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October 3, 2013

John Snyder Architects
142 East State Street
The Commons
Ithaca, NY 14850
Attn: John Snyder

RE: Proposed Purity Ice Cream Expansion
Updated Parking Evaluation
City of Ithaca, Tompkins County, NY

Dear Mr. Snyder,

The proposed changes to the site plan will result in different parking needs than previously evaluated. The following letter provides an updated parking evaluation based upon the revised Site Plan prepared by your office dated September 19, 2013.

Trip Generation & Parking Projections

The Purity Ice Cream expansion will remain the same. However, the residential use in the building has been eliminated. Instead, approximately 2,640 s.f. of office space is proposed on the second floor of the building. Office employees will be required to park at an off-site location such as at the Cascadilla lot or on-street. The parking required for Purity Ice Cream remains unchanged at 33-38 total parking spaces. The office uses anticipate having 20-25 employees on-site. This combination results in a total number of parking spaces required for the purity site of 58-63 parking spaces.

Given the revised site layout, the current number of parking spaces on site will be increased from 21 spaces to 24 spaces (including 2 ADA spaces). In addition, the paved and designated parking areas of the site will be better defined resulting in few, if any, "unmarked" parking spaces. This leaves approximately 36-39 parking spaces needed in off-site locations. Assuming that 8-10 spaces are available in on-street parking areas that are within reasonable walking distance (approximately 400 ft) to Purity, an additional 26-29 parking spaces are needed elsewhere. The Cascadilla Street lot will provide an additional 11 parking spaces resulting in 15-18 remaining vehicles that will need to find an alternate parking location such as on-street.

Table I, below, summarizes the parking requirements for the Purity Ice Cream site.

Parking Users	Recommended Parking Needs	Parking Provided
Purity Ice Cream	38 (23 customers + 15 employees at peak season)	Purity Site: 22 + 2 ADA On-street Parking: 8-10 Total: 30-32 spaces
Additional Office Use at Purity	20-25 employees	Cascadilla Lot: 11
Total	58-63 spaces	33 off-street + 2 ADA 8-10 on-street 41-43 + 2 ADA total

There is an overall deficit in parking for this site of approximately 17 to 22 parking spaces. It is likely that some of the office employees will not drive cars to work (i.e. they may carpool, walk, bicycle, or use public transit) which will reduce the required number of parking spaces.

Should you have any questions regarding these comments, please contact us.

Very truly yours,
SRF & Associates



Amy C. Dake, P.E., PTOE
Senior Transportation Engineer

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