

City of Upland

City Council Workshop - Parking Review

September 23, 2024



WATRY DESIGN, INC.

Architects • Engineers • Parking Planners

Watry Design, Inc.

- 45+ year parking design legacy
- 1900+ parking projects completed

Michael Pendergrass, AIA

- Principal
- Parking Designer for 20+ years



Meghana Prabhune

- Project Manager



Planning Commission Summary

- Packing house design option preferred
- 4 Level option preferred over 5 Level
- Retail desired on ground floor
- Activation of the Alley by making it pedestrian friendly. Use of trees and planting to shade the plaza and providing benches.
- Security at the Alley – provide bright lights, security cameras and emergency phones
- Concerns expressed regarding proximity with the office building



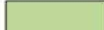



RETAIL MIXED-USE



LEVEL 1



LEGEND

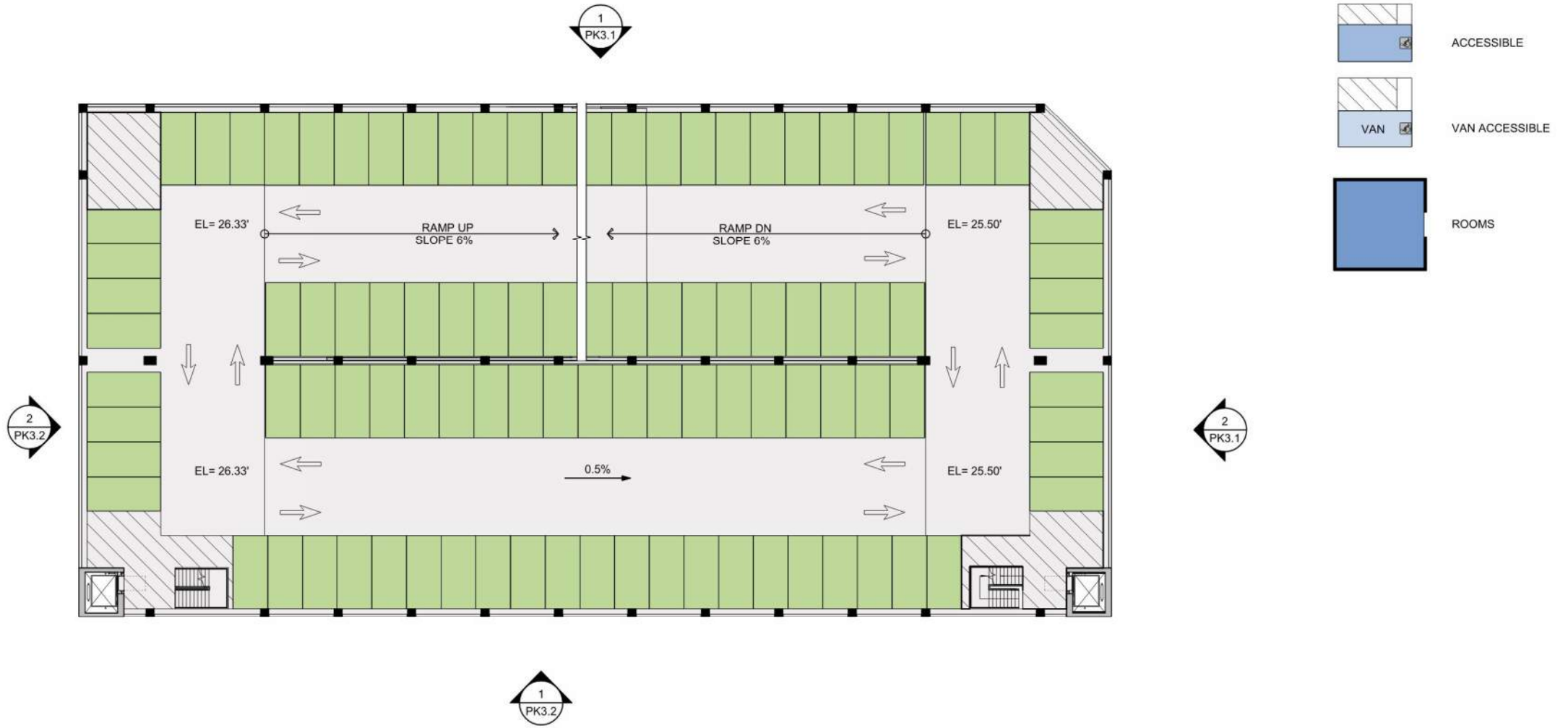
-  UNINSTALL
-  ACCESSIBLE
-  VAN ACCESSIBLE
-  ROOMS

LEVEL 2

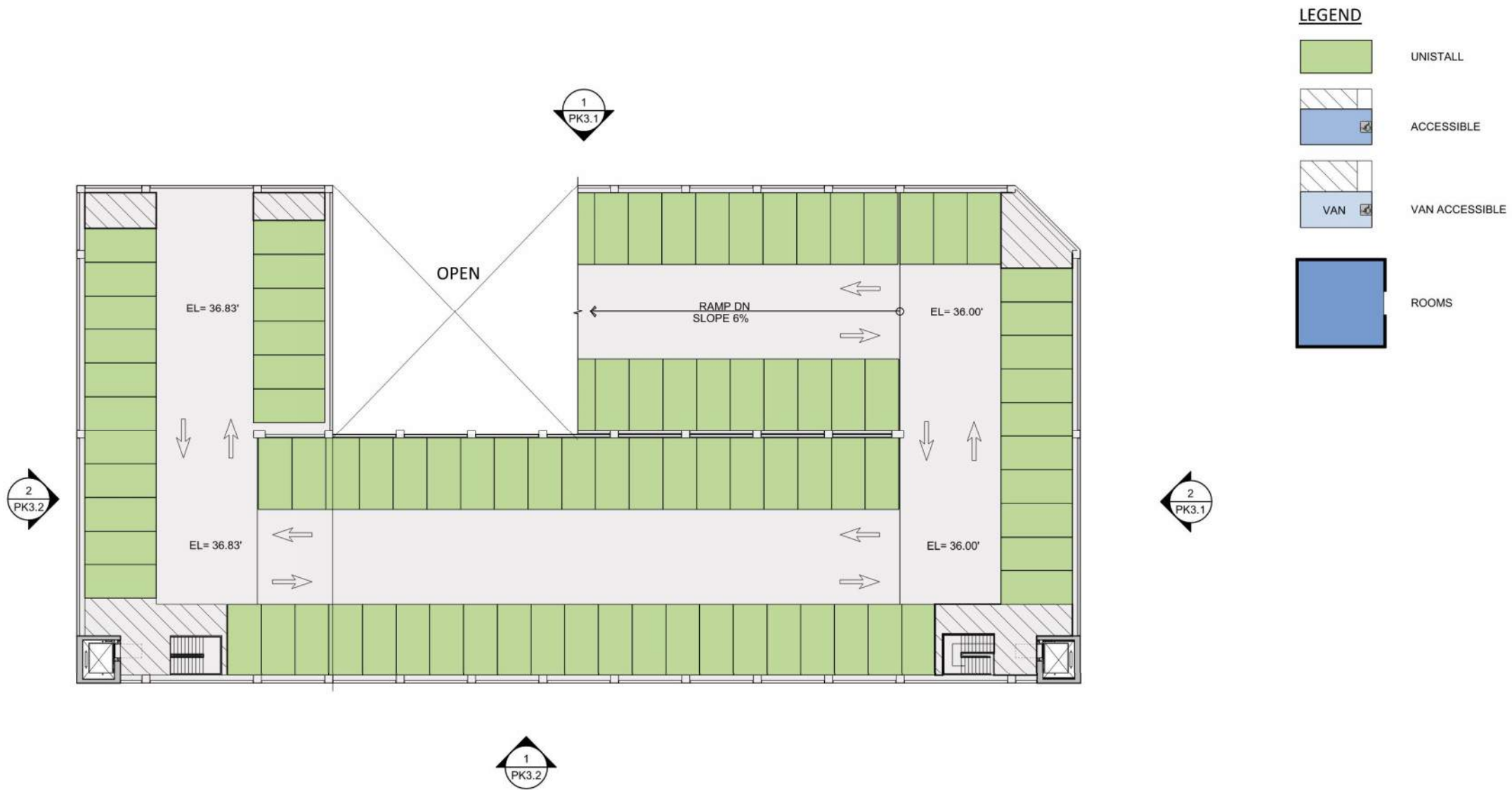


- LEGEND**
- UNISTALL
 - ACCESSIBLE
 - VAN ACCESSIBLE
 - ROOMS

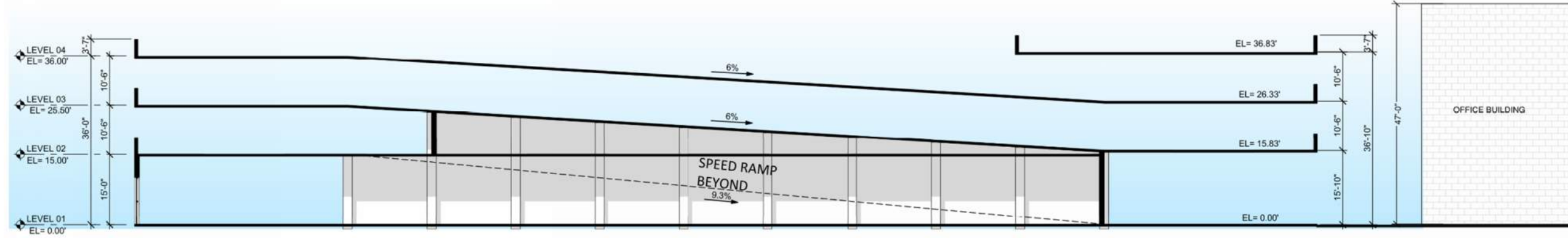
TYPICAL LEVEL



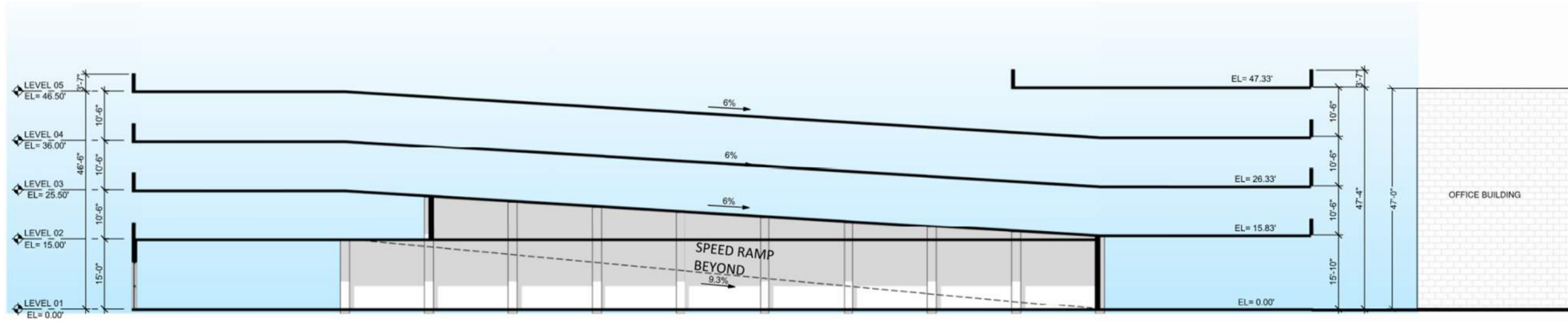
ROOF LEVEL



SECTION (4 LEVEL)



SECTION (5 LEVEL)



3D (4 LEVEL)



3D (5 LEVEL)



SUMMARY

	OPTION 2 – MIXED-USE 4-LEVEL	OPTION 2 – MIXED-USE 5-LEVEL
Parking Stalls	308 STALLS	408 STALLS
Building S.F. (Efficiency)	118,700 SF 384 sf/stall	150,000 SF 367 sf/stall
Height	40' (Top of Parapet)	50.5' (Top of Parapet)
Commercial Space	9,900 SF	9,900 SF
Estimate of Probable Cost	\$19.30M \$62k/stall	\$22.00M \$54k/stall

PV canopy costs additional \$2M for approximately 30% roof coverage.

Architectural Concept Design



Spanish



Spanish



Spanish



Packing House

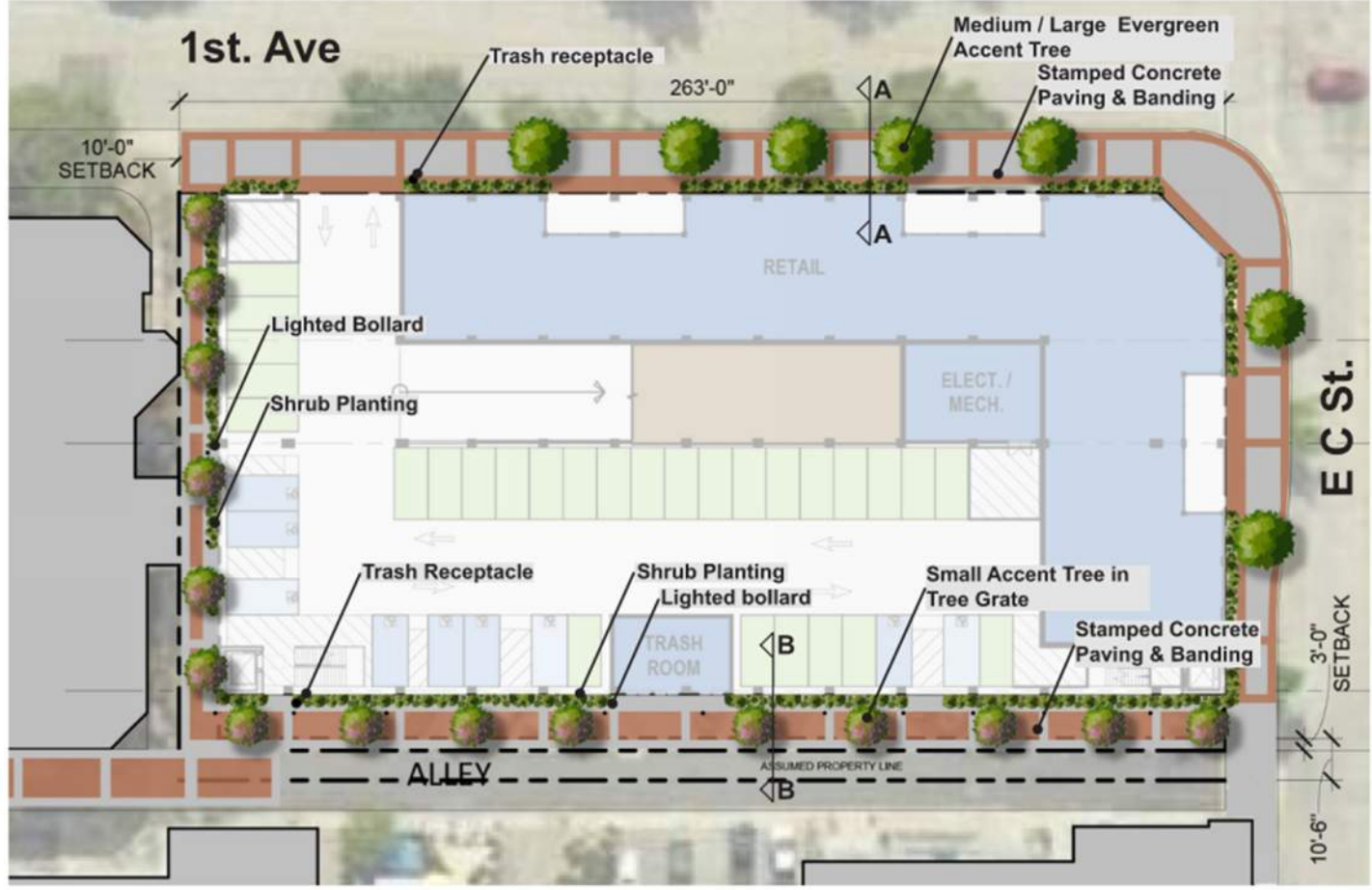


Packing House



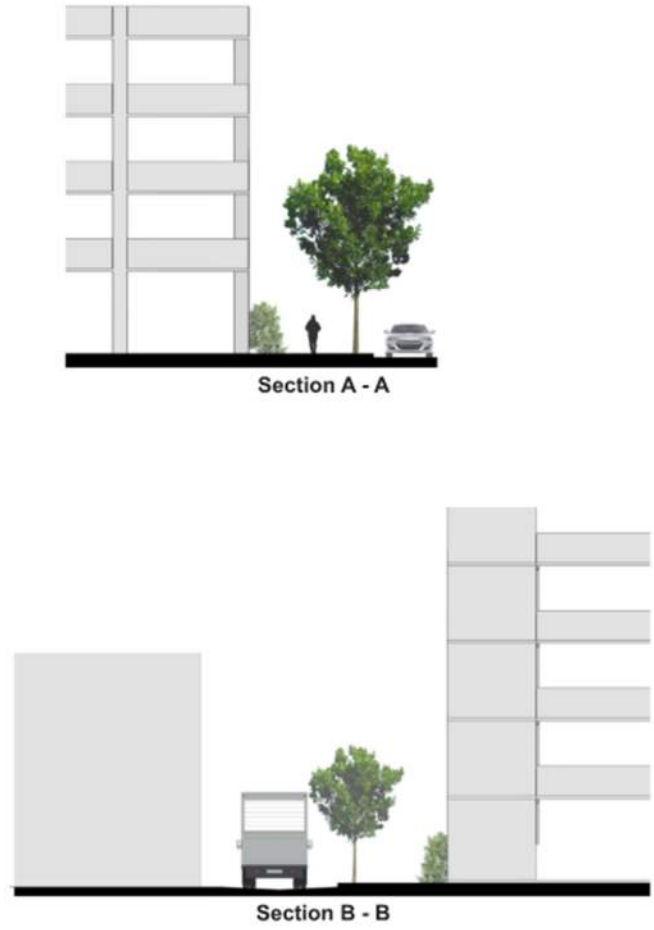
Packing House

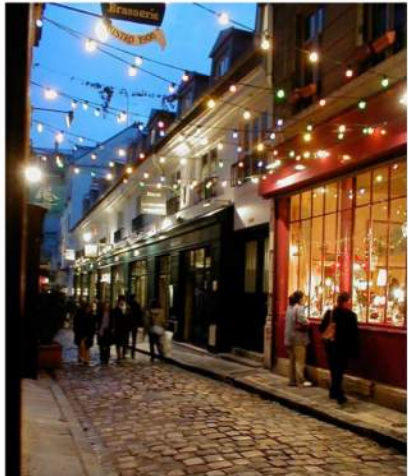
Landscape Design



Note: Paving selection to match architectural style

Sections





Pedestrian alleyway design examples



Stamped concrete paving examples
Note: Paving selection to match architectural style

City of Upland Parking Structure

Pedestrian Space Imagery





Trash receptacle



Tree grate



Bike rack



Bollards



Planter pot



Cassia leptophylla
Gold Medallion tree



Magnolia grandiflora 'Little Gem'
Little Gem Magnolia
Potential street trees



Geijera parviflora
Australian Willow



Potential planting adjacent to parking structure



Potential shrub planting

City of Upland Parking Structure

Site Amenities and Planting



Decisions:

1. Confirm including ground floor retail
2. 4 Level structure vs 5 Level structure
3. Spanish Design vs Packing House Design concept