

Parking Requirements Outline – 6/13/22

- Scenario #1 - 21 units, and 35,660 square feet of commercial space (From 2016 Traffic Study)

Building usage:

	Total Commercial Square Feet	Specialty Retail Square Feet	Office Space Square Feet	Restaurant	Total Dwelling Units
Building #1	6,410	3,610	2,800		8
Buildings #2 and #3	29,250	4,500	21,750	3,000	13
TOTAL	35,660	8,110	24,550	3,000	21

Parking Breakdown:

	Specialty Retail (2.5 per 1,000 square feet)	Office Space (3.5 per 1,000 square feet)	Restaurant (20 per 1,000 square feet)	Dwelling Units (2 per dwelling unit plus 1 guest space per 10 units)
Building #1	9	10		16
Buildings #2 and #3	11	76	60	27
TOTAL	20	86	60	43

SUBTOTAL: 209

- Scenario #2 - 45 units and 29,682 square feet of commercial space (From January 2021 proposal)

Building usage:

	Total Commercial Square Feet	Total Dwelling Units	Efficiency Dwelling Units	1-bedroom Units	2-Bedroom Units	3-Bedroom Units
Building #1	9,182	14	6	2	6	
Building #2	8,000	25	10	10	5	
Building #3	9,750					
Building #4	2,750	6		2	3	1
TOTAL	29,682	45	16	14	14	1

Parking Breakdown:

	Commercial Parking (Assumed 3	Efficiency Dwelling Units (1 per unit)	1-bedroom Units (1.5 per unit)	2-Bedroom Units (2 per unit)	3-Bedroom Units (2.5 per unit)

	per 1,000 square feet*)				
Building #1	27	6	3	12	
Building #2	24	10	15	10	
Building #3	29				
Building #4	8		3	6	3
TOTAL	88	16	21	28	3

*Conservative estimate. Most commercial uses currently require a range between 3 and 5 parking spaces per 1,000 square feet. Some uses require less than 3 spaces per 1,000 square feet or more than 5 spaces per 1,000 square feet. For example, restaurant uses require 20 spaces per 1,000 square feet.

SUBTOTAL: 155

PROPOSED AT THE TIME: 168

- Scenario #3 - 85 units and 12,000 square feet of commercial space

Commercial Space Parking (3.5 per 1,000 square feet)	Parking Spaces For Efficiencies (1 per unit) (Assumed one-third of units based on past proposals)	Parking Spaces for all other dwellings (1.5 per unit)
42	28	86

Additional parking changes and considerations:

- Parking usage for commercial peaks during the day and parking usage for residential peaks after 5 pm, per ITE. Therefore, for mixed-use projects, parking areas should be shared because of the built-in offset.
- ITE states that “It is expected that the number of bedrooms and the number of residents are likely correlated to the parking demand generated by a residential site.” It specifies that the average parking supply is one space per bedroom but 1.7 spaces per dwelling unit. One-bedroom units could be reduced to require one parking space. But I do not recommend further scaling parking requirements based on the number of bedrooms.
- Underground/Covered Parking:
 - o 25-30 spaces for a 10,000 square foot building depending on if the parking is underground or at grade
 - o 30-35 spaces for a 12,000 square foot building depending on if the parking is underground or at grade
 - o Each parking space is 9’ x 18’ (168 square feet). Structured parking needs to account for ramps, aisles (at least 20 feet wide), columns, and any other requirements below buildings.

SUBTOTAL: 114

- Scenario #4 - 95 units and 9,000 square feet of commercial space (The 9,000 square feet of commercial is in existing Building #1.)

Commercial Space Parking (3.5 per 1,000 square feet)	Parking Spaces For Efficiencies (1 per unit) (Assumed one-third of units based on past proposals)	Parking Spaces for all other dwellings (1.5 per unit)
32	32	95

Additional parking changes and considerations:

- Parking usage for commercial peaks during the day and parking usage for residential peaks after 5 pm, per ITE. Therefore, for mixed-use projects, parking areas should be shared because of the built-in offset.
- ITE states that “It is expected that the number of bedrooms and the number of residents are likely correlated to the parking demand generated by a residential site.” It specifies that the average parking supply is one space per bedroom but 1.7 spaces per dwelling unit. One-bedroom units could be reduced to require one parking space. But I do not recommend further scaling parking requirements based on the number of bedrooms.
- Underground/Covered Parking:
 - o 25-30 spaces for a 10,000 square foot building depending on if the parking is underground or at grade
 - o 30-35 spaces for a 12,000 square foot building depending on if the parking is underground or at grade
 - o Each parking space is 9’ x 18’ (168 square feet). Structured parking needs to account for ramps, aisles (at least 20 feet wide), columns, and any other requirements below buildings.

SUBTOTAL: 127