

COPE TOWER

MIXED-USE AT STACY GREEN

COPE EQUITIES - CONCEPTUAL STUDIES | 11.09.2018



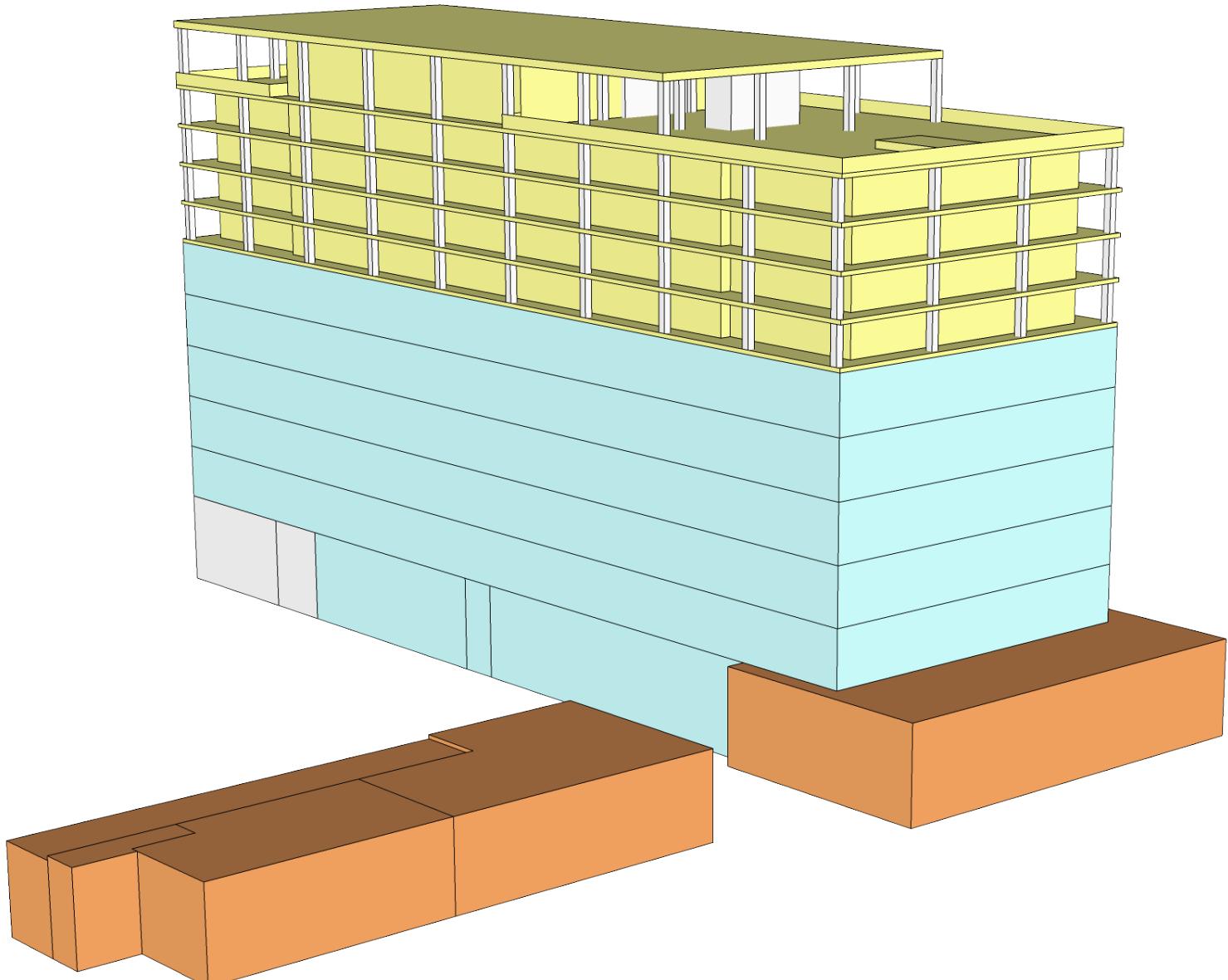
OMNIPLAN











Cope Tower Mixed-Use at Stacy Green

Office	Gross SF	Ratio	Ratio	Req Parking
1st Floor	18,000	3.3 per 1000 sf	300	60
2nd Floor	25,850	3.3 per 1000 sf	300	85
3rd Floor	25,850	3.3 per 1000 sf	300	85
4th Floor	25,850	3.3 per 1000 sf	300	85
5th Floor	25,850	3.3 per 1000 sf	300	85
6th Floor	25,850	3.3 per 1000 sf	300	85
	147,250			487

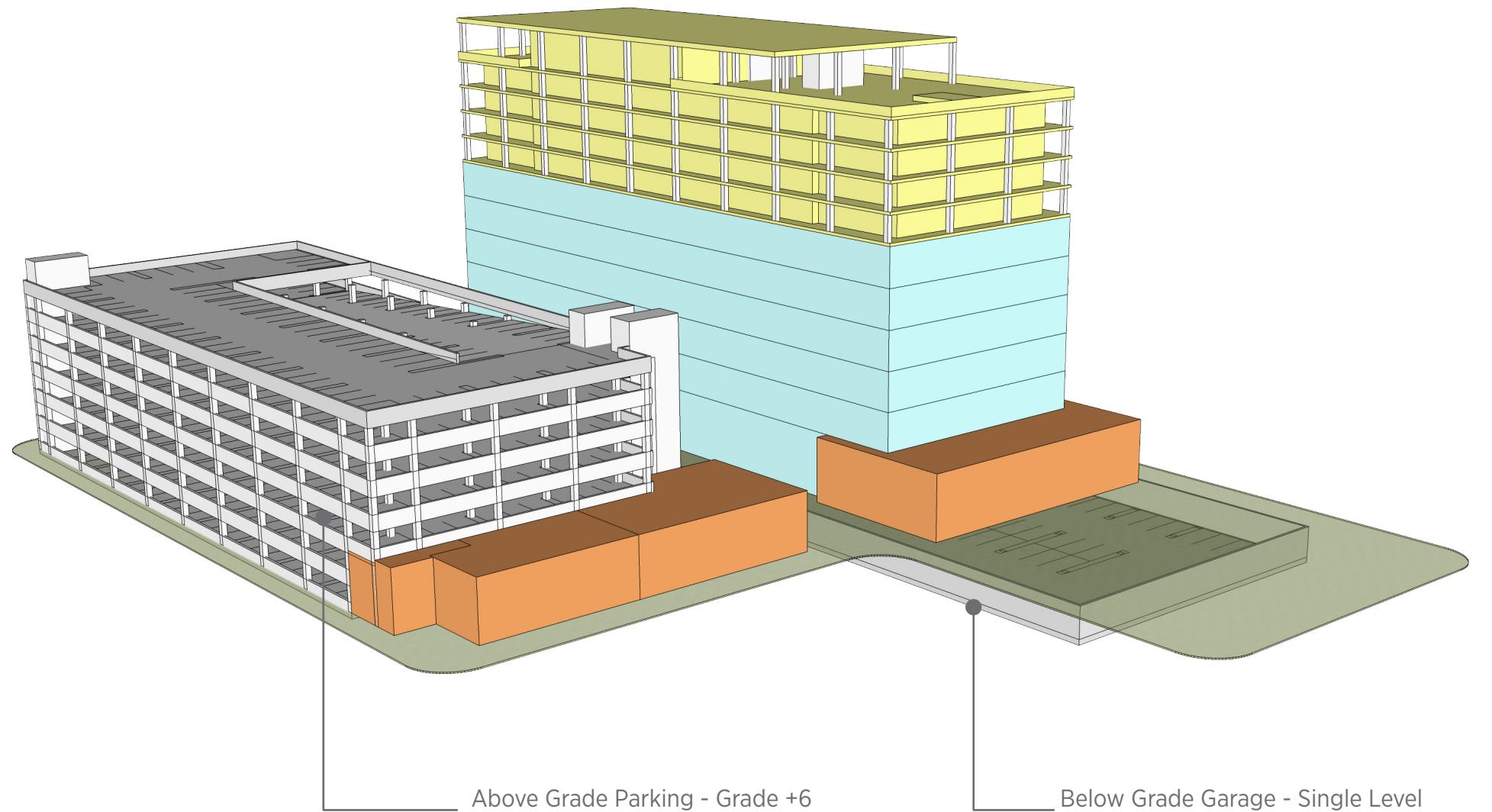
Retail	Total NRSf	Ratio	Req Parking
Retail	17,500	7 per 1000 sf	142
Total New Retail	17,500		123

Multi-Family	Gross SF	NSRF @ 82%	# of units @ 1500 sf	Ratio	Req Parking
Total	103,400	84,788	57	1.5 spaces per unit	1.5

Total Required Parking:	695
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Hotel	# of Keys	Ratio	Req Parking
Hotel	161	1 space per key	1
Total New Retail	161		161

Area Breakdown



Cope Tower Mixed-Use at Stacy Green

Office	Gross SF	Ratio	Ratio	Req Parking
1st Floor	18,000	3.3 per 1000 sf	300	60
2nd Floor	25,850	3.3 per 1000 sf	300	85
3rd Floor	25,850	3.3 per 1000 sf	300	85
4th Floor	25,850	3.3 per 1000 sf	300	85
5th Floor	25,850	3.3 per 1000 sf	300	85
6th Floor	25,850	3.3 per 1000 sf	300	85
	147,250			487

Retail	Total NRSf	Ratio	Req Parking
Retail	17,500	7 per 1000 sf	142 123
Total New Retail	17,500		123

Multi-Family	Gross SF	NSRF @ 82%	# of units @ 1500 sf	Ratio	Req Parking
Total	103,400	84,788	57	1.5 spaces per unit	1.5 85

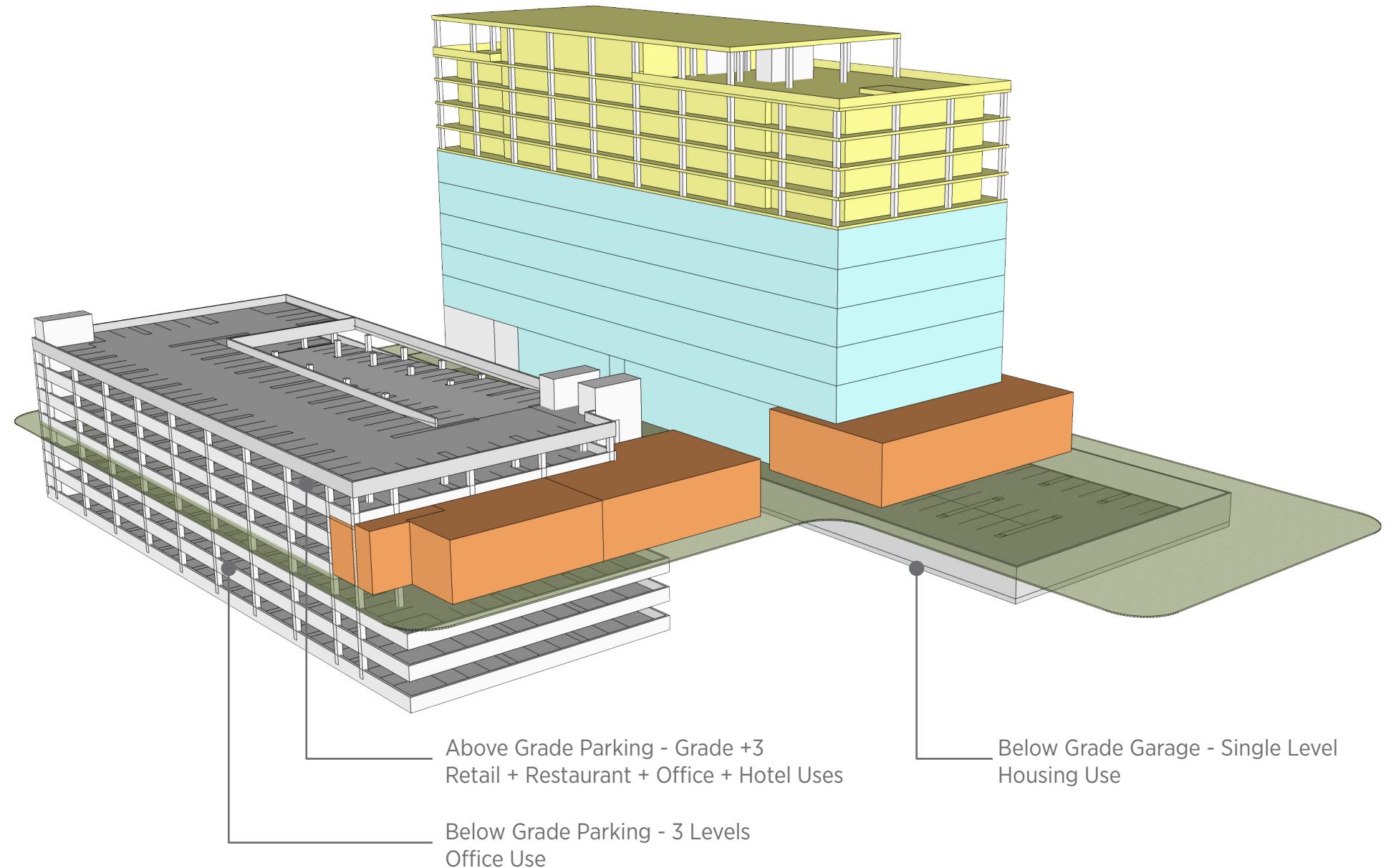
Total Required Parking: **695**

Hotel	# of Keys	Ratio	Req Parking
Hotel	161	1 space per key	1 161
Total New Retail	161		161

Provided Parking - Option A	Gross SF	Parking Provided
Below Grade Garage		
B1	48,000	111
Total	48,000	111
Above Grade Garage		
P1	31,450	49
P2	31,450	88
P3	33,225	96
P4	33,225	96
P5	33,225	100
P6	33,225	100
P7	33,225	100
Total	162,575	629
Total Provided Parking:	210,575	740

Parking Diagram - Option A

Cope Tower Mixed-Use at Stacy Green



Office	Gross SF	Ratio	Ratio	Req Parking
1st Floor	18,000	3.3 per 1000 sf	300	60
2nd Floor	25,850	3.3 per 1000 sf	300	85
3rd Floor	25,850	3.3 per 1000 sf	300	85
4th Floor	25,850	3.3 per 1000 sf	300	85
5th Floor	25,850	3.3 per 1000 sf	300	85
6th Floor	25,850	3.3 per 1000 sf	300	85
	147,250			487

Retail	Total NRSf	Ratio	Req Parking
Retail	17,500	7 per 1000 sf	142 123
Total New Retail	17,500		123

Multi-Family	Gross SF	NSRF @ 82%	# of units @ 1500 sf	Ratio	Req Parking
Total	103,400	84,788	57	1.5 spaces per unit	1.5 85

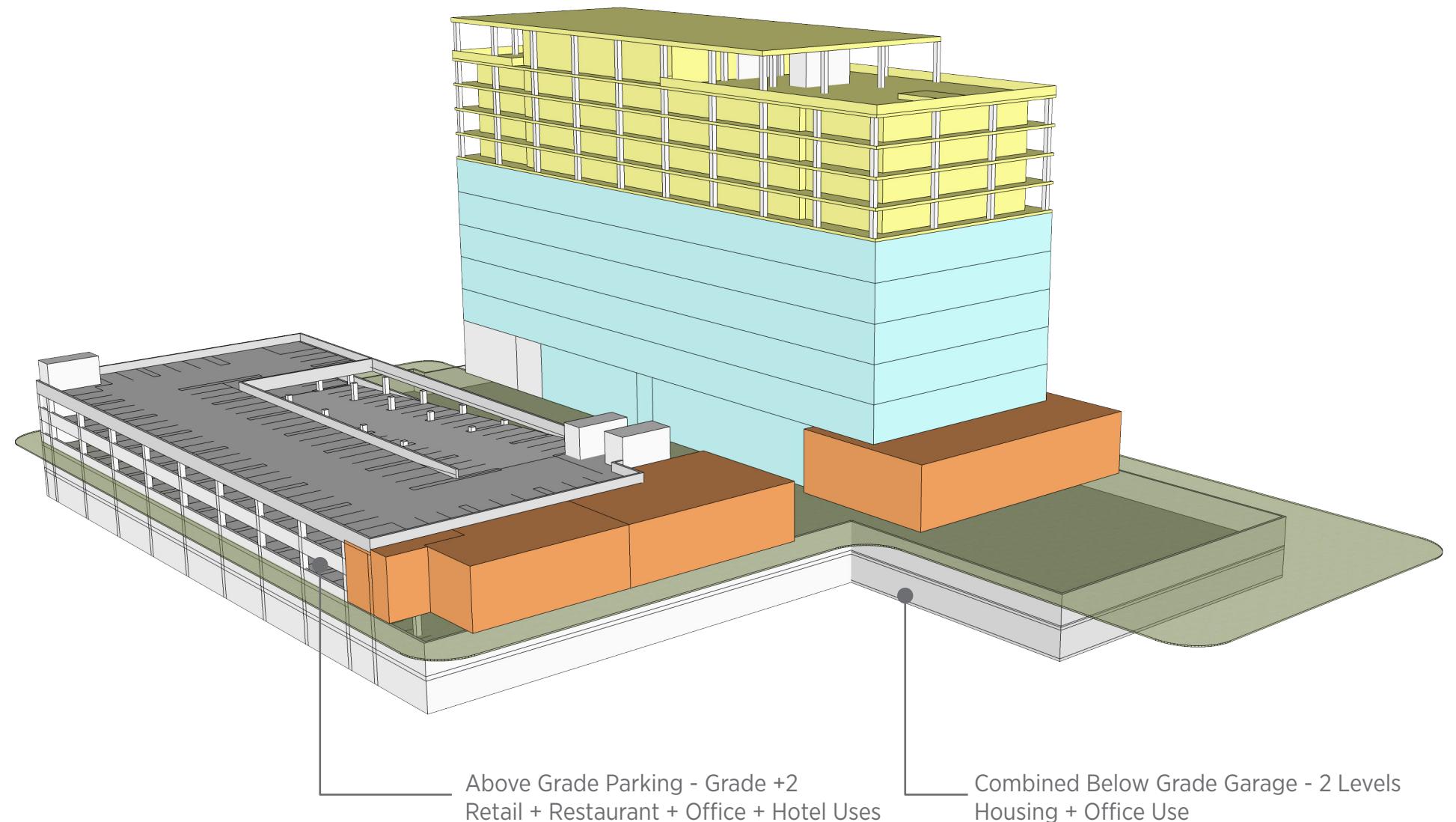
Total Required Parking:	695
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Hotel	# of Keys	Ratio	Req Parking
Hotel	161	1 space per key	1 161
Total New Retail	161		161

Provided Parking - Option B	Gross SF	Parking Provided
Below Grade Garage		
B1	48,000	111
Total	48,000	111
Above Grade Garage		
B3	35,800	108
B2	35,800	108
B1	35,800	108
P1	31,450	49
P2	31,450	88
P3	33,225	96
P4	33,225	96
Total	129,350	653
Total Provided Parking:	177,350	764

Parking Diagram - Option B

Cope Tower Mixed-Use at Stacy Green



Office	Gross SF	Ratio	Ratio	Req Parking
1st Floor	18,000	3.3 per 1000 sf	300	60
2nd Floor	25,850	3.3 per 1000 sf	300	85
3rd Floor	25,850	3.3 per 1000 sf	300	85
4th Floor	25,850	3.3 per 1000 sf	300	85
5th Floor	25,850	3.3 per 1000 sf	300	85
6th Floor	25,850	3.3 per 1000 sf	300	85
	147,250			487

Retail	Total NRSf	Ratio	Req Parking
Retail	17,500	7 per 1000 sf	142
Total New Retail	17,500		123

Multi-Family	Gross SF	NSRF @ 82%	# of units @ 1500 sf	Ratio	Req Parking
Total	103,400	84,788	57	1.5 spaces per unit	1.5

Total Required Parking:	695
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Hotel	# of Keys	Ratio	Req Parking
Hotel	161	1 space per key	1
Total New Retail	161		161

Provided Parking - Option C	Gross SF	Ratio SF per Space	Parking Provided
Below Grade Garage			
B1	101,500	400	254
B2	101,500	375	271
Total	101,500		524
Above Grade Garage			
P1	31,450		49
P2	31,450		88
P3	33,225		96
Total	96,125		233
Total Provided Parking:	197,625		757

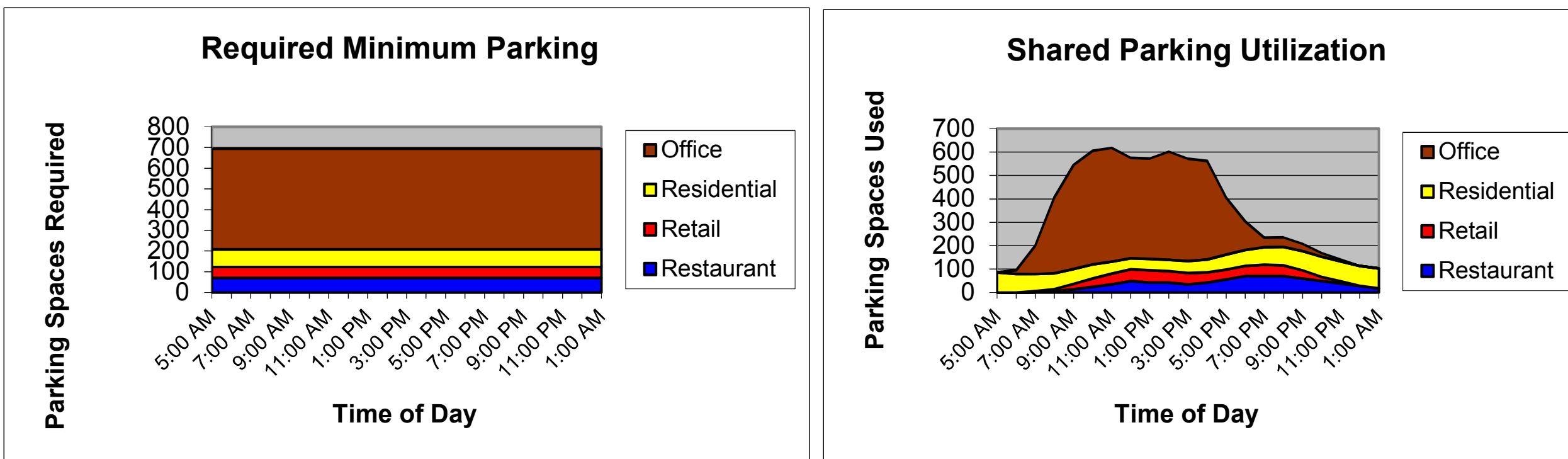
Parking Diagram - Option C

Shared Parking Calculator and Graphic Representation

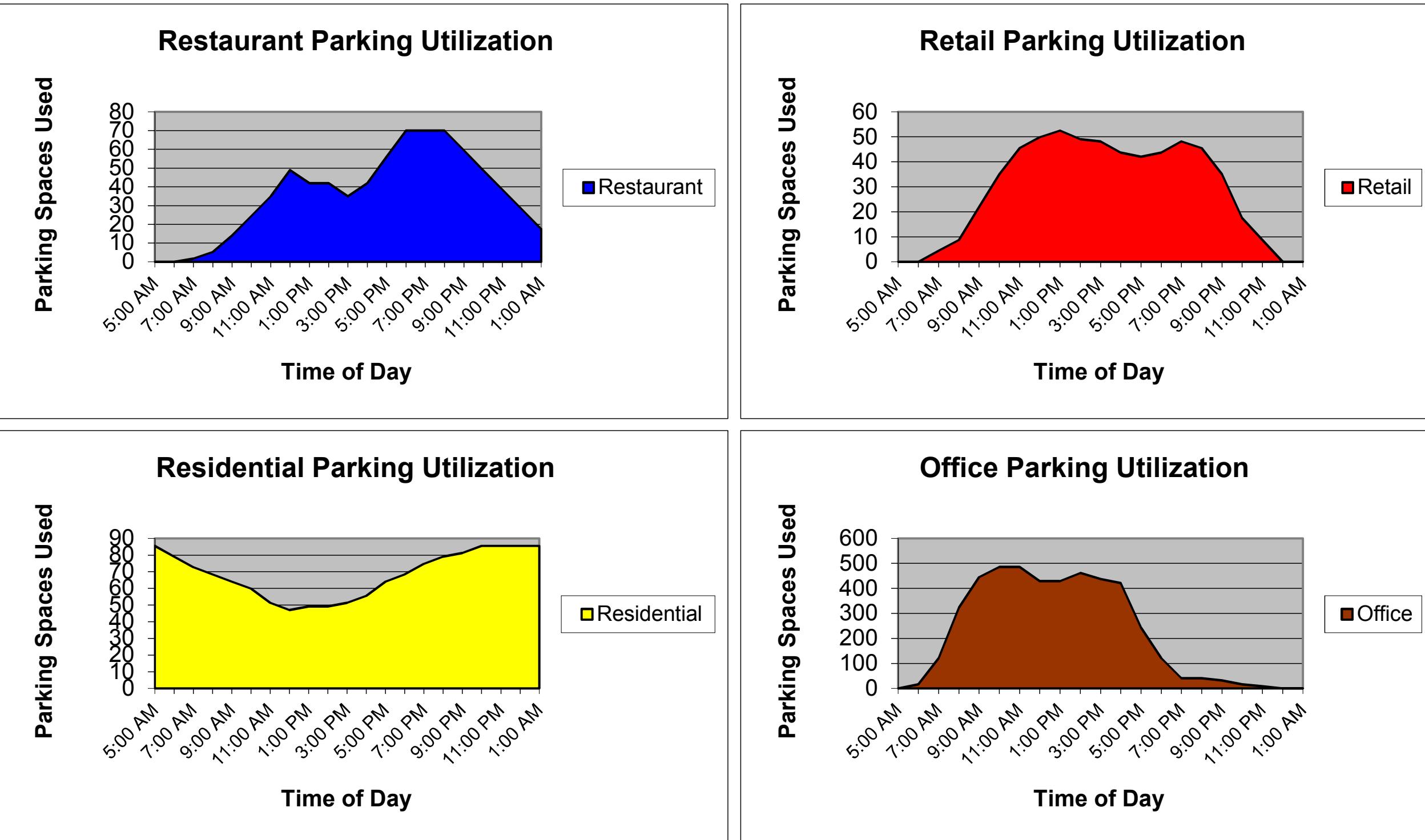
This calculator is intended as information that may be useful for users.
The Metropolitan Council does not endorse the standards in the calculator.

	Size of Project	Parking Requirement	Spaces Required
Retail	7,500 (sq. ft. GFA)	7.00 (per 1000 sq. ft. GFA)	52.5
Restaurant	10,000 (sq. ft. GFA)	7.00 (per 1000 sq. ft. GFA)	70
Office	147,250 (sq. ft. GFA)	3.30 (per 1000 sq. ft. GFA)	486
Residential	57 (# bedrooms)	1.50 (per bedroom)	86

Results:
Total Spaces following Minimum Requirements: 694
Total Spaces if Shared Parking is Permitted: 618
Total Reduction in Spaces using Shared Parking: 76
(Estimated Reduction in Impervious Cover: 24,384 Sq. Feet)



How and When Each Use Type Utilizes Required Parking



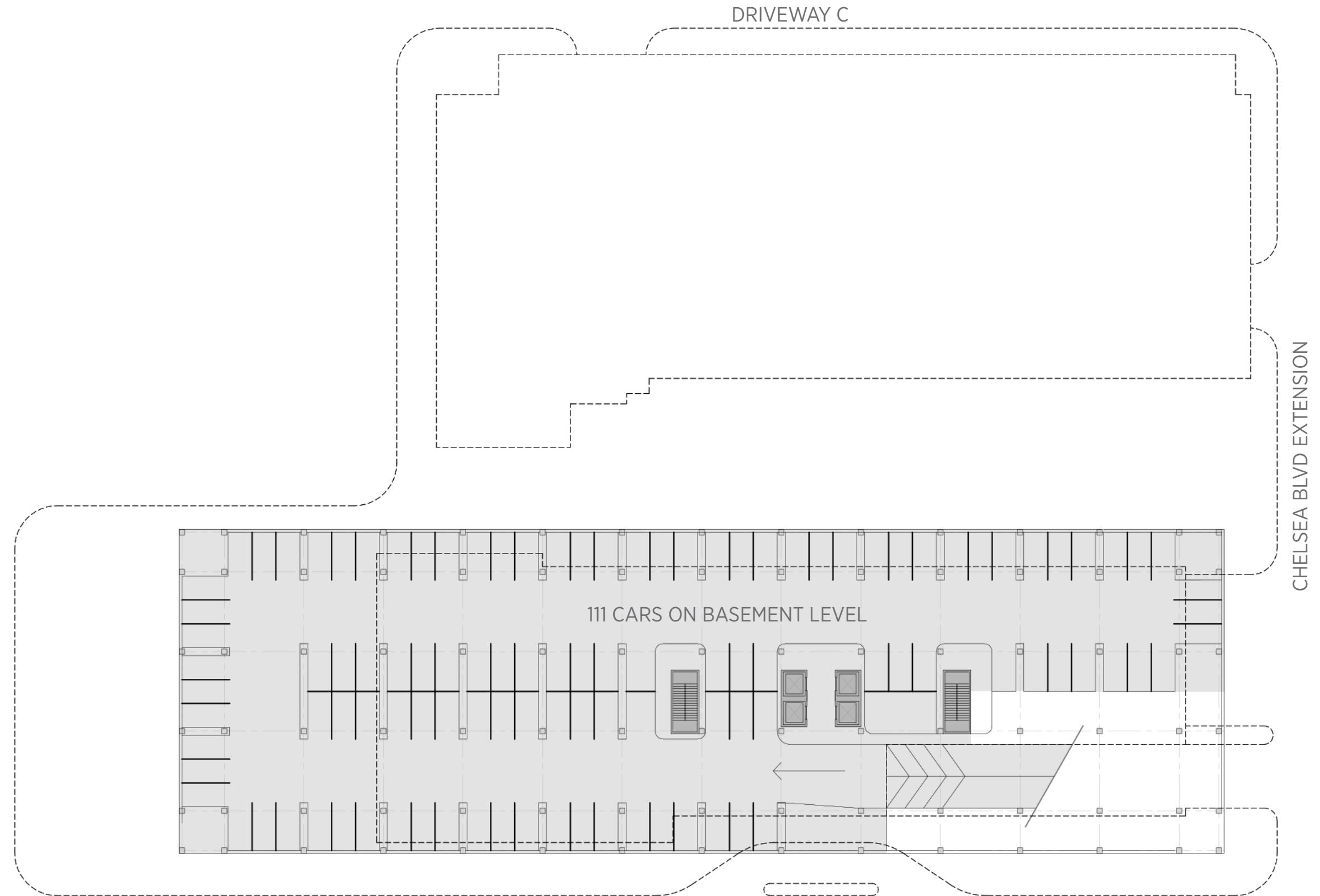
	Office			F & B			Multi-Family		
	Min Req'd	% Use	Adj. Req'd	Min Req'd	% Use	Adj. Req'd	Min Req'd	% Use	Adj. Req'd
Weekday Daytime	487	1	487	123	0.55	68	85	0.64	54
Weekday Evening	487	0.7	340.9	123	0.95	117	85	0.88	75
Weekend Daytime	487	0.63	306.81	123	0.35	43	85	0.64	54
Weekend Evening	487	0.01	4.87	123	0.95	117	85	0.9	77
Nighttime	487	0.01	4.87	123	0.01	1	85	0.95	81

Total	
Weekday Daytime	609
Weekday Evening	533
Weekend Daytime	404
Weekend Evening	198
Nighttime	87

Minimum Parking Required*		
Office (147,250 sf)	3.3 per 1,000sf	487
Retail / F&B (17,500 sf)	7 per 1,000sf	123
Multi-Family (57 Units)	1.5 per unit	85
Total		695

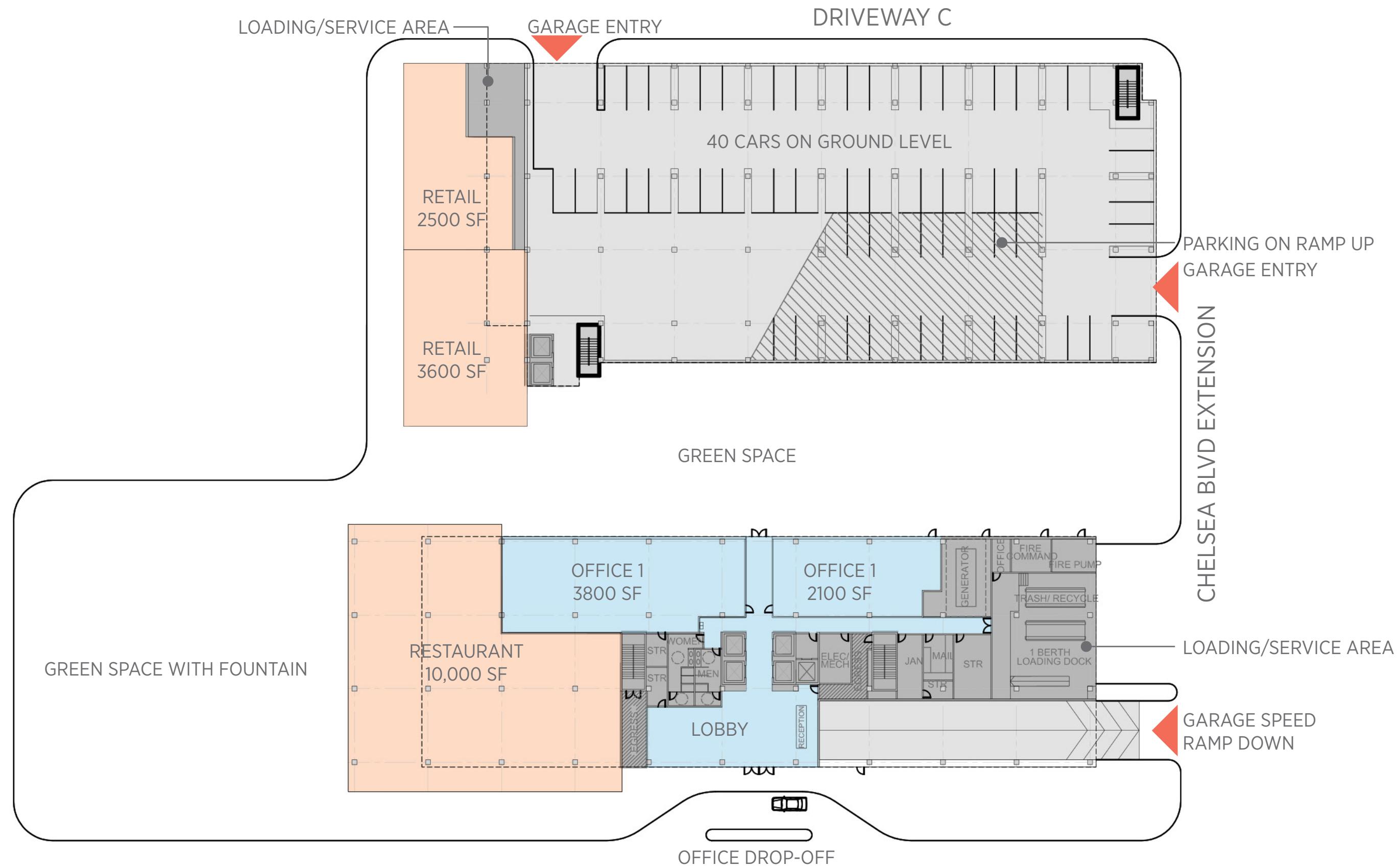
*Source: Chapter 51A, Article XIII: Form Districts, City of Dallas

Percentage of Use based on findings documented within ULI's Shared Parking Manual, 2nd Edition



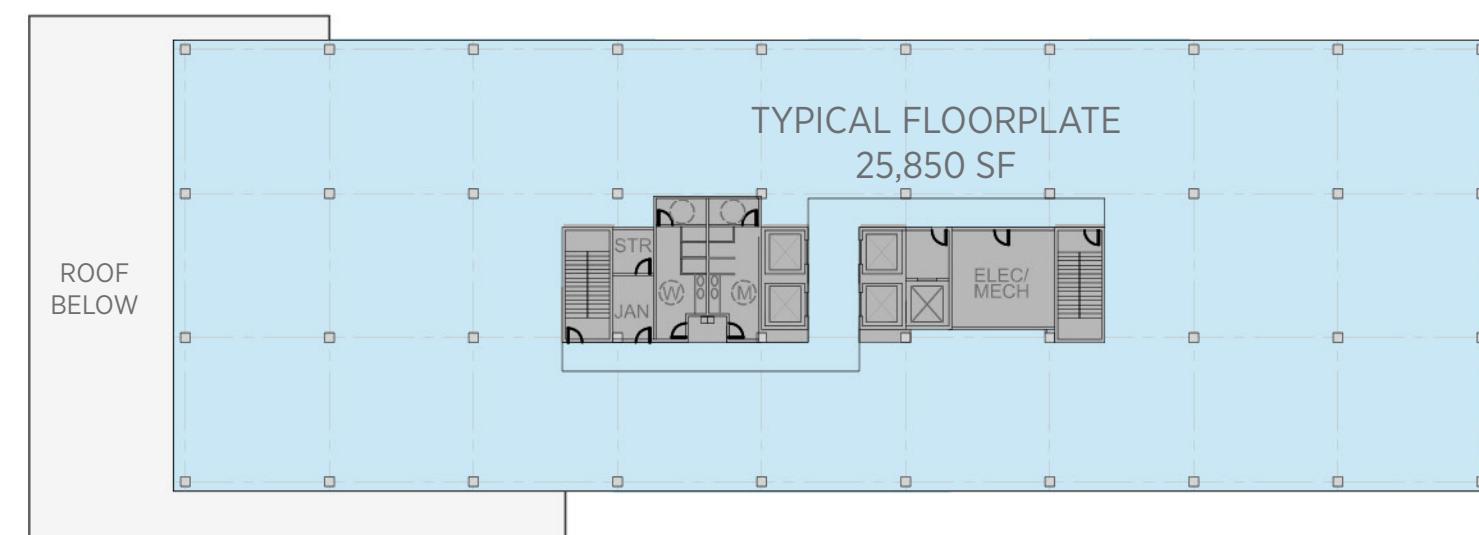
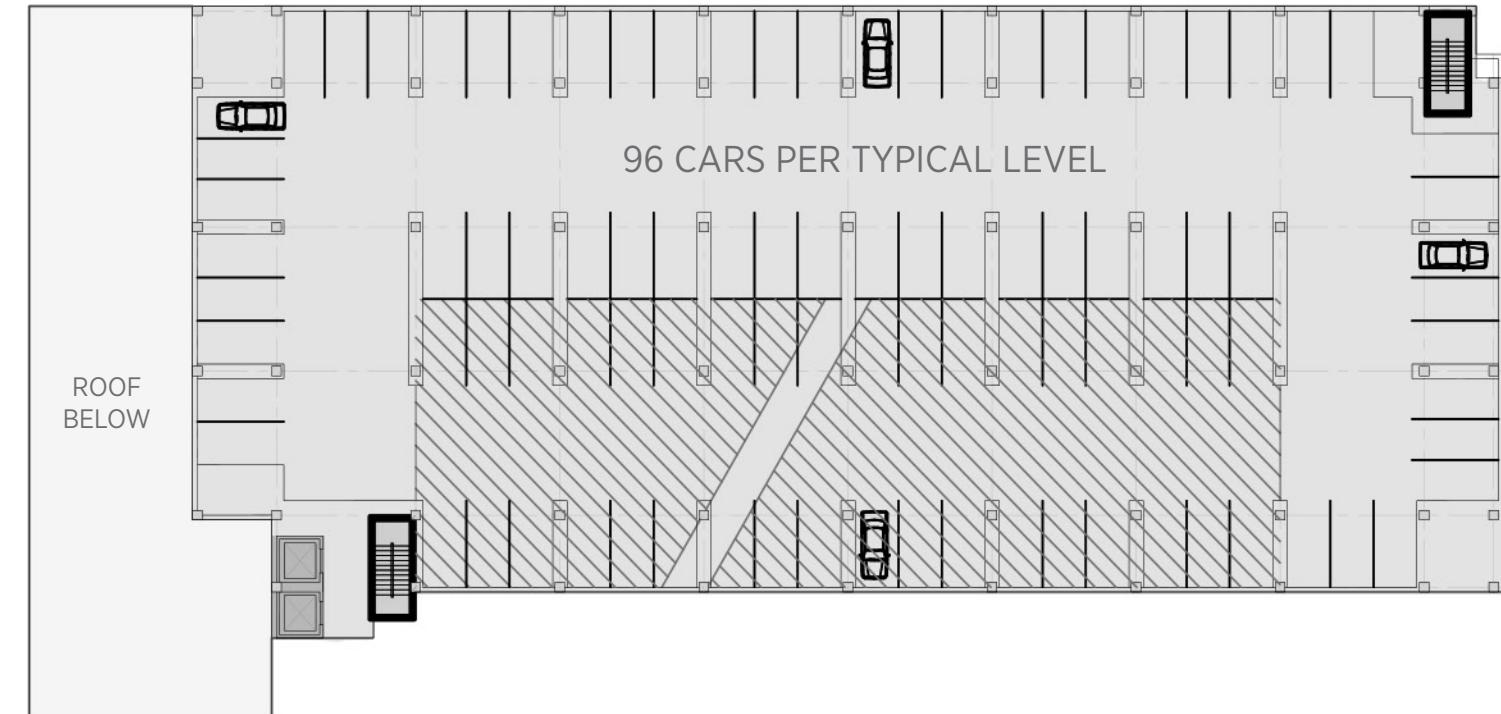
Basement Level 1

0 10 20 40
Scale: 1" = 40'



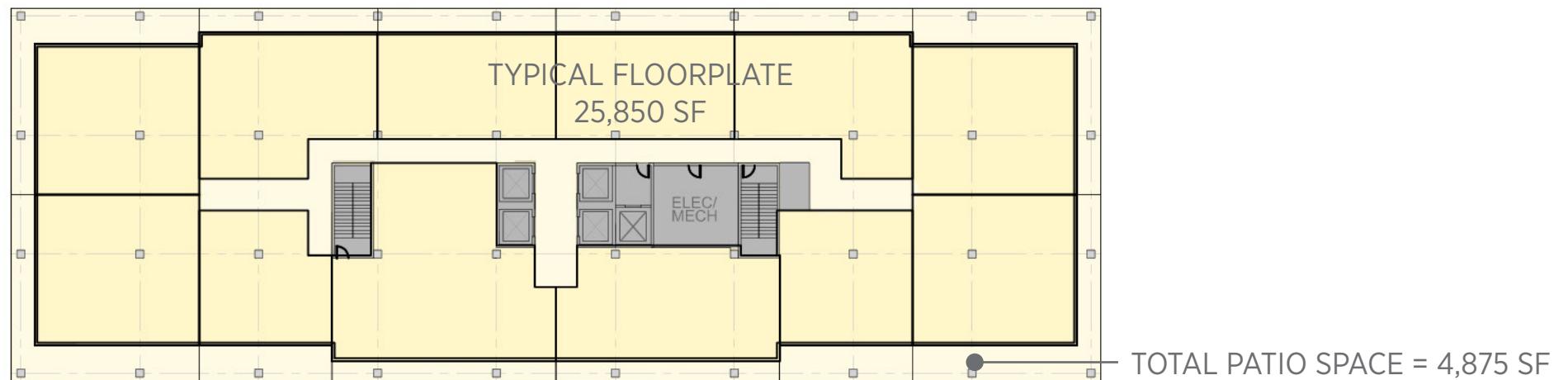
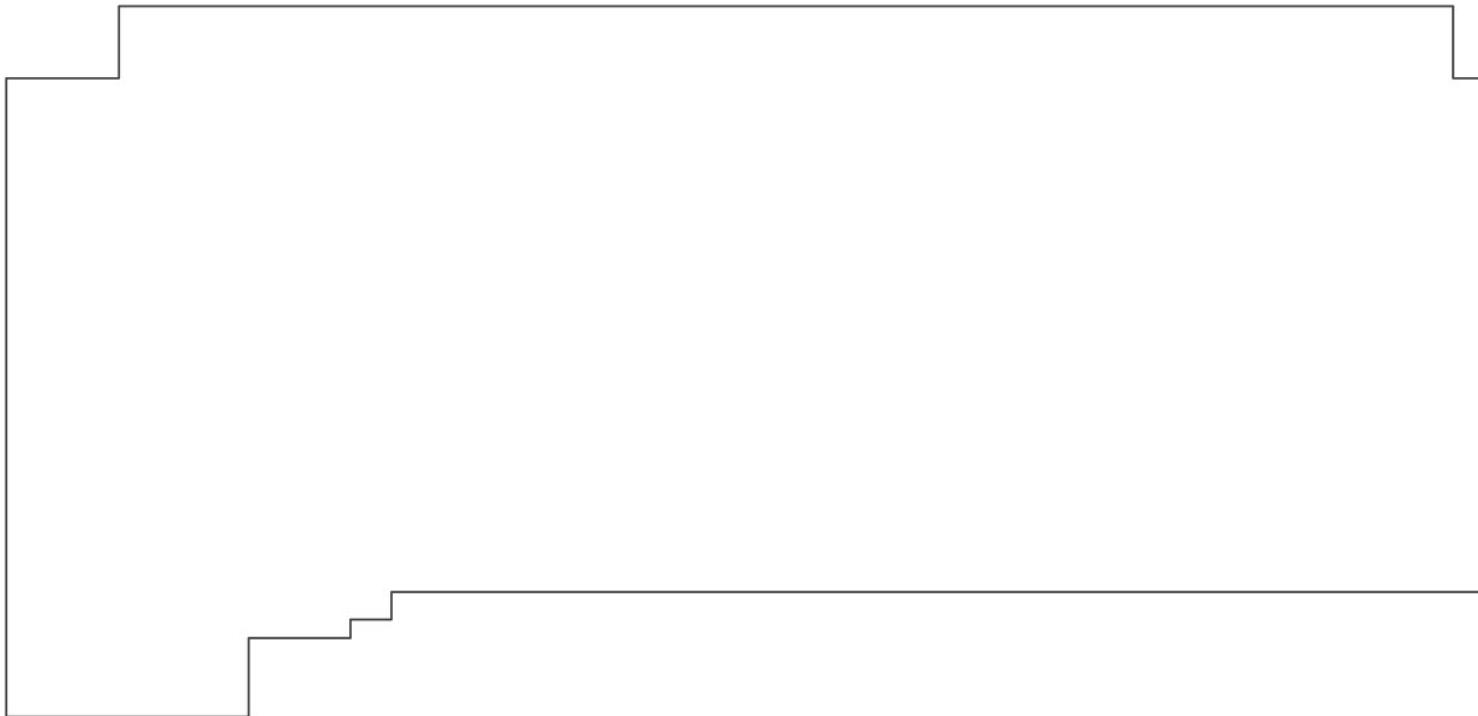
Ground Level

0 10 20 40
Scale: 1" = 40'



Office Level / Parking Space

0 10 20 40
Scale: 1" = 40'



Housing Level Scale: 1" = 40'