

Questions & Answers

As of June 20, 2023

Parking:

- The Ordinance Table 1, “Authorized Land Uses and Development Limits” needs to specify the exact Uses from the CLURO, the development criteria and the parking calculation based on CLURO Article 9 and the development limits. I would like to see a table that specifically spells out the parking by Code requirements for each use requested and what is being proposed so that exact Departures can be calculated.

	Per Code		Sucette Harbor	CLURO
	<u>Congregate</u>	<u>Multi-Family</u>	<u>Active Adult</u>	<u>Code</u>
Residential - surface			63	
Residential - Covered			237	
Residential - Per Design			300	
Residential - Parking Bank			74	
Residential - Total (2 spaces/unit)	302	402	374	6.2.8/6.2.7
Hotel - Covered			54	
Hotel - Surface			75	
Hotel - Total (see #3 below)	129	129	129	6.4.44
Restaurant (see #4 below)	63	63	63	6.4.67
Marina (1 space/4 slips)	26	26	26	6.4.53
Slips rented by Residents			(8)	
Marina Retail (see #6 below)	5	5	5	6.4.54
Marina - Total	31	31	23	
	525	625	589	
Maximum based on Operations (Friday / Saturday)			455	

2. Where are the parking calculations for the wedding pavilion and courtyard? **The wedding pavilion is a meeting room / ballroom of the hotel and included in the parking requirements of the hotel, see next question. It is not a separate event center and will not be operated separate from the hotel. The courtyard is just the grassy area outside of the ballroom and is not a separate hotel space. It is like the yard to one’s house.**

The parking calculations for uses that are apart of the Hotel operations are accounted for with the Hotel Parking Calculation.

6.4.44 Lodging (Transient) –

Hotel/Motel - 1 per each lodging units plus 1 per 200 s.f. of gross floor area including restaurant, Lobby & meeting rooms excluding guest rooms and access halls
 The hotel is 108,000 sq ft. There are 84 rooms and 8900/ sq ft of Lobby/Meeting Rooms/Wedding Pavilion sq footage – 1 space per 200 sq ft = 45 spaces + 84 rooms = 129 required spaces for the Hotel.

3. How was parking determined for the 108,000 square foot Hotel and Event Center? Please provide the exact calculations.

	<u>Units/GSF</u>		<u>Spaces</u>
Hotel Rooms	84	1 per	84
Lobby, ballroom, meeting space	8900	1/200 sf	45
			129

4. The P&Z Case Summary table shows the restaurant at 9,231 square feet. Based on CLURO Article 9, “Restaurants – Sit Down with Lounge”, the parking calculation is 1 per 150 s.f. of gross building area which would be 61.5 spaces, rather than the 45 specified in the P&Z Case Summary. Is my math correct?

Yes. Your math is correct.

The City advertised the more intense of the 2 types of restaurants, the applicant has clarified they will be operating as a restaurant and will not utilize 25% of the square footage as a lounge. See below for definitions

6.4.66. Restaurants - Sit-Down

A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, where the customer consumes these foods while seated at tables or counters where alcoholic beverages may be served to dining patrons from a service bar (not accessible to patrons) and where there typically is not a rapid turnover of clientele. Special events center services considered to be allowed accessory uses to sit-down restaurants.

6.4.67. Restaurants - Sit-Down with Lounge

A sit-down restaurant establishment utilizing up to 25% of area accessible to patrons as a lounge for the serving and consumption of alcoholic beverages.

The council is permitted to modify the application to either of the uses they see fit. The applicant has updated the parking requirements to reflect the Sit Down w/ Lounge. The Square footage of the restaurant is 9700 sq ft, if calculated for Sit down only the requirement is 49 spaces if calculated as a Sit Down Restaurant with Lounge the requirement is 65 spaces, a difference of 16 parking spaces. See below formula.

6.4.66 Restaurants - Sit-Down -- 1 per 200 s.f. of gross restaurant floor area, or where outdoor seating is provided, parking shall be based on interior space for kitchens, lounges restrooms and waiting areas plus the larger of the outdoor seating area or the indoor seating area.

6.4.67 Restaurants - Sit-Down/Lounge - 1 per 150 s.f. of gross building area

Restaurant was classified under CLURO 6.4.66, Restaurant – Sit Down, which is 1 per 200 S.F. of gross building area during initial design. Change was made to Restaurant – Sit Down/Lounge under CLURO 6.4.67 which is 1 per 150 S.F. Table in response to #1 above shows the revised spaces. This number of parkers assumes that all people eating at the restaurant will be separate from those already on site either at the active adult apartments, hotel or marina. Reality is that people already on site from the active adult apartments, hotel and marina will be eating at the restaurant and the true number of spaces needed will be less than the 63 shown in the chart in response to question #1 above.

5. In the Ordinance Table 1, Retail and Office uses are specified at 11,700 square feet. Where on the Site Plan is this structure located? **The Planning Commission had concerns regarding parking, the developer in response eliminated one of the 2 restaurant/retail buildings being a total of 5,304 which include the café, the marina office and a retail space. The location is between the Marina and the Hotel, at the southwestern corner of the property.**

The remaining square footage is 11,700 sq ft including the marina office in addition to the sit down restaurant. The 11,700 S.F consist of the Restaurant of approximately 9,700 S.F. (discussed in #4 above) and the marina office/retail of approximately 2,000 S.F. The marina office will be added to the north end of Restaurant.

6. How was parking calculated for Retail and Office. CLURO, Article 9 specifies 1 parking spot per 250 s.f. of gross floor area. Should the parking calculation per Code be 46.8 (11,700 / 250), rather than 23 parking spots specified in the P&Z Case Summary Parking Requirements section?

Below are the calculations for Marina Services. If the 2000 sq ft area is used as all marina retail the total number is parking requires is 5 spaces, if the entire space is used as a marina service the use would require 10 spaces.

In addition to the Marina Service component, the Marina that is located on Parcel U is required to provide parking spaces on Parcel D, as parcel U is strictly water. The number applicant is proposing 104 slips with 1 space required per 4 slips.

6.4.48 Marine Services - 1 per 200 s.f. of gross floor area Boat Fuel Area

6.4.49 Marine Services - Boat Sales/Service 1 per 200 s.f. of gross floor area of building Area plus 4 spaces for each service bay plus 1 per maximum anticipated number of boats for sale to be located on the site

6.4.50 Marine Services - Boat Repairs - 1 per 200 s.f. gross floor area of building Area plus 4 spaces for each service bay plus spaces for boat sales as provided herein if boats are sold from the site

6.4.51 Marine Services - Commercial and Charter Fishing - 1 per 200 s.f. of gross building area or 3 minimum

6.4.53 Marine Services - Marinas - 1 per every 4 boat slips

6.4.54 Marine Services - Retail - 1 per 400 s.f. of gross floor area

Restaurant component calculated as per question 4 above. Marina office/retail calculated at 1 per 400 S.F. for 5 parking spaces. No benefit is calculated for the fact that most if not all of the people coming to

the marina office/retail space will be the same people coming to use the marina, which has a separate parking calculation requirement.

7. In the multi-family buildings, what is the breakdown of 1, 2, and 3 bedroom apartments. When using 1.5 spots per unit, rather than the required 2, I would like to see what the math looks like if we attribute the required 2 parking spaces to the 3-bedroom apartments.

The CLURO does not differentiate the difference in 1-3 bedroom units for Multi-Family Uses. It does allow a formula of 1.5 spaces for efficiency units. The CLURO does address units that exceed 3 bedrooms, requiring an additional parking space for each bedroom. The applicant has indicated the units will be 1-3 bedrooms.

6.2.7 Multiple-Family Residential -- 1.5 per efficiency unit*; 2 per 1-3 bedroom plus 1 per additional bedroom

***dwelling unit, efficiency - A dwelling unit that has only one combined living and sleeping room, said dwelling unit, however, may also have a separate room containing only kitchen facilities and also a separate room containing only sanitary facilities.**

The application proposes 201 units all of which are calculated as 2 spaces per unit (402 required spaces).

The applicant is requesting to use a reduced calculation due to the study prepared by ARRIVE architects (located on the website).

	<u>Units</u>		<u>Spaces</u>
1-BR	99	1.5 space	149
2-BR	85	1.5 space	128
3-BR	17	2 spaces	34
	<u>201</u>		<u>310</u>

As per the attached letter, actual parking needs for comparable active adult properties generally range from 1.2 to 1.3 spaces per unit. At 1.3 spaces per unit, required parking would be 262 spaces when all apartments are 100% leased. Average occupancy for similar complexes is 93%, which translates to 244 spaces.

8. In reviewing the following document, "220812_overall_site_plan", it looks like part of the restaurant will be built outside of the property line and potentially in a servitude. Is this correct? **The conditional use and planned district process is conceptual in nature however, the Council may condition that all structures are located wholly on Parcel D**

Plans are still a work-in-progress. No part of the restaurant structure will be built in the servitude or outside of the property lines.

9. Parking Bank - I would like to see what the pervious/impervious calculations look like if the "parking bank" is later developed. I want to make sure the overall site is still in compliance in the event the greenspace used for the parking bank is developed in the future. The current design for the site is 58.3% impervious. If the parking bank was fully developed, the impervious number would be 60.6%. Use of the parking bank will only occur if needed. Whether all the spaces in the parking bank will ultimately be used or even a portion is debatable. If the banked parking spaces are needed, they will be prepared with pervious materials to facilitate water absorption. The design of the developers is to leave as much green space as possible to maintain the environment.