

Hubbard, Sam

From: Aaron Coon
Sent: Monday, March 29, 2021 6:27 PM
To: Hubbard, Sam
Cc: Perkins, Charles
Subject: PC - Arlington 425
Attachments: PARKING GARAGE - HIGHLAND BUILDING.pdf

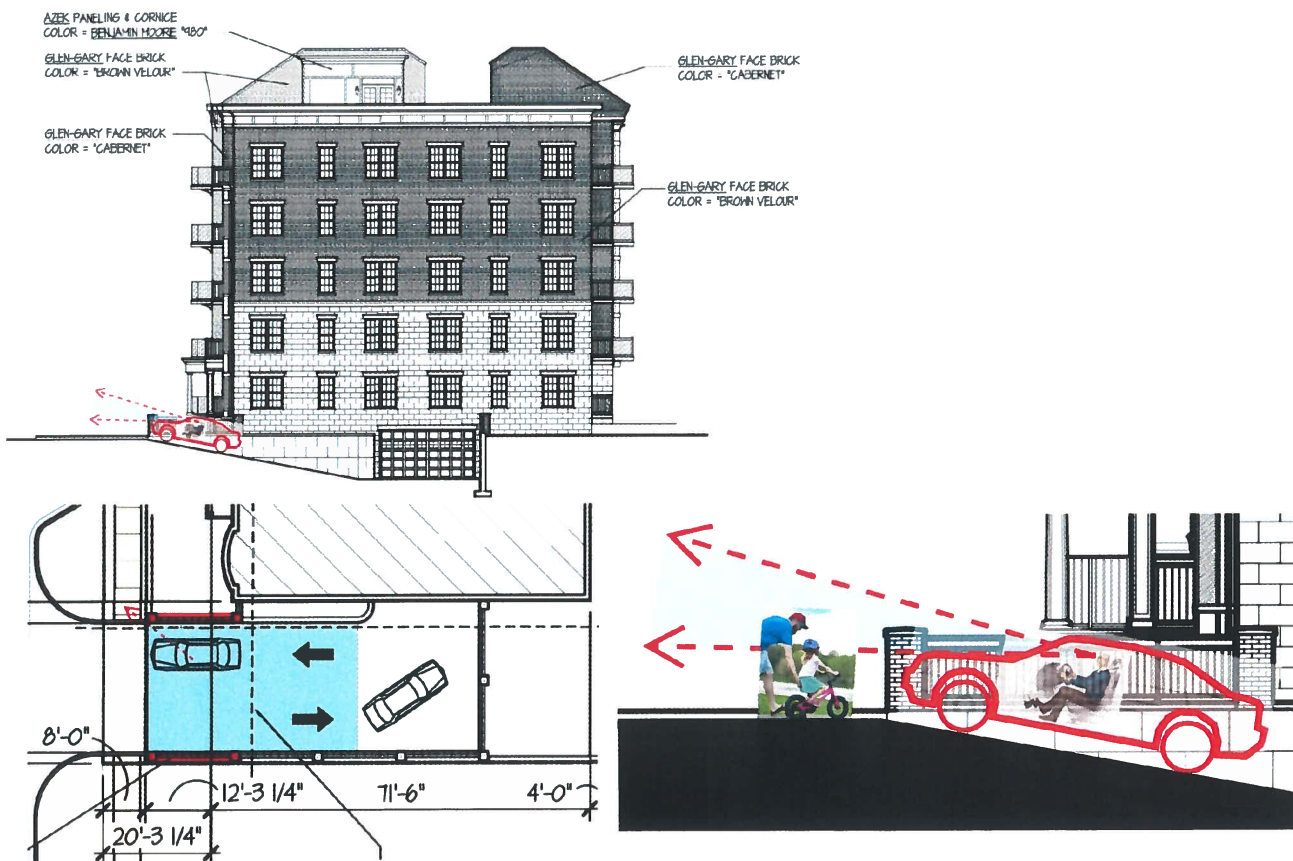
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Hi Sam,

The garage plans for the four levels that are included for phase 1 are short 35 stalls. The architects counted the cars on the ramp from level 1 to level 2 in the level 1 plan and in the level 2 plan. The actual parking counts are shown in the attached exhibit for the four levels. There are 254 stalls in the four story option and 344 stalls in the phase 2 five story deck. The proposal is stating that there are 273 stalls in phase 1 and 435 stalls in phase 2, which is not accurate unless the parking is expanded below ground. Is there a plan to fill in the missing stalls with a partial lower level or by extending a partial ramp above the fourth level? Those plans were not included in the submittal.

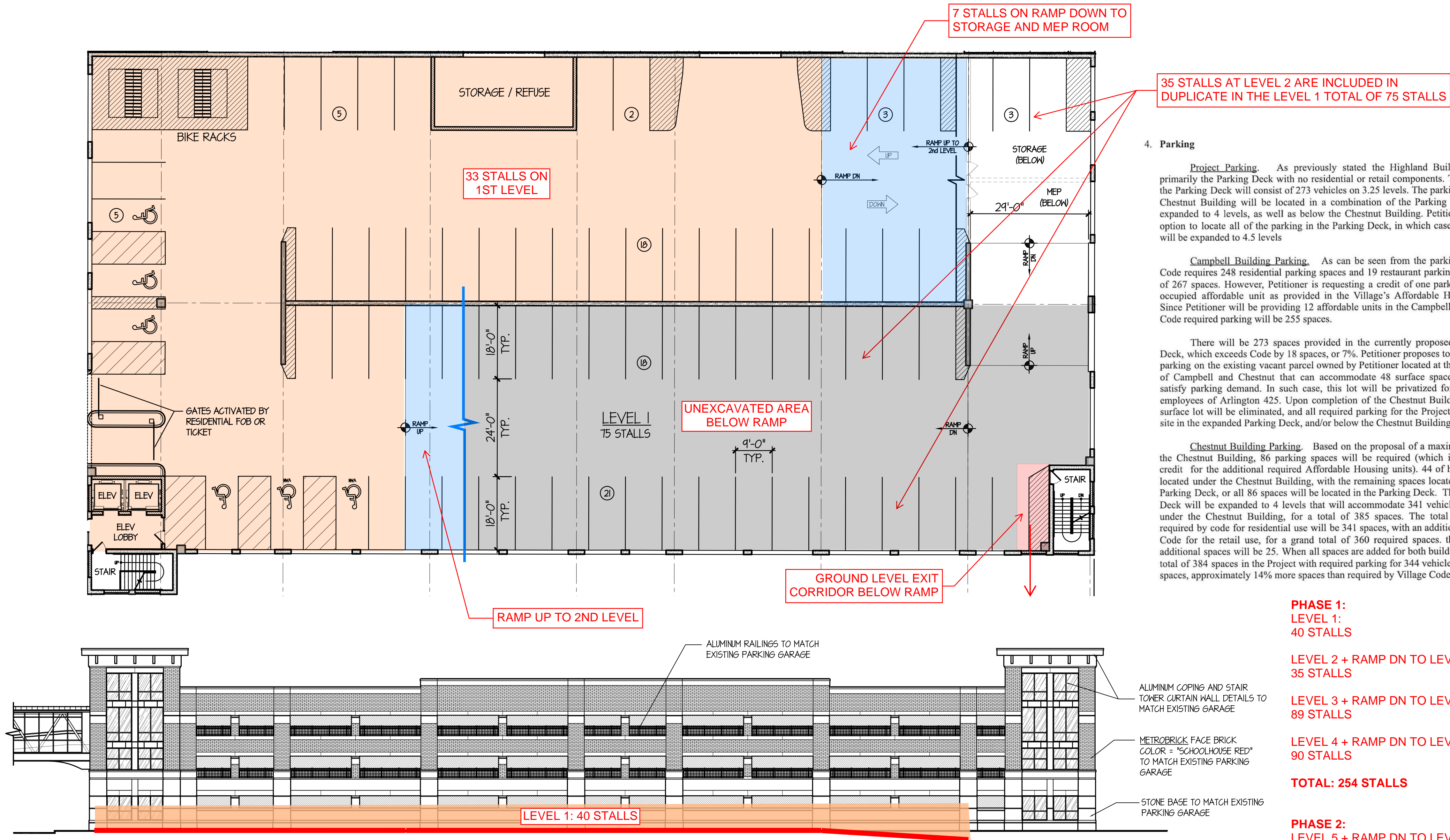
The other issue that I'm seeing is the blind corner at the top of the ramp coming up from the Chestnut building. An exhibit is attached showing my concern.

Please share these three exhibits with the plan commission members.



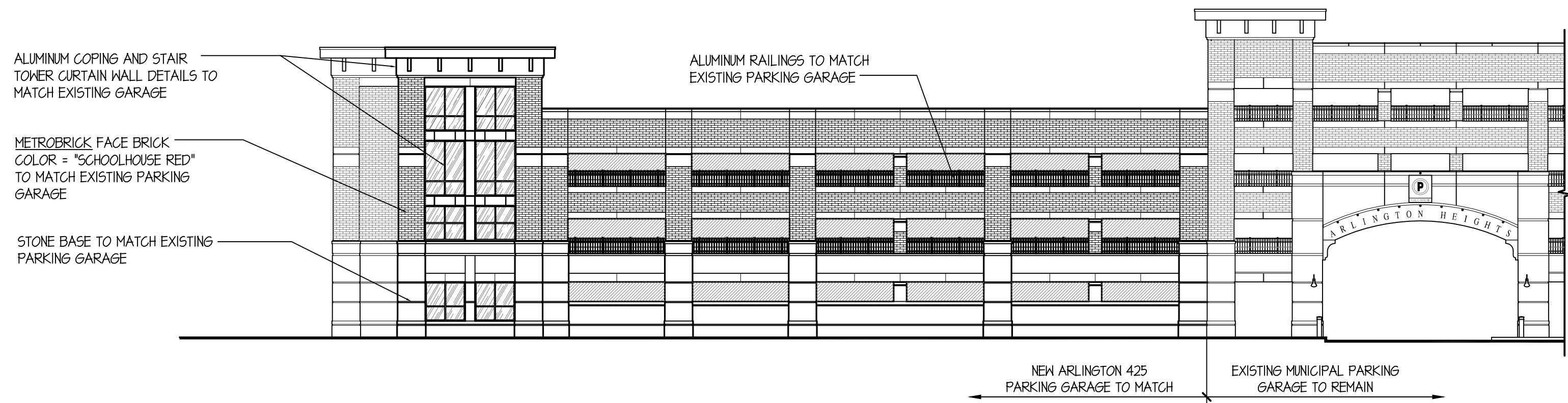


Thanks,
Aaron



ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

4. Parking

Project Parking. As previously stated the Highland Building will now be primarily the Parking Deck with no residential or retail components. The initial phase of the Parking Deck will consist of 273 vehicles on 3.25 levels. The parking required for the Chestnut Building will be located in a combination of the Parking Deck, that will be expanded to 4 levels, as well as below the Chestnut Building. Petitioner shall have the option to locate all of the parking in the Parking Deck, in which case the Parking Deck will be expanded to 4.5 levels

Campbell Building Parking. As can be seen from the parking matrix, Village Code requires 248 residential parking spaces and 19 restaurant parking spaces for a total of 267 spaces. However, Petitioner is requesting a credit of one parking space for each occupied affordable unit as provided in the Village's Affordable Housing Ordinance. Since Petitioner will be providing 12 affordable units in the Campbell Building, the total Code required parking will be 255 spaces.

There will be 273 spaces provided in the currently proposed 3+ level Parking Deck, which exceeds Code by 18 spaces, or 7%. Petitioner proposes to provide additional parking on the existing vacant parcel owned by Petitioner located at the southwest corner of Campbell and Chestnut that can accommodate 48 surface spaces, if necessary, to satisfy parking demand. In such case, this lot will be privatized for the residents and employees of Arlington 425. Upon completion of the Chestnut Building, the use of the surface lot will be eliminated, and all required parking for the Project will be located on site in the expanded Parking Deck, and/or below the Chestnut Building.

Chestnut Building Parking. Based on the proposal of a maximum of 85 units in the Chestnut Building, 86 parking spaces will be required (which includes a 4 space credit for the additional required Affordable Housing units). 44 of those spaces will be located under the Chestnut Building, with the remaining spaces located in the expanded Parking Deck, or all 86 spaces will be located in the Parking Deck. The existing Parking Deck will be expanded to 4 levels that will accommodate 341 vehicles, with 44 spaces under the Chestnut Building, for a total of 385 spaces. The total residential spaces required by code for residential use will be 341 spaces, with an additional 19 required by Code for the retail use, for a grand total of 360 required spaces. The total number of additional spaces will be 25. When all spaces are added for both buildings there will be a total of 384 spaces in the Project with required parking for 344 vehicles. There will be 44 spaces, approximately 14% more spaces than required by Village Code.

PHASE 1:
LEVEL 1:
40 STALLS

LEVEL 2 + RAMP DN TO LEVEL 1:
35 STALLS

LEVEL 3 + RAMP DN TO LEVEL 2:
89 STALLS

LEVEL 4 + RAMP DN TO LEVEL 3:
90 STALLS

TOTAL: 254 STALLS

PHASE 2:
LEVEL 5 + RAMP DN TO LEVEL 4:
90 STALLS

TOTAL: 344 STALLS

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CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND
GARAGE ELEV'S

FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KGB
3	PC/DC SUBMITTAL	2.25.21	KGB

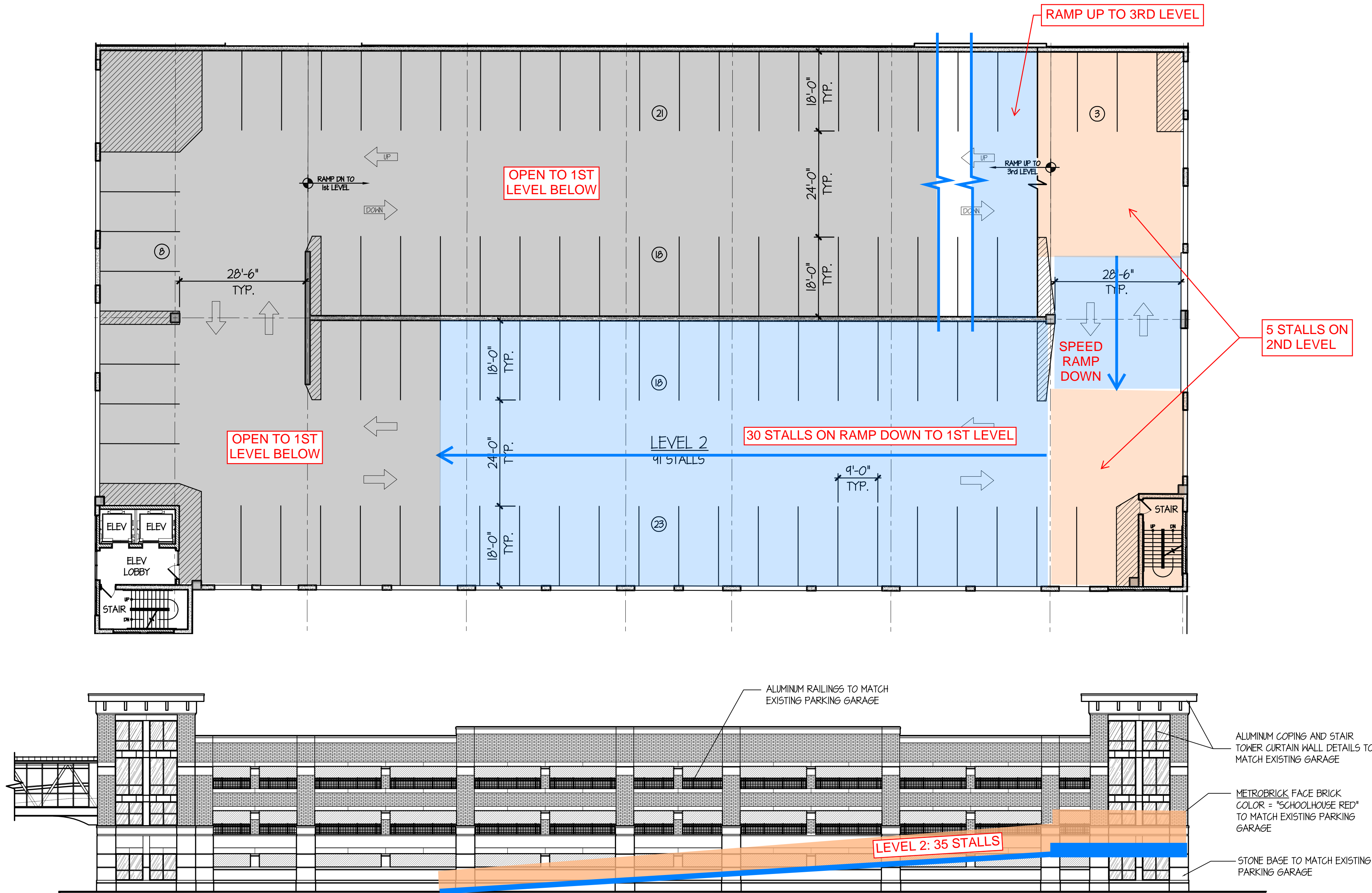
JOB NO. 388315

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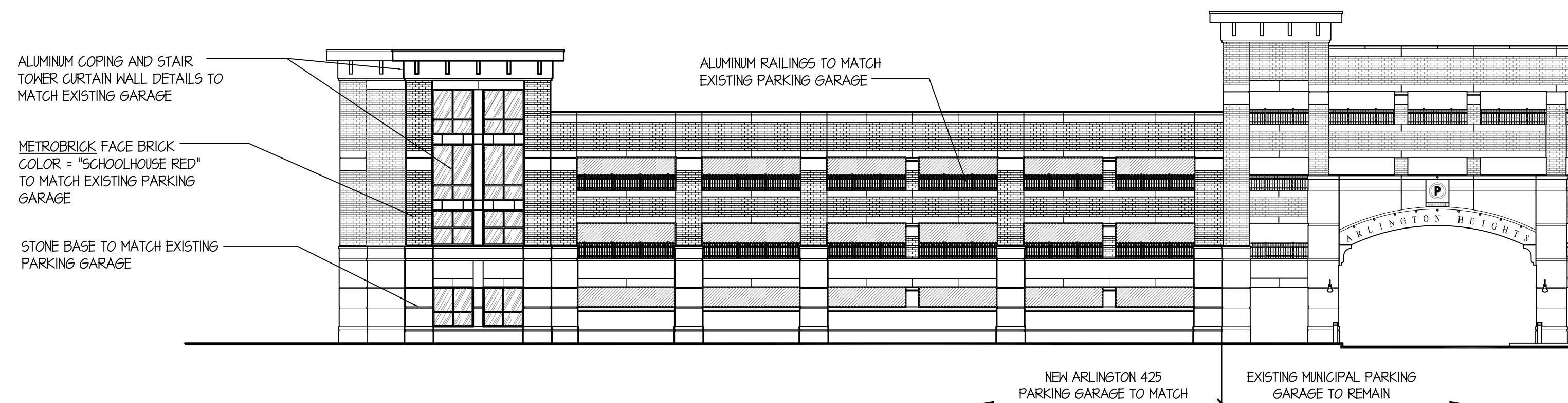
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TOTAL: 344 STALLS

ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

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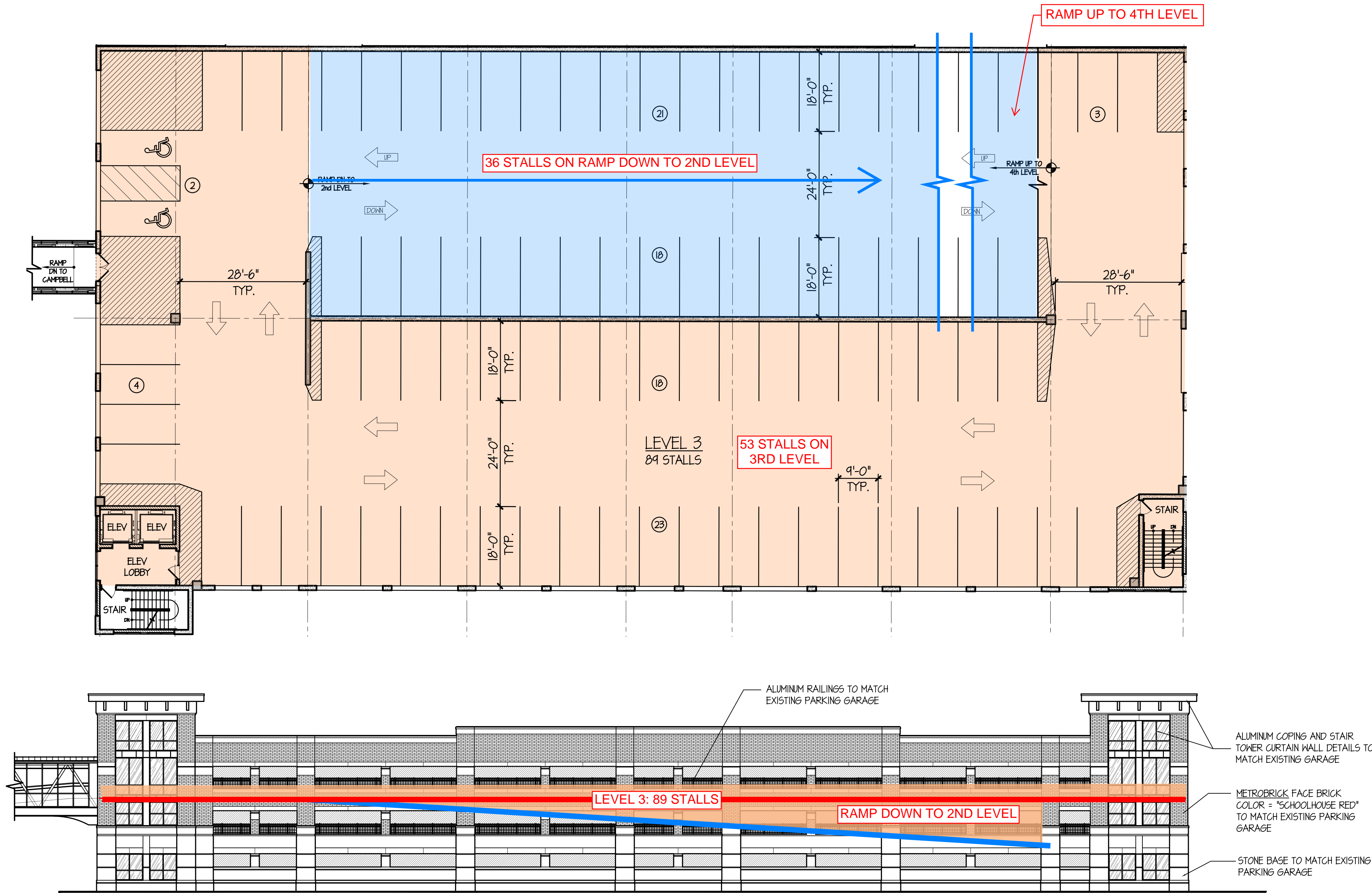
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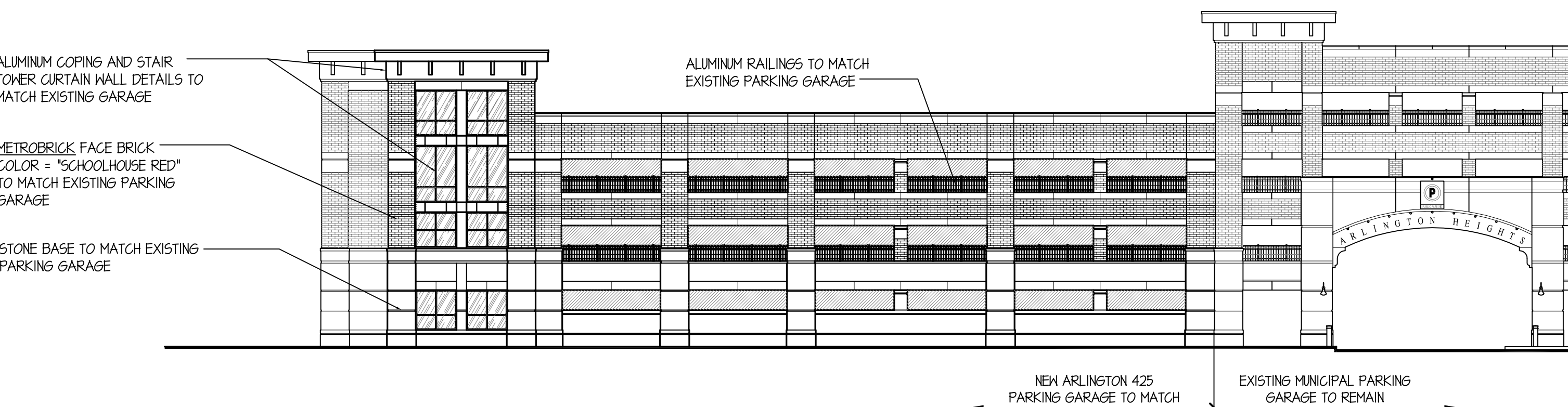
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GARAGE ELEV'S**

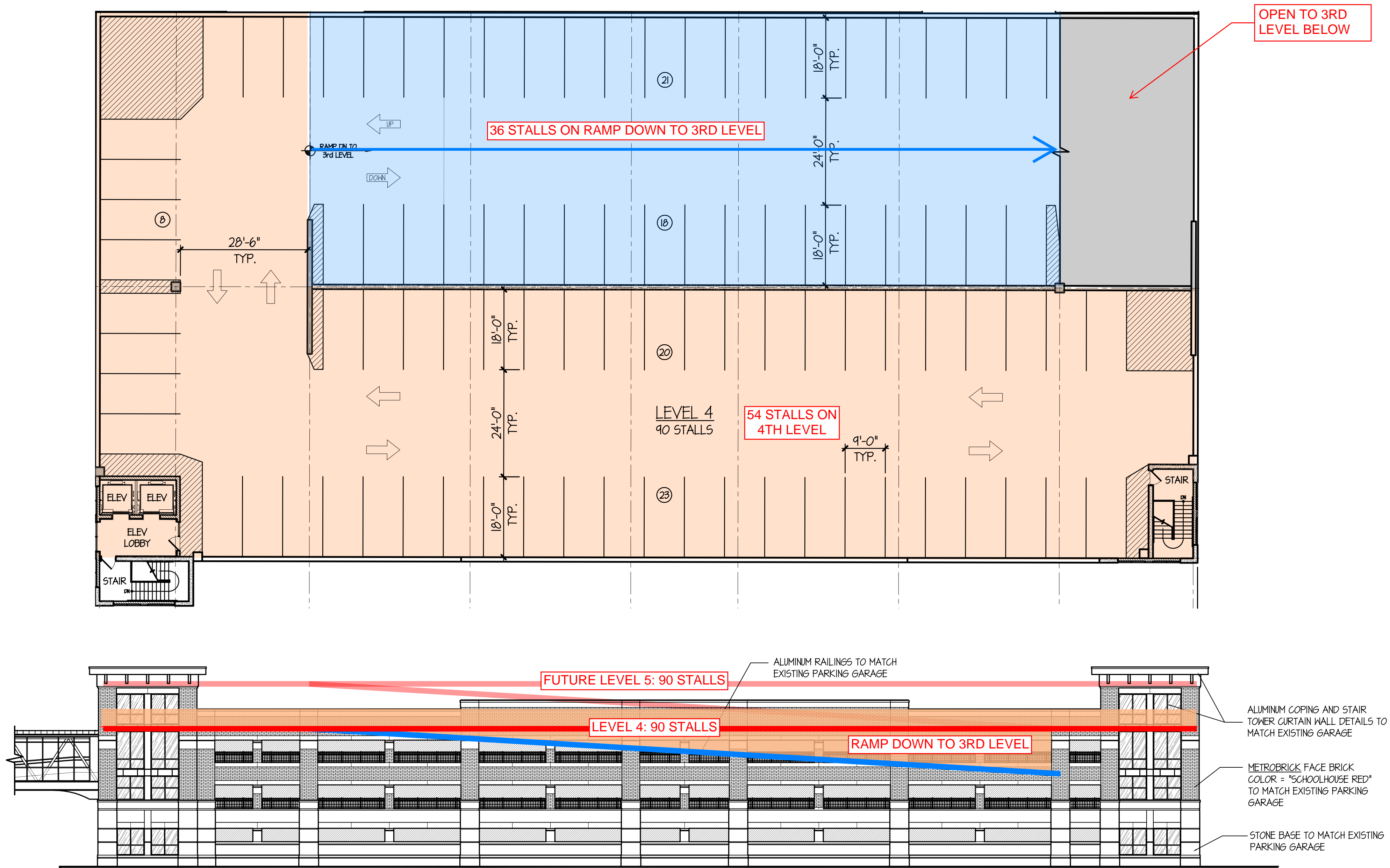
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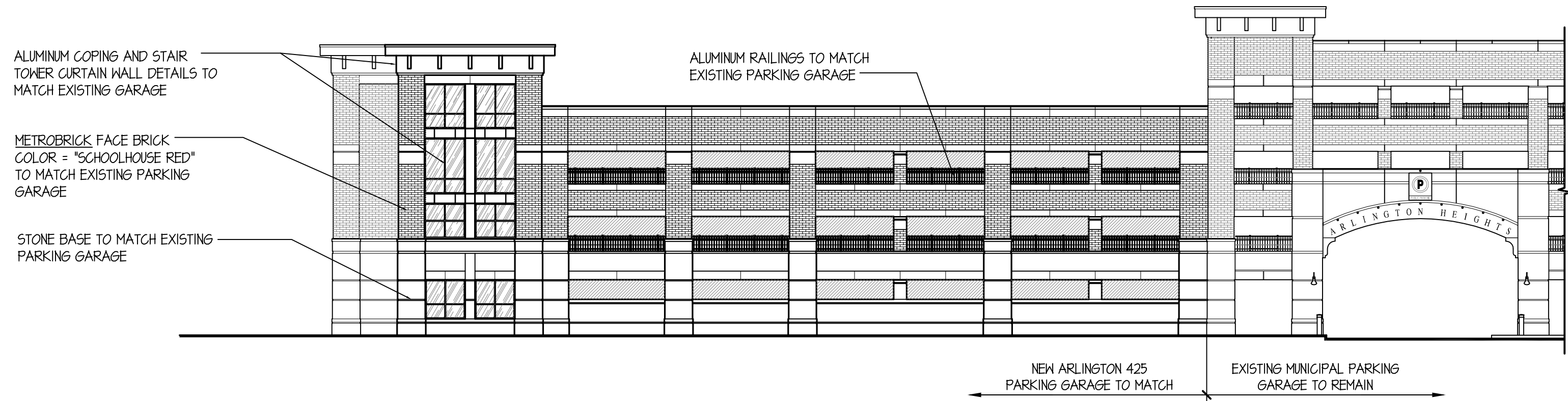
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