



BARGHAUSEN

Chick-fil-A, Project Site No. 03988

8811 35th Avenue, Marysville, Washington

Our Job No. 17520.1

PARKING ANALYSIS MEMO:

This parking analysis has been prepared to meet the submittal requirements of the City of Marysville Land Use Application. This analysis was prepared based on City Code (MMC 22C.130.030), and with the information outlined below, the project has demonstrated code compliance with the proposed improvements.

The proposed site improvements include a redesign and extension of the existing drive-through pick-up and stacking lanes, which Chick-fil-A anticipates will increase capacity for vehicles via a dual-lane configuration. The current proposal will see a reduction in on-site parking.

The existing and proposed parking numbers are outlined in the table below:

| | Existing Parking Count | Proposed Parking Count |
|------------------|------------------------|------------------------|
| Chick-fil-A site | 56 | 41 |

Based on the square footage of the Chick-fil-A building (4,357 square feet) and "Drive-in restaurant" use per MMC 22C.130.030, 58 parking stalls are required. Under MMC 22C.130.060, for every five non-required bike stalls, one vehicle parking stall can be eliminated from the requirement. Our project proposes 24 parking stalls and is required to have three; therefore, 21 bicycle stalls are non-required, and four stalls can be reduced from the parking stall requirement. This leaves us with a total of 54 required vehicle parking stalls.

This project proposal will fall short on the code required parking by 13 stalls, so we are requesting an Off-Street Parking Variance per MMC 22C.130.090.

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