Overlay District
Parking Allocations

- Conditional Use Permit
- On-Street Allocations
- Garage at 4\textsuperscript{th} Avenue S. & 8\textsuperscript{th} Street S.
- Shared Parking
- Garage at 6\textsuperscript{th} Avenue S. & 8\textsuperscript{th} 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 1\textsuperscript{st} and 2\textsuperscript{nd} floors
    - Residential 3\textsuperscript{rd} floor, 1000 sf/unit
Maximum Build Out Estimate

(((110’ X 65’)/1000) X 3 = 21.45 or 21 spaces
(((100’ X 65’)/1000) X 3 = 19.5 or 20 spaces
(6000 SF/1000) X 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 2\textsuperscript{nd} and 3\textsuperscript{rd} floor, 4 units per floor on smaller lots
Development & Parking for 65’ Lot

1. **30’ X 65’ Lot**
   - \( \frac{30’ \times 65’}{1000} \times 3 = 5.85 \) or 6 spaces
   - 6 1000 SF units/flr. X 1.5 = 18 spaces
   - 24 spaces required, 26 provided
   - **108% on site**

2. **60’ X 65’ Lot**
   - \( \frac{60’ \times 65’}{1000} \times 3 = 11.7 \) or 12 spaces
   - 6 1000 SF units/flr. X 1.5 = 18 spaces
   - 30 spaces required, 20 provided
   - **66% on site**

3. **75’ X 65’ Lot**
   - \( \frac{75’ \times 65’}{1000} \times 3 = 14.62 \) or 15 spaces
   - 6 1000 SF units/flr. X 1.5 = 18 spaces
   - 33 spaces required, 16 provided
   - **48% on site**
Development & Parking for 50’ Lot

((30’ X 50’)/1000) X 3 = 4.5 or 5 spaces
4 1000 SF units/flr. X 1.5 = 12 spaces
17 spaces required, 13 provided
76% on site

((60’ X 50’)/1000) X 3 = 9 spaces
4 1000 SF units/flr. X 1.5 = 12 spaces
21 spaces required, 10 provided
48% on site

((75’ X 50’)/1000) X 3 = 14.62 or 15 spaces
4 1000 SF units/flr. X 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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