

## City of Dallas PD 621 Shared Parking Chart

for properties regulated by Dallas Development Code, Chapter 51A

**Address: 1715-1801 Market Center & 1800 Irving**

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment By Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # units	0	1.5	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Office-related	0	358	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Retail-related	8,150	275	29.64	60%	17.78	75%	22.23	70%	20.75	65%	19.26	70%	20.75
	General merchandise	0	275	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Furniture store	0	1000	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Bar & Restaurant (+outside seating)	39,820	105	379.24	20%	75.85	100%	379.24	30%	113.77	30%	113.77	100%	379.24
	Warehouse/Showroom up to 20,000SF floor area (includes common area)	32,570	1100	29.61	100%	29.61	75%	22.21	100%	29.61	65%	19.25	35%	10.36
	Warehouse/Showroom above 20,000SF floor area	0	4100	0.00	100%	-	75%	-	100%	-	65%	-	35%	-
	Any other use	0	100	0	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total SF (- residential)</b>		<b>80,540</b>		<b>438</b>		<b>123</b>		<b>424</b>		<b>164</b>		<b>152</b>		<b>410</b>

Therefore, **424** is the parking requirement for 1715-1801 Market Center & 1800 Irving

PD 621 Sub 1	Required	Provided	Deficiency	Reduction
<b>1715-1801 Market Center &amp; 1800 Irving</b>	<b>424</b>	<b>229</b>	<b>195</b>	<b>46.0%</b>

**Provided**

On-site spaces	155
Market Center frontage credit/9'	35
Irving Frontage Credit	39

**229**