

Note to Commission

701 and 737 Lorillard Court, adjacent to the American Tobacco Warehouses

August 5, 2008

Urban Land Interests proposes to get approval for building one of two buildings on the site south of the American Tobacco Warehouses. The east building (Building B) would be built right away. Detailed plans are attached. The west building (Building A) will be erected at a later date and a request for that project will be submitted for review at that time.

The charge to the Landmarks Commission is to determine if the project adjacent to the Landmark buildings is either so large or so visually intrusive in its design as to create an adverse effect on the historic character of the landmark property. Toward the end of the drawings packet is a drawing showing the east building in relation to the east tobacco warehouse. The new building is quite similar in massing to the east tobacco warehouse. Elements of the design of the tobacco warehouses have been incorporated without creating a direct replication of the old warehouse.

I recommend that the Landmarks Commission convey to the Urban Design Commission and the Plan Commission that Building B will not be so large or so visually intrusive in its design as to create an adverse effect on the historic character of the landmark property. This should be with the understanding that Building A will be presented to the Landmarks Commission when approvals are sought for its construction.

K. H. Rankin 



## Memorandum

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July 29, 2008

To: Al Martin/Katherine Rankin/  
Plan Commission

City of Madison

From: Marc Schellpfeffer, AIA

Engberg Anderson

### PROJECT DESIGN NARRATIVE

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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.



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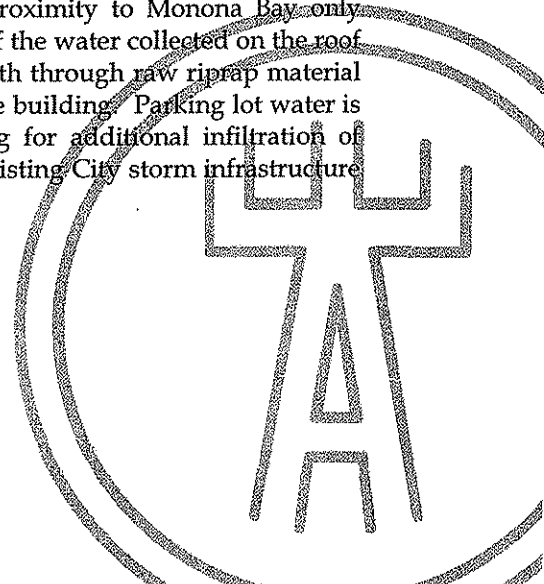
The sloped two-story loft portion of the building aligns with the railroad tracks and is detailed in a fashion to suggest that this lighter component was a later added "lean-to" on the existing masonry mass. Comprised mainly of glass and galvanized hook and strap metal panel, this rendering of the elevation 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.



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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**

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**Sincerely,**

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