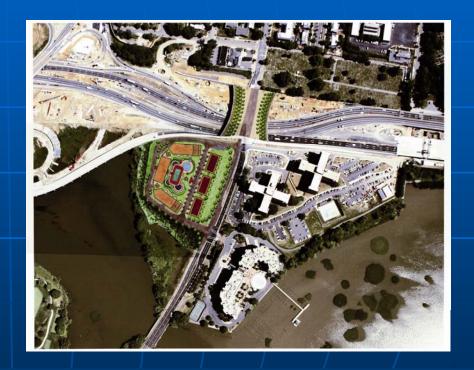
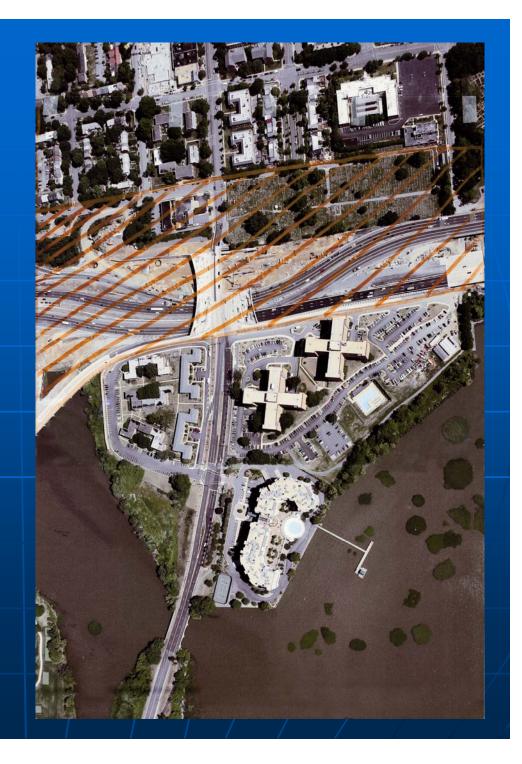
Hunting Terrace

The IDI Group Companies

- 80 Foot setback from Washington Street and proposed landscaping conform with Hunting Creek guidelines and Washington Street standards.
- Landscaping ties the site to the Urban Deck on the North and the Hunting Creek landscaping to the South.
- Overhead view shows how the site is broken up by a street grid as requested by the Planning Staff.
- High rise buildings do not face Washington Street but are along Hunting Creek Drive, one block away from Washington Street.



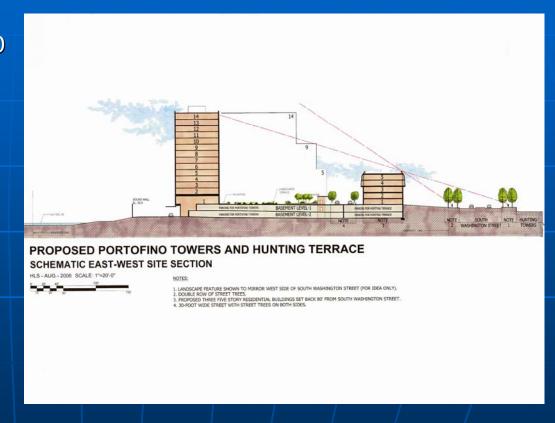
- With over 600 feet
 (approximately two
 football fields) between
 the site and the closest
 neighbor to the North,
 Hunting Terrace is truly
 separated from the urban
 fabric Old Town.
- The enormous gap, along with the high rise construction of the Towers and Porto Vecchio, clearly shows these projects stand alone from the rest of Old Town.



- 80 foot setback from Washington Street.
- 3 five story buildings conforming to the Washington Street Standards and Hunting Creek guidelines. Buildings broken up to reduce mass and scale.
- Hunting Creek drive breaks up the mass of the site into two smaller parcels. Creates neighborhoods.
- High rise buildings do not face Washington Street but are along Hunting Creek Drive, one block away from Washington Street.
- Large open space green deck all on grade. Provides consolidated usable atgrade open space.
- High rise split up into 3 buildings to reduce the mass and scale.
- High rise steps down to 5 stories to reduce the mass facing Hunting Creek Drive. On both sides of Hunting Creek drive the buildings are 5 stories.
- Green space from urban deck through RPA providing naturalistic park like gateway to the City from the South; similar to the entrance from the north.



- All parking is below ground allowing for continuous at grade open space.
- Five story low rise buildings are set back 80 feet from Washington Street per the Washington Street Standards and Hunting Creek guidelines.
- High rises are set back approximately one city block away from Washington Street.
- Line of sight demonstrates that the high rise building will be out of view to both cars and people.



- Rendering illustrates the 80 foot set back that conforms to the Washington Street Standards and Hunting Creek guidelines.
- Comparison of existing and proposed buffers along Washington Street.
- Existing condition includes minimal green space, an additional curb cut, service roads, parking lots, retaining walls, and buildings within 60 feet of Washington Street.
- Proposed plan enhances
 Washington Street providing
 a totally green buffer with
 extensive landscaping per
 the Hunting Creek
 guidelines.
- Landscaping continuity from the urban deck all the way down to the RPA.



