

MEMORANDUM

To: Ken Witkowski – CityGate Centre North, LLC

From: Tim Sjogren, P.E., PTOE – Kimley-Horn
Rory Fancier, AICP, PTP – Kimley-Horn

Date: June 8, 2018

RE: Parking Summary for CityGate North Event Centre

On behalf of CityGate Centre North, LLC, Kimley-Horn and Associates, Inc. (Kimley-Horn) evaluated the proposed parking supply for the sports arena and event center (referred to as CityGate North Event Centre) proposed for the northwest quadrant of Ferry Road and West Corporate Lane in Naperville, Illinois. The parking supply was evaluated relative to the City of Naperville requirements and parking industry recommendations for similar land uses. This memorandum presents a review of the proposed parking supply and summarizes key findings and conclusions.

Proposed Development

CityGate North Event Centre totals approximately 209,589 square feet and includes two ice rinks and an approximately 6,600 square-foot restaurant. The ice rinks are expected to support youth hockey activities, including practices, games, and tournaments. In addition, the ice rinks will be designed to accommodate a junior hockey team. The estimated capacity when both ice rinks are in use is 4,600 seats. While the primary intent of CityGate North Event Centre is to support youth ice hockey and junior hockey team practices and games, the development provides flexibility for unique entertainment events with an estimated maximum capacity up to 6,600 people. A copy of the site plan is provided as **Attachment 1**.

For purposes of this analysis, a seating capacity of 4,600 was assumed. This is considered a conservative approach as typical youth hockey games, practices, and tournaments are not expected to reach this seating capacity. Youth hockey practices average approximately 10 to 15 spectators and typical (i.e., non-tournament) youth hockey games average between 50 to 100 spectators. Furthermore, the average attendance for a junior hockey game in the Chicagoland area is currently around 1,000 spectators.

Proposed Parking Supply

As part of the development, a total of 972 parking spaces would be provided onsite. In addition, a total of 147 parking spaces would be provided in an ancillary parking lot on the east side of West Corporate Lane. In order to facilitate pedestrian access to/from the ancillary parking lot, sidewalk connections would be provided and a crosswalk would be installed across West Corporate Lane. In total, 1,119 parking spaces would be constructed as part of the development.

In order to support peak parking conditions at CityGate North Event Centre, shared use of off-site parking facilities is proposed. This approach provides a balance between providing parking to support typical operations at CityGate North Event Centre while minimizing the impacts of excessive parking that would be needed for unique events. Based on the anticipated periods of peak parking

demand at CityGate North Event Centre, the existing parking decks at CityGate Centre, located on the south side of Ferry Road, were selected as viable shared parking opportunities. CityGate Centre currently includes two parking decks totaling 1,658 spaces. These parking decks support office and commercial uses which typically experience peak parking demand during normal business hours, Monday through Friday. As peak parking demand for CityGate North Event Centre is expected to occur during weekday evenings and weekends, the complementary peak hours support shared use of the CityGate Centre parking decks.

According to information provided by CityGate, the 2191 Garage is typically at roughly 60 percent occupancy during business hours. After 6:00PM and on weekends, with the exception of events at Hotel Arista, the parking garage is nearly vacant. On weekends, Hotel Arista can support events up to a maximum of 500 people. For purposes of this analysis, a vehicle occupancy of 1.3 persons¹ was assumed for Hotel Arista events, resulting in approximately 665 spaces available to support CityGate North Event Centre when the two facilities are programmed simultaneously. The 2035 Garage primarily supports the CityGate office building; and therefore, is approximately 90 percent vacant during weekday evening hours and weekends. Based on this information, an adjusted total of 1,210 shared parking spaces are assumed to be available to support unique events at CityGate North Event Centre during the weeknights and weekends when the CityGate office and commercial uses experience off-peak parking demand. A summary of the proposed parking supply, including the adjusted shared parking supply is provided in **Table 1**. A map depicting the parking locations is provided as **Exhibit 1**.

Table 1. Summary of Proposed Parking Supply

Location	Total Parking Supply	Adjusted Parking Supply (Weeknights and Weekends)
Proposed CityGate North Event Centre		
On-Site	972 spaces	972 spaces
East Side of Corporate Lane	147 spaces	147 spaces
Subtotal Proposed CityGate North Event Centre	1,119 spaces	1,119 spaces
Shared Parking		
CityGate Centre - 2191 Garage	1,051 spaces	665 spaces
CityGate Centre - 2035 Garage	607 spaces	545 spaces
Subtotal Shared Parking	1,658 spaces	1,210 spaces
Total Parking Supply	2,777 spaces	2,329 spaces

¹ According to the Urban Land Institute (ULI) Shared Parking, Second Edition manual, the “equivalent persons per car” for hotels within an office park setting (i.e., non-airport setting) ranges from 1.3 for meeting attendees to 1.67 for restaurant patrons. For purposes of a conservative analysis, a vehicle occupancy of 1.3 was assumed.



City of Naperville Requirements

Off-street parking requirements for the proposed development are defined in Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code. Pursuant to Section 6-9-3.7, an arena or stadium is required to provide 10 parking spaces per each 1,000 square feet of gross floor area. Section 6-9-3.4 requires 10 parking spaces per each 1,000 square feet of gross floor area for any eating establishment exclusive of fast-food establishments. Based on these ratios, a total of 2,096 parking spaces would be required for CityGate North Event Centre as shown in **Table 2** below.

Table 2. Naperville Municipal Code Parking Requirements

Land Use	Size	Parking Ratio	Required Parking Spaces
Arena	202,989 sq. ft. 4,600 seats	10 spaces / 1,000 sq. ft.	2,030 spaces
Restaurant	6,600 sq. ft.	10 spaces / 1,000 sq. ft.	66 spaces
Total	209,589 sq. ft. 4,600 seats		2,096 spaces

As previously summarized in Table 1, a total of 2,329 spaces are proposed to support CityGate North Event Centre. Although the Naperville Municipal Code does not recognize shared parking beyond spaces provided in excess of Code requirements, the proposed shared parking for CityGate North Event Centre is in keeping with industry standards.

Shared parking is a widely-accepted strategy to optimize parking supply by allowing complementary land uses to share spaces rather than requiring separate parking for individual uses. This is most successful where the land uses have different peak periods, or if they share customers so motorists can park once and visit multiple locations. In the case of CityGate North Event Centre, the anticipated weekday evening and weekend peak periods are complementary to the CityGate Centre office and commercial uses which typically experience peak parking demand during normal business hours, Monday through Friday. Furthermore, CityGate North Event Centre and Hotel Arista are expected to be symbiotic uses with shared visitors and guests.

The proposed shared parking supply is consistent with industry standards and meets the intent of the Naperville Municipal Code—to provide off-street parking to support both CityGate North Event Centre and CityGate Centre. Although the total parking supply meets the Naperville Municipal Code requirements, further review of the anticipated parking demand for CityGate North Event Centre was completed.

Parking Research

The acknowledged sources for national-level parking demand data are the Urban Land Institute (ULI) publication Shared Parking, Second Edition and the Institute of Transportation Engineers (ITE) Parking Generation, Fourth Edition. Data provided in each of these resources is based on empirical parking demand studies completed for a variety of land uses, including ice hockey rinks or arenas and restaurants.

The ULI Shared Parking, Second Edition manual provides base parking ratios reflecting 85th percentile conditions for various land use categories, including arenas and fine/casual dining establishments. The ULI manual acknowledges that arenas are typically used for more than just sporting events and host a variety of events throughout the year. The baseline parking ratios used to evaluate the future parking demand characteristics of the proposed development are summarized in **Table 3**.

Table 3. ULI Recommended Parking Ratios

Land Use	Size	Variable	Weekday		Weekend	
			Parking Ratio	Required Parking	Parking Ratio	Required Parking
Arena	202,989 sq. ft. 4,600 seats	Visitor	0.27 / seat	1,242 spaces	0.30 / seat	1,380 spaces
		Employee	0.03 / seat	138 spaces	0.03 / seat	138 spaces
Fine/Casual Dining	6,600 sq. ft.	Visitor	15.25 / 1,000 sq. ft.	101 spaces	17 / 1,000 sq. ft.	112 spaces
		Employee	2.75 / 1,000 sq. ft.	18 spaces	3 / 1,000 sq. ft.	20 spaces
Total	209,589 sq. ft. 4,600 seats			1,499 spaces		1,650 spaces

As shown in Table 3, the ULI parking ratios for an “Arena” are lower than the City of Naperville requirements, whereas, the parking ratios provided for a “Fine/Casual Dining” establishment are higher than the City’s requirements for a restaurant use. Use of the ULI data results in a recommended parking supply of 1,650 spaces to support a variety of events on a weekend. This recommended supply is approximately 24 percent lower than the parking required by the Naperville Municipal Code. This analysis is considered conservative as parking demand for the arena and restaurant is calculated separately. During events when parking demand is highest, it is anticipated that most restaurant visitors or patrons will also attend the sports or entertainment event. This would reduce overall demand up to 112 spaces resulting in an adjusted parking demand of 1,538 spaces, which is approximately 31 percent lower than the parking required by the Naperville Municipal Code. Based on a review of the ULI data, the proposed total shared parking supply of 2,329 spaces is expected to support the parking demand anticipated for CityGate North Event Centre.

For comparison, data from the ITE Parking Generation, Fourth Edition manual was consulted. The data provided for Land Use Code 465, Ice Skating Rink, was selected as the most comparable land use. However, the data provided in the ITE manual was collected at one suburban site in 1981; and therefore, is not considered a representative sample for purposes of this analysis.

Summary

A total of 2,329 spaces are proposed for CityGate North Event Centre, which includes 972 spaces onsite, 147 spaces in an ancillary lot on Corporate Lane, and 1,210 spaces at CityGate Centre. The proposed parking supply exceeds the number of spaces required by the City of Naperville; however, the proposed shared parking strategy is not recognized by the Naperville Municipal Code.

Pursuant to the Naperville Municipal Code, a total of 2,096 spaces are required to be provided onsite. The proposed shared parking supply is consistent with industry standards and meets the intent of the Naperville Municipal Code—to provide off-street parking to support both CityGate North Event Centre and CityGate Centre. Based on a review of data provided by ULI, during a typical weekend event, the parking demand for CityGate North Event Centre is anticipated to be approximately 24 to 31 percent less than the parking required by the Naperville Municipal Code.

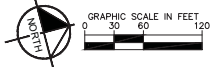
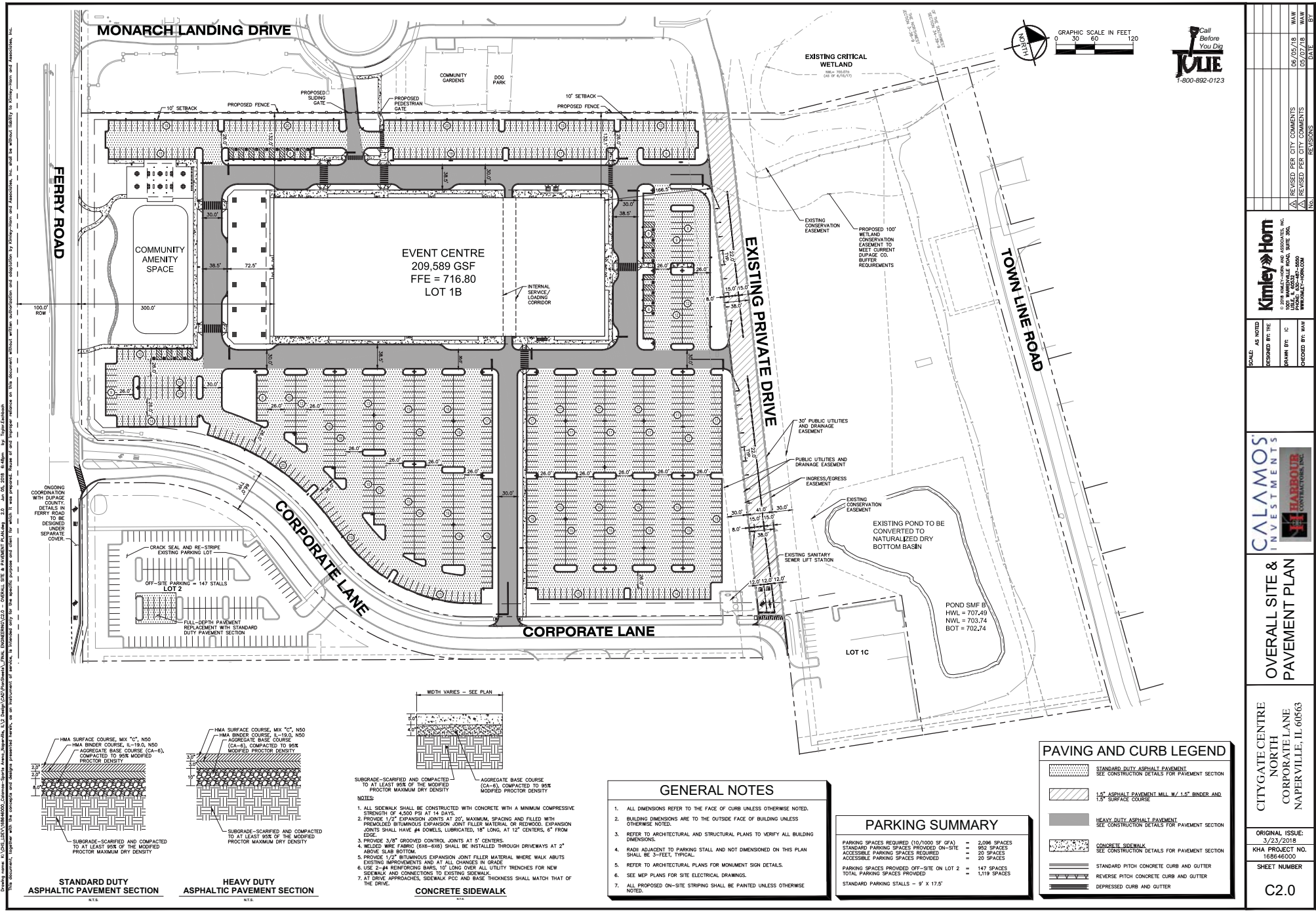
In order to use the proposed parking supply efficiently and plan for unique entertainment and sports events which may have an increased demand for parking, including those with an estimated maximum capacity up to 6,600 people, a parking management plan should be developed. The parking management plan would provide a standardized approach to manage efficient use of the total parking supply. A summary of key recommendations to consider as part of the parking management plan is provided in **Table 4** on the following page.

As a parking management plan is developed and these strategies are implemented, it is recommended that the parking system be actively monitored by the CityGate Centre North management team to identify potential issues and future opportunities to enhance efficient use of the parking supply.

Please do not hesitate to contact us with any questions related to the information in this memorandum.

Table 4. Recommended Strategies for Improved Parking System Operation

Opportunity	Potential Benefits
Identify additional off-site parking facilities to support potential parking spillover during unique events with a maximum capacity up to 6,600 people.	<ul style="list-style-type: none"> • Continue to optimize parking supply of adjacent properties with complementary peak hours (e.g., office and industrial warehouse uses).
Explore opportunity to provide transportation between CityGate North Event Centre and Route 59 Metra Station.	<ul style="list-style-type: none"> • Encourage use of transit. • Consider Route 59 Metra Station as remote parking option during unique events outside typical commute periods.
Provide remote parking transportation (e.g., shuttle) for large-scale events.	<ul style="list-style-type: none"> • Encourage use of off-site shared parking, including CityGate Centre parking decks. • Enhance availability of onsite parking spaces for visitors with mobility challenges. • Reduce vehicle circulation through onsite parking lot where pedestrian traffic is high.
Consider valet parking operations for large-scale events.	<ul style="list-style-type: none"> • Increase use of off-site shared parking, including CityGate Centre parking decks. • Enhance availability of onsite parking spaces for visitors with mobility challenges. • Reduce vehicle circulation through onsite parking lot where pedestrian traffic is high.
Define employee parking to exclude spaces in high-demand locations.	<ul style="list-style-type: none"> • Increase spaces available for visitors in desirable locations. • Reserve visitor parking spaces for visitors and key employees (as needed) only. • Encourage good parking management practice by having low-turnover vehicles (i.e., employees) further from the building.
Develop a wayfinding plan to communicate information about parking locations during large-scale events.	<ul style="list-style-type: none"> • Increase use of off-site shared CityGate Centre parking decks. • Reduce vehicle circulation through onsite parking lot where pedestrian traffic is high.
Communicate parking information via the CityGate North Event Centre website and/or a custom app for smartphones.	<ul style="list-style-type: none"> • Provide improved direction for customers searching for available parking. • Reduce vehicle circulation through heavily parked areas of the site where pedestrian traffic is high. • Potentially increase valet utilization, since customers will be better informed about parking occupancy conditions.



Call Before You Dig
1-800-892-0123

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Kimley-Horn
1001 MANDEVILLE ROAD, SUITE 200
NAPERVILLE, IL 60563
PHONE: 630-687-0000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY THE ARCHITECT
DRAWN BY: IC
CHECKED BY: MM

CALAMOS INVESTMENTS
100 N. MADISON AVE., SUITE 1000
NAPERVILLE, IL 60563
PHONE: 630-309-1000
WWW.CALAMOS.COM

OVERALL SITE & PAVEMENT PLAN

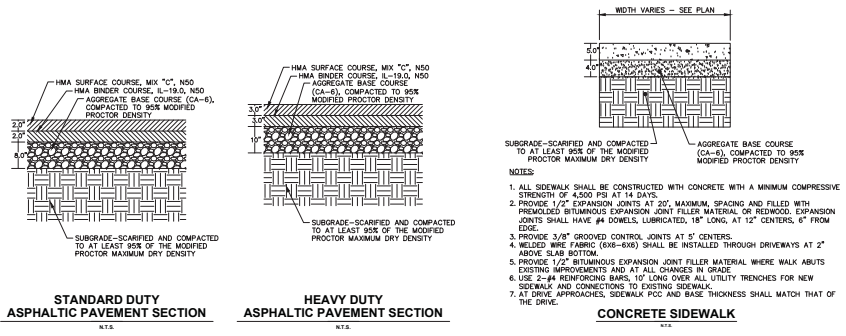
CITYGATE CENTRE NORTH
CORPORATE LANE
NAPERVILLE, IL 60563

ORIGINAL ISSUE: 3/23/2018
KHA PROJECT NO. 168646000
SHEET NUMBER

C2.0

ON-GOING COORDINATION WITH SURFACE COUNTY DETAILS IN FERRY ROAD TO BE DESIGNED UNDER SEPARATE COVER.

CRACK SEAL AND RE-STRIPE EXISTING PARKING LOT
OFF-SITE PARKING = 147 STALLS
LOT 2
FULL-DEPTH PAVEMENT REPLACEMENT WITH STANDARD DUTY PAVEMENT SECTION



- GENERAL NOTES**
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
 - SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

PARKING SUMMARY

PARKING SPACES REQUIRED (10,000 SF GFA)	=	2,096 SPACES
STANDARD PARKING SPACES PROVIDED ON-SITE	=	952 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	20 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	20 SPACES
PARKING SPACES PROVIDED OFF-SITE ON LOT 2	=	147 SPACES
TOTAL PARKING SPACES PROVIDED	=	1,119 SPACES
STANDARD PARKING STALLS - 9' X 17.5'		

PAVING AND CURB LEGEND

[Symbol]	STANDARD DUTY ASPHALTIC PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Symbol]	1.5" ASPHALT PAVEMENT MILL W/ 1.5" BINDER AND 1.5" SURFACE COURSE
[Symbol]	HEAVY DUTY ASPHALTIC PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Symbol]	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Symbol]	STANDARD PITCH CONCRETE CURB AND GUTTER
[Symbol]	REVERSE PITCH CONCRETE CURB AND GUTTER
[Symbol]	DEPRESSED CURB AND GUTTER