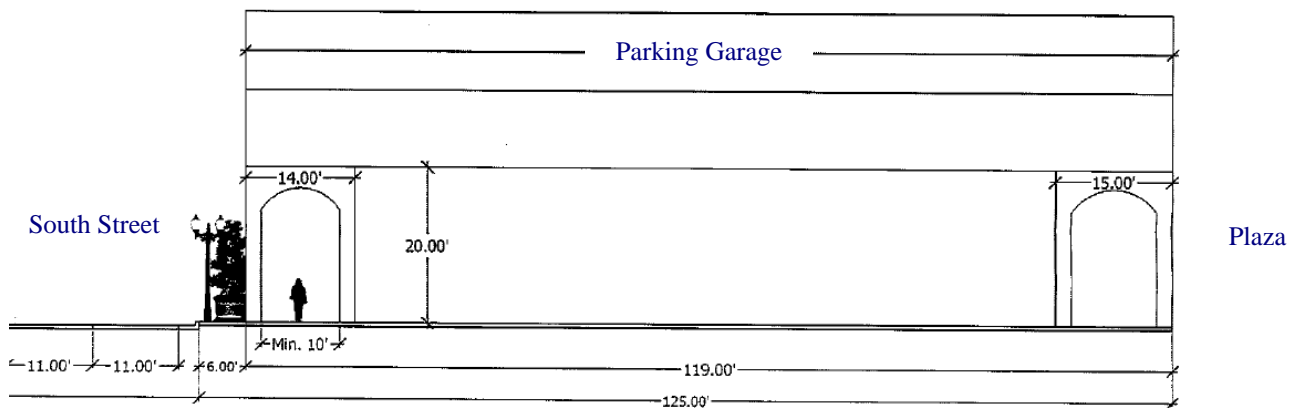
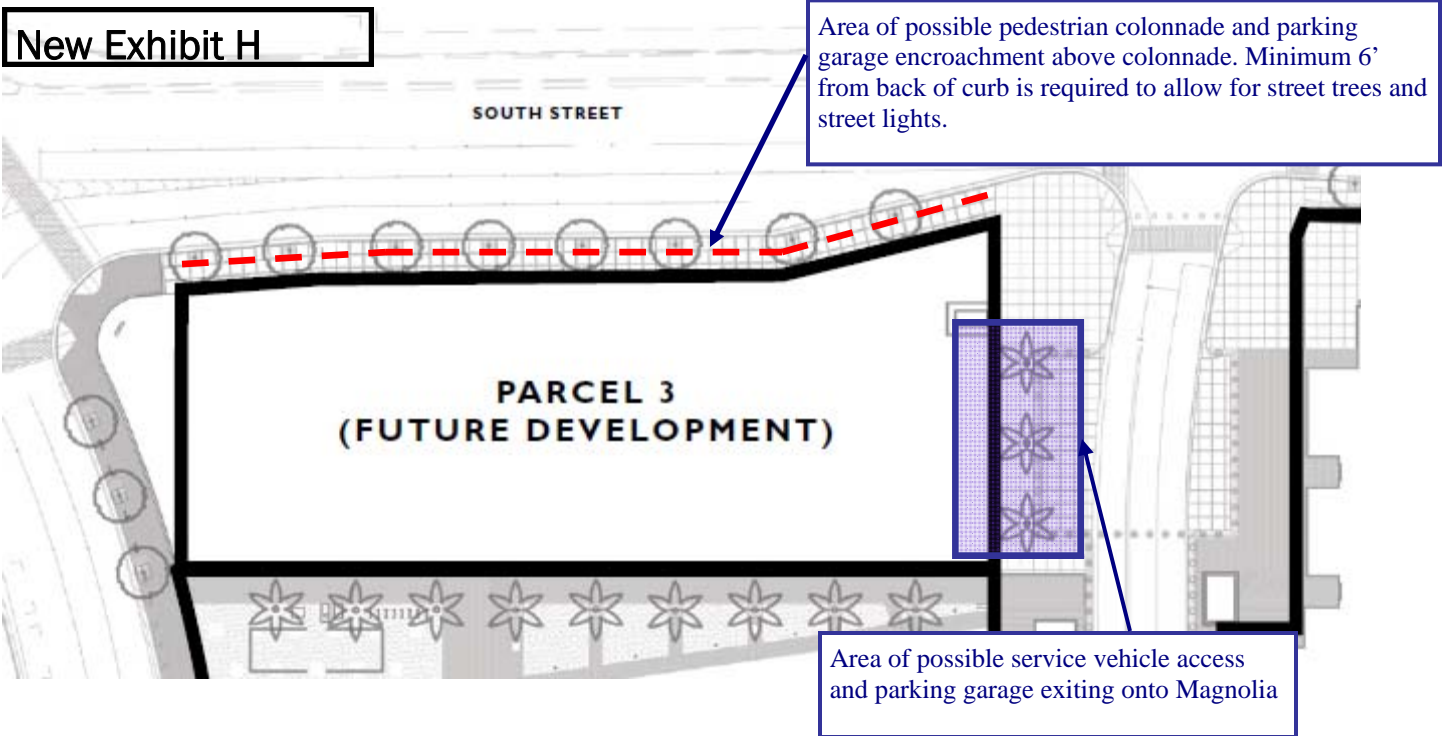


DEVELOPMENT PLAN—PARCEL 3

Below: Parcel 3 proposed diagram of encroachment into South Street ROW for Colonnade. A SPMP is still required for Parcel 3, however, South Street was realigned adding an additional lane, which affected the ROW for Parcel 3. In order to fit a feasible parking garage on the site and still meet the existing conditions of the PD, a study was conducted of the possible streetscape as a colonnade and a parking podium encroaching over the ROW as shown.

Also due to the realignment of South Street, the access to the future building on Parcel 3 has been considered. This Amendment is adding language to Section 6: Conditions Specific to Parcel 3, Section 3.1, to allow access to Magnolia in a limited manner, for service vehicles and exiting the parking garage. Final SPMP is still required, and the current PD limits all access to South Street. Access on the east side of the property is sensitive, as the service area would be across the street from the DPAC front façade and entrance. Additional design standards have been provided, as well as careful consideration to the pedestrian zones and streetscape treatment adjacent to Magnolia. Existing street trees, lighting, and pavement treatment shall carefully be considered when Parcel 3 is developed in order to have the least impact on the existing streetscape and pedestrian zones.



Turn	Turn
Lane	Lane

Above: Proposed section and new Exhibit H showing the colonnade adjacent to South Street and the cantilevered parking garage concept.