

# Gateway Station Parking Garage

## Demand Scenarios

	A	B	C	D	E	F	G	H	I	J	K	L	M	N		
1																
2		<b>Parking Demands on Gateway Station</b>							<b>Parking Demands on Gateway Station w/ Hotel on Lot 2</b>							
3																
4						<b>SqFt</b>	<b>Spaces</b>				<b>SqFt</b>	<b>Spaces</b>				
5		Total Spaces in Gateway Station Garage					268		Total Spaces in Gateway Station Garage					268		
6		Banks Easement					(6)		Banks Easement					(6)		
7		Lot 4 Development					(49)		Lot 4 Development					(49)		
8		Lot 2 Development					(61)		Lot 2 Development					(48)		
9		Total Available After New Demand					152		Total Available After New Demand					165		
10		Prior Surface Spaces					(95)		Prior Surface Spaces					(95)		
11		Estimated Gateway Demand					(161)		Estimated Gateway Demand					(161)		
12		Net Gain					(105)		Net Gain					(91)		
13																
14		<b>Lot 4 Parking Demand</b>					<b>64</b>		<b>Lot 4 Parking Demand</b>					<b>64</b>		
15		<b>based on 7500sqft footprint and 2 levels</b>							<b>based on 7500sqft footprint and 2 levels</b>							
16		Residential					0	-		Residential					0	-
17		Office					7500	25		Office					7500	25
18		Retail					6000	24		Retail					6000	24
19		Restaurant					1500	15		Restaurant					1500	15
20		Spaces Available Underground						(15)		Spaces Available Underground					(15)	
21		<b>Spaces Needed</b>					<b>49</b>		<b>Spaces Needed</b>					<b>49</b>		
22																
23																
24		<b>Lot 2 Parking Demand</b>					<b>86</b>		<b>Lot 2 Parking Demand</b>					<b>68</b>		
25		<b>based on 9000sqft footprint and 3 levels</b>							<b>based on 9000sqft footprint and 3 levels</b>							
26		Residential					9000	8		Hotel					18000	39
27		Office					9000	30		Retail					2000	8
28		Retail					7000	28		Restaurant					2000	21
29		Restaurant					2000	21		Spaces Available Underground					(20)	
30		Spaces Available Underground						(25)		<b>Spaces Needed</b>					<b>48</b>	
31		<b>Spaces Needed</b>					<b>61</b>									
32																
33																
34		<b>Jackson Court Demand</b>					<b>68</b>		<b>Estimated Gateway Station Commercial Demand</b>					<b>161</b>		
35		SqFt Office					7893	26		SqFt Office					2000	7
36		SqFt Retail					5824	23		SqFt Retail					25836	103
37		SqFt Restaurant					1720	18		SqFt Restaurant					5000	51
38		Spaces Per GURA						(61)								
39		<b>Spaces Needed</b>					<b>7</b>									
40		Unallocated Public Spaces in Clear Creek Square					<b>62</b>									

# Gateway Station Parking Garage

## Demand Scenarios

**Cell:** B15

**Comment:** Mark Heller:  
actual footprint is 7,828

**Cell:** G16

**Comment:** Mark Heller:  
Per RFP, which discourages residential on this lot.

**Cell:** N16

**Comment:** Mark Heller:  
Per RFP, which discourages residential on this lot.

**Cell:** G19

**Comment:** Mark Heller:  
Based off of Jackson Court ratio

**Cell:** N19

**Comment:** Mark Heller:  
Based off of Jackson Court ratio

**Cell:** B25

**Comment:** Mark Heller:  
Actual foot print is 9,396

**Cell:** G26

**Comment:** Mark Heller:  
Assumes 5, 2-Bedroom units averaging 1800 sqft each.

**Cell:** M26

**Comment:** Mark Heller:  
plus 5,000 sqft of lobby which does not require parking

**Cell:** N26

**Comment:** Mark Heller:  
Assumes 500sqft/unit and 6 employees

**Cell:** N28

**Comment:** Mark Heller:  
Based off of Jackson Court ratio

**Cell:** G29

**Comment:** Mark Heller:  
Based off of Jackson Court ratio

**Cell:** I34

**Comment:** Mark Heller:  
Based on square footage described in ODP.

**Cell:** N37

**Comment:** Mark Heller:  
Using Jackson Court restaurant ratio from COG.