

8th & Penn Parking Density – Staff Calculations

8th & Penn Parking Density Calculations - Developer Standards

Building	Footprint Sq. Ft.	Stories	Total Sq. Ft.	Units	Retail Sq. Ft.	Office Sq. Ft.	Parking Required
720 E. 9th							
806 Penn	1115	1	1115		1115		2
804 Penn	1369	2	2738		1369	1369	3
Poehler (Main)	15508	1	83826		15508		16
2nd Floor & Basement		2				12893	26
Residential				24			24
810 Penn	6627	2	13254		6627	6627	14
826 Penn	10444	1	10444		10444		11
830-832 Penn	10220	1	10220			10220	11
846 Penn West	2651	2	5302		5302		6
846 Penn East	1556	1	1556		1556		2
8th & Penn	3600	3	16502		3600		4
				12			12
9th & Penn	3600	3	16502		3600		4
				12			12
Penn Row Phase II	4150	3	11951	10			10
Penn Row Phase III	4150	3	11951	10			10
Penn Row Phase IV	4150	3	11951	10			10
Totals	69140		197312	78	49121	31109	177

Parking calculated using 1 (one) parking space per 1,000 square feet of floor area for retail/commercial/office uses. Residential is calculated using 1 (one) per residential unit.

8th & Penn Parking Density Calculations - City Staff Standards

Building	Footprint Sq. Ft.	Stories	Total Sq. Ft.	Units	Retail Sq. Ft.	Office Sq. Ft.	Parking Required
720 E. 9th							
806 Penn	1115	1	1115		1115		3
804 Penn	1369	2	2738		1369	1369	6
Poehler (Main)	15508	1	83826		15508		31
2nd Floor & Basement		2				12893	52
Residential				24			48
810 Penn	6627	2	13254		6627	6627	27
826 Penn	10444	1	10444		10444		21
830-832 Penn	10220	1	10220			10220	21
846 Penn West	2651	2	5302		5302		11
846 Penn East	1556	1	1556		1556		3
8th & Penn	3600	3	16502		3600		8
				12			24
9th & Penn	3600	3	16502		3600		8
				12			24
Penn Row Phase II	4150	3	11951	10			20
Penn Row Phase III	4150	3	11951	10			20
Penn Row Phase IV	4150	3	11951	10			20
Totals	69140		197312	78	49121	31109	347

Parking calculated using 1 parking space per 500 square feet of floor area for retail/commercial/office uses. Residential is calculated using 2 per residential unit.

8th & Penn Parking Density Calculations - SmartCode Standards

Building	Footprint Sq. Ft.	Stories	Total Sq. Ft.	Units	Retail Sq. Ft.	Office Sq. Ft.	Parking Required	Shared Parking*
720 E. 9th								
806 Penn	1115	1	1115		1152		4	
804 Penn	1369	2	2738		1369		5	
						1369	3	
Poehler (Main)	15508	1	83826		15508		16	
2nd Floor & Basement		2				12893	26	
Residential				24			24	
810 Penn	6627	2	13254		6627		20	
						6627	14	
826 Penn	10444	1	10444		10444		32	
830-832 Penn	10220	1	10220			10220	21	
846 Penn West	2651	2	5302		2194		7	
846 Penn East	1556	1	1556		1556		5	
8th & Penn	3600	3	16502		3600		11	
				12			12	
9th & Penn	3600	3	16502		3600		11	
				12			12	
Penn Row Phase II	4150	3	11951	10			10	
Penn Row Phase III	4150	3	11951	10			10	
Penn Row Phase IV	4150	3	11951	10			10	
Totals	69140		197312	78	46050	31109	253	211

*Shared Parking based on dividing the total required parking by a share factor of 1.2.

Parking calculated using 3 parking spaces per 1,000 square feet of floor area for retail/commercial uses and at 2 parking spaces per 1,000 square feet of floor area for office uses. Residential parking is calculated using 1 (one) per residential unit.

Regarding the sharing factor, the SmartCode states: "When three functions share parking, use the lowest factor so that enough parking is assured". The share factor of 1.2 is the lowest factor spelled out in the SmartCode for this project.