

---

## Proposed Parking Summary

April 2024

**Heart of Camden  
Proposed Makerspace Addition  
Block 480, Lot 27  
1811 Broadway  
City of Camden, Camden County, NJ**

The proposed development at 1811 Broadway (Block 480, Lot 27) includes a building addition as identified on the accompanying Site Plan drawings. The total gross floor area of the proposed building after construction will be 3,985 SF. While the proposed development does not include onsite parking spaces for the building, it is the intention of the Applicant to utilize the existing parking lot located at Block 486, Lots 10, 33-36 & 89 to provide off-site parking for the proposed use. The existing parking lot contains a total of 28 parking spaces and currently services other existing uses in the area. The purpose of this narrative is to demonstrate sufficient parking is available for the proposed addition.

The proposed building addition located at 1811 Broadway requires 9 parking spaces per the City of Camden Ordinance. However, the proposed use is anticipated to generate visitors primarily through public transit and foot traffic, similar to the existing uses within the area that also utilize the existing parking lot. It is for this reason we believe sufficient parking is available in the existing lot to accommodate the existing and proposed parking demand.

Included below are detailed calculations of the parking requirements for the involved properties as well as actual usage of the existing parking lot. In summary, 90 spaces are required where 28 parking spaces are available. Based on actual usage, approximately 14% of the existing, available spaces are used on average and, therefore, a variance request is justified.

The existing lot located at Block 486, Lots 10, 33-36 & 89 services the subject property (1811 Broadway, Block 480, Lot 27), the Heart of Camden Fieldhouse (1840 Broadway, Block 486, Lot 39), Camden Fireworks (1813 Broadway, Block 480, Lot 28) and the Writer's House (1801 Broadway, Block 480, Lot 21). The following calculations indicate the required parking associated with each of these uses based on the City of Camden Zoning Ordinance §870-230.F.

- Subject Property (1811 Broadway, Block 480, Lot 27)
  - Use: Retail and Makerspace
  - Applicable Parking Requirements (§870-230 F):
    - Recreation centers, clubs and service organizations: 1 space for each 500 square feet of gross floor area plus 1 space for each 2 full-time employees
  - Site Specific Data:
    - Square Footage: 3,985 SF GFA
    - Employees: Two (2) total
  - Calculation:
    - **$(3,985 \text{ SF}) * (1 \text{ space} / 500 \text{ SF}) + (2 \text{ employees}) * (1 \text{ space} / 2 \text{ employees}) = 9 \text{ spaces required}$**
  
- Heart of Camden Fieldhouse (1840 Broadway, Block 486, Lot 39)
  - Use: Office and Community Gym
  - Applicable Parking Requirements (§870-230 F):
    - Office: One (1) space per 300 SF of gross floor area
    - Recreation centers, clubs and service organizations: 1 space for each 500 square feet of gross floor area plus 1 space for each 2 full-time employees
  - Site Specific Data:
    - Square Footages:
      - Office: 3,500 SF
      - Community Gym space: 5,000 SF
    - Employees: Eight (8) total
  - Calculation:
    - **$(3,500 \text{ SF} - \text{office}) * (1 \text{ space} / 300 \text{ SF}) + (5,000 \text{ SF} - \text{community gym}) * (1 \text{ space} / 500 \text{ SF}) + (8 \text{ employees}) * (1 \text{ space} / 2 \text{ employees}) = 26 \text{ spaces required}$**
  
- Camden Fireworks (1813 Broadway, Block 480, Lot 28)
  - Use: Office and Art Gallery
  - Applicable Parking Requirements (§870-230 F):
    - Office: One (1) space per 300 SF of gross floor area
    - Art Galleries, libraries, museums: One (1) space per four (4) seats or one (1) space per 50 SF, whichever is greater, and one (1) space per every two (2) employees
  - Site Specific Data:
    - Square Footages:
      - Office: 1,600 SF (including 1,500 SF of art studio space)
      - Gallery space: 2,000 SF
    - Employees: Two (2) employees
    - Number of seats: N/A due to gallery style layout.
  - Calculation:
    - **$(1,600 \text{ SF} - \text{office}) * (1 \text{ space} / 300 \text{ SF}) + (2,000 \text{ SF} - \text{gallery}) * (1 \text{ space} / 50 \text{ SF}) + (2 \text{ employees}) * (1 \text{ space} / 2 \text{ employees}) = 47 \text{ spaces required}$**

- Writer’s House (1801 Broadway, Block 480, Lot 21)
  - Use: Office and After School Programming
  - Applicable Parking Requirements (§870-230 F):
    - Office: One (1) space per 300 SF of gross floor area
    - Recreation centers, clubs and service organizations: 1 space for each 500 square feet of gross floor area plus 1 space for each 2 full-time employees
  - Site Specific Data:
    - Square Footages:
      - Office: 150 SF
      - After School Programming space: 3,000 SF
    - Employees: Two (2) employees
  - Calculation:
    - **(150 SF - office)\*(1 space/300 SF) + (3,000 SF – service organization)\*(1 space/500 SF) + (2 employees)\*(1 space/2 employees) = 8 spaces required**
- Total Required Parking Spaces: 90 Spaces
- Total Existing Parking Spaces (within parking lot): 28 Spaces
- Total Parking Deficit: 62 Spaces

As noted above, there is a deficiency in the number of spaces provided within the parking lot to service the uses which have access to the lot, based solely on the City Ordinance parking requirements. However, it should be noted a majority of the employees and people who utilize each space for their respective services do not drive to the area and rely heavily on public transit and walking.

To support the statement above and justification for the requested parking variance, the Applicant observed the parking lot usage and conducted parking counts at peak times (8 AM, 12 PM and 4 PM) during a five (5) day period (summarized in the table below). The maximum number of cars observed in the lot over this five (5) day period was seven (7) and the minimum number of cars observed was three (3). On average, approximately four (4) spaces were taken when the observations were made. Thus, approximately 86% of the spaces in the lot were available during this observation period.

**Parking Count Summary Table**

Date	Time	# of Vehicles Present	Daily Average
3/25/2024	8:00 AM	3	
	12:00 PM	4	
	4:00 PM	5	<b>4</b>
3/26/2024	8:00 AM	3	

	12:00 PM	7	
	4:00 PM	4	<b>4.66</b>
3/27/2024	8:00 AM	3	
	12:00 PM	4	
	4:00 PM	3	<b>3.33</b>
3/28/2024	8:00 AM	4	
	12:00 PM	6	
	4:00 PM	3	<b>3.25</b>
3/29/2024	8:00 AM	3	
	12:00 PM	5	
	4:00 PM	4	<b>4</b>
		<b>Overall Daily Average</b>	<b>3.8 vehicles</b>
		<b>Parking Spaces available</b>	<b>28 spaces</b>
		<b>Overall Average Usage</b>	<b>13.6%</b>