

Parking Calculation Exhibit 05-19-2020

Original Calculations

Building 1

165	110 Apartments (1.5 space/DU)
75.2	9400sf Restaurant (8/1000sf)
8.4	8400sf Event (1/1000sf)
<u>44.73</u>	<u>4200sf + 8580sf Office (3.5/1000)</u>
293	Subtotal

Building 2

204	136 Residential Function (1.5 space/DU)
<u>80</u>	<u>22860sf Other (3.5/1000)</u>
284	Subtotal

Fitness Center

75	Fitness Function (2.5/1000SF)
652	Total spaces required

Parking Calculation Reduction

Parking for DU (greatest requirement)	369
<u>Parking for office functions</u>	<u>125</u>
Subtotal	494
Subtotal after Reduction factor (1.3)	380
Fitness Center	75
Event space	8
<u>Restaurant</u>	<u>75</u>
Total required parking	538

Revised Calculations

Building 1

219	146 Apartments (1.5 space/DU)
73.2	9149sf Restaurant (8/1000sf) *
6.8	6846sf Event (1/1000sf)**
15	4292sf Office (3.5/1000)***
<u>6.3</u>	<u>2113sf Residential Community Amenity (3/1000sf)**</u>
320.3	Subtotal

Building 2

226.5	151 Apartments (1.5 space/DU)
<u>16.8</u>	<u>5615sf Residential Community Amenity (3/1000sf)****</u>
243.3	Subtotal

Fitness Center

75	Fitness Function (2.5/1000SF)
638.6	Total spaces required

Parking Calculation Reduction

Parking for DU (greatest requirement)	445.5
<u>Parking for Fitness Center</u>	<u>75</u>
Subtotal	520.5
Subtotal after Reduction factor (1.3)	400.4
Restaurant	73.2
Event space	6.8
Office	15
<u>Residential Community Amenity</u>	<u>23.1</u>
Total parking required	518.5

\* Change due to measurement of actual site conditions rather than old drawings

\*\* Change due to owner decision to use portion of existing event space as common space for apartments

\*\*\* Change of 3<sup>rd</sup> floor office space to apartments

\*\*\*\* At time of the DRB submittal the future use of this space was undetermined, and the actual use of some spaces was unknown. The parking assessment was based on an assumed highest logical parking count scenario of office function. Since then the following uses have been determined:

6 additional apartments (permit submittal pending) – 6607sf - 9 spaces

Residential community amenity – 5615sf – 16.8 spaces

Mechanical, boiler, storage (Other use accessory to primary use per IDO) – 10368sf – no parking required