

I have copied the following from a [KingstonCitizen.org Facebook post](#).

KingstonCitizens.org Last edited September 30

Kingstonian Project will require 343.5 parking spaces per Kingston's zoning code

The Kingstonian is a proposed \$58 million dollar project. It promises 129 **high-end** units (to date, **rents will range from \$1,500 – \$2,850**), 14 affordable units (with Area Median Income (AMI) based on Ulster County, nearly 1/3 higher than the City of Kingston), a 32-room **luxury boutique hotel**, 9,000 square feet of retail space and a 420 parking space complex.

The developer is asking for a payment in lieu of taxes (PILOT) agreement where they will pay nominal taxes for **25 years**; a subsidy worth approximately \$30.6M, in exchange for a temperature controlled parking garage that will primarily serve its high end tenants and luxury boutique hotel guests.

The Kingstonian project will require 343.5 parking spaces per code subtracted from 420 leaves 76.5 public spaces not 277 like the developer is claiming OR 200 that the city required in their 2016 RFP that the developer is still referencing.

The Kingstonian Project PILOT Application

“143 residential units (9 studio, 64 1br, 60 2br, 10 3br), including 14 affordable housing units, 9,000 square feet of commercial space that will become a mix of restaurants, retail and professional services along Front Street and interior to the project accessible from the new Pedestrian Plaza; and A 32-room boutique hotel.”

City of Kingston Zoning Code Parking Space Ratios

Multifamily dwelling: 1 space for each studio or efficiency apartment; 1.5 spaces for each 1-bedroom apartment; 2.0 spaces for each 2-bedroom or larger apartment; for dwellings designed to be occupied at least 90% by persons 62 years of age or older, 0.5 spaces per apartment, plus an additional 10% of the total required spaces for visitor parking in all cases.

Hotel or Motel: 1 space per guest room, plus 1 space per 600 square feet of space outside of guest rooms, corridors and equipment storage areas.

Retail: 1 space for each 300 square feet of floor area

Restaurant: 1 space per 3 seats or 1 space for 100 sq ft of gross floor area (whichever greater)

Drinking establishment or discotheque: 1 space per 1.5 persons or 1 space for each 100 sq ft of gross floor area (whichever greater)

The Kingstonian Project Parking Numbers

1. 143 Rooms: Kingstonian high-end housing (with 14 affordable units)

Total "Multifamily Dwelling" parking requirements: 269.5

Studios 9 x 1 = **9 parking space**

One Bedroom: 64 x 1.5 = **96 parking spaces**

Two and Three Bedroom: 70 x 2 = **140 parking spaces**

Visitor parking (10% of total required spaces/245) = **24.5 parking spaces**

2. 32 Luxury Boutique Hotel Rooms

Total "Hotel" + Staff Parking Requirements: 34

"1 space per guest room, plus 1 space per 600 square feet of space outside of guest rooms, corridors and equipment storage areas" NOTE: We only added 2 spots to account for the staff and operations that should be captured with the 600sf.

3. 9,000 square feet of commercial space that will become a mix of restaurants, retail and professional services along Front Street

Total Restaurants, Retail and Bank Parking Requirements: 40

"1 space per 3 seats or 1 space for each 100 square feet of gross floor area, whichever is greater" Their commercial space at 9,000 was previously higher than the 8,000 now but restaurants would need more spaces than retail which only needs 1

space per 300sf. Estimating 40 spaces for 2 restaurants, retail, and "maybe a bank" is reasonable.

Comment

R Bruce McLean

Regardless the number we are either gaining 10 or losing up to 60.

What a great investment no wonder they need a PILOT Cost per space is a record.