

Project Description

Market Hall is a mixed-use building located within Phase 1 of the North 40 Specific Plan. The building features 50 affordable apartments for seniors, 20,700 square feet of retail space, a 2,772 square foot community room, and 303 parking spaces. Parking is distributed across four floors, three above ground and one subterranean. Per code requirements, 124 parking spaces are required, which leaves an excess of 179 parking spaces.

SummerHill is requesting to amend the Market Hall plans to eliminate the subterranean parking level. This still leaves 52 excess parking spaces beyond what is required per the specific plan parking requirements.

As described in our project justification letter, these are excess parking spaces not required or needed by the project. Their removal, and the removal of the associated excavation, soil off haul and concrete pours, will benefit the community due to reduced construction activity, a faster horizon for the affordable housing, and reducing traffic during both construction and operation. 52 parking spaces beyond what is required by code will still be provided, and no negative impact on the surrounding community will occur based on this change.

Market Hall - Parking Requirements							
Use	Size (1)	Ratio (2)	Parking Req	Original Parking		Revised Parking	
Senior Housing	50	½ space per unit	25	129	Level 0		Level 0
Senior Guest	50	½ space per unit	25	63	Level 1	59	Level 1
Market Hall	18,729	1 space per 300 sqft	62	69	Level 2	70	Level 2
Bakery	2,032	1 space per 300 sqft	7	42	Level 3	47	Level 3
Comm. Room	2,772	1 space per 590 sqft	5	Total:	Excess:	Total:	Excess:
<b>Total</b>	<b>23,583</b>		<b>124</b>	<b>303</b>	<b>179</b>	<b>176</b>	<b>52</b>

1) Size based on latest building permit plans

2) Ratio per city code and specific plan – 1 space per 300 for retail, ½ space per unit for residential

Transition District Parking		
Parking Area	Original Parking	New Parking
Market Hall	303	176
Parking Area A	64	UNCHANGED
Parking Area B	55	UNCHANGED
Parking Area C	36	UNCHANGED
<b>Total</b>	<b>458</b>	<b>331</b>