

Arlington 425 Unit Mix Parking
4.2.19

225 W. Campbell Building

9 Stories = 1 Story Retail + 1 Story Retail & Office + 7 Stories Residential

Floor	Area (S.F.)	Retail	Office	Studio (1 Stall Per)	1 Bed (1 Stall Per)	2 Bed (1.25 Stalls Per)	Total DU	Parking Required	Parking Provided	Height
B	24,451									-11'-8"
1	18,294	14,986								0'-0"
2	19,201	8,617	7,471							15'-0"
3	24,423			6	14	6	26	27.5		30'-0"
4	24,423			6	14	6	26	27.5		40'-0"
5	24,423			6	14	6	26	27.5		50'-0"
6	24,423			6	14	6	26	27.5		60'-0"
7	24,423			6	14	6	26	27.5		70'-0"
8	24,423			6	14	6	26	27.5		80'-0"
9	24,423			6	14	6	26	27.5		90'-0"
Roof										101'-0"
Parapet										107'-0"
Total DU				42	98	42	182			
Area/DU				300	300	400				
Total SF	232,907	23,603	7,471	12,600	29,400	16,800	58,800			
								Total Required Parking Stalls:	192.50	
								Total Provided Parking Stalls:	0	

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33 S. Chestnut Building

4 Stories Residential

Floor	Area (S.F.)	Amenity	Studio (1 Stall Per)	1 Bed (1 Stall Per)	2 Bed (1.25 Stalls Per)	Total DU	Parking Required	Parking Provided	Height
-0.5	21,032							58	-8'-0"
1	17,112	1,592	1	5	6	12	13.5		4'-0"
2	17,148		1	5	8	14	16		14'-8"
3	17,148		1	5	8	14	16		25'-4"
4	17,116		1	5	8	14	16		36'-0"
Roof									47'-6"
Parapet									51'-0"
Total DU			4	20	30	54			
Area/DU			300	300	400				
Total SF	89,556	1,592	1,200	6,000	12,000	19,200			
Total Required Parking Stalls:							61.50		
Total Provided Parking Stalls:								58	

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44 S. Highland Building

13 Stories = 6 Stories Parking Garage + 6 Stories Residential + 1 Story Amenities

Floor	Area (S.F.)	Retail	Amenity	Studio (1 Stall Per)	1 Bed (1 Stall Per)	2 Bed (1.25 Stalls Per)	Total DU	Parking Required	Parking Provided	Height
0	13,113								66	-10'-6"
1	30,323	2,869							68	-0'-6"
2	30,323								82	16'-6"
3	30,323								83	26'-6"
4	30,323								83	36'-6"
5	30,323								83	46'-6"
6	30,323								42	56'-6"
7	19,485			6	10	4	20	21		67'-6"
8	19,485			7	10	4	21	22		77'-6"
9	19,485			7	10	4	21	22		87'-6"
10	19,485			7	10	4	21	22		97'-6"
11	19,485			7	10	4	21	22		107'-6"
12	19,485			7	10	4	21	22		117'-6"
13	12,894		12,894							126'-6"
Roof										140'-0"
Parapet										141'-8"
Total DU				41	60	24	125			
Area/DU				300	300	400				
Total SF	324,855	2,869	12,894	12,300	18,000	9,600	39,900			

Total Required Parking Stalls: 131.00

Total Provided Parking Stalls: 507

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DEVELOPMENT UNIT AND PARKING SUMMARY

Building	Area (S.F.)	Studio (1 Stall Per)	1 Bed (1 Stall Per)	2 Bed (1.25 Stalls Per)	Total DU	Parking Required	Parking Provided
225 W Campbell	232,907	42	98	42	182	192.50	0
33 S Chestnut	89,556	4	20	30	54	61.50	58
44 S Highland	324,855	41	60	24	125	131.00	507
Total Units		87	178	96	361		
Total SF	647,318	26100	53400	38400	117900		
% Mix		24.10%	49.31%	26.59%			

Total Required Parking Stalls: 385.00

Total Provided Parking Stalls: 565

Parking Stalls Per Unit Ratio: 1.57

Site Square Footage (w/ 8'-0" Chestnut & Highland Dedications Removed): 119,780.8

Unit Density Square Footage Per Village Code: 117,900.0

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Restaurant / Retail / Office Parking Calculations - Campbell Building

1st Floor - East: 3,000 sf of Restaurant Seating ($1/200=15$) and 3,500 sf of Retail ($3,500-1,500=1,500$; $1/500=4$)

1st Floor - West: 7,000 sf of Retail ($1/500=14$)

Total East:	19
Total West:	14
Total 1st Floor:	33

2nd Floor - East: 3,500 sf of Restaurant Seating ($1/250=14$) and 3,500 Retail ($1/750=5$)

2nd Floor - West: 7,500 sf of Office ($7,500-2,000=5,500$; $5,500/750=7.33$ or 8)

Total East:	19
Total West:	8
Total 2nd Floor:	27

Restaurant / Retail / Office Parking Calculations - Highland Building

1st Floor: 2,000 sf of Retail ($2,000-1,500=500$; $1/500=1$)

Amenity Floor: 1,500 sf of Restaurant ($1/260=6$)

Total 1st Floor:	1
Total Amenity Floor:	6
Total Highland Building:	7

Total Stalls:	565
Residential Stalls Required:	385
Retail Stalls Required:	67
Excess Stalls Over Code:	113