



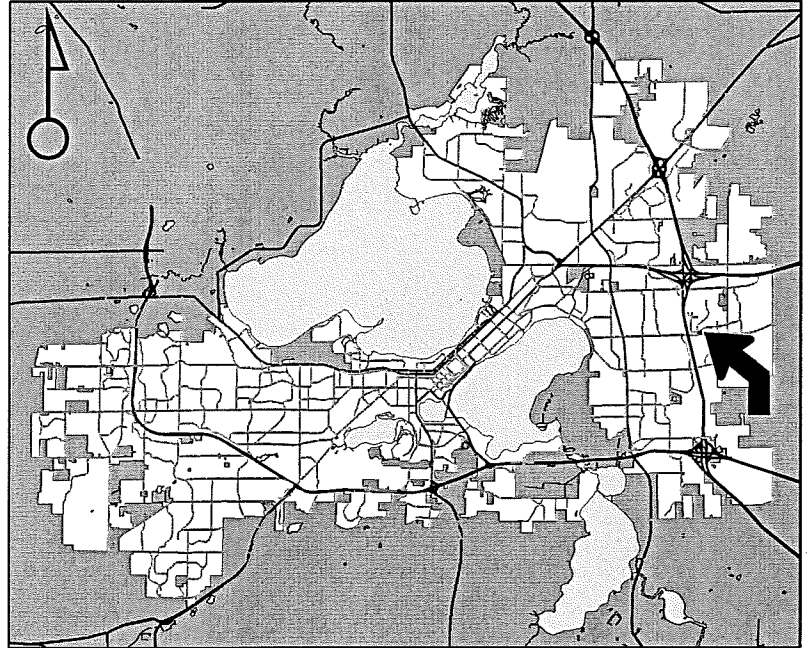
Location
6001-6033 Gemini Drive

Applicant
Greyrock at Grandview, LLC - DSI Real Estate/
Brian Munson - Vandewalle & Associates

From: PD(GDP) To: Amended
Existing Use PD(GDP-SIP)
Vacant land

Proposed Use
Construct up to 35,000 square feet of
commercial space in 5 buildings on the
"B" Block at Grandview Commons Town
Center (revised plans)

Public Hearing Date
Plan Commission
25 January 2016
Common Council
02 February 2016

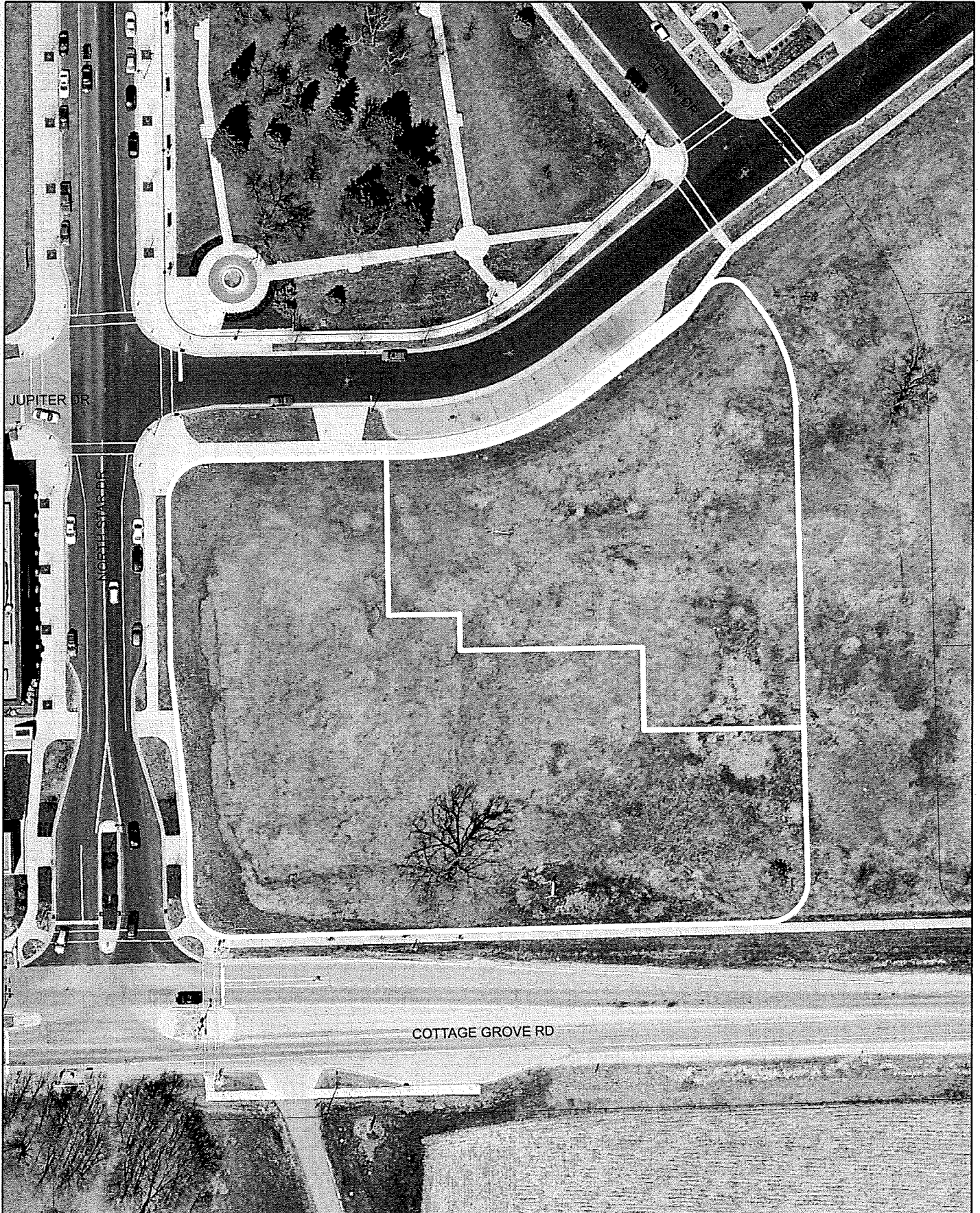


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 January 2016





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 11/23/15
 Received By [Signature]
 Parcel No. 0710-112-2503-6
 Aldermanic District 3 - Hall
 Zoning District PD
 Special Requirements OK
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 6001 / 6033 GEMINI DRIVE
Project Title (if any): GRANDVIEW COMMONS TOWN CENTER

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

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

LNDUSE-2015
00070 ?
00028

3. Applicant, Agent & Property Owner Information:

Applicant Name: GREY ROCK AT GRANDVIEW, LLC Company: DSI REAL ESTATE
 Street Address: 2800 ROYAL AVENUE City/State: MADISON / WI Zip: 53713
 Telephone: (608) 226-3060 Fax: (608) 223-0668 Email: PDANLB@DSIREALESTATE.COM

Project Contact Person: BRIAN MUNSON Company: VANDEWALLE & ASSOCIATES
 Street Address: 120 EAST LAKESIDE STREET City/State: MADISON / WISCONSIN Zip: 53715
 Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: BMUNSON@VANDEWALLE.COM

Property Owner (if not applicant): DSI Real Estate
 Street Address: 2700 ROYAL AVENUE City/State: MADISON/WI Zip: 53713

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Retail / Commercial Development See cover letter for additional info

Development Schedule: Commencement Fall 2015 Completion 2018

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/altered 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:
McClelland Neighborhood Association, Richmond Hills Association, Alder Demardb, Alder Hall June 22,2015


→ 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: DAT Date: July 16, 2015 Zoning Staff: Same Date: _____

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

Name of Applicant Greyrock at Grandview, LLC Relationship to Property: Owner

Authorizing Signature of Property Owner  Date 11/23/2015



VANDEWALLE & ASSOCIATES INC.

November 23, 2015

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

RE: Grandview Commons
PD-GDP/SIP Major Amendment

Dear Katherine,

The following document and illustrative graphics outline the request for an amended Planned Unit Development: General Development Plan/Specific Implementation Plan for the "B Block" within the Grandview Commons Neighborhood. This request seeks to amend the overall block configuration in response to market conditions while still creating the final piece of the overall town center mixed use walking district.

The Grandview Commons Neighborhood, a 230 acre planned unit development, began design in 1998 and implementation in 2001 as a groundbreaking traditional neighborhood featuring diverse open spaces, varied housing options, and a goal for a walkable town center. The residential portions of the neighborhood and town center have been successfully implemented and feature all of the homes built to energy star & green built standards, a zero energy home built in partnership with the Environmental Protection Agency. Park spaces within the neighborhood range from a 19 acre neighborhood park to the 1.5 acre village green which preserves the top of the hill and capital view corridor (hence the "grand view"). Implementation within the town center has resulted in more than a 1000 units in differing formats currently occupied ranging from townhomes, assisted living and CBRF facilities, to a five story mixed use building adjacent to the site.

The retail portion of the town center has faced more challenges to complete; despite the design and approval of several buildings for this block over the course of the 15 years. The presence of the Great Dane and the 2012 amendments to create the Metro Market have increased the exposure and opportunity for retail uses, but significant issues were identified in the adopted design for the B Block once discussions began over leasing and financing. Specific concerns on internal circulation and parking placement stalled the project, leading the design team to reevaluate the overall block layout while striving to preserve the walkable streetscape focus.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

The following amendment strives to balance the goals of the neighborhood with the market realities of retail demand as an effort to finalize the last remaining block within the town center; bringing the true retail uses long sought after for the neighborhood.

Planned Development Standards

The B Block is the final block within the multi-block, mixed use town center, which is part of the overall large master planned Grandview Commons Neighborhood; as such, many of the Planned Development Standards have already been implemented throughout the neighborhood.

- (a) Promotion of green building techniques, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development

The neighborhood is built upon a framework of sustainability through an overall neighborhood design that includes a strong blend of residential options at densities that are significantly higher than the adjoining area and the mixed use town center focused around the signature village green. All of the single family homes meet the green built and energy star criteria. The neighborhood also features a zero energy home that was built in partnership with the EPA.

- (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transition areas, with enhanced pedestrian, bicycle, and transit connections and amenities

The neighborhood was designed and implemented with a blend of residential housing that was far in advance of the market conditions at time of design. This blend has been successfully implemented with a range of formats spanning single family, twin homes, townhomes, assisted living, and interior hallway housing opportunities. Commercial uses include the Great Dane restaurant, professional office, and the Metro Market grocery store. The project includes a dedicated site for a City of Madison Library. It has successfully championed the extension of transit services and hosts a farmers market to serve the area.

The B Block forms the final piece of the town center offering a unique walkable shopping district focused on the North Star and Sharpsburg frontages; reinforcing the Village Green walking district. This final retail piece represents the missing piece of the overall land use puzzle by creating market ready opportunities for small scale neighborhood serving retail, commercial, and office spaces as part of the overall walkable mixed use town center.

- (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities

The “grand view” within the site has been carefully integrated into the design of the site through the preservation of the hilltop and existing stand of trees to form the signature village green. This is further enhanced through a viewshed preservation easement extending to the west which permanently protects the view from the fountain to the isthmus skyline and capitol dome.

- (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land

Not applicable.

- (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques

The overall neighborhood includes the dedication of more than 26 acres of open space ranging from the public community park to diverse privately maintained but available for public use pocket parks embedded throughout the neighborhood. The resulting network of open spaces places recreational opportunities within easy walking distance of all residents of the neighborhood.

- (f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor, or special area plans.

The Grandview Commons Neighborhood has been referred to by Staff as “a crown jewel of the East Side” and an exemplary project for how the City should implement the recommendations of the Comprehensive Plan and Neighborhood Plans.

The B Block is part of the Neighborhood Mixed Use greater town center area and forms the final piece of a multi-block walkable mixed use town center that will feature restaurants, offices, neighborhood focused retail & commercial, groceries, and residential opportunities; all set within a walkable mixed use format. This project strives to balance the economic realities of today’s market conditions, retail tenant needs and parking/circulation requirements while creating a vibrant walkable project that frames the village green with a walkable retail streetscape.

This project has been subject to more than 14 years of incubation and this block has been the subject of numerous meetings with the neighborhood over the course of the last six months. We strongly believe that the resulting application represents a strong final chapter for the neighborhood and will allow the project to move into implementation over the course of next year, in a format that has received support from the neighborhood as well as prospective tenants.

We look forward to working with the City on the review and implementation of this project.

Sincerely,



Brian Munson
Principal

Applicant

Greyrock at Grandview, LLC.

2800 Royal Avenue

Madison, WI 53713

Phone: 608.226.3060

Fax: 608.223.0668

Dan Brinkman

pdanlb@dsirealestate.com

Design Team

Architecture:

JLA Architects

2418 Crossroads Drive

Madison, Wisconsin 53718

Phone: 608.241.9500

Fax: 608.241.9800

Joe Lee

jlee@jla-ap.com

Planning:

Vandewalle & Associates

120 East Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

Fax: 608.255.0814

Brian Munson

bmunson@vandewalle.com

Engineering:

D'Onofrio Kottke

7530 Westward Way

Madison, WI 53717

Phone: 608.833.7530

Fax: 608.833.1089

Dan Day

dday@donofrio.cc

Landscape Architecture:

Olson Toon Landscaping, Inc.

3570 Pioneer Road

Verona, Wisconsin 53593

Phone: 608.827.9401

Brad Fregien

brad@olsontoon.com

Existing Conditions

Existing Zoning:

PD-GDP

Town Center Mixed Use

Proposed Zoning:

Amended PD-GDP/SIP

Addresses/PIN:

6001 Gemini Drive

071011225036

6033 Gemini Drive

071011225028

Aldermanic District:

District 3:

Alder Hall

Neighborhood Association:

McClelland Park Neighborhood

Neighborhood Plan:

Mixed Use

Notifications:

Alders Hall, Demarb

June 22, 2015

McClelland Park Neighborhood

June 22, 2015

DAT Presentation

July 17, 2015

Legal Description:	See Attached
Lot Area:	2.72 acres
Filing Fee:	A check in the amount of \$1,900 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees.
Proposed Use:	Retail & Commercial uses

Project Description

The implementation of the Grandview Commons Town Center has been underway since the initial development of the project in early 2001 with the creation of the Village Green. While several revisions to the General Development Plan, and two adopted Specific Implementation Plans, have modified this block the overall intent of creating a neighborhood retail core has been the common theme. Market conditions in the intervening 14 years have been the limiting factor in implementing the project.

The 2012 General Development Plan amendment incorporating the anchor grocery store (Metro Market) revised the building layout and guidelines for the development for the project, creating four buildings sites (1-4 stories in height), shared parking, and a shared plaza space.

Overall Development Concept

The Grandview Commons Town Center is proposed as a mixed use district featuring pedestrian- oriented walkable retail and neighborhood serving commercial uses while balancing vehicular access, scale, and character. Set along retail street network of the North Star Drive/Sharpsburg Drive Village Green frontages and the Gemini Drive extension, this district will offer first floor retail/commercial uses and upper story office or residential uses with a vibrant neighborhood scaled urban setting. Utilizing the civic anchors of the Village Green, future City of Madison Library and a new Urban Plaza, this district will form a crucial community gathering area and diverse social setting. The grocery store forms the eastern edge of the town center and shall be connected through a pedestrian walkway and sidewalk connections. Shared parking will support the commercial uses and will be available for use throughout the district.

The proposed amendment calls for five buildings (1-2 stories in height) placed to reinforce the adjoining streetscape with a central shared parking area and a plaza in the southwest corner of the site. This amendment is paired with Specific Implementation Plans for the entire site and all of the proposed buildings. The use of a comprehensive SIP submittal will allow the project to quickly move into implementation based upon tenant interest while setting the framework for the pedestrian connection, vehicular circulation, and complex grading & terrace elevations; as well as the overall character, and goals for the urban spaces.

Building Site Comparison

Proposed B-1 Building

Adopted Description (B-1):

B-1 holds both the corner of the Village Green and the Urban Plaza. Primarily a commercial building, this site may accommodate upper floor residential as part of the building design.

This building is anticipated to be an open first floor design with a goal of creating numerous building entrances and indoor/outdoor space so as to maximize outdoor seating along the plaza and streetscape. This building shall have primary entrances and glass facades along all sides of the building and shall not have any blank walls facing the adjoining streets, or plaza space. If this building is proposed as a single story building the building shall be a minimum of 24' in height.

Proposed Amendments:
Increase building square footage

<u>Adopted Standard</u>		<u>Proposed B-1</u>
Approx. Net Acreage:	.40 acres	TBD
Height:	1-3 stories	1 story plus mezzanine 29' in height
Dwelling Units:	0-10 units	0
Commercial Square Footage:	2,000-2,500	4,400-5,660
Building Projection		
First Floor:	2,500 sq. ft. retail	4,400
Second Floor:	5 units (optional)	1,260 optional mezzanine (per tenant)
Third Floor:	5 units (optional)	none

Proposed B-2 Building

Adopted Description (formerly B-3):

This building forms the final leg of the Urban Plaza and fronts onto both the plaza and Sharpsburg Drive pedestrian frontage. First floor retail uses should include primary entrances onto Sharpsburg Drive and the Urban Plaza with secondary entrances allowed onto the parking area to the east. Upper floors are reserved for residential uses. If this building is proposed as a single story building the building shall be a minimum of 30' in height.

Proposed Amendments:
Amend height requirement as per proposed elevations (19'4" height)

<u>Adopted Standard</u>		<u>Proposed B-2</u>
Approx. Net Acreage:	.55 acres	TBD
Height:	1-3 stories	1 story
Dwelling Units:	0-20 units	0
Commercial Square Footage:	4,000-5,000	4,000
Building Projection		
First Floor:	5,000 sq. ft. retail	4,000
Second Floor:	10 residential units (optional)	none
Third Floor:	10 residential units (optional)	none

Proposed B-3 Building

Adopted Description (formerly B-4):

This building forms the eastern edge of the B Block mixed use walking district along Sharpsburg Drive and features first floor retail uses with upper floor office and/or residential uses.

Proposed Amendment:

Create raised second floor patio and upper floor retail use with lower level facing south.

<u>Adopted Standard</u>		<u>Proposed B-3</u>	
Approx. Net Acreage:	6.2 acres	TBD	
Height:	2-4 stories	2 stories (30'-0")	
Dwelling Units:	0-30 units	0	
Commercial Square Footage:	8,000-15,000	10,300	
Building Projection			
First Floor:	9,000 sq. ft. retail	5,150	retail/commercial
Second Floor:	10 residential units or 6,000 sq. ft. office	5,150	retail/commercial
Third Floor:	10 residential units (optional)	none	

Proposed B-4 Building

Adopted Description (formerly B-2 Building):

This building forms the southern edge of the Urban Plaza and a key placement along the Cottage Grove Road frontage. First floor retail uses are required to have primary entrances onto the Urban Plaza with secondary entrances from the parking area to the east or Cottage Grove Road. Upper floor office and/or residential uses may require underground parking.

Proposed Amendments:

Revise building location to southwest corner of site

Revise overall height to one story

<u>Adopted Standard</u>		<u>Proposed B-4</u>	
Approx. Net Acreage:	1.56 acres	TBD	
Height:	2-4 stories	1 story plus mezzanine	
Dwelling Units:	0-50 units	0	
Commercial Square Footage:	8,000-15,500	5,700 – 6,500	
Building Projection			
First Floor:	10,000 sq. ft. retail	5,700	
Second Floor:	5,500 sq. ft. retail and/or 20 residential units	800 optional mezzanine	
Third Floor:	20 residential units (optional)	none	
Fourth Floor:	10 residential units (optional)	none	

Proposed B-5 Building

Adopted Description:

None

Proposed Description:

This building forms the southern edge of the block and a key placement along the Cottage Grove Road frontage. Retail uses are required to have primary entrances onto the interior parking area with four sided architecture.

Proposed Amendments:

Add building location and use

<u>Adopted Standard</u>	<u>(none)</u>	<u>Proposed B-5</u>
Approx. Net Acreage:		TBD
Height:		1 story
Dwelling Units:		0
Commercial Square Footage:		9,500
Building Projection		
First Floor:		9,500 commercial/retail

Overall Block Comparison

Square footage:	22,000-37,000	32,000-36,000 commercial/retail
Heights:	1-4	1-2

Proposed Zoning Text

Permitted Uses:

32,000-36,000 square feet of retail/office
Those that are stated as permitted uses in the permitted use list
Uses accessory to permitted use as listed in permitted use list

Floor Area Ratio:

As shown on adopted plans

Maximum Building Height:

As shown in adopted plans

Yard Requirements/Setbacks:

As shown in adopted plans

Useable Open Space:

As shown in adopted plans

Off-Street Parking & Loading:

As shown in adopted plans

Accessory Building Regulations:

As shown in adopted plans

Landscaping:

As shown in adopted plans

Signage:

Location and type as shown in adopted plans. Signage for project shall be limited the CC-T zoning district for the commercial uses and as approved by the Urban Design Commission and Zoning Administrator

Lighting Plan/Details/Photometrics:

As shown in adopted plans

Utility/HVAC equipment:

As shown in adopted plans

Alterations and Revisions:

No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

LEGAL DESCRIPTION

Lots 1 and 2, Certified Survey Map No. 13817, recorded in Volume 91 of Certified Survey Maps on pages 235-240 as Document Number 5099366, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 118,380 square feet (2.718 acres).

Grandview Commons Town Center LEED Certification Feasibility Analysis

LEED v4 BD+C: CORE and SHELL



PREPARED BY: **THE COMPASS GROUP**
JANUARY 11, 2016

Introduction

The purpose of this report is to provide a general feasibility analysis of the Leadership in Energy and Environmental Design (LEED) for the proposed Grandview Commons Town Center – ‘B’ Block development. The proposed development consists of five small retail buildings on a 2.72 acre site. The one to two story buildings range in size from 4,000 square feet to 9,500 square feet. The proposed construction is for the building envelop and site improvements. The interior fit-out construction including the mechanicals, electrical, and plumbing for the project will be designed and built at a later date by a different project team. This approach allows for the greatest flexibility for future tenants to customize their space to best suit their needs.

The United States Green Building Council (USGBC) is responsible for developing and maintaining the five LEED rating systems;

- Building Design + Construction (BD+C)
- Interior Design + Construction (ID+C)
- Building Operations + Maintenance (O+M)
- Neighborhood Development (ND)
- Homes

Once a project team selects the appropriate rating system, each rating systems have specific credits/compliance paths based on the type of project. Thus, effectively creating 22 different rating systems for project teams to select from to best fit their specific project. A complete list of all the rating system variations can be found in Appendix A.

Based on the proposed project use of retail, the ideal rating system would be LEED v4 BD+C: Retail. However, the interior fit-out, mechanical, electrical, and plumbing systems are not included in the development, thus this rating system is not applicable. The only applicable rating system at this time would be the LEED v4 BD+C: Core and Shell.

LEED v4 Building Design + Construction: Core and Shell Analysis

The following analysis of the Grandview Commons Town Center project was based on reviewing the preliminary LEED v4 BD+C: Core and Shell scorecard provided by the project team, the site plan and elevation drawings, a meeting with the project team, and additional follow-up via email to gather the necessary project details.

In addition to the aforementioned items, The Compass Group utilized the LEED Reference Guide for Building Design and Construction v4, several USGBC online resources and USGBC member only online resources, including the LEED Credit Library, Google Maps, and previous project experience.

Given the scope of the project there is no perfect rating system. The most appropriate rating system would be LEED v4 BD+C: Retail. However, this is not an option because there is no tenant/interior build out. Therefore the only applicable rating system is LEED v4 BD+C: Core and Shell, but this rating systems

was not designed for projects the scope and scale of Grandview Commons. The Core and Shell rating system was designed for the large multi-tenant office building and if applicable a small percent of retail space. Additionally, these buildings typically have the mechanicals, electrical, and core plumbing systems installed. Nevertheless the proposed building could utilize the Core and Shell rating system.

A completed LEED v4 BD+C: Core and Shell Project Checklist, located in Appendix B, provides a detailed breakdown of the available credit points. The classification of credits are divided into three categories:

Credit Classification	Definition
Y	The yes credits are deemed to be viable credits.
?	The question mark credits require additional analysis, calculation, or expenses to achieve.
N	The no credits are not viable for the proposed project.

To achieve LEED certification, buildings must meet all prerequisites in the rating system and earn a minimum of 40 points. The LEED rating levels are awarded according to the following point thresholds:

Certification Level	Points
Certified	40 – 49
Silver	50 – 59
Gold	60 – 79
Platinum	80 +

There are a total of 130 available credit points available for a project team to pursue towards certification. The credits for Grandview Commons are classified as follows:

Credit Classification	Points	Percent of Total Points
Y	13	10 %
?	30	23 %
N	87	67 %

Given the fact that 87 credit points are not available, the only possible level of LEED certification for this project is certified. There are a maximum of 43 possible credit points available for the project to pursue at this time. Of these credits 13 are classified as viable (Y) and 30 are classified at ?. Nine (9) of the ? credits require a financial outlay as outlined in the table below. Thus potentially significant financial investment is necessary to pursue LEED certification at this time.

Item	Cost Estimates (note: not all costs are required)
LEED Registration and Certification Fees	\$17,000 to \$21,000
LT – Green Vehicles Credit Consulting (1 point)	\$9,500 (3 charging stations)
SS – Site Development – Protect or Restore Habitat Credit (2 points)	\$47,393.28
EA – Fundamental Commissioning and Verification Prerequisite and Enhanced Commissioning Credit Option 3 (prerequisite and up to 2 points)	\$9,420
EA – Energy Performance Prescriptive Path Consulting Prerequisite and Credit Consulting (required and up to 3 points)	\$3,120
EA – Renewable Energy Production (off-site) Credit (1 to 3 points)	TBD
EA – Green Power and Carbon Offsets Credit (1 to 2 points)	TBD
IEQ – Daylighting Calculations Credit (1 to 3 points)	TBD
LEED Consulting Services	\$15,000 – \$40,000 (scope dependent)

The remaining 21 credits are either tied to practices, material selections, and/or require additional investigation to accurately determine their viability and the potential financial investment necessary to comply with the credit.

Conclusions:

The LEED rating systems provide a very comprehensive framework for building and operational sustainability. When properly planned for and implemented LEED certification can be very cost effective and a worthwhile endeavor. However, for this project LEED Certification is not practical for the following reasons:

- The concept of pursuing LEED certification was implemented too late in the design/planning phase to be cost effective. The project location, scope, and phase of the design limit many low or no cost credits. Thus, requiring more significant financial investment to earn a minimum level of certification. The potential financial investment to earn LEED certification at the Certified level is comparable to that of many Gold or Platinum projects.
- This financial investment to achieve LEED certification does not make sense given the scale and scope of the project. The additional cost will not prove to be a market driver for this location.
- A more detailed analysis of many of the ? credits is necessary to specifically determine if Certification is even viable at this phase of the project. A detailed analysis of the proposed project specifications is necessary to finalize the viability.
- The project does not fit nicely into any existing rating system, thus adding to the challenge of achieving cost effective certification

APPENDIX A

Rating system descriptions

The following information was obtain from the USGBC:

LEED for Building Design and Construction

Buildings that are new construction or major renovation. In addition, at least 60% of the project's *gross floor area* must be *complete* by the time of certification (except for LEED BD+C: Core and Shell).

LEED BD+C: New Construction and Major Renovation. New construction or major renovation of buildings that do not primarily serve K-12 educational, retail, data centers, warehouses and distribution centers, hospitality, or healthcare uses. New construction also includes high-rise residential buildings 9 stories or more.

LEED BD+C: Core and Shell Development. Buildings that are new construction or major renovation for the exterior shell and core mechanical, electrical, and plumbing units, but not a complete interior fit-out. LEED BD+C: Core and Shell is the appropriate rating system to use if more than 40% of the gross floor area is incomplete at the time of certification.

LEED BD+C: Schools. Buildings made up of core and ancillary learning spaces on K-12 school grounds. LEED BD+C: Schools may optionally be used for higher education and non-academic buildings on school campuses.

LEED BD+C: Retail. Buildings used to conduct the retail sale of consumer product goods. Includes both direct customer service areas (showroom) and preparation or storage areas that support customer service.

LEED BD+C: Data Centers. Buildings specifically designed and equipped to meet the needs of high density computing equipment such as server racks, used for data storage and processing. LEED BD+C: Data Centers only addresses whole building data centers (greater than 60%).

LEED BD+C: Warehouses and Distribution Centers. Buildings used to store goods, manufactured products, merchandise, raw materials, or personal belongings, such as self-storage.

LEED BD+C: Hospitality. Buildings dedicated to hotels, motels, inns, or other businesses within the service industry that provide transitional or short-term lodging with or without food.

LEED BD+C: Healthcare. Hospitals that operate twenty-four hours a day, seven days a week and provide inpatient medical treatment, including acute and long-term care.

LEED BD+C: Homes and Multifamily Lowrise. Single-family homes and multi-family residential buildings of 1 to 3 stories. Projects 3 to 5 stories may choose the Homes rating system that corresponds to the ENERGY STAR program in which they are participating.

LEED BD+C: Multifamily Midrise. Multi-family residential buildings of 4 to 8 occupiable stories above grade. The building must have 50% or more residential space. Buildings near 8 stories can inquire with USGBC about using Midrise or New Construction, if appropriate.

LEED for Interior Design and Construction.

Interior spaces that are a complete interior fit-out. In addition, at least 60% of the project's gross floor area must be complete by the time of certification.

LEED ID+C: Commercial Interiors. Interior spaces dedicated to functions other than retail or hospitality.

LEED ID+C: Retail. Interior spaces used to conduct the retail sale of consumer product goods. Includes both direct customer service areas (showroom) and preparation or storage areas that support customer service.

LEED ID+C: Hospitality. Interior spaces dedicated to hotels, motels, inns, or other businesses within the service industry that provide transitional or short-term lodging with or without food.

LEED for Building Operations and Maintenance.

Existing buildings that are undergoing *improvement* work or little to no construction.

LEED O+M: Existing Buildings. Existing buildings that do not primarily serve K-12 educational, retail, data centers, warehouses and distribution centers, or hospitality uses.

LEED O+M: Retail. Existing buildings used to conduct the retail sale of consumer product goods. Includes both direct customer service areas (showroom) and preparation or storage areas that support customer service.

LEED O+M: Schools. Existing buildings made up of core and ancillary learning spaces on K-12 school grounds. May also be used for higher education and non-academic buildings on school campuses.

LEED O+M: Hospitality. Existing buildings dedicated to hotels, motels, inns, or other businesses within the service industry that provide transitional or short-term lodging with or without food.

LEED O+M: Data Centers. Existing buildings specifically designed and equipped to meet the needs of high density computing equipment such as server racks, used for data storage and processing. LEED O+M: Data Centers only addresses whole building data centers.

LEED O+M: Warehouses and Distribution Centers. Existing buildings used to store goods, manufactured products, merchandise, raw materials, or personal belongings (such as self-storage).

LEED O+M: Multifamily. Existing multifamily residential buildings with 20 or more units. This could be a single building with 20 units or multiple buildings within the same complex (e.g. 20 townhomes).

LEED for Neighborhood Development

New land development projects or redevelopment projects containing residential uses, nonresidential uses, or a mix. Projects may be at any stage of the development process, from conceptual planning through construction. It is recommended that at least 50% of total building floor area be new

construction or major renovation. Buildings within the project and features in the public realm are evaluated.

LEED ND: Plan. Projects in conceptual planning or master planning phases, or under construction.

LEED ND: Built Project. Completed development projects.

APPENDIX B - LEED BD+C: Core and Shell Checklist



LEED v4 for BD+C: Core and Shell Project Checklist

Project Name: Grandview Commons Town Center
Date: January 11, 2016

Y	?	N	1	Credit	Integrative Process	1
3	1				36 Location and Transportation	40
				Credit	LEED for Neighborhood Development Location	20
				Credit	Sensitive Land Protection	2
				Credit	High Priority Site	3
				Credit	Surrounding Density and Diverse Uses	6
				Credit	Access to Quality Transit	6
				Credit	Bicycle Facilities	1
				Credit	Reduced Parking Footprint	1
				Credit	Green Vehicles \$	1

3	5	3	Sustainable Sites	11
Y			Construction Activity Pollution Prevention	Required
			Site Assessment	1
			Site Development - Protect or Restore Habitat \$	2
			Open Space	1
			Rainwater Management	3
			Heat Island Reduction	2
			Light Pollution Reduction	1
			Tenant Design and Construction Guidelines	1

2	0	9	Water Efficiency	11
Y			Outdoor Water Use Reduction	Required
			Indoor Water Use Reduction	Required
			Building-Level Water Metering	Required
			Outdoor Water Use Reduction	2
			Indoor Water Use Reduction	6
			Cooling Tower Water Use	2
			Water Metering	1

1	10	22	Energy and Atmosphere	33
Y			Fundamental Commissioning and Verification	Required
			Minimum Energy Performance	Required
			Building-Level Energy Metering	Required
			Fundamental Refrigerant Management	Required
			Enhanced Commissioning	6
			Optimize Energy Performance	18
			Advanced Energy Metering	1
			Demand Response	2
			Renewable Energy Production \$	3
			Enhanced Refrigerant Management	1
			Green Power and Carbon Offsets \$	2

1	6	7	Materials and Resources	14
Y			Storage and Collection of Recyclables	Required
			Construction and Demolition Waste Management Planning	Required
			Building Life-Cycle Impact Reduction	6
			Building Product Disclosure and Optimization - Environmental Product Declarations	2
			Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			Building Product Disclosure and Optimization - Material Ingredients	2
			Construction and Demolition Waste Management	2

1	7	2	Indoor Environmental Quality	10
Y			Minimum Indoor Air Quality Performance	Required
			Environmental Tobacco Smoke Control	Required
			Enhanced Indoor Air Quality Strategies	2
			Low-Emitting Materials	3
			Construction Indoor Air Quality Management Plan	1
			Daylight	3
			Quality Views	1

1	0	5	Innovation	6
Y			Innovation	5
			LEED Accredited Professional	1

1	1	2	Regional Priority	4
Y			Regional Priority: Optimize Energy Performance (7 Points required)	1
			Regional Priority: Sensitivity Land Protection	1
			Regional Priority: Bicycle Facilities	1
			Regional Priority: Green Vehicles	1

13	30	87	TOTALS	Possible Points: 130
				Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

THE COMPASS GROUP

222 N. Midvale Boulevard, Suite 25
Madison, WI 53705

January 11, 2016

Daniel Brinkman
DSi Real Estate Group, Inc.
2800 Royal Avenue, Suite 101
Madison, WI 53713

RE: Grandview Commons Town Center LEED Feasibility Study

Dear Mr. Brinkman,

The attached document summarizes The Compass Group's analysis of the Grandview Commons Town Center – 'B' Block proposed five retail buildings in regards to achieving Leadership in Energy and Environmental Design (LEED) for Building Design and Construction (BD+C) for a Core and Shell project.

The LEED rating systems provide a very comprehensive framework for building and operational sustainability. When properly planned for and implemented LEED certification can be very cost effective and a worthwhile endeavor. However, for this project LEED Certification is not practical for the following reasons:

- The concept of pursuing LEED certification was implement too late in the design/planning phase to be cost effect. The project location, scope, and phase of the design limit many low or no cost credits. Thus, requiring more significant financial investment to earn a minimum level of certification. The potential financial investment to earn LEED certification at the Certified level is comparable to that of many Gold or Platinum projects.
- This financial investment to achieve LEED certification does not make sense given the scale and scope of the project. The additional cost will not prove to be a market driver for this location.
- A more detail analysis of many of the uncertain (?) credits is necessary to specifically determine if Certification is even viable at this phase of the project. A detailed analysis of the proposed project specifications is necessary to finalize the viability.

- The project does not fit nicely into any existing rating system, thus adding to the challenge of achieving cost effective certification

Please do not hesitate to contact us should you have additional questions.

Sincerely,



Dirk Mason, LEED AP
Principal and Co-Founder
The Compass Group, LLC
608-345-6558

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USGBC® Technical Committee – member

USGBC® Water Efficiency TAG – Chair

USGBC® Wisconsin Advocacy Committee – Chair

