

Charlottesville SIA Density, Parking, and Character Study

02/11/19

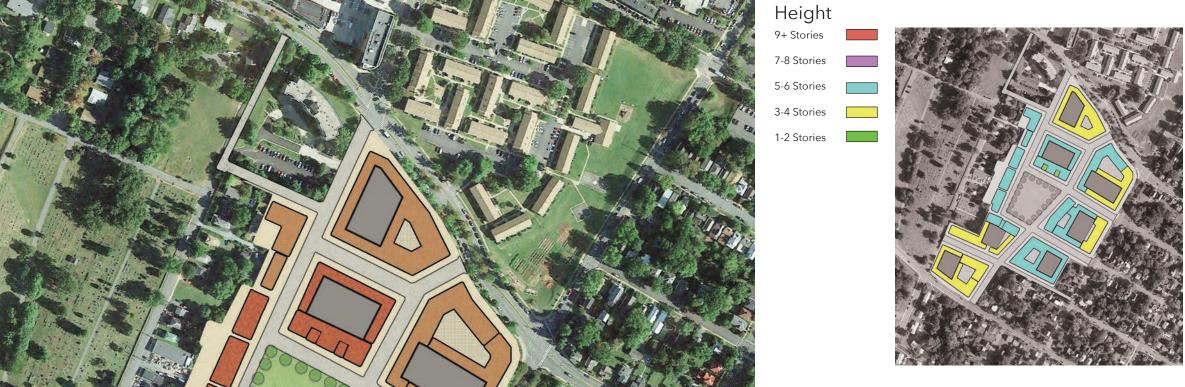


Maximum Build-Out-Structured Parking



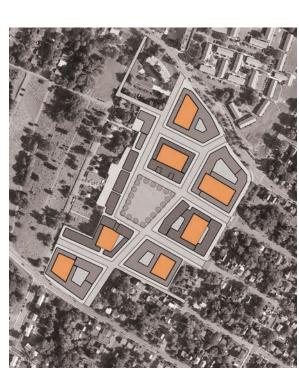


Block	Block Area	Structured Pkg Footprint	Surface Pkg Footprint	Total Parking Spaces	Total Parking Required	Ground Floor Commercial	Office	Multi-Family	Units	Single Family & Sm MF	Total ft²
Total	23.1 AC	736,750 ft ²	O #+2	1,939 sp	2,303 sp	70 100 ft2	0 ft2	1,674,060 ft ²	2,093 du	0 du	4 744 040 #2
Total	23.1 AU	736,750 112	0 ft ²	1,939 Sp	2,303 Sp	70,180 ft ²	O ft ²	1,674,060 112	2,09	93 du	1,744,240 ft ²



Assumption	ons
MF Unit Size	800 ft ²
Parking	380 ft ²
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 ft ²						
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						



Parking Structured Milit Family Mixed Usy		7+ Stories
Parking Structured Multi-Family		7-8 Stories
Parking Structured Multi-Family		5-6 Stories
Parking Structured Multi-Family		3-4 Stories
Parking Structured Wildt Family		1-2 Stories
	Multi-Family	Parking

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 sf ²
Total	23.1 AC	305,550 ft ²	62,990 sp	970 sp	1,269 sp	81,530 ft ²	0 ft²	882,630 ft ²	1,103 du	131 du	004 400 #2
iotai	23.1 AC	303,330 11-	62,990 Sp	970 Sp	1,209 Sp	61,550 11-	0 11-	662,030 IL-	1,23	34 du	964,160 ft ²



Assumpti	ons
MF Unit Size	800 ft ²
Parking	380 ft ²
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 ft ²						
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						

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	ricigin	
	9+ Stories	
	7-8 Stories	
	5-6 Stories	[
	3-4 Stories	[
	1-2 Stories	
	Parking	
	Structured	[
	Surface	[
Town House		
2-Over-2		
Sm MF		
Multi-Family Multi-Family		
Mixed-Use Mixed No.		

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 sf ²
Total	23.1 AC	222,285 ft ²	95,000 sp	835 sp	1,210 sp	56,495 ft²	0 ft²	832,270 ft ²	1,040 du	39 du	000 705 42
Iotai	23.1 AU	222,200 IL	95,000 sp	633 SP	1,210 Sp	56,495 IL	0 11-	032,270 IL	1,07	'9 du	888,765 ft ²



Assumptions							
MF Unit Size	800 ft ²						
Parking	380 ft ²						
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 ft ²							
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							

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Underground ____

Tuck-Under

Low Build-Out-Surface Parking





Block	Block Area	Under Bldg Pkg Footprint		Total Parking Spaces	Total Parking Required	Ground Floor Commercial	Office	Multi-Family	Units	Single Family & Sm MF	Total sf ²
Total	23.1 AC 30,000 ft ²	151,810 sp 478 sp	478 sp	792 sp	78,970 ft ²	O ft²	443,940 ft ²	555 du	198 du	522,910 ft ²	
		30,000 112	151,610 Sp 47	476 SP	192 Sp	70,970 11-	0 11-	443,940 11-	753	753 du	



Assumptions				
MF Unit Size	800 ft ²			
Parking	380 ft ²			
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 ft ²				
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				

		Parking Underground Surface	
000000			
	Town House		
	Sm MF Multi-Family		
	Mixed-Use Mixed		