

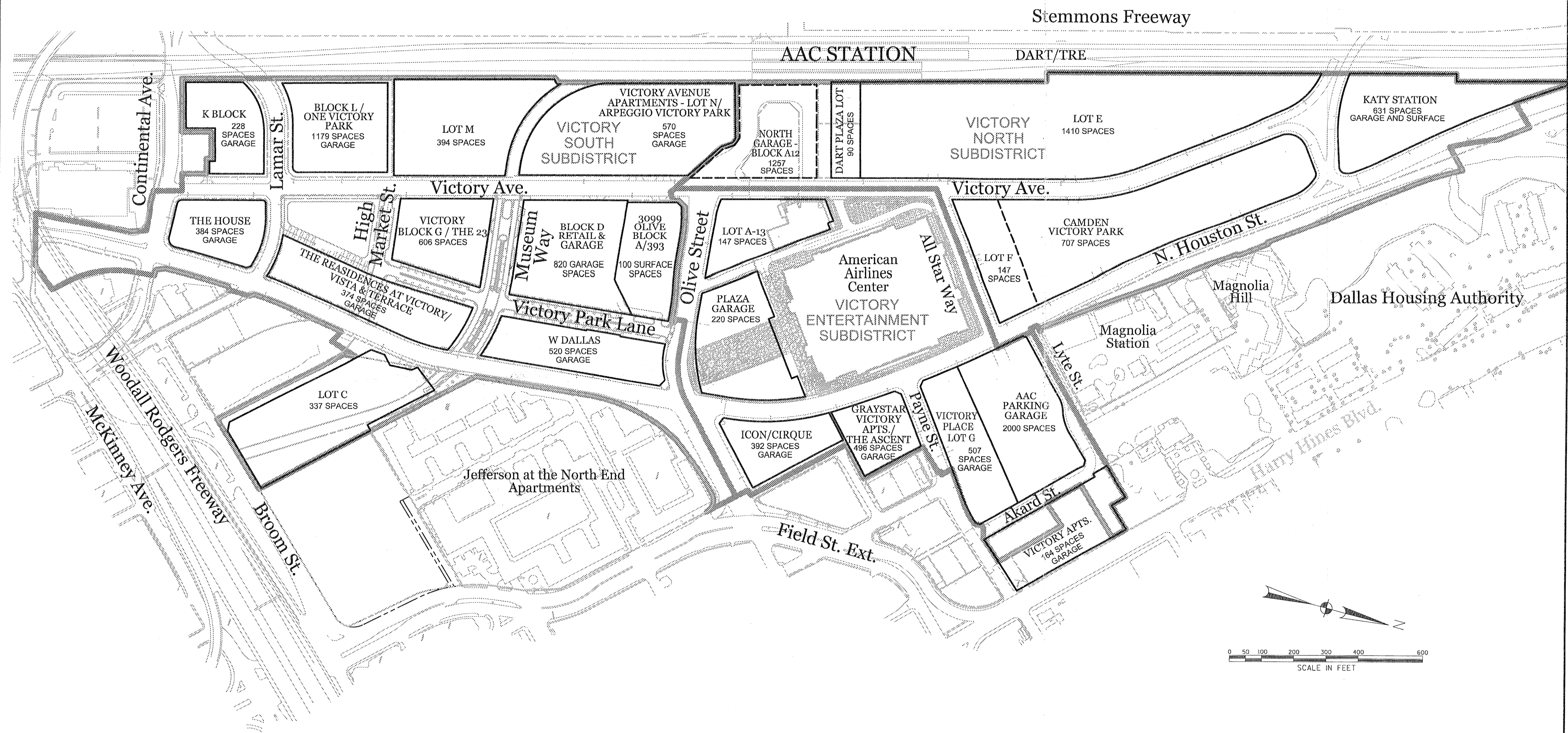
Existing Buildings and Buildings Under Development	Use	SF/Units	Zoning Required Parking Spaces	Location of Required Parking Spaces	Provided Number of Spaces
American Airlines Center (AAC) 2500 Victory Ave.	Entertainment Complex Restaurant	832,979 SF 8,021 SF	5,000 0**	Lot A-13 (3098 Olive St.) K Block Garage (2223 Victory Ave.) Lot F (2721 N. Houston) Lot E (2617 Victory Ave.) Block D (2401 Victory Park Ln.) North Garage (2503 Victory Ave.) Platinum Garage (2620 N. Houston)	147 177 147 847 425 (152 **) 1257 2,000
Total AAC		841,000 SF Floor Area	5,000		5,000
Icon/Cirque - 2500 N. Houston Street 2900 & 2990 Olive Street	Residential General Merchandise/ Financial Inst./ Personal Service	254 Units 9,898 SF	286 **** 18 ****	Icon Garage Block D (2401 Victory Park Lane)	392 18
Total Icon		359,500 SF Floor Area	304		410
W Dallas Victory - 2400-2440 Victory Park Ln. (even numbers)	Hotel Residential Restaurant General Merchandise/ Personal Service Banquet Helistop	252 Rooms 153 Units 11,233 SF 11,365 SF 11,600 SF 1 Helistop	113 **** 173 **** 101 **** 20 **** 52 **** 2	W Dallas Victory Garage Block D (2401 Victory Park Lane) One Victory Park Garage (2323 Victory Ave.) Street Parking ****	520 45 67 *** 9
Total W Dallas Victory		707,300 SF Floor Area	461		641
The Residences at Victory/ Vista & Terrace - 2300-2350 Victory Park Ln. (even numbers) 3030 High Market Place, 2323 & 2345 N. Houston St.	Residential General Merchandise/ Personal Service/ Office / Commercial Amusement (inside) Restaurant	224 Units 31,684 SF 21,587 SF	249 **** 57 **** 193 ****	Residences Garage Block D (2401 Victory Park Lane) K Block Garage (2223 Victory Ave.) One Victory Park Garage (2323 Victory Ave.) Street Parking ****	374 85 22 126 (86 ***) 17 220
Total The Residences		369,000 SF Floor Area	499		628
Victory Plaza Buildings - 3030 & 3090 Olive St., 2501 N. Houston St.	Office Commercial TV Station Restaurant/ Alcoholic Bev. General Merchandise/ Office	192,900 SF 6,400 SF 39,800 SF 4,400 SF	343 **** 6 354 **** 8	Plaza Garage (1420 Olive Street) Block D (2401 Victory Park Lane) One Victory Park Garage (2323 Victory Ave.)	320 (152 *) 284 *** 824
Total Victory Plaza Buildings		243,500 SF Floor Area	711		924
The House - 2200 Victory Ave., 3001-3023 Lamar St.	Residential General Merchandise Restaurant	133 Units 5,749 SF 21,149 SF	166 11 211	The House Garage K Block Garage (2223 Victory Ave.) One Victory Park Garage (2323 Victory Ave.)	384 29 110 *** 523
Total The House		332,000 SF Floor Area	388		623
Block L/One Victory Park - 2323 Victory Ave. Total One Victory Park	Office Restaurant	468,448 SF 9,049 SF	937 90	One Victory Park Garage (2323 Victory Ave.)	1,139 (679 ***) 1,139
Victory Center (Construction not Started) Total Victory Center	Office Restaurant	494,333 SF 9,154 SF	989 92	Victory Center	1,273 92 1,365
Victory Avenue Apartments - Lot N / Arpeggio Victory Park 2425 Victory Ave. Total Victory Ave. Apts.	Club/Leasing Office Residential	6,000 SF 378 Units	30 473	Block N Garage	570 570
Victory Apartments 1855 Payne Street	Retail Residential	3,057 SF 119 Units	15 149	Blocks P & O Garage	164 164
Total Victory Apartments		90,294 SF Floor Area	164		164
Camden Victory Park 2787 N. Houston St. Total Camden Victory Park	Residential	423 Units	529	Camden Garage	707 707
Victory Place (1710 Payne St.) Total Victory Place	Residential Retail	352 Units 8,250 SF	438 17	Victory Place Garage	490 17 507
Greystar Victory Apartments / The Ascent (2588 N. Houston St.) Total Greystar Victory Apts.	Residential Restaurant	302 Units 3,000 SF	378 30	Greystar Victory Garage	466 30 496
Katy Station Lot H (2815 N. Houston St.) Total Katy Station	Residential Retail Restaurant	463 Units 1,200 SF 623 SF	579 3 6	Katy Station Garage	631 3 631
Victory Block G / The 23 (2370 Victory Ave.) Total Victory Block G	Residential Cinema Restaurant Retail	285 Units 763 Seats 14,410 SF 11,277 SF	320 **** 138 **** 130 **** 20 ****	Victory Block G Garage	608 13 132 *** 9 154
Block D Retail & Garage (2401 Victory Park Lane) Total Block D	General Merchandise/ Personal Service Restaurant	12,376 SF 14,624 SF	22 **** 132 ****	Block D (2401 Victory Park Lane) One Victory Park Garage (2323 Victory Ave.) Street Parking ****	13 132 *** 9 154
Lot E - South (Construction not Started) Total Lot E	Office Retail	374,000 SF 13,500 SF	666 **** 24 ****	Lot E Parking Garage Lot E Surface Parking	1,083 12 1,095
3099 Olive Block A/393 (Construction not Started) Total 3099 Olive Block A/393	Residential Retail Restaurant	347 Units 1,000 SF 8,500 SF	386 **** 2 76 ****	3099 Olive Block A/393 Parking Garage	667 2 667
Additional Parking				DART Plaza Lot Block D Lot C (1351 Broom St.) Lot M (2371 Victory Ave.) Lot E (2617 Victory Ave.)	90 166 337 394 563 1,550
TOTAL DISTRICT		7,342,314 SF Floor Area	14,034		17,697

The Victory Place; Camden Victory Park; Victory Avenue Apartments; Victory Apartments; Icon Building; Residences at Victory and The House; One Victory Park; Two Victory Park; Block D, K Block and North Garage - Block A12, and Lot E - South; W Dallas Victory, American Airlines Center and Victory Plaza Buildings; Greystar Victory Apartments; Katy Station; Victory Block G; and 3099 Olive Block A/393 floor area, use and structured parking garage information is provided by the Architects of Record for such projects (SRSA, Inc., Bury+Partners, Hensley Lamkin Rachel, Inc., Page Southerland Page, LLP, WDG Architecture, Inc., Boka Powell, HKS, Inc., VAI, Inc., Good Fulton and Farrel, Inc., EDI International, Inc., RTKL; and Munoz Albin, respectively).

Currently, standard parking spaces on Lots A-13, E, F and North Garage are striped 9 feet wide, which exceeds the minimum requirements of the City of Dallas. The 9 feet wide standard parking spaces on said lots can be restriped to 8.5 feet wide standard spaces and to 7.5 feet wide compact spaces (compact spaces can account for 35% of all parking spaces), and accessible spaces on Lot F in excess of the minimum number of accessible spaces required Texas Accessibility Standards can be restriped to standard spaces. The Provided Number of Spaces for American Airlines Center on said parking lots assumes that a portion of the spaces on these lots are restriped to the minimum required by the City of Dallas.

The floor area and use information for the existing buildings and buildings under development is taken from the most recent City-approved development plans for such buildings.

The 841 spaces required to be within 400 feet from the American Airlines Center building are located on Lot E, Lot F, Block D, and Lot A-13, and in the Plaza Garage and the North Garage. The number of spaces located within 400 feet from the American Center building exceeds the required 841 spaces.



# MASTER PARKING AND FLOOR AREA PLAN No. 13

## Victory

### Dallas, Texas

FEBRUARY 16, 2018

SUBMITTED, IF APPLICABLE, WITH DEVELOPMENT PLAN/MINOR AMENDMENT: Residences at Victory / Vista & Terrace (Dated 02/01/18)  
Katy Station (Approved 03/10/17)  
Block D Retail & Garage (Dated 01/08/18)  
Lot E - South (Dated 01/08/18)  
3099 Olive Block A/393 (Dated \_\_\_\_\_)

\* 152 shared spaces between office and Entertainment Complex uses  
\*\* This establishment is an accessory use to the American Airlines Center and therefore has no separate parking requirement  
\*\*\* 679 shared spaces between office and restaurant uses  
\*\*\*\* Spaces affected by 10% DART light rail reduction and/or 1% bicycle reduction  
\*\*\*\*\* On-street parking spaces adjacent to the property containing the use pursuant to Section 51P-582.113(h)(3) Dallas Code