DENSITY CALCULATIONS
VC-10 = 1 MULTI-FAM UNIT PER 2,500SF
SUBJECT PARCEL = 0.61 ACRES = 26,572SF
ALLOWED MULTI-FAM DENSITY = 26,572SF / 2,500SF = 10.6 UNITS
RECEIVING DISTRICT: 3 UNITS/ACRE * 0.61 AC = 1.83 UNITS
ALLOWED UNITS = 10.6 + 1.83 = 12.43
PROPOSED = 12 MULTI-FAM UNITS

PARKING CALCULATIONS
REQUIRED:
- RETAIL / BANK / OFFICE:
  - UNION BANK = 4,300SF (2 FLOORS)
  - PARK STREET #1 = 1,000SF
  - PARK STREET #2 = 1,500SF
  - PARK STREET #3 = 1,000SF
  - TOTAL = 7,800SF
  - 7,800SF / 300SF/SPACE = 26 SPACES
  - 50% REDUCTION = 13 SPACES
- RESIDENTIAL:
  - 12 UNITS = 12 SPACES
- TOTAL:
  - 13 + 12 = 25 SPACES TOTAL:
- PROPOSED:
  - 26 SPACES ==> OKAY

SCALE: 1" = 10'-00"
10.14.2025

UNION BANK - 47 PARK STREET | CONCEPTUAL LANDSCAPE PLAN

WHLA
WAGNER HODGSON