

Gateway Station Parking Garage

Demand Scenarios

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1														
2		Parking Demands on Gateway Station							Parking Demands on Gateway Station w/ Hotel on Lot 2					
3														
4						SqFt					SqFt			Spaces
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		Lot 4 Parking Demand					64		Lot 4 Parking Demand					64
15		based on 7500sqft footprint and 2 levels							based on 7500sqft footprint and 2 levels					
16		Residential					0		Residential					0
17		Office					7500		Office					7500
18		Retail					6000		Retail					6000
19		Restaurant					1500		Restaurant					1500
20		Spaces Available Underground					(15)		Spaces Available Underground					(15)
21		Spaces Needed					49		Spaces Needed					49
22														
23														
24		Lot 2 Parking Demand					86		Lot 2 Parking Demand					68
25		based on 9000sqft footprint and 3 levels							based on 9000sqft footprint and 3 levels					
26		Residential					9000		Hotel					18000
27		Office					9000		Retail					2000
28		Retail					7000		Restaurant					2000
29		Restaurant					2000		Spaces Available Underground					(20)
30		Spaces Available Underground					(25)		Spaces Needed					48
31		Spaces Needed					61							
32														
33														
34		Jackson Court Demand					68		Estimated Gateway Station Commercial Demand					161
35		SqFt Office					7893		SqFt Office					2000
36		SqFt Retail					5824		SqFt Retail					25836
37		SqFt Restaurant					1720		SqFt Restaurant					5000
38		Spaces Per GURA					(61)							
39		Spaces Needed					7							
40		Unallocated Public Spaces in Clear Creek Square					62							

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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.