



# Naperville

## NAPERVILLE PLANNING AND ZONING COMMISSION AGENDA ITEM

**CASE:** PZC 12-1-039 and **AGENDA DATE:** 8/8/2012  
**PZC 12-1-040**  
**SUBJECT:** Water Street District - North Phase/South Phase  
 Petitioner: MP Water Street District, LLC, 410 S. Main Street, Naperville, IL

**LOCATION:** The subject site is located in the Water Street District, which is bounded by Aurora Avenue on the south, DuPage River on the north, Main Street on the east, and Webster Street on the west.

Correspondence      New Business      Old Business      Public Hearing

**SYNOPSIS:**  
 The petitioner is requesting approval of Final PUD Plats, Final Subdivision Plats, a conditional use for a hotel, a parking deviation, and several sign deviations for the Water Street District - North Phase/South Phase.

### **PLAN COMMISSION ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
8/18/2010	D2	Plan Commission recommended approval of PZC 10-1-078, Water Street District – Condo Alternative (vote 5-2) and Water Street District – Hotel Alternative (vote 6-1).
10/19/2011	D3	Plan Commission recommended approval to rezone certain properties within the Water Street District from B5 (Secondary Commercial) to B4 (Downtown Core) – (vote 7-0).
6/20/12	D3	Planning and Zoning Commission (PZC) opened the public hearing and continued the cases to the July 17, 2012 meeting (and subsequently the August 8, 2012 meeting) in order to receive additional information.

### **ACTION REQUESTED/RECOMMENDED THIS MEETING:**

Recommend approval of PZC 12-1-039 and 12-1-040, Water Street District – North Phase/South Phase, subject to the following conditions:

- Any use proposed for the 7<sup>th</sup> floor of the Hotel Building shall be limited to a full-service restaurant. If a restaurant is not located on the 7<sup>th</sup> floor of the Hotel Building, the remaining restaurant square footage permitted within the Water Street District shall be limited to 21,581 square feet consistent with the approved Preliminary PUD Plat.

- Replace the 2nd floor balconies on the Loggia building with "juliet" balconies and include a maintenance condition for any balconies overhanging the public right-of-way; and
- Modify the sign package to (1) eliminate the requested blade sign deviation for all Water Street District buildings, except for the Holiday Inn Express, (2) reduce the total size of the hotel banner signs to a maximum of 24 square feet per sign, (3) reduce the total number of hotel banner signs from 9 total to 6 total (2 along Webster Street facade; 4 along Water Street facade), (4) eliminate the requested off-premise sign for Holiday Inn Express proposed at the entry to the parking deck and replace this sign with a directional sign reading "Water Street District" (no deviation needed), and (5) reduce the overall height of Sign F (Holiday Inn Express wall sign proposed for east stair tower) to no greater than 10' total height (including all sign copy and logos).

**PREPARED BY:** Allison Laff, AICP, Planning Operations Manager

**BACKGROUND:**

The Water Street District – North Phase/South Phase, as proposed, will include the following (see Attachment 1):

- 130 room hotel (Hotel building)
- 62 to 66 apartment units (Theatre & Loggia buildings)
- 53,419 square feet of retail/restaurant/office uses (Loggia, Theatre, and Hotel buildings)
- 22,121 square feet of office/medical office (Office Building on Webster Street)
- 551 space parking deck (south of Water Street)
- Riverwalk, streetscape, and plaza improvements.

The petitioner is seeking the following approvals for the Water Street District – North Phase/South Phase:

- Approval of Final PUD Plats which are not in substantial conformance with the approved Water Street Preliminary PUD Plat;
- Approval of Final Subdivision Plats;
- Approval of a Conditional Use for a hotel in accordance with Section 6-7D-3 (B4: Conditional Uses) and 6-3-8 (Conditional Uses) of the Naperville Municipal Code;
- Approval of a parking deviation in accordance with Sections 6-7D-4 (B4 Required Conditions) and 6-9-3:8 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code to reduce the number of required parking spaces for the proposed hotel and residential units; and
- Approval of deviations to Section 5-4 (Street Graphics Control) to allow for various signs throughout the Water Street District in excess of the sign code allowances.

**DISCUSSION:**

The public hearing regarding the Water Street District – North Phase/South Phase was opened at the June 20, 2012 PZC meeting. Following a presentation by staff and the petitioner, as well as testimony from 7 members of the public, the PZC continued the case to July 18, 2012, in order to receive additional information (see Attachment 2 for the June 20, 2012 PZC meeting minutes).

The petitioner's responses to the concerns raised at the June 20, 2012 PZC meeting are attached (see Attachment 3); staff responses are provided below.

### ***Height Comparisons***

The PZC requested a list of existing downtown buildings by height (see Attachment 4). It is important to note that while the B4 (Downtown Core) district, as amended in 2011, stipulates a maximum building height of 60', *Naperville Downtown2030* notes that "*the Water Street Vision Statement and subsequent PUD approvals shall continue to dictate allowable height within [the] study area*". Per the Water Street Vision Statement, consideration should be given for taller structures if minimal impact is imposed on the surrounding area. Staff continues to support the proposed Water Street building heights for the following reasons:

- The Loggia and Theatre buildings, which range in height from 66' to 68'11" to each respective parapet, are generally consistent with the B4 (Downtown Core) height limitation of 60', as measured to the top of the roof (excluding the parapet). Each building's parapet adds approximately 2-3' to the building's total height.
- The upper stories of the Hotel building are stepped back to minimize the appearance of the building's bulk at the pedestrian level. As noted in *Naperville Downtown2030*, "innovative zoning and design tools, such as stepping back upper stories, shall be explored to help minimize the impact of proposed additions and new construction that exceed the existing height pattern of an established development area... such tools may also be appropriately applied to the peripheral areas of the downtown to respect the decreased height present in the outlying residential areas". As proposed, the 5<sup>th</sup> floor (52.8') of the Hotel building is stepped back 8' from the floors below and the 7<sup>th</sup> floor (penthouse) is stepped back an additional 17.2' from the 5<sup>th</sup> floor location (see Attachment 5).
- The materials proposed for the Hotel Building, which include the use of lighter toned stone on the 5<sup>th</sup> through 7<sup>th</sup> floors with a red-brick base from the ground through the 4<sup>th</sup> floor, also help to draw the pedestrian's eye to the street level and minimize the appearance/visibility of the upper stories.
- The topography change from Water Street to Aurora Avenue (topography increases moving from north to south along Webster Street) will also assist in reducing the visible height of the Water Street buildings as perceived from Aurora Avenue (see Attachment 6).
- The proposed development's overall FAR of 2.12 complies with the 2.5 maximum FAR in the B4 district.

### ***Shadow Studies***

The PZC requested that an updated shadow study be provided based on the new building heights proposed. The requested shadow studies have been provided by the petitioner (see Attachment 7).

### ***Hotel Building***

Several concerns were raised at the June 20, 2012 PZC meeting with respect to the proposed hotel building.

### Height

Based on feedback provided at the June 20, 2012 PZC meeting, the petitioner has lowered the height of the main tower of the Hotel Building from 90.2' to 88.5' (see Attachment 8). In addition, the petitioner has lowered the height of the two easternmost accent towers on the Water Street façade hotel building from 79.3' to 65'. As noted above, per the zoning code, the tower height is not calculated into the measurement of building height; the building's height, per the code measurement, is 80.7'. Staff continues to support the proposed hotel height, based upon the information provided under "Height Comparisons" above.

### Building Materials

At the June 20, 2012 PZC meeting, staff noted concerns regarding the petitioner's proposed addition of simulated stone to the hotel towers (previously proposed as brick). While staff noted support for the use of simulated stone on the upper stories (to help reduce the appearance of bulk), staff noted concerns that the additional use of this material on the towers could result in the stone panel product appearing as the dominant material used on the hotel.

Staff has continued to work with the petitioner on this issue since the June 20th PZC meeting. Given that the petitioner has reduced the height of the westernmost accent towers on this building, staff finds that the stone material will continue to serve as an accent material on the pedestrian-level facade (1st through 4th floors) and not dominate the building's facade. Staff supports the revised Hotel elevations as proposed (see Attachment 8).

### Rooftop Use

Several concerns were raised by PZC members with respect to the proposed rooftop lounge area, included an approximately 2,200 square foot interior seating space with approximately 5,760 square feet of space for exterior seating (7,960 sq.ft. total), including impacts on parking, nearby residents, and land use. Per the petitioner, this space would be not be affiliated with Holiday Inn Express (i.e., run by a different operator) and initially proposed as a lounge serving finger foods (full kitchen not available).

*Naperville Downtown2030* addresses the retail mix of the downtown and specifically notes the following pertaining to restaurants/bars:

*"Eating establishments provide a needed and desirable amenity for downtown visitors, customers, and employees. Eating establishments most beneficial to the 24-hour downtown environment will provide lunch and dinner options, thus minimizing storefronts which are closed during daytime hours. Permitted eating establishments may hold a liquor license provided that the principal use of the operation is the sale of food (not including liquor sales). Due to their potential for increased impact on the downtown, those uses in which liquor is the primary item sold and/or consumed on the premises do not qualify as eating establishments... It is critical to maintain a balance of all uses to achieve a vibrant downtown. In this respect, downtown restaurant and liquor establishments should not predominate, thus eliminating or minimizing other downtown sectors including retail, service, and residential uses."*

In accordance with the recommendations of *Naperville Downtown2030*, staff informed the petitioner that we would not support a new bar within the Water Street District. In response to

staff's concerns, the petitioner has modified their plans to include a full-service restaurant on the 7th floor of the hotel building, which has resulted in a modified floor plan to include additional interior seating space (increased from 2,200 sq.ft. to approximately 4,000 sq.ft.) to accommodate a full kitchen and support functions, as well as reduced exterior seating space (reduced from 5,760 sq.ft. to 4,000 sq.ft.). As a result, the total square footage allocated to the restaurant use increased slightly from 7,960 sq.ft. to 8,000 sq.ft. Attachment 9 provides a perspective of the 7<sup>th</sup> floor restaurant space (please note: this exhibit has not yet been updated to reflected the revised interior/exterior seating spaces).

The 2007 Water Street Preliminary PUD approvals included a restaurant limitation of approximately 21,500 square feet to be located within the Theater, Loggia, and Hotel (previously Mixed-Use) buildings. This square footage limitation was added in an effort to ensure that restaurant uses do not dominate the retail square footage allocation of Water Street District, as noted above. With the addition of the proposed 7th floor restaurant, the total restaurant square footage within all Water Street District buildings would increase to approximately 25,500 square feet. Staff supports the requested restaurant square footage increase provided that should the restaurant not locate on the 7<sup>th</sup> floor of the Hotel Building, the restaurant square footage for the remainder of the Water Street District will remain limited to 21,581 square feet consistent with the approved Preliminary PUD Plat.

It should be noted that the parking demand associated with an 8,000 square foot restaurant use on the 7<sup>th</sup> floor has been reflected in the parking demand calculations provided in the parking section below. Based upon these calculations, the proposed parking supply can accommodate the additional restaurant use, including the outdoor seating space.

The petitioner's responses to concerns regarding the impact of the 7th floor restaurant space on the adjacent neighborhood can be found in Attachment 3.

### ***Balconies***

At the June 20, 2012 meeting, the PZC voiced concerns about proposed Theater and Loggia building balconies given their location which overhangs the public right-of-way. In response, the petitioner has provided clarification about the number and type of balconies proposed along the Water Street facades of the Loggia and Theater Buildings, as follows:

<b>Building</b>	<b>Number of Balconies</b>	<b>Balcony Dimensions</b>	<b>Total Balcony Sq.Ft.</b>
Loggia Building	17	5' x 10'	850 sq.ft.
Theater Building	6	5' x 9'	270 sq.ft.
<b>Total*</b>	<b>23</b>		<b>1,120 sq.ft.</b>

\*Total represents only those balconies overhanging the public right-of-way.

Upon further review of the balcony renderings (see Attachment 10), staff recommends the following with respect to the balconies proposed to overhang the Water Street right-of-way; staff has no concerns with the remaining balconies which will be located elsewhere throughout the development on private property:

- Loggia Building: staff finds that the number and location of the 17 balconies proposed, particularly those located along the 2<sup>nd</sup> floor, will inhibit the pedestrian experience along Water Street. Accordingly, staff has recommended that the petitioner remove the 2nd floor overhanging balconies located in the center portion of the building (4 total). The petitioner is agreeable to the removal of the overhanging balconies and instead proposed "juliet" balconies which are essentially flush against the building's facade.

It should be noted that the 8 balconies proposed at the center of the building will have the greatest encroachment at 5' overhang into the Water Street right-of-way. Due to the building's modulation, the balconies proposed at the southwest corner of the building along Water Street will encroach approximately 3' and those at the southeast corner of the building will encroach approximately 4'. This staggered encroachment pattern will provide some variation along the building's facade, thus reducing the monotonous appearance of the overhanging balconies.

- Theater Building: staff finds that the 6 balconies proposed add to the building's symmetry and design aesthetic. Given the building's narrow width, staff has no concerns with these proposed balconies.

#### Maintenance/Storage

Staff shares the concerns raised by the PZC with respect to storage of residential property on the balconies. In their response, the petitioner notes that only electric grills, outdoor-use tables and chairs, and management-approved flower boxes will be permitted on the balconies. No bicycle or storage will be allowed on the balconies. Staff will reflect this restriction in the PUD approvals, as well as any right-of-way encroachment agreements approved for the balconies located within the Water Street right-of-way, to ensure that appropriate use of the balconies can be enforced moving forward.

#### FAR

Per the Zoning Code, floor area ratio (FAR) is calculated by dividing the floor area within a building on a lot by the area of such lot; floor area is defined as "the sum of the gross horizontal areas of the several floors of a building or structure measured from the exterior faces of the exterior walls... the "floor area" of a building or structure shall include: basement floor area, ... interior balconies and mezzanines, enclosed porches...". Per this definition, the exterior unenclosed balconies would not be included in the calculation of FAR. However, even if the square footage of the 17 balconies (2,690 sq.ft.) were included in the calculation, the resulting FAR would increase from 2.15 (FAR without balconies) to 2.17 (FAR with balconies), which is still within the allowable 2.5 FAR per the B4 district.

#### ***Parking***

The proposed development includes the construction of a 551 space parking deck. This parking deck will accommodate both parking demand from the proposed development and will provide for additional parking capacity to serve the overall downtown. Parking demand for commercial uses (retail, restaurant & office) is determined based upon the Continuous Improvement Model (CIM), which establishes a parking ratio reflective of the actual parking demand for downtown commercial uses and accounts for the shared parking that occurs within the area. The 2010 CIM model estimated that each 1,000 square feet of commercial space requires 2.01 parking spaces to

satisfy the customer and employee parking demand. The parking requirements for both the residential units and hotel are calculated separately from the downtown parking ratio, and defers to the Municipal Code requirements of 2 parking spaces per residential unit and 1 parking space per hotel room, plus employee parking (for a total required parking of 264 parking spaces).

As part of the development application, the petitioner has requested a variance from the parking requirements related to the residential and hotel components of the development. In consideration of this request, the petitioner submitted a parking study with comparable data for both multi-family residential uses and hotels. A copy of the study is attached as Attachment 11. Upon review of the study, comparable data, and the unique nature of the proposed development, staff is supportive of a parking variance related to the residential and hotel components of the development, to be calculated as follows:

$$\begin{aligned} & \text{Number of Hotel Rooms} \times 72\% \text{ Average Occupancy Rate} \times 0.83 \text{ spaces/room} \\ & 1.5 \text{ parking spaces per residential unit} \end{aligned}$$

When applied to the proposed development, 78 parking spaces are required for the hotel use and 93 parking spaces are required for the proposed apartments (total of 171 reserved parking spaces). If any future adjustments are made to the number of hotel rooms or apartment units constructed, the total number of reserved parking spaces will be adjusted accordingly based on the formula noted above.

It should be noted that the 171 reserved parking spaces associated with the residential and hotel uses will be assigned and the developer will be responsible for paying the direct construction and maintenance costs of these spaces. Visitors, shoppers, valet operators and employees of the commercial components of the development will be able to park in the 380 non-reserved parking spaces in the parking deck, similar to how Van Buren Parking Facility and Central Parking Facility currently operates.

The table below provides a summary of the parking demand associated with the development, including information related to the Preliminary PUD approved in 2007. The anticipated parking demand associated with the Water Street Final PUD is calculated with the residential and hotel variances outlined above. While the demand for the development exceeds the number of reserved spaces, users associated with the commercial portions of the project (restaurant, retail, and office) will be able to park in the general public parking areas of the deck consistent with the rest of Downtown Naperville. In order to evaluate the overall parking surplus for the downtown, a parking demand was estimated for the Water Street properties not included in the Final PUD. This demand contemplated redevelopment of the properties on Aurora Avenue and the future River Main project which is collectively estimated to require 122 spaces. It should be noted that this estimate does not include the Naperville Township Building or Dr. Bergamini's office, as their parking is already accommodated on site.

<u>Water Street Parking Summary</u>	<u>Parking Demand</u>
2007 – Water Street Preliminary PUD	274 spaces
2012 – Water Street Final PUD (per code)	416 spaces
2012 – Water Street Final PUD (with variances)	332 spaces
Additional Parking Demand for Water Street Area (estimated)	122 spaces
Total Area Demand	454 spaces
Surplus After Development	97 spaces
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Total Parking Spaces	551 spaces
Reserved Parking Spaces	171 spaces
Unreserved/Public Spaces	380 spaces

### ***Sign Deviations***

At the June 20, 2012 PZC meeting, the petitioner presented the Water Street District Sign Regulations package. While this package provided sign guidelines for all development occurring in the Water Street District, it did not specify which guidelines were provided in compliance with the code vs. those which required deviations. In addition, details regarding the size and location of the proposed hotel signage were not solidified in advance of this meeting. The PZC requested specific details regarding the sign package proposed.

Since the PZC meeting, staff has worked closely with the petitioner to identify all signs proposed and associated deviations (see Attachment 12). It should be noted that since the plans were submitted, the petitioner has agreed to further modify the plans to either eliminate specific deviations or reduce the extent of the requested deviations, as recommended by staff (as also noted under the "Recommendation" section). These modifications are not yet reflected in the attached plans. With the development of these new exhibits, the petitioner has eliminated the previously proposed Water Street District Sign Regulations package. Staff concurs with the elimination of this document, as many of the previously proposed aesthetic regulations (awning design and color) are currently reflected in the *Naperville Downtown2030* Design Guidelines.

Provided below is a brief overview of the sign package; staff will provide further details regarding the signs requested during the PZC presentation:

### **Theater and Loggia Buildings**

- All signage (wall, awning, and blade) along the Water Street facades of these buildings will comply with existing Sign Code limitations.
- As the plaza and Riverwalk sides of these buildings do not front public right-of-way, a deviation is required to allow signs to be located along these facades. If approved, all proposed signs (wall, awning, and blade) will comply with the existing Sign Code limitations provided for buildings which front public rights-of-way, unless otherwise noted below:
  - An "off-premise" sign is proposed to allow for the wall sign associated with the corner restaurant tenant in the Loggia Building to be located on the 2nd floor above their tenant space (vs. on the wall of their 1st floor tenant space). The off-

premise sign is proposed to increase visibility of the sign from the Downtown Core.

- For those retail uses located in the Loggia Building (except for the corner restaurant tenant), the permitted awning sign size will be increased from the 12 square feet allowed per code to an area equivalent to 1.5 square feet per lineal foot of tenant space (typical wall sign calculation). To support the increased awning sign size, the petitioner will forgo the allowable wall signage for these tenants.

### Hotel Building

- All signage (wall, awning, and blade) for the retail tenants located along the Water Street facade will comply with existing Sign Code limitations.
- The following deviations are requested for the hotel:
  - A 12 sq.ft. blade sign is proposed to project under the hotel canopy to denote this user as the building's anchor tenant (5 sq.ft. permitted per code);
  - Banners, which are classified as blade signs per the existing Sign Code, are requested to be attached to the Water Street facade of the Hotel Building (per code, one 5 sq.ft. blade sign is allowed per tenant). Staff has worked with the petitioner to reduce the size of the proposed banner from 42 sq.ft. per banner to 24 sq.ft. per banner (consistent with the size of banner signs attached to City light poles). Staff has additionally requested that the number of banner signs be reduced from 9 to 6 banners (2 along the Webster Street frontage; 4 along the Water Street frontage).
  - An "off-premise" wall sign for Holiday Inn Express is proposed to be located on the east elevation of the parking deck. Staff has worked with the petitioner to reduce the overall size of the proposed wall sign from approximately 20' in height to 10' in height; the previously recommended box sign has also been eliminated and replaced with internally-illuminated channel letters.
- While the petitioner had also previously requested an "off-premise" wall sign for Holiday Inn Express at the entryway to the parking deck, staff has directed the petitioner to replace this sign with a directional sign denoting the "Water Street District". A deviation is not requested for this sign.

### Office Building

- All signage (wall, awning, and blade) for the office building located along Webster Street will comply with existing Sign Code limitations.

### ***Other Topics***

#### TIF

In 2007, a Tax Increment Financing (TIF) District was approved for the Water Street area, which is generally bound by Main Street, the DuPage River, Webster Street and Aurora Avenue. The TIF project objectives and eligible project costs are closely aligned with the objectives identified in the Water Street Vision Statement, which was approved in 2006. The proposed TIF eligible costs for the Water Street area are limited to financing only public improvements in the area, such as Riverwalk improvements, roadway reconstruction costs and public parking. Detailed

cost allocations and priorities will be incorporated into a TIF redevelopment agreement for consideration by the City Council.

### Traffic

The petitioner previously completed a traffic impact analysis for the 2010 Water Street District proposal. An update to this analysis has been provided to evaluate the revised proposal and current traffic conditions (see Attachment 6: Traffic Impact Analysis Summary). The petitioner also participated in the City's South Downtown Traffic Management Study (SDTMS) that developed a comprehensive set of strategies for addressing the future traffic and mobility needs of vehicles, bicyclists, and pedestrians in this area<sup>1</sup>.

The 2010 analysis and current update indicates that there will be an overall increase of vehicular traffic traveling in and out of the Water Street District. These additional trips will affect the levels of service and queue lengths at the surrounding intersections. To address these impacts, a new traffic signal at the intersection of Aurora Avenue and Webster Street, with modifications to the existing traffic signal timings at other locations, is recommended when warranted. Consistent with the SDTMS report, additional operational management strategies, such as turning restrictions at the intersection of Main Street and the Alley (adjacent to the proposed Water Street Parking Deck) and stop controls at Main Street and Water Street, should also be evaluated as the Water Street District reaches build-out. Staff concurs with the conclusions of the traffic impact study and SDTMS.

### Public Comment

The Naperville Area Homeowners Confederation submitted comments regarding the Water Street District for the PZC's consideration (see Attachment 13); it is important to note that the NAHC's comments have been revised since their original submittal based on additional information gained about the width of the on-street parking stalls on Water Street. Staff also received one email from the public regarding the development (see Attachment 14).

### **RECOMMENDATION:**

Recommend approval of PZC 12-1-039 and 12-1-040, Water Street District – North Phase/South Phase, subject to the following conditions:

- Any use proposed for the 7<sup>th</sup> floor of the Hotel Building shall be limited to a full-service restaurant. If a restaurant is not located on the 7<sup>th</sup> floor of the Hotel Building, the remaining restaurant square footage permitted within the Water Street District shall be limited to 21,581 square feet consistent with the approved Preliminary PUD Plat.
- Replace the 2nd floor balconies on the Loggia building with "juliet" balconies and include a maintenance condition for any balconies overhanging the public right-of-way; and
- Modify the sign package to (1) eliminate the requested blade sign deviation for all Water Street District buildings, except for the Holiday Inn Express, (2) reduce the total size of the hotel banner signs to a maximum of 24 square feet per sign, (3) reduce the total number of hotel banner signs from 9 total to 6 total (2 along Webster Street facade; 4 along Water Street facade), (4) eliminate the requested off-premise sign for Holiday Inn

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<sup>1</sup> The SDTMS was approved by TAB on March 6, 2010 and the City Council on May 18, 2010.

Express proposed at the entry to the parking deck and replace this sign with a directional sign reading "Water Street District" (no deviation needed), and (5) reduce the overall height of Sign F (Holiday Inn Express wall sign proposed for east stair tower) to no greater than 10' total height (including all sign copy and logos).

**ATTACHMENTS:**

1. Water Street District – North Phase/South Phase – Water Street District Site Plan
2. Water Street District – North Phase/South Phase – 6/20/12 PZC minutes
3. Water Street District – North Phase/South Phase – Petitioner Response to 6/20/12 PZC concerns
4. Water Street District - North Phase/South Phase – Downtown Height Comparisons
5. Water Street District - North Phase/South Phase - Sight Line Study: Hotel
6. Water Street District – North Phase/South Phase – Sight Line Study: Aurora Avenue
7. Water Street District – North Phase/South Phase – Shadow Studies
8. Water Street District – North Phase/South Phase – Hotel Elevations
9. Water Street District – North Phase/South Phase – 7<sup>th</sup> Floor Restaurant Space
10. Water Street District – North Phase/South Phase – Balcony Renderings
11. Water Street District – North Phase/South Phase – Parking Study
12. Water Street District – North Phase/South Phase – Sign Package
13. Water Street District – North Phase/South Phase – NAHC Comments
14. Water Street District – North Phase/South Phase – Resident Comment