

DOWNTOWN REGIONAL ACTIVITY CENTER PARKING ANALYSIS

Project Name	Status	Address	Zoning District	Units	Parking Spaces	Ratio (spaces per unit)	Notes
New River Yacht Club	Completed	400 SW 1st Ave	RAC-CC	256	293	1.14	
The Whitney	Completed	120 NE 4 St	RAC-CC	386	543	1.41	
The Pearl	Completed	400 NE 3rd Ave	RAC-CC	350	525	1.50	
The Queue	Completed	817 SE 2nd Ave	RAC-CC	192	323	1.68	
The Rise	Completed	405 Ne 2nd St	RAC-CC	348	446	1.28	
Pinnacle at Tarpon River	Completed	805 SE 3 Ave	RAC-CC	112	149	1.33	
Icon Las Olas	Completed	500 E Las Olas Blvd	RAC-CC	272	404	1.49	
4 West Las Olas	Completed	305 S Andrews Ave	RAC-CC	260	385	1.48	
100 Las Olas	Completed	100 E. Las Olas Blvd	RAC-CC	120	507	4.23	Hotel / Residential
The Manor	Completed	501 NE 5th Ter	RAC-CC	382	766	2.01	Mixed Used
The Edge	Completed	495 N Federal Highway	RAC-CC	331	515	1.56	
Las Olas River House	Completed	333 Las Olas Way	RAC-CC	280	366	1.31	
Exchange Lofts	Completed	115 NE 3rd Ave	RAC-CC	87	4	0.05	Adaptive Reuse Exist Structure / Parking Agreement
NOLA Lofts/Selo Hotel	Completed	313 NE 2 St	RAC-CC	150	56	0.37	
RD Las Olas	Under Construction	201 S. Federal Highway	RAC-CC	259	365	1.41	
Novo Las Olas	Under Construction	212 SE 2nd Ave	RAC-CC	329	650	1.98	Office / Residential
Next Las Olas	Under Construction	419 SE 2nd St	RAC-CC	374	472	1.26	
New River Yacht Club III	Under Construction	400 SW 1st Ave	RAC-CC	230	324	1.41	
Society Las Olas (Formerly X Las Olas)	Under Construction	221 SW 1 Ave	RAC-CC	1,214	1,227	1.01	
Alluvion Las Olas	Under Construction	215 N New River Dr E	RAC-CC	419	663	1.58	
488 Residences	Approved	444 SW 1st Ave	RAC-CC	362	363	1.00	
629 Residences	Approved	629 SE 5th Ave	RAC-CC	251	341	1.36	
One Financial Plaza Phase III	Approved	100 SE 3rd Ave	RAC-CC	300	614	2.05	Office / Added Residential
1st Avenue Residences	Approved	477 SW 1st Ave	RAC-CC	380	576	1.52	
New River Central	Approved	100 SW 6th st	RAC-CC	407	463	1.14	
FAT City	Approved	300 N Andrews Ave	RAC-CC	612	1327	2.17	Mix of Uses
URBN Flagler	Approved	421 NE 3rd Ave	RAC-CC	512	600	1.17	
Riverparc Square	Approved	501 S Andrews Ave	RAC-CC	790	1630	2.06	Mix of Uses
Average for RAC-CC:					1.50	EXCLUDING HIGHLIGHTED OUTLIERS : 1.31	
Amary Las Olas	Completed	215 SE 8 Ave	RAC-EMU	262	501	1.91	
The Waverly Las Olas	Completed	110 N Federal Highway	RAC-EMU	304	686	2.26	
Laureat	Under Construction	790 E Broward Blvd	RAC-EMU	327	507	1.55	
Las Olas Walk	Under Construction	116 S. Federal Highway	RAC-EMU	456	458	1.00	
333 Victoria	Approved	319 NE 7th Ave	RAC-EMU	63	86	1.37	
808 SE 4th St	In Review	808 SE 4th St	RAC-EMU	77	155	2.01	
Average RAC-EMU					1.68		
Sailboat Bend Apartments	Under Construction	425 SW 4th Avenue	RAC-SMU	110	101	0.92	
New River Yacht Club West	Approved	401 SW 1st St	RAC-SMU	349	410	1.17	
Raintree Riverwalk Residences	In Review	408 SW 4th Ave	RAC-SMU	784	818	1.04	
River Lofts on 5th	In Review	307 SW 5th St	RAC-SMU	368	373	1.01	
Average RAC-SMU					1.04		
ORA Flagler Village	Completed	673 NE 3 Ave	RAC-UV	292	351	1.20	
EON Flagler Village	Completed	421 NE 6 st	RAC-UV	214	269	1.26	
Motif (Archo Metro)	Completed	500 N Andrews Ave	RAC-UV	385	458	1.19	
ID Flagler Village	Completed	113 NE 6 St	RAC-UV	24	48	2.00	
Village Place	Completed	720 NE 4 Ave	RAC-UV	112	138	1.23	
Alta Flagler Village	Under Construction	404 NE 7th Street	RAC-UV	270	343	1.27	
Modera 555	Under Construction	555 NE 8th Street	RAC-UV	350	424	1.21	
Quantum at Flagler Village	Under Construction	701 N. Federal Highway	RAC-UV	337	626	1.86	
Tarpon Lofts	Approved	400 SE 9th Ct	RAC-UV	9	12	1.33	
Village View	Approved	640 N Andrews Ave	RAC-UV	100	100	1.00	
FAT Village East	Approved	501 N Andrews Ave	RAC-UV	307	1,051	3.42	
FAT Village West	Approved	501 NW 1st Ave	RAC-UV	125	127	1.02	
iTown	Approved	208 SE 9th St	RAC-UV	41	50	1.22	
637 Art Lofts	Approved	637 NE 4th Ave	RAC-UV	9	10	1.11	
The Forge Lofts	Approved	401 NW 1st Ave	RAC-UV	35	51	1.46	
Flagler 626	Approved	626 NE 1st Ave	RAC-UV	110	137	1.25	
Flagler Village	In Review	417 NE 1st Ave	RAC-UV	143	163	1.14	
Searstown Parcel I	In Review	901 N Federal Highway	RAC-UV	819	1351	1.65	
Searstown Parcel III	In Review	450 NE 9th St	RAC-UV	135	230	1.70	
Flagler Creative	In Review	818 NE 4th Ave	RAC-UV	314	452	1.44	
Average RAC-UV					1.45		
Total average for all developments					1.47		