

PARKING REQUIREMENT

SEC 23.4-10 f) 2. B

MUSEUM PARKING COUNT				
Program	LDR Use	GSF	Parking Ratio	Parking Count
MUSEUM - 1ST FLOOR				
CIRCULATION/SUPPORT	Industrial	856 SF	1,000	0.86
STORAGE	Industrial	413 SF	1,000	0.41
GALLERY	Institutional	4,148 SF	200	20.74
CAFE	Restaurant	1,506 SF	150	10.04
6,924 SF			32.05	
MUSEUM - 2ND FLOOR				
CIRCULATION/SUPPORT	Industrial	1,046 SF	1,000	1.05
STORAGE	Industrial	1,226 SF	1,000	1.23
GALLERY	Institutional	5,399 SF	200	26.99
7,671 SF			29.27	
MUSEUM - 3RD FLOOR				
FLEX/EVENT	Assembly	2,656 SF	75	35.41
CIRCULATION/SUPPORT	Industrial	1,198 SF	1,000	1.20
STORAGE	Industrial	463 SF	1,000	0.46
VISIBLE STORAGE	Institutional	1,330 SF	1,000	1.33
5,647 SF			38.40	
MUSEUM - 4TH FLOOR				
CIRCULATION/SUPPORT	Industrial	1,206 SF	1,000	1.21
STORAGE	Industrial	249 SF	1,000	0.25
VISIBLE STORAGE	Industrial	625 SF	1,000	0.62
GALLERY	Institutional	2,609 SF	200	13.05
OFFICE	Office	1,637 SF	400	4.09
6,327 SF			19.22	
Grand Total	26,569 SF		118.94	

MUSEUM PARKING REQUIREMENT

TOTAL MUSEUM LOT PARKING COUNT = 119 PARKINGS REQ'D (SEE CHART ABOVE)

RESIDENTIAL PARKING REQUIREMENT

RESIDENTIAL AREA

1 BDRM = 67 UNITS
2 BDRM = 43 UNITS
TOTAL = 110 UNITS

67 X 1.5 (1 BDRM) = 100.5 PARKING
43 X 1.75 (2 BDRM) = 75.25 PARKING
TOTAL GARAGE = 176 PARKINGS

COMMUNITY ART SPACE: 1,746 SF
1,982 SF / 200 SF(INSTITUTIONAL) = 10 PARKINGS

TOTAL RESI LOT PARKING COUNT = 186 PARKINGS REQ'D

COMBINED LOT PARKING REQUIREMENT

25% DEDUCTION OF THE TOTAL OFF-STREET PARKING REQUIREMENT FOR LAND OR BUILDING USED FOR TWO OR MORE USES

119 + 186 = 305 PARKINGS TOTAL
305 x 25% = 76 PARKINGS DEDUCTED
305 - 76 = 229 PARKINGS TOTAL AFTER DEDUCTION

TOTAL COMBINED LOT PARKING COUNT = 229 PARKINGS REQ'D

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SEC 23.4-10 f) 2. A

SEC 23.4-10 f) 2. B

SEC 23.4-10 h) 1

PARKING DISTRIBUTION

RESIDENTIAL BUILDING

- GARAGE PARKING - 124 CARS
(SEE DWG 1/A-30)
REGULAR - 89 CARS
COMPACT - 29 CARS
ADA (INCLUDES VAN) - 6 CARS
TOTAL - 124 CARS
- BICYCLE (EQUIVALENT CAR SPACES) - 24 CARS
(SEE DWG 1/A-31)
ALT. PARKING PERMITTED = 215 x 25% = 53 MAX.
53 - 29(COMPACT) = 24
- ON-STREET (RESI. ONLY) - 16 CARS
(SEE DWG 1/A-31)

RESI TOTAL - 164 CARS PROVIDED

MUSEUM BUILDING

- OFF-STREET - 4 ADA CARS
(SEE DWG 1/A-04)
- ON-STREET (MUSEUM ONLY) - 10 CARS
(SEE DWG 1/A-04)
6 CARS + 1 BUS (4 CARS)= 10 CARS

MUSEUM TOTAL - 14 CARS PROVIDED

PROPOSED CITY (PARKING GARAGE) - SEPARATE APPLICATION

TOTAL - 268 CARS, 51 CARS IN-LIEU SUBSTITUTION

GRAND TOTAL

164 + 14 + 51 = 229 CARS PROVIDED

COMPLIES

SEC 23.4-10 l) 1.a

SEC 23.4-10 j) 2.e
SEC 23.4-10 l) 2

WMODA MIXED-USE, CULTURAL
ARTS CAMPUS

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REVISED PARKING ANALYSIS
07/22/2025



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