



MAXIMUM HEIGHT & AREA ENVELOPE  
PER CBD-1B ZONING CODE SHOWN IN  
TRANSLUCENT RED.

TRANSLUCENT WHITE AREA IS NOT  
BUILDABLE PER RECORDED  
AGREEMENT WITH PORTSMITH  
CONDOMINIUMS.



PROPOSED MASSING WITHIN  
MAXIMUM ZONING ENVELOPE

**PREFERRED OPTION:**

Pioneer St. Building - 5 stories Retail/Parking/Office

KWM - New Office space above existing building, new circulation and expanded area between KWM and Pioneer St. Building.

Hector's Expansion - Expanded Hector's restaurant and new retail space on first floor and 3 floors of Office above. Create pedestrian alley experience through and around building at grade plane.

**ALTERNATE A:**

Remove circulation and expanded area between buildings which creates a longer east-west alley from Lake St. Required new circulation for upper KWM floors within existing footprint reduces leasable area.

**ALTERNATE B:**

Large courtyard opens up public space off of Lake St. and creates a Lake St. presence for the Pioneer St. Building. Large reduction in leasable Retail and Office space in the Hector's Expansion building makes this option unfeasible.



PREFERRED MASSING OPTION



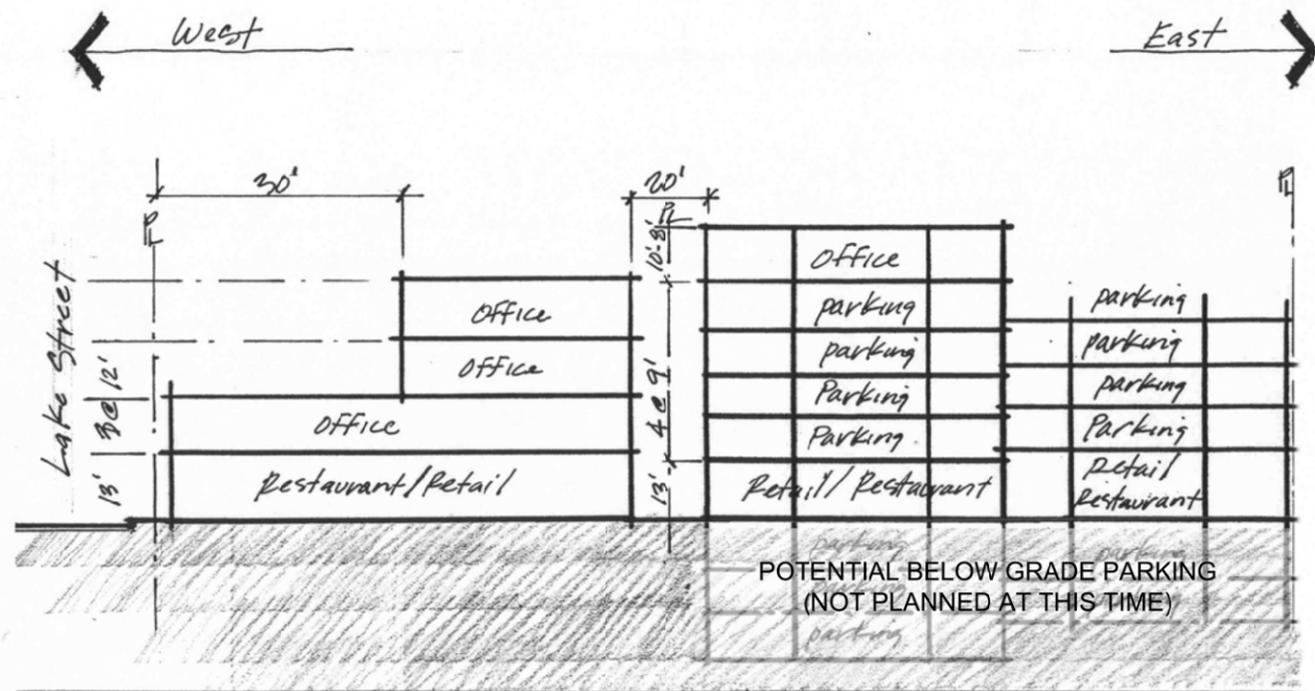
ALTERNATE A



ALTERNATE B



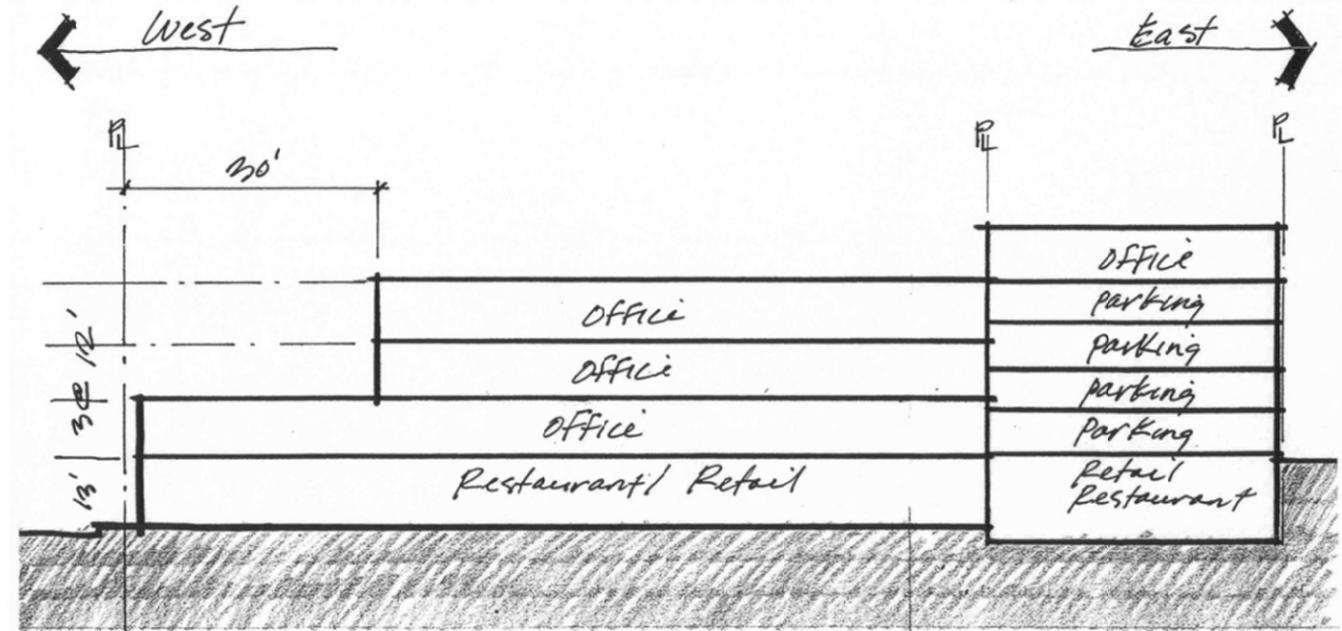
VIEW OF PROPOSED DEVELOPMENT ON McLEOD PROPERTY FROM WEST



A Section Looking North

1/16" = 1'-0"

11-01-11



B Section Looking North

1/16" = 1'-0"

11-01-11

ALTERNATE A:  
There is no appreciable difference in appearance from Lake St.

ALTERNATE B:  
The large courtyard opens up public space off of Lake St. and creates a Lake St. presence for the Pioneer St. Building. The tower/art/feature dominates the courtyard experience. The pedestrian oriented experience along Lake St. wraps around the perimeter of the courtyard.



ALTERNATE A



PREFERRED ELEVATION OPTION



ALTERNATE B



AERIAL VIEW OF PROPOSED MASSING

**ALTERNATE A:**

The longer east-west pedestrian alley from Lake St. is slightly awkward since it is a dead end, whereas the north-south pedestrian alley connects back to Lake St through the Hector's Expansion building.

**ALTERNATE B:**

The large courtyard opens up public space off of Lake St. and creates a Lake St. presence for the Pioneer St. Building. The tower/art/feature dominates the courtyard experience. The pedestrian oriented experience along Lake St. wraps around the perimeter of the courtyard.



PREFERRED MASSING OPTION



ALTERNATE A



ALTERNATE B



SOUTHWEST AERIAL PERSPECTIVE