



City of Madison

Proposed Rezoning

Location

702 North Midvale Boulevard

Applicant

Louis C. Masiello – Hilldale Shopping Center/
Cliff Goodhart – Eppstein Uhen Architects

From: PD-SIP To: Amended

Existing Use

Hilldale Shopping Center

Proposed Use

Amend Planned Development plans to allow the redevelopment of the "north wing" of Hilldale Shopping Center to convert enclosed retail spaces into open air spaces

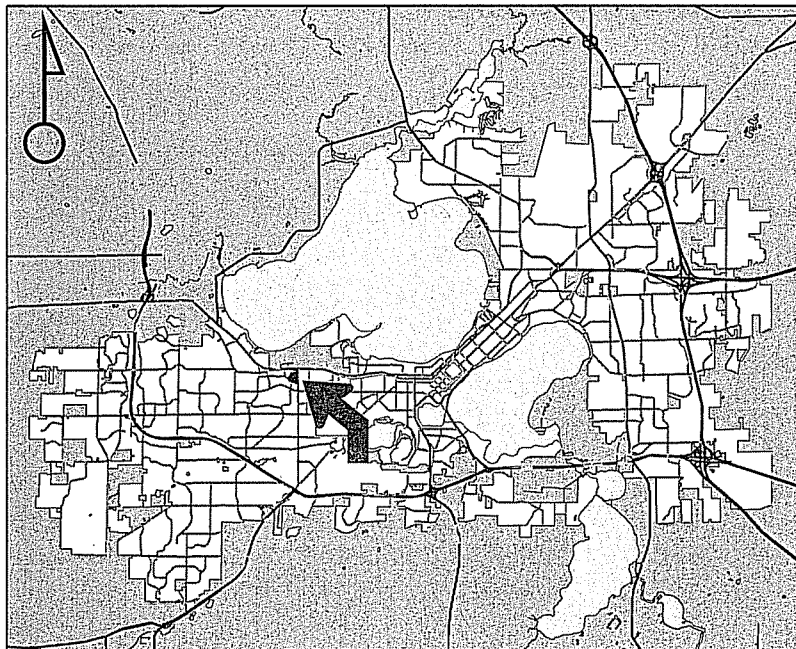
Public Hearing Date

Plan Commission

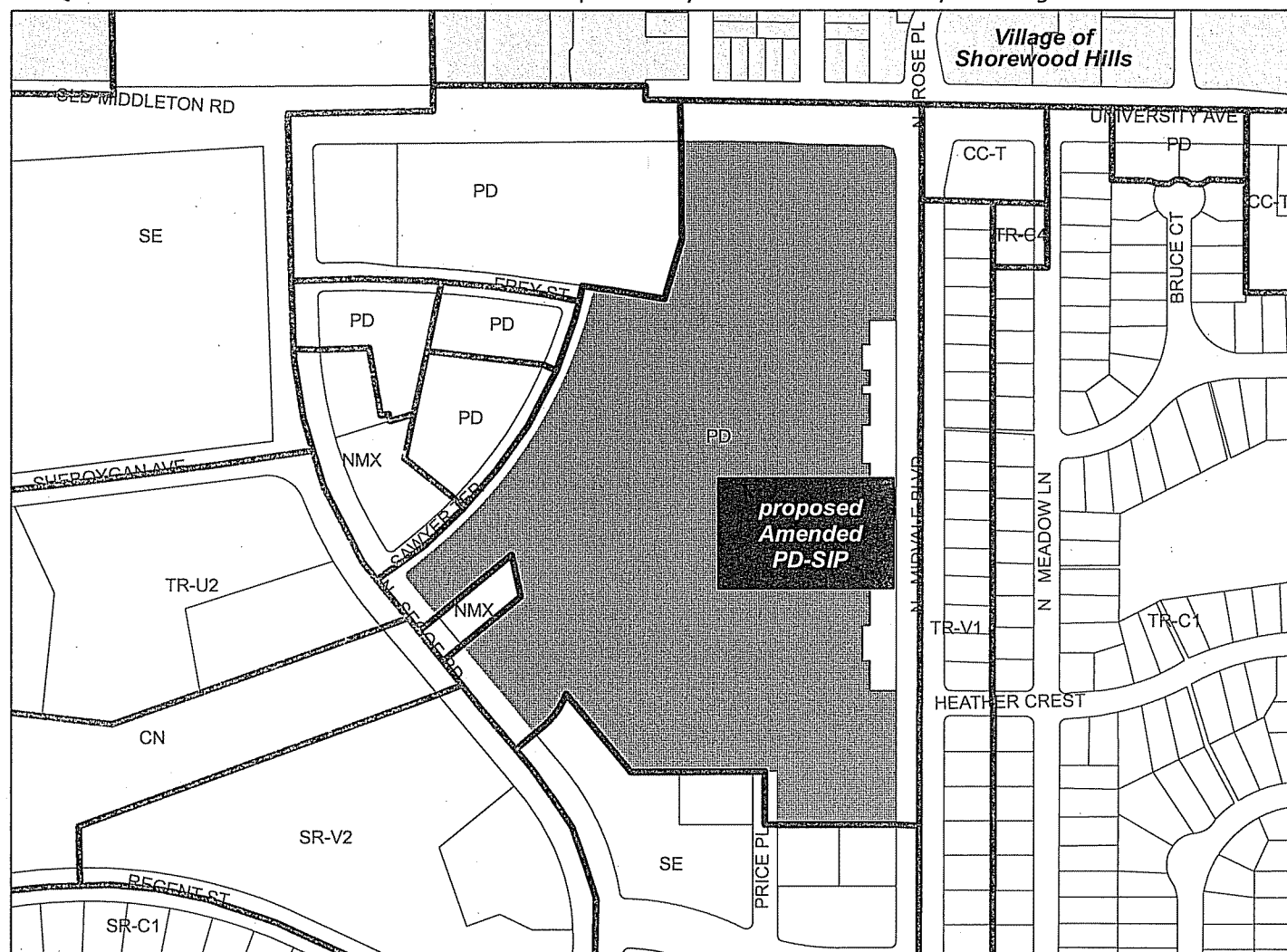
14 October 2013

Common Council

29 October 2013

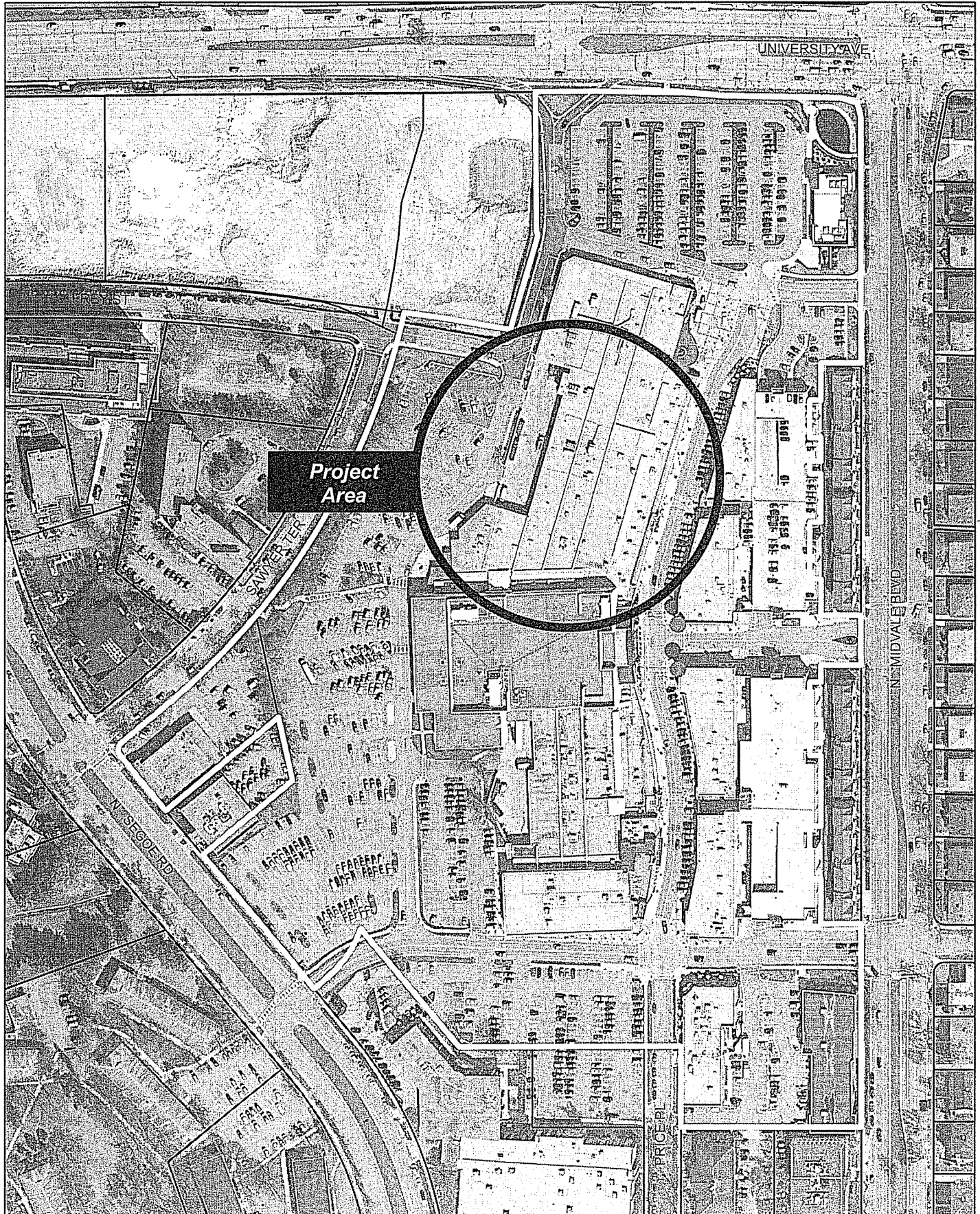


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 October 2013





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
Zoning District _____
Special Requirements _____
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 702 N Midvale Blvd
Project Title (if any): Hilldale Shopping Center

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☒ Major Amendment to Approved PD-GDP Zoning ☒ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Louis C. Masiello Company: Hilldale Shopping Center LLC
Street Address: 1330 Boylston Street, #212 City/State: Chestnut Hill, MA Zip: 02467
Telephone: (617) 646-3264 Fax: (617) 738-1628 Email: lou.masiello@wsdevelopment.com

Project Contact Person: Cliff Goodhart Company: Eppstein Uhen Architects
Street Address: 222 West Washington Avenue City/State: Madison, WI Zip: 53703
Telephone: (608) 442-6684 Fax: () Email: cliffg@eua.com

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Selective demolition and reconfiguration of retail space between Macy's and Metcalfe's

Development Schedule: Commencement January, 2014 Completion December, 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

☐ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☐ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☐ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

☐ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☐ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Notified Alder Schmidt & Hill Farms Neighborhood Association on Friday, June 28th, 2013 (in writing) of intent to file

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☐ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Bill Fruhling Date: 05/30/13 Zoning Staff: Matt Tucker Date: 05/30/13

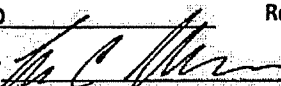
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Louis C. Masiello

Relationship to Property:

VP of Development for S.R. Weiner & Associates (manager)

Authorizing Signature of Property Owner



Date August 8, 2013



August 7, 2013
Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Hilldale Shopping Center 702 N. Midvale Blvd.

Dear Ms. Cornwell,

Hilldale Shopping Center LLC (Applicant) proposes to amend the Hilldale PD-GDP/SIP to redevelop a portion of the north wing of the existing mall, between the existing Metcalfe's and Macy's, from enclosed mall shops to open air shops. This Letter of Intent is submitted together with the Land Use Application, Project Plan, and Filing Fee.

Land Use Application

A Land Use Application is enclosed, filled out for a Major Amendment to Approved PD-GDP/SIP Zoning.

Project Plans

Project Plans including the following: Site Plans, Grading and Utility Plans, Landscape Plan, Building Elevations, and Floor Plans. Also included are Colored Elevation Drawings, Lighting with Photometric Plan & Cutsheet, and Contextual Site Plan Information.

Filing Fee

A check in the amount of \$5,350.00 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees.

Letter of Intent

The Applicant proposes selective demolition and renovation of the existing enclosed mall between Metcalfe's and Macy's, to convert the enclosed shops to open air shops, with storefronts facing the existing vehicular street and proposed pedestrian walkway. There is approximately 70,000 SF of building area existing within the area of modification, which will be reduced to approximately 60,000 SF of building area. The revised store configuration will create new storefronts that will open onto the existing vehicular street that runs north-south from Metcalfe's to Sundance. A new open air pedestrian walkway will also be created to connect this existing street to the existing parking area on the west side of the existing mall, with new storefronts along this walkway. New storefronts will also face the west parking lot. The current parking configurations on site will remain, with the parking lot surfaces immediately adjacent to the proposed renovation areas being repaved.

The proposed project is a reconfiguration of existing retail and restaurant building areas, and the existing land uses at Hilldale Shopping Center will remain essentially unchanged. The hours of operation for these shops will be consistent with the remainder of the existing Shopping Center.

WS DEVELOPMENT

1330 Boylston Street, Chestnut Hill, Massachusetts 02467 • 617.232.8900 • wsdevelopment.com

Construction is expected to begin in January of 2014, and the project will take approximately a year to complete.

The project team consists of the Applicant, Hilldale Shopping Center LLC, as well as the consultants listed below:

APPLICANT:

Hilldale Shopping Center LLC

1330 Boylston Street

Chestnut Hill, Massachusetts 02467

Phone: 617.232.9800

Fax: 617.738.1628

Louis Masiello lou.masiello@wsdevelopment.com

Katherine Wetherbee katie.wetherbee@wsdevelopment.com

ARCHITECT:

Eppstein Uhen

222 West Washington Avenue

Suite 650

Madison, Wisconsin 53703

Phone: 608.442.5350

Fax: 608.442.6680

Steve Holzhauer steveh@eua.com

Cliff Goodhart cliffg@eua.com

LANDSCAPE ARCHITECT:

Ken Saiki Design

303 South Patterson

Suite One

Madison, Wisconsin 53703

Phone: 608.251.3600

Fax: 608.251.2330

Ken Saiki ksaiki@ksd-la.com

CIVIL ENGINEER:

JSD Professional Services

161 Horizon Drive

Suite 101

Verona, Wisconsin 53593

Phone: 608.848.5060

Fax: 608.848.2255

Hans Justeson hans.justeson@jsdinc.com

Bill Dunlop bill.dunlop@jsdinc.com

PLANNING:

Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715

Phone: 608.255.3988
Fax: 608.255.0814
Brian Munson bmunson@vandewalle.com

LEGAL:

Axley Brynson, LLP
P.O. Box 1767
Madison, Wisconsin 53701

Phone: 608.255.3988
Fax: 608.255.0814
Brian Mullins bmullins@axley.com

MASTER PLANNING:

Arrowstreet
212 Elm Street
Somerville, MA 02144

Phone: 617.623.5555
Fax: 617.625.4646
Scott Pollack pollack@arrowstreet.com

Existing Conditions:

Existing Zoning: PD-GDP/SIP
Address: 702 North Midvale Boulevard
Parcel Identification Number: 0709-201-2101-2
Aldermanic District: District 11

Alder Chris Schmidt

Neighborhood Association: Hill Farms Neighborhood

Notifications: Neighborhood Association June 28, 2013
Alder June 28, 2013
Neighborhood Meeting July 11, 2013
DAT Presentation July 11, 2013

Legal Description: See Attached

Lot Area: 28.49 acres

Hilldale Shopping Center LLC is excited to propose this major investment to the Hilldale Shopping Center. This redevelopment project will serve as a catalyst for stimulating economic growth and attracting new tenancy, to ensure that Hilldale remains the vibrant and healthy amenity that it has been, as it serves the Hill Farms Neighborhood and entire Madison community for decades to come.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L. C. Masiello', with a long horizontal flourish extending to the right.

Louis C. Masiello

Vice-President of Development



SHEET INDEX

L100 - Overall Site Plan
 L101 - Site Plan Enlargement
 L200 - Grading Plan
 L300 - Landscape Plan
 C100 - Demolition/ Erosion Control Plan
 C200 - Utility Plan
 ES001 - Site Lighting
 ES002 - Light Fixtures
 FP100 - Fire Department Access Plan
 A001 - Existing Floor Plan
 A100 - Proposed Floor Plan
 A200 - Exterior Elevations
 A201 - Exterior Elevations
 A500 - Enlarged Elevation Details
 A800 - Signage/ Wayfinding
 A801 - Signage/ Wayfinding
 A900 - Renderings
 A901 - Renderings
 ES100 - Partial Site Photometrics

HILDALE SHOPPING CENTER RENOVATION 702 N Midvale Blvd Madison, WI 53705



eppstein uhen : architects

Combined Plan Commission, Urban Design Commission Submittal

08-14-2013

PROJECT NUMBER: 713001-00

LEGEND

- EXISTING PEDESTRIAN CIRCULATION
----- PROPERTY LINE

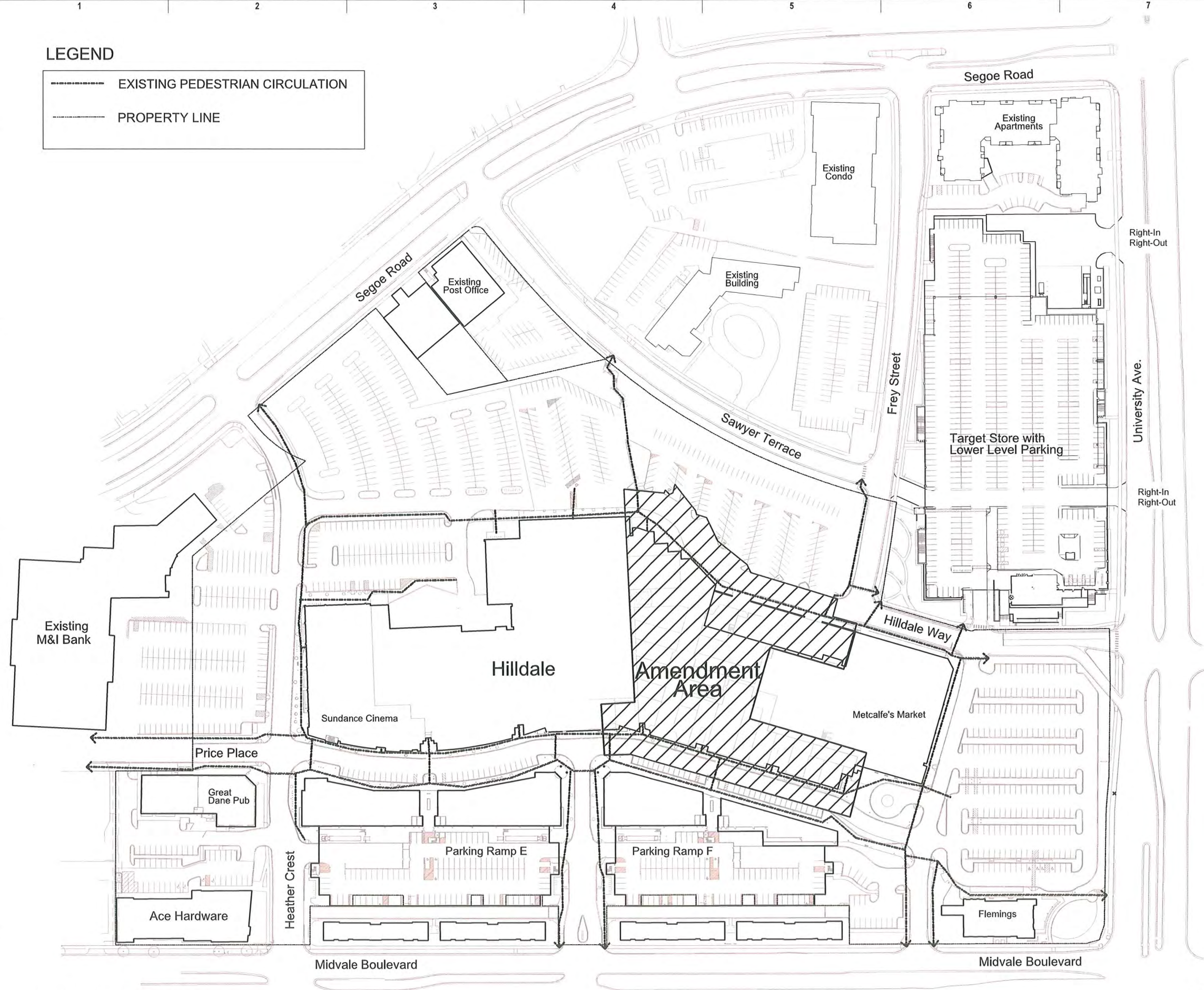
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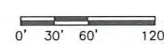
C


B

A




1 OVERALL SITE PLAN






eppstein uhen : architects
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53201
tel 414 271 5100 fax 414 271 7799
madison 222 West Washington Ave. Suite 600
Madison, Wisconsin 53703
tel 608 442 5300 fax 608 442 6500

ARROW STREET
212 ELM STREET
SOMERVILLE, MA 02144
P (617) 523-5555



PROJECT INFORMATION



WS DEVELOPMENT
1338 BOYLSTON STREET
CHESTNUT HILL, MA 02451
P (617) 232-8900

ISSUANCE AND REVISIONS

**Combined Plan
Commission/ Urban
Design Commission
Submittal**

REVISIONS

#	DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER
PROJECT NUMBER
DATE 08-14-2013

L100

© Eppstein-Uhen Architects, Inc.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
2. ANY DEVIATION FROM OR MODIFICATIONS OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL PLACE ALL CONCRETE CONTROL JOINTS AS SHOWN ON THE DRAWINGS.
4. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNER'S REPRESENTATIVE PROVIDING A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING SITE ELEMENTS. CONTRACTOR SHALL CONTACT DIGGERS HOT LINE AND CARHAGE COLLEGE PP&M FOR UNDERGROUND UTILITY LOCATIONS.
6. COORDINATES ARE BASED ON SITE SURVEY PROVIDED BY BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1922.

SAWYER TERRACE

METCALFE'S

MACY'S

1 SITE PLAN ENLARGEMENT

euta

eppstein uhen : architects

333 East Chicago Street
Milwaukee, Wisconsin 53202
Tel 414 271 5350 Fax 414 271 7779
222 West Washington Ave. Suite 505
Madison, Wisconsin 53703
Tel 608 442 5350 Fax 608 442 6025

ARROW STREET

212 ELM STREET
DOVERVILLE, MA 02144
P (617) 252-5555



PROJECT INFORMATION

HILLDALE

WS DEVELOPMENT
1330 BOYLSTON STREET
CHESTNUT HILL, MA 02445
P (617) 252-6500

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L101

© Eppstein-Uhen Architects, Inc.

LEGEND

BC	BOTTOM OF CURB
TC	TOP OF CURB
FFE	FINISH FLOOR ELEVATION
()	EXISTING SPOT ELEVATION
RIM	INLET RIM ELEVATION, VERIFY WITH CIVIL SITE UTILITY PLAN

D

C

B

A

SAWYER TERRACE

METCALFE'S

MACY'S

AREA OF AMENDMENT

AREA OF AMENDMENT

AREA OF AMENDMENT

PRICE PLACE

FFE = 899.86

FFE = 899.86

1 GRADING PLAN

L200

euta

eppstein uhen : architects
 Milwaukee 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 Madison 222 West Washington Ave. Ste. 605
 Madison, Wisconsin 53703
 Tel: 414 271 5300 Fax: 414 271 7779
 Tel: 608 442 5300 Fax: 608 442 6500

ARROW STREET
 212 ELM STREET
 SOVERVILLE, MA 02144
 P (617) 553.5555

KEN SAKI
 DESIGN INC
 LANDSCAPE
 ARCHITECTS
 215 N. PATTERSON
 SUITE 100 W-5781
 ELGIN, IL 60120
 Tel: 815 291 2200
 Fax: 815 291 2200

PROJECT INFORMATION

HILLDALE

WS DEVELOPMENT
 1330 BOYLSTON STREET
 CHESTNUT HILL, MA 02445
 P (617) 232.8900

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L200

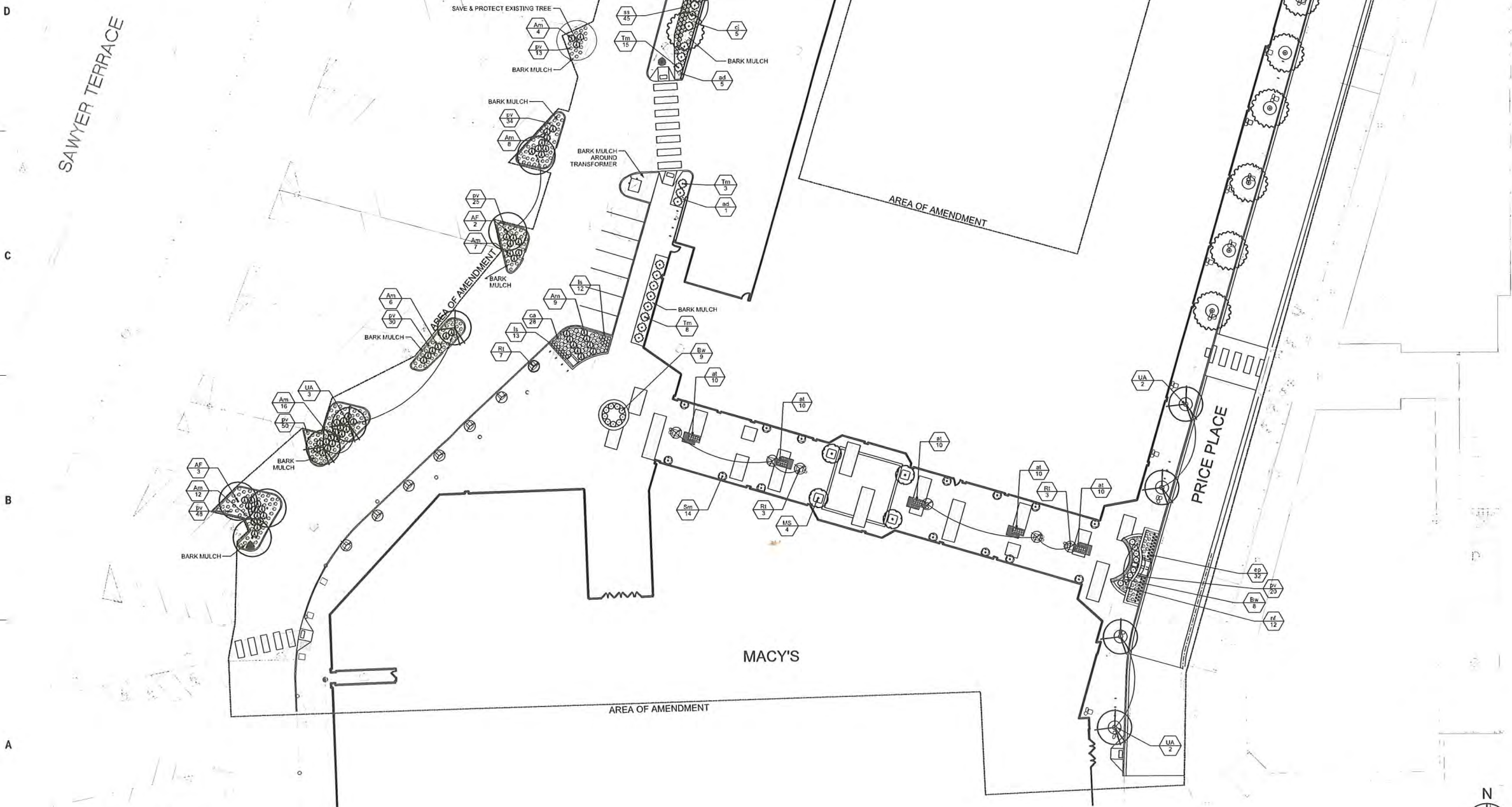
© Eppstein-Uhen Architects, Inc.

0' 10' 20' 40'



Plant List						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Freeman Maple	5	2 1/2" Cal.	B&B	
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	Skyline Honey Locust	9	2 1/2" Cal.	B&B	
UA	<i>Ulmus americana</i> 'Princeton'	Princeton Elm	7	2 1/2" Cal.	B&B	
Deciduous Shrubs						
Am	<i>Aronia melanocarpa</i> 'Morton'	Illinois Beauty Black Chokeberry	53	42" Ht.	Cont.	
Ms	<i>Magnolia stellata</i>	Star Magnolia	4	48" Ht.	Cont.	
RI	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eye Staghorn Sumac	13	48" Ht.	Cont.	
Sm	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	14	24" Ht.	Cont.	24" Standard for potted planters
Evergreen Shrubs						
Bv	<i>Buxus x Wilsoni</i>	Northern Charm Boxwood	17	24"	Cont.	
Tm	<i>Taxus x media</i> 'Tauntonii'	Tauntun Yew	26	36"	Cont.	
Perennials/Grasses/Groundcovers						
at	<i>Alum tanguticum</i> 'Summer Beauty'	Summer Beauty Onion	50	1 gal.	Cont.	
ca	<i>Calamagrostis acutifolia</i> Karl Foerster	Feather Reed Grass	28	2 gal.	Cont.	
ep	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	32	1 gal.	Cont.	
ls	<i>Liatris spicata</i>	Blazingstar	25	1 gal.	Cont.	
rf	<i>Nepeta x faassennii</i> 'Walker's Low'	Walker's Low Catmint	12	1 gal.	Cont.	
pv	<i>Penicum virgatum</i> 'Northwind'	Northwind Blue Switchgrass	228	2 gal.	Cont.	
ss	<i>Schizachyrium scoparium</i>	Little Bluestem	125	1 gal.	Cont.	
Vines						
cj	<i>Clematis</i> 'Jackmanii'	Jackmanii Clematis	10	2 gal.	Cont.	
ad	<i>Aristolochia durior</i>	Dutchman's Pipe	11	2 gal.	Cont.	

SAWYER TERRACE



LANDSCAPE PLAN



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PROJECT INFORMATION



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CHESTNUT HILL MA 0245
P (617) 232.6500

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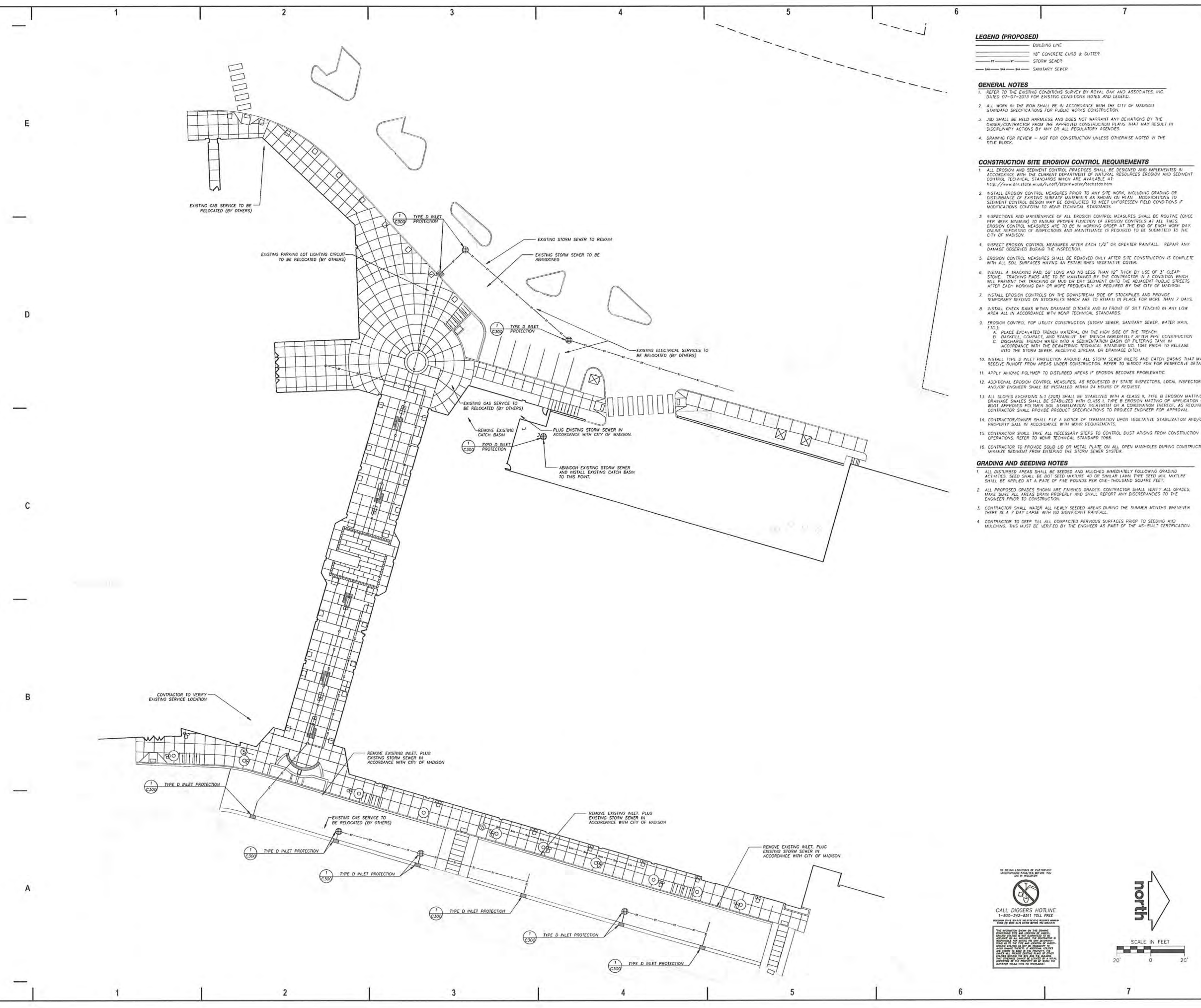
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PROJECT MANAGER
PROJECT NUMBER
DATE 08-14-2013

L300



LEGEND (PROPOSED)

- BUILDING LINE
- 18" CONCRETE CURB & GUTTER
- ST
- SS
- STORM SEWER
- SANITARY SEWER

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY BY ROYAL, OAK, AND ASSOCIATES, INC. DATED 07-07-2013 FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wisconsin.gov/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO NEAR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. DURING INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAP STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DIRT SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FIELDS IN ANY LOW AREA ALL IN ACCORDANCE WITH NEAR TECHNICAL STANDARDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.)
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND REVEAL THE TRENCH IMMEDIATELY AFTER PWS CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FORM FOR RESPECTIVE DETAILS.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SHALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A MOIST APPLIED POLYMER SOIL STABILIZATION TREATMENT ON A CONSTRUCTION INTERIM, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH NEAR REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO NEAR TECHNICAL STANDARD 1068.
- CONTRACTOR TO PROPOSE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED SHALL BE DOT SEED MIXTURE 40 OF SIMILAR LAMN TYPE SEED MIXTURE SHALL BE APPLIED AT A RATE OF FIVE POUNDS PER ONE THOUSAND SQUARE FEET.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PREVIOUS SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.

TO OBTAIN LOCATION OF EXISTING UTILITY UNDERGROUND FACILITIES BEFORE YOU DIG OR EXCAVATE

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

NEVER DIG A HOLE WITHOUT FIRST CALLING THE HOTLINE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE HOTLINE PRIOR TO ANY EXCAVATION. THE HOTLINE WILL PROVIDE YOU WITH THE LOCATION OF ALL EXISTING UTILITY UNDERGROUND FACILITIES. IF YOU DO NOT CALL THE HOTLINE, YOU WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY UNDERGROUND FACILITIES. IF YOU DO NOT CALL THE HOTLINE, YOU WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY UNDERGROUND FACILITIES.

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JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT INFORMATION
HILDALE SHOPPING CENTER RENOVATION
702 N Midvale Blvd
Madison, WI 53705

HILLDALE

WS DEVELOPMENT
1330 BOYLSTON STREET
CHESTERFIELD, MA 02147
P 617 222 2200

ISSUANCE AND REVISIONS
Combined Plan
Commission, Urban
Design Commission
Submittal

#	DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

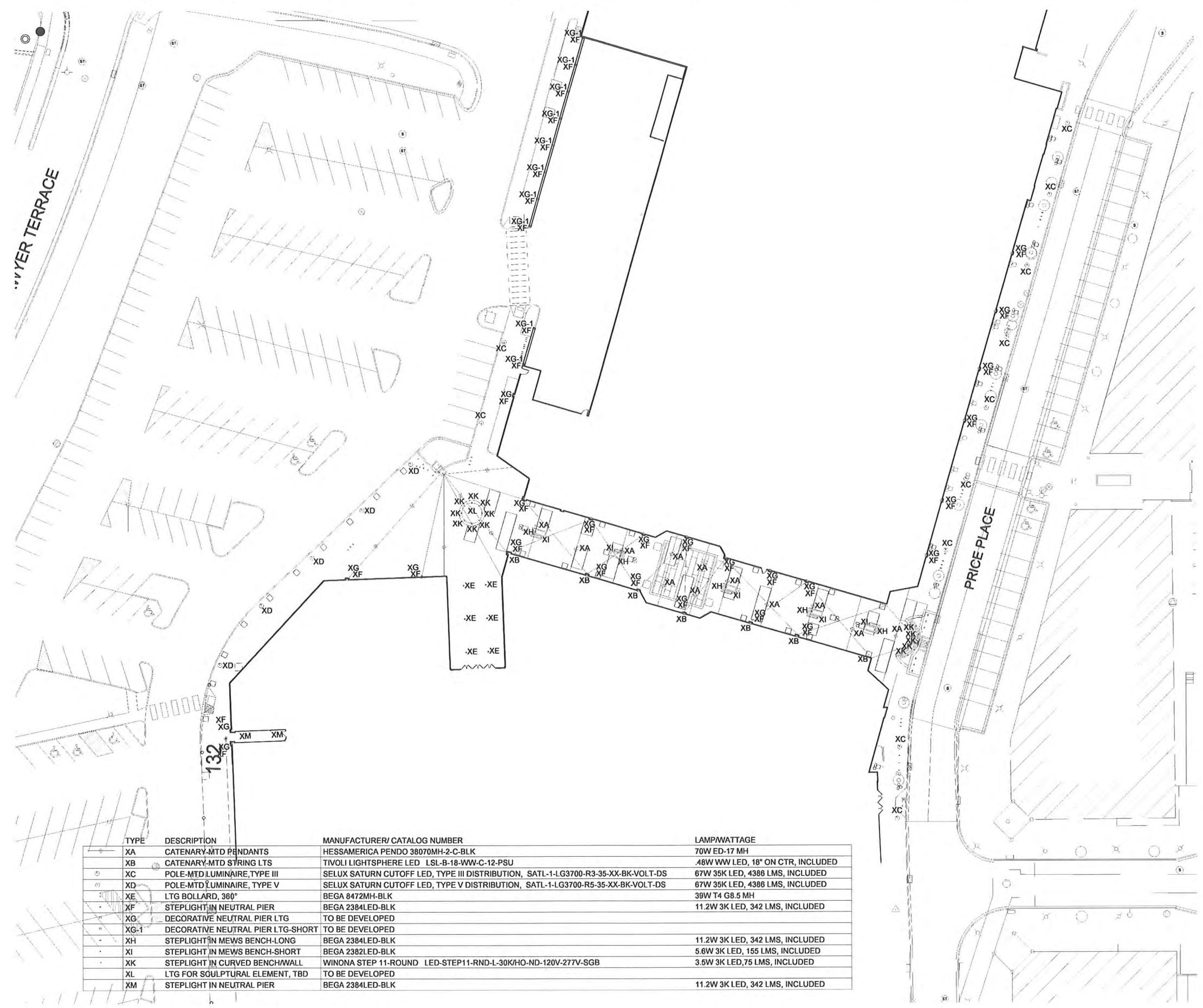
PROGRESS DOCUMENTS	
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PROJECT MANAGER	CG
PROJECT NUMBER	713001-00
DATE	08-14-2013

DEMOLITION/ EROSION CONTROL PLAN

C100

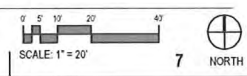
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E
D
C
B
A



TYPE	DESCRIPTION	MANUFACTURER/ CATALOG NUMBER	LAMP/WATTAGE
XA	CATENARY-MTD PENDANTS	HESSAMERICA PENDO 38070MH-2-C-BLK	70W ED-17 MH
XB	CATENARY-MTD STRING LTS	TIVOLI LIGHTSPHERE LED LSL-B-18-WW-C-12-PSU	48W WW LED, 18" ON CTR, INCLUDED
XC	POLE-MTD LUMINAIRE, TYPE III	SELUX SATURN CUTOFF LED, TYPE III DISTRIBUTION, SATL-1-LG3700-R3-35-XX-BK-VOLT-DS	67W 35K LED, 4388 LMS, INCLUDED
XD	POLE-MTD LUMINAIRE, TYPE V	SELUX SATURN CUTOFF LED, TYPE V DISTRIBUTION, SATL-1-LG3700-R5-35-XX-BK-VOLT-DS	67W 35K LED, 4388 LMS, INCLUDED
XE	LTG BOLLARD, 360°	BEGA 8472MH-BLK	39W T4 G8.5 MH
XF	STEPLIGHT IN NEUTRAL PIER	BEGA 2384LED-BLK	11.2W 3K LED, 342 LMS, INCLUDED
XG	DECORATIVE NEUTRAL PIER LTG	TO BE DEVELOPED	
XG-1	DECORATIVE NEUTRAL PIER LTG-SHORT	TO BE DEVELOPED	
XH	STEPLIGHT IN MEWS BENCH-LONG	BEGA 2384LED-BLK	11.2W 3K LED, 342 LMS, INCLUDED
XI	STEPLIGHT IN MEWS BENCH-SHORT	BEGA 2382LED-BLK	5.6W 3K LED, 155 LMS, INCLUDED
XK	STEPLIGHT IN CURVED BENCH-WALL	WINONA STEP 11-ROUND LED-STEP11-RND-L-30K/HO-ND-120V-277V-SGB	3.5W 3K LED, 75 LMS, INCLUDED
XL	LTG FOR SCULPTURAL ELEMENT, TBD	TO BE DEVELOPED	
XM	STEPLIGHT IN NEUTRAL PIER	BEGA 2384LED-BLK	11.2W 3K LED, 342 LMS, INCLUDED

1 Site Lighting
1" = 20'



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PROJECT INFORMATION
HILLDALE SHOPPING CENTER RENOVATION
702 N Midvale Blvd
Madison, WI 53705

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1301 BOYLSTON STREET
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P 617.232.8000

ISSUANCE AND REVISIONS
Combined Plan Commission, Urban Design Commission Submittal

REVISIONS

#	DATE	DESCRIPTION
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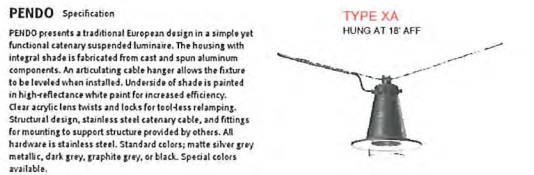
KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS
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PROJECT MANAGER	CG
PROJECT NUMBER	713001-00
DATE	08-14-2013

SITE LIGHTING
ES001
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PENDO Specification

PENDO presents a traditional European design in a simple yet functional catenary suspended luminaire. The housing with integral shade is fabricated from cast and spun aluminum components. An articulating cable hanger allows the fixture to be leveled when installed. Underside of shade is painted in high-reflectance white paint for increased efficiency. Clear acrylic lens bolts and locks for tool-less relamping. Structural design, stainless steel catenary cable, and fittings for mounting to support structure provided by others. All hardware is stainless steel. Standard colors, matte silver, grey metallic, dark grey, graphite grey, or black. Special colors available.

Order Information

Model	Watt	Lamp	Volt	Mounting	Finish
PEH38	39	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	70		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: PEH38IES

HessAmerica's Products • Lighting Products • Catenary Suspended Luminaires • PENDO

www.hessamericas.com

Page 1



LITESPHERE™ LED

Energy-efficient, low voltage LED strand lighting wedge base LED lamps protected by clear, frosted opaque or colored polycarbonate globes.

Order Information

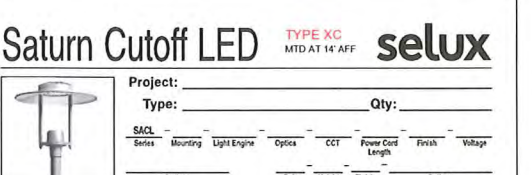
Model	Watt	Lamp	Volt	Mounting	Finish
LSL-18	18	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: LSL18IES

HessAmerica's Products • Lighting Products • Catenary Suspended Luminaires • LITESPHERE™ LED

www.hessamericas.com

Page 1



Saturn Cutoff LED TYPE XC

MDT AT 14' AFF

Order Information

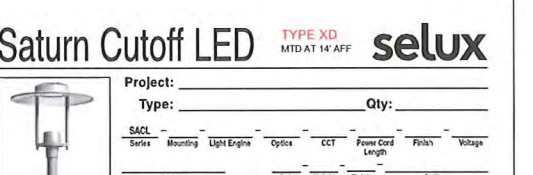
Model	Watt	Lamp	Volt	Mounting	Finish
SAC1-1	1	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: SAC1-1X3700-RS-35IES

HessAmerica's Products • Lighting Products • Saturn Cutoff LED TYPE XC

www.hessamericas.com

Page 1



Saturn Cutoff LED TYPE XD

MDT AT 14' AFF

Order Information

Model	Watt	Lamp	Volt	Mounting	Finish
SAC1-1	1	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: SAC1-1X3700-RS-35IES

HessAmerica's Products • Lighting Products • Saturn Cutoff LED TYPE XD

www.hessamericas.com

Page 1



Bollards TYPE XE

MDT AT 3.2' AFF

Order Information

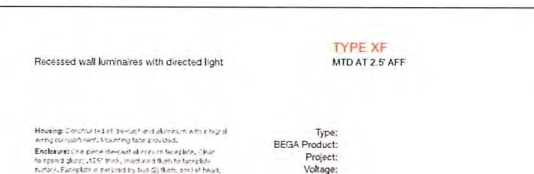
Model	Watt	Lamp	Volt	Mounting	Finish
BOL1	1	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: BOL1IES

HessAmerica's Products • Lighting Products • Bollards TYPE XE

www.hessamericas.com

Page 1



Recessed wall luminaires with directed light TYPE XF

MDT AT 2.5' AFF

Order Information

Model	Watt	Lamp	Volt	Mounting	Finish
WFL1	1	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: WFL1IES

HessAmerica's Products • Lighting Products • Recessed wall luminaires with directed light TYPE XF

www.hessamericas.com

Page 1



STEP11 • Round TYPE XK

MDT AT 1' AFF

Order Information

Model	Watt	Lamp	Volt	Mounting	Finish
STP11	11	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: STP11IES

HessAmerica's Products • Lighting Products • STEP11 • Round TYPE XK

www.hessamericas.com

Page 1



Wall luminaires with cutoff optics TYPE XM

MDT AT 12' AFF

Order Information

Model	Watt	Lamp	Volt	Mounting	Finish
WFL1	1	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: WFL1IES

HessAmerica's Products • Lighting Products • Wall luminaires with cutoff optics TYPE XM

www.hessamericas.com

Page 1



Aluminum bollards

MDT AT 3.2' AFF

Order Information

Model	Watt	Lamp	Volt	Mounting	Finish
BOL1	1	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: BOL1IES

HessAmerica's Products • Lighting Products • Aluminum bollards

www.hessamericas.com

Page 1



Recessed wall luminaires with directed light TYPE XF

MDT AT 2.5' AFF

Order Information

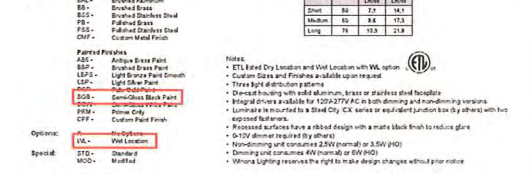
Model	Watt	Lamp	Volt	Mounting	Finish
WFL1	1	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: WFL1IES

HessAmerica's Products • Lighting Products • Recessed wall luminaires with directed light TYPE XF

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Page 1



STEP11 • Round TYPE XK

MDT AT 1' AFF

Order Information

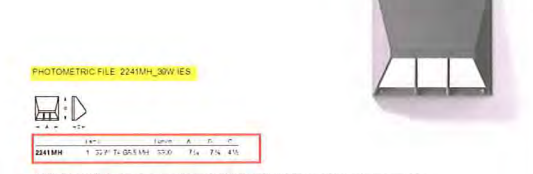
Model	Watt	Lamp	Volt	Mounting	Finish
STP11	11	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: STP11IES

HessAmerica's Products • Lighting Products • STEP11 • Round TYPE XK

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Page 1



Wall luminaires with cutoff optics TYPE XM

MDT AT 12' AFF

Order Information

Model	Watt	Lamp	Volt	Mounting	Finish
WFL1	1	MH-Metal Halide	2-120	C-Catenary	GG-Graphite Grey
	39		7-277		SG-Silver Grey
					CC-Custom Color
					BLK-BLACK

PHOTOMETRIC FILE: WFL1IES

HessAmerica's Products • Lighting Products • Wall luminaires with cutoff optics TYPE XM

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HILLDALE

WS DEVELOPMENT

1330 EVELYN STREET
CHESTERFIELD, MA 02147
P: 617.232.8200

ISSUANCE AND REVISIONS

Combined Plan Commission, Urban Design Commission Submittal

REVISIONS

#	DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER CG

PROJECT NUMBER 713001-00

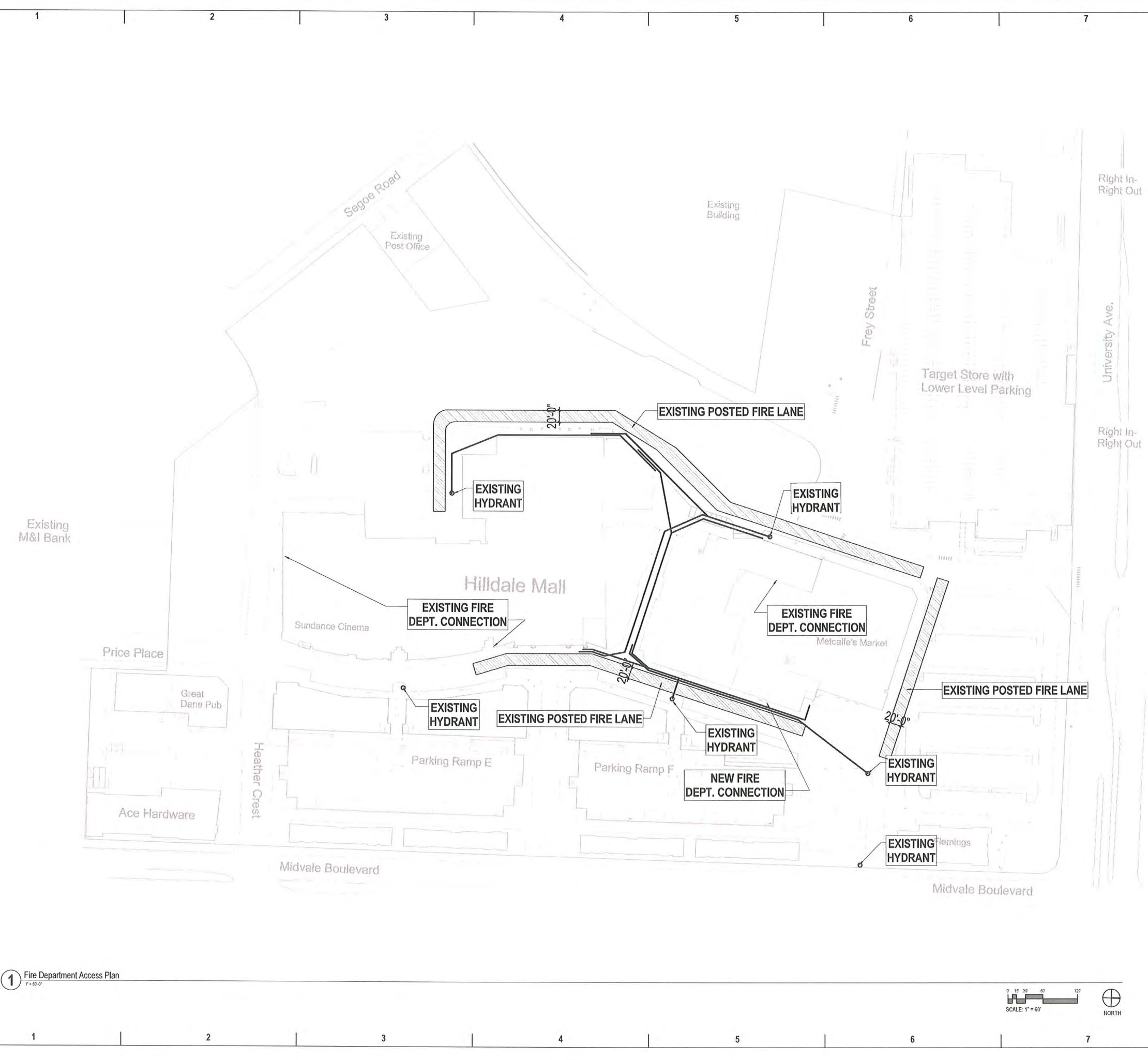
DATE 08-14-2013

LIGHT FIXTURES

ES002


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E
D
C
B
A




1 Fire Department Access Plan
1" = 60'-0"






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integrity
STRUCTURAL
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Madison, WI 53712
phone 608 833 8800
www.integritywi.com

PROJECT INFORMATION
HILDALE SHOPPING CENTER RENOVATION
702 N Midvale Blvd
Madison, WI 53705



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CHESTNUT HILL, MA 02467
P 617.232.8500

ISSUANCE AND REVISIONS
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Submittal

REVISIONS

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KEY PLAN

SHEET INFORMATION

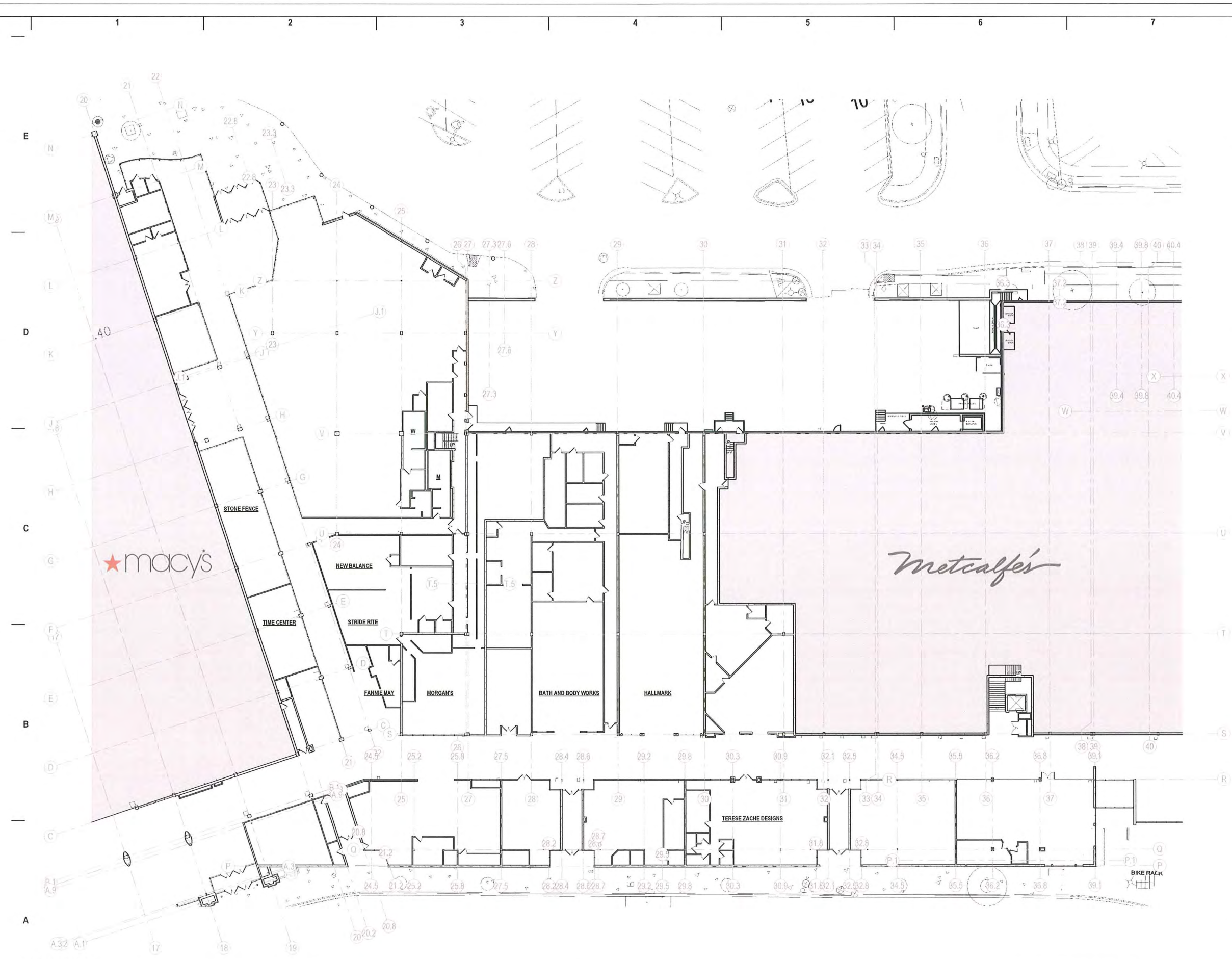
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PROJECT MANAGER	CG
PROJECT NUMBER	713001-00
DATE	08-14-2013

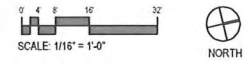
FIRE DEPARTMENT ACCESS PLAN

FP100
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1 2 3 4 5 6 7



1 First Floor Exist
1/16" = 1'-0"



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PROJECT INFORMATION
HILLDALE SHOPPING CENTER RENOVATION
702 N Midvale Blvd
Madison, WI 53705



ISSUANCE AND REVISIONS
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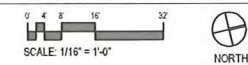
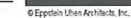
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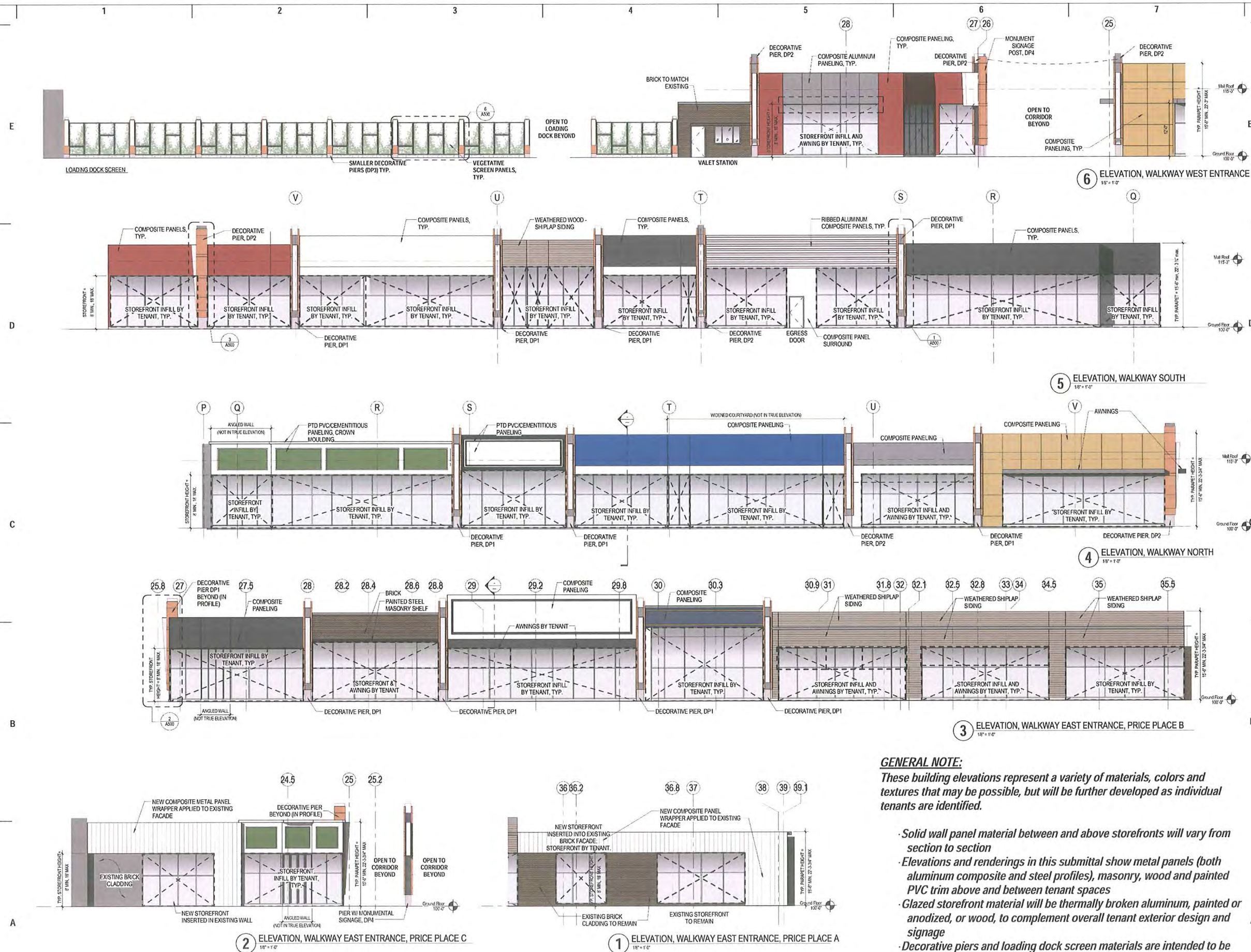
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PROJECT NUMBER 713001-00
DATE 08-14-2013

EXISTING FIRST FLOOR PLAN
A001
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GENERAL NOTE:
 These building elevations represent a variety of materials, colors and textures that may be possible, but will be further developed as individual tenants are identified.

- Solid wall panel material between and above storefronts will vary from section to section
- Elevations and renderings in this submittal show metal panels (both aluminum composite and steel profiles), masonry, wood and painted PVC trim above and between tenant spaces
- Glazed storefront material will be thermally broken aluminum, painted or anodized, or wood, to complement overall tenant exterior design and signage
- Decorative piers and loading dock screen materials are intended to be permanent and are represented on Sheet A500

Individual building exterior designs, including final materials, signage and awnings, shall be approved by City staff prior to issuing a building permit

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 SUITE 400
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 fax 608 651 1100

PROJECT INFORMATION
Hilldale Shopping Center Renovation
 702 North Midvale Blvd
 Madison, WI 53705

 1300 BOLTON STREET
 CHESTNUT HILL, MA 02157
 P 617 232 5900

ISSUANCE AND REVISIONS
Bid Package

REVISIONS

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KEY PLAN

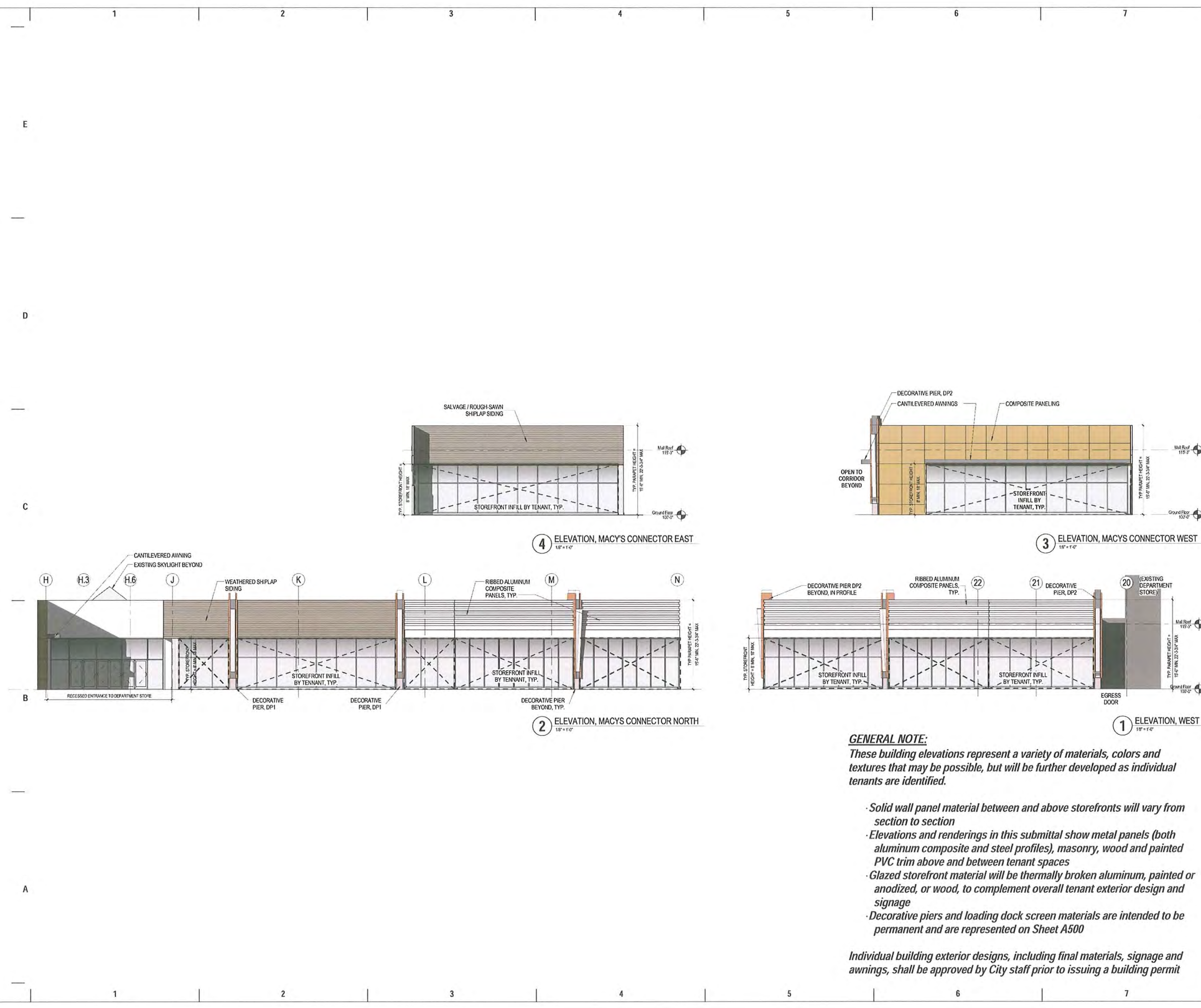
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PROJECT MANAGER	SS
PROJECT NUMBER	13018-00
DATE	14 AUG 2013

EXTERIOR ELEVATIONS

A200

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KEN SAIKI
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PROJECT INFORMATION
Hilldale Shopping
Center Renovation

702 North Midvale Blvd
Madison, WI 53705

HILLDALE
WS DEVELOPMENT
1300 BOYLSTON STREET
CHESTNUT HILL, MA 02167
P 617 232 8900

ISSUANCE AND REVISIONS
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PROJECT MANAGER	SS
PROJECT NUMBER	13018-00
DATE	14 AUG 2013

**EXTERIOR
ELEVATIONS**
A201
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GENERAL NOTE:
These building elevations represent a variety of materials, colors and textures that may be possible, but will be further developed as individual tenants are identified.

- Solid wall panel material between and above storefronts will vary from section to section
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Individual building exterior designs, including final materials, signage and awnings, shall be approved by City staff prior to issuing a building permit



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PROJECT INFORMATION

Hilldale Shopping Center Renovation

702 North Midvale Blvd
Madison, WI 53705



WS DEVELOPMENT
1300 BOSTON STREET
CHESTNUT HILL, MA 02467
P 617 232 8000

ISSUANCE AND REVISIONS

**Combined Plan
Commission, Urban
Design Commission
Submittal**

REVISIONS

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KEY PLAN

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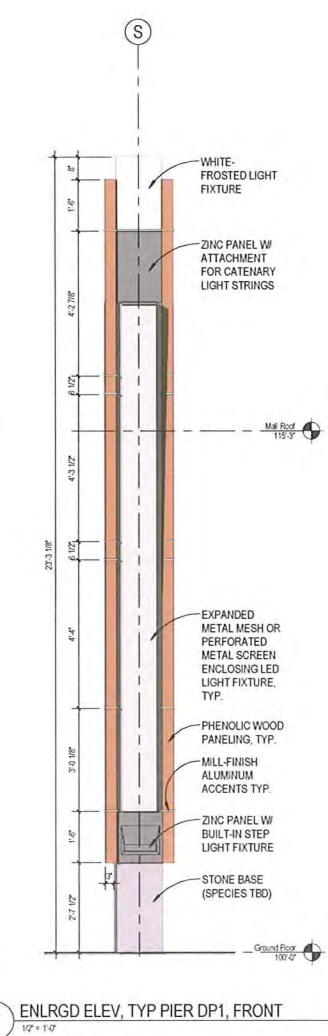
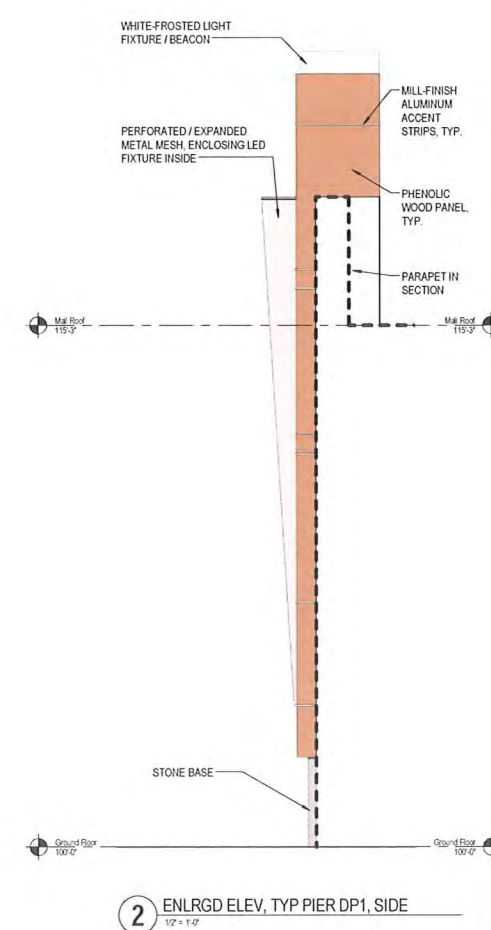
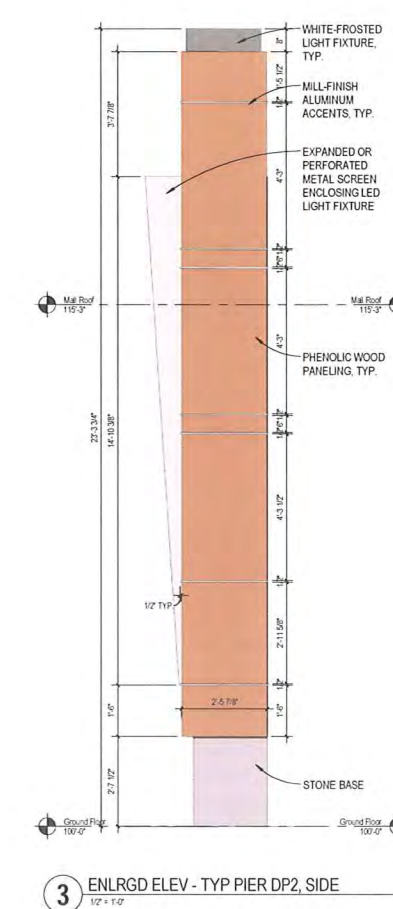
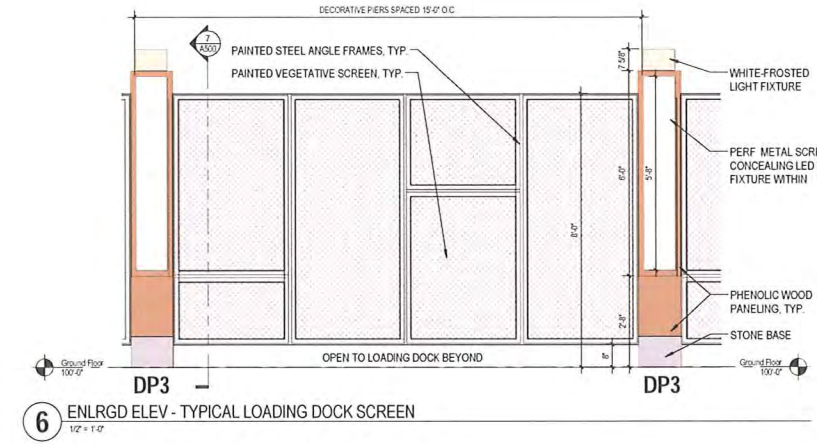
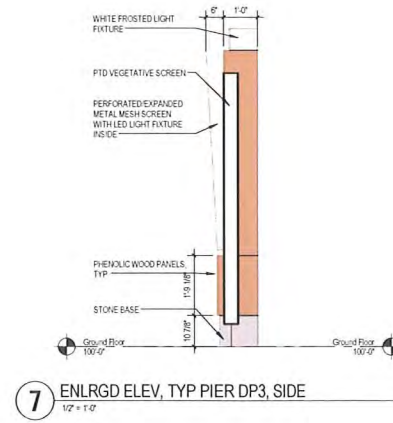
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PROJECT MANAGER SS
PROJECT NUMBER 13018-00
DATE 14 AUG 2013

**ENLARGED
ELEVATION DETAILS**

A500

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Hilldale Shopping Center Renovation

702 North Midvale Blvd
Madison, WI 53705



Combined Plan
Commission, Urban
Design Commission
Submittal

REVISIONS

#	DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER	SS
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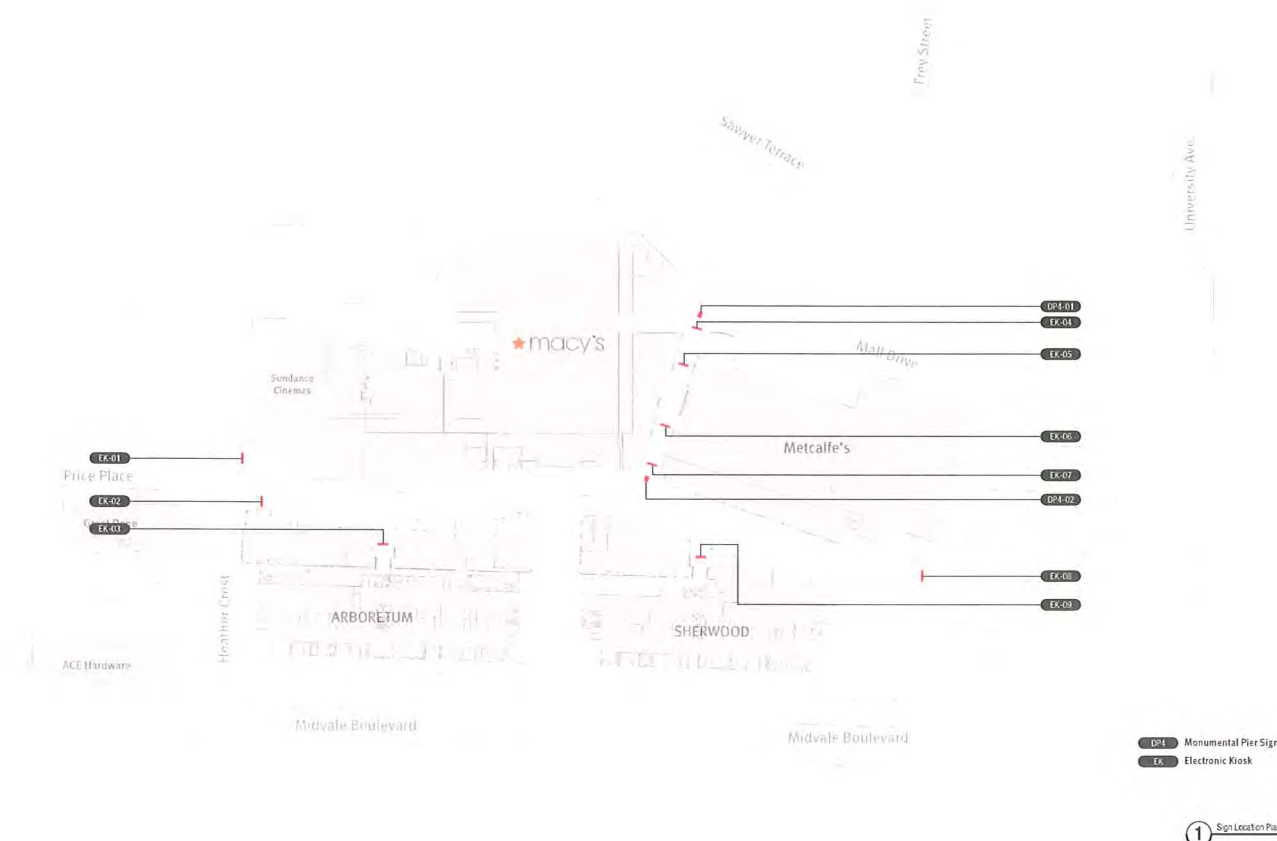
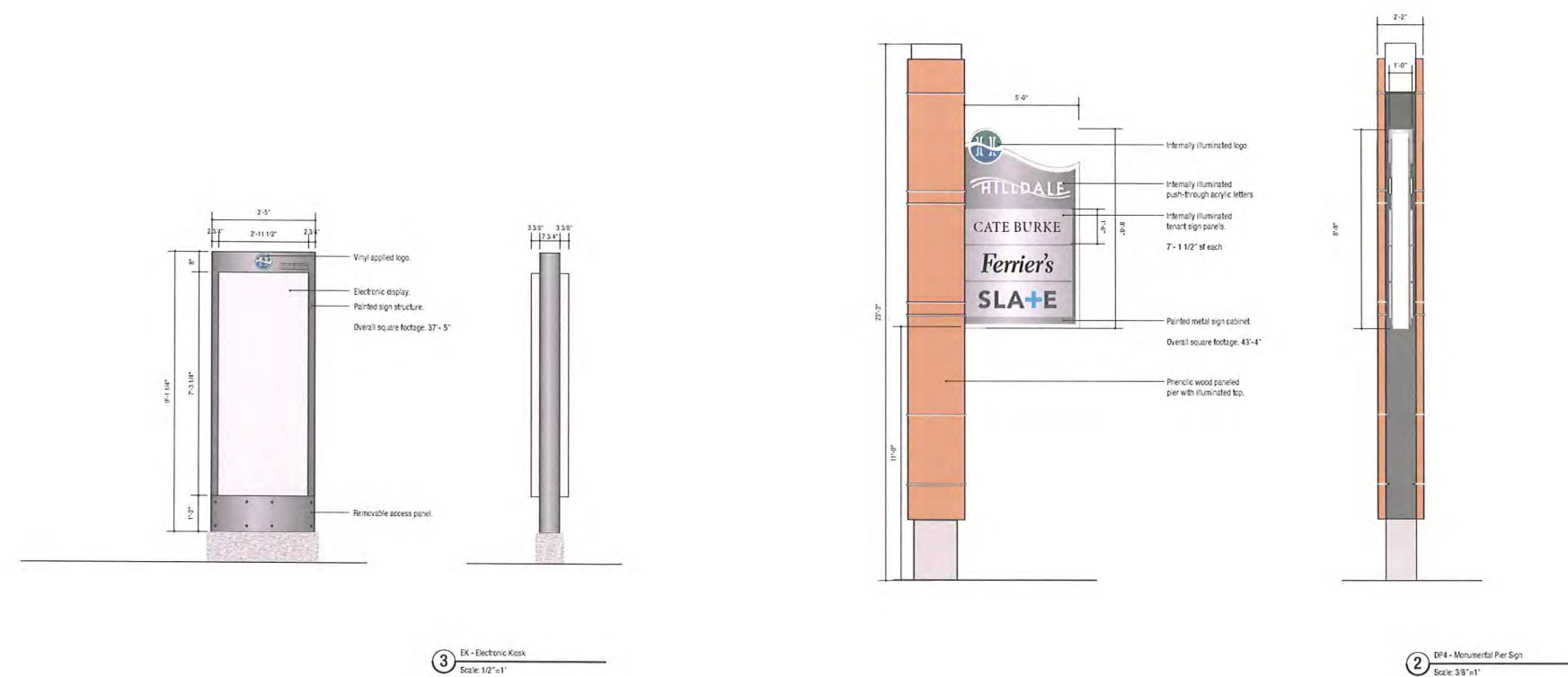
PROJECT NUMBER	13018-00
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DATE 14 AUG 2013

Signage / Wayfinding

A800

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Signage, Graphics and Awning Criteria for Hilldale New Retail Building A, B, C, D and East Exterior Face of Hilldale Mall Tenants, and Retail Adjacent to Gate Dane May 8, 2006

Overview

Signage should be developed in an imaginative and creative manner. The signage shall conform to the specifications set forth below.

Exterior Signs

Tenant's signage shall be installed across Landlord provided sign band. No signs are to be surface mounted to the building. All Tenant storefront and exterior signage shall be subjected to the guidelines of this Exhibit, Landlord's written approval and applicable codes.

The tenant shall identify the premises by means of an illuminated sign furnished and installed by the Tenant. Wording of the Tenant's sign shall be limited to the Tenant's trade name and company logo. The Tenant is limited to one sign per evaluation. Sign criteria are as follows:

- Signs will be composed of individually constructed illuminated letters.
- Letter faces must be 3/16" Plexiglas or equivalent material. Letters to be made of minimum .090 aluminum backs and minimum .063 aluminum returns with a painted finish to match sign face, trimmed with one (3/4") Jewellite trim cap around the Plexiglas edge. All aluminum surfaces inside letters to be painted High Gloss White.
- No letter in sign may be less than eighteen inches (18") in height or more than thirty-six inches (36") in height.
- Storefront width 40' or less: maximum length of lettering no more than 70% of storefront width. No letters within 3'-0" of building corners or 2'-0" from the neutral pier.
- Storefront width over 40'; but less than 100'; max length of lettering 60% of storefront width. No letters within 5' of building corner.
- Baseline for sign is to be horizontal and in line with other storefront signs.
- Tenant will submit color faces of sign to be approved by Landlord.

Logo and Graphics

Safety logos are permitted on the interior storefront glazing. The logo must consist of only the store name or logo.

Other types of graphic presentation will be considered on a case by case basis if it is determined by the Landlord to be part of an overall graphic design.

Blade Signs

Blade Signs are encouraged as a functional decorative element to enhance the streetscape of Hilldale. Blade Signs are to be reviewed and approved by Landlord on a case by case basis.

Prohibited Signage Includes:

- Audible signs or sign elements
- Odor of smoke producing signs or sign elements
- Signs employing moving or flashing lights
- Signs employing exposed raceways, ballast boxes or transformers
- Signs employing luminous, vacuum-formed plastic letter
- Signs employing unedged or uncapped plastic letters or letters with no returns and exposed fastening
- Signs employing exposed lamps
- Painted, paper or cardboard signs, stickers or decals hung within or on the outside of the Premises
- "Employment Opportunities/ Help Wanted" or any signs implying such (prohibited unless approved in writing by Landlord)

Exterior signs shall be watertight, and comply with all code requirements. Surface mounted raceways are prohibited, except on brick, and all penetrations through the exterior wall must be sealed and waterproofed.

Tenant shall give Mall Management written notification at least three (3) business days in advance of any exterior sign installation.

Approval of the Tenant's design or working drawings by the Landlord shall not constitute review and approval of the Tenant's signage until city approval has been granted and the City of Madison has issued the necessary permits. Tenants shall submit two (2) sets of reproducible drawings for review and approval by Landlord. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the sign shop drawings. The Tenant is responsible for obtaining all necessary permits for installation of tenant's signs.

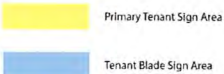
Awnings

- Awnings can be one single color or multiple colors.
- Awnings can have both open and closed ends. The end returns should always be at 90 degrees to the main face of the awnings.
- Depth of the awning should be a maximum of 48".
- Awnings can extend 6 inches of either side of the storefront windows.
- The bottom of the awning structure should not be below 7'6" above the sidewalk. A 6" valance can extend from the bottom of the structure.
- Height of the awning would be a minimum of 3'2".
- Awnings may be curved or round.

CITY OF MADISON APPROVAL PROCESS

Retail/commercial tenancies for premises up to 20,000 square feet of Floor Area within Hilldale Mall have specific allowances under these criteria and as provided in the approved PUD and the Street Graphics Control Ordinance, Chapter 31, Madison General Ordinances. If proposed signage exceeds applicable provisions of the Street Graphics Control Ordinance, the Secretary of the City of Madison urban Design Commission has the authority to approve minor deviations from its provisions, or to refer the signage package to the Urban Design Commission for formal consideration based on level of inconsistencies of the proposed signage with the ordinance provisions.

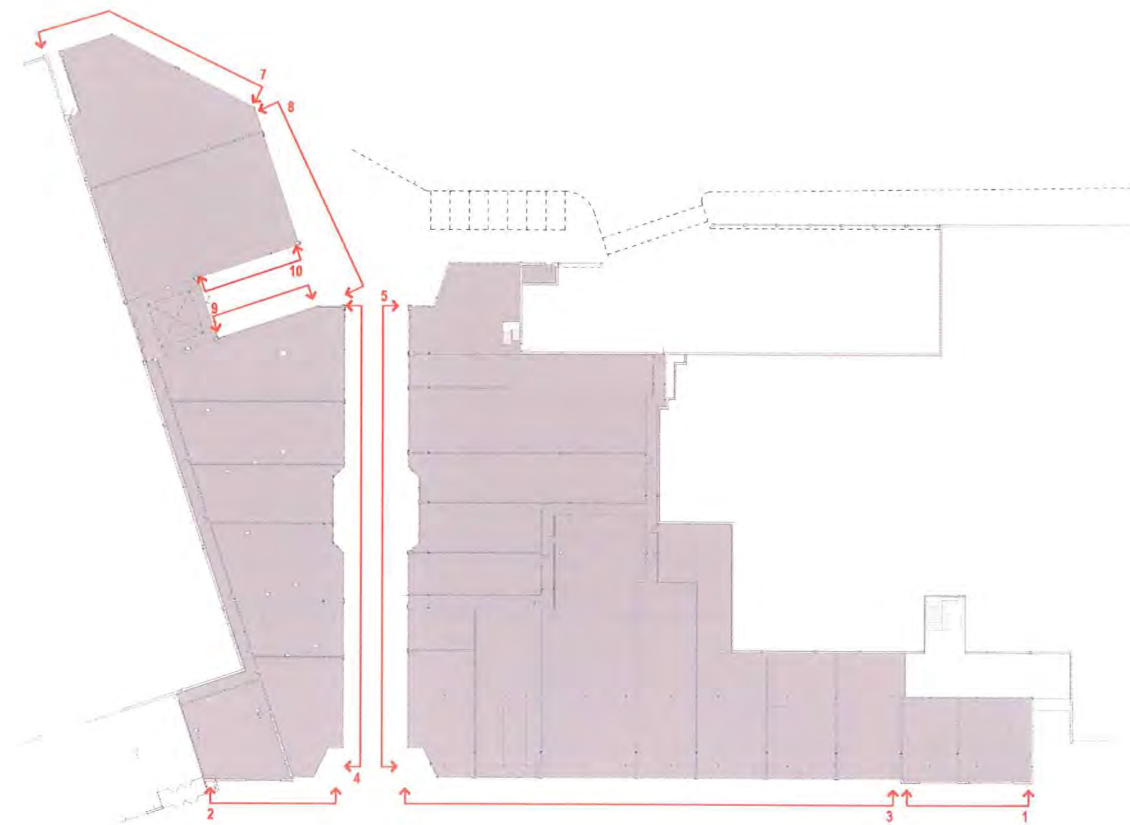
Individual large retail/commercial projects, i.e., those for more than 20,000 square feet of Floor Area. Submitted to the City of Madison for formal consideration under a PUD approval process will provide a specific signage package for Urban Design Commission approval, as well as for Landlord's approval.



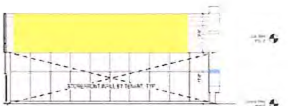
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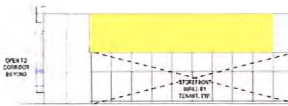
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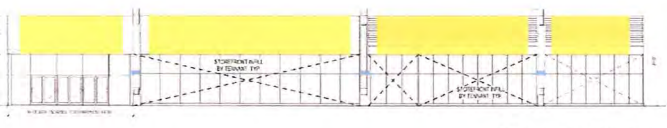
11 ENLARGED KEY PLAN



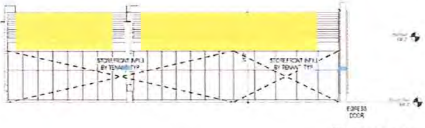
10 ELEVATION MACYS CONNECTOR EAST



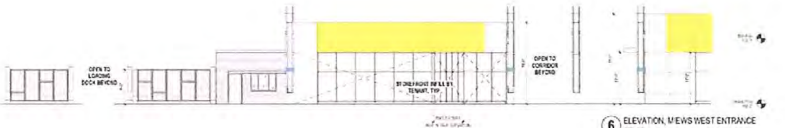
9 ELEVATION MACYS CONNECTOR WEST



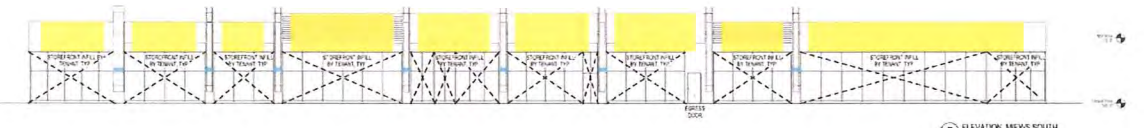
8 ELEVATION MACYS CONNECTOR NORTH



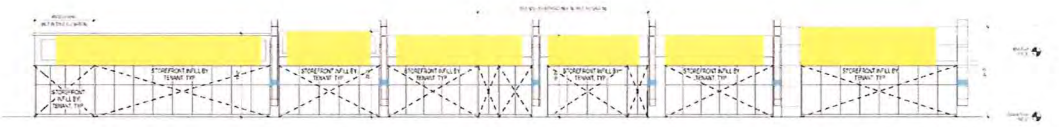
7 ELEVATION WEST



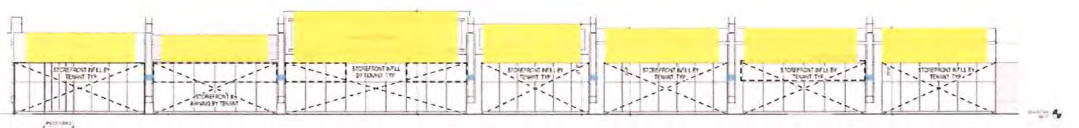
6 ELEVATION MEWS WEST ENTRANCE



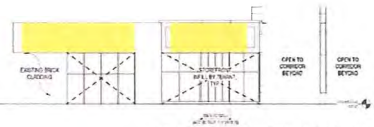
5 ELEVATION MEWS SOUTH



4 ELEVATION MEWS NORTH



3 ELEVATION MEWS EAST ENTRANCE, PRICE PLACE B



2 ELEVATION MEWS EAST ENTRANCE, PRICE PLACE C



1 ELEVATION MEWS EAST ENTRANCE, PRICE PLACE A



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Center Renovation

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KEY PLAN See Enlarged Plan



SHEET INFORMATION

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PROJECT MANAGER SS

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Signage / Wayfinding

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VIEW 1: RENOVATED STOREFRONTS AT PRICE PLACE, LOOKING SOUTHWEST TOWARD MACY'S AND ENTRANCE TO NEW SHOPPING CORRIDOR.



VIEW 2: LOOKING WEST FROM PRICE PLACE TO EAST ENTRANCE OF NEW SHOPPING CORRIDOR (MACY'S ON LEFT).



VIEW 3: AERIAL VIEW LOOKING WEST FROM PRICE PLACE TO WEST PARKING LOT.



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ISSUANCE AND REVISIONS

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Renderings

A900
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VIEW 5: AT WEST PLAZA/ENTRANCE LOOKING EAST TO SHOPPING CORRIDOR



VIEW 6: LOOKING WEST INSIDE NEW SHOPPING CORRIDOR



VIEW 4: LOOKING SOUTH TOWARD MACY'S, WEST PLAZA/ENTRANCE TO SHOPPING CORRIDOR



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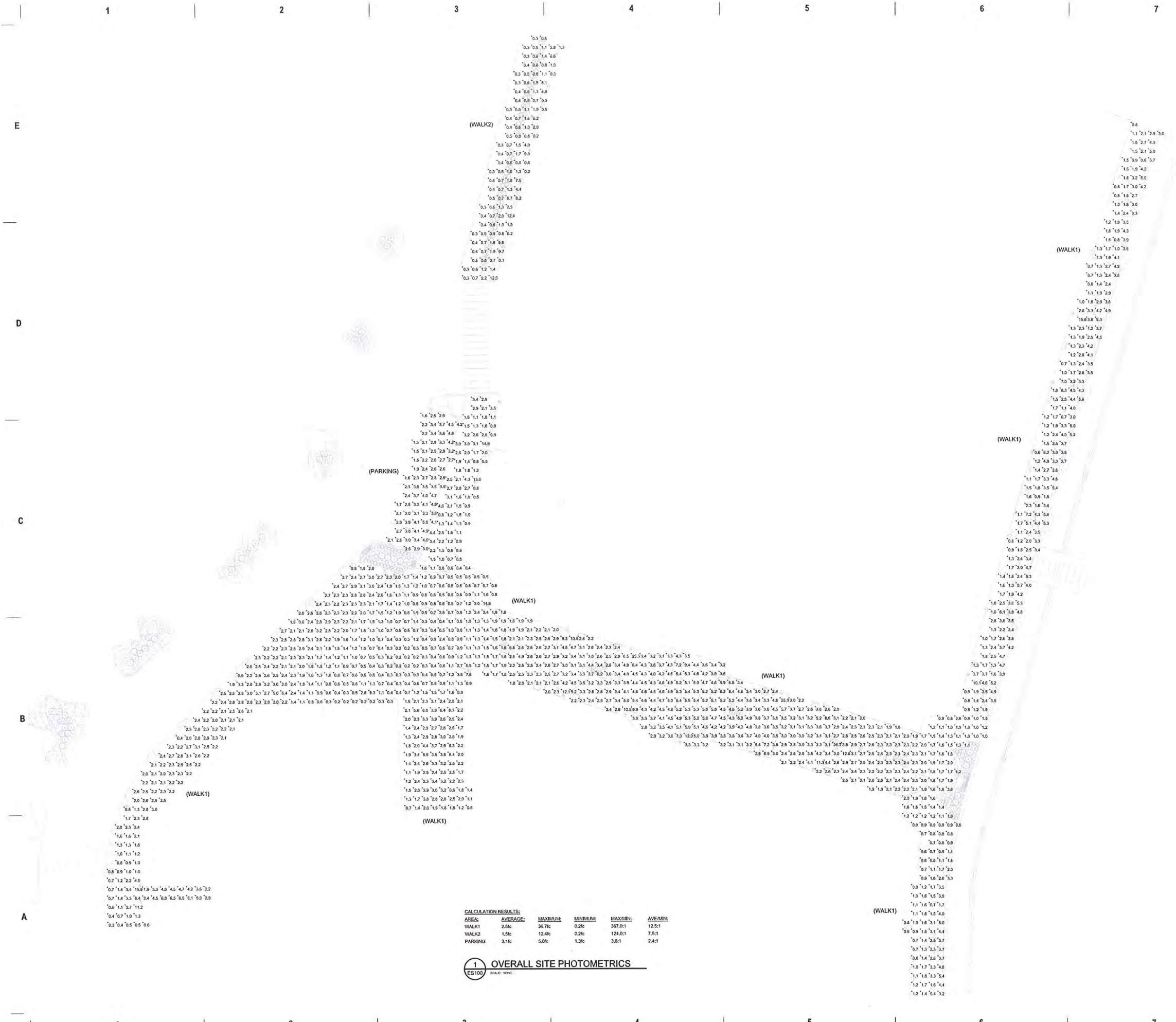
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Renderings

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PROJECT MANAGER CG
PROJECT NUMBER 713001-00
DATE 08-14-2013

OVERALL SITE
PHOTOMETRICS

ES100

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