

## **Mentum Shared Parking Summary**

As a regional destination, Mentum provides a vibrant mix of uses. With this comes the demand for parking. Mentum has planned for appropriate distribution and adjacency of uses to share parking by utilizing parking stall reductions as allowed by the Olathe UDO. The plan was constructed with the understanding of how uses can share parking based upon peak demand while still operating efficiently. For instance, the office uses which have daytime peak loads were placed adjacent to the theater, hotel and golf entrainment, which have evening peak loads. These efficiencies provide for the highest and best use of the land while still providing adequate parking supply for the entire development.

Common land uses considered by City ordinance include shopping centers (retail), hotels, office, conference centers and other similar uses. Mentum includes land uses applicable to shared parking, in addition to an arena, fitness facility, office and residential components.

Shared parking and its efficiency (relating to a reduction) is based on factors such as:

- Time of Weekday operation
- Weekend and Staff operations
- Relationship of physical location
- Available Ridesharing and Transit

Land uses at Mentum which propose parking reduction by ordinance include retail, hospitality, and office land uses, as well as the arena. All are considered applicable uses when utilizing shared parking and reduction methodology by City ordinance, as well as organizations in the industry such as Urban Land Institute (ULI), International Council of Shopping Centers (ICSC), and Institution for Transportation & Development Policy (ITDP).

In the case of Mentum specifically, parking count reduction was not applied to residential land use (given proximity to the “core” of the redevelopment) or to golf entertainment and the volleyball sport-focused land uses. Remaining land uses for the project consider a 35% reduction. This reduction is in line with City ordinance and ULI studies [Case Study 5.9 - Analysis of Mixed Uses and Shared Parking Case Studies, 113]. This ULI study of an entertainment-focused center calculated a 38% reduction from parking requirements after site observations. ULI considered weekday, weekend, Holiday, and evening peak use for both customers and staff in its calculations. Similar to the proposed arena in Mentum, the ULI study considered an upscale 6,400-seat cinema as a primary trip generator. Other studies completed by ULI and ITDP estimate 20-40% reductions for comparable developments and land uses. Circle Centre in Indianapolis, Indiana utilized a 53% reduction in required parking by considering shared parking factors according to ITDP.

Shared parking for Mentum is in line with factors listed above. From both time of operation, as well as weekday vs weekend standpoints, opportunities exist to share parking between the arena, retail, hospitality and office land uses. Additionally, land uses are all relatively close to one another that would permit walking. Ridesharing is available in the greater Kansas City metropolitan area (Lyft, Uber, 1010 Taxi) so further reduction in use of standard parking stalls will occur as well.

The shared parking counts and reductions within the Mentum Supplemental Design Package have applied a 25% reduction on the arena and a 35% reduction on all other applicable uses.