

REVISED Parking Requirements - 72nd Street Municipal Complex and Aquatic Center Options

3/23/2018

Option	LU	Description	Size	Info	Section 130.32	1 space per	Spaces
Garage	Library/Media Center	2-level bldg....SW corner of the garage maybe incl some of the garage interior (40 seats)	4,400	40 seats	(7)	4 seats	10
		Library café (20 seats)	600	20 seats	(13)	4 seats	5
		Subtotal	5,000				15
	Community Mtg Room	Located on Roof Level (50 seats)	5,000	50 seats	(7)	4 seats	13
	Commercial Space	Remaining SF after adjustments for library, community center	10,000	80% eff	(36)(37)	300 SF	27
	Athletic Club ¹	Adult-focused gym with running	7,500	No requirement indicated in regulations ¹			27
	All Wheels Skate Park ²	Area located along Collins Avenue	20,000	No requirement indicated in regulations ²			7
	Passive Space ²	whatever is left unused on the site	40,000	No requirement indicated in regulations ³			14
TOTAL			87,500				102

¹ Athletic Club, 3.55 spaces per 1,000 SF of GFA, Parking Generation Manual, 3rd Edition, Institute of Transportation Engineers

² City Park, 5.0 spaces/acre, Parking Generation Manual, 3rd Edition, Institute of Transportation Engineers

Estimated Parking Generation - Community Pool ³	Size	Info	Section 130.32	1 space/	Spaces
Seating	100 grandstand seats	cap. 100	(7)	4 seats	25
Community Pool (50m x 25m) ⁴	1250 M ² = 12,450 SF	50 SF/Pers	N/A	4 persons	62
Café	850 SF	80% eff.	(13)	60 SF	11
				TOTAL	99

³ No parking requirements stated for Parking District 1

⁴ Assumption of capacity equivalent to 50 SF/persons and 1 parking space for every 4 persons

Parking Requirements - 72nd St Municipal Complex

Project Component	Spaces
Existing Parking Demand ⁵	255
Parking Structure	102
Community Pool	99
Total Parking Spaces Required	455

⁵ Walker Parking Analysis, North Beach 2014

NOTE:

The team is proceeding to develop the feasibility study for the 72nd Street Complex, incorporating the following programmatic elements:

- 1) Parking garage
 - Ability to convert to non-parking use in the future
 - Approximately 460 spaces: 107 spaces required for planned facility, 97 spaces required for community pool facility and 255 projected need.
 - Structure and “Active Liner” arranged to reinforce commercial corridor at southwest corner of site
- 2) All-wheels park up to 20,000 SF in size
- 3) Passive Park measuring approximately 56,000 SF
- 4) Roof-top Community Pool measuring 50m x 25m, including all support facilities, with movable bulkheads and movable floor (high school competition model)
- 5) Approximately 20,000 SF of civic/commercial space, inclusive of active liner
 - 5,000-10,000 SF Library/Media Center
 - Roof-top community meeting room up to 2500 SF, potentially part of the Library
 - 7,500 SF adult focused, upscale fitness gym with running track