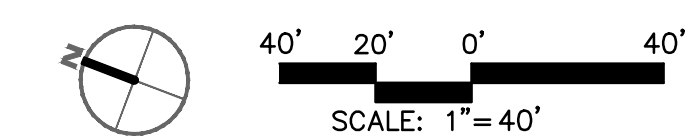


DEVELOPMENT SCHEDULE					
LOT ID	AREA (SF)	AREA (ACRES)	USE	SQUARE FOOTAGE	# OF PARKING SPACES
1	37,266	0.86	OFFICE	126,000	61
2	55,852	1.28	OFFICE	281,000	180
3	19,367	0.44	OPEN SPACE	N/A	0
4	63,512	1.46	OWNED BY CITY	N/A	N/A
5	59,936	1.38	MIXED-USE: RETAIL/COMMERCIAL APARTMENTS	19,000 95 UNITS	93
6	19,845	0.46	SENIOR APARTMENTS	54 UNITS	43

- PARKING CALCULATION NOTES:
- OFFICE SPACE PARKING IS ROUGHLY ONE SPACE PER 300 SF OF GROSS FLOOR AREA (126,000 / 300 = 420 SPACES)
 - MIXED USE:
 - RETAIL IS ASSUMED TO BE ONE SPACE PER 200 SF OF GROSS FLOOR AREA (19,000 / 200 = 95 SPACES)
 - APARTMENTS ARE ASSUMED TO BE 1.5 SPACES PER 1 DWELLING UNIT (95 X 1.5 = 143 SPACES)
 - TOTAL = 95 + 143 = 238 (249 SPACES PROVIDED)
 - SENIOR LIVING IS ASSUMED TO BE 0.8 SPACES PER DWELLING UNIT (54 X 0.8 = 43 SPACES)
 - TOTAL PARKING NEEDED FOR DEVELOPMENT = 712 SPACES
 - TOTAL PARKING SPACES PROVIDED = 377 SPACES



Northwest Triangle | City of York | PA
 April | 2020

ID INTEGRATED DEVELOPMENT PARTNERS
 430 NORTH FRONT STREET
 WORMLEYSBURG | PA | 17043
 717-386-1362

4/1/2020, DEFAULT, INTEGRATED DEVELOPMENT PARTNERS, LLC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF IDP.