Existing Conditions
Existing Site Topography
Existing Site Topography

18TH Street Section – Existing (Looking South)

1851 S Bell  
(Demolished)

“Crystal Drive  
Level”  
Elev: 37’

1801 S Bell  
(Bloomberg BNA)

“Plaza Level”  
Elev: 53’

Parking Entry  
Elev: 37’

“Plaza Level”  
Elev: 53’

G1 Parking

G2 Parking

G3 Parking
Existing Site Topography

20TH Street Section – Existing (Looking North)

1901 S Bell

G1 Parking

"Plaza Level"
Elev: 53'

"Plaza Level"
Elev: 53'

G2 Parking

G3 Parking

1851 S Bell
(Demolished)

"Crystal Drive Level"
Elev: 37'

Parking Entry
Elev: 37'
Proposed Block Plan
Proposed Block Plan

Sector Plan

Figure 3.2.2, pg. 33 CCSP

Proposed Block Plan
Final Condition

Sector Plan Figure 3.2.2, pg. 33 CCSP

Proposed Final Condition
Proposed Retail & Midblock Connection

View from 20th Street – Existing (Looking North)

View from 20th Street – Proposed (Looking North)
Center Park

Current Public Open Space 0 SF
Center Park

<table>
<thead>
<tr>
<th>Sector Plan Target</th>
<th>74,200 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Center Park Phase I</td>
<td>46,000 SF</td>
</tr>
</tbody>
</table>
Center Park

**Sector Plan Target** | 74,200 SF

**Center Park Phase I** | 46,000 SF
**Center Park Phase II** | 28,200 SF

**Subtotal Center Park** | 74,200 SF
Center Park

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (SF)</th>
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</thead>
<tbody>
<tr>
<td>Sector Plan Target</td>
<td>74,200</td>
</tr>
<tr>
<td>Center Park Phase I</td>
<td>46,000</td>
</tr>
<tr>
<td>Center Park Phase II</td>
<td>28,200</td>
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<tr>
<td>Subtotal Center Park</td>
<td>74,200</td>
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<tr>
<td>Pedestrian Priority Zone</td>
<td>15,000</td>
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<tr>
<td>TOTAL PUBLIC SPACE</td>
<td>89,200</td>
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</tbody>
</table>
Proposed Sector Plan Deviation:
Block Circulation
Proposed Circulation

Curbless Midblock Connection

Curbless Woonerf

Pedestrian Tabletop
Proposed Circulation

Site Build-to Lines
Proposed Circulation

Special Event Street Closure Zone

Site Build-to Lines
Proposed Sector Plan Deviation:
Use Mix
Block Use Mix

Sector Plan Target: 70% Office

<table>
<thead>
<tr>
<th>SITE</th>
<th>OFFICE GFA</th>
<th>RETAIL GFA</th>
<th>RESI GFA</th>
<th>HOTEL GFA</th>
<th>TOTAL GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>JK-1 1900 Crystal</td>
<td>1,900</td>
<td>40,352</td>
<td>759,520</td>
<td>799,872</td>
<td>799,872</td>
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<tr>
<td>JK-2 1801 S Bell (BNA)</td>
<td>1,801 312,858</td>
<td>312,858</td>
<td>-</td>
<td>312,858</td>
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<tr>
<td>JK-3 Center Park</td>
<td>1,750,009</td>
<td>20,000</td>
<td>-</td>
<td>774,009</td>
<td>774,009</td>
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<tr>
<td>JK-4 1800 S Bell Site</td>
<td>762,125</td>
<td>10,000</td>
<td>-</td>
<td>772,125</td>
<td>772,125</td>
</tr>
<tr>
<td>JK-5 Marriott Hotel Site</td>
<td>1,828,992</td>
<td>70,352</td>
<td>759,520</td>
<td>-</td>
<td>2,658,864</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,828,992</td>
<td>70,352</td>
<td>759,520</td>
<td>-</td>
<td>2,658,864</td>
</tr>
</tbody>
</table>

% Office: 69%, Retail: 3%, Residential: 29%, Hotel: 0%
Use Mix

Metropolitan Park
- 1,400 residential units
+ 2M sf office

Block J/K
+ 790 residential units
- 750k sf office