

Note to Commission

Development proposal at 701 and 737 Lorillard Court, adjacent to the American Tobacco Co. Warehouses, a designated landmark

In October of 2008, Urban Land Interests received approval of a GDP for two office buildings to the south of the Landmark American Tobacco Co. warehouses. ULI has also received the SIP approval of the larger of the two buildings (Building B), located on the eastern side of the lot.

At this point, ULI has submitted plans that have formalized the massing, height and size of the second building, as well as its placement on the lot, however, they only have conceptual building elevations.

Staff believes that the location, height, massing, and conceptual elevations of the second building as proposed in drawings will not adversely affect the historic character of the American Tobacco Warehouses, and we recommend approval.

Respectfully submitted,
Rebecca Cnare & Bill Fruhling
3/17/09

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The developers are requesting your initial opinion of the proposed development of two office buildings to the south of the recently restored American Tobacco Co. warehouses. At this point, all they have for review is the massing, height and size of the two buildings and their placement on the lot.

It is my opinion that the location, height and massing of the two buildings as proposed will not adversely affect the historic character or the tobacco warehouses. I recommend that the motion include the wording that this is an initial opinion and the Commission will review the final proposal at a later date.

K. H. Rankin
4/30/08