

Brooks Landing Parking Analysis

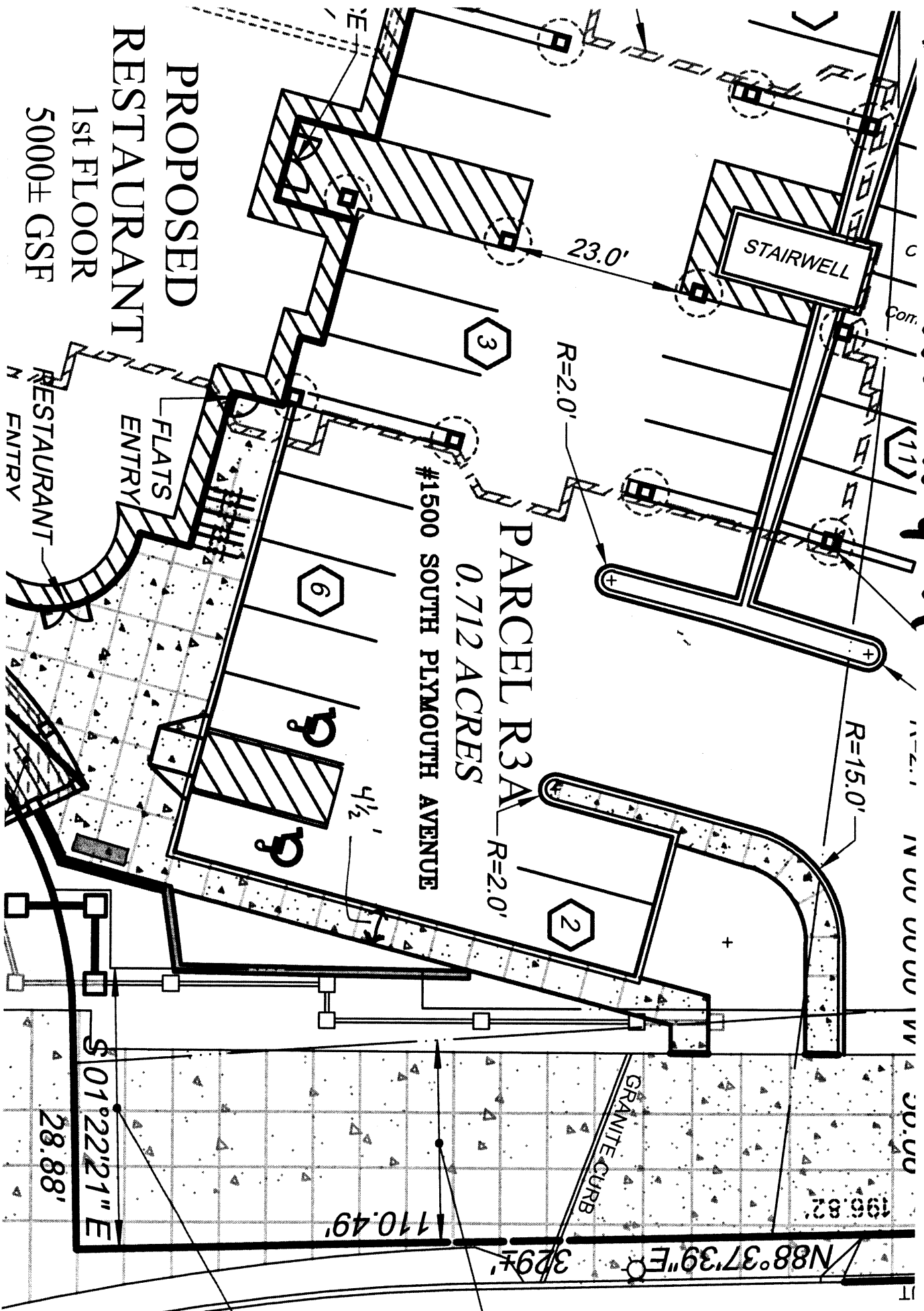
	Total	1500 South Plymouth Development site	1000 Genesee Hotel (88 rooms)	1006 Genesee Hotel parking	910 Genesee Brooks Landing Business Center (BLBC)	1315 South Plymouth BLBC Parking
Approved Parking	405	0	58	43	133	171
<i>Approval Process</i>			<i>SP-035-02-03, 9-29-2005</i>	<i>SP-035-02-03, 9-29-2005</i>	<i>E-068-05-06, 6-19-2006</i>	<i>E-050-10-11, 5-16-2011</i>
<i>Site Plan Review, Special Permit</i>			<i>SP-057-07-08, 5-22-2008</i>	<i>SP-057-07-08, 5-22-2008</i>	<i>E-068-05-06 modification, 10-17-2007</i>	
Existing Parking	291	50	58	65	118	0
Required Parking¹	359	143	58	30	128	0
Proposed Parking²	478	53	59	66	129	171
Parking Recommended by SPR³	466	49	57	60	129	171

1. Based on requirements of Zoning Code Section 120-173, Off Street Parking Requirements

2. Based on drawings submitted for Site Plan Review by the applicant, March 1, 2012.

3. Based on recommendations of Site Plan referral agencies, including PRC, Rochester Fire Department, and NYS OPRHP. The minimal parking reductions are related to enhanced landscaping and compliance with the New York State Fire Code related to fire truck turn around space.

NORTH PARKING A



PARCEL R3A
0.712 ACRES

PROPOSED
RESTAURANT
1st FLOOR
5000± GSF

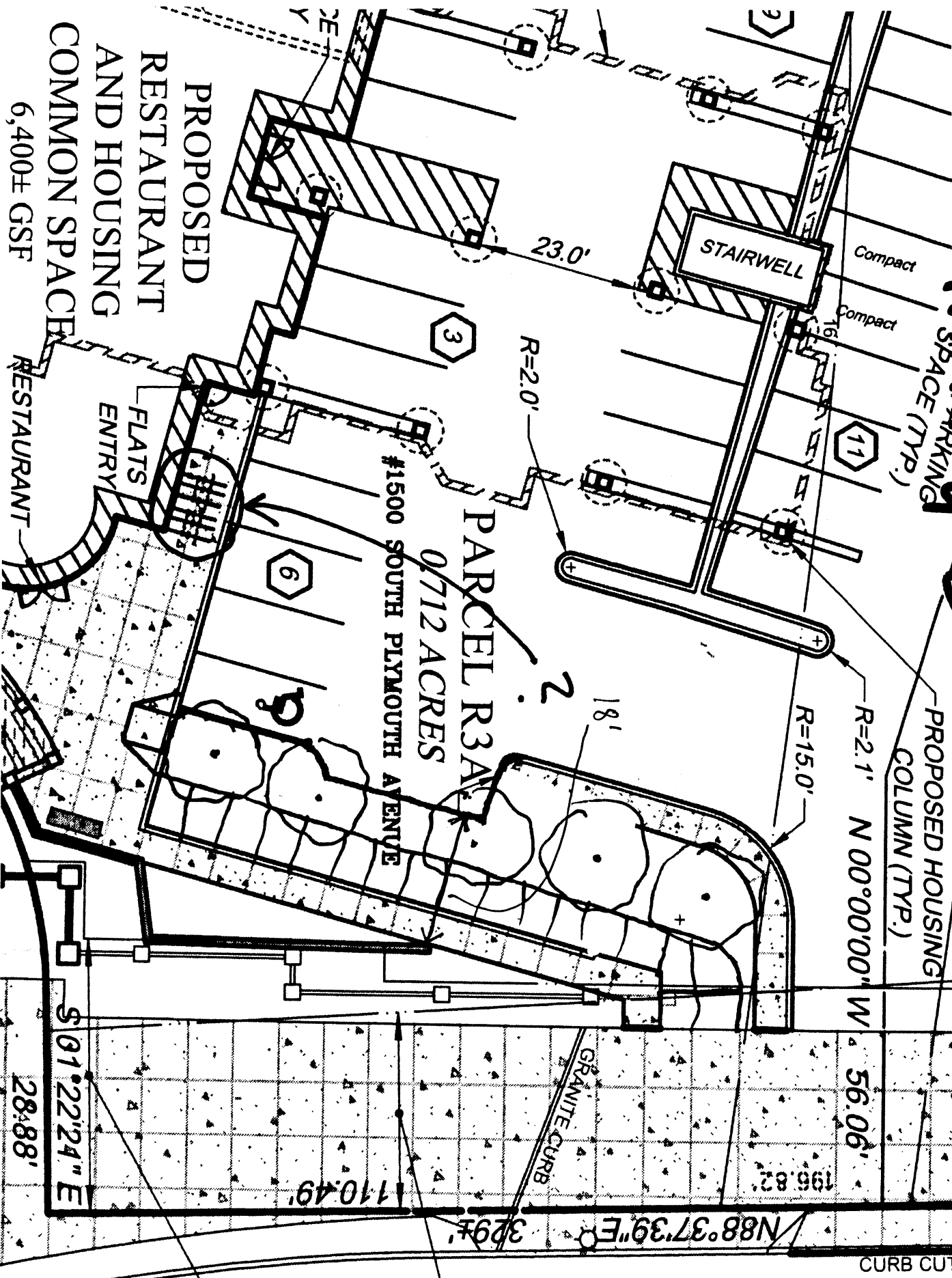
RESTAURANT ENTRY
FLATS ENTRY

#1500 SOUTH PLYMOUTH AVENUE

GRANITE CURB

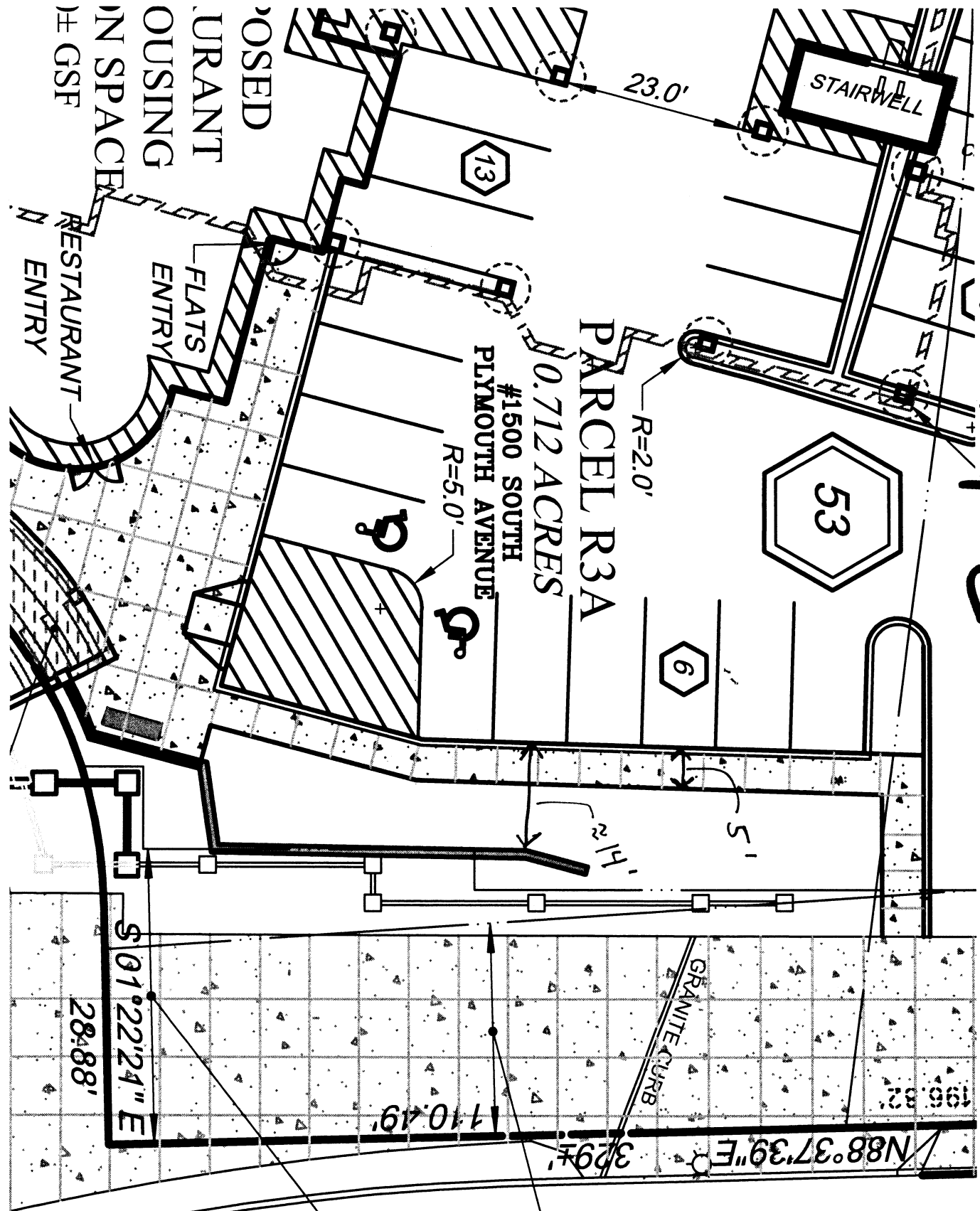
SOUTH DIVISION

NORTH PARKING B



SOUTH PLYMOUTH

NORTH PARKING C



SOUTH PLYM

PEDES
EASE
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