



NOTES & SUMMARIES

INFO FROM CITY OF WESTLAKE VILLAGE MUNICIPAL CODE

Note that in the City of Westlake Village Multi-storied parking structures, subterranean parking, parking decks and single row tuck-under parking is prohibited unless specifically authorized by the Commission as a variance from standards.

Parking Decks. Where permitted, parking decks shall conform to the following City of Westlake Village design requirements:

1. The lowest level of a permitted parking deck shall be recessed one half level below grade, or screened with a landscaped berm (including trees) one half level in height.
2. Visible decked parking areas shall be landscaped in accordance with City landscape requirements for off-street parking.
3. Parking decks shall be designed with perimeter planters installed on the top deck to allow cascading landscaping to screen exposed side wall facades.
4. Parking decks shall be of a material and color compatible with adjacent structures. Color shall diminish the visual mass of the structure and shall be either integral or applied to the surface (top) level of all decks in order to reduce glare and minimize visual obstruction.
5. Parking decks shall be designed to screen automobile grills from view.

**ELEVATED DECK AREA IS 90,917 SF (LOWER) / 87, 830 SF (UPPER)
PRELIMINARY FLOOR TO FLOOR HEIGHT 12'**

**UPPER LEVEL: 250 SPACES (301 SF/SPACE)
LOWER LEVEL 270 SPACES**

**TOTAL EXISTING SURFACE PARKING* 520 SPACES
NET PARKING GAIN 211 SPACES (STRUCTURE) + 8 SPACES (SITE)
TOTAL NET GAIN 220 SPACES
REVISED OVERALL PARKING 1269 SPACES****

* PARKING IMPACTED BY THE NEW PARKING STRUCTURE FOOTPRINT
** THE NET PARKING GAIN ADDED TO EXISTING PARKING TOTAL OF 1049 BY CIVIL ENGINEER

REQUIRED PARKING:
BUILDING AREA:
BASEMENT: 84,221 SF
FIRST FLOOR: 170,954 SF
TOTAL GROSS AREA: 255,175 SF
REQUIRED PARKING: 1,021 SPACES (4 SPACES/1000 SF)
CURRENT PARKING PROVIDED: 1,049 SPACES
PARKING W/DECK INCLUDED: 1,269 SPACES
FINAL RATIO: 4.9 SPACES/1000 SF

ILLUSTRATIVE SITE PLAN

PROPOSED SINGLE ELEVATED PARKING DECK

31303 AGOURA ROAD WESTLAKE VILLAGE CALIFORNIA

GRAMERCY PROPERTY TRUST, 13 S. BEMISTON AVENUE CALYTON MISSOURI 63105

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Monday, April 30, 2018

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