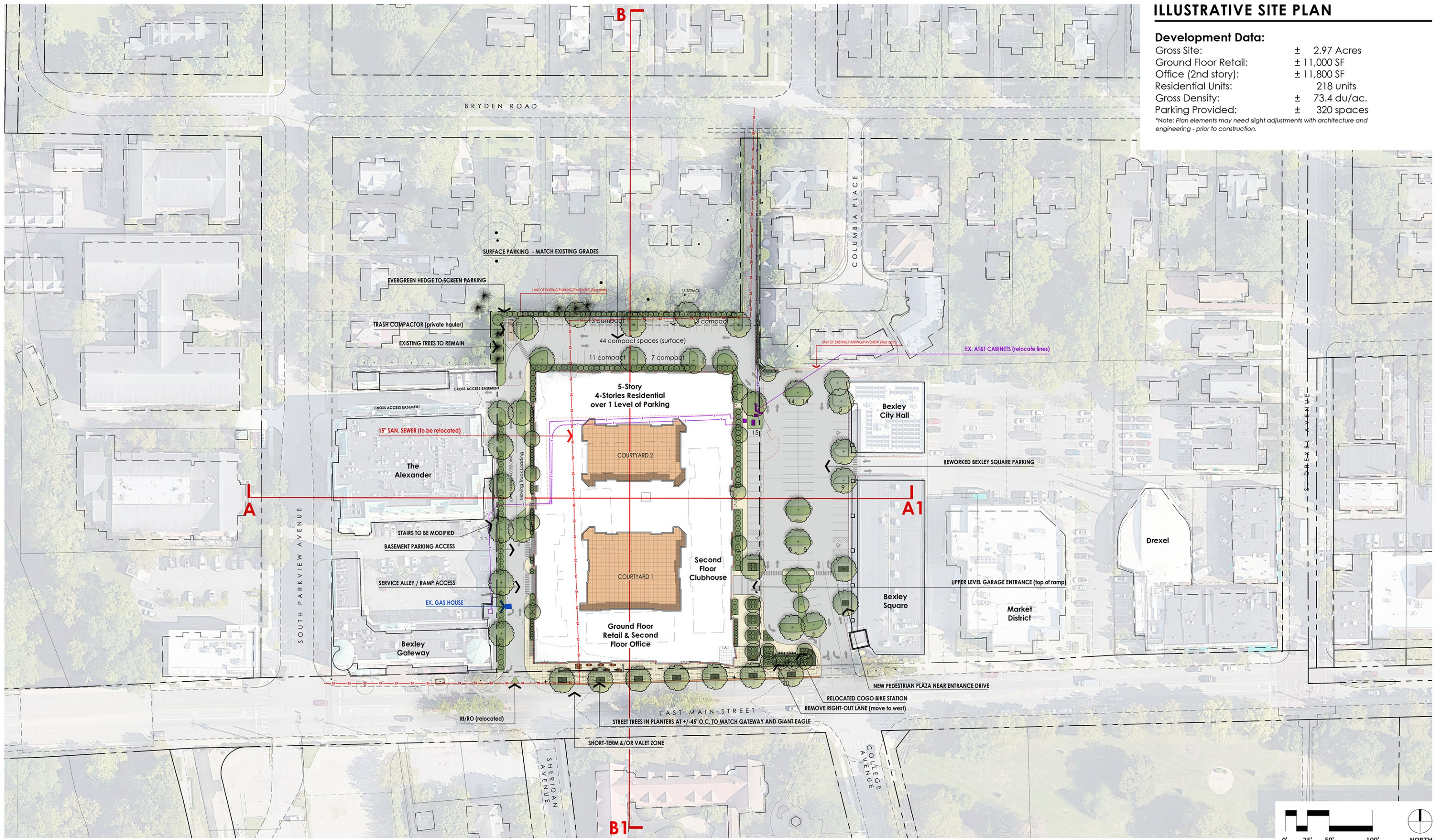


# ILLUSTRATIVE SITE PLAN

**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)







448 W Nationwide Blvd  
Loft 100  
Columbus, OH 43215

## 2200 E. MAIN STREET











**1 MAIN STREET ELEVATION**

1" = 30'-0"



**2 EAST ELEVATION**

1" = 30'-0"



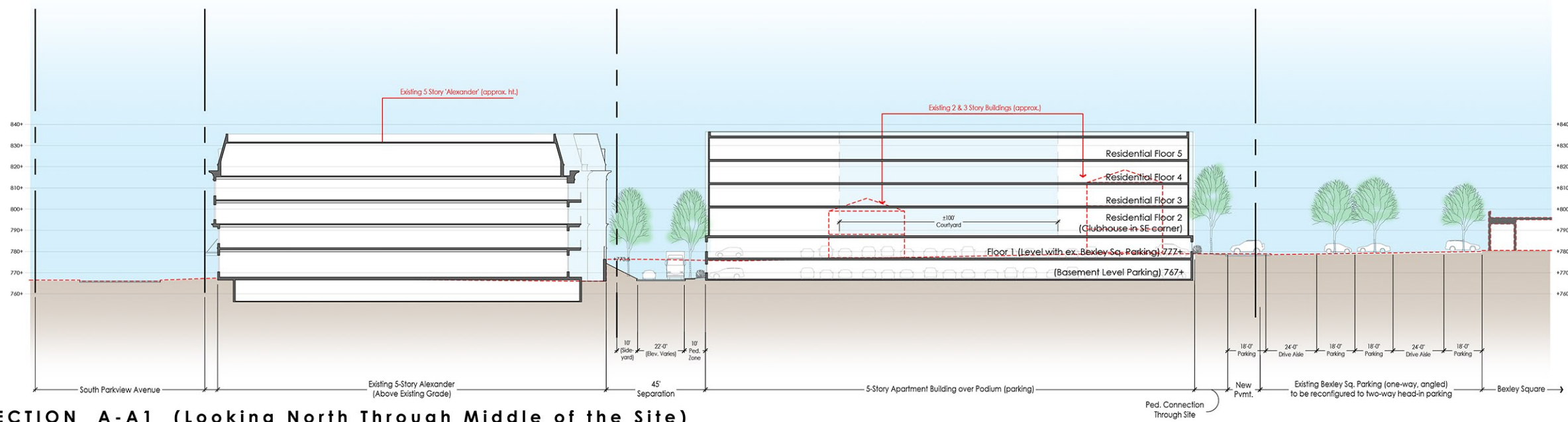


**1 WEST ELEVATION**  
1" = 30'-0"

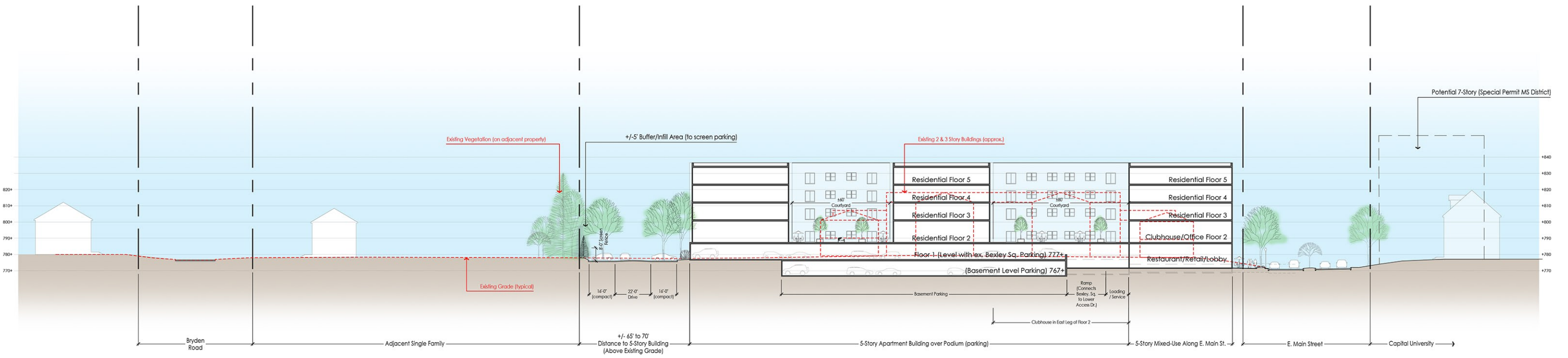


**3 NORTH ELEVATION**  
1" = 30'-0"





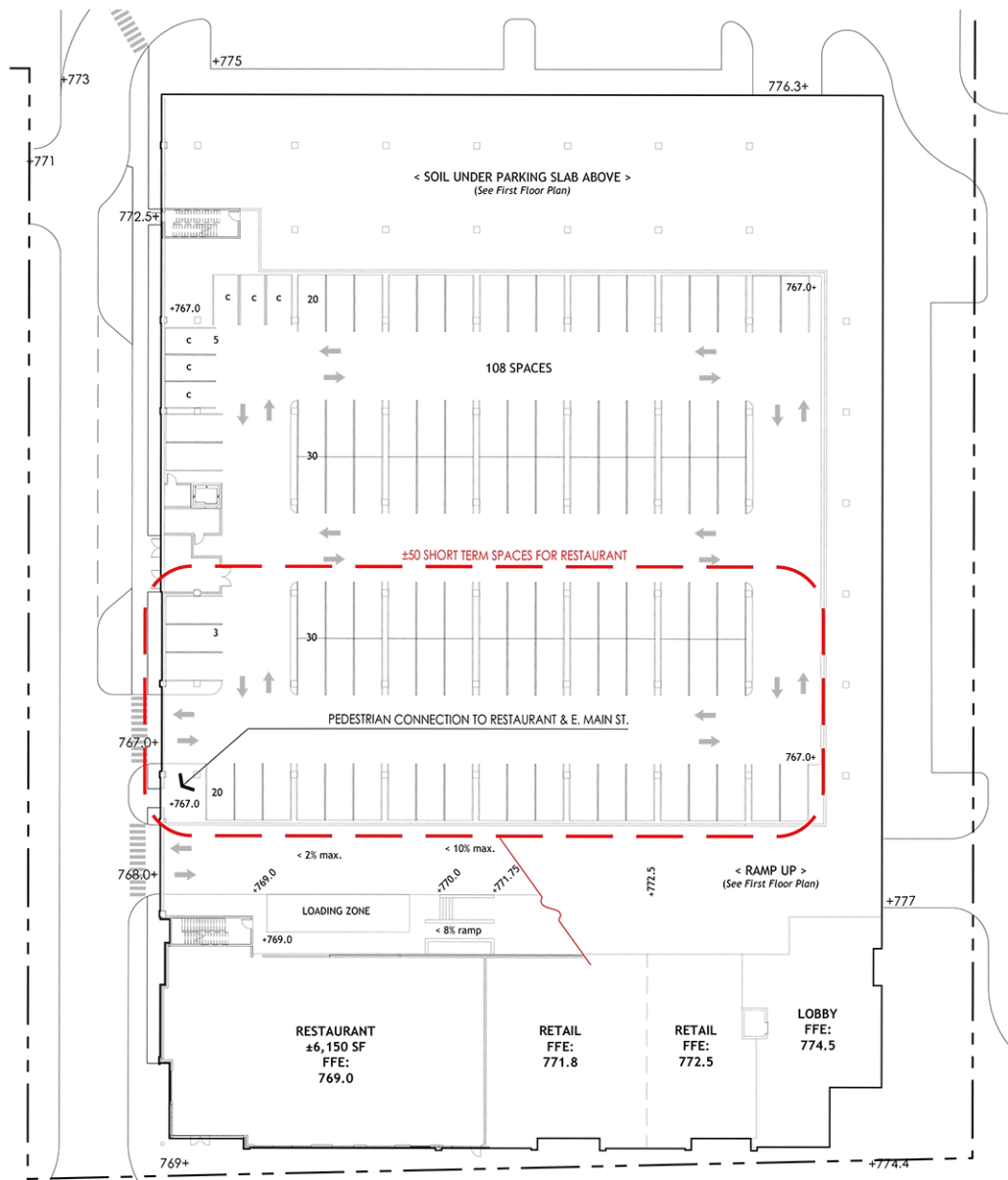
TYPICAL CROSS-SECTION A-A1 (Looking North Through Middle of the Site)



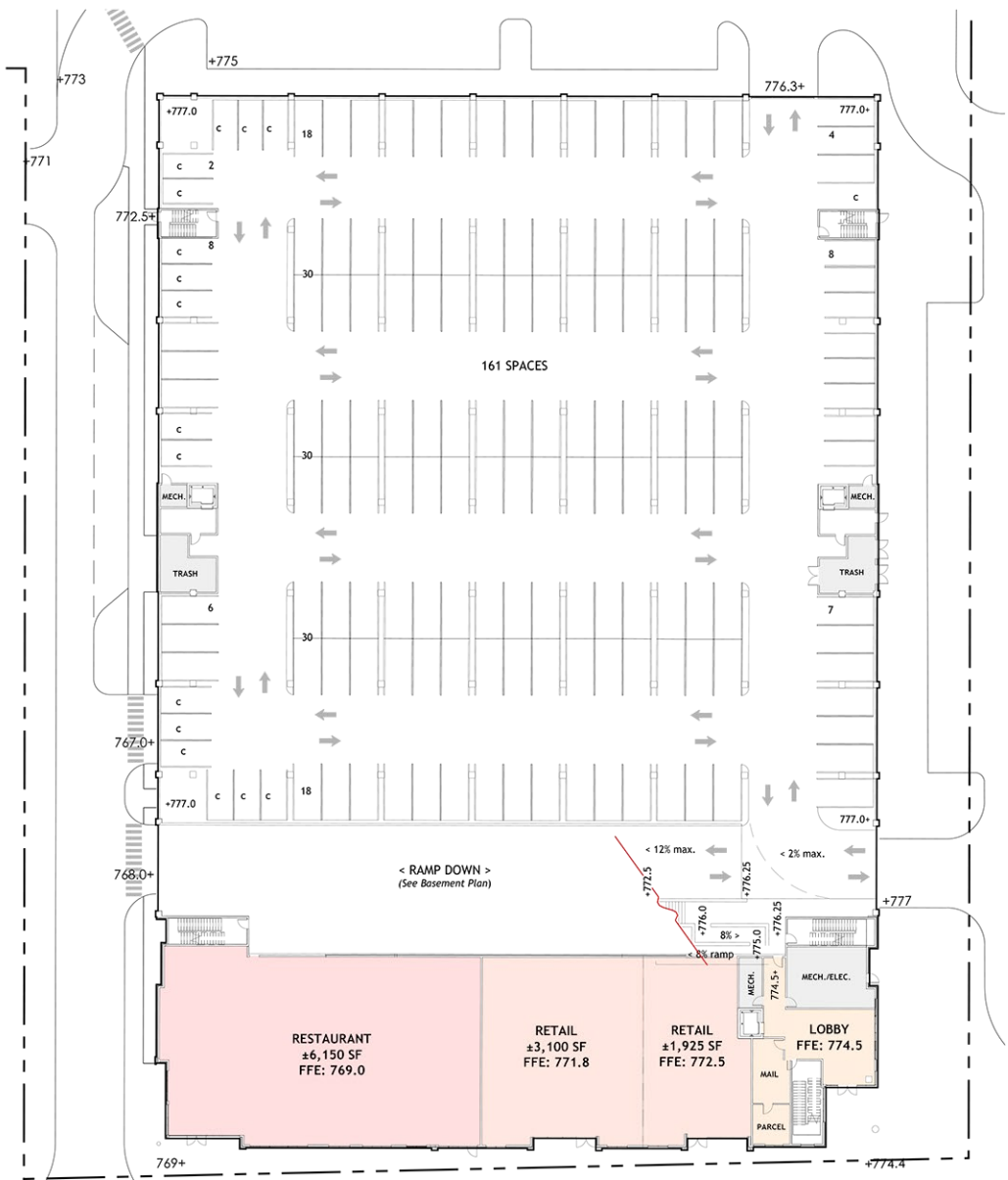
TYPICAL CROSS-SECTION B-B1 (Looking East Through Middle of the Site)

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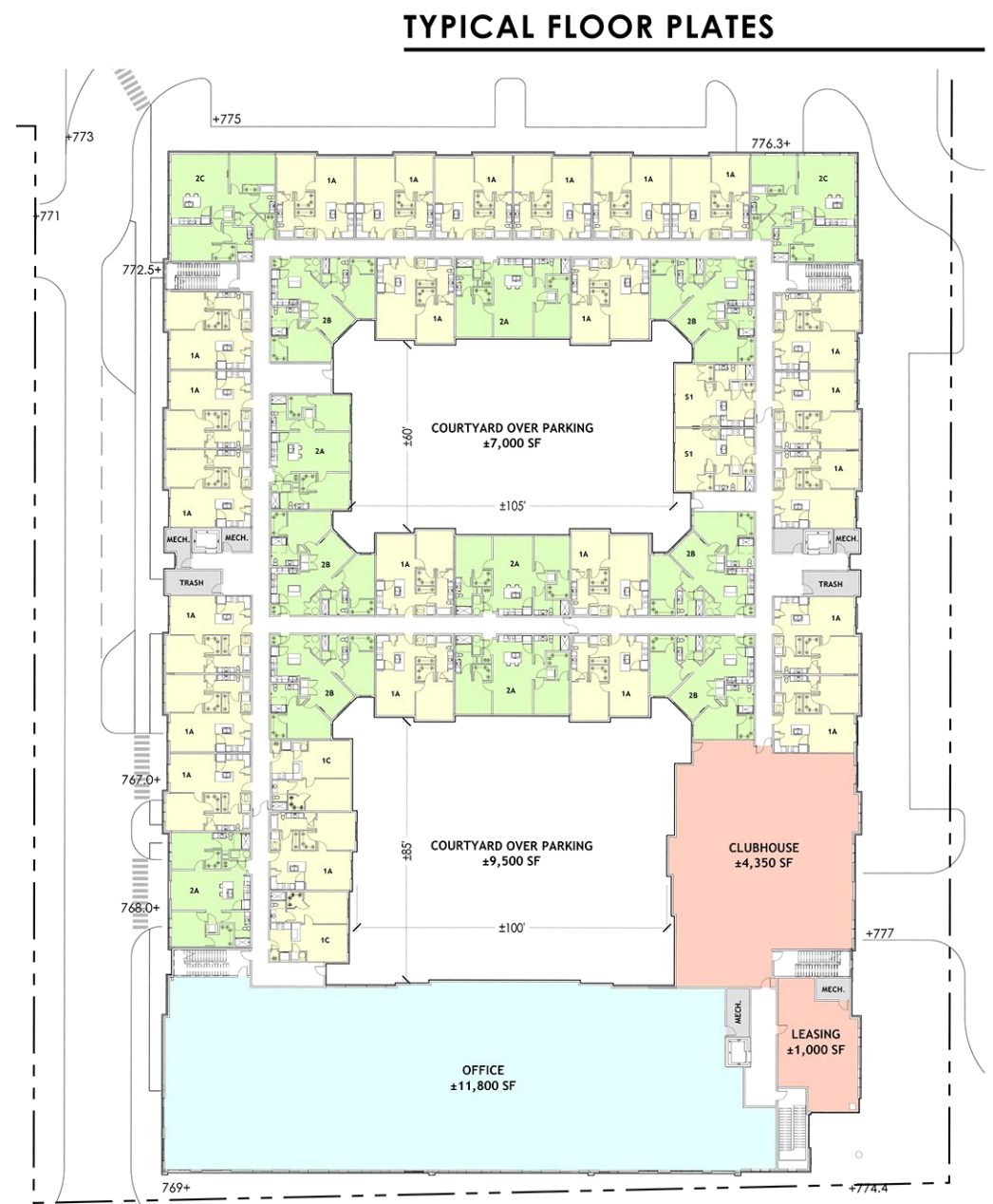




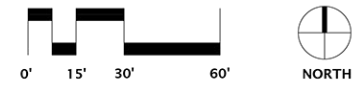
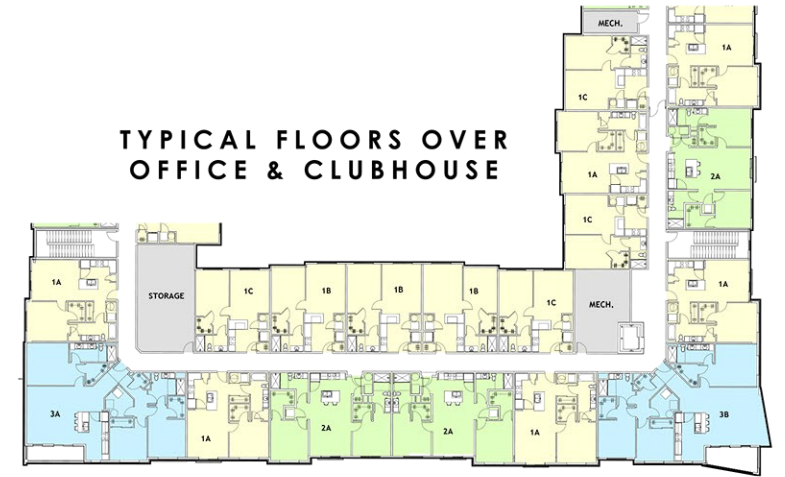
**BASEMENT PARKING**  
(Elev: ±767)



**GROUND FLOOR PARKING & RETAIL**  
(PARKING Elev: ±777 - close to existing Bexley Sq. Parking)  
(RETAIL Elev: ±769 to 774 - steps with E. Main St. grades)

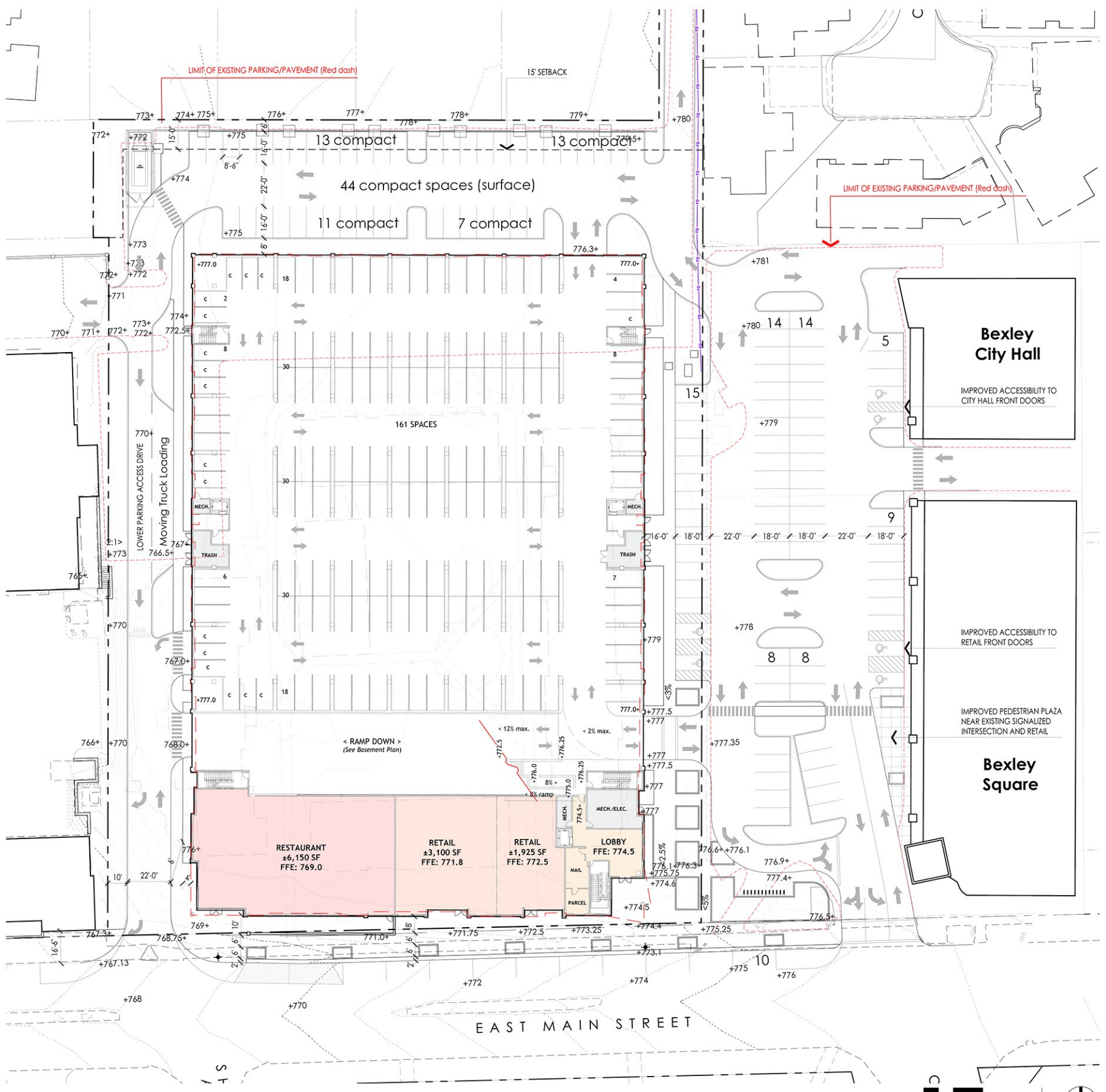


**SECOND FLOOR**  
(Elev: ±788 - above retail and parking)



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





**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:**

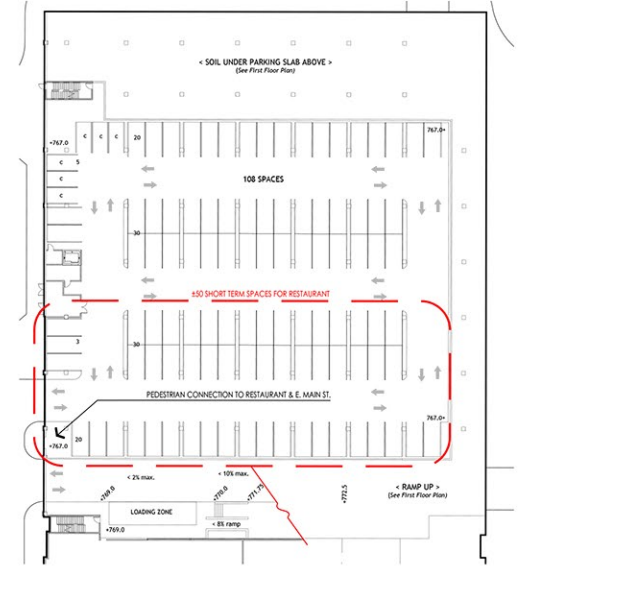
Basement Level Garage:	± 108
Level 1 Garage:	± 161
Surface Lot (north of buidng):	± 44
Additional Surface (Bex. Sq.):	± 3
On-Street (10):	± 5
<b>Parking Provided:</b>	<b>± 320 spaces</b>

**Compact Spaces:**

Garage:	± 23
Surface Lot:	± 44
	<b>± 67 (21%)</b>

- 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

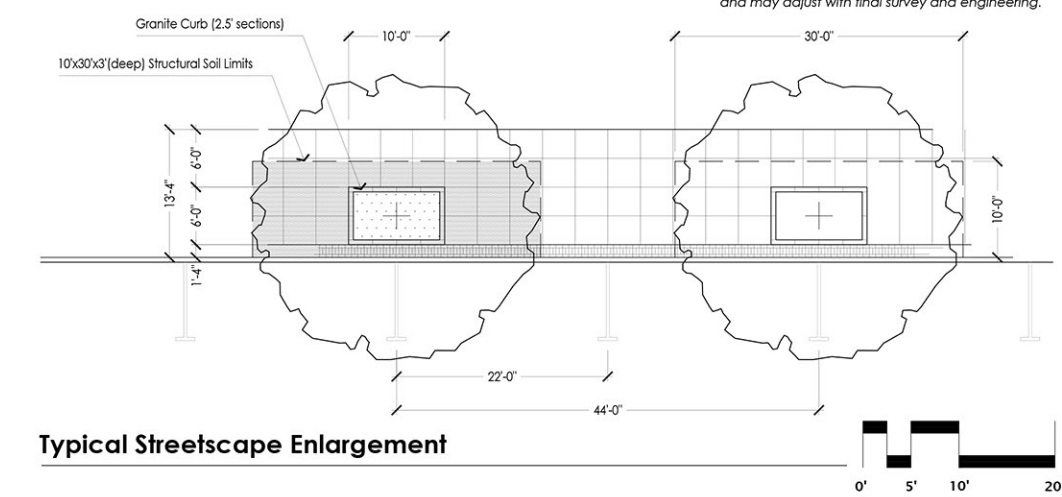
- Notes:**
1. Residential unit mix is high on one-bedroom units resulting in 291 bedrooms. Therefore the parking provided covers the units at a 1 space/bedroom ratio.
  2. The site is within walking distance of several work place, entertainment/dining, shopping (grocery) opportunities therefore residents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



**STREETSCAPE PLAN**



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)



Bexley, OH 8/10/2023

	Units/Building	Beds/Building	Residential Net Leasable area	Circulation & Utility Area / Building	Clubhouse Area (incl. Leasing)	Retail Area	Parking Garage (incl. sloped areas)	Office Space	Building Total Gross Area (less garage)
Apartments over Parking Deck/ Retail & Office	218	285	180,998	39,989	5,576	11,111	115,711	11,699	249,373
<b>Totals</b>	<b>218</b>	<b>285</b>	<b>180,998</b>	<b>39,989</b>	<b>5,576</b>	<b>11,111</b>	<b>115,711</b>	<b>11,699</b>	<b>249,373</b>

Unit Count Ratios										
Bedroom Type	Unit Type	Unit Net Area SQFT	# of Units / Building	o. of Beds / Building	Total Unit Net area:	1st fl	2nd fl	3rd fl	4th fl	5th fl
Studio	S1	571	8	8	4,568	0	2	2	2	2
<b>Total Studios</b>			<b>8</b>	<b>8</b>	<b>4,568</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
1 Bedroom	1A	738	114	114	84,132	0	24	30	30	30
1 Bedroom	1B	663	9	9	5,967	0	0	3	3	3
1 Bedroom	1C	629	20	20	12,580	0	2	6	6	6
<b>Total 1-Bedrooms</b>			<b>143</b>	<b>143</b>	<b>102,679</b>	<b>0</b>	<b>26</b>	<b>39</b>	<b>39</b>	<b>39</b>
2 Bedroom	2A	1,021	29	58	29,609	0	5	8	8	8
2 Bedroom	2B	1,057	24	48	25,368	0	6	6	6	6
2 Bedroom	2C	1,188	8	16	9,504	0	2	2	2	2
<b>Total 2-Bedrooms</b>			<b>61</b>	<b>122</b>	<b>64,481</b>	<b>0</b>	<b>13</b>	<b>16</b>	<b>16</b>	<b>16</b>
3 Bedroom	3A	1,545	6	12	9,270	0	0	2	2	2
<b>Total 3-Bedrooms</b>			<b>6</b>	<b>12</b>	<b>9,270</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Building Totals</b>			<b>218</b>	<b>285</b>	<b>180,998</b>	<b>0</b>	<b>41</b>	<b>59</b>	<b>59</b>	<b>59</b>

Development Totals:								
	STUDIO		1 BEDROOM		2 BEDROOM		3 BEDROOM	
	8	3.67 %	143	65.60 %	61	27.98 %	6	2.75 %
<b>TOTAL UNITS:</b>	<b>218</b>							

EFFICIENCY RATIO (NET LEASABLE AREA/ GROSS BUILDING AREA)	
BUILDING #1	81.7 %
INCLUDES RENTABLE RETAIL AREA AND OFFICE SPACE	

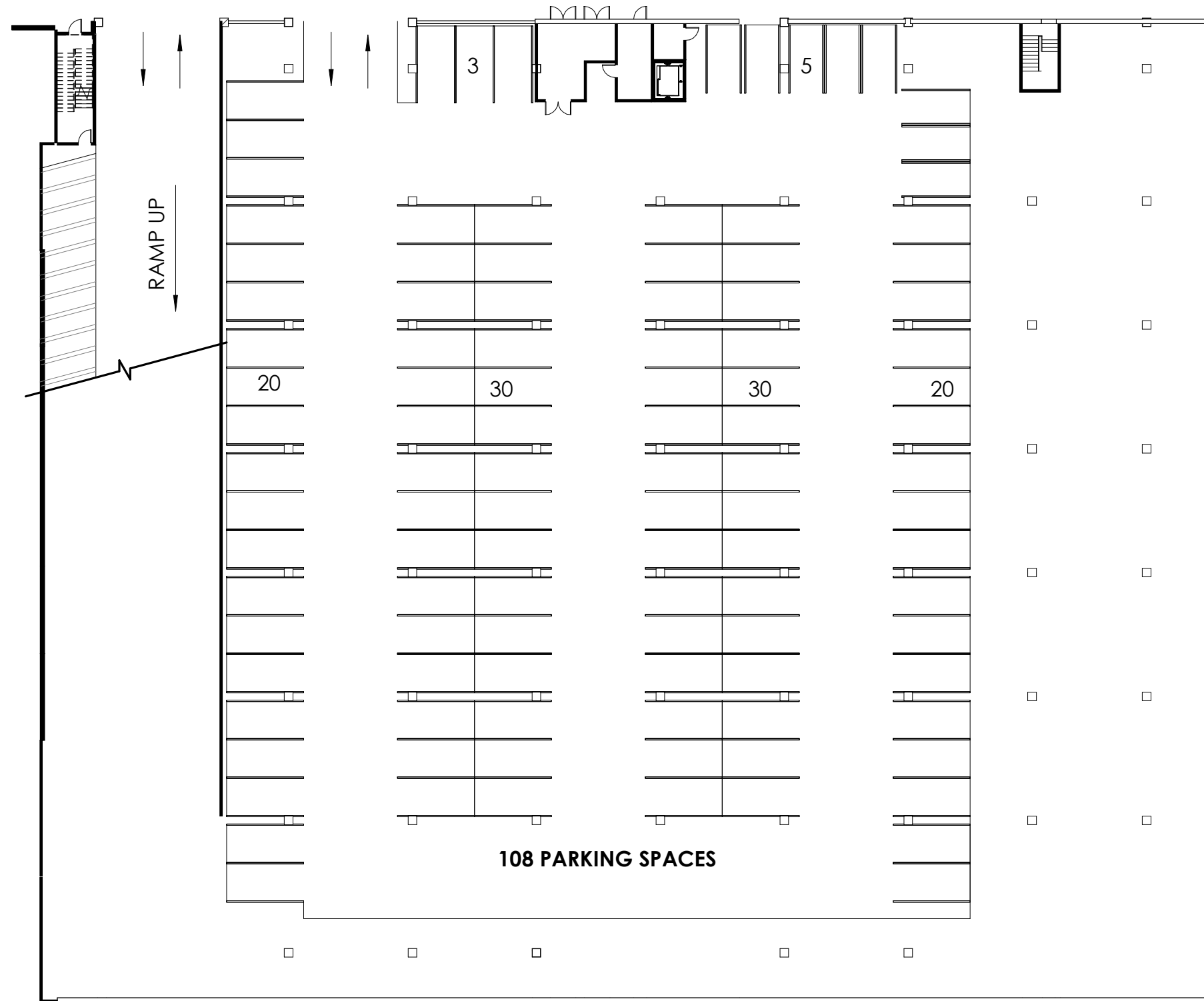


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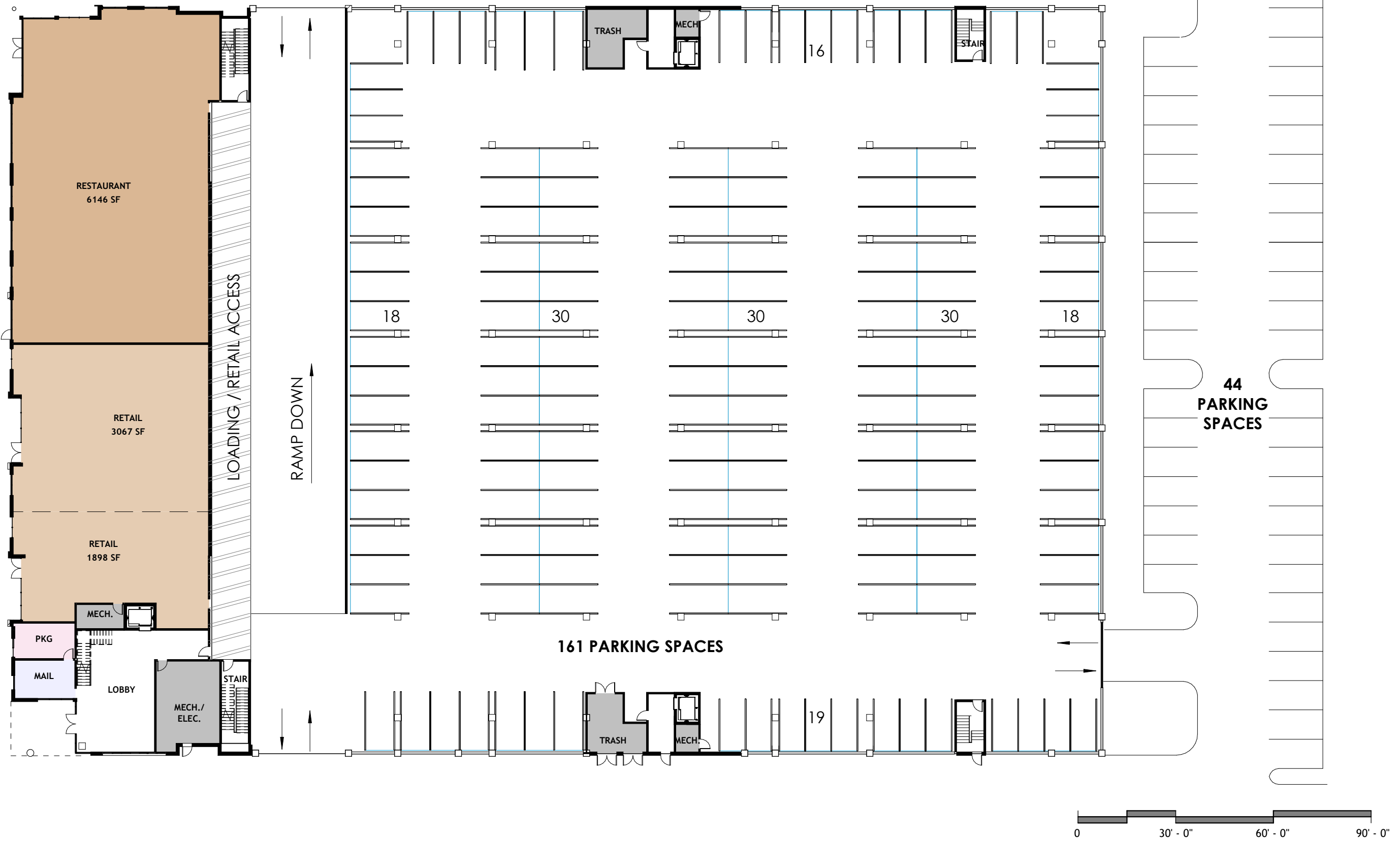
## 2200 E. MAIN STREET







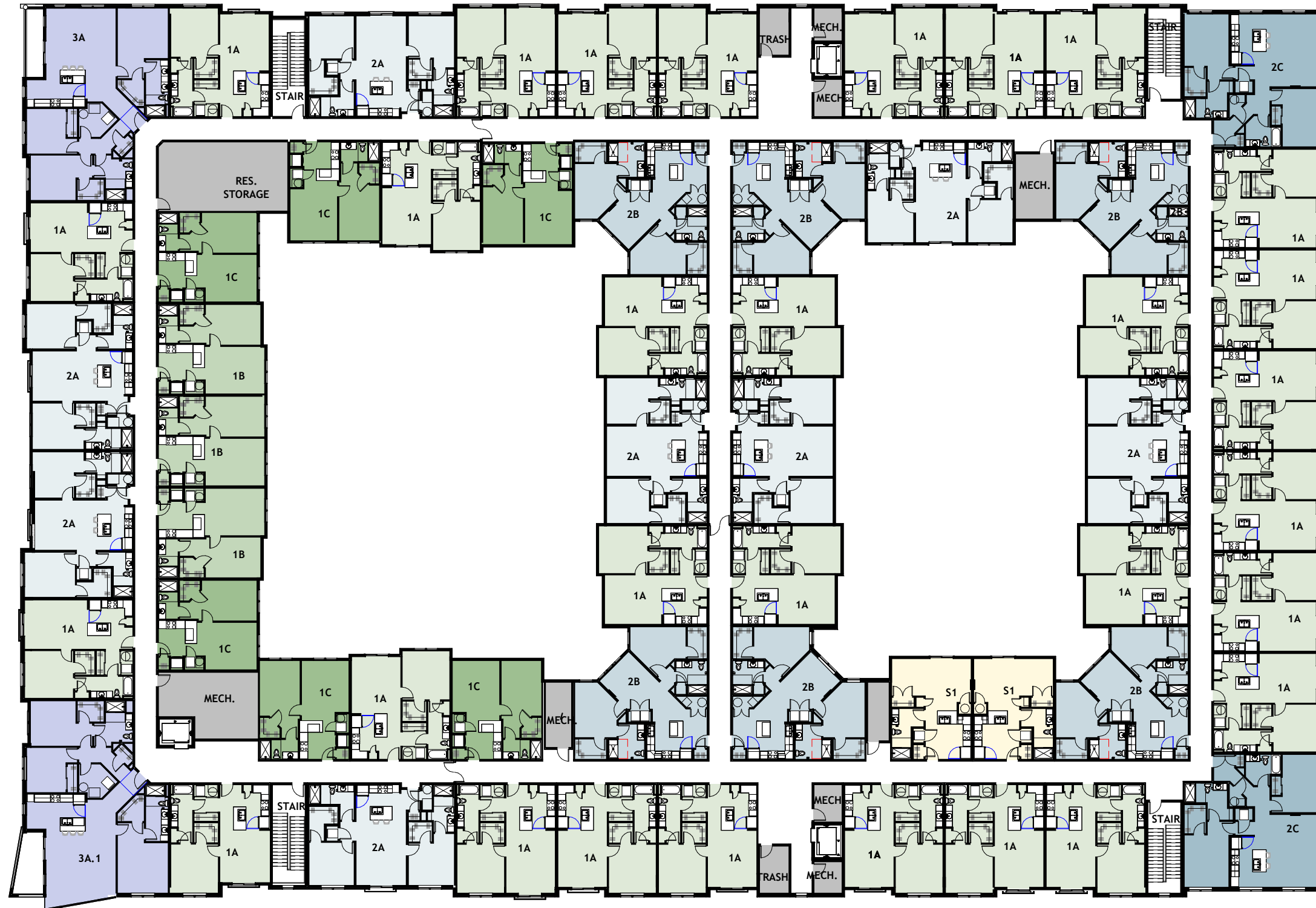










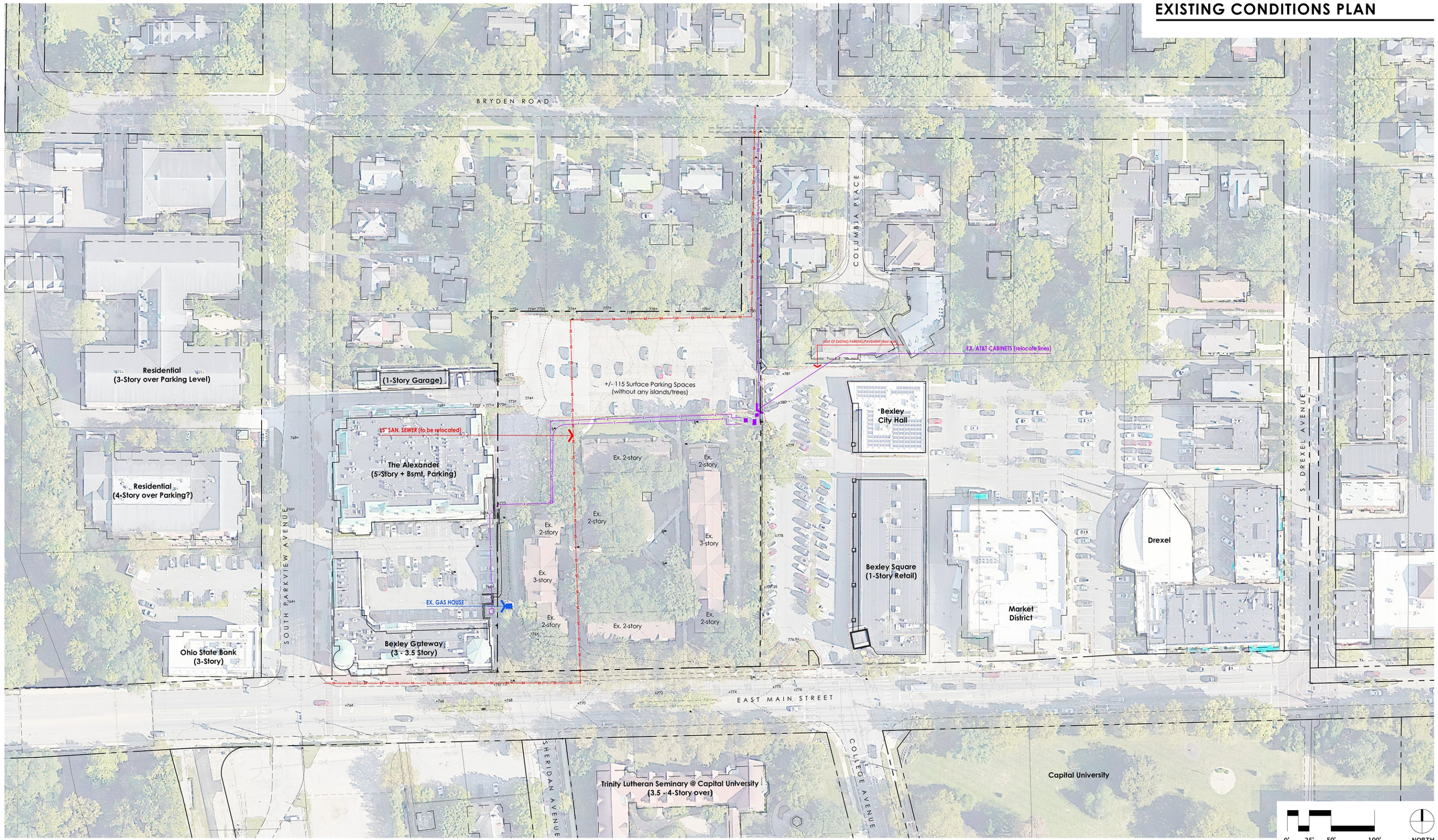


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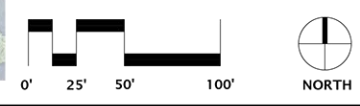
2200 E. MAIN STREET







NOTE: This existing conditions exhibit is based on a Preliminary Site Survey provided by Advanced Civil Design dated July 27th, 2023.



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





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