

Shared Parking Report 511 Fishkill Avenue

January 29, 2018

February 26, 2019 - Revised

Summary

The Applicant proposes a shared parking alternative to satisfy the off-street parking requirements for the mixed-use project at 511 Fishkill Avenue. There are 4 proposed uses in the building:

1. Brewery Production
2. Brewery Event Space
3. Arcade (Indoor Commercial Recreation)
4. Warehouse

Each proposed use has a different parking requirement per the Beacon Zoning Code. It should be noted that the Zoning Code mandated parking for the Brewery production use is far greater than the Brewery tenant's experience with his similar operation demonstrates it should be. The Brewery tenant expects that the parking requirement for the Brewery use will be 15 spaces, as opposed to the 64 spaces required by the Zoning Code.

The parking requirement listed in the Zoning Code for the proposed Warehouse use is also considered to be higher than necessary by the Applicant, based on his previous experience with this type of use. The Applicant estimates that the parking requirement for the Warehouse use will be a maximum of 25 spaces, as opposed to the 67 spaces required by the Zoning Code.

This narrative demonstrates that the number of parking spaces proposed to be provided on a shared basis is more than sufficient for the actual expected needs of the facility.

The City of Beacon Zoning Code allows the Planning Board to approve a shared parking scenario, per Section 223-26 C.6:

Two or more uses on same lot. Where two or more different uses occur on a single lot, the total amount of parking facilities to be provided shall be the sum of the requirements of each individual use on the lot, except that the Planning Board may approve the joint use of parking space by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces required for each, provided that said Board finds that the capacity to be provided will

substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment.

Proposed Parking Spaces

The total number of parking spaces proposed is **205**, seven of which are handicapped accessible.

Shared Parking

The four proposed uses in the building are not all active at the same time of day. The Brewery Production and the Warehouse uses generally operate between 8am – 4pm, Monday through Friday.

The Brewery Event Space generally operates between 5pm – 12am, Monday through Sunday; and the Arcade use generally operates between 5pm – 10pm Wednesday through Friday, and between 10am and 10pm Saturday and Sunday.

Therefore, it is expected that there will be minimal overlap between the Brewery Production uses during weekdays, and the Event and Arcade uses in the evenings and weekends. The parking requirements for the individual uses are tabulated in the Parking & Loading Table below.

Non-Simultaneous Uses

Note that the Office Space is dedicated for Brewery employee use only, so the same occupants that work in the Brewery will be using the Office Space. Therefore, the Office Space is a non-simultaneous use which does not add to the overall parking requirement.

The Brewery Pre-Event Space on the 2nd floor is a gathering space for the same occupants using the Event Space and Lounge. This is a typical event venue arrangement, where guests gather before being admitted to the large event room. Only the Event Space and Lounge areas are used to calculate parking requirements. The Pre-Event Space is a non-simultaneous use which does not add to the overall parking requirement.

The Mezzanine on the 2nd floor off the Event Space is a viewing platform for the same occupants using the Event Space. It is directly overlooking and within the space of the Brewery operation. The mezzanine area is used to display and demonstrate the scope of the Brewery operation in the large space below. The Mezzanine is a non-simultaneous use which does not add to the overall parking requirement.

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The combined parking requirement for the Brewery and Warehouse is **131** spaces during weekdays between 8am and 4pm.

The combined parking requirement for the Event and Arcade uses is **179** space during evenings and weekends.

The total parking requirement for each of the 2 use combinations that share similar operating times is less than the **205** parking spaces provided.

Brewery and Warehouse – 131 parking spaces < 205 parking spaces provided

Event and Arcade – 179 parking spaces < 205 parking spaces provided

Note that the occupancy for the Arcade use was determined by the City of Beacon Building Inspector based on his review of the proposed use along with Building Code occupancy loads for similar uses. The Bowling Lane component was calculated separately per listed Building Code occupancy loads. Refer to the **Arcade Occupancy Calculation Table** below.

The occupancy load determined by the Building Inspector corresponds with the actual occupancy load of another similar commercial recreation facility operated by the Applicant.

The **Parking Times by Use** table below summarizes the parking times of the four uses and demonstrates graphically that the use combinations that share similar operating times generally will not overlap.

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Parking Times By Use																		
Weekday Uses																		
	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	
Brew ery																		
Warehouse																		
Event																		
Arcade																		
Weekend Uses																		
	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	
Brew ery																		
Warehouse																		
Event																		
Arcade																		

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Parking & Loading Table

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Future Brewery <i>1 space per 2 employees but not less than 1 space per 400 square feet of gross floor space</i> <i>1 space per employee but not less than 1 space per 1,000 square feet of gross floor space</i>	42,802 sf total area <i>(14,000 sf brewery requires 35 spaces; 28,802 sf warehouse requires 29 spaces)</i> 10 employees estimated	64 spaces
Warehouse <i>1 space per employee but not less than 1 space per 1,000 square feet of gross floor space</i>	66,696 sf 20 employees estimated	67 spaces
Arcade (commercial recreation) <i>1 space for each 4 persons of maximum occupancy or 1 space for each 200 square feet of gross floor area, whichever is greater</i> <i>5 spaces per bowling lane</i>	11,381 sf minus 2700 sf for 5 bowling lanes = 8,681 sf 8,681 sf @ 50 sf/occupant = 174 arcade game occupants 5 bowling lanes @ 5 per lane = 25 bowling lane occupants	69 spaces (44 for game occupancy + 25 for bowling lane occupancy)
Office/Retail <i>1 space for each 200 square feet of gross floor area, excluding utility areas</i>	2,315 sf	0 spaces - Non-simultaneous use
Brewery Event Space / Lounge <i>1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater</i>	4,965 sf 331 occupants @ 15 sf per occupant	111 spaces
Total Required Parking Spaces		311
Total Proposed Parking Spaces		205
Total Required Loading Spaces		1
Total Proposed Loading Spaces		5

511 Fishkill Avenue - Arcade Parking Calculation

		Comments
Gross Area of Arcade Tenant	11,381	
<i>Deductions from gross area</i>		
Bowling Area	2,700	Occupancy calculated separately
Total Deductions	2,700	
Net Area for Games (Gross Area minus deductions)	8,681	
Game Occupancy at 50 sf/person (exercise room)	173	
Bowling Lane occupancy at 5 per lane (x 5 lanes)	25	
Total Arcade Occupancy	198	
Parking at 1 space per 4 occupants (excludes bowling)	43	
Parking for Bowling Lanes at 5 spaces per lane	25	
Arcade Parking (arcade plus bowling)	68	versus 57 by area at 1 space per 200 sf
Brewery Event Parking	111	
Total of Arcade and Event	179	OK, total of arcade and event <205
Parking spaces provided	205	

Arcade Use and Parking

The Applicant has other commercial recreation facilities that are similar to that proposed in this project, but the other operations have different recreation components so it's not possible to make an accurate direct comparison between this proposed use and his other facilities. The proposed facility in Beacon is unique with a unique mix of uses.

Grand Prix New York at 333 North Bedford Road in Mt. Kisco is a 120,000 square foot facility within a 600,000 square foot building that includes go kart racing, bowling (19 lanes), arcade, food and beverage. The Mt. Kisco Planning Board assigned a parking requirement of 120 spaces to this operation when it was approved in 2007. The Owner's experience has shown that the parking determination happens to be just about perfect 98% of the time when the place is busy. This yields 1 space per 1,000 sf of commercial recreation facility.

5 John Walsh Blvd in Peekskill is an approximately 64,300 sf building, with uses that overlap what we're proposing at 511 Fishkill, but it's also substantively different. There is a 15,500 sf restaurant and event space there; a 1,150 sf microbrewery, a **22,143 sf family entertainment facility** (ropes courses, laser tag, arcade), a 2,939 sf office user, a 16,317 sf millworker, a 3,562 sf bus depot and maintenance garage, and a marina, and outdoor boat storage area. This facility is only open Thursday 3PM through Sunday evening. The owner estimates that on weekdays they need only around 20 spots, while on weekends the estimated need is for around 70 spots. This yields roughly 1 space per 316 sf of commercial recreation facility.

Based on the 8,681 sf area of commercial recreation proposed for Beacon, and 43 parking spaces required for the occupancy of that area based on the Beacon Zoning Code, this yields about 1 parking space per 200 sf of commercial recreation facility. This is more conservative than either of the examples provided.

Conclusions

The Zoning required parking for the warehouse and brewery is much higher than what is actually anticipated, so the parking requirements listed are very conservative

The Shared Parking Study uses occupancy data from the building code and uses parking requirements directly from the Zoning Code. The occupancy and the hours of operation for each of the uses proposed is known, and the parking requirements fit comfortably into the number of spaces that the Applicant is providing.