

Residential Parking	No. Units	Parking Ratio	Req. Parking
Studio	49	1	49
1 Bed	159	1.5	239
2 Bed +	93	2	186
	301		474
Stabilized @ 95% Occupancy			450
Staff Parking			6
Total Parking assigned			456
Total Parking Available			471
Extra Parking available for Guests			15

Retail Parking	Area	Parking Ratio	Req. Parking
Retail A	10,208	1/300	34
Retail B	9,230	1/300	31
Retail C	5,534	1/300	18
Parking req.	24,972		83
Parking provided			87

Restaurant Analysis	Total Area	Seating Area	Req. Parking
Retail C as Restaurant	5,534	2,767	61
Req. number of spaces above retail code			43

Offsite Parking Options

Option A	Under utilized lot can be used when phase 1 is complete and before phase 3 starts	~45 spots
Option B	Under utilized lot can be used when phase 1 is complete and before phase 4 starts	~90 spots
Option C	Medical office parking will be under utilized in off hours when Restaurant parking will be most in demand.	~650 spots

Offsite Parking Map

