



CONCEPT:

Site Plan

- New Grand Stair and expanded terraces at northeast corner of existing lower Lobby (+13'-6"). See Concept Level 1 Plan.
- New Commercial components - retail (8,000 SF) and restaurant (5,000 SF), including roofs as terraces/patio/planting of similar square footage (13,000 SF). Assume commercial space is core + shell, no fit out.
- Removal of approximately 20,000 SF (in plan) of earth (not including commercial SF) at proposed "carving" of existing hill in front of existing Courtyard.
- Assume approximately 20,000 SF of new hardscape (assume 75%) and softscape/planting (25%) at Level 1 Plan (Park/River) with water feature
- New Vehicular/Pedestrian Drop-off bridge
- New Pedestrian bridge
- New free-standing glass elevator and Ticket Booth "Pavilion"
- Amphitheatre, landscaping, and New River's Esplanade edge east of 5th Avenue extension NOT INCLUDED.

