

4.4.3.2 Table 7 – Civic use parking requirements “To be determined by warrant”

The project will contain up to 12 residential bedrooms, 1 short term occupancy room, and up to 3 full time, on-site, employees. Based on 0.8 spaces per bedroom and 1.0 spaces per employee, the required parking should be 14 spaces.

The project is intended to serve the University so most destination visitors will be traveling by foot or bicycle. Special events will occur after 5:00 pm and on weekends when the OSU parking garages will be available. Any parking requirements that cannot be met on-site will be handled by hourly parking available in OSU garages to the north and east.

This project may be constructed in two phases due to a land swap that is required with the adjacent property owner to the east. The property to the east is currently under contract to sell to OSU with a closing date of May 2017. Included with this application is a letter from Gary C. Clark, Senior Vice President and General Counsel for Oklahoma State University, dated November 16, 2016, describing the planned transactions associated with this land. Phase 1 would be the conditions prior to the Wesley Foundation / OSU land swap and should only be necessary during the initial phases of building construction. Ultimate building construction and request for a certificate of occupancy should not occur any earlier than the Summer of 2018.

Phase 1: A total of 21 parking spaces are being proposed with two of those being van accessible spaces. The project would be constructed under these conditions if the land swap does not occur as planned.

Phase 2: A total of 27 parking spaces are being proposed with two of those being van accessible spaces.