PARKING ANALYSIS
interim occupancy

All zoning should be reviewed by Owner's Counsel

project	HERE Kansas 1101 Indiana Street, Lawrence, Kansas
issued date	March 24, 2016
description	New mixed-use development

parking calculations

topic	approved FDP	Interim proposal (metered spaces for guests and retail only)	Lawrence Land Development Code reference	notes
occupied residential units				
actual	237	208		
per Zoning calculation	172	151	20-701-f-3-ii	1-BD = 0.4 unit; 2-BD = 0.6 unit 3-BD = 0.8 unit; 4-BD = 1.0 unit Average unit = 0.727 (based on average bedroom count)
# beds	624	548		There are (64) 1BD, (48) 2BD, (36) 3BD, and (89) 4BD units total; avg. 2.63 bedrooms/unit
residential parking requirement				
unit parking	624	548	Table 20-902	1/ bedroom
guest parking	18	15	Table 20-902	1/ 10 units (per Zoning calc)
subtotal - required residential parking	642	563		
retail parking requirement				
1st floor (restaurant)	40	40	Table 20-902	1/100sf (dining room) + 10 employees (est.)
3rd floor (retail)	10	10	Table 20-902	1/300sf (est.)
3rd floor (fast order food)	21	21	Table 20-902	1/100sf (dining room) + 10 employees (est.)
5th floor (retail)	9	9	Table 20-902	1/300sf (est.)
Valet operators	0	8		
subtotal - required nonresidential parking	80	88		
parking reductions				
development bonus points	(1)	(1)	20-1108-I	-1 space/ 5 points (see notes)
shared parking	(36)	(32)	20-909	5% of the required parking
subtotal - parking reductions	(37)	(33)		
total required parking	**685**	**618**		
parking provided				
on-street' (retail and guest)	108	108	20-1108-k-1	
off-street (residential)	577	510		
total provided	**685**	**618**		

Notes:

1. Data is based on not using the metered street parking for residential parking as currently designed.

2. HPA recommends review with the City of Lawrence to confirm they agree with the analysis and that the changes would be approved.