

GRACEWAY VILLAGE

Parking Narrative

This narrative provides an overview of the existing and proposed buildings at GraceWay Village to justify the site's parking requirements. By defining the specific functions of each structure, we have ensured that the parking allocations accurately reflect actual site usage.

The site currently features two buildings served by a parking lot with capacity exceeding current demand. The 5,034 square-foot building is known as the "café" and functions as a community meal distribution center four nights a week (Tuesday, Wednesday, Thursday, and Sunday) from 5:00 p.m. to 6:00 p.m. Since the City Code does not define a specific use for this type of facility, parking requirements were determined using the "Food Hall" classification from the ITE Parking Generation Manual, 6th Edition. Of the two rates provided by ITE - weekday (3.96 spaces/1,000 SF) and Saturday (2.72 spaces/1,000 SF) - the higher weekday rate was selected to accurately reflect the café's primary operating schedule. The supporting ITE documentation is attached to this narrative for reference.

The 2,529 square-foot building is known as the "clothing boutique" and allows families to shop for gently-used apparel for children and teens free of charge. The boutique is open twice a week (Tuesdays and Wednesdays) from 10:00 a.m. to 2:00 p.m. This building also houses offices for four (4) full-time staff members. This building has been parked at 1 space/200 SF per the "other retail establishments which do not exceed 50,000 square feet of gross floor area" rate in City Code Section 125-315. It is a reasonable assumption that this rate exceeds the parking demand as the boutique generates significantly less traffic than standard retail operations; however, it was selected as the most comparable use. The current parking summary is outlined below:

Café

- **5,034 SF @ 3.96 space/1000 SF (ITE 928: Food Hall) – 20 spaces**

Clothing Boutique

- **2,529 SF @ 1 space/200 SF (Retail <50k) – 13 spaces**

Total Required Parking Spaces: 33 spaces

Standard Parking Provided: 43 spaces

The proposed site expansion introduces three (3) new phases for an adult congregate living facility. Phase 1 is the northern part of the 16,500 square-foot building, Phase 2 is



known as the “cottages,” and Phase 3 is the southern part of the 16,500 square-foot building. All buildings on-site, existing and proposed, feature overlapping uses. For instance, residents staying on-site will utilize the café (or “dining hall”), clothing boutique, communal living areas, and shared workspaces throughout these buildings. This creates a cohesive environment similar to a college campus or dormitory, where residential and communal amenities are closely linked. The café will transition to a place for residents to eat, best described as a “dining hall,” which supports this integrated approach. The 5,034 square-foot building will still be used to prepare meals for community members, but they will be delivered off-site, so the facility will not attract outside traffic for meal pickup. For this reason, the 5,034 square-foot building is not parked at a separate rate as it is accounted for in the ACLF rate. It is an accessory building to the cohesive facility. Please see summary outlined below:

Existing

Clothing Boutique

- ***2,529 SF @ 1 space/200 SF (Retail <50k) – 13 spaces***

Proposed

- ***Ph. 1: Adult Congregate Living Facility (10 units @ $\frac{3}{4}$ space per unit) - 8 spaces***
- ***Ph. 2: Adult Congregate Living Facility (18 units @ $\frac{3}{4}$ space per unit) - 14 spaces***
- ***Ph. 3: Adult Congregate Living Facility (8 units @ $\frac{3}{4}$ space per unit) - 6 spaces***

Total Required Parking Spaces: 41 spaces

Standard Parking Provided: 43 spaces

Per Section 125-248(c)(5) – Adult congregate living facilities of the City of Fort Pierce Code of Ordinances, “Three-fourths parking spaces shall be provided for each dwelling unit.”

The calculation above has been included in the site data on the site plan drawing.

Land Use: 928 Food Hall

Description

A food hall is a cafeteria-like eating destination where customers can choose from multiple food vendors and dine in a communal environment. Typically, a food hall includes unique eating options featuring local restaurants, independent businesses, or smaller, specialized chains. A food hall generally has large indoor or outdoor seating capacities and food can be purchased from any of the vendors in the food hall. Vendors may offer multicultural cuisines and fresh food selections. A food hall may also contain limited retail space and areas for live entertainment.

Time-of-Day Distribution for Parking Demand

The current database for this land use does not have sufficient data to produce a detailed, hour-by-hour distribution of parking demand from which the analyst can determine a peak period of parking demand. Based on the time periods for which data were collected for this land use and on a review of comparable land uses with hour-by-hour parking demand data, the presumed peak period for parking demand for this land use is between early-afternoon and late-evening.

Additional Data

The sites were surveyed in the 2010s and the 2020s in Alabama, California, and Colorado.

Source Numbers

608, 623, 626

Food Hall (928)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

Number of Studies: 1

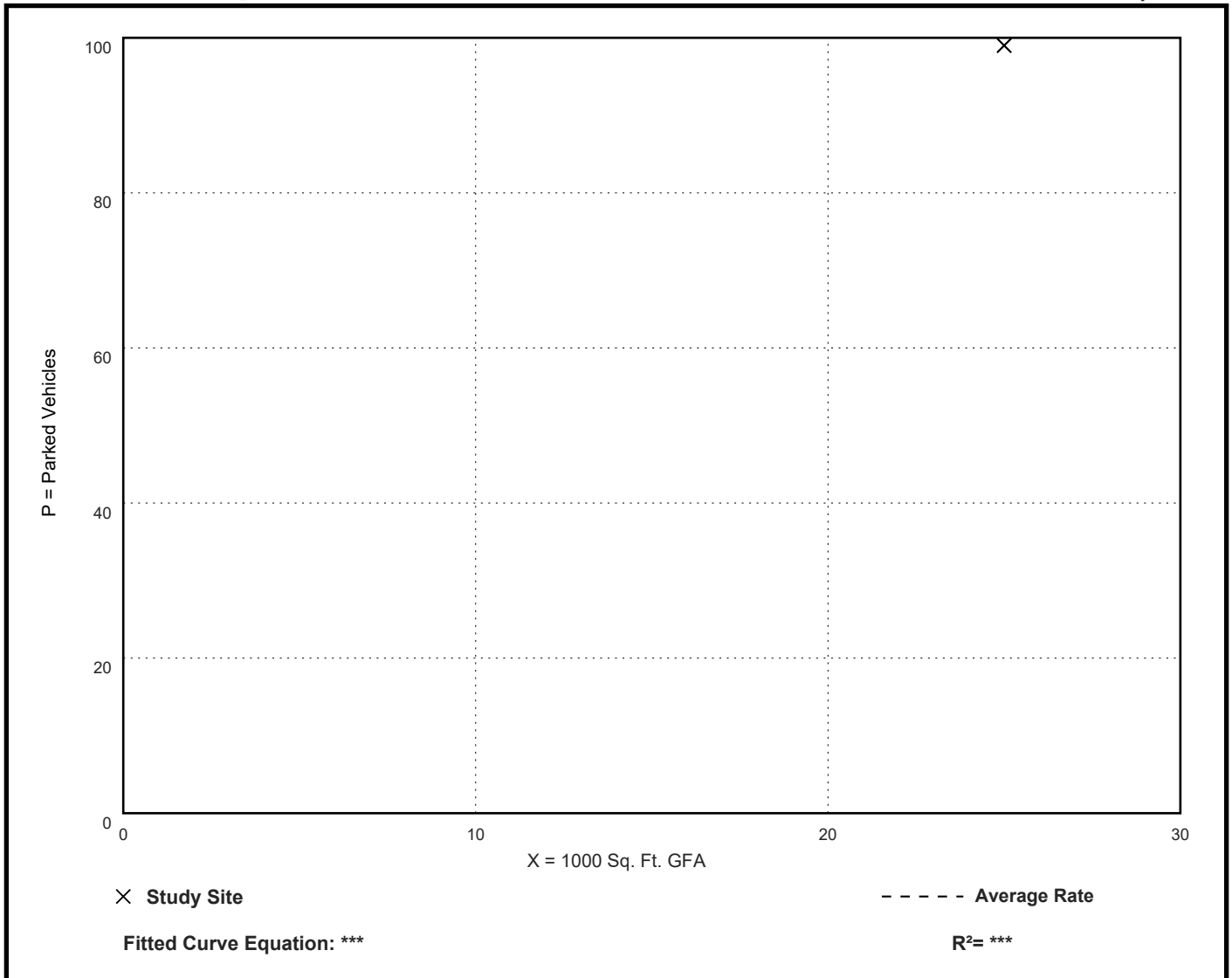
Avg. 1000 Sq. Ft. GFA: 25

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.96	3.96 - 3.96	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Food Hall (928)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 3

Avg. 1000 Sq. Ft. GFA: 81

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.72	2.08 - 6.24	3.09 / 6.24	***	1.75 (64%)

Data Plot and Equation

