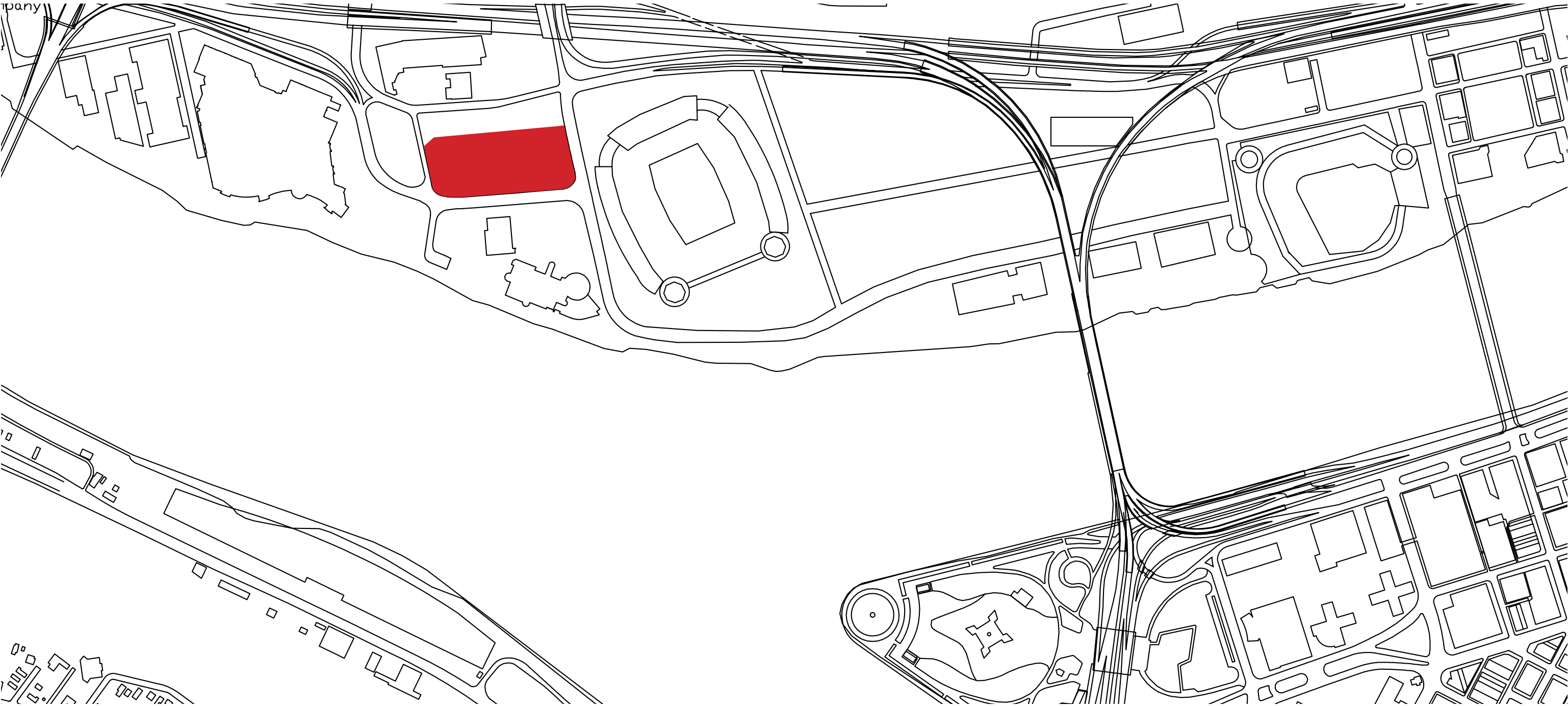




Proximity Plan



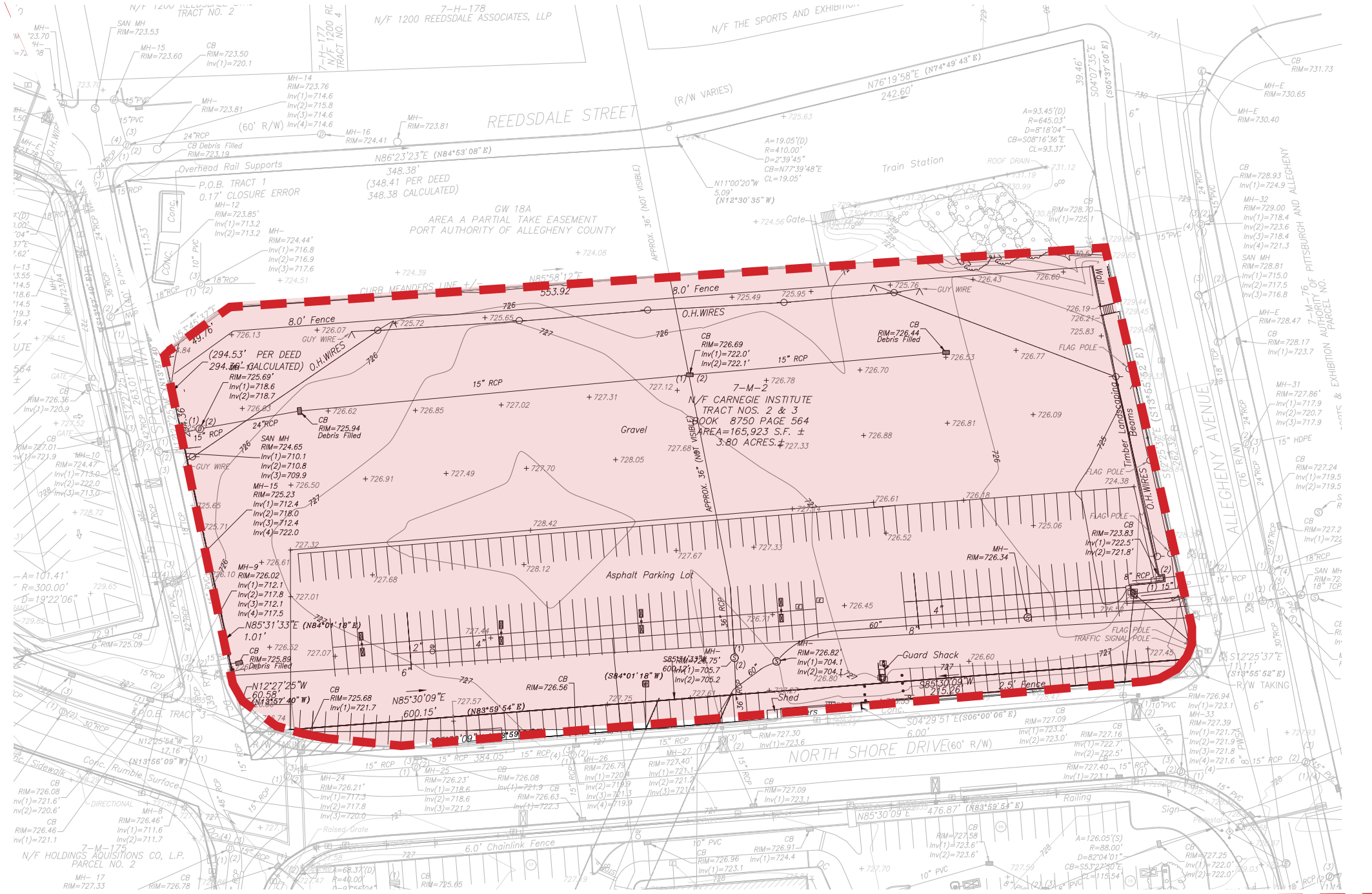


Site Location

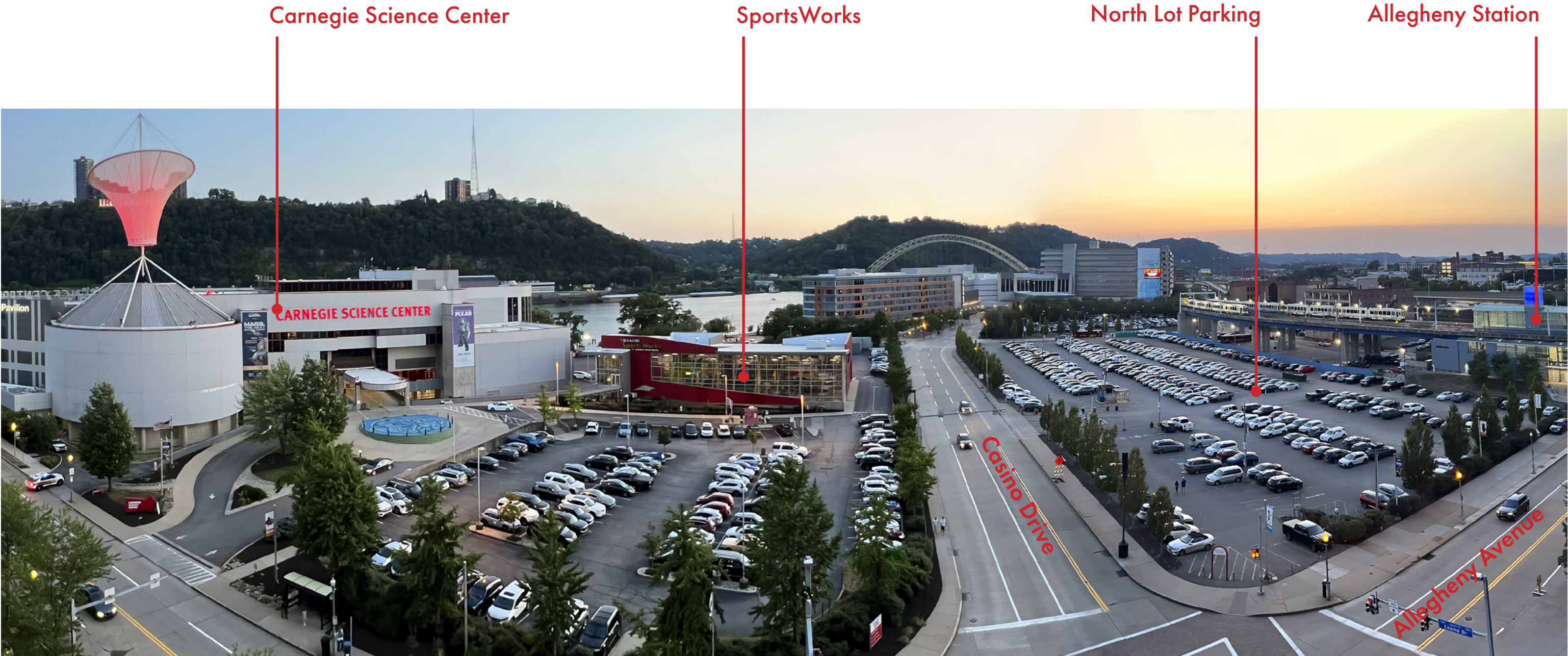


















Street Photos



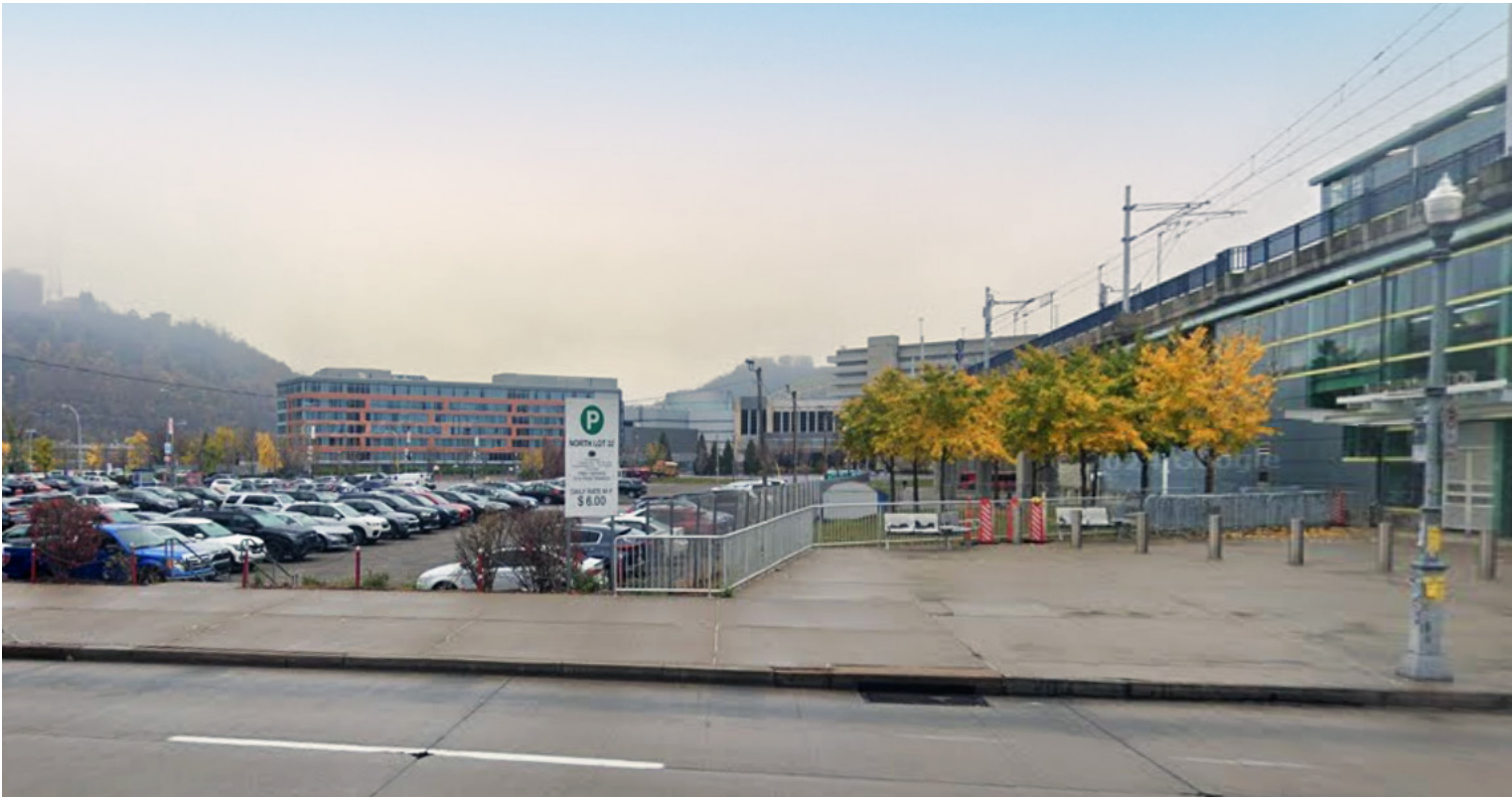


Street Photos





Street Photos





Street Photos





Site Plan - Existing





Availability of parking is critical to the success of any visitor experience. Unlike the rest of the facility, parking should be built to accommodate the peak day. If guests cannot park, they may not be able to visit. In some cases, parking may need to be a shared resources and therefore it is always recommended that a facility has a parking plan to accommodate the peak, but ideally have a minimum adjacent parking that can accommodate the Design Day volume.

A detailed parking study was not conducted for this exercise, but below is a parking illustration was created based on illustrative assumptions on future visitor behavior.

Future Parking Planning Scenarios								
Targeted Annual Attendance	400,000	450,000	500,000	550,000	600,000	650,000	700,000	750,000
Estimated Peak Day	4,600	5,200	5,800	6,400	7,000	7,500	8,100	8,700
Est. Peak On-Site (40% of Day)	1,850	2,100	2,300	2,600	2,800	3,000	3,300	3,500
Est. Guest Arriving by Private Auto (90%)	1,700	1,900	2,100	2,300	2,500	2,700	3,000	3,200
Est. Group Size	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Total Estimated Parking Spaces Needed	570	630	700	770	840	900	1,000	1,050

Parking Availability		
	Current	Proposed CSC Improvements
Location	Spaces	Spaces
Science Center Plaza	114	114
West Lot	141	141
North Lot	430	378
Total	685	633

Average of current Parking Needs

52 = Approx. loss in reduction in North Lot Area

Parking Availability is slightly below that to handle Peak Day



Landscape Analysis	Total				
Item	Factor	Existing	Proposed	Required	Provided
Landscaping	30 sf / space		386 spaces	11,580 sf	> 14,846 sf *
Street Trees	1 / 30 lf	30 Trees	1,108 lf	37 Trees	40 Trees **
Landscaping Trees	1 / 5 spaces	6 Trees	386 spaces	78 Trees	78 Trees
Total		36 Trees		115 Trees	118 Trees

\* Does not include proposed Science Park or Street Trees

\*\* 30 Street Trees Exist



Site Plan - Proposed

