

Parking Ruddertowne
8/31/2013

1. Parking needs to be provided per applicable code and per the MAR as follows
 - a. Hyatt Hotel. There will be 90 rooms. There needs to be 1 parking space per room and in addition 2 spaces for the lobby. **92 spaces**
 - b. There will be an additional 18 units that will be owned by a different entity that will be leased as hotel rooms. There needs to be 1 space per unit. **18 spaces**
 - c. There will be 16 condos on the 4th floor. Each of these condos will be 3 bedrooms or less and they will need 2 spaces per unit. **32 spaces**
 - d. BayCenter, this was built pre zoning code and does not require parking, when and if the building is structurally modified in Phase 2 there will be a requirement for 66 spaces.
 - e. Lighthouse restaurant, this is a non-conforming establishment and does not require parking to be allocated.
 - f. Crabbers Cove, this was built prior to the code being established however several years ago they made the decision and the town approved the Cove becoming a conforming establishment. Based on the square footage of 5597 square feet the will need **56 spaces**
 - g. Que Pasa, based on the total square footage of the restaurant , bar and outside seating area the will need a total of **39 spaces**

DBE will need to have at minimum 237 spaces

- There are **48 spaces** on Van Dyke that are part of the calculations, as per the MAR
- There are **64 spaces** on Dickinson that are part of the calculations, as per the MAR
- The outdoor lot is confirmed to have over **125 spaces** as currently striped.

Therefore, DBE has met or exceeded the minimum parking requirement per the MAR and zoning code.