

BLOCKS 29-32: EVENT CENTER

GOLDEN STATE WARRIORS EVENT CENTER AND MIXED-USE DEVELOPMENT

COMBINED BASIC CONCEPT/SCHEMATIC DESIGN SUBMITTAL

Office of Community Investment & Infrastructure

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Fig 1

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PROJECT INTRODUCTION

INTRODUCTION

The Golden State Warriors are submitting this Basic Concept & Schematic Design application for an event center at 16th Street and Terry Francois Boulevard as part of the larger development of Blocks 29-32. At approximately 11 acres, Blocks 29-32 collectively represent one of the largest remaining development sites in San Francisco, and the future location of the Golden State Warriors new, state-of-the-art multi-purpose event center. The approximately 18,000-seat, 544,139 Gross SF (487,939 Leasable SF) event center will be the home of the Golden State Warriors' basketball team, and will host a variety of other activities including concerts, family shows, other sporting events, cultural and theatrical shows, conferences, and civic events. The site also includes office and retail development, structured parking, open public plazas, and other amenities that will activate the site during non-event times. As such, the site will function as a center for the neighborhood, city, and region.

RELATED SUBMITTALS

This Basic Concept and Schematic Design package is one of six (6) in total. Other packages have been prepared for:

- (1) the 16th Street Office/Retail tower;
- (2) the South Street Office/Retail tower;
- (3) Northeast retail along South Street and Terry Francois Boulevard, including a Food Hall;
- (4) Open Space, Gatehouse, and Parking and Loading facilities on-site, which will include landscaping information for the full Blocks 29-32 development (not further elaborated upon in other Basic Concept/Schematic Design packages); and
- (5) A common book of Background Appendices for all of these submittals, which will include utility information, wind and shadow studies for the full development, vicinity plans, and site diagrams for additional reference.

SITE ACCESS AND LOCAL TRANSPORTATION

Local transit and access-ways in the vicinity include the Muni T line (future Central Subway connection to East Bay and South Bay via BART at the Powell Street station), Caltrain stations at King Street and 22nd Street, the planned

cycle track on Terry Francois Boulevard, and the Bay Trail extension through the Bayfront Park (P22). Forthcoming additional improvements include the Muni Forward project along 16th Street, which will include Bus Rapid Transit (BRT) lines, improvement to local bike routes, and a potential future ferry landing at the terminus of 16th Street. Bay Transportation Management Association (TMA) Shuttles also run daily service for employees and residents of Mission Bay. Together, these resources constitute a transit-rich and highly-accessible urban location that will cater to both local and regional employees and patrons.

Site-specific transportation considerations are addressed in a project-specific Transportation Management Plan (TMP) prepared by Fehr & Peers on behalf of the Golden State Warriors. The Plan outlines plans for traffic control before and after event center events, introduces streetscape design features to reduce congestion for daily office and retail users, and proposes travel demand strategies to lower auto mode share of all site visitors.

SUSTAINABILITY AND WASTE MANAGEMENT

The project at Blocks 29-32 will be designed to a LEED Gold campus certification standard for sustainable design. Sustainable design measures include strategies for water use reduction, use of sustainable design materials, color choices to reduce the "heat island effect," and measurement and verification. The eastern façade of the event center will be located within 300' of the planned Bayfront Park, which will constitute an Urban Bird Refuge under Planning Code Section 139, Standards for Bird-Safe Buildings, and will feature bird-safe glazing treatments to eliminate "location-based hazards."

In addition, robust low waste goals will be supported by separate trash, organic waste, and recycling compactors located in the project's shared loading dock area below grade. All waste will be collected in the below-grade area, and trucks will use the 16th Street driveway to access the loading dock for regular collection of waste. This process will occur out of sight of project neighbors, employees, and visitors.

ART AND SIGNAGE

The Golden State Warriors intend to incorporate a robust public arts program at

Blocks 29-32, complemented by tasteful lighting design. Signage, wayfinding, and building identification will also be introduced as both design features and functional elements. However, public art and signage have been deferred to the project's Design Development (DD) phase, and are therefore not outlined further in this Basic Concept/Schematic Design package. Signage depicted in the following pages is included for illustrative purposes only and does not represent the forthcoming DD signage proposal.

DOCUMENTS, REGULATORY PROCESSES, AND APPROVALS

This package presupposes a forthcoming amendment to the Mission Bay South Design for Development (DforD), which will modify standards and guidelines for elements such as bulk, number of towers, view corridors, and streetwall character, based on the unique nature of the development. No amendment to the Mission Bay South Redevelopment Plan is required for the Project's approval. The event center is considered a secondary use pursuant to the Plan, and secondary use findings would be required of the OCII Executive Director.

Blocks 29-32 will be privately owned, and construction of the full development, including the event center, will be 100% privately financed.

TEAM

Our team has a commitment to high-quality design and engineering, with strong representation from diverse local designers and small business partners. The project is on track to meet its goal of 50% participation by Small Business Enterprises (SBEs) in architecture and engineering professional services.

DEVELOPMENT TIMELINE

The proposed development for Blocks 29-32 is planned for construction in one total phase. All structures outlined in these Basic Concept/Schematic Design packages will be constructed simultaneously. Estimated construction duration for the full Blocks 29-32 project is approximately 24 to 27 months.

DESIGN NARRATIVE

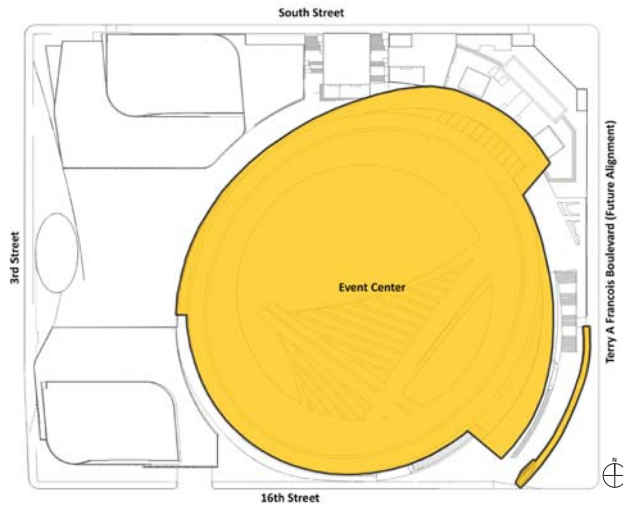


Fig. 2 | Site Plan Key

DESIGN PRINCIPLES

The event center at Blocks 29-32 is designed to both acknowledge and enrich its surroundings in Mission Bay, San Francisco.

First, it is sited to echo its location in San Francisco, with a prominent urban character at the Third Street main entry and a scaled, graceful aesthetic facing Terry Francois Boulevard and the San Francisco Bay. At a macro level the building's massing, particularly the Bayfront Terrace's "swoop" capturing downtown SF to the Bay Bridge, enforces the building's role as a civic structure and part of a city center. At a micro level the structure's materials, especially the glass façade panels, connect the building's interior and exterior into a visual whole for the local community. The building's sleek surfaces and sense of dynamism borrow inspiration from the sails of boats in the Bay to the east, and the waves, winds and fog of the Pacific to the west.

Simultaneously, the event center design responds to and seeks to diversify the existing aesthetic of Mission Bay. The building's sleek drum shape introduces curves to the streetscape and skyline for the first time. Slender and soaring design features, like the event center's "proscenium" arch or the cantilevered Bayfront Terrace, contrast with the weightiness of nearby structures.

Finally, the event center is designed for the Bay Area's richly diverse community. The product of substantial design and engineering input from local, minority- and women-owned businesses, the building features a traditional "sports" aesthetic to its west and an "arts" focus to its east; the duality in building character will be reflected in the use of different entries for a wide range of events (and event types) when the event center opens. The building's interior offers even more opportunities for flexibility, including configurations for basketball, ice events, end-stage speakers, center-stage concerts, and theater-stage ("cut-down" configuration) performances. The event center will thus be able to serve a large population with varied programming and locally-oriented design.

DESIGN FEATURES

The event center will seat approximately 18,000 patrons for most large events. In addition to the event floor and seating bowl, it will contain guest amenity areas (clubs and suites), food vendors, back-of-house support (staff locker rooms, production kitchens for food and beverage, equipment storage), building operations areas (mechanical and utility rooms, loading and receiving areas), and GSW practice facility and team headquarters. Back of house areas will not be visible to patrons and members of the public except where purposefully designed (for instance, a "show kitchen"), and many are located below grade or on restricted-access building levels.

The building's two primary entries are located at its northwest and southeast corners. Both entries lead to a publicly accessible grand building lobby prior to ticketing patrons. Additional building access is provided via VIP and premium customer entries (again, at the northwest and southeast sides of the building) and at the main concourse elevation (+26') off of the Bayfront Overlook and Northeast Retail. All entries will be distinguished with distinct signage and materials to improve patron wayfinding and create a welcoming atmosphere. The southeast corner entry, in particular, is demarcated by the dramatic proscenium archway, designed to reinforce a sense of entry as patrons walk underneath the gateway-

like structure. The proscenium also enhances programming opportunities for the SE Plaza by framing the space, and honors Mission Bay's industrial history by its aesthetic. Event center or Warriors employees may enter the building via an access-controlled entry located on 16th Street.

Pedestrians and patrons may walk from one entry to another with ease via the pedestrian path that curves along the event center's northern side, bringing patrons past retail and potential art or lighting installations as they rise from +10' to +26' along a gentle slope. A pair of stairwells on South Street offer access from the adjacent sidewalk onto that pedestrian path between the Main Plaza and the Food Hall.

Additional access around the building on the south side of the site includes a walk along the 16th Street sidewalk and landscaped setback area, where fenestration on the arena façade will create additional visual interest and texture, and passage from 16th Street midblock to the Main Plaza along Third Street. Both the passage on the south side and the pedestrian path (with related access-ways) terminate at the Main Plaza to the northwest, and the SE Plaza to the southeast, thereby creating a network of programmed or passive public spaces (see Parking, Loading, and Open Space package for further detail). A 300-space bike valet located on 16th Street, complimented by temporary bicycle corrals located in the SE Plaza and/or Main Plaza, offers additional opportunities for multi-modal access and ground-floor activation around the event center's perimeter. Further discussion of these bike parking locations and uses can be found in the Open Space, Parking and Loading, and Gatehouse submission for Blocks 29-32.

The signature feature of the event center structure is the cantilevered Bayfront Terrace, which includes both an event center amenity space (lower level) and a view terrace and interior space (upper level). The latter is accessible at all times, including non-event hours, via two distinct building entries (on Terry Francois Boulevard and the pedestrian path/food hall) and a dedicated elevator. The Bayfront Terrace will provide a dramatic panorama of the San Francisco skyline, bay, Bay Bridge and planned Bayfront Park. The Terrace's height, below that of the event center itself, also helps step the building's scale down towards the park and the water. Directly below the soaring Terrace, small retail kiosks and seating terraces located along the event center's exterior edge bring the building back to pedestrian scale.

DESIGN NARRATIVE

DESIGN SYSTEMS

The event center's design team is committed to high-quality, cutting edge design and engineering to support the building's aesthetic and programmatic goals.

Structural System:

The event center will utilize a deep foundation system of augercast concrete piles. A structural slab-on-grade will span deep foundation elements, connecting pile-supported mats and pile caps. All structural elements will be built over a waterproofing membrane for a traditional "bathtub" construction, to eliminate the need for permanent dewatering.

Construction up to the event center's 100 level (mezzanine) will consist of reinforced concrete columns supporting a concrete beam and slab floor system. Main concourse framing will use wide flange composite beams and girders, and lower bowl areas will consist of wide-flange steel rakers and columns supporting precast lightweight concrete. Above the 100 level, structural steel columns will be used with composite wide flange steel beams and girders. The upper seating bowl will utilize wide flange and built-up steel raker beams and raker trusses supporting precast concrete.

The event center roof will be supported by long-span structural steel trusses, supported by steel columns and concrete shear wall cores. Embedded steel columns will be used as needed to transfer the roof forces into the concrete walls. Additional secondary trusses, steel beams, and horizontal trusses will be provided for overall stability and to support a catwalk system, rigging grid, and center hung scoreboard.

The event center will utilize an offset façade system, with secondary framing supported from perimeter columns.

All appropriate loading criteria have been included in the event center's structural design.

MEP and Civil Systems:

Mechanical Systems

The event center mechanical systems will be commensurate with a modern, first-class, multipurpose event center and will be designed to support NBA games as the primary tenant, but will also accommodate several other event types. Particular consideration will be given to design of the event center HVAC systems to support an ice slab for select event types, which requires supplemental dehumidification equipment.

The building will feature two-stage indirect/direct evaporative cooling (IDEC) systems, third-stage DX cooling, and Variable Refrigerant Flow (VRF) heat recovery type heat pump systems with water-cooled condensers. The building will not require the use of a central chilled water plant. Ultra high efficiency (up to 95%) natural gas-fired boilers will provide heat to the event center through a hydronic-based heating system. Hot water finned tube radiant heaters and radiant panel heaters on exterior walls will be used to handle heating loads associated with the building envelope.

The event center bowl and concourses will be served by custom, double-wall constant volume air handling units.

Electrical Systems

Distribution to the project site development is provided by others and is anticipated to be underground through a system of duct banks and manholes from existing substations. The two utility source circuits will then transition into a medium voltage distribution room within the event center, which will contain a source transfer switch. Event center service downstream of the incoming utility switchgear will be provided via a radial feed around the event center building. This may include a loop feed system for added redundancy, or dual radial feeds (also for redundancy). Power to the facility will be distributed from electrical closets in the corners of the event center building.

Diesel powered generators will provide emergency, legally required standby, and optional standby power upon loss of normal utility power and failure to transfer to alternate source. These units will provide power for fire alarm, fire command

room, emergency lighting, elevators, smoke control and pressurization, fire pumps, audio system and a portion of the scoreboard equipment.

Plumbing Systems

Plumbing systems will be designed to include domestic hot and cold water, reclaimed water, sanitary waste, sanitary vent, grease waste, storm water and natural gas. Separate domestic cold water and reclaimed water mains are to be provided from the street into the building and are piped separately throughout the building. Detailed system features will include gas fired and electric water heaters, hot water circulation pumps, gravity waste systems and sewage lift pumps, and central grease waste pumps. Vent piping will be tied together as much as possible and practical to minimize penetrations through the building roof.

Storm water will be collected from all roof and plaza areas. All storm water will be pre-treated utilizing green roof spaces and bio-retention basins prior to discharging into the city storm water system. Storm water collection on the site will utilize gravity distribution as much as possible. These gravity systems will be connected to storm water lift pumps that will discharge into the city storm water system. For more information, see Open Space, Parking and Loading, and Gatehouse submittal for Blocks 29-32.

Two natural gas systems are planned at this time. Meters will be located along the outside edge of the building and creatively screened.

DESIGN NARRATIVE

Façade System:

The event center's façade system will include four primary materials. First, glass glazing systems will be used at the main entry plaza (west side) and southeast lobby. The system will not utilize caps on the outside of the building, so transparency between building interior and exterior will be maintained. Back-up structural support for the system will utilize struts and other horizontal structure.

Second, metal panels will encase a significant portion of the building enclosure, on top of a separate insulated barrier for weather protection. These panels will include perforated patterns that add depth, motion, and opportunities for creative lighting to the building façade.

Third, recycled wood products will be used on the exterior soffits of the building's sweeping design elements at the SE corner and Bayfront Terrace. The wood mirrors the warmth and richness of materials being considered for the arena's interior material palette, and also complements similar façade materials incorporated into the adjacent office towers.

Finally, a durable and maintenance-free building material such as patterned RFP, GFRC, or precast concrete will encase the building's base, grounding the structure and providing accents through careful use of texture and/or color. Terra Cotta may also be introduced at the building's base.



Note: Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design.

Fig. 3 | Northeast Corner - Event Center and Northeast Retail

DATA CHARTS

Project Data Summary - Event Center						
Project Standards	Site Data	Consistent With				Notes
		Mission Bay South Redevelopment Plan	Design for Development (2004)	Design for Development to be Amended (2015) (1)	GSW Major Phase Application for Blocks 29-32	
Land Use	Commercial Industrial Retail	✓	✓	---	✓	Major Phase Submittal for Blocks 29-32, pages 6-7, 16-17.
Height Zone	HZ-5	✓	✓	---	✓	See map in Design for Development, page 22.
Parcel Land Area (2)	475,688 SF (10.92 acres)	✓	✓	---	✓	Major Phase Submittal, pages 6, 33.
Gross Square Feet	544,139 GSF	✓	✓	---	✓	As part of aggregate FAR of Zone A, Mission Bay South Redevelopment Plan, Section 304.5.
Leasable Square Feet	487,939 LSF	✓	✓	---	✓	As part of aggregate leasable area of Zone A, Mission Bay South Redevelopment Plan, Section 304.5.
Building Height	135'	✓	X	✓	✓	Permitted base height for an Event Center is 135', per Amended Design for Development, page 23. 160' height limit per Mission Bay South Redevelopment Plan, Section 304.5.
Rooftop Mechanical Penthouse Height	NA (no mechanical penthouses)	✓	✓	---	✓	20' limit for structures where the height limit is greater than 65', as per Design for Development, page 23.
Number of Towers	0	✓	X	✓	✓	No buildings not to exceed 90' in height except for an Event Center not to exceed 135' in height on parcels 30 or 32, per Design for Development, pages 22-23. An Event Center not to exceed 135' shall be considered a base height building, per Amended Design for Development, pages 9 and 23.
Developable Area at Base Height (HZ-5) (3)	Event Center: 14% (129,026 GSF) HZ-5 with Blocks 29-32 Project: 57% (532,660 GSF)	✓	X	✓	✓	90% maximum percentage of developable area at base height and 10% maximum percentage of developable area with tower height, per Amended Design for Development, page 23. Developable area is defined in the Design for Development, page 10. An Event Center not to exceed 135' shall be considered a base height building, per Amended Design for Development, pages 9 and 23.
Developable Area at Tower Height (HZ-5) (3)	Event Center: NA (no tower) HZ-5 with Blocks 29-32 Project: 8% (79,736 GSF)	✓	X	✓	✓	
Tower-Event Center Separations	South Street Tower: 53'-6" 16th Street Tower: 45'-6"	✓	X	✓	✓	Minimum 40' separation permitted between a tower and an Event Center, per Amended Design for Development, page 23.
Bulk	Diagonals: 532' and 566'	✓	X	✓	✓	600' maximum diagonal for an Event Center, per Amended Design for Development, page 26.
Setbacks	16th Street: 17' to 72' (29' average for full Blocks 31-32 frontage on 16th Street)	✓	X	✓	✓	20' minimum setback along 16th Street. The Event Center Project shall be permitted to encroach within the required setback on the north side of 16th Street between Terry Francois Boulevard and Third Street as long as a minimum average of 20' is provided along that frontage. Per Amended Design for Development, page 27.
Streetwall Block-length Coverage (3)	16th Street: 215' = 28% (Event Center only) 456' = 60% (All planned development on 16th Street for Blocks 29-32 site)	✓	X	✓	✓	The Third Street and 16th Street frontages surrounding an Event Center are exempted from minimum streetwall length requirements, per Amended Design for Development, page 28.
Streetwall Heights	16th Street: 124'	✓	X	✓	✓	Minimum streetwall height of 15'. Maximum streetwall height not to exceed 90' (except for mid-rise, Event Center, and towers). Per Design for Development, page 28.
Streetwall Projections	Terry Francois Boulevard: None 16th Street: None	---	✓	---	✓	Maximum vertical dimension of 2'-6". Minimum 8' vertical clearance from public right of way to architectural projection. Maximum projection of 3' over public right of way. Per Design for Development, page 28.
Sunlight Access / Shadow Analysis	Provided (see Background Appendices)	✓	✓	---	✓	No variance requested. Design is compliant with the Design for Development, page 36-37. Provided for informational purposes only.
Wind Analysis	Provided (see Background Appendices)	✓	✓	---	✓	Wind tunnel testing provided. Design is compliant with Design for Development, page 38.
View Corridors	Provided (see Background Appendices) The Event Center is located within a view corridor.	✓	X	✓	✓	No building or portion thereof shall block a view corridor, provided, however, that a view corridor on Blocks 29-32 may terminate in an Event Center that provides an important architectural statement as recommended in the Commercial Industrial Guidelines. Per Amended Design for Development, page 39. ☐
Vehicle Parking	230 (on-site) 132 (off-site at 450 South Street) The entry to 450 South Street is approximately 270' from the South Street Office/Retail Tower entrance.	✓	X	✓	✓	Calculated at a minimum of 1 space per 50 seats, per Amended Design for Development, page 43. Calculated with a 50% ratio of compact to standard spaces, per Design for Development, page 42. Parking spaces provided for a project on Blocks 29-32 that is approved to include an Event Center may be shared among various users of Blocks 29-32 as determined by such users (for example, without limitation, parking spaces provided for daytime office use may be used by the Event Center on nights and weekends). Per Amended Design for Development, page 42. The existence of offsite parking facilities may be used to satisfy some portion of the parking requirements for a project on Blocks 29-32 that is approved to include an Event Center Project, provided that the entrance to any such offsite parking facility is located within 300' of an Event Center Project building entrance on Blocks 29-32. Per Amended Design for Development, page 42.
Bicycle Parking (4)	300 interior Class 1 spaces (permanent bike valet) Up to 100 outdoor Class 2 spaces (temporary bike corrals)	✓	✓	---	✓	Minimum of 1 secure bicycle parking space must be provided for every 20 vehicular parking spaces or fraction thereof, per Design for Development, page 42.
Loading	Loading: 7 Trash: 3	✓	✓	---	✓	Calculated at a minimum of 3 for commercial industrial developments over 500,000 GSF plus 1 for each additional 400,000 GSF, per Design for Development, page 44.
Notes (1) This column applies only to those provisions of the Design for Development that require amendment; project features are otherwise consistent with the Design for Development 2004. (2) Measured for full project at Blocks 29-32. (3) Total block length measured for Blocks 29-32 site, not Block 29 alone. See Background Appendices BC/SD book for further detail. (4) Additional outdoor Class 2 bike parking spaces are also available for use by office/retail/event center employees and visitors. See Open Space, Gatehouse, Parking and Loading BC/SD book for further detail. Applicable Codes and Documents Redevelopment Plan for the Mission Bay South Redevelopment Project, dated November 2, 1998. Amended Design for Development, dated March 16, 2004. Amended Design for Development, per GSW submittal dated November 3, 2015. Major Phase Application for Blocks 29-32, to be approved prior to this submittal.						

Table 1 | Project Data Summary

DATA CHARTS

Gross Floor Area Summary (OCII Design for Development and 1996 BOMA)

Level	"True Gross" Floor Area (Sq. Ft.)	OCII Area Exemptions from "True Gross" Floor Area Calculations (Sq. Ft.)							OCII Adjusted Gross Floor Area (Sq. Ft.)	BOMA Area Exemptions (Sq. Ft.)	
		#1: Basement/Cellar Space (1)	#3: Mechanical Penthouse	#4: Intermediate Floor Mechanical/Operations (2)	#5: Outside Stairs	#8: Balconies/Decks/Terraces	#11: Ground Floor Circulation & Service (3)	#12: Restaurants and Retail under 5,000 Sq. Ft. (4)		Leasable Deductions	BOMA Leasable Floor Area (Sq. Ft.)
0	213,313	84,287	-	-	-	-	-	-	129,026	1,563	127,463
50	23,949	-	-	359	1,450	-	9,572	-	12,568	6,797	5,771
100	103,128	-	-	20,468	2,713	286	13,422	741	65,498	4,221	61,277
200	151,448	-	-	2,431	1,548	-	50,471	5,148	91,850	6,784	85,066
300	76,362	-	-	4,559	-	-	-	-	71,803	8,110	63,693
400	36,734	-	-	5,166	-	-	-	-	31,568	7,703	23,865
500	123,221	-	-	6,908	-	-	-	-	116,313	7,703	108,610
600	13,438	-	-	223	-	518	-	-	12,697	7,102	5,595
650	25,029	-	24,119	-	-	-	-	-	910	910	-
700	16,129	-	-	375	-	3,848	-	-	11,906	5,307	6,599
TOTAL (5)	782,751	84,287	24,119	40,489	5,711	4,652	73,465	5,889	544,139	56,200	487,939

(1) Includes all below-grade levels, where applicable.

(2) Assumes industrial kitchens inside the event center are support areas; this does not apply to spaces that are considered restaurants. Also assumes intermediate floors will remain permanently separate from adjacent floors.

(3) Due to the sloping nature of the site and the arena's multiple access points for entry and primary circulation, "Ground Floor" is interpreted as both Mezzanine (L100) and Main Concourse (L200) levels.

(4) Assumes excluded Retail spaces will have deed restrictions placed on the specific areas which require the Owner to tenant the space consistent with the proposed exclusion (i.e., personal services, restaurants, retail)

(5) Includes both Commercial Industrial and Retail.

Table 2 | Event Center Gross Floor Area Summary

AREA EXCLUSION DIAGRAMS

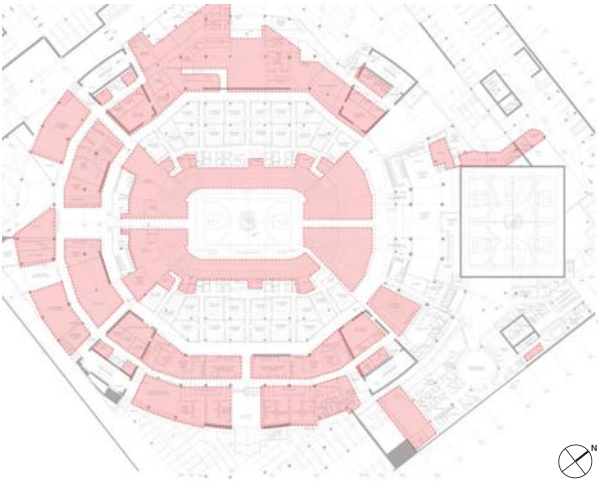


Fig. 4 | Event Level (000)

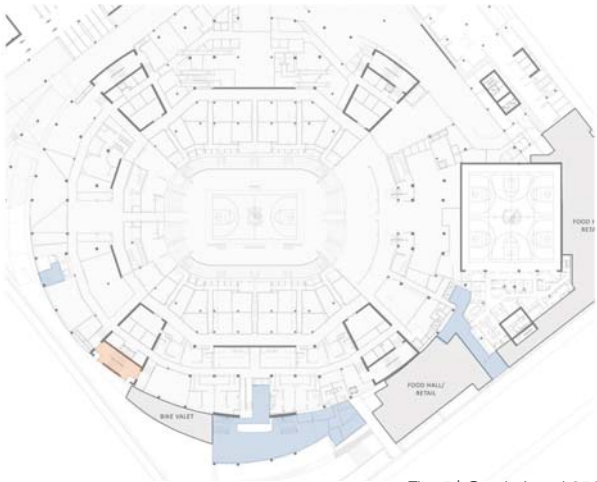


Fig. 5 | Grade Level 050

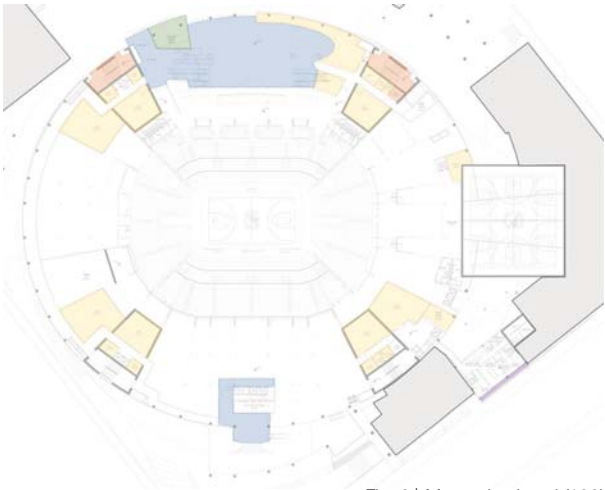


Fig. 6 | Mezzanine Level (100)

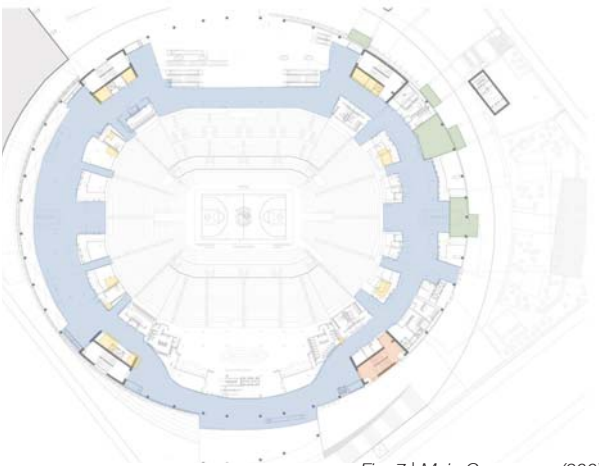


Fig. 7 | Main Concourse (200)

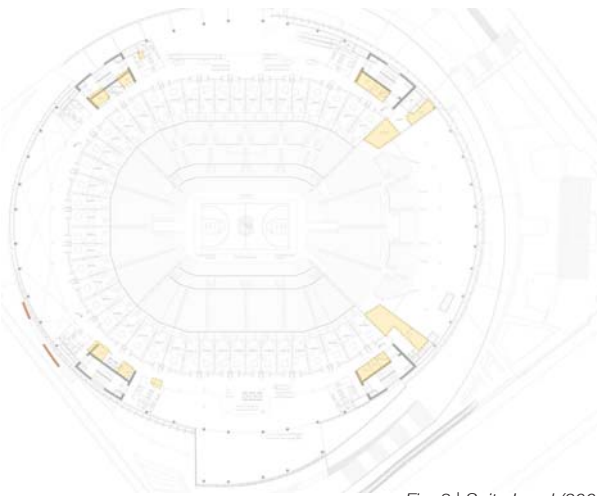


Fig. 8 | Suite Level (300)

- Basement/Cellar Space
- Mechanical Penthouse
- Intermediate Floor Mechanical/Ops
- Outside Stairs
- Balconies/Terraces
- Ground Floor Circulation/Service
- Restaurant/Retail < 5k

Note: The diagrams on this page depict what areas of the arena are excluded pursuant to the D for D for the calculation of gross square footage.

AREA EXCLUSION DIAGRAMS

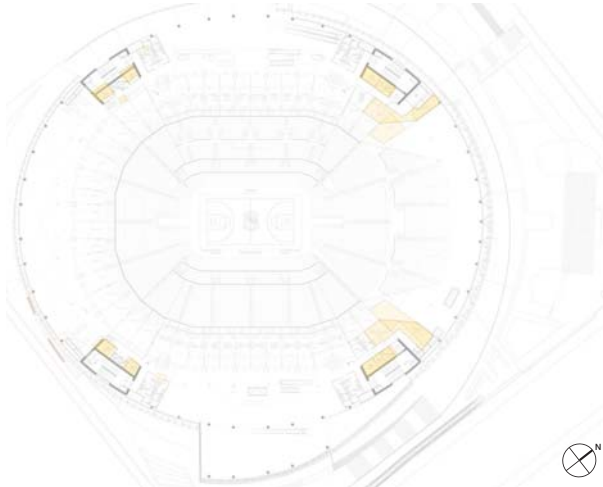


Fig. 9 | Loge Level (400)

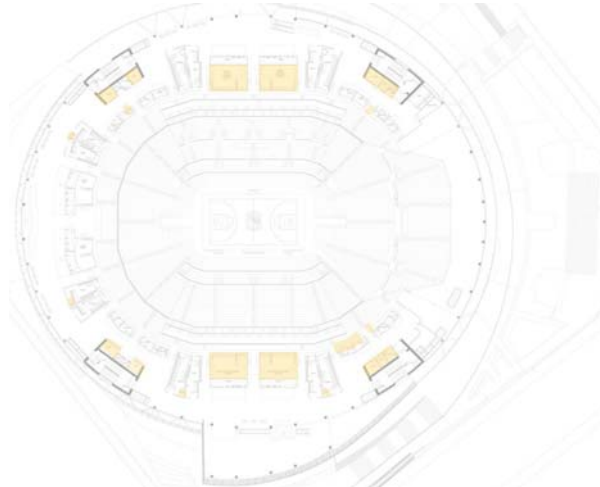


Fig. 10 | Upper Concourse (500)

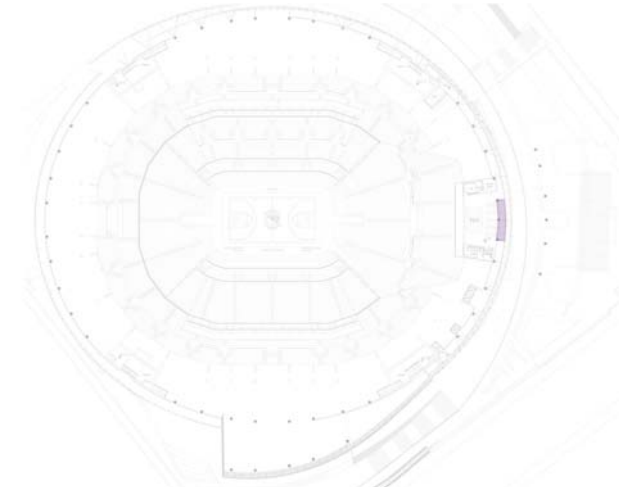


Fig. 11 | Bayfront Terrace (600)

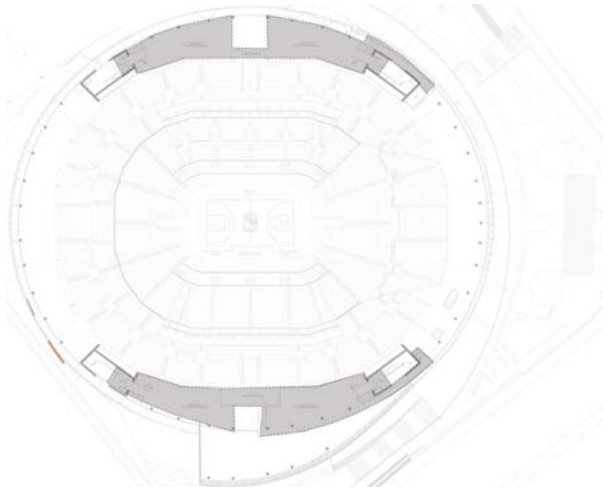


Fig. 12 | Air Handling Unit (AHU) Mezzanine (650)

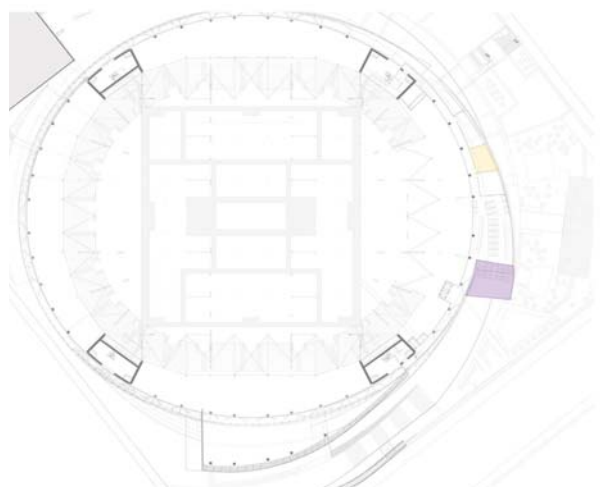


Fig. 13 | Catwalk Level (700)

- Basement/Cellar Space
- Mechanical Penthouse
- Intermediate Floor Mechanical/Ops
- Outside Stairs
- Balconies/Terraces
- Ground Floor Circulation/Service
- Restaurant/Retail < 5k

Note: The diagrams on this page depict what areas of the arena are excluded pursuant to the D for D for the calculation of gross square footage.

SITE PLAN

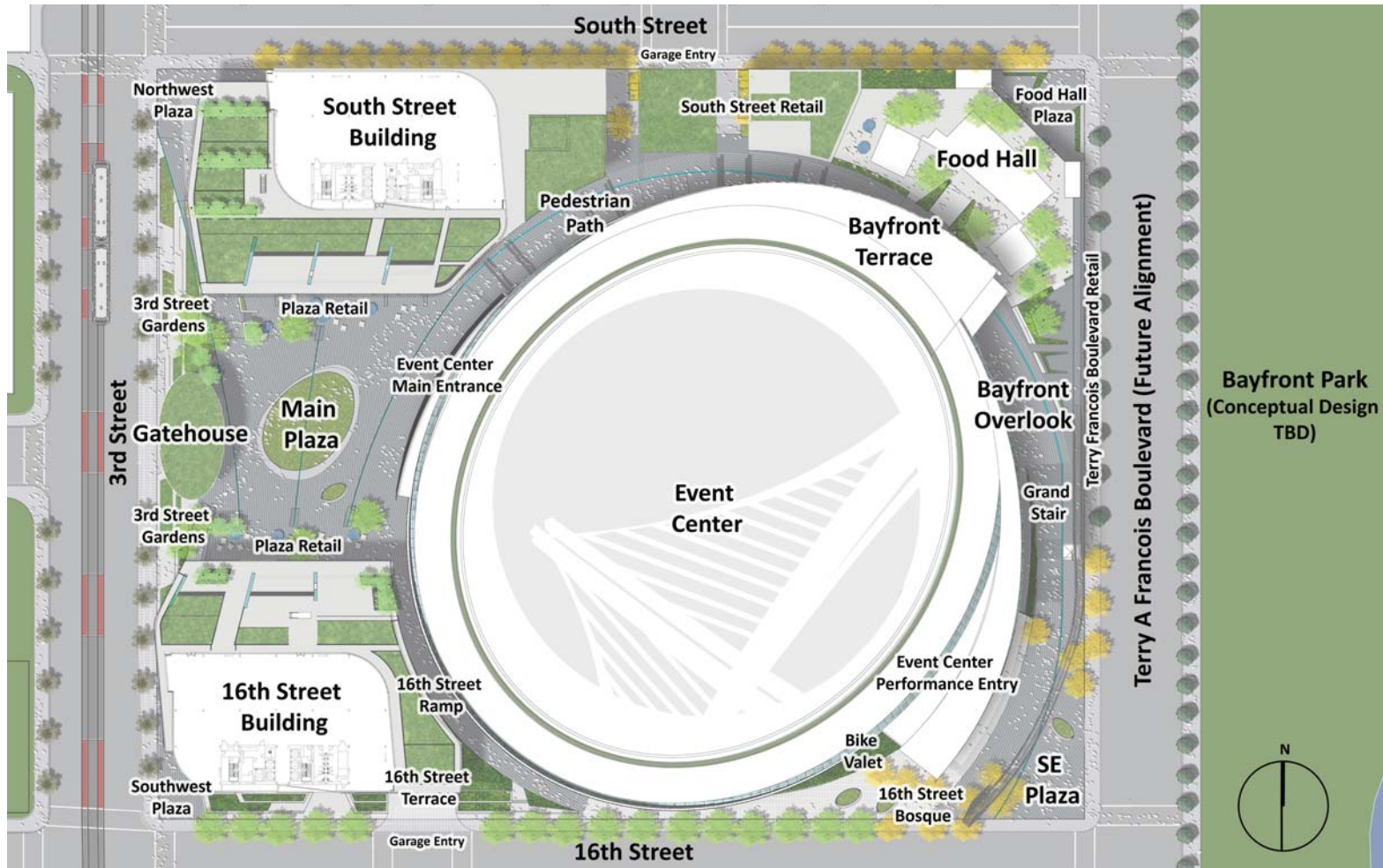


Fig. 14

EVENT CENTER ACCESS

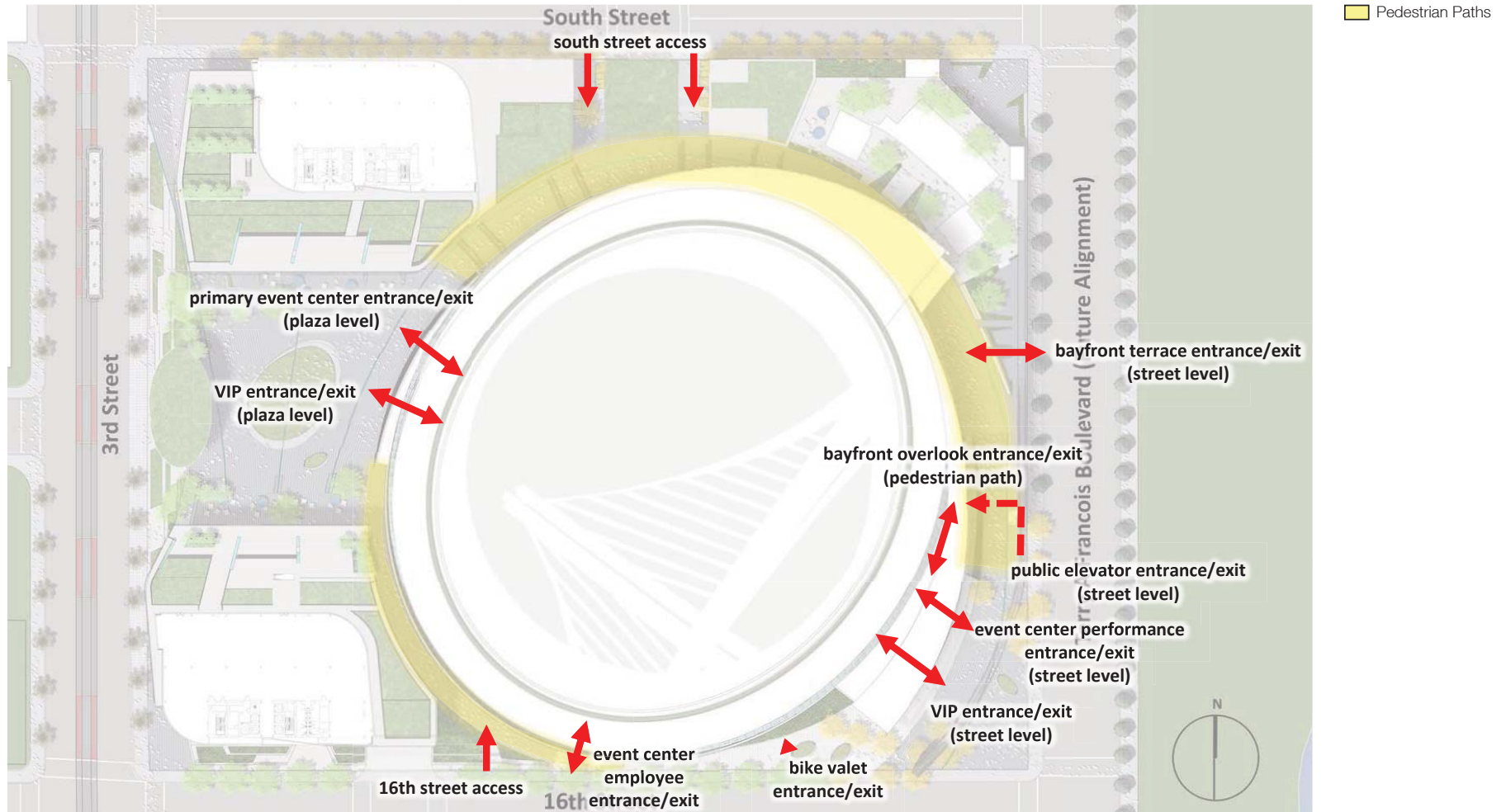


Fig. 15

Additional exit-only doors/routes will be provided around the event center perimeter as required by code.

SECTIONS

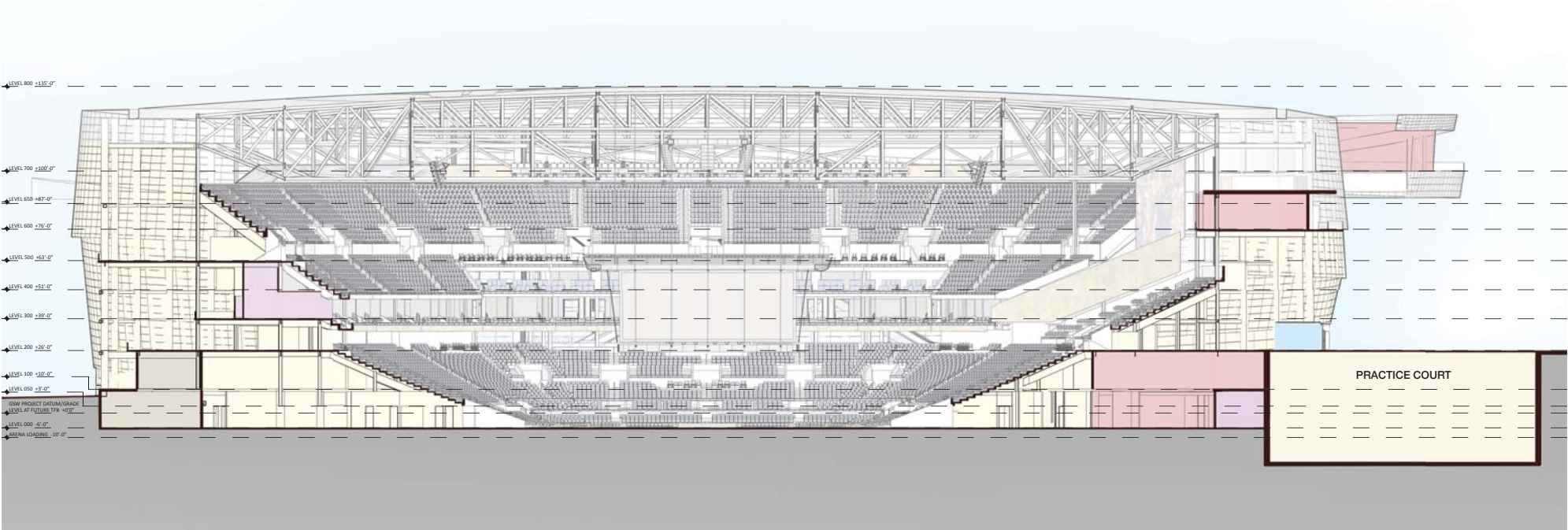
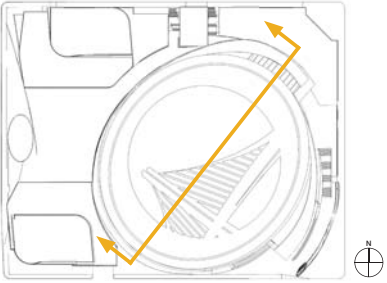


Fig. 16 | Longitudinal Section



ZONE/FUNCTION COLOR KEY	
Basketball Courts	
BOH/Storage	
Concession	
Concourse	
Kitchen	
Lobby	
Locker Room	
Lounge/Club	
Office	
Press	
Seating Bowl	
Sponsor/Retail	
Suites	
Technical (MEP)	
(M/W) Toilets	
Vertical Circulation	

SECTIONS

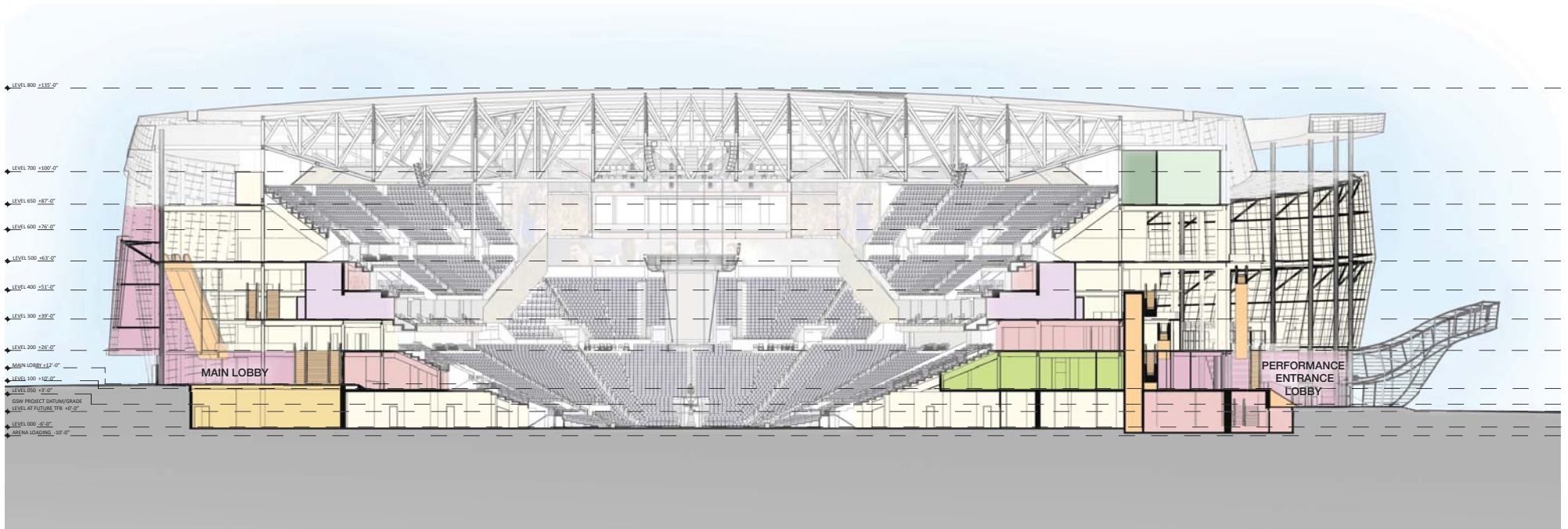
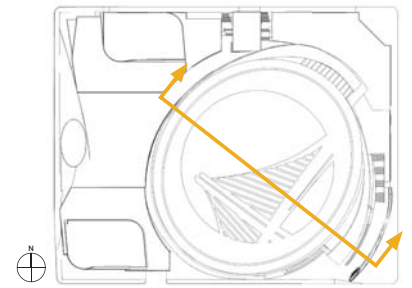


Fig. 17 | Transverse Section

ZONE/FUNCTION COLOR KEY	
	Basketball Courts
	BOH/Storage
	Concession
	Concourse
	Kitchen
	Lobby
	Locker Room
	Lounge/Club
	Office
	Press
	Seating Bowl
	Sponsor/Retail
	Suites
	Technical (MEP)
	(M/W) Toilets
	Vertical Circulation



ELEVATIONS

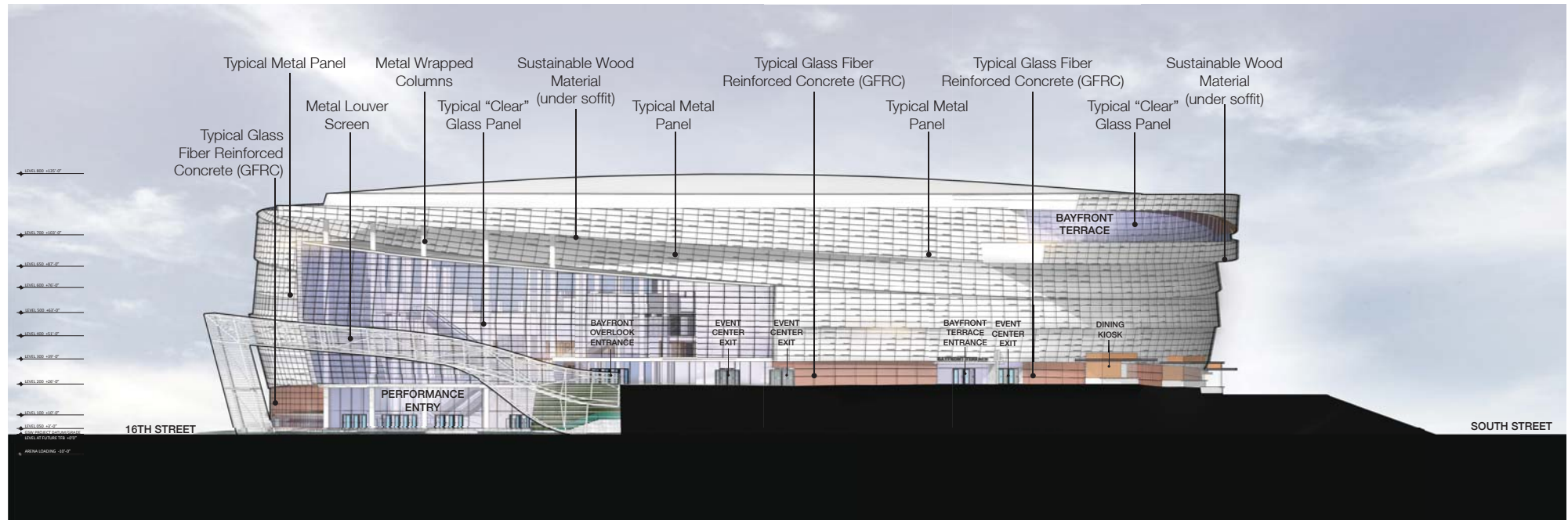
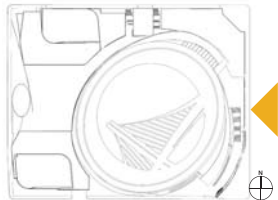


Fig. 18 | East Elevation - Event Center



Note: Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design.

ELEVATIONS

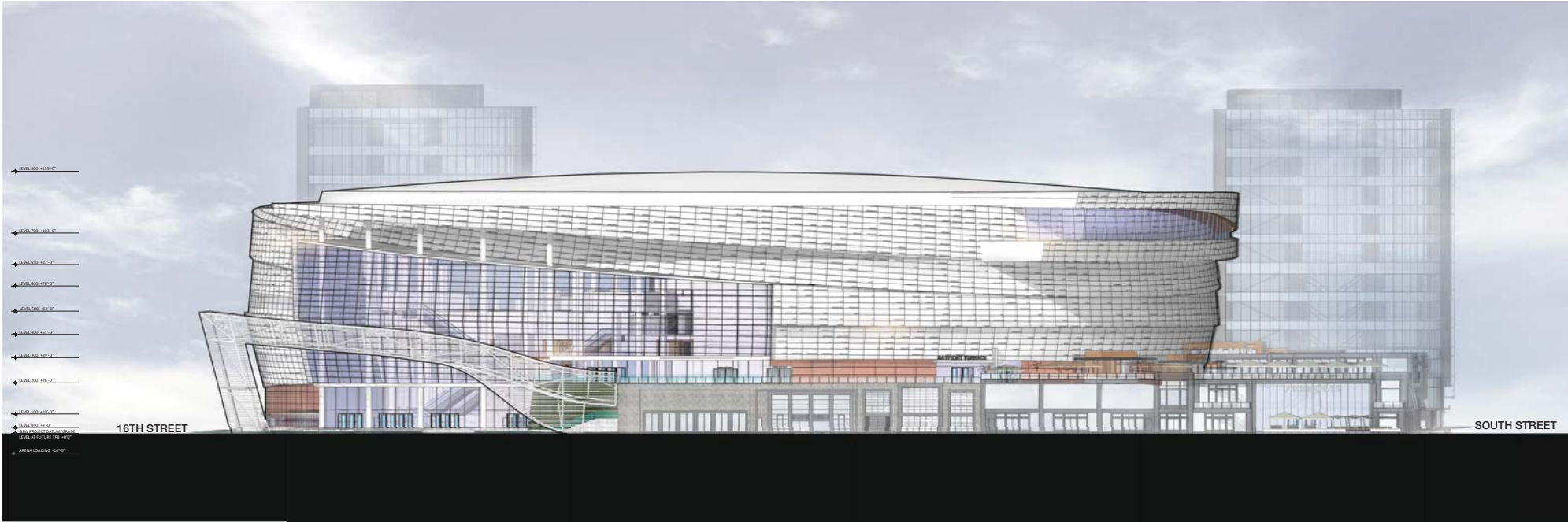
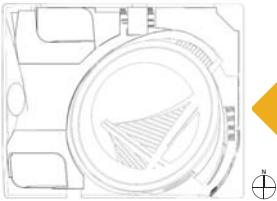


Fig. 19 | East Elevation - Event Center with Site Detail

Note: Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design.



ELEVATIONS

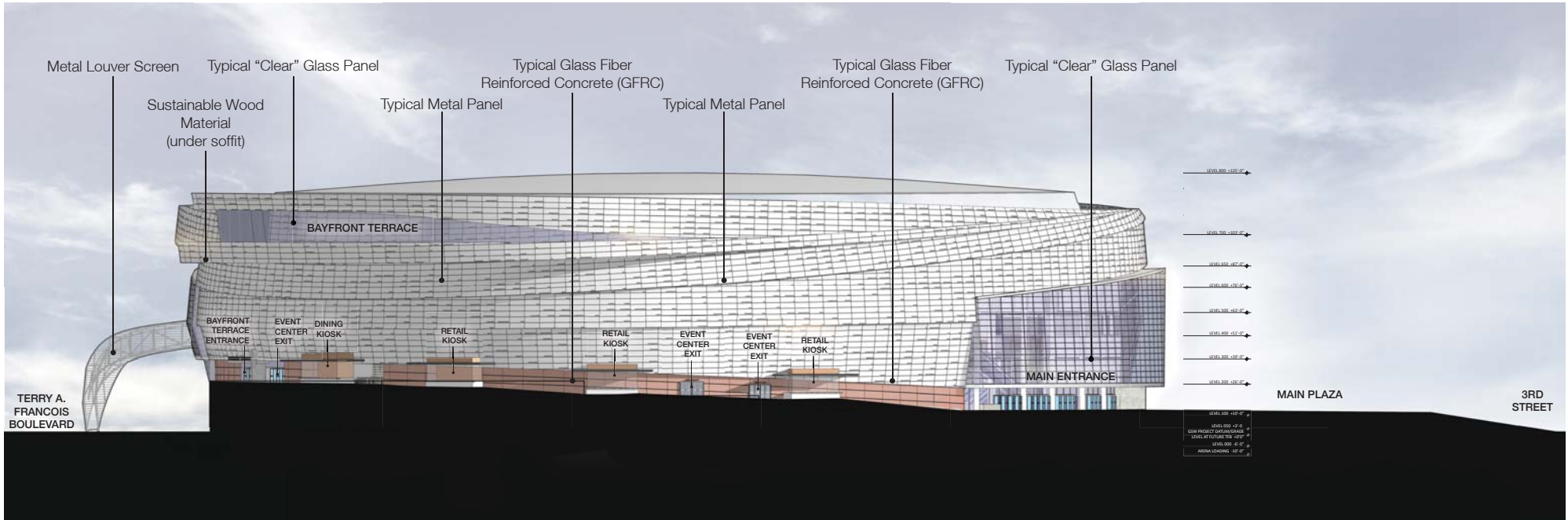
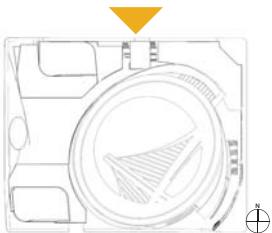


Fig. 20 | North Elevation - Event Center



Note: Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design.

ELEVATIONS

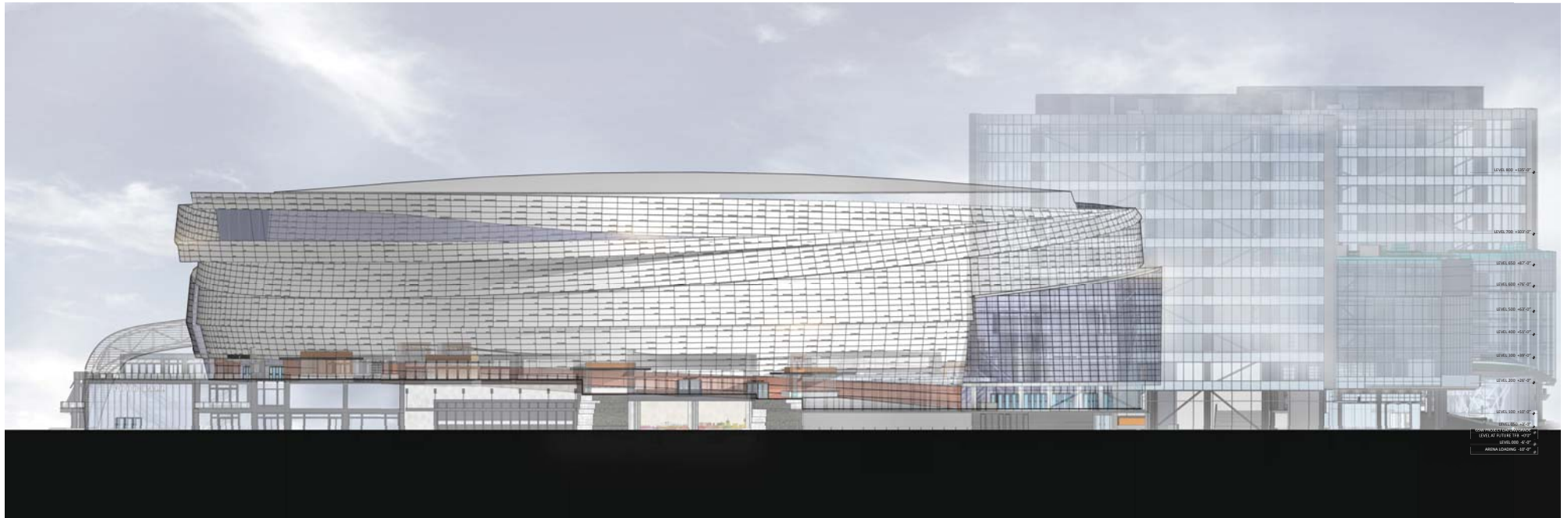
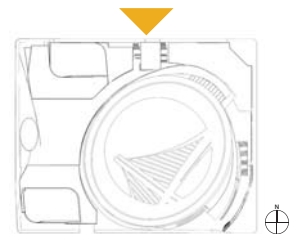


Fig. 21 | North Elevation - Event Center with Site Detail

Note: Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design.



ELEVATIONS

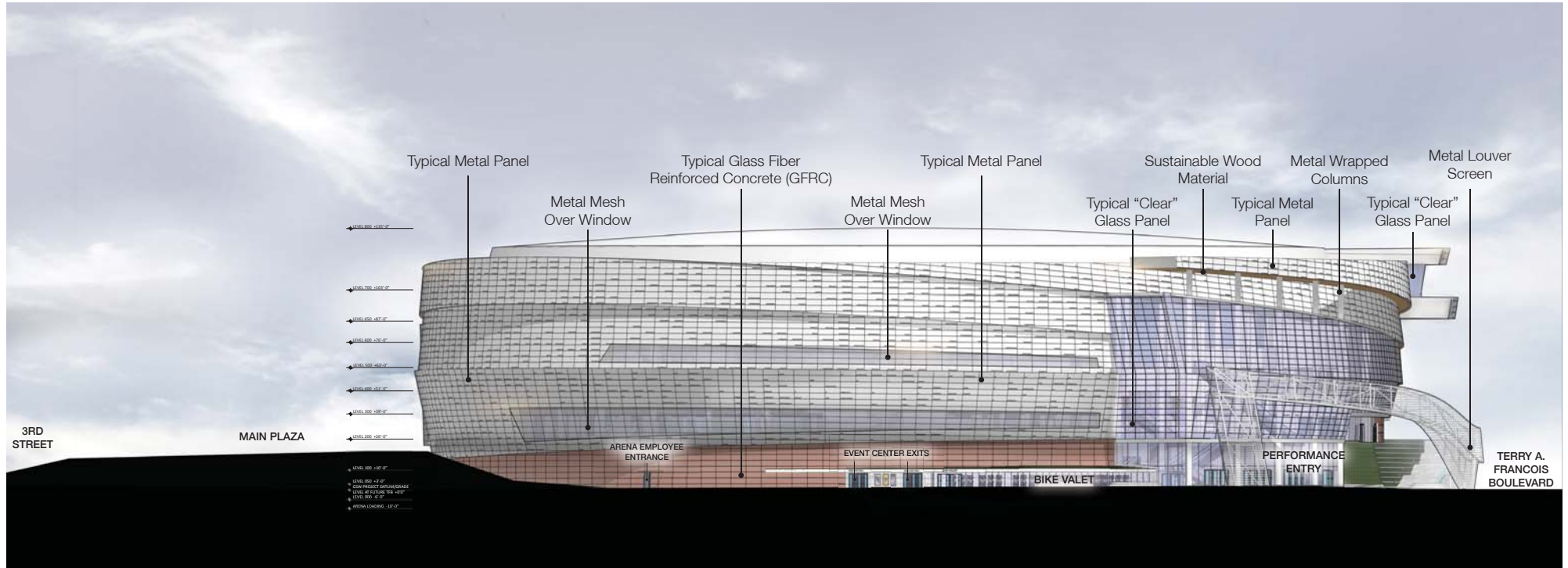


Fig. 22 | South Elevation - Event Center



Note: Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design.

ELEVATIONS

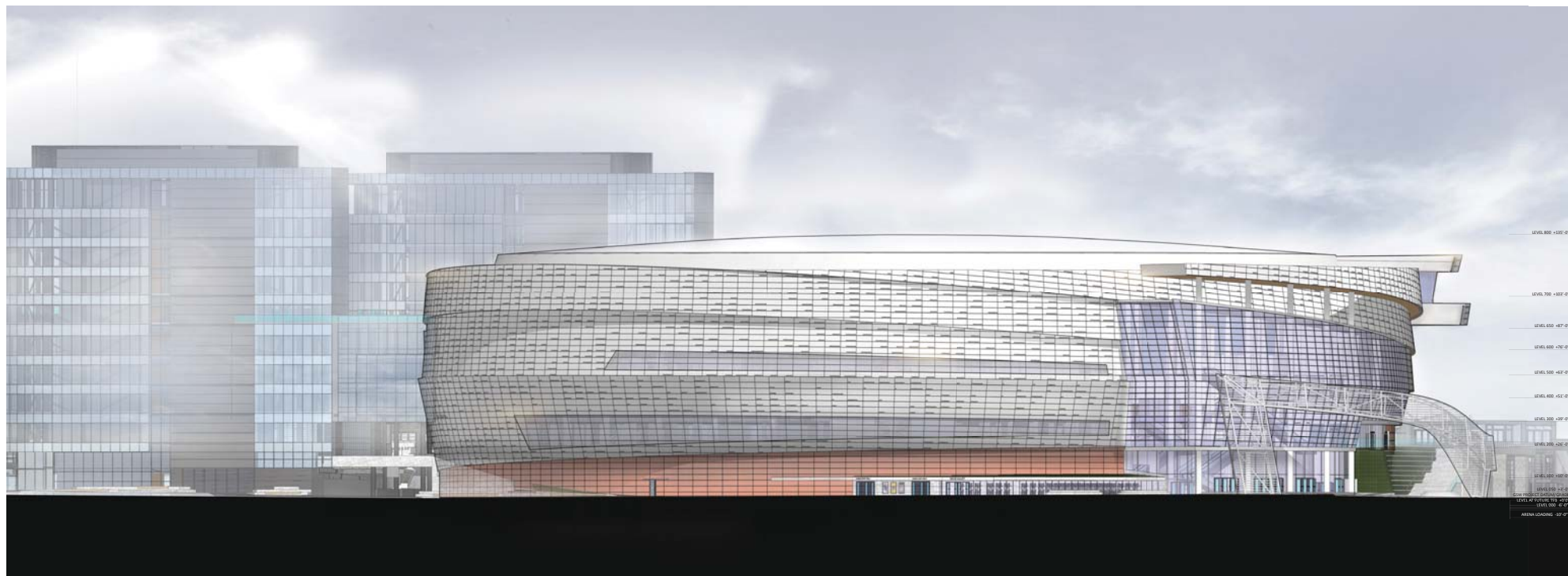


Fig. 23 | South Elevation - Event Center with Site Detail

Note: Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design.



ELEVATIONS

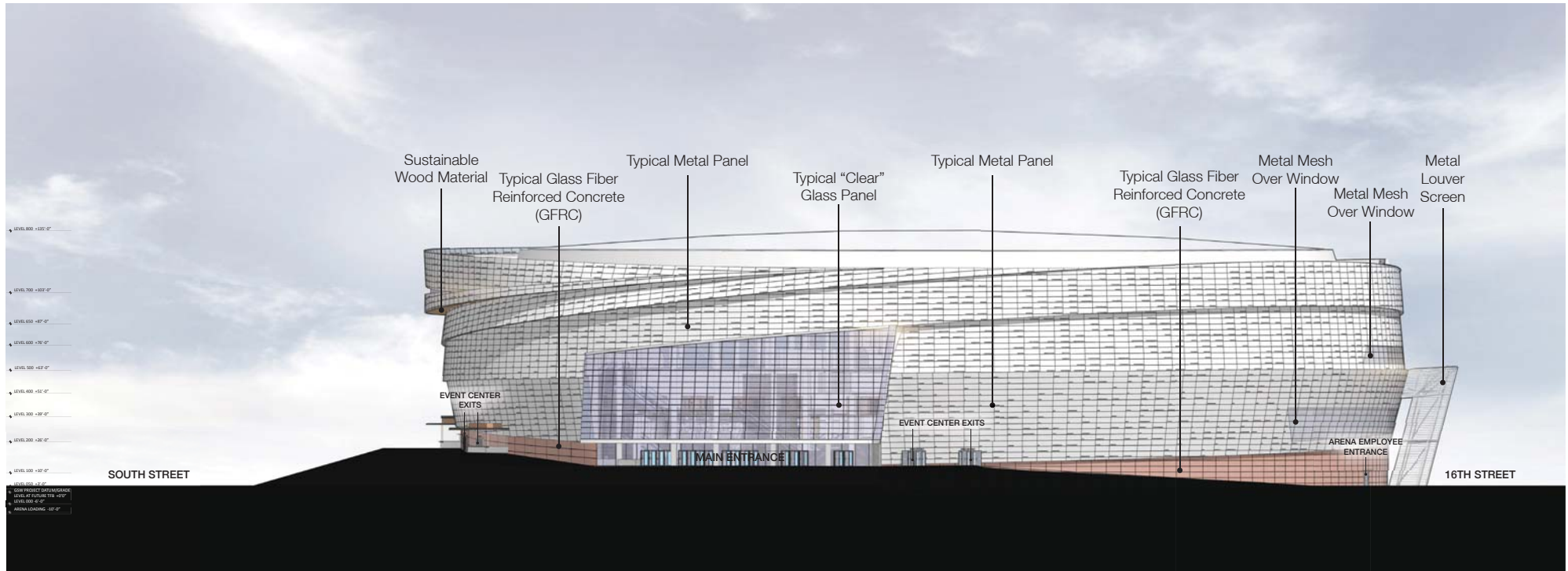
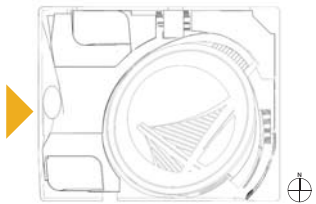


Fig. 24 | West Elevation - Event Center

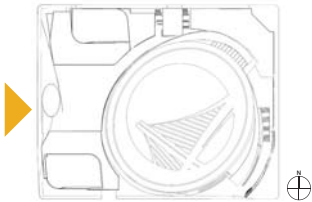


Note: Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design.



Fig. 25 | West Elevation - Event Center with Site Detail

Note: Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design.



FLOOR PLANS

ZONE/FUNCTION COLOR KEY	
	Basketball Courts
	BOH/Storage
	Concession
	Concourse
	Kitchen
	Lobby
	Locker Room
	Lounge/Club
	Office
	Press
	Seating Bowl
	Sponsor/Retail
	Suites
	Technical (MEP)
	(M/W) Toilets
	Vertical Circulation

ROOF FINISH ELEVATION +135'-0"	LEVEL 800 +135'-0"
PERIMETER OF HIGH ROOF +127'-0"	
LOW ROOF FINISH ELEVATION +124'-0"	
CATWALK / UPPER BAYFRONT TERRACE +103'-0"	LEVEL 700 +103'-0"
4TH MEZZANINE +87'-0"	LEVEL 650 +87'-0"
LOWER BAYFRONT TERRACE +76'-0"	LEVEL 600 +76'-0"
UPPER CONCOURSE +63'-0"	LEVEL 500 +63'-0"
LODGE LEVEL +51'-0"	LEVEL 400 +51'-0"
SOUTH LEVEL +39'-0"	LEVEL 300 +39'-0"
MAIN CONCOURSE +26'-0"	LEVEL 200 +26'-0"
MEZZANINE LEVEL +10'-0"	LEVEL 100 +10'-0"
GRADE LEVEL +3'-0"	LEVEL 050 +3'-0"
CSW PROJECT OUTLINE GRADE	LEVEL AT FUTURE TRB +0'-0"
EVENT LEVEL -6'-0"	LEVEL 000 -6'-0"
ARENA LOADING -10'-0"	

FLOOR PLAN SHOWN ON THIS PAGE

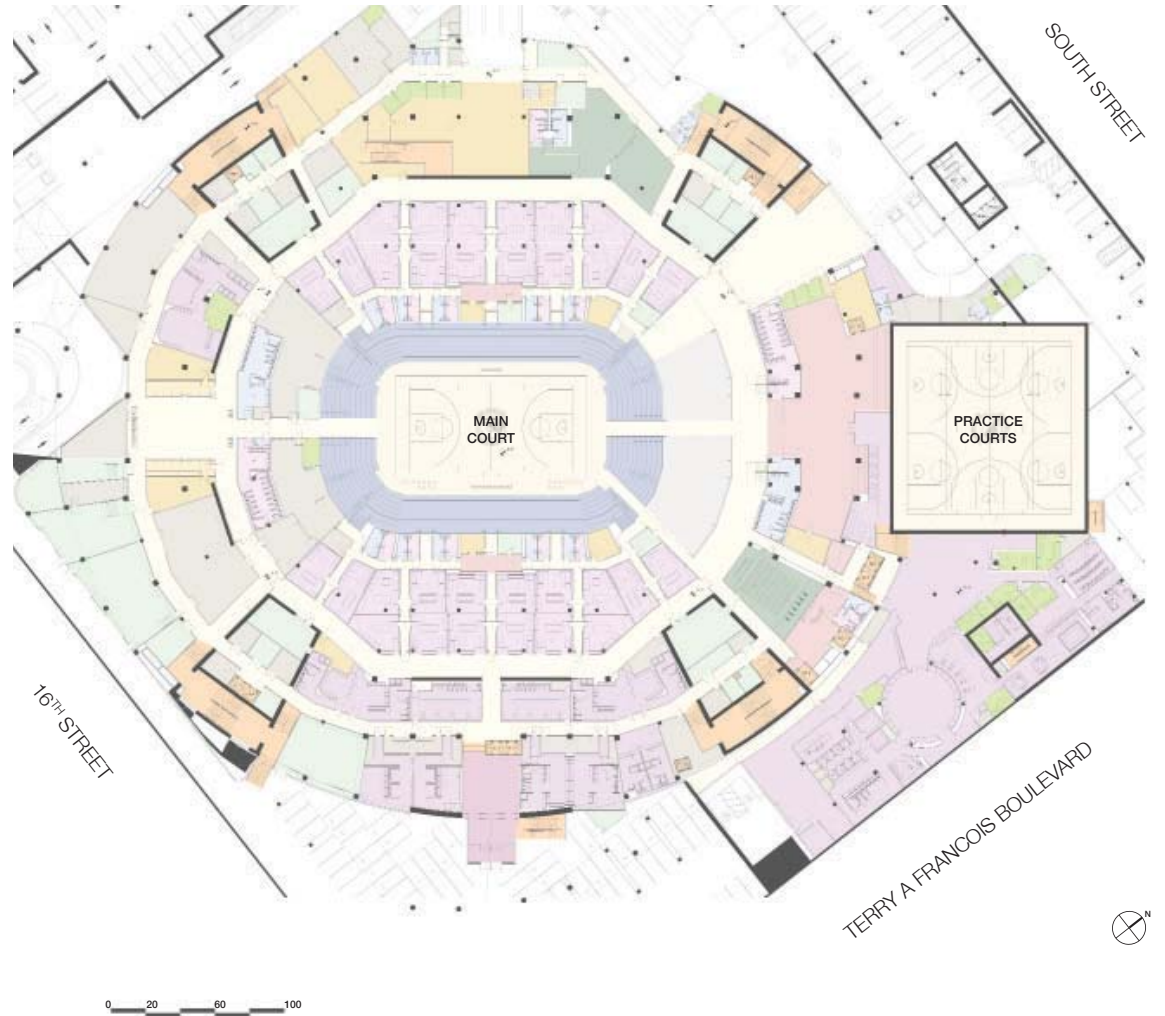
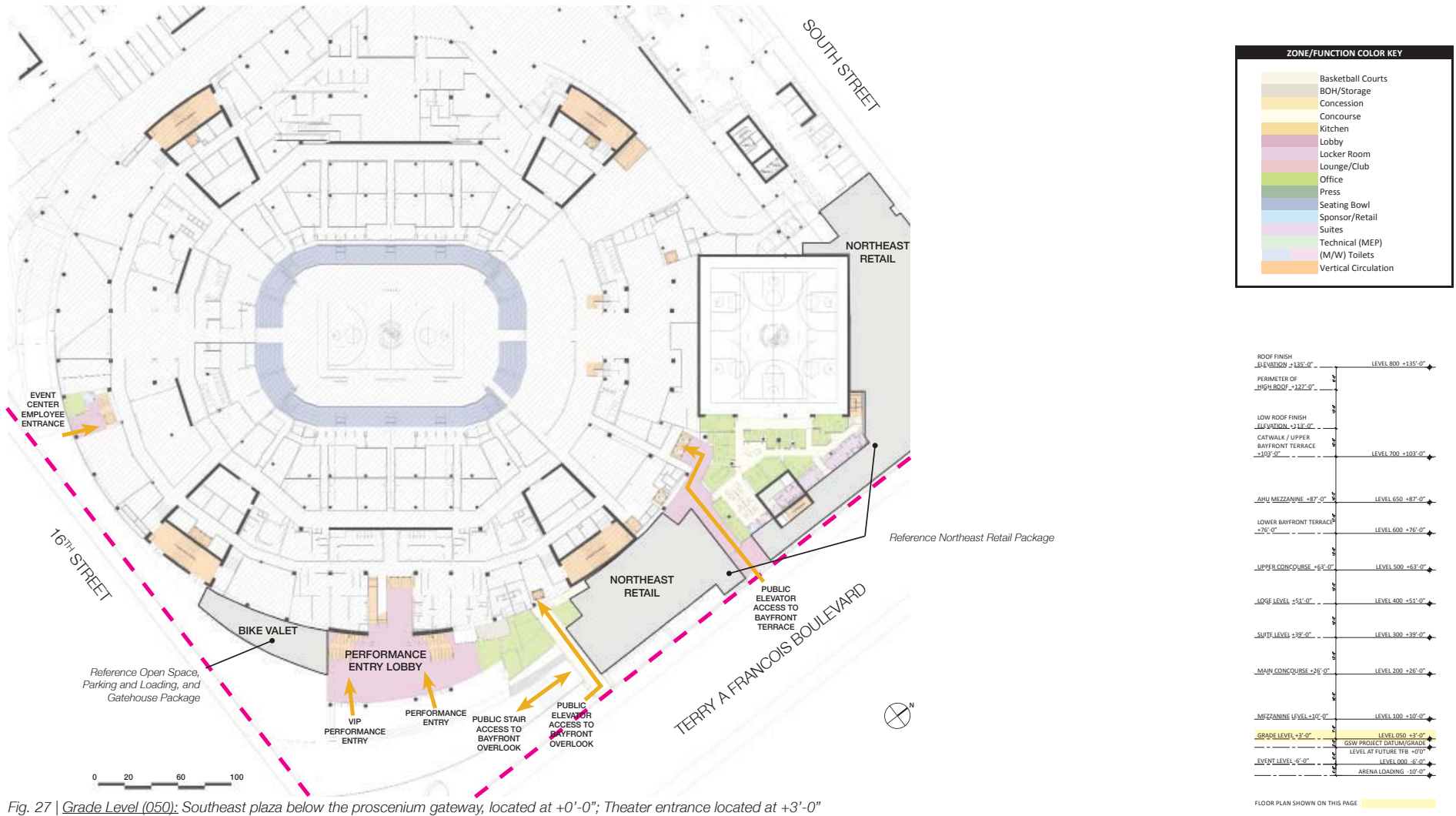


Fig. 26 | *Event Level (000): Floor of the basketball court and a significant back of house amenity space within the Event Center, located at -6'-0"*

FLOOR PLANS



FLOOR PLANS

ZONE/FUNCTION COLOR KEY	
	Basketball Courts
	BOH/Storage
	Concession
	Concourse
	Kitchen
	Lobby
	Locker Room
	Lounge/Club
	Office
	Press
	Seating Bowl
	Sponsor/Retail
	Suites
	Technical (MEP)
	(M/W) Toilets
	Vertical Circulation

ROOF FINISH ELEVATION +135'-0"	LEVEL 800 +135'-0"
PERIMETER OF HIGH ROOF +127'-0"	
LOW ROOF FINISH ELEVATION +124'-0"	
CATWALK / UPPER BAYFRONT TERRACE +103'-0"	LEVEL 700 +103'-0"
ASH MEZZANINE +87'-0"	LEVEL 650 +87'-0"
LOWER BAYFRONT TERRACE +76'-0"	LEVEL 600 +76'-0"
UPPER CONCOURSE +63'-0"	LEVEL 500 +63'-0"
LODG LEVEL +51'-0"	LEVEL 400 +51'-0"
SOUTH LEVEL +39'-0"	LEVEL 300 +39'-0"
MAIN CONCOURSE +26'-0"	LEVEL 200 +26'-0"
MEZZANINE LEVEL +10'-0"	LEVEL 100 +10'-0"
GRADE LEVEL +3'-0"	LEVEL 050 +3'-0"
GSW PROJECT OUTLINE GRADE	LEVEL AT FUTURE TRF +0'-0"
EVENT LEVEL -6'-0"	LEVEL 000 -6'-0"
ARENA LOADING -10'-0"	

FLOOR PLAN SHOWN ON THIS PAGE

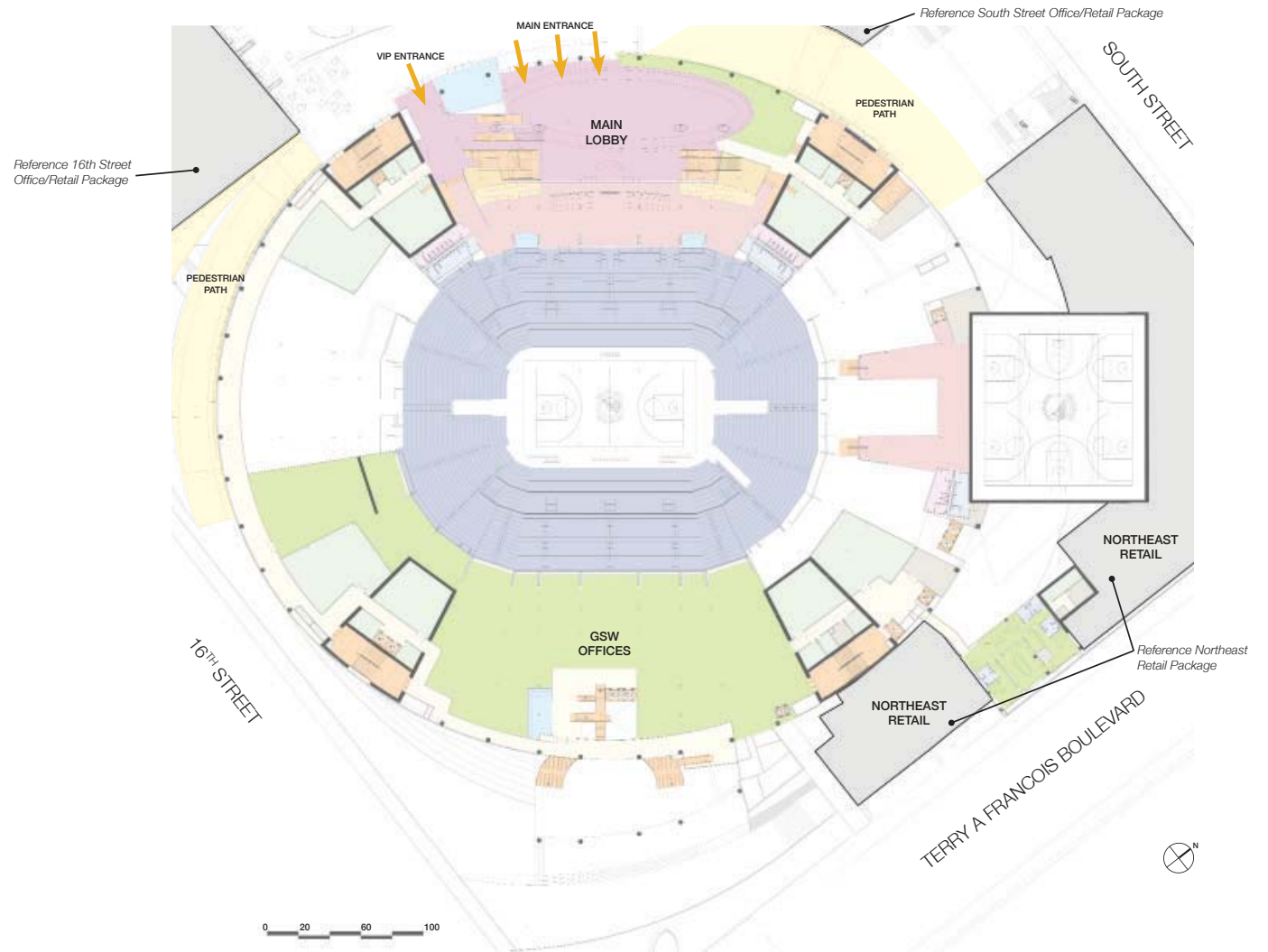


Fig. 28 | Mezzanine Level (100): Level at which guests enter the Event Center from the Main Plaza, located at +10'-0" to +12'-0"

FLOOR PLANS

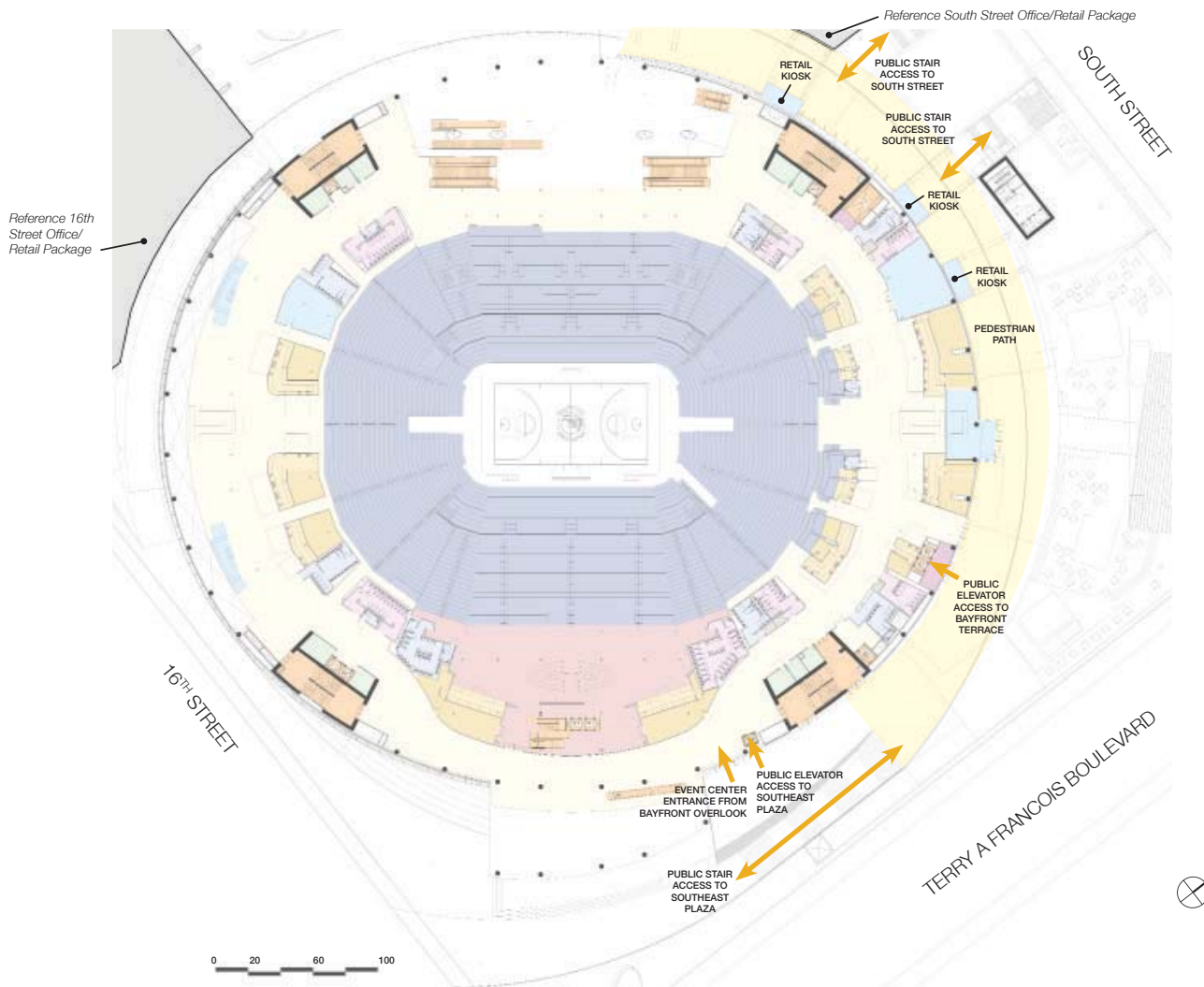
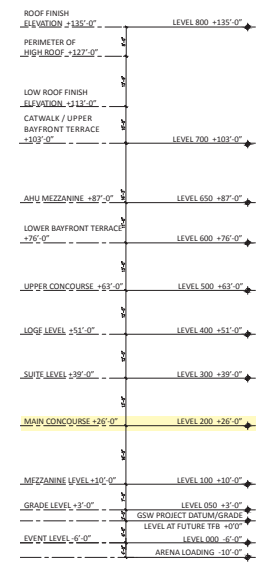


Fig. 29 | Main Concourse (200): Primary access to Event Center's GA lower seating bowl, located at +26'-0"

ZONE/FUNCTION COLOR KEY	
	Basketball Courts
	BOH/Storage
	Concession
	Concourse
	Kitchen
	Lobby
	Locker Room
	Lounge/Club
	Office
	Press
	Seating Bowl
	Sponsor/Retail Suites
	Technical (MEP)
	(M/W) Toilets
	Vertical Circulation



FLOOR PLANS

ZONE/FUNCTION COLOR KEY	
	Basketball Courts
	BOH/Storage
	Concession
	Concourse
	Kitchen
	Lobby
	Locker Room
	Lounge/Club
	Office
	Press
	Seating Bowl
	Sponsor/Retail
	Suites
	Technical (MEP)
	(M/W) Toilets
	Vertical Circulation

ROOF FINISH ELEVATION +135'-0"	LEVEL 800 +135'-0"
PERIMETER OF HIGH ROOF +127'-0"	
LOW ROOF FINISH ELEVATION +124'-0"	
CATWALK / UPPER BAYFRONT TERRACE +103'-0"	LEVEL 700 +103'-0"
4TH MEZZANINE +87'-0"	LEVEL 650 +87'-0"
LOWER BAYFRONT TERRACE +76'-0"	LEVEL 600 +76'-0"
UPPER CONCOURSE +63'-0"	LEVEL 500 +63'-0"
LOBBY LEVEL +51'-0"	LEVEL 400 +51'-0"
SUITE LEVEL +39'-0"	LEVEL 300 +39'-0"
MAIN CONCOURSE +26'-0"	LEVEL 200 +26'-0"
MEZZANINE LEVEL +10'-0"	LEVEL 100 +10'-0"
GRADE LEVEL +3'-0"	LEVEL 050 +3'-0"
CSW PROJECT OUTLINE GRADE	LEVEL AT FUTURE TRB +0'-0"
EVENT LEVEL -6'-0"	LEVEL 000 -6'-0"
	ARENA LOADING -10'-0"

FLOOR PLAN SHOWN ON THIS PAGE

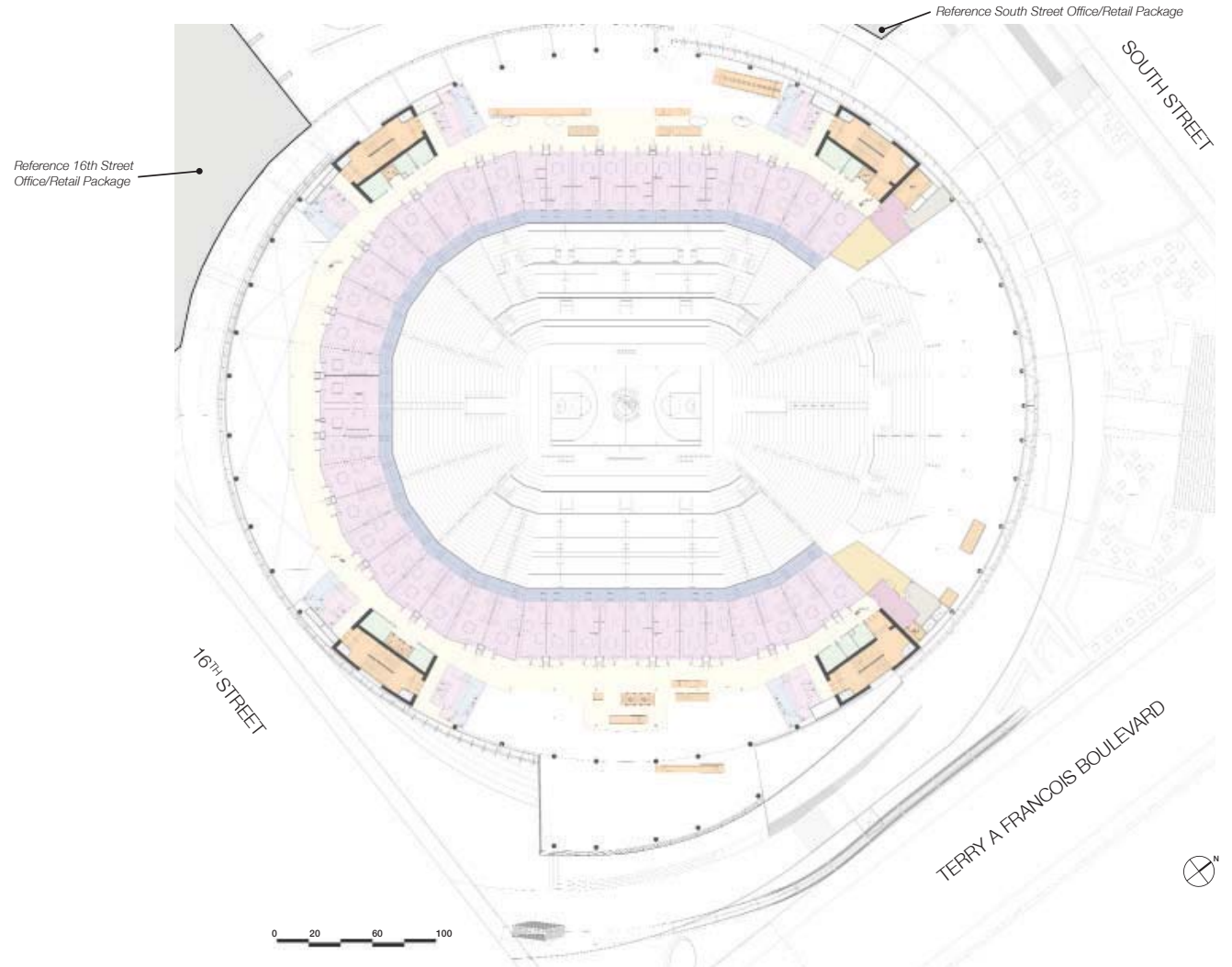


Fig. 30 | Suite Level (300): Traditional Suite seating options for Event Center attendees, located at +39'-0"

FLOOR PLANS

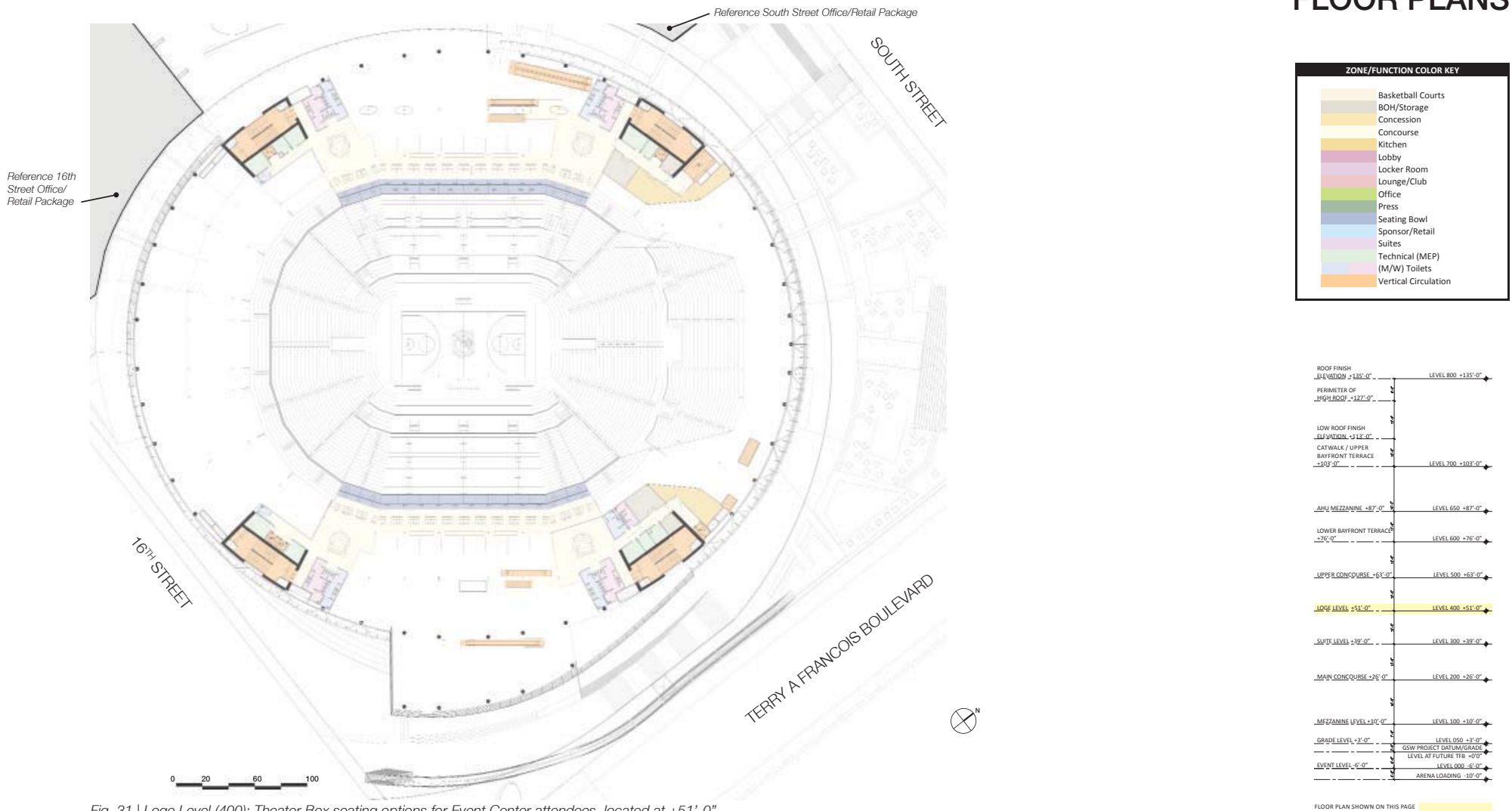


Fig. 31 | Loge Level (400): Theater Box seating options for Event Center attendees, located at +51'-0"

FLOOR PLANS

ZONE/FUNCTION COLOR KEY	
	Basketball Courts
	BOH/Storage
	Concession
	Concourse
	Kitchen
	Lobby
	Locker Room
	Lounge/Club
	Office
	Press
	Seating Bowl
	Sponsor/Retail
	Suites
	Technical (MEP)
	(M/W) Toilets
	Vertical Circulation

ROOF FINISH ELEVATION +135'-0"	LEVEL 800 +135'-0"
PERIMETER OF HIGH ROOF +127'-0"	
LOW ROOF FINISH ELEVATION +124'-0"	
CATWALK / UPPER BAYFRONT TERRACE +103'-0"	LEVEL 700 +103'-0"
4TH MEZZANINE +87'-0"	LEVEL 650 +87'-0"
LOWER BAYFRONT TERRACE +76'-0"	LEVEL 600 +76'-0"
UPPER CONCOURSE +63'-0"	LEVEL 500 +63'-0"
LOBBY LEVEL +51'-0"	LEVEL 400 +51'-0"
SOUTH LEVEL +39'-0"	LEVEL 300 +39'-0"
MAIN CONCOURSE +26'-0"	LEVEL 200 +26'-0"
MEZZANINE LEVEL +10'-0"	LEVEL 100 +10'-0"
GRADE LEVEL +3'-0"	LEVEL 050 +3'-0"
CSW PROJECT OUTLINE GRADE	LEVEL AT FUTURE TRB +0'-0"
EVENT LEVEL -6'-0"	LEVEL 000 -6'-0"
ARENA LOADING -10'-0"	

FLOOR PLAN SHOWN ON THIS PAGE

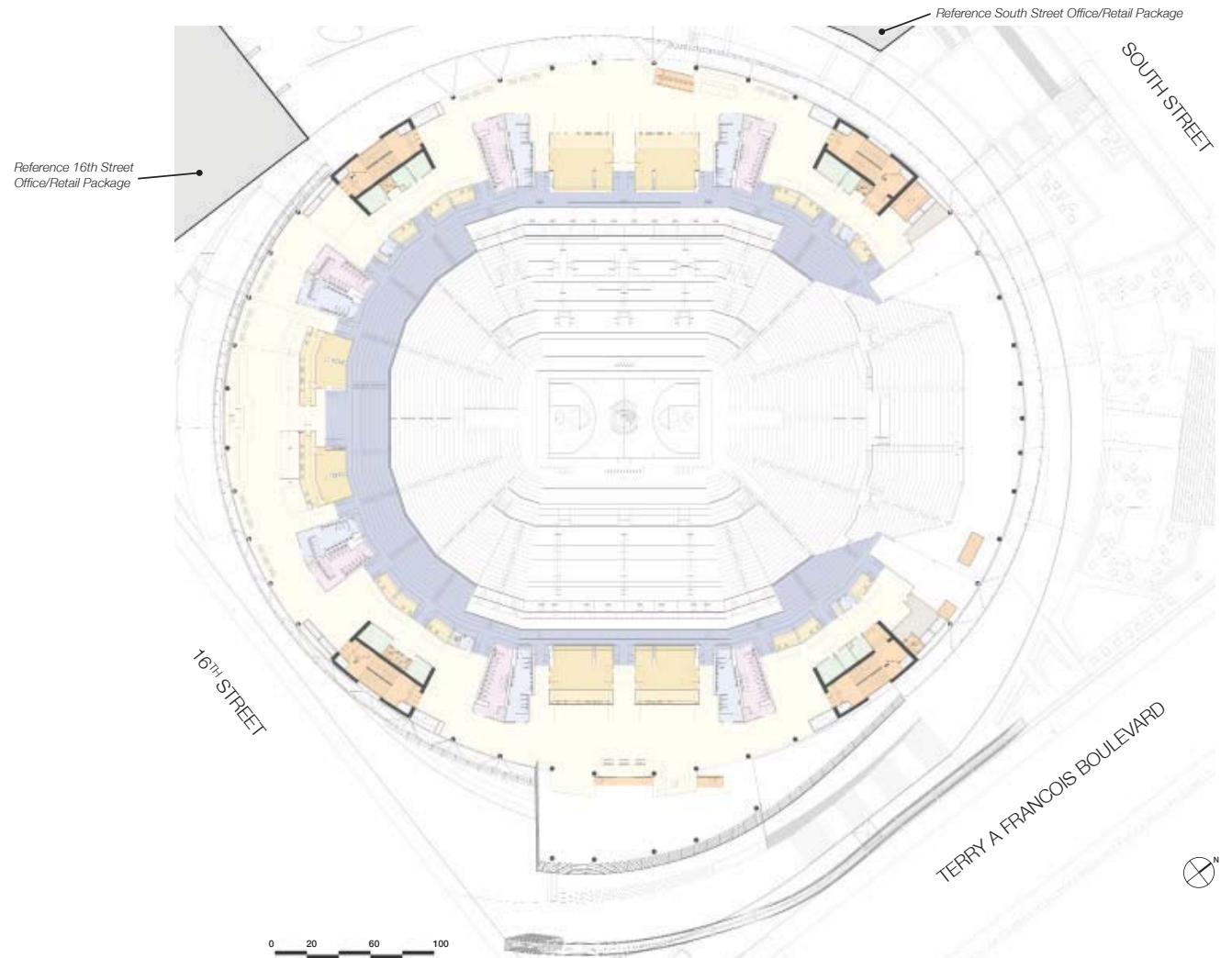
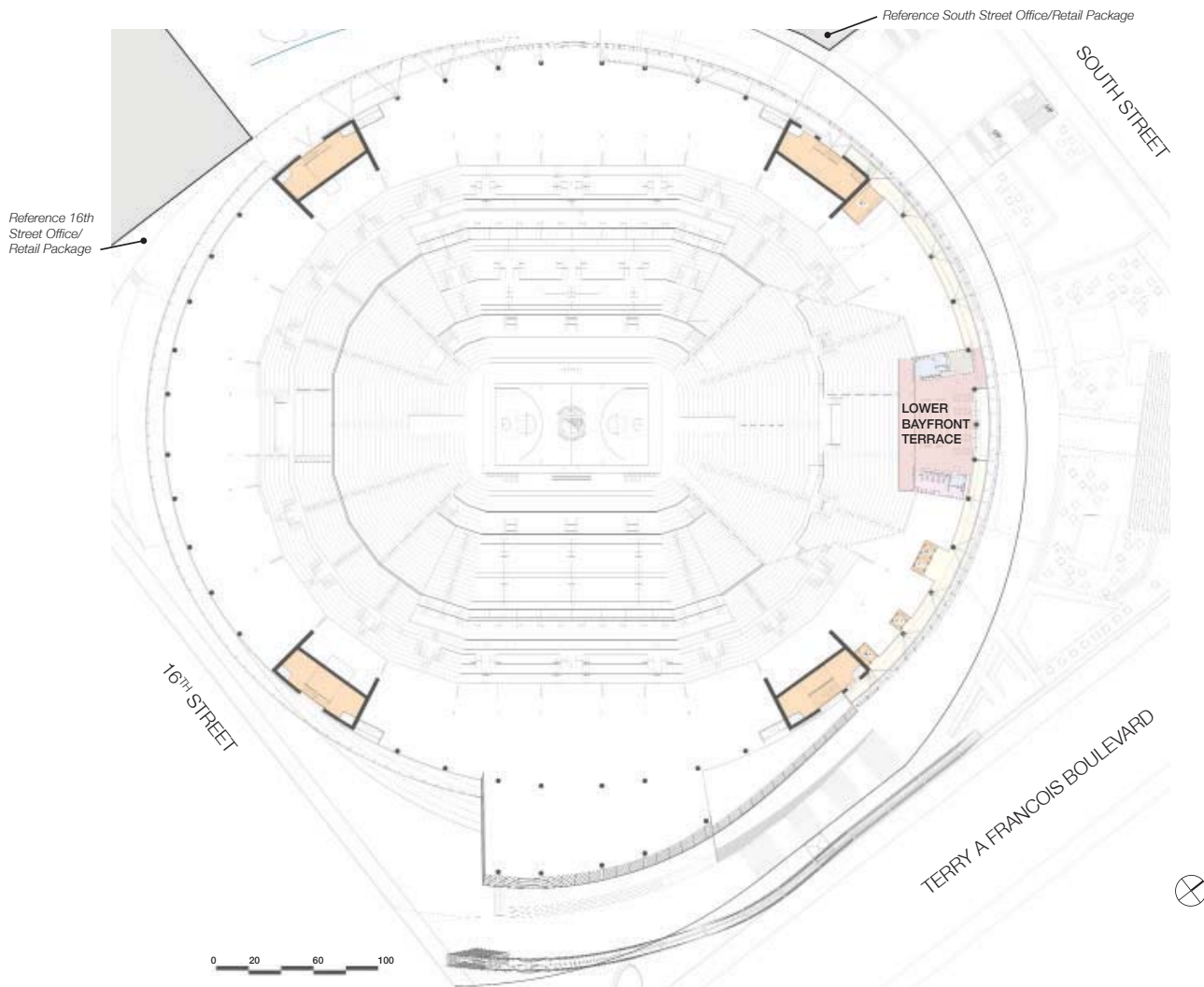
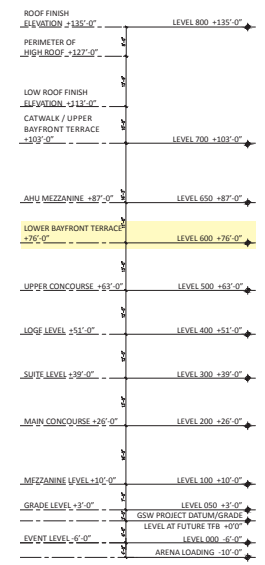


Fig. 32 | Upper Concourse (500): Primary access to Event Center upper seating bowl, located at +63'-0"

FLOOR PLANS



















ZONE/FUNCTION COLOR KEY	
	Basketball Courts
	BOH/Storage
	Concession
	Concourse
	Kitchen
	Lobby
	Locker Room
	Lounge/Club
	Office
	Press
	Seating Bowl
	Sponsor/Retail
	Suites
	Technical (MEP)
	(M/W) Toilets
	Vertical Circulation



FLOOR PLAN SHOWN ON THIS PAGE

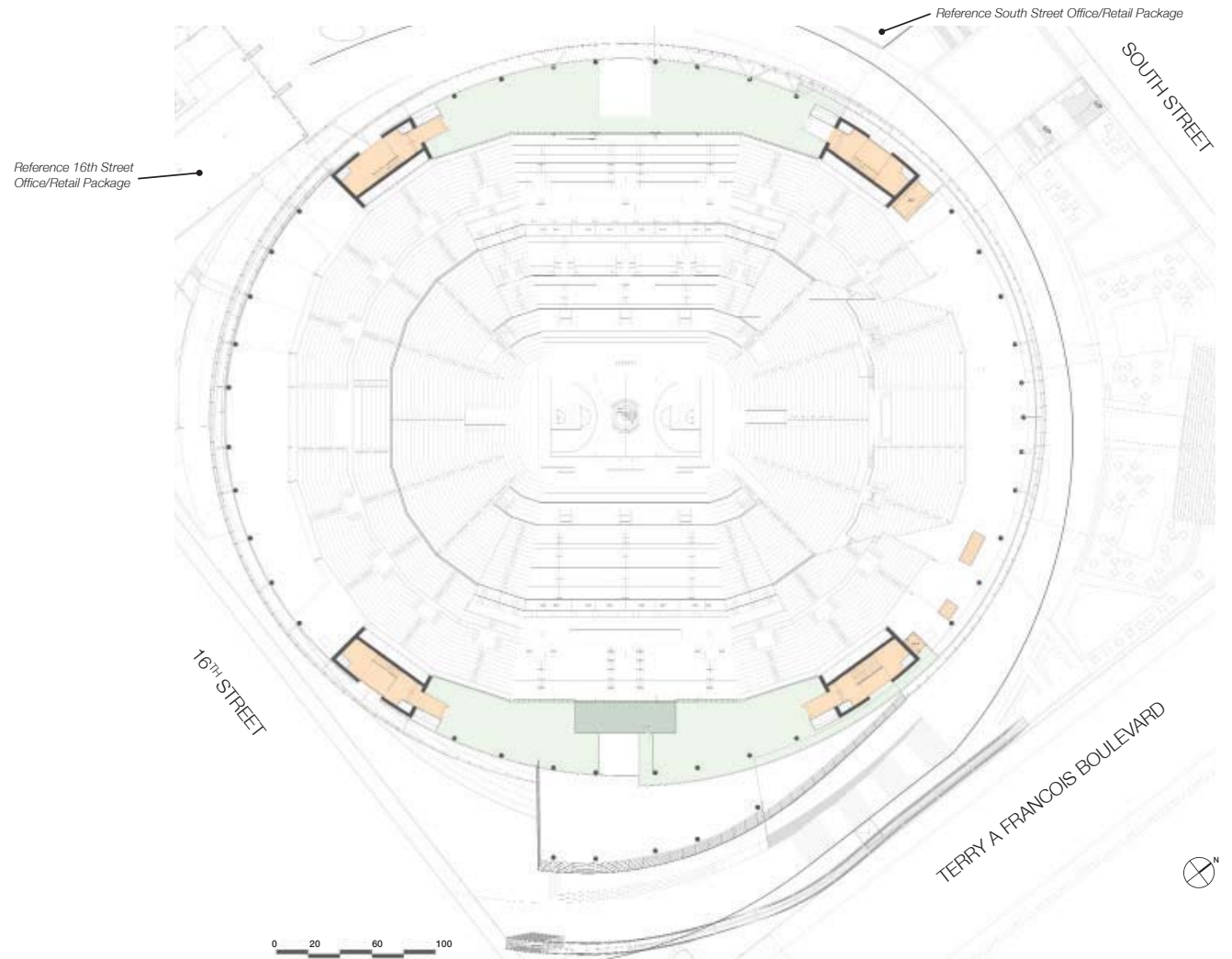
Fig. 33 | Lower Bayfront Terrace (600): Lower level of the elevated Bayfront Terrace, located at approximately +76'-0" (above)

FLOOR PLANS

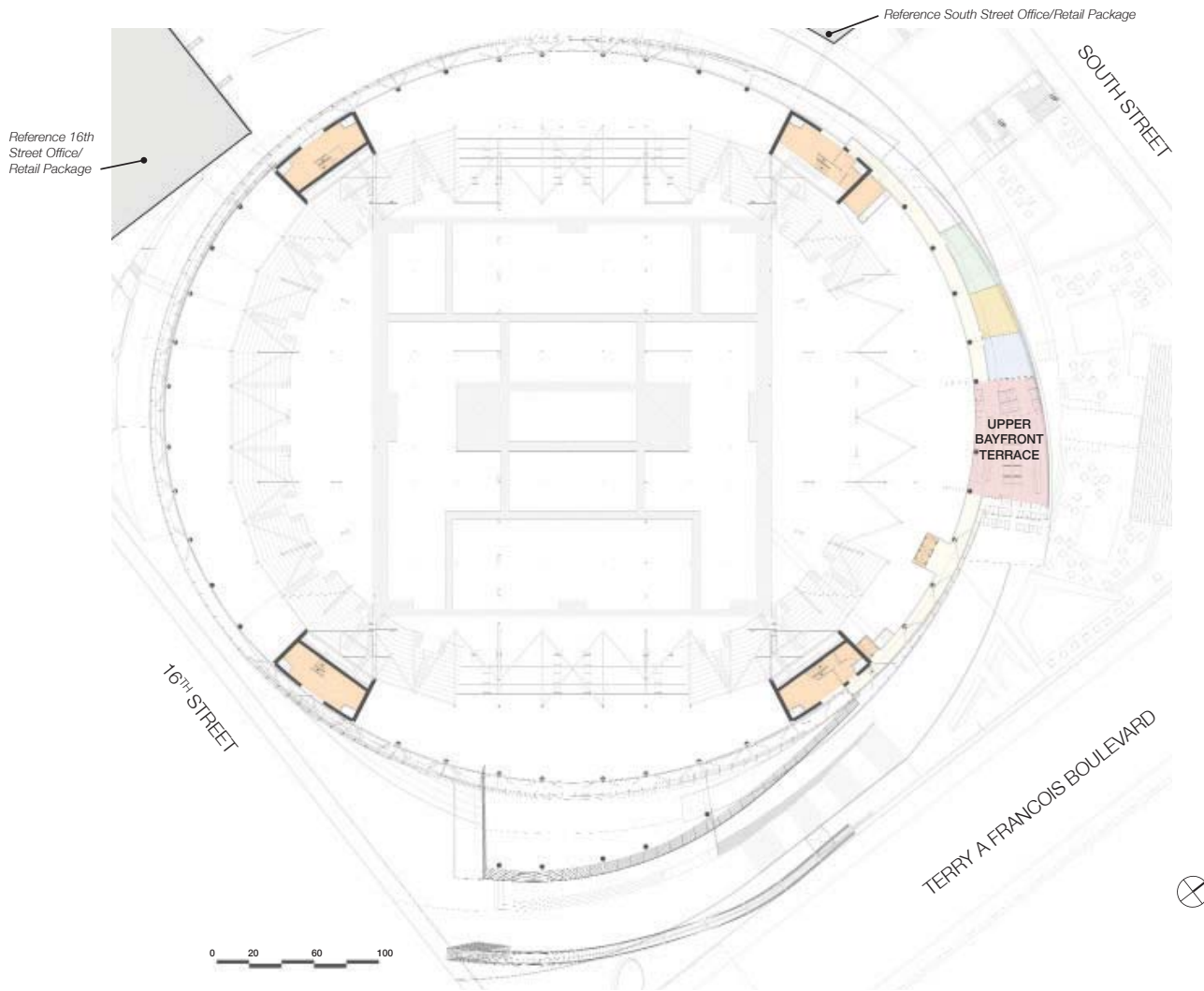
ZONE/FUNCTION COLOR KEY	
	Basketball Courts
	BOH/Storage
	Concession
	Concourse
	Kitchen
	Lobby
	Locker Room
	Lounge/Club
	Office
	Press
	Seating Bowl
	Sponsor/Retail
	Suites
	Technical (MEP)
	(M/W) Toilets
	Vertical Circulation

ROOF FINISH ELEVATION +135'-0"	LEVEL 800 +135'-0"
PERIMETER OF HIGH ROOF +127'-0"	
LOW ROOF FINISH ELEVATION +124'-0"	
CATWALK / UPPER BAYFRONT TERRACE +103'-0"	LEVEL 700 +103'-0"
AIR HANDLING UNIT (AHU) MEZZANINE +87'-0"	LEVEL 650 +87'-0"
LOWER BAYFRONT TERRACE +76'-0"	LEVEL 600 +76'-0"
UPPER CONCOURSE +63'-0"	LEVEL 500 +63'-0"
LODG LEVEL +51'-0"	LEVEL 400 +51'-0"
SOUTH LEVEL +39'-0"	LEVEL 300 +39'-0"
MAIN CONCOURSE +26'-0"	LEVEL 200 +26'-0"
MEZZANINE LEVEL +10'-0"	LEVEL 100 +10'-0"
GRADE LEVEL +3'-0"	LEVEL 050 +3'-0"
CSW PROJECT OUTRUM GRADE	LEVEL AT FUTURE TRB +0'-0"
EVENT LEVEL -6'-0"	LEVEL 000 -6'-0"
ARENA LOADING -10'-0"	

FLOOR PLAN SHOWN ON THIS PAGE



FLOOR PLANS



ZONE/FUNCTION COLOR KEY	
Basketball Courts	
BOH/Storage	
Concession	
Concourse	
Kitchen	
Lobby	
Locker Room	
Lounge/Club	
Office	
Press	
Seating Bowl	
Sponsor/Retail	
Suites	
Technical (MEP)	
(M/W) Toilets	
Vertical Circulation	

ROOF FINISH	LEVEL 800 +135'-0"
PERIMETER OF HIGH ROOF	+127'-0"
LOW ROOF FINISH	+124'-0"
CATWALK / UPPER BAYFRONT TERRACE	LEVEL 700 +103'-0"
ANNU MEZZANINE	+87'-0"
LOWER BAYFRONT TERRACE	+76'-0"
UPPER CONCOURSE	+69'-0"
LOOF LEVEL	+53'-0"
SUITE LEVEL	+39'-0"
MAIN CONCOURSE	+26'-0"
MEZZANINE LEVEL	+10'-0"
GRADE LEVEL	+3'-0"
GSW PROPOSED DRAINAGE	LEVEL 000 +0'-0"
EVENT LEVEL	-6'-0"
ARENA LOADING	-10'-0"

FLOOR PLAN SHOWN ON THIS PAGE

Fig. 35 | Catwalk Level (700): Catwalk which services Event Center functions, located at +103'-0"
Upper Bayfront Terrace (700): Upper level of the elevated Bayfront Terrace, located at approximately +100'-0"

ROOF PLANS

ZONE/FUNCTION COLOR KEY	
	Basketball Courts
	BOH/Storage
	Concession
	Concourse
	Kitchen
	Lobby
	Locker Room
	Lounge/Club
	Office
	Press
	Seating Bowl
	Sponsor/Retail
	Suites
	Technical (MEP)
	(M/W) Toilets
	Vertical Circulation

ROOF FINISH ELEVATION +135'-0"	LEVEL 800 +135'-0"
PERIMETER OF HIGH ROOF +127'-0"	
LOW ROOF FINISH ELEVATION +12'-0"	
CATWALK / UPPER BAYFRONT TERRACE +103'-0"	LEVEL 700 +103'-0"
4TH MEZZANINE +87'-0"	LEVEL 650 +87'-0"
LOWER BAYFRONT TERRACE +76'-0"	LEVEL 600 +76'-0"
UPPER CONCOURSE +63'-0"	LEVEL 500 +63'-0"
LODG LEVEL +51'-0"	LEVEL 400 +51'-0"
SOUTH LEVEL +39'-0"	LEVEL 300 +39'-0"
MAIN CONCOURSE +26'-0"	LEVEL 200 +26'-0"
MEZZANINE LEVEL +10'-0"	LEVEL 100 +10'-0"
GRADE LEVEL +3'-0"	LEVEL 050 +3'-0"
CSW PROJECT EXISTING GRADE	LEVEL AT FUTURE TRF +0'-0"
EVENT LEVEL -6'-0"	LEVEL 000 -6'-0"
ARENA LOADING -10'-0"	

FLOOR PLAN SHOWN ON THIS PAGE

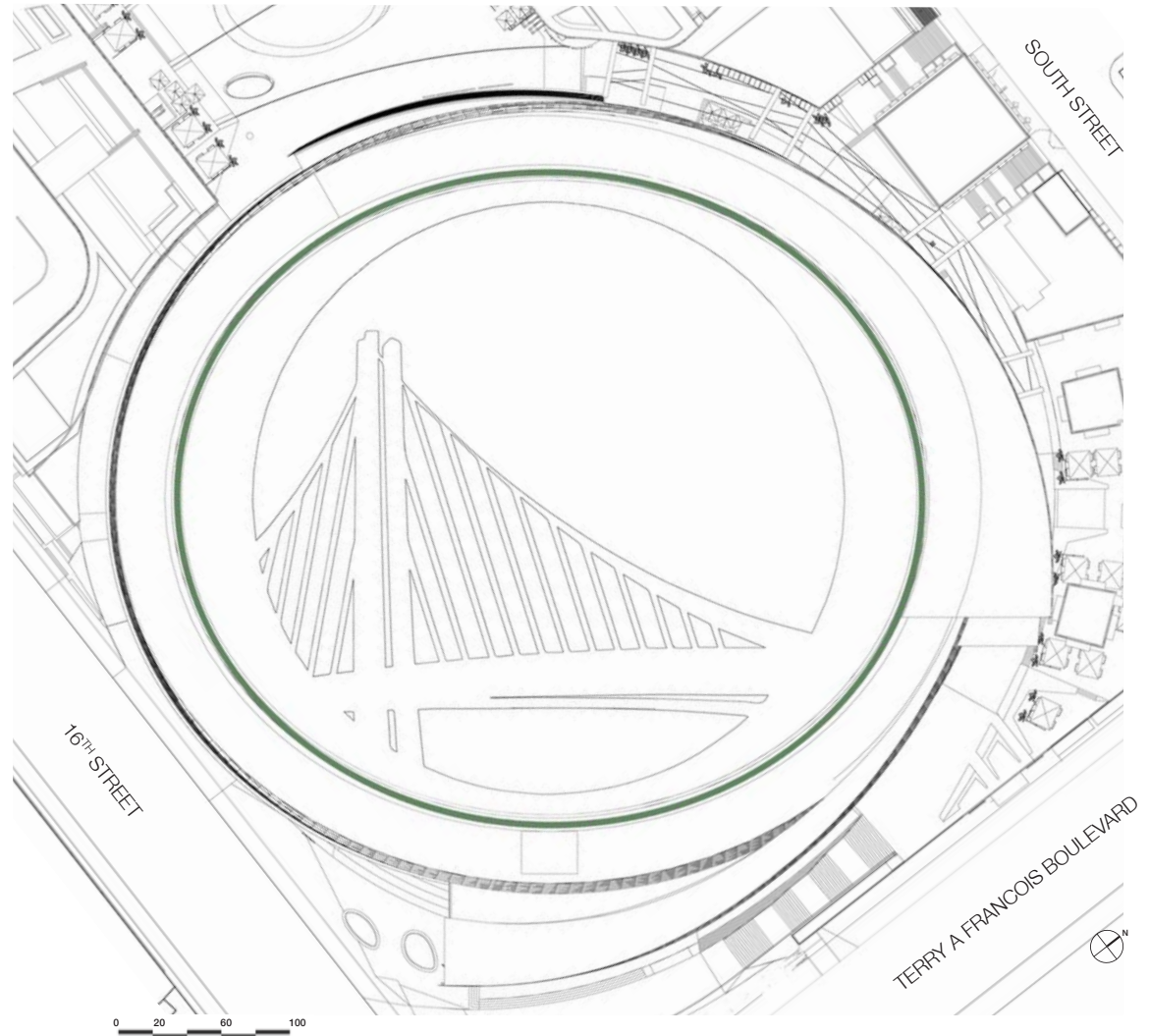


Fig. 36 | Roof Plan (800): Contains a bioswale for stormwater treatment; highest point of roof is centrally located at 135'-0"

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MATERIALS: EVENT CENTER

“Clear” Glass Panel

(will be treated for energy efficiency and bird strike prevention)



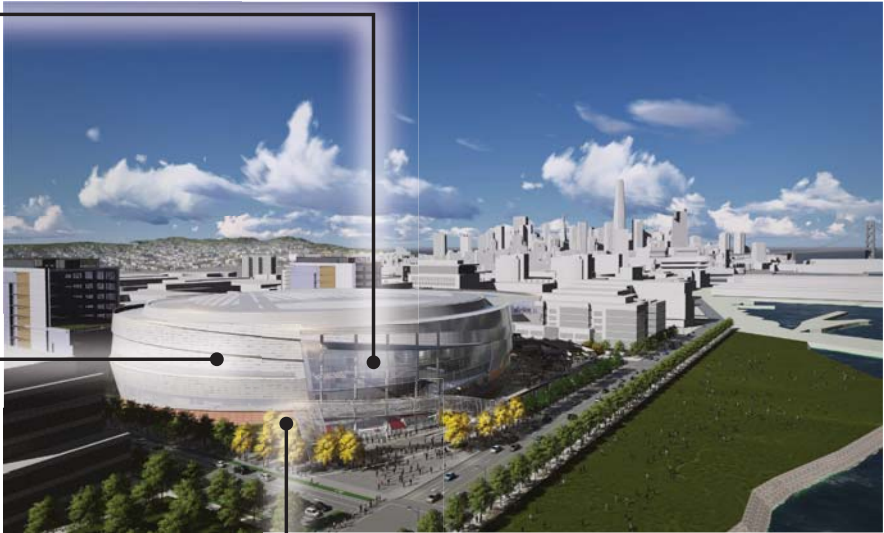
Fig. 37



Fig. 38



Fig. 39



Metal Panel

(rain screen system with fixed % of perforation pattern, backlit at night - see image on opposite page)

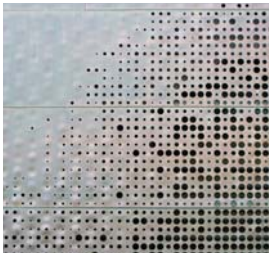


Fig. 40



Fig. 41



Fig. 42

Glass Fiber Reinforced Concrete (GFRC)

(located at pedestrian level for durability, texture, and color)



Fig. 43



Fig. 44



Fig. 45

MATERIALS: EVENT CENTER



Sustainable Wood

(applied under soffits to soften the facade palette)

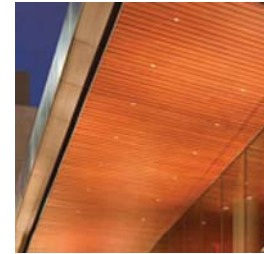


Fig. 55



Fig. 56



Fig. 57

Metal Wrapped Columns

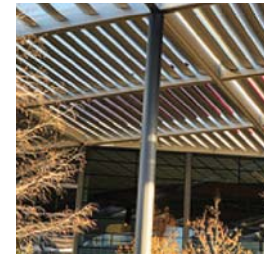


Fig. 52



Fig. 53



Fig. 54

Metal Louver Screen

Metal Mesh

(located at 16th street window punches to protect from bird nesting, natural elements, etc.)



Fig. 46



Fig. 47



Fig. 48



Fig. 49



Fig. 50



Fig. 51

MATERIALS: RETAIL KIOSKS

Sustainable Wood



Fig. 58



Fig. 59



Fig. 60

Metal Roof Framing



Fig. 61



Fig. 62



Fig. 63

Metal Panel



Fig. 64



Fig. 65



Fig. 66



“Clear” Glass



Fig. 67



Fig. 68



Fig. 69

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MATERIAL ASSEMBLY: TYPICAL “CLEAR” GLASS PANEL

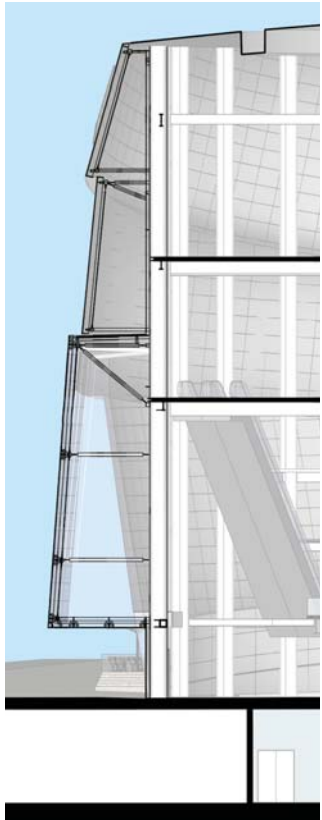


Fig. 70

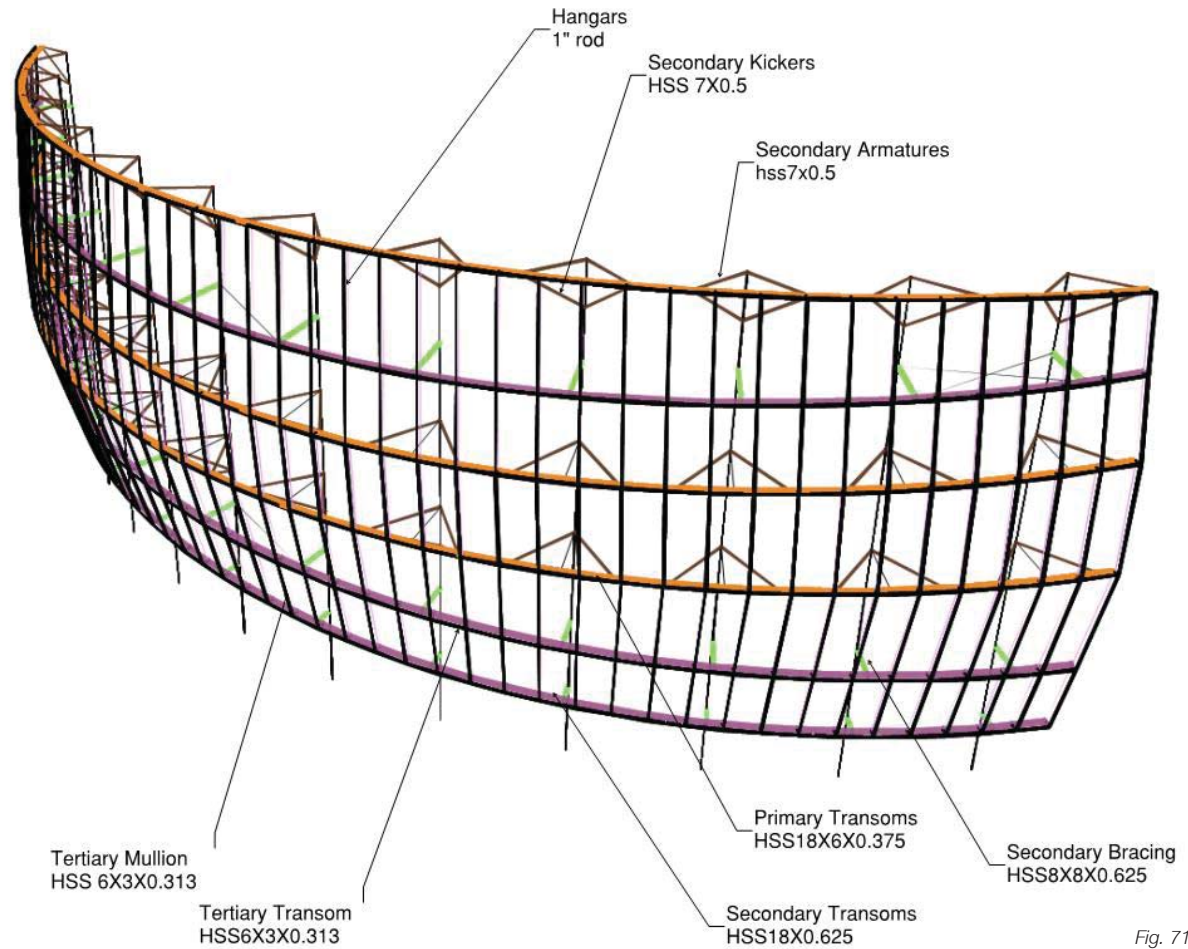
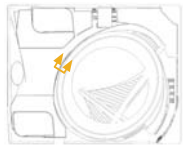
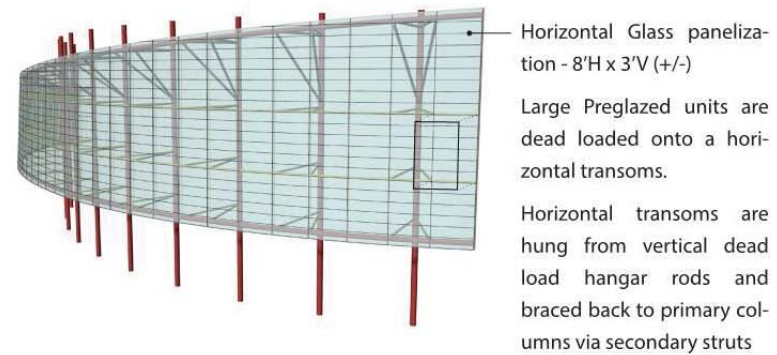
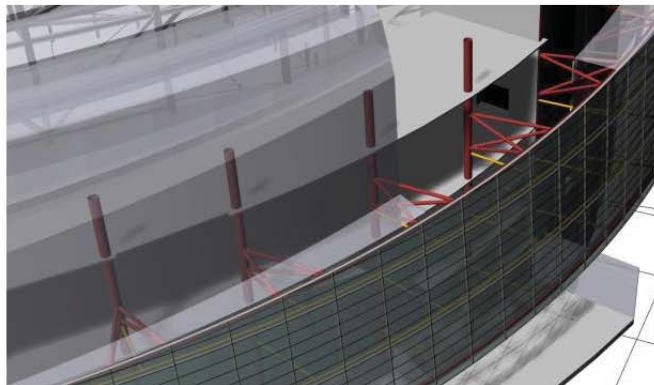
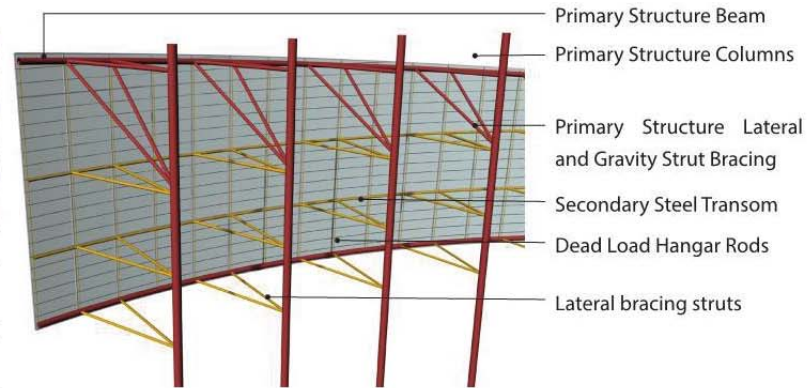
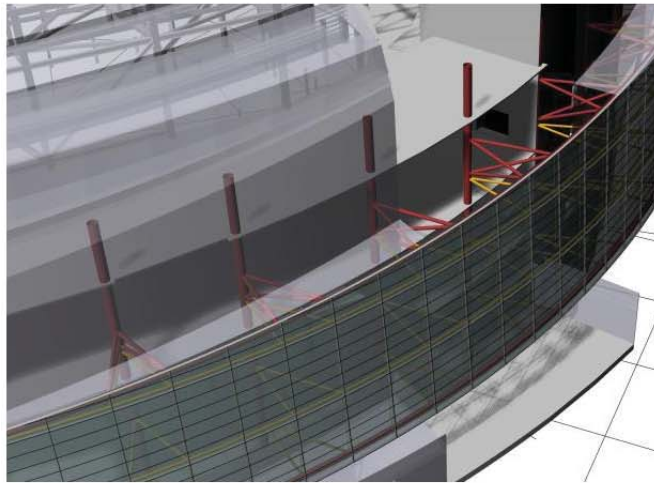


Fig. 71

MATERIAL ASSEMBLY: TYPICAL “CLEAR” GLASS PANEL



GLASS PANEL ASSEMBLY

Fig. 72

MATERIAL ASSEMBLY: TYPICAL METAL PANEL

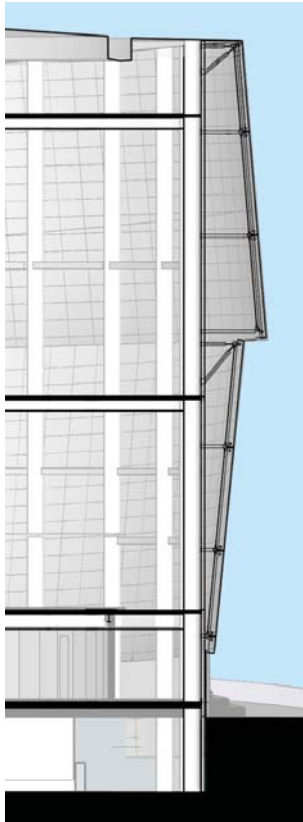
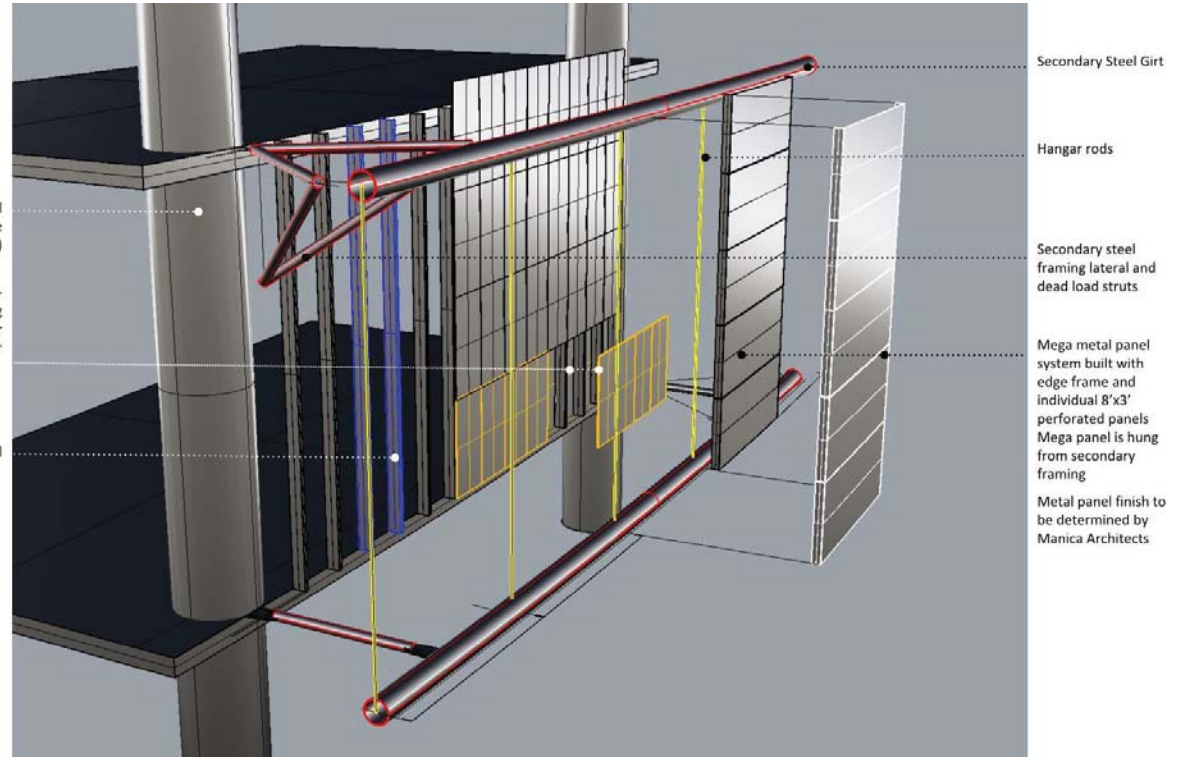
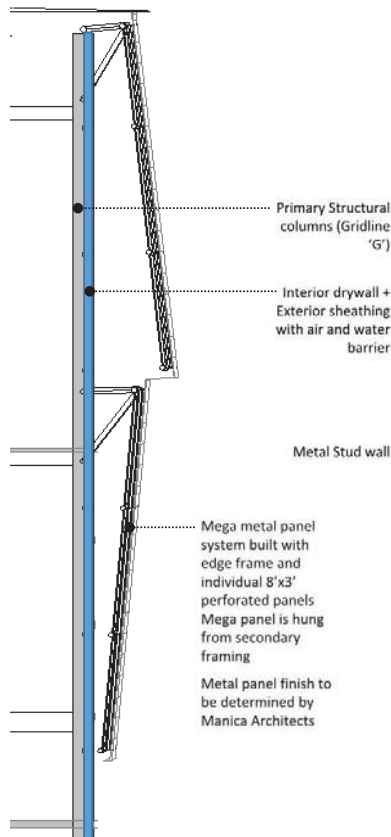


Fig. 73

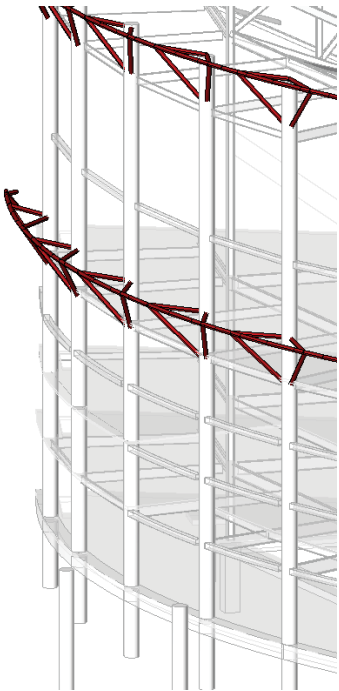


METAL PANEL ASSEMBLY

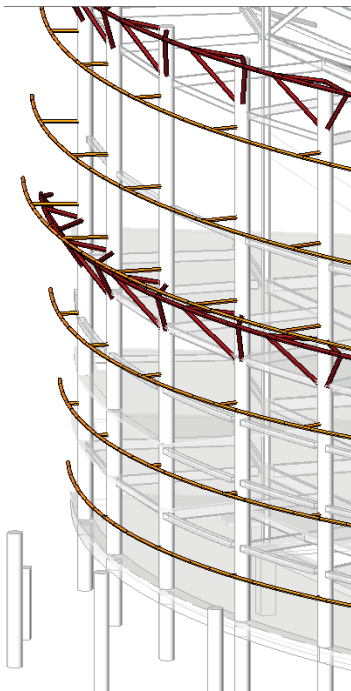
Fig. 74



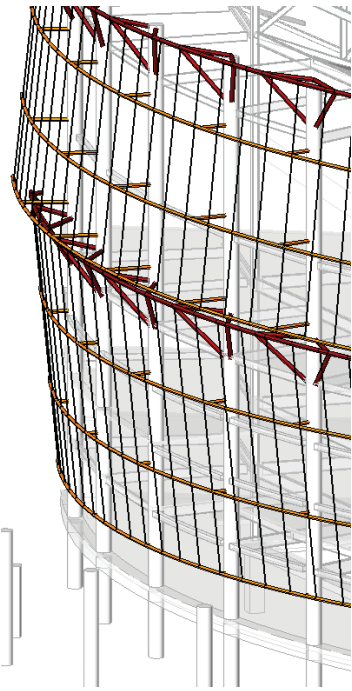
MATERIAL ASSEMBLY: TYPICAL METAL PANEL



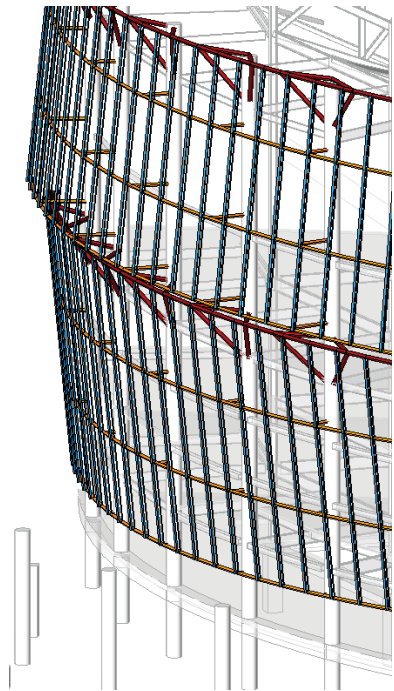
PRIMARY STRUCTURAL
COLUMNS WITH GRAVITY
GIRTS AND STRUTS



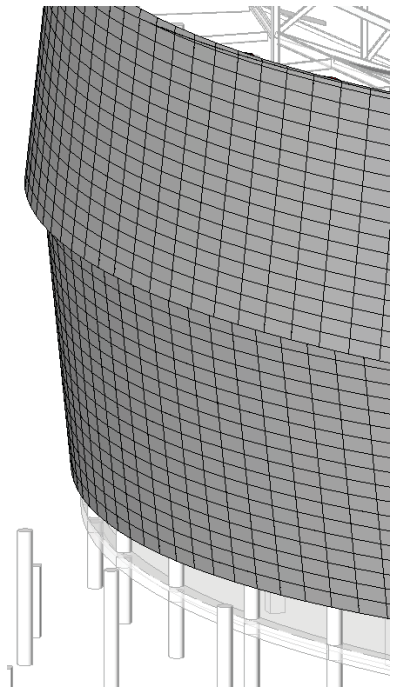
SECONDARY LATERAL
GIRTS AND STRUTS



SECONDARY HANGAR
CABLES



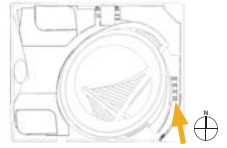
MEGA PANEL FRAMES



PERFORATED METAL
PANELS

Fig. 75

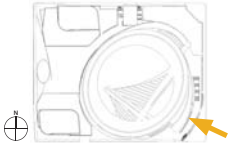
CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 76 | Concept image from the southeast corner - Event Center Performance Entrance

CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.



Fig. 77 | Concept image from the southeast corner - Event Center Performance Entrance

CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 78 | Concept image looking northwest from Park P22 - Event Center and Northeast Retail

CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 79 | Concept image from the northeast corner - Event Center and Northeast Retail

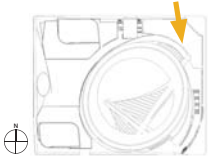
CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 80 | Concept image looking east from the Northeast Retail - Bayfront Terrace and the Northeast Retail

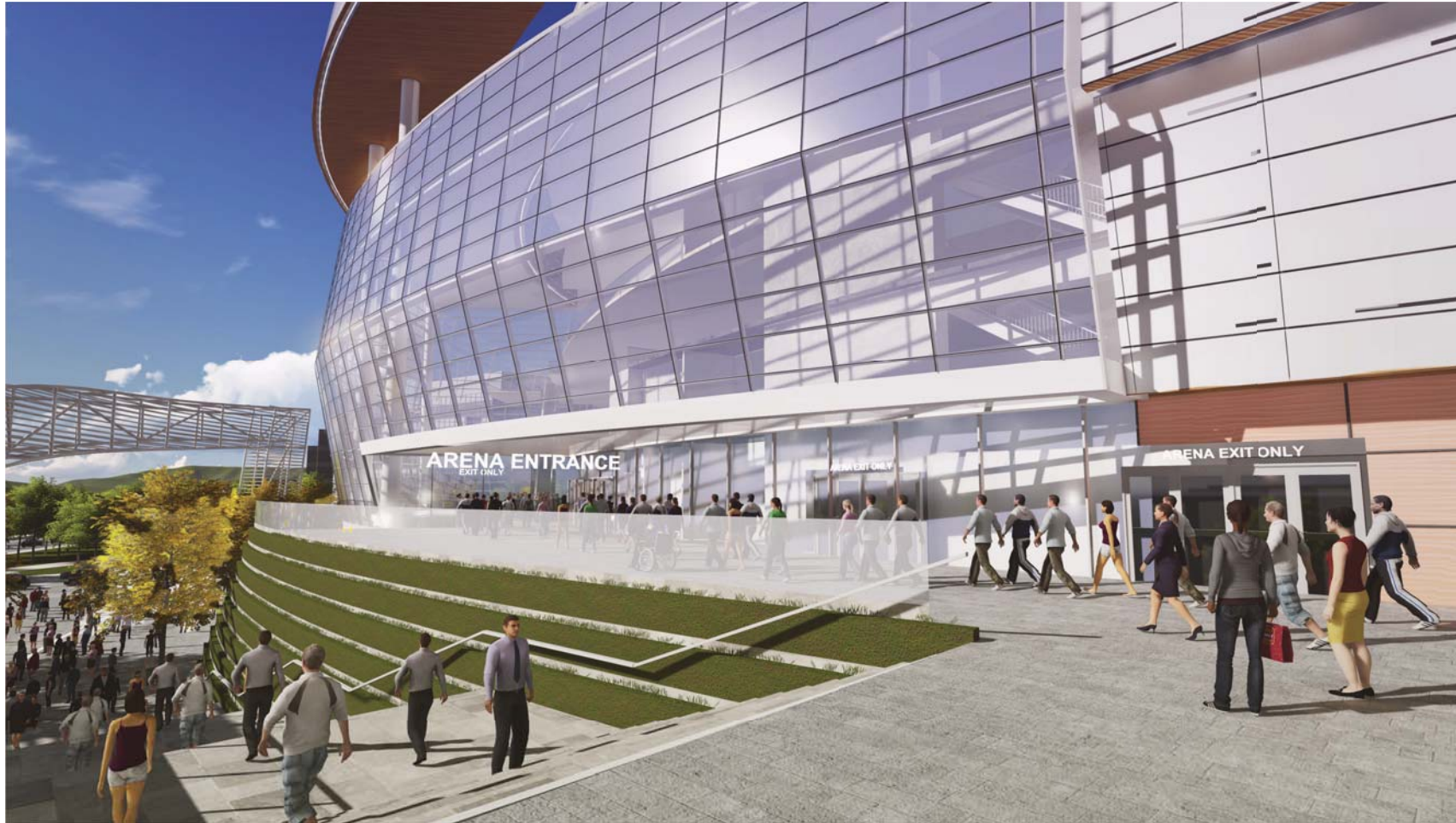
CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 81 | Concept image looking south from South Street - Event Center and Northeast Retail

CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 82 | Concept image of the Event Center entrance from the Bayfront Overlook

CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.



Fig. 83 | Concept image of the Pedestrian Path - Event Center and Northeast Retail

CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 84 | Concept image of the Pedestrian Path - Event Center and Northeast Retail

CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 85 | Concept image of the Pedestrian Path - Event Center, Northeast Retail, and South Street Office/Retail Tower

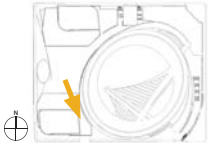
CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 86| Concept image from the Third Street Plaza - Event Center Main Entrance

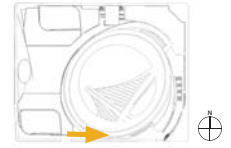
CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 87 | Concept image looking south to 16th Street

CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 88 | Concept image looking east from 16th Street

CONCEPT IMAGES: DAY

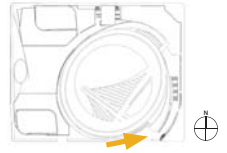


Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.



Fig. 89 | Concept image looking east from 16th Street - Event Center and Bike Valet

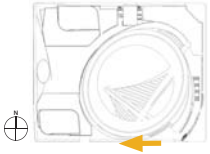
CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 90 | Concept image looking east from 16th Street - Event Center and Bike Valet

CONCEPT IMAGES: DAY



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.



Fig. 91 | Concept image looking west from 16th Street - Event Center

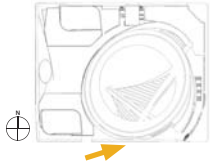
CONCEPT IMAGES: NIGHT



Fig. 92 | Concept image of the southeast corner - Event Center Performance Entrance

Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

CONCEPT IMAGES: NIGHT



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 93 | Concept image looking northeast from 16th Street - Event Center

CONCEPT IMAGES: NIGHT



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 94 | Concept image from the Third Street Plaza - Event Center Main Entrance

CONCEPT IMAGES: NIGHT



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.



Fig. 95 | Concept image of the Pedestrian Path - Event Center and Northeast Retail

CONCEPT IMAGES: NIGHT



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 96 | Concept image from Park P22 - Event Center, Northeast Retail

CONCEPT IMAGES: NIGHT



Please refer to the respective Office Tower; Open space, Parking, and Gatehouse; and Northeast Retail BC/SD packages for details on their design. Signage will be addressed during the DD stage of design.

Fig. 97 | Concept image of the southeast corner - Event Center, 16th Street Office Tower, Northeast Retail

CONCEPT IMAGES: INTERIOR



Fig. 98 | Concept image of the Event Center interior - Basketball Court

CONCEPT IMAGES: INTERIOR



Fig. 99 | Concept image of the Event Center interior - Main Lobby

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