

From: [James Studley](#)
To: [Xi Cui](#)
Subject: Parking Requirement, please share with the planning commission
Date: Wednesday, April 17, 2013 11:22:45 AM

Tracy,

Here is the example of the new Soboleff McRae Veterans Village will have to do if the current parking requirements are kept in place.

Current code the first floor parking = 20 required.

The majority of these ground floor tenants are all non profit organizations. Such as SEARHC, HOSPICE, SAIL, HAL, VA. With the exception of SEARHC it is not likely that these companies will occupy anywhere near the required number of spaces (20). But we have designed for that and concluded it is a very expensive use of valuable real estate that at best will find a 20 - 30% use over a 24 hour period as these will not be occupied during the evening.

To me it seems excessive as to the demand. So we design the parking requirements around the build, very expensive to say the lease.

The second floor of 11 units for the veterans requires 22 parking spaces.

We are requiring that 2 vehicles be allowed to park on sight. I question is why so many?

We will be required to cover almost 50% of the land with parking. It just does not make good sense to me. The second floor parking = 22 required under the old code (2 per unit) and 17 required under the new (1.5 per unit), better but still excessive.

When dealing with special populations my best example is HAL. I can't remember the number required for that originally but of the entire clients at HAL (13) 4 have vehicles. I believe we were required to have 18 parking spots for HAL & St. Lucy combined and essentially we have 9 empty spaces (but the employees park here so we actually have about 3 daily and many more during the evening..

The number of vacant street parking available along Dalton and Third is not used. And it is rare anyone parks along third between Union and Dalton other than HAL employees but they use the vacant spaces at HAL.

This vacant parking scenario will be true for Dalton between Second and Third. Transient or employee parking will be on a come and go basis always.

One of the long range plans (2 years) we are developing is a Veteran Memorial Park on the last lot HAL owns along Third. This will be available for public use and a beautiful addition to the community and the over all HAL campus. So for us to make best use of the land, parking seems to be a bit of the over kill for Haines. We should at minimum be matching Juneau and not exceeding the 1.5 car requirement anywhere in Haines.

Do we want a beautiful park or a paved empty parking lot?

jim

HAL President

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You now have a key, open the door.