



Amazon HQ2

Office of Economic Development

c/o Site Manager Golden

2121 7th Ave. Seattle, WA 98121

City of Miami



ZONING FEASIBILITY REPORT



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Project Name: Amazon HQ2
Analysis Date: 09/20/2017
City: Miami

Project Area: 490,005 ft²
Zoning Code: Miami21 (May 2017)
Parcel Zoning: T6-80-O, T6-24A-O, T6-36B-O

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Building 1

Address	Folio Number
16 SE 2nd St	01-01-00-000-0020
60 SE 2nd St	01-01-00-000-0030

Building 2

Address	Folio Number
60 NE 3rd St	01-01-09-080-1030
50 NE 3rd St	01-01-09-080-1040
35 NE 2nd St	01-01-09-080-1120
222 NE 1st Ave	01-01-09-080-1140

Building 3

Address	Folio Number
130 NE 3rd St	01-01-09-090-1070
239 NE 1st Ave	01-01-09-090-1100

Building 4

Address	Folio Number
521 NE 2nd Ave	01-01-06-010-1060
520 Biscayne Blvd	01-01-06-010-1010
540 Biscayne Blvd	01-01-06-010-1020
230 NE 6th St	01-01-06-010-1030
220 NE 6th St	01-01-06-010-1040
531 NE 2nd Ave	01-01-06-010-1050
227 NE 5th St	01-01-06-010-1090
211 NE 5th St	01-01-06-010-1070
215 NE 5th St	01-01-06-010-1080
243 NE 5th St	01-01-06-010-1110
500 Biscayne Blvd	01-01-06-010-1120
233 NE 5th St	01-01-06-010-1100

Building 5

Address	Folio Number
152 NW 8th St	01-01-04-050-1010

Building 6

Address	Folio Number
1227 NE 2nd Ave	01-32-31-020-0090
1241 NE 2nd Ave	01-32-31-020-0100
240 NE 13th St	01-32-31-050-0010



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 Analysis Date: **09/20/2017**
 City: **Miami**

Project Area: **490,005 ft²**
 Zoning Code: **Miami21 (May 2017)**
 Parcel Zoning: **T6-80-O, T6-24A-O, T6-36B-O**

GENERAL NOTES

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Zones and Overlays

Building 1	Zone T6-80-O Overlay Central Business District (Density Increase) Transit Oriented Development (Parking Reduction)
Building 2	Zone T6-80-O Overlay Central Business District (Density Increase) Transit Oriented Development (Parking Reduction) Downtown Miami Commercial Historic District
Building 3	Zone T6-80-O Overlay Central Business District (Density Increase) Transit Oriented Development (Parking Reduction) Downtown Miami Commercial Historic District
Building 4	Zone T6-80-O Overlay Central Business District (Density Increase) Transit Oriented Development (Parking Reduction) SE Overtown/ Park West Community Redevelopment Agency
Building 5	Zone T6-24A-O Overlay South East Overtown (Density Increase) Transit Oriented Development (Parking Reduction) SE Overtown/ Park West Community Redevelopment Agency
Building 6	Zone T6-36B-O Overlay Omni (Density Increase) Transit Oriented Development (Parking Reduction) Biscayne Boulevard (Established Setback Area)



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Project Area **490,005 ft²**
 Zoning Code **Miami21 (May 2017)**
 Parcel Zoning **T6-80-O, T6-24A-O, T6-36B-O**

RESIDENTIAL

Single Family Residence	R
Community Residence	R
Ancillary Unit	N
Two Family Residence	R
Multi Family Housing	R
Dormitory	R
Home Office	R
Live - Work	R
Work - Live	N

LODGING

Bed & Breakfast	R
Inn	R
Hotel	R

OFFICE

Office	R
--------	----------

COMMERCIAL

Auto-Related Comm. Estab	W
Entertainment Establishment	R
Entertainment - Adult	N
Food Service Estab	R
Alcohol Beverage Service	E
General Commercial	R
Marine Related Commercial	W
Open Air Retail	W
Place of Assembly	R
Recreation Establishment	R

INDUSTRIAL

Auto-Related Ind. Estab.	N
Manufacturing and Processing	N
Marine Related Ind. Estab.	N
Products and Services	N
Storage/Distribution Facility	N

CIVIC

Community Facility	W
Recreation Facility	R
Religious Facility	R
Regional Activity Complex	E

CIVIC SUPPORT

Community Support Facility	W
Infrastructure and Utilities	W
Major Facility	N
Marina	W
Public Parking	W
Rescue Mission	N
Transit Facilities	W

EDUCATIONAL

Childcare	W
College / University	W
Elementary School	W
Learning Center	R
Middle / High School	W
Pre-School	R
Research Facility	R
Special Training/ Vocational	W

R Allowed by Right

W Allowed by Warrant

E Allowed by Exception

N Not Allowed


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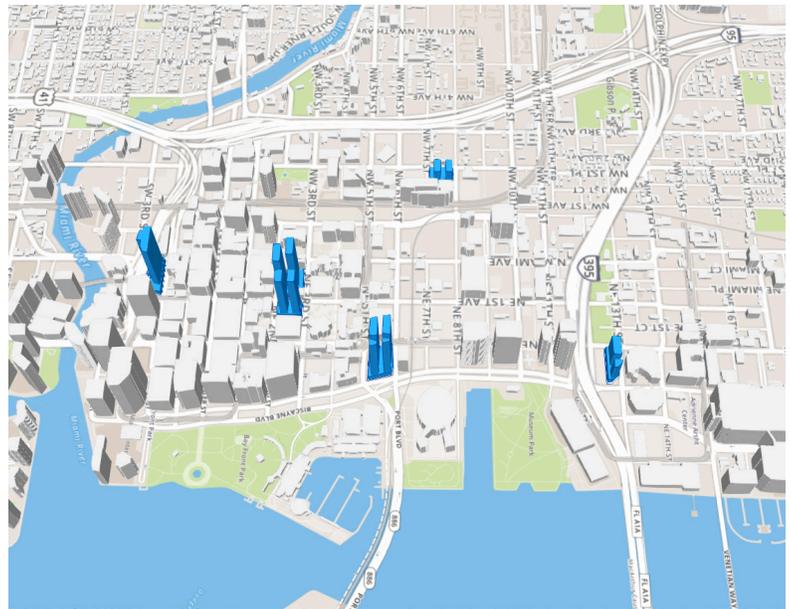
Project Area: **490,005 ft²**
Zoning Code: **Miami21 (May 2017)**
Parcel Zoning: **T6-80-O, T6-24A-O, T6-36B-O**

PROJECT INTENSITY

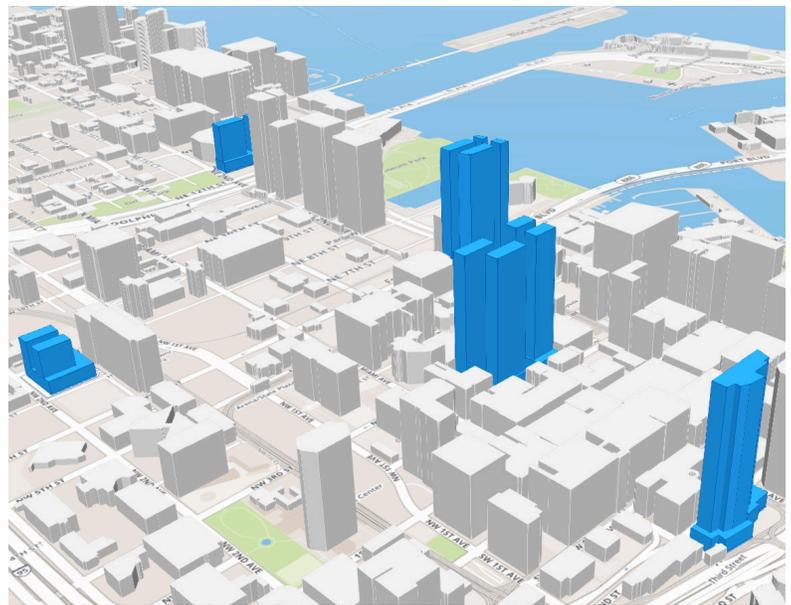
Project Area in Acres	11.248 ac
Range of Dwelling Units per Acre	300-1000 du/ac
Total Dwelling Units allowed	9,121 Units
Maximum Office Area Allowed	10,029,719 ft²
Maximum Office Height (lv)	Unlimited
Maximum Commercial Area Allowed	10,029,719 ft²
Maximum Comm Height (lv)	Unlimited
Maximum Built Area	10,029,719 ft²
Total Buildings Footprint	390,585 ft²
Range of Floor Land Ratio (FLR)	7-24
Lot Coverage	80%
Open Space	10%

HEIGHT LIMITATIONS

Podium Building Max. Height (lv)	8 Levels
Podium Building Min. Height (lv)	2 Levels
Range of Tower Allowed Height (lv)	16 - 72 Levels
Range of Maximum Building Height (lv)	24 - 80 Levels



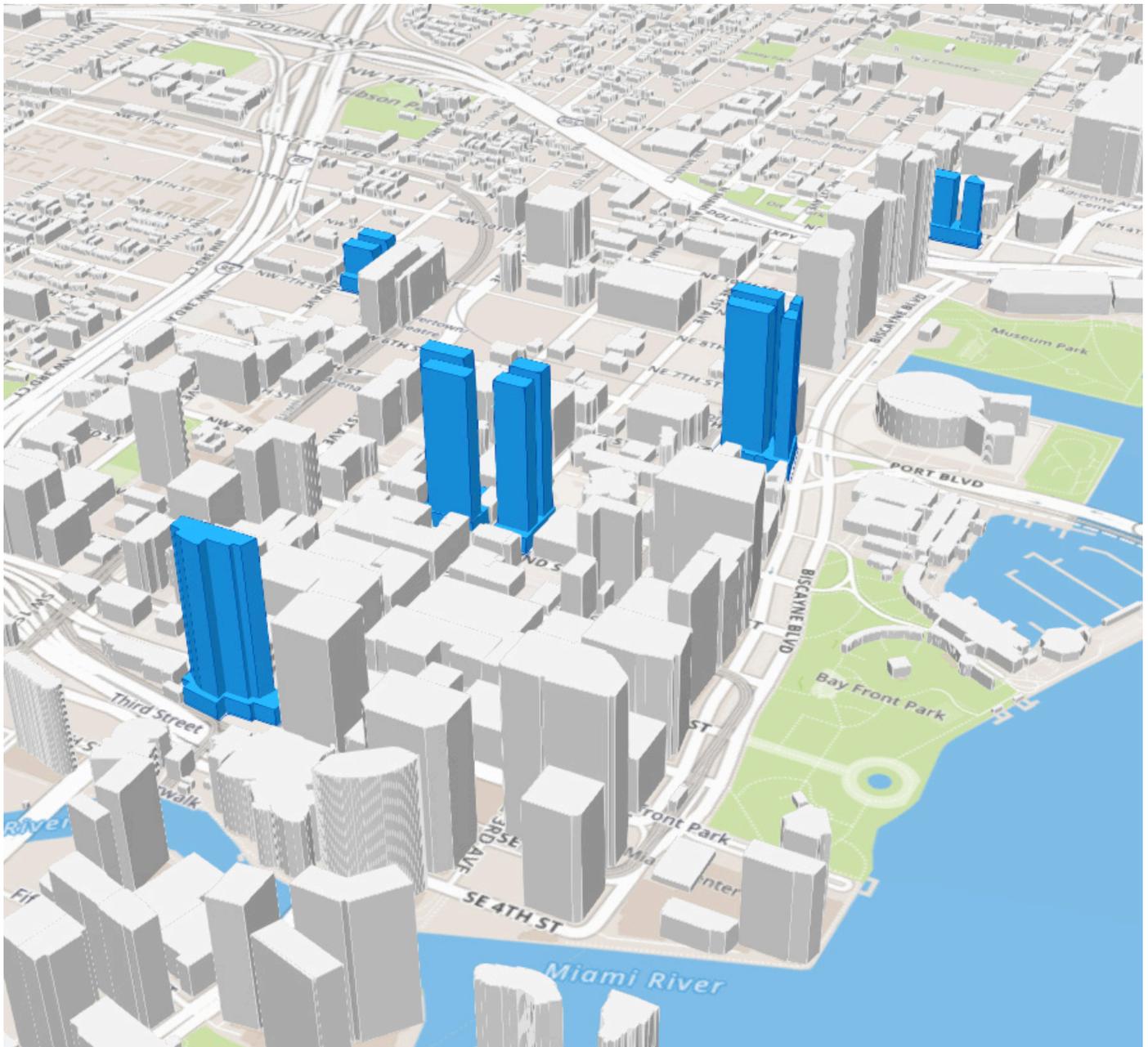
EAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

Project Name: Amazon HQ2
Analysis Date: 09/20/2017
City: Miami

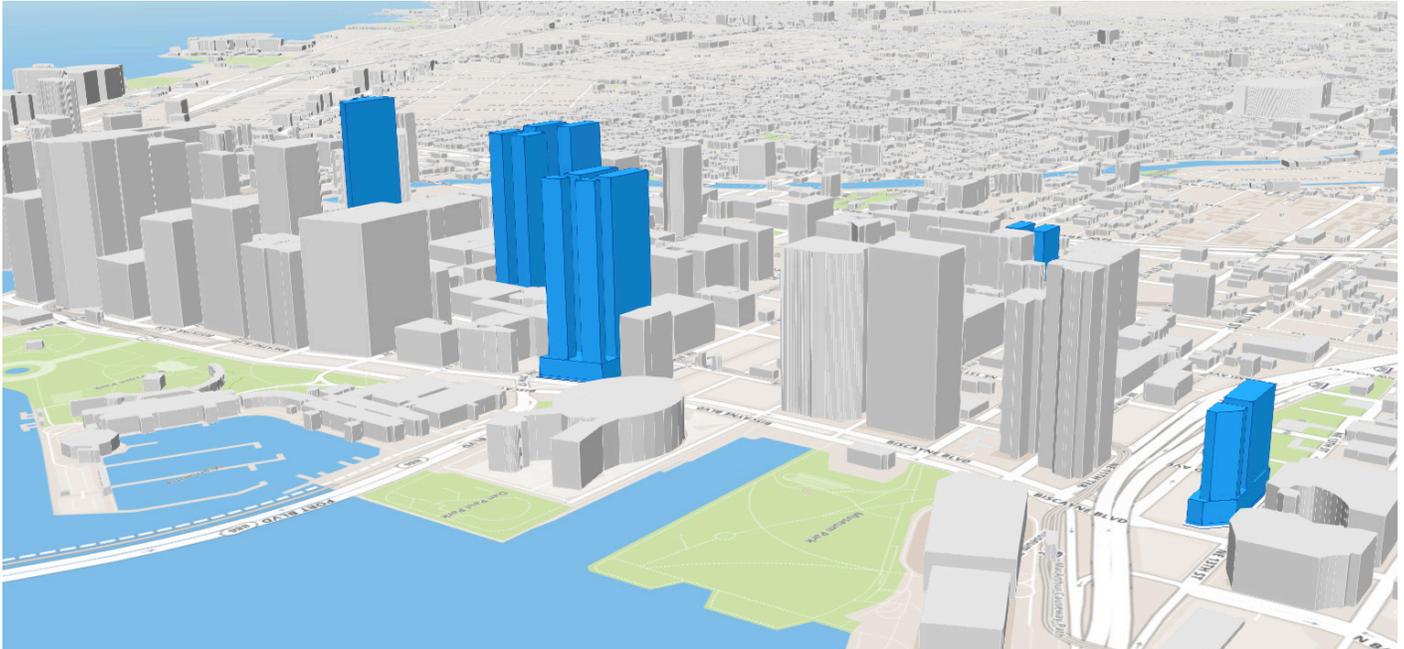
Project Area 490,005 ft²
Zoning Code Miami21 (May 2017)
Parcel Zoning T6-80-O, T6-24A-O, T6-36B-O



NORTHWEST PERSPECTIVE

Project Name: **Amazon HQ2**
Analysis Date: **09/20/2017**
City: **Miami**

Project Area: **490,005 ft²**
Zoning Code: **Miami21 (May 2017)**
Parcel Zoning: **T6-80-O, T6-24A-O, T6-36B-O**



PROPOSED - MIAMI DOWNTOWN

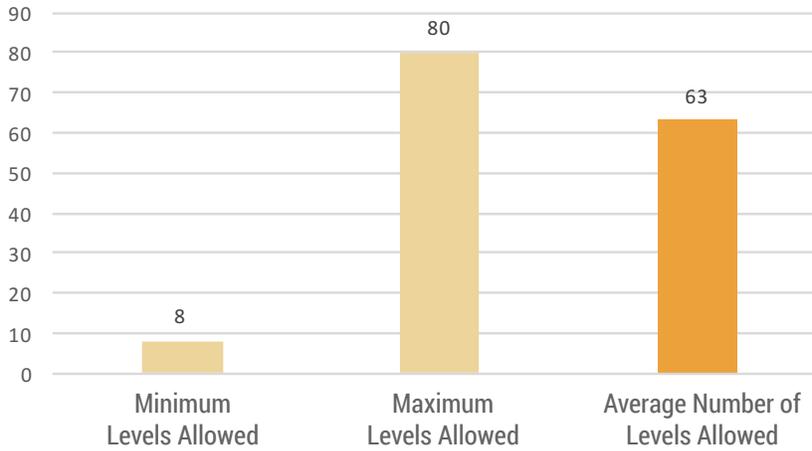


CURRENT - MIAMI DOWNTOWN

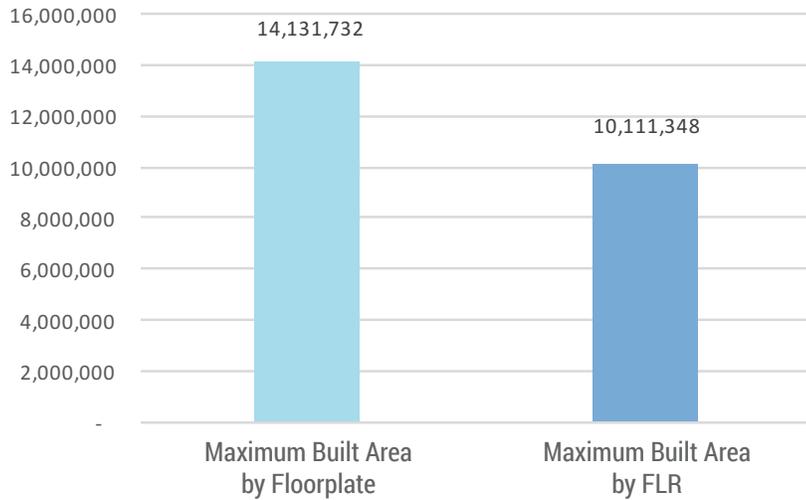
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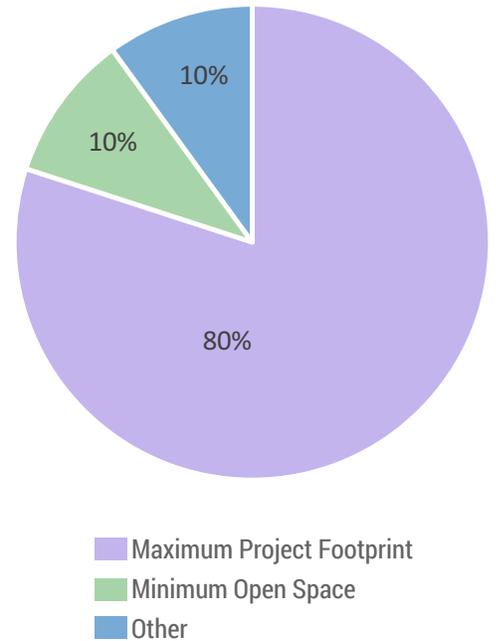
**Resulting Project Levels
(6 Buildings)**



**Maximum Project Area
(6 Buildings)**



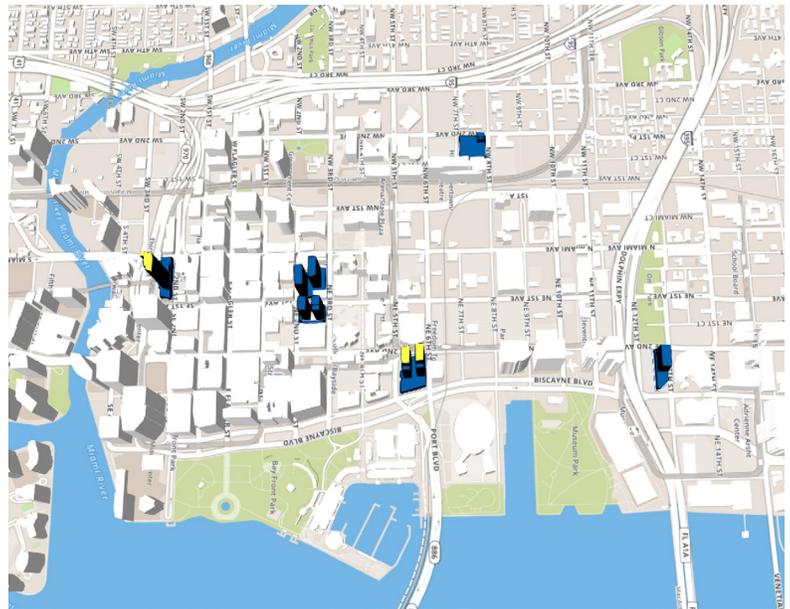
Project Occupation



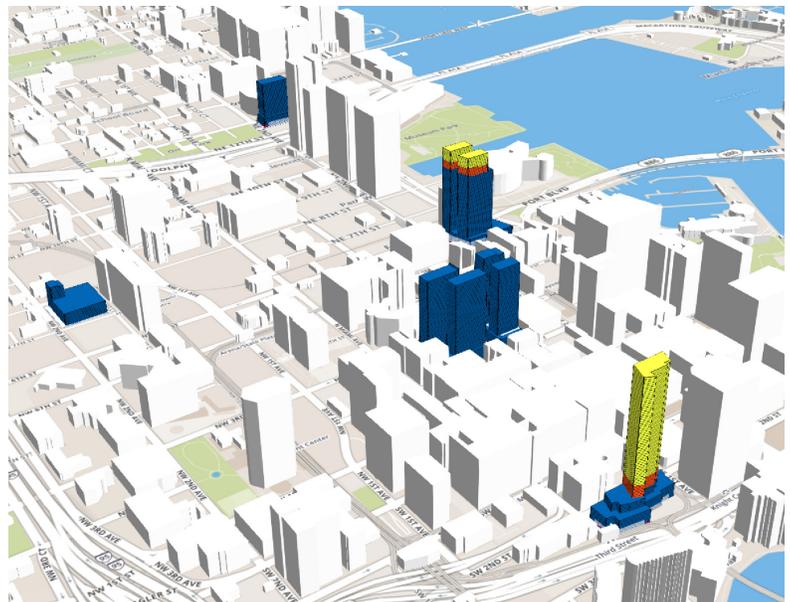
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Parcel Zoning: T6-80-O, T6-24A-O, T6-36B-O

TOTAL BUILT AREA	9,709,997 ft ²
Range of Building Levels	17 - 80 Levels
Resulting Lot Coverage	390,585 ft ²
Lot Coverage	80%
Resulting FLR	19.8
Resulting Density	128 du/ac
Assumed Common Area	1,413,303 ft ²
RESIDENTIAL AREA NET	1,061,000 ft ²
Total Residential Units	1,150 units
LODGING AREA NET	218,020 ft ²
Total Lodging Units	509 units
OFFICE AREA NET	5,626,549 ft ²
COMMERCIAL AREA NET	160,943 ft ²
PARKING AREA	1,459,282 ft ²
Required Parking Spaces	4,384 Spaces
Shared Parking Reduction Factor	-553 Spaces
Total Provided Parking Spaces	4,735 Spaces
Parking Structure Area	1,459,282 ft ²
Parking Structure Spaces	3,743 Spaces
Underground Parking Area	229,096 ft ²
Underground Parking Spaces	698 Spaces
Surface Parking Area	13,500 ft ²
Surface Parking Spaces	45 Spaces
On Street Parking Spaces	249 Spaces



EAST PERSPECTIVE

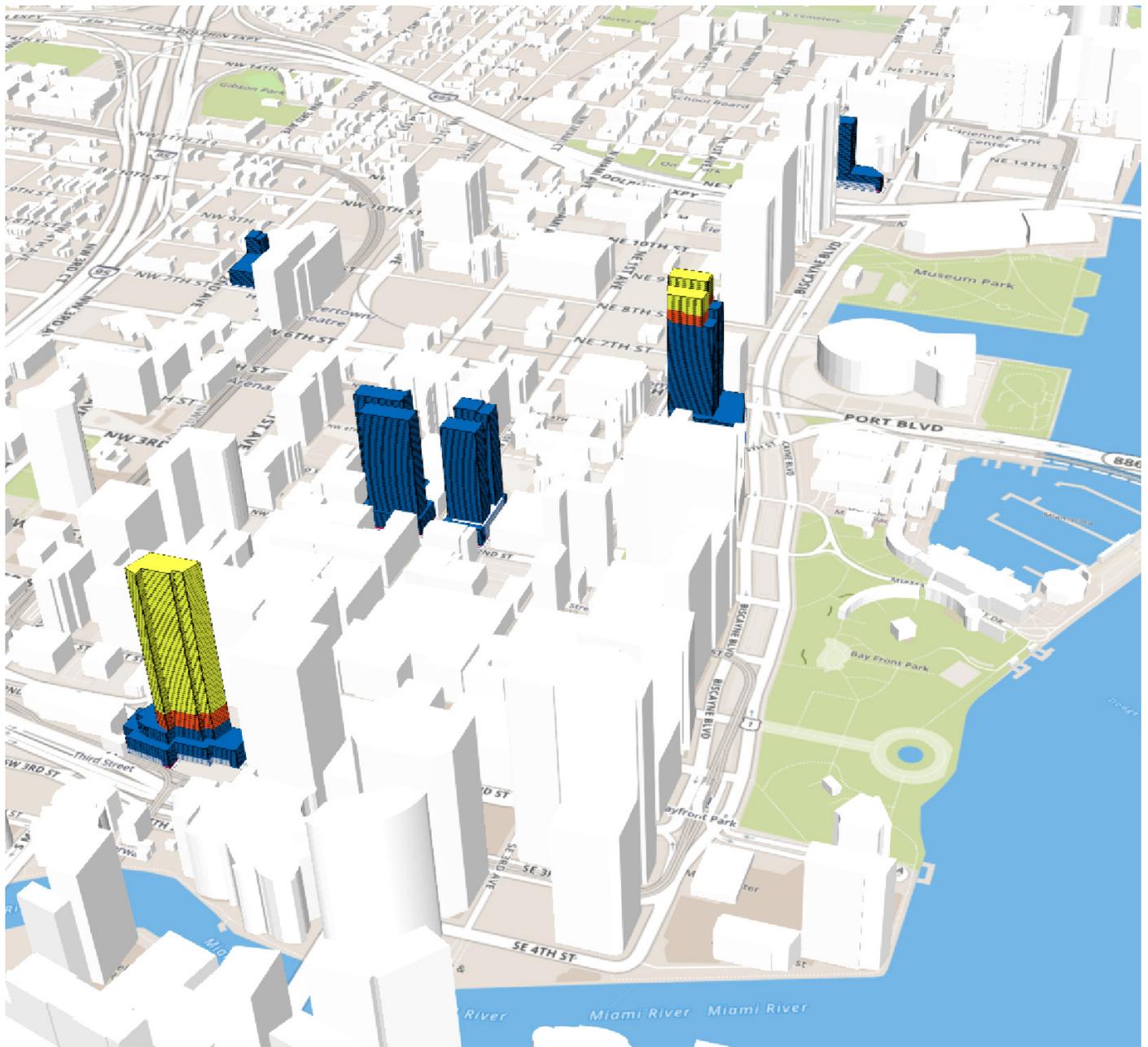


SOUTHWEST PERSPECTIVE

Residential
 Lodging
 Office
 Commercial
 Parking

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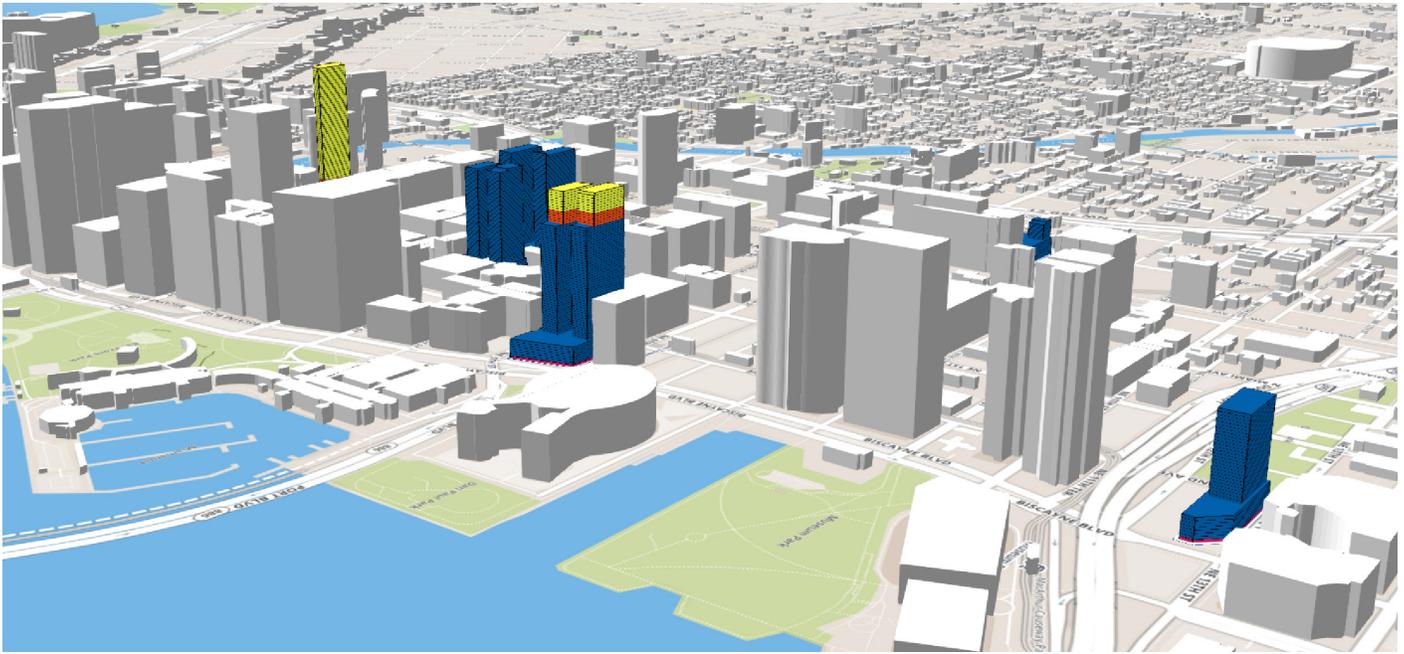


NORTHWEST PERSPECTIVE

Residential
 Lodging
 Office
 Commercial
 Parking

Project Name: Amazon HQ2
Analysis Date: 09/20/2017
City: Miami

Project Area: 490,005 ft²
Zoning Code: Miami21 (May 2017)
Parcel Zoning: T6-80-O, T6-24A-O, T6-36B-O



PROPOSED - MIAMI DOWNTOWN



CURRENT - MIAMI DOWNTOWN

Residential
 Lodging
 Office
 Commercial
 Parking



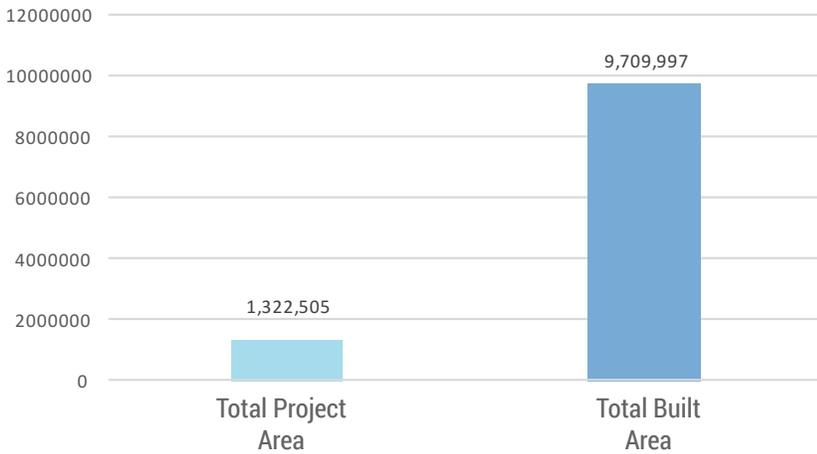
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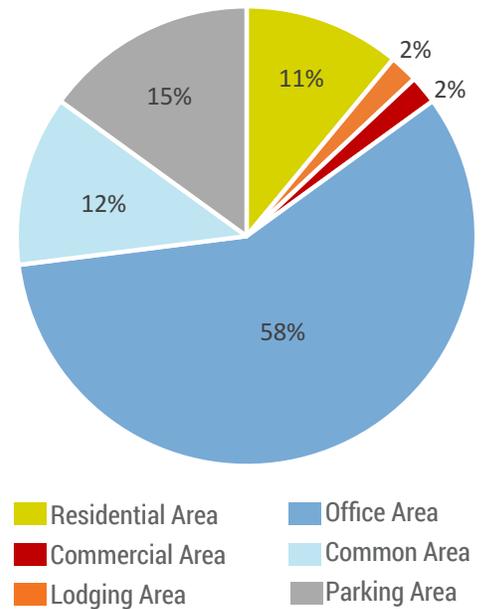
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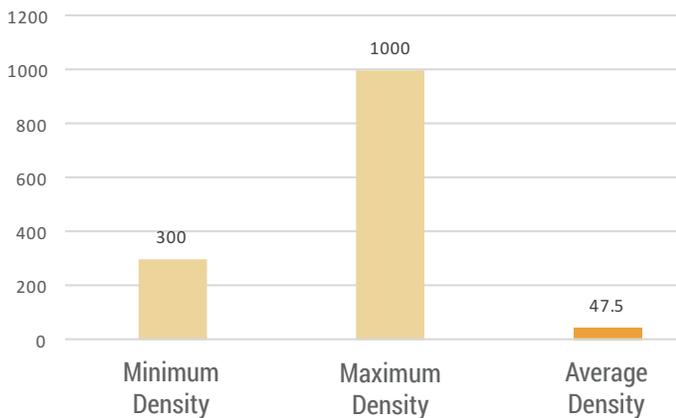
Project Area vs Resulting Built Area
(6 Buildings)



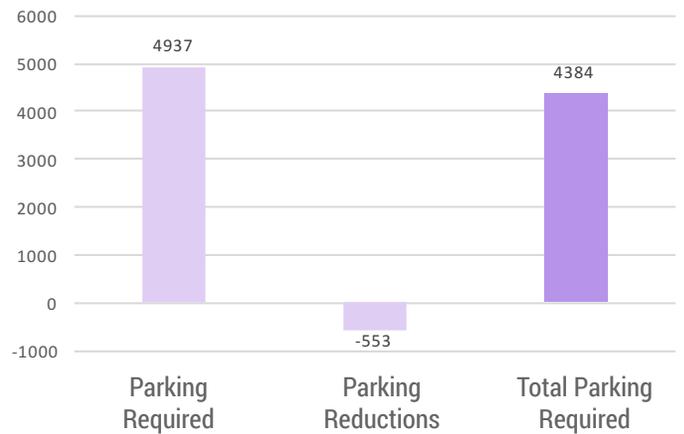
Resulting Program



Residential Density (unit/acre)
(6 Buildings)



Resulting Project Parking
(6 Buildings)



Building 1
 Zoning Allowances
 Maximum Lot Capacity

Project Area: 67,262 ft²
 Zoning Code: Miami21 (May 2017)
 Parcel Zoning: T6-80-0

BUILDING INTENSITY

Dwelling Units per Acre	1,000 du/acre
Dwelling Units Allowed	1,759 units
Maximum Commercial Area	1,837,968 ft ²
Maximum Office Area	1,837,968 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
FLR	24
Maximum Built Area	1,837,968 ft ²
Maximum Building Footprint	60,934 ft ²
Lot Coverage	80 %
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	80 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	72 Levels
Bonus Allowed Height	80 Levels
Maximum Office Height	N/A
Maximum Commercial Height	N/A

SETBACKS

Primary Frontage Minimum Setback	10 ft
Secondary Frontage Minimum Setback	10 ft
Side Minimum Setback	N/A
Rear Minimum Setback	N/A
Second Layer Dimension	15 ft

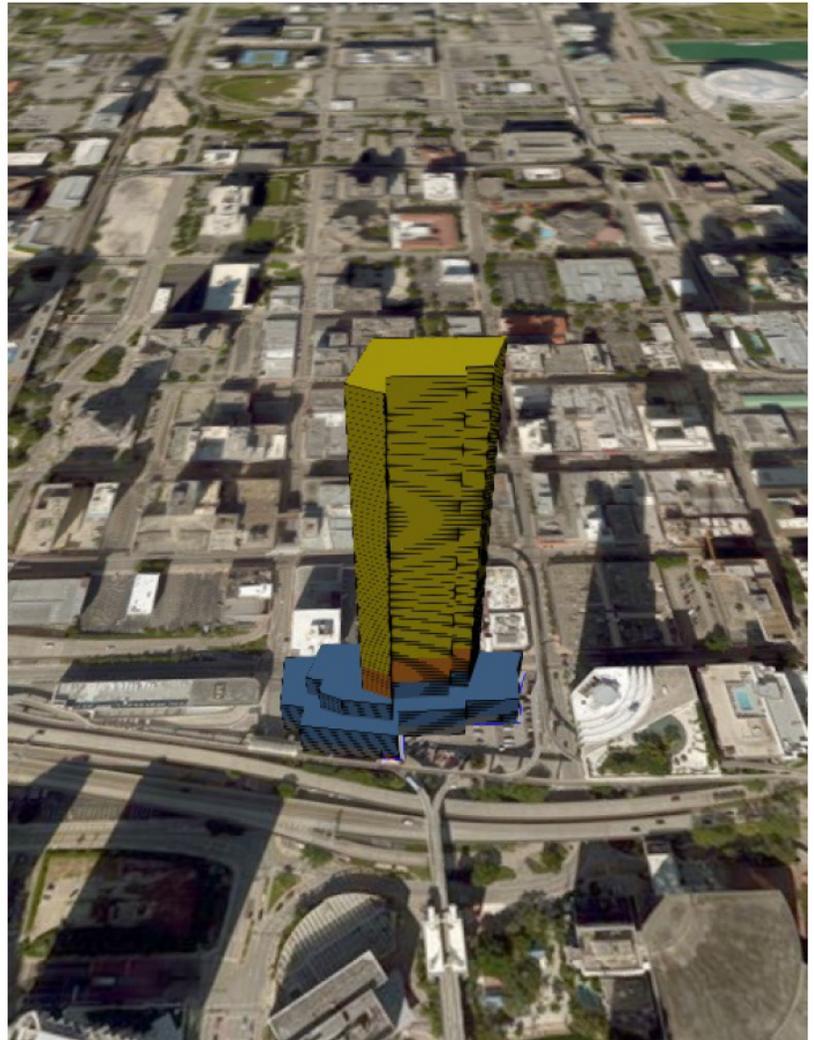


■ Main Building ■ Building Setback limit
 ■ Lot

Building 1
Capacity Analysis
Maximum Capacity

Project Area 67,262 ft²
Zoning Code Miami21 (May 2017)
Parcel Zoning T6-80-0

TOTAL BUILDING AREA	1,828,212 ft²
Total Building Height	80 Levels
Maximum Building Footprint	60,934 ft ²
Maximum Liner Footprint	33,375 ft ²
Maximum Tower Footprint	17,200 ft ²
Maximum Commercial Tower Footprint	N/A
Common Space Area	282,948 ft ²
Lot Coverage	80 %
FLR	24
RESIDENTIAL AREA NET	881,000 ft²
Residential Units	1,000 DU
Residential Units Average Size	881 ft ²
Residential Height (Levels)	60 Levels
LODGING AREA NET	98,020 ft²
Lodging Rooms	290 DU
Lodging Room Average Size	338 ft ²
Lodging Height (Levels)	8 Levels
OFFICE AREA NET	412,720 ft²
Office Height (Levels)	13 Levels
COMMERCIAL AREA NET	23,000 ft²
Commercial Height (Levels)	1 Levels
PARKING AREA	130,524 ft²
Total Parking Required	503 Spaces
Total Shared Parking Required	427 Spaces
Parking Structure Height	3 Levels
Total Provided Parking Capacity	437 Spaces
On-Street Parking Capacity	41 Spaces
Off-Site Parking Capacity	N/A
Parking Structure Capacity	396 Spaces
Parking Structure Area	130,524 ft ²
Underground Parking	N/A
Underground Parking Area	N/A
Surface Parking Capacity	N/A



■ Commercial
■ Parking
■ Residential
■ Office
■ Lodging
■ Lot

Building 2
 Zoning Allowances
 Maximum Lot Capacity

Project Area: 89,419 ft²
 Zoning Code: Miami21 (May 2017)
 Parcel Zoning: T6-80-0

BUILDING INTENSITY

Dwelling Units per Acre	1,000 du/acre
Dwelling Units Allowed	2,124 units
Maximum Commercial Area	2,220,000 ft ²
Maximum Office Area	2,220,000 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
FLR	24
Maximum Built Area	2,220,000 ft ²
Maximum Building Footprint	74,001 ft ²
Lot Coverage	80 %
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	80 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	72 Levels
Bonus Allowed Height	80 Levels
Maximum Office Height	N/A
Maximum Commercial Height	N/A

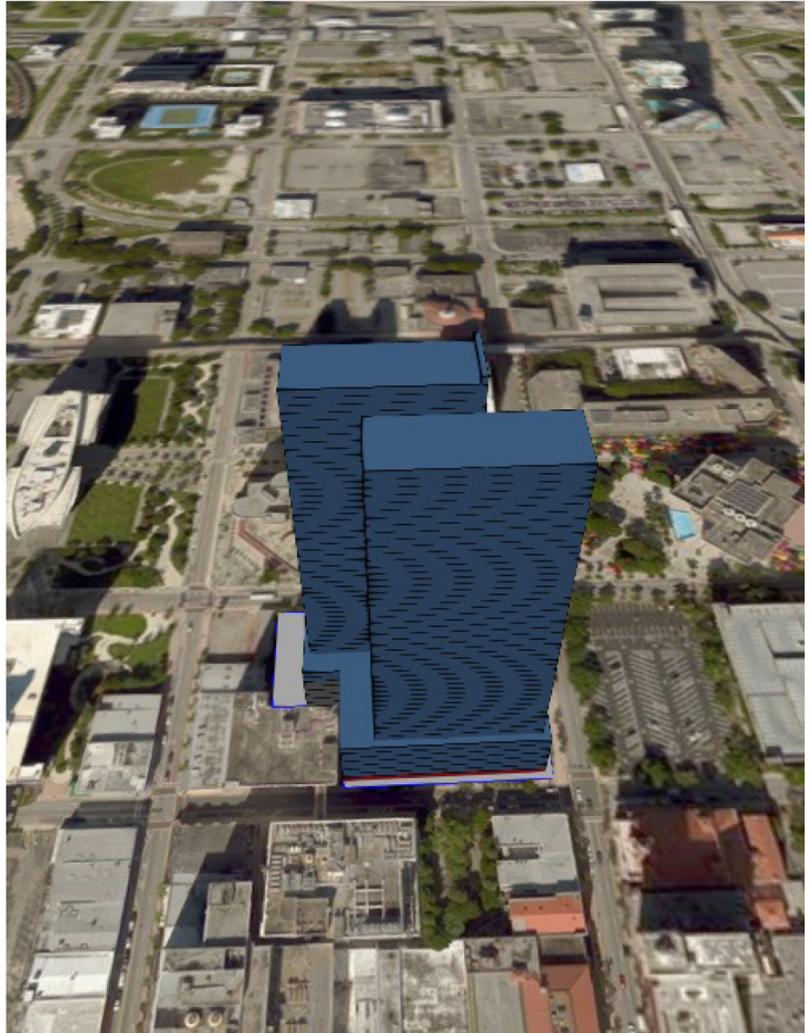
SETBACKS

Primary Frontage Minimum Setback	10 ft
Secondary Frontage Minimum Setback	N/A
Side Minimum Setback	N/A
Rear Minimum Setback	N/A
Second Layer Dimension	15 ft



Main Building
 Lot
 Building Setback limit

TOTAL BUILDING AREA	2,165,037 ft²
Total Building Height	54 Levels
Maximum Building Footprint	74,001 ft ²
Maximum Liner Footprint	19,038 ft ²
Maximum Tower Footprint	17,200 ft ²
Maximum Commercial Tower Footprint	N/A
Common Space Area	305,877 ft ²
Lot Coverage	80 %
FLR	24
OFFICE AREA NET	1,513,517 ft²
Office Height (Levels)	54 Levels
COMMERCIAL AREA NET	15,866 ft²
Commercial Height (Levels)	1 Levels
PARKING AREA	329,778 ft²
Total Parking Required	1,094 Spaces
Total Shared Parking Required	979 Spaces
Parking Structure Height	6 Levels
Total Provided Parking Capacity	1,054 Spaces
On-Street Parking Capacity	31 Spaces
Off-Site Parking Capacity	N/A
Parking Structure Capacity	1,002 Spaces
Parking Structure Area	329,778 ft ²
Underground Parking	N/A
Underground Parking Area	N/A
Surface Parking Capacity	21 Spaces



Building 3
 Zoning Allowances
 Maximum Lot Capacity

Project Area: 56,152 ft²
 Zoning Code: Miami21 (May 2017)
 Parcel Zoning: T6-80-0

BUILDING INTENSITY

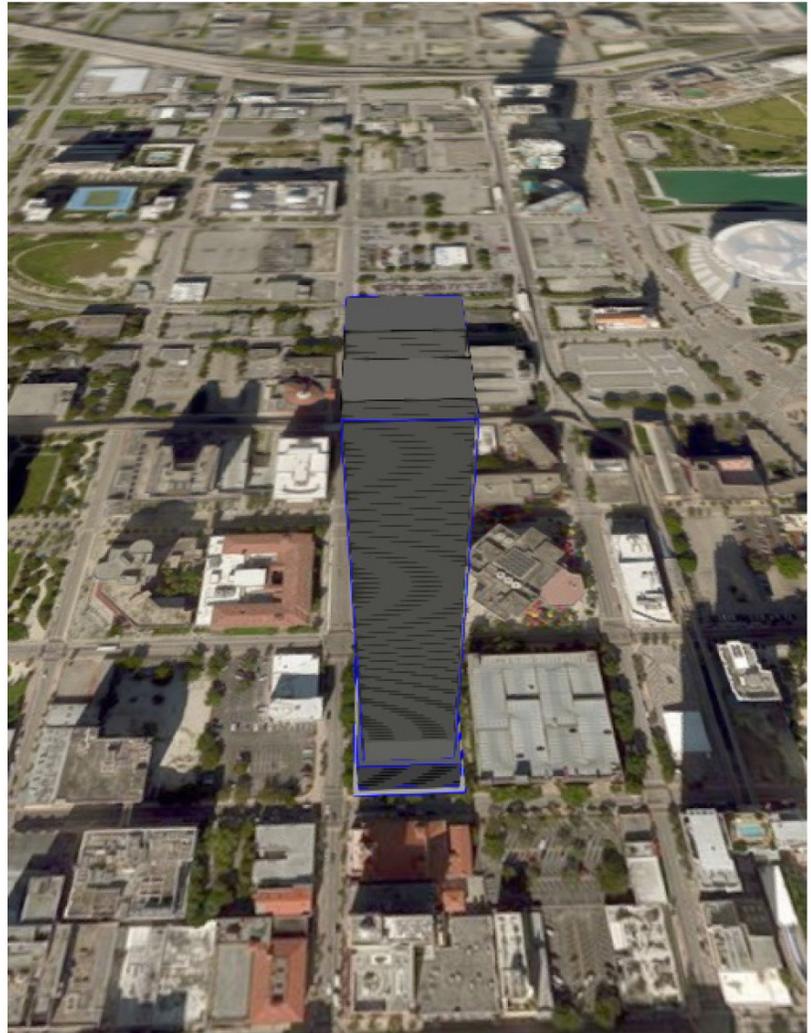
Dwelling Units per Acre	1,000 du/acre
Dwelling Units Allowed	1,376 units
Maximum Commercial Area	1,437,600 ft ²
Maximum Office Area	1,437,600 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
FLR	24
Maximum Built Area	1,437,600 ft ²
Maximum Building Footprint	46,827 ft ²
Lot Coverage	80 %
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	80 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	72 Levels
Bonus Allowed Height	80 Levels
Maximum Office Height	N/A
Maximum Commercial Height	N/A

SETBACKS

Primary Frontage Minimum Setback	10 ft
Secondary Frontage Minimum Setback	10 ft
Side Minimum Setback	N/A
Rear Minimum Setback	N/A
Second Layer Dimension	15 ft

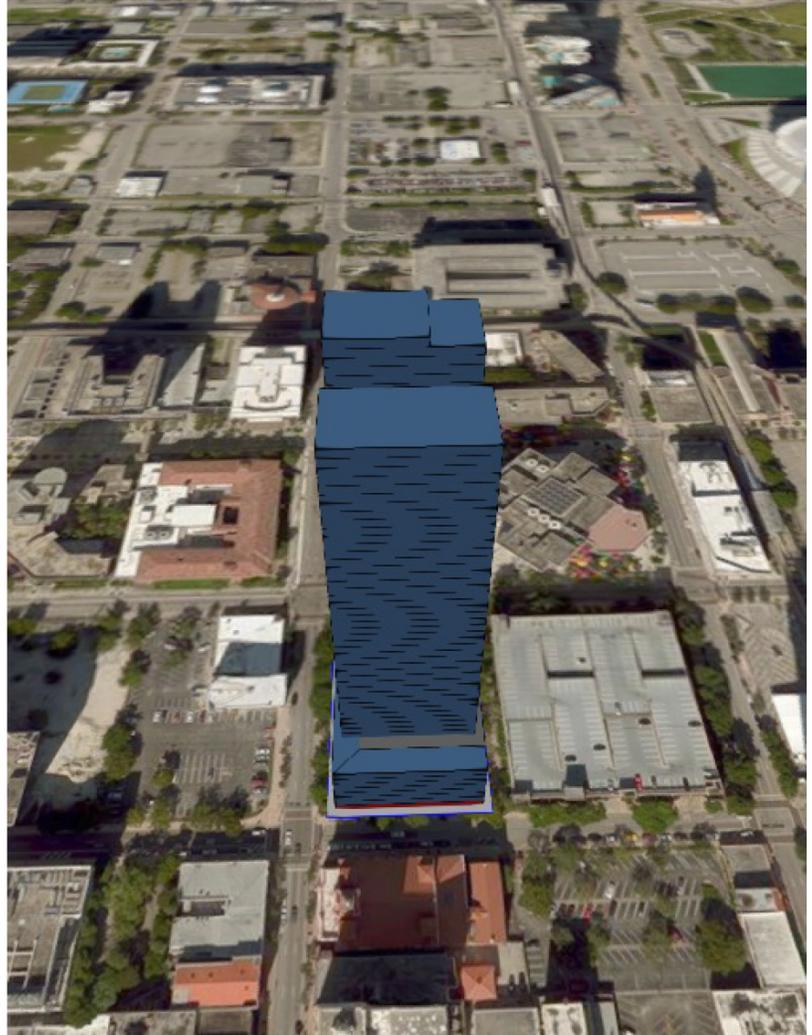


Main Building
 Lot
 Building Setback limit

Building 3
Capacity Analysis
Maximum Capacity

Project Area 56,152 ft²
Zoning Code Miami21 (May 2017)
Parcel Zoning T6-80-0

TOTAL BUILDING AREA	1,407,452 ft²
Total Building Height	52 Levels
Maximum Building Footprint	46,827 ft ²
Maximum Liner Footprint	16,678 ft ²
Maximum Tower Footprint	17,200 ft ²
Maximum Commercial Tower Footprint	N/A
Common Space Area	199,403 ft ²
Lot Coverage	80 %
FLR	24
OFFICE AREA NET	960,614 ft²
Office Height (Levels)	51 Levels
COMMERCIAL AREA NET	36,400 ft²
Commercial Height (Levels)	2 Levels
PARKING AREA	211,036 ft²
Total Parking Required	750 Spaces
Total Shared Parking Required	663 Spaces
Parking Structure Height	7 Levels
Total Provided Parking Capacity	686 Spaces
On-Street Parking Capacity	42 Spaces
Off-Site Parking Capacity	N/A
Parking Structure Capacity	644 Spaces
Parking Structure Area	211,036 ft ²
Underground Parking	N/A
Underground Parking Area	N/A
Surface Parking Capacity	N/A



■ Commercial
■ Office
■ Parking
■ Lot

Building 4
 Zoning Allowances
 Maximum Lot Capacity

Project Area: 106,980 ft²
 Zoning Code: Miami21 (May 2017)
 Parcel Zoning: T6-80-0

BUILDING INTENSITY

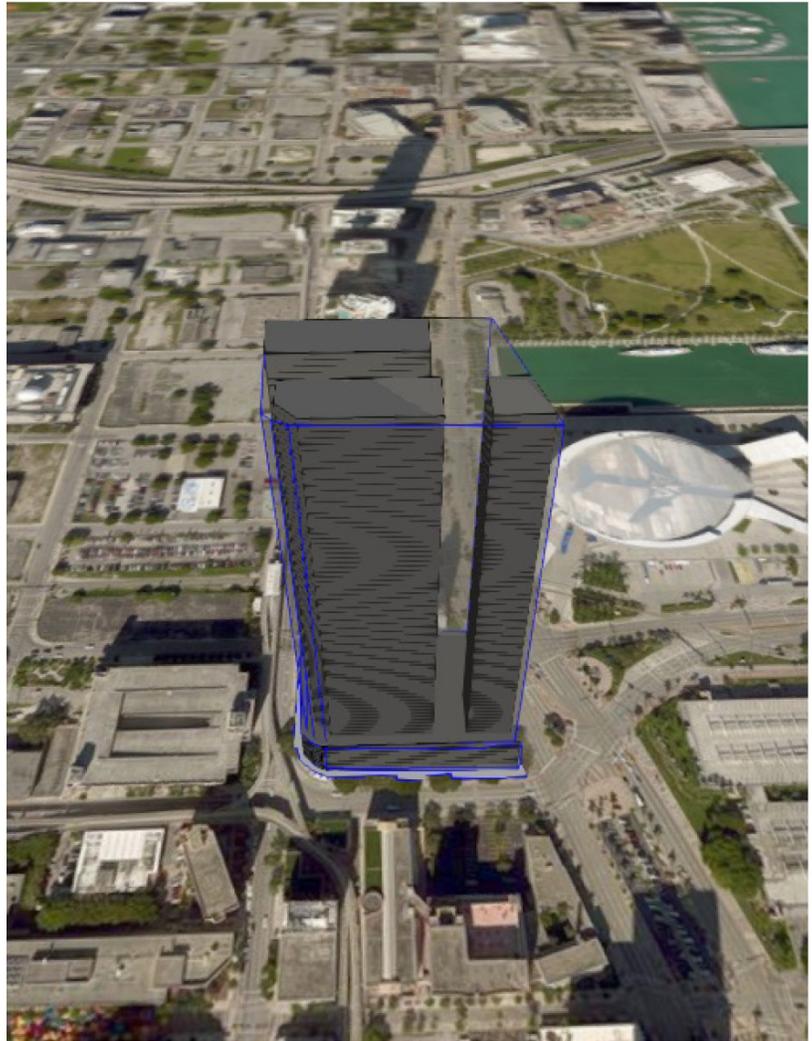
Dwelling Units per Acre	1,000 du/acre
Dwelling Units Allowed	2,563 units
Maximum Commercial Area	2,679,288 ft ²
Maximum Office Area	2,679,288 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
FLR	24
Maximum Built Area	2,679,288 ft ²
Maximum Building Footprint	89,310 ft ²
Lot Coverage	80 %
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	80 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	72 Levels
Bonus Allowed Height	80 Levels
Maximum Office Height	N/A
Maximum Commercial Height	N/A

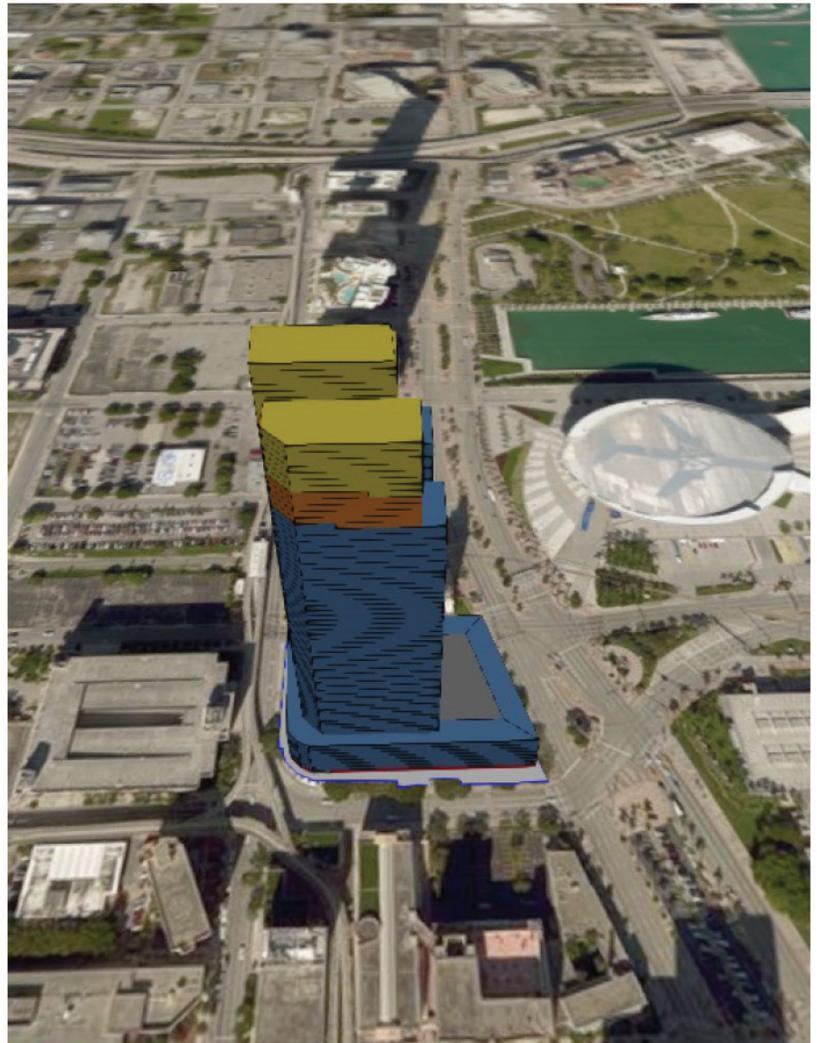
SETBACKS

Primary Frontage Minimum Setback	10 ft
Secondary Frontage Minimum Setback	10 ft
Side Minimum Setback	N/A
Rear Minimum Setback	N/A
Second Layer Dimension	15 ft



Main Building
 Lot
 Building Setback limit

TOTAL BUILDING AREA	2,679,288 ft²
Total Building Height	67 Levels
Maximum Building Footprint	89,310 ft ²
Maximum Liner Footprint	42,220 ft ²
Maximum Tower Footprint	18,000 ft ²
Maximum Commercial Tower Footprint	N/A
Common Space Area	383,869 ft ²
Lot Coverage	80 %
FLR	24
RESIDENTIAL AREA NET	180,000 ft²
Residential Units	150 DU
Residential Units Average Size	1,200 ft ²
Residential Height (Levels)	9 Levels
LODGING AREA NET	120,000 ft²
Lodging Rooms	300 DU
Lodging Room Average Size	400 ft ²
Lodging Height (Levels)	6 Levels
OFFICE AREA NET	1,547,547 ft²
Office Height (Levels)	53 Levels
COMMERCIAL AREA NET	71,800 ft²
Commercial Height (Levels)	2 Levels
PARKING AREA	483,052 ft²
Total Parking Required	1,523 Spaces
Total Shared Parking Required	1,401 Spaces
Parking Structure Height	9 Levels
Total Provided Parking Capacity	1,525 Spaces
On-Street Parking Capacity	55 Spaces
Off-Site Parking Capacity	N/A
Parking Structure Capacity	1,144 Spaces
Parking Structure Area	376,072 ft ²
Underground Parking	326 Spaces
Underground Parking Area	106,980 ft ²
Surface Parking Capacity	N/A



Building 5
 Zoning Allowances
 Maximum Lot Capacity

Project Area: **88,316 ft²**
 Zoning Code: **Miami21 (May 2017)**
 Parcel Zoning: **T6-24A-0**

BUILDING INTENSITY

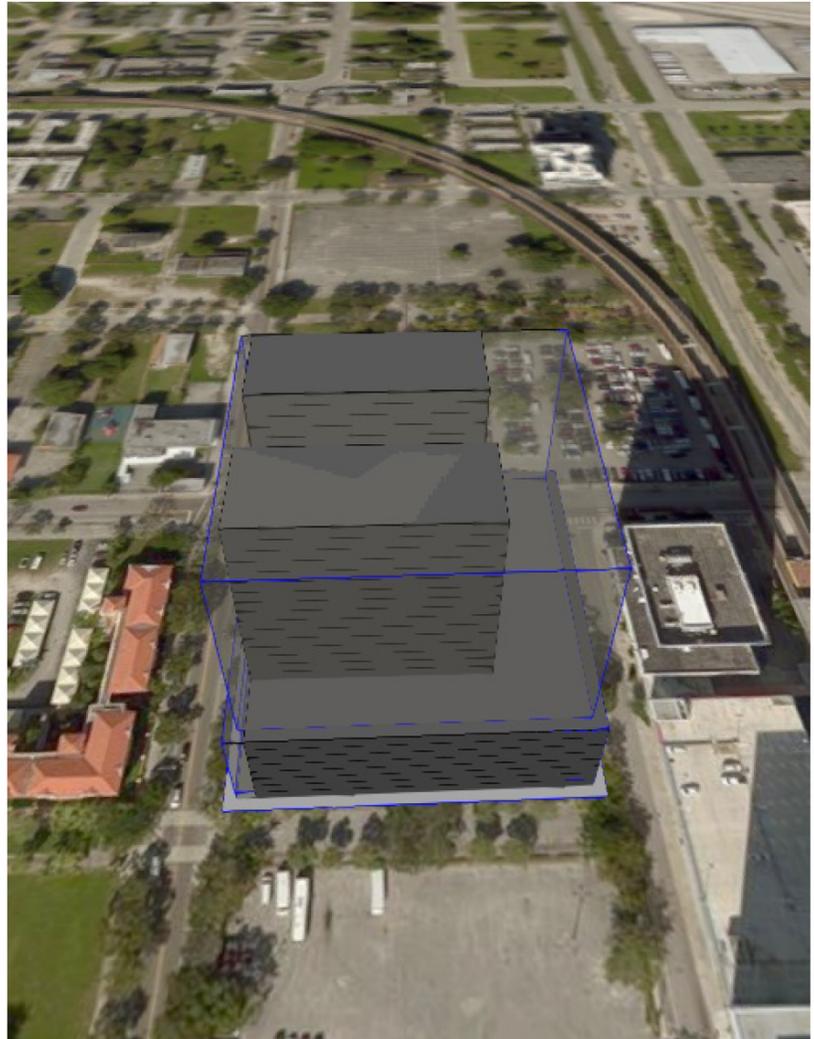
Dwelling Units per Acre	300 du/acre
Dwelling Units Allowed	620 units
Maximum Commercial Area	630,000 ft ²
Maximum Office Area	630,000 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
FLR	7
Maximum Built Area	630,000 ft ²
Maximum Building Footprint	72,004 ft ²
Lot Coverage	80 %
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	24 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	16 Levels
Bonus Allowed Height	24 Levels
Maximum Office Height	N/A
Maximum Commercial Height	N/A

SETBACKS

Primary Frontage Minimum Setback	10 ft
Secondary Frontage Minimum Setback	10 ft
Side Minimum Setback	N/A
Rear Minimum Setback	N/A
Second Layer Dimension	15 ft



Main Building
 Lot
 Building Setback limit

TOTAL BUILDING AREA	630,000 ft²
Total Building Height	17 Levels
Maximum Building Footprint	72,004 ft ²
Maximum Liner Footprint	36,597 ft ²
Maximum Tower Footprint	14,040 ft ²
Maximum Commercial Tower Footprint	N/A
Common Space Area	87,297 ft ²
Lot Coverage	80 %
FLR	7
OFFICE AREA NET	436,483 ft²
Office Height (Levels)	17 Levels
PARKING AREA	106,221 ft²
Total Parking Required	383 Spaces
Total Shared Parking Required	344 Spaces
Parking Structure Height	3 Levels
Total Provided Parking Capacity	400 Spaces
On-Street Parking Capacity	52 Spaces
Off-Site Parking Capacity	N/A
Parking Structure Capacity	324 Spaces
Parking Structure Area	106,221 ft ²
Underground Parking	N/A
Underground Parking Area	N/A
Surface Parking Capacity	24 Spaces



■ Office
■ Lot
■ Parking

Building 6
 Zoning Allowances
 Maximum Lot Capacity

Project Area: 61,058 ft²
 Zoning Code: Miami21 (May 2017)
 Parcel Zoning: T6-36B-0

BUILDING INTENSITY

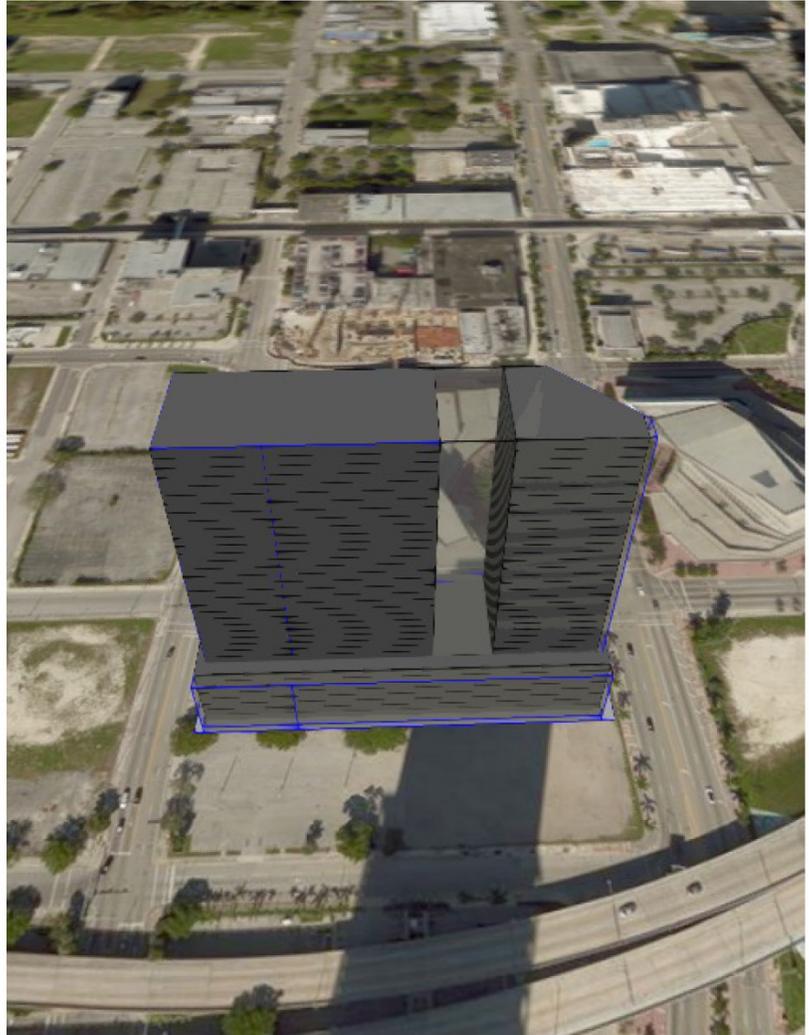
Dwelling Units per Acre	500 du/acre
Dwelling Units Allowed	682 units
Maximum Commercial Area	1,224,845 ft ²
Maximum Office Area	1,224,845 ft ²
Maximum Commercial Establishment Area	55,000 ft ²
FLR	22
Maximum Built Area	1,224,845 ft ²
Maximum Building Footprint	47,509 ft ²
Lot Coverage	80 %
Minimum Open Space	10 %

HEIGHT LIMITATIONS (LEVELS)

Total Building Height	36 Levels
Principal Building Max. Height (Podium)	8 Levels
Principal Building Min. Height (Podium)	2 Levels
Principal Tower Allowed Height	28 Levels
Bonus Allowed Height	36 Levels
Maximum Office Height	N/A
Maximum Commercial Height	N/A

SETBACKS

Primary Frontage Minimum Setback	15 ft
Secondary Frontage Minimum Setback	10 ft
Side Minimum Setback	N/A
Rear Minimum Setback	N/A
Second Layer Dimension	15 ft



Main Building
 Lot
 Building Setback limit

TOTAL BUILDING AREA	1,000,008 ft²
Total Building Height	36 Levels
Maximum Building Footprint	47,509 ft ²
Maximum Liner Footprint	16,617 ft ²
Maximum Tower Footprint	22,500 ft ²
Maximum Commercial Tower Footprint	N/A
Common Space Area	146,074 ft ²
Lot Coverage	80 %
FLR	22

OFFICE AREA NET	716,494 ft²
Office Height (Levels)	35 Levels

COMMERCIAL AREA NET	13,877 ft²
Commercial Height (Levels)	2 Levels

PARKING AREA	245,680 ft²
Total Parking Required	657 Spaces
Total Shared Parking Required	686 Spaces
Parking Structure Height	6 Levels
Total Provided Parking Capacity	776 Spaces
On-Street Parking Capacity	28 Spaces
Off-Site Parking Capacity	N/A
Parking Structure Capacity	376 Spaces
Parking Structure Area	123,564 ft ²
Underground Parking	372 Spaces
Underground Parking Area	122,116 ft ²
Surface Parking Capacity	N/A

