

## **135 Cushing      Combibned Parking Calculation (+ Existing Uses)**

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

<b><u>Project Address</u></b>	<b><u>Proposed Use</u></b>	<b><u>Parking Factor</u></b>	<b><u>Proposed Units</u></b>	<b><u>Required Parking per Use</u></b>	<b><u>Existing (former) Use</u></b>
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)
		Future Development			
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>
---	--------------

Total Calculated Parking Requirement	<b>37.68</b>
--------------------------------------	--------------

<b>Total Parking Requirement</b> <b>(<u>may</u> require SPRC approval)</b>	<b>38 spaces</b>
---	------------------

<b>Note: Additional Barrier Free Space</b> <b>For West Central Park Land Use Approval</b>	<b>1 space</b>
--	----------------

<b>Total Minimum parking required</b>	<b><u>39 spaces</u></b>
---------------------------------------	-------------------------

Parking Spaces to be provided:	Off Street	39
	<u>On Street</u>	<u>8</u>
	Total	47

**Note: This calculation is provided as a key part of the understanding of the on-street and combined parking provisions of the Zoning Code. This is to begin the process for the change of use at 135 Cushing at this time, and considerations in the block for future developments at 110 Division and for another potential change of use at 124 Division (by separate future applications).**