



22 East Mifflin Street, Suite 800
Madison, Wisconsin 53703
Tel: 608 274 7447 Fax: 608 274 7442

MEMORANDUM

TO: Rebecca Cnare

FROM: Amy Supple

DATE: August 20, 2009

RE: Landmarks Commission Supplement #1
Edgewater Redevelopment Project

Landmark X, LLC, a Wisconsin Limited Liability Company (“Landmark”), is submitting the attached supplement to the Landmarks Commission Submittal dated August 10, 2009. This supplement provides a portion of the additional information that was requested by City Staff on August 14, 2009 to assist in both the staff and Landmarks Commission review of the above referenced Project.

We have worked quickly to try to provide as much of the information as we could for the Commission to review in advance of the meeting. As we discussed, we are planning to have our architect attend the August 24th Landmarks Commission meeting and will plan to present more detailed information regarding the approach to design, the restoration of the 1940’s building and the additional view perspectives that were requested at our August 14, 2009 meeting.

Finally, I know you are working to establish the visually related zone of the building. Once we have an understanding of the approach and have received the final determination of the zone from the Planning Department we will provide additional information related to the analysis of the building. That said, we will plan to prepare a discussion of some of the features of the architecture and how they relate to the surrounding environment as part of the discussion for the meeting on August 24, 2009.

The information attached to this outline includes:

Additional Detail of Exterior Façade of the Existing Building

A request was made to provide additional information related to the façades of the existing buildings. Per this request, I have provided additional photos, especially in the areas where the 1940’s building and 1970’s building connect.

Additional Design Detail

A request was made to provide additional detail on the specific design assumptions of the connections to the 1940’s building, the areas of the 1940’s building that will be restored, the design detail of the new

expansion tower and the design detail of the plaza. Additional/updated architectural plans are attached that provide detail related to these elements.

Per our discussion, I have asked our architects to be prepared to answer more specific questions related to the approach to design at the corner entrances specifically – and regarding the proposed addition to the top of the building at our meeting. They are also planning to bring materials boards and will be prepared to discuss the design features of the new building.

Civil Package

A request was made to provide the Civil Package that was submitted in the Plan Commission and UDC Commission packages. These drawings are attached.

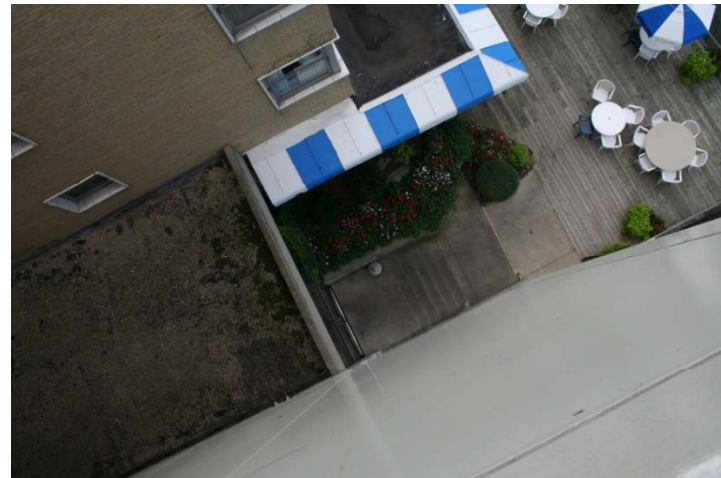
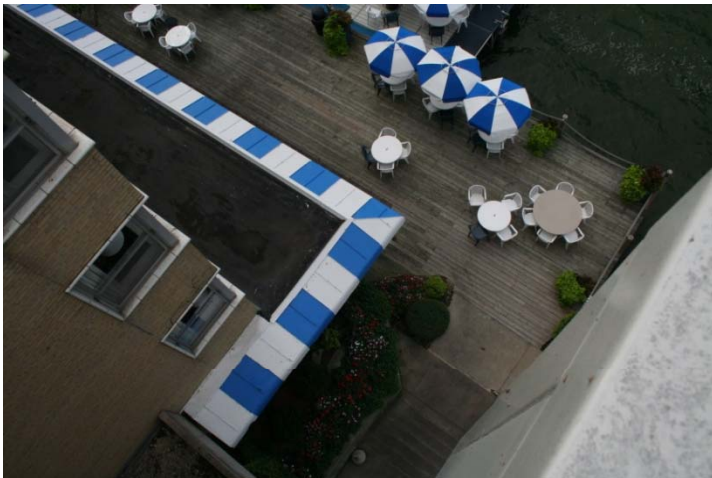
I look forward to the opportunity to discuss this information in more detail at the meeting on August 24, 2009.

Thank you.

1940s Building Facade



Connection between 1970s addition and the 1940s building facade



1970s Building Facade



Existing Building Roofs

1970s Building



1940s Building



The Edgewater

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Madison, WI 53703

OWNER

Landmark X, LLC
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DEVELOPER

Hammes Company
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ARCHITECT

Elkus | Manfredi Architects Ltd
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F. 617 426 7502

CIVIL ENGINEER

BT², Inc.
2830 Dairy Drive
Madison, WI 53718
T. 608.224.2830
F. 608.224.2839

DRAWING LIST:

ARCHITECTURAL

- A1.01 LOWER LEVEL 6 FLOOR PLAN
- A1.02 LOWER LEVEL 5 FLOOR PLAN
- A1.03 LOWER LEVEL 4 FLOOR PLAN
- A1.04 LOWER LEVEL 3 FLOOR PLAN
- A1.05 LOWER LEVEL 2 FLOOR PLAN
- A1.06 LOWER LEVEL 1 FLOOR PLAN
- A1.07 PLAZA LEVEL FLOOR PLAN
- A1.08 NEW HOTEL FLOORS 2-3 PLAN
- A1.09 NEW HOTEL FLOORS 4-7 PLAN
- A1.10 NEW HOTEL FLOORS 8-9 PLAN
- A1.11 NEW HOTEL FLOORS 10-11 PLAN
- A1.12 NEW HOTEL ROOF PLAN

CIVIL

- C1.01 SITE SURVEY
- C1.02 PROPERTY TRANSFER DIAGRAM
- C1.03 GRADING AND EROSION CONTROL PLAN
- C1.04 UTILITY PLAN

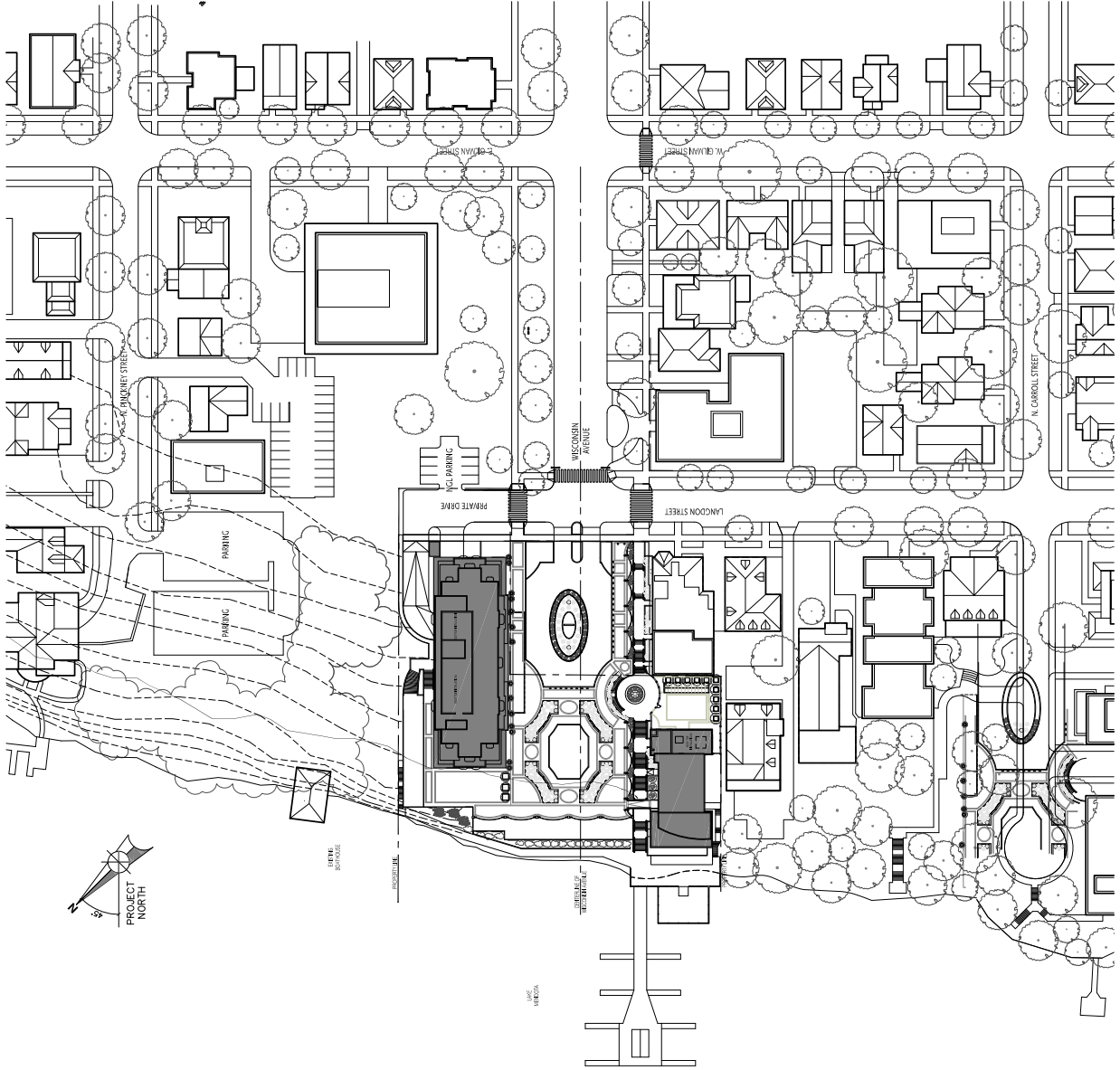
ELEVATIONS

- A2.01 ELEVATIONS
- A2.02 ELEVATIONS & SECTIONS
- A2.03 ELEVATIONS & SECTIONS
- A2.04 ELEVATIONS & SECTIONS

PLAZA DETAILS

- A3.01 PLAZA DETAILS
- A3.02 ELEVATION DETAILS
- A3.03 1940'S ELEVATION DETAILS

JULY 31, 2009
AUGUST 18, 2009



The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

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ARCHITECT

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ARCHITECTURAL

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- A1.04 LOWER LEVEL 3 FLOOR PLAN
- A1.05 LOWER LEVEL 2 FLOOR PLAN
- A1.06 LOWER LEVEL 1 FLOOR PLAN
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- C1.03 GRADING AND EROSION CONTROL PLAN
- C1.04 UTILITY PLAN

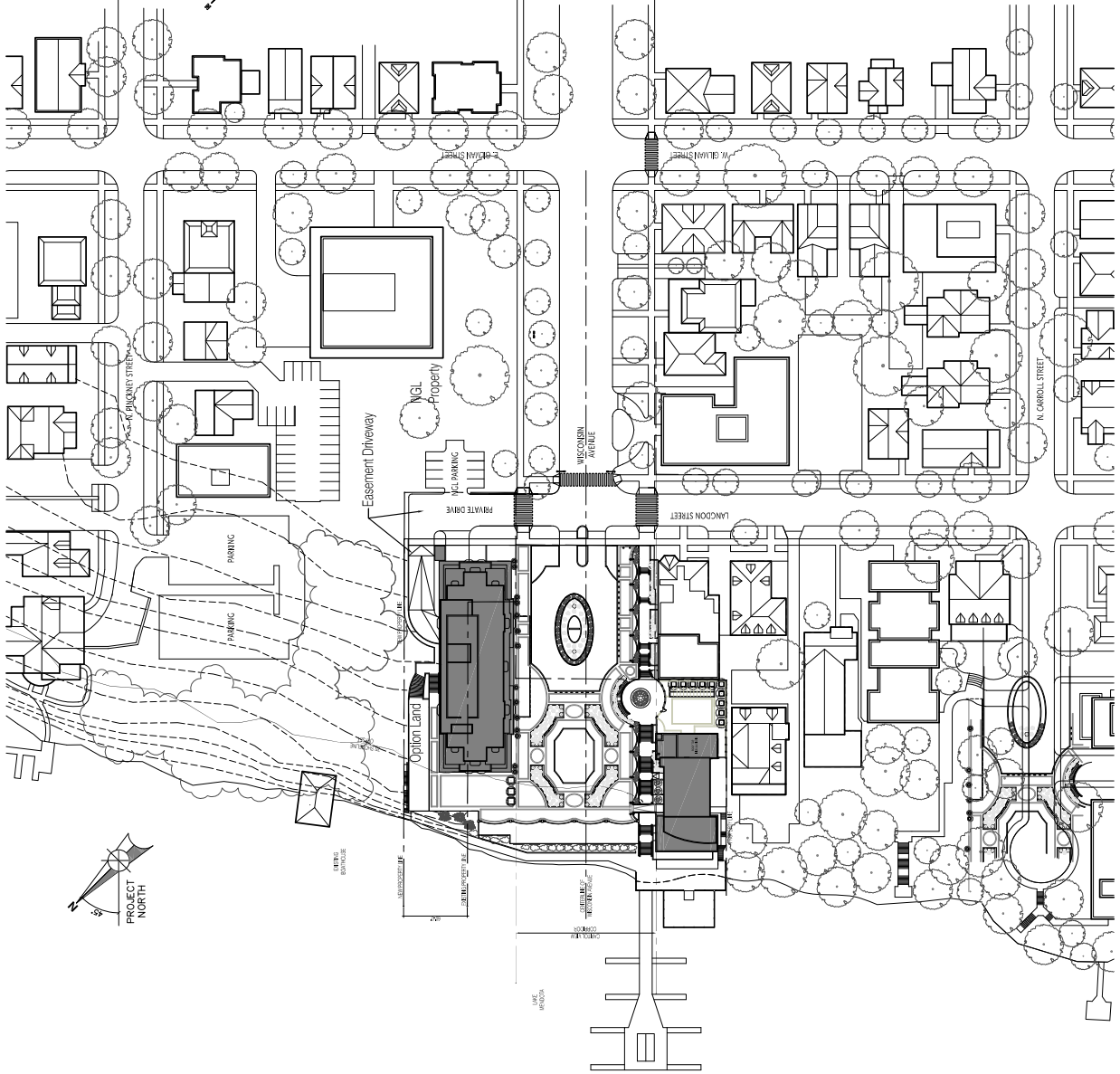
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PLAZA DETAILS

- A3.01 PLAZA DETAILS
- A3.02 ELEVATION DETAILS
- A3.03 1940'S ELEVATION DETAILS

JULY 31, 2009
AUGUST 18, 2009



The Edgewater

680 Macomber Avenue
Medford, MA 02155

Owner:
Landmark X, LLC
22 Essex Street, Suite 800
Medford, MA 02155

Developer:
Hemmes Company
22 Essex Street, Suite 800
Medford, MA 02155

Civil Engineer:
BT Squared, Inc.
280 Dory Drive
Medford, MA 02155

PROJECT NUMBER: 0811009

DATE: 04.17.2009

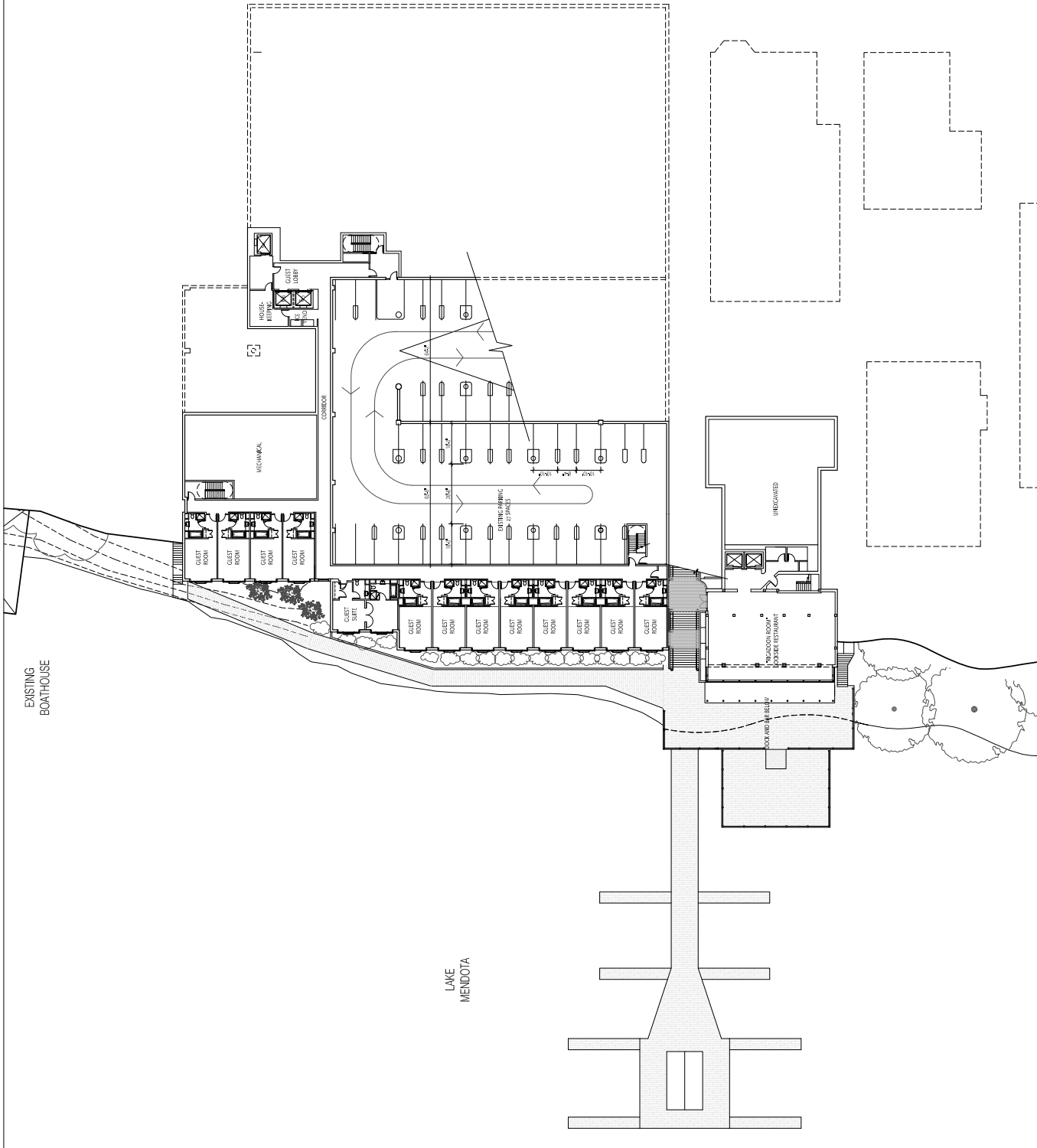
REVISIONS
08/18/09

SCALE: 1" = 3/4"

DRAWING NAME:
Lower Level 6

DRAWING NUMBER:

A1.01



The Edgewater

680 Macomber Avenue
Medford, MA 02155

Owner:
Landmark X, LLC
22 Essex Street, Suite 800
Medford, MA 02155

Developer:
Hennes Company
22 Essex Street, Suite 800
Medford, MA 02155

Civil Engineer:
BT Squared, Inc.
2850 Oakley Drive
Medford, MA 02155

PROJECT NUMBER: 0811009

DATE: MAY 31, 2009

REVISIONS

08/11/09

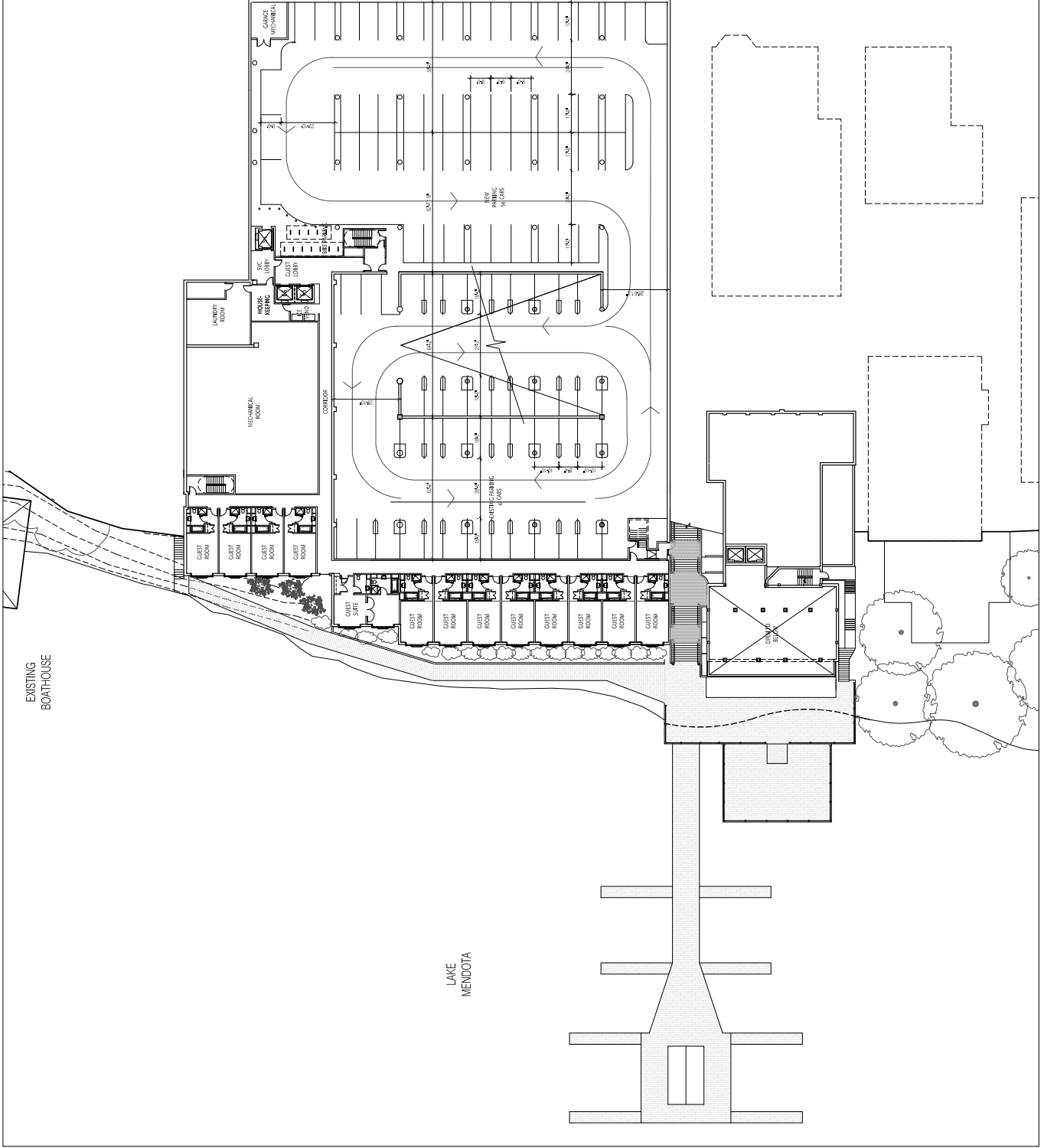
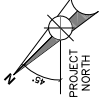
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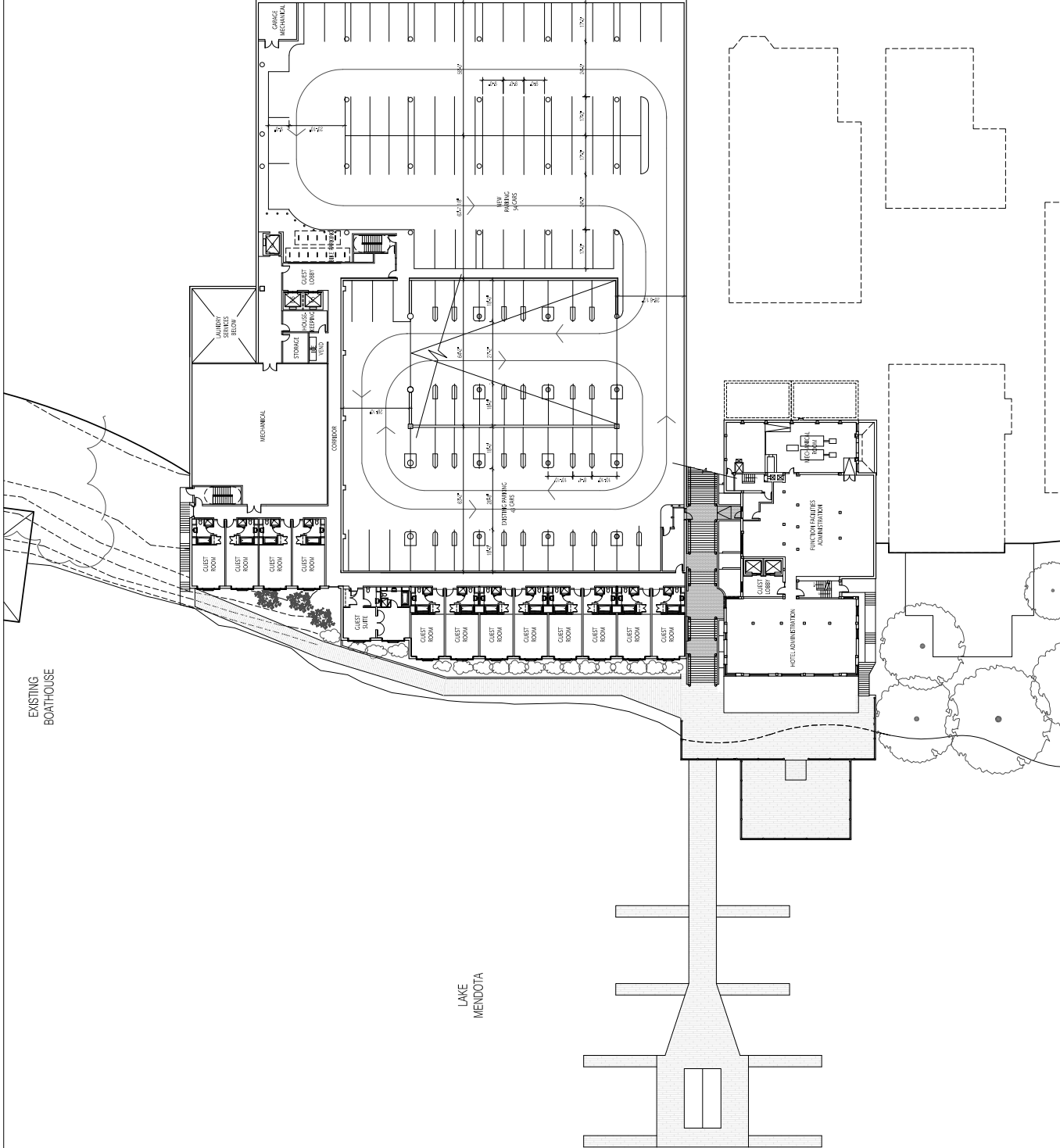
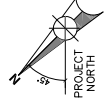
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Lower Level 5

DRAWING NUMBER:

A1.02





EXISTING
BOATHOUSE

LAKE
MENDOTA

The Edgewater

680 Macomber Avenue
Medford, MA 02155

Owner:
Landmark X, LLC
22 Essex Street, Suite 800
Medford, MA 02155

Developer:
Hennes Company
22 Essex Street, Suite 800
Medford, MA 02155

Architect:
BT Squared, Inc.
2850 Oakley Drive
Medford, MA 02155

PROJECT NUMBER: 0811000

DATE: 04.21.2009

REVISIONS

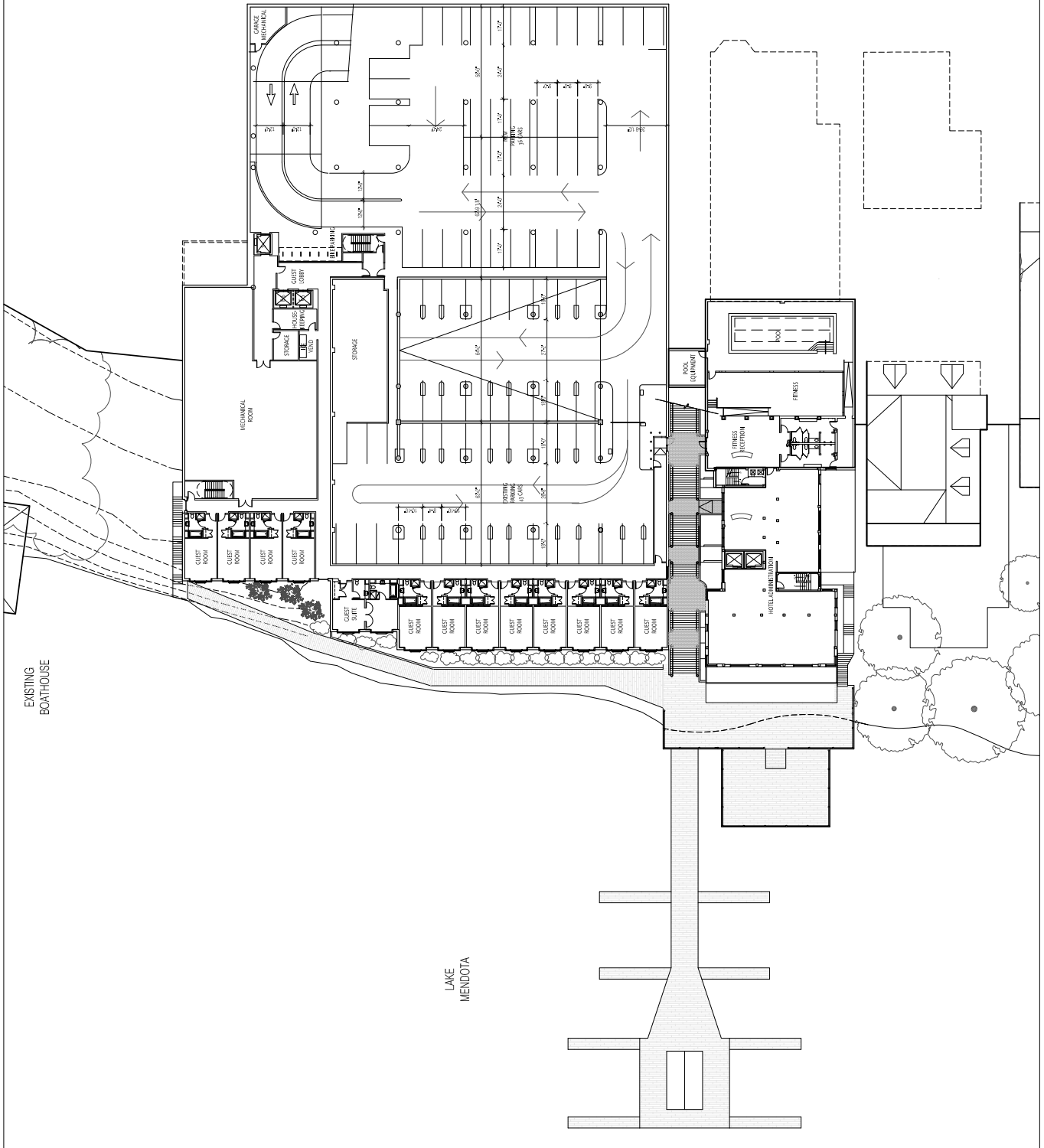
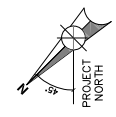
08/18/09

SCALE: 1" = 3/4"

DRAWING NAME:
Lower Level 3
Plan

DRAWING NUMBER:

A1.04



EXISTING
BOATHOUSE

LAKE
MENDOTA

The Edgewater

680 Macomber Avenue
Medford, MA 02155

Owner:
Landmark X, LLC
22 Essex Street, Suite 800
Medford, MA 02155

Developer:
Hammes Company
22 Essex Street, Suite 800
Medford, MA 02155

Civil Engineer:
BT Squared, Inc.
280 Dory Drive
Medford, MA 02155

PROJECT NUMBER: 08-0620

DATE: MAY 31, 2009

REVISIONS

08/18/09

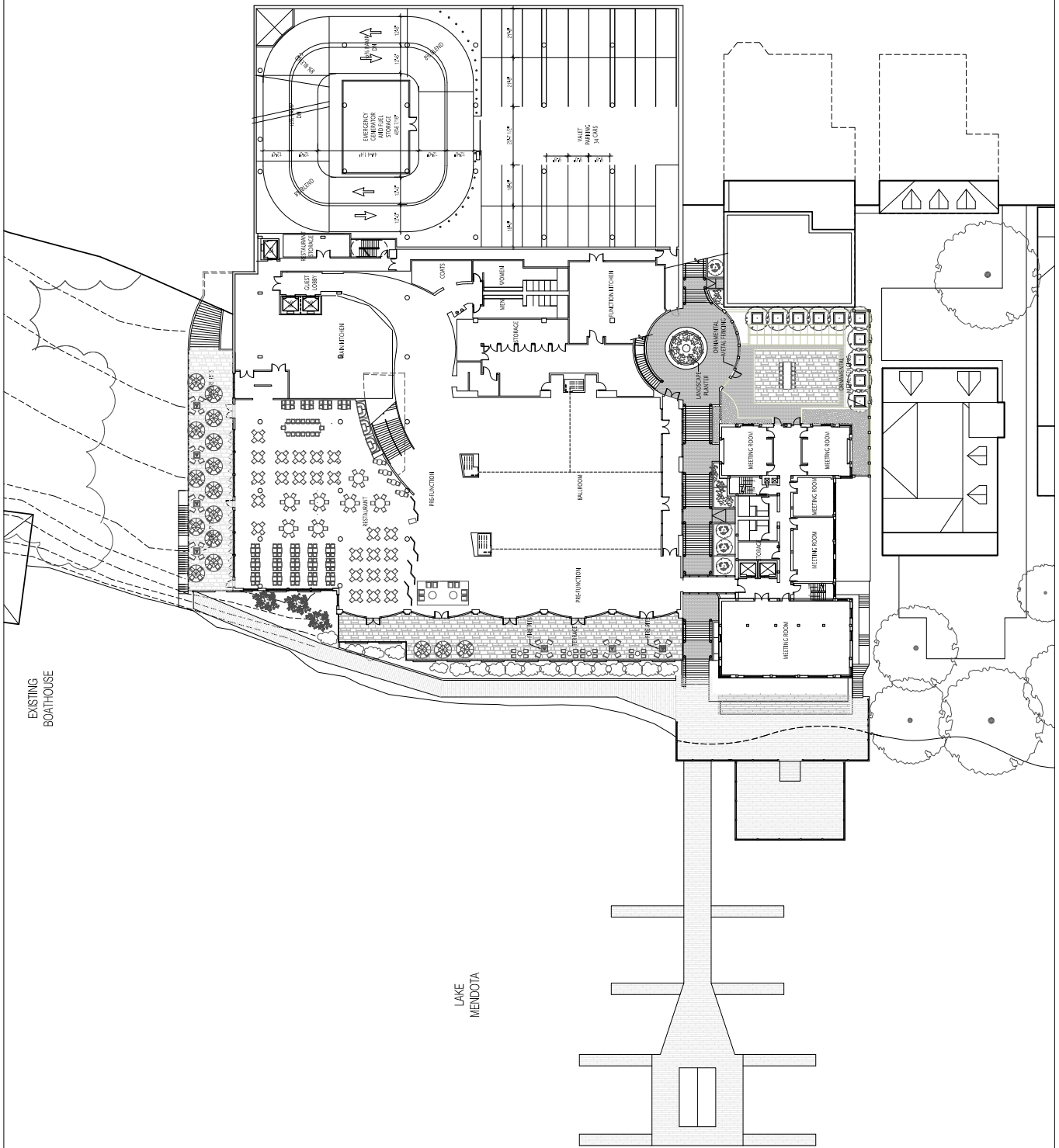
SCALE: 1" = 3/4"

DRAWING NAME:

Lower Level 2
(Ballroom)

DRAWING NUMBER:

A1.05



The Edgewater

680 Macomber Avenue
Madison, WI 53703

Owner:
Landmark X, LLC
22 Essex Street, Suite 800
Madison, WI 53703

Developer:
DM

Contractor:
Hammes Company
22 Essex Street, Suite 800
Madison, WI 53703

Architect:
Elkus | Manfredi, Inc.
2850 Oakley Drive
Madison, WI 53718

PROJECT NUMBER: 0818009

DATE: 04.11.2009

REVISIONS

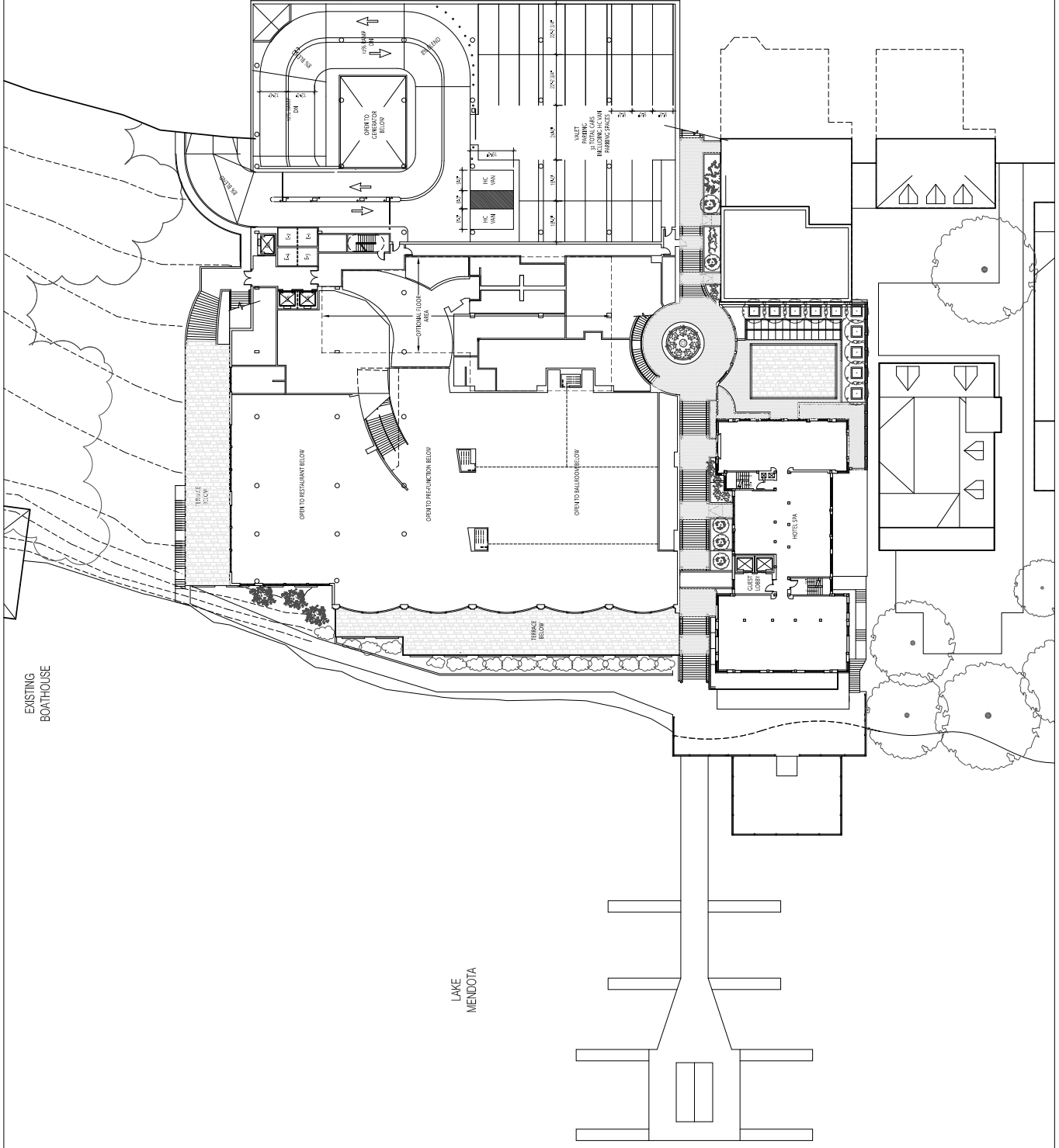
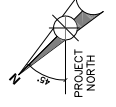
08/18/09

SCALE: 1" = 3/4"

DRAWING NAME:
Lower Level 1

DRAWING NUMBER:

A1.06



The Edgewater

688 Macomber Avenue
Medford, MA 02155

Owner:
Landmark X, LLC
22 Essex Street, Suite 800
Medford, MA 02155

Developer:
Hammes Company
22 Essex Street, Suite 800
Medford, MA 02155

Architect:
Elkus | Manfredi, Inc.
280 Dairy Place
Medford, MA 02155

PROJECT NUMBER: 081500

DATE: 04.11.2009

REVISIONS

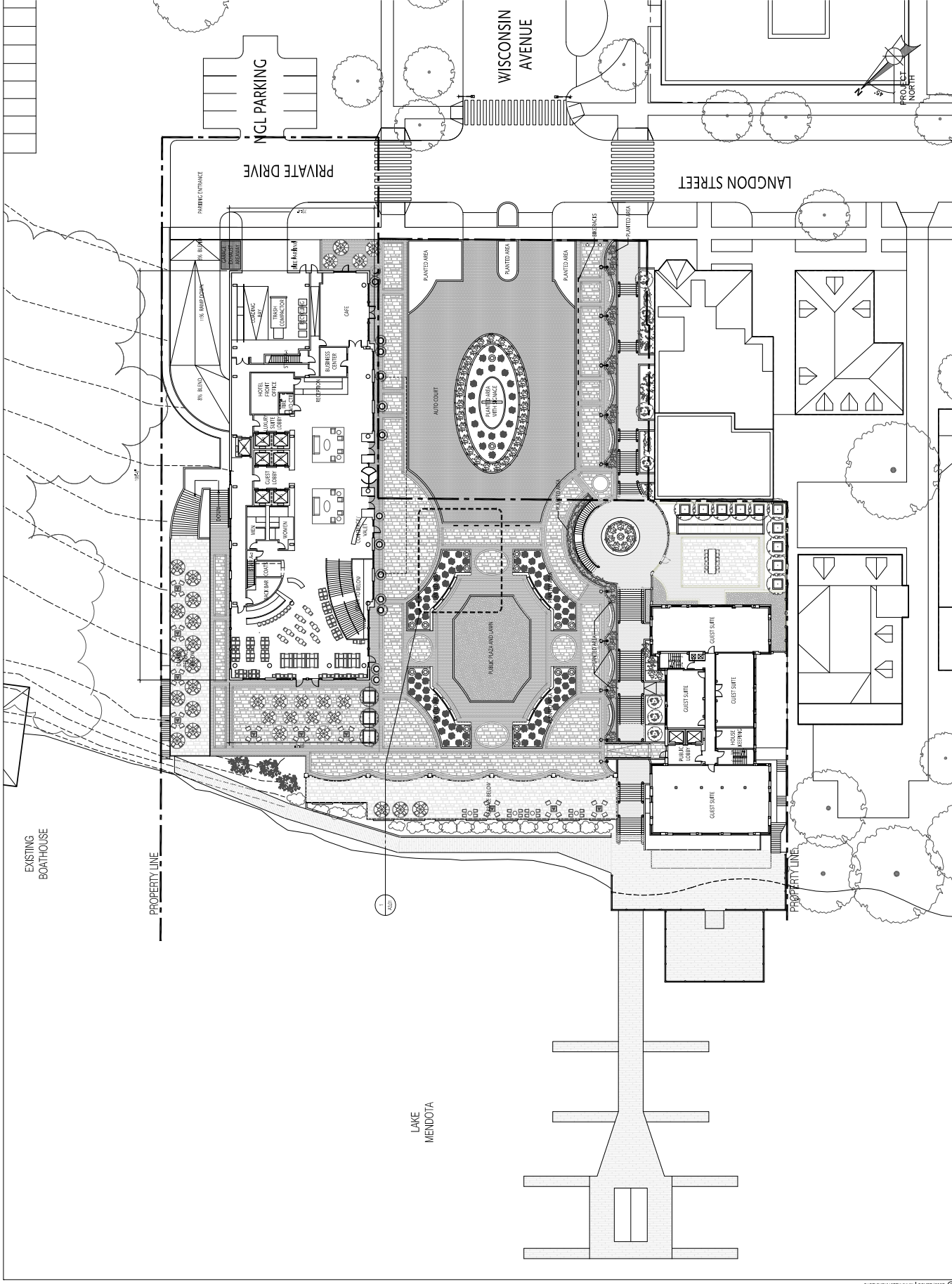
08/15/09

SCALE: 1" = 3/4"

DRAWING NAME:
Plaza Level
Floor 1

DRAWING NUMBER:

A1.07



EXISTING
BOATHOUSE

PROPERTY LINE

LAKE
MENDOTA

PROPERTY LINE

The Edgewater

688 Massachusetts
Medford, MA 02155

Owner:
Landmark X, LLC
22 Essex Street, Suite 800
Medford, MA 02155

Developer:
Hammes Company
22 Essex Street, Suite 800
Medford, MA 02155

Civil Engineer:
BT Squared, Inc.
280 Dury Drive
Medford, MA 02155

PROJECT NUMBER: 0811009

DATE: 04.11.2009

REVISIONS

08/18/09

SCALE: 1" = 3/4"

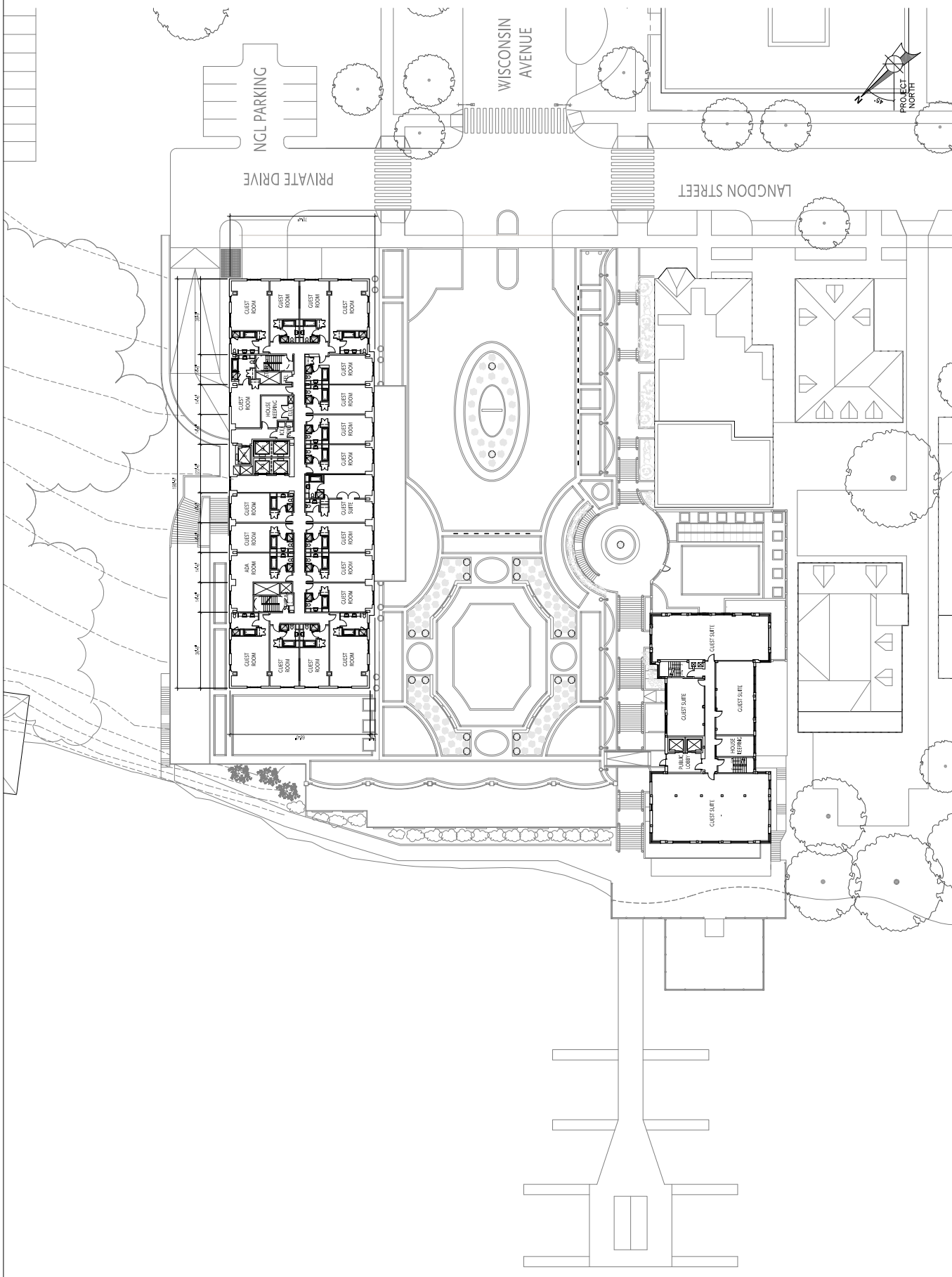
DRAWING NAME:

New Hotel Floors 2-3

Existing Edgewater Hotel
Floors 2-4

DRAWING NUMBER:

A1.08



The Edgewater

688 Massachusetts
Medford, MA 02155

Owner:
Landmark X, LLC
22 Essex Street, Suite 800
Medford, MA 02155

Developer:
Hammes Company
22 Essex Street, Suite 800
Medford, MA 02155

Civil Engineer:
BT Squared, Inc.
280 Daily Place
Medford, MA 02155

PROJECT NUMBER: 08-0620

DATE: 04.21.2009

REVISIONS

08/18/09

SCALE: 1" = 3/4"

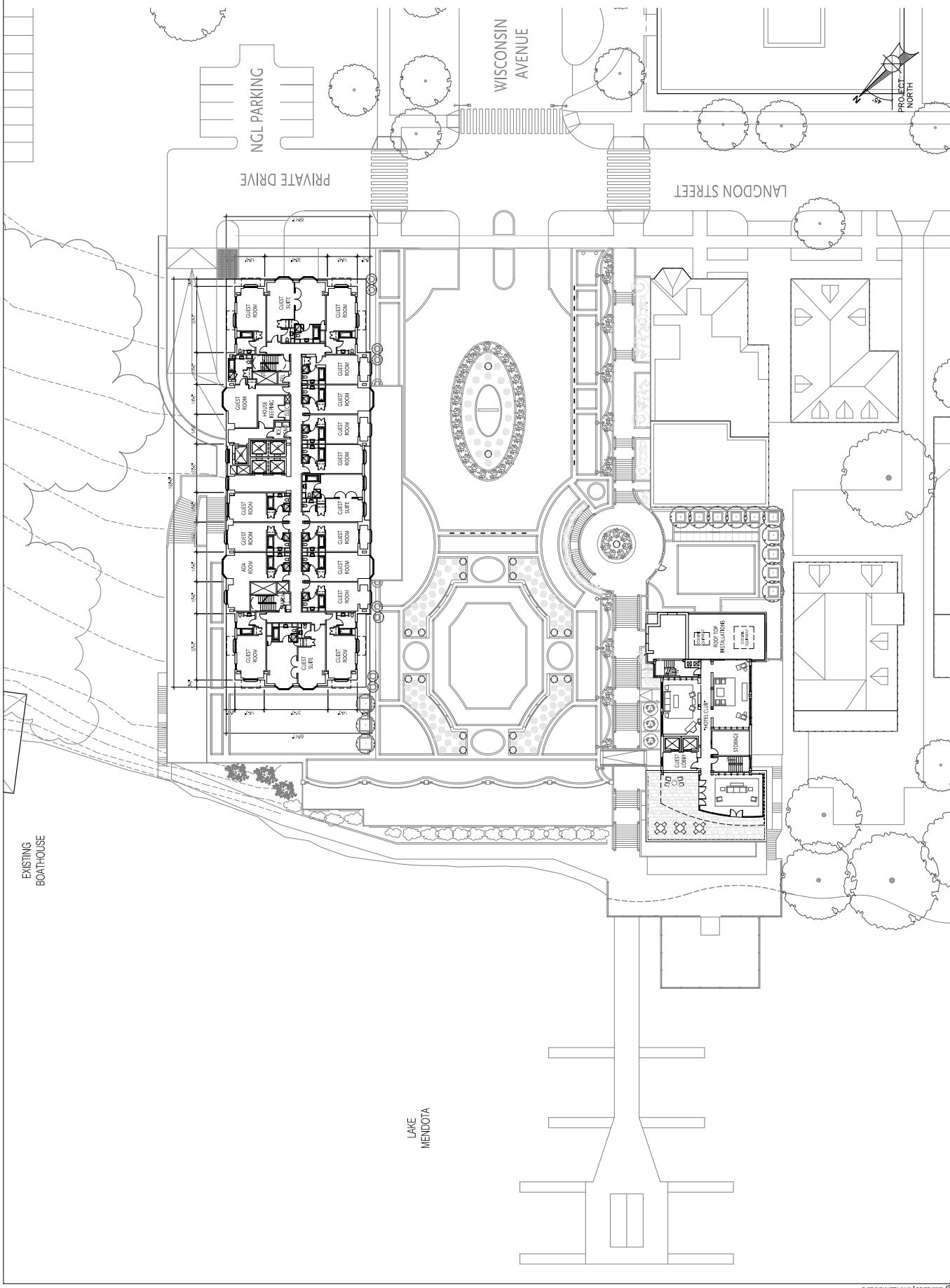
DRAWING NAME

New Hotel Floors 4-7

Existing Edgewater Hotel
Floor 5 - Previously Roof

DRAWING SUBJECT

A1.09



ELKUS | MANFREDI
ARCHITECTS

(tel) 617 300 A STREET
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(f) 617 436 1300

The Edgewater

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Medford, MA 02155

Developer:
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Medford, MA 02155

Architect:
Elkus | Manfredi, Inc.
280 Dury Drive
Medford, MA 02155

PROJECT NUMBER: 08110100

DATE: 04.11.2009

REVISIONS

08110100

SCALE: 1" = 3/4"

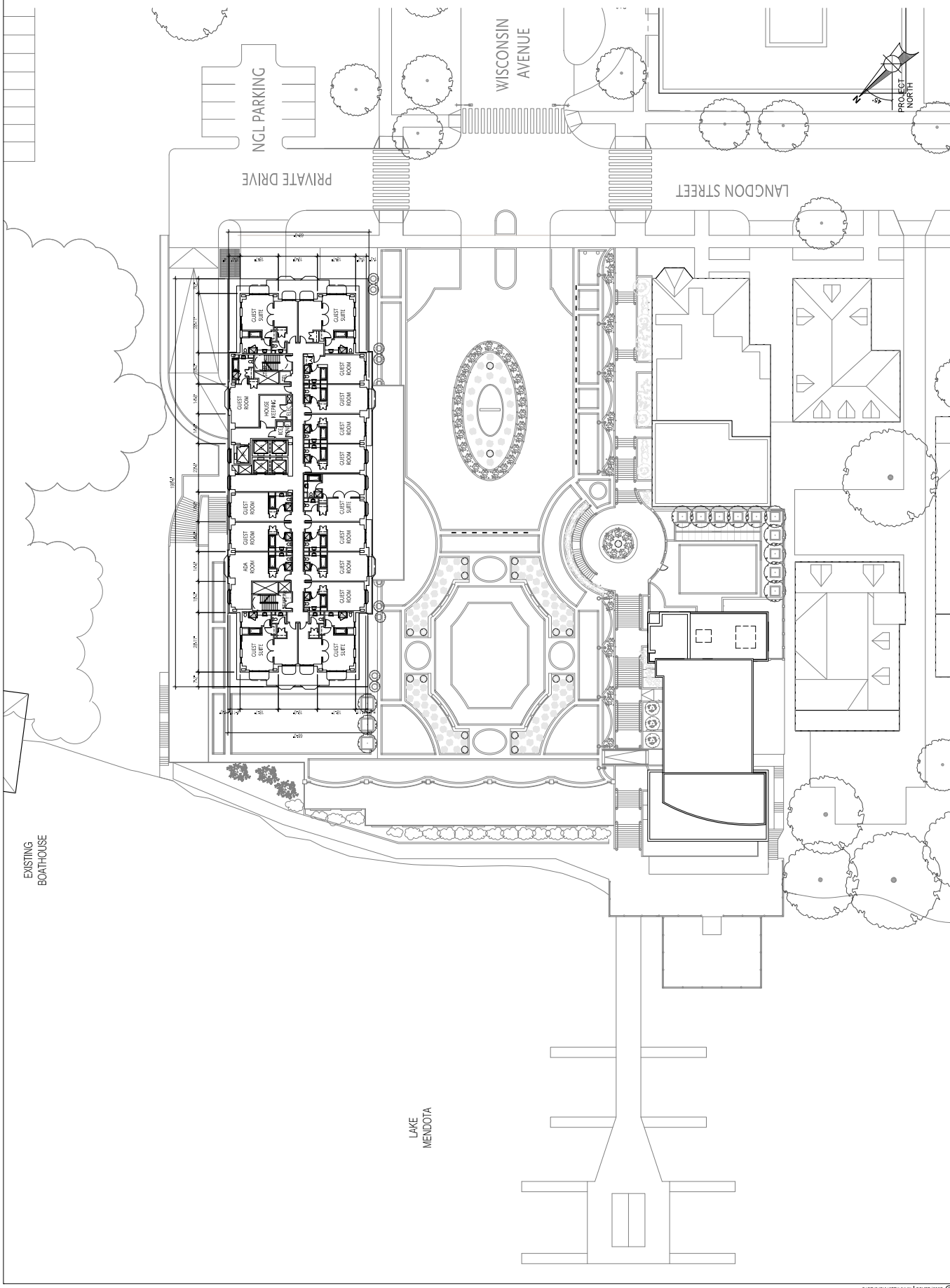
DRAWING NAME

New Hotel Floors 6-9

Existing Edgewater Hotel
Roof

DRAWING NUMBER

A1.10



ELKUS | MANFREDI
ARCHITECTS

(tel) 617 300 A STREET
BOSTON MASSACHUSETTS 02210
(f) 617 426 1200

The Edgewater

688 Massachusetts
Madison, WI 53703

Owner:
Landmark X, LLC
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Developer:
Hammes Company
22 East Main Street, Suite 800
Madison, WI 53703

Architect:
Elkus | Manfredi, Inc.
280 Dairy Drive
Madison, WI 53718

PROJECT NUMBER: 0811000

DATE: 04.21.2009

REVISIONS

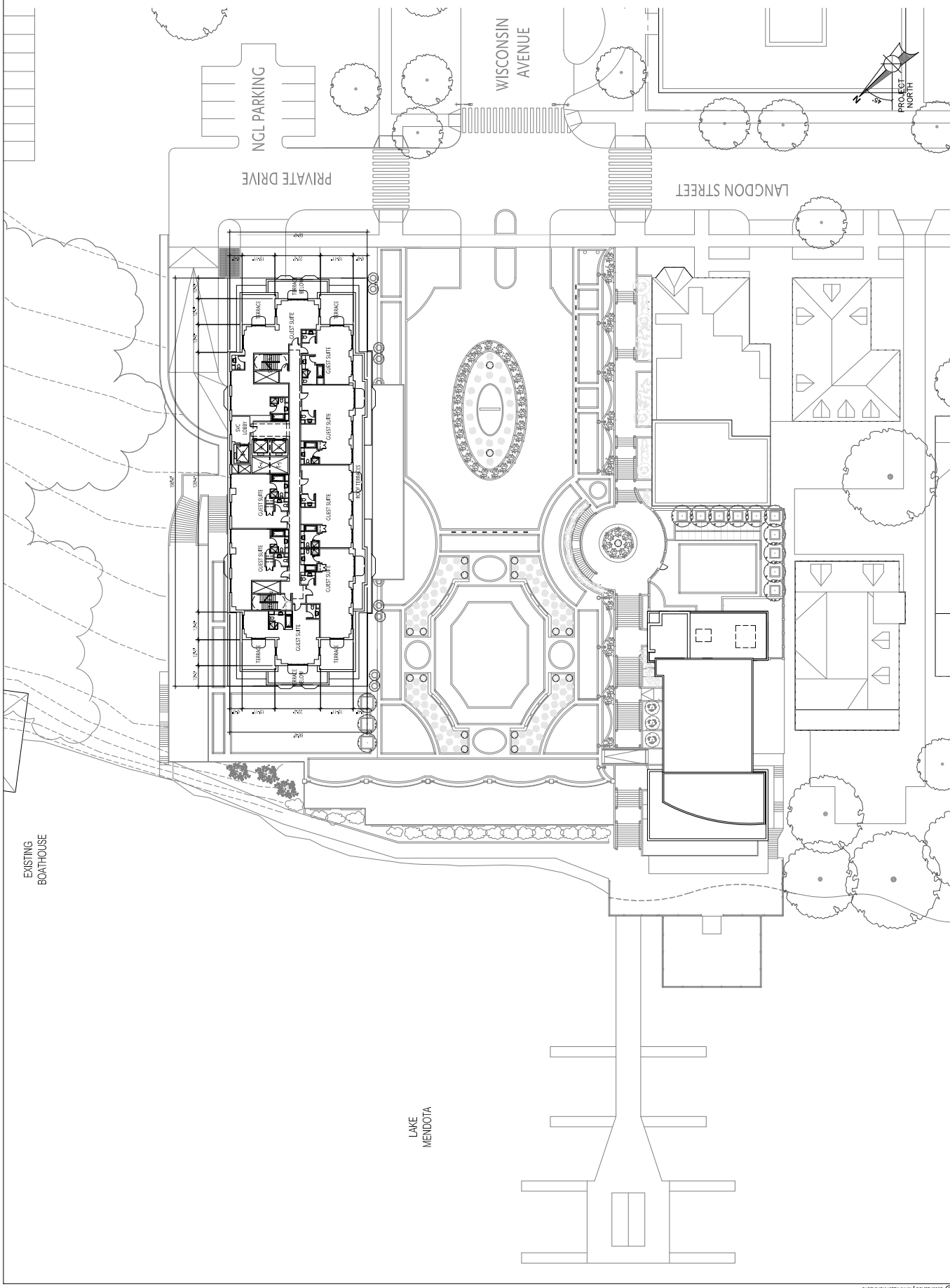
08/18/09

SCALE: 1" = 3/4"

DRAWING NAME:
New Hotel Floors 10
and 11
Existing Edgewater Hotel
Roof

DRAWING NUMBER:

A1.11



EXISTING
BOATHOUSE

LAKE
MENDOTA