April 15, 2019

VIA IZIS AND HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Request for Modification of Consequence to a Planned Unit Development
Z.C. Case No. 80-11A: 2000 Pennsylvania Avenue, N.W. (Square 101, Lot 58)

Dear Members of the Commission:

On behalf of 91 TTPA LESSEE, LLC (the “Applicant”), we submit this response to the Zoning Commission’s, Office of Planning’s (“OP”), and District Department of Transportation’s (“DDOT”) comments regarding the Modification of Consequence to the above-referenced planned unit development (“PUD”), approved pursuant to Z.C. Order No. 339, as modified by Z.C. Order No. 348, for property located at 2000 Pennsylvania Avenue, N.W. (Square 101, Lot 58) (the “PUD Site” or “Site”). At its March 25, 2019, public meeting the Zoning Commission determined that the application was a Modification of Consequence in accordance with Subtitle Z § 703.4 of the Zoning Regulations.

A. OP and Zoning Commission Comments

In its report dated March 18, 2019, OP recommended approval of the Applicant’s Modification of Consequence application and requested that the Applicant provide additional information regarding the modification to the PUD. Specifically, OP requested that the Applicant (i) submit an overall context/site plan noting all the proposed areas to be modified; (ii) label all plans with street names; (iii) provide a plan showing the truck turning radius in the proposed loading dock area; (iv) call out proposed exterior seating on plans; (v) provide a landscaping plan including new planter boxes and trees; (iv) revise Sheet A9 to show the existing below grade entrances shown in Sheet A8. See OP Report at Exhibit 4 of the record.

As shown on Sheets A2 and A3 of the revised architectural drawings (the “Plans”), the Applicant has submitted a vicinity map and an overall site plan. In addition, the Applicant has clearly labeled all the plans with streets names and called out all of the proposed areas to be modified. The Applicant has also called out all of the proposed seating on the Plans. Moreover, as shown on Sheets
31 through A34 of the Plans, the Applicant has provided a revised landscaping plan that includes all proposed planters and tree boxes. The Applicant has also revised Sheet A9 to show the below grade entrances as shown on Sheet A8 of the Plans. As stated on page 2 DDOT’s Report (Exhibit 5 of the record), DDOT requested that the Applicant provide truck turning maneuvers during the public space permitting process and not with this modification application.

At its March 25, 2019, public meeting, the Zoning Commission also requested confirmation that the proposed modifications were reviewed with the Historic Preservation Review Board (“HPRB”). As stated in the OP Report, the Historic Preservation Office (“HPO”) has reviewed the modification and supports the proposed changes. See OP Report at page 2, Exhibit 4 of the record. In addition, the Applicant has provided HPO staff with a copy of the Plans, and HPO staff continues to support the proposed changes.

B. DDOT Comments

In its report dated March 22, 2019, DDOT stated that it had no objection to the Applicant’s Modification of Consequence application subject to the following conditions: (i) the Applicant should pursue a public space permit and continue to work with DDOT on the final design of the public realm surrounding the PUD Site; and (ii) the planting being removed on 21st Street, N.W. closest to the existing curb-cut, should be replaced with a different form of planting to be agreed upon during public space permitting. See DDOT Report at page 1, Exhibit 5 of the record. The Applicant commits to pursuing a public space permit for all elements that are proposed for public space and will work with DDOT on the final design of the public realm surrounding the PUD Site. In addition, as shown on Sheet A31 through A34 of the Plans, the planting being removed on 21st street will be replaced with a different form of planting, with the final plantings to be agreed upon during the public space permitting process.

C. Conclusion

The Applicant respectfully requests approval of this Modification of Consequence. The request is consistent with the intent of the Zoning Commission in approving the original application; accordingly, approval of the Modification of Consequence is appropriate.

Respectfully submitted,

HOLLAND & KNIGHT LLP

____________________
Norman. M. Glasgow, Jr.
Joseph O. Gaon

Enclosures
cc: Anne Fothergill, D.C. Office of Planning (See Certificate of Service)
    Joel Lawson, D.C. Office of Planning (w/enclosures, via Email & Hand Delivery)
    Anna Chamberlin, DDOT (w/enclosures, via Email)
    Advisory Neighborhood Commission 2A (See Certificate of Service)
    Foggy Bottom Association (See Certificate of Service)
    DC Preservation League (See Certificate of Service)
CERTIFICATE OF SERVICE

I hereby certify that on April 16, 2019, a copy of the foregoing response was served as follows:

Anne Fothergill
D.C. Office of Planning
1100 4th Street, SW – Suite 650E
Washington, DC 20024
Via Email & Hand Delivery

Advisory Neighborhood Commission 2A
C/o West End Library
2301 L Street NW
Washington, DC 20037
Via U.S. Mail

Foggy Bottom Association
P.O. Box 58087
Washington, DC 20037
Via U.S. Mail

DC Preservation League
1221 Connecticut Avenue, NW, Suite 5A
Washington, DC 20036
Via U.S. Mail

___________________

Joseph O. Gaon
Holland & Knight LLP
# 2000 Pennsylvania Avenue NW Modification of Consequence

## Zoning Package
15 April 2019
09.9003.100

### Drawings

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<td>A2</td>
<td>Vicinity Map - Aerial Site Plan</td>
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<td>Existing Galleria Level - 21st Street Courtyard</td>
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<tr>
<td>A35</td>
<td>Existing Street Level - Service/Delivery Bay (10'x20')</td>
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</tbody>
</table>

### Project Details

- **Owner:** 91 TTPA Lessee, LLC
- **Developer:** MRP Realty
- **Architect:** Gensler
- **Landscape Architect:** Landscape Architecture Bureau
SITE PLAN
GALLERIA TO STREET LEVEL

NOTE:
1. SEE SHEET A21 - FOR 10TH FLOOR MODIFICATIONS

PROPOSED AREAS
OF CHANGE

JAMES MONROE PARK
EYE STREET
UNIVERSITY YARD
H STREET
21ST STREET
20TH STREET
PENNSYLVANIA AVE
H STREET
EYE STREET
JAMES MONROE PARK

15 APRIL 2019
EXISTING EXTERIOR FACADE

SOUTH ELEVATION

EXISTING ELEVATION

EXISTING FACADE PAINT SCHEME
NOTE
1. THE EXTERIOR SIGNAGE ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FONT, MESSAGE, LOGO, AND COLOR MAY BE REVISED PROVIDED THE MAXIMUM OVERALL DIMENSIONS AND SIGNAGE MATERIALS DO NOT CHANGE.
2. PERSPECTIVE VIEW FOR ARCHITECTURAL REFERENCE ONLY. REFER TO LANDSCAPE EXHIBIT FOR ADDITIONAL INFORMATION.
EXISTING EXTERIOR
OFFICE ENTRY (EYE STREET)
**EXISTING EXTERIOR**

**OFFICE ENTRY (EYE STREET)**

**NOTE:**
Please note: Area within blue dash line to receive exterior alterations to include but not limited to new windows and brick/stone cladding replacement and new canopy. Area outside of line to receive paint treatment only.

- **REMOVE EXISTING FLAG POLES**
- **REMOVE EXISTING BAY WINDOWS, STONE PROFILE, EXISTING WINDOWS AND BRICK**
- **REMOVE EXISTING AWNING AND SUPPORTING POLES**
- **REMOVE EXISTING WALL SCONCE LIGHT**
- **REMOVE AND REPLACE IN KIND EXISTING WALL SCONCE LIGHT**
- **REMOVE BICYCLE RACK**
**PROPOSED EXTERIOR OFFICE ENTRY (EYE STREET)**

**NOTE:**
1. THE EXTERIOR SIGNAGE ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FONT, MESSAGE, LOGO, AND COLOR MAY BE REVISED PROVIDED THE MAXIMUM OVERALL DIMENSIONS AND SIGNAGE MATERIALS DO NOT CHANGE.
2. PERSPECTIVE VIEW FOR ARCHITECTURAL REFERENCE ONLY. REFER TO LANDSCAPE EXHIBIT FOR ADDITIONAL INFORMATION.

- **NEW EXTERIOR METAL CANOPY**
- **NEW BACKLIGHT SIGNAGE**
- **NEW STOREFRONT AND METAL CANOPY**
- **NEW PAINTED BRICK EXISTING TO REMAIN WINDOWS. PAINTED BRICK FACADE, WINDOWS, FRAME, SILL, HEADER AND CORNICE**
- **NEW STOREFRONT AND METAL CANOPY**
- **NEW PAINT ON EXISTING CORNICE**
- **NEW PAINT ON WINDOW, DOOR, FRAME, SILL, HEADER, HANDRAIL AND STOREFRONT**
- **NEW EXTERIOR WINDOWS TO MATCH NEW STOREFRONT**
- **NEW PAINT ON EXISTING BRICK FACADE, WINDOWS, FRAME, SILL, HEADER AND CORNICE**
- **NEW STOREFRONT AND METAL CANOPY**
- **NEW PAINTED BRICK EXISTING TO REMAIN WINDOWS. PAINTED BRICK FACADE, WINDOWS, FRAME, SILL, HEADER AND CORNICE**
- **NEW EXTERIOR WINDOWS TO MATCH NEW STOREFRONT**
- **NEW PAINT ON EXISTING BRICK FACADE, WINDOWS, FRAME, SILL, HEADER AND CORNICE**
- **NEW PAINT ON EXISTING BRICK FACADE**
- **NEW STOREFRONT AND METAL CANOPY**
- **NEW STOREFRONT AND METAL CANOPY WITH INTEGRATED LIGHTING**
- **NEW STOREFRONT AND VESTIBULE WITH DEEP METAL REVEAL**
- **NEW STOREFRONT AND METAL CANOPY**
- **NEW PAINT ON EXISTING BRICK FACADE**
- **NEW EXTERIOR METAL CANOPY WITH INTEGRATED LIGHTING**
- **NEW EXTERIOR WINDOWS TO MATCH NEW STOREFRONT**
- **NEW PAINT ON EXISTING BRICK FACADE, WINDOWS, FRAME, SILL, HEADER AND CORNICE**
- **NEW STOREFRONT AND METAL CANOPY**
- **NEW PAINTED BRICK EXISTING TO REMAIN WINDOWS. PAINTED BRICK FACADE, WINDOWS, FRAME, SILL, HEADER AND CORNICE**
- **NEW EXTERIOR WINDOWS TO MATCH NEW STOREFRONT**
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- **NEW STOREFRONT AND METAL CANOPY**
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- **NEW BACKLIGHT SIGNAGE**
- **NEW STOREFRONT AND METAL CANOPY**
- **NEW PAINT ON EXISTING BRICK FACADE**
- **NEW EXTERIOR METAL CANOPY WITH INTEGRATED LIGHTING**
- **NEW EXTERIOR WINDOWS TO MATCH NEW STOREFRONT**
- **NEW PAINT ON EXISTING BRICK FACADE, WINDOWS, FRAME, SILL, HEADER AND CORNICE**
- **NEW STOREFRONT AND METAL CANOPY**
- **NEW STOREFRONT AND METAL CANOPY WITH INTEGRATED LIGHTING**
- **NEW BACKLIGHT SIGNAGE**
- **NEW STOREFRONT AND METAL CANOPY**
- **NEW PAINT ON EXISTING BRICK FACADE**
EXISTING EXTERIOR
MARKET ENTRY - A (EYE STREET)
EXISTING EXTERIOR
MARKET ENTRY - A (EYE STREET)

NOTE
PLEASE NOTE: AREA WITHIN BLUE DASH LINE TO RECEIVE EXTERIOR ALTERATIONS TO INCLUDE BUT NOT LIMITED TO NEW WINDOWS AND BRICK/STONE CLADDING REPLACEMENT, AND NEW CANOPY. AREA OUTSIDE OF LINE TO RECEIVE PAINT TREATMENT ONLY.

REMOVE EXISTING STONE LINTEL AND PANEL, STEEL GATE AND BRICK PILLARS

REMOVE AND REPLACE IN KIND EXISTING WALL SCONCE LIGHT

REMOVE PLANTER BOX AND SIGN
NOTE
1. THE EXTERIOR SIGNAGE ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FONT, MESSAGE, LOGO, AND COLOR MAY BE REVISED PROVIDED THE MAXIMUM OVERALL DIMENSIONS AND SIGNAGE MATERIALS DO NOT CHANGE.
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EXISTING EXTERIOR MARKET ENTRY - B (EYE STREET)

REMOVE EXISTING AWNING AND SUPPORTING POLES

REMOVE AND REPLACE IN KIND EXISTING WALL SCONCE LIGHT

REMOVE EXISTING AWNING, LINTEL, BRICK PILLARS AND WINDOWS

REMOVE AND REPLACE IN KIND EXISTING WALL SCONCE LIGHT

REMOVE PLANTER BOX AND SIGN

REMOVE AND REPLACE IN KIND EXISTING WALL SCONCE LIGHT
PROPOSED EXTERIOR
MARKET ENTRY - B (EYE STREET)

NOTE
1. THE EXTERIOR SIGNAGE ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FONT, MESSAGE, LOGO, AND COLOR MAY BE REVISED PROVIDED THE MAXIMUM OVERALL DIMENSIONS AND SIGNAGE MATERIALS DO NOT CHANGE.
2. PERSPECTIVE VIEW FOR ARCHITECTURAL REFERENCE ONLY. REFER TO LANDSCAPE EXHIBIT FOR ADDITIONAL INFORMATION.

- Painted existing to remain window, frame, sill, door and guardrail
- Painted existing to remain window, frame, sill, and header
- New paint on existing to remain brick facade, windows, frame, sill and cornice
- Painted existing to remain window, frame, sill, door and guardrail
- New exterior painted signage
- New storefront and vestibule with deep metal reveal
- New signage sign location to match location in kind (note shown in drawings, see landscape drawings)
EXISTING EXTERIOR

20TH STREET ENTRY

- Remove all existing awning and supporting fixtures
- Remove and replace in kind existing wall sconce and goose neck light
- Remove planter box and sign
NOTE
1. THE EXTERIOR SIGNAGE ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FONT, MESSAGE, LOGO, AND COLOR MAY BE REVISED PROVIDED THE MAXIMUM OVERALL DIMENSIONS AND SIGNAGE MATERIALS DO NOT CHANGE.
2. PERSPECTIVE VIEW FOR ARCHITECTURAL REFERENCE ONLY. REFER TO LANDSCAPE EXHIBIT FOR ADDITIONAL INFORMATION.

NEW STOREFRONT AND VESTIBULE WITH METAL CANOPY.

NEW SIGNAGE SIGN LOCATION TO MATCH LOCATION IN KIND. (NOTE SHOWN IN DRAWINGS, SEE LANDSCAPE DRAWINGS)

NEW PAINT ON EXISTING TO REMAIN CORNICE

NEW PAINT ON EXISTING CONCRETE FACADE AND WINDOW MULLIONS

NEW PAINT ON EXISTING TO REMAIN BRICK FACADE, WINDOW, FRAME, HEADER, SILL, DOOR AND STOREFRONT

PAINTED EXISTING TO REMAIN WINDOW FRAME, SILL, HEADER AND PRECAST PANEL

NEW SIGNAGE AND CANOPY

NEW PAINT ON EXISTING TO REMAIN BRICK FACADE, WINDOW, FRAME, HEADER, SILL, DOOR AND STOREFRONT

NEW STOREFRONT AND VESTIBULE WITH METAL CANOPY.
EXISTING EXTERIOR

21ST STREET ENTRY
**NOTE:**
PLEASE NOTE: AREA WITHIN BLUE DASH LINE TO RECEIVE EXTERIOR ALTERATIONS TO INCLUDE BUT NOT LIMITED TO NEW WINDOWS AND BRICK/STONE CLADDING REPLACEMENT, AND NEW CANOPY. AREA OUTSIDE OF LINE TO RECEIVE PAINT TREATMENT ONLY.

- **REMOVE EXISTING EXHAUST VENT**
- **REMOVE EXISTING FRONT FACING CURTAIN WALL**
- **REMOVE EXISTING FRONT LOUVER**
- **REMOVE EXISTING OUTER BUILDING, MECHANICAL UNIT AND FENCE**
- **REMOVE AND REPLACE IN KIND EXISTING WALL SCONCE LIGHT**

**EXISTING EXTERIOR**

**21ST STREET ENTRY**
NOTE
1. THE EXTERIOR SIGNAGE ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FONT, MESSAGE, LOGO, AND COLOR MAY BE REVISED PROVIDED THE MAXIMUM OVERALL DIMENSIONS AND SIGNAGE MATERIALS DO NOT CHANGE.
2. PERSPECTIVE VIEW FOR ARCHITECTURAL REFERENCE ONLY. REFER TO LANDSCAPE EXHIBIT FOR ADDITIONAL INFORMATION.
EXISTING
10TH FLOOR - ELEVATION

ROOF

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

GROUND LEVEL

< 20TH STREET >
NEW MULLIONS TO MATCH EXISTING
PROPOSED PERGOLA STRUCTURE
EXISTING PARAPET

PROPOSED
10TH FLOOR - ELEVATION

ROOF
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
GROUND LEVEL
10TH FLOOR
WALL SECTION

EXISTING WALL

TO BE REMOVED PARTIAL WALL

EXISTING PARAPET

EXISTING GUARDRAIL

REMOVED 1" INSULATING GLASS-PPG SOLEX

TO BE REMOVED PARTIAL WALL

BUILDING WALL SECTION - EXISTING

PROPOSED PERGOLA STRUCTURE

PROPOSED WINDOW LINE

EXISTING WINDOW LINE

EXISTING PARAPET

EXISTING PARAPET LINE

PROPOSED NANA WALL, VERTICAL MULLION TO MATCH EXISTING

PROPOSED OUTDOOR TERRACE

ON 10TH FLOOR

PROPOSED WINDOW LINE

EXISTING WINDOW LINE

EXISTING GUARDRAIL

ABOVE OUTSIDE LEVEL

EXISTING GUARDRAIL

EXISTING DAVID SOCKET

BUILDING WALL SECTION - PROPOSED

8'-0"

19'-0"

8'-0"

< 20TH STREET >

< 20TH STREET >

SCALE: 1/4"=1'-0"
NOTE
1. IN ORDER TO COMPLY WITH THE ZONING REGULATIONS, THREE LOADING BERTHS AT 12’ X 30’ AND ONE SERVICE/DELIVERY SPACE AT 10’ X 20’ ARE REQUIRED. IN ADDITION, EACH LOADING BERTH MUST BE ACCOMPANIED BY AN ADJACENT LOADING PLATFORM THAT IS AT LEAST 100 SQUARE FEET.
2. REFER TO LANDSCAPE EXHIBIT FOR STREET SCAPE AND ADDITIONAL INFORMATION.
NOTE:
1. IN ORDER TO COMPLY WITH THE ZONING REGULATIONS THREE LOADING BERTHS AT 12' X 30' AND ONE SERVICE/DELIVERY SPACE AT 10' X 20' ARE REQUIRED. IN ADDITION, EACH LOADING BERTH MUST BE ACCOMPANIED BY AN ADJACENT LOADING PLATFORM THAT IS AT LEAST 100 SQUARE FEET.
2. REFER TO LANDSCAPE EXHIBIT FOR STREET SCAPE AND ADDITIONAL INFORMATION.
PROPOSED
GALLERIA LEVEL - INFILL CALL-OUT PLAN

< EYE STREET >

RETAIL / SERVICES

NEW SLAB INFILL

195 SF

440 SF

85 SF

85 SF

85 SF

NEW SLAB INFILL

RETAIL / SERVICES

NEW SLAB INFILL

NEW SLAB INFILL

OPEN TO BELOW
NEW SLAB
INFILL SLAB

SCALE: 3/32”=1’-0”

N

2000 PENNSYLVANIA AVENUE NW - MODIFICATION OF CONSEQUENCE | 15 APRIL 2019 | A27
*NOTE: WITH THE ADDITIONAL 412.8 SQUARE FEET OF GROSS FLOOR AREA, THE TOTAL BUILDING GROSS FLOOR AREA WILL NOT EXCEED 419,734 SQUARE FEET AS APPROVED BY ZONING COMMISSION ORDER NO. 339.*
PROPOSED
GALLERIA LEVEL - LANDSCAPE PLAN

< EYE STREET >

PROPOSED OUTDOOR SEATING (TYP.)
PROPOSED STONE PAVING
SIGNAGE REPLACED IN-KIND (TYP.)

BRICK PAVING (TYP.)
EXISTING SEATING (TYP.)
SIGNAGE REPLACED IN-KIND (TYP.)
EXISTING SEATING (TYP.)

21ST STREET COURTYARD

SCALE: 1"=30'-0"
EXISTING
GALLERIA LEVEL - 21ST STREET COURTYARD

EXISTING MULCH PLANTER BED
EXISTING OUTER BUILDING, MECHANICAL UNIT AND FENCE
EXISTING TREE BED

OPEN TO BELOW
NIC

SCALE: 3/32"=1'-0"
EXISTING STREET LEVEL - SERVICE/DELIVERY BAY (10’X20’)

EXISTING OFF-SITE DELIVERY BAY LOCATED AT EYE STREET