

January 20, 2017

Block 16
Minor Modification to Detailed Planned Development (DPD)
210 East Knapp Street

File No. 161318

OWNER'S STATEMENT OF INTENT

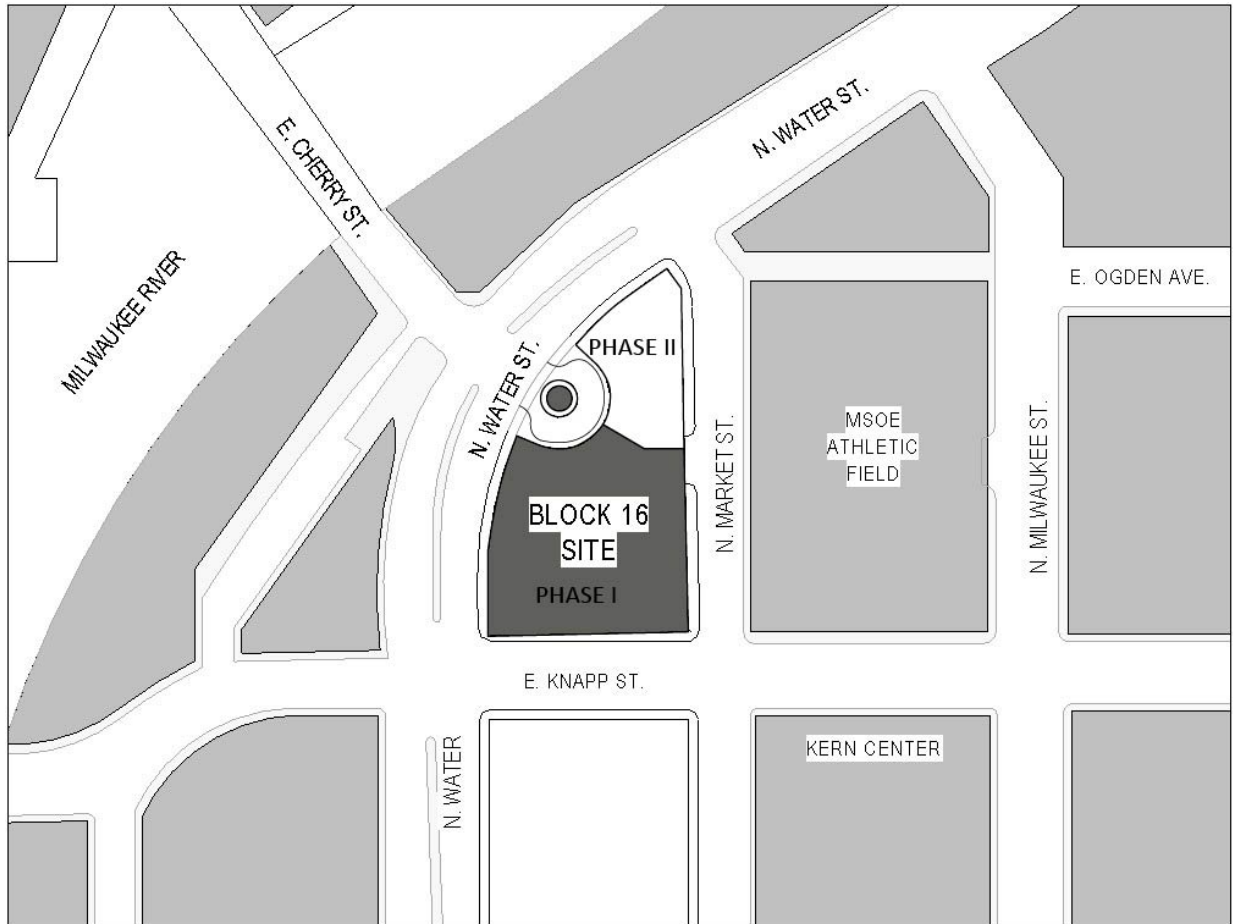
This Minor Modification to the Detailed Planned Development (DPD) is being requested by the HFJV, LLC to permit modifications to a previously approved, mixed-use building. This statement, together with the below described exhibits and supporting materials, comprises the minor modification to the DPD.

A DPD known as Block 16 was established on November 22, 2016 as File No. 160431, and allows for phased development on the site located in the block bounded by East Knapp Street, North Market Street and North Water Street. The first phase will include construction of a mixed-use office building and linked parking structure. A second phase on the northeast portion of the site will also entail a multi-story building, the specifics for which will be approved as an amendment to the DPD.

The development team has been finalizing the details of the Phase I buildings, and accordingly is requesting changes to the exterior of the previously approved building and structure. The proposed modifications are twofold as follows:

- **Dome:** The dome design has been modified to coordinate with the scale and detailing of the rest of the building as follows:
 - Overall height of dome lowered by 5'-7". Previously, the height was shown as 111'-11". It is now 106' – 4" (see Drawing H-2).
 - Monumental double-height windows on 5th and 6th floors removed and replaced with windows on 5th floor similar in scale to other windows on 5th floor.
 - Material on southwest corner between 2nd thru 6th floors revised to be all cast stone. Previously, the material was shown as a combination of cast stone and brick (see Comparative Rendering Drawing A-1).
 - Modifications to the dome are illustrated in the elevations and renderings listed below.
- **Alternate Electrical Vault:** The development team is working with the utility company to allow placement of the electrical vault within the parking garage.
 - If utility approval for locating the electrical vault within the garage cannot be obtained, an alternate electrical vault location is proposed in this modification request.
 - The alternate location is on the northeast corner of Phase I along the blank wall that will eventually connect to Phase II, and will be included within the Phase II envelope when that is constructed.
 - Materials and details for the alternate electrical vault will coordinate with the rest of Phase I and future Phase II, including rusticated brick and cast stone trim.
 - The alternate electrical vault location is illustrated in the site plan, elevations and renderings listed below.
 - The developer will work with DCD to modify the existing landscape design to provide adequate and comparable landscape surrounding the vault to that shown on the approved plan.

VICINITY MAP



LIST OF MODIFICATIONS

Modifications are illustrated on the following sheets:

Sheet A-1 Comparative Renderings

- New sheet illustrating previously approved renderings compared to updated renderings.

Sheet B-1 Vicinity Map

- No modifications, included for reference only.

Sheet C-1 Land Title Survey

- No modifications, included for reference only.

Sheet D-1 Architectural & Lighting Site Plan

- Building height numbers at property line updated to reflect dome being lowered 5'-7", and addition of alternate electrical vault.
- Alternate electrical vault building footprint shown, with proposed revised screen landscaping, including planting bed with hedges and trees.

Sheet D-2 Southwest Façade Lighting

- Updated dome shown in rendering.

Sheet D-3 Motor Court Phase II Façade Lighting

- No modifications, included for reference only.

Sheet D-4 Street Activation Plan

- Alternate electrical vault building footprint shown.

Sheet E-1 Spot Grade Plan

- Alternate electrical vault building footprint shown.

Sheet F-1 Utility Plan

- Alternate electrical vault building footprint shown.

Sheet G-1 Landscape Plan

- Alternate electrical vault building footprint shown.

Sheet H-1 West Elevation

- Updated dome shown in elevation.

Sheet H-2 South Elevation

- Updated dome shown in elevation.

Sheet H-3 East Elevation

- Updated dome and alternate electrical vault shown in elevation.

Sheet H-4 North Elevation – Motor Court

- Updated dome and alternate electrical vault shown in elevation.

Sheet H-5 West Elevation – Motor Court

- No modifications, included for reference only.

Sheet H-6 South Sections

- No modifications, included for reference only.

Sheet H-7 East Sections

- No modifications, included for reference only.

Sheet H-8 Motor Court & Southwest Sections

- Updated dome shown in elevation and section.

Sheet H-9 West Sections

- Updated dome shown in elevation.

Sheet H-10 N-S Garage Building Section

- No modifications, included for reference only.

Sheet H-11 Southwest View

- Updated dome shown in rendering.

Sheet H-12 South View

- Updated dome shown in rendering.

Sheet H-13 Southeast View

- Updated dome and alternate electrical vault shown in rendering.

Sheet H-14 Motor Court Phase I View

- Updated dome and alternate electrical vault shown in rendering.

Sheet H-15 Motor Court Phase II View

- Updated dome shown in rendering.

Sheet J-1 Signage Elevations

- No modifications, included for reference only.

Sheet J-2 Signage Plan & Details

- No modifications, included for reference only.

All other aspects of the DPD will remain unchanged.

SITE PHOTOS



View from SW (Water & Knapp Streets)



View from West (Water Street)



View from East (Market Street)



View from SE (Market & Knapp Streets)



View from SE (Market & Knapp Streets)



View from NE (Water Street)

EXHIBIT A – REVISED PLANS, ELEVATIONS AND RENDERINGS

Revised drawings included as exhibit under separate cover.