Based on Zoning Ordinance Parking Standards

The following calculation of parking demand corresponds to the attached floor plans for Bayside Church. The use types on the floor plans have been translated into use types listed in the Zoning Ordinance.

Based on the parking standards in the City of Roseville Zoning Ordinance, the church use requires 978 parking spaces.

		Units	Zoning Ordinance Use	Zoning Ordinance Parking Standard	Parking Spaces Required
Building T 60,000 sf	Assembly Space	2,800 seats	Places of Worship	1 per 3 fixed seats	933
Building S 50,000 sf	Activity Spaces (Classrooms)	25 activity spaces (classrooms)	Places of Worship – Classrooms	1 per classroom	25
Building U 20,000 sf	Activity Spaces (Classrooms)	20 activity spaces (classrooms)	Places of Worship – Classrooms	1 per classroom	20
<b>Total Parking Demand</b>					978 spaces

## 2. Parking Demand Based on Vehicle Occupancy (2.05 occupants/vehicle)

The following calculates parking demand based on an average vehicle occupancy (AVO) factor of 2.05 occupants per vehicle (observed at Bayside Granite Bay campus, Fehr & Peers Associates, March 2014).

Below are three typical occupancy scenarios at Bayside Church at Parcel 49 and parking demand calculations for each. Assumptions for services are based on typical scenarios at Bayside's Granite Bay campus.

### Scenario 1. Typical Service

- Saturday evening service or Sunday service.
- Typically, assembly space is seated at 80% of capacity.
- This analysis assumes assembly area seated at 87%.
- Youth attendance is approximately 25% of adult attendance.

Space		Units	Occupancy	Average Occupancy Per Vehicle	Parking Spaces Required
Building T 60,000 sf	Assembly Space	2,800 seats	2,800 x 87% of capacity = 2,436	2.05 occupants/vehicle	1,188
Building S 50,000 sf	Activity Spaces (Classrooms)	25 activity spaces (classrooms)	2,436 x 25% = 609 youth	2.05 occupants/vehicle	297
Building U 20,000 sf	Activity Spaces (Classrooms)	20 activity spaces (classrooms)			
			3,045		
Total Parking Demand					1,485

**Scenario 2. Auditorium Event**

- Wedding, funeral, baptism, special event (i.e. Christmas or Easter event).
- Only the assembly space would be utilized; no activity spaces would be utilized.

Space		Units	Occupancy	Average Occupancy Per Vehicle	Parking Required
Building T 60,000 sf	Assembly Space	2,800 seats	2,800	2.05 occupants/vehicle	1,366
Building S 50,000 sf	Activity Spaces (Classrooms)	25 activity spaces (classrooms)	0	2.05 occupants/vehicle	0
Building U 20,000 sf	Activity Spaces (Classrooms)	20 activity spaces (classrooms)	0	2.05 occupants/vehicle	0
			2,800		
Total Parking Demand					1,366

**Scenario 3. Youth Event**

- Camps (e.g. Breakaway), weeknight programs, etc.
- Only Activity Spaces would be utilized; the assembly space would not be utilized
- This scenario is typical for high school-aged event; youth (under 16) generates lower parking demands because attendees are dropped off by parents.

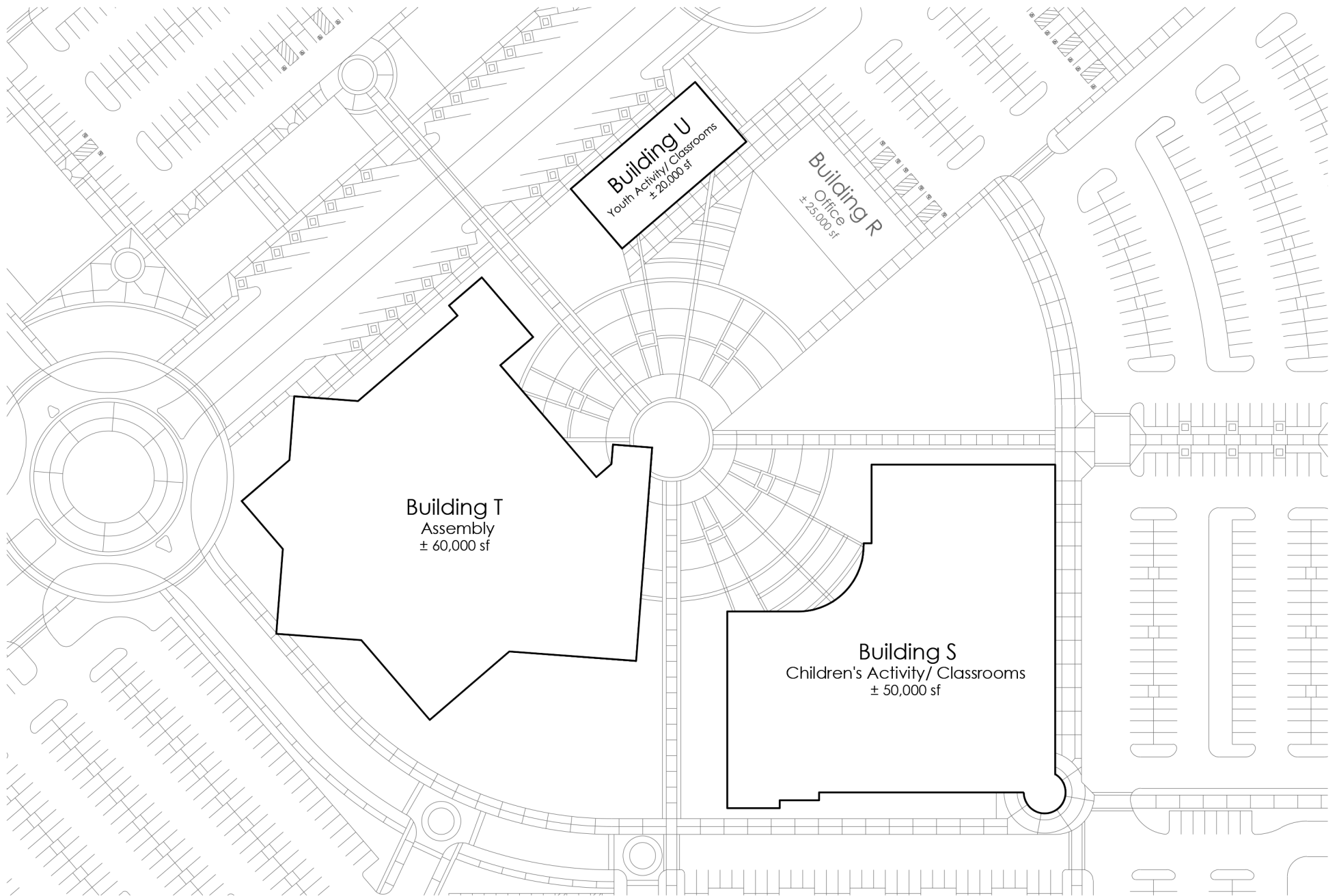
Space		Units	Occupancy	Average Occupancy Per Vehicle	Parking Spaces Required
Building T 60,000 sf	Assembly Space	2,800 seats	0	2.05 occupants/vehicle	0
Building S 50,000 sf	Activity Spaces (Classrooms)	25 activity spaces (classrooms)	25 classrooms x 40 occupants = 1,000	2.05 occupants/vehicle	487
Building U 20,000 sf	Activity Spaces (Classrooms)	20 activity spaces (classrooms)	20 classrooms x 40 occupants = 800	2.05 occupants/vehicle	390
			1,800		
Total Parking Demand					877

## Bayside Church Use Components

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	Bayside Church Components		
	Building S	Building T	Building U
<b>Function</b>	Children's Activity/Classrooms	Assembly	Youth Activity/Classrooms
<b>Building Size</b>	50,000 sf	60,000 sf	20,000 sf
<b>Stories</b>	One story	One story	Two stories
<b>Uses</b>	<ul style="list-style-type: none"> <li>▪ Lobby/reception area</li> <li>▪ 25 activity rooms/classrooms ranging in size from 500 to 2,000 square feet each</li> <li>▪ Indoor play and recreation areas</li> <li>▪ Storage areas for equipment and supplies</li> <li>▪ Video control room</li> <li>▪ Storage rooms for video equipment, supplies.</li> <li>▪ Small kitchen</li> <li>▪ Restrooms</li> </ul>	<ul style="list-style-type: none"> <li>▪ Total seating of 2,800 including fixed seating for 2,000 and flexible seating for 800.</li> <li>▪ Stage/platform</li> <li>▪ Café/coffee area, tables</li> <li>▪ Storage areas for electronic equipment</li> <li>▪ Crying room for babies</li> <li>▪ Video control room</li> <li>▪ Green room/pastor prep room</li> <li>▪ Usher room</li> <li>▪ Reception area/entry</li> <li>▪ Vestibule</li> <li>▪ Small kitchen</li> <li>▪ Restrooms</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lobby/reception area</li> <li>▪ 20 activity rooms/classrooms ranging in size from 500 to 2,000 square feet each</li> <li>▪ Indoor play and recreation areas</li> <li>▪ Storage areas for equipment and supplies</li> <li>▪ Video control room</li> <li>▪ Storage rooms for video equipment, supplies.</li> <li>▪ Small kitchen</li> <li>▪ Restrooms</li> </ul>

Configurations of uses among buildings may change in MPP Stage 2 application.



## Parcel 49 - Church Parking Analysis



CHURCH FLOOR PLANS

September 2014

