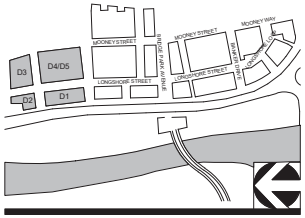
BRIDGE PARK
DUBLIN, OH

FINAL SITE PLAN

BRIDGEPARK BLOCK D

BUILDING D1 - RETAIL / CONDOMINUM , BUILDING D2 - RETAIL / OFFICE;
BUILDING D3 - RETAIL / RESIDENTIAL; BUILDING D4/D5 - RETAIL, GARAGE & RESIDENTIAL LINER

KEY PLAN



CORRIDOR BUILDING TYPE

CRAWFORD HOYING development

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

BRIDGE PARK
DUBLIN, OH

GENERAL
0 - OVERALL COVER
P100 - DRAWING INDEX

CIVIL DRAWINGS
C1 – TITLE SHEET
C2 – EXISTING CONDITIONS PLAN
C3 – OVERALL SITE PLAN
C4 – SITE PLAN
C5 – SITE UTILITY PLAN
C6 – GRADING PLAN
C7 – PHOTOMETRIC PLAN
C8 – PARKINGPLAN
C9 – OPEN AREA PLAN
C10 – TYPICAL SECTIONS
SHARED PARKING DOCUMENT

LANDSCAPE DRAWINGS
L1 - OVERALL SITE PLAN
L2 - PUBLIC OPEN SPACE LANDSCAPE PLAN
L3 - RESID. COURTYARD ENLARGEMENT PLANS
L4 - PUBLIC OPEN SPACE LANDSCAPE PLAN

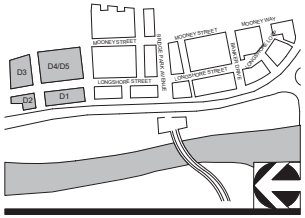
ARCHITECTURAL DRAWINGS - D1
P000 - COVER
P101 - FIRST FLOOR PLAN
P102 - SECOND FLOOR PLAN
P103 - THIRD FLOOR PLAN
P104 - FOURTH FLOOR PLAN
P105 - FIFTH FLOOR PLAN
P106 - SIXTH FLOOR PLAN
P107 - ROOF PLAN
P301 - WEST ELEVATION
P301A - WEST ELEVATION CALCULATIONS
P302 - EAST ELEVATION
P302A - EAST ELEVATION CALCULATIONS
P303 - NORTH & SOUTH ELEVATIONS
P303A - SOUTH ELEVATION CALCULATIONS
P303B - NORTH ELEVATION CALCULATIONS
P304 - BUILDING SECTION
P305 - BUILDING SECTION
P308 - SOUTHEAST VIEW
P309 - NORTHEAST VIEW
P310 - LIGHT FIXTURE DETAILS

ARCHITECTURAL DRAWINGS - D2
P000 - COVER
P01 - BULDING MASSING DIAGRAM
P100 - SITE PLAN
P101 - FIRST FLOOR PLAN
P102 - SECOND FLOOR PLAN
P103 - THIRD FLOOR PLAN
P104 - FOURTH FLOOR PLAN
P105 - FIFTH FLOOR PLAN
P106 - SIXTH FLOOR PLAN
P107 - ROOF PLAN
P301 - WEST ELEVATION
P302 - NORTH ELEVATION
P303 - SOUTH ELEVATION
P304 - EAST ELEVATION
P305 - NORTHWEST VIEW
P306 - SOUTHWEST VIEW
P307 - SOUTHEAST VIEW
P309 - NORTHWEST CANOPY
P501 - BUILDING SECTION
P510 - LIGHTING FIXTURE DETAIL

ARCHITECTURAL DRAWINGS - D3
P000 - COVER
P101 - FIRST FLOOR PLAN
P102 - SECOND FLOOR PLAN
P103 - THIRD FLOOR PLAN
P104 - FOURTH FLOOR PLAN
P105 - FIFTH FLOOR PLAN
P106 - ROOF PLAN
P201 - WEST ELEVATION
P202 - NORTH ELEVATION
P203 - SOUTH ELEVATION
P204 - EAST ELEVATION
P205 - TERRACE ELEVATIONS
P207 - TERRACE ELEVATIONS
P208 - NORTHWEST VIEW
P210 - SOUTHEAST VIEW
P211 - BUILDING SECTION
P219 - LIGHT FIXTURE DETAILS

ARCHITECTURAL DRAWINGS - D4/D5
P000 - COVER
P101 - FIRST FLOOR PLAN
P102 - SECOND FLOOR PLAN
P103 - THIRD FLOOR PLAN
P104 - FOURTH FLOOR PLAN
P105 - FIFTH FLOOR PLAN
P106 - SIXTH FLOOR PLAN
P107 - ROOF PLAN
P201 - NORTH ELEVATION CALCULATIONS
P202 - EAST ELEVATION CALCULATIONS
P203 - WEST ELEVATIONS CALCULATIONS
P204 - SOUTH ELEVATION CALCULATIONS
P206 - NORTHEAST VIEW
P207 - SOUTHEAST VIEW
P208 - NORTHEAST VIEW
P211 - BUILDING SECTION
P223 - LIGHT FIXTURE DETAILS
MATERIAL SHEET
MATERIAL SHEET

KEY PLAN



CORRIDOR BUILDING TYPE

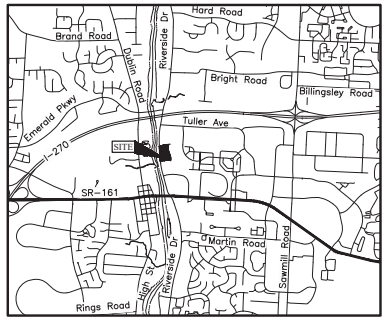
CRAWFORD HOYING development

MOODY•NOLAN RESPONSIVE ARCHITECTURE

05-11-2018

P100
DRAWING INDEX

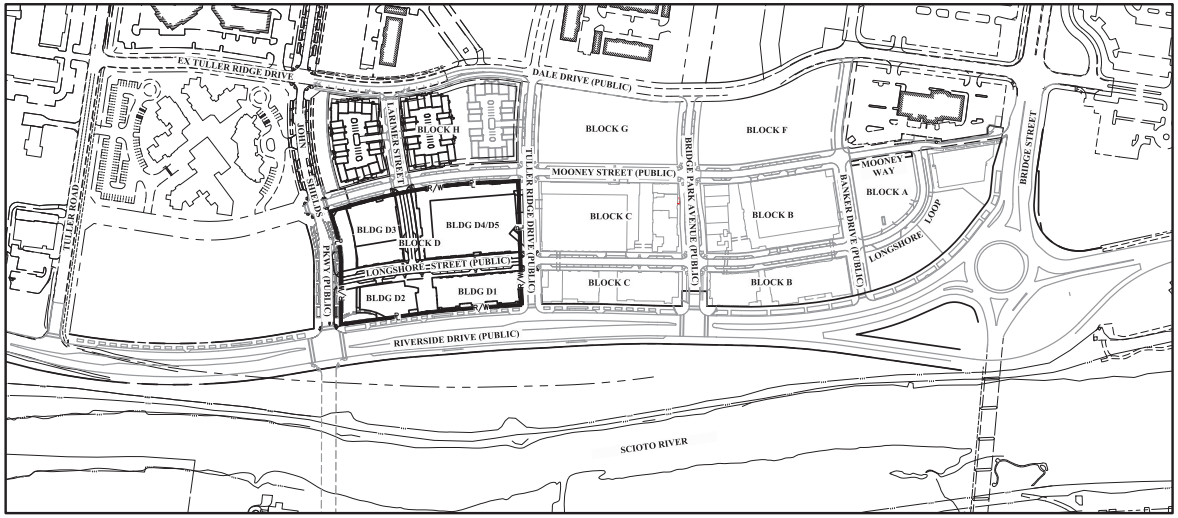
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK D
2018



LOCATION MAP
Not to Scale

SHEET INDEX

Title Sheet	C1
Existing Conditions Plan	C2
Overall Site Plan	C3
Site Plan	C4
Site Utility Plan	C5
Grading Plan	C6
Photometric Plan	C7
Parking Plan	C8
Open Area Plan	C9
Typical Sections	C10



INDEX MAP
Scale: 1" = 200'

SITE DATA

Zoned BSD Scioto River Neighborhood District

Total Site Area: ±5.30 Acres

Lot 13 Area:	±0.23 Acres
Lot 14 Area:	±0.76 Acres
Lot 15 Area:	±1.77 Acres
Lot 16 Area:	±0.17 Acres
Lot 17 Area:	±1.31 Acres
Public R/W Area:	±1.06 Acres

Front Property Line Coverage	
D1	100%
D2	100%
D3	100%
D4/D5	100%

Building Summary

		Residential					Office	Commercial		
Building	Building Type	3 BR	2 BR	1 BR	Studio	Total		Retail	Restaurant	Total
D1	Mixed-Use	27	16	0	0	43	27,336	10,000	13,448	50,784
D2	Corridor	-	-	-	-	-	88,950	0	12,217	101,167
D3	Corridor	12	21	24	26	83	0	0	8,794	8,794
D4/D5	Corridor/Parking Structure	11	9	12	28	60	0	33,958	0	33,958

PERVIOUS & IMPERVIOUS LOT COVERAGE

Lot/Roadway	Limits of Disturbance (Acres)	Existing Impervious Area (Acres)	Proposed Impervious Area (Acres)	Pre-Developed Percent Impervious	Post-Developed Percent Impervious
Lot 13	0.23	0.09	0.09	39%	39%
Lot 14	0.76	0.00	0.70	0%	92%
Lot 15	1.77	0.00	1.74	0%	98%
Lot 16	0.17	0.03	0.03	18%	18%
Lot 17	1.31	0.00	1.26	0%	96%
R/W	1.05	0.00	1.00	0%	95%

DEVELOPER/OWNER
Crawford Hoying Development Partners
6640 Riverside Drive, Suite 500
Dublin, Ohio 43017
Tel: (614) 335-2020
Fax: (614) 850-9191
Nelson Yoder

ENGINEER
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LANDSCAPE ARCHITECT
MKSK
462 South Ludlow Alley
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Tel: (614) 621-2796
Fax: (614) 621-3604
John Woods

ZONING
Zoned BSD Scioto River Neighborhood District

PROJECT DESCRIPTION
This project is a proposal for development on approximately 5.30 acres, for a mixed-use and corridor building development on the east side of Riverside Drive, south of John Shields Parkway, west of Mooney Street, and north of Tuller Ridge Drive.

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK D
TITLE SHEET

EMH&T

DATE
May 11, 2018

SCALE
As Noted

JOB NO.
2017-0102

SHEET
C1

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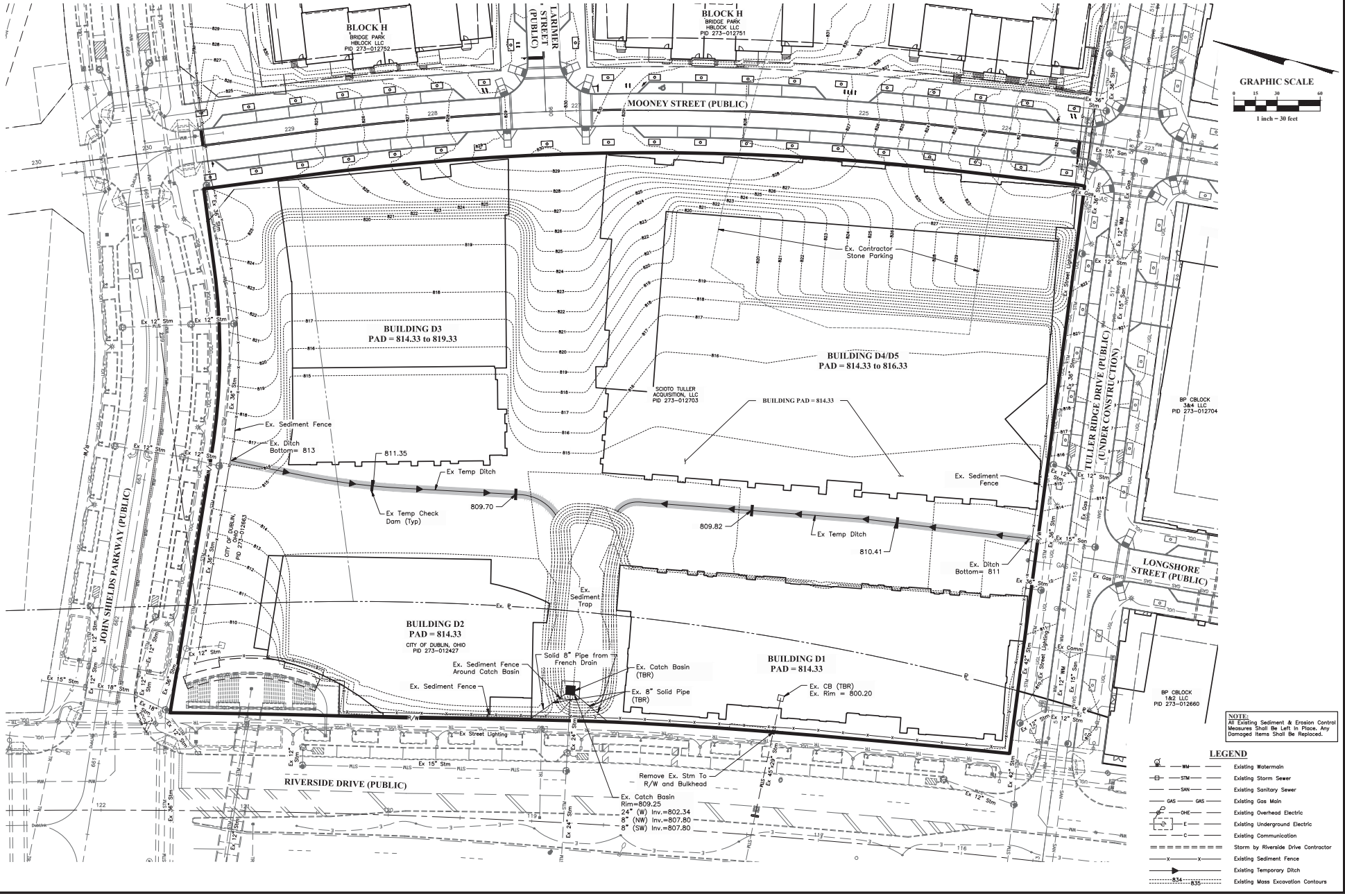

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK D
EXISTING CONDITIONS PLAN

EMH

DATE
May 11, 2018

SCALE
1" = 30'

JOB NO.
2017-0102

SHEET
C2

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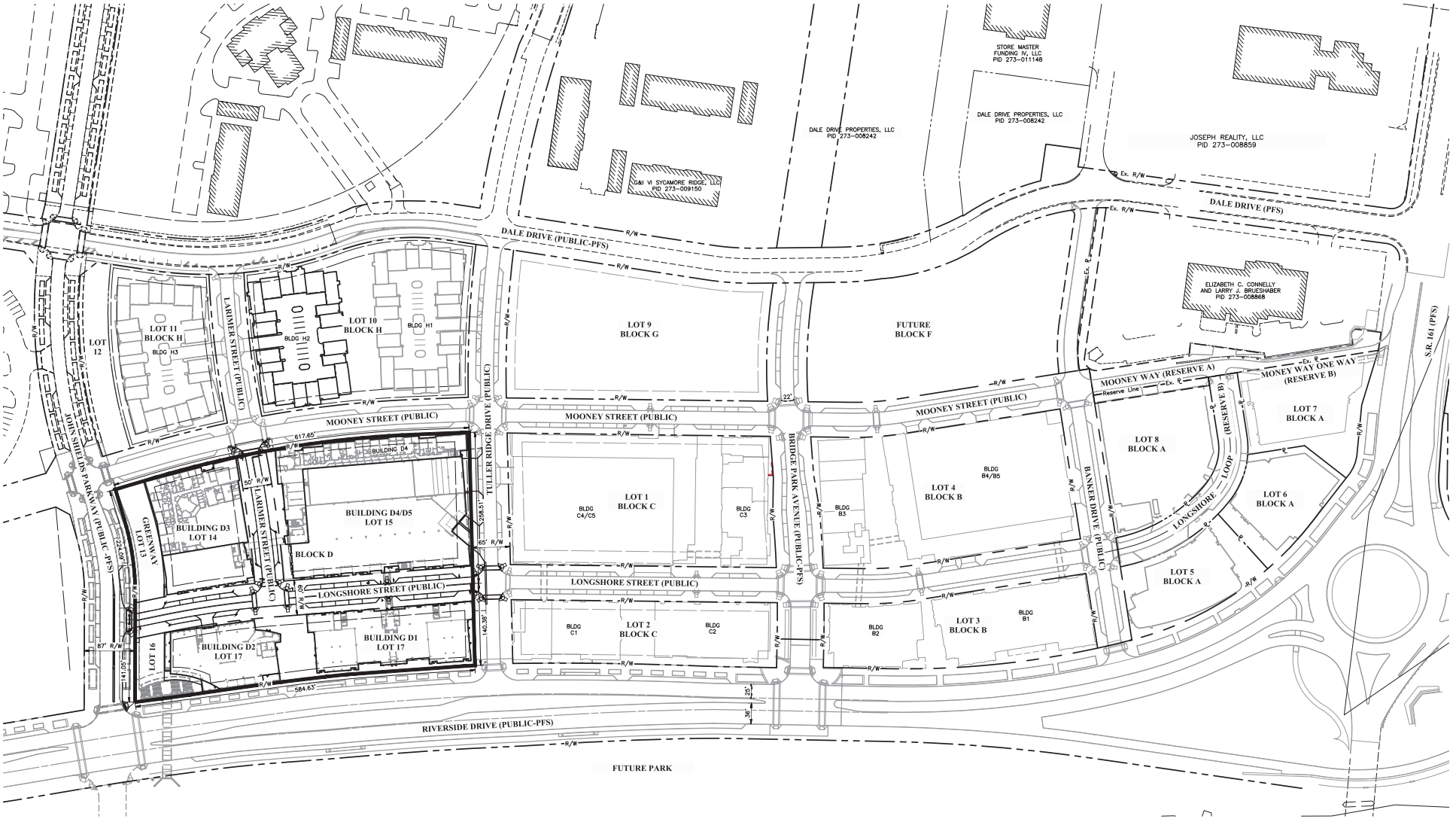

Street Families		
Riverside Drive (Public-PFS)	Corridor Connector Street	Varies 114 ft-138 ft Right of Way
S.R. 161 (Public-PFS)	Corridor Connector Street	
John Shields Parkway (Public-PFS)	District Connector Street	Varies 76 ft-87 ft Right of Way
Dale Drive (Public-PFS)	District Connector Street	Varies 60 ft-65 ft Right of Way
Bridge Park Avenue (Public-PFS)	District Connector Street	Varies 69 ft-90 ft Right of Way
Tuller Ridge Drive (Public)	Neighborhood Street	65 ft Right of Way
Mooney Street (Public)	Neighborhood Street	60 ft Right of Way
Banker Drive (Public)	Neighborhood Street	60 ft Right of Way
Longshore Street (Public)	Neighborhood Street	60 ft Right of Way
Larimer Street (Public)	Neighborhood Street	50 ft Right of Way

Block Dimensions							
	Side Length (ft.)						
	North	South	East	West	Allowable Length (ft.)	Perimeter (ft.)	Allowable Perimeter (ft.)
Lot 13	198	207	50	53	500	501	1750
Lot 14	202	219	166	56	500	643	1750
Lot 15	224	228	350	214	500	3016	1750
Lot 16	109	112	51	118	500	390	1750
Lot 17	112	110	532	375	500	1129	1750

GRAPHIC SCALE
0 40 80 160
1 inch = 80 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK D
OVERALL SITE PLAN

EMHT

DATE
May 11, 2018

SCALE
1" = 80'

JOB NO.
2017-0102

SHEET
C3

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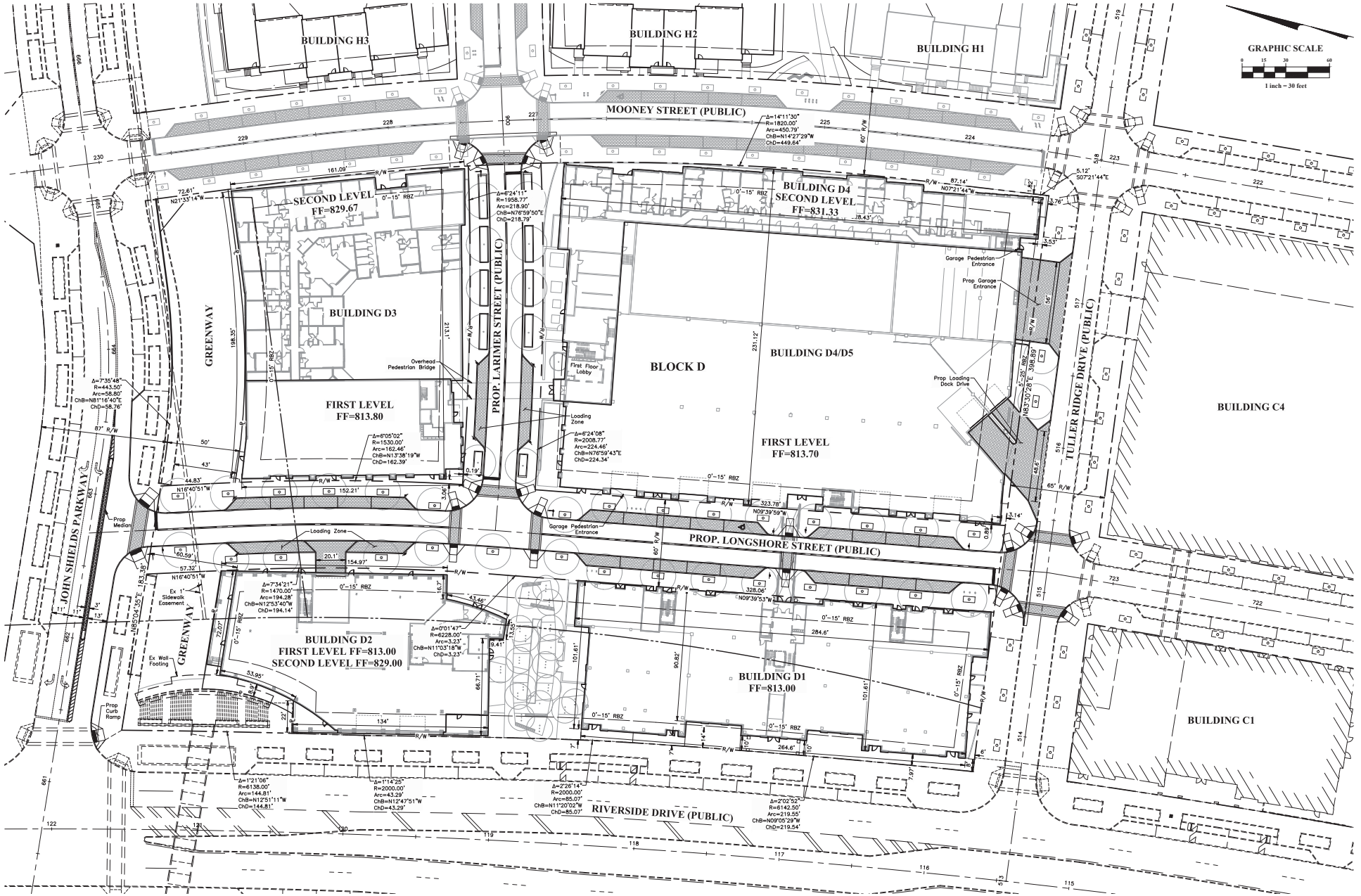


REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK D
SITE PLAN

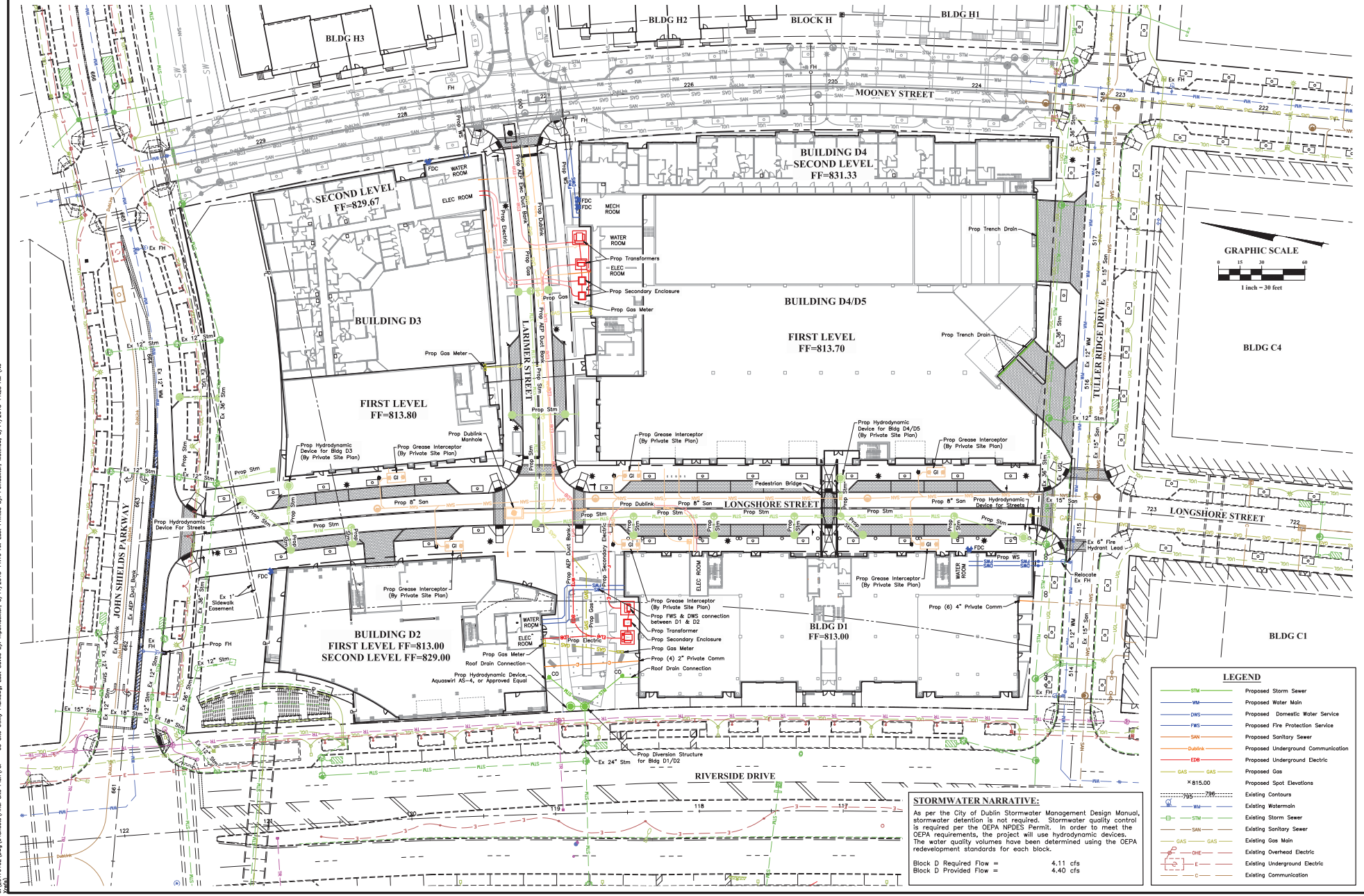
EMHT

DATE
May 11, 2018

SCALE
1" = 30'

JOB NO.
2017-0102

SHEET
C4



STORMWATER NARRATIVE:

As per the City of Dublin Stormwater Management Design Manual, stormwater detention is not required. Stormwater quality control is required per the OEPA NPDES Permit. In order to meet the OEPA requirements, the project will use hydrodynamic devices. The water quality volumes have been determined using the OEPA redevelopment standards for each block.

Block D Required Flow =	4.11 cfs
Block D Provided Flow =	4.40 cfs

LEGEND

STM	Proposed Storm Sewer
WM	Proposed Water Main
DWS	Proposed Domestic Water Service
FWS	Proposed Fire Protection Service
SAN	Proposed Sanitary Sewer
Dublink	Proposed Underground Communication
EDB	Proposed Underground Electric
GAS GAS	Proposed Gas
×815.00	Proposed Spot Elevations
795 796	Existing Contours
WM	Existing Watermain
STM	Existing Storm Sewer
SAN	Existing Sanitary Sewer
GAS GAS	Existing Gas Main
OHE	Existing Overhead Electric
E	Existing Underground Electric
C	Existing Communication

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK D
SITE UTILITY PLAN

EMHT

DATE: May 11, 2018

SCALE: 1" = 30'

JOB NO.: 2017-0102

SHEET: C5

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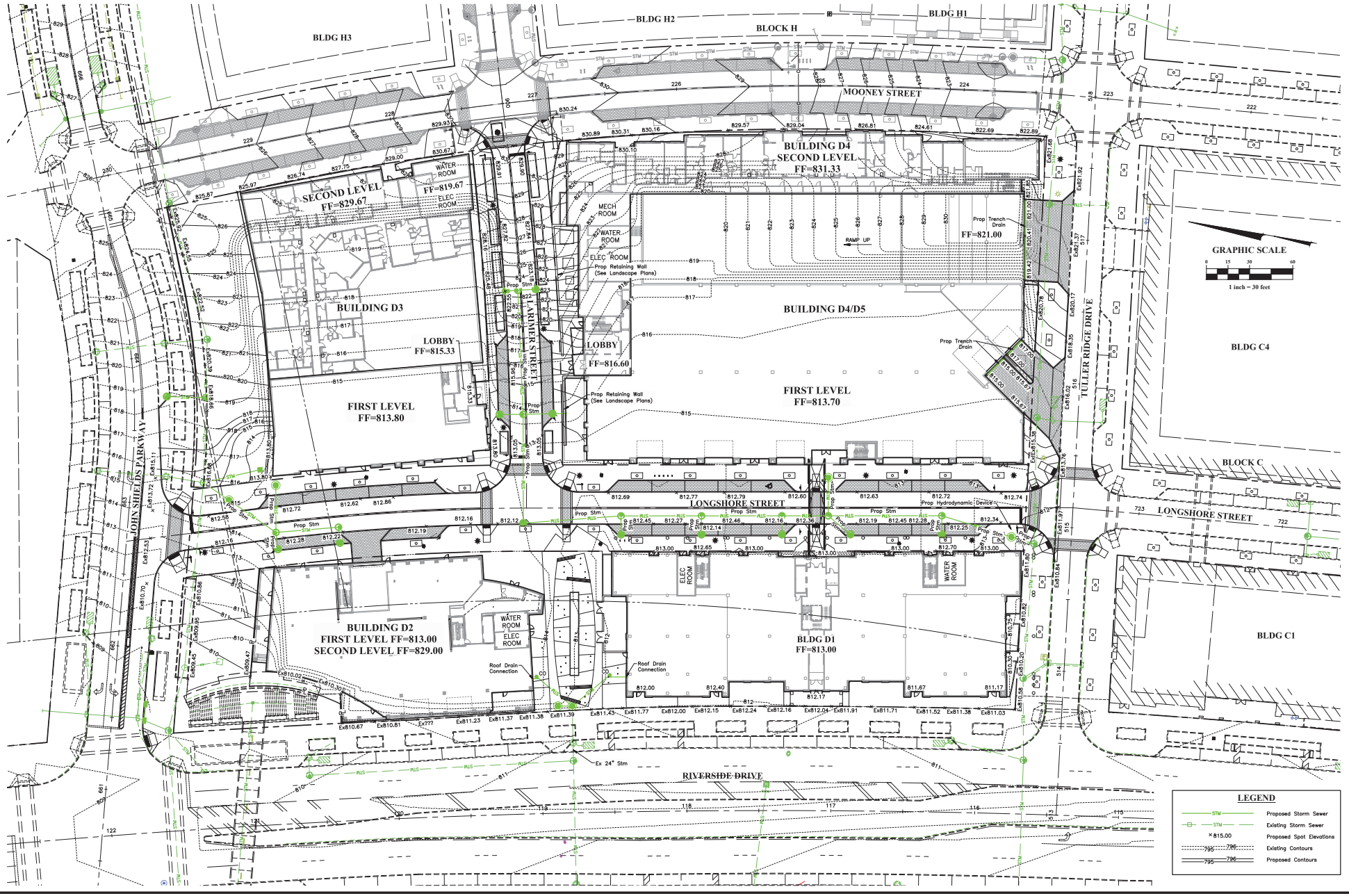

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK D
GRADING PLAN

EMH&T

DATE
May 11, 2018

SCALE
1" = 30'

JOB NO.
2017-0102

SHEET
C6

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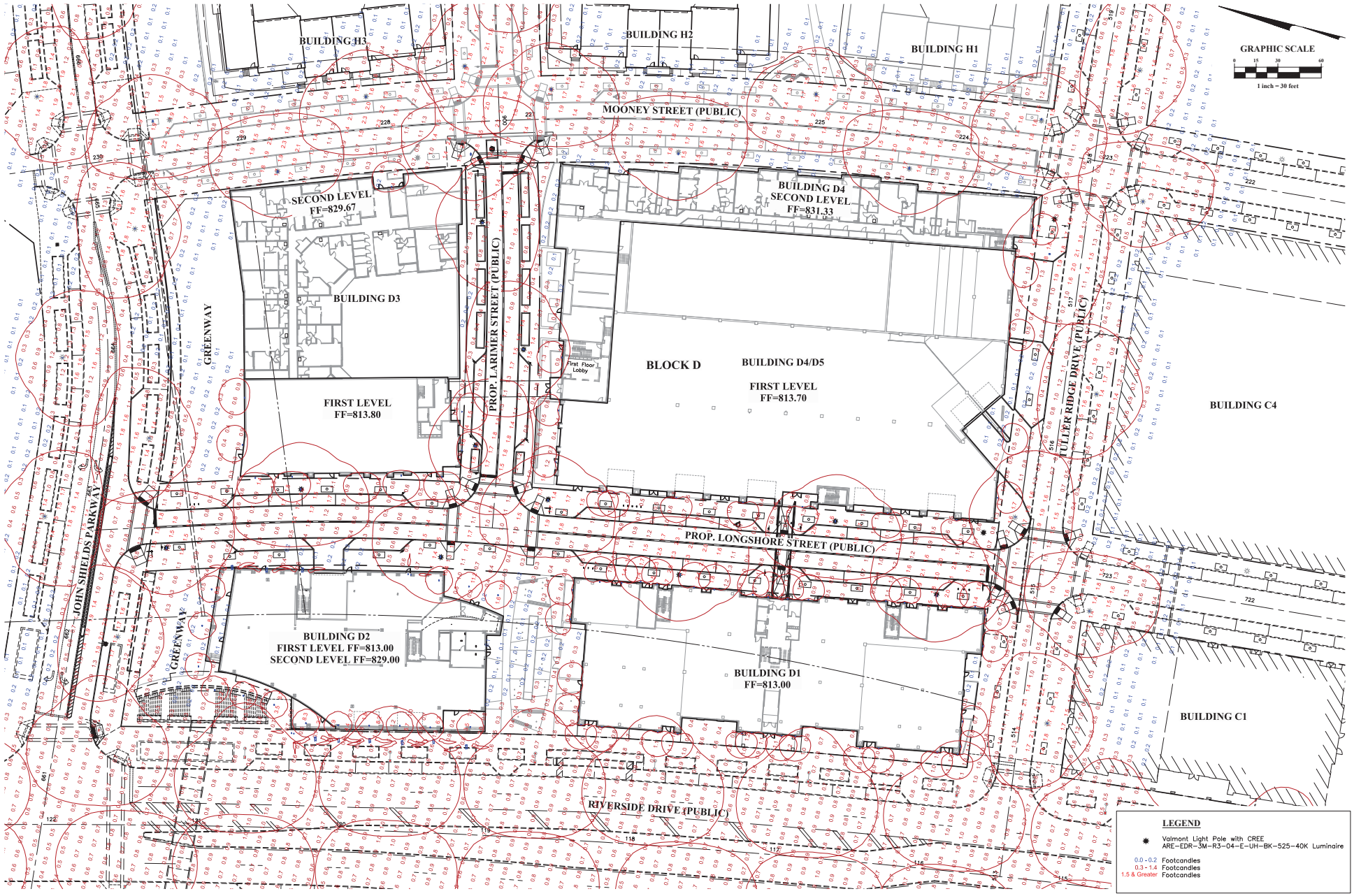


REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK D
PHOTOMETRIC PLAN

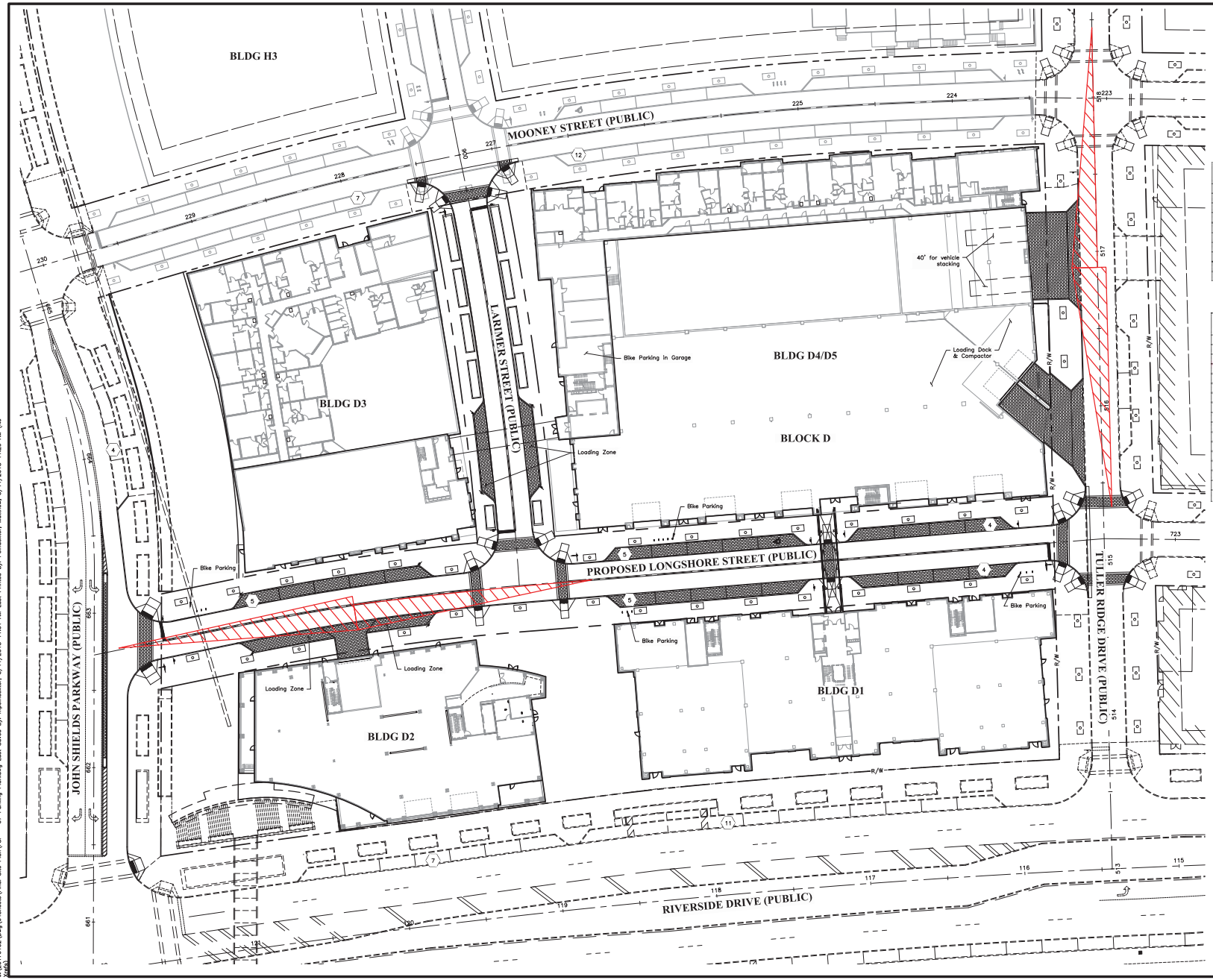
EMHT

DATE
May 11, 2018

SCALE
1" = 30'

JOB NO.
2017-0102

SHEET
C7



Residential Required Parking

Building	3 BR	2 BR	1 BR	Studio	Total
D1	27	16	0	0	43
D2	-	-	-	-	0
D3	13	21	24	26	83
D4/D5	11	9	12	28	60
Total Units	50	46	36	54	186
Min. Required Parking/Unit	2	1.5	1	1	
Max Allowable Parking/Unit	2	2	2	2	
Min. Parking Required	100	69	36	54	259
Max Parking Allowed	100	92	72	108	372
Bicycle Parking Required					93

Commercial Required Parking

Building	Office	Retail	Restaurant	Total
D1	27,336	10,000	13,448	50,784
D2	88,950	0	12,217	101,167
D3	0	0	8,794	8,794
D4/D5	0	33,958	0	33,958
Total SF	116,286	43,958	34,459	194,703
Min. Required Parking/1,000 SF	3	3	10	
Max Allowable	125%	125%	125%	
Min. Parking Required	349	132	345	826
Max Parking Allowed	437	165	432	1,034
Bicycle Parking Required				83

Parking Provided

	On Street	Parking Structure	Total
Block D	64	-	
Building D4/D5 First Floor	-	0	
Building D4/D5 Second Floor	-	99	
Building D4/D5 Third Floor	-	140	
Building D4/D5 Fourth Floor	-	150	
Building D4/D5 Fifth Floor	-	150	
Building D4/D5 Sixth Floor		132	
Total	64	671	
Total Parking Provided			735
Minimum Parking Required			1,085
Max Parking Allowed			1,406
Bicycle Parking Required			176
Bicycle Parking Provided			176
ADA Accessible Parking Required			15
ADA Accessible Parking Provided			24
Loading Spaces Required			3
Loading Spaces Provided			5

NOTE:
The parking calculations on this sheet are based upon the City of Dublin Bridge Street Zoning Requirements. See the attached Shared Parking Calculation based upon the Urban Land Institute Shared Parking Guidelines.

LEGEND

(X) On-Street Parking Spaces Provided

Stopping Sight Distance

STOPPING SIGHT DISTANCE NOTES:

- Posted speed limit 25 mph
- SSD = 155 ft
  (Major road driver's eye to front of minor road driver's car)

GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK D
PARKING PLAN

EMH&T

DATE: May 11, 2018

SCALE: 1" = 30'

JOB NO.: 2017-0102

SHEET: C8

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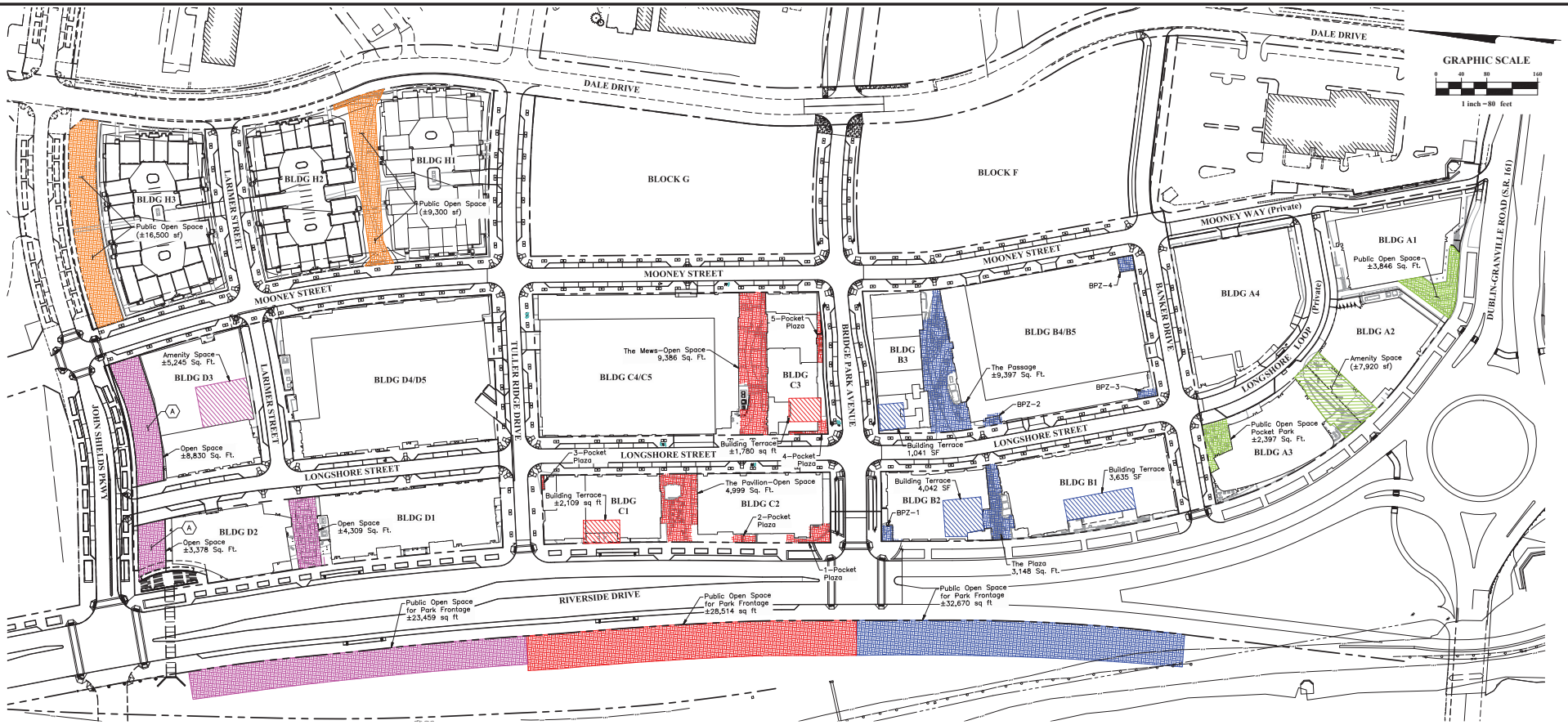

BLOCK D

	Required
Residential Required Area	186 units x 200 sf/unit =37,200 sf =0.85 Acres
Commercial Required Area	194,703 sf / 50 sf =3,894 sf =0.09 Acres
Total Required Open Space Area	±0.94 Acres
	Provided
Public Open Space (On-Site) Public Open Space (Off-Site)	±0.38 Acres x 100% = 0.38 Acres ±0.56 Acres x 100% = 0.56 Acres
Amenity Space	±0.12 Acres x 100% = 0.12 Acres
Total Provided Open Space Area	±0.94 Acres

BLOCK H

	Required
Residential Required Area	64 units x 200 sf/unit =12,800 sf =0.29 Acres
	Provided
Public Open Space	±25,800 sf =0.59 Acres

BLOCK C

	Required
Residential Required Area	153 units x 200 sf/unit =30,600 sf =0.70 Acres
Commercial Required Area	141,813 sf / 50 sf =2,836 sf =0.07 Acres
Total Required Open Space Area	±0.77 Acres
	Provided
Public Open Space (On-Site) Public Open Space (Off-Site)	±0.40 Acres x 100% = 0.40 Acres ±0.65 Acres x 100% = 0.65 Acres
Rooftop Amenity Decks	±0.09 Acres x 0% = 0 Acres
Total Provided Open Space Area	±1.05 Acres

BLOCK B

	Required
Residential Required Area	229 units x 200 sf/unit =45,800 sf =1.05 Acres
Commercial Required Area	98,144 sf / 50 sf =1,963 sf =0.05 Acres
Total Required Open Space Area	±1.08 Acres
	Provided
Public Open Space (On-Site) Public Open Space (Off-Site)	±0.33 Acres x 100% = 0.33 Acres ±0.75 Acres x 100% = 0.75 Acres
Rooftop Amenity Decks	±0.20 Acres x 0% = 0 Acres
Total Provided Open Space Area	±1.08 Acres

BLOCK A

	Required	
Commercial Required Area	Hotel	107,043
	Event Center	19,104
	Retail-Garage	2,334
	Office	78,134
	Total 206,615 sf / 50 sf =4,132 sf	
Total Required Open Space Area	±0.095 Acres	
	Provided	
Public Open Space (On-site)	±6,243 sf =0.14 Acres	
Total Provided Open Space Area	±0.14 Acres	
Amenity Space	±7,920 sf	

(A) The adjacent John Shields Parkway greenway is counted towards the on-site Public Open Space for Block D. It is the design teams understanding the greenway will be developed as part of a Future City Project.

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR

BRIDGE PARK BLOCK D
OPEN AREA PLAN

EMIHT

DATE: May 11, 2018

SCALE: 1" = 30'

JOB NO.: 2017-0102

SHEET: C9

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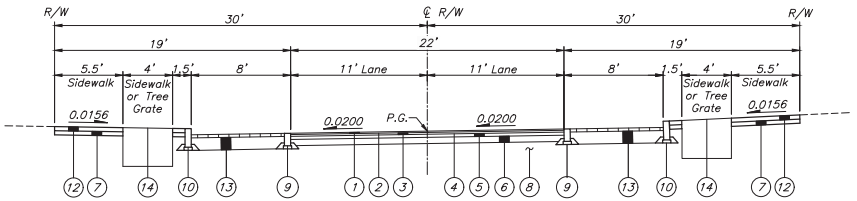
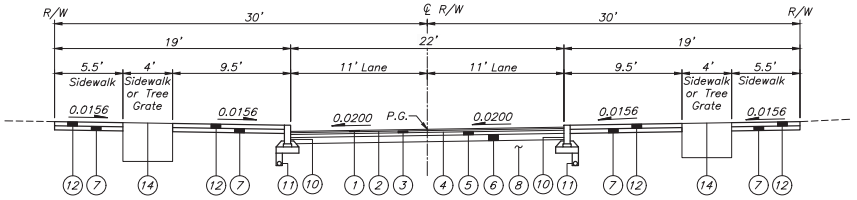


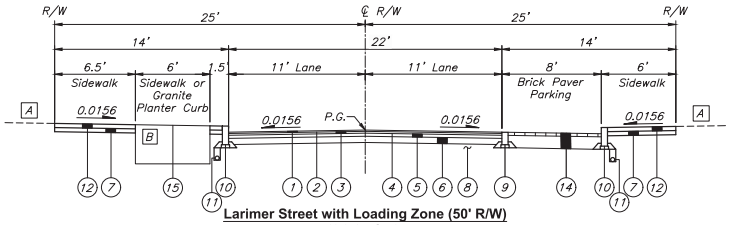
Longshore Street with parking (60' R/W)

Not to Scale



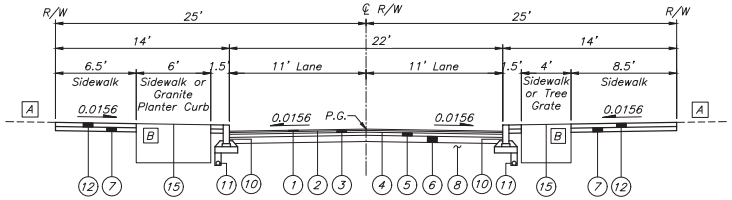
Longshore Street without parking (60' R/W)

Not to Scale



Larimer Street with Loading Zone (50' R/W)

Not to Scale



Larimer Street without Loading Zone (50' R/W)

Not to Scale

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64–22
6. Item 304 – 6" Aggregate Base
7. Item 304 – 4" Aggregate Base
8. Item 204 – Subgrade Compaction and Proof Rolling
9. Item 609 – Concrete Band (12" x 6")
10. Item 609 – Granite Curb (18" x 6")
11. Item 605 – 4" Pipe Underdrain
12. Item 608 – 4" Concrete Walk
13. Item SPEC – Brick Paver Roadway
14. Item SPEC – Tree Grate
15. Item 659 – Topsoil (T=6")
16. Item 659 – Seeding & Mulching, As Per Plan

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR

BRIDGE PARK BLOCK D

TYPICAL SECTIONS

EMH&T

DATE
May 11, 2018

SCALE
1" = 30'

JOB NO.
2017-0102

SHEET
C10

J:\2017\0102\Dwg\04Sheets\Final Site Plan\FSP - 09 Typical Sections.dwg Last Saved By: rmontresco, 3/23/2018 10:52 AM Last Printed By: Poindexter, Matthew, 5/11/2018 11:30 AM (No Name)

Weekday Parking Demand Study
Bridge Park East- Block D
Per Urban Land Institute's *Shared Parking, Second Editon*
3/27/2018

CRAWFORD HOYING development

Total Parking Demand	**289**	**351**	**514**	**497**	**606**	**677**	**712**	**723**	**735**	**627**	**595**	**628**	**656**	**671**	**612**	**625**	**581**	**486**	**330**
Total Parking Provided	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**
Net Surplus (Deficit)	**446**	**384**	**221**	**238**	**129**	**58**	**23**	**12**	**(0)**	**108**	**140**	**107**	**79**	**64**	**123**	**110**	**154**	**249**	**405**
% of Surplus (Deficit)	**154%**	**109%**	**43%**	**48%**	**21%**	**8%**	**3%**	**2%**	**0%**	**17%**	**24%**	**17%**	**12%**	**9%**	**20%**	**18%**	**27%**	**51%**	**123%**

WEEKDAY CALCULATIONS

Users	**6 a.m.**	**7 a.m.**	**8 a.m.**	**9 a.m.**	**10 a.m.**	**11 a.m.**	**noon**	**1 p.m.**	**2 p.m**	**3 p.m.**	**4 p.m.**	**5 p.m.**	**6 p.m.**	**7 p.m.**	**8 p.m.**	**9 p.m.**	**10 p.m.**	**11 p.m.**	**midnight**
Retail (<400,000sf)																			
Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
	1	1	3	5	6	7	7	7	7	7	7	7	7	7	6	5	3	1	0
Visitors	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
	0	1	3	8	15	20	22	23	22	21	21	22	22	22	18	12	7	2	0
Subtotal	**1**	**2**	**6**	**13**	**21**	**26**	**29**	**30**	**29**	**28**	**28**	**29**	**29**	**29**	**25**	**17**	**10**	**3**	**0**
Fine or Casual Dining																			
Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
	0	10	24	36	43	43	43	43	43	36	36	48	48	48	48	48	48	41	17
Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	0	0	0	0	19	51	95	95	83	51	64	95	121	127	127	127	121	95	32
Subtotal	**0**	**10**	**24**	**36**	**63**	**94**	**139**	**139**	**126**	**87**	**100**	**144**	**169**	**175**	**175**	**175**	**169**	**136**	**49**
Quick Casual Dining																			
Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
	7	9	13	18	33	44	44	44	42	31	26	31	39	39	26	18	13	9	9
Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	7	13	26	39	72	112	132	132	118	79	72	79	112	105	66	39	26	13	7
Subtotal	**13**	**22**	**39**	**57**	**105**	**156**	**175**	**175**	**160**	**110**	**99**	**110**	**151**	**145**	**92**	**57**	**39**	**22**	**15**
Residential																			
Tenants	100%	87%	**86%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**60%**	**60%**	94%	96%	98%	99%	100%	100%
	266	231	229	106	106	106	106	106	106	106	106	160	160	250	255	261	263	266	266
Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	80%	50%	0%
	0	3	6	6	6	6	6	6	6	6	6	11	17	28	28	28	22	14	0
Subtotal	**266**	**234**	**234**	**112**	**112**	**112**	**112**	**112**	**112**	**112**	**112**	**171**	**176**	**278**	**283**	**288**	**286**	**280**	**266**
Grocery																			
Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
	2	3	8	16	18	20	21	21	21	21	21	20	20	20	19	16	8	3	0
Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	1%	1%	1%	80%	50%	0%
	0	8	17	17	17	17	17	17	17	17	17	33	50	1	1	1	66	41	0
Subtotal	**2**	**11**	**25**	**32**	**34**	**36**	**37**	**37**	**37**	**37**	**37**	**53**	**69**	**20**	**19**	**16**	**75**	**45**	**0**
Office																			
Tenants	2%	24%	60%	76%	80%	80%	72%	72%	80%	80%	72%	40%	20%	8%	6%	24%	1%	0%	0%
	7	71	179	226	238	238	214	214	238	238	214	119	60	24	17	71	2	0	0
Visitors	0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	0	0	7	20	33	15	5	15	33	15	5	3	2	1	0	0	0	0	0
Subtotal	**7**	**72**	**185**	**246**	**271**	**253**	**219**	**229**	**271**	**253**	**219**	**122**	**61**	**24**	**17**	**71**	**2**	**0**	**0**

Weekend Parking Demand Study
Bridge Park East- Block D
Per Urban Land Institute's *Shared Parking, Second Editon*
3/27/2018

CRAWFORD HOYING development

Total Parking Demand	**283**	**307**	**339**	**389**	**446**	**525**	**586**	**599**	**574**	**515**	**490**	**557**	**656**	**678**	**633**	**573**	**528**	**472**	**369**
Total Parking Provided	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**	**735**
Net Surplus (Deficit)	**452**	**428**	**396**	**346**	**289**	**210**	**149**	**136**	**161**	**220**	**245**	**178**	**79**	**57**	**102**	**162**	**207**	**263**	**366**
% of Surplus (Deficit)	**160%**	**139%**	**117%**	**89%**	**65%**	**40%**	**25%**	**23%**	**28%**	**43%**	**50%**	**32%**	**12%**	**8%**	**16%**	**28%**	**39%**	**56%**	**99%**

WEEKEND CALCULATIONS

Users	**6 a.m.**	**7 a.m.**	**8 a.m.**	**9 a.m.**	**10 a.m.**	**11 a.m.**	**noon**	**1 p.m.**	**2 p.m**	**3 p.m.**	**4 p.m.**	**5 p.m.**	**6 p.m.**	**7 p.m.**	**8 p.m.**	**9 p.m.**	**10 p.m.**	**11 p.m.**	**midnight**
Retail (<400,000sf)																			
Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
	1	1	3	5	6	7	7	7	7	7	7	7	7	7	6	5	3	1	0
Visitors	1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
	0	1	2	7	12	15	18	21	23	23	22	21	18	17	15	12	8	3	0
Subtotal	**1**	**2**	**5**	**12**	**17**	**22**	**25**	**28**	**30**	**30**	**29**	**27**	**25**	**24**	**21**	**17**	**11**	**5**	**0**
Fine or Casual Dining																			
Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
	0	10	14	29	36	36	36	36	36	36	36	48	48	48	48	48	48	41	24
Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	0	0	0	0	0	19	64	70	57	57	57	76	114	121	127	114	114	114	64
Subtotal	**0**	**10**	**14**	**29**	**36**	**55**	**100**	**106**	**93**	**93**	**93**	**125**	**163**	**169**	**175**	**163**	**163**	**156**	**88**
Quick Casual Dining																			
Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
	7	9	13	18	33	44	44	44	42	31	26	31	39	39	26	18	13	9	9
Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	7	13	26	39	72	112	132	132	118	79	72	79	112	105	66	39	26	13	7
Subtotal	**13**	**22**	**39**	**57**	**105**	**156**	**175**	**175**	**160**	**110**	**99**	**110**	**151**	**145**	**92**	**57**	**39**	**22**	**15**
Residential																			
Tenants	100%	95%	88%	**80%**	**70%**	**65%**	**65%**	**65%**	**65%**	**65%**	**65%**	**70%**	**80%**	87%	92%	95%	96%	98%	100%
	266	253	234	213	186	173	173	173	173	173	173	186	213	231	245	253	255	261	266
Visitors	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	80%	50%	0%
	0	6	6	6	6	6	6	6	6	6	6	11	17	28	28	28	22	14	0
Subtotal	**266**	**258**	**240**	**218**	**192**	**178**	**178**	**178**	**178**	**178**	**178**	**197**	**229**	**259**	**272**	**280**	**278**	**275**	**266**
Grocery																			
Employees	**10%**	**15%**	**40%**	**75%**	**85%**	**95%**	**1%**	**1%**	**1%**	**1%**	**1%**	**95%**	**95%**	**95%**	**90%**	**75%**	**40%**	**15%**	**0%**
	2	**3**	**7**	**13**	**15**	**16**	**0**	**0**	**0**	**0**	**0**	**16**	**16**	**16**	**16**	**13**	**7**	**3**	**0**
Visitors	**1%**	**5%**	**10%**	**30%**	**50%**	**65%**	**80%**	**90%**	**100%**	**100%**	**95%**	**90%**	**80%**	**75%**	**65%**	**50%**	**35%**	**15%**	**0%**
	1	**4**	**9**	**26**	**43**	**56**	**69**	**78**	**86**	**86**	**82**	**78**	**69**	**65**	**56**	**43**	**30**	**13**	**0**
Subtotal	**3**	**7**	**16**	**39**	**58**	**72**	**69**	**78**	**86**	**86**	**82**	**94**	**85**	**81**	**72**	**56**	**37**	**16**	**0**
Office																			
Tenants	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	0	8	23	31	35	39	35	31	23	15	8	4	2	0	0	0	0	0	0
Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	0	1	2	3	3	3	3	3	2	1	1	0	0	0	0	0	0	0	0
Subtotal	**0**	**8**	**25**	**34**	**38**	**42**	**38**	**34**	**25**	**17**	**8**	**4**	**2**	**0**	**0**	**0**	**0**	**0**	**0**