

Exhibit T
Parking Analysis Memorandum
dated June 18, 2024

MEMORANDUM

DATE: June 18, 2024

TO: City of Bellingham

FROM: Spenser Haynie
TENW

SUBJECT: Parking Analysis for the proposed Chick-fil-A Restaurant – Bellingham, WA
TENW Project No. 2023-231

This memo documents the parking analysis conducted for the proposed Chick-fil-A Restaurant for the purposes of estimating the required on-site parking supply. This memo includes a project description, review of City of Bellingham code required parking, and parking analysis to support the proposed on-site parking supply.

Project Description

The proposed Chick-fil-A project site is located on the southeast corner of Cordata Pkwy and W Bakerview Rd as illustrated in the **Attachment A** Site Vicinity Map. The proposed project would include the development of a 5,967-square-foot (SF) fast-food restaurant with drive-through window. The existing site currently includes a paved parking lot. The parking lot on the south end of the property is proposed to remain for future redevelopment by others.

Vehicular access to the site is proposed via one full access driveway and one exit-only access for the Chick-fil-A drive-through on Cordata Parkway. Full project buildout is expected in 2024. A preliminary site plan is shown in **Attachment B**. Based on the current site plan, the project is proposing 79 on-site parking stalls.

City of Bellingham Code-Required Parking

City of Bellingham parking requirements are included in Bellingham Municipal Code (BMC) section 20.12.010 (Parking). BMC section 20.12.010(B) (Number of Spaces Required) identifies a minimum parking requirement of 1 stall per 75 SF of floor area open to the public with a minimum of 7 spaces for eating and drinking establishments (no maximum parking ratio is identified). Based on the current site plan, the proposed Chick-fil-A restaurant is planned to have 2,514 SF of floor area open to the public equating to a minimum of 34 parking stalls (2,514 SF x 1 stall per 75 SF). Based on the current site plan, the project is proposing 79 on-site parking stalls which meets City of Bellingham code requirements (minimum of 34 parking stalls, no maximum requirement).

Parking Analysis

This section provides information related to the anticipated parking demand associated with the proposed Chick-fil-A restaurant including specific operational characteristics as provided by Chick-fil-A and a comparison to other new or planned Chick-fil-A restaurants in Washington.

Chick-fil-A Operations

Chick-fil-A has developed Restaurant Development Design Guidelines to estimate the amount of on-site parking stalls to provide at each of their restaurants. These guidelines include parking recommendations and needs for specific restaurant types and account for different factors such as curbside pickup, carryout, 3rd party delivery (Uber Eats, DoorDash, etc.), and team member parking. The minimum recommended parking needs for a free-standing Chick-fil-A restaurant based on their internal design guidelines are:

- Dine In: 17
- Curbside: 5
- Carryout: 7
- 3rd Party Delivery: 5
- Team Member Parking: 35
- **Total Minimum Parking Needed = 69**

The amount of parking provided on-site is critical for the operation of the restaurant and is designed such that the peak parking demand is contained on-site.

Other Chick-fil-A Restaurant Locations

Based on data provided by Chick-fil-A, they currently have seven (7) other new or planned restaurant locations in Washington with similar operational characteristics as the proposed Chick-fil-A Bellingham restaurant. The proposed on-site parking supply at the seven (7) new or planned locations ranges from 53 to 106 stalls, with an average of 83 stalls. Therefore, the proposed Chick-fil-A Bellingham location, which would include 79 on-site stalls, is consistent with the average of the on-site parking supply provided at the other new or planned Chick-fil-A restaurant locations in Washington.

Conclusion

As documented in this memo, City code requires a minimum of 34 parking stalls based on the SF of space open to the public at the proposed Chick-fil-A Bellingham site. City code does not identify a maximum parking ratio. Based on Chick-fil-A's own internal Restaurant Development Design Guidelines, the total minimum parking needed to ensure efficient on-site operations is 69 parking stalls. The average parking supply for the other new or planned Chick-fil-A locations in Washington is 83 parking stalls. Based on the current site plan, the Bellingham project is proposing 79 on-site parking stalls which would satisfy City code requirements, would satisfy Chick-fil-A's own internal design guidelines, and would be consistent with the other new and proposed Chick-fil-A restaurants in Washington.

If you have any questions regarding the information presented in this memo, contact me at 206-390-7253 or spenser@tenw.com.

cc: Steve Schwartz – Chick-fil-A, Inc
Andrew Hunt – 4G Development and Consulting, Inc

Attachments: A – Site Vicinity Map
B – Preliminary Site Plan

ATTACHMENT A

Site Vicinity Map



Attachment A: Project Site Vicinity



ATTACHMENT B

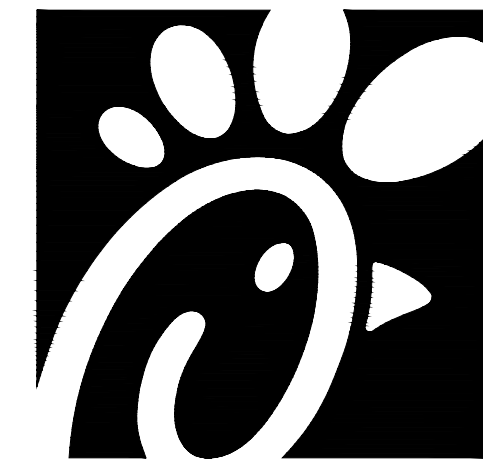
Preliminary Site Plan

PRELIMINARY SITE PLAN
CHICK-FIL-A BELLINGHAM

SECTION 13, TOWNSHIP. 38 NORTH, RANGE 2 EAST
BELLINGHAM, WHATCOM COUNTY, WA

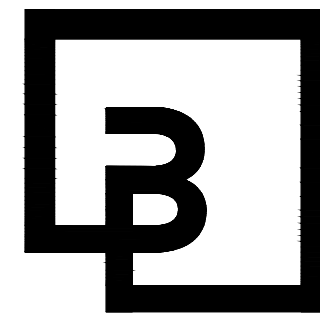
PARKING CALCULATIONS:

BUILDING FOOTPRINT	5,967 SF
PUBLIC AREAS BREAKDOWN:	
- DINING	1,858 SF
- PLAYROOM	264 SF
- RESTROOM/RR VEST:	392 SF
TOTAL:	2,514
STANDARD SPACES REQUIRED	1 PER 75 SF PUBLIC AREA 33.5 (TOTAL) 2 ADA (1 VAN)
TOTAL PROVIDED	4 ADA 75 STANDARD (79 TOTAL)
BIKE RACKS REQUIRED	10% OF PARKING STALLS
BIKE RACKS PROVIDED	3 2 RACKS, 4 SPACES



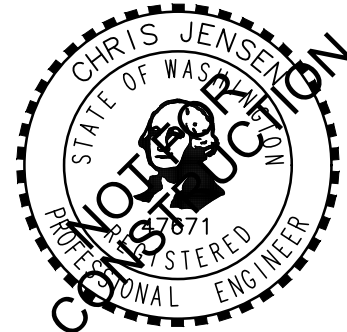
Chick-fil-A

Chick-fil-A
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Atlanta, Georgia 30349-2998



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Consulting Engineers, Inc.

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CHICK-FIL-A
CORDATA PARKWAY
& W. BAKERVIEW RD.
4030 CORDATA PARKWAY
BELLINGHAM, WA

FSR#05529

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 22779

PRINTED FOR

DATE 6/11/24

DRAWN BY CMH

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SHEET
PRELIMINARY SITE PLAN

SHEET NUMBER

C3 OF 06

Know what's below.
Call before you dig.
Dial 811

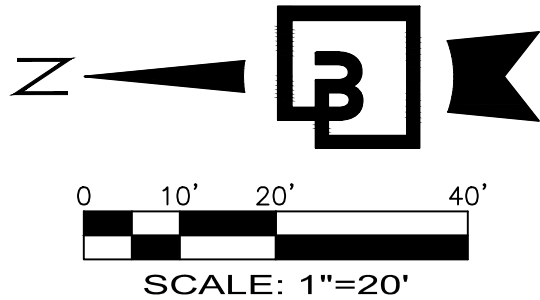


BUILDING LOCATION NOTE:

BUILDING LOCATION DIMENSIONS ARE SHOWN FROM THE NORTHWEST CORNER OF THE PROPERTY TO THE FACE OF STUD AT THE BUILDING CORNER. BUILDING IS NOT PARALLEL TO THE PROPERTY LINE.

CORDATA PARKWAY
(PUBLIC R/W)

W BAKERVIEW ROAD
(PUBLIC R/W)



SCALE: 1"=20'