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July 17, 2018

Board of Adjustment
City of Columbia
701 E Broadway
Columbia, MO 65205

**RE: Request for Parking Reduction
709 Fay Street
Columbia, MO, 65201**

Dear Board of Adjustment:

The proposed development at 709 Fay Street consists of a 3-story building with 5,100 SF of retail space on the ground floor, six 1-bedroom residential units on the second floor, six 1-bedroom residential units on the 3rd floor, and a 2,000 SF rooftop patio. The site also includes a parking lot and a pedestrian sidewalk to access the building from the parking lot or the street. It is proposed to be zoned Mixed-Use Neighborhood District (M-N). The gross square footage for each floor of the building is intended to be 6,030 square feet creating a total of 18,090 square feet. The Conceptual Site Plan is included and provides a visual for this proposed development. In accordance with Section 29-6.4(d), this letter serves as a request for a variance to reduce the required parking spaces for this building.

As a mixed-use building (the combination of retail and residential) the proposed project at 709 Fay Street supports the City's Comprehensive Plan goal of creating more mixed-use properties. Projects that are zoned mixed-use are to be built at a pedestrian scale. Accommodating non-motorized transportation is another goal of the Comprehensive Plan that falls in line with this project. A parking reduction is being requested in order to focus on fulfilling the two goals previously mentioned. Bicycle stalls will be provided on site – 4 stalls are required per code, however, additional bicycle stalls will be provided in order to promote non-motorized transportation and a pedestrian scale. To provide adequate parking for the residents and customers of the mixed-use building, 39% of the entire property is proposed pavement/parking lot area. To emphasize the pedestrian scale of this project, we must keep that percentage to a minimum. Furthermore, a sidewalk along the Fay Street frontage will be provided for pedestrian traffic. This same frontage has 95 feet along the curb that will act as on-street parking; this length can provide 4 additional spots for parking.

The purpose of a parking reduction is to promote a mixed-use and pedestrian scaled project. As a mixed-use property it would be sensible to apply the 1.2 shared parking reduction factor. The shared facilities are located on the same site with different peak periods for parking; the residential peak would be overnight parking while the retail peak would be during the day throughout business hours. A parking variance while applying the reduction factor would be the least change from the requirements. Sufficient parking can be provided for residents and customers of 709 Fay Street with 25 stalls total; 21 parking stalls and 4 bicycles stalls (as mentioned before, additional bicycle stalls will be provided – ideally a total of 12

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bicycle stalls). The Fay Street frontage also has an equivalent length of 4 additional parking stalls. Dedicating more area for parking could compromise the integrity of a mixed-use building, discourage non-motorized transportation, and create practical difficulties due to the fact that the lot is only half an acre in size. In our professional opinion, this variance is consistent with the City's Comprehensive Plan and it will not be detrimental to the public health, safety, or welfare nor does not impact the surrounding properties. Therefore, we request a reduction of required parking stalls at 709 Fay Street.

Please contact us if you have any questions or need additional information.

Sincerely,



Matthew A. Kriete, P.E.



cc: 1 – Lamar
1 – Campbell
1 – File #13942