



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 9, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Arlington Downs - 3400 W. Euclid Ave. - T1513
PUD Amendment

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Arlington Downs - 3400 W. Euclid Ave. - T1513

Department: Planning & Community Development

Requested Action

Amendment to PUD Ordinances 12-006, 12-039 and 14-025 to allow modifications to the approved Arlington Downs development plan.

Variations Required

1. Chapter 28, Section 5.1-22.1, Conditions of Use from the required 15 foot setback for parking lots along Rohlwing Road to allow 10 feet for the parking area, north of Building D1 and from the required 15 foot setback for parking lots along Euclid Avenue to allow 12.4 feet for the parking lot east of Building D3.
2. Chapter 28, Section 11.4, Schedule of Parking Requirements from the required 2,453 spaces to allow 2,032 spaces, a deficit of 421 spaces.

Recommendation

On September 1, 2015 the Staff Development Committee reviewed the Petitioner's request and supports the proposed action subject to the following conditions:

1. The petitioner shall submit a written response to the following variation criteria for the parking lot:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
2. No more than 15,000 SF of medical office is permitted in Zone D and no more than 21,600 SF of medical office is permitted for all zones.
3. No more than 20,590 SF of non-sales/food and beverage sales tax generators shall be allowed in Zones D and E combined.
4. An easement may be necessary in the future, along Euclid Avenue to accommodate the bike path.

5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Location Map
Parking Assessment
Plan Set - Part 1
Plan Set - Part 2
Plan Set - Part 3

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: September 9, 2015
Date Prepared: September 4, 2015
Project Title: Arlington Downs
Address: 3400 W. Euclid Avenue

BACKGROUND INFORMATION

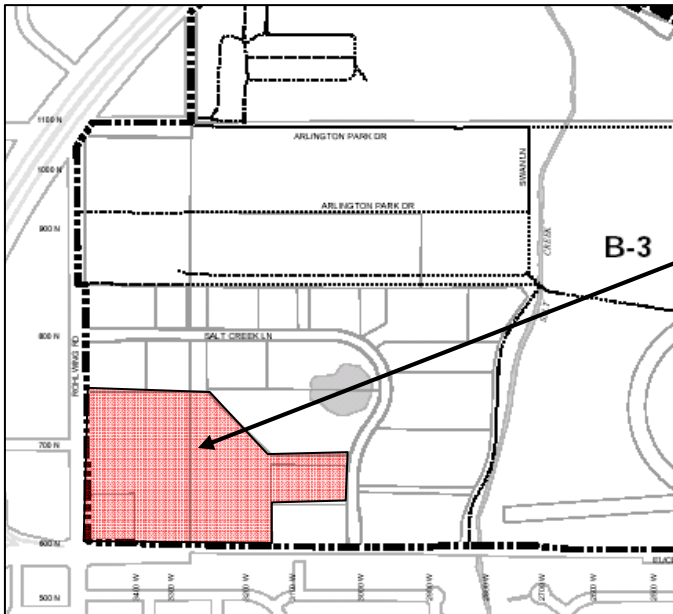
Petitioner: Jeffrey Funke
Address: Funke Architects
 515 Lincoln Ave.
 Winnetka, IL 60093
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

1. Amendment to PUD Ordinances 12-006, 12-039 and 14-025 to allow modifications to the approved Arlington Downs development plan.

Variations Required:

- Chapter 28, Section 5.1-22.1, Conditions of Use from the required 15 foot setback for parking lots along Rohlwing Road to allow 10 feet for the parking area, north of Building D1 and from the required 15 foot setback for parking lots along Euclid Avenue to allow 12.4 feet for the parking lot east of Building D3.
- Chapter 28, Section 11.4, Schedule of Parking Requirements from the required 2,453 spaces to allow 2,032 spaces, a deficit of 421 spaces.



Subject Site

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service Wholesale & Motor Vehicle District	Various Office and Light Industrial Buildings & Open Space	Offices Only & Mixed Use
South	The City of Rolling Meadows; Single Family Homes		
East	B-3, General Service Wholesale & Motor Vehicle District	Various Office and Light Industrial Buildings	Offices Only & Mixed Use
West	The City of Rolling Meadows; Various Office and Light Industrial Buildings		

Background:

The subject site is located at the northeast corner of Euclid Avenue and Rohlwing Road and consists of several land parcels that have a combined area of 24.95 acres (1,086,659 square feet). In 2012, the Village Board of Trustees approved the Arlington Downs mixed use development which included the following:

A master development plan for the Arlington Downs mixed use development that was divided into 5 different use zones; Zones A and C: Residential / Mixed Use, Zone B: Hotel and Entertainment (Water Park), and Zones D and E: Commercial. When combined, the Arlington Downs Mixed Use Development includes:

- 657 luxury apartment units,
- 161 limited service hotel rooms (in two phases),
- The reopening of the water park with a 1,000 person occupancy and a new 10,000 square foot entry addition along the west building elevation.
- 100,750 square feet of commercial/retail space,
- 2,013 parking spaces.

Current Request

At this time, the petitioner is proposing to move forward with the development of the retail portion of the project located in Zones D & E. The scope of this proposal includes six new retail buildings and all corresponding site development within Zones D & E. An amendment to the PUD is necessary due to changes in parking, architectural design, modifications to the site plan and building layout and including 3 restaurants in Zone E.

Requested Revisions and Amendments to PUD Conditions

Based on the changes to the proposed plans in Zone D and E, the petitioner is requesting the following amendments to certain conditions of the PUD approval as stipulated in Ordinance #12-006 (Preliminary PUD) , Ordinance #12-039 (Final PUD) and Ordinance #14-025 (PUD Amendment) as follows:

- Ordinance #12-006, Section Six: That conceptual approval is hereby granted for the following:
 - a. up to 20,000 square feet of restaurant space in Zones A and/or D;
 - b. a drive-through pharmacy in Zone E, and
 - c. a drive-through bank in Zone D.

The current request would eliminate the conceptual approval for a drive-through bank in Zone D and a drive-through pharmacy in Zone E.

- Ordinance #12-006, Section Eight: General Conditions, 5. Conceptual approval for future restaurant up to 20,000 SF gross total in Zones A and/or D.

The current request is for the conceptual approval of 28,725 SF of restaurant space with 3 restaurants in Zone D and 3 restaurants in Zone E. As discussed further in the parking portion of the report, there is a parking deficit in Zone E. Conceptual approval of restaurants in Zone E is recommended to be subject to meeting parking requirements and obtaining a Special Use for each restaurant.

- Ordinance #12-006, Section Eight: General Conditions, 7. No more than 27,100 SF of gross leasable area in Zones D, E and Buildings #5 and #6 in Zone A, shall be leases to non-sales/food and beverage generators.

The current request includes Buildings #5 and #6 in Zone D. Staff is recommending that the condition above be modified so that no more than 20,590 SF of non- sales/food and beverage sales tax generators are allowed in Zones D and E combined. (The developer is proposing 16,610 SF; the current PUD would allow for up to 27,100 sf which is 39% of the commercial SF in those zones; if the same percentage is applied the new site plan it equates to 24,570 SF for Zones D and E combined, so the 20,590 SF figure is based on splitting the difference of the current PUD percentage allowance, and the developers new proposal.)

- Site plan modifications, changes in architectural design and building layout and parking and including 3 restaurants in Zone E.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve an amendment to the underlying PUD Ordinance 12-006, 12-039 and 14-025 to allow for certain modifications to the previously approved Arlington Downs site development plan.

The Arlington Downs multi-use concept was presented and approved as a unique development that offered a variety of different land uses (commercial, entertainment, residential), incorporated pedestrian friendly amenities and plazas, included a prominent and centralized open space pavilion, and created interesting focal points and visual alignments that linked the five different development zones in a cohesive, unified and interconnected manner. The Staff Development Committee is very supportive of the Petitioner moving forward with the proposed modifications as the unified site planning features will continue to be maintained.

Site Plan (Zone D and E)

The proposed site plan delineates 5 retail buildings in Zone D which are proposed as a mix of retail, restaurant and medical office uses. Zone E consists of 1 retail building with restaurant and retail uses. The developer is proposing eliminating two curb cuts, one along Euclid Avenue and one along Rohlwing Road.

Per Section 5.1-22 Overlay Zoning District, Euclid Avenue / Rohlwing Avenue, the following setbacks are required for this development:

- Building Setbacks: 15 Feet along Euclid Avenue and Rohlwing Road and 70 Feet along Salt Creek Lane
As proposed, all buildings (D1, D2, D3 and E1) meet the 15 Feet setback requirement.
- Parking Lot Setbacks: 15 feet along Euclid Avenue and Rohlwing Road and 10 feet along Salt Creek Lane
The parking area, north of Building D1 does not meet the 15 foot setback requirement from Rohlwing Road (it is setback 10 FT). The dead end parking area, east of Building D3 also does not meet the 15 foot setback, it is setback 12.4 feet from Euclid Avenue. All other parking areas meet the setback requirement. The closest is the drive through aisle for building E1 is located 20.5 feet from the property line along Euclid.

Therefore, the following variation is needed:

- Chapter 28, Section 5.1-22.1, Conditions of Use from the required 15 foot setback for parking lots along Rohlwing Road to allow 10 feet for the parking area, north of Building D1 and from the required 15 foot setback for parking lots along Euclid Avenue to allow 12.4 feet for the parking lot east of Building D3.

The petitioner shall submit a written response to the following variation criteria:

- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

Staff does not object to this variation.

Building D1 is proposed to be an approximately 15,000 SF medical office building. Buildings D2 and D3 are proposed to be 12,489 SF each with a mix of retail and restaurant uses. Building D4 and D5 are proposed to be 5,143 SF each and proposed as restaurants. These buildings were previously part of Zone A. A bank with drive-through that was proposed for Zone D previously has been deleted. Building E1 which was previously proposed as a Pharmacy is proposed to be 12,489 SF building with 3 restaurants and a salon user. All restaurant uses will be required to seek a Special Use approval from the Village Board, once specific users are known.

A plaza area is proposed at the southwest corner of the site between buildings D1 and D2. Gabion Seat walls are proposed around the plaza. Similarly, a plaza area is proposed between buildings D4 and D5.

Staff recommends evaluating the possibility of moving Buildings D2, D3 and E1 south and increasing the width of the sidewalks to allow for a more comfortable outdoor seating.

Below is a comparison of the current approvals and the proposed changes to the PUD:

Arlington Downs 2015 PUD Amendment: Current and Proposed PUD			
		Current PUD	Proposed Amendment
Zone A	Residential tower	214 dwelling units	no change
		24,750 commercial (health club; restaurant)	Eliminate health club & restaurant
		5,100 sf outlot (1)	moved to Zone D
Zone B	Hotel	161 rooms / conference rooms	no change
	Water Park	1,000 capacity	no change
Zone C	Residential Tower Phase 2	442 dwelling units	no change
		6,600 sf medical	6,600 sf
Zone D	Commercial	46,200 sf	51,000 sf
		(15,600 sf medical dental; 1 restaurant; bank)	(15,000 sf medical; 1 restaurant)
			(12,000 sf outlots (2 restaurants)
Zone E	Commercial	18,100 sf (commercial)	12,000 sf
		(or mix of 12,600 sf commercial & 5,500 sf med.)	(3 restaurants & 1,610 sf salon)
	Total Commercial	100,750 sf	86,950 sf
		(27,700 sf medical)	(15,000 sf medical)
	Parking required by code	2,562 spaces	2,453 spaces
	Parking provided	2,013 provided (1,040 surface spaces)	2,032 spaces (1,120 surface spaces)
	Deficit by Code	(549)	(421)
	Shared Parking	189 surplus (non-residential)	209 surplus (non-residential)
Note:	*Ordinance 12-006 Condition 7 states that no more than 27,100 sf of leasable space in Zones D,E and buildings 5 & 6 in Zone A shall be leased to non-sales/food and beverage tax generators. Equates to 39% of commercial space in those Zones.		
	*Proposed amendment includes 16,610 sf of non-sales /food and beverage tax generators In Zones D & E (24%).		

Traffic & Parking Issues

Based on the proposed changes, the following is the revised parking calculation for this site:

Zone	Land Use	Units	Code Required Parking	Total number of parking spaces required	Required Parking by Zone	Parking Provided	Surplus/ (Deficit)
A	Apartment	214 units	2 spaces per dwelling unit	428	428	369	(59)
B	Hotel	161 rooms	1 space per room	161	599	453	(146)
	Hotel – Conference Center	300 people	30% capacity	90			
	Water Park	1,000 people	30% capacity	300			
	Water Park – Family Entertainment	160 people	30% capacity	48			
C	Apartment	442 units	2 spaces per dwelling unit	884	884	641	(243)
D	Medical Office	15,000 SF	1/200 SF	75	398	461	63
	Restaurant	14,510 SF	1/45SF* seating	161			
	Restaurant – Outdoor Seating	4,500 SF	1/45SF seating	100			
	Retail	18,490 SF	1/300 SF	62			
E	Restaurant	7,815 SF	1/45SF* seating	87	144	108	(36)
	Restaurant – Outdoor Seating	1,900 SF	1/45SF seating	42			
	Salon	1,610 SF	1/250 SF	6			
	Retail	2,575 SF	1/300 SF	9			
Totals					2,453	2,032	(421)

* Assumes seating area as 50% of gross floor area

As outlined above, there is adequate parking per Code in Zone D. Based on the proposed uses, Zone E is required to provide 144 parking spaces and 108 spaces are provided for a deficit of 36 spaces. Once specific restaurant users are identified a reduction in the total seating area within Zone E may be required or accommodations for employee parking made in Zone A.

Staff recommends that the parking area to the east of Building D3 be reduced and shifted north to be aligned with the south façade of Building D3 to add landscaping to the primary entrance. Similarly, staff is recommending that the 2 parking spaces to the east of Building D5 be evaluated as their location appears to cause conflict with the main drive into the site.

The developer is proposing eliminating two curb cuts, one along Euclid Avenue and one along Rohlwing Road.

It should be noted that the traffic study is based on obtaining a future traffic signal at Euclid and Arlington Downs Drive. The warrant study needs to be conducted once actual traffic counts are taken and not based on estimates

Stormwater, Site and Building Related Issues

An underground stormwater detention vault is proposed in Zone D. The plan as proposed provides for more green space than the previous plan by increasing the setbacks for the retail buildings and therefore resulting in a reduced detention volume requirement.

A bike path along Euclid Avenue was required as a condition of the PUD. An easement may be necessary in the future, along Euclid Avenue to accommodate the bike path. Currently, the Village and the City of Rolling Meadows are working on a grant for this path.

The six new retail buildings as well as the corresponding landscape design, hardscape design, site lighting design, and site furnishings will require Design Commission approval prior to a public hearing of the Plan Commission.

RECOMMENDATION

On September 1, 2015 the Staff Development Committee reviewed the Petitioner's request and **supports** the proposed action subject to the following conditions:

1. The petitioner shall submit a written response to the following variation criteria for the parking lot:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
2. No more than 15,000 SF of medical office is permitted in Zone D and no more than 21,600 SF of medical office is permitted for all zones.
3. No more than 20, 590 SF of non-sales/food and beverage sales tax generators shall be allowed in Zones D and E combined.
4. An easement may be necessary in the future, along Euclid Avenue to accommodate the bike path.
5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____, September 4, 2015

Bill Enright, AICP
Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads



Arlington Downs
3400 W. Euclid Ave.
Prepared by: Planning & Community
Development Department
September 2015



ARLINGTON DOWNS PARKING ASSESSMENT

DATE: September 2, 2015

TO: Jeffrey Funke, Funke Architects
Vince Bertucci, ChiArc

FROM: Peter Reinhofer, P.E.

RE: Arlington Downs Shared Parking Study
Arlington Heights, Illinois

V3 Companies has prepared this parking assessment to present the conclusions of the parking demand and shared parking analysis and to determine the designated number of parking spaces needed for the mixed-use Arlington Downs development. Arlington Downs, located at the northeast corner of Rohlwing Road and Euclid Avenue in Arlington Heights, Illinois, is a mixed use project that will include residential, restaurant, hotel, retail, and entertainment land uses.

The purpose of this parking analysis is to confirm that the number of proposed parking spaces for the individual zones and the overall Arlington Downs development will be adequate to serve the demand of the site. The study will calculate the number of parking spaces required utilizing the Village of Arlington Heights municipal code parking rates, the approved Planned Unit Development (PUD) parking rates, and a shared parking analysis based on the parking characteristics of the proposed land use plan.

Arlington Downs Planned Unit Development

The site is part of a proposed redevelopment plan of the previous Arlington Sheraton hotel. A PUD was originally approved in 2012 with subsequent modifications to the land use plan, which proposed five development zones. The updated redevelopment will also consist of five development zones.

Zone A consists of the previous hotel that has been redeveloped into 214 apartment units, named Arlington One, which is already completed and partially occupied. Zone A currently has a 313-space parking garage in addition to 24 surface parking spaces in front of the apartment building and 32 surface parking spaces east of the apartment building. Ownership has indicated that the apartment building is currently 67 percent leased and 62 percent occupied. In addition, the number of parking spaces occupied by tenants is approximately 80 spaces.



Zone B, which is currently permitted, consists of a 161-room hotel with conference space to be constructed at the southeast corner of Rohlwing Road and Salt Creek Lane. In addition, this Zone includes the re-opening of the existing water park and the development of the attached family entertainment center. Zone B includes the construction of 414 surface parking spaces located between the proposed hotel and the waterpark. The proposed PUD is also being amended to expand the parking lot east of the water park from 32 spaces to 71 spaces for a total of 453 parking spaces in Zone B.

Zone C will include the future development of a second residential tower with 442 apartment units. It is our understanding that the required parking for the second residential tower will be fully accommodated within Zone C as part of the site design, likely with underground parking or a parking garage. The parking required is estimated to be 641 parking spaces based on the PUD approved parking rate of 1.45 parking spaces per unit.

Zone D of the development includes the construction of five buildings which will include a mix of retail, restaurant, and medical office uses. This Zone includes the construction of 461 surface parking spaces. Zone E consists of one retail building with retail and restaurant land uses and 108 surface parking spaces.

Overall, the proposed PUD includes a total of 2,032 parking spaces. Exhibit A illustrates the overall proposed site plan for Arlington Downs and Table 1 provides a summary of the various land uses summarized by Zone.



Table 1 – Proposed Land Use Plan By Zone

Zone	Land Use	Size
A	Apartment	214 units
B	Water Park	55,000 sf
	Water Park - Family Entertainment	9,000 sf
	Hotel	161 rooms
	Hotel - Conference Center	4,600 sf
C	Apartment	442 units
D	D1 - Medical Office	15,000 sf
	D2 - Shopping Center	6,290 sf
	D2 - Shopping Center	5,710 sf
	D3 - High Turnover (Sit-Down)	5,510 sf
	D3 - High Turnover (Sit-Down) - Outdoor Seating	1,500 sf
	D3 - Shopping Center	2,560 sf
	D3 - Shopping Center	3,930 sf
	D4 - High Turnover (Sit-Down)	4,500 sf
	D4 - High Turnover (Sit-Down) - Outdoor Seating	1,500 sf
	D5 - High Turnover (Sit-Down)	4,500 sf
	D5 - High Turnover (Sit-Down) - Outdoor Seating	1,500 sf
E	Fast Food without Drive Through Window	2,570 sf
	Fast Food without Drive Through Window - Outdoor Seating	1,500 sf
	Shopping Center	2,575 sf
	Salon	1,610 sf
	High Turnover (Sit-Down)	2,575 sf
	High Turnover (Sit-Down) - Outdoor Seating	200 sf
	Fast Food with Drive Through Window	2,670 sf
	Fast Food with Drive Through Window - Outdoor Seating	200 sf

Parking Generation Analysis

A parking generation analysis is performed to estimate the parking demand during peak times for a site and determine if the number of proposed parking spaces is adequate to serve that peak demand. Typically, required parking for a site is determined using parking ratios for various land uses found in a municipal code.

The original PUD Shared Parking Study, dated May 25, 2012, developed site specific parking demand rates for the various land uses. The parking rates established in that parking study, in addition to subsequent studies with modified land use plans, were approved by the Village of Arlington Heights.



An additional publication with parking generation information is the Urban Land Institute's (ULI) Shared Parking, 2nd Edition Manual. This manual primarily focuses on the concept of shared parking, which accounts for how parking demand fluctuates for individual land uses throughout a typical day.

Parking Requirements per Village of Arlington Heights Municipal Code

The Village of Arlington Heights Municipal Code, Chapter 28-Section 11.4, provides a schedule of off-street parking ratios to determine the required number of parking spaces corresponding to its specified land use. Table 2 provides a breakdown of the Village's parking rates and required parking spaces for the Arlington Downs development by zone.

The Village Code provides a parking rate for restaurants based on the seating area of the restaurant. Since final interior plans are not yet developed for the various restaurants, it is assumed that 50 percent of the interior restaurant floor area will be seating area. The outdoor area is considered 100 percent as seating area. The water park and family entertainment areas are classified as recreational areas which require parking spaces equal to 30 percent of the occupancy.

Table 2 – Required Parking Spaces per Arlington Heights Village Code

Zone	Land Use	Independent Variable	Parking Supply Ratio	Required Parking Spaces	Required Parking By Zone	Parking Provided	Surplus/ Deficit
A	Apartment	214 units	2 spaces per dwelling unit	428	428	369	-59
B	Hotel	161 rooms	1 space per room	161	599	453	-146
	Hotel - Conference Center	300 people	30% occupancy	90			
	Water Park	1,000 people	30% occupancy	300			
	Water Park - Family Entertainment	160 people	30% occupancy	48			
C	Apartment	442 units	2 spaces per dwelling unit	884	884	641	-243
D	Medical Office	15,000 sf	1 space per 200 SF	75	398	461	63
	Restaurant	14,510 sf	1 space per 45 SF of seating area*	161			
	Restaurant - Outdoor Seating	4,500 sf	1 space per 45 SF of seating area	100			
	Shopping Center	18,490 sf	1 space per 300 SF	62			
E	Restaurant	7,815 sf	1 space per 45 SF of seating area*	87	144	108	-36
	Restaurant - Outdoor Seating	1,900 sf	1 space per 45 SF of seating area	42			
	Salon	1,610 sf	1 space per 250 SF	6			
	Shopping Center	2,575 sf	1 space per 300 SF	9			
TOTAL REQUIRED SPACES				2,453		2,032	-421

*Seating area estimated as 50% of gross area

As Table 2 illustrates, Arlington Downs would require 2,453 parking spaces based on the Village Code. Based on the site providing 2,032 parking spaces, there would be a parking deficit of 421 parking spaces for the overall site. In addition, each of the individual zones would have a deficit in parking with the exception of Zone D, which provides a surplus of 63 parking spaces.

Parking Requirements per Approved PUD Parking Rates

The original PUD Shared Parking Study, dated May 25, 2012, developed site specific parking rates based on actual parking demand for the various land uses. As stated in the report, data on parking demand for similar individual land uses was obtained from the Institute of Transportation Engineers (ITE) Parking Generation, 4th Edition manual, the Urban Land



Institute's Shared Parking, 2nd Edition report, and other parking studies. Table 3 illustrates the various parking demand rates, compares to the Village Code parking requirement, and provides the approved PUD parking rate. The approved PUD rates are separated by weekday demand and weekend demand.

Table 3 – Approved PUD Parking Rates from 2012 Shared Parking Study

Land Use	Unit	Village Code	ITE	ULI	Other Data	Ratio Used
Apartment	Dwelling	2.0/unit	1.23 (1.13)	1.65 (1.65)	1.3/unit ⁽¹⁾	1.45/unit
Hotel	Guest room	1.0/room	0.6 (0.66)	1.25 (1.08)	-na-	1.0/room
Conference	Occupancy	30%	-na-	-na-	-na-	30%
Retail	1,000 sq. ft.	3.33	3.76 (4.67)	3.6 (4.0)	-na-	3.6 (4.0)
Office	1,000 sq. ft.	3.33	2.84 (-na-)	3.8(0.38)	-na-	3.33 (.38)
Childcare	Child/Employee	1.5 per employee	.24(-na-)/child	-na-	-na-	.24(0)/child
Bank	1,000 sq. ft.	3.33	4.0 (3.5)	4.6 (4.6)	-na-	4.0 (3.5)
Medical Office	1,000 sq. ft.	5.0	3.2 (-na-)	4.5 (4.5)	4.5 ⁽²⁾	4.5 (4.5)
Water Park	Occupancy	30%	-na-	-na-	25% ⁽³⁾	25%
Restaurant	1,000 sq. ft.	11.1	10.6 (16.4)	10.5 (15.0)	-na-	10.6 (15.0)
Health Club	1,000 sq. ft.	4.0	5.87 (2.89)	7.0 (5.75)	-na-	6.0 (4.0)

Note– Weekday Demand (Weekend Demand)
 (1) Auto Ownership for Rental Units in Arlington Heights – US Census.
 (2) Walker Parking Study of Medical/Dental Office Buildings
 (3) Water Park Operator Experience

Utilizing the approved PUD parking rates, Table 4 provides the parking demand for the Arlington Downs development by Zone and for the overall development.

Table 4 – Required Parking Spaces per Approved PUD Rates

Zone	Land Use	Independent Variable	Required PUD Parking - Weekday		Required PUD Parking - Weekend		Parking Provided	Surplus/ Deficit
			By Use	By Zone	By Use	By Zone		
A	Apartment	214 units	310	310	310	310	369	59
B	Hotel	161 rooms	161	549	161	549	453	-96
	Hotel - Conference Center	300 people	90		90			
	Water Park	1,000 people	250		250			
	Water Park - Family Entertainment	160 people	48		48			
C	Apartment	442 units	641	641	641	641	641	0
D	Medical Office	15,000 sf	68	337	68	428	461	33
	Restaurant	14,510 sf	154		218			
	Restaurant - Outdoor Seating	4,500 sf	48		68			
	Shopping Center	18,490 sf	67		74			
E	Restaurant	7,815 sf	83	118	118	163	108	-55
	Restaurant - Outdoor Seating	1,900 sf	20		29			
	Salon	1,610 sf	6		6			
	Shopping Center	2,575 sf	9		10			
TOTAL REQUIRED PARKING				1,955		2,091	2,032	-59



As Table 4 illustrates, the parking demand at Arlington Downs would be 1,955 parking spaces during the week and 2,091 during the weekend. Based on the overall site providing 2,032 parking spaces, there would be a parking surplus of 77 spaces during the week and a parking deficit of 59 parking spaces during the weekend. Zones A, C, and D meet or exceed the PUD required parking while Zones B and E would not meet the PUD required parking.

Parking Requirements per ULI's Shared Parking, 2nd Edition Manual

Shared parking is the concept of using a parking space to serve two or more land uses without conflict. Conventional parking regulations typically require that each development, or land use type, provide enough parking to serve its own peak demand, leaving unused parking spaces during the off peak periods. Shared parking allows multiple complementary land uses, whose peak parking demands do not coincide, to share the same pool of parking spaces, resulting in a more efficient use of those spaces.

ULI's Shared Parking, 2nd Edition focuses on the concept of shared parking and peak time variations among different land uses. It provides recommended time-of-day factors for both the weekday and weekend. The factors were based on the percent accumulation of the independent variable for each hour of the weekday and weekend, from 6 am to midnight. All hourly percentages used are documented in ULI's Shared Parking for each particular land use, with the exception of the water park, family entertainment and child care uses, where time-of-day factors from the approved Shared Parking Study are used.

The ULI's Shared Parking also accounts for differences in demand by employees versus customers/patrons. The methodology from the approved PUD Shared Parking Study was utilized to separate the employee parking from the customer parking.

Exhibits 2 through 6 illustrate the shared parking model for each Zone of the Arlington Downs development while Exhibit 7 illustrates the entire Arlington Downs development. The results of the shared parking model are summarized in Table 5.

Table 5 – Required Parking Spaces per Shared Parking Model

Zone	Provided Parking	Weekday				Weekend			
		PUD Rates	Hourly Peak Demand	Peak Parking Time	Peak Surplus/ Deficit	PUD Rates	Hourly Peak Demand	Peak Parking Time	Peak Surplus/ Deficit
A	369	310	310	7-11 pm	59	310	310	7-11 pm	59
B	453	549	500	5-6 pm	-47	549	460	12-2 pm	-7
C	641	641	641	7-11 pm	0	641	641	7-11 pm	0
D	461	337	298	1-2 pm	163	428	306	7-8 pm	155
E	108	118	112	1-2 pm	-4	163	146	1-2 pm	-38
Total:	2,032	1,955	1,806	6-7 pm	226	2,091	1,777	12-1 pm	255



As illustrated, the peak period of parking demand varies by zone and for the overall development. The residential Zones A and C meet and exceed the peak period parking demand for weekday and weekends, which occur during the evening hours between 7 pm and 11 pm. Zone D also exceeds the peak period parking demand during a weekday and weekend, with a surplus of 163 and 155 parking spaces, respectively.

Zone B, which includes the water park, family entertainment center, hotel, and conference center is projected to have a parking deficit during the peak periods of 47 spaces during the weekday and 7 spaces during the weekend. During the weekday peak period, the shared parking analysis assumes that the water park, entertainment center, and conference center will be at maximum occupancy. It is anticipated that overflow parking from Zone B could park in the spaces in front of the apartment building or the expanded 71-space surface lot to east of the apartment building. In addition, Zone D is anticipated to have a parking surplus of 163 spaces during the weekday peak period and 155 during the weekend peak period, providing another parking option.

Zone E will peak during the afternoons and have a deficit of four parking spaces during the weekday and 38 parking spaces during the weekend peak hour. One of the fast food restaurants will have a drive through facility, which may decrease the parking demand for that restaurant. In addition, the restaurant customers may include patrons of the water park and family entertainment center in addition to the apartment residents and hotel guests, which may also decrease the parking demand. Overflow parking from Zone E could utilize the surplus parking in Zone D.

Overall, Arlington Downs is providing 2,032 parking spaces for the site. The weekday peak period demand will occur during the evening hours between 6 pm and 7 pm with 1,806 parking spaces required. Therefore, the site will have a surplus of 226 parking spaces, over 11 percent of the site. The weekend peak period demand will occur during the afternoon hours of 12 pm to 1 pm with 1,777 parking spaces required. This will result in a site surplus of 255 parking spaces, over 12 percent of the site.

Summary

For this assessment, parking spaces for the Arlington Downs mixed-use development were calculated using the parking rates from the Village of Arlington Heights Municipal Code, the approved PUD parking rates, and the methodology in ULI's Shared Parking manual. Arlington Downs will provide a total of 2,032 surface and garage parking spaces for the overall development. Utilizing the parking rates from the Village Code results in the overall site requiring 2,453 parking spaces, which would result in a parking deficit of 421 parking spaces. In addition, each of the individual zones would have a deficit in parking with the exception of Zone D, which provides a surplus of 63 parking spaces.

The original PUD Shared Parking Study, dated May 25, 2012 and approved by the Village of Arlington Heights, developed site specific parking demand rates for the various land uses.



Utilizing the approved PUD rates results in a total parking demand for the site of 1, 1,955 parking spaces during the week and 2,091 during the weekend. Based on the overall site providing 2,032 parking spaces, there would be a parking surplus of 77 spaces during the week and a parking deficit of 59 parking spaces during the weekend. Zones A, C, and D meet or exceed the PUD required parking while Zones B and E would not meet the PUD required parking.

A shared parking analysis was conducted, which analyzes the parking demands of the various land uses based on peak time parking variations among the different land uses. The weekday peak period demand will occur during the evening hours between 6 pm and 7 pm with 1,806 parking spaces required. Therefore, the site will have a surplus of 226 parking spaces, over 11 percent of the site. The weekend peak period demand will occur during the afternoon hours of 12 pm to 1 pm with 1,777 parking spaces required. This will result in a site surplus of 255 parking spaces, over 12 percent of the site.

Zones A, C, and E meet or exceed the peak period parking demand, resulting a surplus of parking spaces for those zones. Zone B, which includes the water park, family entertainment center, hotel, and conference center is projected to have a parking deficit during the peak periods of 47 spaces during the weekday and 7 spaces during the weekend. It is anticipated that overflow parking from Zone B could park in the spaces in front of the apartment building or the expanded 71-space surface lot to east of the apartment building. In addition, Zone D provides a surplus of parking which could also be utilized.

Zone E will peak during the afternoons and have a deficit of four parking spaces during the weekday and 38 parking spaces during the weekend peak hour. One of the fast food restaurants will have a drive through facility, which may decrease the parking demand for that restaurant. In addition, the restaurant customers may include patrons of the water park and family entertainment center in addition to the apartment residents and hotel guests, which may also decrease the parking demand. Overflow parking from Zone E could utilize the surplus parking in Zone D.

Based on this parking assessment, it can be concluded that the 2,041 parking spaces proposed for the Arlington Downs development will accommodate the peak parking demand of the development.

ZONE A

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekdays)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
Required Spaces	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	
6:00 AM	1%	-	10%	-	0%	-	0%	-	25%	-	50%	-	5%	-	15%	-	95%	-	0%	-	5%	-	0%	-	100%	278	0%	-	0%	-	0%	-	0%	-	278
7:00 AM	5%	-	15%	-	0%	-	20%	-	50%	-	75%	-	10%	-	20%	-	90%	-	0%	-	30%	-	10%	3	100%	278	0%	-	0%	-	0%	-	0%	-	281
8:00 AM	15%	-	40%	-	0%	-	50%	-	60%	-	90%	-	20%	-	30%	-	80%	-	30%	-	90%	-	20%	6	100%	278	90%	-	60%	-	0%	-	0%	-	284
9:00 AM	35%	-	75%	-	0%	-	75%	-	75%	-	90%	-	30%	-	40%	-	70%	-	60%	-	90%	-	20%	6	100%	278	90%	-	100%	-	5%	-	5%	-	284
10:00 AM	65%	-	85%	-	15%	-	90%	-	85%	-	100%	-	55%	-	75%	-	60%	-	60%	-	100%	-	20%	6	100%	278	100%	-	100%	-	10%	-	10%	-	284
11:00 AM	85%	-	95%	-	40%	-	90%	-	90%	-	100%	-	85%	-	100%	-	60%	-	60%	-	100%	-	20%	6	100%	278	100%	-	100%	-	20%	-	20%	-	284
12:00 PM	95%	-	100%	-	75%	-	90%	-	100%	-	100%	-	100%	-	100%	-	55%	-	65%	-	100%	-	20%	6	100%	278	30%	-	100%	-	30%	-	30%	-	284
1:00 PM	100%	-	100%	-	75%	-	90%	-	90%	-	100%	-	100%	-	100%	-	55%	-	65%	-	100%	-	20%	6	100%	278	90%	-	100%	-	30%	-	30%	-	284
2:00 PM	95%	-	100%	-	65%	-	90%	-	50%	-	100%	-	90%	-	95%	-	60%	-	65%	-	100%	-	20%	6	100%	278	100%	-	100%	-	30%	-	30%	-	284
3:00 PM	90%	-	100%	-	40%	-	75%	-	45%	-	75%	-	60%	-	70%	-	60%	-	65%	-	100%	-	20%	6	100%	278	100%	-	100%	-	40%	-	40%	-	284
4:00 PM	90%	-	100%	-	50%	-	75%	-	45%	-	75%	-	55%	-	60%	-	65%	-	65%	-	90%	-	20%	6	100%	278	90%	-	100%	-	60%	-	60%	-	284
5:00 PM	95%	-	95%	-	75%	-	100%	-	75%	-	95%	-	60%	-	70%	-	70%	-	100%	-	70%	-	40%	13	100%	278	80%	-	100%	-	100%	-	100%	-	291
6:00 PM	95%	-	95%	-	95%	-	100%	-	80%	-	95%	-	85%	-	90%	-	75%	-	100%	-	40%	-	60%	19	100%	278	67%	-	67%	-	100%	-	100%	-	297
7:00 PM	95%	-	95%	-	100%	-	100%	-	80%	-	95%	-	80%	-	90%	-	75%	-	100%	-	20%	-	100%	32	100%	278	30%	-	30%	-	80%	-	80%	-	310
8:00 PM	80%	-	90%	-	100%	-	100%	-	60%	-	95%	-	50%	-	60%	-	80%	-	100%	-	20%	-	100%	32	100%	278	15%	-	15%	-	70%	-	70%	-	310
9:00 PM	50%	-	75%	-	100%	-	100%	-	60%	-	80%	-	30%	-	40%	-	85%	-	100%	-	20%	-	100%	32	100%	278	0%	-	0%	-	40%	-	40%	-	310
10:00 PM	30%	-	40%	-	95%	-	100%	-	55%	-	65%	-	20%	-	30%	-	95%	-	50%	-	20%	-	100%	32	100%	278	0%	-	0%	-	5%	-	5%	-	310
11:00 PM	10%	-	15%	-	75%	-	85%	-	50%	-	65%	-	10%	-	20%	-	100%	-	0%	-	10%	-	80%	26	100%	278	0%	-	0%	-	0%	-	0%	-	304
12:00 AM	0%	-	0%	-	25%	-	35%	-	25%	-	35%	-	5%	-	20%	-	100%	-	0%	-	5%	-	50%	16	100%	278	0%	-	0%	-	0%	-	0%	-	294
MAXIMUM		-		-		-		-		-		-		-		-		-		-		-		32		278		-		-		-		-	310

TOTAL REQUIRED PARKING WITHOUT SHARED SPACES: 310

TOTAL REQUIRED PARKING WITH SHARED SPACES: 310

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekends)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
Required Spaces																							32		278										
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	
6:00 AM	1%	-	10%	-	0%	-	0%	-	10%	-	50%	-	5%	-	15%	-	95%	-	0%	-	5%	-	0%	-	100%	278	0%	-	0%	-	0%	-	0%	-	278
7:00 AM	5%	-	15%	-	0%	-	20%	-	25%	-	75%	-	10%	-	20%	-	90%	-	0%	-	30%	-	20%	6	100%	278	0%	-	0%	-	0%	-	0%	-	284
8:00 AM	10%	-	40%	-	0%	-	30%	-	45%	-	90%	-	20%	-	30%	-	80%	-	30%	-	90%	-	20%	6	100%	278	90%	-	60%	-	0%	-	0%	-	284
9:00 AM	30%	-	75%	-	0%	-	60%	-	70%	-	90%	-	30%	-	40%	-	70%	-	60%	-	90%	-	20%	6	100%	278	90%	-	100%	-	5%	-	5%	-	284
10:00 AM	50%	-	85%	-	0%	-	75%	-	90%	-	100%	-	55%	-	75%	-	60%	-	60%	-	100%	-	20%	6	100%	278	100%	-	100%	-	50%	-	50%	-	284
11:00 AM	65%	-	95%	-	15%	-	75%	-	90%	-	100%	-	85%	-	100%	-	60%	-	60%	-	100%	-	20%	6	100%	278	100%	-	100%	-	75%	-	75%	-	284
12:00 PM	80%	-	100%	-	50%	-	75%	-	100%	-	100%	-	100%	-	100%	-	55%	-	65%	-	100%	-	20%	6	100%	278	30%	-	100%	-	100%	-	100%	-	284
1:00 PM	90%	-	100%	-	55%	-	75%	-	85%	-	100%	-	100%	-	100%	-	55%	-	65%	-	100%	-	20%	6	100%	278	0%	-	0%	-	100%	-	100%	-	284
2:00 PM	100%	-	100%	-	45%	-	75%	-	65%	-	100%	-	90%	-	95%	-	60%	-	65%	-	100%	-	20%	6	100%	278	0%	-	0%	-	90%	-	90%	-	284
3:00 PM	100%	-	100%	-	45%	-	75%	-	40%	-	75%	-	60%	-	70%	-	60%	-	65%	-	100%	-	20%	6	100%	278	0%	-	0%	-	80%	-	80%	-	284
4:00 PM	95%	-	100%	-	45%	-	75%	-	45%	-	75%	-	55%	-	60%	-	65%	-	65%	-	90%	-	20%	6	100%	278	0%	-	0%	-	70%	-	70%	-	284
5:00 PM	90%	-	95%	-	60%	-	100%	-	60%	-	95%	-	60%	-	70%	-	70%	-	100%	-	75%	-	40%	13	100%	278	0%	-	0%	-	60%	-	60%	-	291
6:00 PM	80%	-	85%	-	90%	-	100%	-	70%	-	95%	-	85%	-	90%	-	75%	-	100%	-	60%	-	60%	19	100%	278	0%	-	0%	-	60%	-	60%	-	297
7:00 PM	75%	-	80%	-	95%	-	100%	-	70%	-	95%	-	80%	-	90%	-	75%	-	100%	-	55%	-	100%	32	100%	278	0%	-	0%	-	50%	-	50%	-	310
8:00 PM	65%	-	75%	-	100%	-	100%	-	65%	-	95%	-	50%	-	60%	-	80%	-	100%	-	55%	-	100%	32	100%	278	0%	-	0%	-	40%	-	40%	-	310
9:00 PM	50%	-	65%	-	90%	-	100%	-	30%	-	80%	-	30%	-	40%	-	85%	-	100%	-	55%	-	100%	32	100%	278	0%	-	0%	-	30%	-	30%	-	310
10:00 PM	35%	-	45%	-	90%	-	100%	-	25%	-	65%	-	20%	-	30%	-	95%	-	50%	-	45%	-	100%	32	100%	278	0%	-	0%	-	5%	-	5%	-	310
11:00 PM	15%	-	15%	-	90%	-	85%	-	15%	-	65%	-	10%	-	20%	-	100%	-	0%	-	45%	-	80%	26	100%	278	0%	-	0%	-	0%	-	0%	-	304
12:00 AM	0%	-	0%	-	50%	-	50%	-	10%	-	35%	-	5%	-	20%	-	100%	-	0%	-	30%	-	50%	16	100%	278	0%	-	0%	-	0%	-	0%	-	294
MAXIMUM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	32	278	-	-	-	-	-	-	-	-	-	310	

TOTAL REQUIRED PARKING WITHOUT SHARED SPACES: 310

TOTAL REQUIRED PARKING WITH SHARED SPACES: 310

ZONE B

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekdays)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
Required Spaces																	129		90		32										48			250	
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	TOTAL
6:00 AM	1%	-	10%	-	0%	-	0%	-	25%	-	50%	-	5%	-	15%	-	95%	123	0%	-	5%	2	0%	-	100%	-	0%	-	0%	-	0%	-	0%	-	125
7:00 AM	5%	-	15%	-	0%	-	20%	-	50%	-	75%	-	10%	-	20%	-	90%	116	0%	-	30%	10	10%	-	100%	-	0%	-	0%	-	0%	-	0%	-	126
8:00 AM	15%	-	40%	-	0%	-	50%	-	60%	-	90%	-	20%	-	30%	-	80%	103	30%	27	90%	29	20%	-	100%	-	90%	-	60%	-	0%	-	0%	-	159
9:00 AM	35%	-	75%	-	0%	-	75%	-	75%	-	90%	-	30%	-	40%	-	70%	90	60%	54	90%	29	20%	-	100%	-	90%	-	100%	-	5%	2	5%	13	188
10:00 AM	65%	-	85%	-	15%	-	90%	-	85%	-	100%	-	55%	-	75%	-	60%	77	60%	54	100%	32	20%	-	100%	-	100%	-	100%	-	10%	5	10%	25	193
11:00 AM	85%	-	95%	-	40%	-	90%	-	90%	-	100%	-	85%	-	100%	-	60%	77	60%	54	100%	32	20%	-	100%	-	100%	-	100%	-	20%	10	20%	50	223
12:00 PM	95%	-	100%	-	75%	-	90%	-	100%	-	100%	-	100%	-	100%	-	55%	71	65%	59	100%	32	20%	-	100%	-	30%	-	100%	-	30%	14	30%	75	251
1:00 PM	100%	-	100%	-	75%	-	90%	-	90%	-	100%	-	100%	-	100%	-	55%	71	65%	59	100%	32	20%	-	100%	-	90%	-	100%	-	30%	14	30%	75	251
2:00 PM	95%	-	100%	-	65%	-	90%	-	50%	-	100%	-	90%	-	95%	-	60%	77	65%	59	100%	32	20%	-	100%	-	100%	-	100%	-	30%	14	30%	75	257
3:00 PM	90%	-	100%	-	40%	-	75%	-	45%	-	75%	-	60%	-	70%	-	60%	77	65%	59	100%	32	20%	-	100%	-	100%	-	100%	-	40%	19	40%	100	287
4:00 PM	90%	-	100%	-	50%	-	75%	-	45%	-	75%	-	55%	-	60%	-	65%	84	65%	59	90%	29	20%	-	100%	-	90%	-	100%	-	60%	29	60%	150	351
5:00 PM	95%	-	95%	-	75%	-	100%	-	75%	-	95%	-	60%	-	70%	-	70%	90	100%	90	70%	22	40%	-	100%	-	80%	-	100%	-	100%	48	100%	250	500
6:00 PM	95%	-	95%	-	95%	-	100%	-	80%	-	95%	-	85%	-	90%	-	75%	97	100%	90	40%	13	60%	-	100%	-	67%	-	100%	-	100%	48	100%	250	498
7:00 PM	95%	-	95%	-	100%	-	100%	-	80%	-	95%	-	80%	-	90%	-	75%	97	100%	90	20%	6	100%	-	100%	-	30%	-	100%	-	80%	38	80%	200	431
8:00 PM	80%	-	90%	-	100%	-	100%	-	80%	-	95%	-	50%	-	60%	-	80%	103	100%	90	20%	6	100%	-	100%	-	15%	-	100%	-	70%	34	70%	175	408
9:00 PM	50%	-	75%	-	100%	-	100%	-	60%	-	80%	-	30%	-	40%	-	85%	110	100%	90	20%	6	100%	-	100%	-	0%	-	100%	-	40%	19	40%	100	325
10:00 PM	30%	-	40%	-	95%	-	100%	-	55%	-	65%	-	20%	-	30%	-	95%	123	50%	45	20%	6	100%	-	100%	-	0%	-	100%	-	5%	2	5%	13	189
11:00 PM	10%	-	15%	-	75%	-	85%	-	50%	-	65%	-	10%	-	20%	-	100%	129	0%	-	10%	3	80%	-	100%	-	0%	-	100%	-	0%	-	0%	-	132
12:00 AM	0%	-	0%	-	25%	-	35%	-	25%	-	35%	-	5%	-	20%	-	100%	129	0%	-	5%	2	50%	-	100%	-	0%	-	100%	-	0%	-	0%	-	131
MAXIMUM		-		-		-		-		-		-		-		-		129		90		32		-		-		-			48		250	500	

TOTAL REQUIRED PARKING WITHOUT SHARED SPACES: 549

TOTAL REQUIRED PARKING WITH SHARED SPACES: 500

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekends)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
Required Spaces																	129		90		32										48			250	
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	TOTAL
6:00 AM	1%	-	10%	-	0%	-	0%	-	10%	-	50%	-	5%	-	15%	-	95%	123	0%	-	5%	2	0%	-	100%	-	0%	-	0%	-	0%	-	0%	-	125
7:00 AM	5%	-	15%	-	0%	-	20%	-	25%	-	75%	-	10%	-	20%	-	90%	116	0%	-	30%	10	20%	-	100%	-	0%	-	0%	-	0%	-	0%	-	126
8:00 AM	10%	-	40%	-	0%	-	30%	-	45%	-	90%	-	20%	-	30%	-	80%	103	30%	27	90%	29	20%	-	100%	-	90%	-	60%	-	0%	-	0%	-	159
9:00 AM	30%	-	75%	-	0%	-	60%	-	70%	-	90%	-	30%	-	40%	-	70%	90	60%	54	90%	29	20%	-	100%	-	90%	-	100%	-	5%	2	5%	13	188
10:00 AM	50%	-	85%	-	0%	-	75%	-	90%	-	100%	-	55%	-	75%	-	60%	77	60%	54	100%	32	20%	-	100%	-	100%	-	100%	-	50%	24	50%	125	312
11:00 AM	65%	-	95%	-	15%	-	75%	-	90%	-	100%	-	85%	-	100%	-	60%	77	60%	54	100%	32	20%	-	100%	-	100%	-	100%	-	75%	36	75%	188	387
12:00 PM	80%	-	100%	-	50%	-	75%	-	100%	-	100%	-	100%	-	100%	-	55%	71	65%	59	100%	32	20%	-	100%	-	30%	-	100%	-	100%	48	100%	250	460
1:00 PM	90%	-	100%	-	55%	-	75%	-	85%	-	100%	-	100%	-	100%	-	55%	71	65%	59	100%	32	20%	-	100%	-	0%	-	100%	-	100%	48	100%	250	460
2:00 PM	100%	-	100%	-	45%	-	75%	-	65%	-	100%	-	90%	-	95%	-	60%	77	65%	59	100%	32	20%	-	100%	-	0%	-	100%	-	90%	43	90%	225	436
3:00 PM	100%	-	100%	-	45%	-	75%	-	40%	-	75%	-	60%	-	70%	-	60%	77	65%	59	100%	32	20%	-	100%	-	0%	-	100%	-	80%	38	80%	200	406
4:00 PM	95%	-	100%	-	45%	-	75%	-	45%	-	75%	-	55%	-	60%	-	65%	84	65%	59	90%	29	20%	-	100%	-	0%	-	100%	-	70%	34	70%	175	381
5:00 PM	90%	-	95%	-	60%	-	100%	-	60%	-	95%	-	60%	-	70%	-	70%	90	100%	90	75%	24	40%	-	100%	-	0%	-	100%	-	60%	29	60%	150	383
6:00 PM	80%	-	85%	-	90%	-	100%	-	70%	-	95%	-	85%	-	90%	-	75%	97	100%	90	60%	19	60%	-	100%	-	0%	-	100%	-	60%	29	60%	150	385
7:00 PM	75%	-	80%	-	95%	-	100%	-	70%	-	95%	-	80%	-	90%	-	75%	97	100%	90	55%	18	100%	-	100%	-	0%	-	100%	-	50%	24	50%	125	354
8:00 PM	65%	-	75%	-	100%	-	100%	-	65%	-	95%	-	50%	-	60%	-	80%	103	100%	90	55%	18	100%	-	100%	-	0%	-	100%	-	40%	19	40%	100	330
9:00 PM	50%	-	65%	-	90%	-	100%	-	30%	-	80%	-	30%	-	40%	-	85%	110	100%	90	55%	18	100%	-	100%	-	0%	-	100%	-	30%	14	30%	75	307
10:00 PM	35%	-	45%	-	90%	-	100%	-	25%	-	65%	-	20%	-	30%	-	95%	123	50%	45	45%	14	100%	-	100%	-	0%	-	100%	-	5%	2	5%	13	197
11:00 PM	15%	-	15%	-	90%	-	85%	-	15%	-	65%	-	10%	-	20%	-	100%	129	0%	-	45%	14	80%	-	100%	-	0%	-	100%	-	0%	-	0%	-	143
12:00 AM	0%	-	0%	-	50%	-	50%	-	10%	-	35%	-	5%	-	20%	-	100%	129	0%	-	30%	10	50%	-	100%	-	0%	-	100%	-	0%	-	0%	-	139
MAXIMUM		-		-		-		-		-		-		-		-		129		90		32		-		-		-			-	48		250	460

ZONE C

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekdays)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
Required Spaces	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	
6:00 AM	1%	-	10%	-	0%	-	0%	-	25%	-	50%	-	5%	-	15%	-	95%	-	0%	-	5%	-	0%	-	100%	575	0%	-	0%	-	0%	-	0%	-	575
7:00 AM	5%	-	15%	-	0%	-	20%	-	50%	-	75%	-	10%	-	20%	-	90%	-	0%	-	30%	-	10%	7	100%	575	0%	-	0%	-	0%	-	0%	-	582
8:00 AM	15%	-	40%	-	0%	-	50%	-	60%	-	90%	-	20%	-	30%	-	80%	-	30%	-	90%	-	20%	13	100%	575	90%	-	60%	-	0%	-	0%	-	588
9:00 AM	35%	-	75%	-	0%	-	75%	-	75%	-	90%	-	30%	-	40%	-	70%	-	60%	-	90%	-	20%	13	100%	575	90%	-	100%	-	5%	-	5%	-	588
10:00 AM	65%	-	85%	-	15%	-	90%	-	85%	-	100%	-	55%	-	75%	-	60%	-	60%	-	100%	-	20%	13	100%	575	100%	-	100%	-	10%	-	10%	-	588
11:00 AM	85%	-	95%	-	40%	-	90%	-	90%	-	100%	-	85%	-	100%	-	60%	-	60%	-	100%	-	20%	13	100%	575	100%	-	100%	-	20%	-	20%	-	588
12:00 PM	95%	-	100%	-	75%	-	90%	-	100%	-	100%	-	100%	-	100%	-	55%	-	65%	-	100%	-	20%	13	100%	575	30%	-	100%	-	30%	-	30%	-	588
1:00 PM	100%	-	100%	-	75%	-	90%	-	90%	-	100%	-	100%	-	100%	-	55%	-	65%	-	100%	-	20%	13	100%	575	90%	-	100%	-	30%	-	30%	-	588
2:00 PM	95%	-	100%	-	65%	-	90%	-	50%	-	100%	-	90%	-	95%	-	60%	-	65%	-	100%	-	20%	13	100%	575	100%	-	100%	-	30%	-	30%	-	588
3:00 PM	90%	-	100%	-	40%	-	75%	-	45%	-	75%	-	60%	-	70%	-	60%	-	65%	-	100%	-	20%	13	100%	575	100%	-	100%	-	40%	-	40%	-	588
4:00 PM	90%	-	100%	-	50%	-	75%	-	45%	-	75%	-	55%	-	60%	-	65%	-	65%	-	90%	-	20%	13	100%	575	90%	-	100%	-	60%	-	60%	-	588
5:00 PM	95%	-	95%	-	75%	-	100%	-	75%	-	95%	-	60%	-	70%	-	70%	-	100%	-	70%	-	40%	26	100%	575	80%	-	100%	-	100%	-	100%	-	601
6:00 PM	95%	-	95%	-	95%	-	100%	-	95%	-	95%	-	85%	-	90%	-	75%	-	100%	-	40%	-	60%	40	100%	575	67%	-	67%	-	100%	-	100%	-	615
7:00 PM	95%	-	95%	-	100%	-	100%	-	80%	-	95%	-	80%	-	90%	-	75%	-	100%	-	20%	-	100%	66	100%	575	30%	-	30%	-	80%	-	80%	-	641
8:00 PM	80%	-	90%	-	100%	-	100%	-	60%	-	95%	-	50%	-	60%	-	80%	-	100%	-	20%	-	100%	66	100%	575	15%	-	15%	-	70%	-	70%	-	641
9:00 PM	50%	-	75%	-	100%	-	100%	-	60%	-	80%	-	30%	-	40%	-	85%	-	100%	-	20%	-	100%	66	100%	575	0%	-	0%	-	40%	-	40%	-	641
10:00 PM	30%	-	40%	-	95%	-	100%	-	55%	-	65%	-	20%	-	30%	-	95%	-	50%	-	20%	-	100%	66	100%	575	0%	-	0%	-	5%	-	5%	-	641
11:00 PM	10%	-	15%	-	75%	-	85%	-	50%	-	65%	-	10%	-	20%	-	100%	-	0%	-	10%	-	80%	53	100%	575	0%	-	0%	-	0%	-	0%	-	628
12:00 AM	0%	-	0%	-	25%	-	35%	-	25%	-	35%	-	5%	-	20%	-	100%	-	0%	-	5%	-	50%	33	100%	575	0%	-	0%	-	0%	-	0%	-	608
MAXIMUM		-		-		-		-		-		-		-		-		-		-		-		66		575		-		-		-		-	641

TOTAL REQUIRED PARKING WITHOUT SHARED SPACES: 641

TOTAL REQUIRED PARKING WITH SHARED SPACES: 641

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekends)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
Required Spaces																							66		575										
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	
6:00 AM	1%	-	10%	-	0%	-	0%	-	10%	-	50%	-	5%	-	15%	-	95%	-	0%	-	5%	-	0%	-	100%	575	0%	-	0%	-	0%	-	0%	-	575
7:00 AM	5%	-	15%	-	0%	-	20%	-	25%	-	75%	-	10%	-	20%	-	90%	-	0%	-	30%	-	20%	13	100%	575	0%	-	0%	-	0%	-	0%	-	588
8:00 AM	10%	-	40%	-	0%	-	30%	-	45%	-	90%	-	20%	-	30%	-	80%	-	30%	-	90%	-	20%	13	100%	575	90%	-	60%	-	0%	-	0%	-	588
9:00 AM	30%	-	75%	-	0%	-	60%	-	70%	-	90%	-	30%	-	40%	-	70%	-	60%	-	90%	-	20%	13	100%	575	90%	-	100%	-	5%	-	5%	-	588
10:00 AM	50%	-	85%	-	0%	-	75%	-	90%	-	100%	-	55%	-	75%	-	60%	-	60%	-	100%	-	20%	13	100%	575	100%	-	100%	-	50%	-	50%	-	588
11:00 AM	65%	-	95%	-	15%	-	75%	-	90%	-	100%	-	85%	-	100%	-	60%	-	60%	-	100%	-	20%	13	100%	575	100%	-	100%	-	75%	-	75%	-	588
12:00 PM	80%	-	100%	-	50%	-	75%	-	100%	-	100%	-	100%	-	100%	-	55%	-	65%	-	100%	-	20%	13	100%	575	30%	-	100%	-	100%	-	100%	-	588
1:00 PM	90%	-	100%	-	55%	-	75%	-	85%	-	100%	-	100%	-	100%	-	55%	-	65%	-	100%	-	20%	13	100%	575	0%	-	0%	-	100%	-	100%	-	588
2:00 PM	100%	-	100%	-	45%	-	75%	-	65%	-	100%	-	90%	-	95%	-	60%	-	65%	-	100%	-	20%	13	100%	575	0%	-	0%	-	90%	-	90%	-	588
3:00 PM	100%	-	100%	-	45%	-	75%	-	40%	-	75%	-	60%	-	70%	-	60%	-	65%	-	100%	-	20%	13	100%	575	0%	-	0%	-	80%	-	80%	-	588
4:00 PM	95%	-	100%	-	45%	-	75%	-	45%	-	75%	-	55%	-	60%	-	65%	-	65%	-	90%	-	20%	13	100%	575	0%	-	0%	-	70%	-	70%	-	588
5:00 PM	90%	-	95%	-	60%	-	100%	-	60%	-	95%	-	60%	-	70%	-	70%	-	100%	-	75%	-	40%	26	100%	575	0%	-	0%	-	60%	-	60%	-	601
6:00 PM	80%	-	85%	-	90%	-	100%	-	70%	-	95%	-	85%	-	90%	-	75%	-	100%	-	60%	-	60%	40	100%	575	0%	-	0%	-	60%	-	60%	-	615
7:00 PM	75%	-	80%	-	95%	-	100%	-	70%	-	95%	-	80%	-	90%	-	75%	-	100%	-	55%	-	100%	66	100%	575	0%	-	0%	-	50%	-	50%	-	641
8:00 PM	65%	-	75%	-	100%	-	100%	-	65%	-	95%	-	50%	-	60%	-	80%	-	100%	-	55%	-	100%	66	100%	575	0%	-	0%	-	40%	-	40%	-	641
9:00 PM	50%	-	65%	-	90%	-	100%	-	30%	-	80%	-	30%	-	40%	-	85%	-	100%	-	55%	-	100%	66	100%	575	0%	-	0%	-	30%	-	30%	-	641
10:00 PM	35%	-	45%	-	90%	-	100%	-	25%	-	65%	-	20%	-	30%	-	95%	-	50%	-	45%	-	100%	66	100%	575	0%	-	0%	-	5%	-	5%	-	641
11:00 PM	15%	-	15%	-	90%	-	85%	-	15%	-	65%	-	10%	-	20%	-	100%	-	0%	-	45%	-	80%	53	100%	575	0%	-	0%	-	0%	-	0%	-	628
12:00 AM	0%	-	0%	-	50%	-	50%	-	10%	-	35%	-	5%	-	20%	-	100%	-	0%	-	30%	-	50%	33	100%	575	0%	-	0%	-	0%	-	0%	-	608
MAXIMUM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	66	575	-	-	-	-	-	-	-	-	-	641	

TOTAL REQUIRED PARKING WITHOUT SHARED SPACES: 641

TOTAL REQUIRED PARKING WITH SHARED SPACES: 641

ZONE D

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekdays)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
Required Spaces	54		13		109		19		63		11																45		23						
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	
6:00 AM	1%	1	10%	1	0%	-	0%	-	25%	16	50%	6	5%	-	15%	-	95%	-	0%	-	5%	-	0%	-	100%	-	0%	-	0%	-	0%	-	0%	-	24
7:00 AM	5%	3	15%	2	0%	-	20%	4	50%	32	75%	8	10%	-	20%	-	90%	-	0%	-	30%	-	10%	-	100%	-	0%	-	0%	-	0%	-	0%	-	49
8:00 AM	15%	8	40%	5	0%	-	50%	10	60%	38	90%	10	20%	-	30%	-	80%	-	30%	-	90%	-	20%	-	100%	-	90%	41	60%	14	0%	-	0%	-	126
9:00 AM	35%	19	75%	10	0%	-	75%	14	75%	47	90%	10	30%	-	40%	-	70%	-	60%	-	90%	-	20%	-	100%	-	90%	41	100%	23	5%	-	5%	-	164
10:00 AM	65%	35	85%	11	15%	16	90%	17	85%	54	100%	11	55%	-	75%	-	60%	-	60%	-	100%	-	20%	-	100%	-	100%	45	100%	23	10%	-	10%	-	212
11:00 AM	85%	46	95%	12	40%	44	90%	17	90%	57	100%	11	85%	-	100%	-	60%	-	60%	-	100%	-	20%	-	100%	-	100%	45	100%	23	20%	-	20%	-	255
12:00 PM	95%	51	100%	13	75%	82	90%	17	100%	63	100%	11	100%	-	100%	-	55%	-	65%	-	100%	-	20%	-	100%	-	30%	14	100%	23	30%	-	30%	-	274
1:00 PM	100%	54	100%	13	75%	82	90%	17	90%	57	100%	11	100%	-	100%	-	55%	-	65%	-	100%	-	20%	-	100%	-	90%	41	100%	23	30%	-	30%	-	298
2:00 PM	95%	51	100%	13	65%	71	90%	17	50%	32	100%	11	90%	-	95%	-	60%	-	65%	-	100%	-	20%	-	100%	-	100%	45	100%	23	30%	-	30%	-	263
3:00 PM	90%	49	100%	13	40%	44	75%	14	45%	28	75%	8	60%	-	70%	-	60%	-	65%	-	100%	-	20%	-	100%	-	100%	45	100%	23	40%	-	40%	-	224
4:00 PM	90%	49	100%	13	50%	55	75%	14	45%	28	75%	8	55%	-	60%	-	65%	-	65%	-	90%	-	20%	-	100%	-	90%	41	100%	23	60%	-	60%	-	231
5:00 PM	95%	51	95%	12	75%	82	100%	19	75%	47	95%	10	60%	-	70%	-	70%	-	100%	-	70%	-	40%	-	100%	-	80%	36	100%	23	100%	-	100%	-	280
6:00 PM	95%	51	95%	12	95%	104	100%	19	80%	50	95%	10	85%	-	90%	-	75%	-	100%	-	40%	-	60%	-	100%	-	67%	30	67%	15	100%	-	100%	-	291
7:00 PM	95%	51	95%	12	100%	109	100%	19	80%	50	95%	10	80%	-	90%	-	75%	-	100%	-	20%	-	100%	-	100%	-	30%	14	30%	7	80%	-	80%	-	272
8:00 PM	80%	43	90%	12	100%	109	100%	19	80%	50	95%	10	50%	-	60%	-	80%	-	100%	-	20%	-	100%	-	100%	-	15%	7	15%	3	70%	-	70%	-	253
9:00 PM	50%	27	75%	10	100%	109	100%	19	60%	38	80%	9	30%	-	40%	-	85%	-	100%	-	20%	-	100%	-	100%	-	0%	-	0%	-	40%	-	40%	-	212
10:00 PM	30%	16	40%	5	95%	104	100%	19	55%	35	65%	7	20%	-	30%	-	95%	-	50%	-	20%	-	100%	-	100%	-	0%	-	0%	-	5%	-	5%	-	186
11:00 PM	10%	5	15%	2	75%	82	85%	16	50%	32	65%	7	10%	-	20%	-	100%	-	0%	-	10%	-	80%	-	100%	-	0%	-	0%	-	0%	-	0%	-	144
12:00 AM	0%	-	0%	-	25%	27	35%	7	25%	16	35%	4	5%	-	20%	-	100%	-	0%	-	5%	-	50%	-	100%	-	0%	-	0%	-	0%	-	0%	-	54
MAXIMUM		54		13		109		19		63		11		-		-		-		-		-		-		-		45		23		-		-	298

TOTAL REQUIRED PARKING WITHOUT SHARED SPACES: 337

TOTAL REQUIRED PARKING WITH SHARED SPACES: 298

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekends)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
Required Spaces	59		15		152		27		91		16																45		23						
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	
6:00 AM	1%	1	10%	2	0%	-	0%	-	10%	9	50%	8	5%	-	15%	-	95%	-	0%	-	5%	-	0%	-	100%	-	0%	-	0%	-	0%	-	0%	-	20
7:00 AM	5%	3	15%	2	0%	-	20%	5	25%	23	75%	12	10%	-	20%	-	90%	-	0%	-	30%	-	20%	-	100%	-	0%	-	0%	-	0%	-	0%	-	45
8:00 AM	10%	6	40%	6	0%	-	30%	8	45%	41	90%	14	20%	-	30%	-	80%	-	30%	-	90%	-	20%	-	100%	-	90%	41	60%	14	0%	-	0%	-	130
9:00 AM	30%	18	75%	11	0%	-	60%	16	70%	64	90%	14	30%	-	40%	-	70%	-	60%	-	90%	-	20%	-	100%	-	90%	41	100%	23	5%	-	5%	-	187
10:00 AM	50%	30	85%	13	0%	-	75%	20	90%	82	100%	16	55%	-	75%	-	60%	-	60%	-	100%	-	20%	-	100%	-	100%	45	100%	23	50%	-	50%	-	229
11:00 AM	65%	38	95%	14	15%	23	75%	20	90%	82	100%	16	85%	-	100%	-	60%	-	60%	-	100%	-	20%	-	100%	-	100%	45	100%	23	75%	-	75%	-	261
12:00 PM	80%	47	100%	15	50%	76	75%	20	100%	91	100%	16	100%	-	100%	-	55%	-	65%	-	100%	-	20%	-	100%	-	30%	14	100%	23	100%	-	100%	-	302
1:00 PM	90%	53	100%	15	55%	84	75%	20	85%	77	100%	16	100%	-	100%	-	55%	-	65%	-	100%	-	20%	-	100%	-	0%	-	0%	-	100%	-	100%	-	265
2:00 PM	100%	59	100%	15	45%	68	75%	20	65%	59	100%	16	90%	-	95%	-	60%	-	65%	-	100%	-	20%	-	100%	-	0%	-	0%	-	90%	-	90%	-	237
3:00 PM	100%	59	100%	15	45%	68	75%	20	40%	36	75%	12	60%	-	70%	-	60%	-	65%	-	100%	-	20%	-	100%	-	0%	-	0%	-	80%	-	80%	-	210
4:00 PM	95%	56	100%	15	45%	68	75%	20	45%	41	75%	12	55%	-	60%	-	65%	-	65%	-	90%	-	20%	-	100%	-	0%	-	0%	-	70%	-	70%	-	212
5:00 PM	90%	53	95%	14	60%	91	100%	27	60%	55	95%	15	60%	-	70%	-	70%	-	100%	-	75%	-	40%	-	100%	-	0%	-	0%	-	60%	-	60%	-	255
6:00 PM	80%	47	85%	13	90%	137	100%	27	70%	64	95%	15	85%	-	90%	-	75%	-	100%	-	60%	-	60%	-	100%	-	0%	-	0%	-	60%	-	60%	-	303
7:00 PM	75%	44	80%	12	95%	144	100%	27	70%	64	95%	15	80%	-	90%	-	75%	-	100%	-	55%	-	100%	-	100%	-	0%	-	0%	-	50%	-	50%	-	306
8:00 PM	65%	38	75%	11	100%	152	100%	27	65%	59	95%	15	50%	-	60%	-	80%	-	100%	-	55%	-	100%	-	100%	-	0%	-	0%	-	40%	-	40%	-	302
9:00 PM	50%	30	65%	10	90%	137	100%	27	30%	27	80%	13	30%	-	40%	-	85%	-	100%	-	55%	-	100%	-	100%	-	0%	-	0%	-	30%	-	30%	-	244
10:00 PM	35%	21	45%	7	90%	137	100%	27	25%	23	65%	10	20%	-	30%	-	95%	-	50%	-	45%	-	100%	-	100%	-	0%	-	0%	-	5%	-	5%	-	225
11:00 PM	15%	9	15%	2	90%	137	85%	23	15%	14	65%	10	10%	-	20%	-	100%	-	0%	-	45%	-	80%	-	100%	-	0%	-	0%	-	0%	-	0%	-	195
12:00 AM	0%	-	0%	-	50%	76	50%	14	10%	9	35%	6	5%	-	20%	-	100%	-	0%	-	30%	-	50%	-	100%	-	0%	-	0%	-	0%	-	0%	-	105
MAXIMUM		59		15		152		27		91		16		-		-		-		-		-		-		-		45		23		-		-	306

ZONE E

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekdays)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
Required Spaces	12		3		23		5						64		11																				
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	
6:00 AM	1%	-	10%	-	0%	-	0%	-	25%	-	50%	-	5%	3	15%	2	95%	-	0%	-	5%	-	0%	-	100%	-	0%	-	0%	-	0%	-	0%	-	5
7:00 AM	5%	1	15%	-	0%	-	20%	1	50%	-	75%	-	10%	6	20%	2	90%	-	0%	-	30%	-	10%	-	100%	-	0%	-	0%	-	0%	-	0%	-	10
8:00 AM	15%	2	40%	1	0%	-	50%	3	60%	-	90%	-	20%	13	30%	3	80%	-	30%	-	90%	-	20%	-	100%	-	90%	-	60%	-	0%	-	0%	-	22
9:00 AM	35%	4	75%	2	0%	-	75%	4	75%	-	90%	-	30%	19	40%	4	70%	-	60%	-	90%	-	20%	-	100%	-	90%	-	100%	-	5%	-	5%	-	33
10:00 AM	65%	8	85%	3	15%	3	90%	5	85%	-	100%	-	55%	35	75%	8	60%	-	60%	-	100%	-	20%	-	100%	-	100%	-	100%	-	10%	-	10%	-	62
11:00 AM	85%	10	95%	3	40%	9	90%	5	90%	-	100%	-	85%	54	100%	11	60%	-	60%	-	100%	-	20%	-	100%	-	100%	-	100%	-	20%	-	20%	-	92
12:00 PM	95%	11	100%	3	75%	17	90%	5	100%	-	100%	-	100%	64	100%	11	55%	-	65%	-	100%	-	20%	-	100%	-	30%	-	100%	-	30%	-	30%	-	111
1:00 PM	100%	12	100%	3	75%	17	90%	5	90%	-	100%	-	100%	64	100%	11	55%	-	65%	-	100%	-	20%	-	100%	-	90%	-	100%	-	30%	-	30%	-	112
2:00 PM	95%	11	100%	3	65%	15	90%	5	50%	-	100%	-	90%	58	95%	10	60%	-	65%	-	100%	-	20%	-	100%	-	100%	-	100%	-	30%	-	30%	-	102
3:00 PM	90%	11	100%	3	40%	9	75%	4	45%	-	75%	-	60%	38	70%	8	60%	-	65%	-	100%	-	20%	-	100%	-	100%	-	100%	-	40%	-	40%	-	73
4:00 PM	90%	11	100%	3	50%	12	75%	4	45%	-	75%	-	55%	35	60%	7	65%	-	65%	-	90%	-	20%	-	100%	-	90%	-	100%	-	60%	-	60%	-	72
5:00 PM	95%	11	95%	3	75%	17	100%	5	75%	-	95%	-	60%	38	70%	8	70%	-	100%	-	70%	-	40%	-	100%	-	80%	-	100%	-	100%	-	100%	-	82
6:00 PM	95%	11	95%	3	95%	22	100%	5	80%	-	95%	-	85%	54	90%	10	75%	-	100%	-	40%	-	60%	-	100%	-	67%	-	100%	-	100%	-	100%	-	105
7:00 PM	95%	11	95%	3	100%	23	100%	5	80%	-	95%	-	80%	51	90%	10	75%	-	100%	-	20%	-	100%	-	100%	-	30%	-	30%	-	80%	-	80%	-	103
8:00 PM	80%	10	90%	3	100%	23	100%	5	80%	-	95%	-	50%	32	60%	7	80%	-	100%	-	20%	-	100%	-	100%	-	15%	-	15%	-	70%	-	70%	-	80
9:00 PM	50%	6	75%	2	100%	23	100%	5	60%	-	80%	-	30%	19	40%	4	85%	-	100%	-	20%	-	100%	-	100%	-	0%	-	0%	-	40%	-	40%	-	59
10:00 PM	30%	4	40%	1	95%	22	100%	5	55%	-	65%	-	20%	13	30%	3	95%	-	50%	-	20%	-	100%	-	100%	-	0%	-	0%	-	5%	-	5%	-	48
11:00 PM	10%	1	15%	-	75%	17	85%	4	50%	-	65%	-	10%	6	20%	2	100%	-	0%	-	10%	-	80%	-	100%	-	0%	-	0%	-	0%	-	0%	-	30
12:00 AM	0%	-	0%	-	25%	6	35%	2	25%	-	35%	-	5%	3	20%	2	100%	-	0%	-	5%	-	50%	-	100%	-	0%	-	0%	-	0%	-	0%	-	13
MAXIMUM		12		3		23		5		-		-		64		11		-		-		-		-		-		-		-		-		-	112

TOTAL REQUIRED PARKING WITHOUT SHARED SPACES: 118

TOTAL REQUIRED PARKING WITH SHARED SPACES: 112

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekends)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL				
	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park			
Required Spaces	13		3		33		6						92		16																						
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces			
6:00 AM	1%	-	10%	-	0%	-	0%	-	10%	-	50%	-	5%	5	15%	2	95%	-	0%	-	5%	-	0%	-	100%	-	0%	-	0%	-	0%	-	0%	-	0%	-	7
7:00 AM	5%	1	15%	-	0%	-	20%	1	25%	3	75%	-	10%	9	20%	3	90%	-	0%	-	30%	-	20%	-	100%	-	0%	-	0%	-	0%	-	0%	-	0%	-	14
8:00 AM	10%	1	40%	1	0%	-	30%	2	45%	-	90%	-	20%	18	30%	5	80%	-	30%	-	90%	-	20%	-	100%	-	90%	-	60%	-	0%	-	0%	-	0%	-	27
9:00 AM	30%	4	75%	2	0%	-	60%	4	70%	-	90%	-	30%	28	40%	6	70%	-	60%	-	90%	-	20%	-	100%	-	90%	-	100%	-	5%	-	5%	-	44		
10:00 AM	50%	7	85%	3	0%	-	75%	5	90%	-	100%	-	55%	51	75%	12	60%	-	60%	-	100%	-	20%	-	100%	-	100%	-	100%	-	50%	-	50%	-	78		
11:00 AM	65%	8	95%	3	15%	5	75%	5	90%	-	100%	-	85%	78	100%	16	60%	-	60%	-	100%	-	20%	-	100%	-	100%	-	100%	-	75%	-	75%	-	115		
12:00 PM	80%	10	100%	3	50%	17	75%	5	100%	-	100%	-	100%	92	100%	16	55%	-	65%	-	100%	-	20%	-	100%	-	30%	-	100%	-	100%	-	100%	-	143		
1:00 PM	90%	12	100%	3	55%	18	75%	5	85%	-	100%	-	100%	92	100%	16	55%	-	65%	-	100%	-	20%	-	100%	-	0%	-	0%	-	100%	-	100%	-	146		
2:00 PM	100%	13	100%	3	45%	15	75%	5	65%	-	100%	-	90%	83	95%	15	60%	-	65%	-	100%	-	20%	-	100%	-	0%	-	0%	-	90%	-	90%	-	134		
3:00 PM	100%	13	100%	3	45%	15	75%	5	40%	-	75%	-	60%	55	70%	11	60%	-	65%	-	100%	-	20%	-	100%	-	0%	-	0%	-	80%	-	80%	-	102		
4:00 PM	95%	12	100%	3	45%	15	75%	5	45%	-	75%	-	55%	51	60%	10	65%	-	65%	-	90%	-	20%	-	100%	-	0%	-	0%	-	70%	-	70%	-	96		
5:00 PM	90%	12	95%	3	60%	20	100%	6	60%	-	95%	-	60%	55	70%	11	70%	-	100%	-	75%	-	40%	-	100%	-	0%	-	0%	-	60%	-	60%	-	107		
6:00 PM	80%	10	85%	3	90%	30	100%	6	70%	-	95%	-	85%	78	90%	14	75%	-	100%	-	60%	-	60%	-	100%	-	0%	-	0%	-	60%	-	60%	-	141		
7:00 PM	75%	10	80%	2	95%	31	100%	6	70%	-	95%	-	80%	74	90%	14	75%	-	100%	-	55%	-	100%	-	100%	-	0%	-	0%	-	50%	-	50%	-	137		
8:00 PM	65%	8	75%	2	100%	33	100%	6	65%	-	95%	-	50%	46	60%	10	80%	-	100%	-	55%	-	100%	-	100%	-	0%	-	0%	-	40%	-	40%	-	105		
9:00 PM	50%	7	65%	2	90%	30	100%	6	30%	-	80%	-	30%	28	40%	6	85%	-	100%	-	55%	-	100%	-	100%	-	0%	-	0%	-	30%	-	30%	-	79		
10:00 PM	35%	5	45%	1	90%	30	100%	6	25%	-	65%	-	20%	18	30%	5	95%	-	50%	-	45%	-	100%	-	100%	-	0%	-	0%	-	5%	-	5%	-	65		
11:00 PM	15%	2	15%	-	90%	30	85%	5	15%	-	65%	-	10%	9	20%	3	100%	-	0%	-	45%	-	80%	-	100%	-	0%	-	0%	-	0%	-	0%	-	49		
12:00 AM	0%	-	0%	-	50%	17	50%	3	10%	-	35%	-	5%	5	20%	3	100%	-	0%	-	30%	-	50%	-	100%	-	0%	-	0%	-	0%	-	0%	-	28		
MAXIMUM		13		3		33		6		-		-		92		16		-		-		-		-		-		-		-		-		-	146		

ARLINGTON DOWNS SITE TOTAL

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekdays)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																	TOTAL		
Required Spaces	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment			Water Park	
	66		16		132		24		63		11		64		11		129		90		32		98		853		45		23		48			250	
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	TOTAL
6:00 AM	1%	1	10%	2	0%	-	0%	-	25%	16	50%	6	5%	3	15%	2	95%	123	0%	-	5%	2	0%	-	100%	853	0%	-	0%	-	0%	-	0%	-	1,008
7:00 AM	5%	3	15%	2	0%	-	20%	5	50%	32	75%	8	10%	6	20%	2	90%	116	0%	-	30%	10	10%	10	100%	853	0%	-	0%	-	0%	-	0%	-	1,047
8:00 AM	15%	10	40%	6	0%	-	50%	12	60%	38	90%	10	20%	13	30%	3	80%	103	30%	27	90%	29	20%	20	100%	853	90%	41	60%	14	0%	-	0%	-	1,179
9:00 AM	35%	23	75%	12	0%	-	75%	18	75%	47	90%	10	30%	19	40%	4	70%	90	60%	54	90%	29	20%	20	100%	853	90%	41	100%	23	5%	2	5%	13	1,258
10:00 AM	65%	43	85%	14	15%	20	90%	22	85%	54	100%	11	55%	35	75%	8	60%	77	60%	54	100%	32	20%	20	100%	853	100%	45	100%	23	10%	5	10%	25	1,341
11:00 AM	85%	56	95%	15	40%	53	90%	22	90%	57	100%	11	85%	54	100%	11	60%	77	60%	54	100%	32	20%	20	100%	853	100%	45	100%	23	20%	10	20%	50	1,443
12:00 PM	95%	63	100%	16	75%	99	90%	22	100%	63	100%	11	100%	64	100%	11	55%	71	65%	59	100%	32	20%	20	100%	853	30%	14	100%	23	30%	14	30%	75	1,510
1:00 PM	100%	66	100%	16	75%	99	90%	22	90%	57	100%	11	100%	64	100%	11	55%	71	65%	59	100%	32	20%	20	100%	853	90%	41	100%	23	30%	14	30%	75	1,534
2:00 PM	95%	63	100%	16	65%	86	90%	22	50%	32	100%	11	90%	58	95%	10	60%	77	65%	59	100%	32	20%	20	100%	853	100%	45	100%	23	30%	14	30%	75	1,496
3:00 PM	90%	59	100%	16	40%	53	75%	18	45%	28	75%	8	60%	38	70%	8	60%	77	65%	59	100%	32	20%	20	100%	853	100%	45	100%	23	40%	19	40%	100	1,456
4:00 PM	90%	59	100%	16	50%	66	75%	18	45%	28	75%	8	55%	35	60%	7	65%	84	65%	59	90%	29	20%	20	100%	853	90%	41	100%	23	60%	29	60%	150	1,525
5:00 PM	95%	63	95%	15	75%	99	100%	24	75%	47	95%	10	60%	38	70%	8	70%	90	100%	90	70%	22	40%	39	100%	853	80%	36	100%	23	100%	48	100%	250	1,755
6:00 PM	95%	63	95%	15	95%	125	100%	24	80%	50	95%	10	85%	54	90%	10	75%	97	100%	90	40%	13	60%	59	100%	853	67%	30	67%	15	100%	48	100%	250	1,806
7:00 PM	95%	63	95%	15	100%	132	100%	24	80%	50	95%	10	80%	51	90%	10	75%	97	100%	90	20%	6	100%	98	100%	853	30%	14	30%	7	80%	38	80%	200	1,758
8:00 PM	80%	53	90%	14	100%	132	100%	24	80%	50	95%	10	50%	32	60%	7	80%	103	100%	90	20%	6	100%	98	100%	853	15%	7	15%	3	70%	34	70%	175	1,691
9:00 PM	50%	33	75%	12	100%	132	100%	24	60%	38	80%	9	30%	19	40%	4	85%	110	100%	90	20%	6	100%	98	100%	853	0%	-	0%	-	40%	19	40%	100	1,547
10:00 PM	30%	20	40%	6	95%	125	100%	24	55%	35	65%	7	20%	13	30%	3	95%	123	50%	45	20%	6	100%	98	100%	853	0%	-	0%	-	5%	2	5%	13	1,373
11:00 PM	10%	7	15%	2	75%	99	85%	20	50%	32	65%	7	10%	6	20%	2	100%	129	0%	-	10%	3	80%	78	100%	853	0%	-	0%	-	0%	-	0%	-	1,238
12:00 AM	0%	-	0%	-	25%	33	35%	8	25%	16	35%	4	5%	3	20%	2	100%	129	0%	-	5%	2	50%	49	100%	853	0%	-	0%	-	0%	-	0%	-	1,099
MAXIMUM		66		16		132		24		63		11		64		11		129		90		32		98		853		45		23		48		250	1,806

TOTAL REQUIRED PARKING WITHOUT SHARED SPACES: 1,955

TOTAL REQUIRED PARKING WITH SHARED SPACES: 1,806

Approximated Parking Demand Peaking Characteristics, by Land Use Component and Time of Day (Weekends)

Parking Demand Generators, Required Parking, and Associated Peak Parking Requirements																																			
	Shopping Center - Typical (Customer)		Shopping Center (Employee)		Fine/Casual Dining (Customer)		Fine/Casual Dining (Employee)		Family Restaurant (Customer)		Family Restaurant (Employee)		Fast Food (Customer)		Fast Food (Employee)		Hotel - Business (Guest)		Hotel Conference/Banquet (Customer)		Hotel (Employee)		Residential (Guest)		Residential (Reserved)		Medical/Dental Office (Visitor)		Medical/Dental Office (Employee)		Family Entertainment		Water Park		
Required Spaces	72		18		185		33		91		16		92		16		129		90		32		98		853		45		23		48		250		
Time Of Day	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	Portion	Spaces	TOTAL
6:00 AM	1%	1	10%	2	0%	-	0%	-	10%	9	50%	8	5%	5	15%	2	95%	123	0%	-	5%	2	0%	-	100%	853	0%	-	0%	-	0%	-	0%	-	1,005
7:00 AM	5%	4	15%	3	0%	-	20%	7	25%	23	75%	12	10%	9	20%	3	90%	116	0%	-	30%	10	20%	20	100%	853	0%	-	0%	-	0%	-	0%	-	1,057
8:00 AM	10%	7	40%	7	0%	-	30%	10	45%	41	90%	14	20%	18	30%	5	80%	103	30%	27	90%	29	20%	20	100%	853	90%	41	60%	14	0%	-	0%	-	1,188
9:00 AM	30%	22	75%	14	0%	-	60%	20	70%	64	90%	14	30%	28	40%	6	70%	90	60%	54	90%	29	20%	20	100%	853	90%	41	100%	23	5%	2	5%	13	1,291
10:00 AM	50%	36	85%	15	0%	-	75%	25	90%	82	100%	16	55%	51	75%	12	60%	77	60%	54	100%	32	20%	20	100%	853	100%	45	100%	23	50%	24	50%	125	1,491
11:00 AM	65%	47	95%	17	15%	28	75%	25	90%	82	100%	16	85%	78	100%	16	60%	77	60%	54	100%	32	20%	20	100%	853	100%	45	100%	23	75%	36	75%	188	1,635
12:00 PM	80%	58	100%	18	50%	93	75%	25	100%	91	100%	16	100%	92	100%	16	55%	71	65%	59	100%	32	20%	20	100%	853	30%	14	100%	23	100%	48	100%	250	1,777
1:00 PM	90%	65	100%	18	55%	102	75%	25	85%	77	100%	16	100%	92	100%	16	55%	71	65%	59	100%	32	20%	20	100%	853	0%	-	0%	-	100%	48	100%	250	1,743
2:00 PM	100%	72	100%	18	45%	83	75%	25	65%	59	100%	16	90%	83	95%	15	60%	77	65%	59	100%	32	20%	20	100%	853	0%	-	0%	-	90%	43	90%	225	1,679
3:00 PM	100%	72	100%	18	45%	83	75%	25	40%	36	75%	12	60%	55	70%	11	60%	77	65%	59	100%	32	20%	20	100%	853	0%	-	0%	-	80%	38	80%	200	1,590
4:00 PM	95%	68	100%	18	45%	83	75%	25	45%	41	75%	12	55%	51	60%	10	65%	84	65%	59	90%	29	20%	20	100%	853	0%	-	0%	-	70%	34	70%	175	1,561
5:00 PM	90%	65	95%	17	60%	111	100%	33	60%	55	95%	15	60%	55	70%	11	70%	90	100%	90	75%	24	40%	39	100%	853	0%	-	0%	-	60%	29	60%	150	1,637
6:00 PM	80%	58	85%	15	90%	167	100%	33	70%	64	95%	15	85%	78	90%	14	75%	97	100%	90	60%	19	60%	59	100%	853	0%	-	0%	-	60%	29	60%	150	1,741
7:00 PM	75%	54	80%	14	95%	176	100%	33	70%	64	95%	15	80%	74	90%	14	75%	97	100%	90	55%	18	100%	98	100%	853	0%	-	0%	-	50%	24	50%	125	1,748
8:00 PM	65%	47	75%	14	100%	185	100%	33	65%	59	95%	15	50%	46	60%	10	80%	103	100%	90	55%	18	100%	98	100%	853	0%	-	0%	-	40%	19	40%	100	1,688
9:00 PM	50%	36	65%	12	90%	167	100%	33	30%	27	80%	13	30%	28	40%	6	85%	110	100%	90	55%	18	100%	98	100%	853	0%	-	0%	-	30%	14	30%	75	1,581
10:00 PM	35%	25	45%	8	90%	167	100%	33	25%	23	65%	10	20%	18	30%	5	95%	123	50%	45	45%	14	100%	98	100%	853	0%	-	0%	-	5%	2	5%	13	1,438
11:00 PM	15%	11	15%	3	90%	167	85%	28	15%	14	65%	10	10%	9	20%	3	100%	129	0%	-	45%	14	80%	78	100%	853	0%	-	0%	-	0%	-	0%	-	1,319
12:00 AM	0%	-	0%	-	50%	93	50%	17	10%	9	35%	6	5%	5	20%	3	100%	129	0%	-	30%	10	50%	49	100%	853	0%	-	0%	-	0%	-	0%	-	1,174
MAXIMUM		72		18		185		33		91		16		92		16		129		90		32		98		853		45		23		48		250	1,777

ARLINGTON DOWNS RETAIL
3400 W EUCLID AVENUE

New Construction for Six Retail Buildings
and Development of Related Property
Arlington Heights, Illinois 60005

OWNER:
Arlington Downs WPH, LLC.
Arlington Downs Commercial, LLC.
PSB / Euclid, LLC.

ARCHITECT:
FUNKE.ARCHITECTS, LLC.
160 EAST GRAND SUITE 300 CHICAGO, IL 60611
P: 312.202.0586 F: 312.202.0587

ARCHITECT:
ChiArc (Chicago Architects), LLC.
515 Lincoln Ave. WINNETKA, IL 60093
P: 312.451.5103

CIVIL CONSULTANT:
V3 Companies
7325 James Avenue Woodridge, IL 60517
P: 630.729.6216

LANDSCAPE CONSULTANT:
Kettelkamp & Kettelkamp
1315 Sherman Place Evanston, IL 60201
P: 847.905.1281

PLAN COMMISSION APPLICATION
for PUD AMENDMENT 09.03.15

3400 W EUCLID AVENUE - DRAWING INDEX			
SHT NO.	SHEET DESCRIPTION	DESIGN COMMISSION SUBMITTAL	PLAT AND SUBDIVISION SUBMITTAL
			9/3/2015
GENERAL INFORMATION			
A	TITLE/COVER SHEET		x
A.1	COLOR RENDERING		x
A.2	PLAT OF SURVEY		x
A.3	SUBJECT PROPERTY MAP w/ ADDRESS & PIN	x	x
CIVIL			
C3.0	OVERALL SITE PLAN		x
C3.1	LAYOUT AND PAVING PLAN - SOUTH		x
C3.2	LAYOUT AND PAVING PLAN - NORTH		x
C4.1	GRADING PLAN - SOUTH		x
C4.2	GRADING PLAN - NORTH		x
C5.1	UTILITY PLAN - SOUTH		x
C5.2	UTILITY PLAN - NORTH		x
ARCHITECTURAL			
	SITE PLANS		
A0.01	SITE PLAN w/ LIGHTING	x	x
L1.0	OVERALL SITE LANDSCAPE PLAN / TREE PRESERVATION	x	x
L1.1	LANDSCAPE PLAN - SOUTH		x
L1.2	LANDSCAPE PLAN - NORTH		x
L2.1	LANDSCAPE PLAN - NORTH PLAZA		x
L2.2	LANDSCAPE PLAN - ZONE E		x
L2.3	LANDSCAPE PLAN - SOUTH PLAZA		x
L3.1	MONUMENT SIGN ELEVATIONS AND DETAILS		x
L3.2	MONUMENT SIGN ELEVATIONS AND DETAILS		x
L4.1	PLANTING TYPES / SPECIES		x
L4.2	PLANTING TYPES / SPECIES		x
L4.3	PLANTING TYPES / SPECIES		x
	FLOOR PLANS		
A1.11	BUILDING 'D1' GROUND FLOOR PLAN		x
A1.21	BUILDING 'D2' GROUND FLOOR PLAN		x
A1.31	BUILDING 'D3' GROUND FLOOR PLAN		x
A1.41	BUILDING 'D4' & 'D5' GROUND FLOOR PLANS		x
A1.51	BUILDING 'E1' GROUND FLOOR PLAN		x
	ELEVATIONS, SECTIONS		
A3.11	BUILDING 'D1' EXTERIOR ELEVATIONS		x
A3.21	BUILDING 'D2' EXTERIOR ELEVATIONS		x
A3.31	BUILDING 'D3' EXTERIOR ELEVATIONS		x
A3.41	BUILDING 'D4' EXTERIOR ELEVATIONS		x
A3.51	BUILDING 'D5' EXTERIOR ELEVATIONS		x
A3.61	BUILDING 'E1' EXTERIOR ELEVATIONS		x
	EXTERIOR ENCLOSURE		
A4.01	BUILDING SECTIONS		x



RENDERING SW CORNER

funke
architects

140 east Grand 300
Chicago IL 60611
c. 312.593.4812
p. 312.428.9979
f. 312.546.7065

www.funkearchitects.com

ARLINGTON
DOWNS -
RETAIL

OWNER(S):
ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC

2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

PLAN
COMMISSION
APPLICTAION

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1	09.03.15	PLAN COMMISSION APPLICATION
NO.	DATE	DESCRIPTION

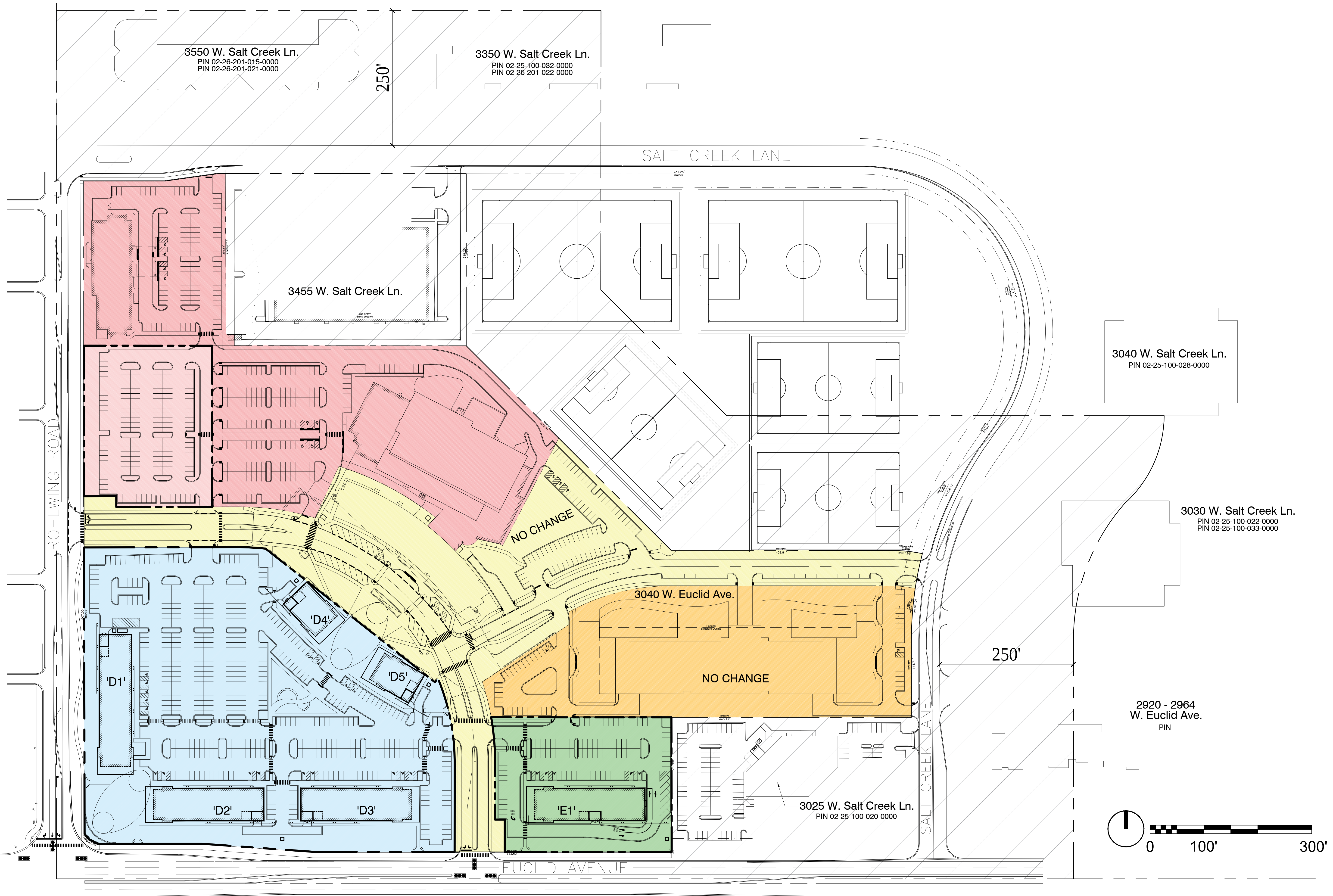
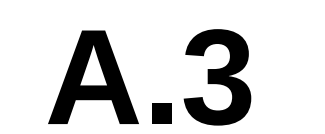
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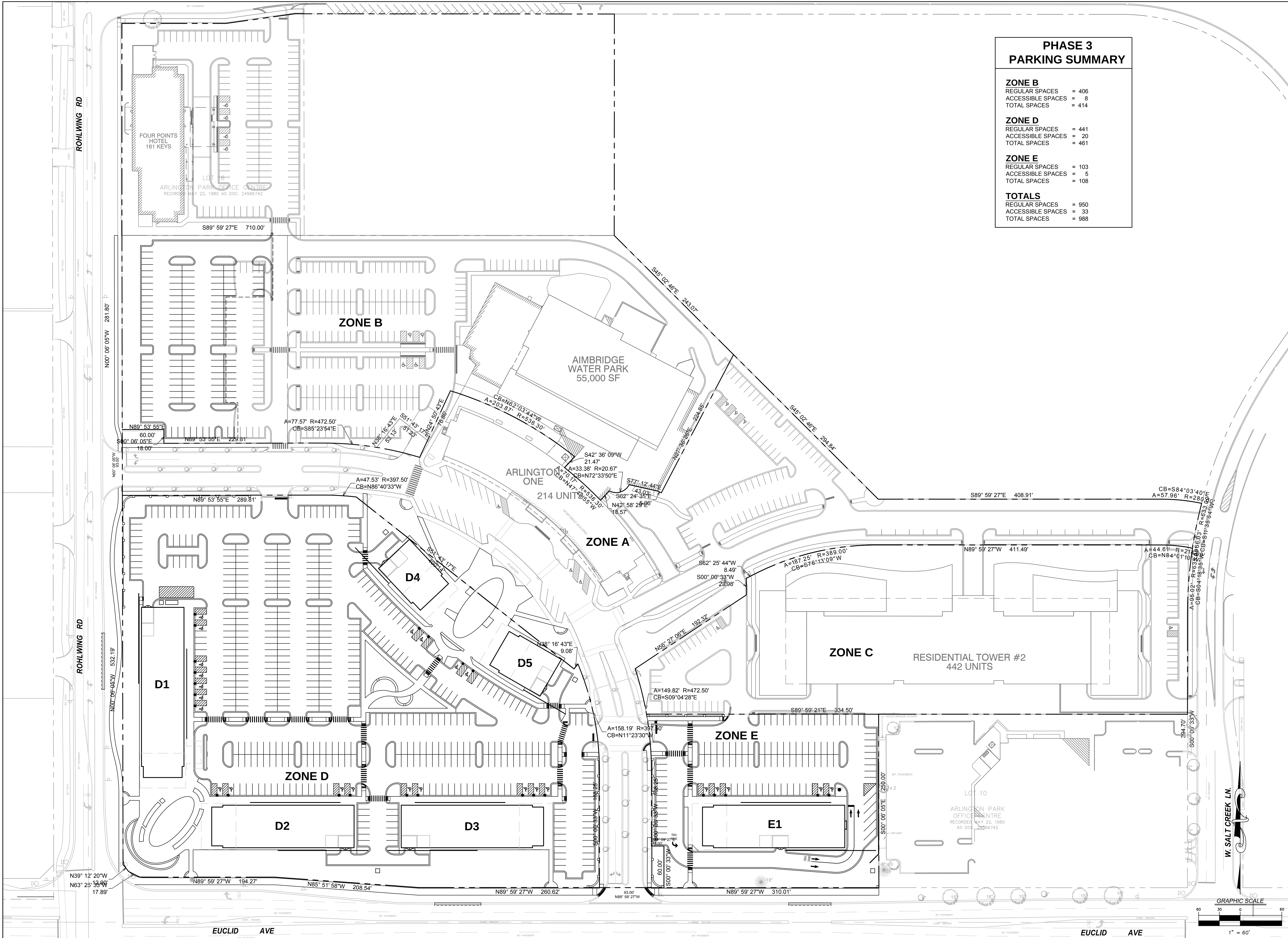
SHEET TITLE:

COLOR
RENDERING

SHEET NO.

A.1





PHASE 3 PARKING SUMMARY	
ZONE B	
REGULAR SPACES	= 406
ACCESSIBLE SPACES	= 8
TOTAL SPACES	= 414
ZONE D	
REGULAR SPACES	= 441
ACCESSIBLE SPACES	= 20
TOTAL SPACES	= 461
ZONE E	
REGULAR SPACES	= 103
ACCESSIBLE SPACES	= 5
TOTAL SPACES	= 108
TOTALS	
REGULAR SPACES	= 950
ACCESSIBLE SPACES	= 33
TOTAL SPACES	= 988

funke

architects

160 east Grand 300

Chicago, IL 60611

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V3

V3 Companies

7325 Janes Avenue

Woodridge, IL 60517

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630.724.9202 fax

www.v3co.com

Visio, Virtute, Virtute... "The Vision to Transform with Excellence"

ARLINGTON
DOWNS -
RETAIL

OWNER(S):
ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

Plan
Commission
Application

▲

08-03-15

PLAN COMMISSION APPLICATION

▲

08-12-15

DESIGN COMMISSION REVIEW SUBMITTAL

NO.	DATE	DESCRIPTION
Revisions		

SHEET TITLE:
OVERALL
SITE PLAN

SHEET NO.
C3.0

MATCH LINE FOR CONTINUATION SEE SHEET C3.2

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
5. SEE LANDSCAPE PLANS FOR SPECIALTY PAVING DETAILS

PAVING LEGEND

HEAVY DUTY BITUMINOUS PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, N 50
2.5" BITUMINOUS BINDER COURSE, N 50
10" AGGREGATE BASE COURSE - CA6

REGULAR BITUMINOUS PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, N 50
2.5" BITUMINOUS BINDER COURSE, N 50
8" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE - CA6



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ARLINGTON
DOWNS -
RETAIL

OWNER(S):
ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

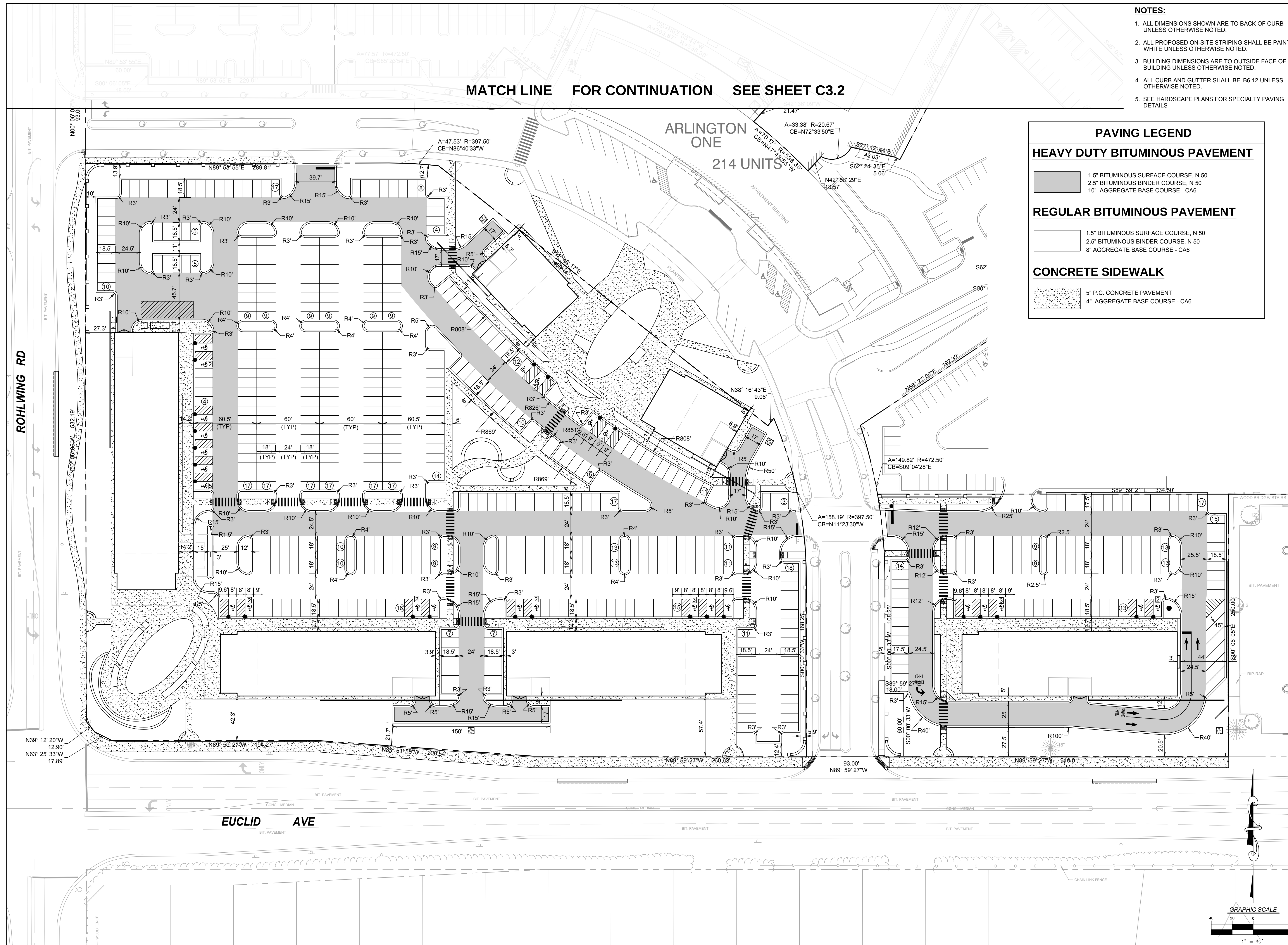
Plan
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Application

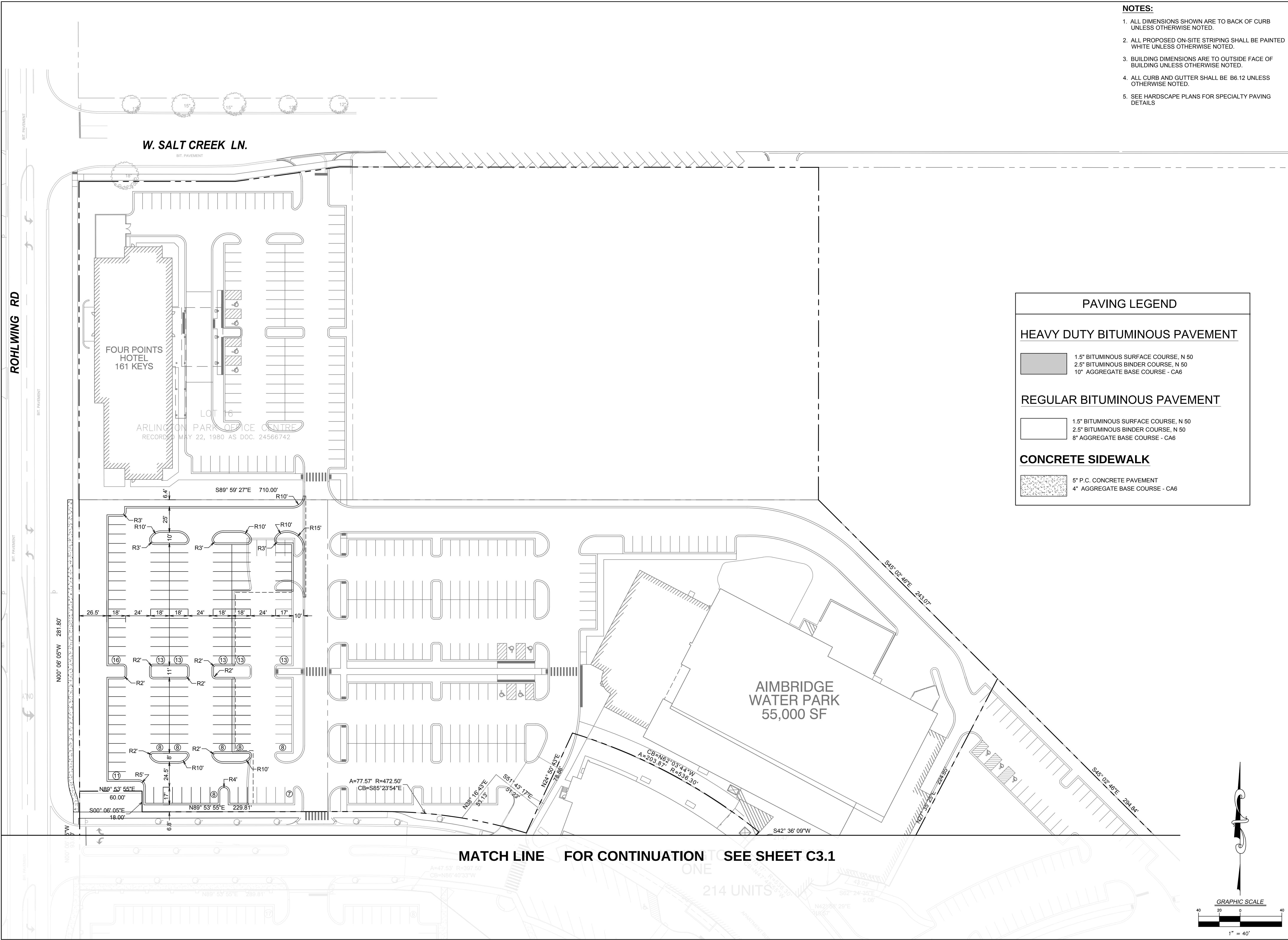
NO.	DATE	DESCRIPTION
09-03-15		PLAN COMMISSION APPLICATION
08-12-15		DESIGN COMMISSION REVIEW SUBMITTAL
Revisions		

SHEET TITLE:
LAYOUT AND
PAVING PLAN
- SOUTH

SHEET NO.

C3.1





- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 5. SEE HARDSCAPE PLANS FOR SPECIALTY PAVING DETAILS

PAVING LEGEND

HEAVY DUTY BITUMINOUS PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, N 50
2.5" BITUMINOUS BINDER COURSE, N 50
10" AGGREGATE BASE COURSE - CA6

REGULAR BITUMINOUS PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, N 50
2.5" BITUMINOUS BINDER COURSE, N 50
8" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE - CA6



V3

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Woodridge, IL 60517
630.724.9200 phone
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www.v3co.com

Visio, Virtute, Virtute... "The Vision to Transform with Excellence"

ARLINGTON DOWNS - RETAIL

OWNER(S):

ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC

2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

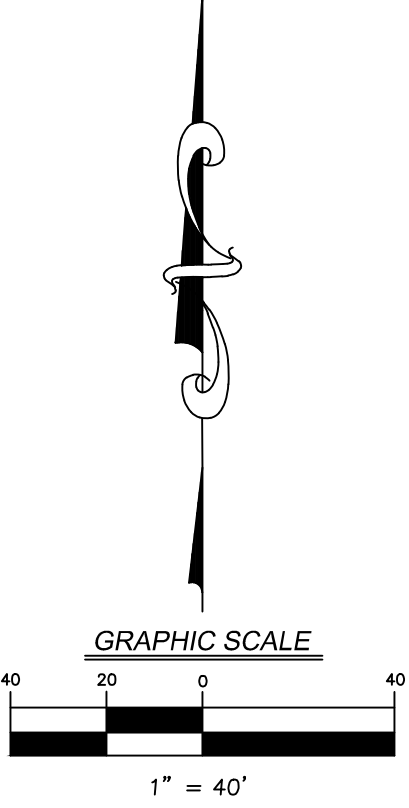
Plan Commission Application

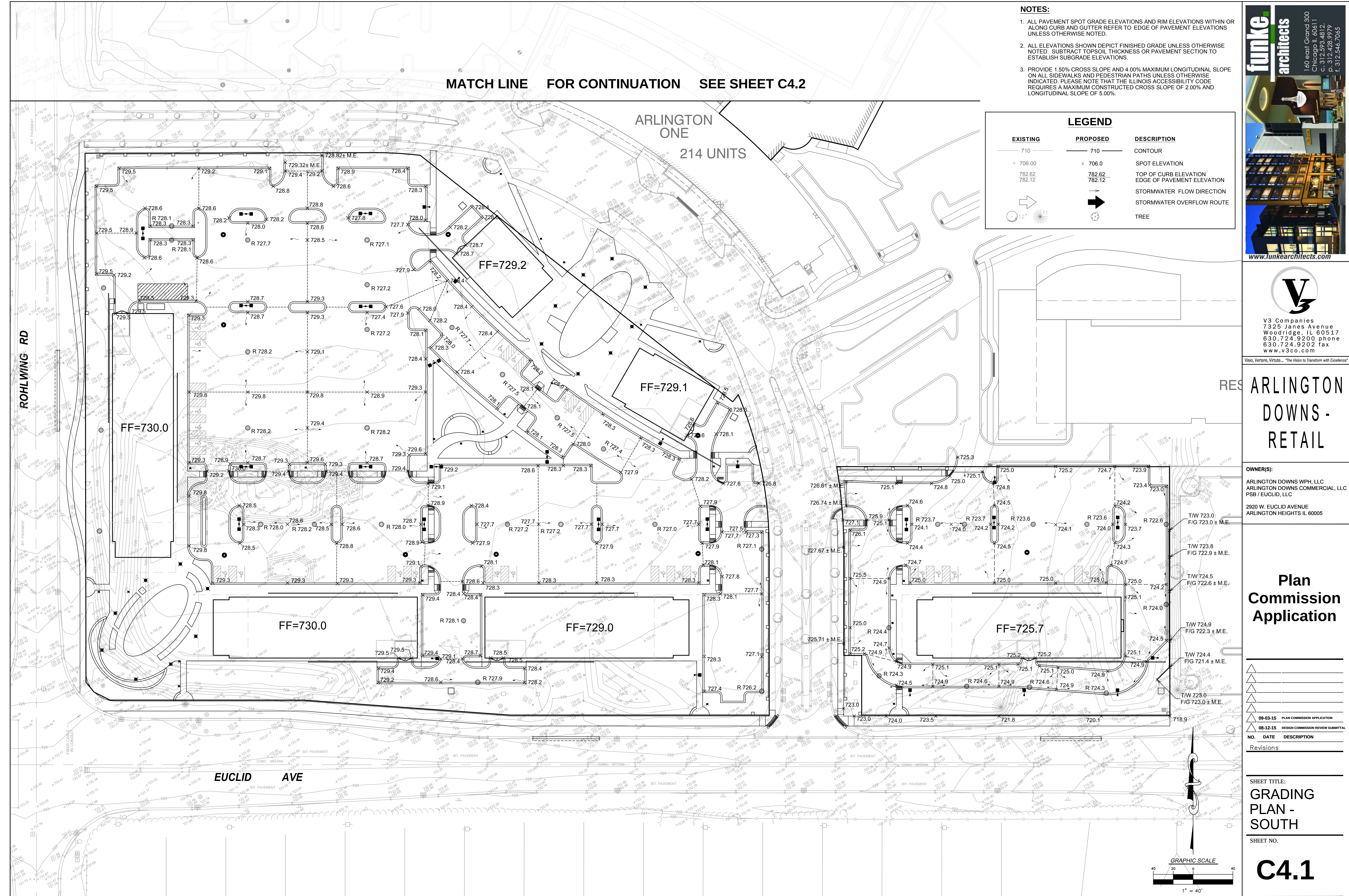
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△	09-03-15	PLAN COMMISSION APPLICATION
△	08-12-15	DESIGN COMMISSION REVIEW SUBMITTAL
NO.	DATE	DESCRIPTION
Revisions		

SHEET TITLE:
**LAYOUT AND
PAVING PLAN
- NORTH**

SHEET NO.

C3.2





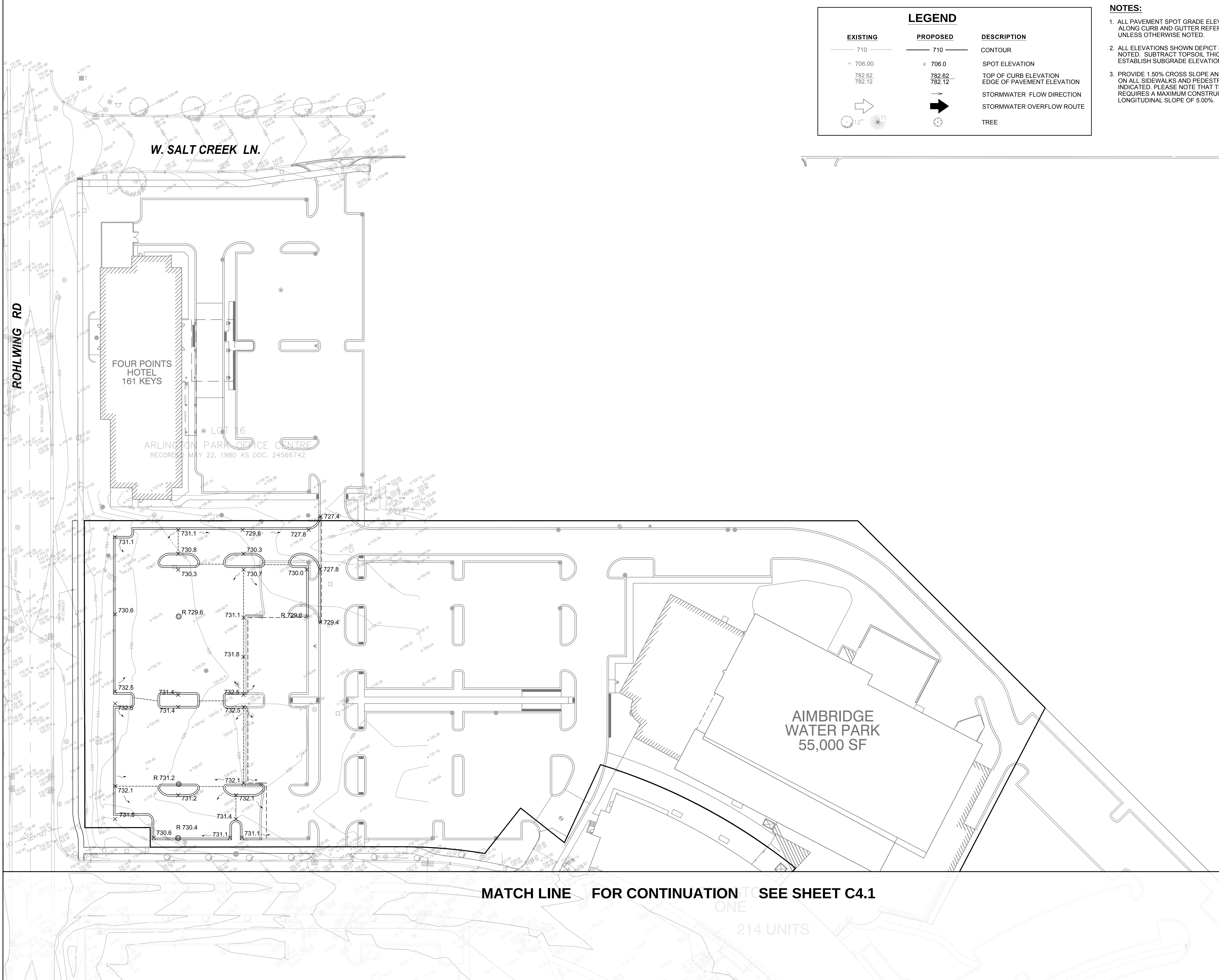
ARLINGTON DOWNS - RETAIL

OWNER(S):
ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

Plan Commission Application

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△	09-03-15	PLAN COMMISSION APPLICATION
△	08-12-15	DESIGN COMMISSION REVIEW SUBMITTAL
NO.	DATE	DESCRIPTION
Revisions		

SHEET TITLE:
GRADING PLAN - SOUTH
SHEET NO.
C4.1



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
710	710	CONTOUR
+ 706.00	x 706.0	SPOT ELEVATION
782.62	782.62	TOP OF CURB ELEVATION
782.12	782.12	EDGE OF PAVEMENT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE
		TREE

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.



ARLINGTON DOWNS - RETAIL

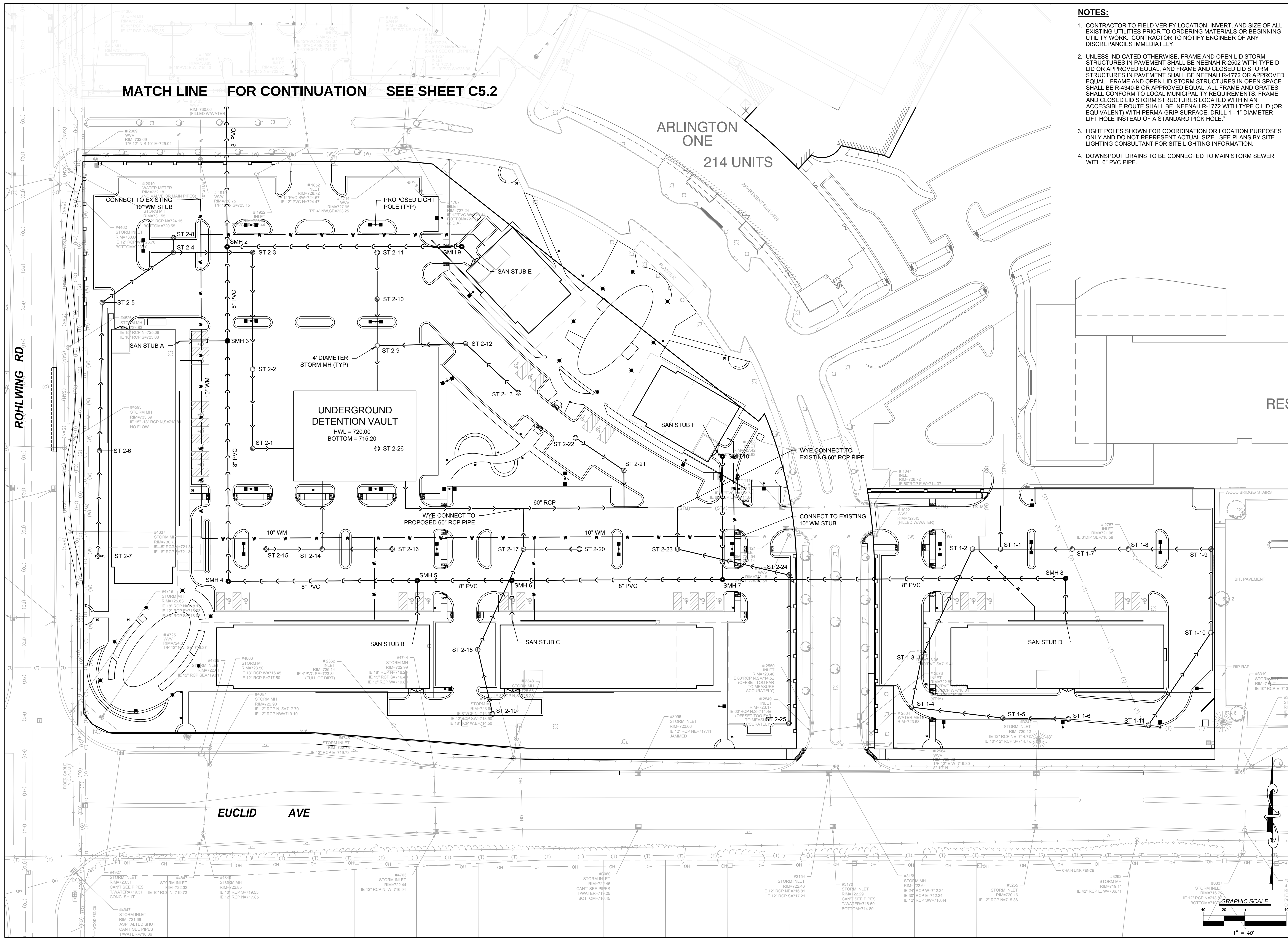
OWNER(S):
ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

Plan Commission Application

NO.	DATE	DESCRIPTION
09-03-15		PLAN COMMISSION APPLICATION
08-12-15		DESIGN COMMISSION REVIEW SUBMITTAL
Revisions		

SHEET TITLE:
GRADING PLAN - NORTH
SHEET NO.

C4.2



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Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

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OWNER(S):

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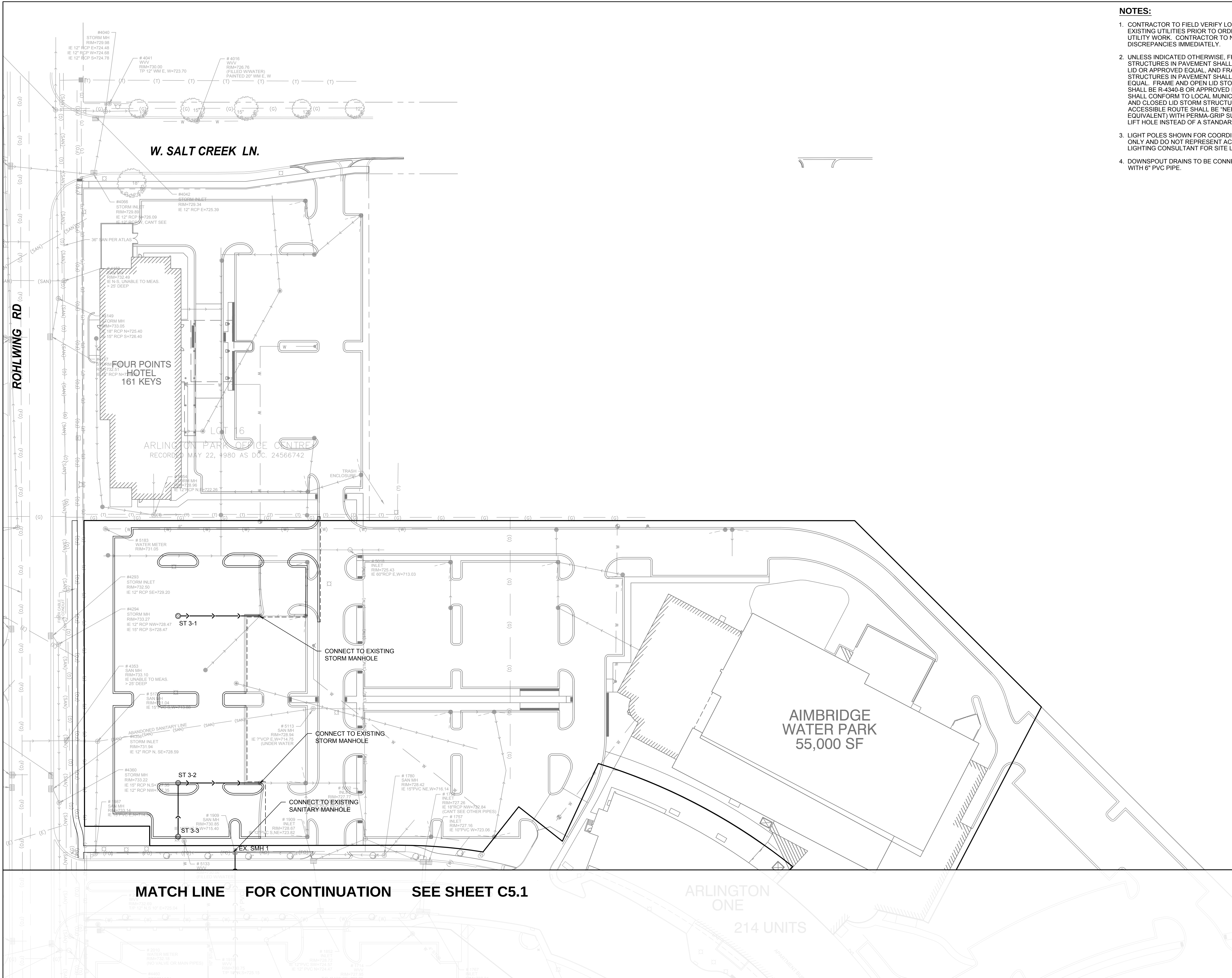
NO.	DATE	DESCRIPTION
08-03-15	PLAN COMMISSION APPLICATION	
08-12-15	DESIGN COMMISSION REVIEW SUBMITTAL	
Revisions		

SHEET TITLE:

**UTILITY PLAN
- SOUTH**

SHEET NO.

C5.1



- NOTES:**
1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE.
 3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
 4. DOWNSPOUT DRAINS TO BE CONNECTED TO MAIN STORM SEWER WITH 6" PVC PIPE.



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△	08-03-15	PLAN COMMISSION APPLICATION
△	08-12-15	DESIGN COMMISSION REVIEW SUBMITTAL
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Revisions		

SHEET TITLE:
UTILITY PLAN - NORTH
SHEET NO.

C5.2

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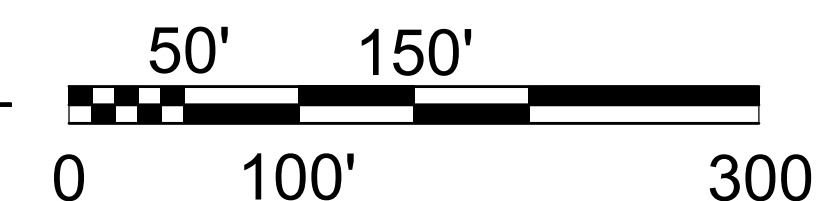
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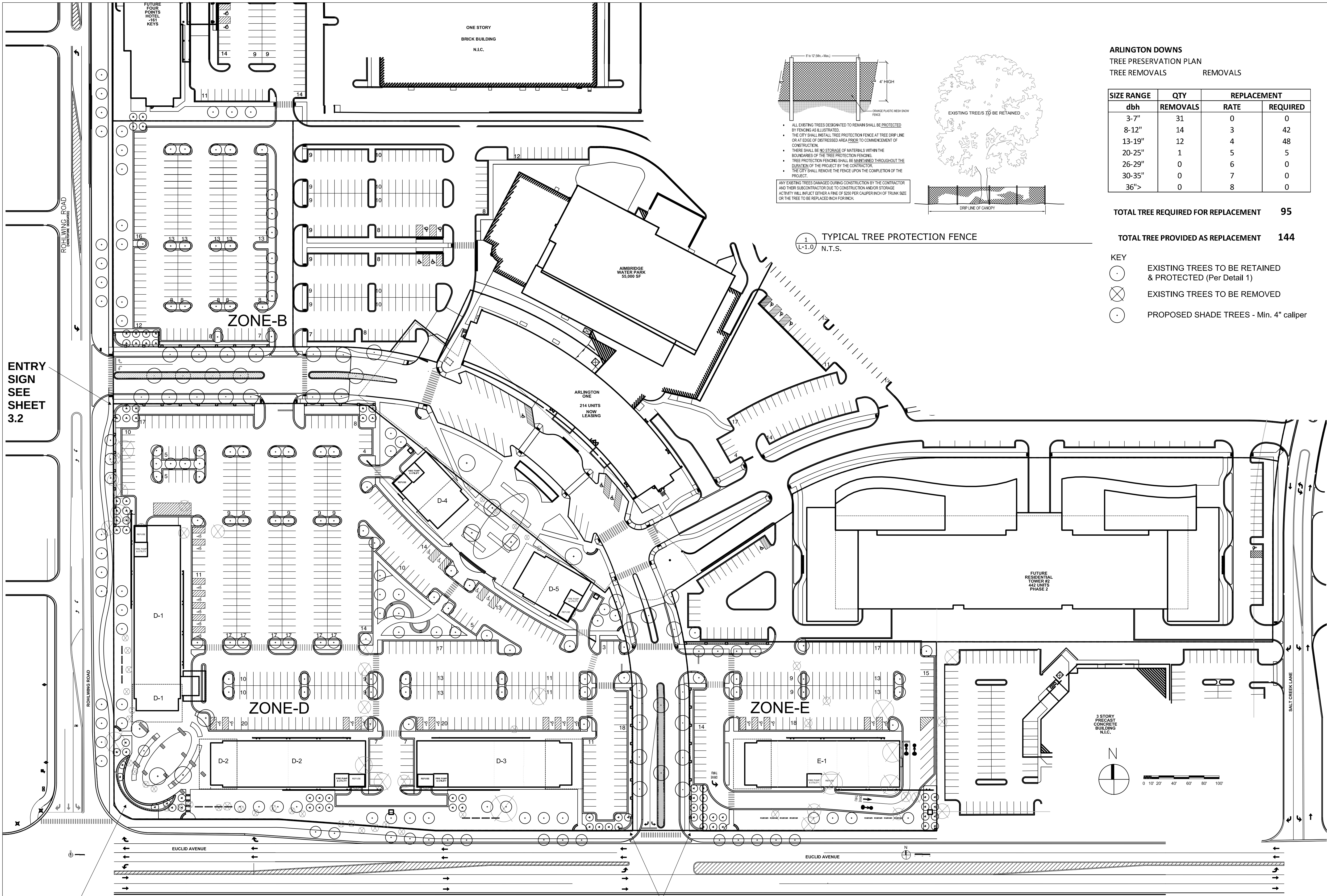
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SHEET NO. _____

A0.01



SITE LIGHTING LEGEND						
SYMBOL	TAG	QTY	TYPE	CATALOG NUMBER	DESCRIPTION	REMARKS
	(E)A	6	EXISTING	AST2-1-LQ4700-R5 40-120-DS	ALUMINUM HOUSING, UPPER SEMI-SPECULAR REFLECTOR W/ CLEAR GLASS ENCLOSURE	
	(E)A ₁	9	EXISTING			EXISTING LIGHT BOLLARD SPEC TBD
	(E)B	10	EXISTING	DSX1 LED 40C 1000 40K T3M MVOLT	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1050mA	
	(E)B ₂	4	EXISTING	DSX1 LED 40C 1000 40K T3M MVOLT	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1050mA	
	(E)C	6	EXISTING	MTRCL 34-4-4L35-40-120		
	(E)C ₂	3	EXISTING	MTRCL 16-4-4L35-40-120		
	(E)R)D	>5	DEMO			
	(P)A ₁	26	NEW			NEW LIGHT BOLLARD SPEC TBD
	(P)B	17	NEW	DSX1 LED 40C 1000 40K T3M MVOLT	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1050mA	
	(P)B ₂	9	NEW	DSX1 LED 40C 1000 40K T3M MVOLT	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1050mA	
	(P)C	16	NEW	MTRCL 34-4-4L3540-120		



ARLINGTON DOWNS
TREE PRESERVATION PLAN
TREE REMOVALS REMOVALS

SIZE RANGE dbh	QTY REMOVALS	REPLACEMENT	
		RATE	REQUIRED
3-7"	31	0	0
8-12"	14	3	42
13-19"	12	4	48
20-25"	1	5	5
26-29"	0	6	0
30-35"	0	7	0
36">	0	8	0

TOTAL TREE REQUIRED FOR REPLACEMENT 95

TOTAL TREE PROVIDED AS REPLACEMENT 144

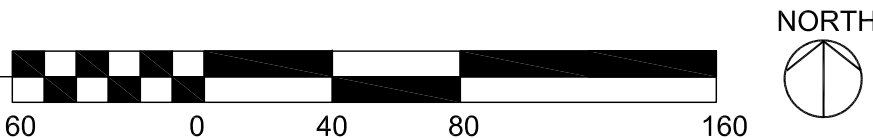
- KEY
- EXISTING TREES TO BE RETAINED & PROTECTED (Per Detail 1)
 - ⊗ EXISTING TREES TO BE REMOVED
 - PROPOSED SHADE TREES - Min. 4" caliper

ENTRY SIGN
SEE SHEET
3.2

MONUMENT SIGN
SEE SHEET 3.1

ENTRY SIGN
SEE SHEET 3.2

1 OVERALL SITE PLAN
L1.0 SCALE: 1" = 60'



Kettelkamp
&
Kettelkamp
landscape
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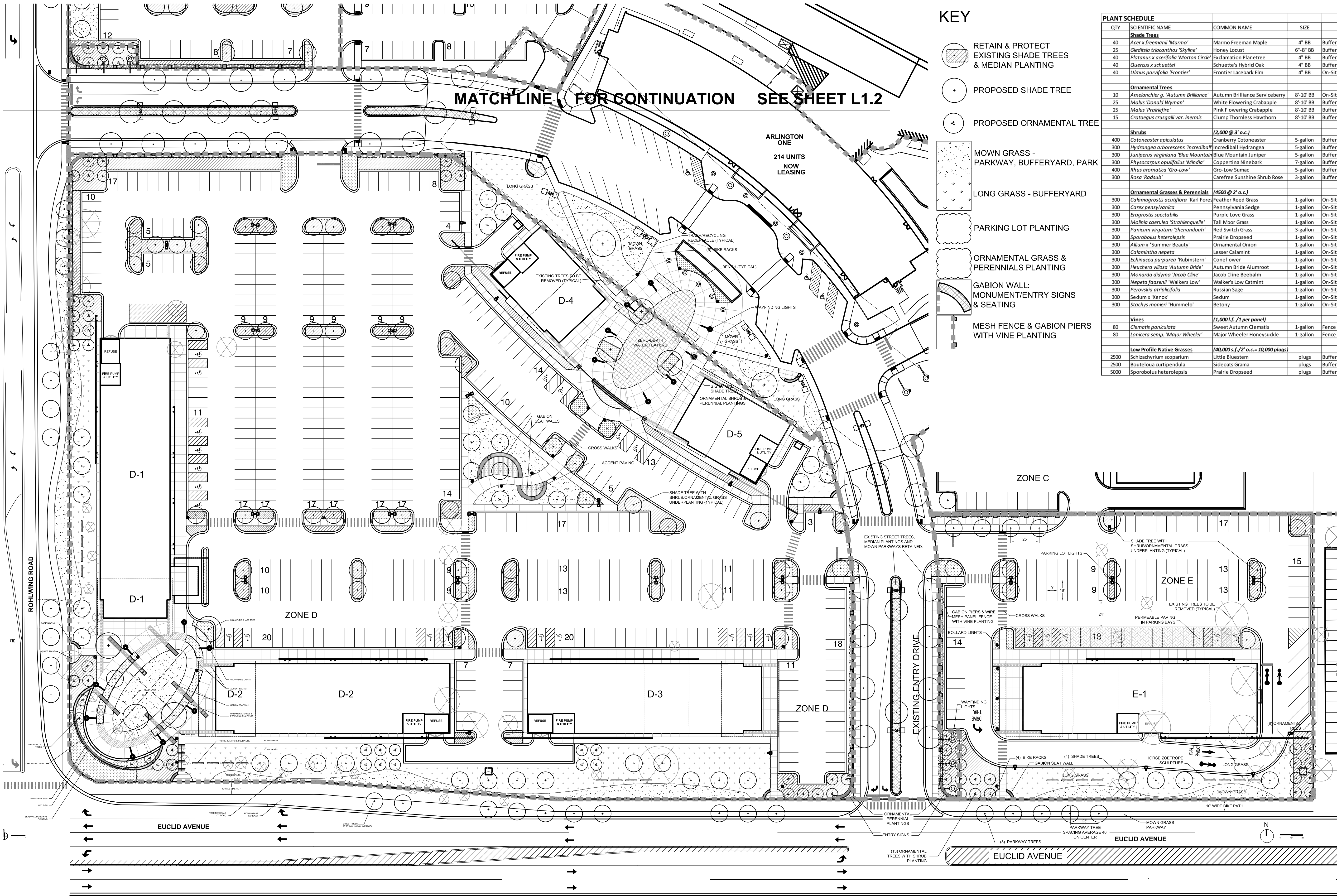
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SHEET TITLE: OVERALL SITE LANDSCAPE PLAN

SHEET NO.

L1.0



KEY

- RETAIN & PROTECT EXISTING SHADE TREES & MEDIAN PLANTING
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- MOWN GRASS - PARKWAY, BUFFERYARD, PARK
- LONG GRASS - BUFFERYARD
- PARKING LOT PLANTING
- ORNAMENTAL GRASS & PERENNIALS PLANTING
- GABION WALL: MONUMENT/ENTRY SIGNS & SEATING
- MESH FENCE & GABION PIERS WITH VINE PLANTING

PLANT SCHEDULE				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	LOCATION
Shade Trees				
40	<i>Acer x freemanii</i> 'Marmo'	Marmo Freeman Maple	4" BB	Bufferyard, Parking Lot, On-Site Planting
25	<i>Gleditsia triacanthos</i> 'Skyline'	Honey Locust	6"-8" BB	Bufferyard, Parking Lot, On-Site Planting
40	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation Planetree	4" BB	Bufferyard, Parking Lot
40	<i>Quercus x schuettei</i>	Schuette's Hybrid Oak	4" BB	Bufferyard
40	<i>Ulmus parvifolia</i> 'Frontier'	Frontier Lacebark Elm	4" BB	On-Site Planting
Ornamental Trees				
10	<i>Amelanchier</i> s. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8'-10' BB	On-Site Tree Planting
25	<i>Malus</i> 'Donald Wyman'	White Flowering Crabapple	8'-10' BB	Bufferyard
25	<i>Malus</i> 'Prairefire'	Pink Flowering Crabapple	8'-10' BB	Bufferyard
15	<i>Crataegus crusgalli</i> var. <i>inermis</i>	Clump Thornless Hawthorn	8'-10' BB	Bufferyard
Shrubs				
			(2,000 @ 3' o.c.)	
400	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	5-gallon	Bufferyard
300	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	5-gallon	Bufferyard
300	<i>Juniperus virginiana</i> 'Blue Mountain'	Blue Mountain Juniper	5-gallon	Bufferyard
300	<i>Physocarpus opulifolius</i> 'Minda'	Coppertina Ninebark	7-gallon	Bufferyard
400	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	5-gallon	Bufferyard
300	<i>Rosa</i> 'Radsb'	Carefree Sunshine Shrub Rose	3-gallon	Bufferyard
Ornamental Grasses & Perennials				
			(4500 @ 2' o.c.)	
300	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1-gallon	On-Site Planting
300	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1-gallon	On-Site Planting
300	<i>Eragrostis spectabilis</i>	Purple Love Grass	1-gallon	On-Site Planting
300	<i>Molinia caerulea</i> 'Strahlenquell'	Tall Moor Grass	1-gallon	On-Site Planting
300	<i>Panicum virgatum</i> 'Shenandoah'	Red Switch Grass	3-gallon	On-Site Planting
300	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1-gallon	On-Site Planting
300	<i>Allium</i> x 'Summer Beauty'	Ornamental Onion	1-gallon	On-Site Planting
300	<i>Calamintha nepeta</i>	Lesser Calamint	1-gallon	On-Site Planting
300	<i>Echinacea purpurea</i> 'Rubinstern'	Coneflower	1-gallon	On-Site Planting
300	<i>Huechera villosa</i> 'Autumn Bride'	Autumn Bride Alumroot	1-gallon	On-Site Planting
300	<i>Monarda didyma</i> 'Jacob Cline'	Jacob Cline Beebalm	1-gallon	On-Site Planting
300	<i>Nepeta faassenii</i> 'Walkers Low'	Walker's Low Catmint	1-gallon	On-Site Planting
300	<i>Perovskia atriplicifolia</i>	Russian Sage	1-gallon	On-Site Planting
300	<i>Sedum</i> x 'Xenox'	Sedum	1-gallon	On-Site Planting
300	<i>Stachys monieri</i> 'Hummelo'	Betony	1-gallon	On-Site Planting
Vines				
			(1,000 l.f. / 1 per panel)	
80	<i>Clematis paniculata</i>	Sweet Autumn Clematis	1-gallon	Fence
80	<i>Lonicera semp.</i> 'Major Wheeler'	Major Wheeler Honeysuckle	1-gallon	Fence
Low Profile Native Grasses				
			(40,000 s.f./2' o.c. = 10,000 plugs)	
2500	<i>Schizachyrium scoparium</i>	Little Bluestem	plugs	Bufferyard
2500	<i>Bouteloua curtipendula</i>	Sideoats Grama	plugs	Bufferyard
5000	<i>Sporobolus heterolepis</i>	Prairie Dropseed	plugs	Bufferyard, Parking Lot

1 LANDSCAPE PLAN - SOUTH
L1.1 SCALE: 1" = 40'



Kettelkamp & Kettelkamp
landscape architecture
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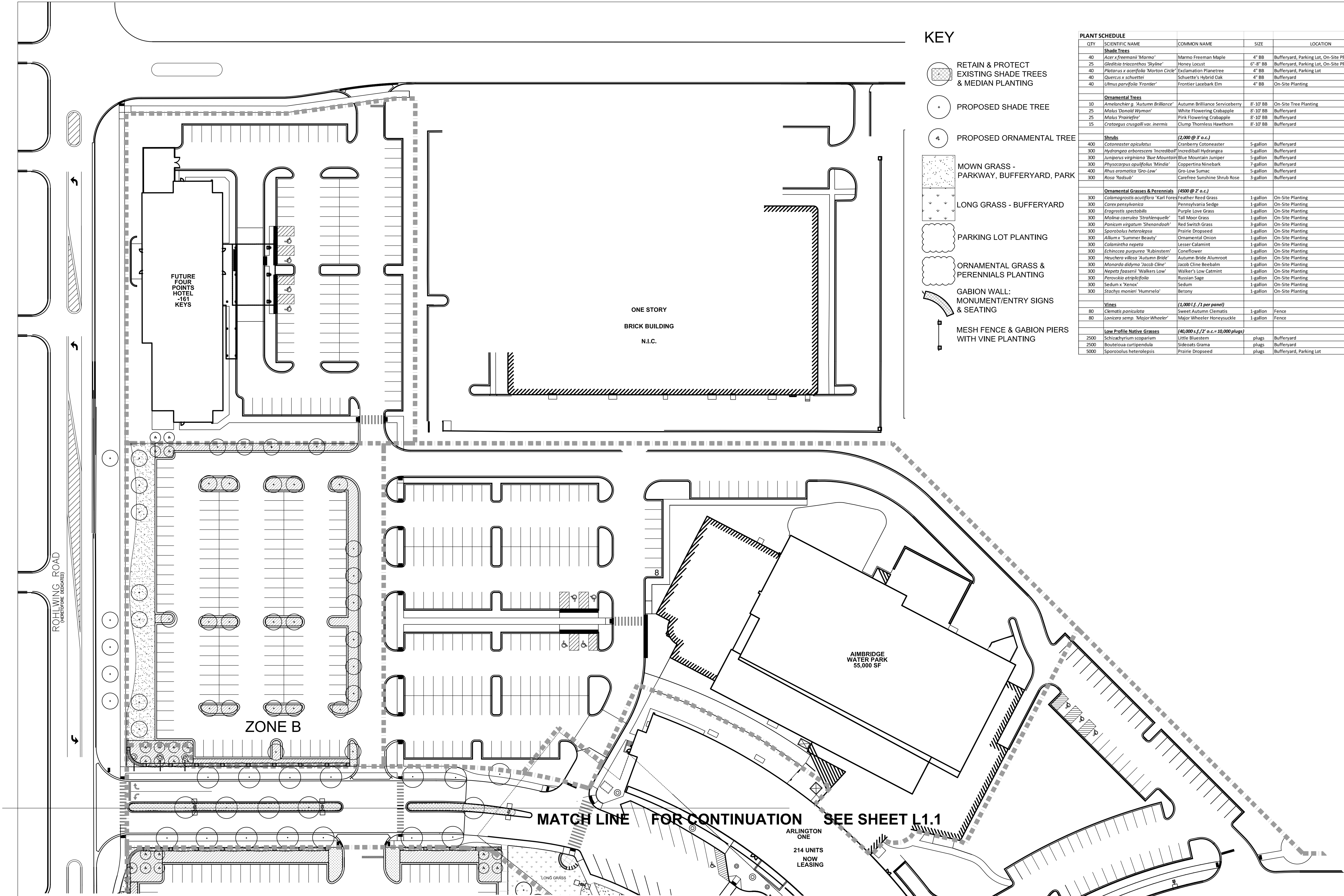
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SHEET TITLE:
LANDSCAPE
PLAN - SOUTH

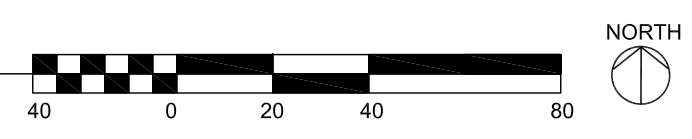
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- KEY**
- RETAIN & PROTECT EXISTING SHADE TREES & MEDIAN PLANTING
 - PROPOSED SHADE TREE
 - PROPOSED ORNAMENTAL TREE
 - MOWN GRASS - PARKWAY, BUFFERYARD, PARK
 - LONG GRASS - BUFFERYARD
 - PARKING LOT PLANTING
 - ORNAMENTAL GRASS & PERENNIALS PLANTING
 - GABION WALL: MONUMENT/ENTRY SIGNS & SEATING
 - MESH FENCE & GABION PIERS WITH VINE PLANTING

PLANT SCHEDULE				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	LOCATION
Shade Trees				
40	<i>Acer x freemanii</i> 'Marmo'	Marmo Freeman Maple	4" BB	Bufferyard, Parking Lot, On-Site Planting
25	<i>Gleditsia triacanthos</i> 'Skyline'	Honey Locust	6"-8" BB	Bufferyard, Parking Lot, On-Site Planting
40	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation Planetree	4" BB	Bufferyard, Parking Lot
40	<i>Quercus x schuettei</i>	Schuette's Hybrid Oak	4" BB	Bufferyard
40	<i>Ulmus parvifolia</i> 'Frontier'	Frontier Lacebark Elm	4" BB	On-Site Planting
Ornamental Trees				
10	<i>Amelanchier</i> g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8'-10' BB	On-Site Tree Planting
25	<i>Malus</i> 'Donald Wyman'	White Flowering Crabapple	8'-10' BB	Bufferyard
25	<i>Malus</i> 'Prairiefire'	Pink Flowering Crabapple	8'-10' BB	Bufferyard
15	<i>Crataegus crusgalli</i> var. <i>inermis</i>	Clump Thornless Hawthorn	8'-10' BB	Bufferyard
Shrubs				
(2,000 @ 3" o.c.)				
400	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	5-gallon	Bufferyard
300	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	5-gallon	Bufferyard
300	<i>Juniperus virginiana</i> 'Blue Mountain'	Blue Mountain Juniper	5-gallon	Bufferyard
300	<i>Physocarpus opulifolius</i> 'Minda'	Coppertina Ninebark	7-gallon	Bufferyard
400	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	5-gallon	Bufferyard
300	<i>Rosa</i> 'Radsub'	Carefree Sunshine Shrub Rose	3-gallon	Bufferyard
Ornamental Grasses & Perennials				
(4500 @ 3" o.c.)				
300	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1-gallon	On-Site Planting
300	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1-gallon	On-Site Planting
300	<i>Eragrostis spectabilis</i>	Purple Love Grass	1-gallon	On-Site Planting
300	<i>Molinia caerulea</i> 'Strahlenquelle'	Tall Moor Grass	1-gallon	On-Site Planting
300	<i>Panicum virgatum</i> 'Shenandoah'	Red Switch Grass	3-gallon	On-Site Planting
300	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1-gallon	On-Site Planting
300	<i>Allium</i> x 'Summer Beauty'	Ornamental Onion	1-gallon	On-Site Planting
300	<i>Calamintha nepeta</i>	Lesser Calamint	1-gallon	On-Site Planting
300	<i>Echinacea purpurea</i> 'Rubinstein'	Coneflower	1-gallon	On-Site Planting
300	<i>Heuchera villosa</i> 'Autumn Bride'	Autumn Bride Alumroot	1-gallon	On-Site Planting
300	<i>Monarda didyma</i> 'Jacob Cline'	Jacob Cline Beebalm	1-gallon	On-Site Planting
300	<i>Nepeta fassenii</i> 'Walkers Low'	Walker's Low Catmint	1-gallon	On-Site Planting
300	<i>Perovskia atriplicifolia</i>	Russian Sage	1-gallon	On-Site Planting
300	<i>Sedum</i> x 'Xenox'	Sedum	1-gallon	On-Site Planting
300	<i>Stachys monieri</i> 'Hummelo'	Betony	1-gallon	On-Site Planting
Vines				
(1,000 l.f. / 1 per panel)				
80	<i>Clematis paniculata</i>	Sweet Autumn Clematis	1-gallon	Fence
80	<i>Lonicera semp.</i> 'Major Wheeler'	Major Wheeler Honeysuckle	1-gallon	Fence
Low Profile Native Grasses				
(40,000 s.f. / 2" o.c. = 10,000 plugs)				
2500	<i>Schizachyrium scoparium</i>	Little Bluestem	plugs	Bufferyard
2500	<i>Bouteloua curtipendula</i>	Sideoats Grama	plugs	Bufferyard
5000	<i>Sporobolus heterolepis</i>	Prairie Dropseed	plugs	Bufferyard, Parking Lot

1 LANDSCAPE PLAN - NORTH
L1.2 SCALE: 1" = 40'



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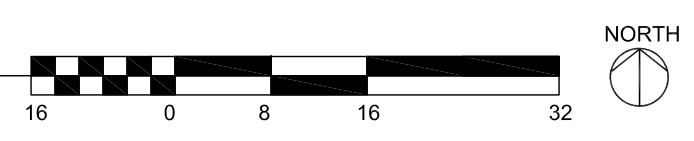
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SHEET TITLE:
LANDSCAPE PLAN - NORTH

SHEET NO.
L1.2







20" HIGH CORTEN LETTERS (1/4" THICK)



GABION BASKET WALLS:
 GALVANIZED 2" SQ. 11 GAUGE MESH
 3-6" CRUSHED CONCRETE FILL
 4" THICK CONCRETE COPING

Design Commission Package
 August 12, 2015

ROHLWING-EUCLID MONUMENT SIGN

I-13



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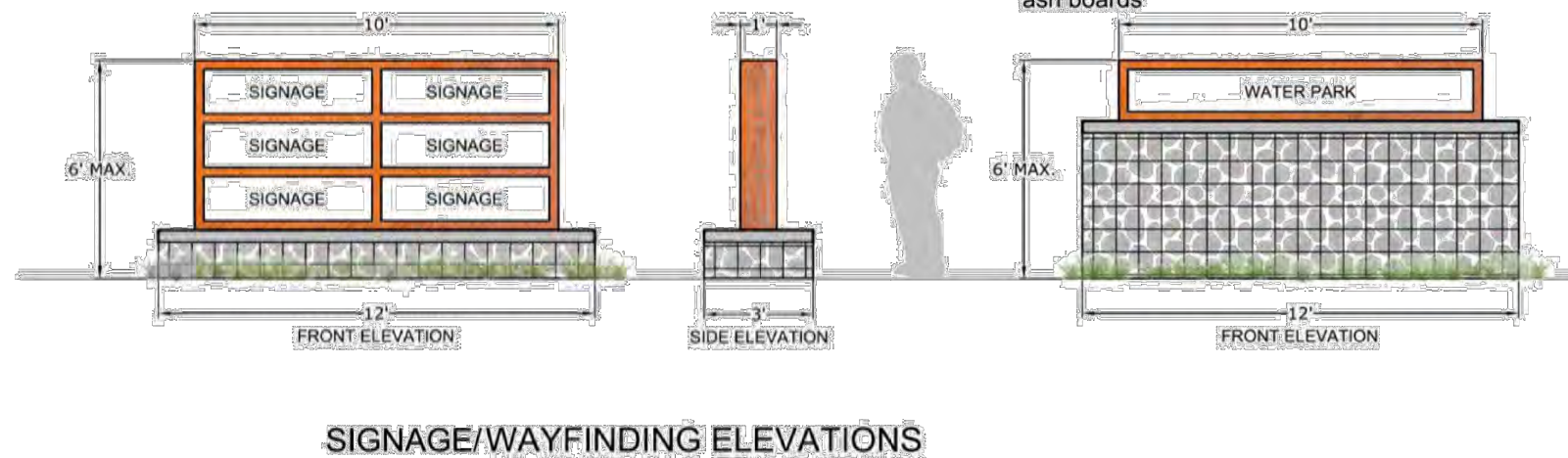
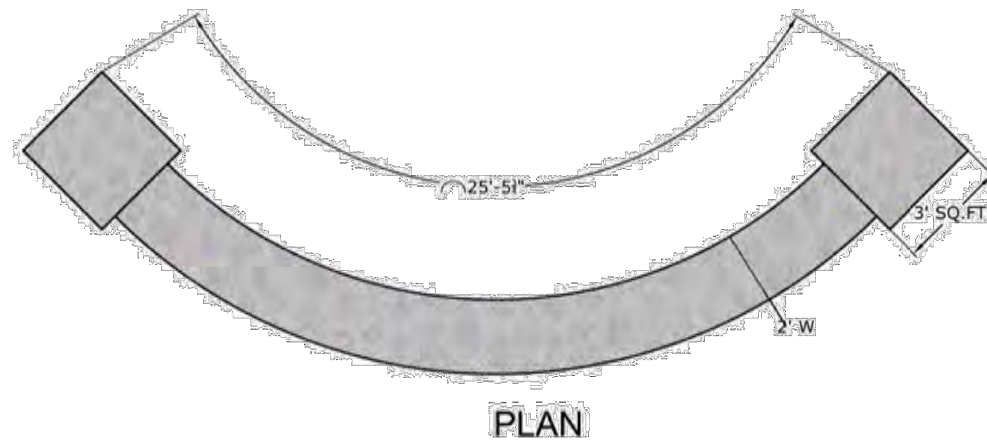
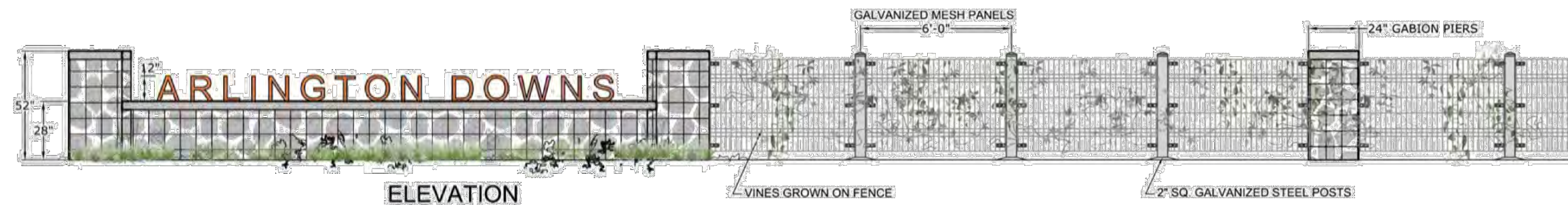
PLAN COMMISSION APPLICATION

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ARLINGTON DOWNS
PLANTING PALETTE

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ARLINGTON DOWNS PLANTING PALETTE

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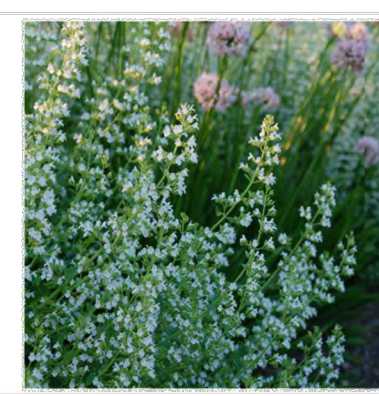
PLAN
COMMISSION
APPLICTAION

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NO.	DATE DESCRIPTION

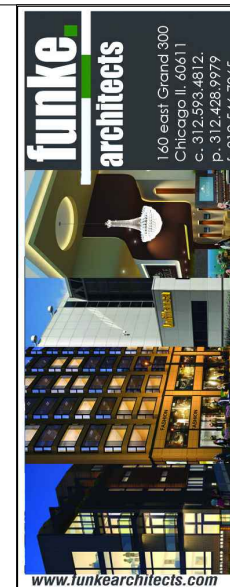
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PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

PLAN
COMMISSION
APPLICATION

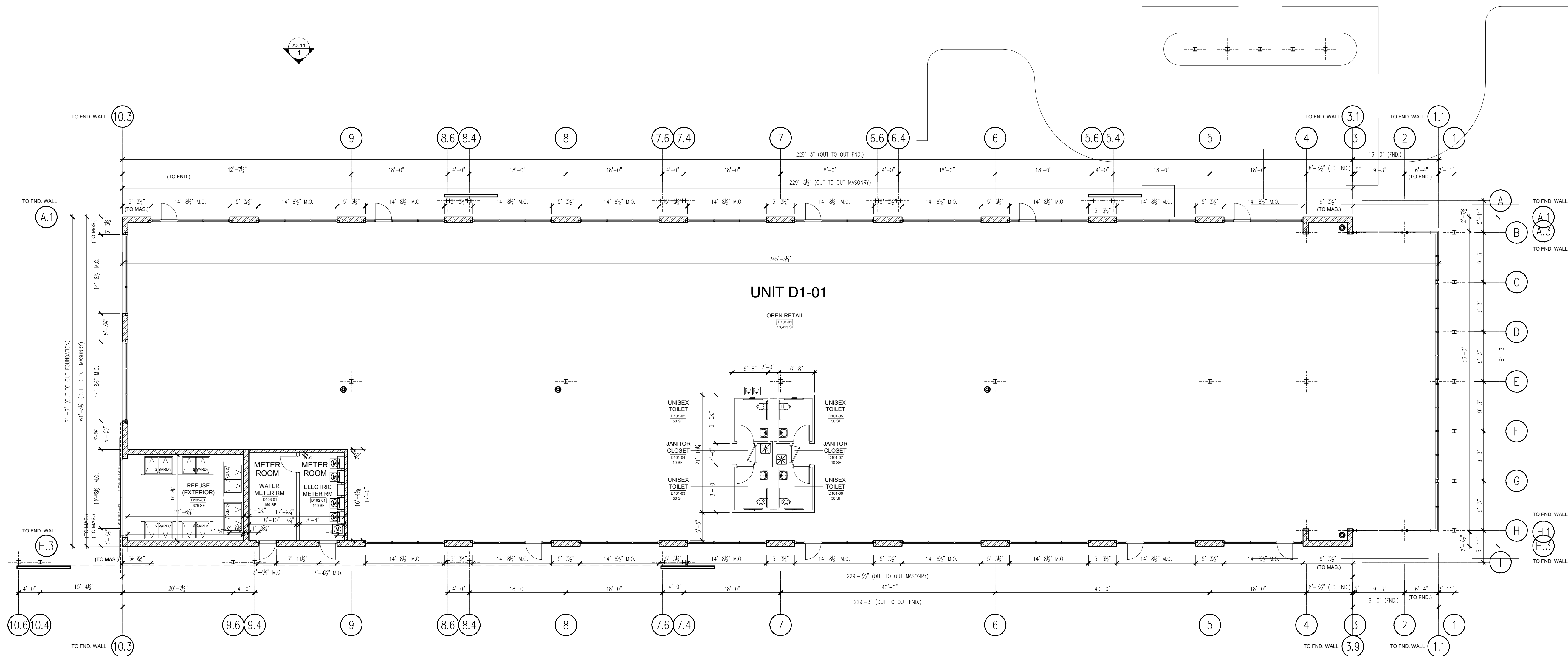
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1 09.03.15 PLAN COMMISSION APPLICATION
NO. DATE DESCRIPTION

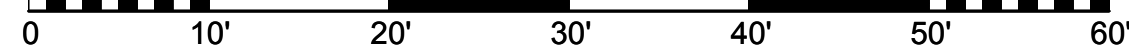
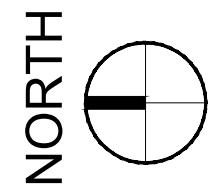
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SHEET TITLE:
**BUILDING D1
GROUND
FLOOR PLAN**

SHEET NO.
A1.11



1 BUILDING 'D1' - GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0" (36" X 24" PRINT) AREA: 14,941 SF





ARLINGTON DOWNS - RETAIL

OWNER(S):
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ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

PLAN COMMISSION APPLICATION

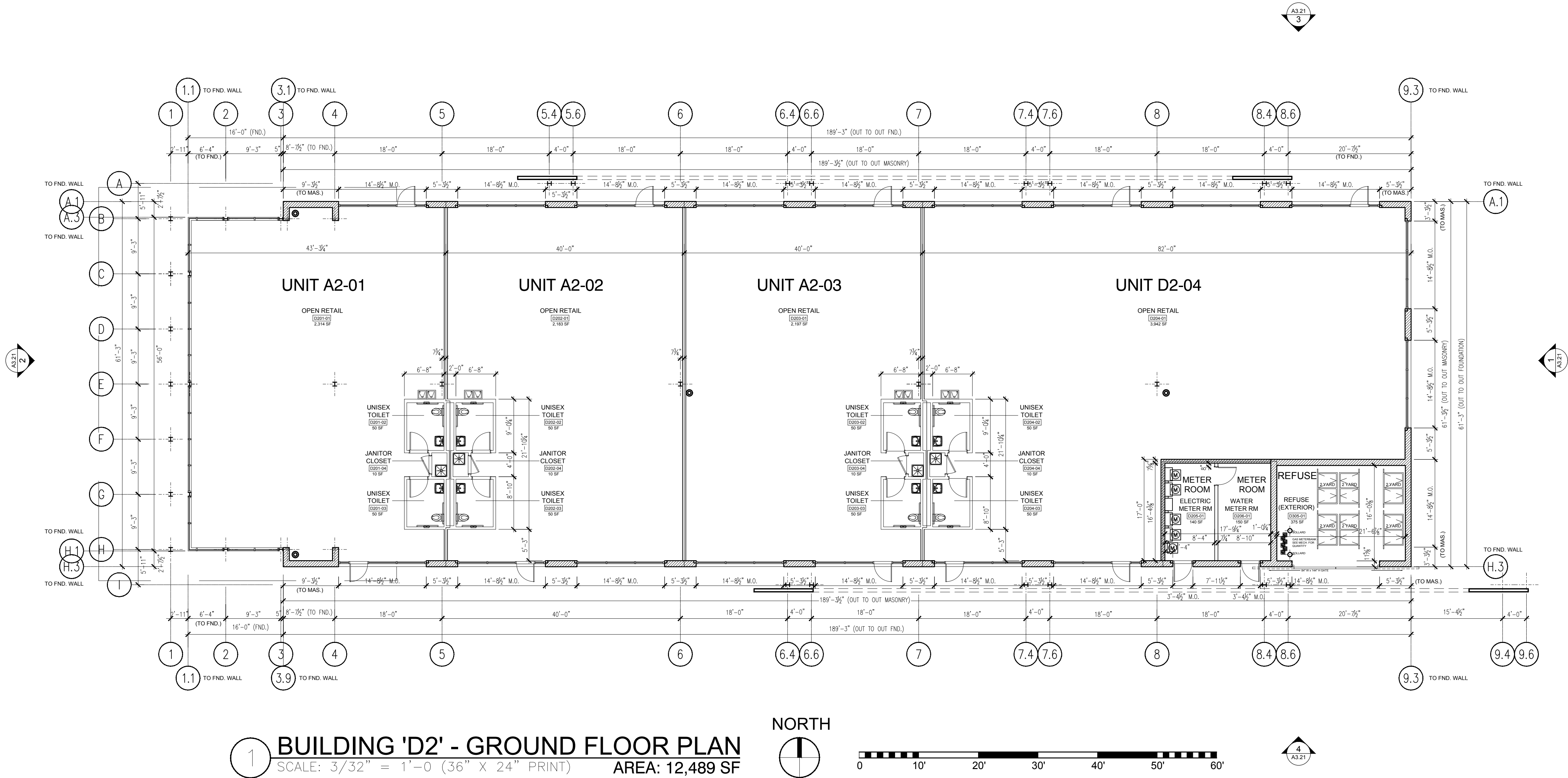


1 09.03.15 PLAN COMMISSION APPLICATION
NO. DATE DESCRIPTION

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SHEET TITLE:
**BUILDING D2
GROUND
FLOOR PLAN**

SHEET NO.
A1.21





ARLINGTON DOWNS - RETAIL

OWNER(S):
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ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

PLAN COMMISSION APPLICATION

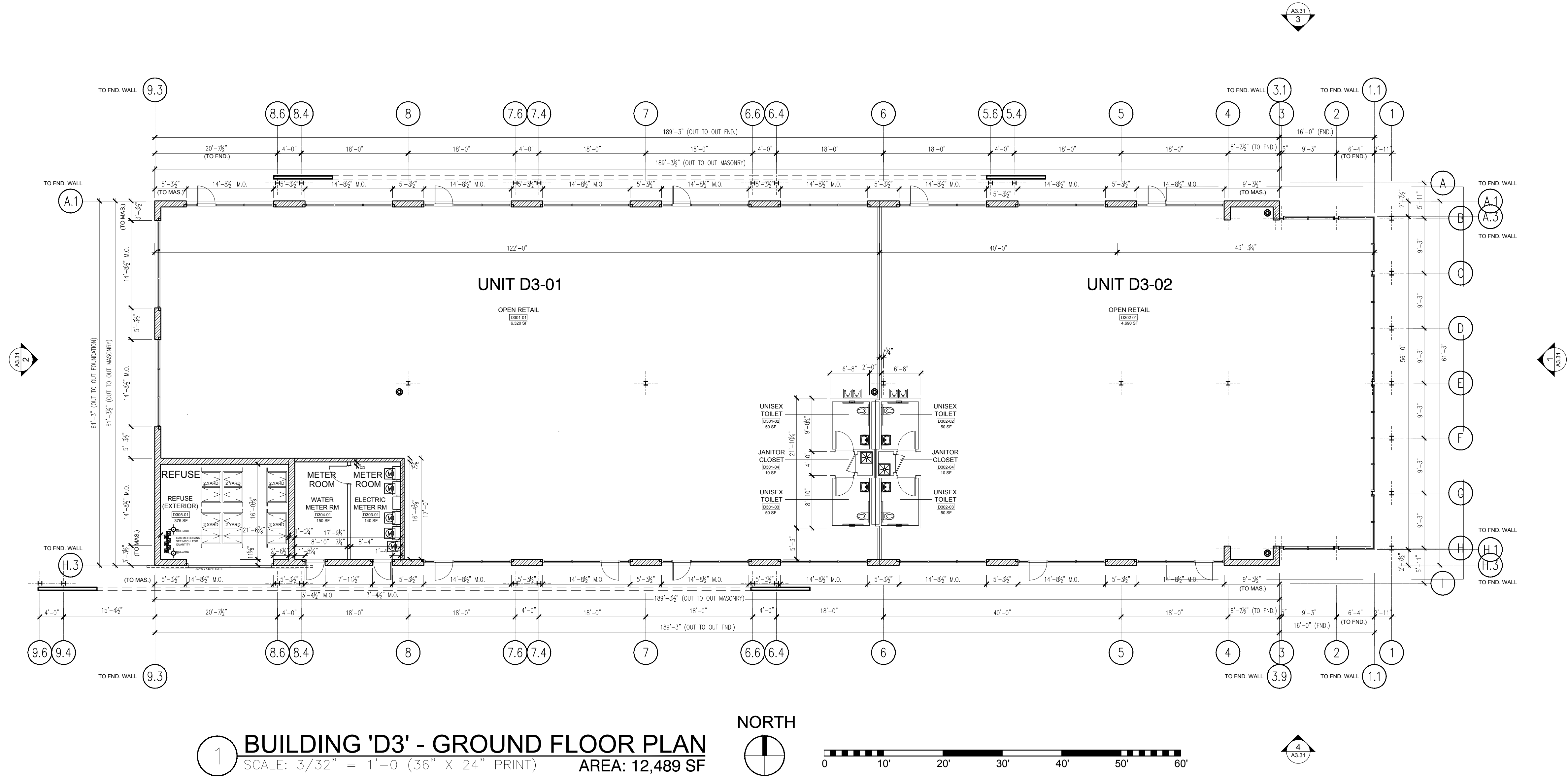
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NO.	DATE	DESCRIPTION
1	09.03.15	PLAN COMMISSION APPLICATION

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SHEET TITLE:
**BUILDING D3
GROUND
FLOOR PLAN**

SHEET NO.
A1.31





ARLINGTON DOWNS - RETAIL

OWNER(S):
ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

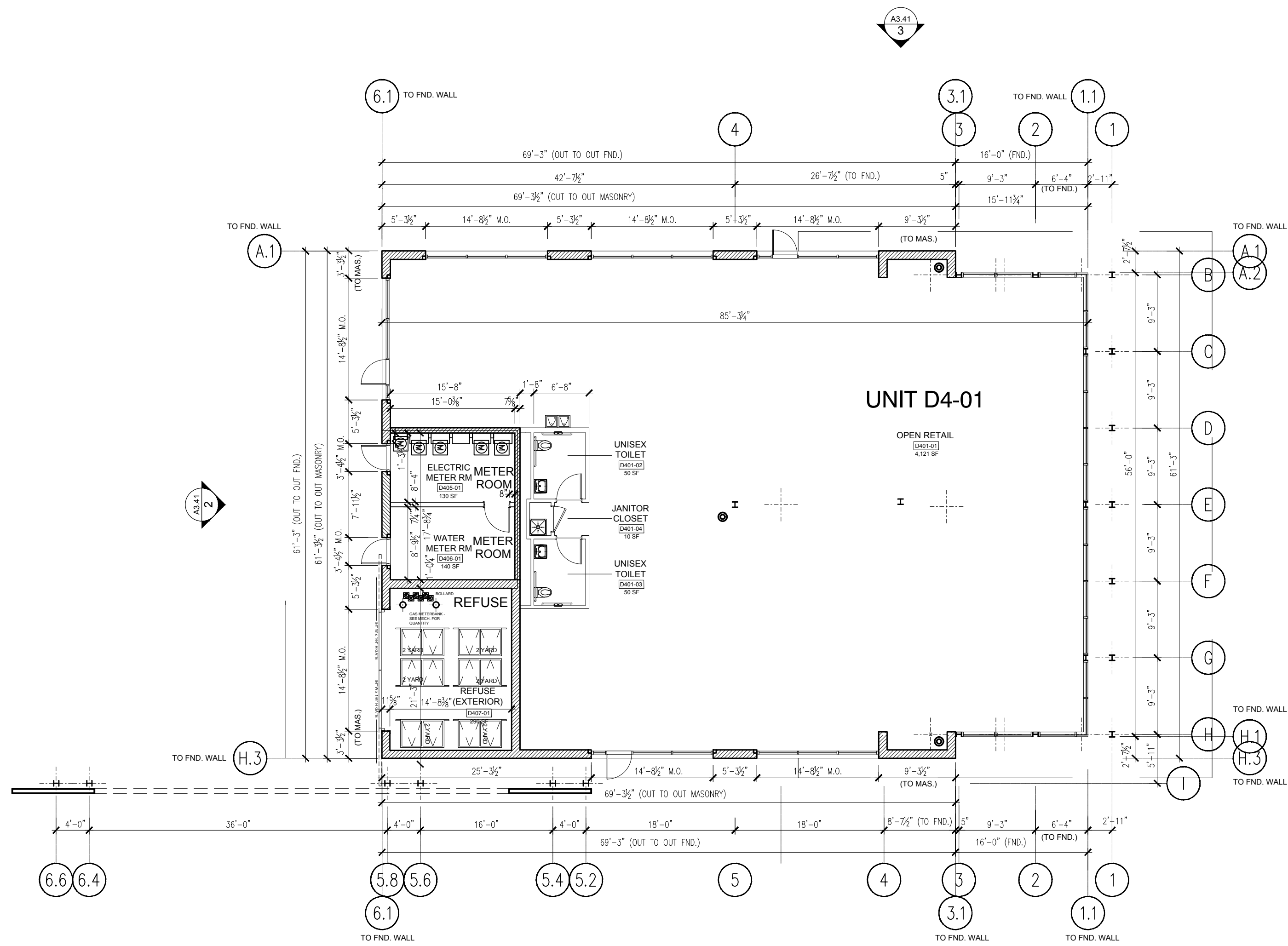
PLAN COMMISSION APPLICATION

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1	09.03.15	PLAN COMMISSION APPLICATION
NO.	DATE	DESCRIPTION

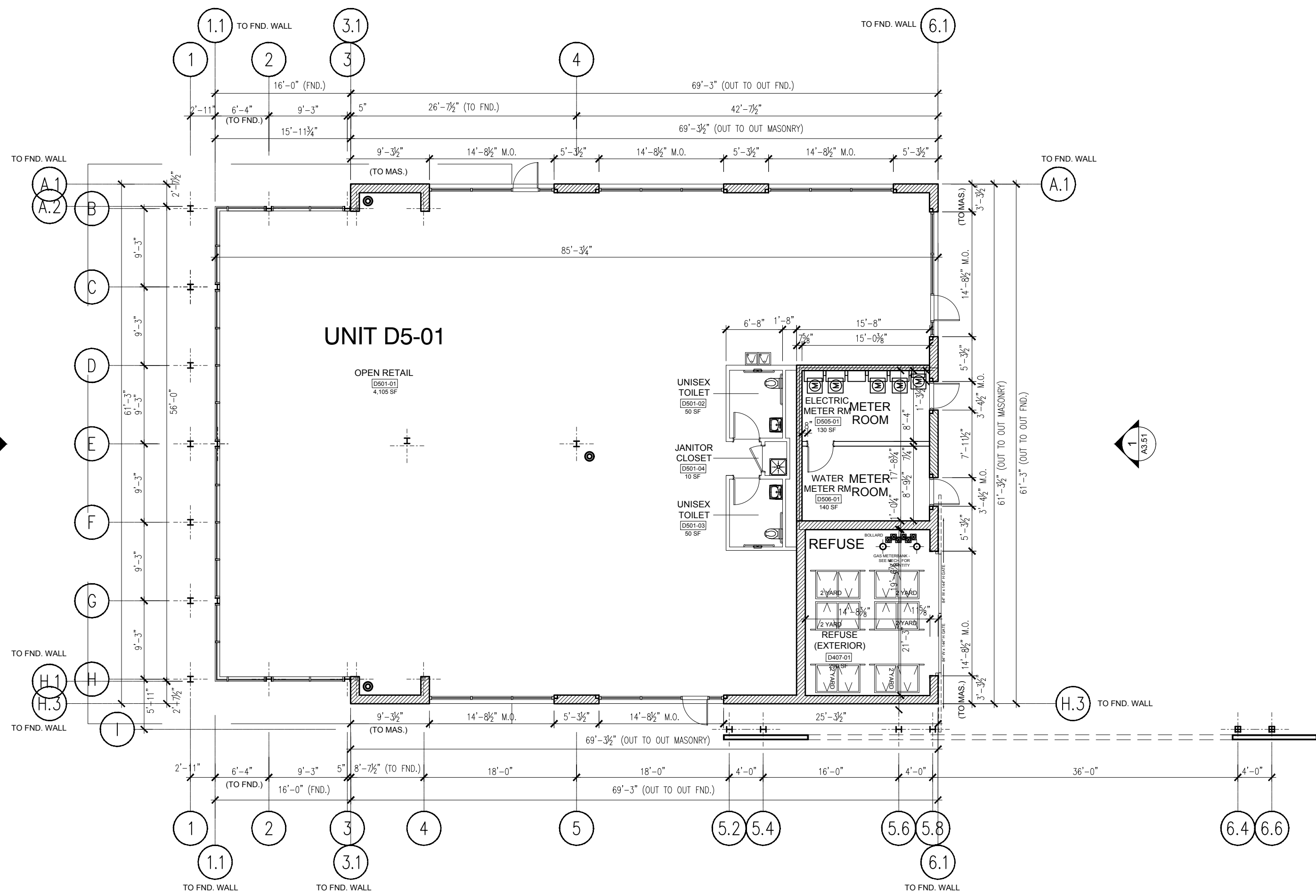
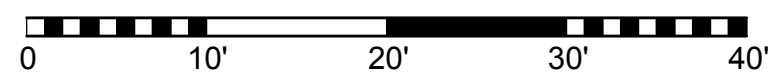
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SHEET TITLE:
**BUILDING D4
GROUND
FLOOR PLAN**

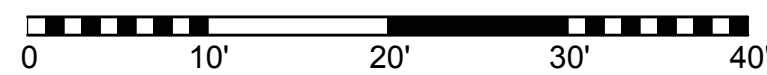
SHEET NO.
A1.41



1 BUILDING 'D4' - GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0" (36" X 24" PRINT) AREA: 5,143 SF



1 BUILDING 'D5' - GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0" (36" X 24" PRINT) AREA: 5,143 SF





ARLINGTON DOWNS - RETAIL

OWNER(S):
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2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

PLAN COMMISSION APPLICATION

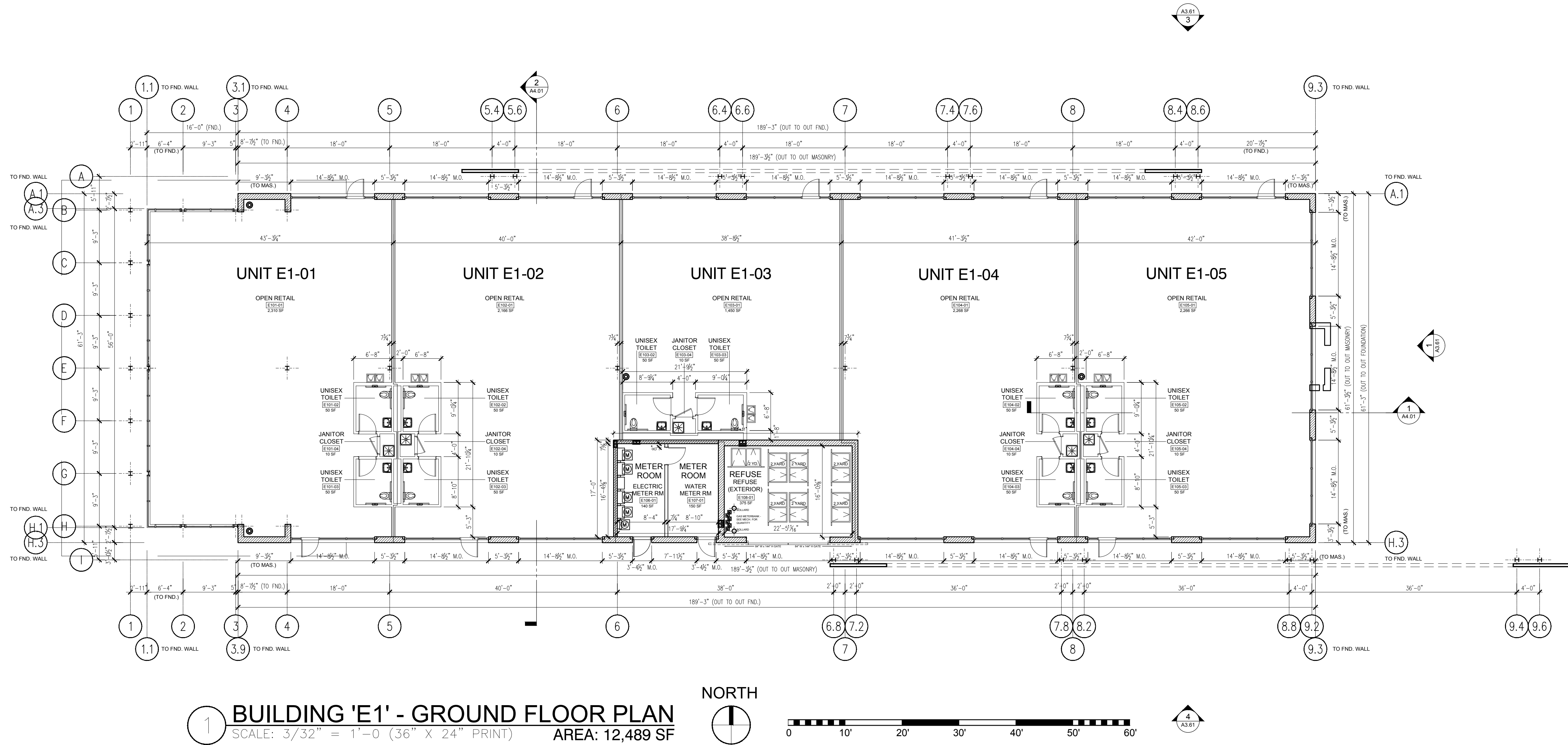
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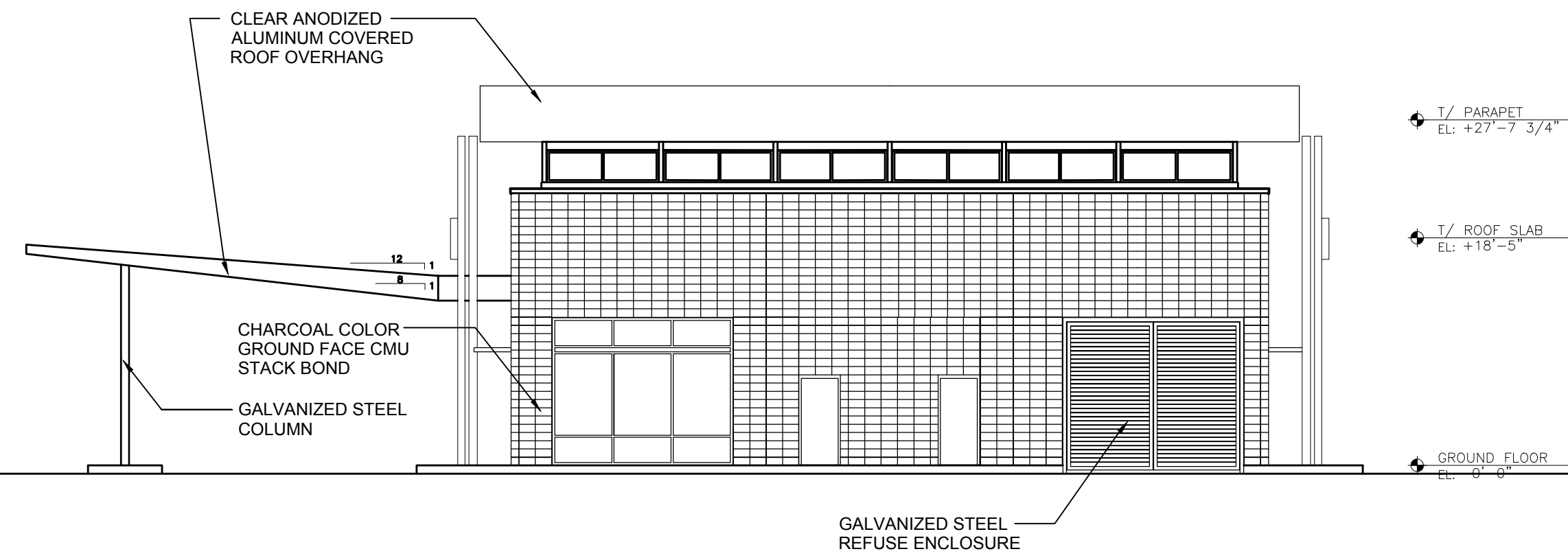
1 09.03.15 PLAN COMMISSION APPLICATION
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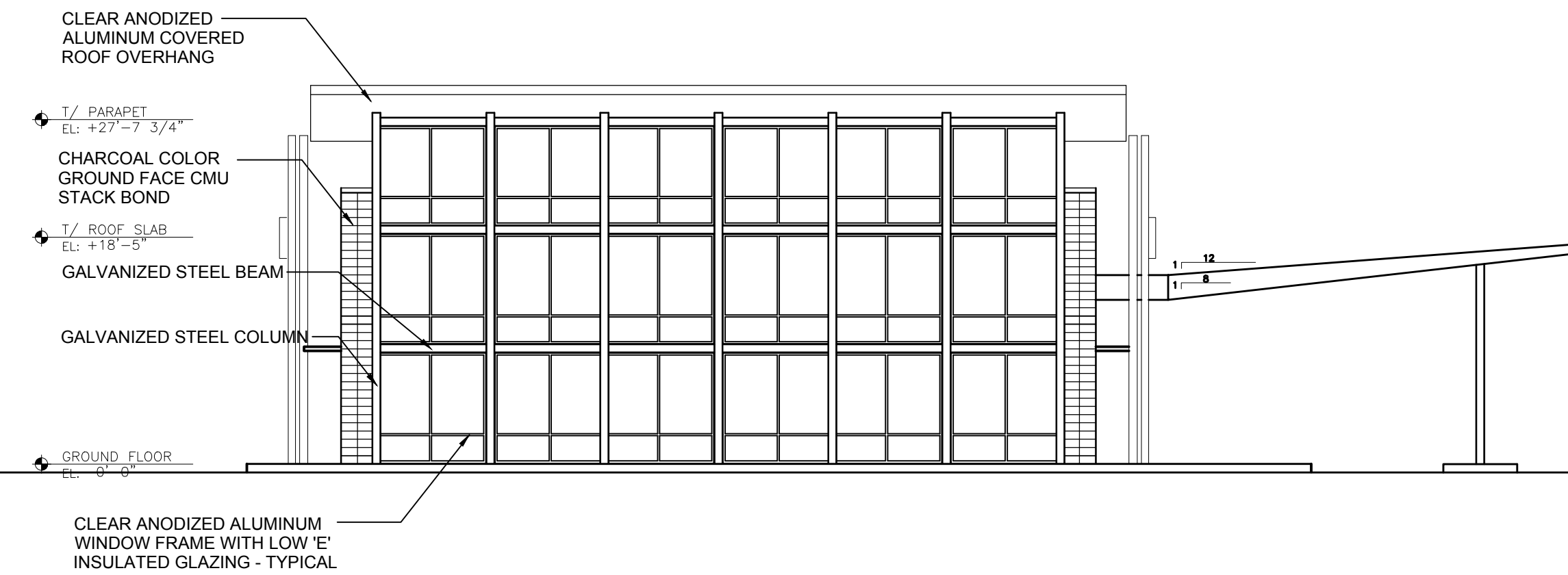
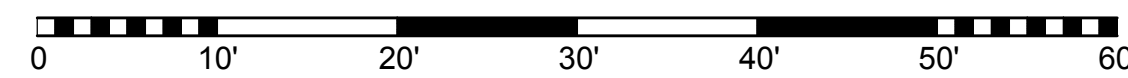
SHEET TITLE:
**BUILDING E1
GROUND
FLOOR PLAN**

SHEET NO.
A1.51

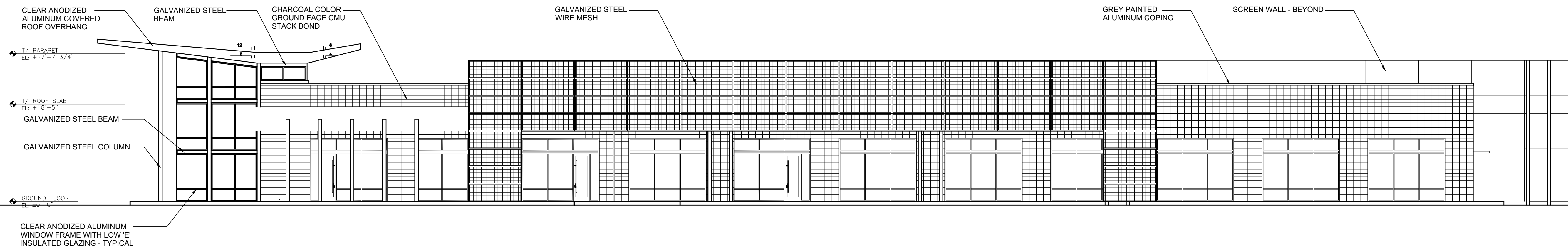
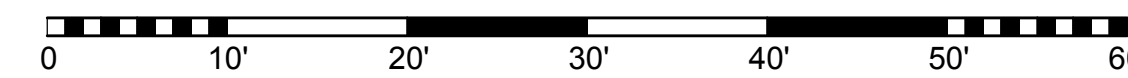




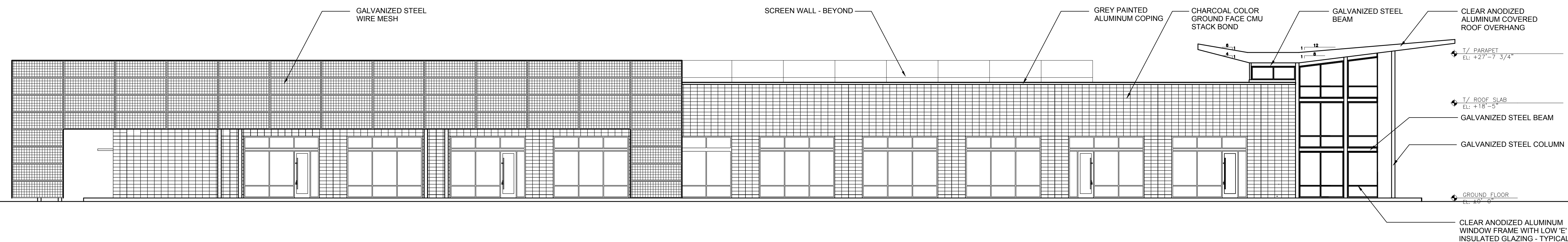
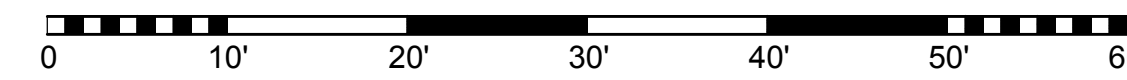
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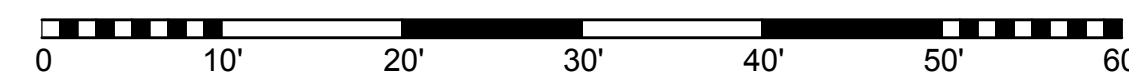
2 BUILDING 'D1' - SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



3 BUILDING 'D1' - EAST ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



4 BUILDING 'D1' - WEST ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



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2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

PLAN COMMISSION APPLICATION

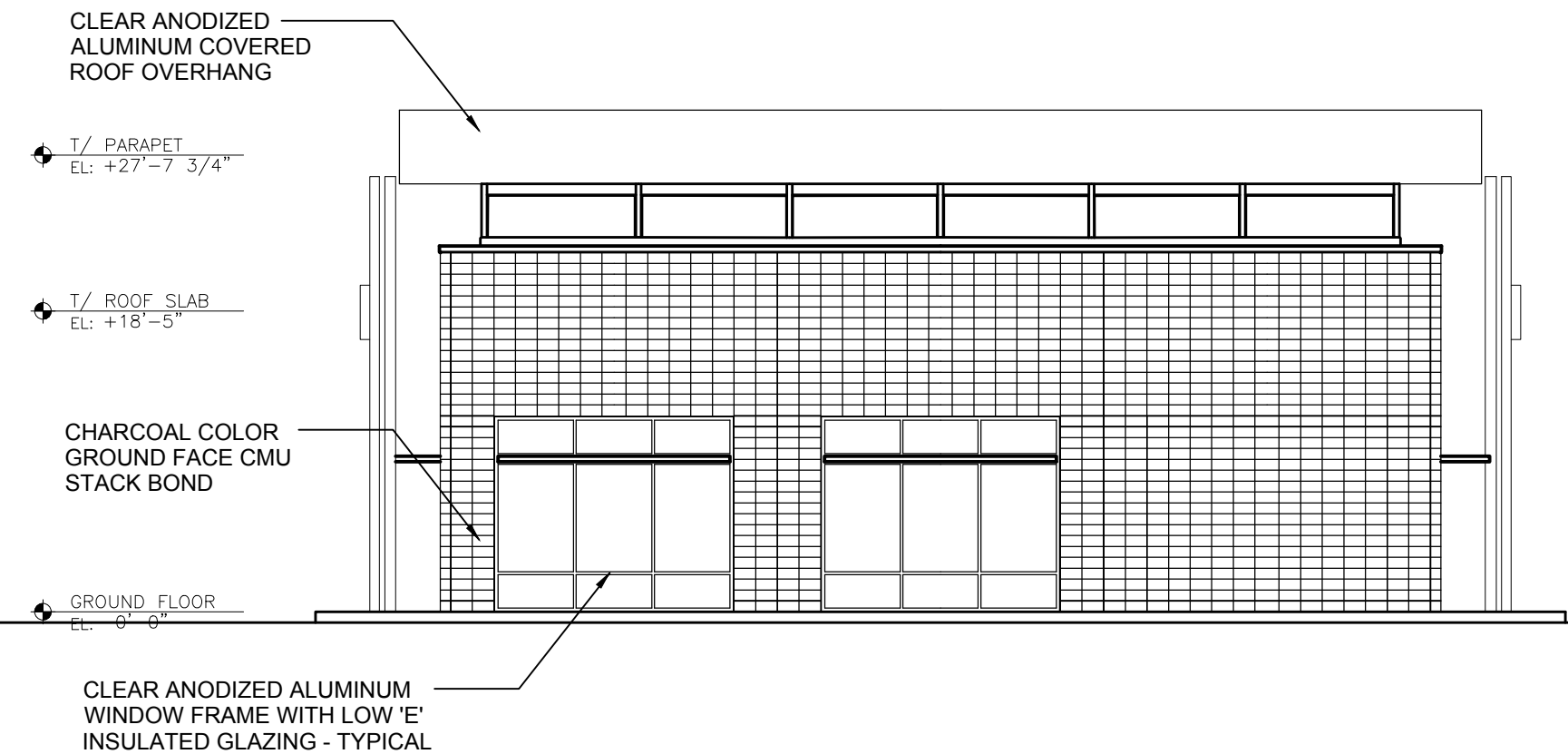
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1	09.03.15	PLAN COMMISSION APPLICATION
NO.	DATE	DESCRIPTION

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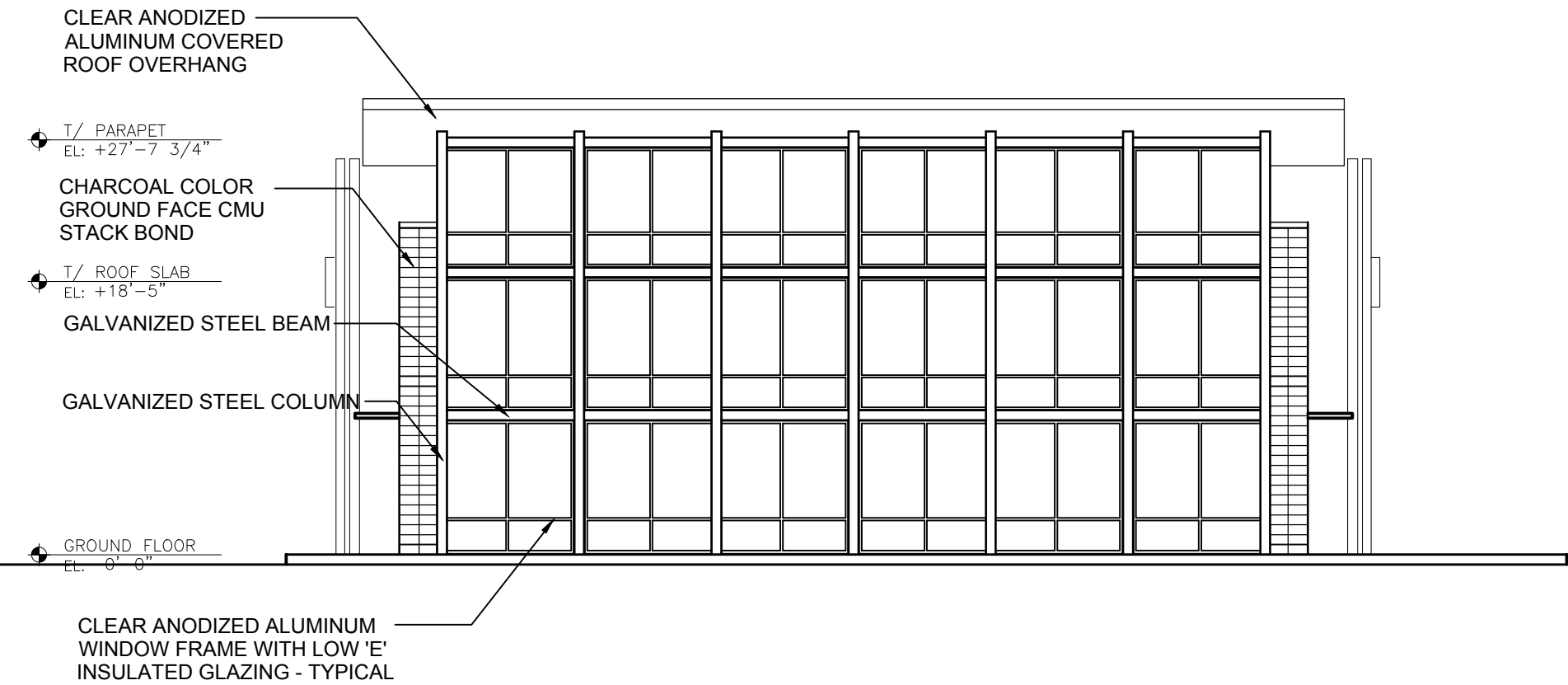
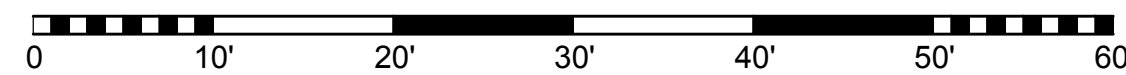
SHEET TITLE:
**BUILDING D1
EXTERIOR
ELEVATIONS**

SHEET NO.

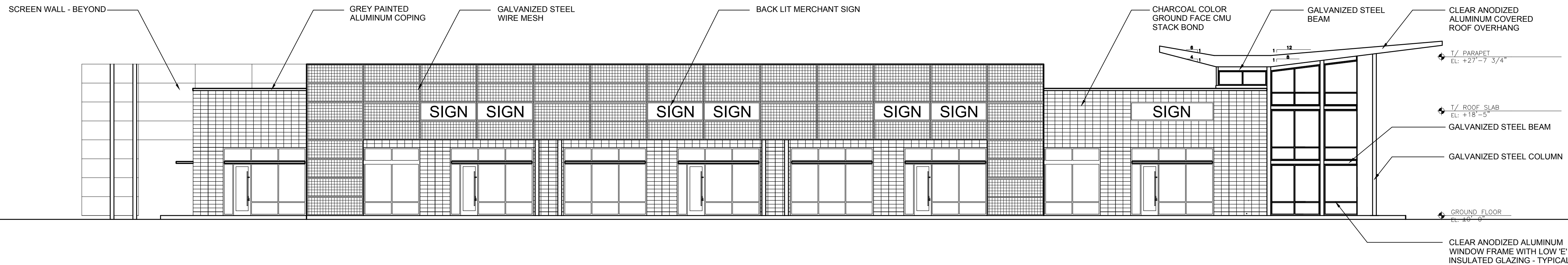
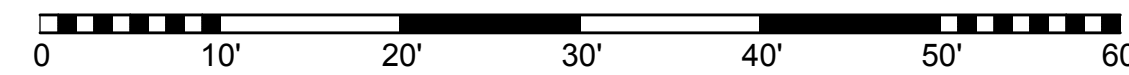
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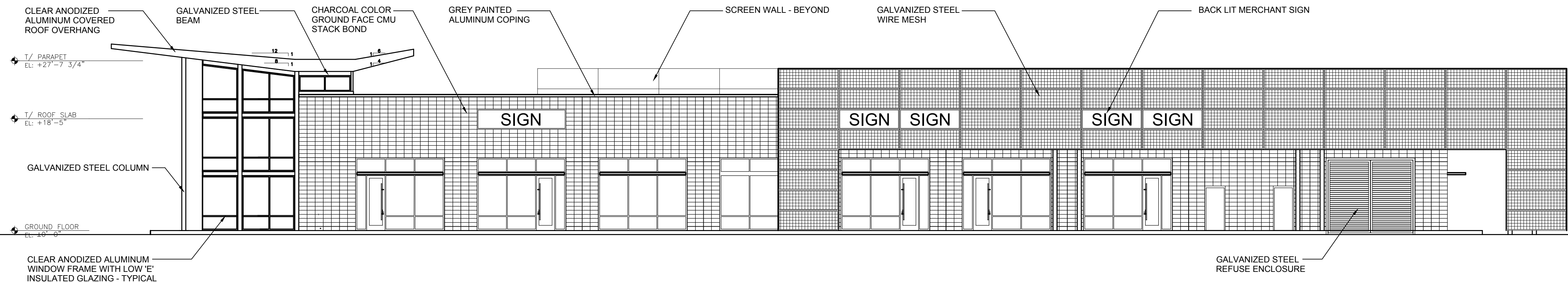
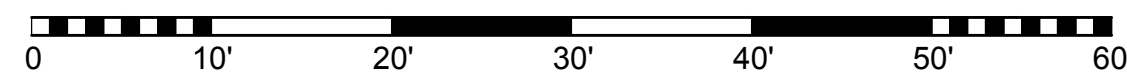
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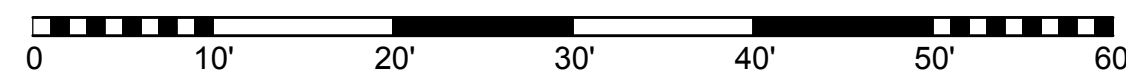
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3 BUILDING 'D2' - NORTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



4 BUILDING 'D2' - SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



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ARLINGTON HEIGHTS IL 60005

PLAN COMMISSION APPLICATION

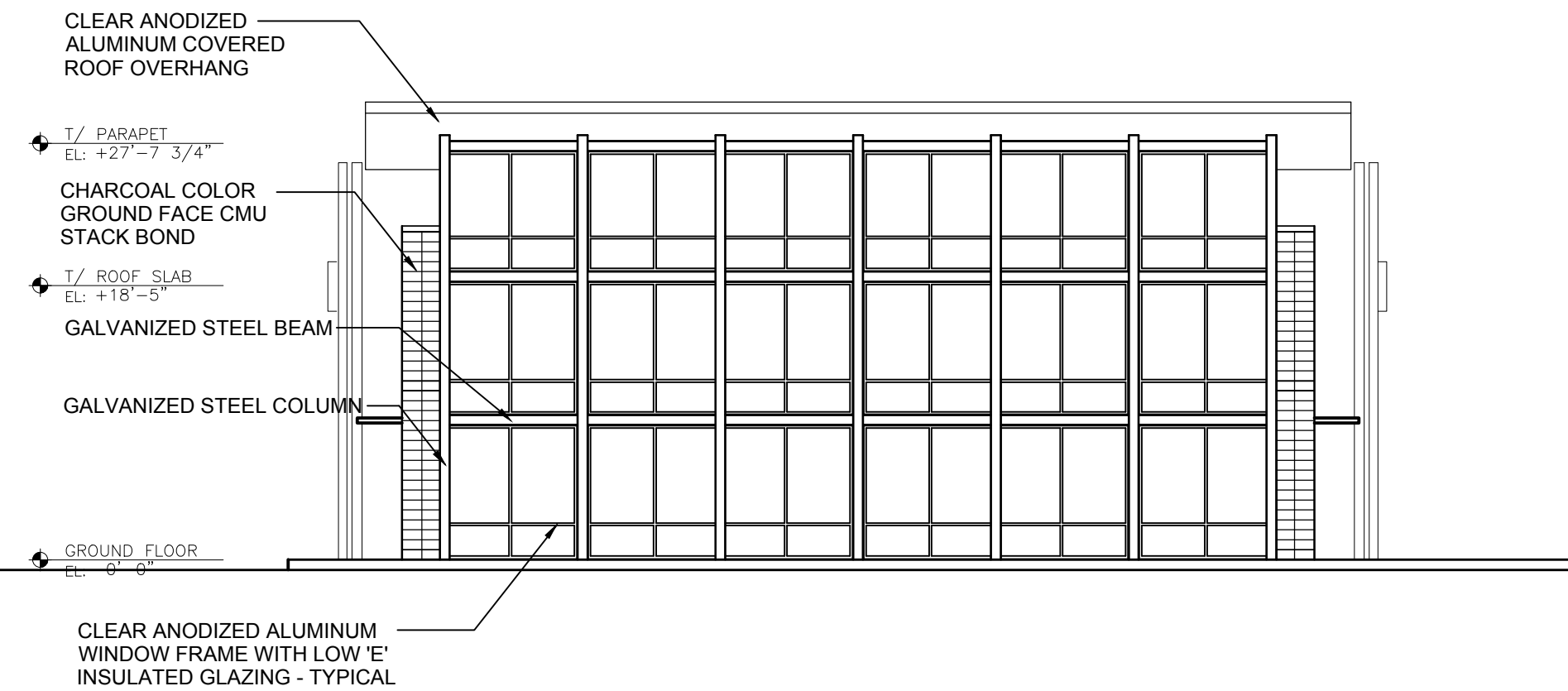
1	09.03.15	PLAN COMMISSION APPLICATION
NO.	DATE	DESCRIPTION

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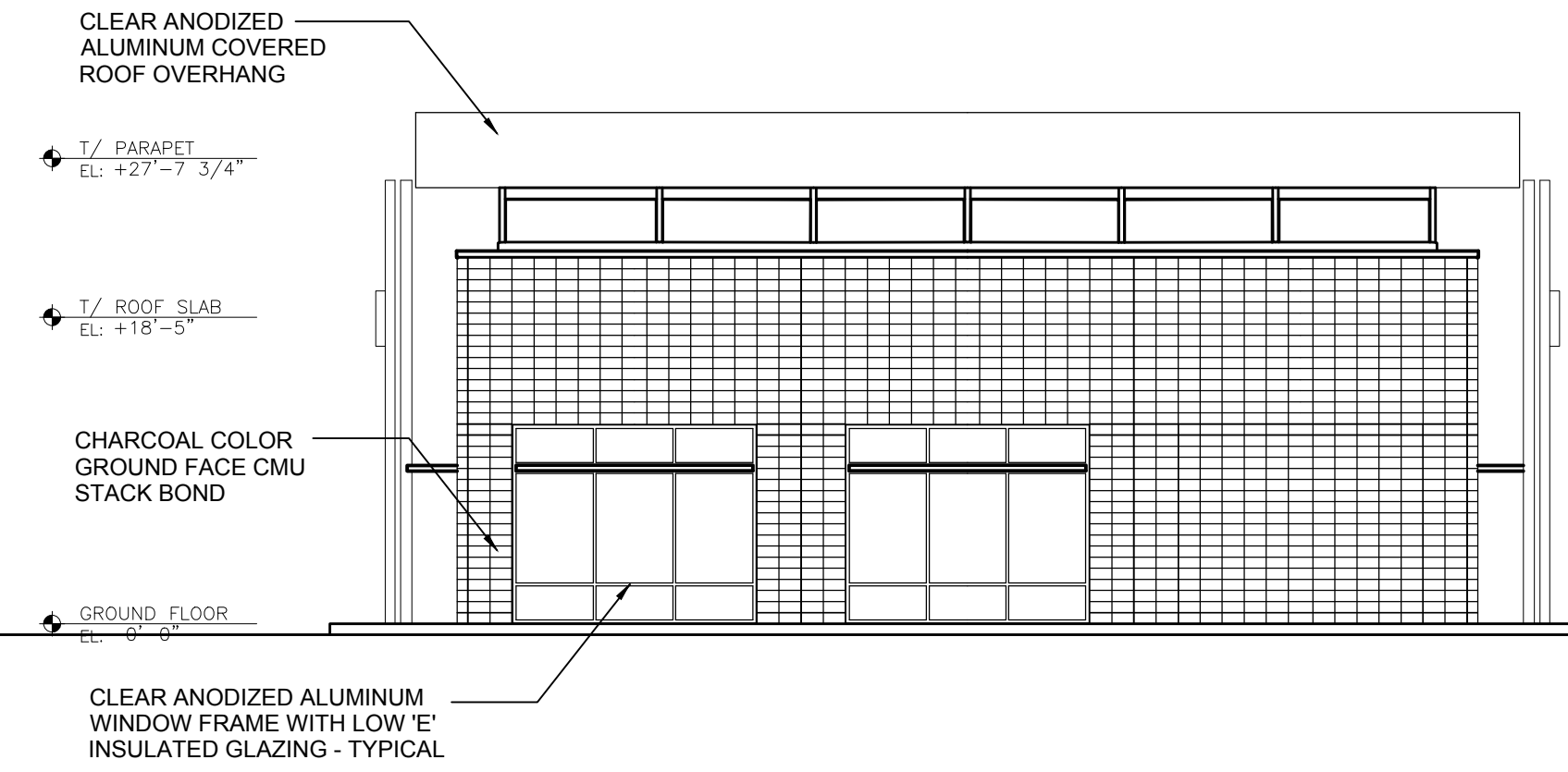
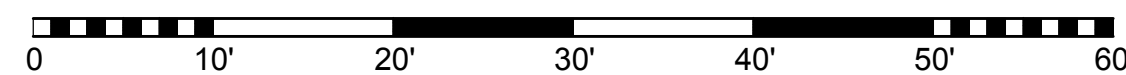
SHEET TITLE:
**BUILDING D2
EXTERIOR
ELEVATIONS**

SHEET NO.

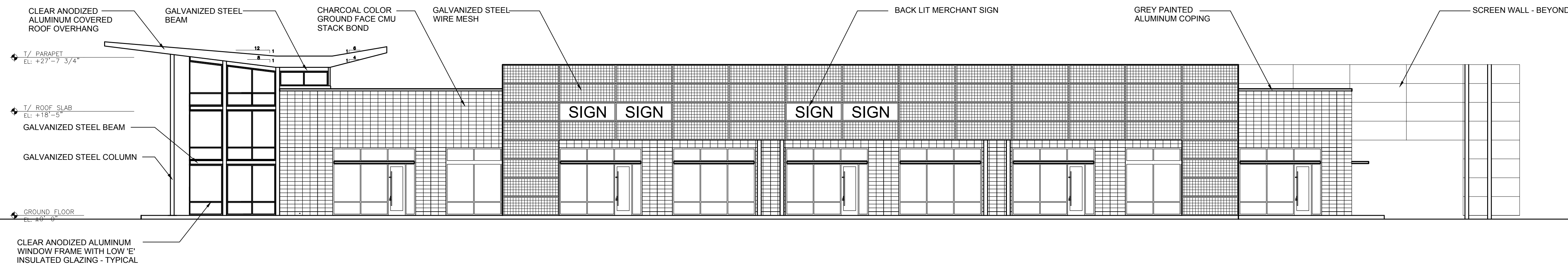
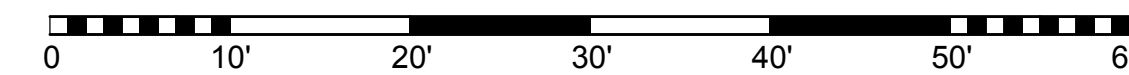
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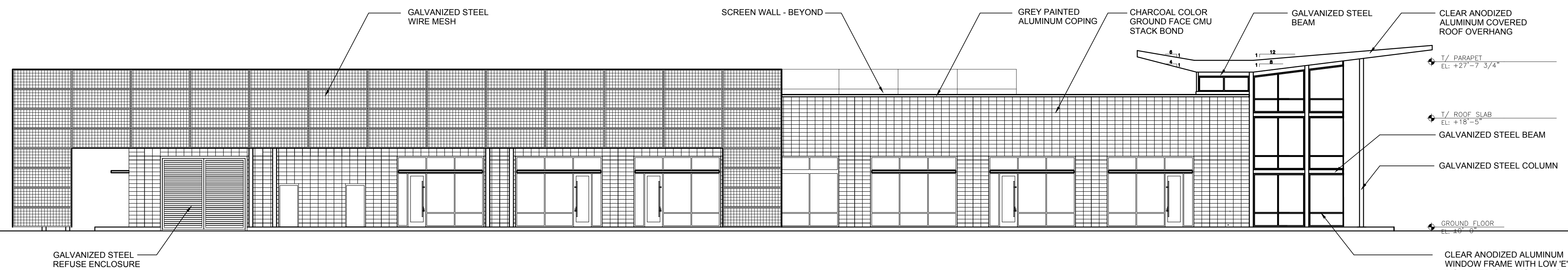
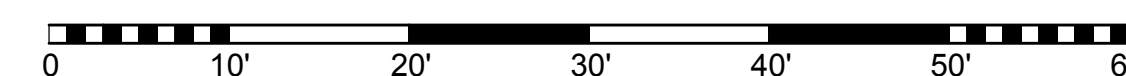
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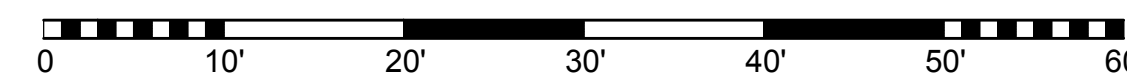
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3 BUILDING 'D3' - NORTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



4 BUILDING 'D3' - SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



ARLINGTON DOWNS - RETAIL

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ARLINGTON DOWNS COMMERCIAL, LLC
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2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

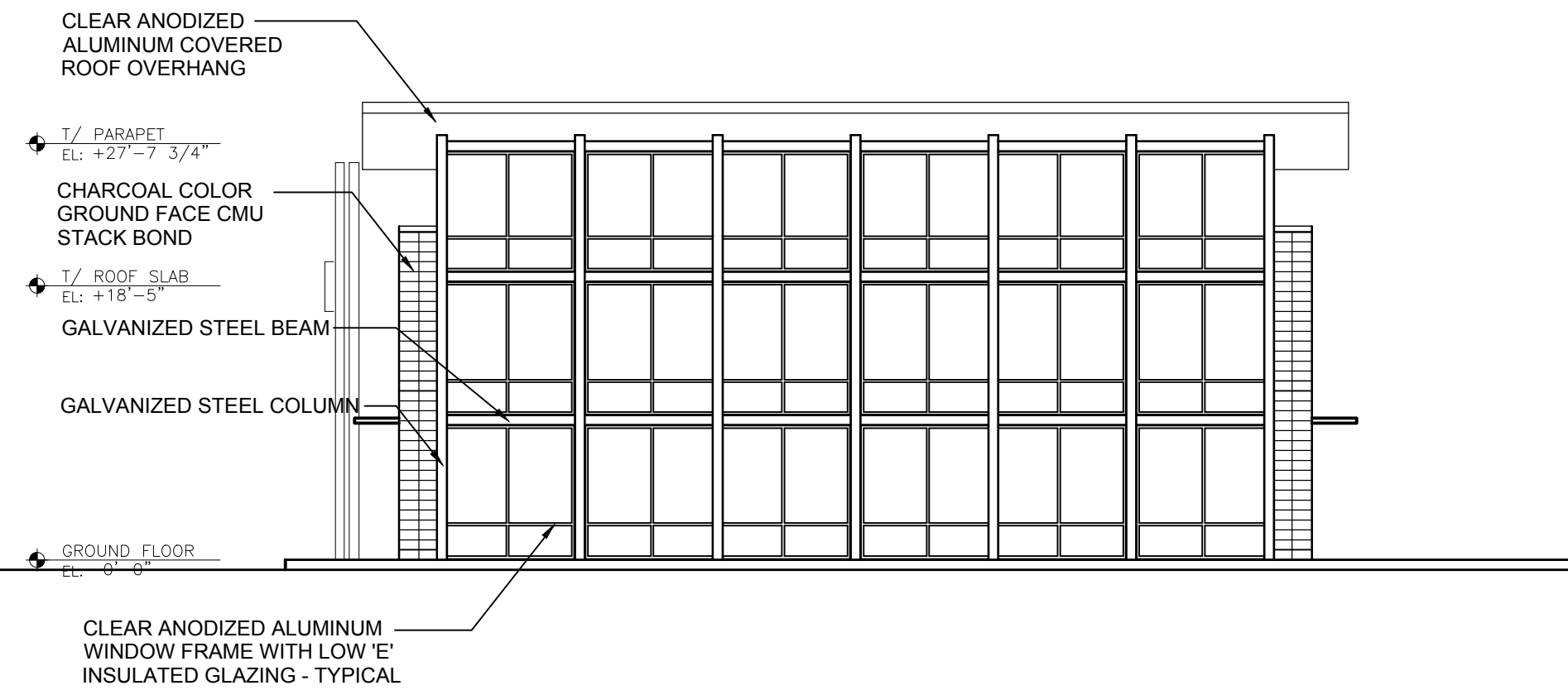
PLAN COMMISSION APPLICATION

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1	09.03.15	PLAN COMMISSION APPLICATION
NO.	DATE	DESCRIPTION

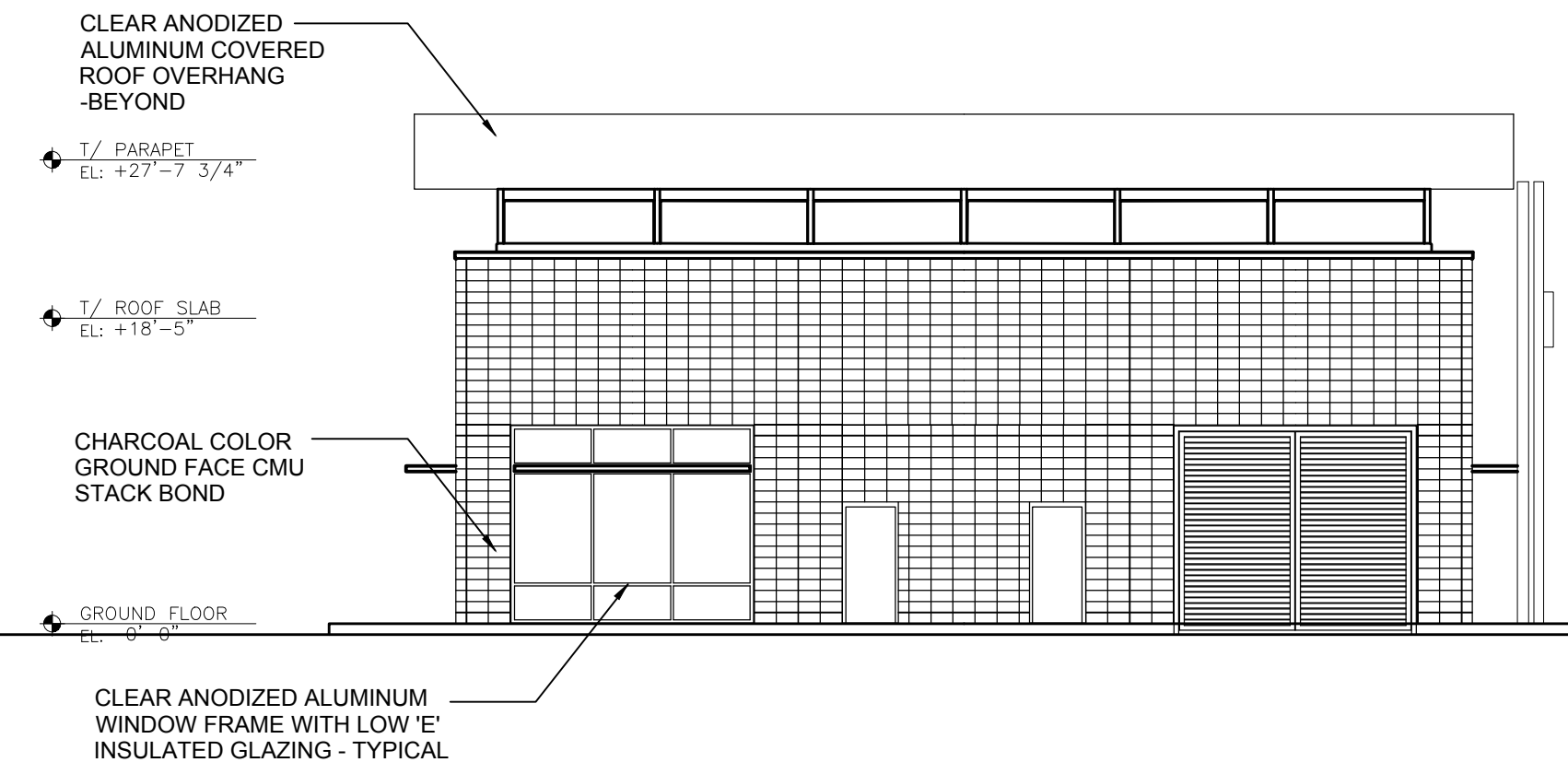
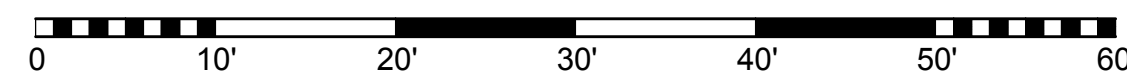
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SHEET TITLE:
**BUILDING D3
EXTERIOR
ELEVATIONS**

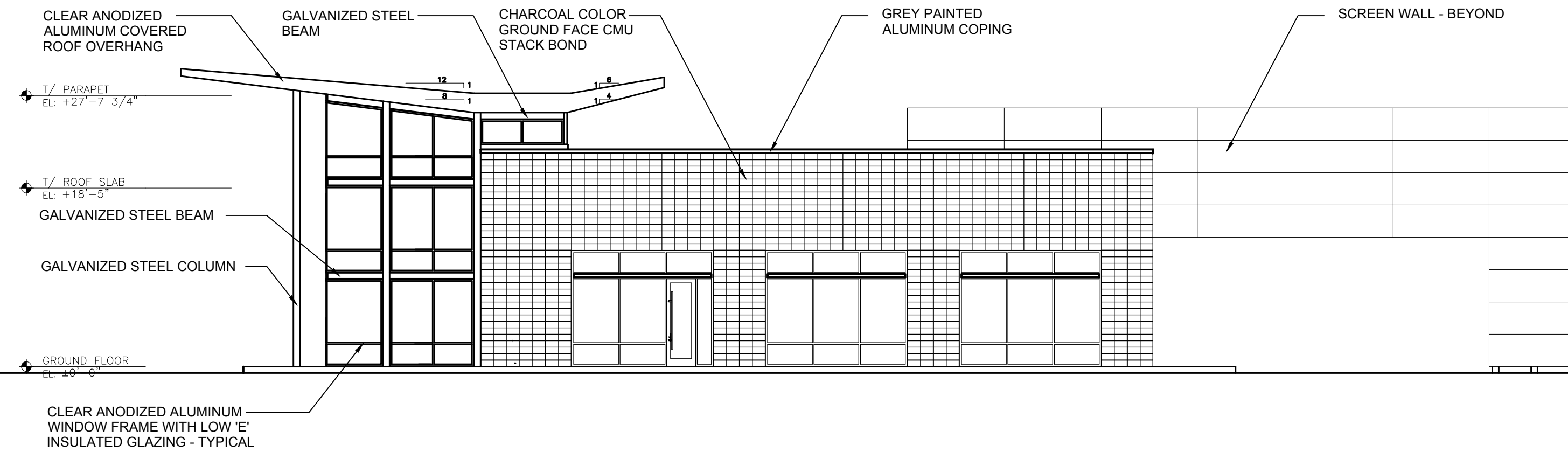
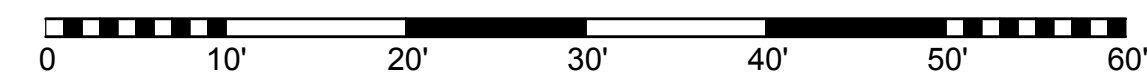
SHEET NO.
A3.31



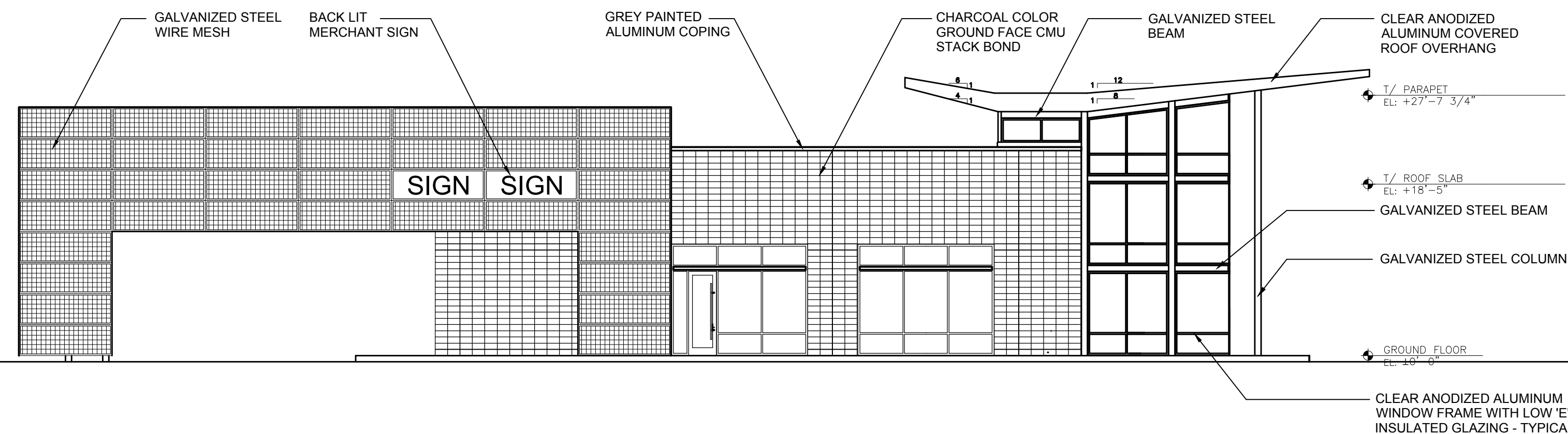
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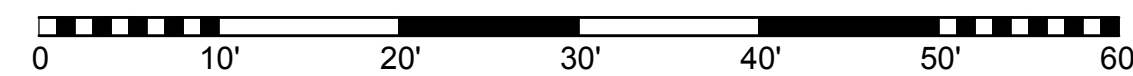
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SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



4 BUILDING 'D4' - SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



ARLINGTON DOWNS - RETAIL

OWNER(S):
ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

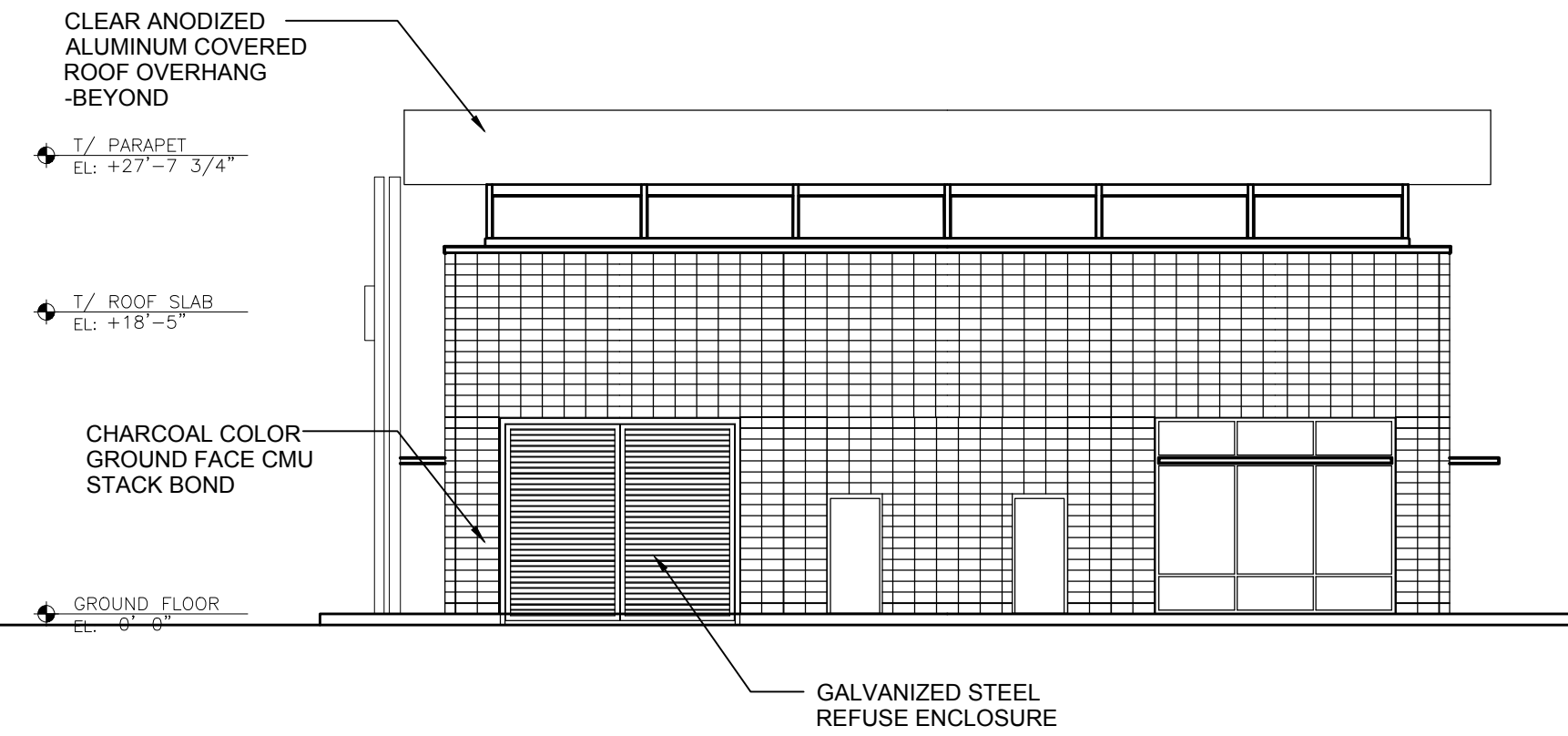
PLAN COMMISSION APPLICATION

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1	09.03.15	PLAN COMMISSION APPLICATION
NO.	DATE	DESCRIPTION

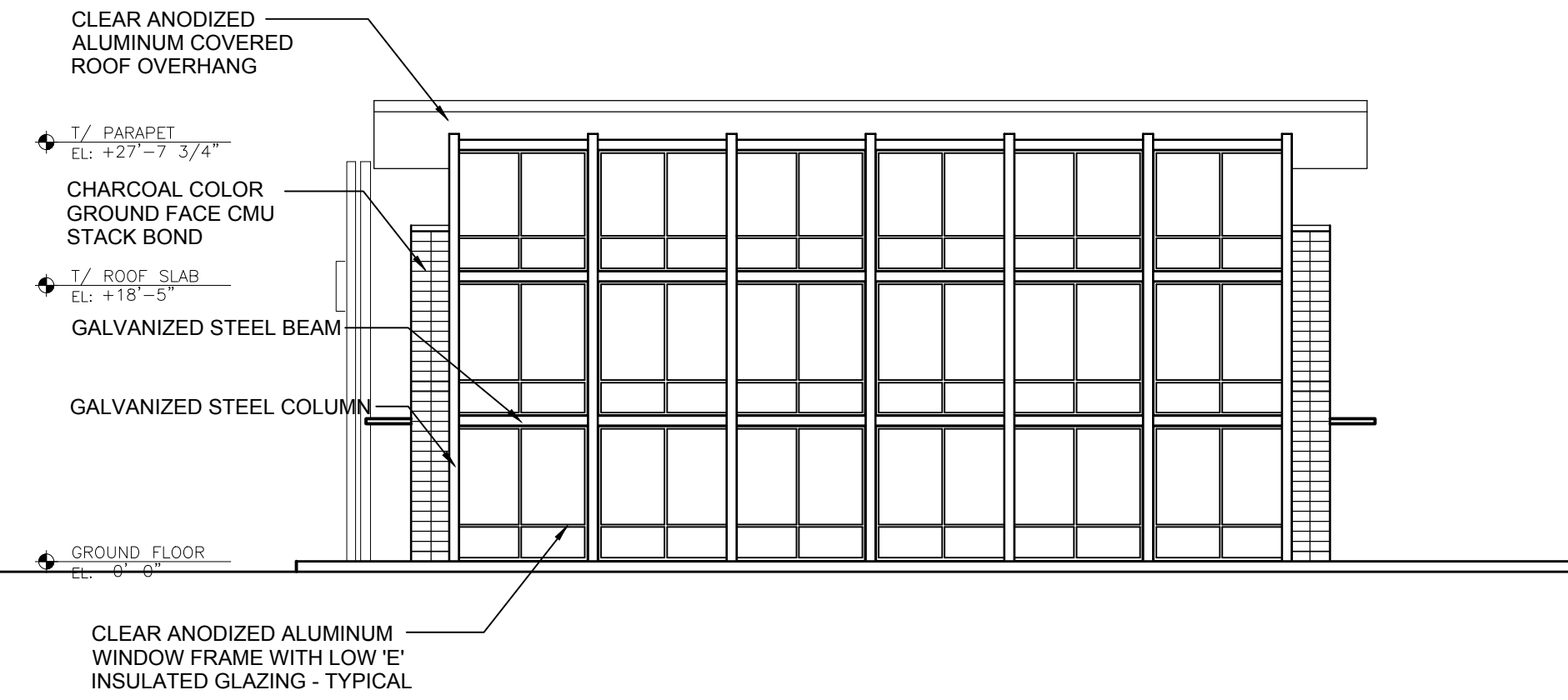
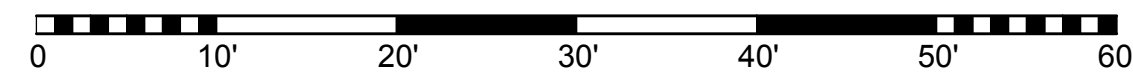
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SHEET TITLE:
**BUILDING D4
EXTERIOR
ELEVATIONS**

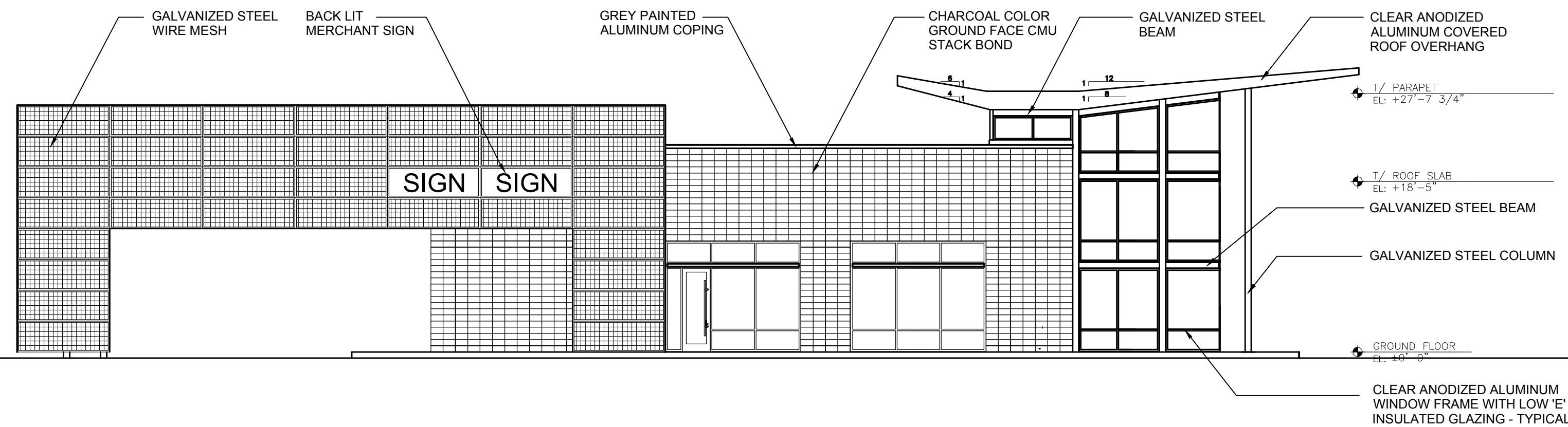
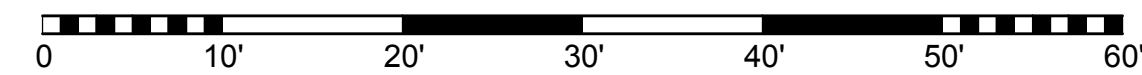
SHEET NO.
A3.41



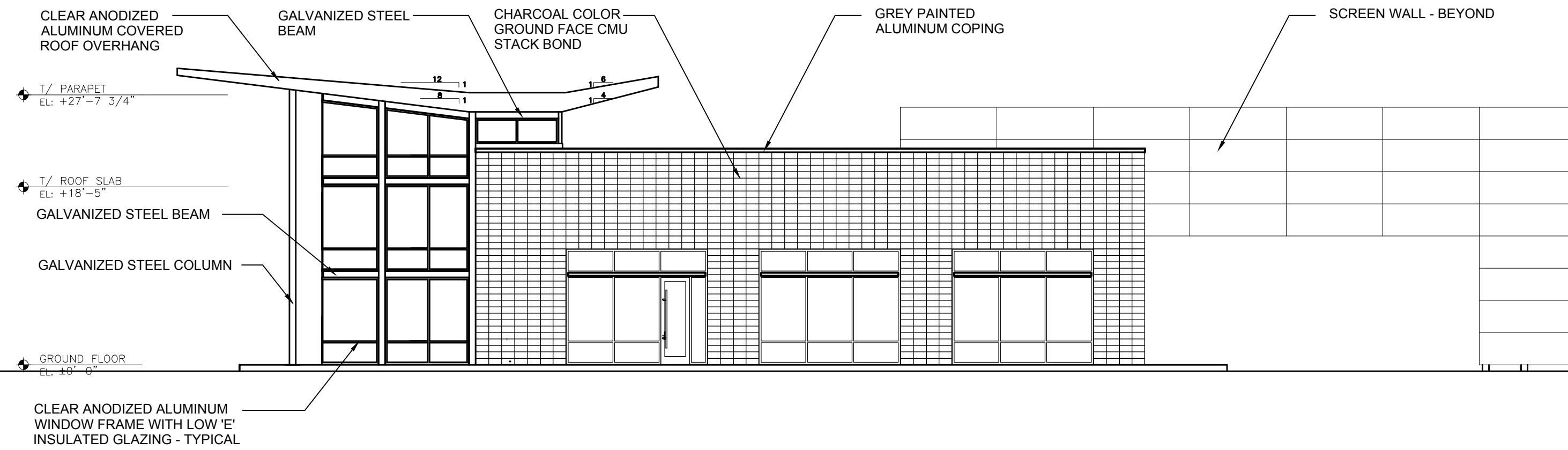
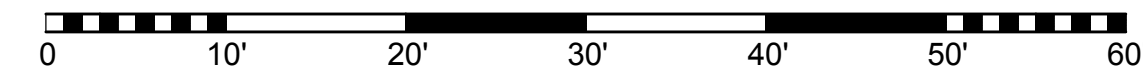
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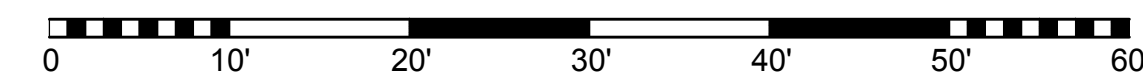
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3 BUILDING 'D5' - NORTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



4 BUILDING 'D5' - SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



ARLINGTON DOWNS - RETAIL

OWNER(S):
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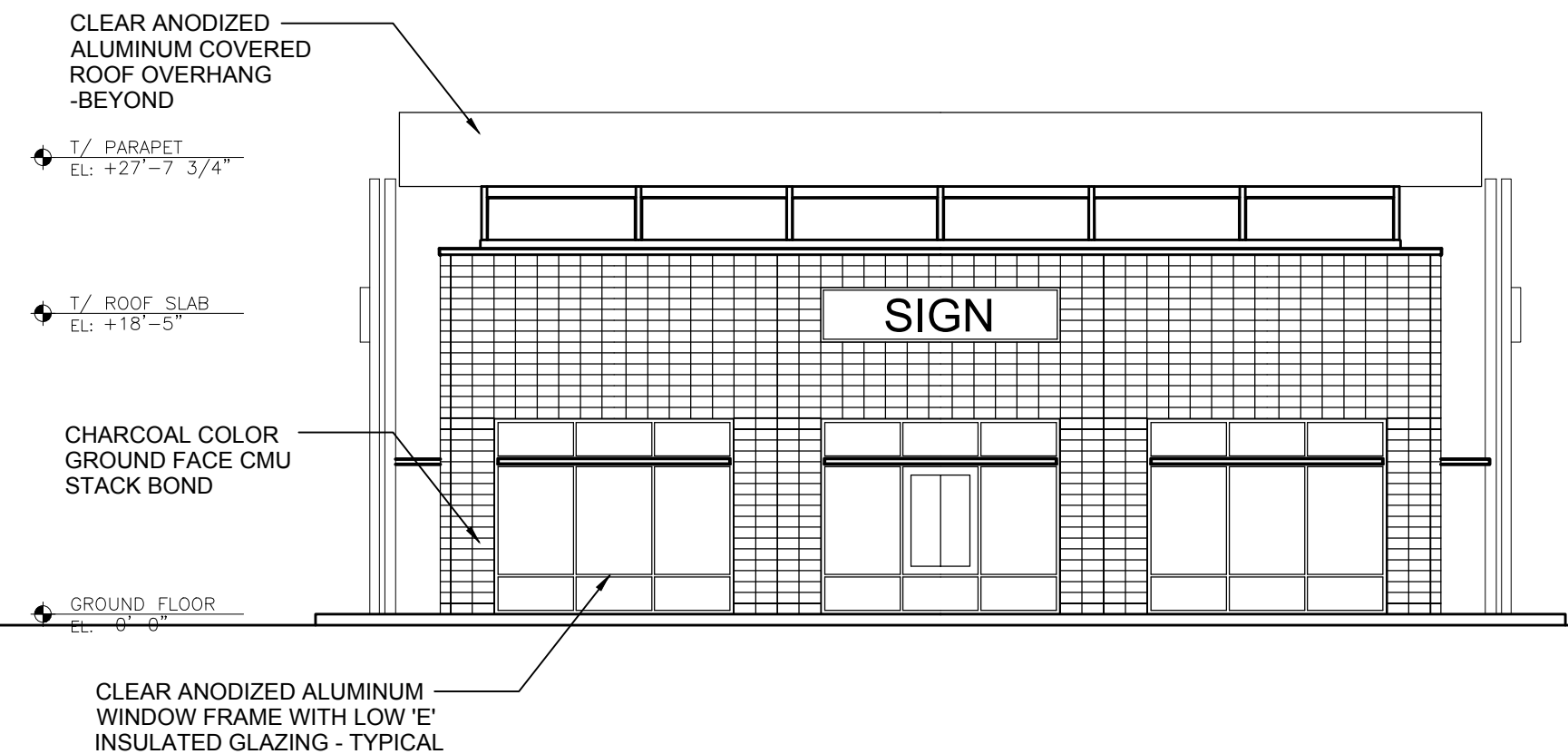
PLAN COMMISSION APPLICATION

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NO.	DATE	DESCRIPTION

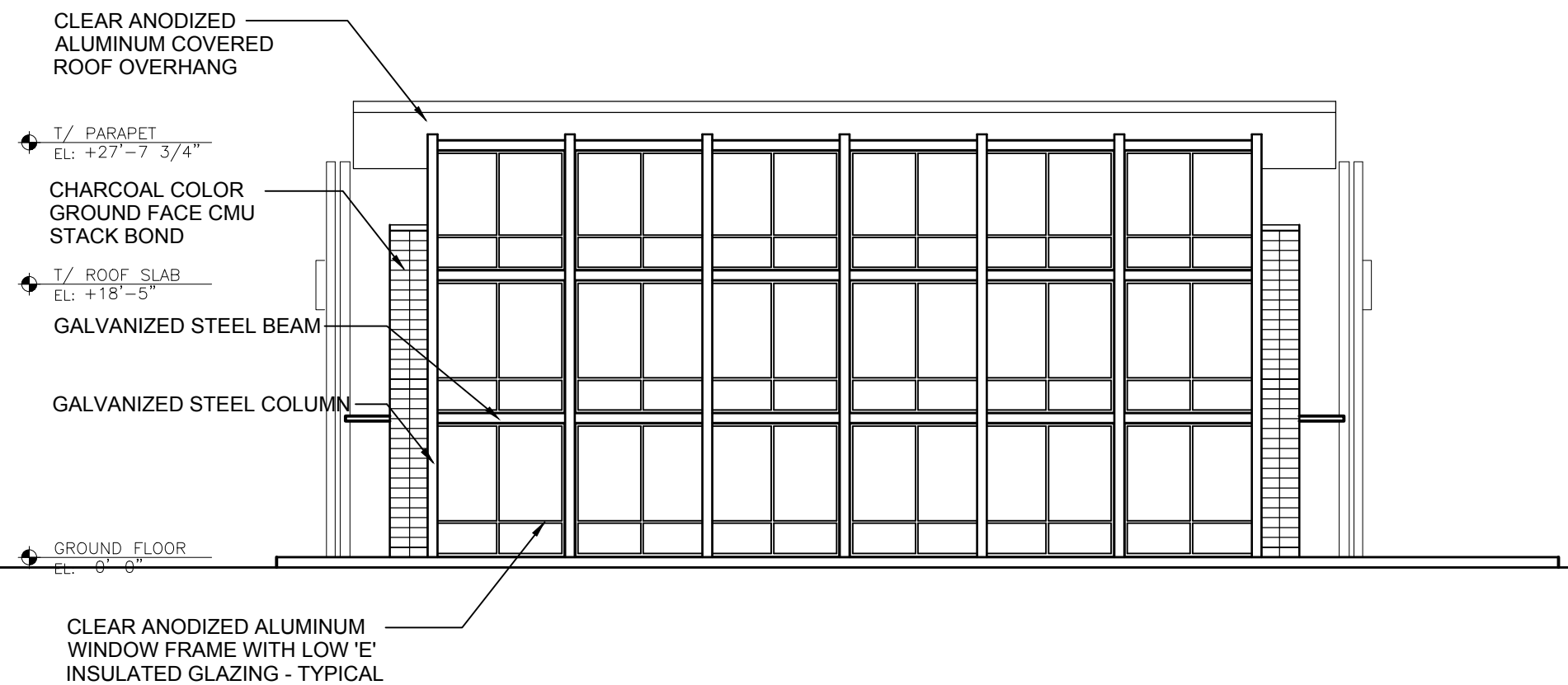
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SHEET TITLE:
**BUILDING D5
EXTERIOR
ELEVATIONS**

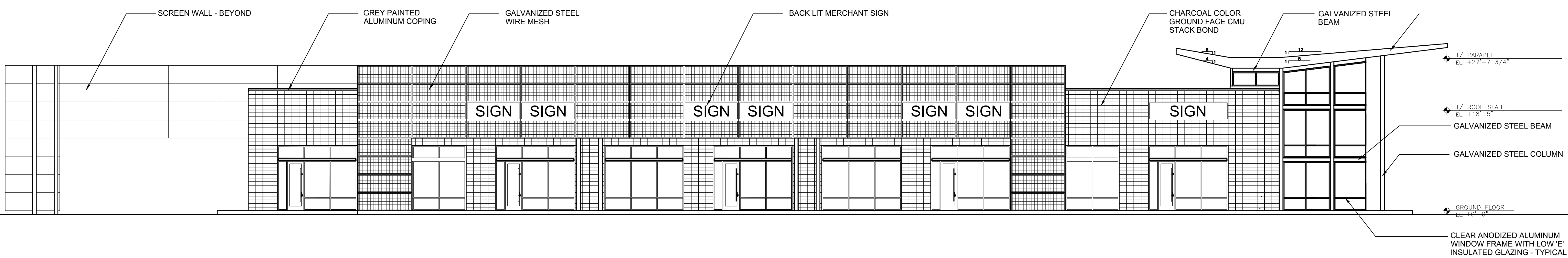
SHEET NO.
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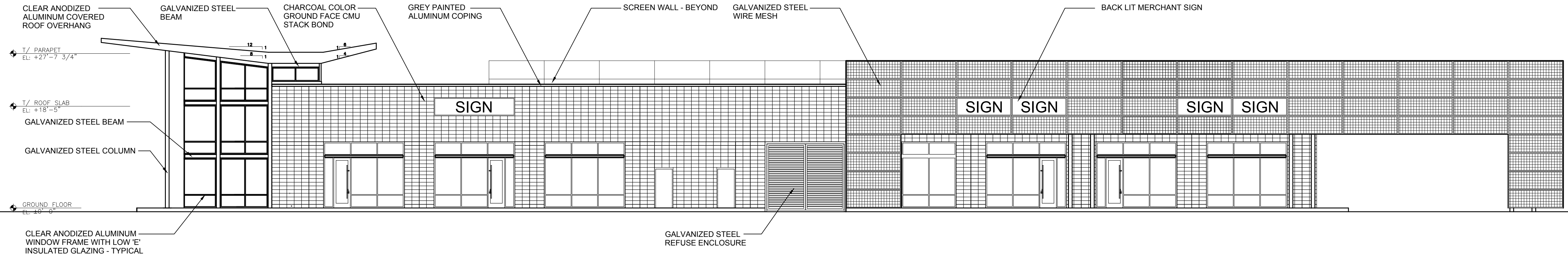
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SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



3 BUILDING 'E1'- NORTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



4 BUILDING 'E1'- SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (36" X 24" PRINT)



ARLINGTON DOWNS - RETAIL

OWNER(S):
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ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

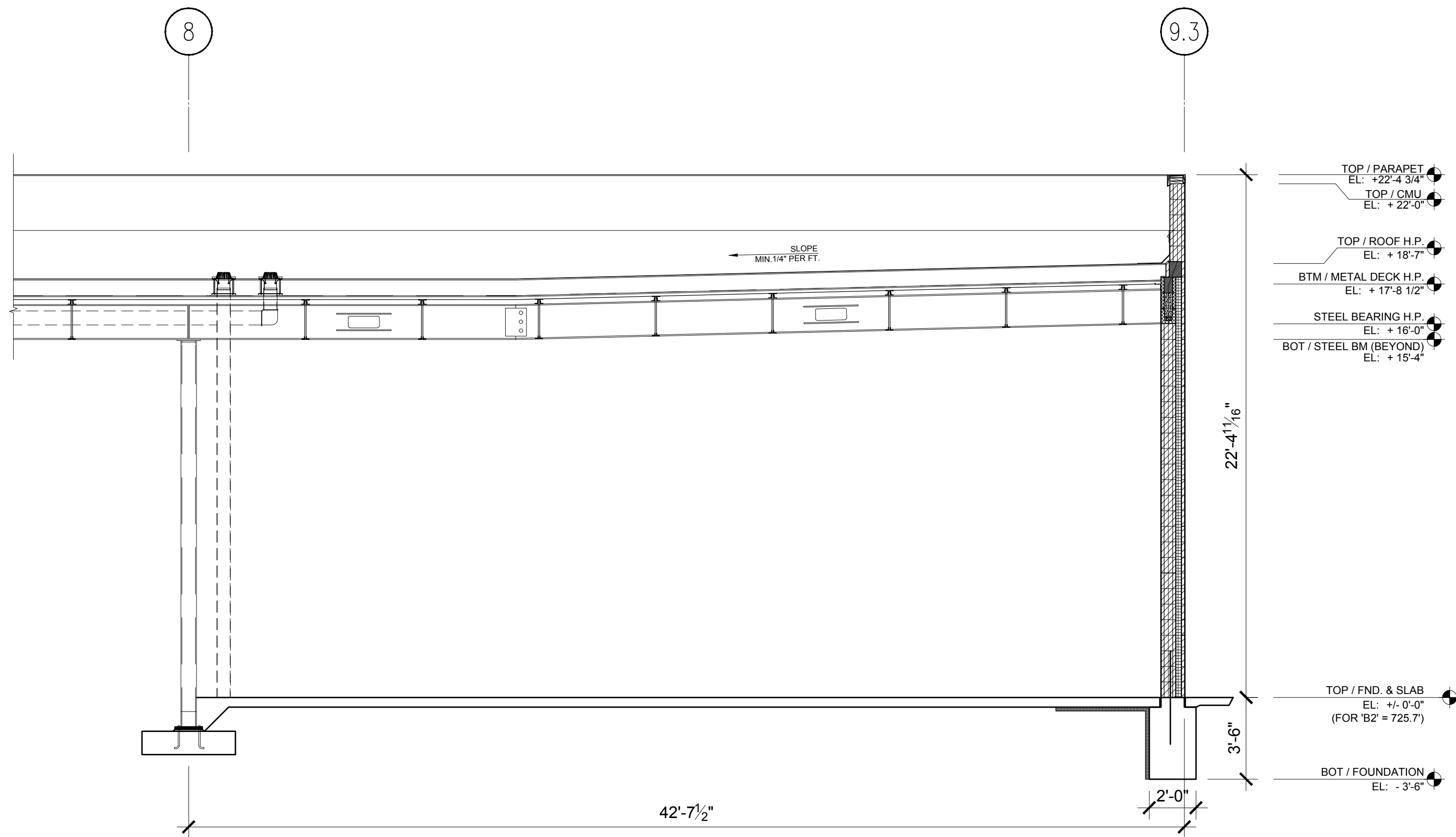
PLAN COMMISSION APPLICATION

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1	09.03.15	PLAN COMMISSION APPLICATION
NO.	DATE	DESCRIPTION

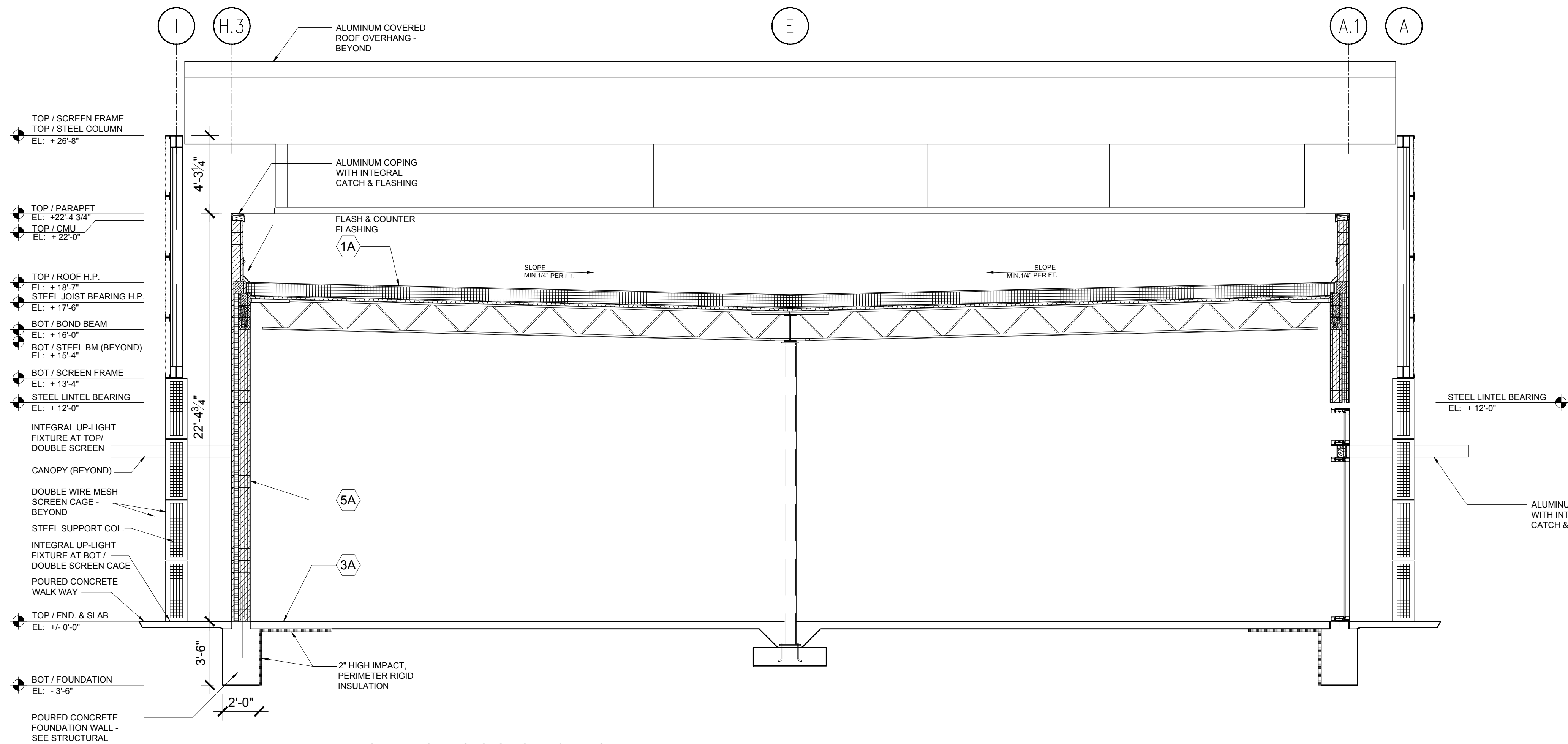
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SHEET TITLE:
**BUILDING E1
EXTERIOR
ELEVATIONS**

SHEET NO.
A3.61

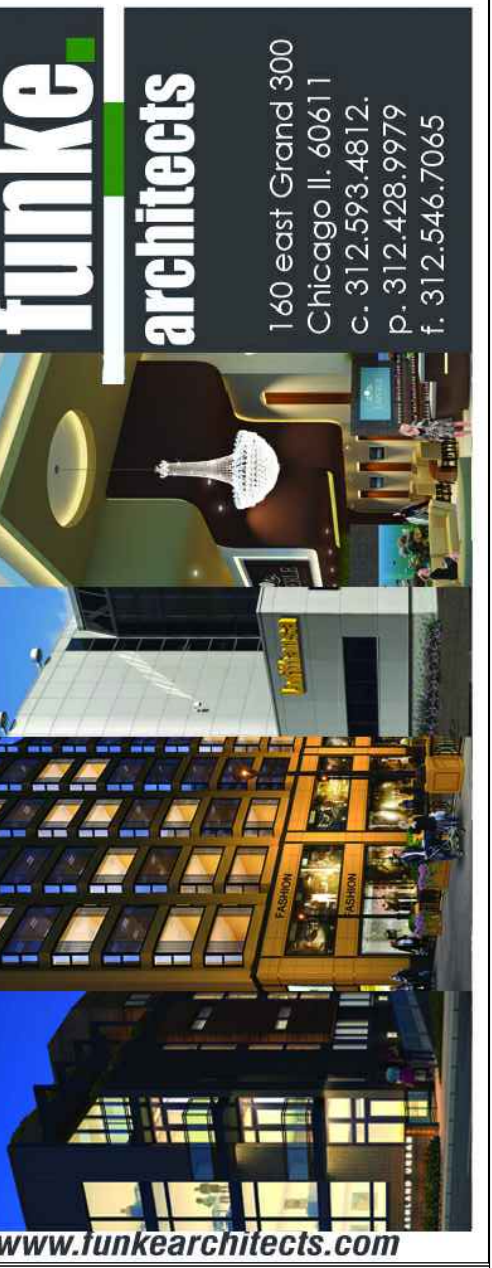


1 TYPICAL SIDE WALL SECTION
SCALE: 1/4" = 1'-0"



2 TYPICAL CROSS SECTION
SCALE: 1/4" = 1'-0"

- 1A ROOF / CEILING ASSEMBLY
- ROOF: SINGLE PLY RUBBER ROOF MEMBRANE SYSTEM ON OVERBOARD
 - 2" THICK WATER RESISTIVE TBO ON OVERBOARD
 - INSULATION: (4) LAYERS 2" THICK RIGID ROOF INSULATION (R-40) ON OVERBOARD
 - UNDERBOARD: 1" THICK WATER RESISTIVE TBO ON OVERBOARD
 - VAPOR BARRIER: 6 MIL. POLYETHYLENE ON OVERBOARD
 - METAL DECK: 1" GALV. STEEL DECK (SEE STRUCTURAL) ON OVERBOARD
 - BAR JOIST: 20" DEEP STEEL BAR JOIST @ 60" O.C. (SEE STRUCTURAL)
- 3A POURED CONCRETE SLAB ON GRADE
- FINISHED FLOORING: TBD
 - CONCRETE: 8" STEEL REINFORCED POURED CONCRETE WITH STEEL REINFORCEMENT (SEE STRUCTURAL) ON OVERBOARD
 - VAPOR BARRIER: 6 MIL. POLYETHYLENE VAPOR BARRIER ON OVERBOARD
 - SUB-FILL: MIN. 8" COMPACTED STRUCTURAL FILL (SEE STRUCTURAL)
 - INSULATION: PROVIDE HIGH COMPRESSIVE STRENGTH, (2) LAYERS 2" THICK X 48" WIDE HORIZ. AND DEPTH OF FOUNDATION VERTICAL PERIMETER RIGID INSULATION AROUND ENTIRE PERIMETER OF BUILDING (R-10)
- 5A EXTERIOR CONCRETE MASONRY UNIT (CMU)
- CMU: INSULTECH BLOCK BY NORTHFIELD BLOCK COMPANY WITH INTEGRAL WATER REPELLANT ADMIXTURE, LAID IN STACK BOND AS FOLLOWS:
 - STRUCTURAL BLOCK SIZE: 8" X 16" X 8" THICK (NOM.) STAND. CMU
 - FACE VENEER: 8" X 16" (NOM.) X 1 5/8" THICK TRENDSONE PLUS.
 - GROUND FACE VENEER (VENNER TYPE TBD)
 - INTEGRAL INSULATION: 3" CLOSED CELL FOAM INSULATION (R-15)



ARLINGTON DOWNS - RETAIL

OWNER(S):
ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

PLAN COMMISSION APPLICATION

1	09.03.15	PLAN COMMISSION APPLICATION
NO.	DATE	DESCRIPTION

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SHEET TITLE:
**BUILDING
SECTIONS**

SHEET NO.
A4.01