

Briarwood Management LLC

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Charles Perkins

Planning & Community Development

Village of Arlington Heights

Enclosed for your review is our current assessment of the parking plan for Arlington 425. This plan grants us great flexibility to adjust dedicated parking counts as the nature of parking requirements evolve. This plan contains the following components:

- Increased on site parking by an additional 21 parking spaces with the relocation of 44 parking stalls from removed Chestnut/courtyard underground to the Highland structure
- Provided detailed assignment of parking spaces by user
- Operational Plan for the Garage

Increased On- Site Parking

The revised drawings which are included have increased the property's parking by 21 stalls for a total of 565 stalls. The redesign has extended the flexibility of usage in the main Highland structure by 47 stalls. This allows us to manage the parking operation based on actual usage. The redesign is also in full compliance with ADA (Americans with Disabilities Act) requirements and the new placement of these spaces provides easier access for our customer and/or visitors. Various access points have been included in the plan to control access to specific parking areas-based customer type.

Assignment of Parking Stalls

Lower Level

The lower level will have 66 dedicated stalls for the office, retail and restaurant operations. This area will also be used by the restaurant valet. This floor will also contain all employee parking for retail and restaurant. It will be controlled by a fob/ticket system.

Ground Level

This level will be dedicated to the restaurant and retail customers. This will also have a small section that can be used by the restaurant valet as overflow. This floor will be controlled via validated parking or fob. This floor has a total of 24 stalls.

Second Level

This floor will have a mixed use. The east side of garage will have 44 stalls for office customers and/or retail/restaurant. These stalls will be validated and fob parking.

The west side of this floor 30 stalls utilized unreserved guest parking, mixed use parking for resident (second car) and possible shared office parking. This are will also contain 4 handicap parking stalls. It will be controlled by validated parking and/or fob depending on the assignment.

We will have a total of 160 non-residential parking spaces.

Floors 3-6

These floors will be primarily dedicated to resident parking and will contain a total of 347 stalls. The entry and exit will be controlled by a fob system. Space control will be part of the integrated marketing plan with potential residents.

A handicap resident can have an option of using a lower level designated handicap spot for higher van height or a passenger vehicle can request reallocation of a spot to the assigned resident areas. If that occurs that spot will be posted reserved for that resident.

Operation Plan

All floors will be clearly identified as to their use. Colored maps will also be mounted to insure residents, guests, customers and staff are fully aware of dedicated parking areas. Designed resident, staff, office and retail staff will have fob access. Our preliminary monthly parking will be charged at the rate of \$50.00 subject to market conditions. Some retail and office spaces may have stalls assigned based on lease agreements. Employee parking will be determined on village employee rates.

Parking will be a portion of property staff responsibilities and they will be available to manage traffic flow and volumes.

We are currently evaluating the specifics on the fob entry system and garage staffing software, hardware and staffing hours are all being taken into consideration.

Visitors who choose to park in our facility will receive a parking ticket which charges \$2.00 for 4 hour minimum \$1.00 for each additional hour or portion thereof. We are discussing opportunities to allow limited parking arrangements with local businesses.

Chestnut

This structure will now have 58 dedicated stalls to the residents. These will be contained in the building's underground garage.

Conclusion

This is a comprehensive robust plan that addresses the needs of this project. It takes into account all aspects of the parking population for our project. Spaces and floors will be clearly as to their intended use.

Thank you for your consideration.

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