

Public Market Site Plan Parking Analysis

PMDC meeting June 1, 2017

Off Street Parking Requirements in Zoning Code			
Use	Min	Max	Bicycle
Office	1 per 400	1 per 250	1 per 2,000
Retail	1 per 400	1 per 200	1 per 2,000
Restaurant	1 per 15% of capacity	1 per 40% of capacity	5% capacity
Food Production	1 per 2 employees	1 per employee	1 per 5 employees
Multi-family	1 per unit	2.5 per unit	1 per unit

Public Market Uses	SF	Min	Max	Bicycle
Restaurant Space	3,500	8.75	14	2
Food Production Areas	10,000	5	10	2
Market Hall	35,000	87.5	175	18
Office	1,000	2.5	4	0.50
Subtotal		104	203	22

Private Uses	SF	Min	Max	Bicycle
Residential Units	116	116	290	116
Retail	25,000	62.5	125	12.50
Office	20,000	50	80	10.00
Subtotal		229	495	139

	Min	Max	Bicycle
Total Parking Required	332	698	161

Parking in Public Market Site Plan

Underground Stalls	349
Market Lane On-street Stalls	19
Surface lot on MMSD (contingent on MMSD approval)	50
Total Parking Provided	418

TBD

Conclusion: The site plan provides 418 stalls with the proposed MMSD surface lot and 368 without it. For the mix of uses currently planned the site, the City's zoning code would require at least 332 stalls and no more than 698 stalls. So, the amount of parking is well-proportioned to the site plan. The City will need to work with the private developer on how the parking will be paid for and how it will be shared among the different uses. That will be formalized as part of the Development Agreement.