

CITY CENTER DELRAY IN-LIEU PARKING REQUEST JUSTIFICATION

(updated 6/14/22)

Pursuant to LDR Section 2.4.5 (O), the Applicant , MDG Banyan Delray Partners,LLC requests a approval for in-lieu parking per LDR Section 4.4.13 (I)(g) which states:

(g) Properties located within 750 feet of a public parking garage or the Planned Tri-Rail Coastal Link Station (See Figure 4.4.13-5) may opt to use the in-lieu fee option provided in [Section 4.6.9\(E\)\(3\)](#) up to 50 percent of the required off-street parking amount, except that restaurant and lounge uses are limited to 30 percent. The distance shall be measured along the closest pedestrian route between nearest building entrances/the planned station location.

The partial aerial vicinity view on sheet A0.02 illustrates the distance measured along pedestrian routes between the building entrances and parking garages within 750 feet. Also included on sheet A0.20 are the project data tables. The shared parking matrix from LDR Section 4.6.9 (C)(8)(a) quantifies the required parking of the proposed mixed-use building. The shared parking matrix indicates a required number of 53 parking spaces. 28 spaces are provided on site per the Regulating plan on sheet A0.20. The Applicant is opting to provide the remaining 25 spaces as in-lieu parking. Per the shared parking matrix, the 7.72 required restaurant area spaces x 30% = 2.32 allowable in-lieu spaces, 50% of the combined office (33.79) = 16.90 allowable in-lieu spaces and 50% of retail (11.73) = 5.87 allowable in-lieu spaces equal a total 25.09 allowable in-lieu spaces for the project. The 28 on-site parking spaces plus the 25 in-lieu spaces meets the minimum required 53 spaces.

The latest City Parking Study from 2016 indicates that the peak hours of usage are between 8-9 pm. During this time period the City Center Delray parking needs per the shared parking matrix needs between 30-39 spaces or 2- 11 more spaces than the 28 on-site space to be provided. The study includes parking demand uses for the public parking lot (The Monterey lot of 85 spaces) exists directly north of the adjacent alley, the Federspiel Parking Garage (202 spaces) and the Old square Garage (525 spaces). The study also indicates that the off peak daytime hours during the week and weekend are approximately 50% of the available public parking capacity.

The public parking area off-peak daytime usage per the 2016 City Parking Study coincides with the peak time usage of the City Center Delray project. The peak time usage for the public parking areas are between 8-9 pm on weekends which is a much lower usage time period for the City Center Delray requiring only 6 extra off-site spaces in addition to the 28 on-site parking spaces provided.

Additionally, a public parking lot with 98 spaces exists directly north of the adjacent alley which accesses both the project and the public parking lot.

The Applicant respectfully requests the approval of this in-lieu parking request for this project, acknowledges and agrees to the **Resolution 27-17 in-lieu parking fee within Area 2 of \$10,140 per space.**