



Fifth Avenue South Parking Analysis

City Council Workshop
June 16, 2008

Overlay District



Parking Allocations

- Conditional Use Permit
- On-Street Allocations
- Garage at 4th Avenue S. & 8th Street S.
- Shared Parking
- Garage at 6th Avenue S. & 8th Street S.

Parking Allocations

■ Concept

- Parking as currency and incentive
- On Street Surplus
- Garage
- Residential incentive
- Unrestricted parking
- Valet

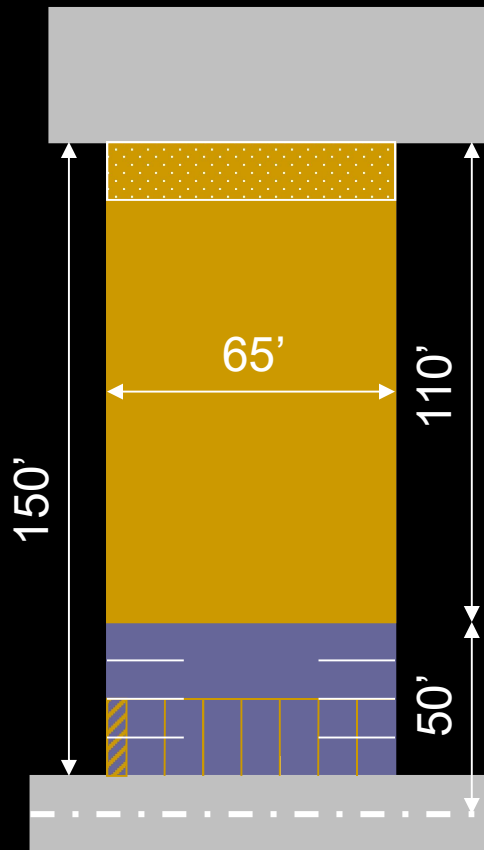
Previous Parking Studies

- Ann Walker 1997
 - 2,320 required, 1912 available
- Chet Hunt 2005
 - 1,371 – 1,904 spaces
- Charlie Thomas 2007

Maximum Build Out Estimate

- Worst Case Assumptions
 - All older buildings under 3 floors
 - No grandfathering
 - Minimum on site parking
 - Maximum development
 - To setbacks
 - Non-residential 1st and 2nd floors
 - Residential 3rd floor, 1000 sf/unit

Maximum Build Out Estimate



$((110' \times 65')/1000) \times 3 = 21.45$ or 21 spaces

$((100' \times 65')/1000) \times 3 = 19.5$ or 20 spaces

$(6000 \text{ SF}/1000) \times 1.5 = 9$ spaces

50 spaces required, 8 provided

16% on site

Maximum Build Out Estimate

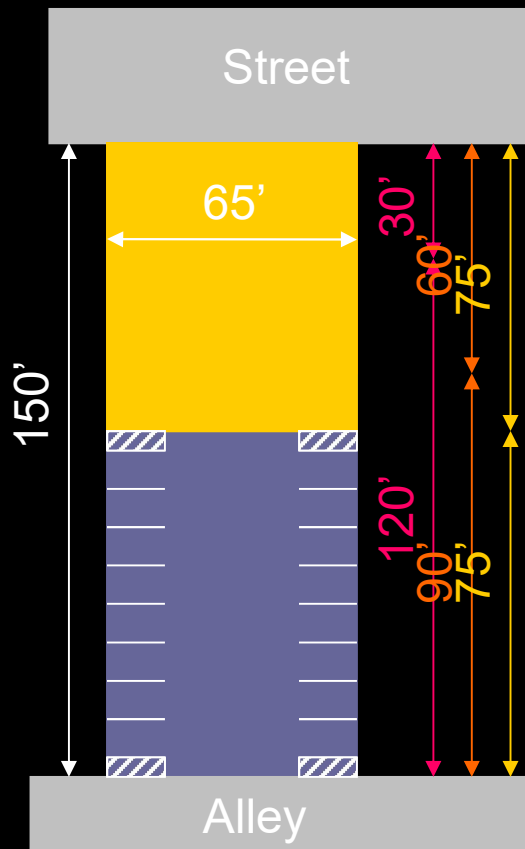
1636 parking spaces

Adjusted Build Out Estimate

■ Adjusted Assumptions

- All older buildings under 3 floors and not recently renovated
- Grandfathering
- Maximize on-site parking
- Residential on 2nd and 3rd floor, 4 units per floor on smaller lots

Development & Parking for 65' Lot



$((30' \times 65')/1000) \times 3 = 5.85$ or 6 spaces

6 1000 SF units/flr. $\times 1.5 = 18$ spaces

24 spaces required, 26 provided

108% on site

$((60' \times 65')/1000) \times 3 = 11.7$ or 12 spaces

6 1000 SF units/flr. $\times 1.5 = 18$ spaces

30 spaces required, 20 provided

66% on site

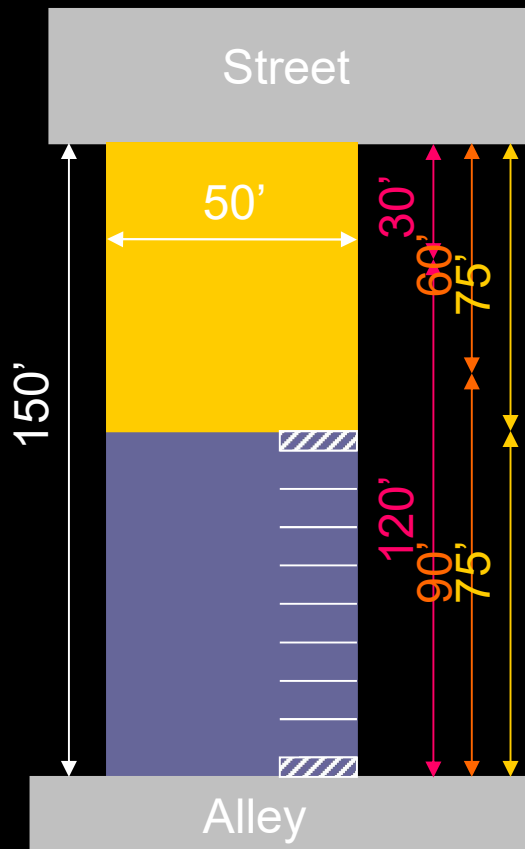
$((75' \times 65')/1000) \times 3 = 14.62$ or 15 spaces

6 1000 SF units/flr. $\times 1.5 = 18$ spaces

33 spaces required, 16 provided

48% on site

Development & Parking for 50' Lot



$((30' \times 50')/1000) \times 3 = 4.5$ or 5 spaces

$4 \text{ 1000 SF units/flr.} \times 1.5 = 12$ spaces

17 spaces required, 13 provided

76% on site

$((60' \times 50')/1000) \times 3 = 9$ spaces

$4 \text{ 1000 SF units/flr.} \times 1.5 = 12$ spaces

21 spaces required, 10 provided

48% on site

$((75' \times 50')/1000) \times 3 = 14.62$ or 15 spaces

$4 \text{ 1000 SF units/flr.} \times 1.5 = 12$ spaces

33 spaces required, 8 provided

24% on site

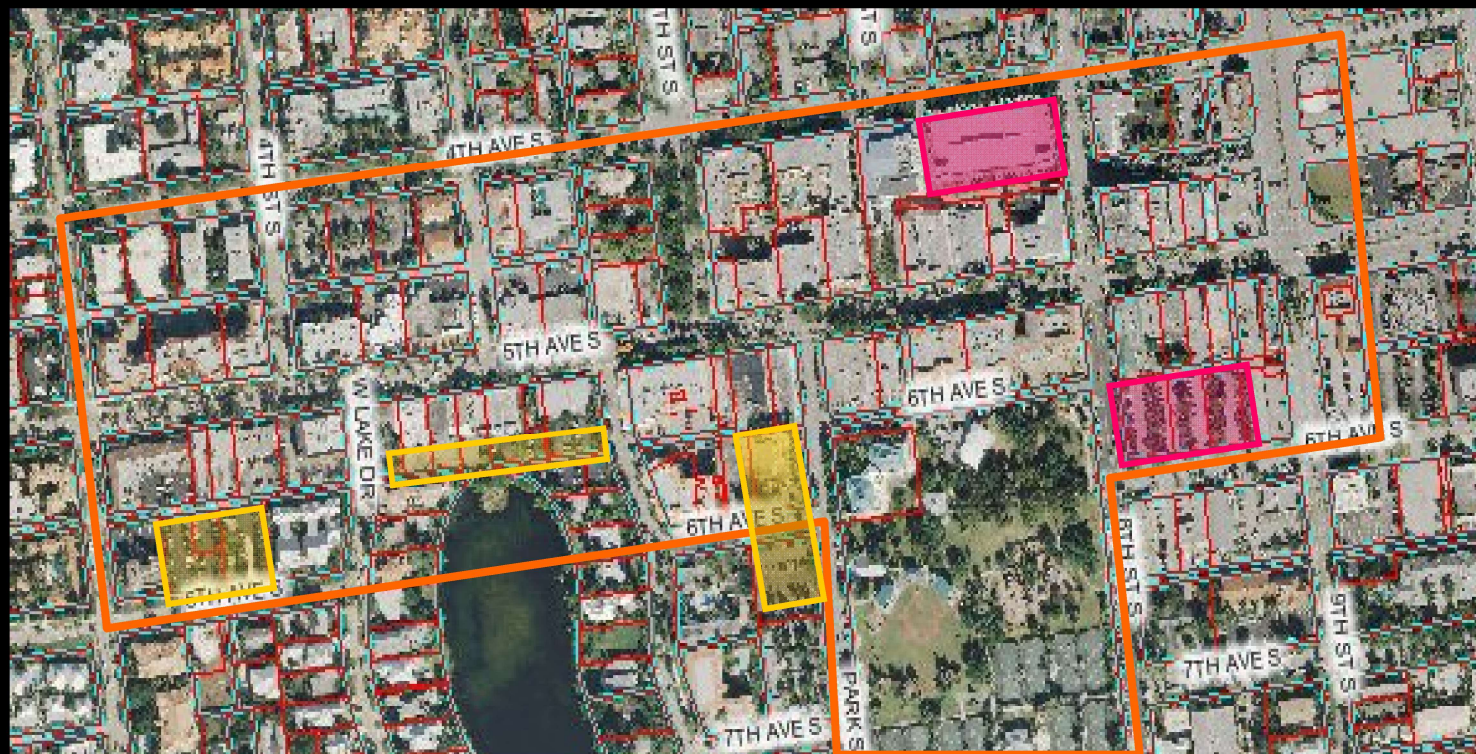
Adjusted Build Out Estimate

454 parking spaces

Summary and Recommendations

- Incentive vs. Entitlement and Obligation
- Maximize on-site parking
- Woman's Club and Reinco
- Shared parking lot agreements
- Limit restricted parking to residential
- Strict adherence to time limits
- No brokering of spaces

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