

Exhibit Q - Parking

As conditioned under B1 in the Design Review Decision (Exhibit I), prior to approval of Building permits for the event building at heritage park, a shared parking and or offsite parking agreements will need to be in place. The below is informational only to provide code references and an initial overview of available City owned parking lots in the vicinity.

18.42.060 Cooperative parking facilities.

When two or more uses occupy the same building or when two or more buildings or uses cooperatively share an off-street parking facility, the total requirements for off-street parking and loading facilities shall be at least the sum of the requirements for the greater of the uses at any one time or as deemed necessary by the director. All applicants for cooperative parking shall be reviewed and approved by the director as a Type III decision. The following review criteria shall be considered by the director:

- A. The applicant shall demonstrate that there will not be a conflict with the operating hours of the businesses that seek to have cooperative parking.*
- B. The shared parking shall not be located further than 500 feet from the uses that the lot will serve, unless the parking is located within a pedestrian oriented zone then 800 feet is allowed.*
- C. The applicant shall submit a formal cooperative parking agreement. (Ord. 2472 § 8, 2014; Ord. 1762 § 8, 1996; Ord. 1694 § 1, 1995)*

1. Parking calcs per SMC 18.42.040 (N) Places of public assembly:

- a. Event First Floor A2/A3 need has occupancy of 348 = 87 parking stalls required. Third Floor A2/A/3 has occupancy of 321 = 81 parking stalls required. Required stalls for both assembly areas combined = 168; however, it's not anticipated that these two uses would be in use at the same time to full occupancy very often. Sumner's code allows offsite parking lots to be used for uses sharing the same building or for multiple buildings share offsite parking. The below numbers represent City owned parking lots that are within the allowed 500' or 800' distance (Sumner's downtown is a walkable pedestrian oriented zone)
- b. City Hall lot 43
- c. Hops Alley lot 23
- d. City Lot Main and Ryan 30
- e. City Lot North Main Alley 58
- f. City Lot North St and Ryan Ave 58
- g. Total: 154 stalls within 500' of building location and additional 58 stalls within 800' (212 total) not counting the 28 street parking stalls along the site perimeter.
- h. The available 212 stalls exceed the required 168 stalls that would be needed to satisfy code if both assembly areas are in use at the same time.
- i. City hall currently houses the Council Chambers and has 43 stalls approximately 320 feet from the building entrance. These stalls will become further from the new council chambers; however, all other City Lots will get closer or stay approximately the same. The current Council Chambers uses the same available parking that the proposed new Council Chambers will use.
- j. Events (Music off Main, Movies off Main, Weddings, Parties, etc.) have operated at Heritage park for years utilizing existing parking. The redesigned park and new building will provide further amenities and opportunities for those events.
- k. The above listed City lots and parking counts are not all the available City parking in the downtown, but just those lots within 500' to 800' of the new building location. The Downtown City lots are available for use by others beyond just the park; however, the peak demands for the

downtown businesses (primarily 8am-5pm) differ from the peak demands of the existing and proposed park and building (evenings and weekends) and are therefore compatible uses for shared or cooperative parking.

1. Additional parking is also available at the Sound Transit Garage and open air lot once construction is completed. On completion of the Sound Transit garage, the total number of parking spaces there would be 857. This would be an increase of 505 parking spaces over the existing number of 352 available on the Sound Transit site. These spaces will be available City parking after train commuter hours on weekdays and available on weekends. The City and Sound Transit are working on a formal agreement. These spaces would further expand available downtown parking by 505 stalls from previously available, this is also in addition to the City owned lots listed above.

Parking within 500' of Heritage Building

City Hall



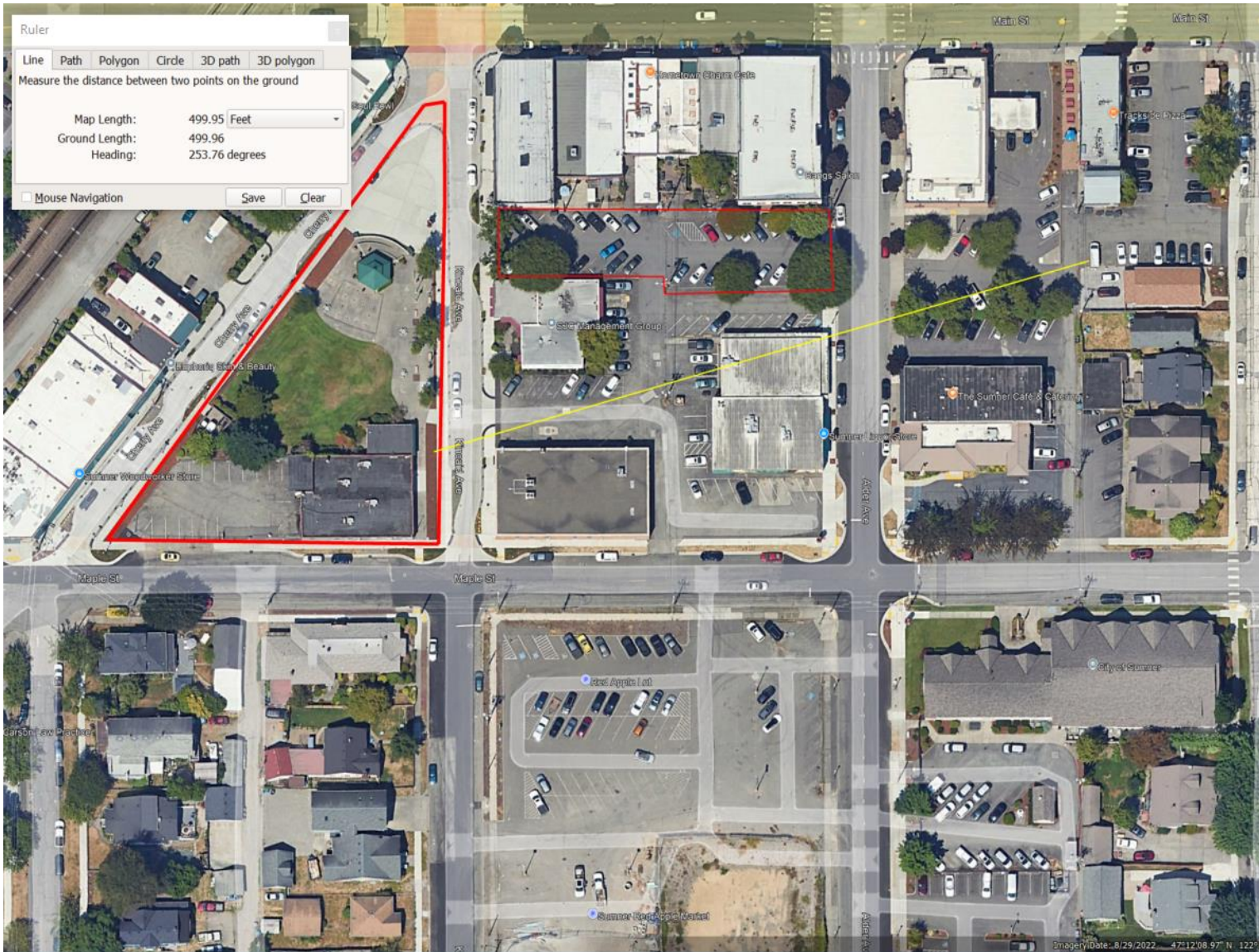
Hops Alley



City Lot North Main Alley



City Lot Main and Ryan



City Owned Parking within 800' of Heritage Building

City Lot Main and Ryan



Additional Parking Available to the City of Sumner (Sound Transit Lot and Garage)

