MEMORANDUM

Date: May 2012

To: Planning and Building Manager Jeff Bond and the City of Albany Planning
         Commission

From: Kava Massih Architects

Subject: 1600 Solano Avenue Parking Assessment

kma; 1140

This memorandum presents our parking assessment for a proposed mixed-use medical and retail building (project), at the southeast corner of Solano Avenue and Ordway Street in the City of Albany.

Two previous versions of the project were presented to the Planning Commission in 2010. Both projects were larger (8,800 and 6,400 square feet respectively) and consisted entirely of medical office space rather than a mix of uses.

Project Description

The project is located at 1600 Solano Avenue in is in the Solano Commercial Zone. Based on feedback from the Commission and the public, we are now proposing 4,000 square feet of medical office located on the ground and second floors, 1,200 square feet of ground floor retail, and a partially underground, off-street parking facility below. Main entries to both the medical office and retail spaces open to Solano Avenue. The parking level is accessed from Ordway Street.

How do we stack-up against the requirements of neighboring cities and the ITE?

Berkeley requires 1 parking space per 300 square feet of Medical Practitioner Office. 4,000 square feet of medical office would require **13 parking spaces**.
Emeryville requires 3 parking spaces per 1,000 square feet for Medical uses; however 20% of the total square footage is allowed to be deducted as a Grossing Factor. 4,000 square feet of medical office would require **10 parking spaces**.
El Cerrito requires 1 parking space per 250 square feet of Clinic. 4,000 square feet of medical office would require **16 parking spaces**.
ITE, Institute of Transportation Engineers, suggests 3.5 parking spaces per 1,000 square feet of Medical Offices. To meet this suggested ratio for 4,000 square feet of medical office would require **14 parking spaces**.

Parking Demand and Assessment
At 1600 Solano

Parking Assessment

Based on standard practice and what the ITE suggests we have conducted a study to arrive at the number of required parking spaces as follows:
    1 space per employee, 8 employees = 8 parking spaces
    1 space per exam room, in this case we have used chairs, 7 chairs = 7 spaces
    1 or 2 spaces per waiting room, 2 waiting rooms = 3 spaces
    Grand total number of parking spaces required = **18 spaces**

Parking Code Requirement

City of Albany's Zoning Code requires 1 parking space for each 200 square feet of Medical Office. The Code also allows for up to 1,500 square feet of Retail to be built without any additional parking required. The proposed project consisting of 4,000 square feet of Medical Office and 1,200 square feet of Retail requires **20 parking spaces**.

Expected Parking Demand

Berkeley Orthodontics' total parking demand consists of doctor, staff, and patient demands.
Doctor Demand:
    There will be up to 4 doctors in the medical offices, none of them full time. The doctors at Berkeley Orthodontics have two other locations, Orinda and Berkeley and will therefore spend only 30% of their time at this location. We would allocate 1 full time parking space for the doctors.
Staff Demand:
    At our other offices, approximately half of our staff arrives to work with a car that needs to be parked. The rest arrive by other means including by public transit, car pool, bicycle, and on foot. We expect staff transportation at this office to follow the same pattern. A staff of 8 would require 4 parking spaces.
Patient Demand:
    The patient load varies from day to day and the duration of stay varies depending on the nature of their visit. We anticipate that for any given hour the average demand for patients will not exceed 6 parking spaces.

We therefore expect a total parking demand of **11 spaces**.

Our Parking Proposal

We are providing 11 off-street self-parking spaces. This number increases to 15 parking spaces by using a tandem parking approach. This number increases again to 24 total parking spaces by using valet parking.