

Letter of Intent:

P. 4-5

Urban Design District

4. Building Design: The building massing was designed to address all streets bordering the project in a contextually appropriate manner. Taller buildings have been located along University Avenue and are consistent with the new State Office Building and existing private residential towers along Segoe Road. Architecture for each development block and individual building masses will be compatible, but varied from adjacent buildings. Building materials will be high quality and durable. A pedestrian friendly scale has been maintained along the Madison Yards Way retail corridor.

Zoning Text:

P. 3

D. Floor Area Ration and Building Heights.

E. Floor Area Ratio and Building Heights:

Requirements

- i. Minimum and maximum building heights and building areas are as provided in Table 3 below.
- ii. Any non-habitable space from architectural features shall not be included in the height calculation.

Guidelines

- i. The Urban Design Commission may, on a case-by-case basis, reduce the minimum building height requirement provided the buildings incorporate elements such as extended parapet or tower features to convey the appearance of a taller building. Such elements shall be substantially integrated into the design of the building so they do not read as false facades.

Additions to existing buildings are expected to comply with the applicable minimum height requirements unless the applicant can demonstrate that the site, function, use or layout of the new addition would pose structural or operational hardship due to its relationship with the existing building, in which case the Urban Design Commission may waive said requirements.

P.4

Table 3 – Minimum and maximum building stories, heights, buildings areas by block

| Lot | Min/ Max Stories | Min/ Max Height (ft) | Min. Building Area (GSF) | Max. Building Area (GSF) (Excludes Structured Parking) |
|-------------------------|------------------|----------------------|--------------------------|--|
| Block 1 | 2/12 | 20/165 | 80,000 | 400,000 |
| Block 2 | 2/13 | 20/160 | 80,000 | 375,000 |
| Block 3 | 2/14 | 20/175 | 50,000 | 275,000 |
| Block 4 | 2/8 | 20/95 | 30,000 | 160,000 |
| Block 5 | 2/12 | 20/165 | 60,000 | 275,000 |
| Central Green | 0/2 | 12/27 | 0 | 7,500 |
| Total (13.88 ac) | | | 300,000 | 1,497,500 |

Floor Area Ratios will be defined and approved during the Specific Implementation Plan approval process.

The final building heights and development intensities included in the Madison Yards at Hill Farms Planned Development–General Development Plan are set as maximums and may or may not be ultimately achieved upon full build-out of the site depending on the submittal and approval of each Specific Implementation Plan. The Specific Implementation Plans for each phase of development shall be reviewed against the standards included in the Planned Development section of the Zoning Code to determine if the development can be accommodated on the site, particularly the transportation impacts of the proposed development.