

EXPLANATION OF VACATION PROCEEDINGS

The processing of a request to vacate a public easement such as street, alley, walk or other public easements within the City of Los Angeles are governed by the provisions of the State Streets and Highways Code and the Los Angeles City Administrative Code. It is a legislative act of the City Council terminating any stipulated public rights within the area proposed to be vacated.

WHAT PURPOSE DOES A VACATION SERVE?

Vacation means the complete or partial abandonment or termination of the public right to use a street, highway, or public service easement. The area vacated would then revert to the owner of the underlying fee interest for their own use. Included under vacation proceedings are the following types of public rights-of-way:

- A. Public street, alley or walk
- B. Future street, alley or easement
 - 1. Dedicated by a subdivision tract or parcel map that recorded LESS THAN 25 years previously.
 - 2. Offered for dedication by a separate instrument.
- C. Other public easements [Note: Water Line and Public Utility Easements are quitclaimed by the Department of Water and Power and are not included in the vacation process]

Usually, the City of Los Angeles is only an easement holder of the rights-of-way of public streets, alleys or walks and the adjoining property owners have the underlying fee interest. However, it is advisable for the petitioner to contact a title company to perform a title search of the underlying fee interest of the proposed vacation area prior to submission of the application to confirm their fee interest. In addition, in some instances, the City of Los Angeles owns the underlying fee interest. In these situations, a request may be processed of the City owned property through the appropriate City Agency.

Note: Occasionally a vacation is filed in conjunction with a development project. In order to promote orderly development, evaluate and mitigate significant environmental impacts, and promote public safety and the general welfare, the street vacation request in conjunction with a major development project might not be accepted. The applicant will be directed to process a subdivision map through the City Planning Department to achieve the result of abandoning and terminating the public right-of-way while adequate reviews of the project impacts will be performed.

If you think your vacation request would fall into this category, please contact the Land Development/Right-of-Way Section of Permit Case Management Division via the Customer Service Request system at <https://dcsr.lacity.org/> for a preliminary evaluation. You may also request an in-person or virtual meetings via BuildLA at <https://appointments.lacity.org/>

WHAT ARE THE COSTS? (FEES AND OTHER COSTS)

In accordance with the Los Angeles City Administrative Code (LAAC), Sections 7.42 and 7.44, the cost of the vacation is the actual cost (time charges) of the work performed, the payment of a **\$14,980 fee deposit** with the application will be required to process a vacation request regardless of the type of vacation. Additional deposits may be required, and unused deposits will be returned when the work is completed. Also, if an Environmental Determination or a Coastal Development Permit are required, additional fees must be deposited.

Government agencies are ***not*** exempt from fees for vacations per City Ordinance No. 181,001, effective January 12, 2010. It is recommended that government agencies pay a fee deposit for the entire cost of the vacation process in the full estimated amount upon submitting the application to avoid any delays in processing due to repeated funding requests.

This deposit is only an estimate and any deficit will be billed at a later date, prior to the recordation of the Resolution to Vacate.

The total required deposit will be assessed by Land Development staff and the petitioner will be sent an electronic invoice via email and/or text message. The invoice may be completed via means including:

- ACH/e-Check
- Credit Card (subject to a 2.7% processing fee)

Some city agencies may require additional fees to be deposited to cover costs during the referral and investigation process, for example, LADOT review fees.

Conditions of the vacation approval may require that the **applicant** dedicate additional easements adjoining his/her ownership for public street or alley purposes and/or construct necessary improvements such as concrete curbs and gutters, sidewalks, sewer and/or storm drain facilities, streetlights, street trees, etc. All costs incurred for the processing of any required dedications, the construction of required public works facilities, and the relocation or protection of any affected public utilities or any other such facilities located within the vacation area, are to be borne by the **applicant**.

REFUNDS: Upon completion of the vacation request, the remaining balance of the deposits would be refunded to the petitioner. In the event the petition for vacation is withdrawn by petitioner or is denied by the City Council, petitioner shall be entitled to a refund of any unused deposits paid. Used deposits are non-refundable.

HOW MUCH TIME IS REQUIRED?

The Bureau of Engineering will review the vacation application and transmit it to other City departments, public agencies, and affected public utilities for their comments and recommendations. The average time to prepare a report to the City Council to either recommend conditional approval or denial of the vacation request varies with the complexity of the request. In average, the processing time to complete a vacation request is between 2 ½ to 3 years. Additionally, if an Environmental Determination or a Coastal Development Permit are required, the time to prepare a report can increase and additional time is required to complete the processing of the vacation request. The actual time varies with the scope and complexity of the vacation request and requires the **applicant** to comply as expeditiously as possible with the conditions of the vacation.

If the City Council fails to act on the vacation initiation within 2 years, the vacation request will expire per Council policy, Council file No. 05-0553.

Vacation proceedings in which the conditions of approval have not been completed by the applicant within 2 years of the date the City Council adopted conditional approval of the vacation request shall be deemed expired per Section 7.48 of the LAAC and will be closed.

WHAT IS THE SEQUENCE OF EVENTS? (SEE ATTACHED FLOW CHART)

INVESTIGATIONS, REFERRALS, RECOMMENDATIONS AND REPORT: As the public street system belongs to the general public, there are many agencies (City of Los Angeles and other public utilities) who may be utilizing or have an interest in the public right-of-way proposed to be vacated. City agencies such as the Bureau of Engineering, Planning Department, Department of Transportation, Fire Department, Department of Water and Power and others, along with affected public utility companies such as the Gas Company and AT&T, will be sent referrals for their comments and recommendations on the proposed vacation. Upon receipt of their responses, a report will be prepared by the Bureau of Engineering and submitted to the City Council through the Public Works Committee for their consideration. In order to provide maximum efficiency, BOE will process the vacation application before the City Council approval of the vacation initiation, unless an applicant requests not to do so.

ENVIRONMENTAL DETERMINATION: The processing of vacation applications is subject to the California Environmental Quality Act (CEQA) and the City's Environmental Quality Act Guidelines. The **applicant** will be required to complete an Environmental Assessment Form as part of the vacation process. If the vacation is not deemed as being categorically exempt from the CEQA Guidelines, it will be forwarded to the Bureau of Engineering Environmental Management Group for review. An appropriate level of CEQA documentation will be determined by the Environmental Management Group. This will extend the required processing time for the vacation beyond that which is discussed in this handout and/or shown on the flow chart. If the vacation is part of a project for which CEQA compliance has already been provided by an existing document adopted by another agency, the applicant is advised to contact the Land Development/Right-of-Way Section to determine if the same documentation can be used for the vacation.

COASTAL DEVELOPMENT PERMIT: If a vacation is located within a Coastal Development Zone, it will be forwarded to the Bureau of Engineering Environmental Management Group for review. This will extend the required processing time for the vacation proceedings significantly beyond that which is discussed in this handout and/or shown on the flow chart. The Bureau of Engineering's decision regarding the Coastal Development Permit is subject to Board of Public Works approval, and subject to California Coastal Commission approval, prior to the vacation being considered by the City Council. If the vacation is part of a project for which a Coastal Development Permit has already been processed by another agency, the applicant is advised to contact the Permit Case Management Division to determine if the same permit may be used for the vacation.

PUBLIC WORKS COMMITTEE AND CITY COUNCIL ACTION: A public hearing will be scheduled for the Public Works Committee to hear the BOE recommendations for the request. Based on the recommendation of the Public Works Committee, the City Council makes its findings for conditional approval or for denial of the vacation request for final determination on the vacation request.

RESOLUTION TO VACATE: After all the required conditions have been complied with by the applicant and any deficit processing costs have been paid, a Resolution to Vacate will be submitted to the City Council for consideration along with the City Engineer's report. Upon adoption of the Recommendation, the Resolution to Vacate will be delivered and recorded in the Office of the Los Angeles County Recorder. The vacation proceedings will then be completed, and the **applicant** and adjoining owners will be mailed a copy of the recorded Resolution.

APPLICANT RESPONSIBILITIES

PUBLIC WORKS IMPROVEMENTS: The conditional approval of vacation applications requires conformance to the City's General Plan and to the street improvement policies for private developments, in conformance to City standards of the General Plan. The **applicant** will be responsible for the costs of constructing any required street, sewer and storm drain improvements including the planting of street trees and the installation of streetlights and fire hydrants.

PUBLIC UTILITIES: All costs in connection with the relocation or protection of any affected public utilities or any other such facilities located within the vacation area are to be borne by the **applicant**.

RIGHTS OF OTHER PROPERTY OWNERS: The City of Los Angeles requires the consents and waivers of damages of all property owners adjoining the public right-of-way proposed to be vacated. In addition, the consents and waivers of other property owners may be required as determined by the City Engineer or City Council.

REVERSIONARY RIGHTS: It is the **applicant's** responsibility to determine the ownership of the underlying fee interest of the public right-of-way proposed to be vacated. The public right-of-way is a City easement for public street, alley, walk, or other purposes and the vacation proceedings removes this easement. A current preliminary title report from a Title Company is required to be provided to identify the underlying fee interest owner.

HOW TO BEGIN VACATION PROCEEDINGS

- A. Fill out the attached application **completely**. If possible, the signatures and/or consents of all property owners abutting the public right-of-way proposed to be vacated and of those who make use thereof for ingress and egress to their property should be included. **Applicants** may obtain information necessary to complete items 2a, 2b, and 2c on the attached application by submitting an inquiry to Land Development/Right of Way Section, via the Customer Service Request system at <https://dscsr.lacity.org/>:
- B. Fill out the attached Environmental Assessment Form.
- C. Include, in the completed application, an annotated print of a cadastral map (8 1/2" x 14" is adequate) showing the following: (See sample attached)
1. The public right-of-way proposed to be vacated
 2. The properties owned by the **applicant** (or the owners being represented by the applicant)
 3. Any other owners whose properties adjoin the area proposed to be vacated

NOTE: Applicants may obtain digital prints of the cadastral map from NavigateLA at: <https://navigatela.lacity.org/>

- D. Initial fee deposit payment of \$14,980. If applicable, additional fee deposit of \$32,100 is required for Environmental Review. And if Coastal Development Permit review is also required, then another additional fee deposit of \$32,100 is required. Please contact the Land Development/Right of Way Section to confirm the final deposit amount.

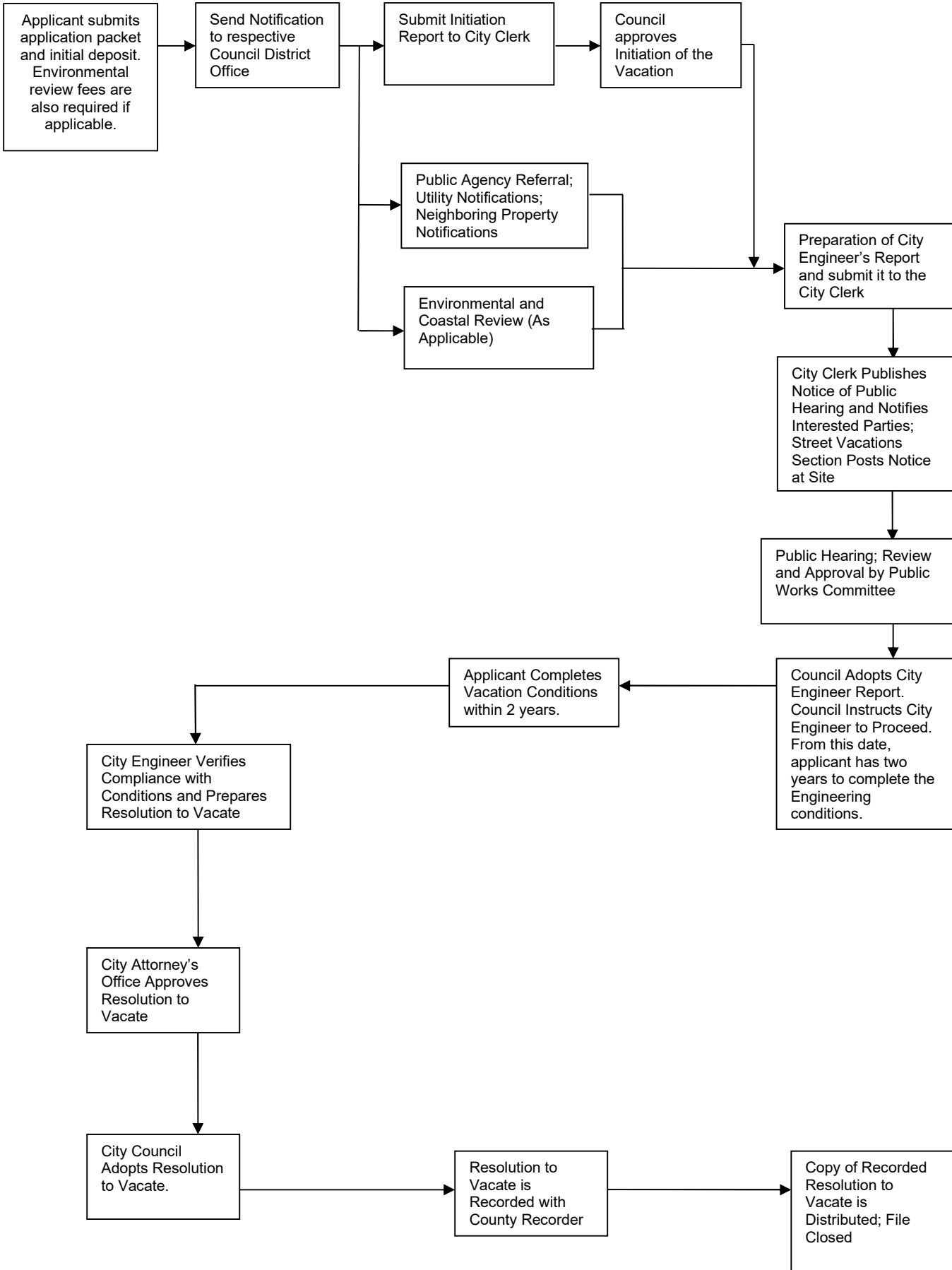
Upon receipt of the street vacation application, an invoice will be sent to the email address provided. This invoice will allow for electronic payment. The payment may be made with credit card or ACH/e-check.

Note: Credit card transactions are assessed a 2.75% service fee. This will appear as a second charge on your credit card statement.

- E. Supporting documentation of the proposed project if the vacation is in conjunction with a development project, including but not limited to plot plan, site plan, determination letter, etc.
- F. Return the fully completed application and map at <https://dscsr.lacity.org/>
Alternatively, the fully completed application and map may be submitted in-person during a scheduled BuildLA appointment at:

Bureau of Engineering
Permit Case Management Division
Attn: Land Development Group
201 N. Figueroa Street, Suite 290
Los Angeles, CA 90012

Street Vacation Proceedings



APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL – (No copies or faxes)

DATE: _____

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: _____
(Street/Avenue/Boulevard/alley/walk: N/S/E/W of)
and is located between:
_____ and _____
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
- (2) The vacation area lies within or is shown on:
- (a) Engineering District: (check appropriately)
 Central () Harbor () Valley () West Los Angeles
- (b) Council District No. _____
- (c) District Map No. _____
- (3) Area (in sq. ft.) of the proposed vacation area is approx. _____ sq. ft. If over ~~10,000~~ ^{10,000} buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact Land Development/Right-of-Way Section to discuss the effect of this ~~the~~ processing of your application prior to submittal. If the applicant is required to ~~have~~ ^{have} environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit. This will also increase the processing time by approximately 6 months.
- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit.
 - Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.
- (4) Purpose of vacation (future use of vacation area) is: _____

- (5) Vacation is in conjunction with: (Check appropriately)
() Revocable Permit () Tract Map () Parcel Map () Zone Change
() Other _____

- (12) The following are the available signatures of other property owners who also own properties adjoining the area proposed to be vacated and whose ownerships are indicated on the attached map by use of "circled letters". **(1)** Print Name(s), **(2)** Provide mailing addresses, **(3)** Indicate Lots owned and **(4)** Obtain signatures. (See Example Ownership List)

Ownership Information may be obtained from:

Los Angeles City Clerk or for the most
 Property and Land Ownership Current
 200 North Spring Street information
 Room 360
 Los Angeles, CA 90012
 Phone: (213) 482-0060

Los Angeles County Assessor
 Ownership Information
 500 West Temple Street
 Los Angeles, CA 90012
 Phone: (213) 974-3211

Provide the **information** as indicated:

	Print Names(s) of Property Owner(s) Here	Signature(s) Here
A	-----	-----
	Print Mailing Address Here	Owner of: Lot or Parcel Here
B	-----	-----
C	-----	-----
D	-----	-----
E	-----	-----
F	-----	-----
G	-----	-----
H	-----	-----
I	-----	-----
J	-----	-----
K	-----	-----

Add extra sheet(s) if necessary.

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER

ENVIRONMENTAL ASSESSMENT FORM

(Subject to Revision)

Return to: Land Development Group
201 No. Figueroa Street
2nd Floor, Suite 200
Los Angeles, CA 90012

Attention: Armenia Aguilar
Section Head

PLEASE TYPE

DATE SUBMITTED: November 1, 2024

PROJECT TYPE: Street Vacation

PROJECT ADDRESS/LOCATION: 220 S. Hope Street; 221 S. Grand Ave, 620 W. 2nd Street
BETWEEN Gen. Thadd. Kosci. Way AND 2nd Street

PROJECT AREA (IN ACRES) 425 sf

REFERENCES: PROJECT NO. _____

C.D. 14

C.F. NO. _____

ENGR. DIST. Central

W.O. _____

DIST. MAP 132A211' MB 6-196 DIV. INDEX _____

OTHERS (SPECIFY) _____

Applicant's Name: The Broad Phone 310.487.8303

Address: 221 S. Grand Avenue

City: Los Angeles, CA

Zip Code 90021

NOTE: Not all projects will necessitate the preparation of an Environmental Impact Report (EIR). In order to make a determination as to whether any significant environmental impacts could result from the proposed project or action, the following Environmental Assessment Form must be filled out and submitted to the City Engineer.

As soon as possible, the Office of the City Engineer will determine whether or not the application will require an Environmental Impact Report and will notify the applicant accordingly.

If your available data indicates that the project will have a significant adverse impact on the environment, you may be required to submit a Draft Environmental Impact Report in addition to this assessment form.

Please attach any maps, photographs, plot plans, preliminary development plans, or other pertinent information which will assist in determining the significance of this project's impact.

SECTION I

Please complete the following on attached typewritten pages.

A. Description of Project

1. Objectives – Purpose of Project

Describe in sufficient detail the objectives or purposes of the project.

If the project could result in any adverse environmental effects or public objections, the applicant may use this Subsection to explain why the proposed project is believed to be the best course of action, describing the factors of overriding importance supporting this conclusion.

2. Project Characteristics

Describe the project's physical (technical and environmental) characteristics including the actions or activities associated with the project (temporary construction activities as well as permanent operating activities). The description should not supply extensive detail beyond that needed to assess the potential environmental effects of the project's characteristics.

3. Existing Use of Property

Describe the existing use of the property and the density or intensity of any structures to be removed.

4. Relationship to Other Projects

If the project is a component of larger plans or programs, describe the project's future phases or extensions. If the project is part of a larger project for which an EIR has been required, or for which a Negative Declaration has been granted, attach the EIR or reference the Negative Declaration in this Subsection.

Describe existing projects in the surrounding area, which may have a major influence on, or be influenced by the proposed project.

5. Other Project Permits Required

List subsequent or subordinate public agency approvals or permits which will be necessary to the completion of the project (e.g. building permits, sewer connection permits, zone change or variance, conditional use, tract or parcel maps, APCD approval; etc.). Specify the type of permit or approval and the public agency involved, including Special Districts.

B. Description of Existing Environmental Conditions

Briefly describe the environmental conditions (social, economic and physical) in the area affected by the proposed project as existing prior to commencement of the project.

Detailed information concerning individual environmental conditions should be provided only if the questions under Section II indicate that the project could result in a change in a particular environmental condition. For example, if views could be obstructed or changed by the project, then the environmental description should provide greater detail concerning the existing visual conditions that may be obstructed or changed. Similarly, if traffic congestion could be increased by the project, then the existing traffic pattern and levels of congestion should also be described in greater detail, if such increase is significant.

SECTION II

Please answer the following questions. If your answer is YES to one or more of the questions, please explain each YES answer on a separate typewritten page(s) attached to this Form.

- | | YES | NO |
|--|-------|--------|
| 1. Could the project result in higher densities and more intensive land use? | _____ | _____X |
| 2. Could the project serve to encourage or facilitate development of presently undeveloped areas or intensify development of already developed areas outside the project establish any project area? Could the project establish any precedents or facilitate any other projects of which the impact may be significant? | | |
| NOTE: Examples include the introduction or expansion of facilities such as streets, water mains or sewer lines, or the increase in development pressure resulting from changes in adjacent property values induced by the proposed project. | _____ | _____X |
| 3. Could the project result in the temporary or permanent displacement of people or annoyance to community residents? | _____ | _____X |
| 4. Could employment or the availability of housing in the community be affected by the project? | _____ | _____X |
| 5. Could any racial, ethnic, religious or other established social group in the community be affected by the project? Could the social or economic composition of the community be changed by the project? | _____ | _____X |
| 6. Could the project cause increased traffic congestion or draw non-residential traffic through a residential neighborhood, or cause increased street parking or loading? Could the project cause increased congestion in the use of other facilities (recreational, commercial or other)? | _____ | _____X |
| 7. Could views from neighboring properties be changed or obstructed by the project? Could the project affect the aesthetic character of the neighborhood or community? | _____ | _____X |
| 8. Could existing ambient noise levels be increased by the project (including during its construction period) to the extent that present or future residents or passersby would be annoyed to any degree? Could adjoining occupational, recreational or wildlife areas be affected by increases in ambient noise levels? | _____ | _____X |
| 9. Could the project change or disrupt any historical, cultural or archaeological site or its setting? | | |
| NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of the site itself. | _____ | _____X |

	YES	NO
10. Are any of the natural or man-made features in the project area unique; that is, not found in other parts of the City?	_____	_____
NOTE: Unique features include those areas, structures, biological phenomena, etc., that exhibit distinguishing characteristics not found in other areas, or found only in a small number of areas.	_____	_____X
11. Could the project change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resource?	_____	_____X
12. Could the project affect the potential use, extraction or conservation of a scarce natural resource?	_____	_____
NOTE: Examples include, but are not limited to:		
Developments which affect the extraction of rock, sand, gravel or other mineral resources.		
Use which affect the multiple use of natural resources in scarce supply.		
Activities which tend to affect the supply or availability of natural resources that are in scarce supply.	_____	_____X
13. Does the project area serve as a habitat, food source, nesting place, source of water, etc., for any rare or endangered plant, wildlife or fish species?	_____	_____X
14. Could the project injure fish, or wildlife, or their habitat, or interfere with the movement of any resident or migratory fish or wildlife species?	_____	_____X
15. Could the project change existing features of any lagoon, bay, tideland or their setting?	_____	_____X
16. Could the project change existing features of any beach or its surroundings, or is it located within 1,000 yards of mean high tide?	_____	_____X
17. Will the project produce emission of any type, which will be directly injected into the atmosphere? (Particulate matter as well as chemical pollutants should be considered.)	_____	_____X
18. Will the project produce any offensive or irritating odors?	_____	_____X
19. Will trees or landscaping be removed?	_____	_____X
20. Does the project involve construction in hilly or mountainous terrain?	_____	_____X
21. Could any grading, blasting, excavating or drilling be required to implement the project?	_____	_____X
22. Will the project involve construction in areas involving possible geologic or soils hazards or in areas subject to periodic flooding?	_____	_____X

Objective

Street vacation involving 425 square feet at a height ranging from 34' to 39' above the right-of-way to allow architectural projects (not habitable space) pertaining to a 45,000sf expansion of The Broad Museum.

Project Description/Project Characteristics

The Broad Museum (“The Broad”), a world renown museum with over 2,000 works of art in Downtown Los Angeles, proposes a 45,000 square-foot expansion to the existing museum, including 30,000 square feet of exhibition gallery areas together with associated lobby, restroom, and programmatic spaces. The expansion will augment the Broad’s commitment to showcasing influential contemporary artists and advancing education and engagement through no-cost exhibitions and diverse public programming, cultural and educational offerings.

The proposed addition will be located at the rear of the existing museum, replacing the rooftop level of the multi-level parking structure that fronts Hope Street. The first level will consist of flexible gallery and program space that can be modified to accommodate small and larger exhibition spaces. The second level will include archival gallery space with sliding panel art screens that can be flexibly displayed or stored by the Museum over time. The third floor includes two additional galleries surrounding exterior space comprised of two courtyards, with a balcony overlooking Hope Street.

The existing Museum will undergo modifications to the west façade to create connectivity and allow for art movement and stair connections between the existing Museum Level 2 to the 2nd level of the Expansion area, alteration of existing spaces for required circulation and infrastructure, and renovation of existing archive spaces to provide 5,500 SF of new gallery and lobby space. In the garage, structural modifications will be required for garage strengthening to support the building addition, for new exit stairs, elevators, and MEP rooms / equipment.

Existing Use of Property

109,000sf multi-level museum

Relation To Other Projects

The proposed expansion has been evaluated under CEQA in Final EIR (SCH No. 2005091041) that facilitated the original project approvals under CPC-2006-9702-ZC-CU-CUB-CUX-ZV-DA and TT-67492 for the overall phased development of residential, retail, office, hotel and other commercial uses as part Grand Avenue Project. Many components of these approvals have been developed, including The Emerson residences, The Broad Museum, The Grand Avenue mixed-use project by Frank Ghery (Related) and under construction is the expansion of the Colburn School.

Other Project Permits Required

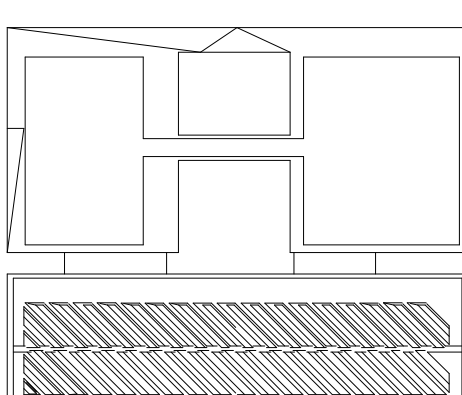
None. The expansion falls below the threshold for Site Plan Review, thereby not necessitating discretionary action by the City of Los Angeles.

Environmental Conditions

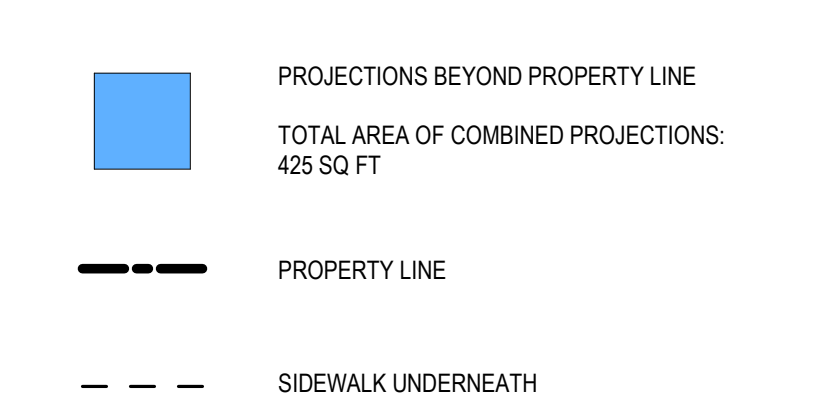
The project site is improved with a 3-story above grade garage upon which the expansion would occur. The site is surrounded on all side by other urban uses, including multi-family residences, Disney Concert Hall, Coburn School, and The Grand by Gehry project in Downtown Los Angeles.

SHEET NOTES

KEY PLAN



LEGEND



ISSUE / PRINTING / DATE

2	100% DESIGN DEVELOPMENT_R1	07/19/24
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STAMP

NOT FOR CONSTRUCTION

DRAWN BY / CHECKED BY

Author / Checker

PROJECT NUMBER

007194

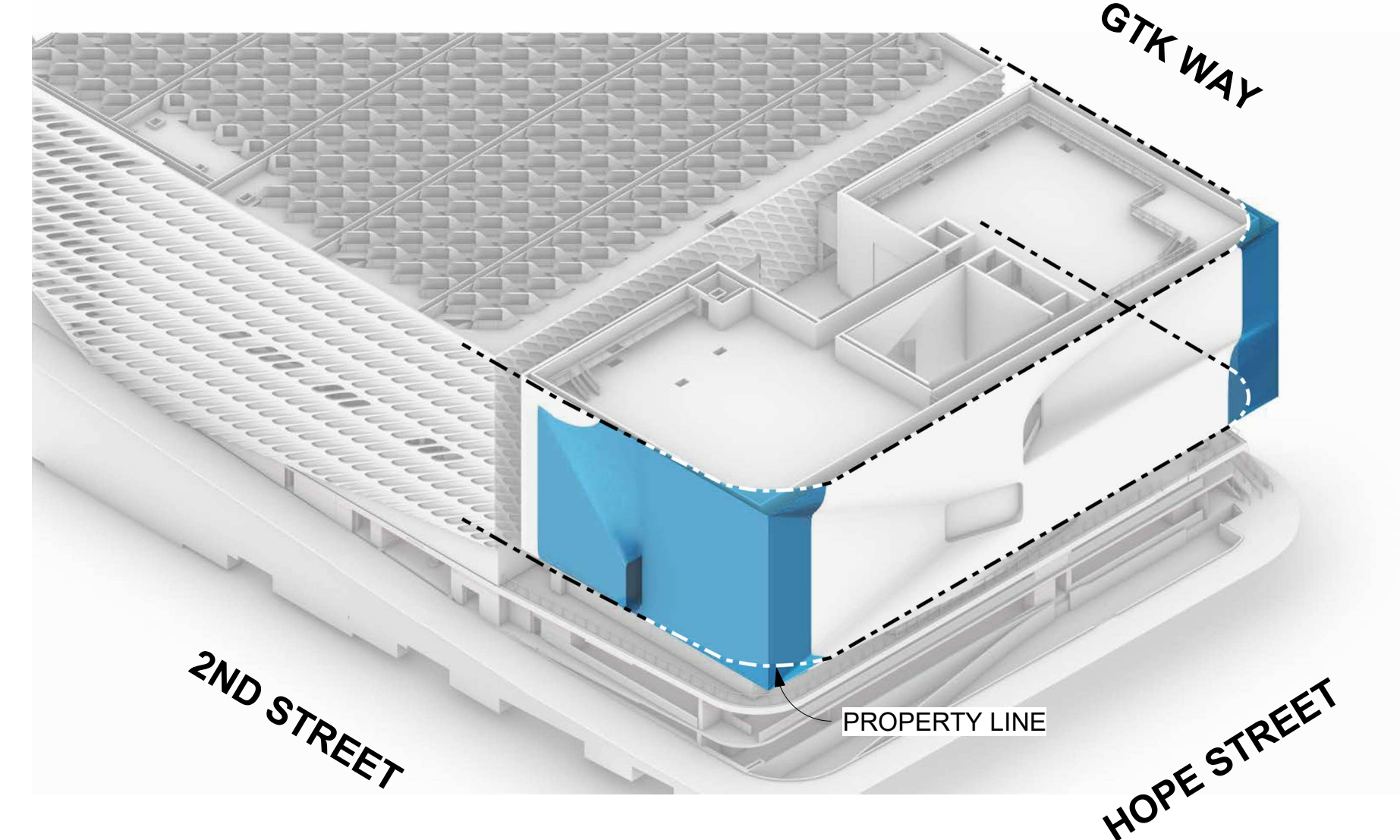
TITLE

BUILDING PROJECTION DIAGRAM

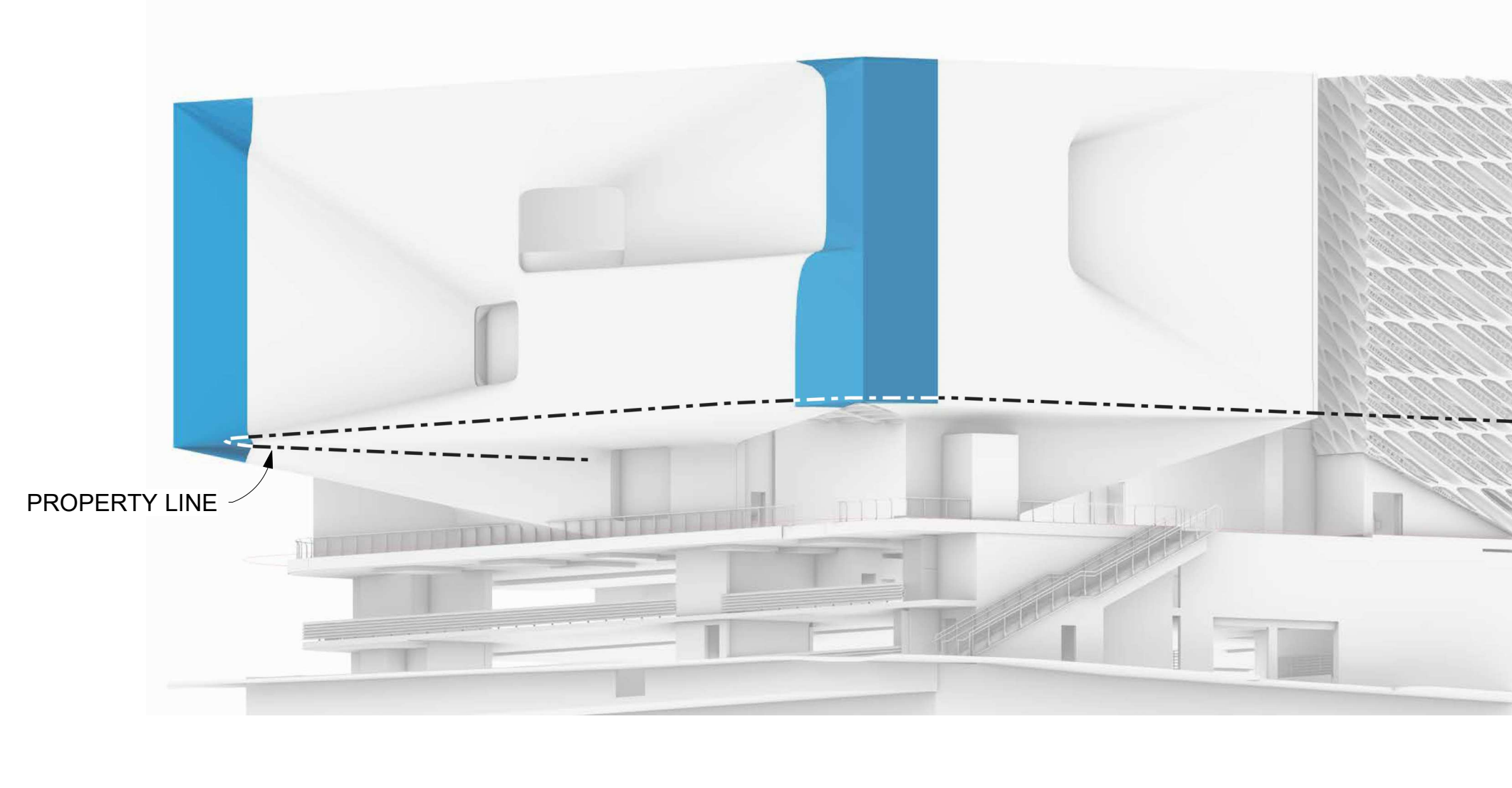
2024/10/22
BOE VACATION APPLICATION

DRAWING NO.

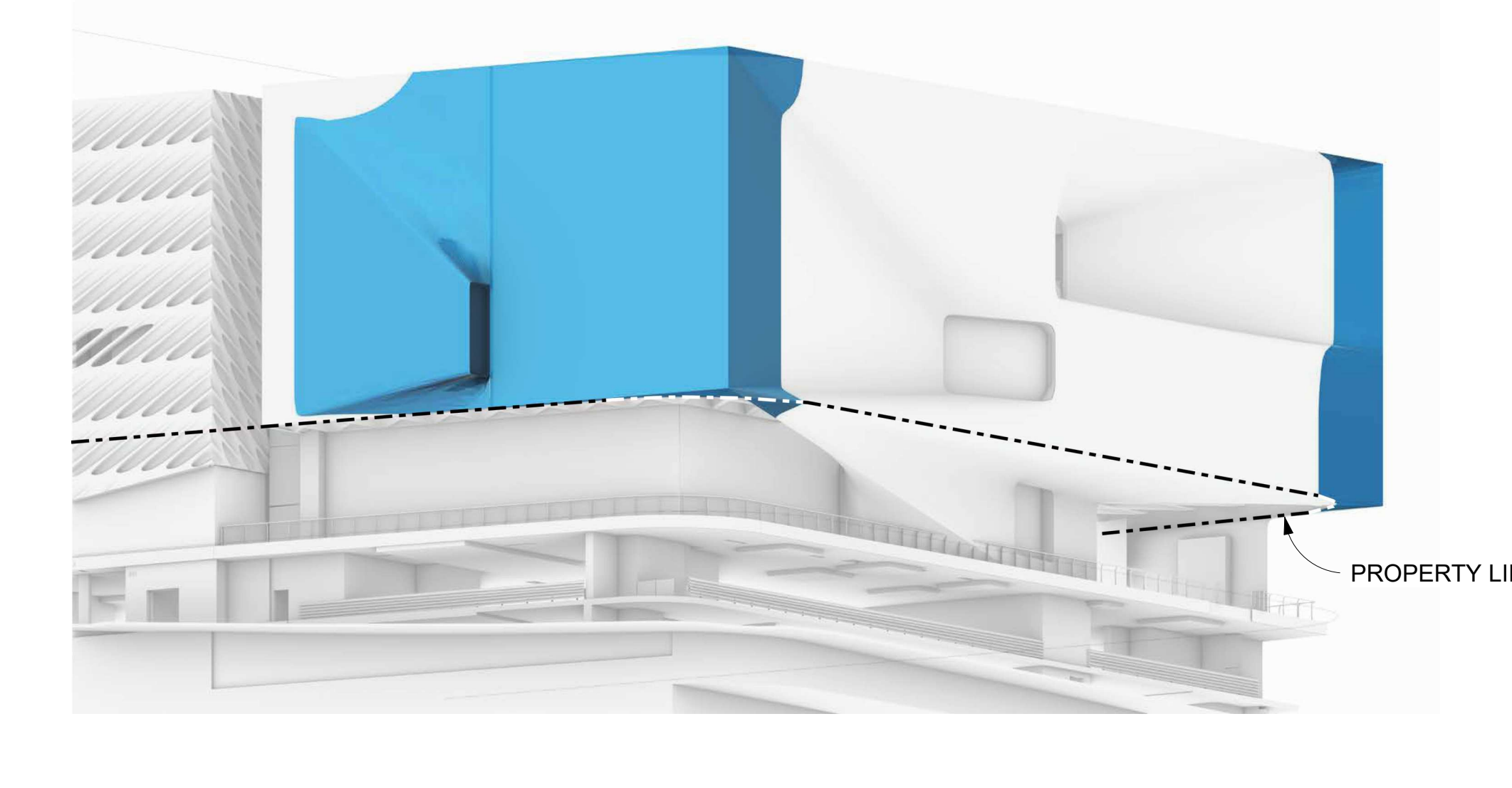
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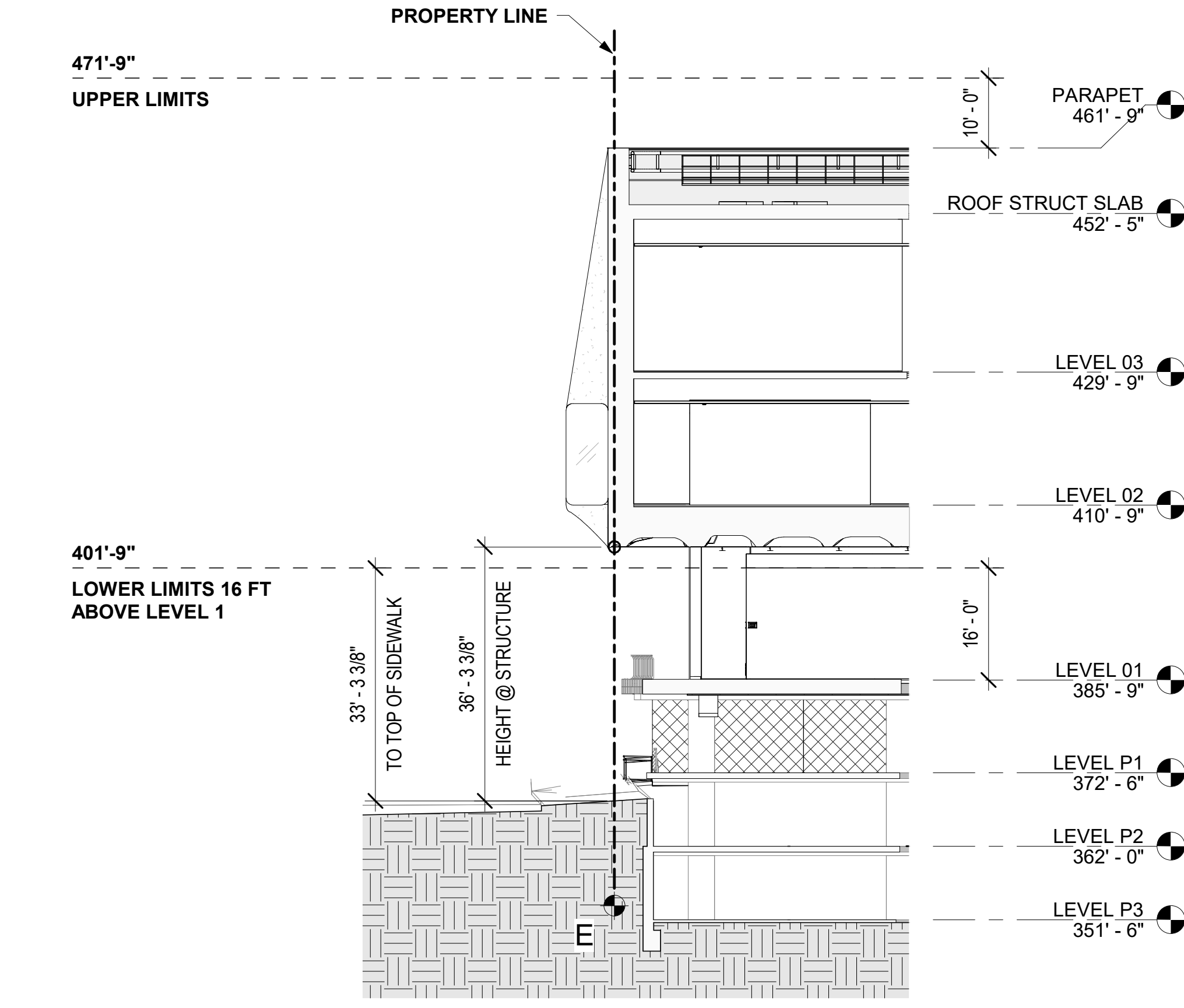
ISOMETRIC VIEW
(INCLUDED FOR DIAGRAMMATIC PURPOSES ONLY. ELEVATIONS INDICATE CURRENT DESIGN AT LEVEL 1)



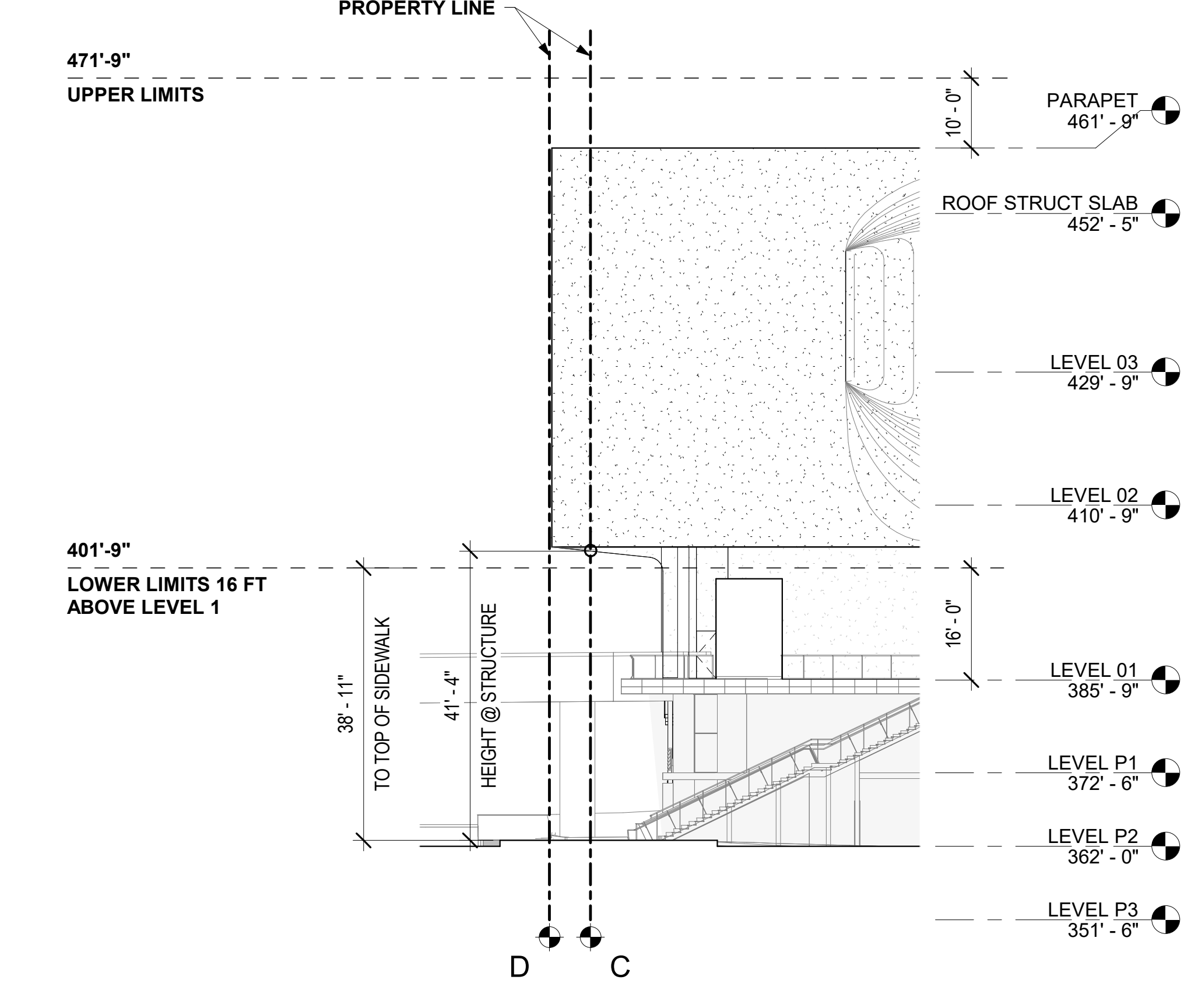
VIEW 2 - PROJECTION AT CORNER, HOPE AND GTK WAY
(INCLUDED FOR DIAGRAMMATIC PURPOSES ONLY. ELEVATIONS INDICATE CURRENT DESIGN AT LEVEL 1)



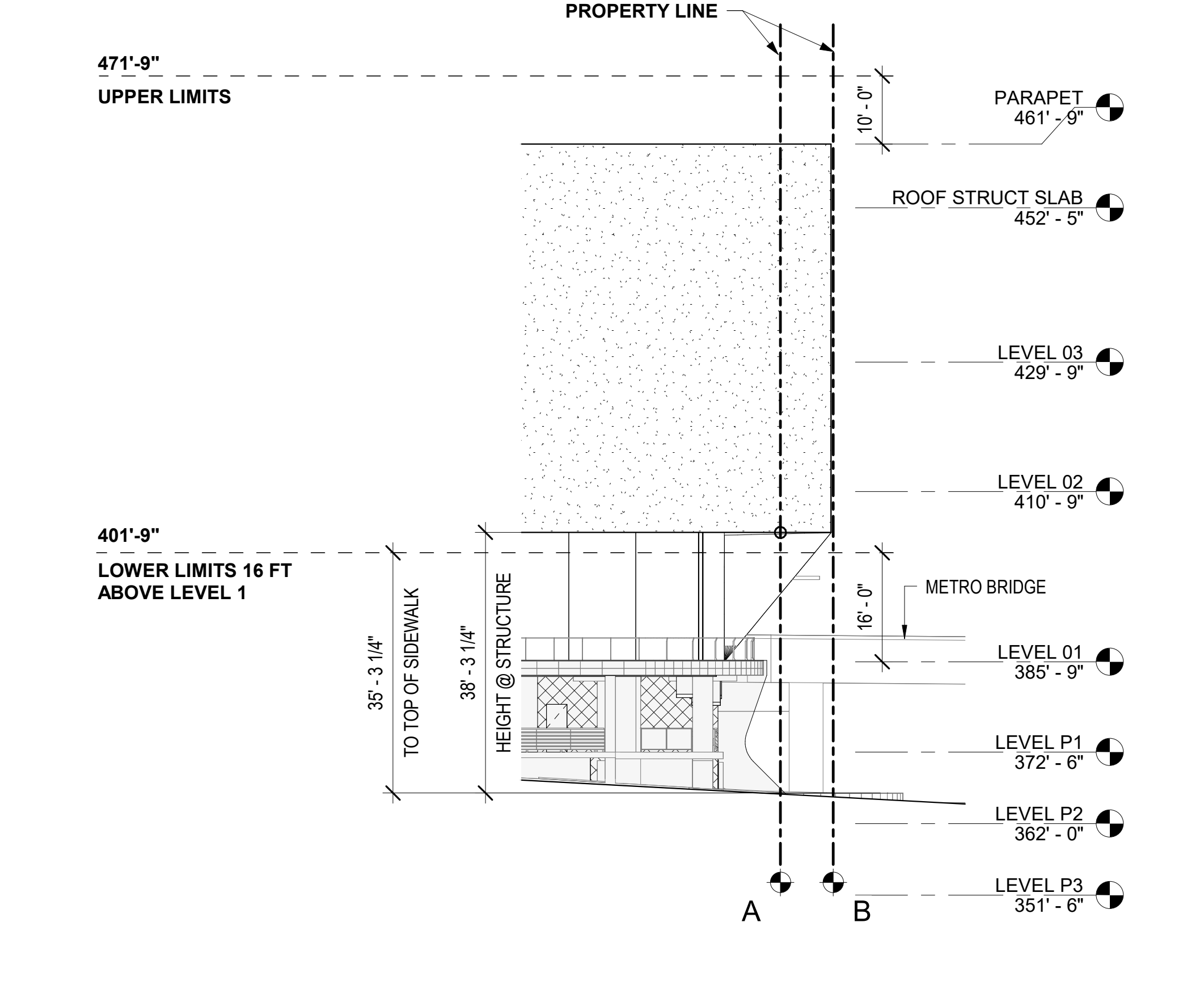
VIEW 1 - PROJECTION AT CORNER, HOPE AND 2ND STREET
(INCLUDED FOR DIAGRAMMATIC PURPOSES ONLY. ELEVATIONS INDICATE CURRENT DESIGN AT LEVEL 1)



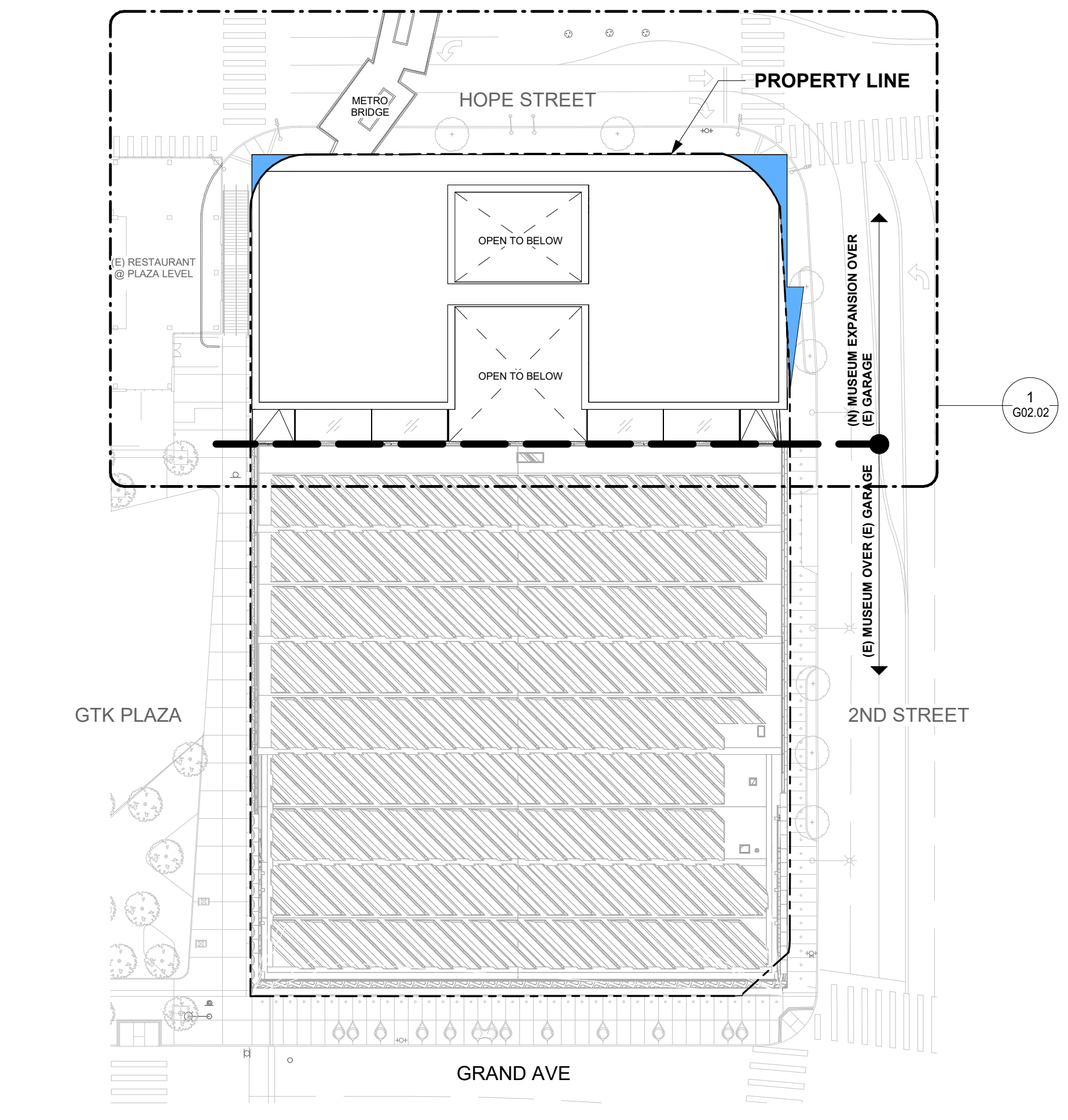
4 PROJECTION IN ELEVATION AT CORNER, 2ND STREET
1/16" = 1'-0"



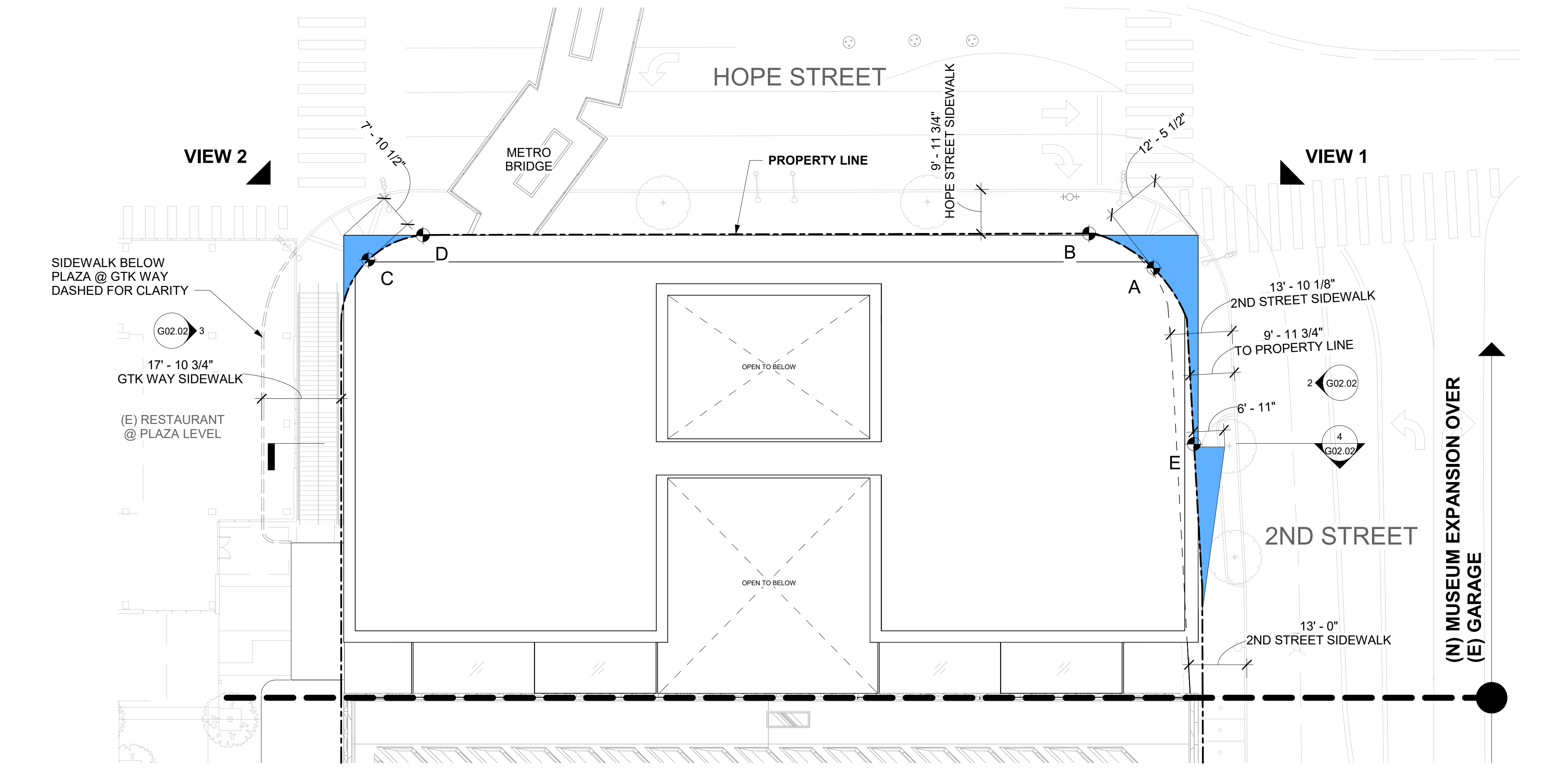
3 PROJECTION IN ELEVATION AT CORNER, HOPE AND GTK WAY
1/16" = 1'-0"



2 PROJECTION IN ELEVATION AT CORNER, HOPE AND 2ND STREET
1/16" = 1'-0"



5 PLAZA LEVEL SITE PLAN
1" = 40'-0"



1 KEY PLAN EXPANSION PROJECTIONS
1/16" = 1'-0"