



June 17, 2024

Mike Stevens
Planning Manager
City of Richland
625 Swift Blvd MS#35
Richland, WA 99352

RE: 470 Bradley Blvd Parking Analysis

Dear Mr. Stevens,

The content shows a parking analysis of the proposed site and the existing sites per Matthew Howie's comments on our initial parking analysis.

Please see the following for how we intend to comply with RMC Chapter 23.54 Off-Street Parking and Landscaping.

"1. Perform a parking analysis inclusive of all tenants/uses on all properties subject to the reciprocal Parking/Access Agreements."

There are multiple addresses involved in each parking agreement. The usages include residential and commercial. Overall, there are 277 required stalls between all parcels encompassed within the shared parking agreements. See the table below for the addresses, usages, and required parking. This parking analysis should not be construed to be accurate in perpetuity as commercial tenants on surrounding sites are subject to change. This analysis may serve as a baseline on which to gauge parking rate compliance, but parking should be reviewed concurrent with each tenant improvement building permit and/or business license.

Address	Usage	Unit	Required Parking
404 Bradley Blvd	Suite 104, Hair Boutique, 1/400 SF,	1,193 SF	3 Stalls
	Suite 100/102, Tasting Room, 1/100 SF,	1,799 SF	18 Stalls
	Suite 106/107, Sit-Down Restaurant, 1/100 SF	2,077 SF	21 Stalls
	Suite 200-302, Office Space 1/350 SF	10,037 SF	29 Stalls
400 Bradley Blvd	Office, 1/350 SF	15,106 SF	44 Stalls
390 Bradley Blvd	Office, 1/350 SF	9,975 SF	28 Stalls
480 Bradley Blvd	Parking Lot	N/A	N/A

486 Bradley Blvd	Hotel, 1/Unit	130 Units	130 Stalls
444/440 Bradley Blvd	Duplex, 2/Unit	2 Unit	4 Stalls

“2. Count the existing number of parking stalls ‘on the ground’ within all areas subjected to reciprocal Raking/Access Agreements.”

Parking stalls were counted using a Google Earth. The parking at 486 Bradley Blvd was determined by a conversation had with the hotel manager. Overall, there are 342 existing stalls between all parcels encompassed in the shared parking agreements. See the table below for the existing stall count.

404 Bradley Blvd	35 Stalls
400 Bradley Blvd	58 Stalls
390 Bradley Blvd	48 Stalls
480 Bradley Blvd	12 Stalls
486 Bradley Blvd	185 Stalls
444/440 Bradley Blvd	2 Driveways + 2 Garages = 4 Stalls

The required parking count is 277 stalls, and there are 342 existing stalls, leaving 65 extra stalls throughout the parcels encompassed in the shared parking agreements, not including the 10% reduction permitted by RMC 23.54.080.

“3. Determine and definitively state the allowed future use types within categories listed in RMC 23.54.020 to be housed within the building. Only by definitively stating what use types will be in the commercial, ground floor areas of this project can the Proponent actually determine their parking requirement.”

The usage of the ground floor area has not been specified by the client yet. There are multiple usages that are permitted in the WF – Waterfront District. The following list shows the uses that are permitted in WF:

- Health Spa
- Personal Services Businesses
- Delicatessen
- Drinking Establishments
- Restaurants/Lounge
- Restaurants/Sit Down
- Restaurants/Take Out
- Office – General
- Travel Agencies
- Art Galleries

- Marine Equipment Rentals
- Automatic Teller Machines
- Commercial Recreation, Outdoor
- Apparel and Accessory Stores
- Books, Stationary, and Art Supply Stores
- Florist
- Specialty Retail Stores

The total square footage of the ground floor space including the hallway is 2,120 SF. Due to the uncertainty of the future tenant, we cannot definitively define the exact number of stalls required. The total number of stalls required for the dwelling units is 44 stalls. If there were to be a restaurant (1/100 SF), there would need to be an additional 33 stalls required with a total of 77 stalls on-site. Another option would be marine equipment rentals (1/400 SF), which has a required stall count of 6 stalls giving us a total of 50 required stalls. On-site, there are 45 stalls. The parking stalls provided along with the excess stalls from the shared parking agreements should allow for a variety of potential future tenant improvements compliant with the city's off-street parking requirements.

Please feel free to contact me at nick@knutzenengineering.com or 509-222-0959 with any questions you might have.

Thank you,

Nick Bonnington
Project Engineer