

## PARKING CALCULATION

### **Building 3 Research, Laboratory Use Requires Less Parking than Existing Office Use**

The existing parking requirement for office use in Building 3, which has 126,107 usable square feet, is 399 stalls.

<b>Office Use Parking Requirement</b>		
1 stall per 250 SF (up to 20,000 SF)	20,000 SF	80 stalls
1 stall per 333 SF over 20,000 SF	106,107 SF	319 Stalls
<b>Total</b>		<b>399 stalls</b>

The parking requirement for research, laboratory use throughout Building 3 would be 205 stalls.

<b>Research, Laboratory Parking Requirement</b>		
1 stall per 1,000 SF, plus	126,107 SF	126 stalls
1 stall per 4 employees	315 employees*	79 stalls
<b>Total</b>		<b>205 stalls</b>

\*Assumes 1 employee per 400 SF, based on Alexandria's extensive experience leasing to life science companies.

### **Riverside Center Has Sufficient Parking After the Elimination of 37 Stalls to Accommodate New Loading Bays**

The entire Riverside Center complex contains 419,608 SF of usable space. Currently there are 1,529 parking spaces on site. After the elimination of 37 stalls to accommodate the new loading bays, 1,492 parking stalls will remain. Even if the entire complex were dedicated to the more intensive office use, the parking requirement for Riverside Center would be 1,280 stalls, well under the 1,492 stalls available.

<b>Office Use Parking Requirement</b>		
1 stall per 250 SF (up to 20,000 SF)	20,000 SF	80 stalls
1 stall per 333 SF over 20,000 SF	399,608 SF	1,200 stalls
<b>Total Stalls Required</b>		<b>1,280 stalls</b>
<b>Total Stalls Remaining</b>		<b>1,492 stalls</b>