



**A C O O R N**

**ENGINEERING, INC.**

## S. Transportation Analysis

As discussed in the pre-application meeting on May 2, 2018, the parking requirement was calculated by applying the “Office Use” to the applicable spaces since there is no parking requirement outlined for personal services. Table 1 outlines the first floor areas and their uses:

| <b>Building Description</b> | <b>Land Use for Parking Requirement Calculation</b> | <b>Area (sf)</b> |
|-----------------------------|---|------------------|
| Exercise Room               | Office  | 572              |
| Front Circulation           | Office  | 406              |
| Office & Reception          | Office  | 214              |
| West Sauna                  | Office  | 151              |
| East Sauna                  | Office  | 151              |
| East Locker Room            | Office  | 440              |
| West Locker Room            | Office  | 440              |
| Back Circulation            | Office  | 130              |
| Storage Room 1              | Storage   | 54               |
| Storage Room 2              | Storage   | 105              |
| Mechanical Room             | Storage   | 146              |
| Lobby                       | Retail  | 318              |
|                             | Total Area  | 3,127            |
|                             | Total Office Area                                   | 2,504            |

Per IBC the definition of “Building Area” includes area within the perimeter of the building excluding courts, but including areas under roofs. Measurements were taken from the interior wall partitions.

The total office space equivalent is shaded in grey and yields 6 required parking spaces for the sauna/bathhouse use based upon the 1 space / 400 sf requirement. Additionally, two parking spaces are required for the second-story residence, bringing the total to 8.

Because the property only has 27.5’ of street frontage, the site is not conducive to on-site parking. Rather than allowing parking to dictate the site and building design, there is no parking proposed. Overall, the project is expected to attract local clientele that can either walk or bike. Additionally, on-street parking is widely available on Washington Avenue and the surrounding side streets. The Applicant will either pay the fee-in-lieu for the required 8 parking spaces or secure an off-site lease as allowed in the City’s Ordinance.

This proposal is in alignment with the City’s Comprehensive Plan in that the site’s proximity to residential housing and office space as well as the building’s amenities such as showers will allow bicyclists and pedestrians to effectively link housing, jobs, and services.