



TriCo Development
16 South Keystone Avenue
Indianapolis, IN 46201

Parking Needs Statement

April 9, 2026

Re: Daum Farms Development - Master Plan Approval

Honorable Members of the Town Council,

Trico Development LLC respectfully submits the Parking Requirements based on the experience of the multi-family developer (Denton Floyd). Denton Floyd has a number of facilities throughout the Midwest and this is similar to another facility in Kentucky.

Statement by Denton-Floyd

Denton Floyd has an internally imposed parking standard of 1.70 surface parking spots per unit. This has been developed through experience on previous projects that were originally constructed with a lessor ratio, that ultimately resulted in additional parking spots being added during lease up. Our garages are in addition to this internal surface parking ratio.

Jared Talley
Vice President of Development
Denton Floyd Real Estate Group
502-727-2402



Please let me know if more information is needed for this review.

We respectfully request your favorable consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "AG".

Andrew Gerdom

Member

Trico Development LLC