

DATE ISSUED: March 11, 2005 REPORT NO. P-05-122
ATTENTION: Planning Commission, Agenda of March 17, 2005
SUBJECT: **NTC MARKETPLACE - PTS NO. 49417. PROCESS 2.**
REFERENCE: City Manager Report No. 04-134
Planning Commission Report No. P-03-366
NTC Precise Plan and Local Coastal Program
OWNER: City of San Diego Redevelopment Agency and McMillin - NTC, LLC
APPLICANT: C.W. Clark, Inc.

SUMMARY

Issue(s) - Should the Planning Commission approve or deny the appeal by Save Our NTC Inc. of Development Services staff's decision to approve a request for a Substantial Conformance Review for modifications related to Building Nos. 27, 28, 29, 30, 158, 159, 207, and 208 for the proposed NTC Marketplace project subject to CDP/MPDP No. 99-1076 and SDP No. 5760?

Staff Recommendation -

1. DENY the appeal and UPHOLD the Development Services staff's decision to APPROVE the Substantial Conformance Review request.

Community Planning Group Recommendation - At the September 16, 2004, Peninsula Community Planning Board meeting a motion to deny the project due to concerns regarding traffic, parking and "negative quality of life impacts on neighborhoods" passed by a vote of 9-1-0(Attachment 14).

Environmental Review – The proposed project has been determined to be in substantial conformance with Mitigated Negative Declaration 99-1076 and Mitigated Negative Declaration LDR No. 9735.

Fiscal Impact - None with this action.

Code Enforcement Impact - None with this action.

Housing Impact Statement - None with this action.

BACKGROUND

The approximately 360-acre former Naval Training Center, now known as Liberty Station, is located along Rosecrans Street between Lytton Avenue and North Harbor Drive, west of the San Diego International Airport (Lindbergh Field). In 1993, the Federal Base Closure and Realignment Commission recommended closure of NTC. The City of San Diego was designated the Local Redevelopment Authority responsible for the preparation of a reuse plan and on April 29, 1997 the City Council approved and adopted the NTC Redevelopment Project Area.

After a multi-year public planning effort involving over 200 meetings and forums, the NTC Reuse Plan was completed and adopted by the City Council in October 1998. Ultimately, the California Coastal Commission and City Council approved planning and subdivision entitlements to facilitate redevelopment of the base including adoption of the NTC Precise Plan and Local Coastal Program, an amendment to the Peninsula Community Plan and the Progress Guide and General Plan, the application of zoning to the site, a Vesting Tentative Map (VTM), Master Planned Development and Coastal Development permit No. 99-1076, including *NTC Urban Design Guidelines* and *NTC Guidelines for the Treatment of Historic Properties*.

The *NTC Guidelines for the Treatment of Historic Properties* were approved by the Historic Resources Board on June 22, 2000, in order to establish criteria for treating historic resources within the NTC Historic District, including design aid in determining acceptable alterations, additions, and repairs for preserving the character of the Historic District. The redevelopment of NTC is substantially underway, including construction of residential and office development, new construction and repair of site infrastructure and utilities, park development planning of the NTC water-front park, and adaptive reuse of existing structures remaining at the site.

The Marketplace project site is also the subject of Site Development Permit No. 57640, the NTC Relocation Project, approved by the City Council on June 29, 2004 (Attachment 10) on appeal from the Planning Commission's (4-1-0) decision to deny the permit on January 15, 2004. The NTC Relocation Project allows the relocation of three (3) existing utility buildings from their current location within the NTC Historic District to a new location within the NTC Historic District to provide improved space utilization for adaptive reuse of the area. The City Council's decision to approve the project was based primarily upon a redesign of the project to address Commissioners' concerns that the proposed location of the relocated structures could interfere with minor view corridors between the existing buildings. The Council approved project requires Building No. 207 to utilize a stacked configuration in relation to Building 159, rather than a side-by-side relationship as originally proposed (Attachment 4).

The project site is located easterly of Truxtun Road, between Womble Road and Roosevelt Road, within the Educational and Mixed-Use Subareas of the NTC Precise Plan, within the CR-1-1 zone and Airport Environs Overlay, Coastal Overlay Zone, NTC Precise Plan and Local Coastal Program area, the NTC National Historic Register District and within the Peninsula Community Plan area (Attachment 1).

Original Project Scope:

The Marketplace project area currently totals approximately 146,436-square-feet of existing GFA (Attachment 3). The initial submittal for the Marketplace project proposed a total of 161,048-sf of GFA through modifications to Building Nos. 27, 28, 29 and 30 (Attachment 5). Building 208 lies within the area to be known as Liberty Station Marketplace; however, no changes are proposed to this former chapel. Building Nos. 158, 159, and 207 would be integrated into the project in the same locations as were approved by the City Council under Site Development Permit (SDP) No. 57640 (Attachment 4). Buildings 28 and 29 were proposed to be consolidated into one structure through a glass enclosed atrium approximately 27 feet in height which would link the two buildings (Attachment 5). This consolidation would have resulted in the creation of a single large building approximately 70,628-square-feet in size, where currently the buildings measure approximately 26,611-square-feet each, for a combined total of 53,222-square-feet. The proposed additions to Building Nos. 27, 28 and 29 also planned to align with the existing building edges along the secondary facades at the north and south ends of the buildings, excepting small notches at the connection between the portions of the historic building to remain and new construction.

During project review, staff requested clarification regarding the amounts of gross floor area (GFA) proposed to be transferred between buildings, and expressed concerns regarding the proposed consolidation of Buildings 28 and 29 into one structure, the glass enclosure linking the two buildings and potential impacts to protected minor views between Buildings 28 and 29, the loss of the courtyard area, and the need to express the existing “I” configuration in more detail through the building footprints and at the building endings. In particular, the courtyards open to the sky were identified as an important part of the cultural landscape of the barracks buildings, and the proposed elimination of one of the three existing courtyards was not supported by staff.

Revised Project Design:

After numerous meetings with staff and feedback from the HRB Design Assistance Subcommittee (DAS) and community, the applicant redesigned the project in an effort to address identified design concerns. As redesigned, the various modifications to the existing buildings would add approximately 13,766-square-feet to an area currently totaling 146,436-square-feet in gross floor area. The resulting total would measure approximately 160,202-square-feet of gross floor area (Attachment 6), and the overall amount of GFA transferred between buildings would be reduced. The use of a glass atrium enclosure to consolidate Buildings 28 and 29 into one structure has been abandoned, and the “I” configuration of the building has been enhanced by pulling back the secondary elevation by approximately 5’-6”, where previously they were shown aligned along the façade edge.

Substantial Conformance Review Process:

According to Land Development Code Section 126.0112, effective January 1, 2000:

"A proposed minor modification to an approved development permit may be submitted to the City Manager to determine if the revision is in substantial conformance with the approved permit. If the revision is determined to be in substantial conformance with the approved permit, the revision shall not require an amendment to the development permit. Within the Coastal Overlay Zone, any substantial conformance determination shall be reached through a Process Two review."

The NTC project site is located within the Coastal Zone, so Substantial Conformance Review (SCR) requests for the project are processed in accordance with Process 2. Process 2 decisions occur at the staff level, with appeal rights to the Planning Commission (LDC Sections 112.0503 and 112.0504). A unique aspect of Substantial Conformance Reviews is that there is an inability to impose additional permit conditions. If the proposed modifications are not in substantial conformance, or if additional permit conditions are necessary, an amendment to the original permit is required and the SCR cannot be supported. Based on this determination, there is no draft permit or resolution with findings provided with this proposed project.

SCR Staff Decision:

The revised Marketplace project was determined to be substantially conforming to CDP/MPDP No. 99-1076 and SDP No. 57640 and the Substantial Conformance Review was approved by staff on January 28, 2005 (Attachment 7). The decision of staff to approve the project was appealed by Save Our NTC, Inc. on February 14, 2005 (Attachment 8).

DISCUSSION

The Marketplace at Liberty Station consists of a cluster of five major buildings all listed as contributing structures to the Historic District. The original dining hall, Building 30, at the south end of the project, the barracks, Buildings 27, 28, and 29, connected to the west side of Building 30, and the Chapel, Building 208, at the north end of the project represent the five major structures within the project (Attachment 3). Building 208, the Chapel, is unique in that it is not directly connected to the adjacent buildings and has a unique function as an assembly worship function. The Chapel will be preserved and restored (not rehabilitated) to be used as an assembly space for special events (Attachment 17).

There are four minor structures, also listed as contributing structures to the Historic District, that are included in the project. Buildings 158, 159, and 208 are the former restroom additions adjacent to the barracks buildings 27, 28, and 29. These three minor structures have been previously approved to be relocated adjacent to Buildings 27 and 29 through Site Development Permit 57640 (Attachment 4). The fourth minor structure is Building 366 which is located inside the west courtyard of Building 30 (Attachment 18).

The primary building facades that face the promenade, Womble Road, Truxtun Road, and Roosevelt Road will be preserved and restored (Attachment 19). This will include the restoration of the currently enclosed arcades in buildings 28 and 29 along Truxtun Road. The wood vegas at the connecting arcades and the wood windows at the second floors will be restored or reconstructed in kind depending on their individual condition. The pedestrian arcades will be maintained and restored to their historic condition and will be used as the primary pedestrian access for the project (Attachment 18).

<i>Primary Building #</i>	<i>Existing GFA</i>	<i>Proposed GFA</i>	<i>Change</i>
27	24,939 sf	32,278 sf	+7,344 sf
28	26,611 sf	34,763 sf	+ 8,152 sf
29	26,611 sf	34,763 sf	+ 8,152 sf
30	56,531 sf	49,568 sf	-6,783 sf
Minor bldgs. Including chapel	11,744	0	
Project Total	146,436-sf	160,202 sf	+13,766 sf

Building 30:

The secondary facade at the rear center section of Building 30 on the south elevation will be slightly modified to improve service access to the buildings (Attachment 21). The original service entrance was historically provided by two separate fifteen foot wide openings adjacent to the two arcade portals at the center of the building. These openings, currently in-filled, will be re-opened and enlarged to meet the current standards for truck access and deliveries for service to the Marketplace. A portion of the wall and roof structure of the existing historic building will be retained along the edge of the Womble Road streetscape.

Buildings 27, 28 and 29:

The new additions at the barracks buildings are to be constructed in place of the original bathroom wings and courtyard edges between the primary building wings. These are the secondary facades of the buildings. The two-story bathroom wing, which has non-character defining elevations, will be removed and replaced with a one-story addition. The primary facades will not be modified with any additions or major alterations. The new additions will not be visible from either the street or promenade side of the buildings as viewed directly from these areas.

The new barracks building facades in these secondary spaces will be compatible yet differentiated from the original historic facades. The new parapet height will be lower than and subservient to the historic parapets (Section 20). The door and window detailing and plaster texture will be modified to differentiate the new walls from the historic. The color scheme will follow the historic building colors to create a compatible view of the new spaces. The new walls will be set back to allow the interior courtyards to reflect the original courtyard shape, although smaller than the historic courtyards. The design will also maintain the minor view corridor that allows pedestrians in the arcades to have glimpses into the promenade from the street side, and vice versa.

Subject of Appeal:

Contents of the appeal assert that the project is a substantial alteration to the NTC National Register Historic District, and question the project's conformity with the NTC Disposition and Development Agreement (DDA), the NTC Reuse Plan, the NTC Precise Plan and LCP, and other relevant NTC planning documents. Additionally, the appeal identifies concerns with parking and traffic.

Appeal Issue No. 1: Conformance of project with the NTC Disposition and Development Agreement (DDA), the NTC Reuse Plan, the NTC Precise Plan and LCP, and other relevant NTC planning documents.

Staff Response: The Naval Training Center Disposition and Development Agreement (DDA) and the NTC Reuse Plan are not the standard of review for the Substantial Conformance Review. However, the staff of the Redevelopment Agency has reviewed the Marketplace project and found it to be consistent with the development described in the DDA and supports the project as designed. The NTC Precise Plan/LCP is the policy document which has been adopted by the City Council and Coastal Commission as the standard of review for land use and redevelopment at NTC. However, the staff of the Redevelopment Agency has reviewed the Marketplace project and found it to be consistent with the development described in the DDA and supports the project as designed.

The project was determined to be in conformance with CDP/MPDP No. 99-1076 and SDP No. 57640, and the NTC Precise Plan and Local Coastal Program, which designates this site for educational support and mixed retail/commercial land use. Building 30 is located within the Educational sub-area at the south end of the project area along Womble Road. Primary Buildings 27, 28, 29 and 208 are located within the Visitor and Commercial Overlay (VCEO) portion of the commercial precinct of the Mixed Use sub-area (Attachment 1). At the time of building permit review, each tenant use proposed within the remodeled buildings will need to be specifically identified and will be reviewed to ensure land use conformance to the NTC Precise Plan and LCP.

Public coastal access will be maintained throughout the NTC redevelopment area and will not be affected by the proposed building modifications. Immediately east of the project site lies the Promenade, a green-scape area currently under development and identified in the NTC Precise Plan and Local Coastal Program as a proposed public accessway. The rehabilitation and adaptive reuse of the buildings associated with the Marketplace project would not encroach into the designated Promenade area. The project site does not contain views to or along the ocean; however, the NTC Precise Plan identifies minor view opportunities through the project area toward the Promenade and boat channel (Attachment 11). The project will not adversely impact minor views through the site towards the Promenade and boat channel.

The proposed alterations to the buildings are not considered significant alterations to a historic structure or district, and the project conforms to the building relocation site plan approved under SDP No. 57640, so a new site development permit is not required. The project is exempt from having to obtain a coastal development permit because greater than 50 percent of each building's

existing exterior walls will be retained, and the project is not an intensification of use of the NTC redevelopment project approved under CDP/MPDP No. 99 1076.

Appeal Issue No. 2: Project results in a substantial alteration to the NTC National Register Historic District.

Staff Response: The adaptive reuse of the former Naval Training Center buildings into a commercial Marketplace for Liberty Station has many challenges, but the proposed Marketplace design maintains the integrity of the Historic District and sensitively alters the buildings to adapt to their new uses. The new additions are placed on secondary, non-character defining elevations and have been limited in size and scale in relationship to the historic buildings as recommended by the Rehabilitation Standards. The project also includes some major preservation and restoration work on the primary facades of the buildings which will help return those important structures to their historic appearance.

Conformance to the Secretary of the Interior's Standards for Rehabilitation:

The Secretary of Interior's Standards include four treatments for historic buildings: Preserving, Rehabilitating, Restoring and Reconstructing. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use of historic structures through alterations and additions. The Secretary of the Interior's Guidelines for Rehabilitation state that "Rehabilitation, like preservation, acknowledges a building's change over time; the retention and repair of existing historic materials and features is thus always recommended. However, unlike Preservation, the dual goal of rehabilitation is to – respectfully – add to or alter a building in order to meet new use requirements." The Guidelines for Rehabilitation also state that "Some exterior and interior alterations to a historic building are generally needed to assure its continued use..."

The architectural design process for the Marketplace has created a project that, while adapting old Naval Training Center barracks buildings for new commercial uses, maintains the integrity of the primary facades of the historic buildings and maintains the integrity of the Historic District. The rehabilitated exterior views of the buildings will maintain an accurate representation of the historic facades, including the arcades, plaster walls, tile roofs, connecting arcades with vegas, and the associated feeling and setting within the Historic District (Attachment 17). The Rehabilitation Standards recommend that "New work should be compatible with the historic character of the setting [District] in terms of size, scale, design, material, color, and texture." The new work at the Marketplace complies by maintaining the primary facades and adding new space only on the secondary facades that are compatible with the Historic District in terms of size, scale, design, material, and color yet are differentiated from the historic buildings.

Historical Resources Board - Design Assistance Subcommittee (DAS) Review:

The Marketplace has been reviewed by the Historical Resources Board's Design Assistance Subcommittee (DAS) and the board members were appreciative of the efforts taken to maintain the integrity of the Historic District while adapting the buildings to their new use. Their comments, listed below, included some minor changes to improve the project. The final DAS consensus was that the committee "generally supported the project as being consistent with the Guidelines."

1. *While the committee felt that the footprints of the new buildings were consistent with the NTC Guidelines, they felt that the courtyards could be expressed a little more at the ends of the barracks buildings.*

The project was changed to add five and a half feet to the ends of the courtyards to better express the original courtyard shape.

2. *The committee did not support the free standing curtain wall that was proposed at the rear service area of Building 30.*

The project was changed to keep the original wall and modify the historic entry areas that had been in-filled for the new service area at the rear of Building 30.

3. *The committee commented on the glass atrium between Buildings 28 & 29.*

No specific recommendations were made, but the glass atrium has been removed from the project.

4. *The committee also commented on the differentiation of the new construction which may have too little differentiation from the historic fabric.*

This is an often debated issue of compatibility versus differentiation which takes on special concern in a Historic District. The new additions will be detailed to clearly show the differentiation from the historic fabric. The applicant agreed that the differentiation was often best expressed in the detailed construction drawings and committed to bringing those construction details back to the DAS for their review.

The Secretary of the Interior's Standards for Rehabilitation:

The Marketplace project follows The Secretary of the Interior's Standards for Rehabilitation (Attachment 15). The following analysis outlines each of the ten Rehabilitation Standards and describes how the Marketplace project complies with *The Standards*.

Standard 1: "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment." The commercial use of these buildings follows the NTC Precise Plan as approved by the City of San Diego. The historic use of the buildings included Building 30 as a dining facility, Building 27, 28, and 29 as barracks, Buildings 158, 159, and 207 as accessory toilet structures, Building 208 as the Chapel, and Building 366 as a bank. The proposed commercial uses may include a market, specialty food stores, restaurants, book store, retail shops, bank, coffee shop, and other commercial spaces. The distinctive materials, features, primary spaces and spatial relationships are being preserved and maintained as part of the Historic District. Some secondary spaces and elevations will be changed as a part of the adaptive reuse of the buildings.

Standard 2: "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces

that characterize a property shall be avoided.” The historic character of the buildings and the Historic District will be retained and preserved. The distinctive materials, features, primary spaces, and spatial relationships are being preserved and maintained. Removal of some secondary spaces and elevations will occur as a part of the adaptive reuse of the buildings.

Standard 3: “Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.” No changes are proposed that would create a false sense of historical development. All new additions will be differentiated. No features or elements from other historic properties are being added to the site.

Standard 4: “Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.” Some features are being retained and preserved that have acquired historic significance after the original date of construction. The best example of this is the wood windows that were added to the second floor balconies of the barracks buildings.

Standard 5: “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.” The distinctive materials, features, finishes, and construction techniques will be preserved. Beyond the stucco, roof tiles, sandstone details, ceramic tile, wood vegas, and other exterior building features, many interior features will also be preserved. These include the wood trusses and painted murals at Building 30, the interior colonnades, and the Chapel interior.

Standard 6: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.” Most historic features are in good condition, but some will require repair and, in some cases, replacement. Each feature will be individually evaluated and repaired or replaced following *The Guidelines*. The woodvegas and wood windows at the second floor balconies are two items that will require repair and possible replacement.

Standard 7: “Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.” No destructive chemical or physical treatment is anticipated for any historic feature on this project.

Standard 8: “Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken”. No archeological resources are known in this area of the Historic District. If resources are found, appropriate mitigation measures will be undertaken.

Standard 9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.” New additions are proposed at the secondary elevations and spaces at the barrack buildings. No historic features will be destroyed that characterize the buildings or the District. The new work shall be differentiated in detail and finishes, but will be compatible with the historic buildings. The scale and mass of the new additions will be subservient to the historic buildings.

Standard 10: “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The new additions will not impact the primary facades or spaces of the buildings. The new additions will be in-filled between the wings of the buildings using a separate structural system that is not tied to the existing building. If removed in the future, the essential form of the two wings will be maintained.

NTC Guidelines for the Treatment of Historic Properties:

The *Guidelines* (Page 30-8) state that a “building’s character-defining and significant features” shall be identified and that a project shall “allow the historic building to dominate.” The project shall “reflect the original massing and scale of the existing building.” They caution not to place “an addition where it is highly visible, i.e., in front of the building, on a character-defining primary elevation, or in a place where it will be visible from a prominent location.”

The guidelines above are met by the project. The main character-defining features of the barracks buildings are the arcaded ends of the buildings. The project makes the additions subservient to these features by setting back the connecting new wall about 5.5 feet with the retention of the historical notch at the connections; retaining the courtyard area between Buildings 27, 28 and 29 as well as by lowering the new roof. The arcaded ends of the buildings are not being affected by additions on their facades and the additions will be minimally visible from the street and promenade.

Appeal Issue No. 3: Parking and Traffic

Staff Response:

Traffic - As stated in the traffic analysis for the Marketplace SCR (Attachment 21), the proposed

uses at the Marketplace project site are expected to generate more traffic than previously assumed uses; however, the overall NTC redevelopment project is expected to generate slightly less traffic than was previously assumed with similar peak traffic. Therefore, although some of the uses have changed locations within the NTC project, the overall project is no more intense than what was previously analyzed and the project substantially conforms to the original redevelopment program.

Parking - As stated in the traffic analysis for the Marketplace SCR (Attachment 21), the proposed uses at the Marketplace project site are expected to require more parking than the previously assumed uses; however, the overall NTC redevelopment project is expected to require significantly less parking than was previously assumed. Therefore, although some of the uses have changed locations within the NTC project, the overall project is no more intense than what was previously analyzed and the project substantially conforms to the original redevelopment program.

Community Review -

At the September 16, 2004, Peninsula Community Planning Board meeting a motion to deny the project due to concerns regarding traffic and parking, and compatibility/quality of life impacts on neighborhoods passed by a vote of 9-1-0(Attachment 14). A final set of the approved SCR documents was distributed to the PCPB for reference, and the project applicant presented the revised project to the PCPB as an informational item at their meeting of February 17, 2005.

The project was also presented twice as an informational item to the Save Our Heritage Organisation (SOHO). Many of the same concerns were expressed that were discussed at the HRB Design Assistance Subcommittee. While SOHO agreed with much of the efforts taken to retain the integrity of the buildings and district, the group had some concerns. Items noted at the SOHO presentation include the height of the glass atrium (which has been removed from the project), the removal of the rear wall and rear building area at the center section of Building 30, the shape and size of the courtyards adjacent to the barracks buildings, and the increased size of the new barracks buildings. At the last meeting with SOHO, the revised plans were presented by the applicant and SOHO voted to neither formally support nor oppose the project.

Conclusion:

In summary, staff finds the project in conformance with the U.S. Secretary of the Interior's Standards, *The Naval Training Center San Diego Guidelines for the Treatment of Historic Properties*, CDP/MPDP No. 99-1076, SDP No. No. 57640 and the NTC Precise Plan and LCP and recommends approval of the proposed project as shown in the Substantial Conformance Review (Attachment 6).

ALTERNATIVES:

UPHOLD the appeal and determine the proposal is not in Substantial Conformance with the approved CDP/MPDP No. 99-1076 and SDP No. No. 57640.

Respectfully submitted,

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Development Services Department

Patricia J. FitzGerald
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Development Services Department

MEE/PJF

Attachments:

1. Community Plan/ Land Use
2. Project Location Aerial
3. Project Site Plans (existing condition)
4. Council Approved Site Plan for SDP No. 57640
5. Project Site Plans/ Elevations of 28/29 (initial proposal)
6. Project Site Plan (approved SCR proposal)
7. Notice of Decision to Approve
8. Appeal Form
9. Coastal Development/Master Planned Development Permit No. 99-1076
10. Site Development Permit No. 57640
11. View Analysis
12. Photographic Survey (under separate cover)
13. Ownership Disclosure
14. PCPB Recommendation
15. Secretary of the Interior's Standards for Rehabilitation
16. Building 208
17. Truxtun Road Streetscape Rendering
18. Buildings 27, 28, 29 & 30 - Elevations
19. Building 30 – South Elevations
20. Sections/ Roof Details
21. NTC Marketplace Traffic Analysis
22. Substantial Conformance Review Plan set (under separate cover)