

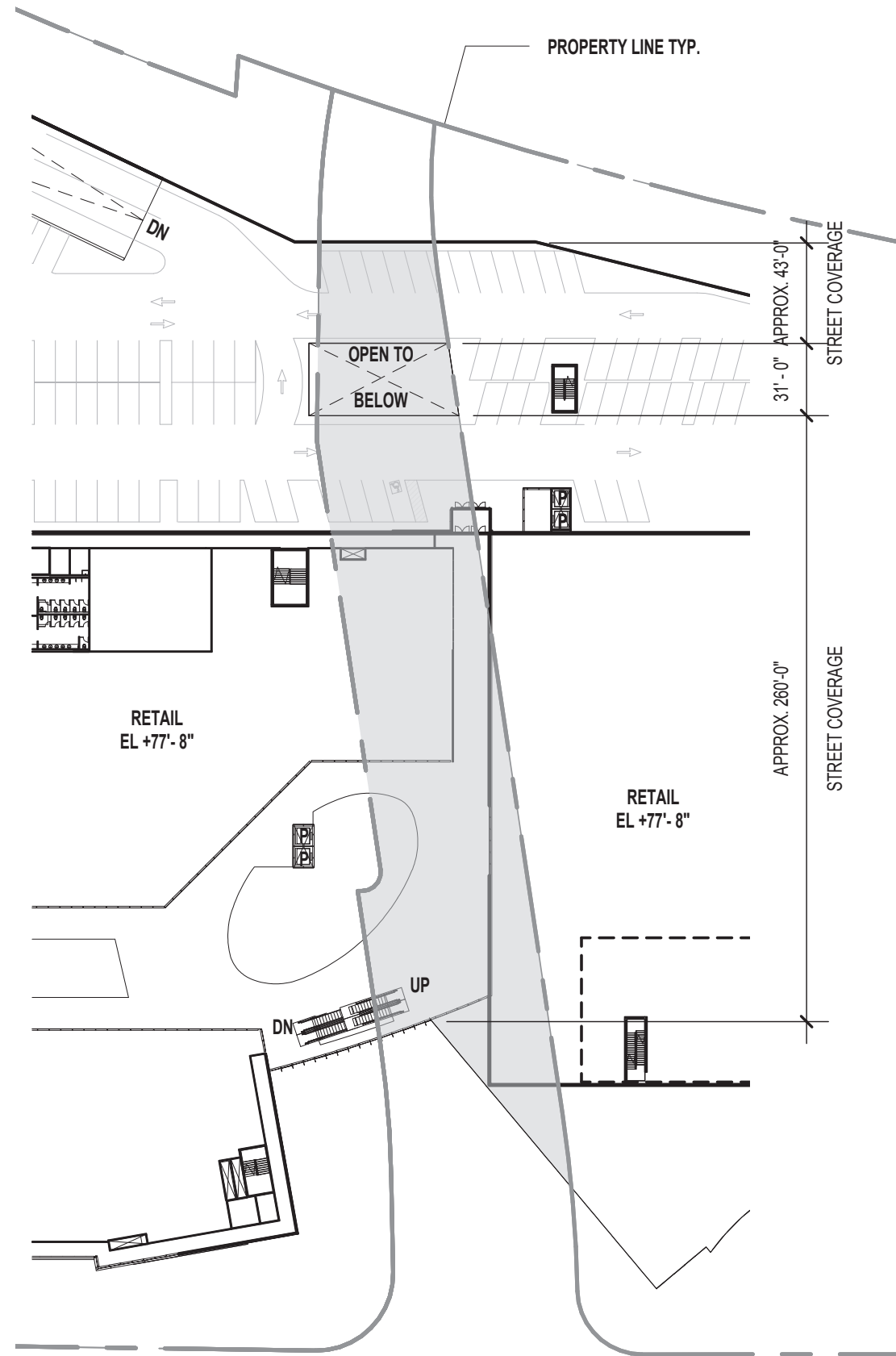
N. WATER STREET SECTION

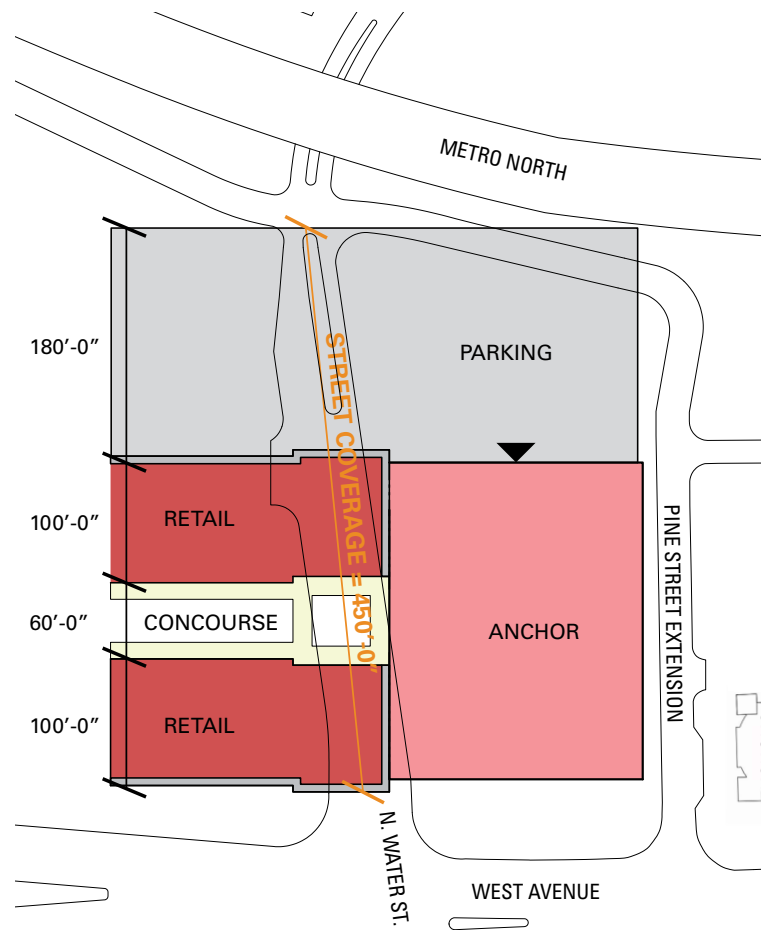
SITE SECTIONS





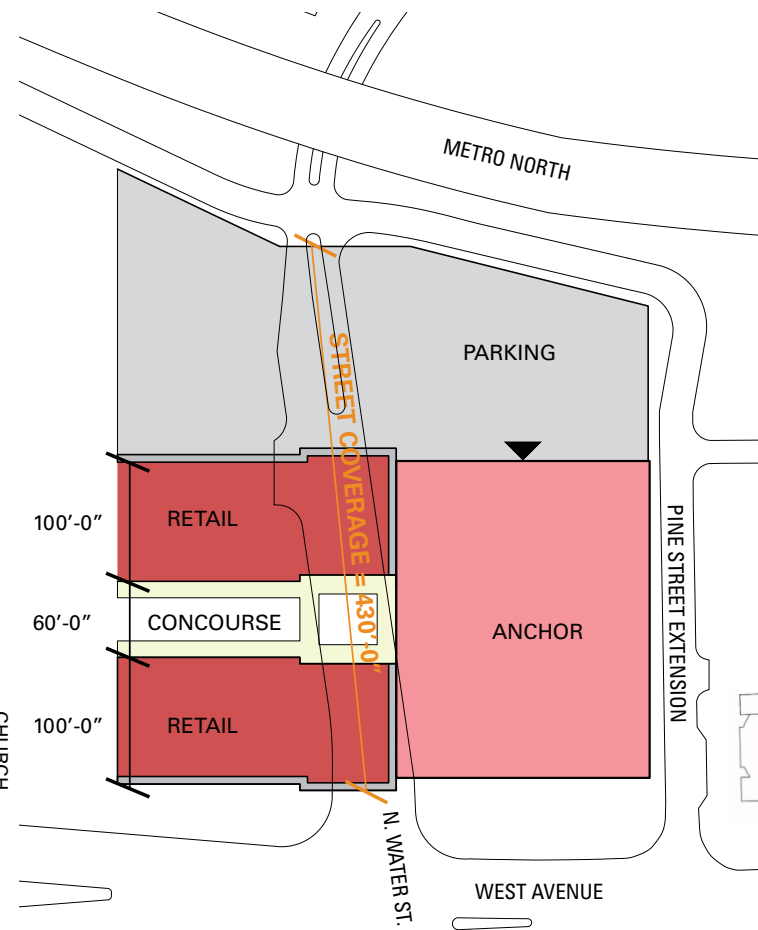
LEVEL 3 PLAN - MALL LEVEL 2 EL + 77'-8"





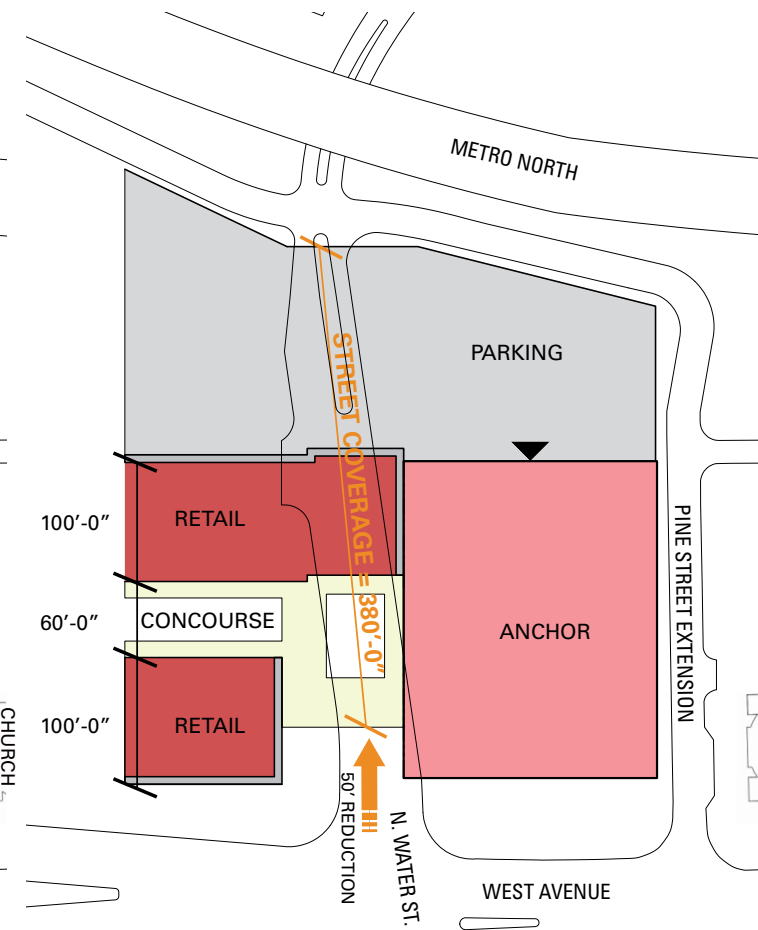
INITIAL RETAIL LAYOUT

- The use of typical retail principles would create an extensive building coverage over North Water Street equal to 450'



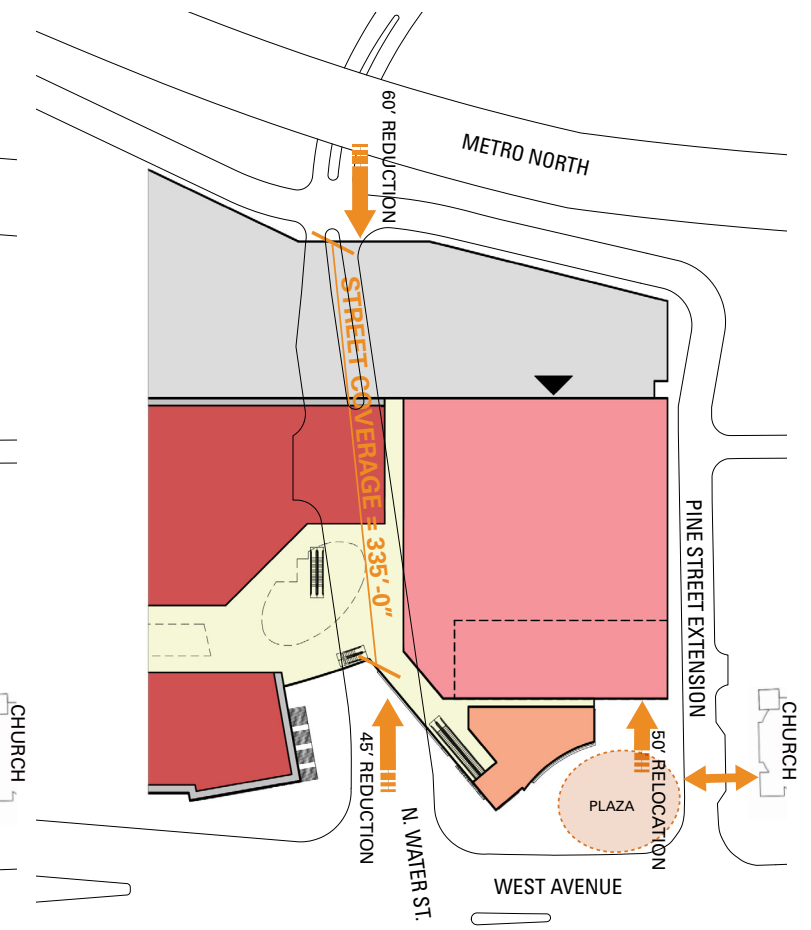
1st Adjustment:

- The parking deck footprint has been reduced allowing for pedestrian, bike and vehicular circulation on the east side of the building.
- The Building coverage over North Water Street is reduced by 20' for a total distance of 430'



2nd Adjustment:

- The Retail tenants from the West Avenue Side of the Mall concourse are removed to reduce the building coverage by 50' for a total distance of 380'
- A Glass Curtain Wall is introduced at this prominent location to move the project away from a fortress mall allowing the introduction of natural daylight and providing a visual connection between the street and the interior of the Mall.



3rd Adjustment:

- The Anchor tenant is shifted 50' to the east to achieve a successful fit between our neighbors and provide a visual corridor to the public amenities located on the SE corner of the parcel.
- To create a direct pedestrian connection to West Avenue, north Water Street and the plaza, a monumental stair, escalator and elevators were added. The strategic placement of the mall court and plaza amplifies activity and visual connectivity at this main intersection.
- These series of adjustments reduced the North Water street building coverage by 115', down from 450' to 335'.