



**Memorandum**

**To:** Benjamin Restrepo, PE  
City of Fort Lauderdale

**From:** Lisa Bernstein, PE

**Date:** March 8, 2019

**Re: West Village Parking Reduction Request – Sistrunk Redevelopment, SW Corner NW 6 Street and NW 7 Avenue (Avenue of the Arts)**

The developer is proposing to construct West Village, a Six-Story Mixed-Use Development on the southwest corner of NW 6 Street and NW 7 Avenue. They are requesting a parking reduction from the number of spaces required by City Code. The City of Fort Lauderdale requires a parking reduction analysis for this request. This memorandum will outline the parking reduction methodology and analysis for the request.

The West Village proposed development is located on the southwest corner of NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts). The property is bounded by NW 6 Street to the north, NW 7 Avenue to the east, NW 5 Street to the south and NW 7 Terrace to the west in Fort Lauderdale, Florida.

West Village will be a Six-Story Mixed-Use Development on the southwest corner of NW 6 Street and NW 7 Avenue. There will be a maximum of 470 apartment units (384 studio/one-bedroom, 73 two-bedroom and 13 two-bedroom/one den/two bath) and 16,575 Square Feet (SF) of Retail use. The project will provide 498 parking spaces. The provided parking spaces are less than the number required per City Code. The following analysis will compare the City Code required parking spaces for a Mid-Rise Apartment building with a retail component and the spaces required per the Institute of Transportation Engineers (ITE), *Parking Generation*, 4<sup>th</sup> Edition.

Corporate Office  
301 E. Atlantic Blvd  
Pompano Beach  
FL 33060  
954.788.3400

Miami-Dade County  
2160 N.W. 82 Ave  
Doral  
FL 33122  
305.667.5474

Broward County  
2312 S. Andrews Ave  
Fort Lauderdale  
FL 33316  
954.788.3400

Palm Beach County  
120 N. Federal Hwy  
Suite 208  
Lake Worth, FL 33460  
561.469.0992

St. Lucie County  
2325 S.E. Patio Cir.  
Port St. Lucie  
FL 34952  
954.788.3400

Orange County  
2948 E. Livingston St.  
Orlando  
FL 32803  
954.788.3400

## City Code Requirements

The proposed development is in the City's Northwest Regional Activity Center (NWRAC). The City's *Unified Land Development Code, Section 47-20.0 Parking and loading zone requirements*, provides information in Table 3 for the NWRAC. Table 3 states that for the NWRAC, the parking space requirements for residential are the same for the uses in Table 1. Table 1 states that the parking requirement for multifamily efficiency and one-bedroom are 1.75 spaces per unit and for multifamily two-bedroom its is 2 spaces per unit.

Table 3 states that nonresidential use greater than 2,500 SF shall be required to provide 60% of the parking space requirements for the uses provided in Table 1. Retail sales, service requires one space per 250 SF of gross floor area (gfa). The first 2,500 SF of Retail space is not counted per Table 3, which would result in 14,075 SF used for the parking calculation. The City Code information is included.

Based on the City Code criteria, the following number of spaces would be required:

Multifamily Studio/One-bedroom	1.75 spaces/unit	384 units	672 spaces
Multifamily Two-bedroom	2.0 spaces/unit	73 units	146 spaces
Multifamily Two-bedroom/One Den/Two Bath	2.1 spaces/unit	13 units	28 spaces
Retail Space	1space/250 gfa	14,075 SF	57 spaces (60%) = 35 spaces
<b>Total Spaces Required per Code</b>			<b>881 spaces</b>

With more reliance on different modes of transportation and the multitude of available transit along NW 6 Street (Sistrunk Boulevard) and NW 7 Avenue (Avenue of the Arts), the code required spaces are excessive for the proposed development. Alternative travel modes which will reduce roadway congestion are being encouraged.

The City Code required parking is compared to the data provided by the *ITE Parking Generation, 4<sup>th</sup> Edition* for the same uses.

## ITE Parking Generation, 4<sup>th</sup> Edition

The ITE *Parking Generation, 4<sup>th</sup> Edition*, provides an estimate of parking demand based on parking demand studies submitted to ITE by public agencies, consulting firms, universities, association and local sections, districts and student chapters of ITE.

The parking demand data used in this evaluation is for the Land Use Code (LUC) 221, Low/Mid-Rise Apartment. The Traffic Impact Study also used LUC 221 for the project's Trip Generation. The condition evaluated is the Average Peak Period Parking Demand vs. Dwelling Units, on a Weekday in an Urban Area. The information from the ITE *Parking Generation, 4<sup>th</sup> Edition* is included with this memorandum.

The peak demand for parking for a Mid-Rise Apartment is from 10:00 PM to 5:00 AM. The data provides an equation to determine the number of parked vehicles based on the number of dwelling units. The equation is based on study sites with an average of less than 1.5 bedrooms per dwelling unit, so will only be applied to the Studio and one-bedroom units. Study sites with an average of 2.0 or greater bedrooms per dwelling unit reported peak demand at 13 percent greater. The two-bedroom dwelling units will use the equation plus 13 percent.

The Retail Space in the ITE *Parking Generation, 4<sup>th</sup> Edition* is based on Land Use 820 – Shopping Center. This use is for large retail shopping centers with an average SF of over 500,000 SF. The retail for this project is more localized with 16,575 SF. The City Code allows for the parking requirement for Retail Space to be reduced, therefore the same information from the City Code is used for these number of parking spaces. Based on the ITE Parking Generation, the following number of spaces would be required:

Multifamily Studio/One-bedroom	$P = 0.92X + 4$	384 units	358 spaces
Multifamily Two-bedroom	$P = (0.92X + 4) * 1.13$	86 units	94 spaces
Retail Space (City Code)	1space/250 gfa	14,075 SF	57 spaces (60%) = 35 spaces
<b>Total Spaces Required per Code</b>			<b>487 spaces</b>

Per ITE *Parking Generation, 4<sup>th</sup> Edition*, 487 spaces are required for the proposed project. There will be 498 spaces provided and the Retail spaces will not be needed at night and may be used for the residential overnight parking.

## Conclusions

The developer is proposing to construct a Six-Story Mixed-Use Development on the southwest corner of NW 6 Street and NW 7 Avenue. There will be a maximum of 470 apartment units (384 studio/one-bedroom, 73 two-bedroom and 13 two-bedroom/one den/two bath) and 16,575 Square Feet (SF) of Retail use. The project will provide 498 parking spaces.

The provided parking spaces are less than the number required per City Code. The analysis shows that the City Code required parking spaces for a Mid-Rise Apartment building with a retail component would require 881 spaces, far more than available or needed on site. The parking spaces required per the Institute of Transportation Engineers (ITE), *Parking Generation*, 4<sup>th</sup> Edition for the same land uses are 487, which are less than what is being provided. The additional spaces and retail spaces would be available at night during the peak parking demand time for the residential. With the available alternative modes of transportation in the area, the reduced parking spaces would be appropriate for this project.

This item has been electronically signed and sealed by Lisa Susan Bernstein, P.E. on the date below using a Digital Signature.

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