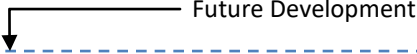


## 135 Cushing Combined Parking Calculation (+ Existing Uses)

Projects at 1909 Harrison Ave NW, 106, 110, 124 Division St. SW, and 123, 135 Cushing St. NW

<u>Project Address</u>	<u>Proposed Use</u>	<u>Parking Factor</u>	<u>Proposed Units</u>	<u>Required Parking per Use</u>	<u>Existing (former) Use</u>
1909 Harrison NW	Café	10/1000 gross sf	1,598 sf	15.98	
1909 Harrison NW	Retail (2 <sup>nd</sup> flr)	3.5/1000 gross sf	1,142 sf	4.00	
1909 Harrison NW					(Pharmacy) (1,100 sf)
106 Division NW	Retail Bakery	3.5/1000 gross sf	1,124 sf	3.93	
106 Division NW					(Residence) (1,134 sf)
<div style="text-align: center;">  <p>Future Development</p> </div>					
110 Division NW	Retail	3.5/1000 gross sf	1,500 sf	5.25	
110 Division NW	Retail (2 <sup>nd</sup> flr)	3.5/1000 gross sf	1,500 sf	5.25	
110 Division NW					(Residence) (1,062 sf)
124 Division NW	Retail	3.5/1000 gross sf	776 SF	2.72	776 sf
123 Cushing	Lodging House	Operator + 1/guest	4 guest rms	5.00	2,440 sf
135 Cushing	Office (1 <sup>st</sup> flr)	4.0/1000 gross sf	1,500 sf	6.00	1,537 sf
135 Cushing	Office (2 <sup>nd</sup> flr)	4.0/1000 gross sf	1,500 sf	6.00	697 sf
135 Cushing	Park Office	4.0/1000 gross sf	340 sf	1.36	340 sf

Total Base Parking Requirement **50.24**

Reduction for HDC-3 Zone  
(10% per 18.38.160 (A)) **-5.02**

Calculated Parking Requirement Subtotal **45.22**

**Required Parking with 1 reduction 45 spaces**

**Additional reduction may require SPRC approval:**

Reduction for Combined Parking (15% for 4 or more uses per 18.38.180 (2.b.))	<u>-7.54</u>
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Total Calculated Parking Requirement	<b>37.68</b>
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<b>Total Parking Requirement</b> <b>(<u>may</u> require SPRC approval)</b>	<b>38 spaces</b>
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<b>Note: Additional Barrier Free Space</b> <b>For West Central Park Land Use Approval</b>	<b>1 space</b>
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<b>Total Minimum parking required</b>	<hr/> <b>39 spaces</b>
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<b>Parking Spaces to be provided:</b>	<b>Off Street</b>	<b>39</b>
	<b><u>On Street</u></b>	<b><u>8</u></b>
	<b>Total</b>	<b>47</b>