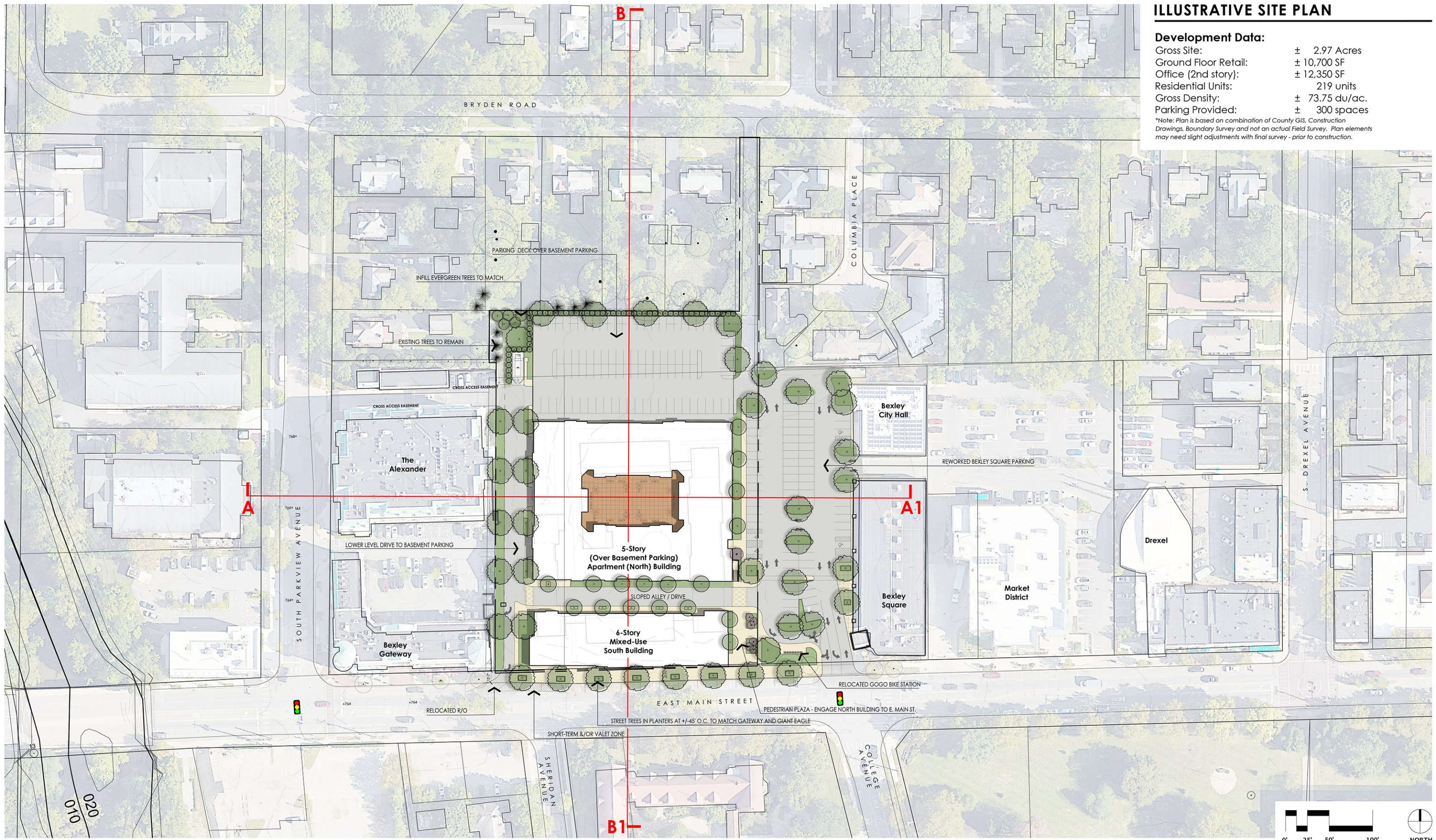


ILLUSTRATIVE SITE PLAN

Development Data:

Gross Site:	± 2.97 Acres
Ground Floor Retail:	± 10,700 SF
Office (2nd story):	± 12,350 SF
Residential Units:	219 units
Gross Density:	± 73.75 du/ac.
Parking Provided:	± 300 spaces

*Note: Plan is based on combination of County GIS, Construction Drawings, Boundary Survey and not an actual Field Survey. Plan elements may need slight adjustments with final survey - prior to construction.



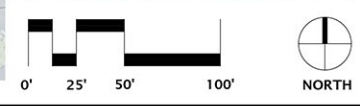
NOTE: This concept was developed with publicly available Franklin County GIS information, not a field survey base. All dimensions and site layout are approximate and can change with final engineering.



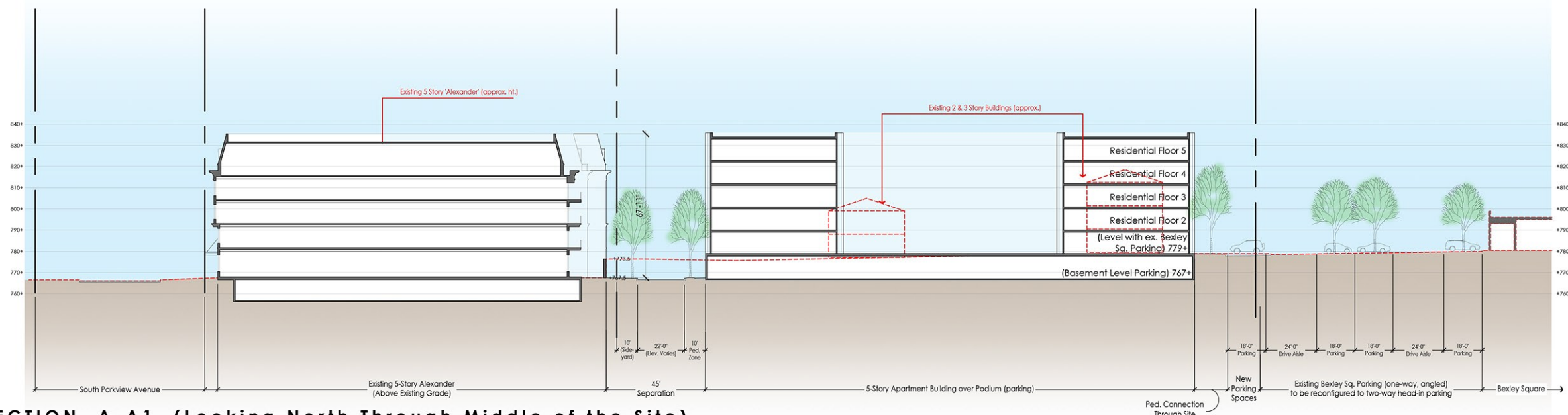
CONCEPTUAL DEVELOPMENT PLAN 2200 E. Main Street Bexley, OH July 13, 2023



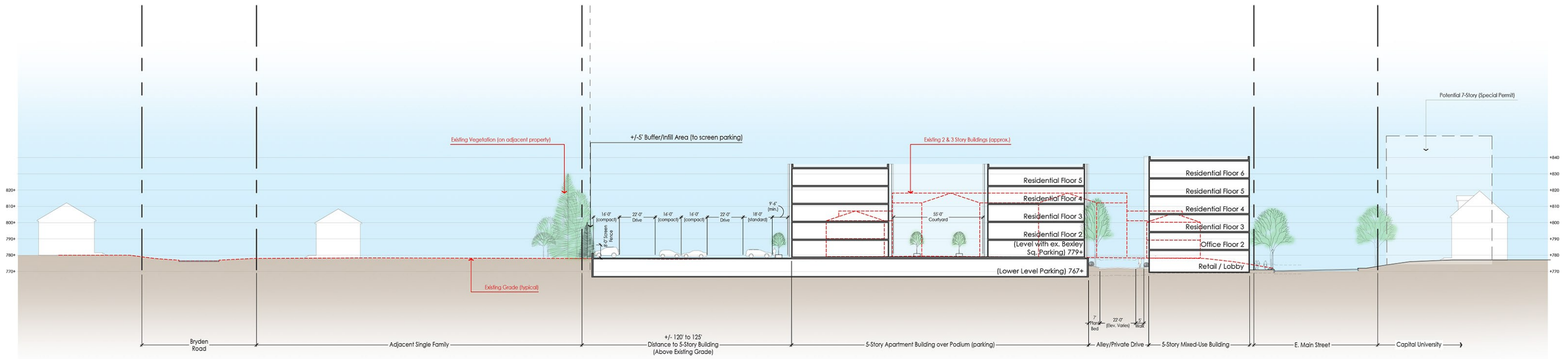
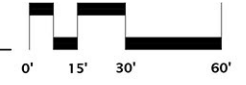
NOTE: This concept was developed with publicly available Franklin County GIS information, not a field survey base. All dimensions and site layout are approximate and can change with final engineering.



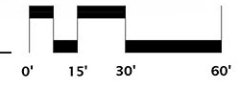
CONCEPTUAL DEVELOPMENT PLAN
2200 E. Main Street
Bexley, OH
July 13, 2023



TYPICAL CROSS-SECTION A-A1 (Looking North Through Middle of the Site)

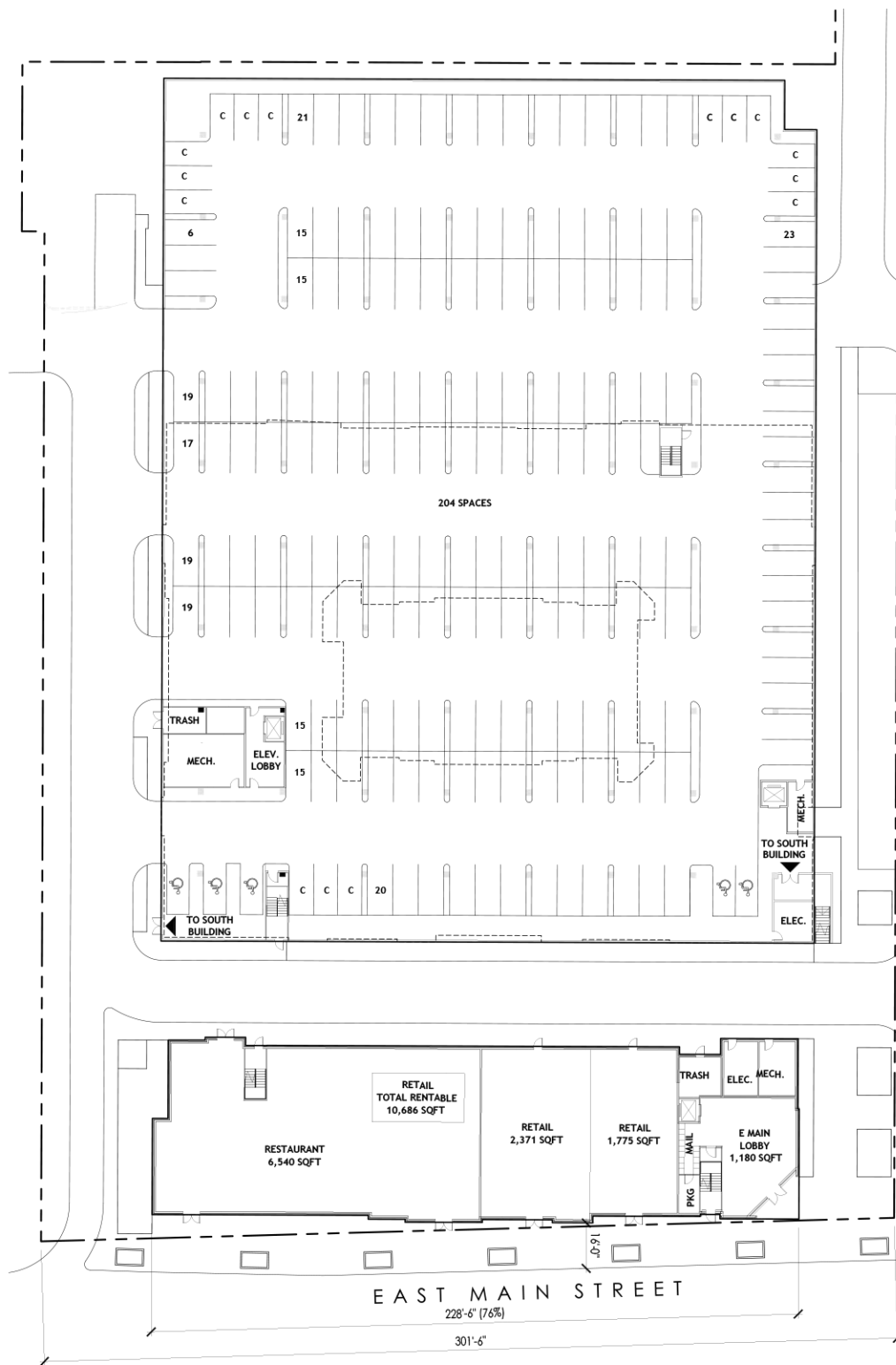


TYPICAL CROSS-SECTION B-B1 (Looking East Through Middle of the Site)

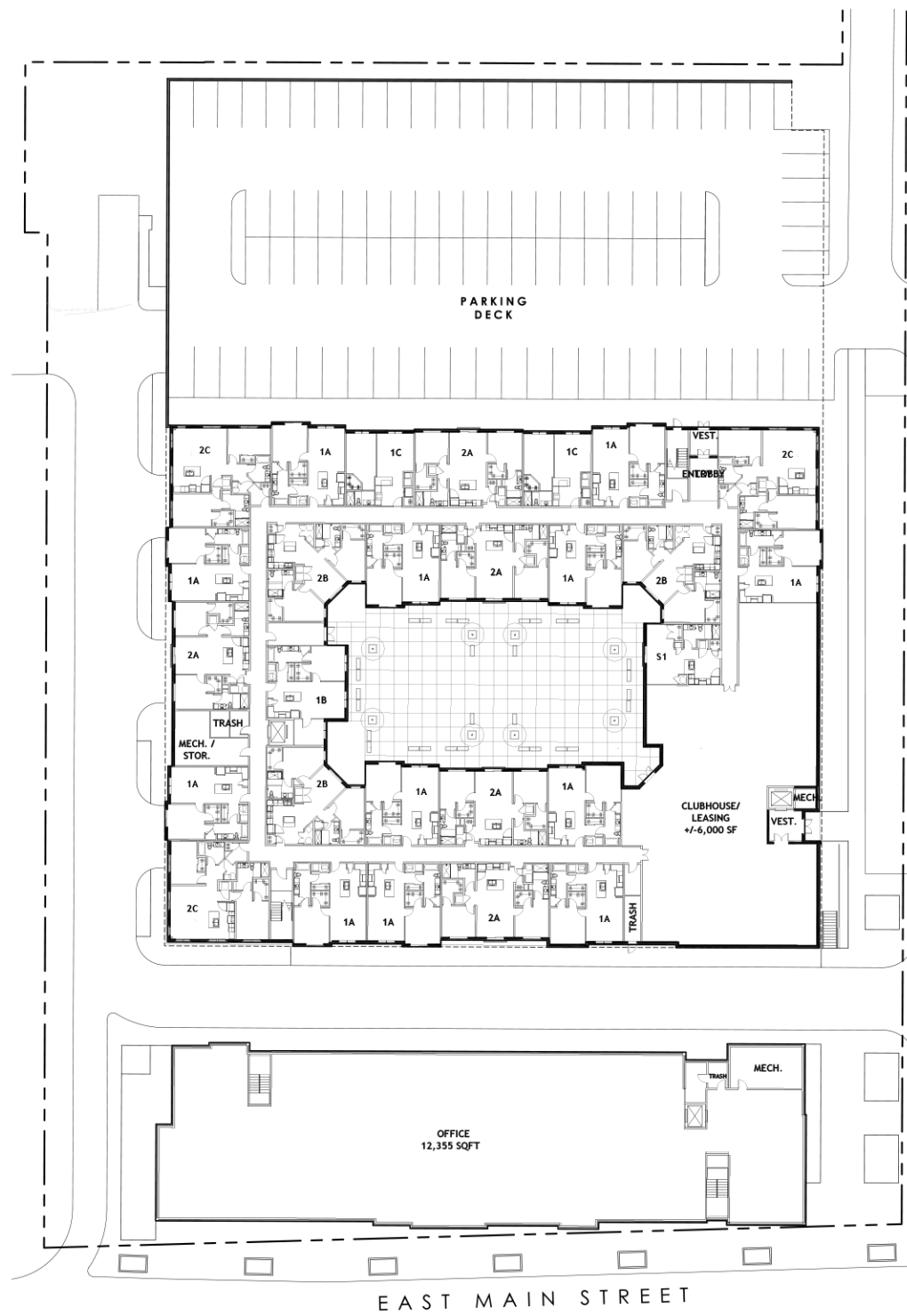


NOTE: This concept was developed with publicly available Franklin County GIS information, not a field survey base. All dimensions and site layout are approximate and can change with final engineering.

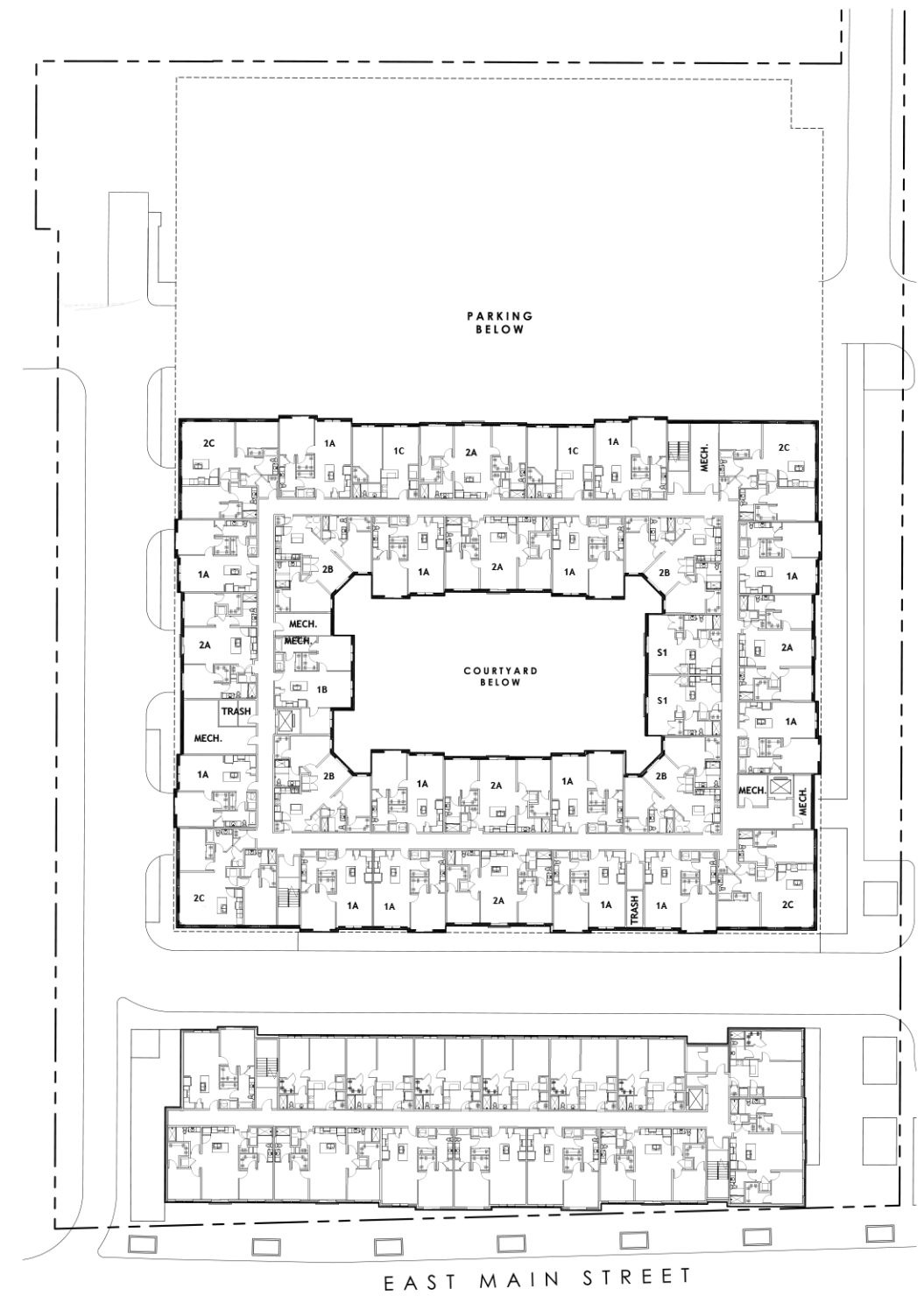
TYPICAL FLOOR PLATES



**GROUND FLOOR RETAIL (South Bldg.)
&
BASEMENT PARKING (North Bldg.)**

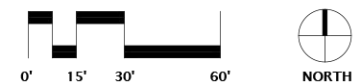


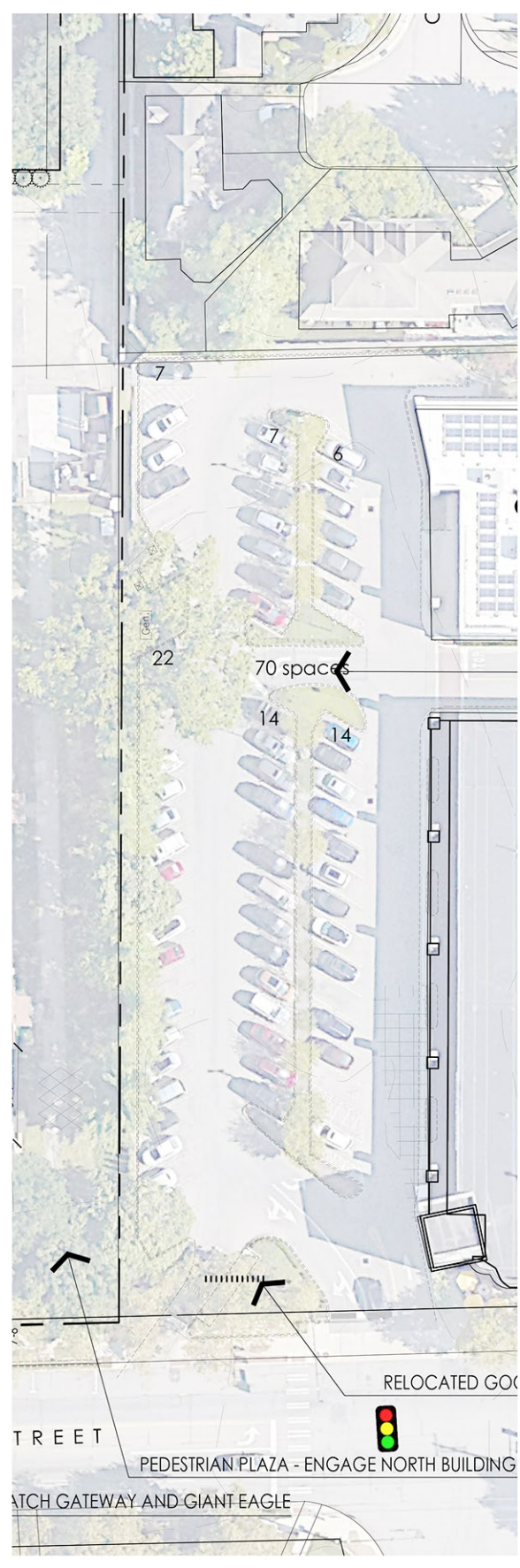
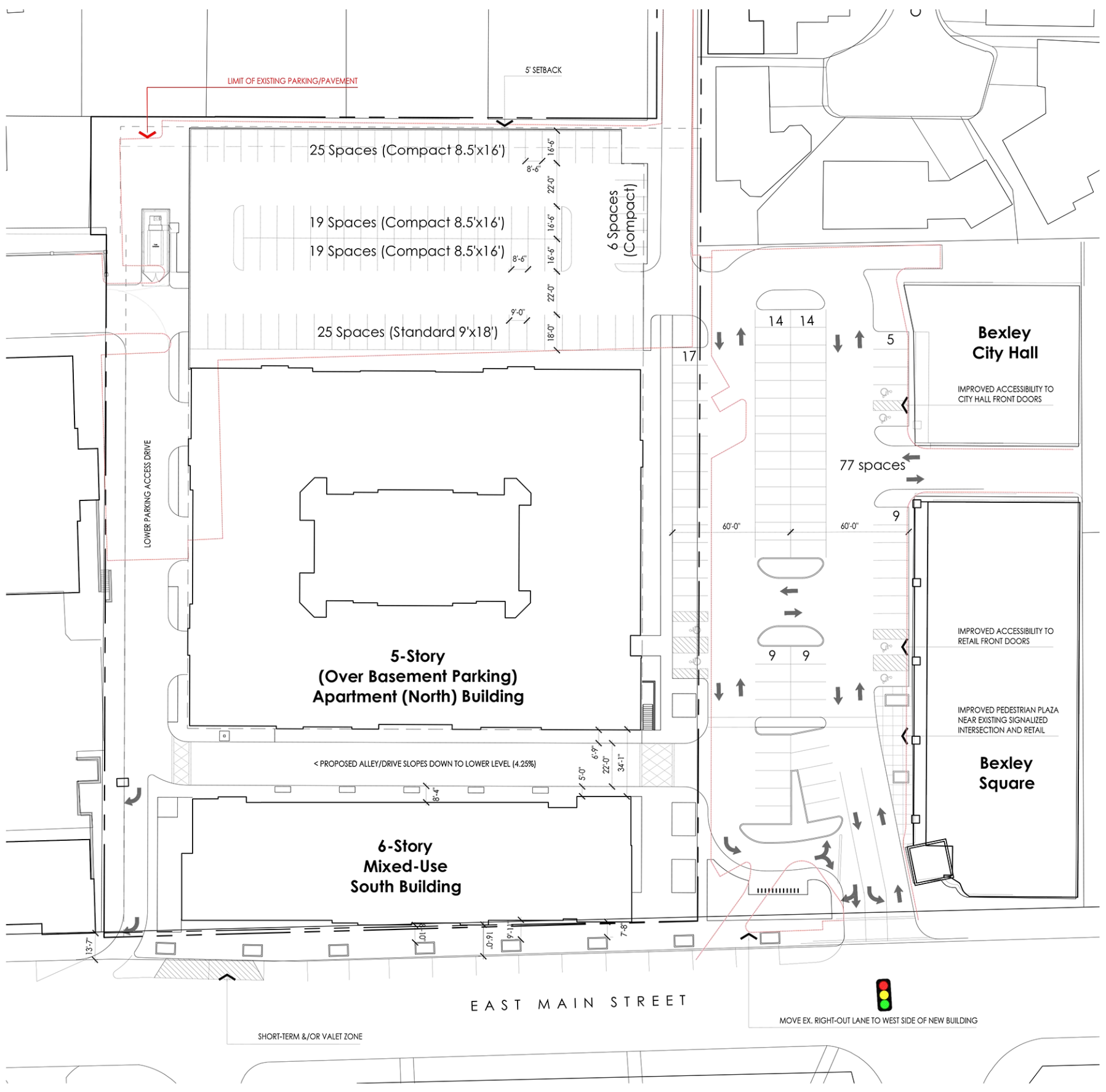
**SECOND FLOOR OFFICE (South Bldg.)
&
GROUND FLOOR (North Bldg.)**



**FLOORS 3-6 (South Bldg.)
&
FLOORS 2-5 (North Bldg.)**

NOTE: This concept was developed with publicly available Franklin County GIS information, not a field survey base. All dimensions and site layout are approximate and can change with final engineering.





PARKING PLAN

Parking Required:

Ground Floor Restaurant:	± 6,500 SF x 4/ksf =	26
Ground Floor Retail:	± 4,150 SF x 3/ksf =	12
Office (2nd story):	± 12,350 SF x 2.5/ksf =	31
Residential Units:	219 units x 1.5* =	329
Total Required:		398 spaces
Less for Cross-Access Esmt (2):		-4
		394 spaces

*Note: Residential within the MUC district is only required 1 space per unit

Parking Provided:

Basement (podium):	± 204
Parking Deck:	± 94
Additional Surface (Bex. Sq.):	± 7
On-Street (12):	± 6
Parking Provided:	± 311 spaces

Compact Spaces:

Basement:	± 15
Parking Deck:	± 69
	± 84 (27%)

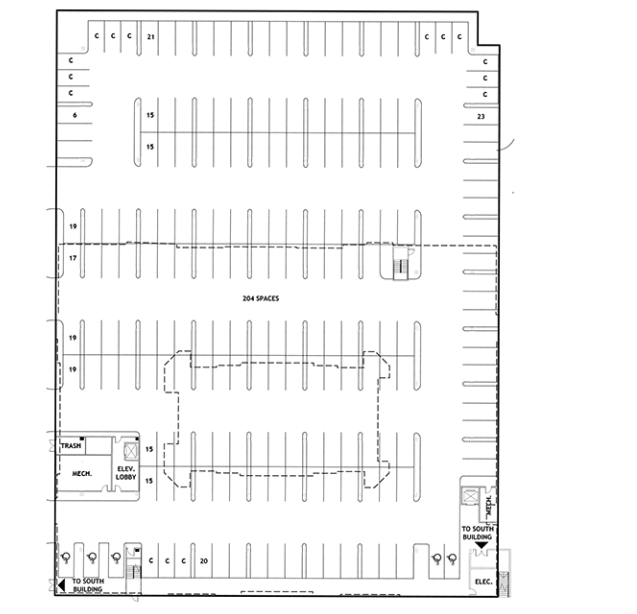
Shared Parking:

Maximum 30% (during same peak time: 93 spaces)

Retail/Restaurant: 38 (41% of max. shared)

Office: does not share same peak time

- Notes:**
1. Residential unit mix is high on one-bedroom units resulting in 302 bedrooms. Therefore the parking provided covers the units at a 1 space/bedroom ratio.
 2. The site is within walking distance of several work place, entertainment/dining, shopping (grocery) opportunities therefore residents will not need a car as compared to more suburban sites.
 3. The site is located on COTA's East Main Street - BRT Line
 4. Ride shares/cogo/bike path connections are very convenient
 5. the site is directly adjacent to Capital University



NOTE: This concept was developed with publicly available Franklin County GIS information, not a field survey base. All dimensions and site layout are approximate and can change with final engineering.

0' 15' 30' 60' NORTH

0' 25' 50' 100' NORTH



*Note: Grades shown for conceptual purposes and may adjust with final survey and engineering.

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CONCEPTUAL DEVELOPMENT PLAN
2200 E. Main Street
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