

PARKING ACCOMMODATION PROPOSAL

321 7th St. does not have adequate property to accommodate any zoning requirements for parking. Two Options are considered below since the actual use could vary upon type of tenants.

OPTION A: Maximum Daily Potential

- | | | | |
|---|---------------------------------|-----------------------------------|--------------------|
| • | 1 Cellular Tower | | 2 spaces |
| • | Main Floor Restaurant – | | 50.15 spaces |
| • | Basement Restaurant (after 4pm) | 46.93 spaces (evening hours only) | |
| • | 2 nd Floor offices – | | 22.8 spaces |
| • | 3 rd Floor offices - | | <u>22.8 spaces</u> |
| | | | 97.75 spaces |

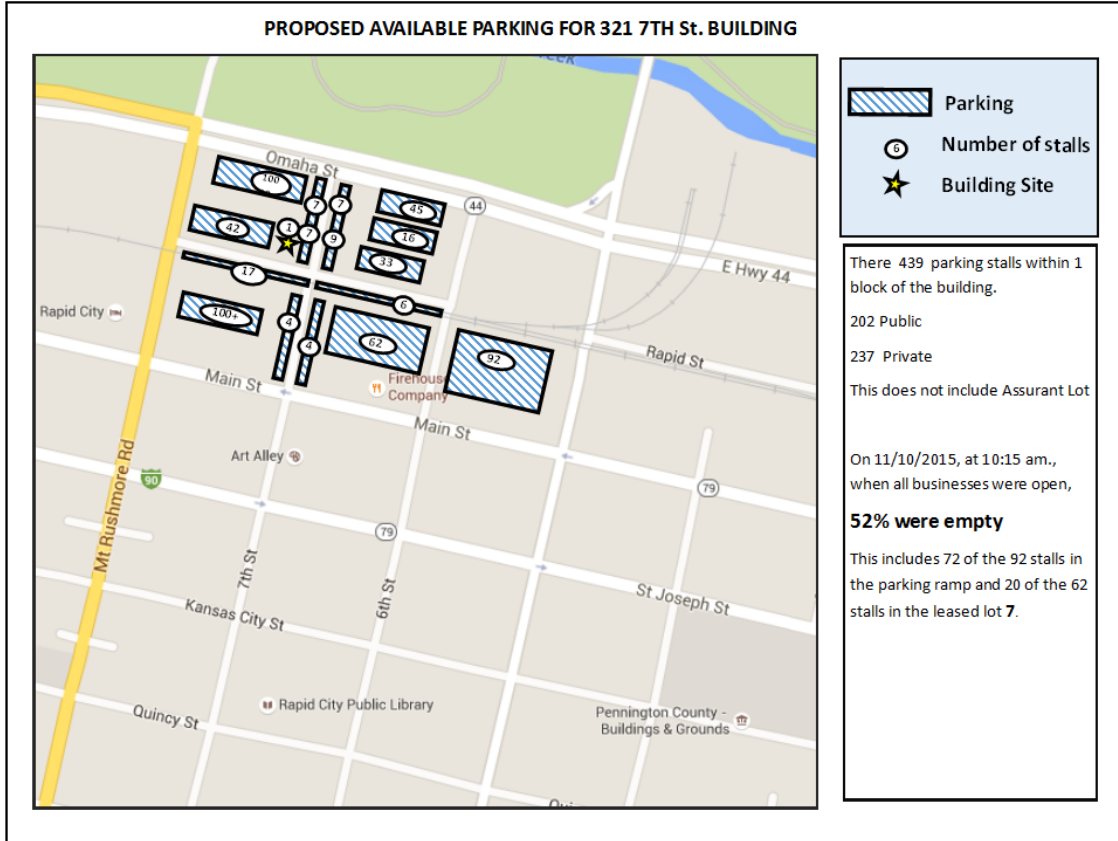
OPTION B: Maximum Daily Potential

- | | | | |
|---|--|-----------------------------------|-----------------|
| • | 1 Cellular Tower | | 2 spaces |
| • | Main Floor Restaurant – | | 50.15 spaces |
| • | Basement Restaurant (after 4pm) | 46.93 spaces (evening hours only) | |
| • | 2 nd Floor apartment/condos (4) – | | 8 spaces |
| • | 3 rd Floor apartment/condos (3) - | | <u>6 spaces</u> |
| | | | 66.15 spaces |

Depending on usage, the total parking can range from 87 to 105

The building will be open from early morning until late in the evening. Most of the surrounding businesses close in the evening hours leaving numerous open parking stalls. The daytime hours from 8 to 5 have the least amount of parking stalls available for use predominantly because the City leased lot #7 is not available until 4 p.m.

The map below shows the parking stalls that are within 1 block of the building. It does not include the Assurant parking lot which is full during the daytime hours.



DAYTIME HOURS:

The break-down of available stalls is shown in the chart below. A visual count of empty stalls was taken during business hours at 10:15 .m on 11/10/15. The results show that during peak daytime usage, 60% are vacant. If we discount the stalls in the City leased lot #7, there are 162 open stalls within one block of the building available to be used during 8 to 5 pm. Although The zoning requirements for the surrounding buildings show a parking shortage, the actual vacancies are more than adequate within a 1 block walk from the building during a typical work day with 145 public stalls empty to meet the 66-98 spaces required. Since the basement is not planned to be open during daytime hours, those spaces were not counted in to the daytime demand.

SURROUNDING PARKING	PRIVATE - PUBLIC	AVAILABLE STALLS	Empty Spots 10:15 a.m. Tuesday 11/10/15	% Empty
City Leased Parking Lot #7	PUBLIC	62	20	32%
City Parking Ramp Metered Parking	PUBLIC	92	72	78%
East side of 321 7th St.	PUBLIC	12	6	50%
City parking West side of Sanfords	PUBLIC	7	7	100%
West side of Victorias	PUBLIC	9	4	44%
West side of Lot #7 metered	PUBLIC	4	1	25%
Wetern wholesale liquors metered	PUBLIC	4	3	75%
10 Hour metered south side of 321 7th	PUBLIC	17	7	41%
		207	120	58%
Civic Center Plaza Strip Mall private lot	PRIVATE	100	50	50%
Home town strip Mall (behind the building)	PRIVATE	42	10	24%
Sanford Back side	PRIVATE	16	10	63%
Sanford's front lot	PRIVATE	45	45	100%
Victorias private back lot	PRIVATE	20	2	10%
321 7th St. Back Lot	PRIVATE	1	1	100%
		224	118	53%
TOTAL		431	238	55%
		Available	Stalls Empty	Empty Stalls

EVENING HOURS:

Evening hours are the easiest to accommodate because most of the surrounding business close vacating most of the 192 stalls used during daytime hours as well 62 stalls in City leased lot #7 which opens to the public at 4:00 p.m. In addition, other private lots open up.

TENANTS

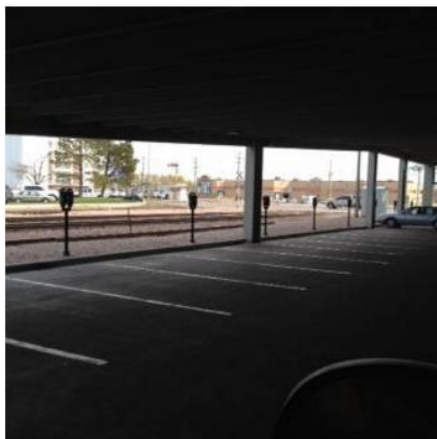
Under the proposal to create loft condos, there would be 14 parking stalls needed – particularly from 5:00 p.m. to 8:00 a.m. for overnight. These are proposed to be provided by leasing lots from one of many surrounding private lots that are closed during those hours.

CHURCH RENTAL 2ND FLOOR

In the event that a church rents the second floor, parking requirements for the 2nd floor would be 65 stalls based on a maximum of 260 attendees. Fortunately this would occur on a Sunday morning when nearly all neighboring businesses are closed including the basement restaurant in this building. In that event, the attendees would most likely use the leased lot #7 for the bulk of their parking and street parking for any additional spaces.

CONCLUSION: The City has done a good job of providing adequate metered parking and evening parking lots to accommodate the existing and proposed needs for parking both during daytime and evening demands. The prior usage as Sports Rock Pizza was open from 11:00 a.m. until late night closing was able to accommodate a much higher usage. Weekend and evening hours can easily be accommodated by existing parking stalls. I am **requesting a reduction in parking from 187 parking spaces to 1 van accessible parking space.** (187 parking spaces was calculated by main floor restaurant, basement restaurant, 2nd floor church and 3rd floor offices and 2 for cell tower).

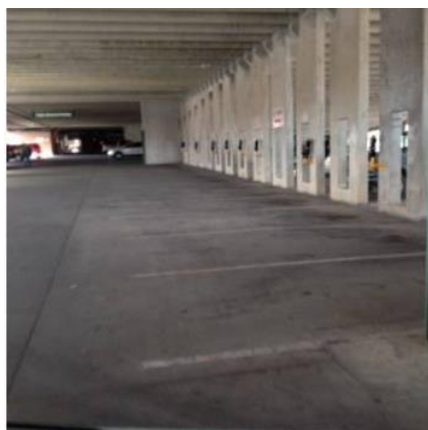
MID MORNING PARKING 10:15 A.M. ON November 10, 2015



City parking ramp 72 vacant stalls



Lot #7 leased lot 32% vacant



City parking 78% vacant

LUNCH TIME – 12:40 PM PARKING ON November 10, 2015



Victorias



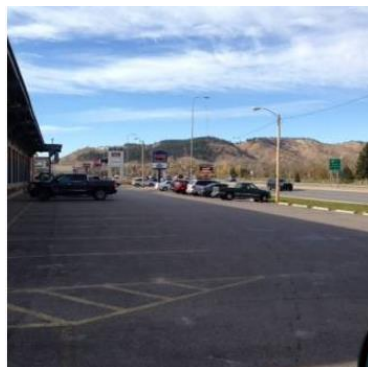
Side of 321 7th st.



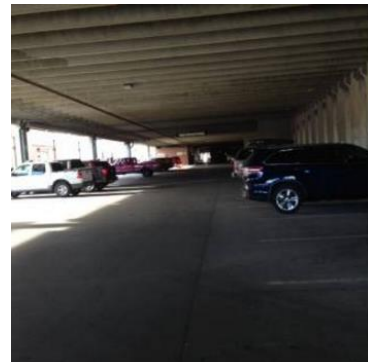
Side of 3217th St.



Back of Sanfords



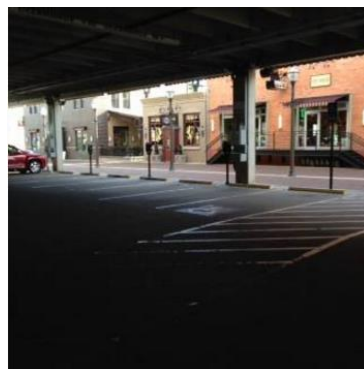
Sanford



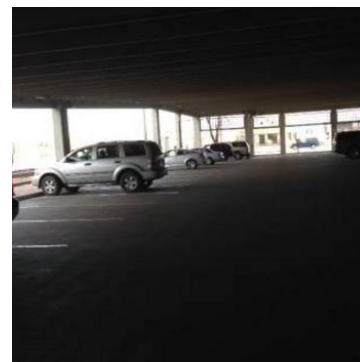
City Parking Ramp



Side of Sanfords



Parking Ramp



Parking ramp

Your Guide to Downtown Parking

Contact City Finance Office at (605) 394-4143 for Lease Rates and Availability



LEGEND

	Handicap Parking		Compact Car Parking
STREET PARKING			
	30 MINUTE ZONE		2 HOUR METERS
	1 HOUR PARKING		2 HOUR PARKING
	2 HOUR PARKING		3 HOUR PARKING
	2 HOUR METERS		10 HOUR METERS
	4 HOUR METERS		LEASED PARKING
	10 HOUR METERS		PARKING GARAGE



02/21/12