



City of Madison

Proposed Demolition & Rezoning

Location

159-171 Proudfit Street &
701-737 Lorillard Court

Applicant

Urban Land Development, LLC/
Chris Schramm - Urban Land Interests

From: R5 & PUD(GDP) To: Amended
PUD(GDP-SIP)

Existing Use

Vacant Houses and Land

Proposed Use

Demolish 3 Houses to Allow Construction
of 2 Office Buildings in 2 Phases

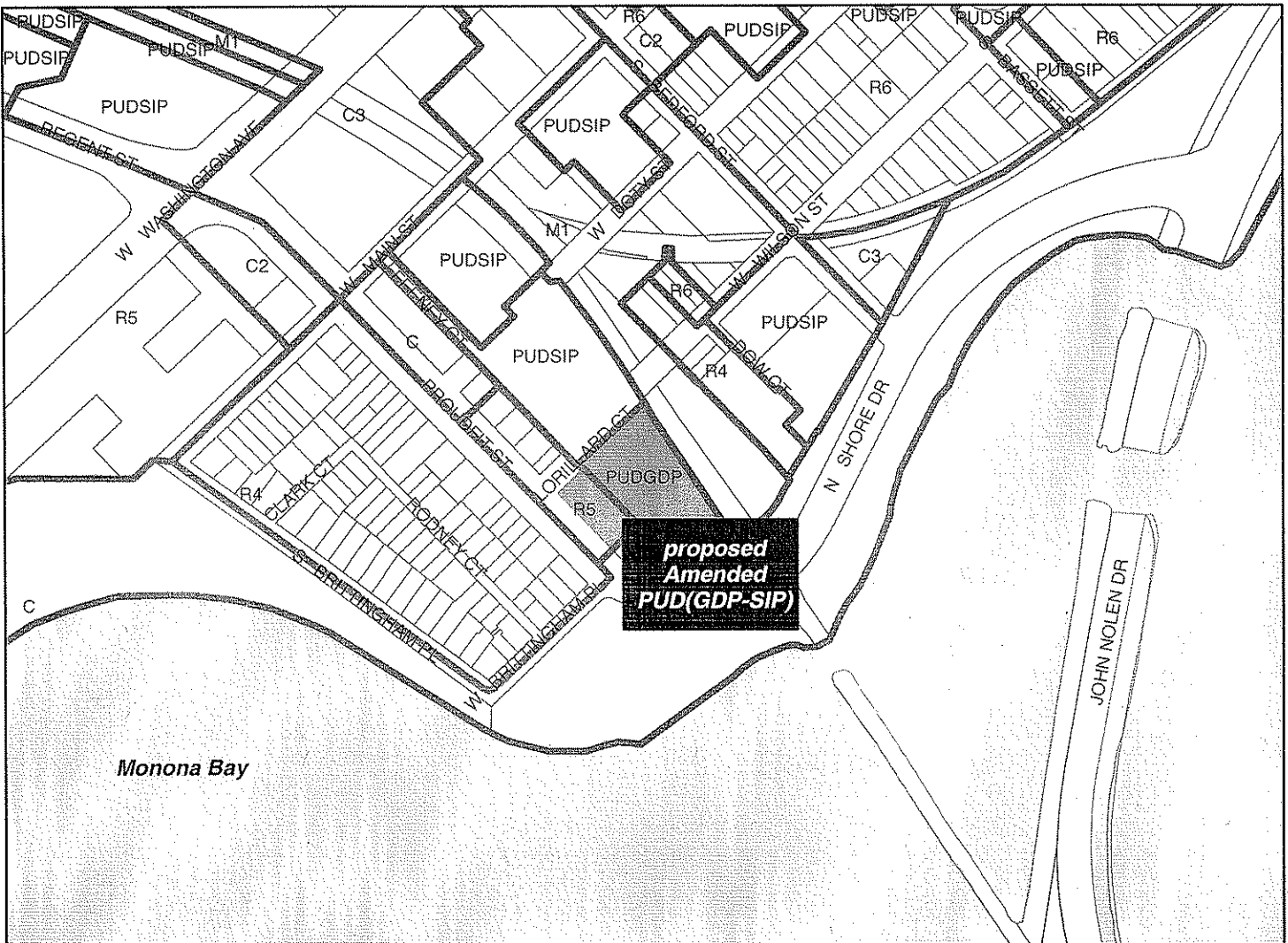
Public Hearing Date

Plan Commission
06 October 2008

Common Council
28 October 2008



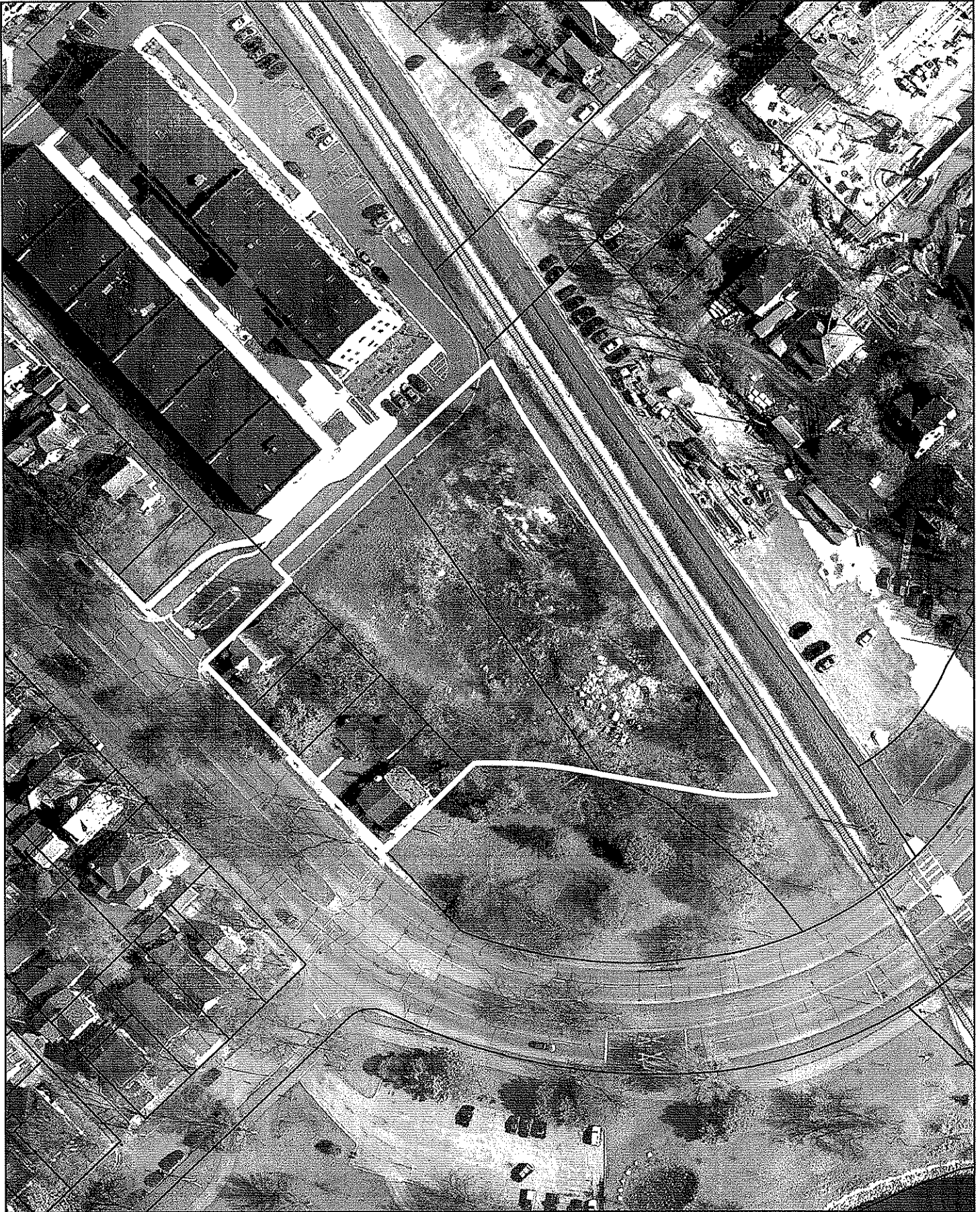
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 September 2008

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5

LAND USE APPLICATION

Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:		93378
Amt. Paid <u>2150</u>	Receipt No.	93379
Date Received <u>7-30-08</u>		93380
Received By <u>GJP</u>		
Parcel No.		
Aldermanic District <u>4</u>	<u>Verveer</u>	
GQ		
Zoning District		
For Complete Submittal		
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>	
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>	
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>	
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>	
Ngrbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input checked="" type="checkbox"/>	
Date Sign Issued		

1. Project Address: 701/737 Lorillard Court, 159-171 Proudfit St. **Project Area in Acres:** 1.68

Project Title (if any): Findorff Yards Office Lofts

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Rezoning from <u>R-5</u> to <u>PUD/PCD-GDP</u>	<input checked="" type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Thomas M. Neujahr Company: Urban Land Interests

Street Address: Ten East Doty Street, Suite 300 City/State: Madison, WI Zip: 53703

Telephone: (608) 251-0706 Fax: (608) 251-5572 Email: tenujahr@uli.com

Project Contact Person: Chris Schramm Company: Urban Land Interests

Street Address: Ten East Doty Street, Suite 300 City/State: Madison, WI Zip: 53703

Telephone: (608) 251-0706 Fax: (608) 251-5572 Email: cschramm@uli.com

Property Owner (if not applicant): Urban Land Development, LLC

Street Address: Ten East Doty Street, Suite 300 City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The proposed project is a two-building office development including underground and surface parking.

Development Schedule: Commencement 4th Quarter 2008 Completion 4th Quarter 2009

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 2150 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of City of Madison Comp Plan, Bassett Master Plan Plan, which recommends:

Please see discussion in Letter of Intent _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request.

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

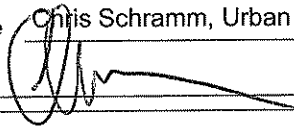
Mike Verveer, Julia Kerr, Capitol Neighborhoods (Bassett District) - May 9, 2008


If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Kevin Firchow Date 7/14/08 | Zoning Staff Jerry Kirchgatter Date 7/14/08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Chris Schramm, Urban Land Interests Date 7/30/08

Signature  Relation to Property Owner Affiliate

Authorizing Signature of Property Owner  Date 7/30/08 5



Urban Land Interests

LETTER OF INTENT FINDORFF YARDS OFFICE LOFTS

July 30, 2008

**To: Plan Commission
City of Madison**

**From: Christopher J. Schramm
Urban Land Interests**

**Re: Letter of Intent
Findorff Yards Office Lofts
Madison, Wisconsin**

PROJECT NAME

Findorff Yards Office Lofts

PROJECT ADDRESS

The current addresses of the properties within the development site are:

- 701 Lorillard Court
- 737 Lorillard Court
- 159 Proudfit Street
- 163 Proudfit Street
- 167 Proudfit Street
- 171 Proudfit Street

Final building addresses will be Lorillard Court addresses to be determined.

PROJECT DESCRIPTION

Urban Land Interests is proposing to develop two office buildings on a primarily vacant site south of the existing Tobacco Lofts apartments in the Bassett Neighborhood. The buildings would be two and/or three stories tall and would be served by underground and surface parking. Access to the site would be from Lorillard Court, served by a new break in the Proudfit median at Lorillard Court.

The buildings are intended to provide loft-style office space as an alternative to more traditional office options, with features like high ceilings and exposed trusses and ductwork. A description of the site planning considerations, the architectural design and materials and the landscaping and stormwater management features of the proposed development are included in the attached Project Design Narrative.

The current GDP zoning for 701 and 737 Lorillard Court (Lots 2 and 3 of CSM 11210) allows for up to 158 residential units in a building up to nine stories tall, which is a significantly higher density than the proposed office development. The four residential lots at 159-171 Proudfit Street are currently zoned R-5.

APPROVALS REQUESTED

As part of this application the following approvals are requested:

- Amendment of the existing Tobacco Row PUD boundaries to include the four residential lots at 159-171 Proudfit Street (which now include the adjacent previously-vacated portion of Feeney Court).
- Amendment of the current GDP zoning text to allow up to 70,000 square feet of commercial office space, along with underground and surface parking, as an alternative permitted use for the undeveloped land within the PUD. Office building heights would be limited to three stories above grade.
- Approval of the SIP for a two- and three-story office building of approximately 43,000 square feet, along with underground and surface parking, on a portion of the site.
- Approval of demolition permit for the three vacant houses at 159, 167 and 171 Proudfit.
- Approval of a break in the Proudfit Street median at Lorillard Court to allow left turns into and out of the site at Lorillard Court, and removal of the planter in Lorillard Court to create a left-turn-out lane.

DEVELOPMENT TEAM

Owner	Urban Land Development, LLC	Brad Binkowski/Tom Neujahr
Developer	Urban Land Interests, LLC	Chris Schramm
Architect	Engberg Anderson Design Partnership	Paul Cuta/Marc Schellpfeffer
Structural Engineer	Pierce Engineers, Inc.	Dick Pierce/Derek Horejsh
Civil Engineer	Ken Saiki Design, Inc.	Steve Whayland
Landscape Architect	Ken Saiki Design, Inc.	Rebecca Flood
Traffic Engineer	HNTB Corp.	Rob Beuthling
Surveyor	D'Onofrio, Kottke & Assoc., Inc.	Wayne Barsness
General Contractor	To Be Determined	

CONSTRUCTION SCHEDULE

Construction of the East Building (Building B) is anticipated to begin in late 2008. The projected construction duration is approximately 10 months, with completion of the building core and shell and occupancy of the first tenant spaces in fall of 2009. Construction and occupancy of individual tenant spaces will occur as leases are signed.

The future West Building (Building A) is intended to be designed based on the specific requirements of its future principal occupant. Preliminary discussions with a number of potential occupants are ongoing. An SIP for this building will be submitted for approval once the final user and design are determined.

EXISTING CONDITIONS AND USES

The site has been held for future development since it was purchased in 2004. The majority of the site area is vacant land. It is covered by a combination open grassy areas, trees and heavy scrub brush, gravel, concrete, and stored construction materials.

The four residential lots along Proudfit Street (containing three houses) were purchased from J.H. Findorff & Son as additional development land under the same purchase agreement as the former tobacco warehouses and the other land within the existing GDP. The houses were vacant at the time of purchase by the current owner and have remained vacant since that time.

At the request of area residents, some of the heavy brush has recently been cleared from the site, and the large mounds of dirt have been leveled to improve visibility through the site in response to safety concerns.

DEMOLITION

The proposed development will require the demolition and recycling of the three vacant houses located at 159, 167 and 171 Proudfit Street. These houses were bought as part of a development site and have been unoccupied since they were purchased from J.H. Findorff & Son along with the adjacent property in 2004. Two of the three were vacant prior to purchase, and the third had been occupied by a Findorff employee under a lease that terminated at purchase.

The houses are small (821, 896 and 1,273 square feet) and were constructed in the 1940's. Each house was documented in a report prepared by Katherine Rankin in conjunction with review of the proposed development by the Landmarks Commission (due to its location adjacent to ULI's renovation of the historic Tobacco Lofts warehouse buildings). The report found that none of the houses has any known architectural or historical interest. A copy of the report is included with this application.

In connection with the application for the demolition permit that is a part of this submittal, a Structural/Architectural Assessment of each of these houses was made by Engberg Anderson, the project architect, with input from Pierce Engineers, the project structural engineer. Based upon their physical inspection of the houses, they are in poor condition and would require significant repairs to be made habitable. All have significant water damage in addition to other structural and cosmetic deficiencies. A copy of this report, including photos, is attached.

Due to their size, physical condition, and lack of historical or architectural value, these houses are not practical or economically feasible to relocate. The assessment team indicated that the cost of renovation would exceed the cost of new and more functional construction.

All applicable provisions of the current demolition ordinance will be complied with. Notice of the intent to request a demolition permit was provided to the required parties in the attached May 9, 2008 letter. Although it does not appear that any of these houses was completed prior to 1940, the notice provided is in excess of either the 30 or 60 day notice requirements of the demolition ordinance. A reuse and recycling plan will be submitted for approval prior to the issuance of the demolition permit. ULI has obtained proposals from two qualified consultants to prepare the required plan and document compliance as required by the demolition ordinance.

PROPOSED USES

Proposed uses of the site are commercial office space (with uses consistent with the permitted uses in the O-2 zoning classification of the current City of Madison zoning code), and accessory uses, including surface and underground parking, as outlined in the proposed Amended GDP Zoning Text and SIP Zoning Text included with this submittal.

DWELLING UNITS

The existing GDP zoning for Lots 2 and 3 of CSM 11210 allows for up to 158 residential units. This zoning will be maintained as a permitted use within the PUD, but as a result of the expansion of the PUD site area to include the residential lots along Proudfit Street, the potential residential density on the undeveloped portion of the PUD is reduced from 122 units per acre to 94 units per acre.

If the site is developed for office use, as currently proposed, no additional dwelling units will be constructed within the PUD area.

COMPATIBILITY WITH APPROVED MASTER PLANS

City of Madison Comprehensive Plan

The 2006 City of Madison Comprehensive Plan identifies the Findorff Yards Sub-District as a mixed-use area appropriate for office and residential development of two to four stories. The Findorff corporate headquarters office building is cited as an example of the type of development envisioned in this area. The proposed development is compatible with the recommendations of the Comprehensive Plan.

Bassett Neighborhood Master Plan

The 1997 Bassett Neighborhood Master Plan identifies this site for residential development. Although office use is not a specific recommendation for the site, mixed-use development, including office uses, is identified as a priority within the Tobacco Warehouse District and is recommended for locations adjacent to this site. Office development is not prohibited by the Master Plan as a use on this site.

In general, the Master Plan is focused on residential development, but it also prioritizes maintaining the historic scale and character of the neighborhood, expanding the downtown employment base, and coordination with other downtown planning efforts. (The City Comprehensive Plan also recommends keeping neighborhood plans updated.)

Since the creation of the plan, which is now over ten years old, the area around the site has evolved as a very successful mixed-use district, with development of both the Findorff office building and the National Conference of Bar Examiners' office building in the Tobacco Warehouse District, along with the renovation of the tobacco warehouses into 61 residential units. In addition, many of the desired residential options that did not exist in 1997 have since been provided in other parts of the neighborhood, with the development of a number of significant condominium and apartment projects.

The proposed project is consistent with the overall goals of the plan and with the pattern of development in the immediate area since the creation of the plan. The addition of jobs in the neighborhood supports both the success of existing residential development and the creation of future residential development.

NEIGHBORHOOD AND CITY PROCESS

Urban Land Interests discussed the possibility of office use on this site with the Bassett Neighborhood in May, 2007 and again in December, 2007. On both occasions, the idea was well received because of the opportunity to live and work in close proximity, the addition of jobs to support the residential vitality of the neighborhood, and opportunities for shared parking due to the complementary timing of parking demand between residential and office uses. The preliminary conceptual design for this project was brought to the Bassett Neighborhood in February, 2008. It received positive feedback for having a good scale for the neighborhood and for its compatibility with the historic tobacco warehouse buildings. Once again, no objections to office development on this site were raised.

Since that time, the development team has met with Alders Verveer and Kerr (Proudfit Street is the dividing line between Districts 4 and 13) and various members of City staff from a number of departments, including two meetings with the Development Assistance Team. A 30-day notice letter, a copy of which is attached to this submittal, was sent to the required parties on May 9, 2008. A preliminary Landmarks Commission presentation and an informational Urban Design Commission presentation were made in May, 2008. A neighborhood steering committee was formed (including representatives from both the Bassett and Brittingham neighborhoods). It has met three times to review various aspects of the project, and a presentation was made by the development team to a large joint meeting of the two neighborhoods on July 23, 2008.

SITE AREA

The site area includes the undeveloped portion of the Tobacco Row PUD (Lots 2 and 3 of CSM 11210) along with the four residential lots at 159-171 Proudfit Street (which now include the adjacent previously-vacated portion of Feeney Court).

The site contains approximately 73,130 square feet (1.679 Acres)

BUILDING AREA

West Building (Building A)

To be determined in future SIP. The footprint for the West Building is constrained and is unlikely to be greater than 8,000 square feet. At a maximum of three stories, it would likely contain no more than 24,000 gross square feet.

East Building (Building B)

First Floor	18,386 Gross SF	17,099 Rentable SF
Second Floor	18,107 Gross SF	16,522 Rentable SF
Third Floor	6,790 Gross SF	5,904 Rentable SF
Total Office Area	43,283 Gross SF	39,525 Rentable SF
 Lower Level (Parking)	 18,472 Gross SF	 0 Rentable SF

A portion of the total above-grade office area will be dedicated to vertical circulation, building service areas, and a main building lobby. Additional corridors and other building common areas may be constructed as needed to serve multiple tenants.

PARKING AND LOADING

The supply of parking is limited in the neighborhood surrounding the property. It is an important objective of the overall development to accommodate its tenant and visitor parking needs onsite as much as possible in order to minimize the impact on the adjacent neighborhood. In addition, this location, near numerous housing options and next to the bike path, will attract more pedestrian and bike commuters than most office options. The following will be provided at the time the East Building (Building B) is constructed:

Surface Parking	56 Stalls	(3 accessible stalls, including 1 van accessible stall)
Below Grade Parking	45 Stalls	(2 accessible stalls, including 1 van accessible stall)
Total Parking	101 Stalls	(5 accessible stalls, including 2 van accessible stalls)

Moped Parking 0 Required 2 Provided (Below Grade)

Bike Parking 11 Required 21 Provided (12 Exterior/9 Below Grade)

Loading A 10' x 35' loading space is centrally located in the surface parking lot to serve both buildings.

The surface parking area that will serve both the East Building (Building B) and the future West Building (Building A) will be approved and constructed as part of the SIP for Building B in order to allow for an integrated stormwater management design and to complete as many of the site improvements as possible. Accessible surface stalls will be reconfigured as necessary upon construction of Building A.

Due to the narrow width of the future Building A allowed by the site configuration, this building cannot accommodate below grade parking. However, underground parking spaces below Building B may be made

available to tenants of either building. Additional bike parking will be located in proximity to Building A as part of the future SIP for that building.

The adjacent Tobacco Lofts apartments, developed by Urban Land Interests and owned by a related entity, include 49 surface and 45 covered parking spaces serving the 61 apartment units. Many of the parking spaces at this property are unused during weekday hours when residents of the apartments are at work. In order to take advantage of the complementary weekday parking demands of the adjacent office and residential uses, a shared parking agreement between the two ownership entities will be put in place at the time Building A is constructed to allow the daytime parking demand of the fully developed office site to be met. The exact number and location of spaces to be shared will be determined when the final size and user requirements of Building A are determined.

The initial parking ratio for Building B is 2.3 stalls per 1,000 GSF of office with no shared parking. If the proposed maximum allowable 70,000 GSF of office space were to be constructed, the addition of 39 shared spaces (140 total spaces) would maintain an effective parking ratio of 2.0 spaces per 1,000 GSF.

HOURS OF OPERATION

Typical office building hours of operation are 7:00 am to 6:00 pm Monday-Friday. Hours of operation for individual tenants may vary. After-hours tenant access to the office buildings will be provided by a card-access building security system.

TRASH REMOVAL AND STORAGE / SNOW REMOVAL

Trash and recycling storage is located in a dedicated room in the underground parking area of the East Building (Building B). This trash room is also intended to serve the future West Building (Building A).

The owner will contract with outside vendors for trash removal, recycling and snow removal.

PUBLIC STREET IMPROVEMENTS

Access to the proposed development would be from Lorillard Court, with left turns into and out of the site accommodated by a new break in the Proudfit median at Lorillard Court. A dedicated left-turn lane exiting the site would be created by the removal of the planter located in the Lorillard Court public right-of-way, as was anticipated at the time the planter was designed and constructed by the City.

This median break is necessary in order to provide safe and efficient access into and out of the site for employees and visitors. Adequate access is critical to the success of the development and a prerequisite to undertaking the risk of proceeding with this \$15M investment in the neighborhood.

During initial conversations with the City, a traffic impact analysis was requested by City Traffic Engineering in order to evaluate the trips generated by the proposed development and the impact of those trips on the surrounding area with and without the median break.

The traffic impact analysis is being prepared by HNTB, the same traffic engineering consultant that prepared the 2001 traffic study for the larger Findorff Yards development area. The study is currently being completed in draft form for review by City Traffic Engineering.

As expected, the development of the vacant site results in new traffic generation that has an impact on the adjacent roadways and intersections. Based on preliminary results, a conservative (high) estimate of the trips expected to be generated by the proposed office development results in approximately an 8% increase in the weekday peak hour traffic volume on Proudfit Street. However, office use will generate little traffic during late evenings and weekends.

Without the proposed median break to allow left turns into and out of the site as needed, these additional trips will result in drivers who desire to access the site via a left turn choosing one of two options. The first is a much longer, circuitous route through the Bassett neighborhood on Bedford Street. The other is a U-turn at one of the existing median breaks on Proudfit Street. This results in safety concerns due to unpredictable turning movements that create potential conflicts with bikes, pedestrians and other cars. Adding the proposed median break results in shorter trips and the elimination of most U-turns. The routes resulting from each of these scenarios are shown on the traffic movement diagrams included with this application

Concern about the proposed median break has been raised by some residents of the Brittingham neighborhood on the west side of Proudfit Street. Over the last several months, ULI has been working diligently with HNTB, City Traffic Engineering, Alders Verveer and Kerr and the steering committee (which includes members of both the Bassett and Brittingham neighborhoods) to understand and address their concerns while still providing acceptable access to the site.

As a result of this ongoing process, this application includes a revised median break design (subject to City Traffic Engineering review and comment) that results in a 25% reduction in the loss of green space in the median, due to the inclusion of a landscaped center island in the median opening and a shortened stacking lane for left turns into the site. In addition, HNTB has proposed a design for a pair of "bump-outs" into the parking lanes of Proudfit Street at its intersection with Main Street. These bump-outs would improve crossing at the location in the study area with the highest bike and pedestrian counts by reducing the crossing distance. They also add additional green space to the right-of-way and act as a traffic calming measure for traffic entering the neighborhood.

The original design for the median break, along with HNTB's conceptual designs for the redesigned median break and the proposed bump-outs, are included with this application.

Many of the traffic frustrations expressed by the neighborhood are longstanding and well-documented issues that exist independently of the development of this site. Nevertheless, Urban Land Interests is willing to contribute to the creation of the proposed bump-outs, the replacement of trees, or other traffic calming measures or bike and pedestrian crossing improvements on Proudfit Street.

UPDATED CERTIFIED SURVEY MAP

The site for the proposed development consists of Lots 2 and 3 of Certified Survey Map 11210 (701 and 737 Lorillard Court), along with the platted lots identified as 159, 163, 167 and 171 Proudfit Street (which include part of vacated Feeney Court). The boundaries of the site are identified on the survey and legal description included with this application.

A new or amended Certified Survey Map will be submitted for approval under a separate application. This CSM will redescribe the site as two or more CSM lots and will also modify, add, or remove easements as necessary based on the plans for the proposed development.

PROVISIONS FOR SEPARATE FUTURE OWNERSHIP

It is possible that at some point in the future, the East Building (Building B) and the West Building (future Building A) may have separate ownership. The revised Certified Survey Map will create CSM lots that are compatible with the ownership of the buildings by separate entities. At the time any such transfer takes place, reciprocal agreements and/or easements will be executed and recorded, providing for the continued use and maintenance of shared surface and underground parking, access and circulation routes, site drainage and stormwater management facilities and site utilities.

REQUIRED EASEMENT MODIFICATIONS

In 2004, a 15' wide storm sewer easement was imposed on the perimeter of the development site inside of the Proudfit Street sidewalk. Based on concerns raised by ULI about the impact of this easement on the buildable area of the site, the storm sewer pipe was offset from the centerline of the easement toward the sidewalk during construction, and the possibility of modifying or encroaching into this easement was left open by the City. To allow for flexibility in the design and construction of the West Building (Building A), a number of potential minor encroachments are being requested.

It is requested that a roof overhang and/or horizontal sunshades, a pedestrian access sidewalk and/or ADA required access ramp, building egress sidewalks and a project identification sign be allowed to encroach within the northeast 5' width of the easement, subject to specific provisions acceptable to the City. It is believed that these encroachments would not preclude the City from accessing and maintaining the storm sewer line in the future. Correspondence with the City of Madison Engineering Division regarding the proposed encroachments to be allowed within this 15' easement area is attached to this application.

In addition, the 6'-12' non-exclusive drainage easements that were created on the perimeter of the lots in the existing CSM will need to be modified or eliminated based on the location of the buildings on the site, the reconfiguration of lots within the updated CSM, the integrated stormwater management design that serves the common parking area between the buildings, and the final stormwater management design for the individual buildings.

Attachments:

Project Design Narrative
Structural/Architectural Assessment of Homes for Proposed Demolition
(Including Katherine Rankin Report)
May 9, 2008 Notice of Intent Letter
Proposed Zoning Text
 Amended GDP Zoning Text (Clean and Blackline)
 SIP Zoning Text
Traffic Movement Diagrams (with and without Median Break)
Traffic Engineering Conceptual Designs
 Original Median Break
 Proposed Median Break
 Proposed Bump-Outs
Legal Description
15' Storm Sewer Easement Encroachment Correspondence
Recorded Documents
 Existing Certified Survey Map
 Existing PUD (GDP/SIP)
 Easements, Covenants and Restrictions



Memorandum

July 29, 2008

To: Al Martin/Katherine Rankin/
Plan Commission

City of Madison

From: Marc Schellpfeffer, AIA

Engberg Anderson

PROJECT DESIGN NARRATIVE

Urban Land Interests is proposing to develop two 3-story office buildings on a primarily vacant site to the south of the existing Tobacco Lofts apartments in the Bassett Neighborhood. At this time Urban Land Interests is proposing to move forward with the development of the East Building (Building B) and associated parking lot, for which it is seeking SIP approval. A separate SIP approval will be sought for the west building that would allow for a office building up to three stories, as suggested in the GDP amendment. The East Building consists of offices above grade, totaling 43,283 gross square feet, with 18,472 gsf of below-grade parking. The northern third of the structure is three stories, with the remainder being a two-story element whose upper level is designed as a large loft volume with clear span exposed sloped trusses. The entire building is over one level of below-grade parking to accommodate 45 automotive parking stalls, bike parking, moped parking stalls, and the buildings main mechanical rooms. Additional vehicle parking and bike parking for office tenants and visitors would be created in a new surface lot for 56 cars between the East Building and the future West Building. The new surface parking lot will be screened by the apartment buildings to the north, by the new East Building to the east, by landscaping (temporary, future building site) to the west, and by the City parkland and additional landscaping to the south. The site will be accessed from the existing Lorillard Court. A break in the median on Proudfit Street is an essential part of this submittal. The Lorillard Court public right-of-way was improved by the City with a removable planter to allow creation of a dedicated left-turn lane out of the site at the new median break.

The proposed East Building and landscape is designed with an emphasis of continuing the language and character of the existing Tobacco Lofts to the north while meshing with the new structures of Findorff's headquarters and the National Conference of Bar Examiners building to the east. The massing and heights of the proposed buildings are consistent with the historic warehouses and are lower than the Findorff and Bar Examiners buildings. The main three-story brick mass continues the geometry of the historic tobacco warehouses and begins to speak to their character with simple articulation to the mass with proportionally related window punches on the upper levels. The fenestration of the lower level suggests larger in-filled dock conditions that were typical of buildings along the rail line. The façade of the structure adjacent to the railroad continues the simplicity of the warehouses' masonry condition, while aligning with the railroad tracks.

MADISON MILWAUKEE TUCSON

Engberg Anderson, Inc.

1 North Pinckney Street

Madison, Wisconsin 53703

Ph 608 250 0100 fx 608 250 0200

www.engberganderson.com

July 29, 2008

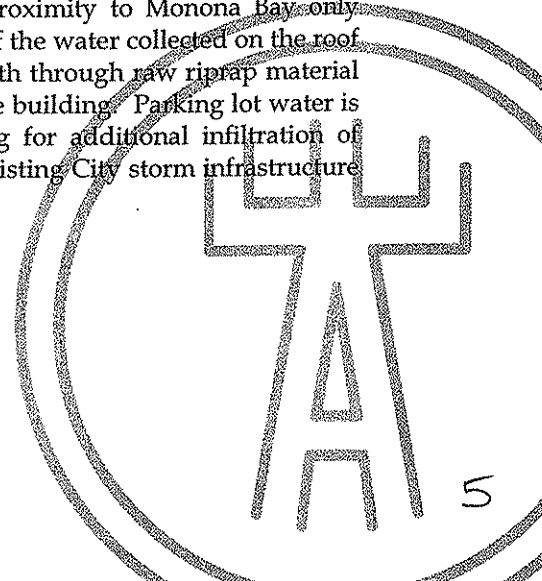
The sloped two-story loft portion of the building aligns with the railroad tracks and is detailed in a fashion to suggest that this lighter component was a later added "lean-to" on the existing masonry mass. Comprised mainly of glass and galvanized hook and strap metal panel, this rendering of the elevation allows for the most visible portion of the building to open up onto the parkland and speak to the language of the new structures to the east of the site: Findorff's headquarters and the Bar Examiners building. Exposed structural steel columns support a horizontal sun shade to help reduce heat gain as well as break down the scale and add depth to the elevation. To tie the "lean-to" and the masonry mass together and resolve the intersection of the geometries, certain components of the three-story mass erode to unveil the metal related to the two-story sloped loft component. The small single-story component on the northeast corner of the building helps to pull the "lean-to" language of the building through the brick mass and creates a pedestrian lantern at the implied rail crossing and the bike path. This single-story component allows for a private suite entry for a potential tenant that caters to the bike and pedestrian traffic, and creates a small outdoor space for the tenant.

The signage for the building continues the character and detailing of the exposed galvanized columns along the west façade. Galvanized angles will be attached to galvanized steel fins protruding from a masonry mass. These angles will set and hold the framework of the aluminum plate signage.

Exterior lighting on the building is minimal and is put in place for supporting an egress path along the west façade. Incorporated into this lighting layout are small "up" lights at the exposed columns. This light would flow up the web of the column approximately 10 feet from the base and add a minor amount of light to emphasize the depth and articulation of the wall plane. The lighting selected is minimal in appearance and ties into the language of the lighting that is seen on the existing tobacco warehouses.

The proposed site was historically a collection of smaller buildings, ancillary structures, and associated gravel pavement areas for parking and materials storage. The site is classified as a redevelopment site (versus infill development) based on the previous use and the present-day condition. The square footage of impervious surface, predominantly concrete slab-on-grade foundations, single family residential units, and extensive compacted gravel lots, is greater than 60 percent of the total site area. The proposed buildings and parking lot do not result in a significant increase to the existing impervious area of the site.

The two aforementioned classifications (redevelopment and no significant increase in impervious surfaces) categorize the site in such a way that on-site infiltration and/or detention of stormwater is not required by the City of Madison. The development team views this site as an opportunity to create a model for urban stormwater management and infiltration; the site's proximity to Monona Bay only strengthens the desire to artfully convey and infiltrate stormwater. Part of the water collected on the roof of Building B is conveyed through a series of stepped weirs, tracing a path through raw riprap material and sedges and ultimately connecting to an overflow near the entry to the building. Parking lot water is conveyed by surface drainage to a central bioretention basin, allowing for additional infiltration of stormwater before an overflow pipe structure conveys the water to the existing City storm infrastructure in Proudfit Street.



July 29, 2008

The development of the landscape and site plan continues to emphasize the geometric pedestrian corridor created by planters and walkways from the existing Tobacco Lofts. Direct connection, both physically and visually, is made between the two sites. Findorff Yards Office Lofts continues the sunken garden condition that was introduced along the western edge of the east tobacco warehouse; however the character of materials, plant structure, and rhythm of the space was designed to complement the new architectural forms and materials. Sedge mixes serve an important storm water management role in the weir and the central bioretention basin. A simple plant palette of predominantly native vegetation throughout the rest of the site supports the transition between existing Tobacco Lofts, the rail corridor, City of Madison parkland, and the Lake Monona shoreline.

The office buildings are placed to create an "urban mixed-use village" that encompasses not only the offices but also the apartments and the public park. Multiple points of entry at grade allow individual office tenants to have their own front doors. The intent is to promote the use of outdoor spaces adjacent to the building and create a cohesive environment that unifies the entire development.

CONTACTS

Owner:

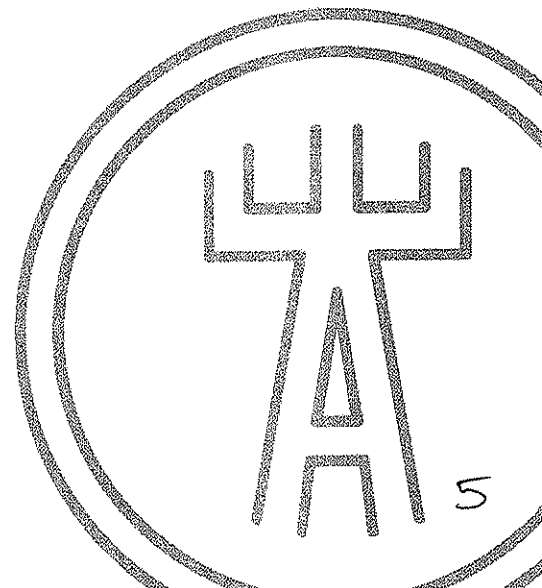
Urban Land Development, LLC, an affiliate of Urban Land Interests
Chris Schramm, Project Manager (Contact)
608-251-0706

Architect:

Engberg Anderson, Inc.
Paul Cuta, Partner
Marc Schellpfeffer, Project Architect (Contact)
608-250-0100

Sincerely,

Marc Schellpfeffer, AIA
Engberg Anderson



Memorandum

July 16, 2008

To: Plan Commission City of Madison

From: Marc Schellpfeffer Engberg Anderson

Re: Structural/ Architectural Assessment of Homes for Proposed Demolition
Findorff Yards Office Lofts
Urban Land Interests
Engberg Anderson Project No. 081780.00

The following memo has been created to provide a structural/architectural assessment of the three homes that would be demolished as part of the proposed Findorff Yards Office Lofts development. The three homes hold the current addresses of 159 Proudfit Street, 167 Proudfit Street, and 171 Proudfit Street.

159 Proudfit Street



The home is approximately 821 sq.ft. and clad with masonry and wood siding on the walls and asphalt shingles on the roof. Single pane windows with a mixture of aluminum and wood framed storm windows cover the openings.

There is noticeable damage to the asphalt shingles as well as flashing or lack of flashing at the chimney and front porch/entry. The deterioration of flashing, or lack of flashing, has led to water infiltration and staining at the chimney in the attic, wall of the back porch and within the ceiling of the back bedroom. A complete removal and replacement of the roofing system would be required to eliminate water infiltration issues. See the following photos that highlight the issues discussed related the water infiltration:

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com



Caulk failing between flashing and masonry and flashing and asphalt shingles



Deterioration of caulking and missing flashing at front porch roof interface with exterior wall



Water staining on roof sheathing and masonry at chimney



Water staining at back porch

MADISON MILWAUKEE TUCSON

Engberg Anderson, Inc.

1 North Pinckney Street

Madison, Wisconsin 53703

Ph 608 250 0100 Fx 608 250 0200

www.engberganderson.com



Water staining and deteriorated ceiling and wall plaster in back bedroom

The wood siding and masonry appeared to be in generally good condition. The issues appear where either interface with each other, the roof, or opening conditions. At these conditions there is noticeable rot of wood trim.



Rot of window trim and deterioration of masonry/masonry interface

MADISON MILWAUKEE TUCSON

Engberg Anderson, Inc.

1 North Pinckney Street

Madison, Wisconsin 53703

Ph 608 250 0100 Fx 608 250 0200

www.engberganderson.com



Deterioration of wood trim and caulking at masonry interface

The single pane windows and storms are in poor condition. Most windows were difficult to open, or non-operable, in their current condition. Within the interior of the home there is noticeable cracking and blistering in the plaster; this would suggest water issues in some cases as mentioned earlier. The remainder of the plaster cracking is from typical settling, but would need to be cleaned and recoated. Issues of moisture in the kitchen and bathroom were noticed with the flaking and peeling of finishes on the ceiling and walls.



Blistering and cracking of plaster at window in living room



Peeling paint on ceiling and wall in kitchen

Electrical and mechanical systems are outdated and will need to be removed and replaced with up to date systems.



Outdated furnace



Outdated electrical system (no ground at the outlets)

The issues discussed above and the size of the home make it economically unfeasible to relocate this home to another site. A home of identical size and layout would be less expensive to build new than to move this existing home to a new lot and construct a new foundation and make all of the necessary updates. It is our recommendation to demolish and recycle the existing home at 159 Proudfit.

167 Proudfit Street



The home is approximately 896 sq.ft. and clad with mainly metal siding on the walls and asphalt shingles on the roof. Single pane windows with aluminum framed storm windows cover the openings.

The aluminum cladding of the home extend below grade level; this is not a typical condition for aluminum siding due to the fact that moisture has no place to escape if it moves behind the siding itself. There is noticeable damage to the siding as well as some of the openings on the home. The interface of the masonry chimney and the metal siding has deteriorated over time. It is noticeable that attempts have been made to fix water issues by the numerous sealant joints at the interface.

Within the interior of the home the main room is hardwood floors that have buckled due to excessive moisture. Peeling paint in the bathroom continued to suggest moisture issues. Upon attempting to enter the basement we encountered mold growing on the walls and door leading to the basement. We did not proceed further in to the basement do to the fact that the basement was filled with what we observed as 2-3 feet of water. Although the mold is not visibly growing on other walls in the home, it is assumed that the mold is far beyond the single wall of the basement and the door. See the following support photos for this documentation:



Damage to metal siding and detail of siding continuing below grade



Water staining and attempts to correct at masonry chimney and metal siding interface



Broken/non-operable single pane window and storm



Swollen hardwood floors in main room



Peeling paint on bathroom ceiling



Mold on door leading to basement



Floor elevation in home is 10" below outside grade



Mold throughout walls leading down to basement/water filled basement

With the problems listed above and the size of the home, it is our recommendation that the home at 167 Proudfit Street be demolished and any items not destroyed, or affected, by the mold be recycled if possible.

171 Proudfit Street

The home is approximately 1,273 sq.ft. and clad with an architectural concrete masonry system on the walls and asphalt shingles on the roof. Single pane windows with aluminum framed storm windows cover the openings. The exterior concrete masonry appears in good condition with the exception of some tuck pointing to the mortar with caulking. The main issues with the exterior are found at the eaves of the roof and the wood trim. In both cases there are numerous areas of rot and noticeable holes within the two areas mentioned. Animal infestation was confirmed when we opened the attic to the smell of animal /bat feces.



Photo of existing home at 171 Proudfit Street



Rot and noticeable openings in eaves



Caulking within mortar joints to attempt to repair cracking



Rot at wood eave/masonry interface



Rot at wood eave/masonry interface



Rot and noticeable openings in eaves



Rot and insect damage at wood window trim

The rotting and deterioration of the roof and eave system has led to noticeable water damage within the home. The kitchen had a standing puddle of water on the floor and the painted wood panel ceiling was sagging from water damage. Other areas throughout the bedrooms have noticeable sagging in the wood panel ceiling as well as staining on the walls.



Sagging ceiling and water damage in kitchen ceiling/water on the floor



Water damage on ceiling and wall within bedroom

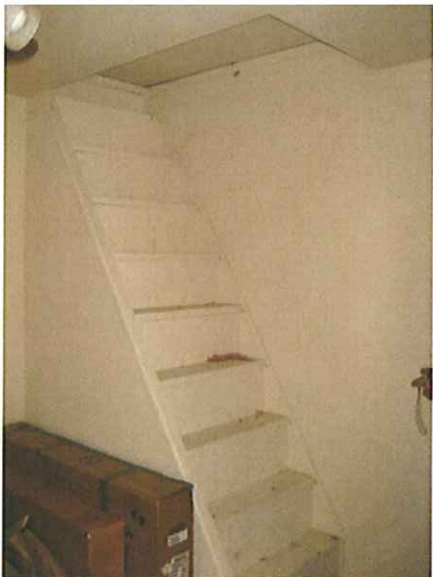


Water damage in kitchen ceiling



Water staining on wall around window

Throughout the house cracking and chipping has occurred in the plaster from typical settling of the house. A non-code compliant stair was located in the center of the home that led to unfinished attic space. Limited insulation was found in the attic, and the smell of feces was very noticeable. Areas of the limited insulation appeared to have been chewed; expected with the number of holes in the eaves on the exterior.



Non-code compliant stair to attic; would have to be removed or renovated



Limited insulation/chewed insulation within the attic

The basement had noticeable signs of water entering the building from the concrete foundation walls and running directly in to the floor drain; staining was prevalent. The mechanicals were not running, but appeared to be in good condition.



Mechanicals in basement

With the extensive water damage to the home on the first floor, it is our recommendation to demolish and recycle the existing home at 171 Proudfit Street.

July 16, 2008

Attached to this memorandum are two documents that further describe the condition and history of the three existing homes. Derek Horejsh with Pierce Engineers summarized the observations from a structural standpoint. Also attached is a document produced by K.H. Rankin, dated 4/30/08, that further discusses the above mentioned homes and their relevance as to the Landmarks Commission.

Any further questions can be directed to the contacts listed below:

Architect:

Engberg Anderson, Inc.
Marc Schellpfeffer AIA, Project Architect (Contact)
608-250-0100

Structural Engineer:

Pierce Engineers, Inc.
Derek Horejsh, Project Manager (Contact)
608-256-7307

Sincerely,

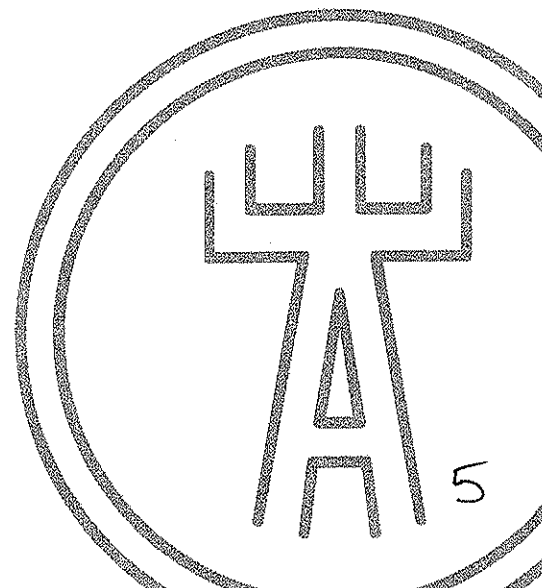


Marc Schellpfeffer
Engberg Anderson

MS/MS

Attachments:

Memorandum from Derek Horejsh at Pierce Engineers (dated 7/10/08 - 1 page)
K.H. Rankin - Note to Commission (dated 4/30/08 - 4 pages)





10 West Mifflin Street, Suite 205
Madison, WI 53703
608.256.7304
608.256.7306 fax

Findorff Yards Office Lofts
PROJECT MEMORANDUM

Via Email

TO: Marc Schellpfeffer, AIA – Engberg Anderson, Inc. **DATE:** July 10, 2008
FROM: Derek Horejsh, PE
SUBJECT: Existing Houses at 159, 167, and 171 Proudfit Street

Marc,

The following is a summary of visual observations from our site visit on July 9, 2008 to three existing houses on Proudfit Street. For development of the proposed Findorff Yards Office Lofts project, the houses will be removed from the site.

159 Proudfit Street is a one-story, wood framed house with attic and full basement. The attic is accessible by stair where roof sheathing, 2x rafters, and floor plank are exposed to view. The wood appears generally in good condition except for water damage at sheathing next to the chimney. The basement walls are cast in place concrete up to grade elevation where they transition to unit masonry. First floor elevation is approximately 2 ft above exterior grade. The 2x floor joists are exposed in the basement and appear in good condition. Exterior cladding consists of wood siding and masonry veneer at walls facing the street. Some minor cracking was observed at first floor wall interior finishes, likely a result of wood shrinkage or foundation settlement. Exterior stud framing is not exposed to view; however, these walls are elevated on unit masonry and do not have ground contact.

167 Proudfit Street is a one-story, wood framed house with partial basement. Roof framing is not exposed to view. Floor framing and foundation walls are not readily accessible due to several feet of standing water in the basement. Mold was observed all around the staircase walls leading to the basement. Hardwood floors are buckled in the middle of the living room, likely a result of humidity or moisture infiltration. First floor elevation is at or slightly below exterior grade at the rear of the house. Floors are unlevel and cracking was observed at the ceilings and around door frames. Exterior cladding consists of metal siding. Exterior stud framing is not exposed to view; however, these walls are in contact with ground and may have moisture damage.

171 Proudfit Street is a one-story, wood framed house with attic and full basement. The attic is accessible by stair where roof sheathing, 2x rafters, and floor plank are exposed to view. The wood appears generally in good condition; however, there is water damage to the ceiling over the kitchen. Rafters are 2x4 spanning from eave to ridge without ridge or intermediate vertical support; the roof would require reinforcement to remain in service. The basement walls are cast in place concrete up to grade elevation where they transition to unit masonry. First floor elevation is approximately 2-3 ft above exterior grade. The 2x floor joists are exposed in the basement and appear generally in good condition, but the kitchen floor is unlevel. Exterior cladding consists of masonry veneer. Cracking was regularly observed at mortar joints in the masonry, some are caulked. Cracking was also observed at first floor wall interior finishes, likely a result of wood shrinkage or foundation settlement. Moisture damage was observed at wood plates and trim around masonry openings.

Note to Commission

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

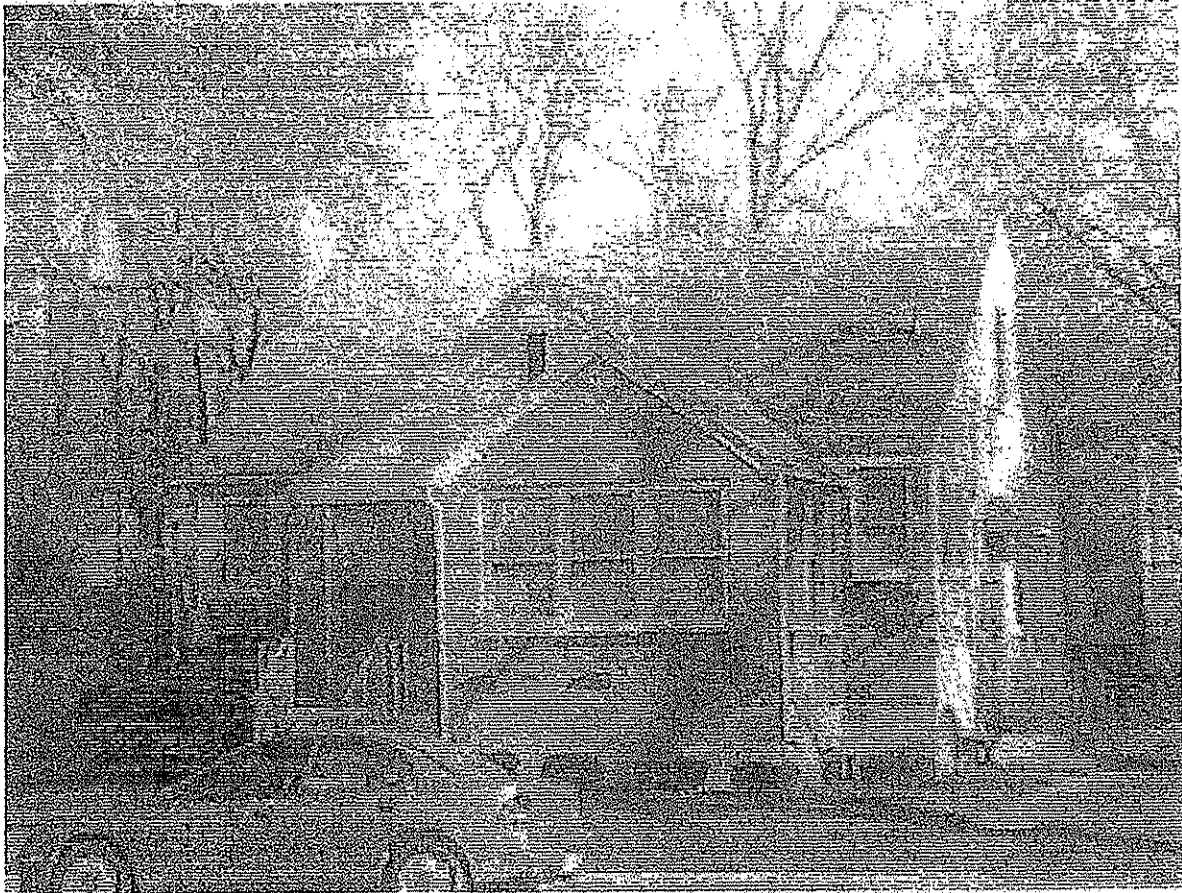
The developers are requesting your initial opinion of the proposed development of two office buildings to the south of the recently restored American Tobacco Co. warehouses. At this point, all they have for review is the massing, height and size of the two buildings and their placement on the lot.

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



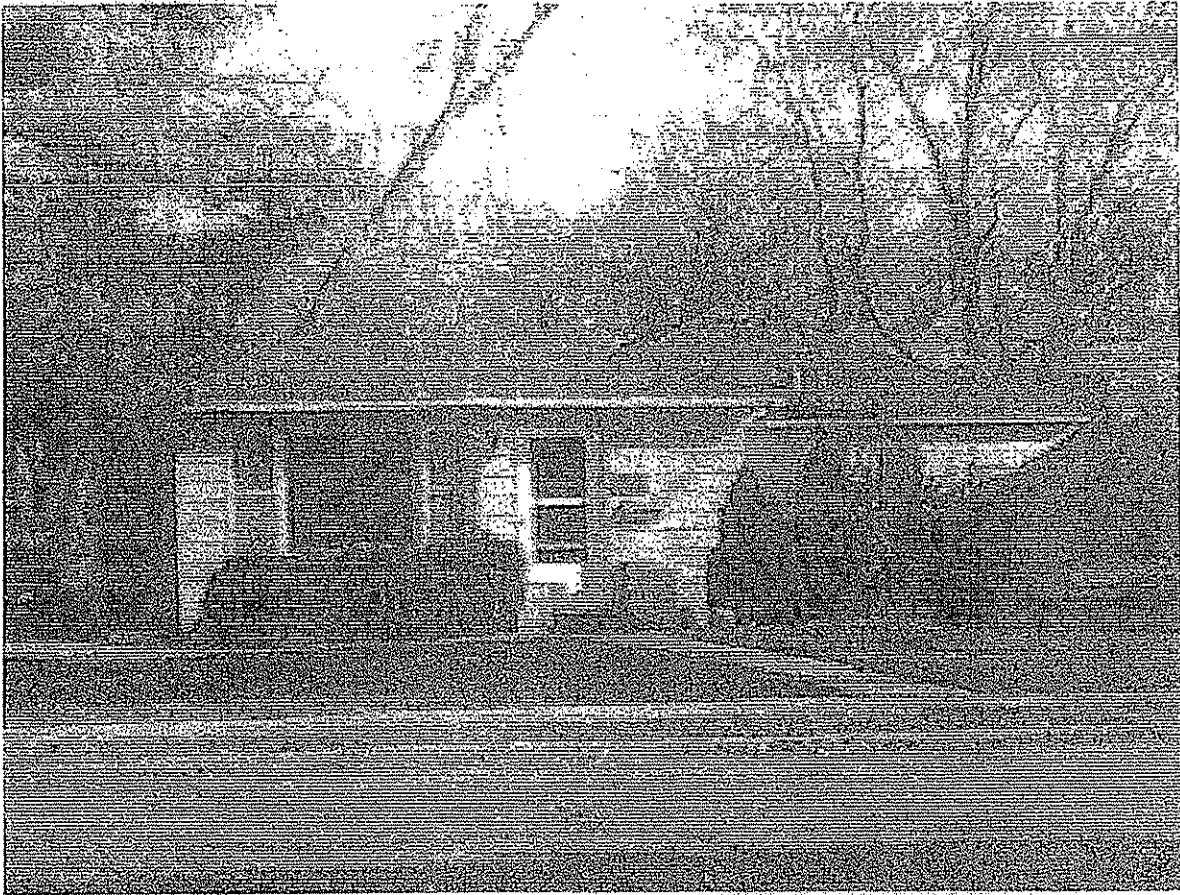
4/30/08



159 Proudfit Street

This house is proposed for demolition as part of a large redevelopment that has been taking place for several years; an office building is proposed for the site. It is a small (821 square feet), one-and-one-half story frame house with some stone veneer. It was built in 1939-1941 (building permits) for Christ Pedracine, builder. The architect line indicates it was built to private plans (a common notation). In 1955 it was relocated further back on its lot on a new foundation, for street widening purposes.

This house is not listed in our inventory of historic places and has no known architectural or historical interest.



167 Proudfit Street

This small (896 square feet), one-story frame house was built in 1946-1947. It is proposed for demolition as part of a large redevelopment that has been taking place for several years; an office building is proposed for the site. A permit for a garage to be built before a new house was taken out in 1946 by Joe Bruno. In 1947 a permit was taken out for plumbing a new house. Whether or not the garage was incorporated into the house is unknown, although the pattern of building a garage first and then turning it into a house was not uncommon in Madison at the time. In 1951 an addition was placed on the front and in 1952 the owner was informed that the house was non-conforming because it was set back too far on its lot. In 1972 Ann Bruno took out a permit for residing with aluminum.

This house is not listed in our inventory of historic places and has no known architectural or historical interest.



171 Proudfit Street

This house is proposed for demolition as part of a large redevelopment that has been taking place for several years; an office building is proposed for the site. It is a one-story house with brick siding and is fairly small (1273 square feet). This house may also have started out as a garage and then converted to a residence. In 1936, Joe Burtscher took out a permit for a garage. In 1938 he had a permit for adding onto the garage and in 1940 he took out a permit for completing a residence. In 1940 Tony Troia was awarded a permit for another addition, at which time the owner was warned by the City that there were plans to widen Proudfit Street. In 1955 a permit was issued for building a new foundation and moving the house back on the lot for the street work.

This house is not listed in our inventory of historic places and has no known architectural or historical interest.

AMENDED GDP ZONING TEXT
TOBACCO ROW PLANNED UNIT DEVELOPMENT
700 BLOCK OF LORILLARD COURT
MADISON, WISCONSIN

Legal Description

The land subject to this Planned Unit Development General Development Plan shall include that described in Exhibit A, attached hereto.

A. Statement of Purpose

This GDP zoning district is established to allow for the construction of one or more new multi-family residential or commercial office buildings and for the adaptive reuse of two historic tobacco warehouses as multi-family residential units.

B. Permitted Uses

Lot 1 of Certified Survey Map 11210: The adaptive reuse of two historic tobacco warehouses into 61 multi-family dwelling units.

Lots 2 and 3 of Certified Survey Map 11210, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeny Court [*Note: These CSM lots and platted lots will be redescribed in a new or amended CSM*]: A maximum of 158 multi-family dwelling units contained in one or more buildings. The precise number of dwelling units will be determined during the Specific Implementation Plan application review process.

1. Accessory uses, including but not limited to the following:
 - a. Enclosed or underground parking garage.
 - b. Surface parking spaces for residents, their invitees, service vehicles, rental and maintenance staff, and other residents, employees or employers in the surrounding neighborhood.
 - c. Signage as approved by the Urban Design Commission during the Specific Implementation Plan application review process.
 - d. Trash storage area.

- e. Marketing/management office for this and other multi-family residential projects in the neighborhood.
- f. Home occupation. A resident may use a portion of his/her dwelling as his/her own personal office or studio space, subject to the provisions of Home Occupations as specified in Sec 28.03(2), MGO.
- g. Geothermal well fields.

Or, alternatively:

Lots 2 and 3 of Certified Survey Map 11210, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeney Court [*Note: These CSM lots and platted lots will be redescribed in a new or amended CSM.*]: A maximum of 70,000 gross square feet of commercial office space (which gross area excludes the enclosed or underground parking area) contained in not more than two buildings. The precise building square footage will be determined during the Specific Implementation Plan application review process. Permitted uses include those that are stated as permitted uses in the O-2 zoning district.

- 2. Accessory uses, including but not limited to the following:
 - a. Enclosed or underground parking garage.
 - b. Surface parking spaces for employees of building tenants, the visitors and customers of building tenants, service vehicles, and leasing, management and maintenance staff, and for other residents, employees or employers in the surrounding neighborhood.
 - c. Signage as approved by the Urban Design Commission during the Specific Implementation Plan application review process.
 - d. Trash storage area.
 - e. Outdoor seating or eating areas.
 - f. Geothermal well fields.
 - g. Production, processing, cleaning, servicing, testing, repair or storage of merchandise, equipment or products normally incidental to a permitted business use.
 - h. Bicycle racks.
 - i. Shower and locker room facilities for employees of building tenants.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio and Building Height

To be determined and defined during the approval review process for Specific Implementation Plan(s) submitted within the boundaries of this General Development Plan. Lots 2 & 3 of CSM 11210, along with the lots identified as 159, 163, 167 and 171 Proudfit Street, which include part of vacated Feeney Court [*Note: These CSM lots and platted lots will be redescribed in a new or amended CSM*], may be allowed maximum residential building heights of 9 stories or maximum office building heights of 3 stories above grade, subject to the Specific Implementation Plan application review process.

E. Yard Requirements

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

F. Landscaping

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

G. Accessory Off-Street Parking & Loading

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

H. Lighting

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan.

I. Signage

To be determined and defined by the Special Implementation Plan(s) submitted within the boundaries of this General Development Plan, as approved by the Urban Design Commission.

J. Family Definition

The definition of family for this General Development Plan shall be the same as that specified in Chapter 28.03(2), MGO as it relates to the City zoning code's definition of

family as it relates to R5 Zoning districts.

K. Alterations and Revisions

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, provided, 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.

Any change or addition to the plan or use which is not deemed "minor" by the Director of Planning and Development shall first be submitted for approval to the City Plan Commission and if, in the opinion of such Commission, the change or addition constitutes a substantial alteration of the original plan, the procedure provided in 28.07(6) of the Zoning Code of the City of Madison shall be required.

SIP ZONING TEXT
TOBACCO ROW PLANNED UNIT DEVELOPMENT
EAST OFFICE BUILDING (BUILDING B)
701 LORILLARD COURT
MADISON, WISCONSIN

Legal Description

The land subject to this Planned Unit Development Specific Implementation Plan shall include that described in Exhibit A, attached hereto.

A. Statement of Purpose

This SIP zoning district is established to allow for the construction of the east building (Building B) of Findorff Yards Office Lofts, a commercial office development.

B. Permitted Uses

Commercial office space with permitted uses including those that are stated as permitted uses in the O-2 zoning district.

1. Accessory uses, including but not limited to the following:
 - a. Underground parking garage.
 - b. Surface parking spaces for employees of building tenants, the visitors and customers of building tenants, service vehicles, and leasing, management and maintenance staff, and for other residents, employees or employers in the surrounding neighborhood.
 - c. Signage as hereinafter limited.
 - d. Trash storage area.
 - e. Outdoor seating or eating areas.
 - f. Geothermal well fields.
 - g. Production, processing, cleaning, servicing, testing, repair or storage of merchandise, equipment and products normally incidental to a permitted business use.

- h. Bicycle racks.
- i. Shower and locker room facilities for employees of building tenants.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio and Building Height

The maximum floor area ratio and the maximum building height will be as shown on the approved plans.

E. Yard Requirements

Yard areas will be provided as shown on the approved plans.

F. Landscaping

Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading

Accessory off-street parking and loading will be provided as shown on the approved plans.

H. Lighting

Site lighting will be provided as shown on the approved plans.

I. Signage

Permanent signage will be allowed as shown on the approved plans.

Permanent signs may also include such signs as may be necessary to regulate onsite parking. Such signs may include warnings to prospective parking violators adequate to meet City of Madison standards for issuing parking tickets, signs reserving spaces accessible to physically handicapped persons, signs reserving spaces for visitors and signs reserving spaces for paid monthly parkers.

Temporary signs may include a project construction sign and signs associated with the marketing of office space within the project.

J. Alterations and Revisions

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, provided, 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.

Any change or addition to the plan or use which is not deemed "minor" by the Director of Planning and Development shall first be submitted for approval to the City Plan Commission and if, in the opinion of such Commission, the change or addition constitutes a substantial alteration of the original plan, the procedure provided in 28.07(6) of the Zoning Code of the City of Madison shall be required.

FINDORFF YARDS OFFICE LOFTS

Madison, Wisconsin

PROJECT

SEAL

Civil

CONSULTANTS

Ken Sald Design, Inc.
 303 S. Parkview
 Suite 200
 Madison, WI 53703
 P: 608-251-8800
 F: 608-251-0200

Landscape

Ken Sald Design, Inc.
 303 S. Parkview
 Suite 200
 Madison, WI 53703
 P: 608-251-8800
 F: 608-251-0200

Architectural

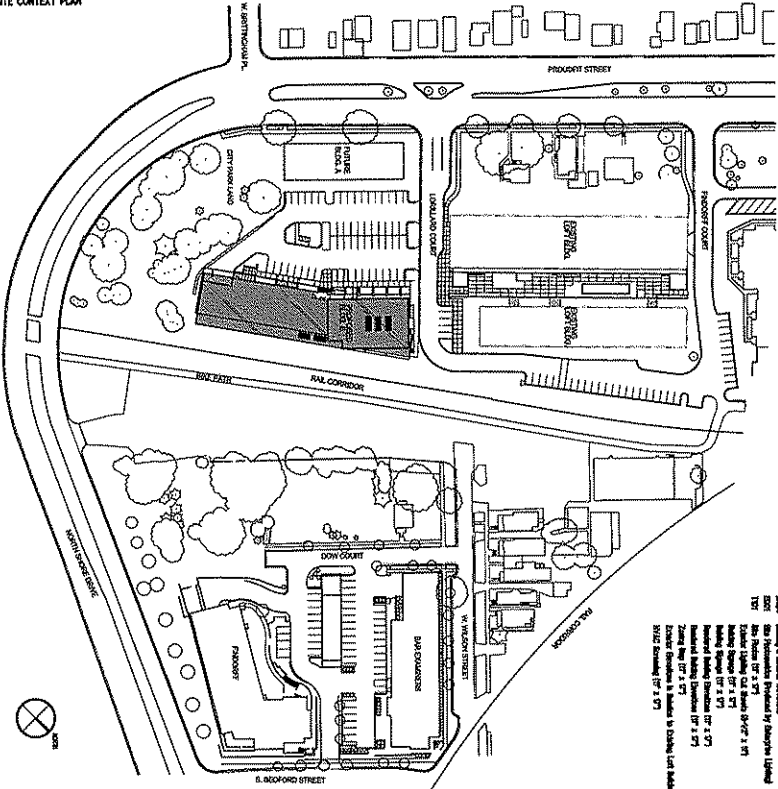
Engberg Anderson
 11 North Gregory Street
 Madison, Wisconsin 53703
 P: 608-250-0200
 F: 608-250-0200

Author: P. M. O'Connell
 Designer: P. M. O'Connell
 Checker: M. G. O'Connell
 Date: 08/18/08

100% Building Plan
 100% Mechanical, Electrical, Plumbing, Fire Protection, and Life Safety

100% Building Plan
 100% Mechanical, Electrical, Plumbing, Fire Protection, and Life Safety

SITE CONTEXT PLAN



100% Building Plan
 100% Mechanical, Electrical, Plumbing, Fire Protection, and Life Safety

Author: P. M. O'Connell
 Designer: P. M. O'Connell
 Checker: M. G. O'Connell
 Date: 08/18/08

100% Building Plan
 100% Mechanical, Electrical, Plumbing, Fire Protection, and Life Safety

100% Building Plan
 100% Mechanical, Electrical, Plumbing, Fire Protection, and Life Safety

SITE LOCATION MAP



GENERAL PROJECT NOTES

1. SITE: 2.73 ACRES
 2. TOTAL GROSS FLOOR AREA: 14,472 SF
 3. TOTAL GROSS VOLUME: 1,147,000 CU FT
 4. TOTAL GROSS AREA: 14,472 SF
 5. TOTAL GROSS PERIMETER: 1,147 FT

BUILDING SQUARES

1. OFFICE BUILDING: 10,000 SF
 2. RETAIL: 4,472 SF
 3. TOTAL: 14,472 SF

GENERAL PROJECT NOTES

1. SITE: 2.73 ACRES
 2. TOTAL GROSS FLOOR AREA: 14,472 SF
 3. TOTAL GROSS VOLUME: 1,147,000 CU FT
 4. TOTAL GROSS AREA: 14,472 SF
 5. TOTAL GROSS PERIMETER: 1,147 FT

BUILDING TOTALS

1. OFFICE BUILDING: 10,000 SF
 2. RETAIL: 4,472 SF
 3. TOTAL: 14,472 SF

GENERAL PROJECT NOTES

1. SITE: 2.73 ACRES
 2. TOTAL GROSS FLOOR AREA: 14,472 SF
 3. TOTAL GROSS VOLUME: 1,147,000 CU FT
 4. TOTAL GROSS AREA: 14,472 SF
 5. TOTAL GROSS PERIMETER: 1,147 FT

T100

City Review Set
 Title Sheet

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
 SUBMITTED: JULY 29, 2008 FOR:
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
 NOT FOR CONSTRUCTION

FINDORFF YARDS OFFICE LOFTS
 Madison, WI 53703
 11 North Gregory Street
 Madison, WI 53703
 P: 608-250-0200
 F: 608-250-0200

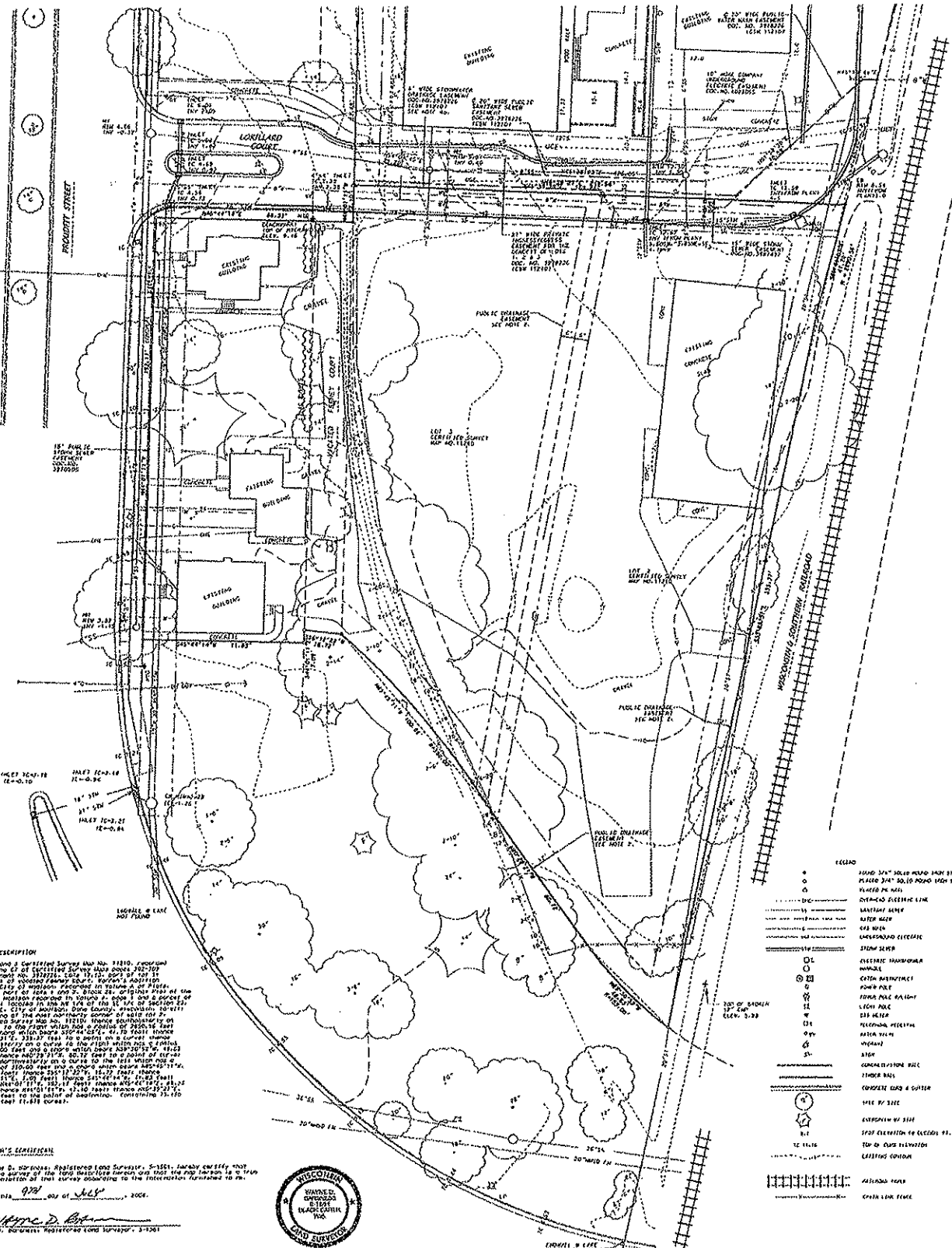


NOTES (From CSR 12101)

- 11 Screen indicate the location of surface profiles above or individual property lines. Solid drainage pipes shall be ground with the construction of walls or bridge structure and maintained by the user under existing conditions with the consent of the City Engineer. Elevation given are for property corners of ground level and shall be maintained by the user owner.
- 12 All lots within this survey are subject to a restrictive covenant for various purposes which shall be a minimum of 5 feet in width measured from the property line to the center of the main lot width. The covenant shall be 10 feet in width on the perimeter of the lot's survey. Elevation shall not be reduced on property lines shared with adjacency of public streets.

- 13 Top lots within this certified survey are threefold and shall be another for stormwater runoff collection. An agreement between all parties is on file with the City Engineer and recorded at the Dane County Register of Deeds.
- 14 All lots created by this certified survey are the individual responsibility for compliance with Chapter 23 of the Wisconsin Statutes in regard to stormwater collection of the lots being surveyed.
- 15 The lots within this certified survey have been designated a stormwater property as noted in Vol. 2028 P. 24 of Doc. No. 121276.
- 16 None of the lots within this survey are affected by the City of Madison & Pressure Drive Agreement recorded at Doc. No. 121276.

Drawn by:
Loren Cook
10 East State Street
Madison, WI 53703



LEGAL DESCRIPTION
 Lots 2 and 3 Certified Survey Map No. 12110, recorded in Volume 12 of Certified Survey Maps under 12110-02 as Document No. 121276. Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

STATEMENT OF CERTIFICATION
 I, **William D. Bohm**, Registered Professional Land Surveyor, No. 1251, hereby certify that I am a surveyor of the State of Wisconsin and that the map herein is a true representation of the actual conditions on the ground as shown to me.
 Dated this 9th day of July, 2008.
William D. Bohm
 Registered Professional Land Surveyor - 1251



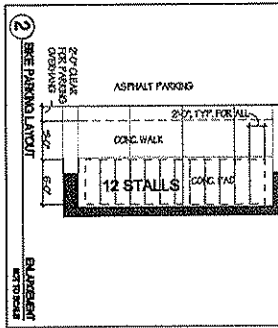
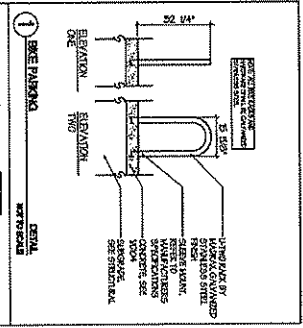
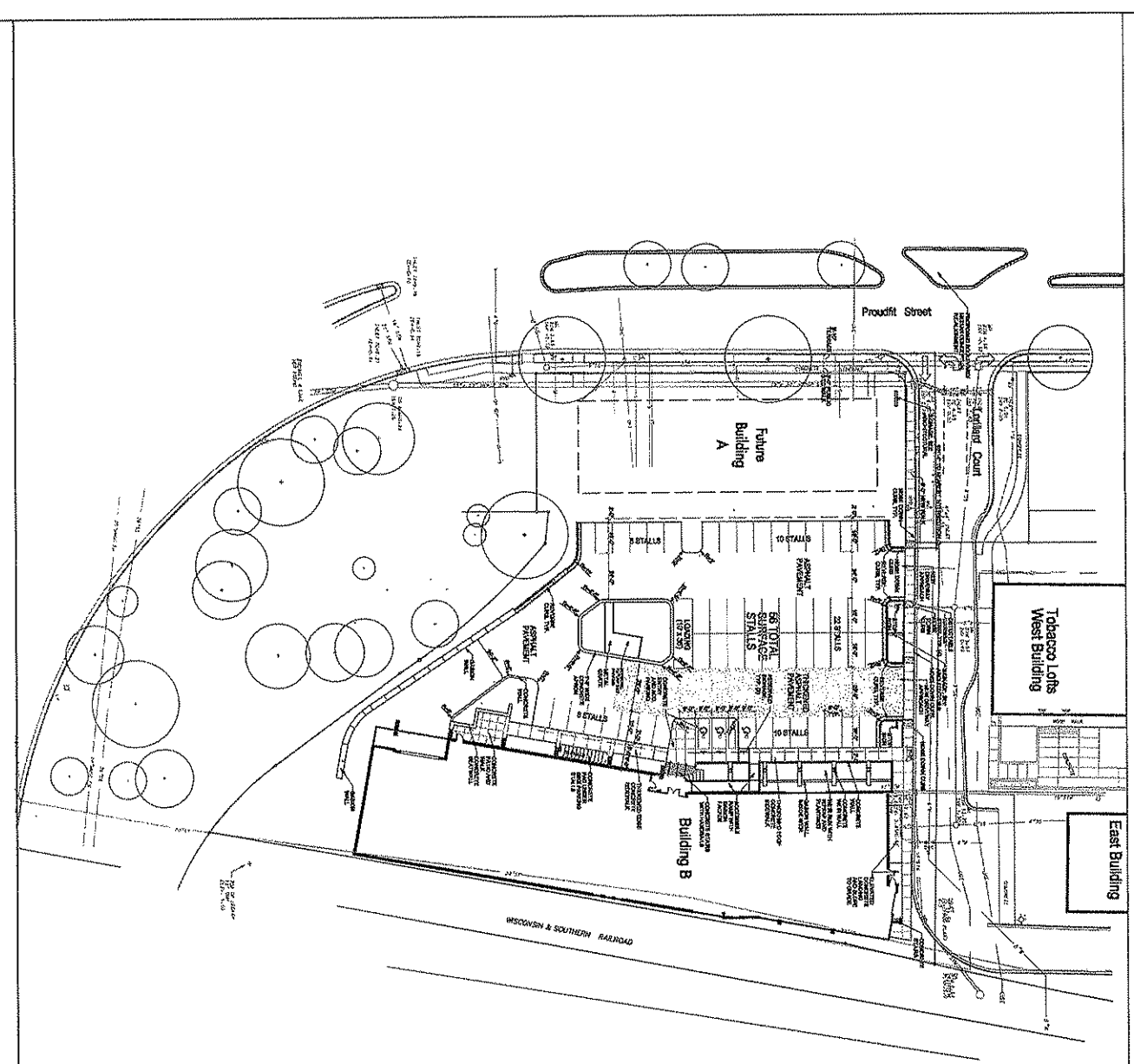
TOPOGRAPHIC AND BOUNDARY SURVEY
FINDORFF YARDS OFFICE LOFTS
 LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 23, T7N, R9E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE: 7-9-08
 DRAWN BY:
 DATE: 08-02-228



SCALE: 1" = 20'

5



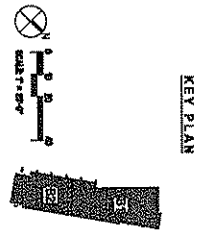
ACCESSIBLE PARKING

100 TOTAL STALLS REQUIRED FOR 3 TYPICAL ROW AT 33' SPACING
 80 TOTAL STALLS REQUIRED FOR 2 TYPICAL ROW AT 33' SPACING
 20 TOTAL STALLS REQUIRED FOR 1 TYPICAL ROW AT 33' SPACING

BICYCLE PARKING

100 TOTAL STALLS REQUIRED FOR 3 TYPICAL ROW AT 33' SPACING
 80 TOTAL STALLS REQUIRED FOR 2 TYPICAL ROW AT 33' SPACING
 20 TOTAL STALLS REQUIRED FOR 1 TYPICAL ROW AT 33' SPACING

- NOTES:**
1. Elevation Details for bike racks will be from Anderson, Middleton, Yi, & Associates with surface mount will be selected. See detail for bike rack.
 2. All site plan changes/alterations require signatures approved by the City of Madison. Any changes to the site plan must be submitted to the City of Madison. Any changes requested by the developer must be approved by the City of Madison.
 3. All "Stop" signs shall be installed at a 7' height.
 4. Per developer agreement all improvements within the right-of-way shall be per City design. City will issue plans at a later date.



C101

Site Layout

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
 SUBMITTED: JULY 29, 2008 FOR:
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
 NOT FOR CONSTRUCTION

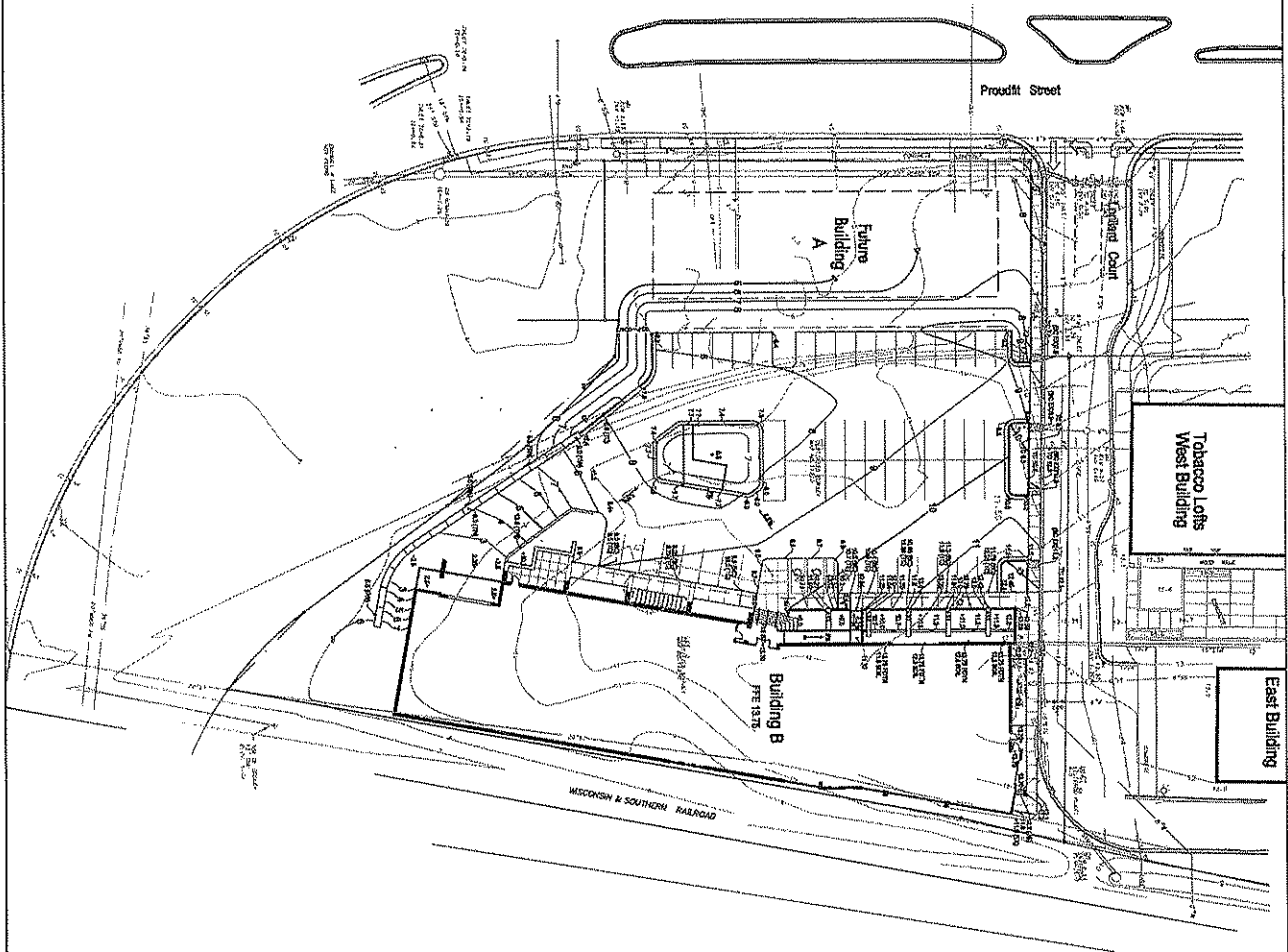
Engberg Anderson
 ARCHITECTS

MILWAUKEE • MADISON • TROY

FINDORFF YARDS OFFICE LOTS

1000 N. 2ND ST.
 MADISON, WI 53703
 TEL: 608.261.1111
 FAX: 608.261.1112
 WWW.ENGBERGANDERSON.COM

15



KEY PLAN

C102

Site Drawing

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
 SUBMITTED: JULY 29, 2008 FOR:
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
 NOT FOR CONSTRUCTION

Scale:
 1/8" = 1'-0"

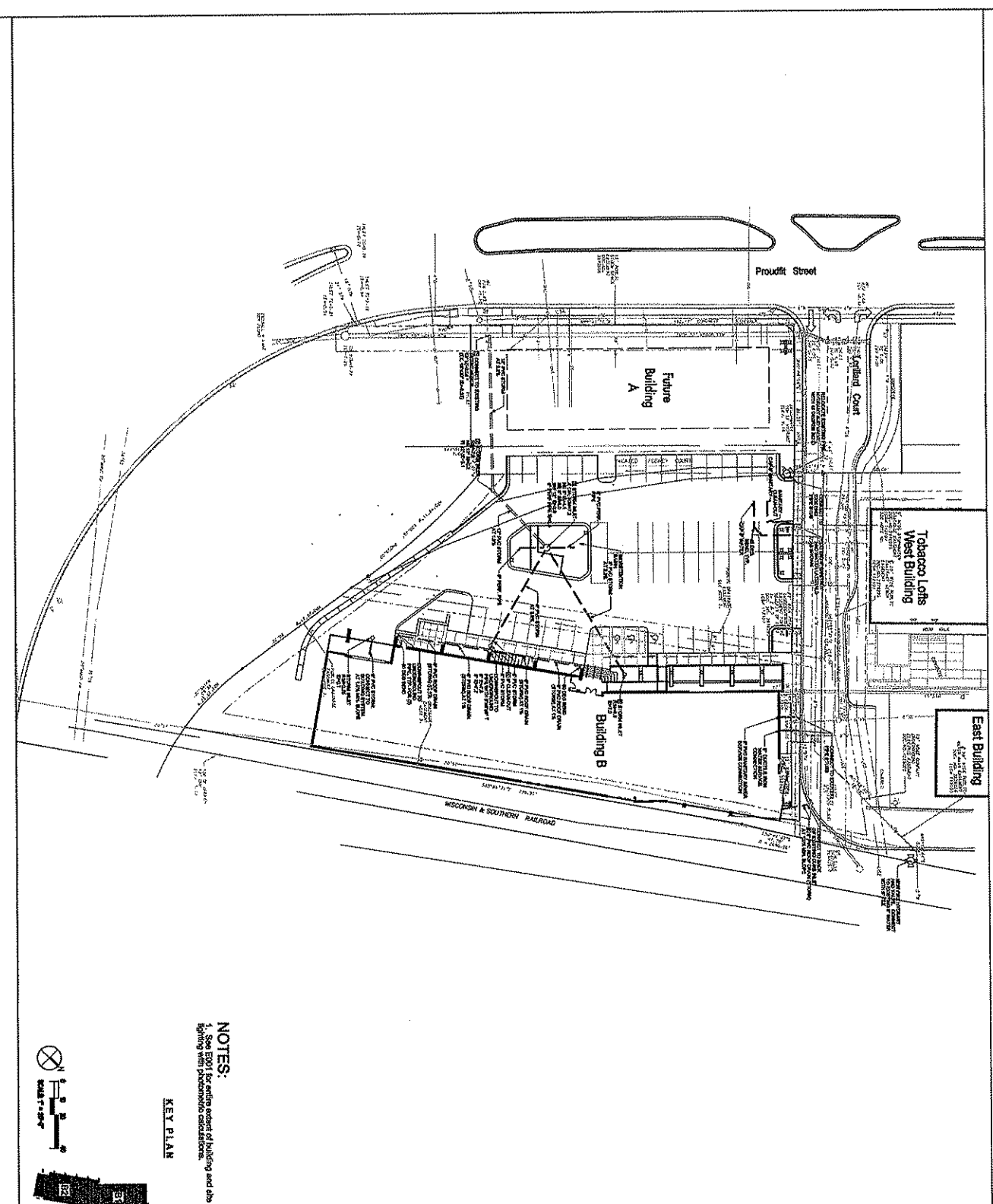
DATE: 08/20/08
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT: 0808

**FINDORFF YARDS
 OFFICE LOFTS**



**Engberg
 Anderson**
 ARCHITECTS • LANDSCAPE ARCHITECTS

5



NOTES:
 1. See E301 for entire extent of building and site lighting with photometric calculations.

KEY PLAN



C103

SHA URBAN

Scale:
 Quality:
 No.

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
 SUBMITTED: JULY 29, 2008 FOR:
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
 NOT FOR CONSTRUCTION

Scale:
 No. Symbols

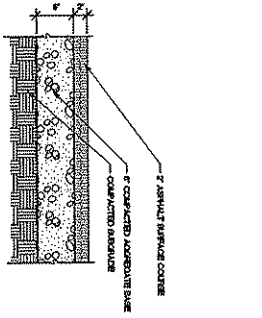
Project No. 03103
 Date: 07/29/08

**HINDORFF YARDS
 OFFICE LOFTS**

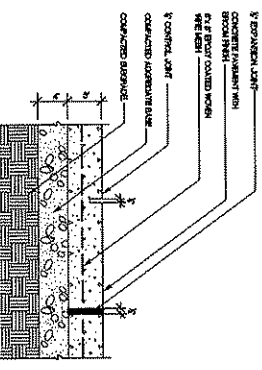


**Engberg
 Anderson**
 ARCHITECTS • INTERIORS • DESIGN

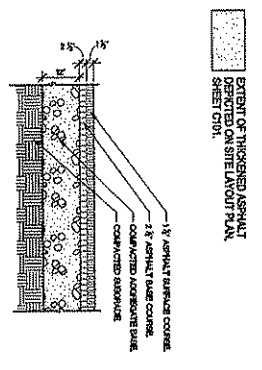
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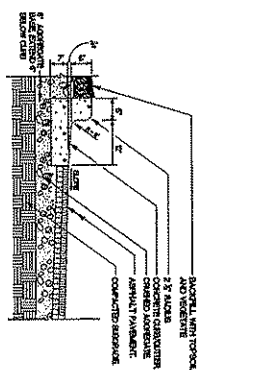
1 ASPHALT PAVEMENT
DETAIL
NOT TO SCALE



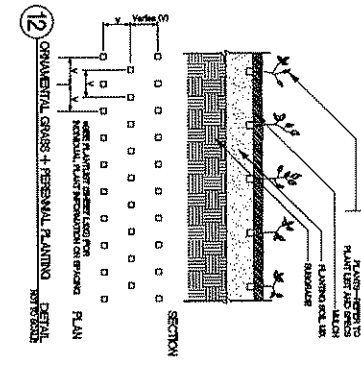
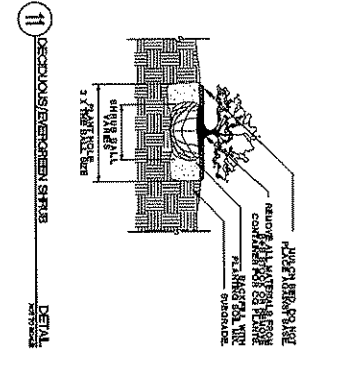
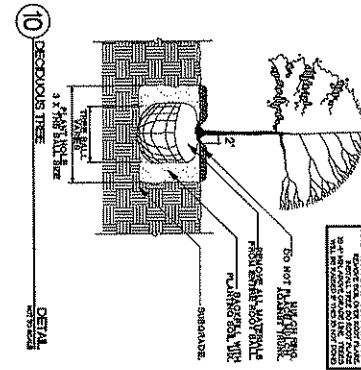
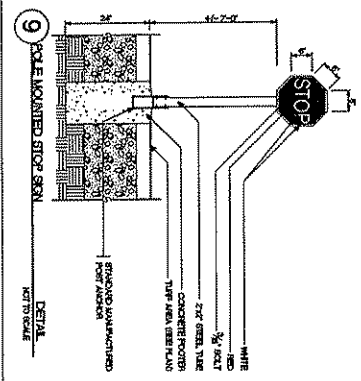
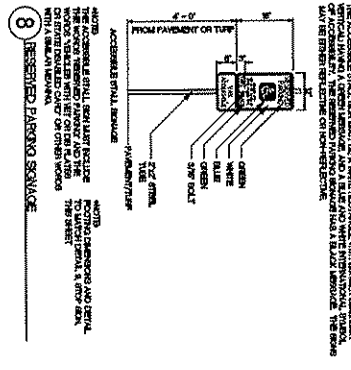
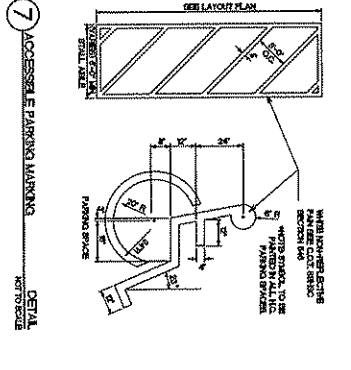
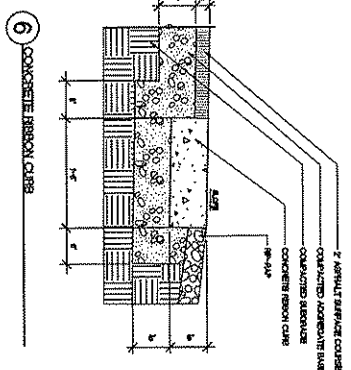
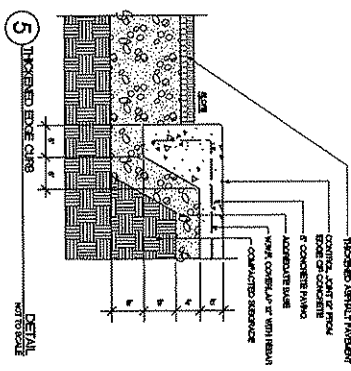
2 CONCRETE WALL AND JOINTS
DETAIL
NOT TO SCALE



3 THICKENED ASPHALT PAVEMENT
DETAIL
NOT TO SCALE



4 REVERSE CURB
DETAIL
NOT TO SCALE



5\"/>

PORT OF THICKENED ASPHALT
DETAIL ON SHEET LAYOUT PLAN
SHEET C04

3\"/>

Engberg Anderson

 ARCHITECTS • LANDSCAPE ARCHITECTS • INTERIORS

PROJECT:

PINDORF YARDS

 OFFICE LOFTS

SHEET:

C104

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL

 SUBMITTED: JULY 29, 2008 FOR:

 AUGUST 18, 2008 LANDMARK COMMISSION MEETING

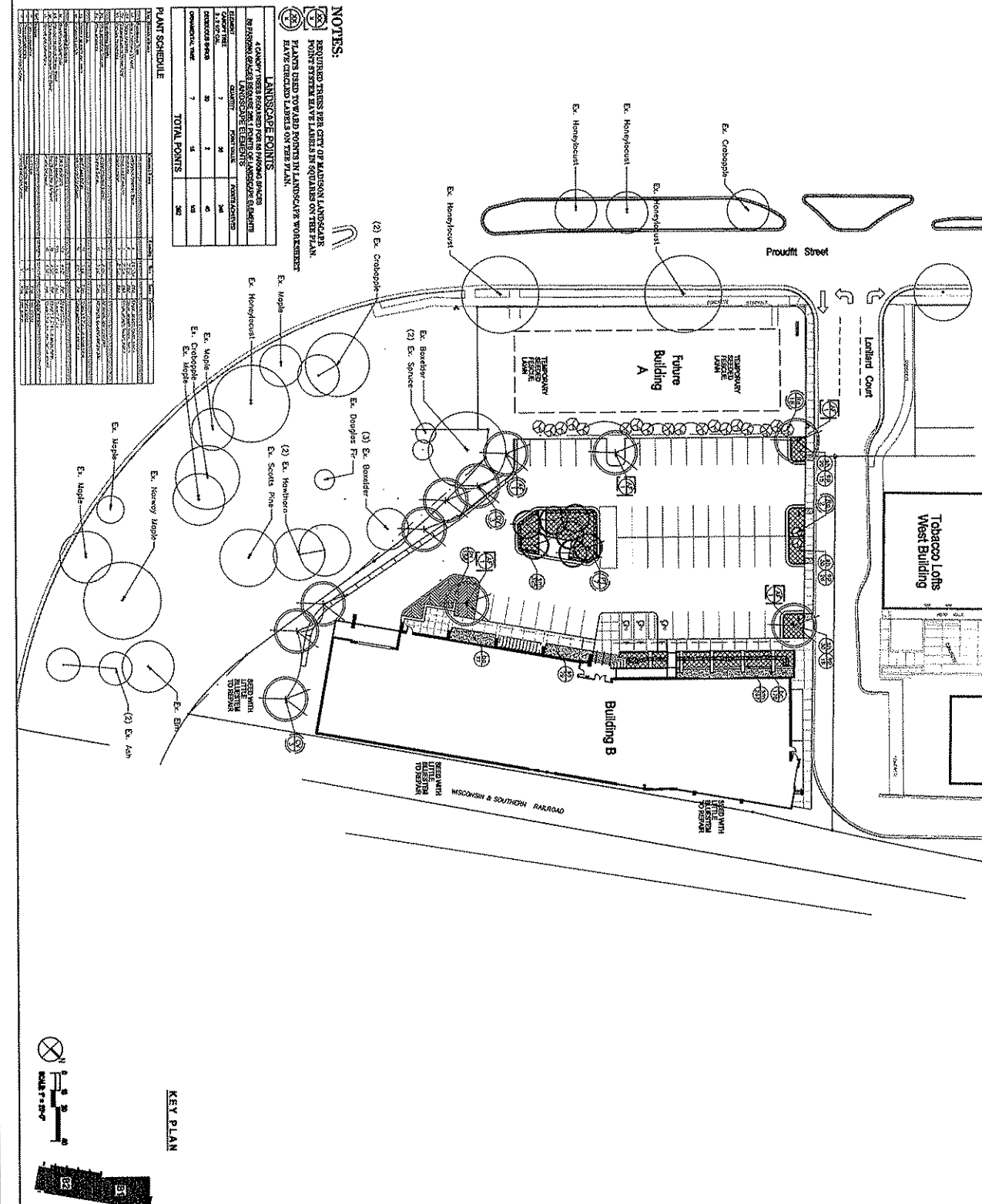
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING

 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING

 NOT FOR CONSTRUCTION

C104

5



NOTES:

- REQUIREMENTS PER CITY OF MADISON LANDSCAPE POINT SYSTEM LAVER LARSEN IN SQUARES ON THIS PLAN HAVE CIRCLED LABELS ON THIS PLAN.

PLANT	NO. OF PLANTS	LANDSCAPE POINTS
1. 1.5' - 2.5' DB	25	50
2. 3.0' - 4.5' DB	10	20
3. 5.0' - 7.5' DB	5	10
4. 8.0' - 10.5' DB	3	6
5. 11.0' - 13.5' DB	2	4
6. 14.0' - 16.5' DB	1	2
7. 17.0' - 20.0' DB	1	2
TOTAL PLANT POINTS	71	142

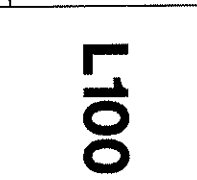
LANDSCAPE POINTS

LANDSCAPE ELEMENTS

PLANT	NO. OF PLANTS	LANDSCAPE POINTS
1. 1.5' - 2.5' DB	25	50
2. 3.0' - 4.5' DB	10	20
3. 5.0' - 7.5' DB	5	10
4. 8.0' - 10.5' DB	3	6
5. 11.0' - 13.5' DB	2	4
6. 14.0' - 16.5' DB	1	2
7. 17.0' - 20.0' DB	1	2
TOTAL PLANT POINTS	71	142

PLANT SCHEDULE

PLANT	NO. OF PLANTS	LANDSCAPE POINTS
1. 1.5' - 2.5' DB	25	50
2. 3.0' - 4.5' DB	10	20
3. 5.0' - 7.5' DB	5	10
4. 8.0' - 10.5' DB	3	6
5. 11.0' - 13.5' DB	2	4
6. 14.0' - 16.5' DB	1	2
7. 17.0' - 20.0' DB	1	2
TOTAL PLANT POINTS	71	142



**Engberg
Anderson**

ALTERNATIVE + MARKET + DESIGN

15

**Engberg
Anderson**

ALTERNATIVE + MARKET + DESIGN

**FINDORFF YARDS
OFFICE LOTS**

12.2015.02.01

DATE: 12/2015

SCALE: AS SHOWN

PROJECT: FINDORFF YARDS OFFICE LOTS

CLIENT: METRO BUSINESS CENTER

DESIGNER: ENGEBERG ANDERSON

DRAWN BY: G. W. G.

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL

SUBMITTED: JULY 29, 2008 FOR:
AUGUST 18, 2008 LANDMARK COMMISSION MEETING
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SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
NOT FOR CONSTRUCTION

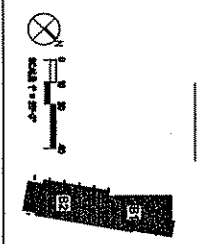
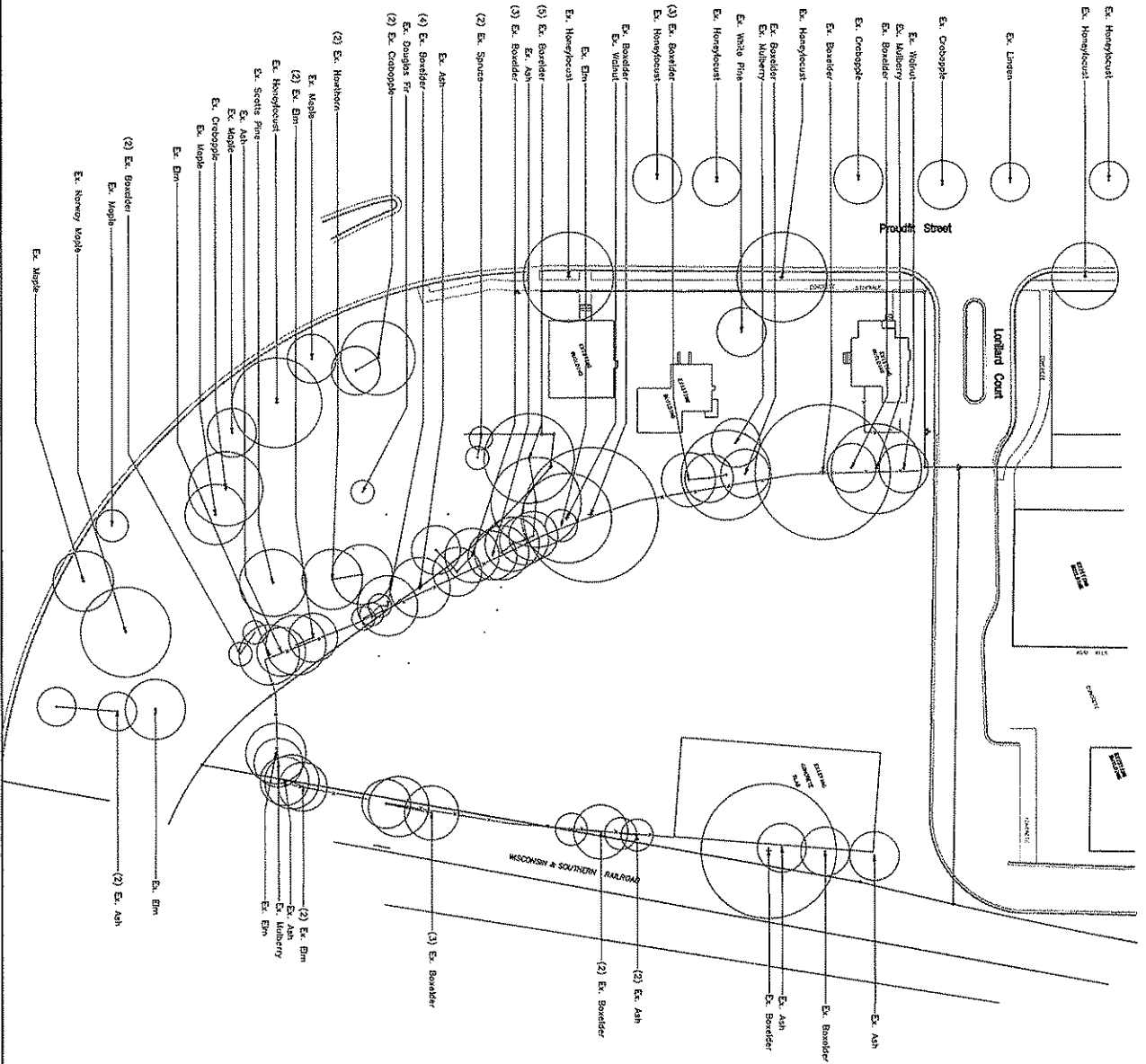
100

Parking Plan

Quality

Quantity

L100



FOR REFERENCE ONLY

The Inventory

Tree	Quantity	Note
Ex. Honeylocust	(4)	
Ex. Norway Maple	(2)	
Ex. Elm	(2)	
Ex. Ash	(2)	
Ex. Boxelder	(2)	
Ex. Dogwood	(2)	
Ex. Crabapple	(2)	
Ex. Spirea	(2)	
Ex. Hibiscus	(3)	
Ex. Redbud	(3)	
Ex. Yucca	(3)	
Ex. Juniper	(2)	
Ex. Liriodendron	(2)	
Ex. Magnolia	(2)	

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Findorff Yards
 OFFICE LOFTS
 1500 W. 15TH ST.
 DENVER, CO 80202
 PROJECT # 07178

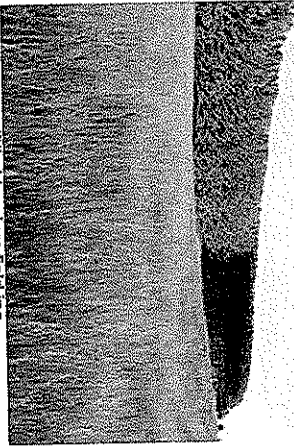
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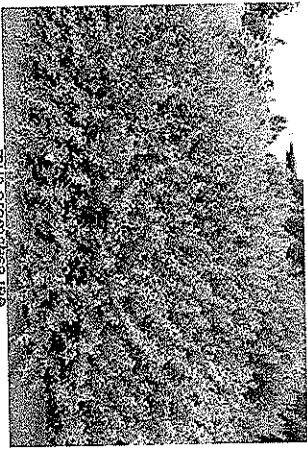
acer x freemanii Celebration_2.jpeg



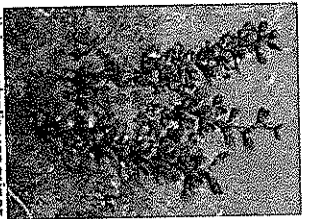
carex pennsylvanica.jpg



little bluestem field.jpg



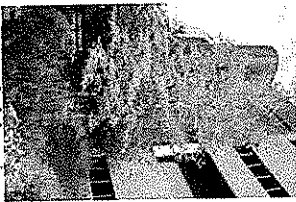
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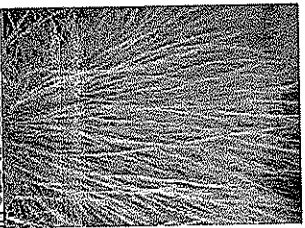
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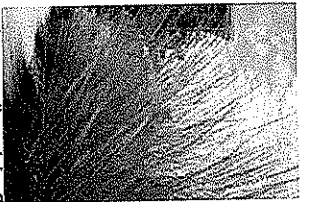
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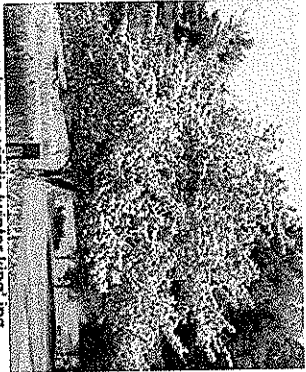
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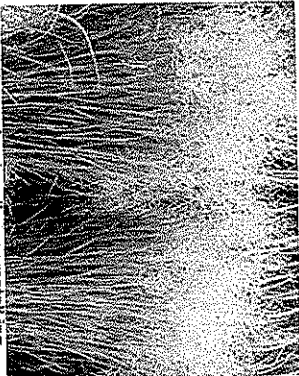
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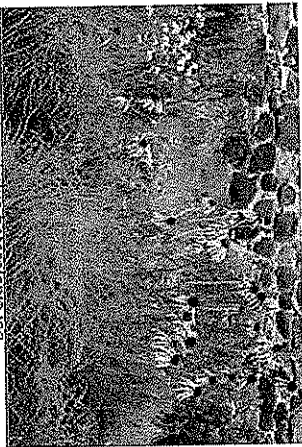
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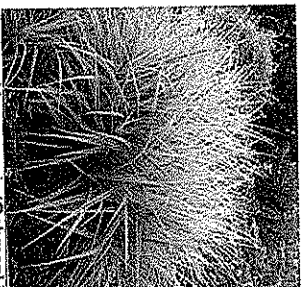
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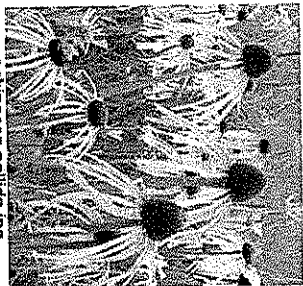
panicum virgatum 'heavy metal' .jpg



sporobolus heterolepis.jpg



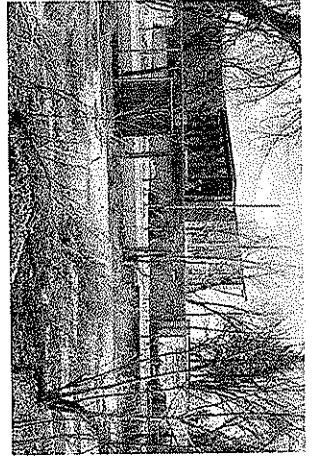
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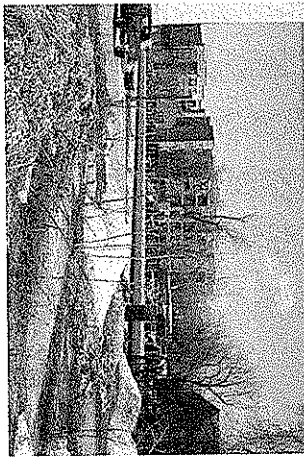
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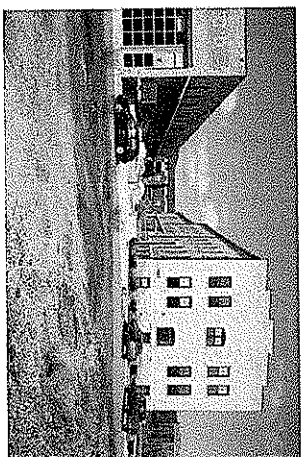
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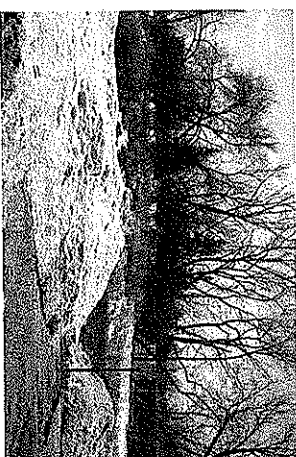
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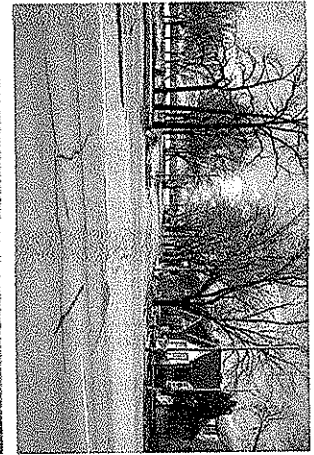
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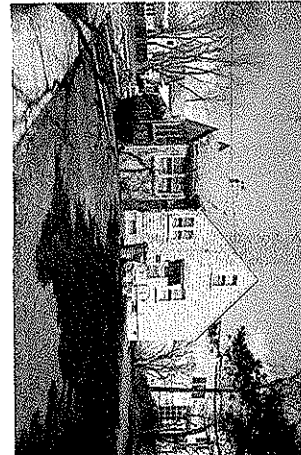
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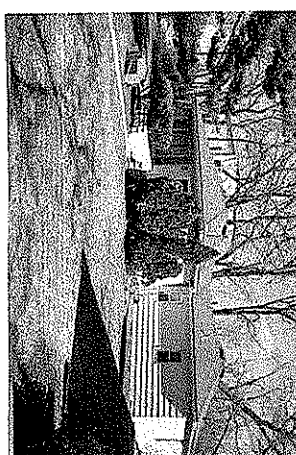
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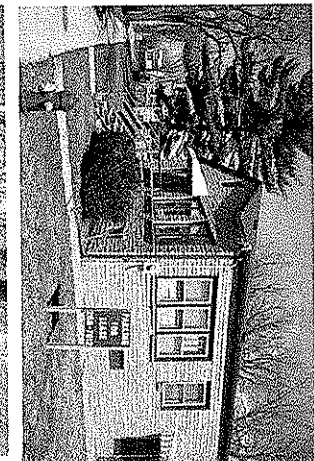
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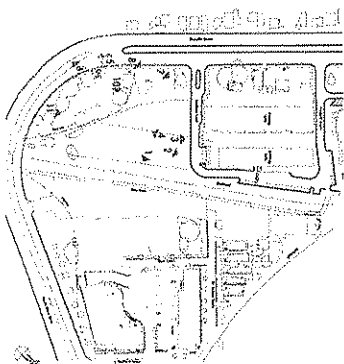
9



10



11



Engberg
Anderson
JANUARIUS • ANDERSON • JENSEN

RINDORFF YARDS OFFICE
LOFTS

WALTON & BROSIE
1000 14th Street
N.W.
WASH, DC 20004
Phone: 202.331.1100

Number of Stories: 2M

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
SUBMITTED: JULY 29, 2008 FOR:
AUGUST 18, 2008 LANDMARK COMMISSION MEETING
AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
NOT FOR CONSTRUCTION

Sheet No. 11
of 11
DATE: 08/18/08

City Review Set
Site Plans

T101

5

5

**FINDORFF YARDS OFFICE
LOFTS**

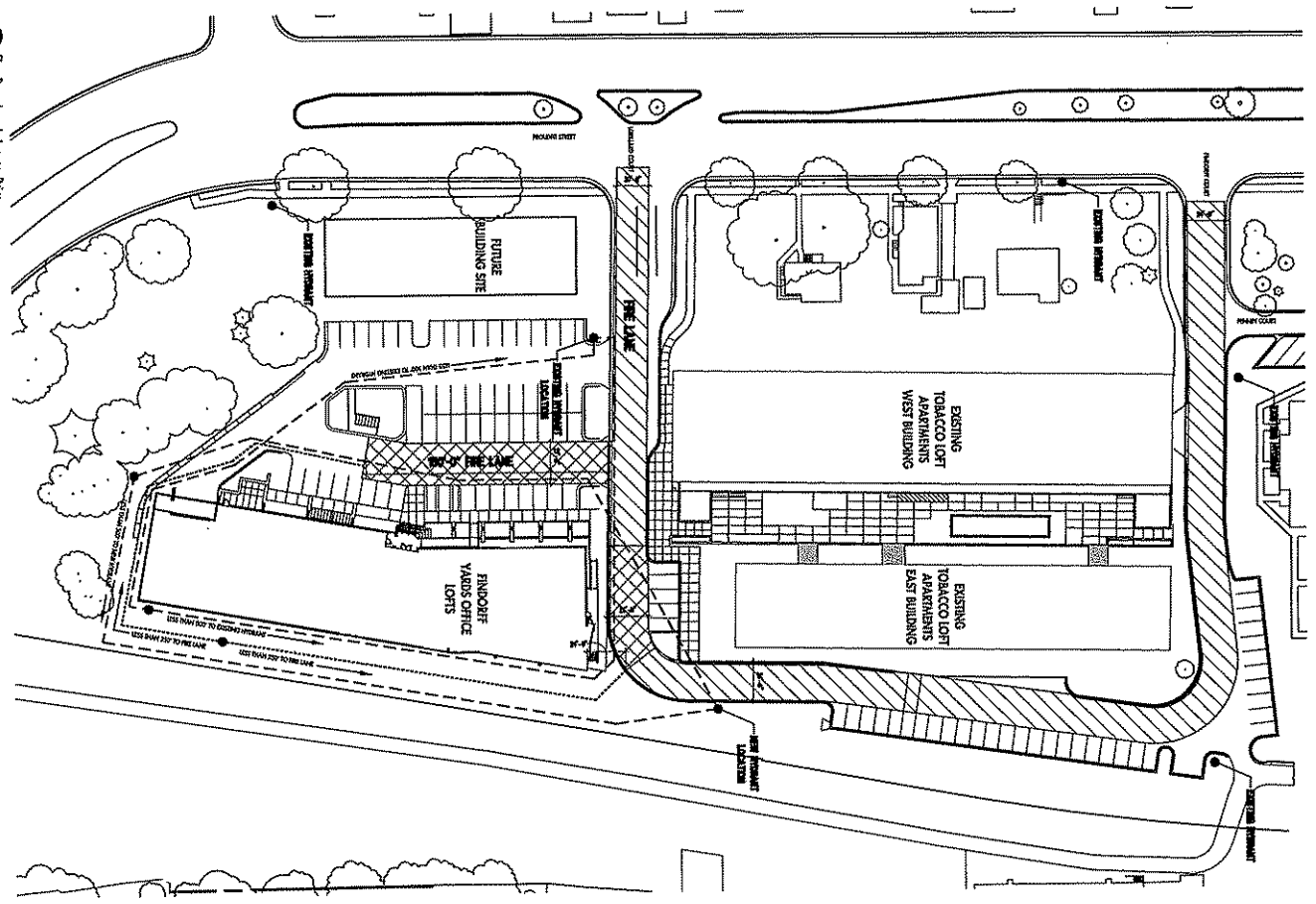
ADDRESS: 200 1ST AVE
 BLOCK AND FRAME
 1000 1ST AVE
 SEASIDE, WA 98138
 PROJECT NO. 01798

DATE: 08
 NO. REVISIONS:

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
 SUBMITTED: JULY 29, 2008 FOR:
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
 NOT FOR CONSTRUCTION

Category	Code	Description
Quantity	12	APPROXIMATE

Fire Department Access Plan



 The Department Access Plan
 DATE: 7.29.08

FINDPORF YARDS OFFICE
LOFTS

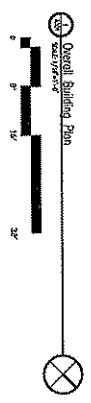
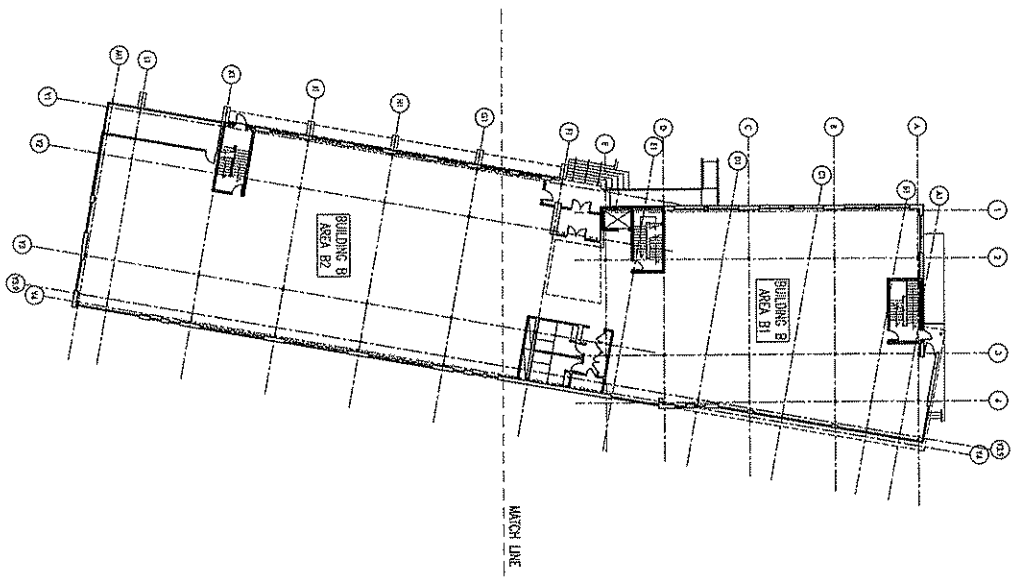
Address: 81 S. 1ST ST
 Urban Development
 1000 N. 1ST AVE
 Tucson, AZ 85724
 Phone: 520.298.1170

Issue No. _____ Date _____
 No. _____

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
 SUBMITTED: JULY 29, 2008 FOR:
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
 NOT FOR CONSTRUCTION

Quantity: 100
 Date: 1/28/08
 No. 1382.A01.048

Building 8
 Overall Plan





PLANNING YARDS OFFICE
LOFTS

Location: 315 1/2 S
 Urban/Landmark
 District: 1000
 Address: 1500
 Agency: 03120

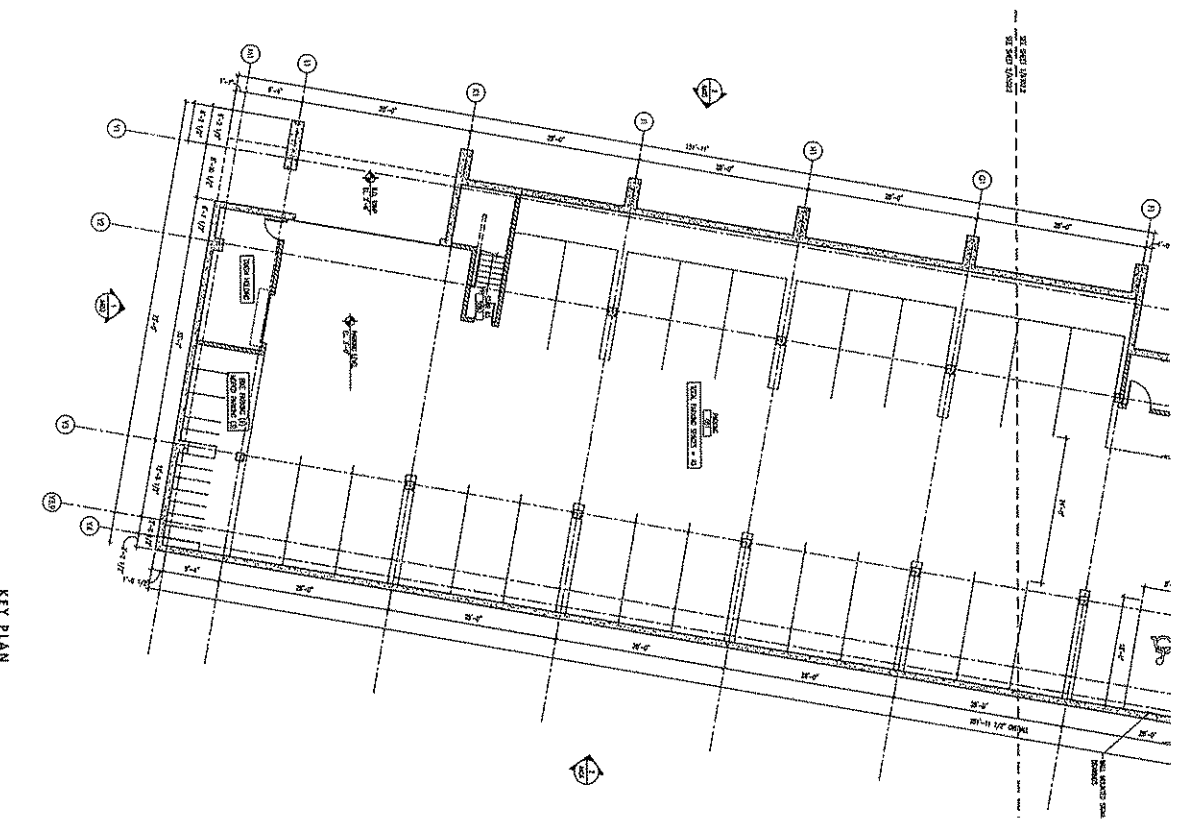
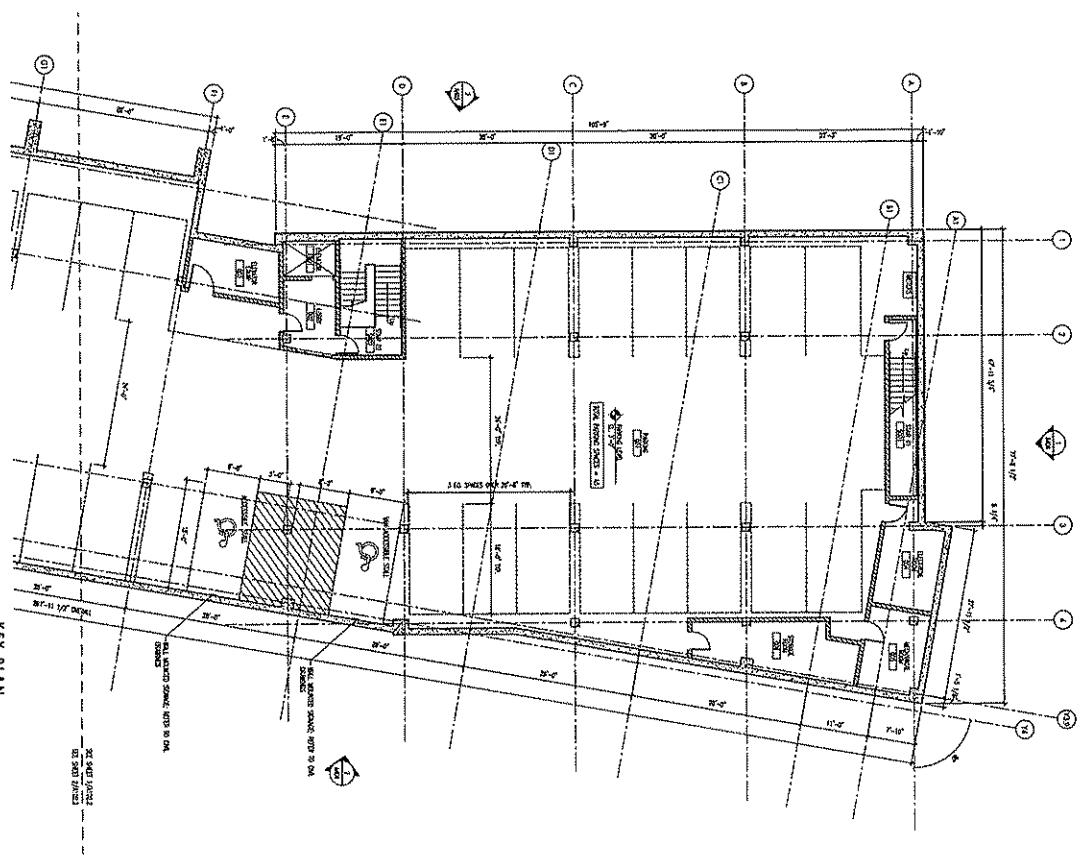
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 No. Stories: 3/4

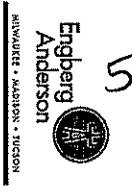
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 SUBMITTED: JULY 29, 2008 FOR:
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
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Drawn by: [blank]
 Checked by: [blank]
 Title: 1750_A1022.dwg

Building B
 Lower Level Plan

A1022





HINDORFF YARDS OFFICE
LOFTS

NATION B 5203
1500 Westpark Lane
Arlington, VA 22202
Phone: 703.837.7170

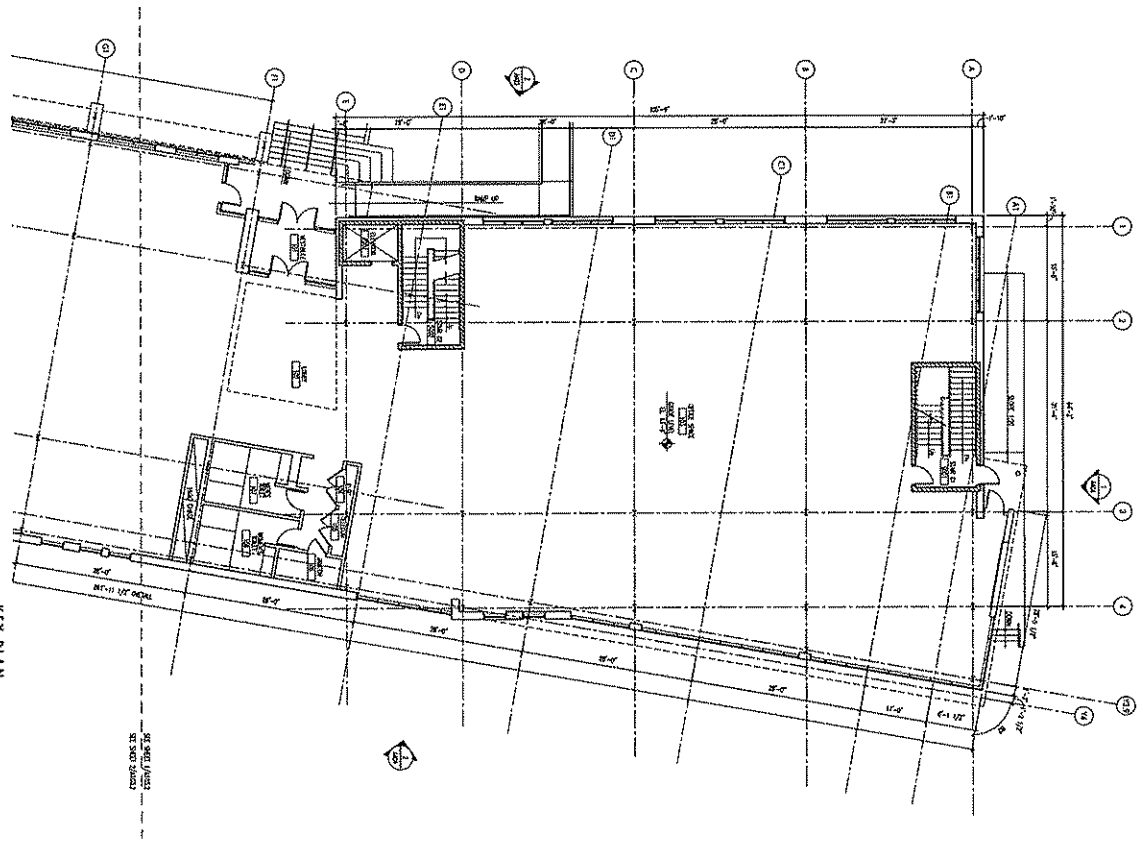
Unit/lot
No. Description

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
SUBMITTED: JULY 29, 2008 FOR:
AUGUST 18, 2008 LANDMARK COMMISSION MEETING
AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
SEPTEMBER 4, 2008 PLAN COMMISSION MEETING
NOT FOR CONSTRUCTION

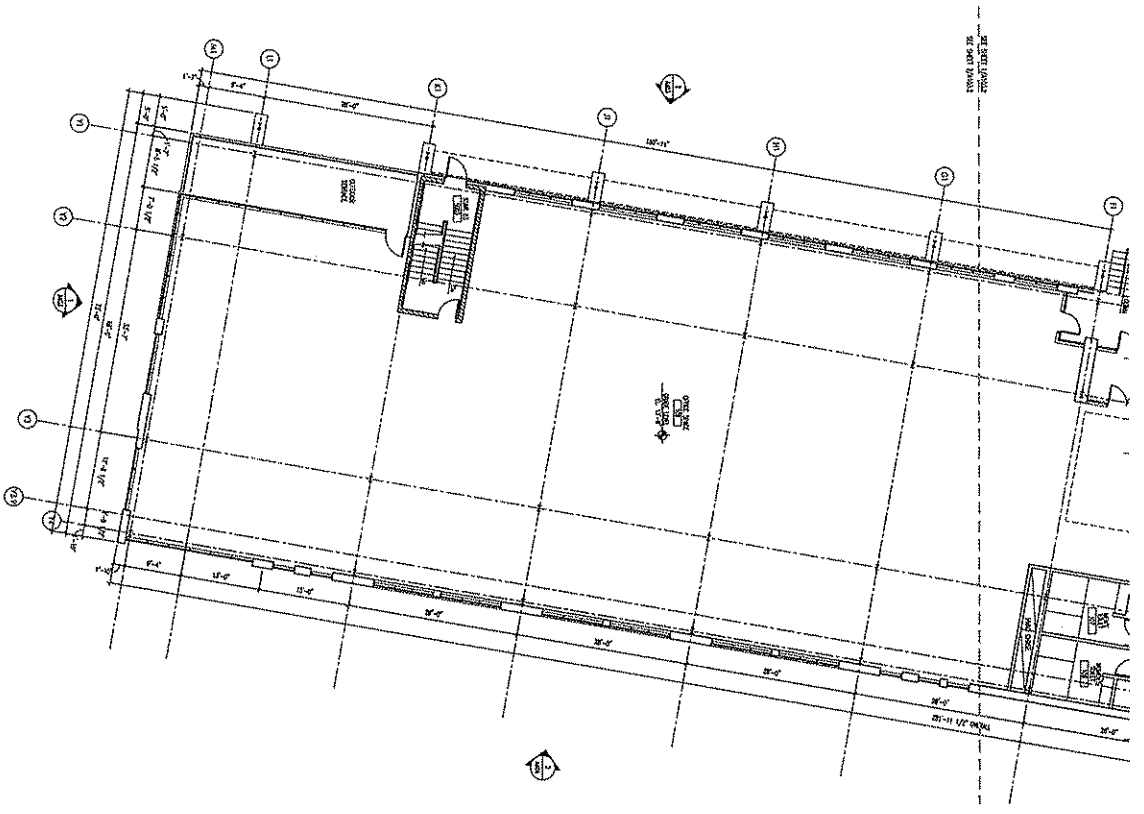
Quantity
Per
179,143,124.6

Building B
Grade Level Plan

A103.2



KEY PLAN



KEY PLAN



PINDORFF YARDS OFFICE
LOFTS

Madison, WI 53703
 200 East Johnson
 Suite 200 West
 Madison, WI 53703
 Telephone: 608.277.7000
 Fax: 608.277.7001

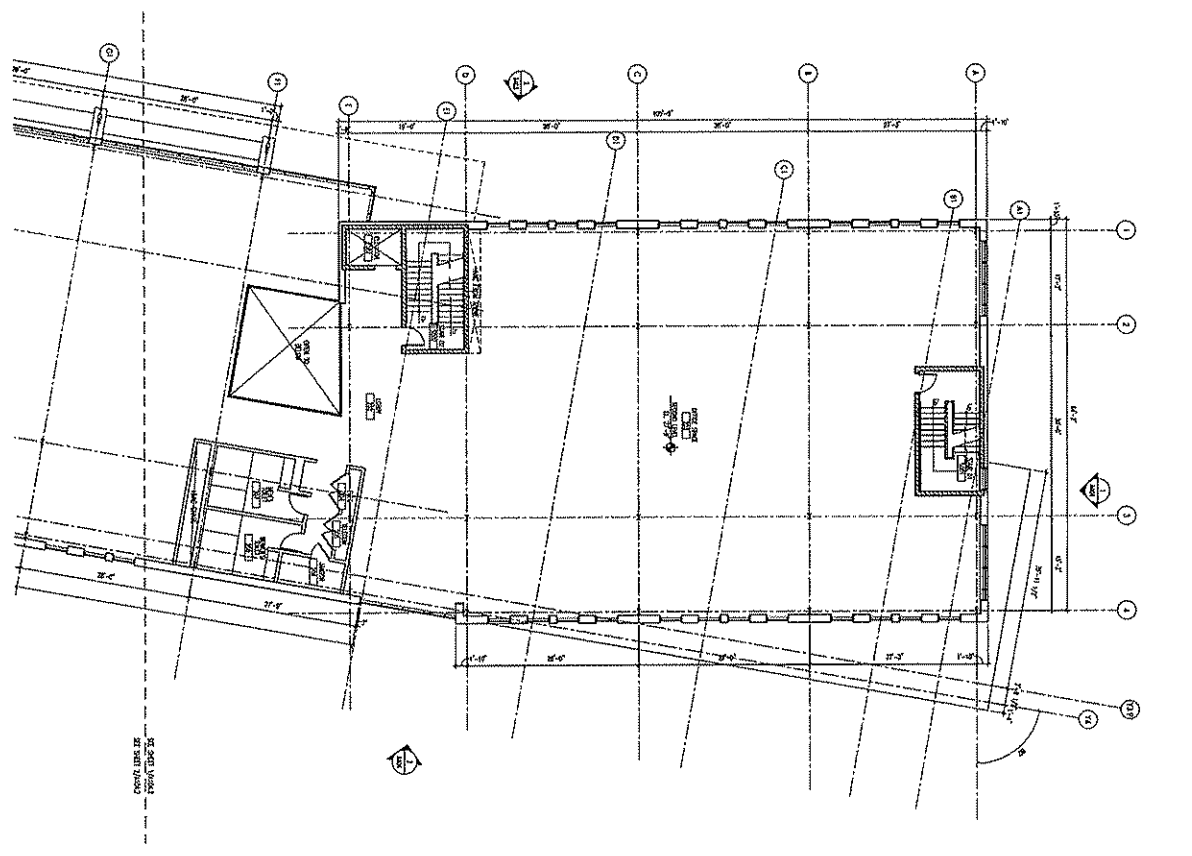
Project No. 081700
 Date:

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
 SUBMITTED: JULY 29, 2008 FOR:
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 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
 NOT FOR CONSTRUCTION

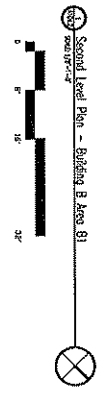
Drawn by: []
 Checked by: []
 Title: 1700.A104.2.dwg

Building B
 Second Level Plan

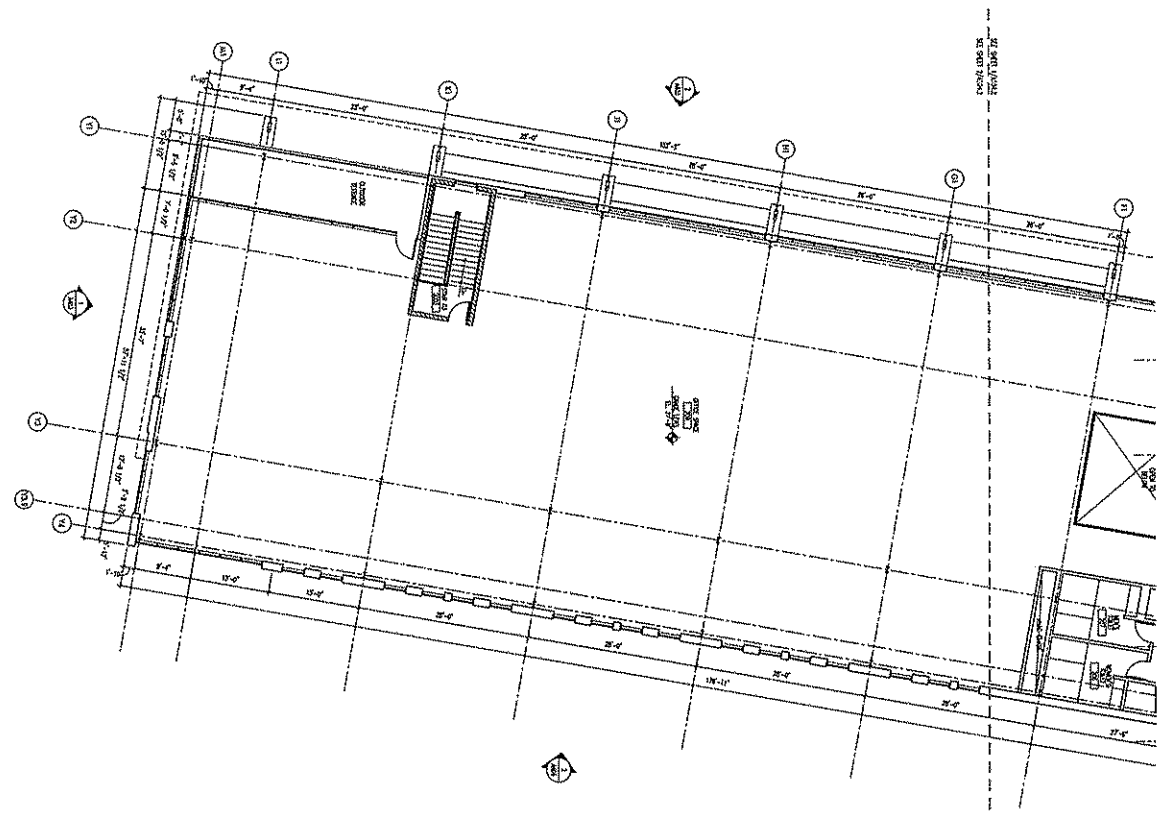
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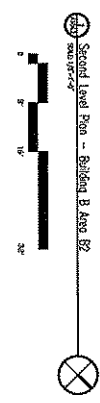
KEY PLAN



Second Level Plan - Building B Area B1
 0 5 10 20'



KEY PLAN



Second Level Plan - Building B Area B2
 0 5 10 20'

FINDORFF YARDS OFFICE
LOFTS

WISCONSIN, 815 STUSS
 1015 EAST WISCONSIN
 MILWAUKEE, WI 53233
 PHONE: 414.224.1100
 FAX: 414.224.1101

Location: 815 STUSS
 Urban Land Institute
 1015 East Wisconsin
 Milwaukee, WI 53233
 Project No: 081103

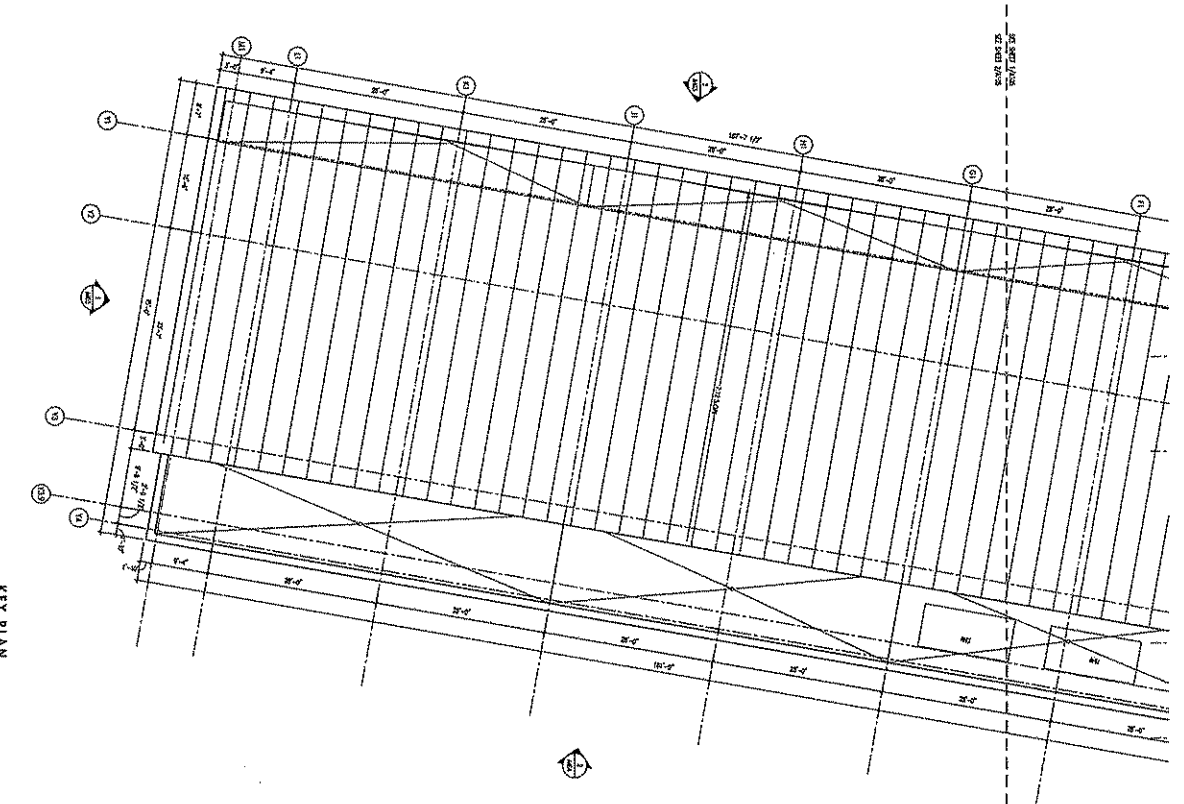
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URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
 SUBMITTED: JULY 29, 2008 FOR:
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
 NOT FOR CONSTRUCTION

Priority: **ME**
 Quality: **ME**
 Date: 1/28/2008

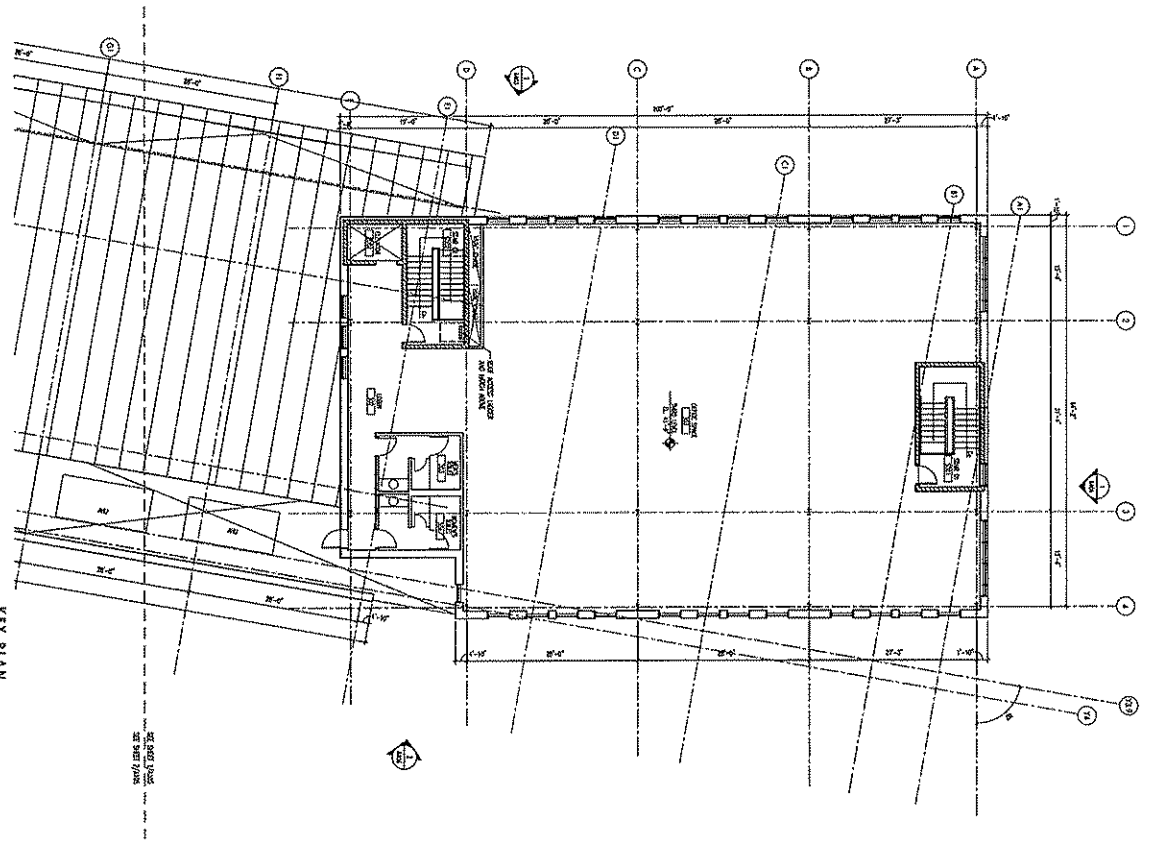
Building B
 Third Level Plan

A105



KEY PLAN

Third Level & Roof Plan - Building B Area B2



KEY PLAN

Third Level & Roof Plan - Building B Area B1





Engberg
Anderson
ARCHITECTS + PLANNERS

FINDORFF YARDS OFFICE
LOTS

Address: 81 5103
City: Seaside
County: Clatsop
Map: 14-1-0201
Project: 08120

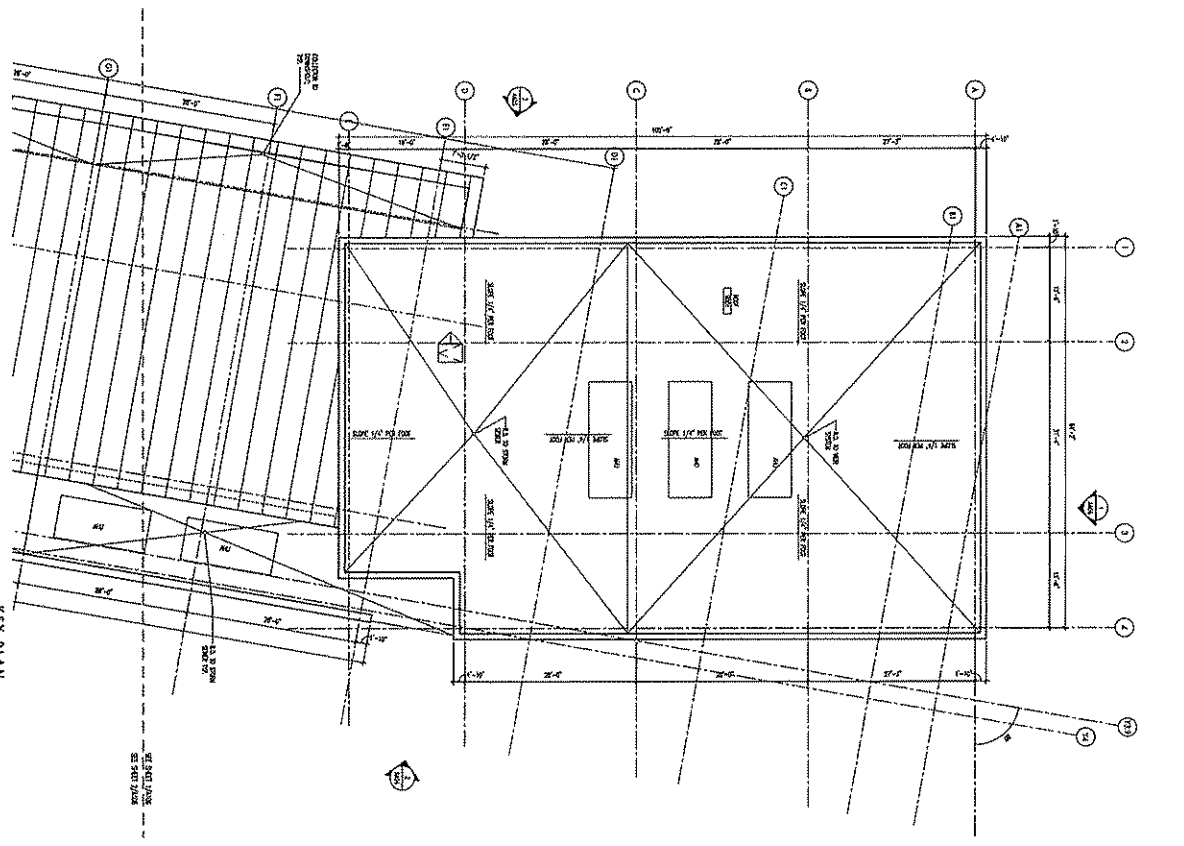
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AUGUST 18, 2008 LANDMARK COMMISSION MEETING
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SEPTEMBER 6, 2008 PLAN COMMISSION MEETING
NOT FOR CONSTRUCTION

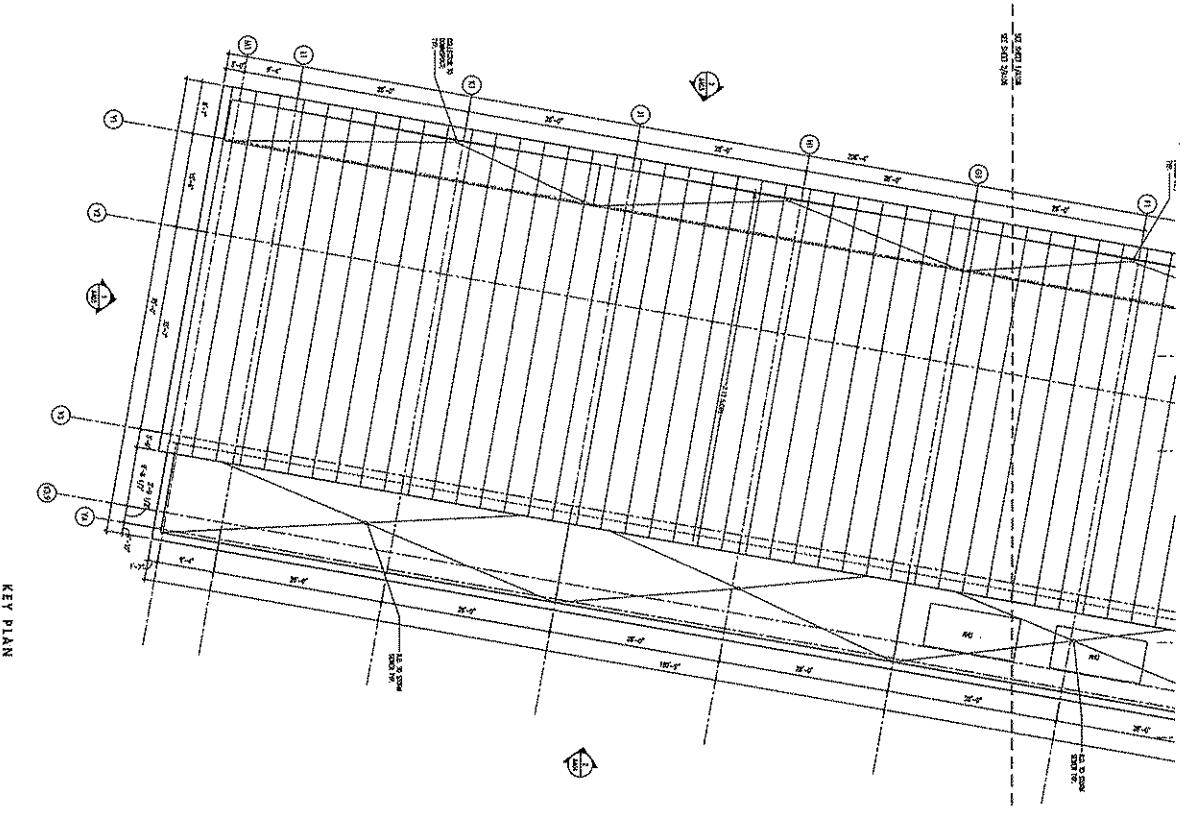
Drawn by: [Name]
Checked by: [Name]
Title: 17582-2008.dwg

Building B -
Roof Plan

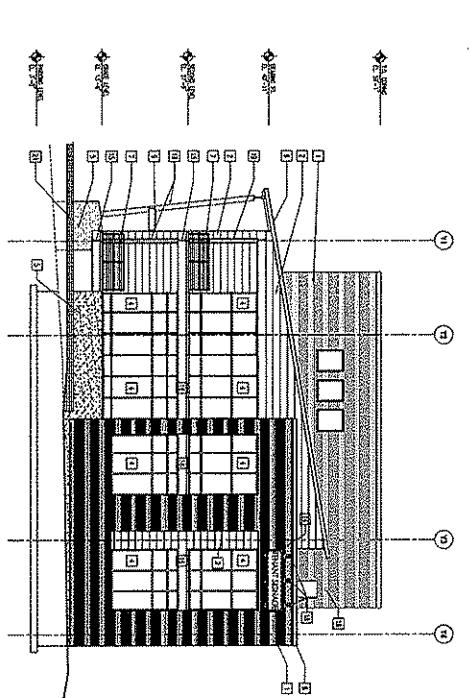
A106



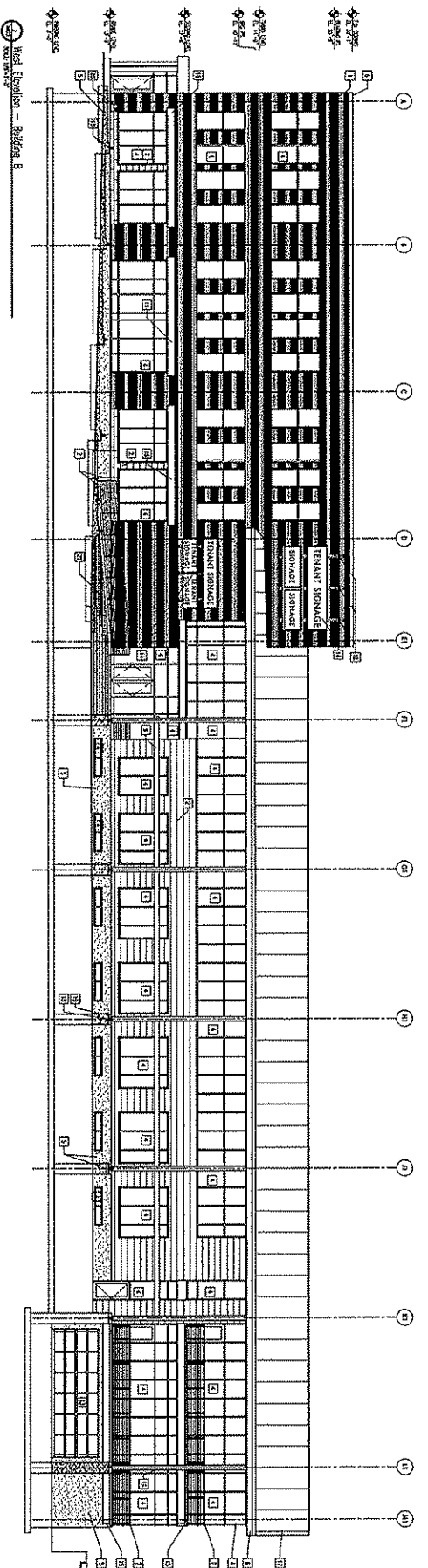
Third Level & Roof Plan - Building B Area B1



Third Level & Roof Plan - Building B Area B2



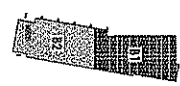
12 South Elevation - Building B



13 West Elevation - Building B



KEY PLAN



- REVISIONS**
- 1. REVISION 1: 1/17/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 2. REVISION 2: 2/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 3. REVISION 3: 3/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 4. REVISION 4: 4/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 5. REVISION 5: 5/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 6. REVISION 6: 6/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 7. REVISION 7: 7/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 8. REVISION 8: 8/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 9. REVISION 9: 9/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 10. REVISION 10: 10/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 11. REVISION 11: 11/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.
 - 12. REVISION 12: 12/11/08 - CORRECTED WINDOW SCHEDULES AND WINDOW SIZES FOR ALL WINDOWS ON THIS ELEVATION.

ENGBERG ANDERSON
ARCHITECTS - MADISON - WISCONSIN

LOFTS

1500 W. MONROE STREET
MADISON, WI 53703
TEL: 608.261.1111
WWW.ENGBERGANDERSON.COM

INDORFF YARDS OFFICE

1500 W. MONROE STREET
MADISON, WI 53703
TEL: 608.261.1111
WWW.INDORFF.COM

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 NOT FOR CONSTRUCTION

A403

Building B
 Exterior Elevations

Drawn by: [Name]
 Checked by: [Name]
 Date: 1/20/08

5



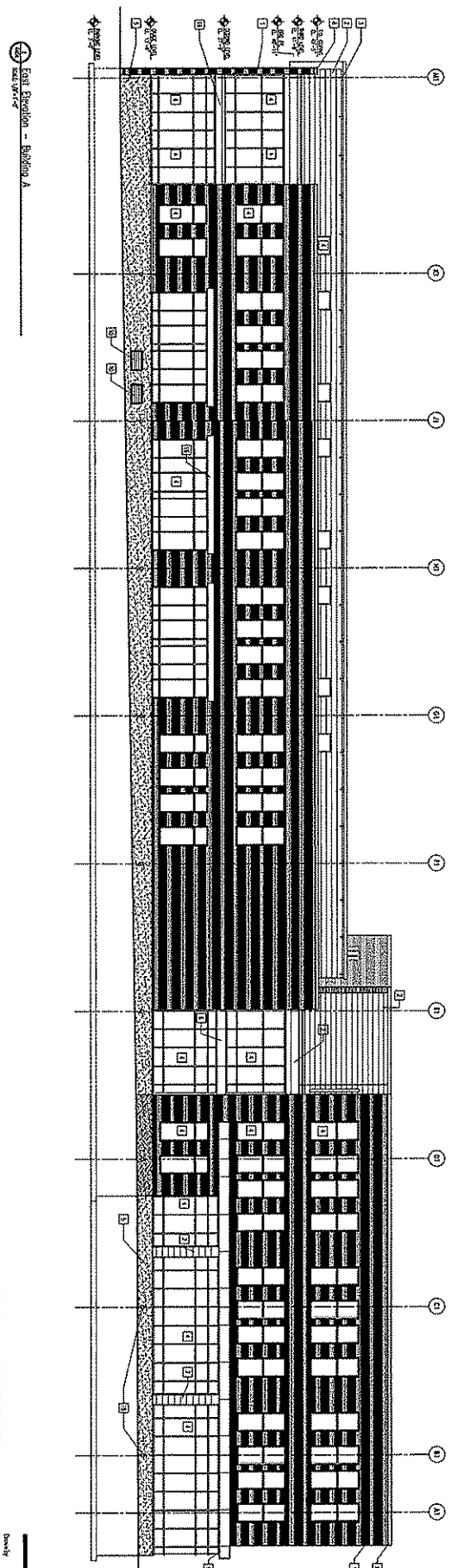
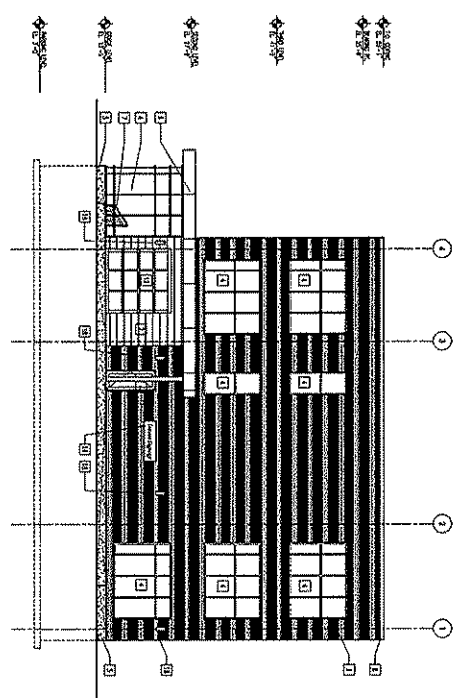
ARCHITECTS • KANSAS CITY • MISSOURI

FINDORFF YARDS OFFICE
LOFTS

Location: 31.5203
City: Kansas City
31.5203 / -94.5700
Address: M15203
Telephone: 816750

Scale: 1/8" = 1'-0"
No. Drawings: 246

- KEY PLAN**
- 1. 300' x 111' at level of 7' floor elevation
 - 2. 300' x 111' at level of 7' floor elevation
 - 3. 300' x 111' at level of 7' floor elevation
 - 4. 300' x 111' at level of 7' floor elevation
 - 5. 300' x 111' at level of 7' floor elevation
 - 6. 300' x 111' at level of 7' floor elevation
 - 7. 300' x 111' at level of 7' floor elevation
 - 8. 300' x 111' at level of 7' floor elevation
 - 9. 300' x 111' at level of 7' floor elevation
 - 10. 300' x 111' at level of 7' floor elevation
 - 11. 300' x 111' at level of 7' floor elevation
 - 12. 300' x 111' at level of 7' floor elevation
 - 13. 300' x 111' at level of 7' floor elevation
 - 14. 300' x 111' at level of 7' floor elevation
 - 15. 300' x 111' at level of 7' floor elevation
 - 16. 300' x 111' at level of 7' floor elevation
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 - 18. 300' x 111' at level of 7' floor elevation
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 - 98. 300' x 111' at level of 7' floor elevation
 - 99. 300' x 111' at level of 7' floor elevation
 - 100. 300' x 111' at level of 7' floor elevation

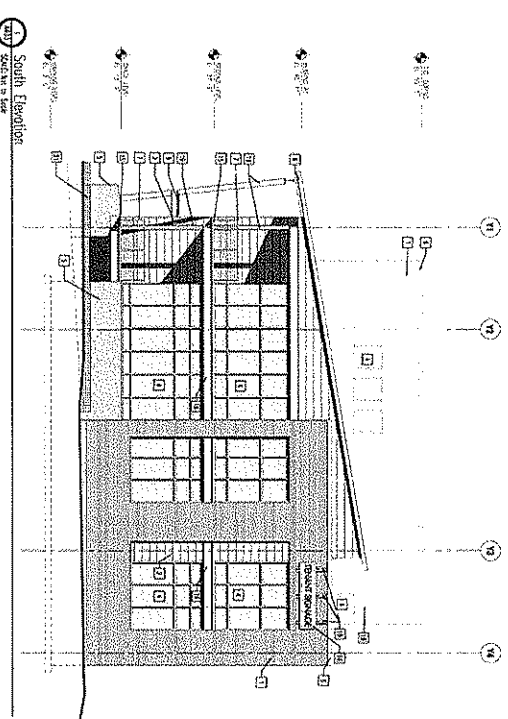


URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL
 SUBMITTED: JULY 29, 2008 FOR:
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 SEPTEMBER 4, 2008 PLAN COMMISSION MEETING
 NOT FOR CONSTRUCTION

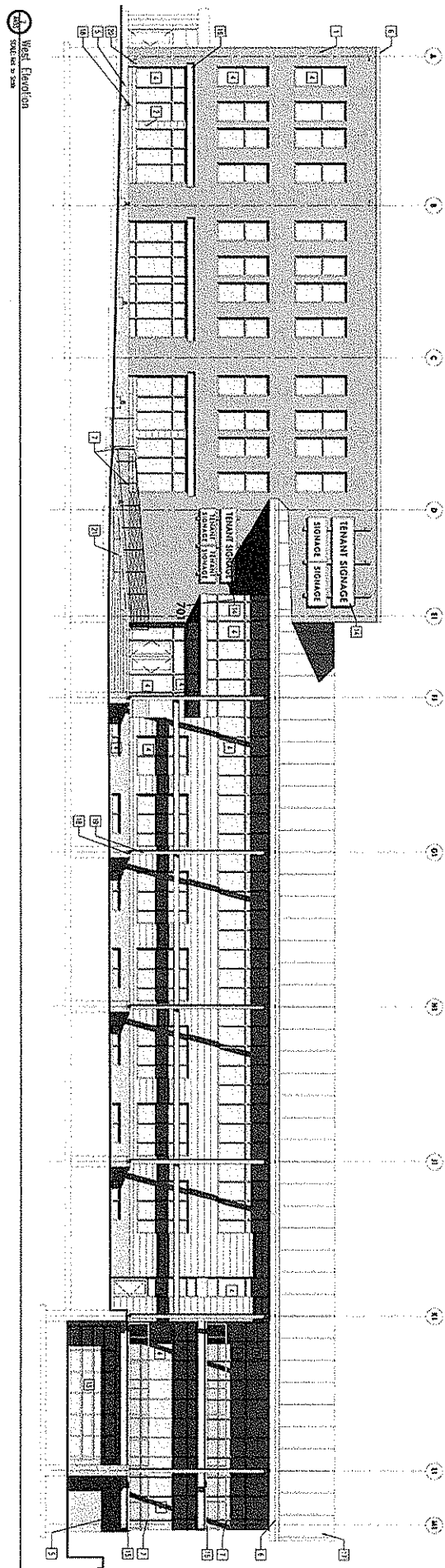
Project: No. 1582, 1583, 1584, 1585
 Quantity: 1582, 1583, 1584, 1585
 Date: 1/18/08

Building B
 Exterior Elevations

A404

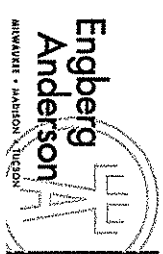


307 South Elevation
SECTION TO FACE



308 West Elevation
SECTION TO FACE

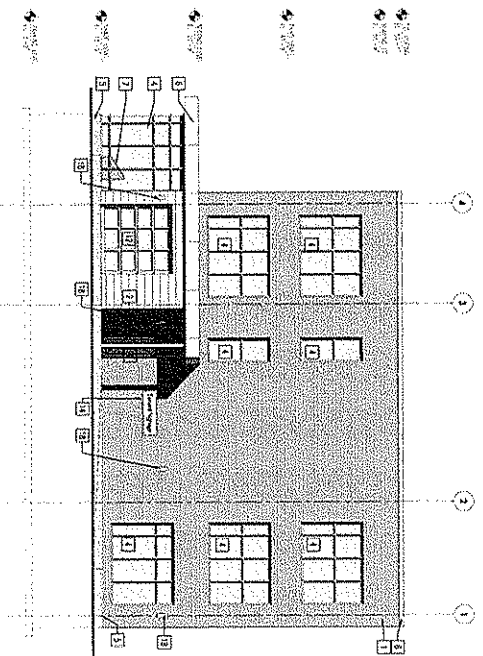
- KEY NOTES**
- 1 BOX JOIST 1 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 2 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 3 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 4 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 5 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 6 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 7 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 8 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 9 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 10 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 11 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 12 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 13 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 14 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER
 - 15 1/2" x 6" SPACED @ 7' LONG MAXIMUM ON 4" SPACES ON 12" CENTER SPACING OR 8" WITH 2" x 4" JOISTS ON 24" CENTER



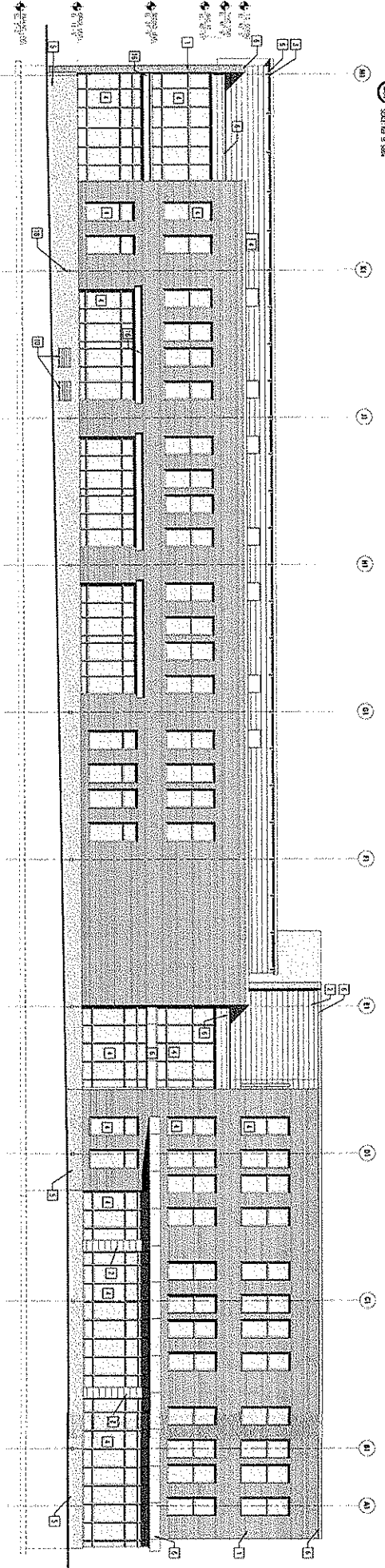
Exterior Elevations
 Scdler, New to Code
 LDC Schedule, Submitted July 16, 2008 for August 4, 2008 Meeting
 Engberg Anderson Project No. 081780

CITY REVIEW SET - FINDORFF YARDS OFFICE LOFTS

5



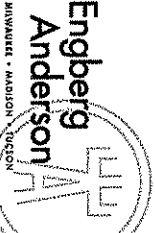
North Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"

KEYED NOTES:

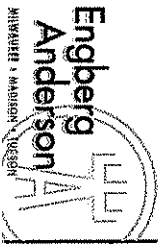
- 1. BOLD TYPE: 1 1/2" x 1 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 2. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 3. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 4. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 5. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 6. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 7. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 8. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 9. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 10. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 11. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 12. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 13. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 14. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 15. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 16. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 17. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 18. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 19. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 20. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER
- 21. 1/2" x 1/2" x 1/4" BRASS STUDS AT 12" ON CENTER



**Engberg
Anderson**
Architects
Scales: Not to Scale
Date: Schematic, Schematic July 16, 2008 by August 4, 2008 Meeting
Engberg Anderson Project No. 081780

CITY REVIEW SET - FINDORFF YARDS OFFICE LOFTS

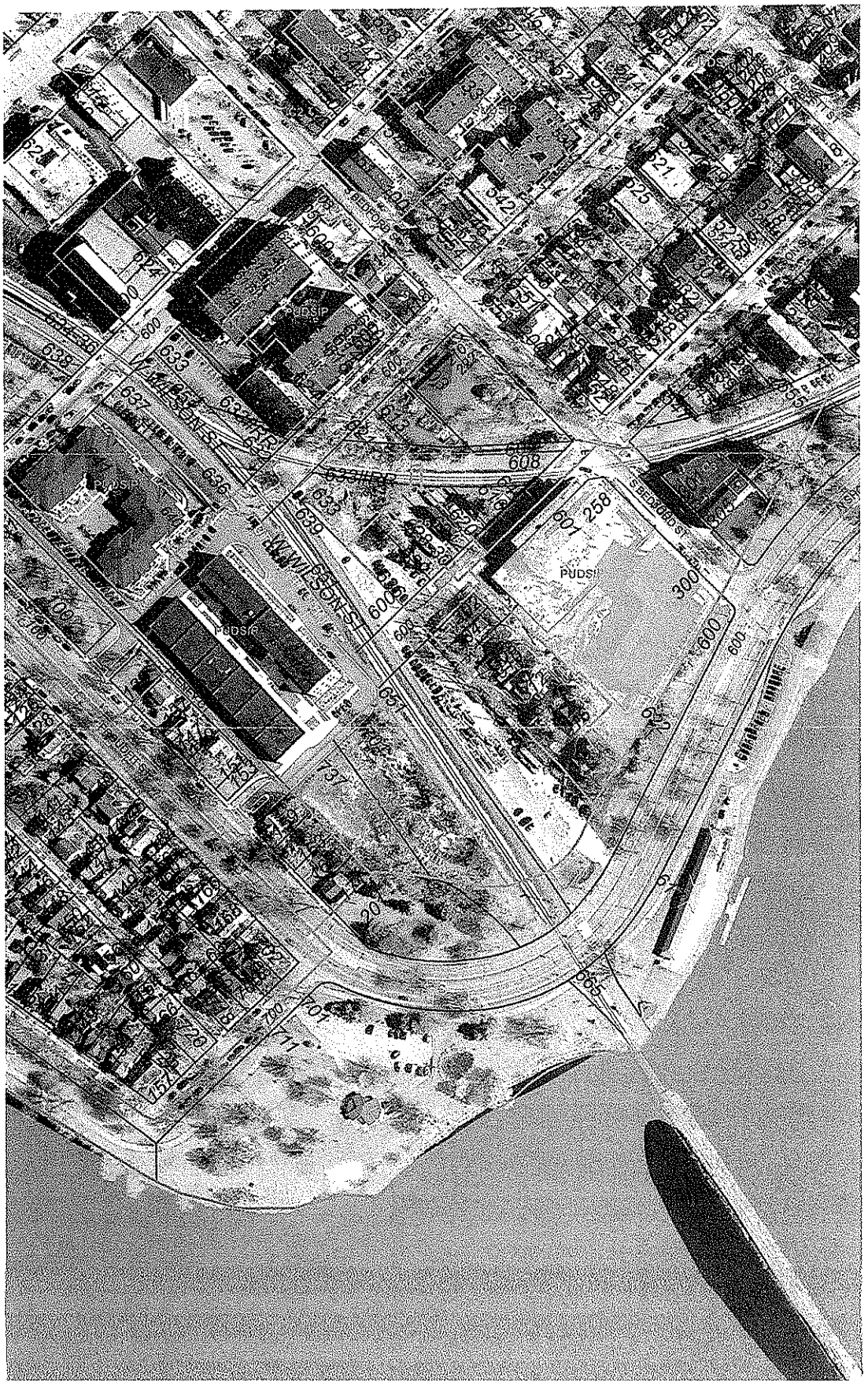
EXTERIOR ELEVATIONS

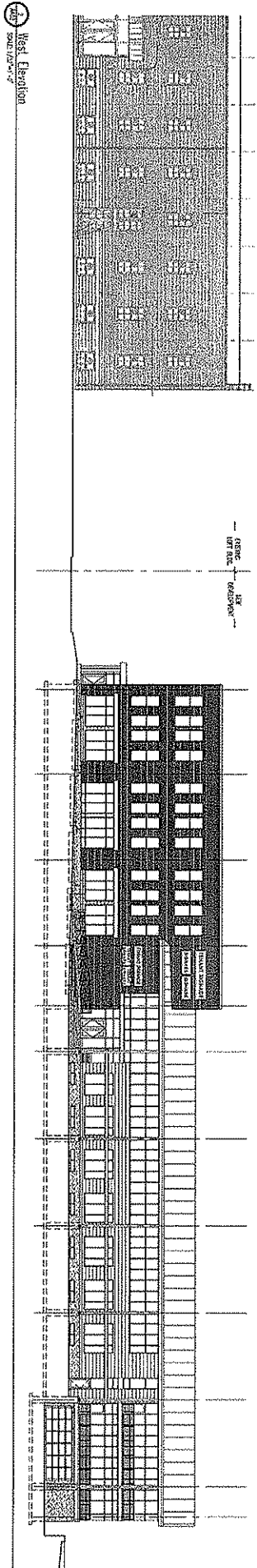


**Engberg
Anderson**
ARCHITECTS

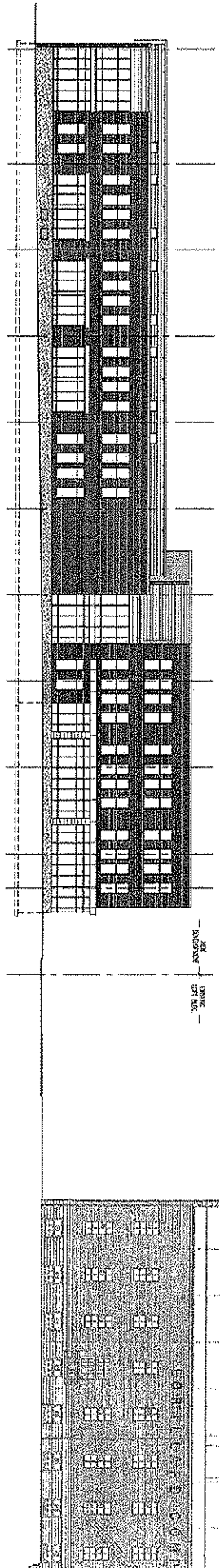
Zoning Map
Scale: none
By Sarah Kucharski, P.E.
Engberg Anderson Project No. 091780

CITY REVIEW SET - FINDORFF YARDS OFFICE LOFTS





200 West Elevation
Scale: 1/32" = 1'-0"



201 East Elevation
Scale: 1/32" = 1'-0"

CITY REVIEW SET - FINDORFF YARDS OFFICE LOFTS

Exterior Elevations in Relation to Existing East Loft Building

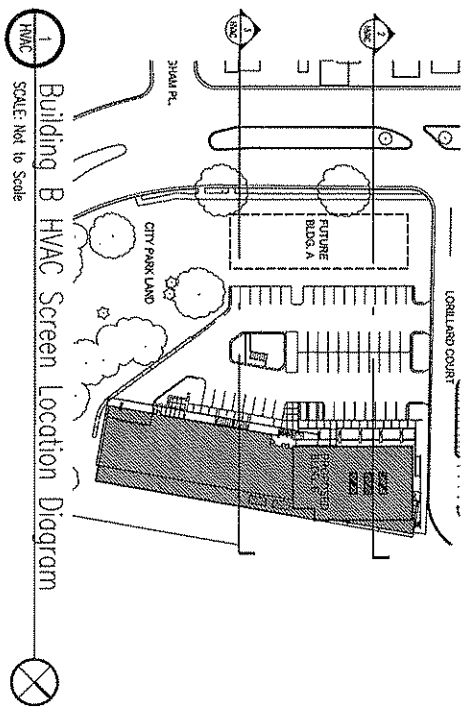
Scale: 1/32" = 1'-0"

City Submitted: Submitted July 26, 2008

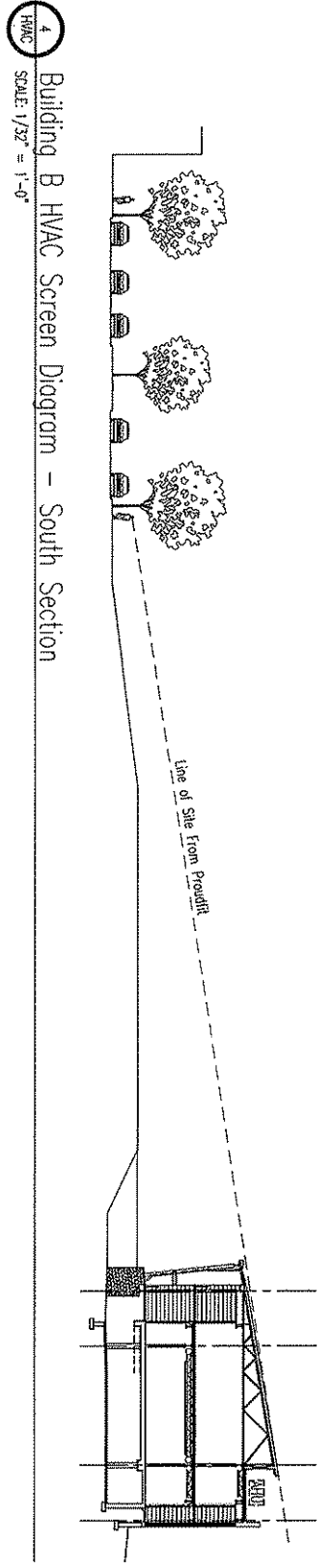
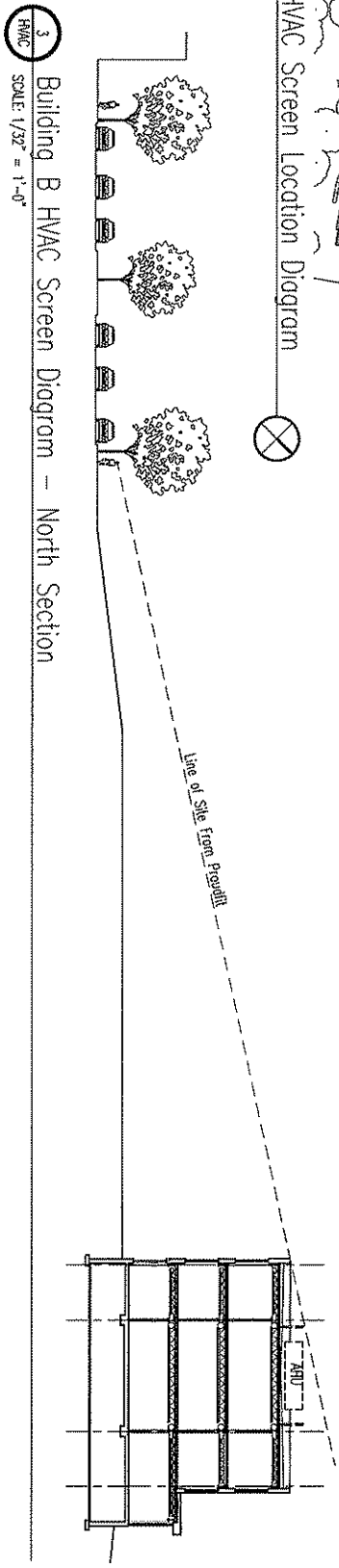
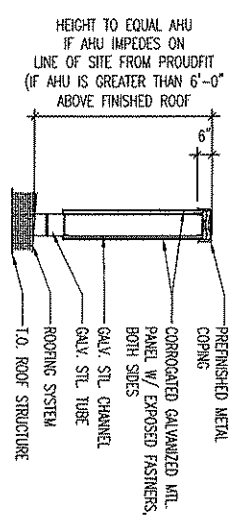
Engberg Anderson Project No. 081780



Engberg
Anderson
ARCHITECTS



2 Potential HVAC Screening @ Three Story Roof Condition
SCALE: 1/4"=1'-0"



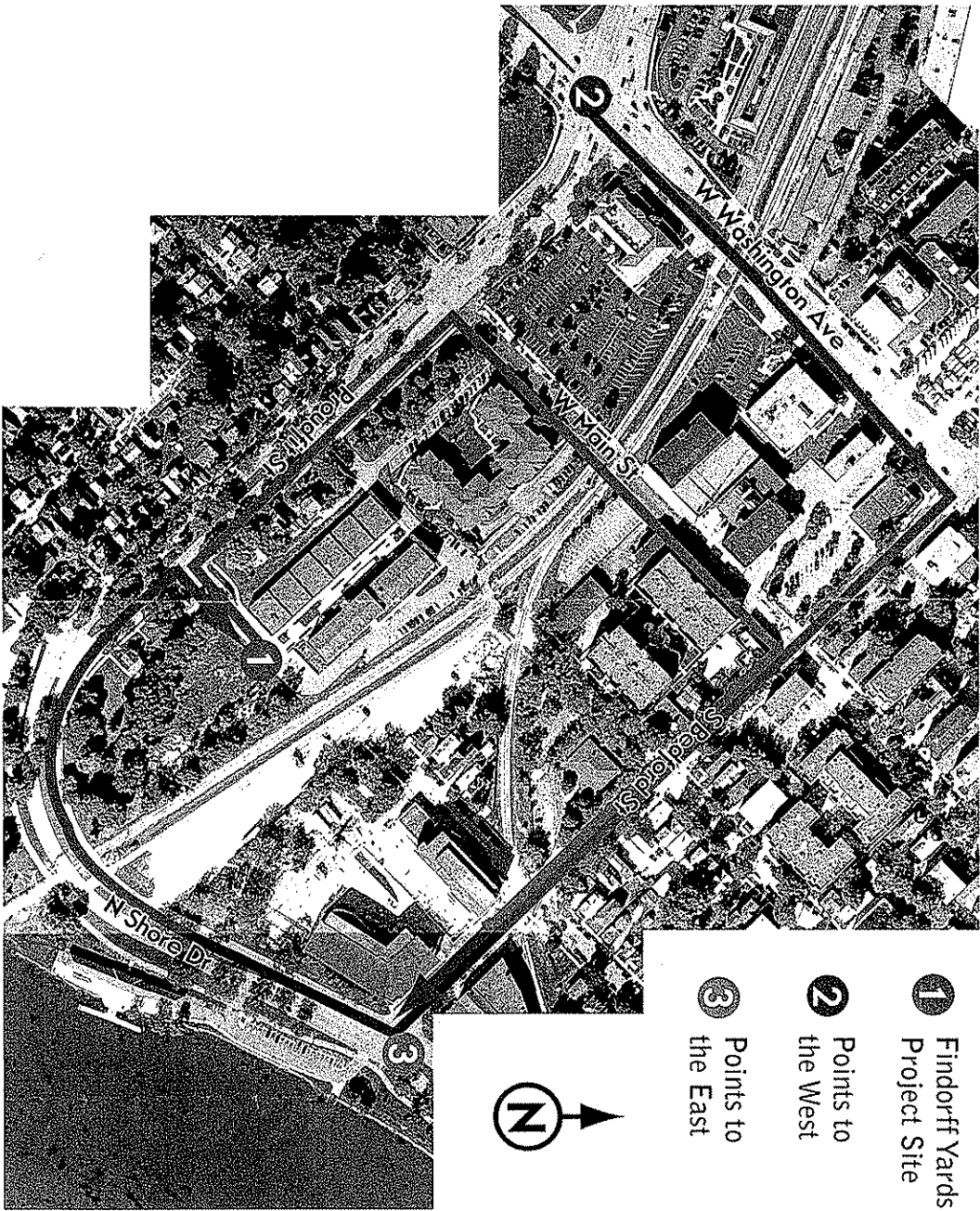
CITY REVIEW SET - FINDORFF YARDS OFFICE LOFTS



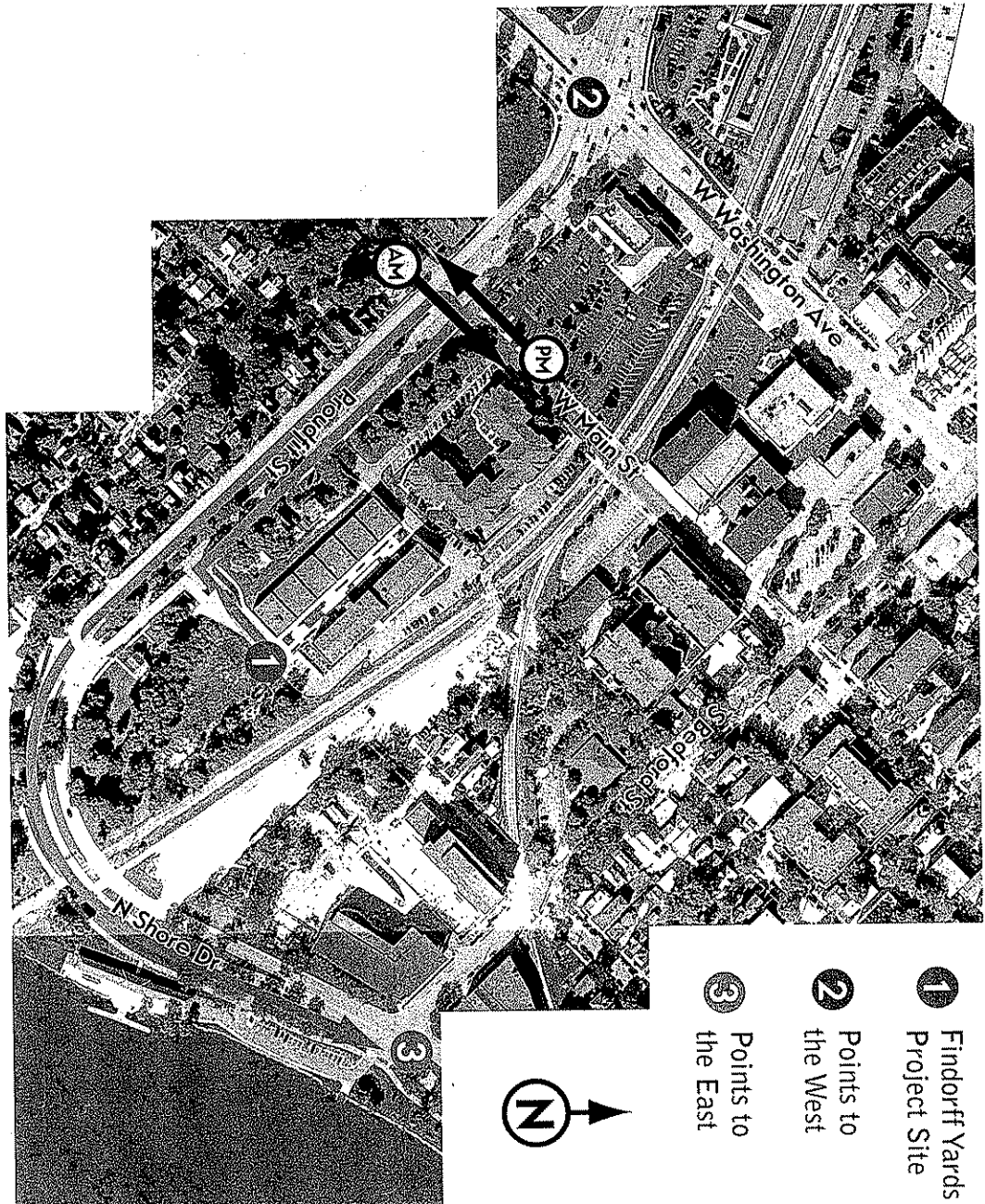
Engberg
Anderson
Architects
Scale: Void
City Standard: Standard July 29, 2008
Engberg Anderson Project No. 081780

5

Traffic Movements without Median Cut (no u-turn)



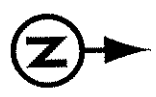
Traffic Movements without Median Cut (with u-turn)



1 Findorff Yards Project Site

2 Points to the West

3 Points to the East

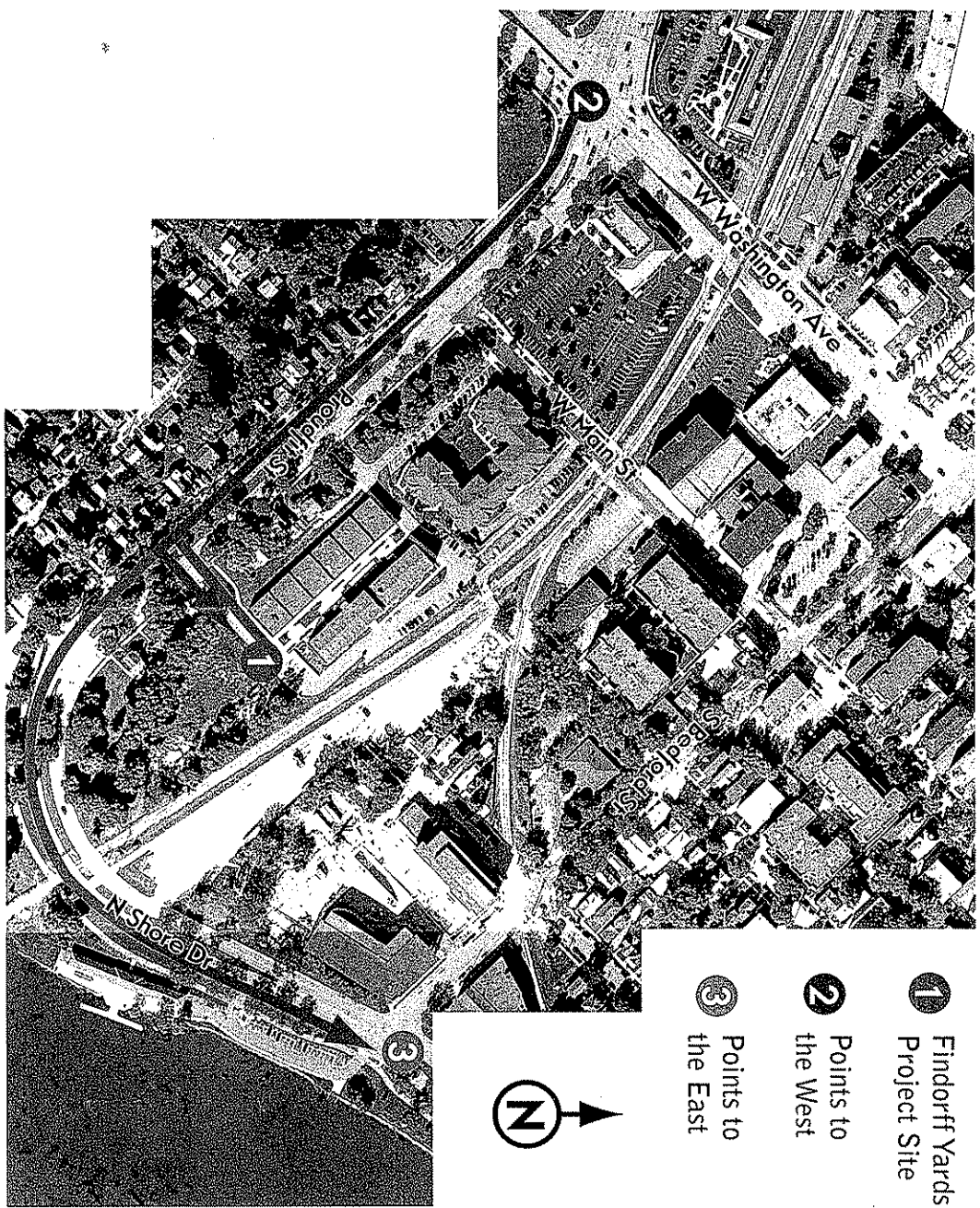


To (1) from (2) via U-Turn
W. Washington - Proudft

To (3) from (1) via U-Turn
Dunndict N Shave

Major Ped/Bike
Movement

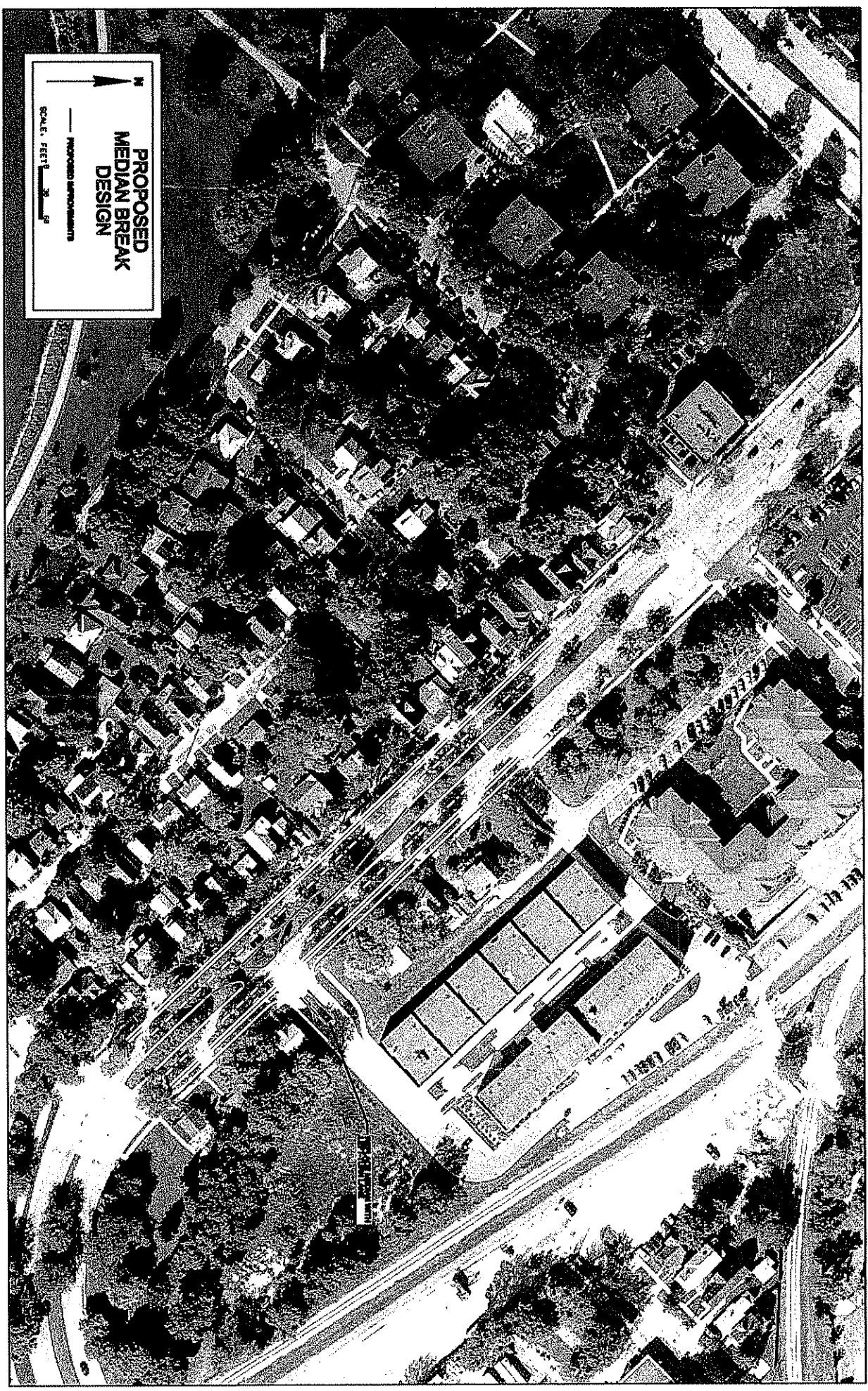
Traffic Movements with Median Cut



To (1) from (2)
W. Washington - Proudfft

To (3) from (1)
Proudfft - N. Shore





**PROPOSED
MEDIAN BREAK
DESIGN**

— PROPOSED IMPROVEMENTS

SCALE: 1" = 20'



**PROPOSED
BUMP-OUT**

PROPOSED IMPROVEMENTS

SCALE: 1" = 20'

ADD BUMP-OUTS