



April 1, 2021

Michele,

Since every municipality has different requirements, Leon Capital Group's policy is to ensure we have at least one parking stall per bedroom. Even though we have not historically filled every bedroom with a resident that can drive or owns a vehicle, we still want to ensure we have enough parking in case that happened. Because of this, we want to implement a parking ratio of 1.45 stalls per unit.

As shown below, we achieve the one-to-one stall to bedroom ratio with an assumption of 62% one-bedrooms, 33% two bedrooms, and 5% three bedrooms. We are still researching the optimal unit mix for the market, so this may not be our final combination of one, two and three bedrooms and because it may adjust as we get further into the design process, a ratio of 1.45 stalls per unit will allow us flexibility as we move forward without being under parked.

Fronterra Parking Analysis		
	Units	Bedrooms
Building 3	292	418
Building 4	202	289
Total Units	494	706
Building 3 Provided Parking	432	
Building 4 Provided Parking	282	
Total Provided Parking	714	714
Parking Ratio	1.45	1.01

Some of our Texas projects that include this same policy are Hanger 19 in Ft. Worth, Lakeyard District in Lewisville, The Debbie in Arlington, Society 190 in Richardson, and Bexley Wolf Ranch in Georgetown.

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