

Table 3.5  
**PROPOSED PARKING PROVISIONS**

<u>Proposed Land Use</u>	<u>Structured Parking (spaces)</u>	<u>Surface Parking (spaces)</u>	<u>Total</u>
<b>Peninsula Marina Property:</b>			
Residential	2,270	324	2,594 <sup>1</sup>
Commercial	<u>1,186</u>	<u>74</u>	<u>1,260</u> <sup>2</sup>
Subtotals:	3,456	398	3,854
<b>Pete's Harbor Property:</b>			
Residential	<u>1,087</u>	<u>179</u>	<u>1,266</u> <sup>1</sup>
Subtotals:	1,087	179	1,266
<b>TOTALS</b>	<u><b>4,543</b></u>	<u><b>577</b></u>	<u><b>5,120</b></u>

SOURCE: Sandy & Babcock International, October 2001.

<sup>1</sup> The total number of residential parking spaces equates to 2 spaces per residential unit (3,860 spaces ÷ 1,930 units = 2 spaces/unit). The Redwood City Zoning Ordinance (Article 30) requires 2.25 spaces per multifamily residential unit; alternatively, parking requirements can be formulated as part of the Precise Plan approval process for the proposed project.

<sup>2</sup> The total number of commercial parking spaces equates to 1 space per approximately 248 square feet of commercial floor area (312,000 square feet ÷ 1,260 spaces = 1 space/247.6 square feet). The Redwood City Zoning Ordinance (Article 30) requires various commercial parking provisions, based on the specific commercial uses proposed (e.g., business office, personal service, retail store, restaurant), which have not yet been specifically identified for the proposed project.