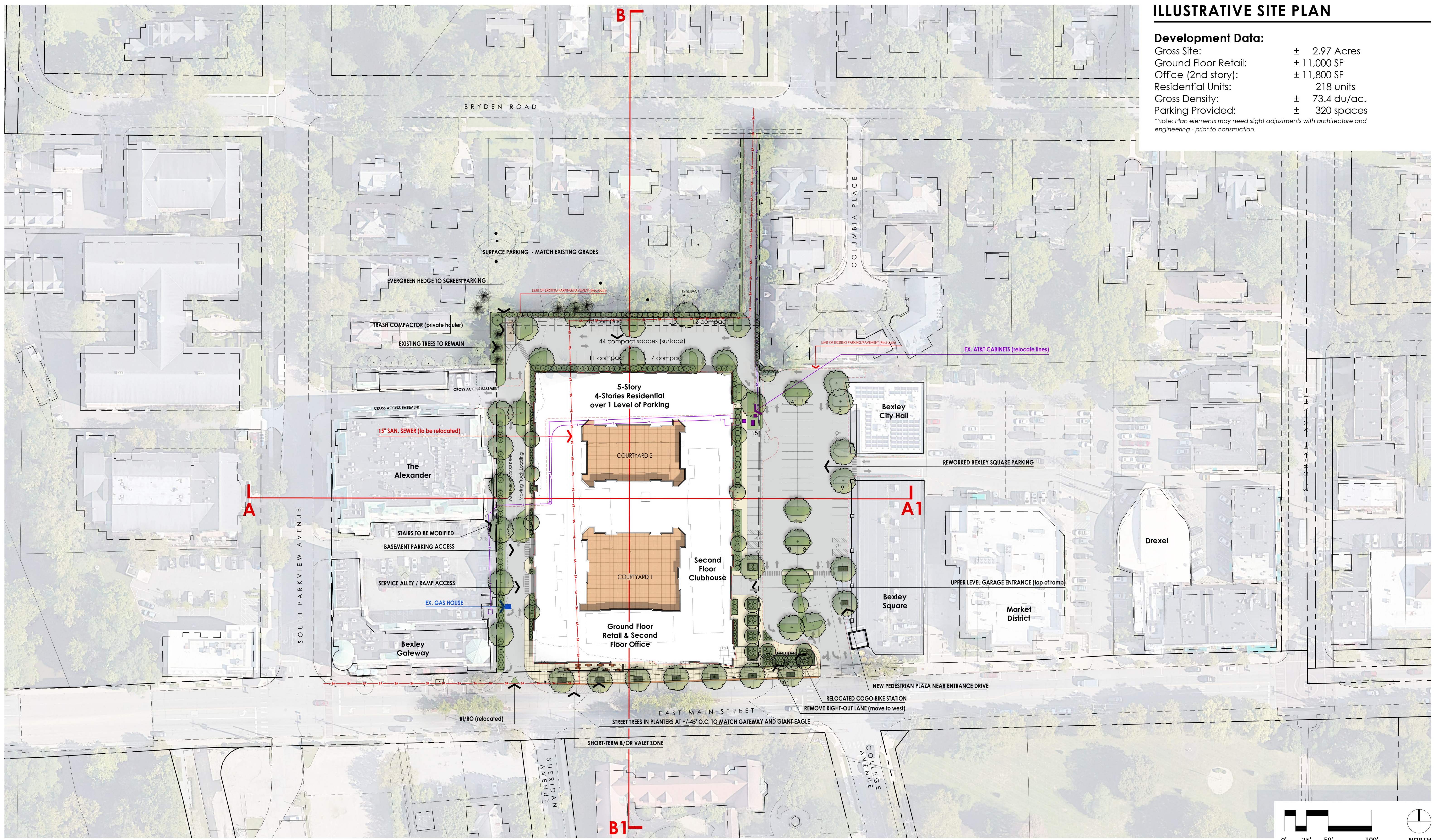


# ILLUSTRATIVE SITE PLAN

## Development Data:

Gross Site:	± 2.97 Acres
Ground Floor Retail:	± 11,000 SF
Office (2nd story):	± 11,800 SF
Residential Units:	218 units
Gross Density:	± 73.4 du/ac.
Parking Provided:	± 320 spaces

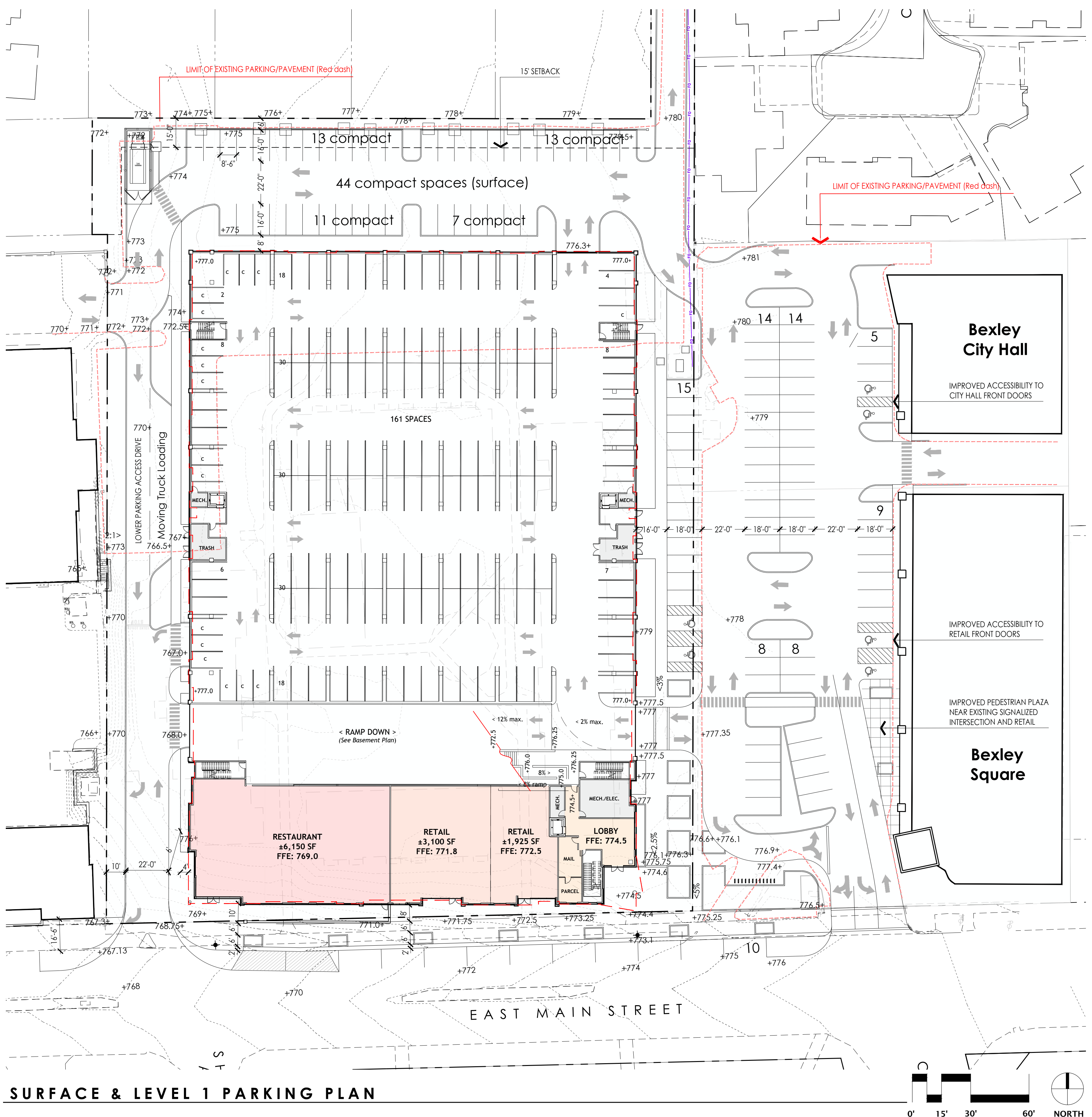
\*Note: Plan elements may need slight adjustments with architecture and engineering - prior to construction.



NOTE: This plan is Conceptual in nature. All dimensions and site layout are approximate and may change with final architecture and engineering.

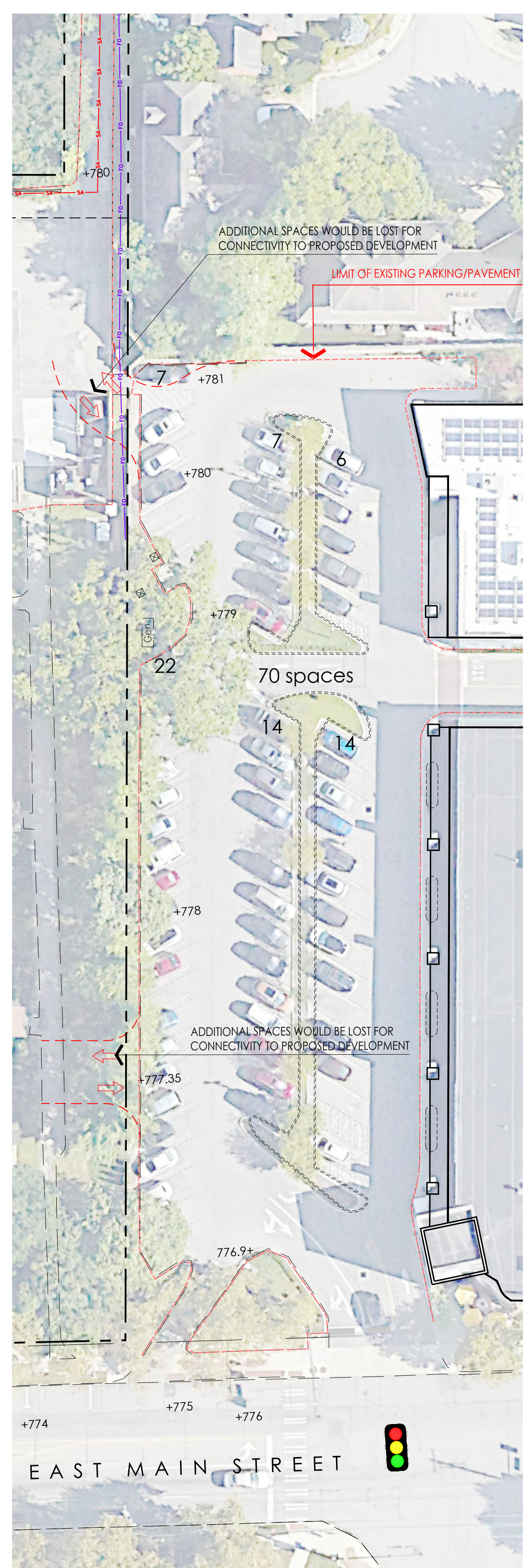
## CONCEPTUAL DEVELOPMENT PLAN 2200 E. Main Street Bexley, OH July 13, 2023 (rev.: 8.10.2023)





**SURFACE & LEVEL 1 PARKING PLAN**

NOTE: This plan is Conceptual in nature. All dimensions and site layout are approximate and may change with final architecture and engineering.



**EXISTING BEXLEY SQ. PARKING**

**PARKING PLAN**

**Parking Required:**

Ground Floor Restaurant:	± 6,200 SF x 4/ksf = 25
Ground Floor Retail:	± 5,000 SF x 3/ksf = 15
Office (2nd story):	± 11,800 SF x 2.5/ksf = 30
Residential Units:	218 units x 1.5* = 327
<b>Total Required:</b>	<b>397 spaces</b>
Less for Cross-Access Esmt (2):	-4
	<b>393 spaces</b>

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

**Parking Provided:**

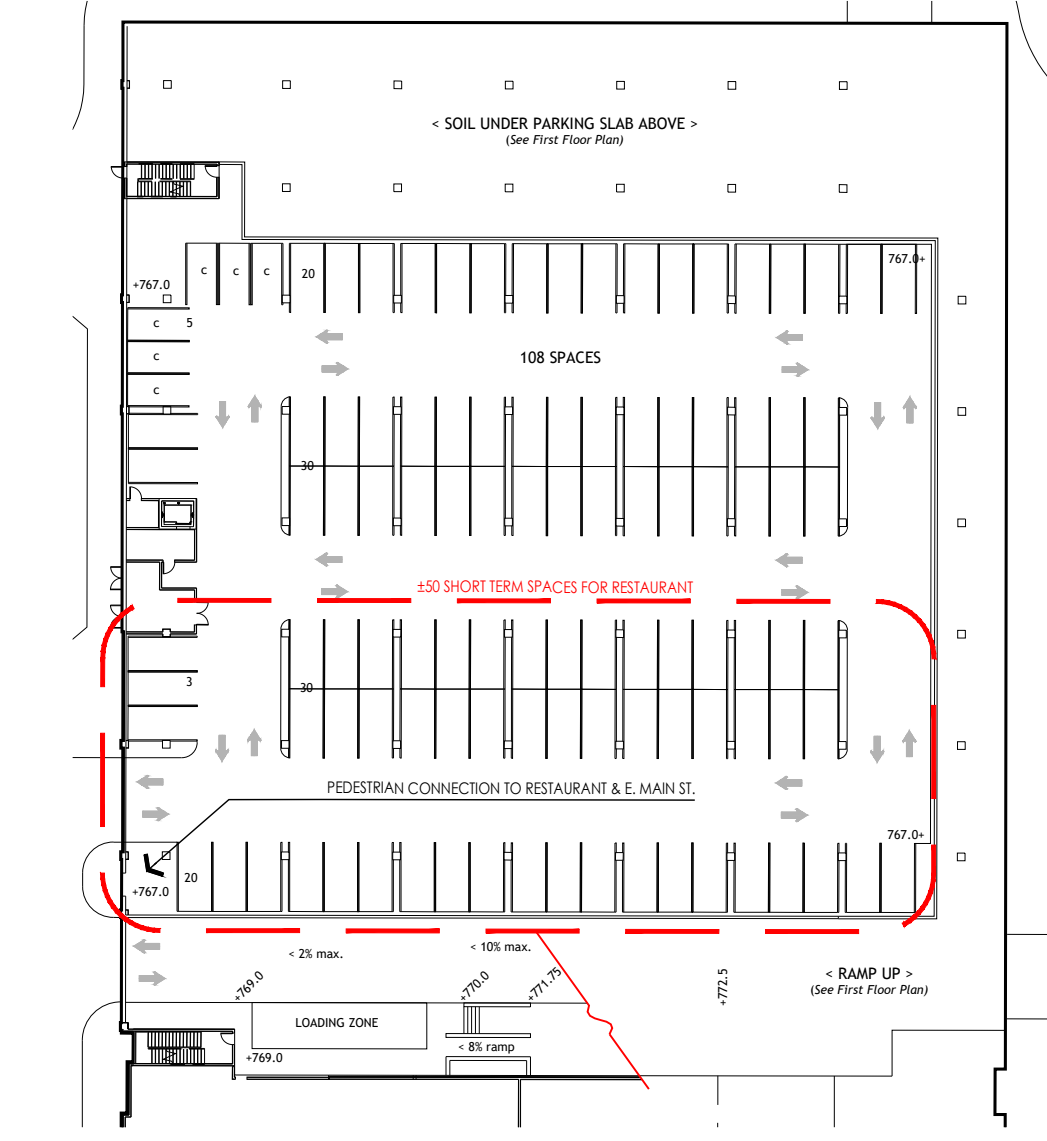
Basement Level Garage:	± 108
Level 1 Garage:	± 161
Surface Lot (north of buidng):	± 44
Additional Surface (Bex. Sq.):	± 3
On-Street (10):	± 5
<b>Parking Provided:</b>	<b>± 320 spaces</b>

**Compact Spaces:**

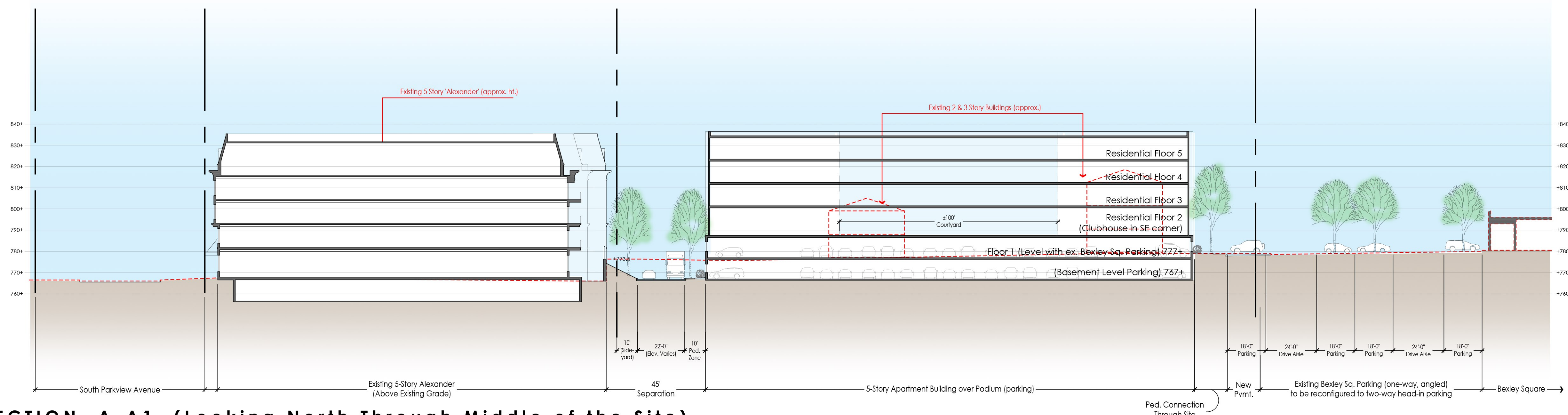
Garage:	± 23
Surface Lot:	± 44
	± 67 (21%)

- Shared Parking:**
- Requesting 20% of required amount as shared parking (73)
  - Maximum 30% (sharing same peak time: 96 spaces)
  - Retail/Restaurant: 40 (42% of max. shared)
  - Office: does not share same peak time as residential

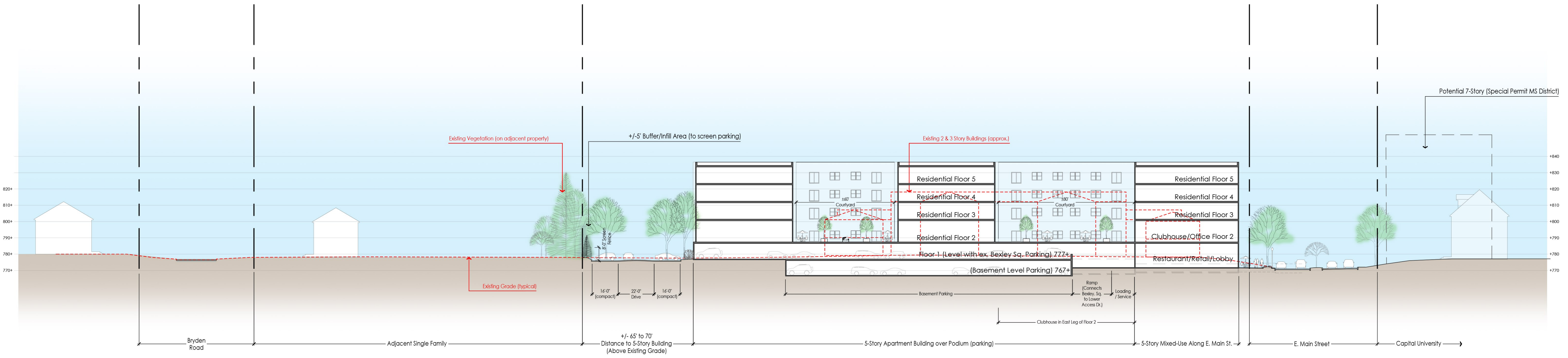
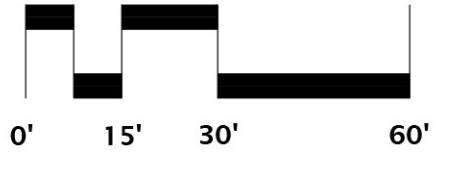
- Notes:**
1. Residential unit mix is high on one-bedroom units resulting in 291 bedrooms. Therefore the parking provided covers the units at a 1 space/bedroom ratio.
  2. The site is within walking distance of several work place, entertainment/dining, shopping (grocery) opportunities therefore residents 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 and becoming more popular
  5. The site is directly adjacent to Capital University



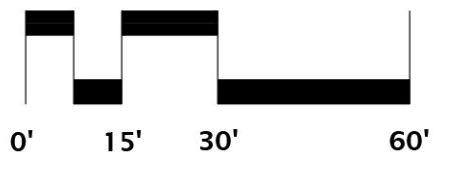
**BASEMENT PARKING**



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

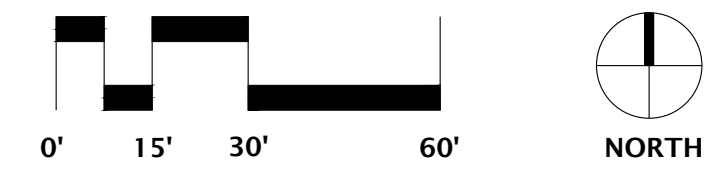
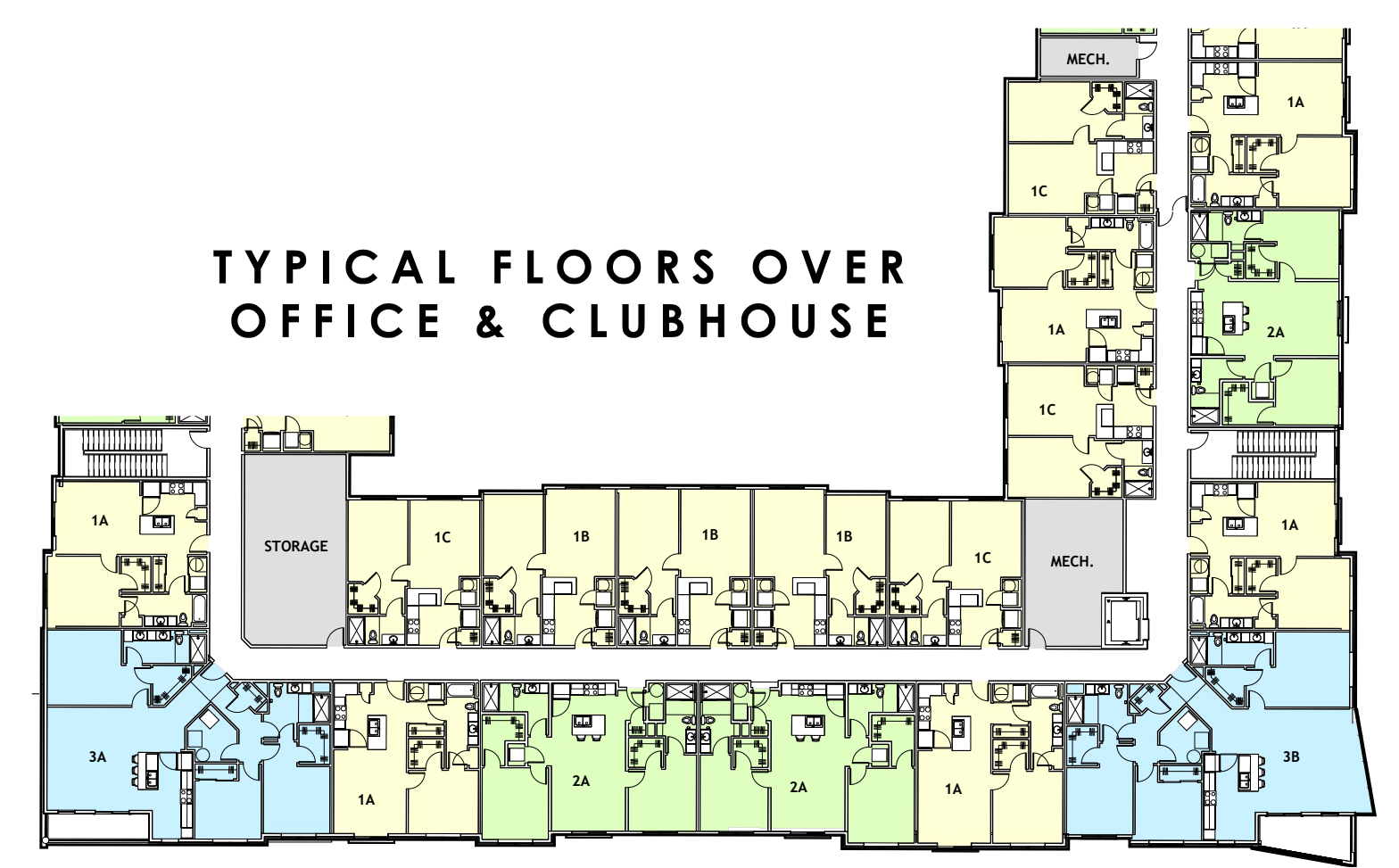
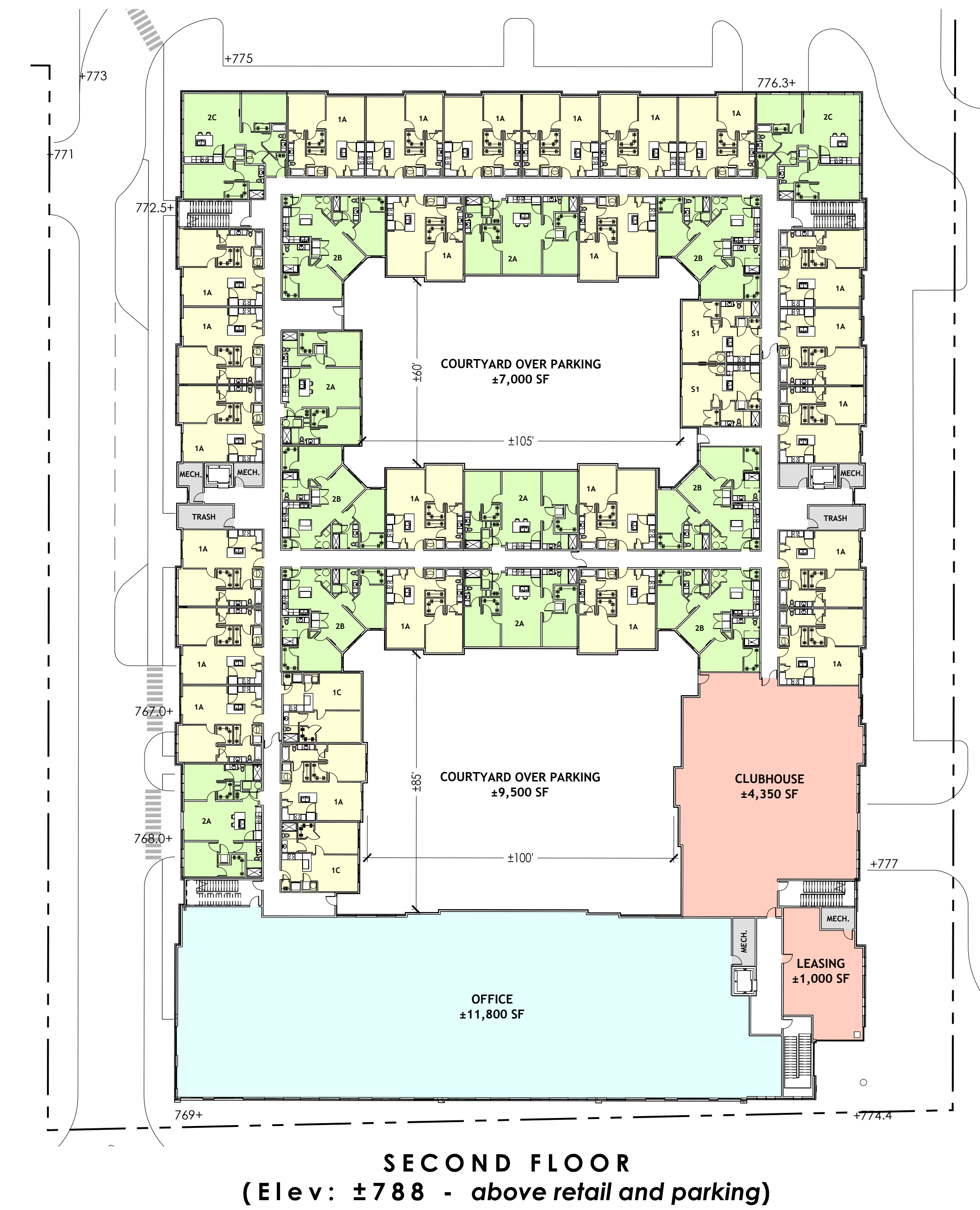
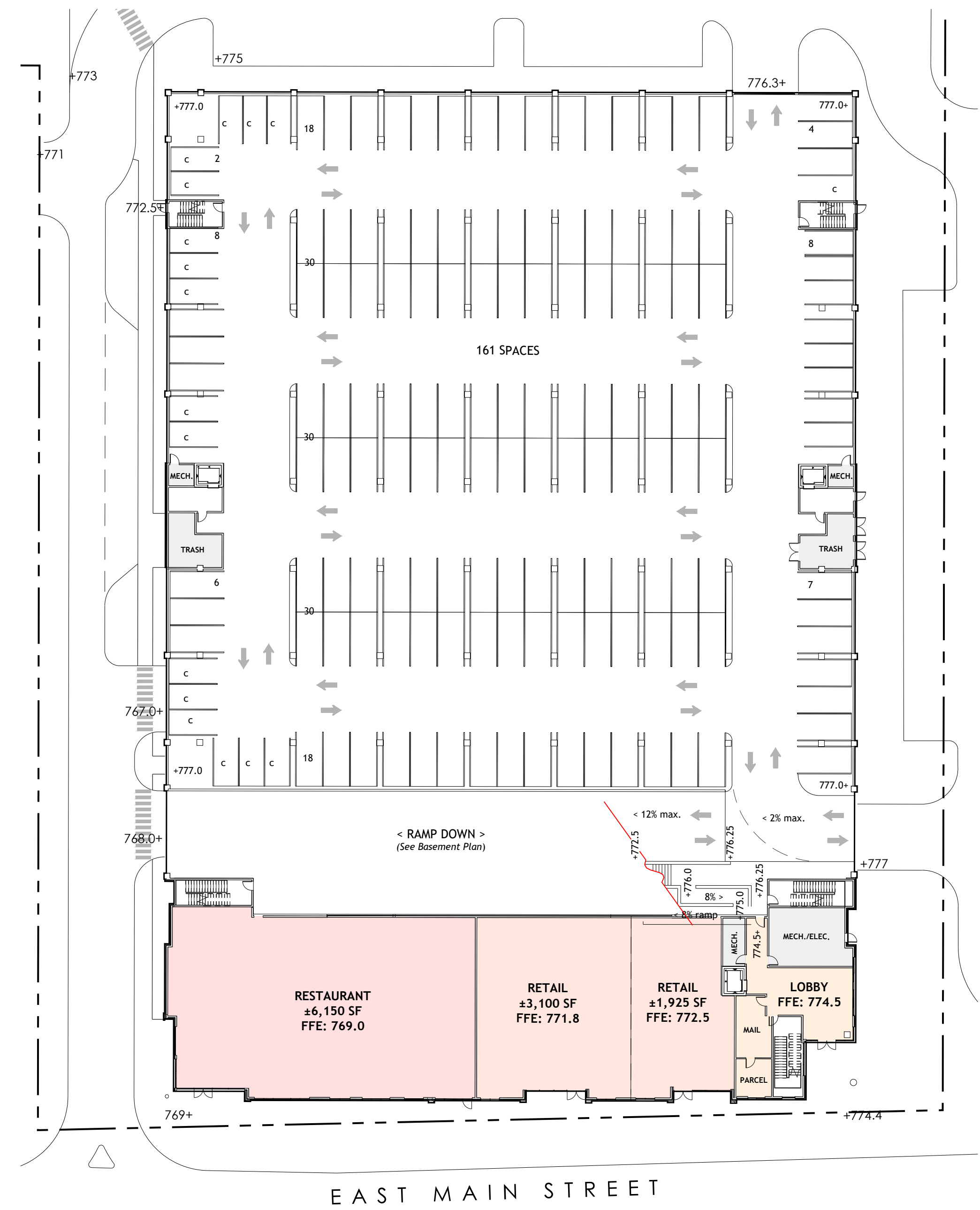
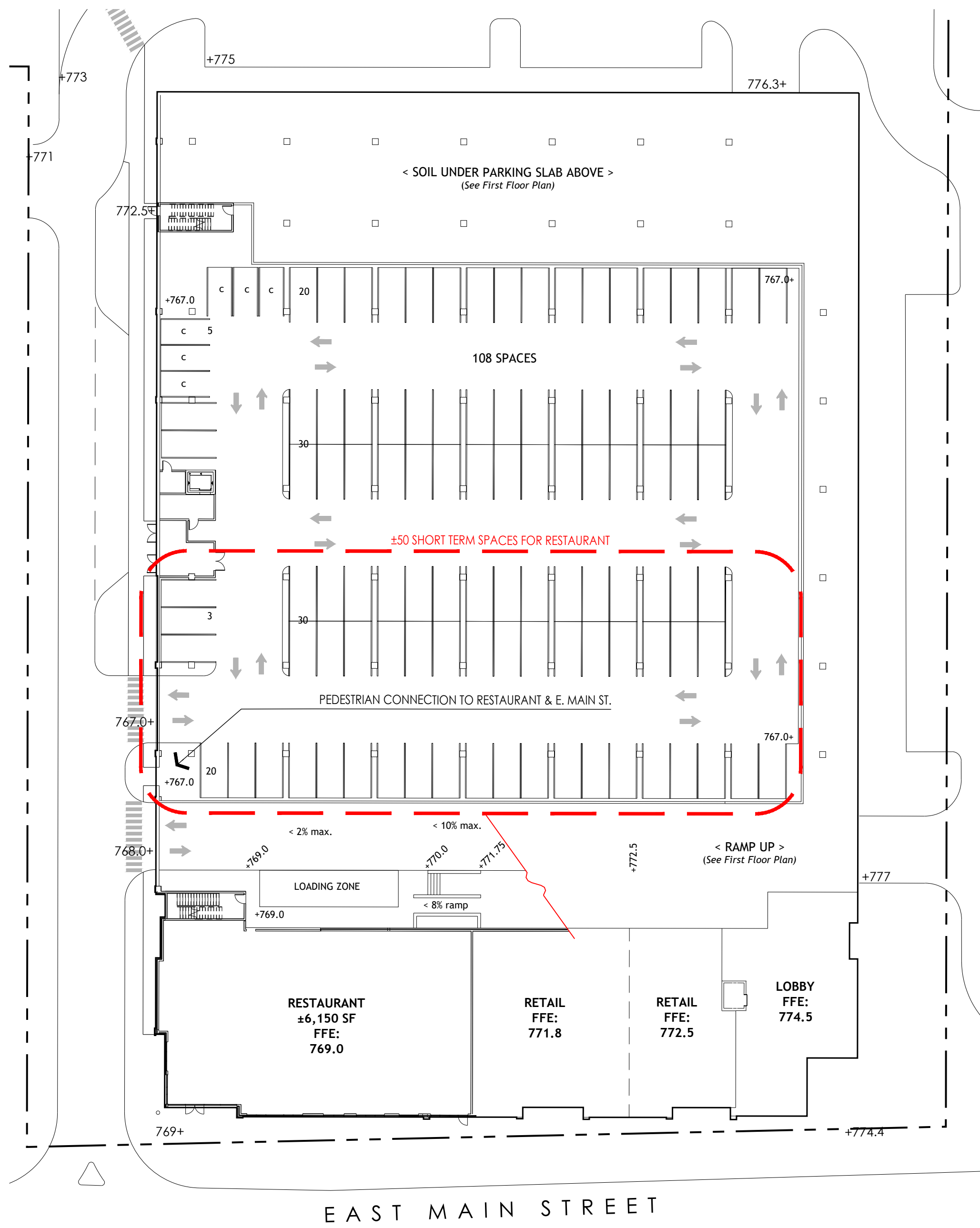


TYPICAL CROSS-SECTION B-B1 (Looking East Through Middle of the Site)



NOTE: This plan is Conceptual in nature. All dimensions and site layout are approximate and may change with final architecture and engineering.

**TYPICAL FLOOR PLATES**

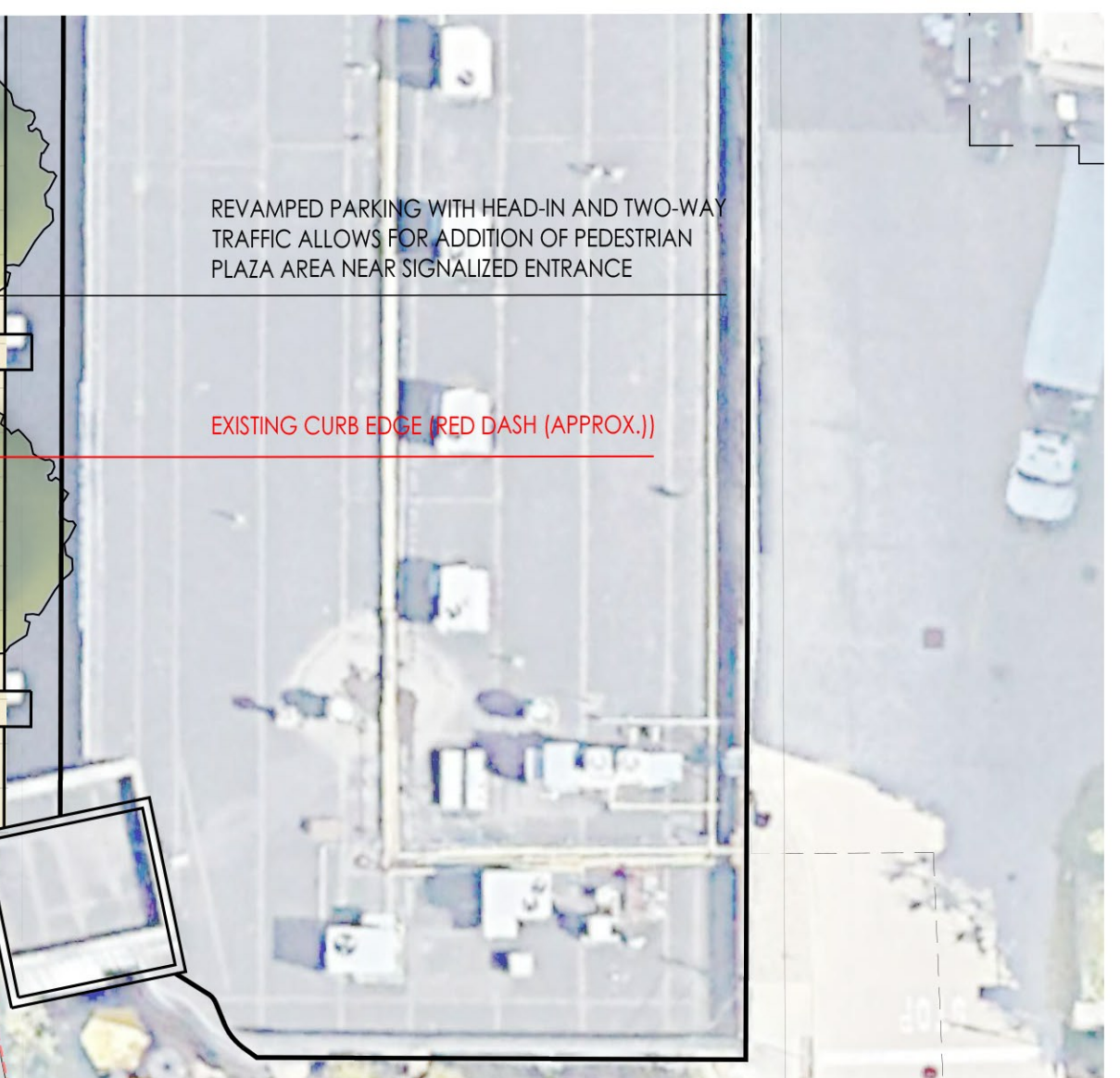
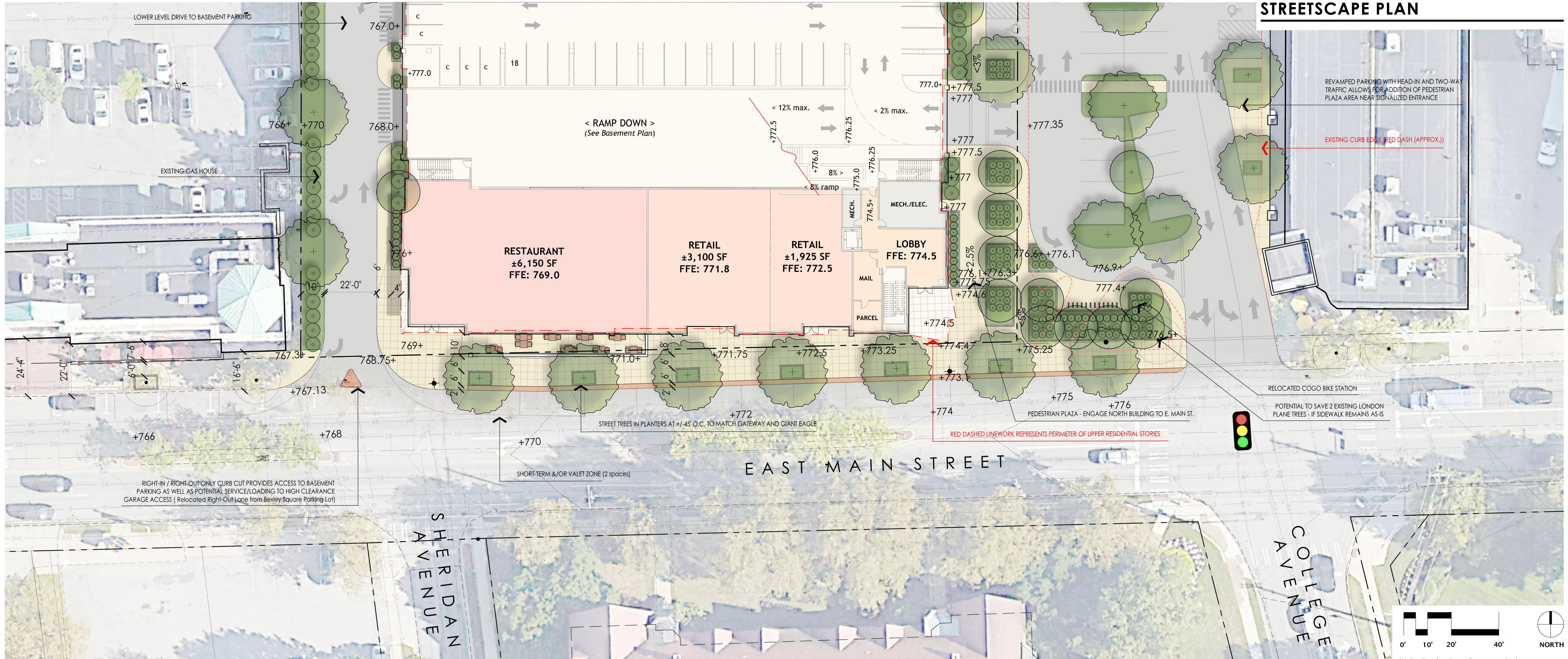


NOTE: This plan is Conceptual in nature. All dimensions and site layout are approximate and may change with final architecture and engineering.

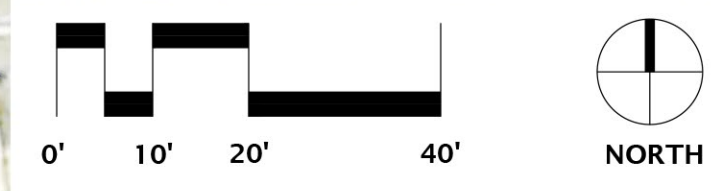
**CONCEPTUAL DEVELOPMENT PLAN**  
**2200 E. Main Street**  
Bexley, OH  
July 13, 2023 (rev.: 8.10.2023)



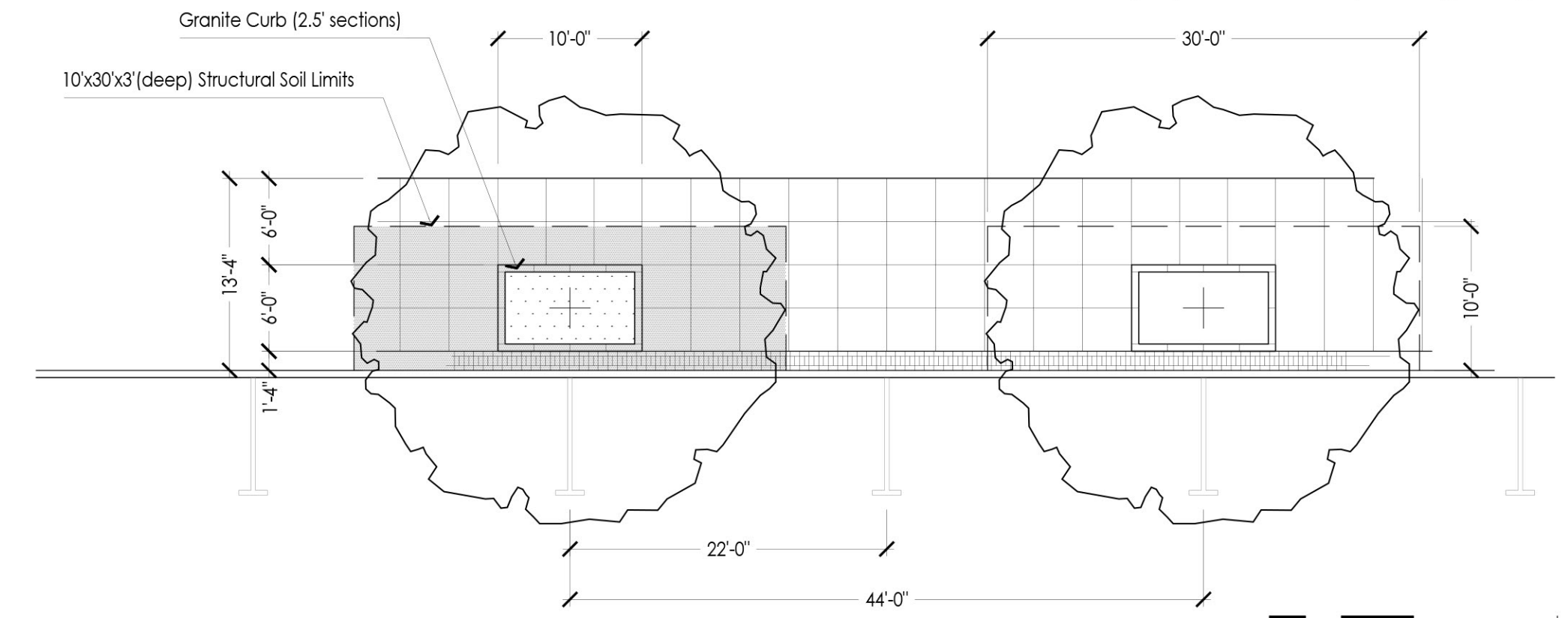
**STREETSCAPE PLAN**



RELOCATED COGO BIKE STATION  
 POTENTIAL TO SAVE 2 EXISTING LONDON PLANE TREES - IF SIDEWALK REMAINS AS-IS



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

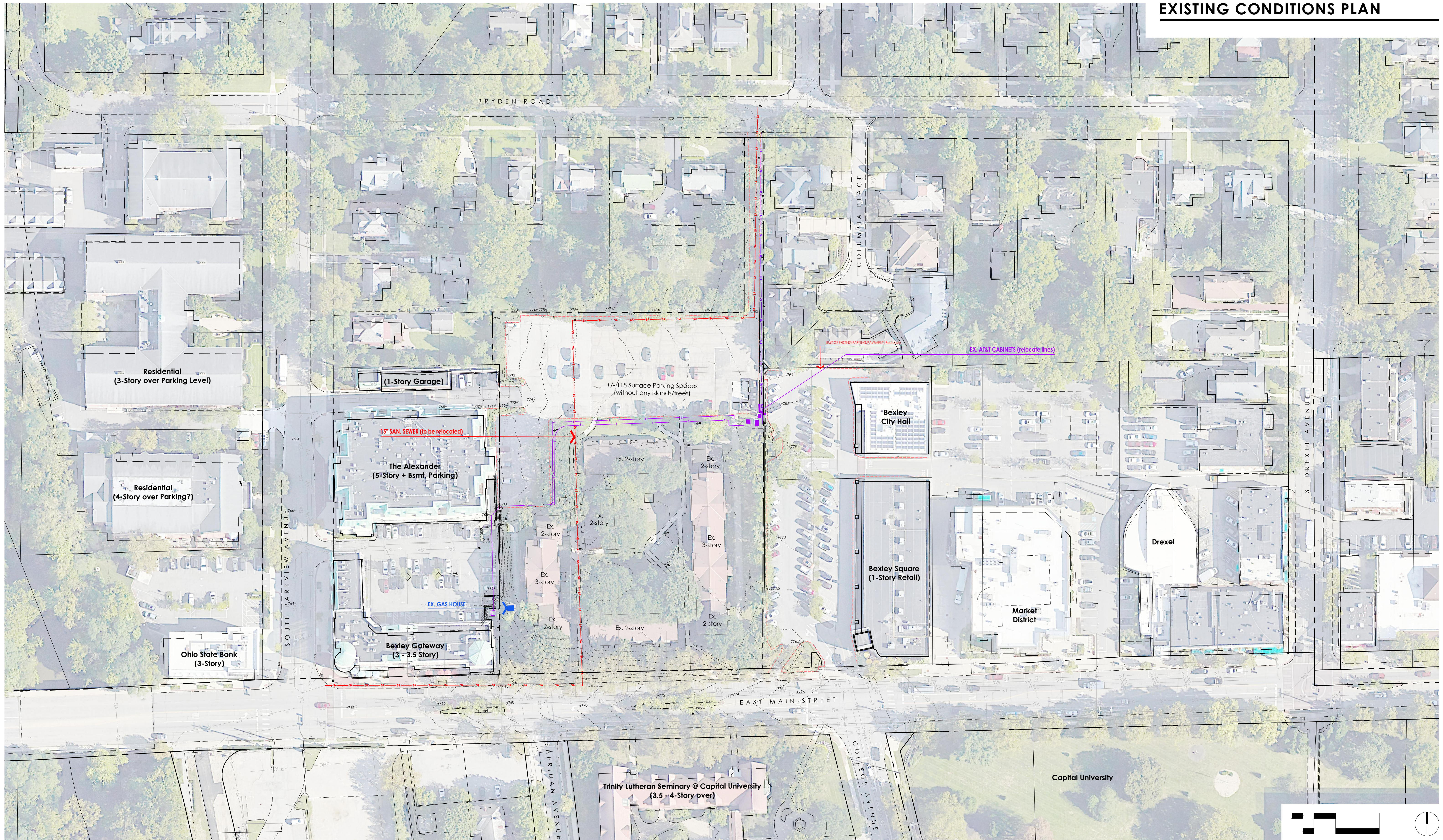


**Typical Streetscape Enlargement**

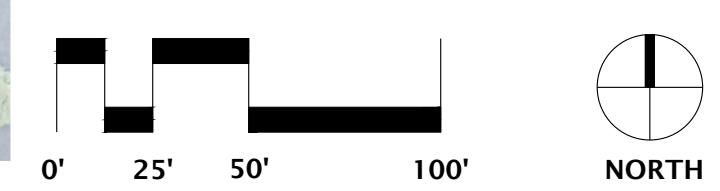
NOTE: This plan is Conceptual in nature. All dimensions and site layout are approximate and may change with final architecture and engineering.

**CONCEPTUAL DEVELOPMENT PLAN**  
**2200 E. Main Street**  
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NOTE: This existing conditions exhibit is based on a Preliminary Site Survey provided by Advanced Civil Design dated July 27th, 2023.



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