

MEMO

Date: September 17, 2024
 To: City of Dublin
 From: EMH&T
 Subject: Riverview Village Parking Analysis
 Copies: EMH&T file 2024-0344

Introduction

Riverview Village Development involves a total of 5 buildings, as shown below.



The developer's 9/13/24 parking and zoning analysis (enclosed), calculated the following number of required spaces.

37 N. Riverview = 3 spaces	53 N. Riverview = 12 spaces	Prop. New Build = 53 spaces
45 N. Riverview = 3 spaces	62 N. Riverview = 47 spaces	Total for all = 118 spaces

Parking requirements are discussed in Section 153.173(F) of the [Historic District \(HD\) Zoning Districts Code](#) dated 2/22/2021. The Riverview Village development will occur on small lots and adjacent to the Scioto River (and park), where construction of on-site parking lots and/or parking structures are not feasible, would detract from village charm, and would negatively impact the scenic river corridor. Therefore, it is proposed that Riverview Village's required parking be provided through a combination of the following: 1) adding on-street parking and 2) utilizing available capacity in nearby parking structures.

Street Parking

The HD Code states:

- 153.173(F)(3)(c)2: On-street spaces shall be on the same side of the street and more than one-half the length of the parking space lies between the two side lot lines of the parcel extended into the street right-of-way.

Based on current plans for the street improvements, there are five on-street parking spaces planned for the east side of North Riverview Street in front of the New Build, contributing directly toward the parking requirement for that building. Additionally, the street improvements that are proposed in coordination with Riverview Village will add an approximate net total of 15 additional parking spaces on North Riverview Street between East Bridge Street and Indian Run; these are mainly located north of North Street and not directly in front of the Riverview Village buildings.

Off-site Parking

The HD Code states:

- 153.173(F)(2)(b): Required parking shall be provided either on-site, on-street, off-site, or in a parking structure or surface parking lot located within 600 feet of the subject parcel in which the parking lot or structure is located, unless approved by the required reviewing body.
- 153.173(F)(3)(b)4: If located off-site, distances to required parking areas shall be measured along a walkway from the nearest pedestrian entrance to the parking area to the main entrance to the principal structure or use being served.

There are many on-street spaces, parking garages and surface lots, on both the east and west sides of the river, within a quarter-to-half-mile walking distance of the site. For the purposes of this study, the two parking structures which are closest to Riverview Village were analyzed for their ability to provide all of the required off-site parking. They are:

- 1) Library Garage – This structure has 410 spaces dedicated to public use at no charge. A parking survey performed by Nelson Nygard on 7/28/2022 found those spaces to be 6% occupied on a weekday morning, 31% occupied in the afternoon, and 61% occupied in the evening. Pedestrian entrances are located on the east side of the building and the northwest/southwest corners. The east-side entrance is closest to Riverview Village.
- 2) High Street Garage – This structure is privately owned but has 204 spaces available to the public at a fee. A parking survey performed by EMH&T on 8/8/2024 found those spaces to be 13% occupied on a weekday morning, 26% occupied in the afternoon, and 68% occupied in the evening.

Proposed Parking Plan

Constructing on-site spaces within the Riverview Village development is not practical. Parking surveys show that the two garages closest to Riverview Village have more than enough spaces available to accommodate Riverview Village off-site parking requirements as demonstrated in the table below.

Building	Spaces Required	On-Street along Frontage	Off-Site Required	Offsite Proposed	Proposed Off-Site Location	Walking Distance (Feet) to Offsite Location	Time (Minutes) to Walk at 3 Ft/Sec Avg	Walking Distance as a % of 600 Ft Max per Code	Waiver Required for Distance > 600 ft?
37 N. Riverview	3	0	3	3	High St Garage	688	3.8	115%	Waiver
				0	Library Garage	796	4.4	133%	-
45 N. Riverview	3	0	3	3	High St Garage	617	3.4	103%	Waiver
				0	Library Garage	718	4.0	120%	-
53 N. Riverview	12	0	12	5	High St Garage	546	3.0	91%	-
				7	Library Garage	640	3.6	107%	Waiver
62 N. Riverview	47	0	47	22	High St Garage	473	2.6	79%	-
				25	Library Garage	572	3.2	95%	-
New Build	53	5	48	18	High St Garage	584	3.2	97%	-
				30	Library Garage	694	3.9	116%	Waiver
Total =	118	5	113	113					% >100% requires Waiver

Total Riverview Village Offsite Allocated to High St Garage = **51** 45%
 Total Riverview Village Offsite Allocated to Library Garage = **62** 55%

Location/Time	Public Spaces	Occupied %	Occupied #	Available	Less Riverview Village Offsite	Remaining Available
High Street Garage						
10am Weekday	204	13%	27	177	-51	126
1pm Weekday		26%	53	151	-51	100
7pm Weekday		61%	124	80	-51	29
Library Garage						
10am Weekday	410	6%	25	385	-62	323
1pm Weekday		31%	127	283	-62	221
7pm Weekday		68%	279	131	-62	69

As shown above, High Street Garage and Library Garage can accommodate the proposed distribution of Riverview Village off-site parking at all times of day studied (10am, 1pm, 7pm on a weekday) with additional available spaces remaining and sidewalks will be constructed as part of the City's street improvements to facilitate walking between Riverview Village and the two parking structures. Note that, in four cases, the walking distances from the suggested offsite parking location to the building exceed the HD Code maximum of 600 feet. All four exceed the maximum by 16% or less and have an estimated walk time of less than 4 minutes. These walk distances and times are considered very reasonable and, therefore, it is recommended that a Waiver be granted.

It is noted again that, in addition to the two parking structures analyzed, there are many on-street spaces, parking garages and surface lots on both the east and west sides of the river, within a quarter-to-half-mile walking distance of the site which provide additional parking opportunities for visitors to Riverview Village.

37 N RIVERVIEW ST**Proposed Buildable Area**

Lot Area (sf)	5,912
Lot Width (ft)	63
Impervious Area (sf)	1,785
Lot Coverage	30.2%

Front Yard Setback (ft)	21.33
North Side Yard Setback (ft)	25.58
South Side Yard Setback (ft)	-3
Rear Yard Setback (ft)	43.25

Parking Requirement

Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Building Area (sf)	1,130
Total Parking Required	3

45 N RIVERVIEW ST**Proposed Buildable Area**

Lot Area (sf)	4,691
Lot Width (ft)	57.3
Impervious Area (sf)	1,678
Lot Coverage	35.8%

Front Yard Setback (ft)	21.9
North Side Yard Setback (ft)	24.7
South Side Yard Setback (ft)	5.5
Rear Yard Setback (ft)	29.66

Parking Requirement

Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Building Area (sf)	915
Total Parking Required	3

53 N RIVERVIEW ST**Proposed Buildable Area**

Lot Area (sf)	4,236
Lot Width (ft)	65.9
Impervious Area (sf)	2,145
Lot Coverage	50.6%

Front Yard Setback (ft)	14.8
North Side Yard Setback (ft)	17.8
South Side Yard Setback (ft)	12
Rear Yard Setback (ft)	11.1

Parking Requirement

Parking Location	rear
Eating & Drinking	10 per 1,000 SF
Gross Building Area (sf)	1,130
Total Parking Required	12

62 N RIVERVIEW ST**Proposed Buildable Area**

Lot Area (sf)	6,772
Lot Width (ft)	73.9
Impervious Area (sf)	3,605
Lot Coverage	53.2%

Front Yard Setback (ft)	0
North Side Yard Setback (ft)	31.25
South Side Yard Setback (ft)	10.9
Rear Yard Setback (ft)	51.8

Parking Requirement

Parking Location	rear
Eating & Drinking	10 per 1,000 SF
Gross Restaurant Building Area (sf)	2,388
Gross Patio Building Area (sf)	2,255

Total Parking Required	47
-------------------------------	-----------

NEW BUILD**Proposed Buildable Area**

Lot Area (sf)	15,798
Lot Width (ft)	172.4
Impervious Area (sf)	10,089
Lot Coverage	63.9%

Front Yard Setback (ft)	0
North Side Yard Setback (ft)	14.5
South Side Yard Setback (ft)	37.5
Rear Yard Setback (ft)	25.8






Parking Requirement

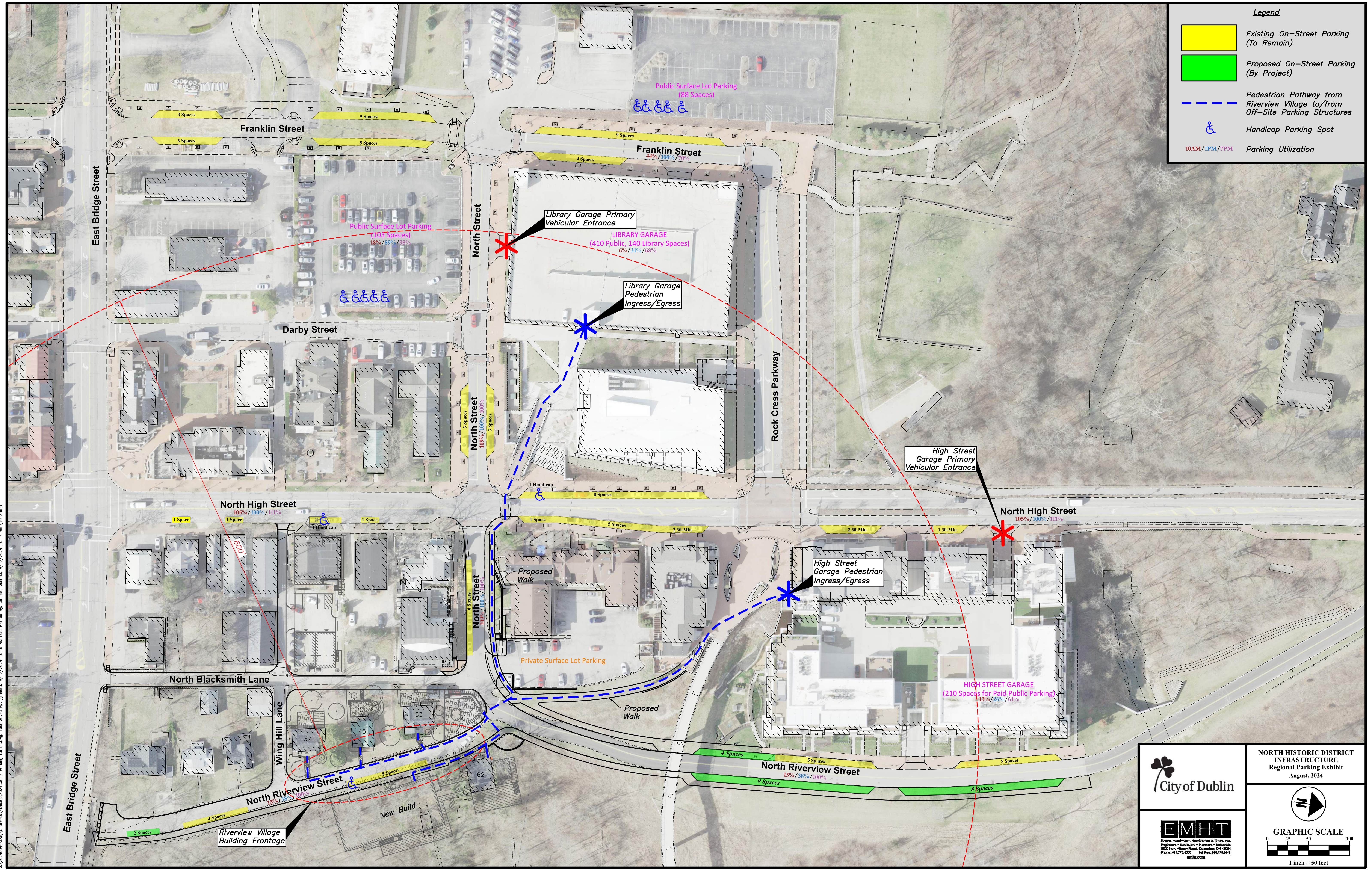
Parking Location	rear
Office, general, <50,000 SF	2.5 spaces per 1,000 SF
Gross Office Building Area (sf)	12,050
Event Space - Eating & Drinking	10 per 1,000 SF
Gross Event Space Building Area (sf)	2,200

Total Parking Required	53
-------------------------------	-----------


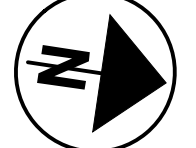
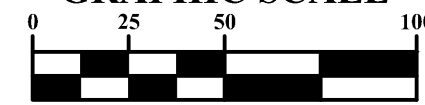

Total Site Parking Required	118
------------------------------------	------------

Legend

	Existing On-Street Parking (To Remain)
	Proposed On-Street Parking (By Project)
	Pedestrian Pathway from Riverview Village to/from Off-Site Parking Structures
	Handicap Parking Spot
	Parking Utilization 10AM/1PM/7PM



1:\2024\244\Day\045\sheet\ExhibitA\2024.08.17 Parking Exhibit.dwg, Last Saved By: jphnett, 9/17/2024, 10:16 AM, Last Printed By: cmcatt, 9/17/2024, 10:17 AM (No view)

	NORTH HISTORIC DISTRICT INFRASTRUCTURE Regional Parking Exhibit August, 2024
	 GRAPHIC SCALE  1 inch = 50 feet
	 <small>Evans, Mechwart, Hambleton & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 5600 New Albany Road, Columbus, OH 43254 Phone: 614.778.4322 Fax: 614.778.4322 emht.com</small>