

# Center City Parking Analysis

## Code Requirements

### Residential Parking

Unit	Grand River		Albert		Total
	# Units	Parking Required	# Units	Parking Required	
Studio	61	23	-	-	23
1 bed	60	30	50	25	55
2 bed	150	113	43	33	146
<b>Total</b>	<b>271</b>	<b>166</b>	<b>93</b>	<b>58</b>	<b>224</b>

### Commercial Parking

	S.F.	Parking Required	S.F.	Parking Required	
	22,307	45	20,178	41	86

<b>PROJECT TOTAL</b>	<b>211</b>		<b>99</b>	<b>310</b>
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## Net Impact Analysis

	# Spaces
Proposed Garage	620
LESS Leased Spaces	<u>318</u>
Excess Available	302
LESS Current # Spaces	<u>143</u>
<b>NET Gain in Available</b>	<b>159</b>

## Parking Analysis - Maximum Usage Scenario

### Residential Parking

	Grand River			Albert				
Unit	# Units	Parking Required	Max Scenario*	# Units	Parking Required	Max Scenario*	Total Required	Total Max Scenario
Studio	61	46	46	-	-	-	46	46
1 bed	60	60	60	50	50	75	110	135
2 bed	150	225	450	43	65	130	290	580
<b>Total</b>	<b>271</b>	<b>331</b>	<b>556</b>	<b>93</b>	<b>115</b>	<b>205</b>	<b>446</b>	<b>761</b>

### Commercial Parking

	S.F.	Parking Required		S.F.	Parking Required			
	22,307	45	45	20,178	41	41	86	86

<b>PROJECT TOTAL</b>	<b>376</b>	<b>601</b>		<b>156</b>	<b>246</b>	<b>532</b>	<b>847</b>
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## Parking Analysis

### Current Code Requirements

#### Residential Parking

Unit	Grand River		Albert		Total
	# Units	Parking Required	# Units	Parking Required	
Studio	61	46	-	-	46
1 bed	60	60	50	50	110
2 bed	150	225	43	65	290
<b>Total</b>	<b>271</b>	<b>331</b>	<b>93</b>	<b>115</b>	<b>446</b>

#### Commercial Parking

	S.F.	Parking Required	S.F.	Parking Required	
		22,307	45	20,178	

<b>PROJECT TOTAL</b>	<b>376</b>		<b>156</b>	<b>532</b>
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#### Net Impact Analysis 6 Levels\*

Proposed Ramp	715	574
LESS Required Spaces	<u>-532</u>	<u>-532</u>
Excess Available	183	42
LESS Current # Spaces	<u>-143</u>	<u>-143</u>
<b>NET Gain in Available</b>	<b>40</b>	<b>-101</b>

### Ordinance 1400 Requirements (IF ADOPTED)

#### Residential Parking

Unit	Grand River		Albert		Total
	# Units	Parking Required	# Units	Parking Required	
Studio	61	23	-	-	23
1 bed	60	30	50	25	55
2 bed	150	113	43	33	146
<b>Total</b>	<b>271</b>	<b>166</b>	<b>93</b>	<b>58</b>	<b>224</b>

#### Commercial Parking

	S.F.	Parking Required	S.F.	Parking Required	
		22,307	45	20,178	

<b>PROJECT TOTAL</b>	<b>211</b>		<b>99</b>	<b>310</b>
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#### Net Impact Analysis 6 Levels\*

Proposed Ramp	715	574
LESS Required Spaces	<u>-310</u>	<u>-310</u>
Excess Available	405	264
LESS Current # Spaces	<u>-143</u>	<u>-143</u>
<b>NET Gain in Available</b>	<b>262</b>	<b>121</b>

\*First level includes only entrance drive lanes and ramps, no parking

Bike Storage

Class A 1 For each two bedrooms within a structure  
 Class B  
 GR 210.5  
 Albert 68  
 Non-Res 10  
 sum 288.5

Bed Count  
 GR 421  
 Albert 136

**Residential Grand River properties**

Unit	#	Parking required
Studio	61	45.75
1 bed	60	60
2 bed	150	225
3 bed	0	0
Units	271	
<b>Total</b>	<b>330.75</b>	

331

**Commerical Retail**

Type	Size	Parking Required	
GR Retail	22,307	44.614	45
Albert Retail	20178	40.356	41

**Center City Total**

530.22

532

**Residential Class A**

0.75 Studio  
 1 One bedroom unit  
 1.5 two bedroom unit  
 2.5 three bedroom unit

**Commerical**

B-3 District 1 per 500 Square feet gross floor area

**Albert Parking**

Unit	#	Parking required
Studio		0
1 bed	50	50
2 bed	43	64.5
3 bed	0	0
Units	93	
<b>Total</b>	<b>114.5</b>	

115

**Grand River Total**

375.3640

376

**Albert Ave Total**

154.856

156

Staff report