

Memo Sent via email

DATE: September 30, 2016

TO: To whom it may concern

FROM: Jason Sutton, jsutton@chenmoore.com

SUBJECT: Parking Analysis for 238 University

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Parking Analysis for the 238 University:

Parking Type:	Number of Vehicle Parking Spaces
South Building Internal/ Off-Street Parking	48
North Building Internal/ Off-Street Parking	50
Existing Parking Lot 2 on 2 nd Ave.	69
On-Street Parking	0
Existing On-Street Parking on 3 rd Ave. (Drop off Parking Only)	2
Total Number of Parking Spaces	169
Total Number of Parking Spaces Not Including Drop Off	167

Total car parking spaces for the 126 unit (219 beds) development = 169 Spaces

Break down of spaces per unit/ bed with and without counting Lot 2:

Spaces per unit without Lot 2 = 0.76 spaces/ unit
Spaces per unit counting Lot 2 = 1.29 spaces/ unit

Spaces per bed without Lot 2 = 0.44 spaces/ bed
Spaces per bed counting Lot 2 = 0.76 spaces/ bed

Summary:

This analysis shows the need for the project to utilize Lot 2 for the project's resident parking to achieve at least 1 space/ unit, which is critical for target working professionals as tenants and the success of the project.