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VI. Parking Report

Parking is an issue of concern to the community. The following describes the methodology used to determine the existing and potential parking for Kent Narrows. Figure 19: Map 12-Existing and Pending Projects Parking and Storage Facilities and Figure 20:12A- Future Parking and Storage Facilities depict current and potential changes in parking. In both these figures storage facilities primarily refers to boat storage. Table 37: Existing and Projected Future Parking Spaces, provides the results of Build-out Scenario analysis using identified Opportunity Sites (undeveloped and underutilized land) for the Mixed Use Build-out Scenario (Maps 12, 13, and 14 – 16 of Section IV). Parking space projections as illustrated in Table 37: Existing and Projected Future Parking Spaces also consider land area (acres) from proposed expansion of the Growth Area (columns C and D).

Table 37: Existing and Projected Future Parking Spaces provides the existing estimated parking spaces for Kent Narrows by type of parking facility. Existing parking data does not account for residential parking spaces. Projected parking data for future residential and non-residential uses (commercial uses) are accounted at a rate of two parking spaces per every new residential unit and one parking space per every 300 square feet of non-residential space (refer to Buildout Scenario documentation – Section V Build-out Report). Counts for existing parking includes the 175 public spaces of county spaces (Public Parking (County) located under the MD 50 / 301 bridge and on county owned land. Restricted Special parking accounts for existing parking spaces and submitted land development plans and carried through columns A to D of Table 37.

Table 37: Existing and Projected Future Parking Spaces

Parking Type	Existing Parking Spots	Percent of Total	Scenario 3: Mixed-Use Buildout Total With Bonus (A)	Scenario 3: Mixed-Use Buildout Total Without Bonus (B)	Scenario 3: Mixed-Use Buildout Total With Bonus & Expansion (C)	Scenario 3: Mixed-Use Buildout Total Without Bonus & Expansion (D)
Boat Storage	56	2%	-	-	-	-
Employee Parking	87	2%	61	34	174	96
Parking for Business Establishments	1,665	47%	1,161	644	3,323	1,842
Public Parking (County)	483	14%	483	483	483	483
Public Parking (Surface)	-	0%	2,103	2,103	2,103	2,103
Public Parking (Decks)	-	0%	383	383	383	383
Restricted Special	186	5%	186	186	186	186
Restricted Parking	680	19%	474	263	1,357	752
Seasonal Use	399	11%	278	154	796	441
Total	3,556	100%	5,130	4,250	8,805	6,287

Note: Boat Storage area is not included in future parking totals as the land area was considered for parking. For this Table, Public Parking (County) and Restricted Special Parking are assumed to remain constant.

Potential Public Parking projections for both surface and decks include the following assumptions:
 Surface Parking Assumptions: parking spaces are estimated based on total lot area, less twenty percent of lot area for isles and landscaping with an average 200 square feet per parking space (10' x 20').

Deck Parking Assumptions: Deck parking spaces were calculated assuming an average 200 square feet per parking space, two levels (ground level and deck), and isles.



Figure 19: Map 12- Existing and Pending Projects Parking & Storage Facilities

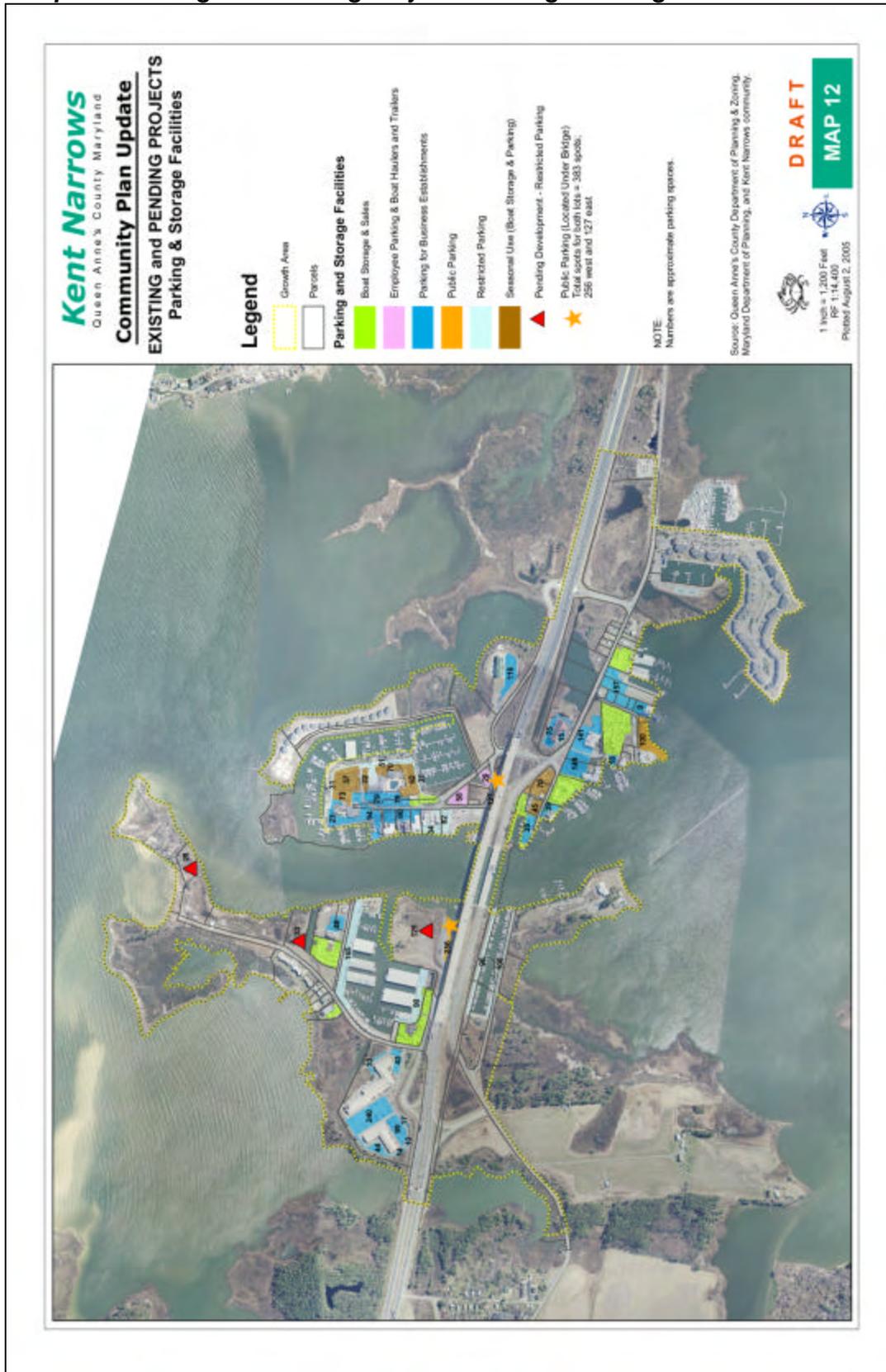
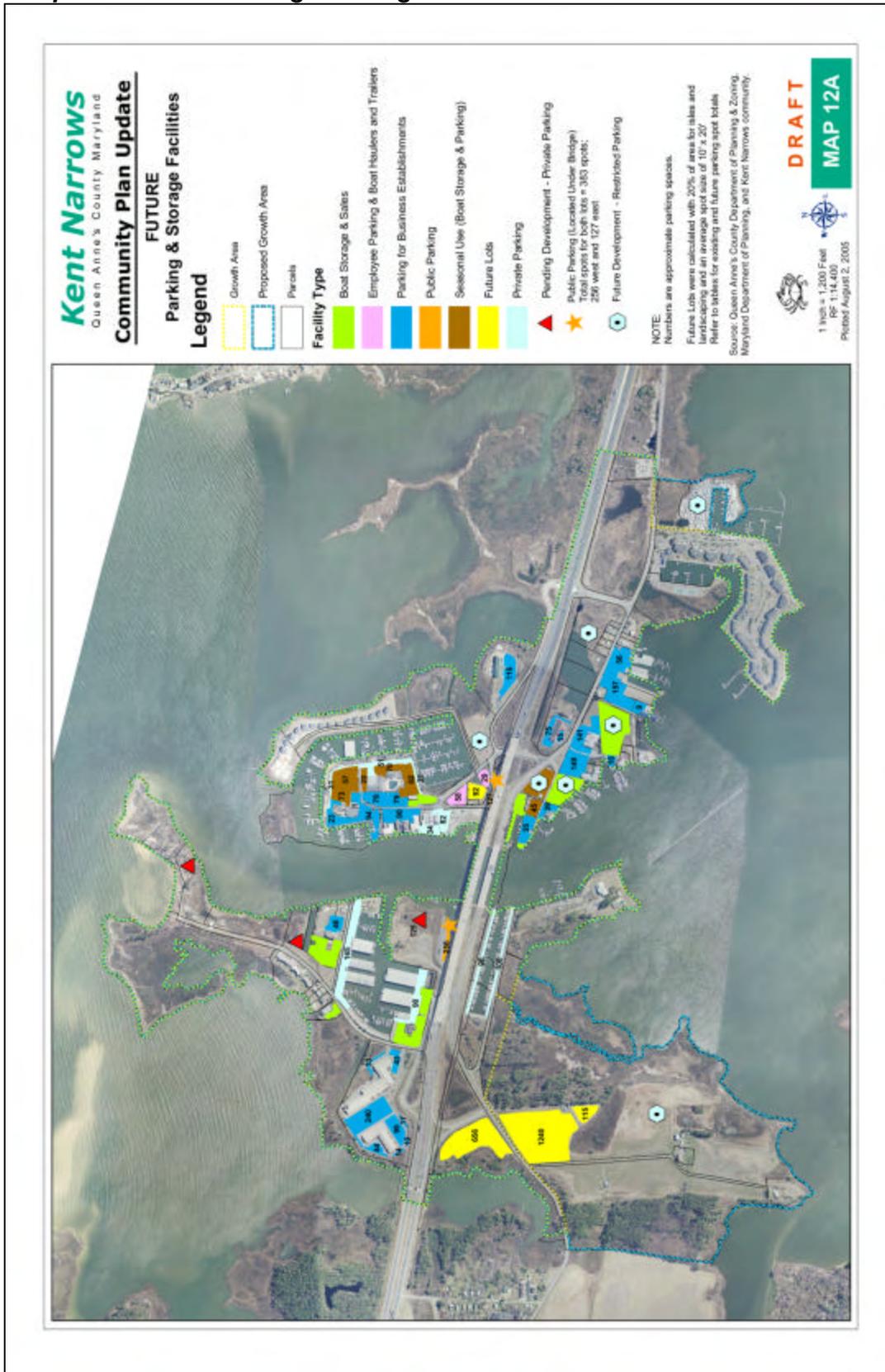




Figure 20: Map 12A- Future Parking & Storage Facilities





Estimate Parking Tables
Table 38: Estimate Parking (Large Area)

Kent Narrows Buildout Scenarios

Table 1. Existing Conditions	Development / Addition / Existing Conditions	Description	Housing Units	Estimated Commercial Parking Spaces	Estimated Population	Estimated Nonmotorist Space (Discounted)	Notes
9000	Kent Narrows Growth Area Monticello to Main	Central Block Level Architectural Review High Density - Phase 1 High Density - Phase 2	218	3,937	320	868,620	Commercial Parking Review, and 2005, 2007
	Adaptive Total Planned Development	The table shows land developments Monticello to Main Diverse Land Development High Density - Phase 1 High Density - Phase 2	254	3,214	382	748,620	
9000	Success	Include in Growth Estimate				7,200	
9000	Kent Narrows Growth Area Total Area / Units, Landscaping		462	242	128	14,730	Include in other non-motorist parking parking systems
9000	Existing Utilities (Developed)		214	2,148	120	325,318	

Notes: All values include unimproved lands and improvements for the study area.

Table 38 Parkability	Description	Estimated Total Parking Spaces (Value and Heavy)
Scenario 1: Kent Narrows Growth Area	Scenario 1: Kent Narrows Growth Area	2,138
Scenario 2: Kent Narrows Growth Area with Expansion of Growth Area	Scenario 2: Kent Narrows Growth Area with Expansion of Growth Area	3,228
Scenario 3: Kent Narrows Growth Area with Expansion of Growth Area and Diverse Land Development	Scenario 3: Kent Narrows Growth Area with Expansion of Growth Area and Diverse Land Development	5,726
Scenario 4: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, and High Density - Phase 1	Scenario 4: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, and High Density - Phase 1	4,198
Scenario 5: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, and High Density - Phase 2	Scenario 5: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, and High Density - Phase 2	13,778
Scenario 6: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, High Density - Phase 2, and Adaptive Total	Scenario 6: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, High Density - Phase 2, and Adaptive Total	4,515
Scenario 7: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, High Density - Phase 2, Adaptive Total, and Success	Scenario 7: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, High Density - Phase 2, Adaptive Total, and Success	3,616
Scenario 8: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, High Density - Phase 2, Adaptive Total, Success, and Existing Utilities (Developed)	Scenario 8: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, High Density - Phase 2, Adaptive Total, Success, and Existing Utilities (Developed)	18,194
Scenario 9: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, High Density - Phase 2, Adaptive Total, Success, Existing Utilities (Developed), and Existing Utilities (Unimproved)	Scenario 9: Kent Narrows Growth Area with Expansion of Growth Area, Diverse Land Development, High Density - Phase 1, High Density - Phase 2, Adaptive Total, Success, Existing Utilities (Developed), and Existing Utilities (Unimproved)	8,170



Table 39: Estimate Parking (Small Area)

Kent Narrows Buildout Scenarios

Year	Development / Allocation / Funding Considerations	Description	Household Units	Estimated Commercial Parking Spaces	Estimated Residential Parking Spaces	Estimated Non-Residential Parking Spaces (Structure Fees)	Notes
2006	Kent Narrows Growth Area Modification to Base	Concepts B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	218	3,187	320	688,608	General parking spaces and structure fees
2005	Aggressive Total Planned Development	See table - concept and description for this scenario	254	3,314	382	703,439	
Future	Market Narrows Growth Area Total	See table - concept and description for this scenario	314	3,540	462	766,540	
Future	Existing Urban Development	See table - concept and description for this scenario	314	3,540	462	766,540	

Scenario	Estimated Total Parking Spaces (White and Navy)
Scenario 1: Base Case	2,527
Scenario 2: Non-Residential Buildout Total With Bonus	3,728
Scenario 3: Mixed-Use Buildout Total With Bonus	4,700
Scenario 4: Market-Style Buildout Total With Bonus & Expansion	4,515
Scenario 5: Market-Style Buildout Total Without Bonus	3,816
Scenario 6: Market-Style Buildout Total With Bonus & Expansion	4,892
Scenario 7: Market-Style Buildout Total Without Bonus & Expansion	3,723

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