

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____

Initial Submittal

Paid _____

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

☐ Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ Development Plans (Refer to checklist on Page 4 for plan details)☐ Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)☐ Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

- Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Kevin Firchow and Katie Bannon on 10/24/2024.
- The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Sean Meyers Relationship to property Architect / Developer

Authorizing signature of property owner Shirley A. Walker-Johnson Date 03/30/2025

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §33.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX): \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Threshold Builds
2020 Eastwood Drive, Suite 100
Madison, WI 53704

31 March 2025

Jessica Vaughn, AICP
Urban Design Commission Secretary – Planning Division
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd | Suite 017
PO Box 2985
Madison, WI 53701

RE Letter of Intent | UDC Informational
PROJECT Eastmorland Community Center + Housing
SITE 3565 Tulane Avenue
TB PROJECT NO. 24-0012

Dear Jessica and Commissioners,

The following is submitted together with the plans and application for review by the Urban Design Commission. We are requesting an informational review of the current proposed plans.

PROJECT TEAM

Owner
Common Grace, LLC
3565 Tulane Avenue
Madison, WI 53714
Staci Marrese-Wheeler
staci@commongracemadison.org

Development Consultant
Threshold Sacred Development
2020 Eastwood Drive, Suite 100
Madison, WI 53704
Tyler Krupp
tyler@thresholdsacred.com

Architect and Builder
Threshold Builds
2020 Eastwood Drive, Suite 100
Madison, WI 53704
Sean Meyers
seanmeyers@thresholdbuilds.com

Civil Engineer and Landscape Architect
Wyser Engineering
300 East Front Street
Mount Horeb, WI 53572
Adam Watkins
adam.watkins@wyserengineering.com

Design Consultant
Art & Sons
2020 Eastwood Drive, Suite 100
Madison, WI 53704
Scott Pauli
scott@artandsons.com

INTRODUCTION

The subject property is currently zoned Traditional Residential-Consistent 2 District (TR-C2) and is within the Transit-Oriented Development Overlay District (TOD). The proposed project would require the site to be rezoned as a Planned Development District (PD) to accommodate the proposed uses.

LOCATION

The subject property is 3565 Tulane Avenue. The triangular-shaped property is bounded north by Tulane Avenue, to the east by Ogden Street, and to the south by Hargrove Street. Existing improvements include a 1-story building serving primarily as a community center and place of worship. The subject property is in Aldermanic District 15 and located within the boundary of the Eastmorland Community Association.

PROJECT DESCRIPTION

Common Grace is planning to develop their property into a multi-use site known as the Eastmorland Community Center + Housing project. The development will include missing middle-scale workforce housing, a community center, and some retail space. The community center will contain space for a myriad of community-based groups and users but is also meant to serve as a third space for community gathering. The community center is estimated to be approximately 7,000 square feet.

The housing portion of the development will be developed as low-rise workforce housing. Commonly referred to as missing-middle housing, this style of housing proposed was once commonplace offering enough density to increase affordability but also being compatible in scale and form with single-family home neighborhoods. Common Grace intends on operating such housing as workforce housing, or close to 80% of the area-median income, from day one. The housing is estimated to include 26 multifamily homes with a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units.

DESIGN

The proposed site contains two main buildings: the community center and retail building to the west and the housing building to the east. The two buildings are pushed to the north and are separated as far apart as possible, while maintaining comfortable setbacks at the edges, to create and shape space for a shared commons or public courtyard between the two. Both the community center and housing will have direct access to the shared commons, which is envisioned as spill-out space for the community center, patio space for the retail user, outdoor space for the housing residents, and for outdoor events such as farmer's markets. The site also contains approximately 21 off-street surface parking spaces.

Vehicular site access will be from Hargrove Street, which will also be the main entry for the community center.

Eastmorland Community Center and Retail Building Design

The community center building will offer a wide range of flexible and functional spaces, including a formal space with a balcony for larger gatherings and performances and an informal space designed for more everyday use and to serve as the “living room” or “third space” of the neighborhood. The two large spaces will be able to open up to one another for special occasions when a larger space is needed. Other spaces include a commercial kitchen, a food pantry, an art room, a music room, and some dedicated offices. A retail space is being proposed on the lower level (Ethical Trade Company).

Housing Building Design

The housing is imagined as a three-story walk-up style apartment fronting Ogden Street. The building is setback approximately 10' towards the intersection of Ogden and Hargrove and it steps back to an 18' setback at the intersection of Ogden and Tulane. We did this to soften the three-story façade along Ogden and also to create a larger vision triangle at Tulane. There are 8 flats on the ground level, each will have private exterior access with landscaped semi-private patio space. The remaining homes are accessed via exterior stairs towards the center of the property with extra-wide exterior egress balconies which will serve an egress component, but also offer covered outdoor space large enough for patio furniture for each home. The housing building will also have a small community room on the ground level with space for lounging, parcel and mail delivery, laundry, and co-working space. This common space will have direct access from Ogden and will flow through to the central commons / plaza.

The building's massing incorporates two step-backs, which breaks up the building along Ogden into 3 pieces. The housing building's community room space is accessible from both the plaza and Ogden, architecturally this is visible as a distinct material that punches through the building demarcating the axis and connection to the plaza. Another central idea of the owner is the concept of curves. Curves are present in the unique shape of the site and we are adding subtle curves at select outside and inside corners to add visual interest. The exterior materials of the building incorporate corrugated metal, lap siding, and wood. Being that this is workforce housing, we are exploring a palette of humble materials and relying on patterns, scale, and shadow lines inherent in the materials to compose an exterior architecture that is interesting and relates to the whole.

Site Design

The focal point of the site design is the commons or plaza area towards the north that is shaped by the community center and housing buildings. The plaza is the main node connection all the activity at the site. The plaza will be multi-functional space with potential outdoor events such as farmer's markets, weddings, or general community gathering and spill-out space for the community center and provides outdoor space for the housing

occupants. To the south of the plaza is surface parking, which shall be screened from both Hargrove and Tulane. The surface parking is also located adjacent to the plaza to allow for larger outdoor events for special occasions that require more space such as food truck hosting and block parties. A small ancillary storage building abuts the plaza to provide a backdrop for plaza events and further define the plaza space. We are imagining re-using brick from the existing building to construct this feature.

Other site design features include community garden plots to the south of the housing where residents or community members can grow vegetables together. We are imagining utilizing native plantings, rainwater gardens, and edible landscapes throughout the site. At the intersection of Hargrove and Tulane, we are imagining a small meditative garden with an art piece made from the repurposed copper spire on the existing building. The project team aims to provide abundant bicycle parking, especially considering the proximity to the Capital City Trail. Additionally, the project team would like to get a dedicated Madison BCycle station located on the property.

PLANNED DEVELOPMENT – STANDARDS AND OBJECTIVES

We believe our proposed project meets the standards and objectives of the PD district. We worked with city staff and ultimately concluded that with the varying uses we are proposing (community center, retail, housing), there was no underlying zoning district that would satisfy all of the requirements of our site located in the TOD. We understand that a PD is to be used rarely, but we feel our development alignment with the comprehensive plan (see below) make it a good candidate. We feel our development aligns with several specific objectives of the PD, as outlined below:

- (a) Sustainable Development
 - We are proposing the following:
 - Solar ready, or solar panels provided on the roof of either building;
 - EV chargers in excess of ordinance requirements;
 - Incorporation of native plantings, low-impact development stormwater management techniques;
 - While we are not targeting a specific building certification, our team of passive house experts are targeting strategies that will drastically improve our buildings airtightness and energy consumption; and
 - incorporation energy-recovery ventilation with advanced MERV filtration and low-or-no-VOC materials and finishes for healthy interiors.
- (b) Integrated Land Uses
 - Our proposed project integrates many land uses in a neighborhood that offers amenities and access. We have a mixture of housing, community-based uses, and retail. The neighborhood has excellent linkages to schools, parks, transit, bicycle paths, and large employment centers—it make sense to add housing density here.
- (e) Suitably Located and Usable Public Facilities and Open Space

- The main purpose of this development is to add a large community gathering space – it is meant to create space for people to interact. We are creating indoor and outdoor space for this interaction.
- (f) High-Quality Development Aligned with Comprehensive Plan
 - We feel the community center, retail, and workforce housing components aligns immensely with the comprehensive plan.

PLANNED DEVELOPMENT – REZONING REQUEST JUSTIFICATION

The latest City of Madison Comprehensive Plan's Generalized Future Land Use Map labels the subject site as Special Institutional (SI), but further states that, *"Buildings that include places of worship, schools, and other institutions may be optimal for adaptive reuse or redevelopment with residential uses when the institutional use(s) relocate, cease to exist, or perhaps remain as part of a redevelopment. These sites are often embedded in residential areas, and are typically larger than most surrounding residential lots, making them good candidates for more intensive residential development. Redevelopment with Low-Medium Residential (LMR) uses is appropriate."* In our projects case, our user is remaining as part of the development, adding a community center, and building workforce housing. The comprehensive plan states that LMR housing uses should be 1-3 stories and under 31 units per acre of density, our proposed project meets both of these requirements.

Our project aligns with many additional stated goals of the latest City of Madison Comprehensive Plan. Some of those strategies in the neighborhood and housing category include the following:

- Complete neighborhoods offer a range of housing types, well-connected streets, public spaces, connected parks, paths, greenways, schools, worship, transit and bicycle access: Our proposed project provides housing in an area that offers these amenities.
- Wider mix of housing types and sizes: Our project proposes missing-middle, or low-rise high-density housing in a walkable neighborhood with nearby amenities.
- Increase the amount of housing: Our proposed project increases housing density, but in a comfortable manner.
- Lower priced housing: Our project is targeting workforce housing from day one.
- Food access that is both nutritious and affordable: The community center will be adding a food pantry and the overall development is encouraging community gardening and planning for farmer's market events. Our project site is also near existing groceries such as Woodman's.

CITY AND NEIGHBORHOOD INPUT

The project team has notified the alder and neighborhood association of our intent to file land use application for a rezoning and demolition of the existing building. The project

team has been working with various community stakeholders and city staff for several years on this project. We gave a formal presentation to the Eastmorland Community Association on November 19, 2024 and we are schedule to provide an updated presentation on April 8, 2025. Those in attendance at the first meeting were largely in support and inspired by the projects aim. We also have met with the city's Development Assistance Team on March 13, 2025.

DEMOLITION STANDARDS

The existing building no longer meets the needs of the owner. The spaces are not large enough and tend to be fragmented. More importantly there are deferred maintenance issues that would be costly to address as well as issues with basement water management. We intend on re-using as much of the existing materials as is feasible. The project team will submit a re-use and recycling plan to the city. The building is not a landmark and is not in a landmark district nor does the building have any historical significance. We believe the demolition standards can be met for this proposed demolition.

PROPOSED DEVELOPMENT DATA

Site Areas

Lot Area:	36,848 sf (0.85 acres)
Dwelling Units:	26
Lot Area/Dwelling Unit:	1,417 sf
Density:	30.6 dwelling units/acre
Usable Open Space:	12,270 sf
Open Space/Dwelling Unit:	472 sf
Lot Coverage:	16,654 sf

Building Height

Height:	3 stories / 35'-6"
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Building Areas

Housing:	15,348 gsf
Community Center:	7,000 gsf

Dwelling Unit Mix

Studios:	18
1-Bedroom:	5
2-Bedroom:	2
3-Bedroom:	1
Total:	26

Parking – Vehicular

Surface parking provided:	21 spaces
Parking required:	0 spaces (TOD)

Parking – Bicycle

Housing:	25 spaces
Community Center:	15 spaces

Total bicycle spaces:	40 spaces
<u>EV Charing Spaces</u>	
EV Ready Spaces (20%):	5 spaces
EV Installed Spaces (4%):	1 space

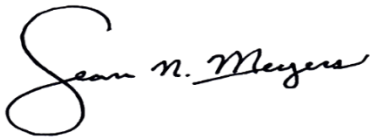
PROJECT SCHEDULE

The proposed schedule is to commence construction in August 2025.

CONCLUSION

Thank you for your time and consideration reviewing our proposed project. We look forward to your support and feedback.

Sincerely,



Sean Meyers, RA, NCARB, CPHC

Principal

EASTMORLAND COMMUNITY CENTER + HOUSING

URBAN DESIGN COMMISSION - INFORMATIONAL

APRIL 2025

VISION

INSPIRATION AND MOOD



VISION | INSPIRATION AND MOOD

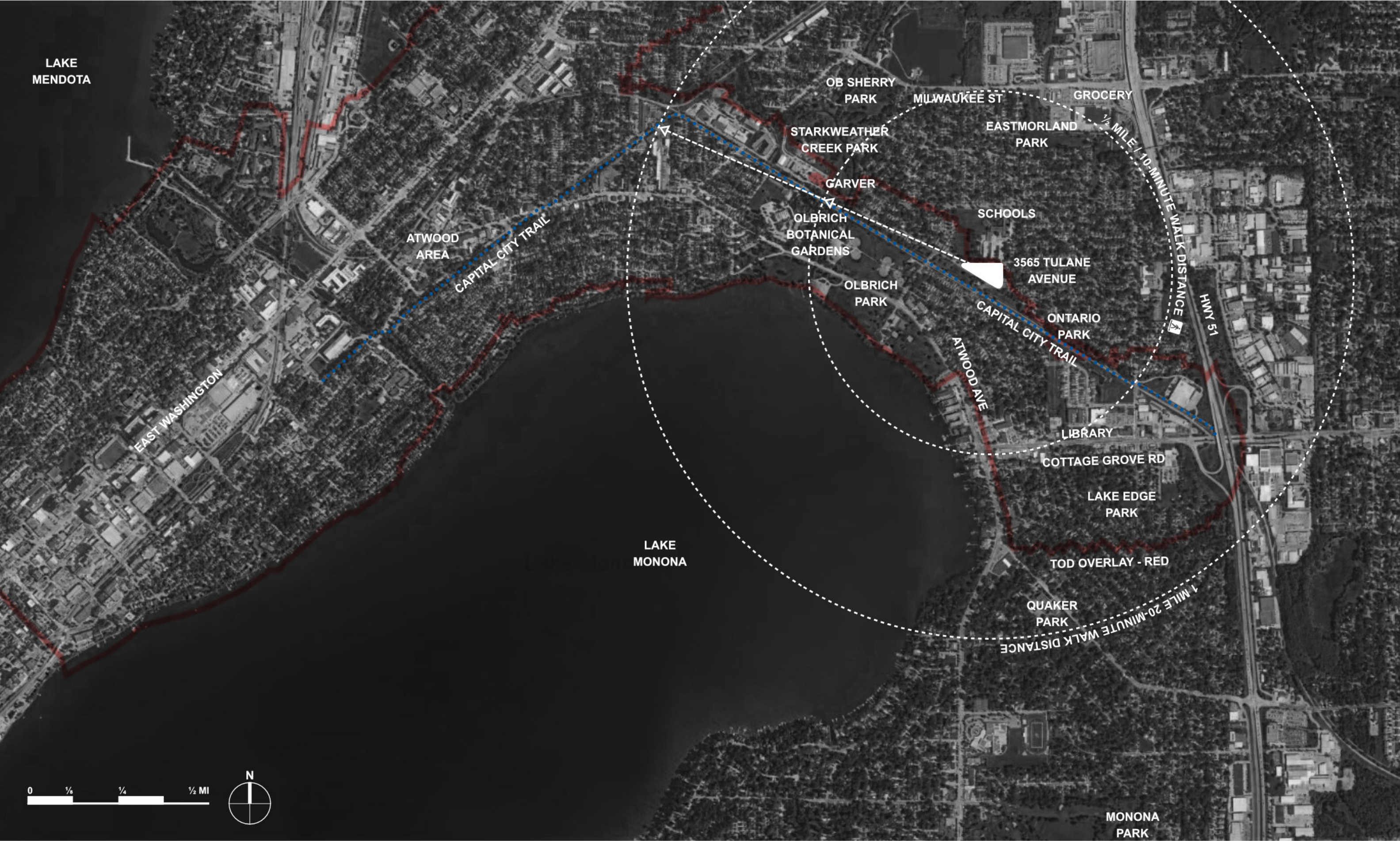
SITE

AERIAL + CONTEXT

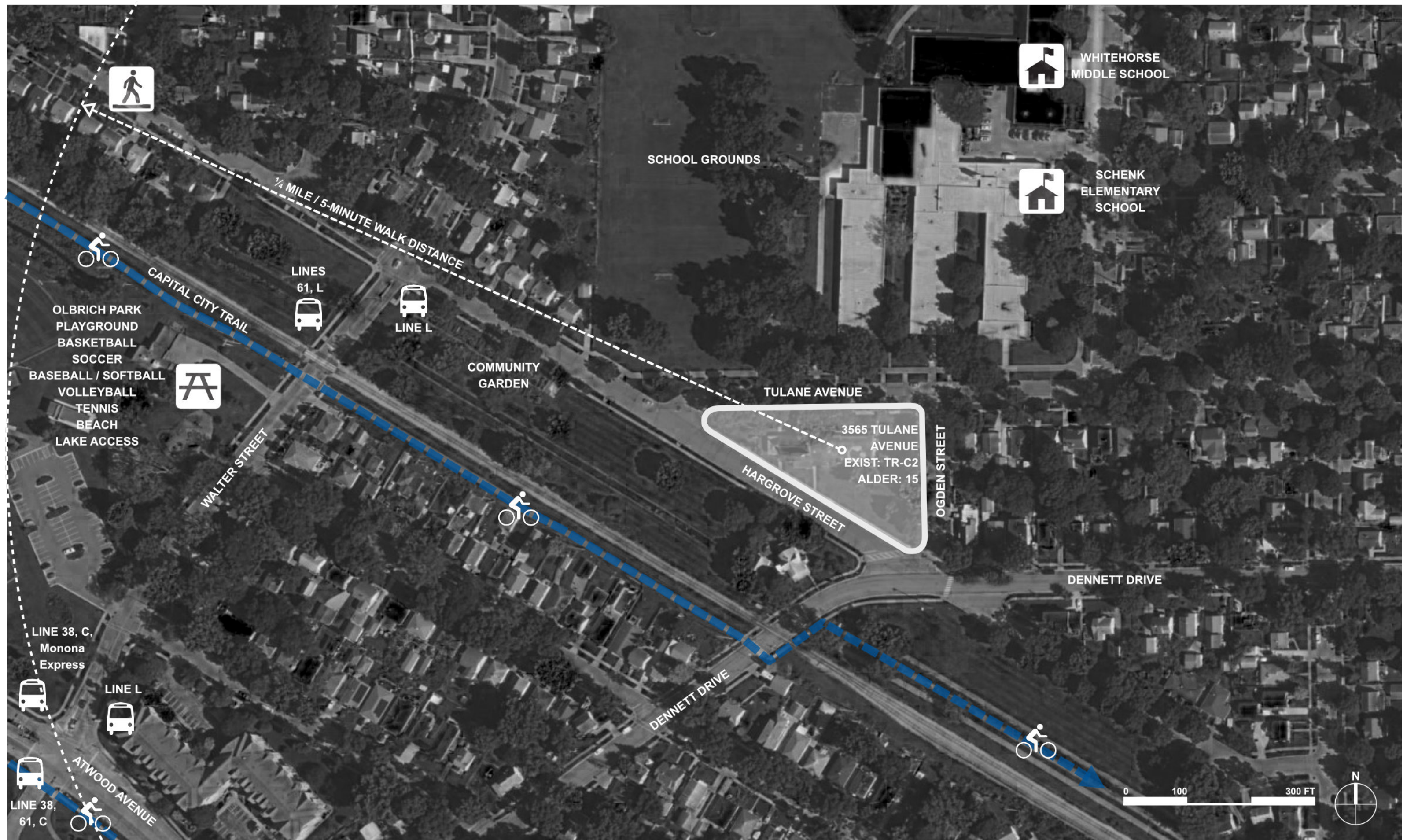
ACCESS + LINKAGES

EXISTING PHOTOS

ADJACENT BUILDINGS



SITE | AERIAL + CONTEXT



SITE | ACCESS + LINKAGES



HARGROVE - LOOKING EAST



TULANE AND OGDEN - LOOKING SOUTHWEST



HARGROVE AND OGDEN - LOOKING NORTHWEST



HARGROVE - LOOKING NORTH

SITE | EXISTING PHOTOS



1. SCHENK ELEMENTARY SCHOOL



2. 413 OGDEN



3. 417 OGDEN



4. 3550 DENNETT



5. 3526 HARGROVE



6. - 9. 3606, 3610, 3614, AND 3618 DENNETT



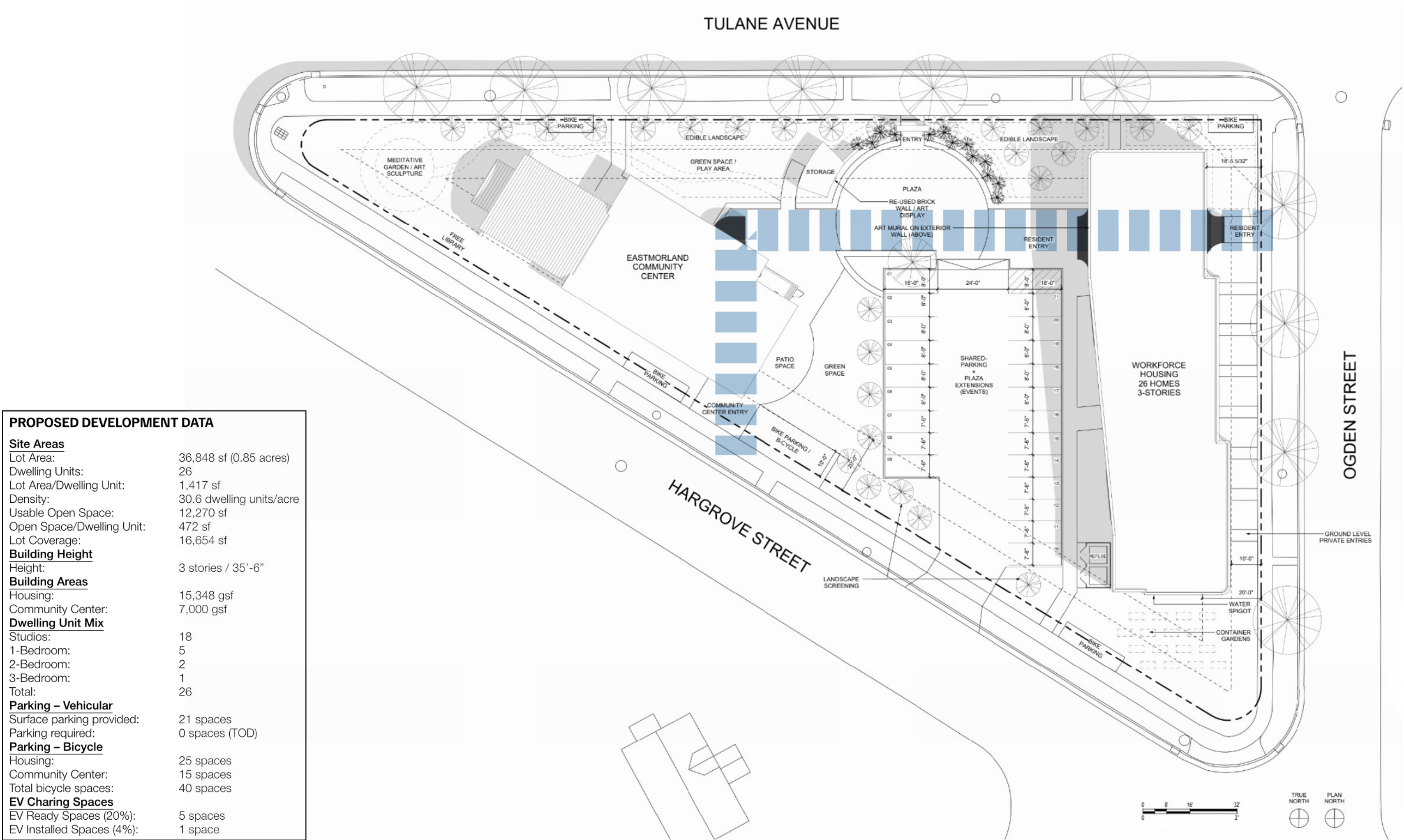
KEY PLAN

SITE | EXISTING PHOTOS

SITE DESIGN

SITE PLAN CONCEPT

SITE PERSPECTIVES



SITE DESIGN | SITE PLAN CONCEPT



SITE DESIGN | SITE PERSPECTIVE

BUILDING DESIGNS

HOUSING - FLOOR PLANS

HOUSING - ELEVATIONS

HOUSING - PERSPECTIVES

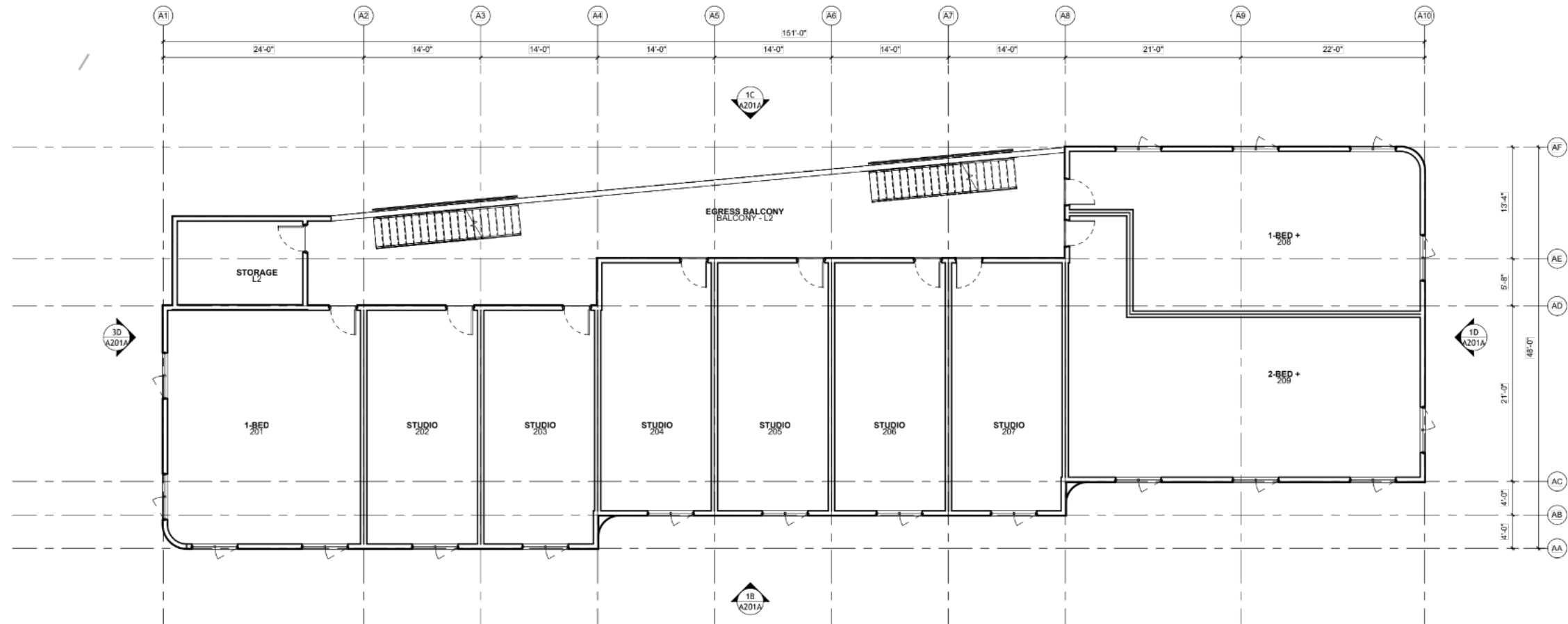
HOUSING - PERSPECTIVES - ALTERNATE

ECC - FLOOR PLANS

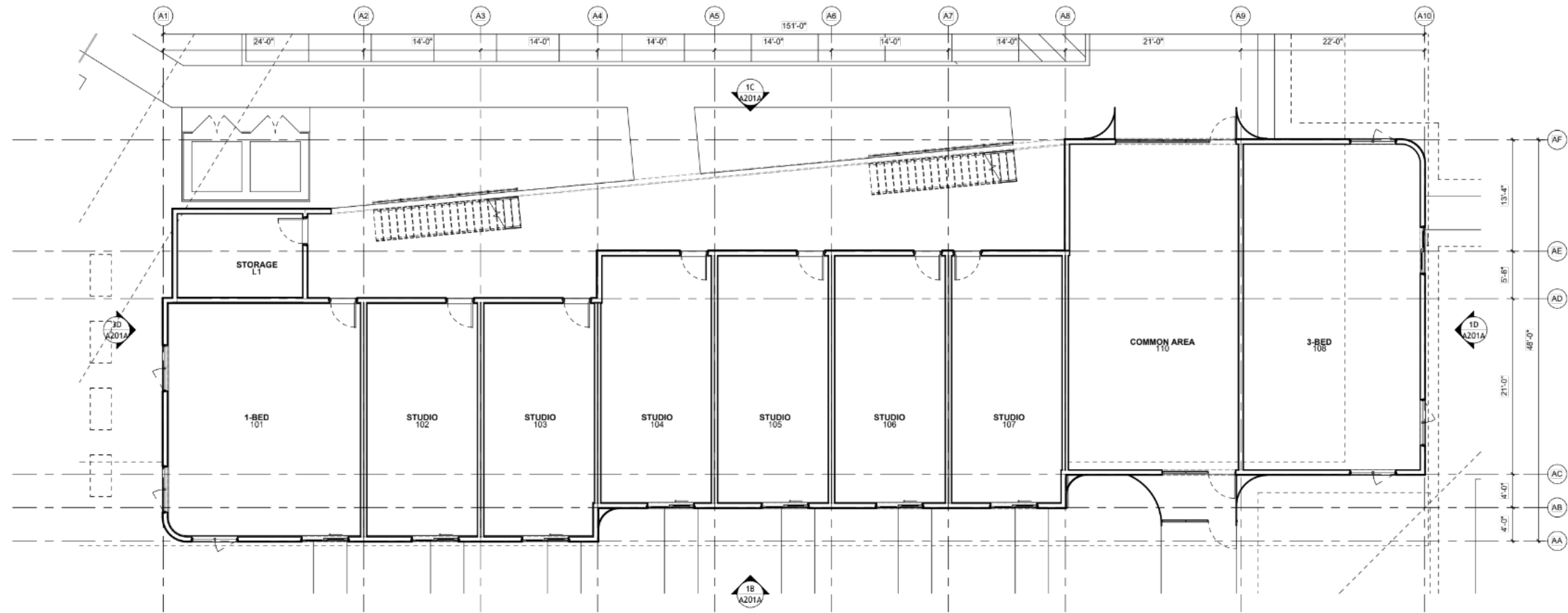
ECC - ELEVATIONS

ECC - PERSPECTIVES

MATERIALS AND PRECEDENTS

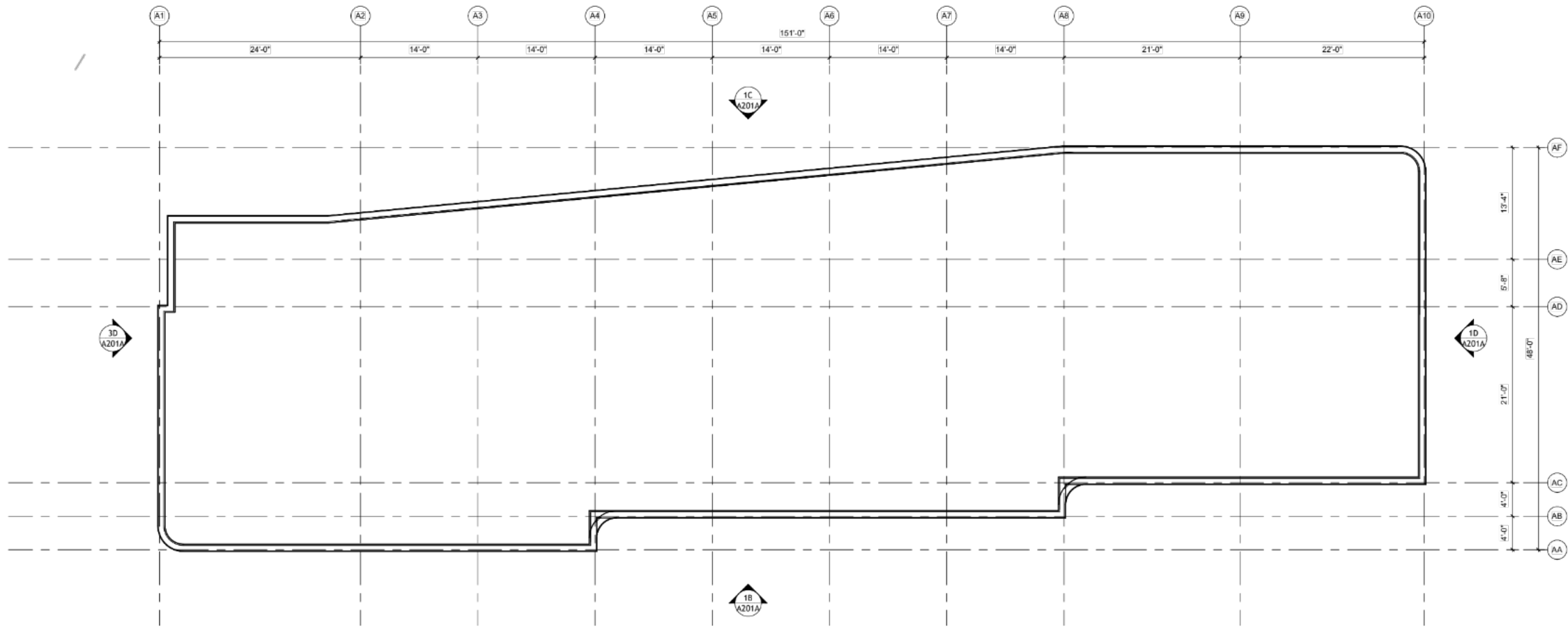


FLOOR PLAN - LEVEL 02

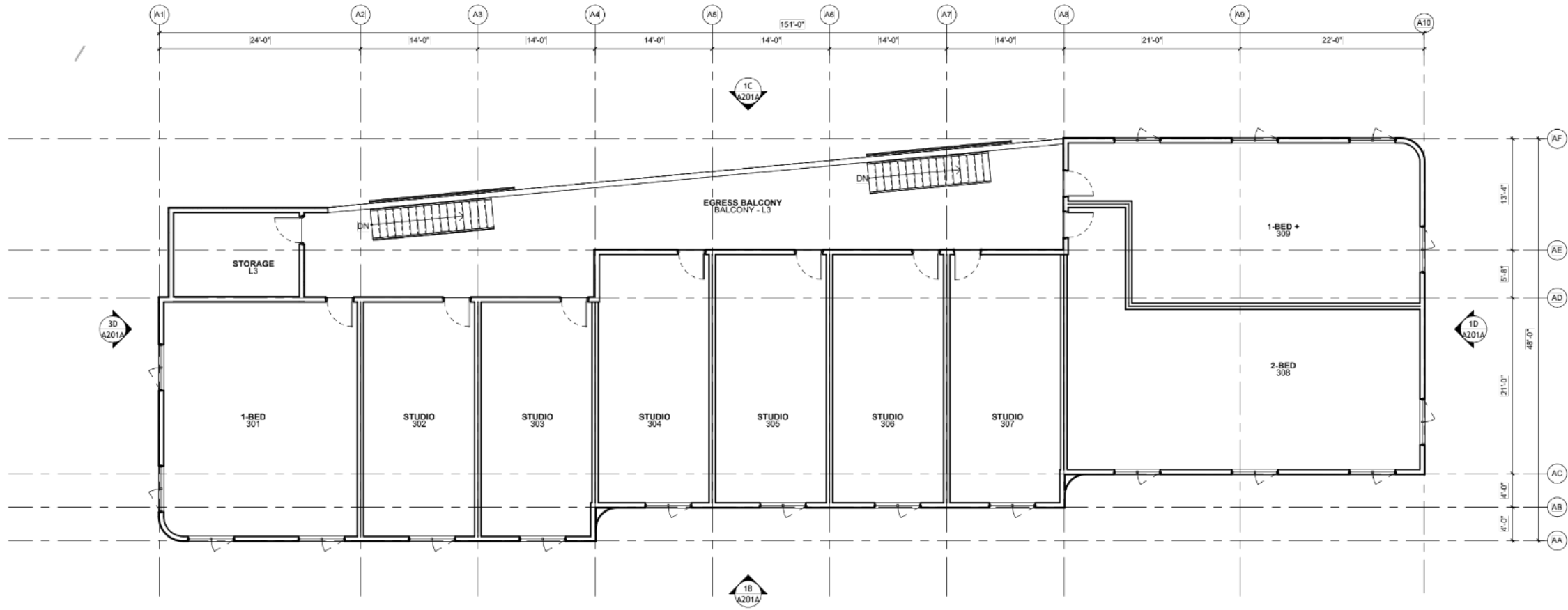


FLOOR PLAN - LEVEL 01

BUILDING DESIGNS | HOUSING - FLOOR PLANS



ROOF PLAN

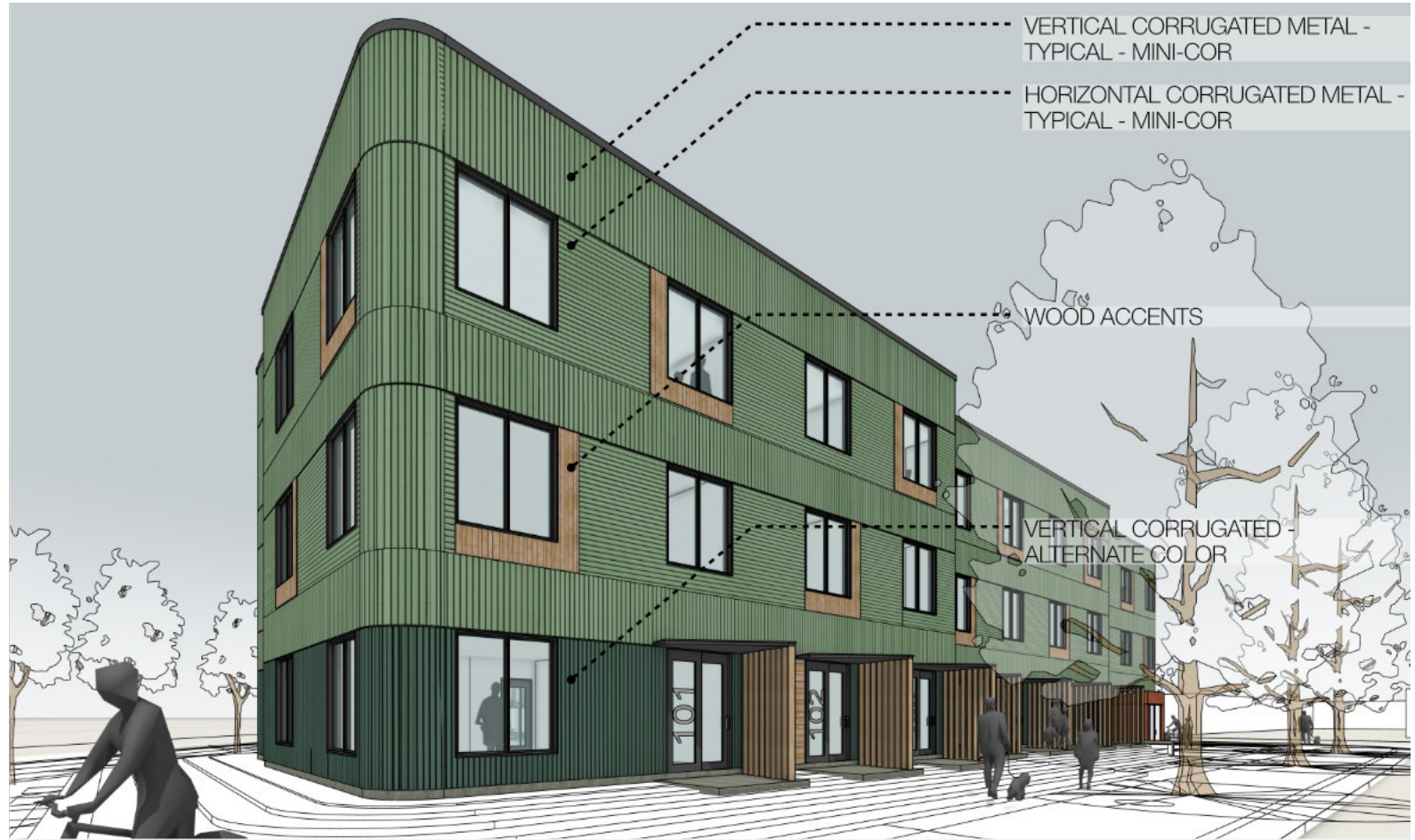


FLOOR PLAN - LEVEL 03

BUILDING DESIGNS | HOUSING - FLOOR PLANS



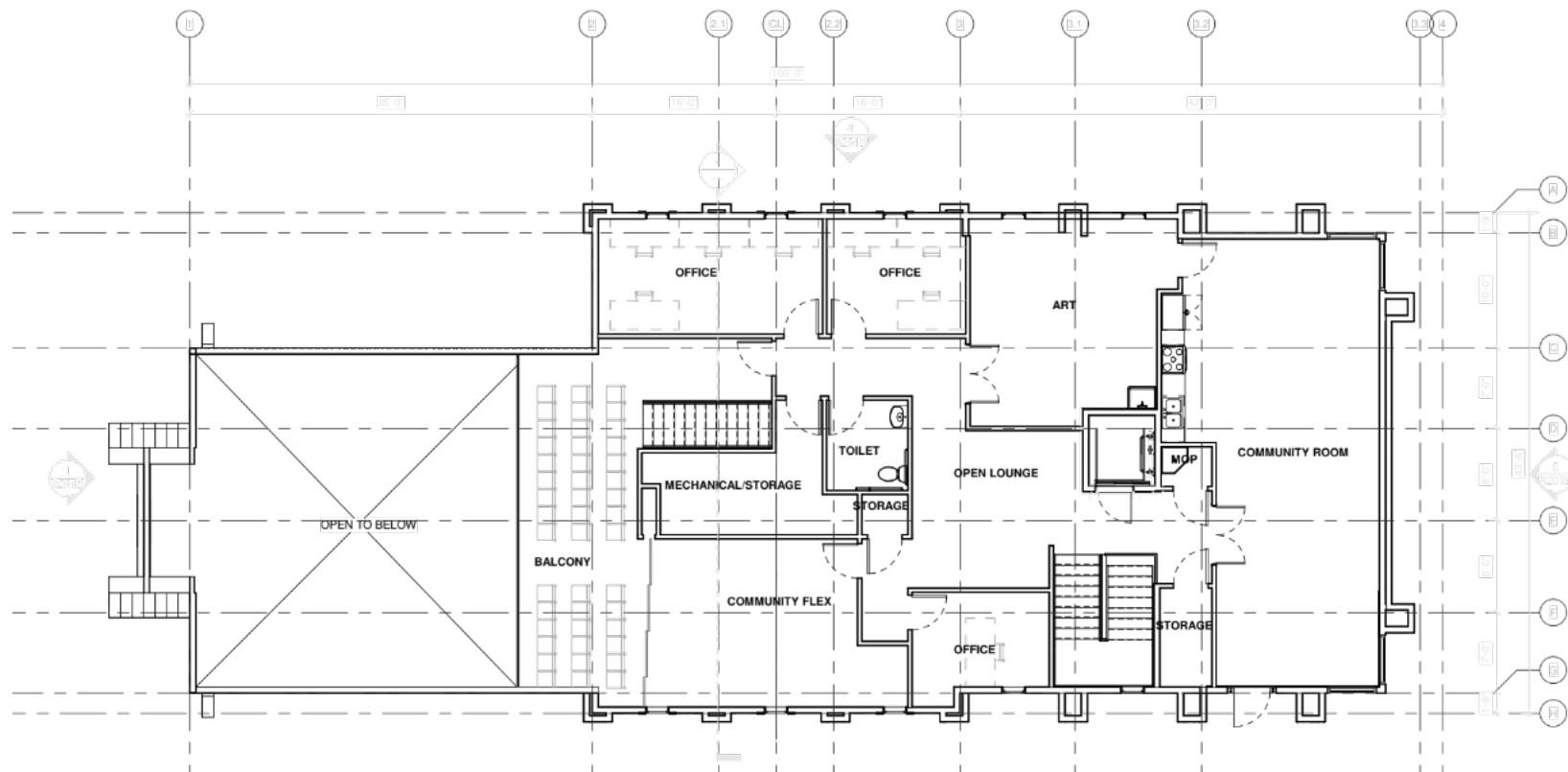
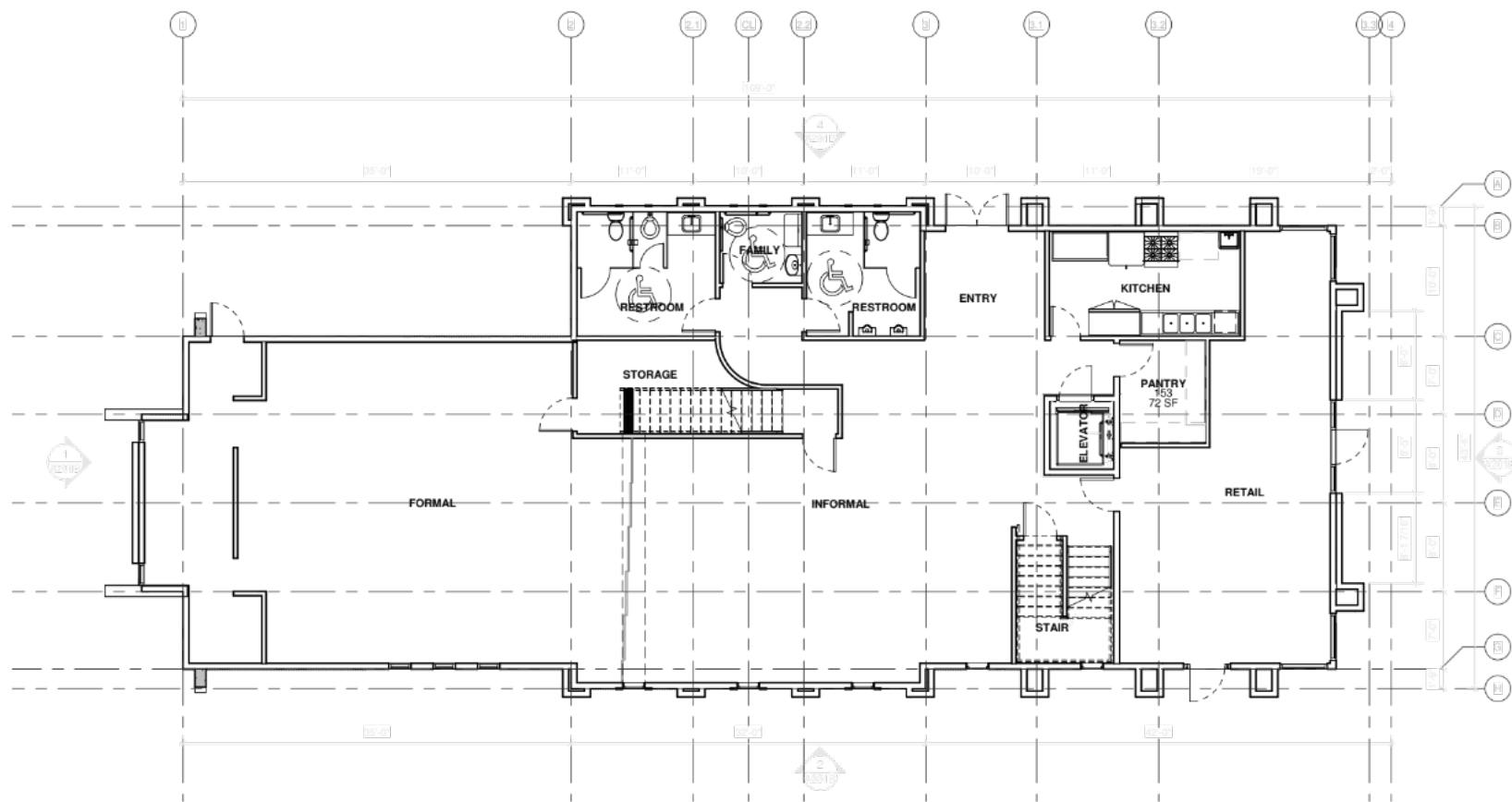
BUILDING DESIGNS | HOUSING - ELEVATIONS

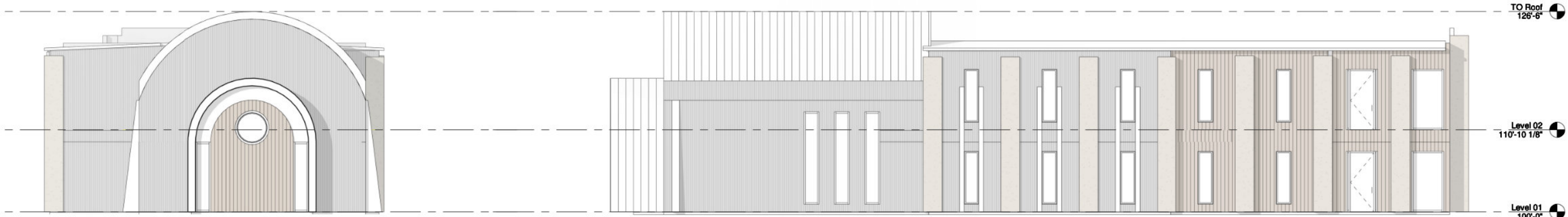


BUILDING DESIGNS | HOUSING - PERSPECTIVES



BUILDING DESIGNS | HOUSING - PERSPECTIVES - ALTERNATE





WEST ELEVATION

SOUTH ELEVATION



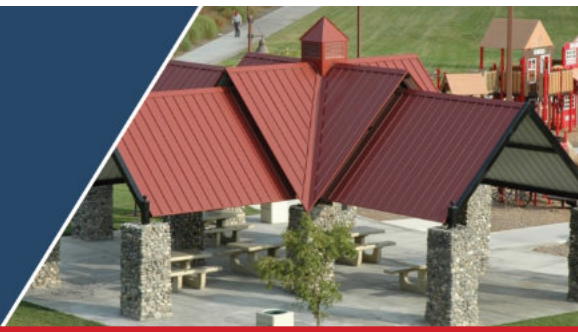
EAST ELEVATION

NORTH ELEVATION



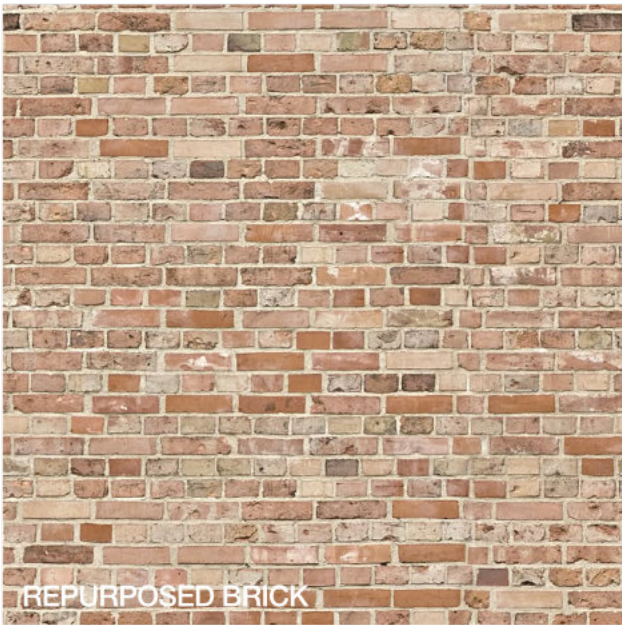
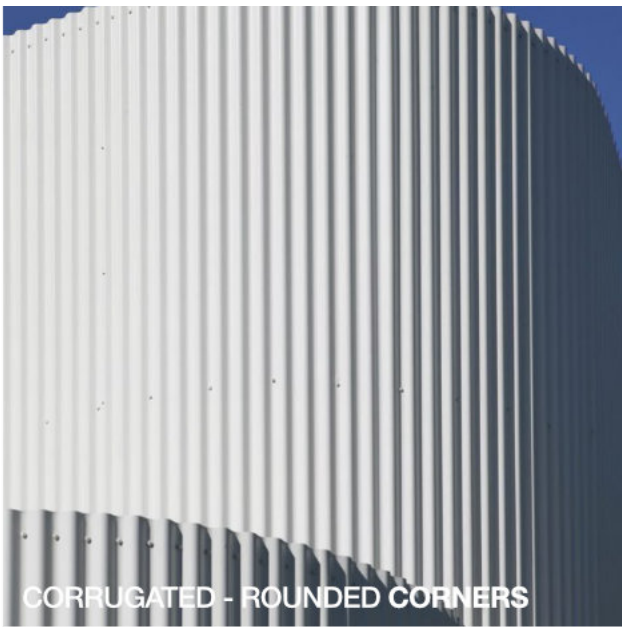
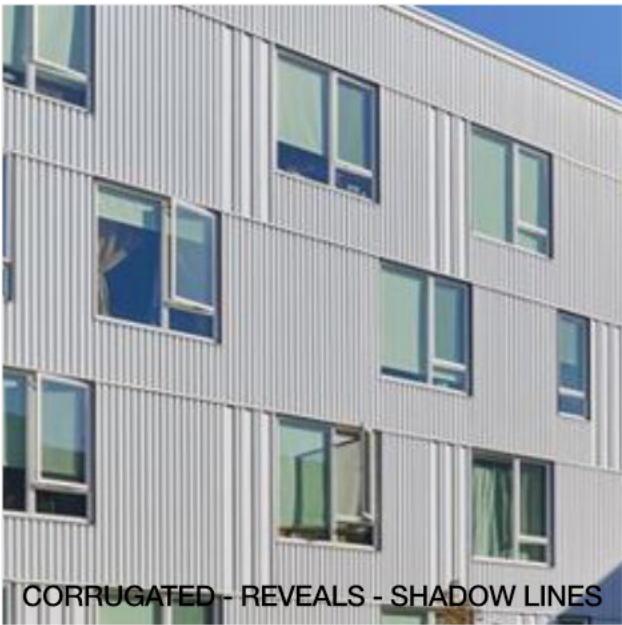
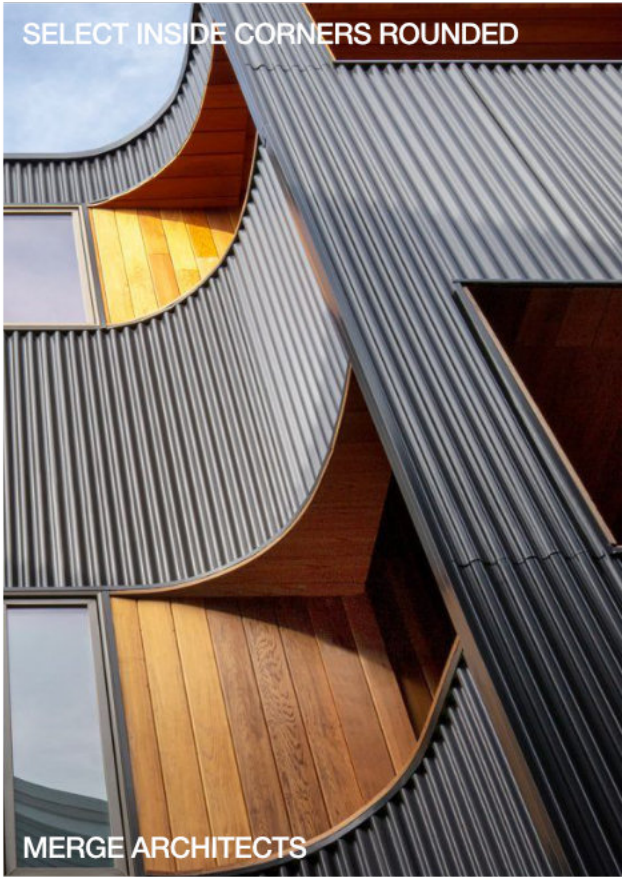
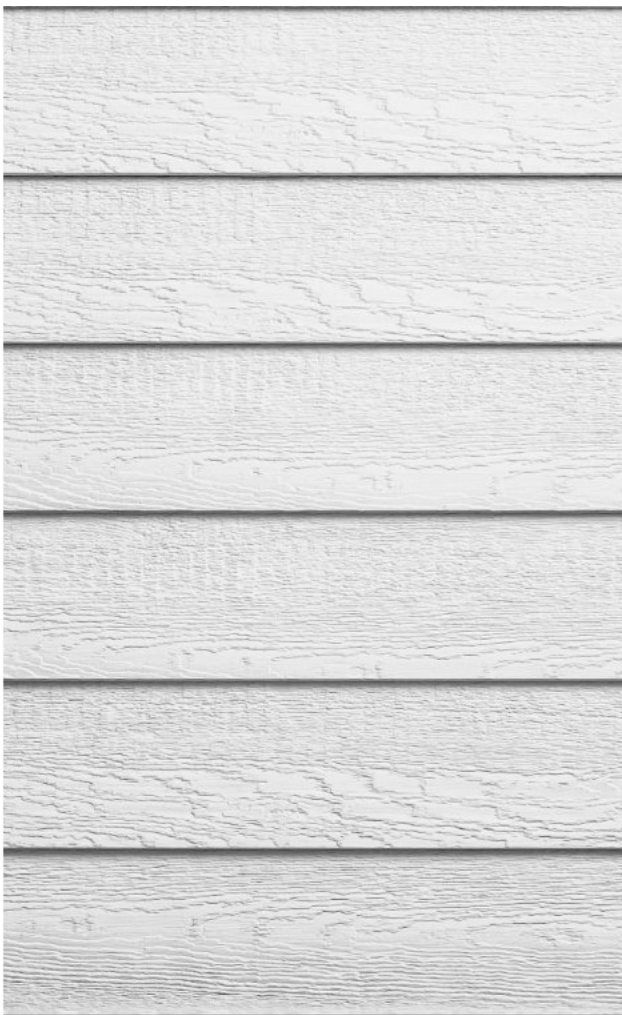
BUILDING DESIGNS | COMMUNITY CENTER - PERSPECTIVES

MULTI-RIB, R-PANEL, MINI-RIB,
MULTI-COR, M-COR, U-PANEL,
MULTI-V COLOR CHART



Regal White (PVDF) Brite White (SMP)	Bone White PVDF	Roman Blue PVDF & SMP
Ivory PVDF & SMP	Clay PVDF & SMP	Surrey Beige PVDF & SMP
Patrician Bronze PVDF & SMP	Ash Gray PVDF & SMP	Light Stone PVDF & SMP
Tudor Brown PVDF & SMP	Charcoal PVDF & SMP	Autumn Red PVDF & SMP
	Terratone PVDF & SMP	Matte Black PVDF & SMP
	Evergreen PVDF & SMP	Patina Green PVDF & SMP

COLORS - CORRUGATED



BUILDING DESIGNS | MATERIALS AND PRECEDENT

SUPPLEMENTAL

SITE SURVEY

