To: Morgan Steele

Date: 6/22/20

Please find below the requested narrative describing how the increased size of the Maker’s Plaza meets the Development Standards of Title 33 of the Planning and Zoning Code.

33.510.253.E.5.a.(2)

*Subarea 3. Up to 20 percent of the portion of the site in subarea 3 may be  covered by non‐landscaped area. However, required trail and pedestrian  connection improvements are exempt*

*from this limitation.*

As shown on Exhibit C.216 of the GREENWAY REVIEW #LU-20-102914 DZM GW, 86% of subarea 3 is planted, and shrubs make up 64% of the required planting.

33.510.253.E.5.g

*Other development. Other development is allowed within the South Waterfront  Greenway Area if it meets Subparagraphs g.(1) and (2) and either g.(3) or (4).*

1. *The site meets the non-landscaped area requirements under E.2., above;*
2. *The development does not obstruct required pedestrian connections and trails; and*
3. *The development is located in subarea 3; or*
4. *The development is river-dependent or river-related*.

(1) Tabulation shown on Exhibits C.216 and C.219 show that subarea 3, with the larger modified Maker’s Plaza, meets the non-landscaped area requirements under E.2, (2) the plaza does not obstruct required pedestrian connections and trails, (3) and the development is located in subarea 3.