

Franciscan Sisters of Perpetual Adoration (FSPA)

Parking Summary

March 29, 2019

Project Summary

The proposed FSPA project includes building renovations, 2 small building additions, and site improvements.

Building Renovation/Additions

The building additions will increase the overall square footage of the building from 174,600± s.f. to 180,000± s.f. (approximately 3%). Although the square footage is increasing slightly, the overall number of residential rooms will decrease by 12. The Franciscan Spirituality Center will continue as a sponsored mission for FSPA and continue to occupy and operate in the building as it currently does.

Existing Building

Assisted living sister rooms:	83
Nursing/memory care sisters rooms:	0
<u>Guest rooms:</u>	<u>31</u>
Total:	114

Proposed Building

Assisted living sister rooms:	35
Nursing/memory care sister rooms:	24
<u>Guest rooms:</u>	<u>43</u>
Total:	102

Parking Data

The project decreases the number of on-site parking stalls. However, the overall number of FSPA parking stalls will substantially increase, due to FSPA acquisition of the existing Mayo parking lot north of Market Street. FSPA now has 98 parking stalls in the existing surface parking lot north of Market Street.

The following is a summary of existing versus proposed parking:

Existing Parking

On-site:	71 stalls*
<u>Off-site:</u>	<u>0 stalls**</u>
total:	71 stalls

*FSPA on-site parking includes 24 parking stalls on Franciscan Way that are signed for FSPA use only

**FSPA was permitted to park a limited number of cars in the Mayo surface parking lot north of Market Street

Proposed Parking

On-site:	66 stalls*
<u>Off-site:</u>	<u>98 stalls**</u>
total:	164 stalls

*The proposed project will include a net loss of 5 on-site parking stalls

**FSPA recently acquired the existing Mayo surface parking lot north of Market Street and now have 98 stalls in this lot. The Mayo staff that parked in this lot, now park in the adjacent Mayo parking structure or in other Mayo parking lots that have available capacity

This type of project and use is not specifically addressed in the parking requirements of the City Zoning Code and therefore calculating a required number of stalls is not feasible. Based on the overall decrease in the number of resident rooms in the building and the substantial increase in FSPA parking, we feel that the parking needs are certainly addressed. It is also important to note that the sisters do not individually own vehicles, but share a pool of vehicles, therefore also decreasing the need for parking.