

STEP 1

March 31, 2014

PRELIMINARY APPROVAL

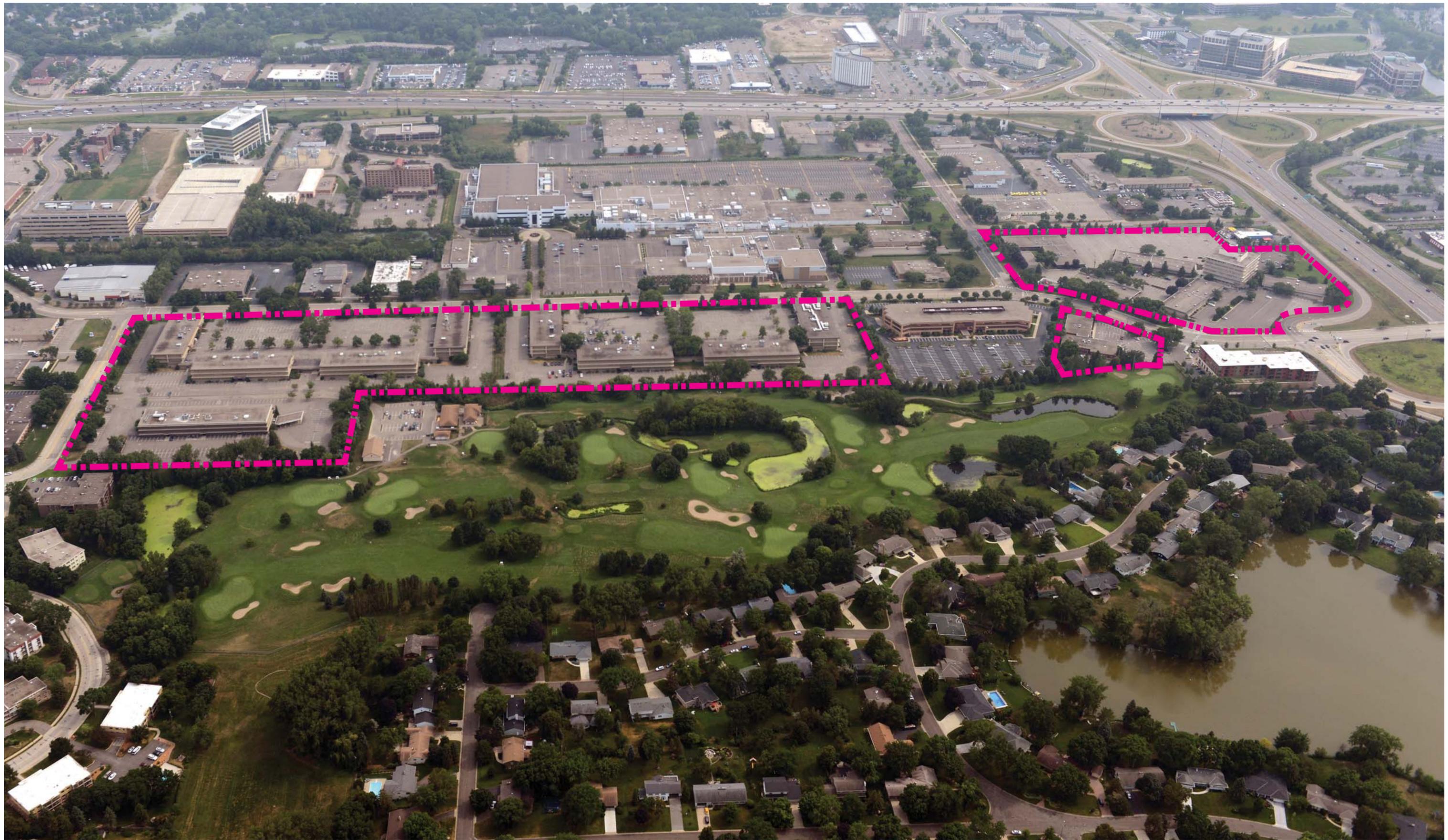
- Land Use
- Densities
- Building Height

STEP 2

Timeline = Market Driven

FINAL APPROVAL

- Infrastructures
- Architectural Massing & Articulation
- Building Materials
- Setbacks
- Landscape
- Parking & Access
- Streetscape



WEST PROPERTY BOUNDARY



EXISTING PEDESTRIAN SPACE



EXISTING SEAM - NE CORNER OF PROPERTY



77TH STREET LOOKING EAST TOWARD PENTAGON PARK



EXISTING PARKING LOT



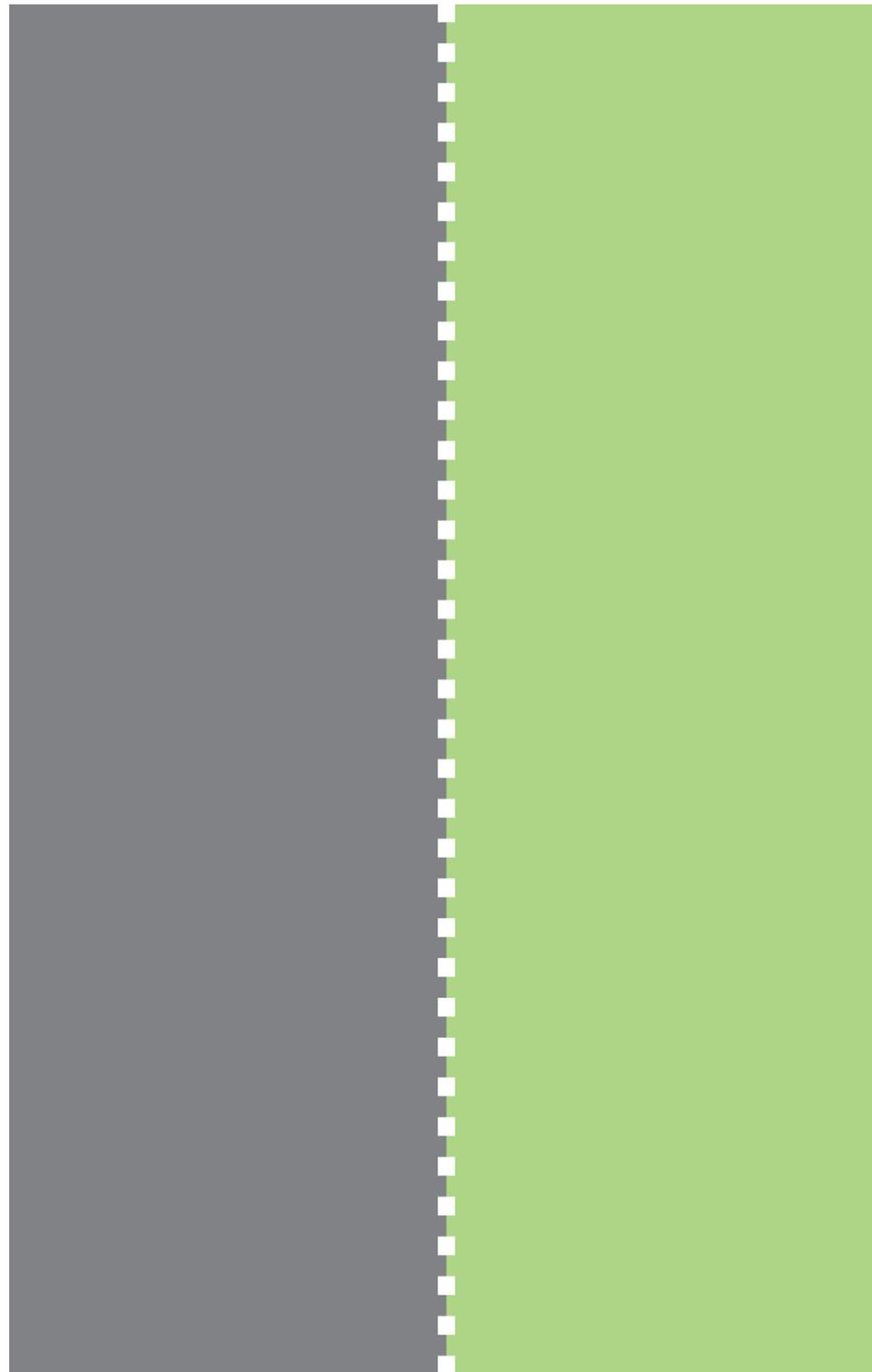
EXISTING SEAM - NORTH SIDE OF PROPERTY



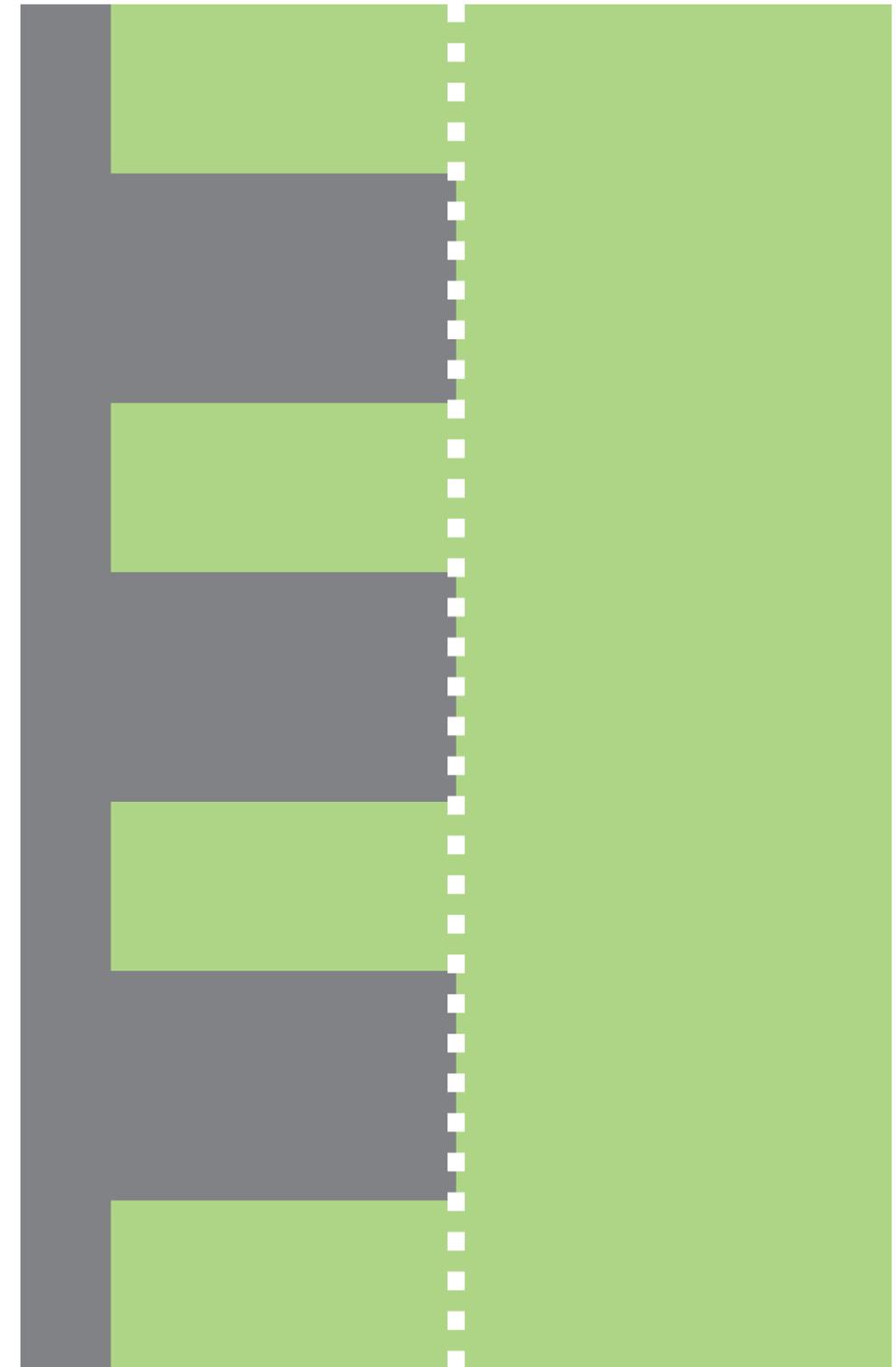
EXISTING



EXISTING RELATIONSHIP



GOAL





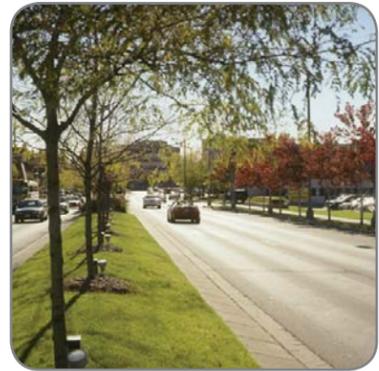
GREEN STREETS



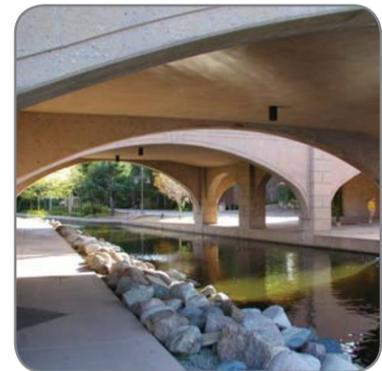
INTEGRATED STORMWATER



PEDESTRIAN FRIENDLY 77TH



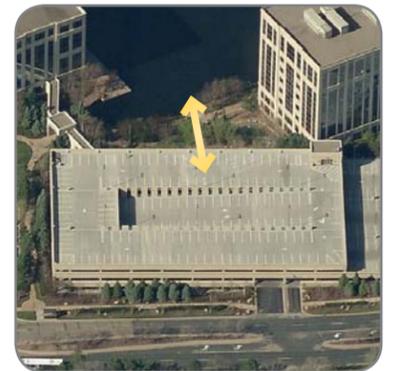
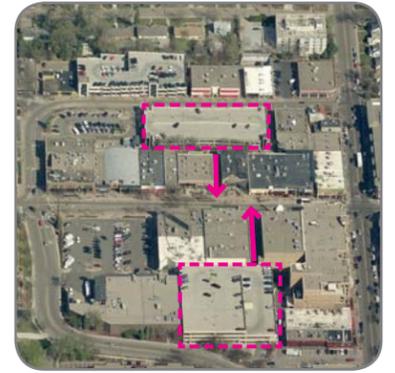
CONNECT WEST TO EAST



MULTIMODAL CONNECTIONS



SHARED PARKING



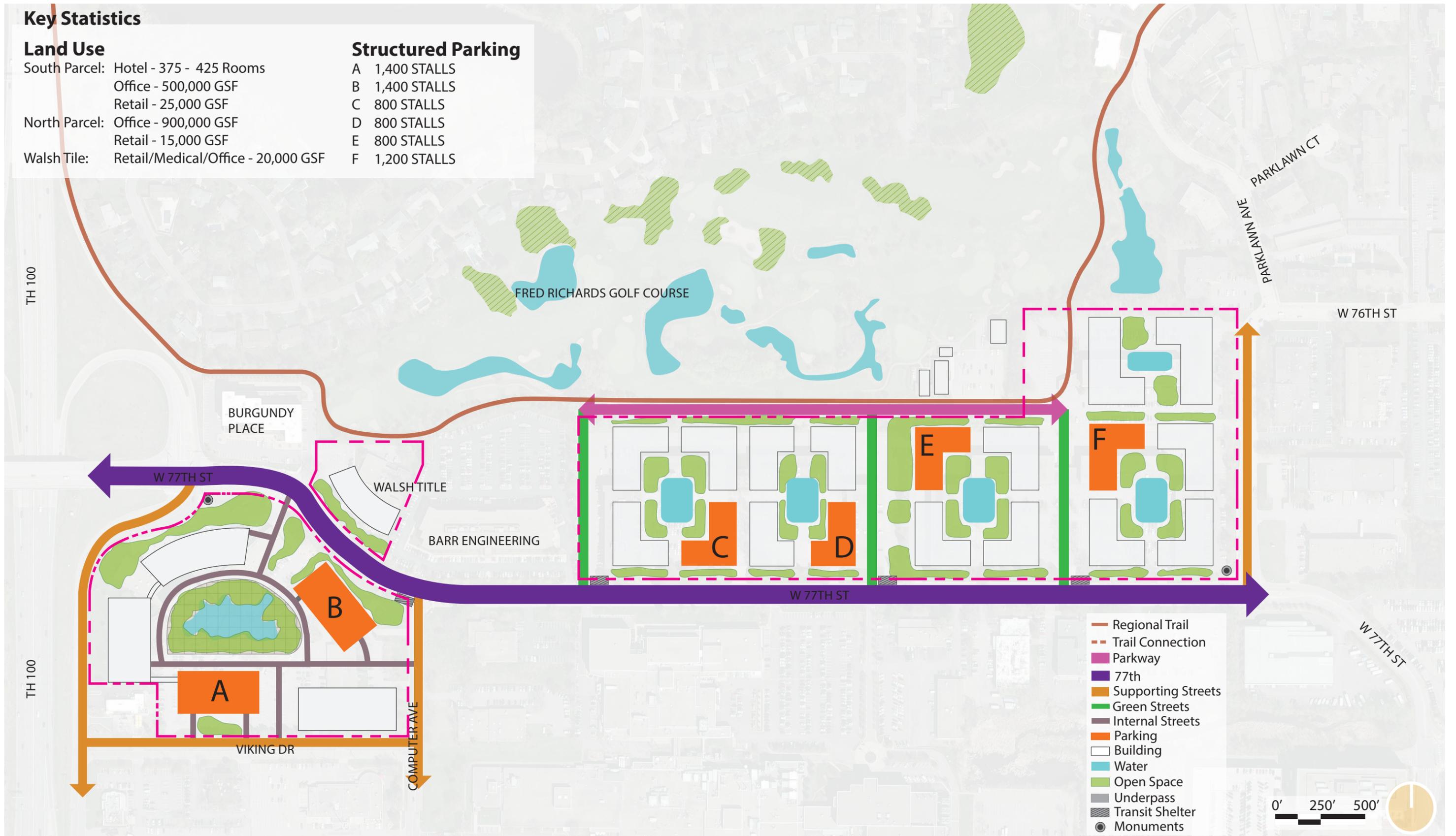
Key Statistics

Land Use

South Parcel: Hotel - 375 - 425 Rooms
 Office - 500,000 GSF
 Retail - 25,000 GSF
 North Parcel: Office - 900,000 GSF
 Retail - 15,000 GSF
 Walsh Tile: Retail/Medical/Office - 20,000 GSF

Structured Parking

A 1,400 STALLS
 B 1,400 STALLS
 C 800 STALLS
 D 800 STALLS
 E 800 STALLS
 F 1,200 STALLS



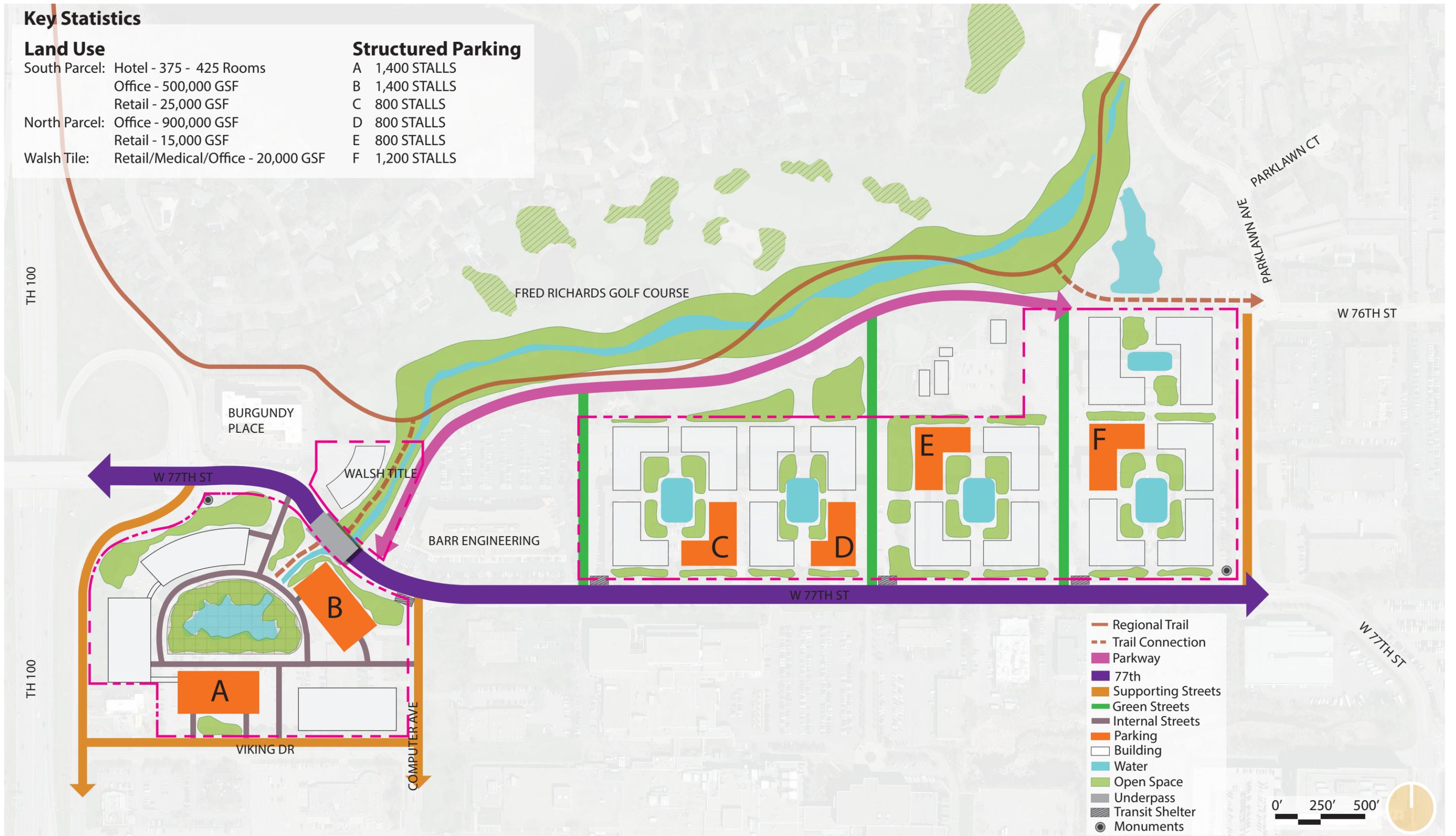
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Building Heights

*12+ Story
 12 Story
 5 Story
 4 Story
 2 Story

*Potential Building Height Might be Greater than 12 Stories.

