



# Charlottesville SIA

## Density, Parking, and Character Study

02/11/19

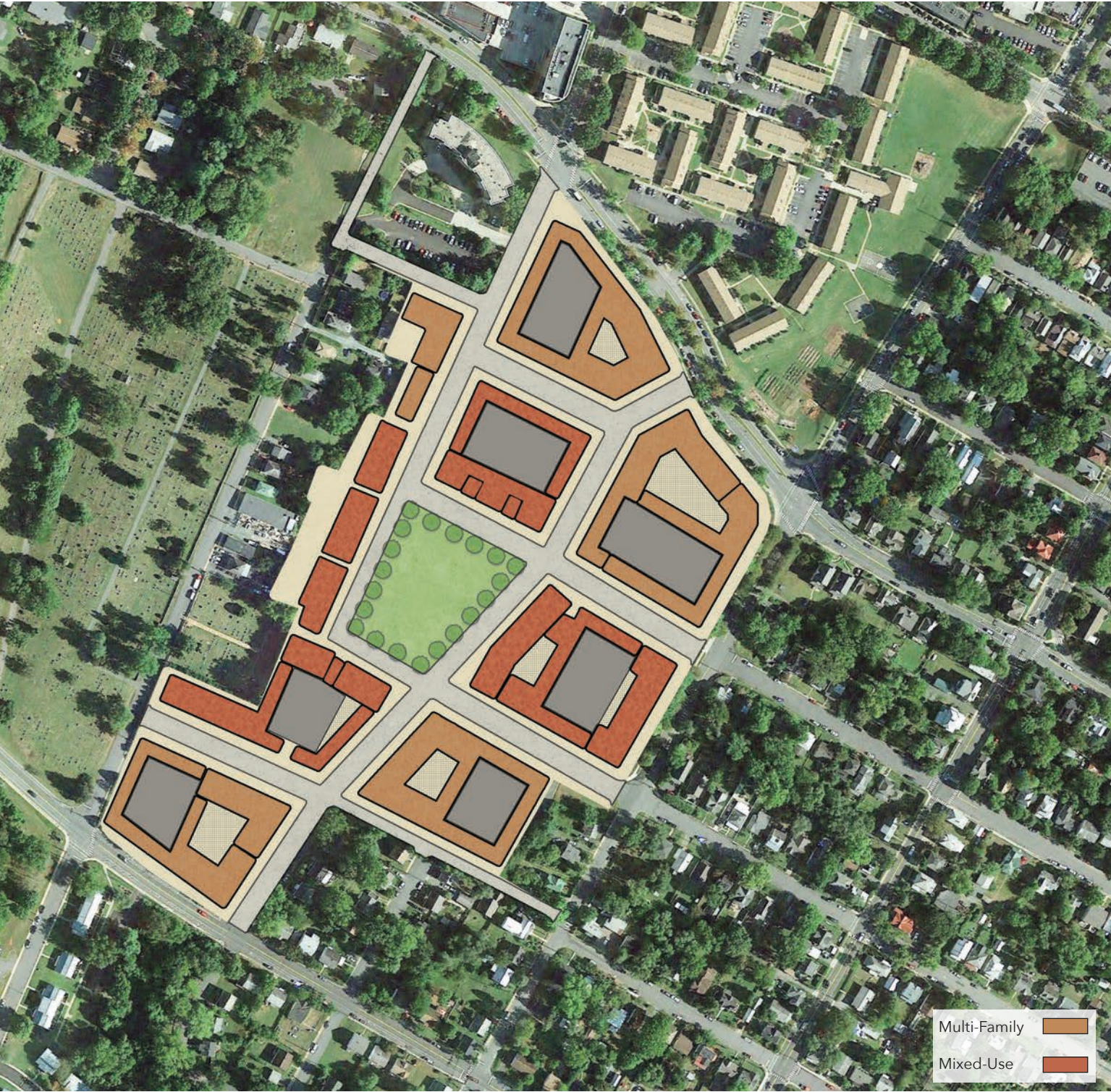


# Maximum Build-Out-Structured Parking

Block	Block Area	Structured Pkg Footprint	Surface Pkg Footprint	Total Parking Spaces	Total Parking Required	Ground Floor Commercial	Office	Multi-Family	Units	Single Family & Sm MF	Total ft²
Total	23.1 AC	736,750 ft²	0 ft²	1,939 sp	2,303 sp	70,180 ft²	0 ft²	1,674,060 ft²	2,093 du	0 du	1,744,240 ft²
									2,093 du		

Assumptions	
MF Unit Size	800 ft²
Parking	380 ft²
Com Parking Req'd	333.3
Res Parking Req'd	1

Miscellaneous	
Land Area	23.1 AC
Density	91 Du/Ha
Structured Parking	147,350 ft²
Floors (Parking)	5
Com Parking Req'd	211
Res Parking Req'd	2093
Total Parking Req'd	2303
Total Parking Provided	1939
Deficit	364
On Street Parking	295
Final	-69



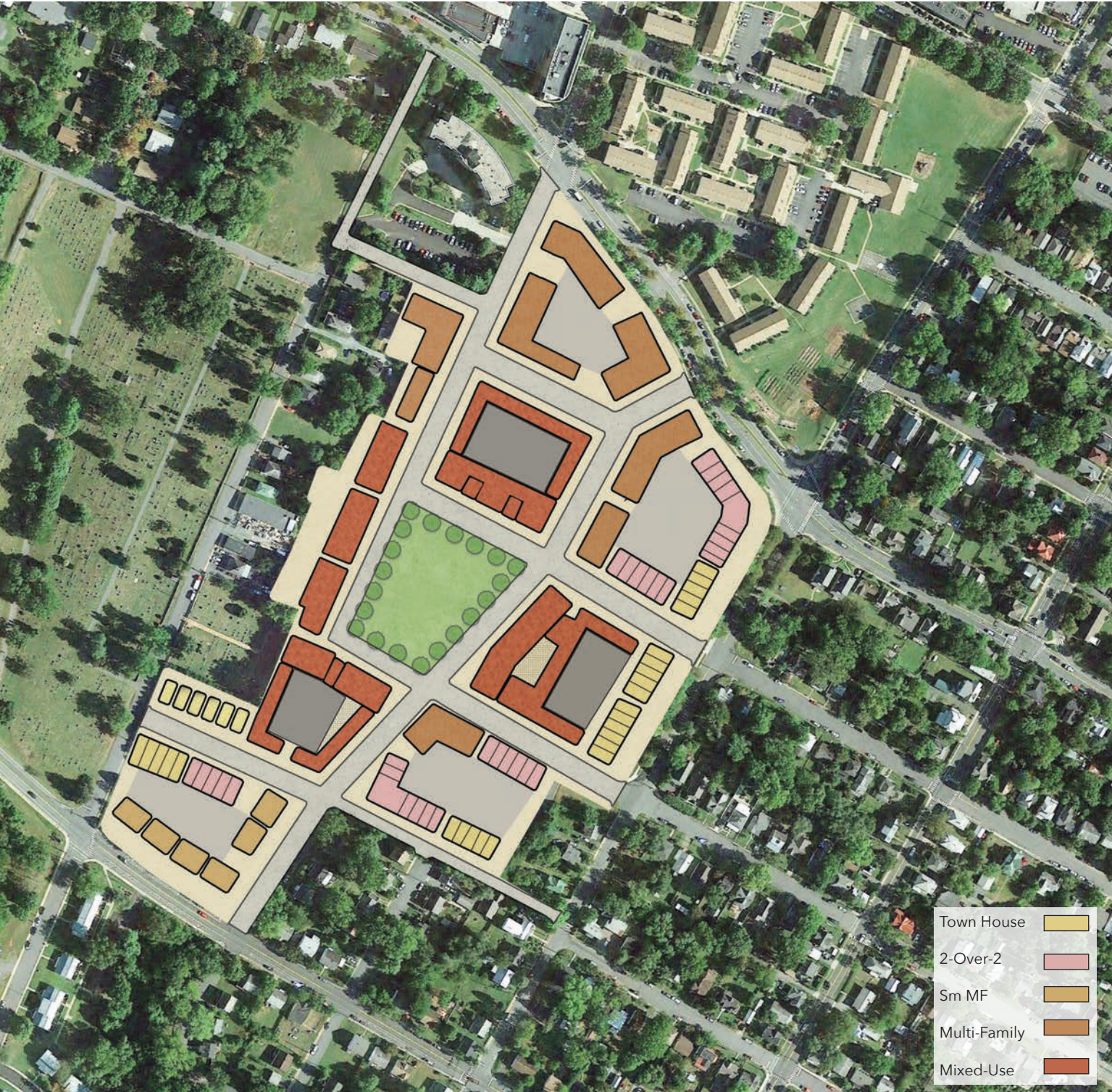


# Medium Build-Out-Surface & Structured Parking

Block	Block Area	Structured Pkg Footprint	Surface Pkg Footprint	Total Parking Spaces	Total Parking Required	Ground Floor Commercial	Office	Multi-Family	Units	Single Family & Sm MF	Total sf²
Total	23.1 AC	305,550 ft²	62,990 sp	970 sp	1,269 sp	81,530 ft²	0 ft²	882,630 ft²	1,103 du	131 du	964,160 ft²
									1,234 du		

Assumptions	
MF Unit Size	800 ft²
Parking	380 ft²
Com Parking Req'd	333.3
Res Parking Req'd	1

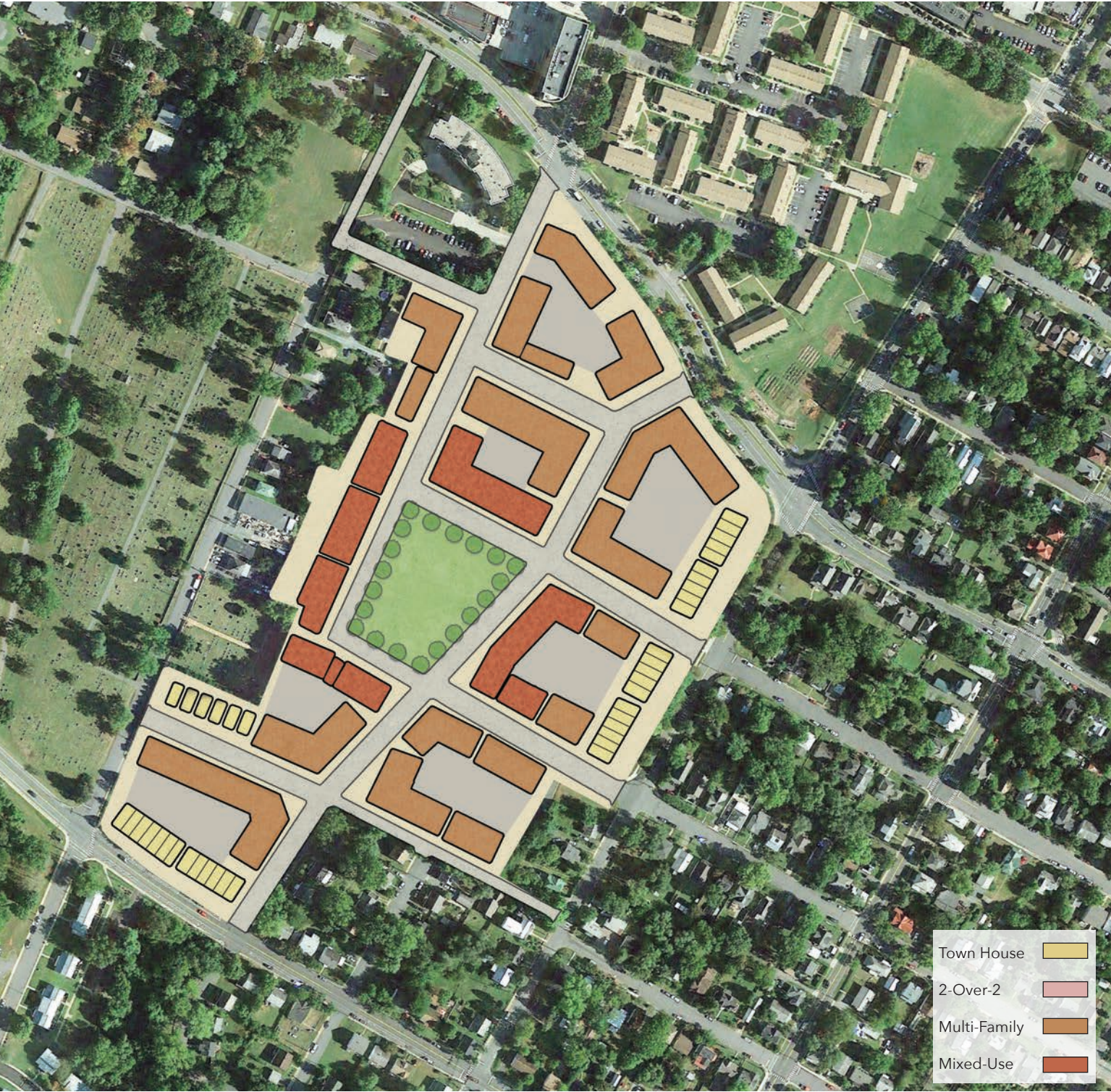
Miscellaneous	
Land Area	23.1 AC
Density	53 Du/Ha
Structured Parking	61,110 ft²
Floors (Parking)	5
Com Parking Req'd	245
Res Parking Req'd	1103
Total Parking Req'd	1348
Total Parking Provided	970
Deficit	378
On Street Parking	295
Final	-83





# Medium Build-Out-Surface & Under Building Parking

Block	Block Area	Under Bldg Pkg Footprint	Surface Pkg Footprint	Total Parking Spaces	Total Parking Required	Ground Floor Commercial	Office	Multi-Family	Units	Single Family & Sm MF	Total sf²
Total	23.1 AC	222,285 ft²	95,000 sp	835 sp	1,210 sp	56,495 ft²	0 ft²	832,270 ft²	1,040 du	39 du	888,765 ft²
									1,079 du		



## Height

- 9+ Stories
- 7-8 Stories
- 5-6 Stories
- 3-4 Stories
- 1-2 Stories

## Parking

- Underground
- Surface
- Tuck-Under



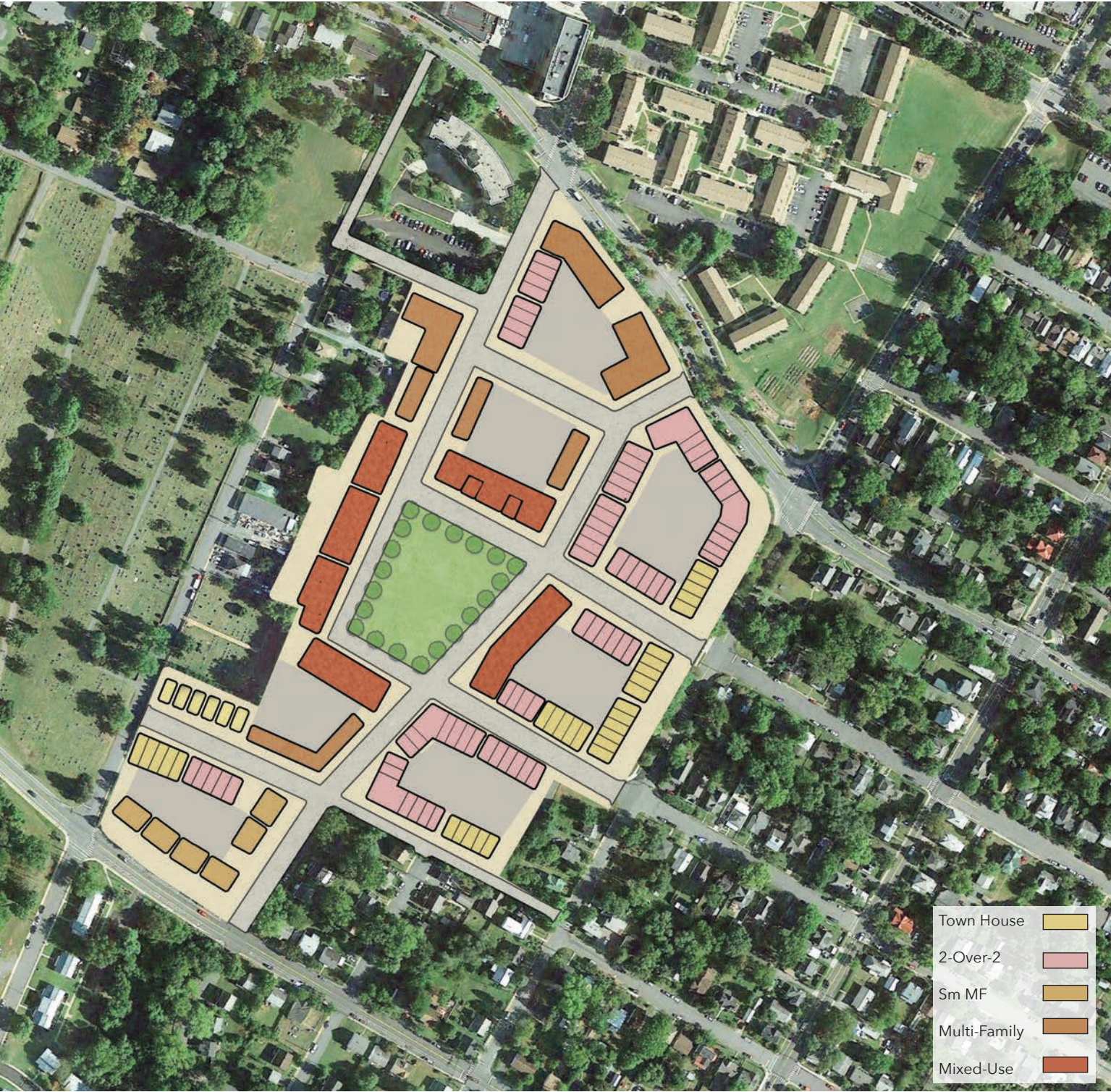
Assumptions	
MF Unit Size	800 ft²
Parking	380 ft²
Com Parking Req'd	333.3
Res Parking Req'd	1

Miscellaneous	
Land Area	23.1 AC
Density	47 Du/Ha
Under Building Parking	222,285 ft²
Floors (Parking)	1
Com Parking Req'd	170
Res Parking Req'd	1040
Total Parking Req'd	1210
Total Parking Provided	835
Deficit	375
On Street Parking	295
Final	-80



# Low Build-Out-Surface Parking

Block	Block Area	Under Bldg Pkg Footprint	Surface Pkg Footprint	Total Parking Spaces	Total Parking Required	Ground Floor Commercial	Office	Multi-Family	Units	Single Family & Sm MF	Total sf²
Total	23.1 AC	30,000 ft²	151,810 sp	478 sp	792 sp	78,970 ft²	0 ft²	443,940 ft²	555 du 753 du	198 du	522,910 ft²



### Height

- 9+ Stories
- 7-8 Stories
- 5-6 Stories
- 3-4 Stories
- 1-2 Stories



### Parking

- Underground
- Surface



Assumptions	
MF Unit Size	800 ft²
Parking	380 ft²
Com Parking Req'd	333.3
Res Parking Req'd	1

Miscellaneous	
Land Area	23.1 AC
Density	33 Du/Ha
Under Building Parking	30,000 ft²
Floors (Parking)	1
Com Parking Req'd	237
Res Parking Req'd	555
Total Parking Req'd	792
Total Parking Provided	478
Deficit	313
On Street Parking	295
Final	-18