

DOCKET ITEM #12
Special Use Permit #2016-0035
National Industries for the Blind
3000 Potomac Avenue

Application	General Data	
Consideration of a request for a parking reduction of 86 parking spaces.	Planning Commission Hearing:	September 8, 2016
	City Council Hearing:	September 17, 2016
Address: 3000 Potomac Avenue	Zone:	CDD#10
Applicant: National Industries for the Blind, represented by Kenneth W. Wire, attorney.	Small Area Plan:	Potomac Yard / Potomac Greens

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers:

Robert M. Kerns, AICP, robert.kerns@alexandriava.gov
Dirk H. Geratz, AICP, dirk.geratz@alexandriava.gov
Michael Swidrak, AICP, Michael.swidrak@alexandriava.gov



Special Use Permit #2016-0035
Encroachment #2016-0005
3000 Potomac Avenue



I. DISCUSSION

The applicant, National Industries for the Blind, represented by Kenneth W. Wire, attorney, requests Special Use Permit approval for a parking reduction of 86 spaces at the proposed office building at 3000 Potomac Avenue. This will accommodate 37,000 square feet of medical office space, within a previously approved office building, which requires a higher parking requirement than regular professional office.

SITE DESCRIPTION

The site is located on Block A2 of Landbay G, the mixed-use Town Center in the south Potomac Yard development. The applicant's property has been approved for development (DSUP#2014-0028) in Landbay G, Block A, which was subdivided into blocks A1 and A2. Block A2, bounded by Potomac Avenue to the east, E. Glebe Road to the south, the future Dogue Street to the west, and Block A1 to the north, will be developed with a 100,000 net-square-foot mixed-use building with four (4) levels of below-grade parking and 180 parking spaces. The site is located across Potomac Avenue from the future Potomac Yard Metrorail station, which will have an entrance located at the intersection of Potomac Avenue and E. Glebe Road, and is located along the Metroway bus rapid transit line.

BACKGROUND

The aforementioned office building with ground-floor retail was approved by City Council in September 2015, and the project moved through the staff-led Final Site Plan process, with mylars of the Final Site Plan approved in June 2016.

As part of the approval for the office building, a parking reduction was granted for the office use, which applies only to the building on Block A2, and will not apply to a future Block A1 development or the rest of Landbay G. The approved parking for Block A2 from the DSUP is outlined below in Table 1.

Table 1 – Parking Reduction Approved with DSUP2014-0028

USE	FLOOR AREA (SF)	REQUIRED PARKING RATIO*	REQUIRED SPACES	APPROVED PARKING SPACES	PARKING REDUCTION (SPACES)
Office (NIB)	90,049	2.03	183	138	45***
Retail	9,951	2.58	26	26	0****
Total	100,000	<i>n/a</i>	209	138**	71

* Ratio is based on spaces per 1,000 net square feet of space. Ratios were approved with the original shared parking agreement for Landbay G from 2007.

** The total number of parking spaces for the building was increased to 180 with the Final Site Plan submissions.

*** The approved office parking ratio was 1.53.

**** Retail parking was approved to be located within 500 feet of the site (Block E, and temporarily on Block B).

A parking reduction for the office use was approved based on parking ratios for nearby approved developments (including IDA on Block D on Landbay G) and the proximity of the building to the future Potomac Yard Metrorail Station. The required 26 parking spaces for the retail uses were approved to be located on a surface lot on the adjacent block to the south as an interim solution, though will be located in the future in the planned collector garage on Block E of the Town Center when it is constructed.

Over the course of the Final Site Plan submissions, the applicant added an extra level of underground parking to their plans, increasing the proposed below-grade parking from 138 to 180 spaces. The 42 on-site spaces were added to the plan in anticipation of a medical office tenant to the building, which requires a higher parking rate than standard office uses. Despite the increase in provided on-site parking, the applicant must ask for a parking reduction because the available parking does not satisfy the Zoning Ordinance requirement for the proposed medical office use based on its allotment of square footage in the building. Medical office was not one of the uses listed in the original shared parking agreement for Landbay G, and thus the parking requirement defaults to the Zoning Ordinance.

PROPOSAL

The applicant is the National Industries for the Blind, who will develop and own the future building on the site. They are in negotiations with a prospective medical office tenant, which would lease 37,000 net square feet of the building. A breakdown of the proposed usage of the building, which includes office use by the main tenant (NIB), a medical office tenant and retail use, is located in Table 2. No changes are proposed to the parking area, except what was accepted by staff with the review of the Final Site Plan submissions for DSP2014-0028 (the addition of 42 underground parking spaces).

Table 2 – Proposed Building Usage

USE	NET SQUARE FOOTAGE	PARKING ALLOCATION	PARKING RATIO**
Office (NIB)	52,548 SF*	81	1.53
<i>Medical Office (Medical Services)</i>	<i>37,000 SF</i>	<i>99</i>	<i>2.68</i>
Retail	9,918 SF	0	0***
Total	99,466 SF	180	-

* The original Landbay G DSUP approval referenced gross square feet, rather than net, in the staff report and conditions. However, upon reviewing the shared parking analysis and the preliminary plan, it is clear that the parking ratios were based on net square footage, consistent with the manner in which parking is calculated in other applications.

** Ratio is based on spaces per 1,000 net square feet of space.

*** The 26 retail spaces were approved to be located within 500 feet of the site (Block E, and temporarily on Block B).

Not included in the approved parking ratios for Landbay G are figures for medical office use. According to Section 8-200(A)(9) of the Zoning Ordinance, medical offices or “clinics, dental or medical” require one (1) space per 200 square feet of floor area, or 5.0 spaces per 1,000 square

feet of floor area. Based on 37,000 square feet of proposed medical office, 185 spaces are required by the Zoning Ordinance for the use. The applicant is proposing the apportionment of 99 spaces in the parking garage for the medical office use, which requires a reduction of 86 parking spaces. The proposed parking ratio would be approximately 2.68 spaces per 1,000 square feet of medical office. Please see Table 3 for more information.

Table 3 – Parking for the Medical Office Use

FLOOR AREA	REQUIRED PARKING RATIO	EFFECTIVE PARKING RATIO	REQUIRED SPACES	PROPOSED PARKING SPACES	PARKING REDUCTION (SPACES)
37,000 SF	5.0/1,000 SF of floor area	2.68/1,000 SF of floor area	185	99	86

ZONING

The subject site is located in CDD #10 (Coordinated Development District), with underlying I zoning. Section 5-602 of the Zoning Ordinance outlines the allowed uses in CDD #10, which will be “pre-dominantly residential, with a mix of land uses to include office, retail and service, hotel, parks and open spaces, and community facilities.” It can be determined from this definition that medical office is a generally compatible use in this CDD.

MASTER PLAN AND COMMUNITY PLANNING

The proposed medical office use is consistent with the Potomac Yard / Potomac Greens Small Area Plan chapter of the Master Plan, based on its inclusion in a building that was found to be consistent with the Small Area Plan, the City’s Strategic Plan and Potomac Yard Design Guidelines. The use and its necessity for a reduced parking requirement are consistent with the building’s approval as a mixed-use and transit-oriented development in the Potomac Yard Town Center.

II. STAFF ANALYSIS

Staff supports the parking reduction based on the information provided by the applicant showing the parking demand for medical office and the availability of parking spaces nearby. To accommodate the medical office use, the applicant is constructing a fourth level of underground parking (or 42 spaces above the originally number approved number) to the building, though the applicant cites financial constraints prohibiting the construction of a fifth parking level. Staff believes the medical office will demand fewer parking spaces due to its location adjacent to both the future Potomac Yard Metrorail station and the Metroway bus rapid transit line which passes directly in front of this building. Furthermore, a Transportation Master Plan exists for the entirety of Potomac Yard to which this building will be subject. This plan provides certain measures and incentives to support the use of mass transit and other transportation methods, which would lessen the parking demand for this building.

The reduction of parking spaces from 185 to 99 (an effective reduction from 5 to 2.68 spaces per 1,000 square feet of medical office) requires sufficient justification from the applicant that the use can be parked with the spaces provided. The applicant provided staff with parking comparisons of transit-accessible medical offices in the Washington Metropolitan Area.¹ Among the data the applicant provided are an example of the parking utilization of a medical office in Downtown Washington, DC, and the provided parking of two medical offices in Tysons. In these examples, the medical offices share a building with other office tenants.

The parking provided for the two Tysons medical offices, located a 0.6 and a 0.8 mile walk from the nearest Metrorail station, are 2.5 and 3.25 per 1,000 square feet of medical office, respectively. These parking ratios are comparable to what has been proposed with this SUP, and are from medical office locations that are more auto-oriented in nature and a farther distance from a Metrorail station than the office building at 3000 Potomac Avenue, once the Potomac Yard Metrorail station is constructed.

The applicant additionally provided in-depth information relating to a medical office located a 0.5-mile walk from the Union Station Metrorail station in Washington. The medical office is 234,000 square feet, and shares a parking garage with a 68,000 square-foot office. The effective parking rate for spaces in the garage was observed as between 1.68 and 1.72 spaces per 1,000 square feet from two separate parking surveys. The observed parking rate, which includes the office (less than one-quarter of the total building square footage) as well as medical office, is still significantly lower than what is proposed by the applicant for 3000 Potomac Avenue. Additionally, in this building the medical office is a significantly smaller portion of the total building square footage.

The applicant has offered to work with the owner of Block A1 to utilize the site as a temporary parking lot that can serve the medical office use if determined to be needed. The Landbay G approval (DSUP2007-0022) designates Block A and Block B as locations for interim surface parking lots, to be approved with an administrative SUP. Such a temporary lot has been approved and built on Block B and the owner has the potential to work with the owner of Block B to secure the remaining 27 parking spaces located on the Block B. The construction of the adjacent Metrorail station and the planned collector garage on Block E will reduce on-site parking demand as Landbay G is fully built over the next several years. Staff has included conditions requiring shared parking between the office and medical office uses should the office use not fully utilize its allocated spaces, and the requirement of obtaining additional off-site spaces if the parking supply is deemed insufficient after City review in 18 months. More details will be required with an updated Parking Management Plan for the building.

¹ Memos provided by the applicant are located in the Appendix.

III. STAFF RECOMMENDATION AND CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. Update the existing Parking Management Plan within 60 days of City Council approval for the management of the garage in this building. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES and shall at a minimum include the following, as applicable:
 - a. General project information/summary and development point of contact.
 - b. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for tenants and visitors.
 - c. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
 - d. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - e. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
 - f. Information on location of spaces for carpool/vanpool, monthly account permits and transient day parkers.
 - g. Information on the location of any carshare vehicle and electric vehicle spaces.
 - h. A description of and plan showing access control equipment and locations.
 - i. An explanation of how the garage will be managed. Include information on access for office and medical staff and medical visitors, hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
 - j. Information on proposed staffing needs for peak, non-peak and overnight hours.
 - k. How rates will be determined and details of validation program if proposed.
 - l. If applicable, details of appropriate signage for the office, medical, or retail parking spaces indicating hours which they are reserved for these uses.* (P&Z)(T&ES)
2. The applicant shall develop a shared parking policy for the garage management that allows for parkers for the medical office to use the general office parking if those spaces are underutilized. Details of this shall be included in the parking management plan. (T&ES)
3. The parking conditions on-site and off-site shall be reviewed within 18 months of occupancy by the Directors of P&Z and T&ES to determine compliance with the conditions herein and all applicable codes and ordinances. As part of this review, the Directors may require amendments to the parking management plan and / or an enhanced management of the on and off-site spaces to encourage usage, which

could include the provision of additional off-site parking to meet demand.
(P&Z)(T&ES)

4. The applicant shall require its employees who drive to use off-street parking.
(T&ES)
5. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at localmotion@alexandriava.gov for more information about available resources. (T&ES)

STAFF: Robert M. Kerns, AICP, Chief of Development;
Dirk H. Geratz, AICP, Principal Planner, Development;
Katie North, AICP, Principal Planner, Transportation Planning;
Michael Swidrak, AICP, Urban Planner, Development.

Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, operation shall be commenced within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0035

PROPERTY LOCATION: 3000 Potomac Avenue

TAX MAP REFERENCE: _____ **ZONE:** CDD #12

APPLICANT:

Name: National Industries for the Blind

Address: 1310 Braddock Place, Alexandria, VA 22314

PROPOSED USE: Parking reduction SUP for potential medical office user

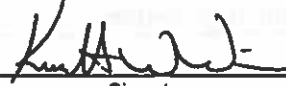
☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kenneth W. Wire, Agent
Print Name of Applicant or Agent


Signature

5/14/16
Date

1750 Tysons Boulevard, Suite 1800
Mailing/Street Address

703-712-5362
Telephone #

703-712-5222
Fax #

Tysons, VA
City and State

22102
Zip Code

kwire@mcguirewoods.com
Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
 (Property Address)
 grant the applicant authorization to apply for the _____ use as
 (use)
 described in this application.

Name: _____ Phone: _____
 Please Print
 Address: _____ Email: _____
 Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Owner is a 501(c)3 non-profit organization.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. None		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. None		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/19/16
Date

Kenneth W. Wire
Printed Name


Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The owner/applicant is in negotiations with a potential medical office tenant for the lease of

square feet of space. The approved parking ratio for the building is 1.53 spaces for 1,000

square feet of office. The applicant will use 50,548 square office space which requires 78

parking spaces. The remaining available spaces for the medical office tenant will be 102

spaces for a parking ratio of 2.76 spaces per 1,000 spaces per 1,000 square feet. the owner

approval of parking reduction from 5.0/1,000 to 2.76/1,000. The use itself does not require

a SUP.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one): N/A
- ☐ a new use requiring a special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☐ an expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day: N/A

Hours: N/A

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

- B. How will the noise be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

- C. How often will trash be collected?

N/A

- D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☐ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☐ No
 Do you propose to construct an addition to the building? ☐ Yes ☐ No
 How large will the addition be? _____ square feet.
18. What will the total area occupied by the proposed use be?
 _____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)
19. The proposed use is located in: (check one)
☐ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

- 1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

Reduction in parking required for medical office/clinic from 5.0/1,000 to 2.76/1,000.

- 2. Provide a statement of justification for the proposed parking reduction.**

The applicant's new building will be at the entrance of the new Potomac Yard Metro Station. The non-sov rates in the attached exhibit support the parking reduction.

- 3. Why is it not feasible to provide the required parking?**

The City required parking ratio exceeds the number of spaces used by the tenant.

- 4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

Yes. N/A No.

- 5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.**
See PMP in DSUP Approval

- 6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.**

Table 6 (Revised May 2016)
Potomac Yard Town Center
Block by Block Parking Summary

Block by Block Parking Summary				Shared Parking				Parking ⁽¹⁾
Block/ Parcel	Land Use	Building Amount	Units	Without Metro		With Metro		Allocation By Block
				Peak Rate	Demand	Peak Rate	Demand	
A1	Office	128,529	S.F.	2.03	261	1.65	212	212
A2	Office	50,898	S.F.	1.53	78	1.53	78	78
	Medical Clinic	37,000	S.F.	2.76	102	2.76	102	102
	Amenity	1,650	S.F.	-	-	-	-	-
	Retail	9,918	S.F.	2.58	26	3.50	35	Spaces in Block E
	Parcel A2 Total	99,466			206		215	180
Block A Total								392
B	Office	201,446	S.F.	2.03	409	1.65	332	332
	Retail	6,000	S.F.	2.58	16	3.50	21	Spaces in Block E
	Quick Service Restaurant	2,000	S.F.	4.55	9	3.50	7	Spaces in Block E
	Block B Total				434		360	332
C	Residential [R]	211	Units	1.30	274	1.30	274	274
D	Office [R]	369,896	S.F.	1.57	580	1.57	580	580
E	Office	188,266	S.F.	2.03	382	1.65	311	311
	Hotel	170	Keys	0.30	51	0.30	51	51
	Fine/Casual Restaurant	10,000	S.F.	7.10	71	3.50	35	35
	Quick Service Restaurant	5,000	S.F.	4.55	23	3.50	18	18
	Retail/Rest. Spaces Allocated from Blocks A2, B, and G	-	-	-	-	-	-	88
	Block E Total				527		415	503
F	Residential [R]	112	Units	1.30	146	1.30	146	146
G	Retail	3,202	S.F.	2.58	8	3.50	11	Spaces in Block E
	Quick Service Restaurant	4,000	S.F.	4.55	18	3.50	14	Spaces in Block E
	Residential [R]	90	Units	1.00	90	1.00	90	90
	Block G Total				116		115	
H	Grocer	68,817	S.F.	2.64	182	2.64	182	182
	Residential [R]	239	Units	1.30	311	1.30	311	311
	Residential (ADU) [R]	14	Units	0.75	11	0.75	11	11
	Block H Total				504		504	504
Total Parking Demand				2,786		2,608		
Total Parking to be Provided								2,820
On-Street Parking								
Residential - Visitor				0.04	27	0.04	27	

Notes:

- 1) Unless otherwise shown, retail/resturant parking is to be provided in Collector lot in Block E and subject to Site Plan approvals.
[R] Reserved Spaces.

Block A2 Parking Analysis Summary

Total Space shown on Latest Plans from WLP and DCS dated April 2016

Office	50,898	SF
Medical Services	37,000	SF
Retail	9,918	SF
Amenity Space (Gym)	1,650	SF
Total	99,466	SF

		<u>Eff. Rate</u>	<u>Demand</u>
Medical Services	37,000 SF	2.76	102
Office	50,898 SF	1.53	78
Block A2 Demand	87,898 SF		180

Spaces Provided	180
Additional Spaces Required	0

Retail	9,918 SF	2.58	26
Amenity Space (Gym)	1,650 SF		0
Total	97,816 SF		206

Notes:

Non-Auto Mode Split (percent, i.e. transit, bus, walk, carpool, bike, etc.):
 Captive/Synergy (Visitors Live/Works nearby, Emp Live nearby)

<u>Office</u>	<u>Med. Services</u>
40%	52% emp/ 25% visitors
n/a	10%

- 1 Medical Services ITE Base Rate = 4.5sp/1,000. ULI provided 3.0 sp/1,000 for Visitors and 1.5 sp/1,000 for Employees
- 2 Medical Services Lobby and Pharmacy = 3,000 SF for a total space of 40,000 SF. Eight (8) spaces to be located in the interim lot and ultimately in the collector lot in Block E. Spaces for Medical use allocated to employees (27) and to