



City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location

415 W Johnson St, 226 N Broom St &
424 W Dayton St

Applicant

Dave Schutz – Dayton Square/
Eric Lawson – Potter Lawson, Inc.

From: DR-2 & UMX To: UMX

Existing Use

3 apartment buildings

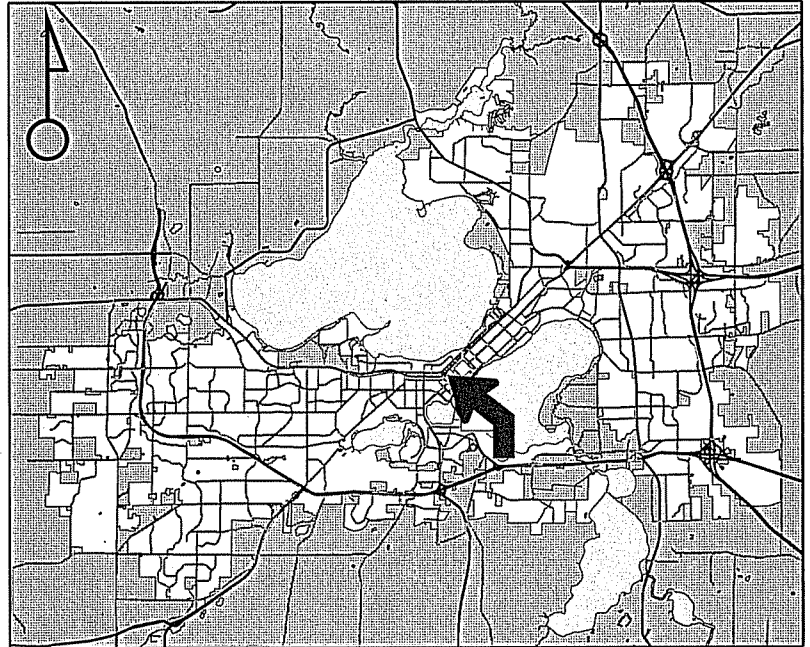
Proposed Use

Demolish 3 apartment buildings
to allow construction of 319-unit
apartment building

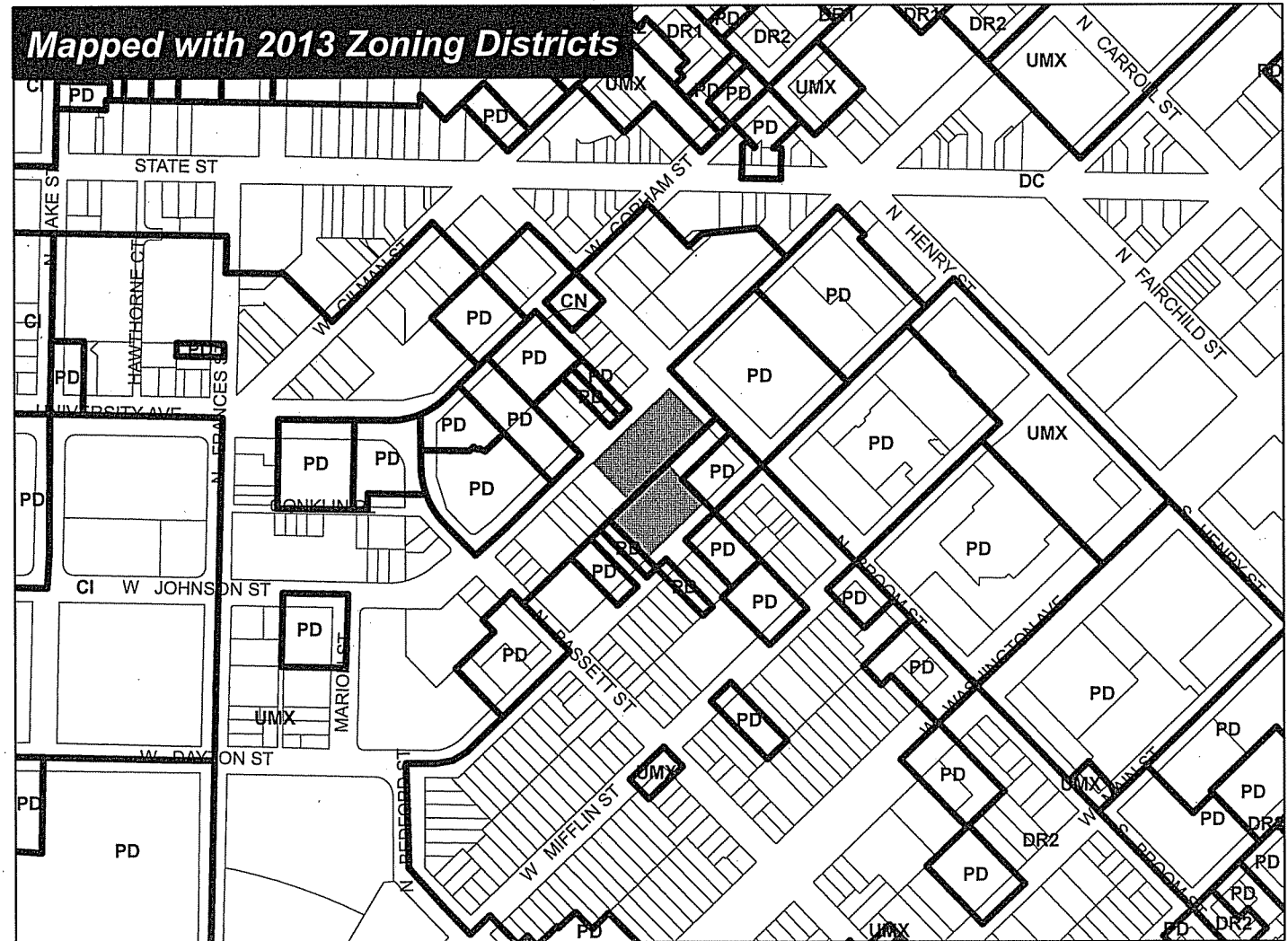
Public Hearing Date

Plan Commission
4 March 2013

Common Council
19 March 2013

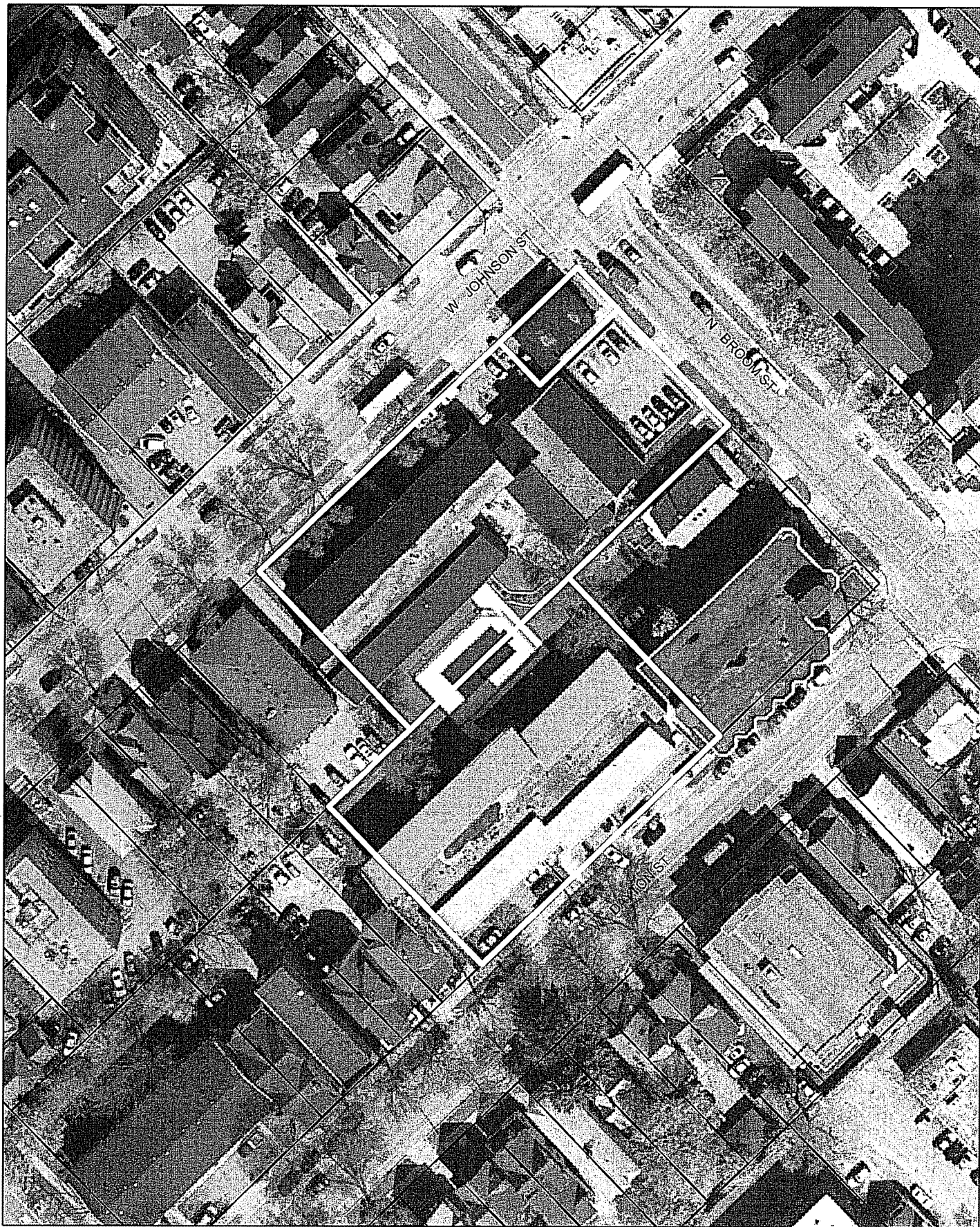


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 February 2013





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 except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 415 W Johnson, 226 N Broom, 424 W Dayton **Project Area in Acres:** 1.4

Project Title (if any): Johnson Dayton Apartments

2. **This is an application for** (Check all that apply to your Land Use Application):

- Zoning Map Amendment from** DR-2 (424 W Dayton St) **to** UMX (424 W Dayton St)
- Major Amendment to Approved PD-GDP Zoning** **Major Amendment to Approved PD-SIP Zoning**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Review of Minor Alteration to Planned Development by the Plan Commission Only**

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Dave Schutz Company: Dayton Square
Street Address: 6806 Seybold Road City/State: Madison, WI Zip: 53719
Telephone: (608) 273-9808 Fax: () Email: schutz@chorus.net

Project Contact Person: Eric Lawson Company: Potter Lawson, Inc.
Street Address: 15 Ellis Potter Court City/State: Madison, WI Zip: 53711
Telephone: (608) 274-2741 Fax: () Email: ericl@potterlawson.com

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Multi-property apartment project redevelopment.

Development Schedule: Commencement on or before August, 2013 Completion on or before August, 2014

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

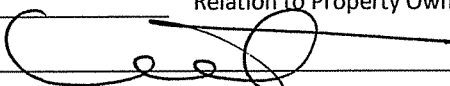
In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Student High rise and Basset Sub-District of the Downtown Plan, which recommends Downtown Mixed Use and Residential Development for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days** prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alderperson, Neighborhood and Planning Formal Notification: November 30, 2012
- If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.
Planning Staff: Steve Cover, Bill Fruhling, Kevin Furchow Date: 11/8, 11/15, & 12/18 2012 Zoning Staff: Matt Tucker Date: 11/15 & 12/18 2012

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Dave Schutz Relation to Property Owner _____
 Authorizing Signature of Property Owner  Date 12/27/12

LETTER OF INTENT

PROJECT NAME:

Johnson Dayton Apartments

INTRODUCTION:

Johnson Dayton Apartments is a redevelopment of three existing properties: 415 W. Johnson St., 226 N. Broom St. and 424 W. Dayton Street. The existing properties are residential occupancy of approximately 128 units and 35 parking spaces. The redevelopment will be residential occupancy of approximately 317 units and 212 parking spaces.

PROJECT DESIGN TEAM MEMBERS:

Project Owner: Dayton Square, 6806 Seybold Rd, Madison, WI 53719, 608-273-9808, Dave Schutz, schutz@chorus.net
Architect: Potter Lawson, Inc., 15 Ellis Potter Ct, Madison, WI 53711, 608-274-2741, Eric Lawson, ericl@potterlawson.com
Civil Engineer: D'Onofrio Kottke and Associates, Inc., 7530 Westward Way, Madison, WI 53717

NOTIFICATIONS / MEETINGS:

- November 8, 2012 Pre-application discussion with Planning Department
- November 15, 2012 Pre-application discussion with Planning and Zoning
- November 27, 2012 Plan Commission Demolition Permit Interested Parties Notification submitted
- November 30, 2012 Project Notice to Alderperson, Neighborhood and Planning Department
- December 13, 2012 Mifflin District Steering Committee Meeting
- December 18, 2012 Pre-application discussion with Planning and Zoning
- December 19, 2012 Urban Design Informational Presentation
- January 3, 2013 DAT Meeting
- January 8, 2013 Mifflin District Steering Committee Meeting
- January 30, 2013 Mifflin District Neighborhood Meeting
- February 5, 2013 Mifflin District Steering Committee Meeting
- February 12, 2013 Meeting with Planning, Engineering, Traffic and MFD regarding right-of-way improvements

EXISTING CONDITIONS:

415 W. Johnson Street

According to City property details, the existing three story structure sits on a site of approximately 32,472 square feet and was constructed in 1973. The building has approximately 68 units and 7 on grade parking stalls. There is an exterior pool located on the property.

226 N. Broom Street

According to City property details, the existing two story structure sits on a site of approximately 2,376 square feet and was constructed in 1940. The building has approximately 3 units and 0 parking stalls.

424 W. Dayton Street

According to City property details, the existing four story structure sits on a site of approximately 26,136 square feet and was constructed in 1972. The building has approximately 57 units and 28 parking stalls below the existing building.

The November 2011 Downtown Plan indicates in the Parcel Analysis that 415 W. Johnson St. and 424 W. Dayton Street are identified as Potential Redevelopment/Infill stating Zero Lot Line and Underutilized Site and/or Obsolete Building.

PROJECT DESCRIPTION:

The project will redevelop the existing three properties into a residential occupancy. The redevelopment through unit mix, resident amenities and build-out will be positioned toward attracting young professionals and long-term residents. Students will also be residents within the development. The units within the building will be a mixture of Studio, 1-Bdrm and 2-Bdrm units. Amenities being considered include a community room and exterior deck, exterior pool and pool deck, fitness area, in-unit laundry, enclosed bike, moped and vehicular parking.

The project is being submitted in accordance with the requirements identified in the new City of Madison Zoning Code. Two of the properties are zoned UMX (Johnson and Broom Street properties) and one is zoned DR-2 (Dayton Street property). Planning/Zoning staff have recommended the entire site be zoned UMX and that a Map Amendment is required to combine the parcels into the UMX designation. The Project will be a Conditional Use due to its size exceeding 20,000 SF and exceeding 4 stories in height (28.076(4)(c)) and will require Demolition of the existing structures on the three properties. The Project complies with the new Downtown Height Map.

The main building entrance and associated lobby is located at the corner of W. Johnson St. and N. Broom St. Additional entrances and lobbies are planned on W. Johnson St. and W. Dayton Street. Vehicular parking entrances are planned on W. Johnson St. and W. Dayton St. to provide multiple entry/exits from the parking. The first level of parking is essentially at grade at the west end of the site and is located below the residential units. Residential units are also located at street level along W. Dayton Street and Broom Street and include entries to a number of units off of the sidewalk. An additional parking level accessed internally through a ramp along W. Johnson St. is entirely below grade. Zoning staff have indicated that off street loading zones are not required under the new Zoning Code. The majority of the first level of parking accommodates vehicles up to ten feet in height to accommodate resident move in/out with access off of Dayton Street. Additional move in/out is accommodated through the use of the parking levels.

SITE DEVELOPMENT DATA:

Density Analysis:

Lot Area: 62,106 square feet [as surveyed by D'Onofrio Kottke and Associates]

Acres: 1.4 acres

Dwelling Units: 317

Project Data (Approximate):

FLOOR:	AREA (GSF)	UNITS (#)	PARKING (VEH)	PARKING (BIKE)
Site	62,106			
Lower Level 1	54,556		168	28 bike, 40 moped
Ground Floor (Dayton & Johnson St. Entry)	51,711	4	44	252+23 visitor
Mezzanine Level	5,569			
Floor 2 (Broom St. Entry)	43,533	38		9 visitor
Floor 3	44,201	42		
Floor 4	44,201	42		
Floor 5	42,229	40		
Floor 6	42,322	40		
Floor 7	23,655	25		
Floor 8	17,018	18		
Floor 9	17,018	18		
Floor 10	17,018	18		
Floor 11	16,148	15		
Floor 12	16,291	17		
Rooftop Mechanical	3,249			

Approximate Dwelling Unit Mix

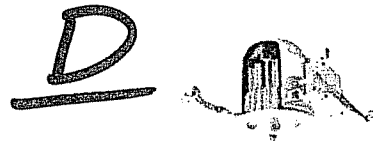
Studio	37 units
1 Bedroom	204 units
2 Bedroom	76 units
	<u>317 units</u>

LEGAL DESCRIPTION:

Lots 6, 7, 8, 9, 12, 13 and 14, Block 41, Original Plat, recorded Volume A, Page 1 of Plats, Dane County Registry, City of Madison, Dane County, Wisconsin. The final legal description for the Project will be created following the Certified Survey Map process.

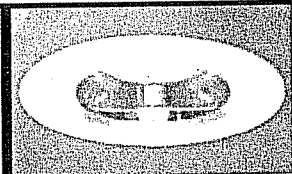
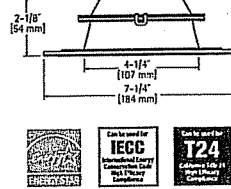
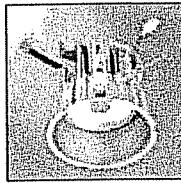
PROJECT SCHEDULE:

January 2, 2013	Land Use Submittal
February 20, 2013	Urban Design Commission
March 4, 2013	Plan Commission Meeting
March 19, 2013	Common Council Meeting
August 2013 (on or before)	Construction Start
August 2014	Occupancy



493SCS06 Solite® Regressed Lens with Specular Clear Reflector and White Trim Ring

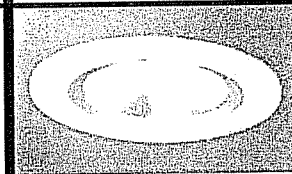
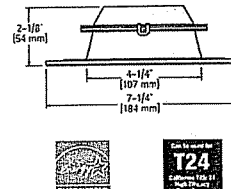
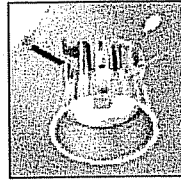
- Halo matte white trim ring with specular clear reflector
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum reflector and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal



493SCS06
Regressed Solite® Lensed
Specular Reflector
with White Trim Ring
SoliteLight

493HS06 Solite® Regressed Lens with Haze Reflector and White Trim Ring

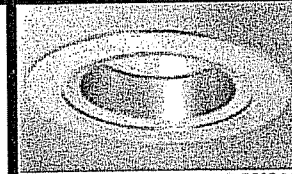
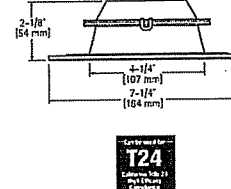
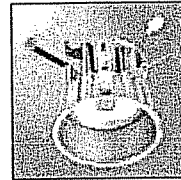
- Halo matte white trim ring with Haze reflector
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum reflector and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal



493HS06
Regressed Solite® Lensed
Haze Reflector
with White Trim Ring
SoliteLight

493SNS06 Solite® Regressed Lens with Satin Nickel Reflector and Satin Nickel Trim Ring

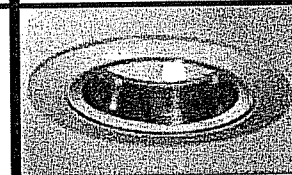
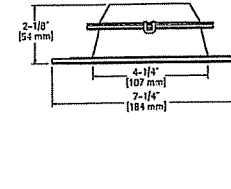
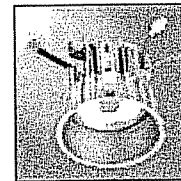
- Halo Satin Nickel trim ring with Satin Nickel reflector
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum reflector and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal



493SNS06
Regressed Solite® Lensed
Satin Nickel Reflector
with Satin Nickel
Trim Ring
SoliteLight

493TBZ06 Solite® Regressed Lens with Tuscan Bronze Reflector and Tuscan Bronze Trim Ring

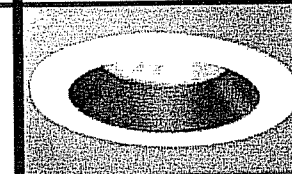
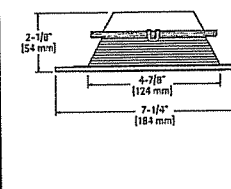
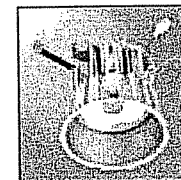
- Halo Tuscan Bronze trim ring with Tuscan Bronze reflector
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum reflector and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal



493TBZ06
Regressed Solite® Lensed
Tuscan Bronze Reflector
with Tuscan Bronze
Trim Ring
SoliteLight

493BBS06 Solite® Regressed Lens with Black Baffle and White trim Ring

- Halo matte white trim ring with Black Baffle
- Upper specular aluminum reflector for optical control and enhanced lumen delivery
- Wet location listed for use in showers and protected canopy applications; and IP66 Ingress Protection rated
- Die-cast aluminum baffle and trim ring
- Trim ring height of .160" at OD and .180" at ID
- Provides clearance for remodeler flange and gasket for AIR-TITE™ seal



493BBS06
Regressed Solite® Lensed
Black Baffle with
White Trim Ring
SoliteLight

Photometric Data Summary

LUMINAIRE: ML712840TUNVD010-493SNS06
 HALO 6" RECESSED LED DOWNLIGHT
 LOWER TRIM REFLECTOR, SPECULAR
 SOLITE GLASS LENS WITH MODULE ML712840TUNVD010

TEST #ML712840
 DATE: 1/2/2013
TOTAL LUMINAIRE EFFICIENCY = 100.3

BALLAST:
 BALLAST FACTOR: 1.00
 LAMP: 24 WATTS
 LUMENS PER LAMP: 1144
 WATTS: 26
 SPACING CRITERION: $0^\circ = 0.83$ $90^\circ = 0.83$
 LUMINOUS OPENING IN FEET
 LENGTH: -0.50
 WIDTH: -0.50
 HEIGHT: 0.00

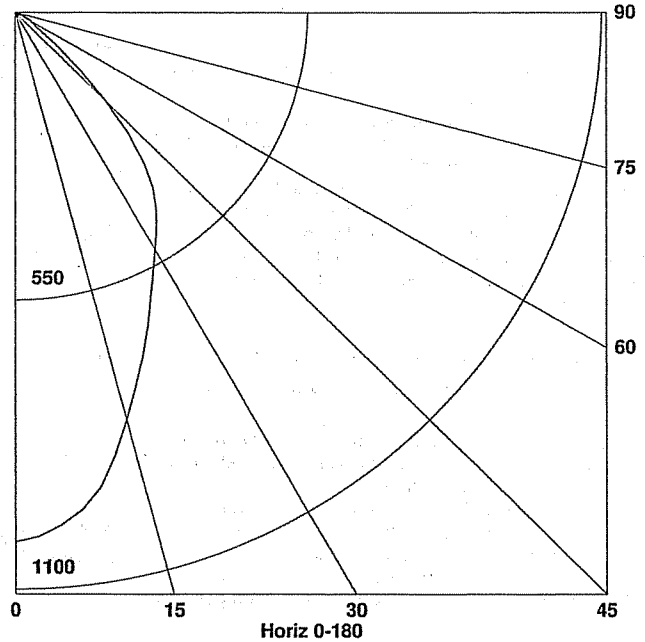
ZONAL LUMENS

ZONE	LUMENS	% LAMP	% FIXTURE
0-30	596	52.1	51.9
0-40	880	76.9	76.7
0-60	1115	97.5	97.2
0-90	1148	100.3	100.0
0-180	1148	100.3	100.0

CANDELA SUMMARY

ANGLE	0.0
0.0	1010
7.5	956
15.0	804
22.5	647
30.0	523
37.5	422
45.0	239
52.5	71
60.0	34
67.5	19
75.0	7
82.5	2
90.0	0

INDOOR CANDELA PLOT



0.0 ———

THIS REPORT IS BASED ON IES TEST DATA FOR A SPECIFIC LAMP/BALLAST COMBINATION. EXTRAPOLATION OF THESE DATA FOR OTHER LAMP/BALLAST COMBINATIONS MAY PRODUCE ERRONEOUS RESULTS. THE BALLAST FACTOR MUST BE APPLIED TO THE LUMEN OUTPUT RATING ASSIGNED TO THE LAMP(S) OR TO THE CANDELA VALUES SHOWN.

Job:
Type:
Notes:

GI

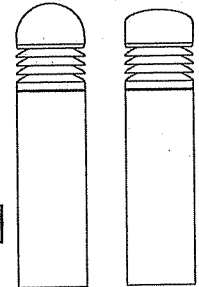


LED BOLLARD

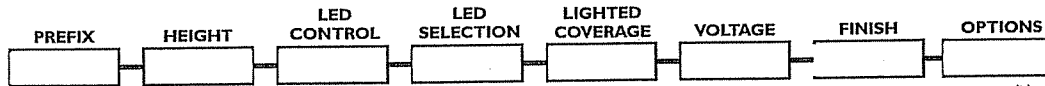
Page 1 of 3

BRM832 / BRM 836 School Bollards Featuring Motion Response

Gardco's BRM832 dome top and BRM836 beveled top louvered LED School Bollards provide uniform illumination and superior spacings. A high-strength galvanized steel tenon throughout the length of the luminaire provides solid vandal resistance. Rugged extruded and cast construction with silicone seals and gasketing assure years of trouble-free service. Gardco's advanced stack-louver LED technology and Motion Response provide maximized light output and maximum energy savings.



Dome Top Bevel Top



Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX	HEIGHT	LED CONTROL
BRM832 LED Dome Top School Bollard	42"	MR Motion Response LEDs stay on Low Level (8 watts) when no motion is present. LEDs increase to full light output (41 watts) when motion detected.
BRM836 LED Bevel Top School Bollard	36"	

CWL Constant Wattage Full Light Output
Full light output only (41 watts). No motion sensor included.

(Note: A variation of LED wattage (+/- 8%) may occur due to LED manufacturer's forward volt specification and ambient temperature.)

LED SELECTION	LIGHTED COVERAGE	VOLTAGE
CW 6,500°K, 75CRI	360 360° lighted louvers	UNIV 120V through 277V, 50hz to 60hz input.
NW 4,300°K, 75CRI	180 180° lighted louvers (Provides reduced backside light.)	347' 347V
WW 3,000°K, 75CRI		

Voltage Note:
1,347V bollards require and include a step-down transformer in bollard.

Solid Colors	
LA	Amber
LR	Red
LG	Green
LB	Blue

Consult factory for lead times on LEDs other than CW, NW, and WW.

FINISH	
BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
BGP	Beige Paint
VP	Verde Green Paint
LGP	Light Granite Paint
DGP	Dark Granite Paint
LSP	Light Sandstone Paint
DSP	Dark Sandstone Paint
RBP	Red Brick Paint

OPTIONS	
SPR	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2
SPRH	Surge Protection for 347V through 480V Input meeting ANSI C62.41.2

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com
© 2012 Koninklijke Philips Electronics N.V. All Rights Reserved.

Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

G200-010/1012

PHILIPS



LitePro

91

Photometric Data Summary

LUMINAIRE: BRM830-CW-360-BRP
LED BOLLARD

TEST #BRM830-C
DATE: 1/2/2013

TOTAL LUMINAIRE EFFICIENCY = 100.0

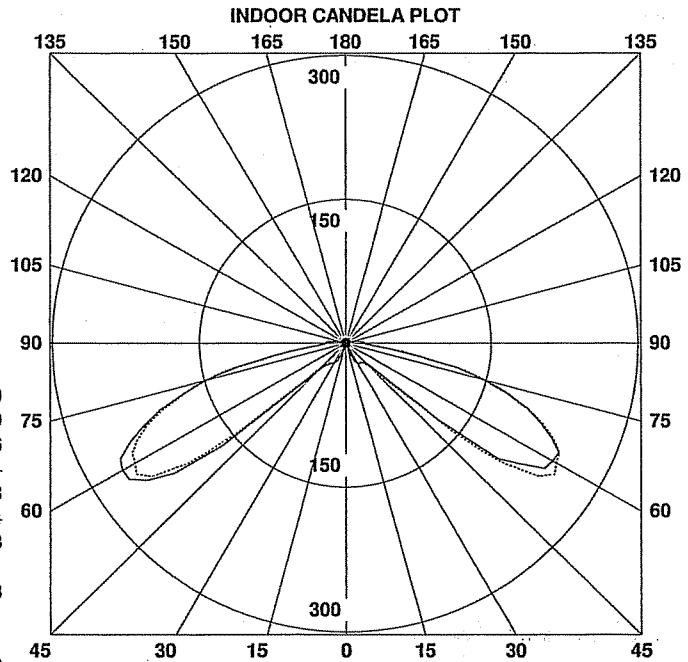
BALLAST:
BALLAST FACTOR: 1.00
LAMP:
LUMENS PER LAMP: 718
WATTS: 41
SPACING CRITERION: 0° = N/A 90° = N/A
LUMINOUS OPENING IN FEET
LENGTH: 0.00
WIDTH: 0.00
HEIGHT: 0.00

ZONAL LUMENS

ZONE	LUMENS	% LAMP	% FIXTURE
0-30	11	1.5	1.5
0-40	27	3.7	3.7
0-60	269	37.5	37.5
0-90	693	96.5	96.5
90-120	23	3.2	3.2
90-130	24	3.3	3.3
90-150	25	3.4	3.4
90-180	25	3.5	3.5
0-180	718	100.0	100.0

CANDELA SUMMARY

ANGLE	0.0	60.0	77.5	105.0	180.0
0.0	0	0	0	0	0
15.0	4	5	5	5	6
30.0	24	24	24	24	24
45.0	30	35	34	34	38
60.0	245	256	258	249	264
75.0	147	152	148	147	148
90.0	19	20	20	20	21
105.0	4	3	3	4	3
120.0	1	1	1	1	1
135.0	1	1	1	1	1
150.0	0	0	0	0	0
165.0	0	0	0	0	0
180.0	0	0	0	0	0



180.0-0.0 ——— 270.0-90.0 - - - - -

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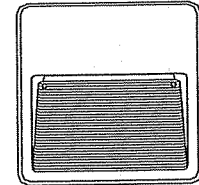
Job:
Type:
Notes:

G3

94 Line

946 Recessed Square Aisle Lights

The Philips Gardco 946 high output recessed aisle lights are architecturally styled luminaires precisely constructed of cast aluminum. The 946 is specifically designed to incorporate state of the art high lumen per watt H.I.D. sources to 100W. Precisely positioned microbaffles ensure minimal faceplate brightness. A field convertible junction box further enhances its design flexibility. Self-compensating silicone gasketing completely excludes moisture, insects and contaminants. An optional cast guard provides added vandal protection to the horizontal aperture.



PREFIX	WALLTYPE	LAMP	VOLTAGE	FINISH	OPTIONS
946					

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

946

NOTE: Back housings for concrete pour applications (Types C) are available for pre-shipment. Contact factory for details.

WALL TYPE

D Drywall
Not suitable for concrete pour applications. Also, if insulating material is present, it must be kept at least 3" away from luminaire. Type D units are thermally protected.

C Concrete Pour
Suitable for concrete pour applications only.

LAMP

D Type		C Type	
35 HPS ¹	26QF ^{2,3}	35 HPS ¹	50 MH
50 HPS	32TRF ^{2,3}	50 HPS	70 MH
50 MH	42TRF ^{2,3}	70 HPS	100 MH
		100 HPS	

MH Metal Halide
HPS High Pressure Sodium
QF Quad Tube Fluorescent
TRF Triple Tube Fluorescent

26QF^{2,3}
32TRF^{2,3}
42TRF^{2,3}

1. 120V only
2. Suitable for 0°F starting temperature.
3. 26QF, 32TRF and 42TRF types feature an electronic fluorescent ballast that accepts 120V through 277V, 50hz or 60hz input. Specify "UNIV" for 120V through 277V.

VOLTAGE

120
277
UNIV⁴

4. 26QF, 32TRF and 42TRF types feature an electronic fluorescent ballast that accepts 120V through 277V, 50hz or 60hz input. Specify "UNIV" for 120V through 277V.

FINISH

BLP Black Paint
BRP Bronze Paint
WP White Paint
NP Natural Aluminum Paint
OC Optional Color Paint (Specify RAL designation. ex: OC-RAL7024)
SC Special Color Paint (Specify. Must supply color chip)

OPTIONS

F Fusing
CG Cast Guard over Lens

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79115-111/0411

PHILIPS

GARDCO

LitePro

G3

Photometric Data Summary

LUMINAIRE: 946-100PSMH-BLP-CG
94 STEPLIGHT

TEST #946-100P
DATE: 1/2/2013

TOTAL LUMINAIRE EFFICIENCY = 15.4%

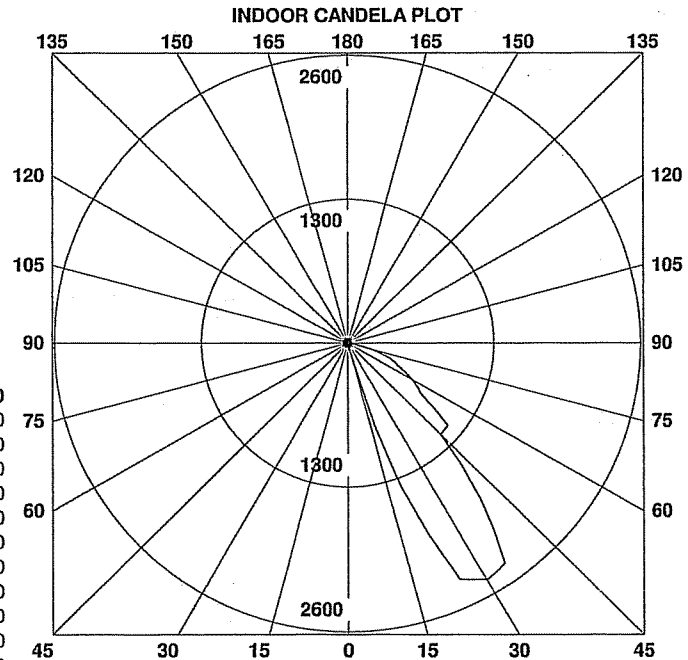
BALLAST:
BALLAST FACTOR: 1.00
LAMP:
LUMENS PER LAMP: 8100
WATTS: 129
SPACING CRITERION: 0° = N/A 90° = N/A
LUMINOUS OPENING IN FEET
LENGTH: 0.00
WIDTH: 0.70
HEIGHT: -0.44

ZONAL LUMENS

ZONE	LUMENS	% LAMP	% FIXTURE
0-30	212	2.6	17.0
0-40	572	7.1	45.8
0-60	1083	13.4	86.7
0-90	1219	15.1	97.6
90-120	10	0.1	0.8
90-130	14	0.2	1.1
90-150	25	0.3	2.0
90-180	30	0.4	2.4
0-180	1250	15.4	100.0

CANDELA SUMMARY

ANGLE	0.0	45.0	90.0	135.0	180.0
0.0	0	0	0	0	0
15.0	154	109	0	0	0
30.0	2459	1255	0	0	0
45.0	1165	1467	0	0	0
60.0	666	128	0	0	0
75.0	218	13	0	0	0
90.0	13	3	0	0	0
105.0	13	3	0	0	0
120.0	13	7	0	0	0
135.0	26	13	0	0	0
150.0	38	13	0	0	0
165.0	13	13	0	0	0
180.0	0	0	0	0	0



180.0-0.0 ——— 270.0-90.0 - - - - -

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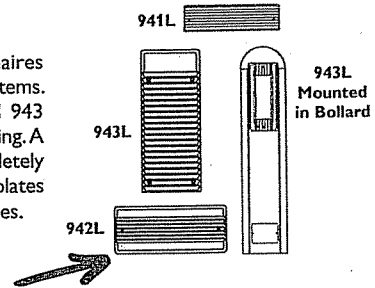
Job:
Type:
Notes:



94 Line LED

941L, 942L and 943L Step and Aisle Lights

The Philips Gardco 941L, 942L and 943L recessed aisle lights are architecturally styled luminaires precisely constructed of die cast aluminum, providing light with high performance, long life LED systems. Retrofit kits are also available, making it possible to update installations of classic 941, 942 and 943 Philips Gardco fluorescent and HID step lights to LED without the need to replace the back housing. A field adjustable junction box enhances design flexibility. Self-compensating silicone gasketing completely excludes moisture, insects and contaminants. A choice of three (3) architecturally designed faceplates allows for a variety of applications. The ribbed guard faceplate offers vandal protection for glass lenses.



PREFIX	WALL TYPE	FACEPLATE	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS
94AL							

Enter the order code into the appropriate box above. Omit WALL TYPE for 943L-B25 and 943L-B40. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

	<u>Complete Luminaires</u>
941L ¹	Horizontal
942L	Horizontal
943L	Vertical
943L-B25	943L Mounted in 25" Bollard
943L-B40	943L Mounted in 40" Bollard
	<u>Retrofit Kits¹</u>
RK-941L ^{1,2}	Horizontal
RK-942L ²	Horizontal
RK-943L ²	Vertical

WALL TYPE

D Drywall Not suitable for concrete pour applications. Also, if insulating material is present, it must be kept at least 3" away from luminaire. Type D units are thermally protected. Non-IC luminaire.
C Concrete Pour Suitable for concrete pour applications only.
NOTE: WALL TYPE does not apply to 943L-B25 and 943L-B40. Omit WALL TYPE for 943L-B25 and 943L-B40.

FACEPLATES

LV Louver
DG Diffuse Glass
RGD¹ Ribbed Guard with Diffuse Glass

- 941L and RK-941L are not available with the RGD faceplate.
- Retrofit kits are available in Wall Type "C" only (Concrete Pour). Retrofit kits are not available for existing Wall Type "D" (Drywall) luminaires. The step light portion of existing 943BL25 and 943BL40 units may be replaced utilizing RK-943L retrofit kits.

Back housings for concrete pour applications (Type C) are available for pre-shipment. Contact factory for details.

LED WATTAGE with LUMEN DATA

Order Code	Description	LED Current (mA)	Average System Watts ³	LED Selection	Absolute Initial Luminaire Lumens ⁴								
					941			942			943		
					Faceplate			Faceplate			Faceplate		
					LV	DG	RGD	LV	DG	RGD	LV	DG	RGD
20LA	20 watt, LED integral lens array.	350	20	CW	64 (s)	564 (s)	124 (s)	652 (s)	220 (s)	123 (s)	596 (s)	222 (s)	
				NW	60	538	118	621	209	117	568 (s)	211 (s)	
31LA	31 watt, LED integral lens array.	530	31	CW	90 (s)	749 (s)	167 (s)	838 (s)	306 (s)	169 (s)	808 (s)	301 (s)	
				NW	85	713	159	798	292	161	770 (s)	286 (s)	
40LA ⁵	40 watt, LED integral lens array.	700	40	CW	See Note 5	See Note 5	221	1132	407	207 (s)	1010 (s)	376 (s)	
				NW	See Note 5	See Note 5	191	1063	357	197	962	358	

- System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.
- Lumen values based on photometric tests performed in compliance with IESNA LM-79. Values are for luminaires with a white faceplate. Values will vary based on faceplate color chosen. Contact Gardco.Applications@philips.com for values not shown above.
- 941L is not available in 40LA (700mA) LED wattage. Lumen values shown are based on Bronze painted faceplates. Values will vary based on the faceplate color.
- (s) indicates values are scaled value based on tests of similar, but not identical, luminaire configurations.

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G200-040/1212

PHILIPS



Photometric Data Summary

LUMINAIRE: 941L-LV-20LA-NW-BRP
94 LED STEPLIGHT

TEST #941L-LV-
DATE: 1/2/2013
TOTAL LUMINAIRE EFFICIENCY = 100.0

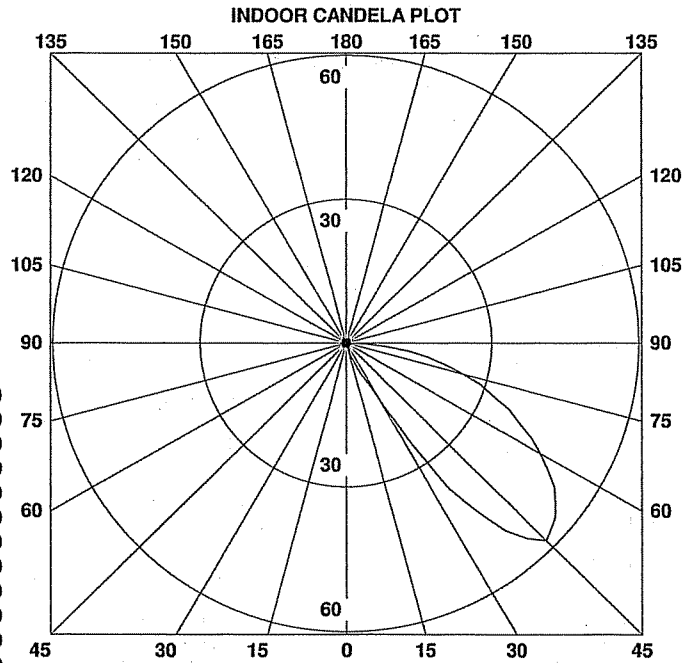
BALLAST:
BALLAST FACTOR: 1.00
LAMP:
LUMENS PER LAMP: 54
WATTS: 20
SPACING CRITERION: 0° = N/A 90° = N/A
LUMINOUS OPENING IN FEET
LENGTH: 0.00
WIDTH: -0.75
HEIGHT: 0.00

ZONAL LUMENS

ZONE	LUMENS	% LAMP	% FIXTURE
0-30	1	1.1	1.1
0-40	4	7.3	7.3
0-60	25	45.4	45.4
0-90	54	99.9	99.9
90-120	0	0.1	0.1
90-130	0	0.1	0.1
90-150	0	0.1	0.1
90-180	0	0.1	0.1
0-180	54	100.0	100.0

CANDELA SUMMARY

ANGLE	0.0	60.0	77.5	105.0	180.0
0.0	0	0	0	0	0
15.0	1	0	0	0	0
30.0	14	1	0	0	0
45.0	58	8	0	0	0
60.0	46	34	3	0	0
75.0	25	22	13	0	0
90.0	0	1	0	0	0
105.0	0	0	0	0	0
120.0	0	0	0	0	0
135.0	0	0	0	0	0
150.0	0	0	0	0	0
165.0	0	0	0	0	0
180.0	0	0	0	0	0



180.0-0.0 ——— 270.0-90.0 - - - - -

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Firchow, Kevin

From: Jeffrey Wills [wills@ucu.edu.ua]
Sent: Tuesday, February 19, 2013 1:20 PM
To: Scott Kolar; Firchow, Kevin; Verveer, Mike
Cc: Rick Broughman; Tim Kamps; Dennis Martin; Davy Mayer; Peter Ostlind; prezalex87@gmail.com; lwarman18@gmail.com; John Magnino; Larry Warman; Peggy LeMahieu; Eric Lawson
Subject: Re: Dayton / Johnson Redevelopment - Sidewalks
Attachments: Boston_sidewalk_width_chart 2.pdf; ATT00001..htm

Dear Scott, Kevin, Mike, and neighbors,

Thanks for the update on the sidewalk issue around the Dayton Square development. Clearly we still have some work to do.

What do I understand from this?

1) it is not surprising that Engineering isn't ready to move forward with a sidewalk recommendation yet. They weren't at the neighborhood meetings and, from their comments, it seems they haven't really clarified what is the appropriate sidewalk size for UMX. Most importantly, there isn't a city plan that would guide them. They may not know that the sidewalk question was already raised at the UDC meeting in December by one of the UDC members.

2) The concern about precedents isn't really relevant in our new context. There is a new Downtown Plan, which has just obviated many precedents in many categories and created oddities (we'll now have a 2-story carriage house with 6-story buildings on the sides and a 12-story building behind). In fact, I would say the concern about precedents is what makes this an important issue for resolution during the approval of this pioneering building. If this large complex, the first submitted under the new downtown plan, is approved without a city sidewalk plan or even discussion, then de facto it will be a precedent for the entire UMX zone.

3) "From a design standpoint, they were concerned considering this was a partial block development." Just the opposite: this development is half of the block starting at one end, and the developer's architect has said their property could provide at least a foot (and probably more), and the owners of the adjacent properties (myself and Les Orosz) have also agreed to wider sidewalks from our properties. By my calculation, that means that over 450 continuous feet along Broom and Dayton could have a wider sidewalk if the city would encourage and approve it. So there is wide consensus that a wider sidewalk is appropriate and it would be a substantial length. The only real question is what width we want.

Where do we go from here?

We urgently need the planning dept or other city staff to propose a sidewalk plan for UMX (and probably other parts of downtown). The lack of a policy on this (and the lack of design guidelines for Mifflin West) leaves a large gap which needs to be addressed immediately. The issues that should lead us are:

- The Downtown Plan deliberately created a high-density Urban Mixed Zone (UMX) to foster an urban environment. The 1500+ planned residents on each block deserve adequate sidewalk space as the minimal city amenity.
- The Mifflin West neighborhood is recognized as having the least green space in the entire city. Accordingly, the terrace (our only current green space) cannot be sacrificed for that extra sidewalk space. The city arborist should be involved in this discussion, because sooner or later the sidewalks will

- be widened and, if there is no plan, it will inevitably mean removing terrace space and putting trees into grates (the trees in apartment canyons already have limited light, so limiting their water hardly helps).
- Madison should follow best practices elsewhere and have a set of sidewalk guidelines. Easily available on the web are the following (and I'm sure the planning office has access to many more):
 - Boston (10' recommended for downtown mixed use): see attachment below
 - San Francisco (15' recommended for downtown residential): <http://www.sfbetterstreets.org/design-guidelines/sidewalk-width/#sidewalkWidthTable>
 - Portland (8' recommended for pedestrian districts — in 1998 they developed an entire Portland Pedestrian Design Guide <http://www.portlandoregon.gov/transportation/article/84048> -- see page A-12 for width)
 - New York: "In New York City, if a new building is installed, the property owner is responsible for allocating a sidewalk area in front of the building that will accommodate the increased pedestrian traffic the new building will generate." Priorities and Guidelines for Providing Places for Pedestrians to Walk Along Streets and Highways. FHWA (1999)
 - Our experience with implementing bike-stall requirements and bicycle lanes shows us that we can address new urban needs successfully. This is a "teaching moment" for all of us and we should ask ourselves "what is best for the new downtown?"

Kevin, I would be grateful if you could bring this to the attention of the UDC and the Planning Commission and keep us up to date on how we can help the city quickly develop a basic sidewalk policy for the UMX zone.

Scott, I would urge the neighborhood to request that the project donate 2.5 feet (to expand the the current 5.5 foot sidewalk to 8 feet) and officially encourage the city to develop a UMX sidewalk policy within the next month before the approvals on this project.

Many thanks,

Jeffrey Wills

Preferred Width for Sidewalk Zones

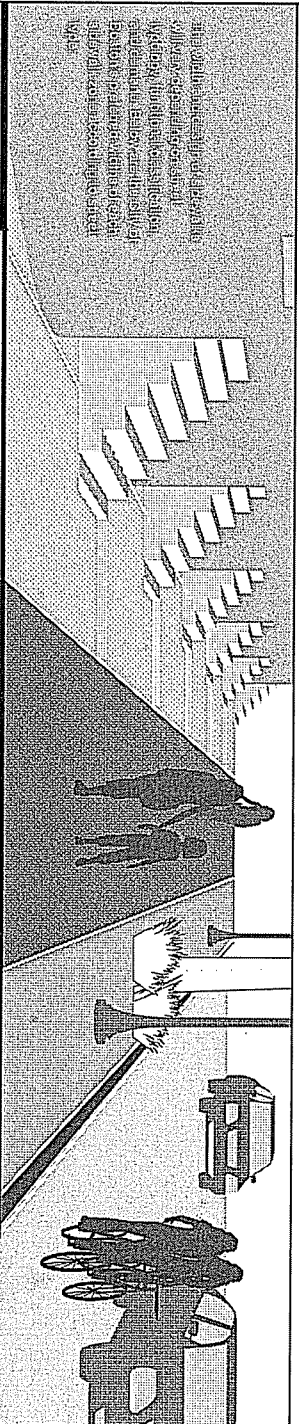
Designing balanced sidewalk zone widths on Boston's space-constrained street grid focuses on providing a continuous system of safe, accessible pathways for pedestrians on both sides of all streets where walking is permitted.

Sidewalks should keep as much as possible to the natural path of travel, parallel to the roadway. Ideally, they will be located in a position that naturally aligns with crosswalks at intersections. It may be desirable in some locations for the pedestrian zone to curve to form a more direct route to an intersecting walkway, to preserve significant trees, or to provide a greater degree of separation between the sidewalk and the roadway for a distance.

Sidewalks immediately adjacent to high-volume pedestrian generators require special consideration. This includes sidewalks adjacent to transit stations, universities, major tourism and entertainment venues, and other similar locations. Appropriate sidewalk widths should be determined in consultation with the City of Boston, taking into consideration anticipated pedestrian volumes, rickshaw projections (for transit locations), right-of-way width, and the locations of bus shelters and transfer points.

Most of Boston's streets have considerable right-of-way constraints and the preferred widths will not always be achievable. When design requires judgment calls as to how to allocate street/sidewalk space, the following principles should be used:

- ▶ In the City of Boston all curbs are typically made of granite and are 6" wide with a 6" vertical reveal.
- ▶ Vertical objects in the Greenscape/Furnishing Zone should be set back a minimum of 18" from the face of the street curb to allow for access and prevent damage to vehicles on the street as well as greenscape elements and furniture.
- ▶ Pedestrian Zone
 - ▶ The Americans with Disabilities Act requires a minimum 4' clear width in the pedestrian zone plus 5' for width every 200' to allow wheelchairs to pass each other.
 - ▶ In constrained conditions, provide a minimum 5' wide pedestrian zone on Boulevards, Parkways, Neighborhood Residential, and Industrial street types, and an 8' wide pedestrian zone on Downtown Commercial, Downtown Mixed-use, Neighborhood Main, and Neighborhood Connector street types.



Street Type	Frontage zone Width (ft)	Pedestrian zone Width (ft)	Greenscape/ Furnishing zone Width (ft)	Curb zone Width (ft)
Downtown Commercial	2'	12'	6'	6'
Downtown Mixed Use	2'	10'	6'	6'
Neighborhood Main	2'	8'	6'	6'
Neighborhood Connector	N/A	8'	5'	5'
Neighborhood Residential	N/A	5'	5'	5'
Industrial Street	N/A	5'	N/A	5'
Shared Street	2'	N/A	N/A	N/A
Parkway	N/A	6'	10'	10'
Boulevard	N/A	6'	10'	10'

Frontage zone
The Frontage Zone only applies to locations with buildings adjacent to the sidewalk.

Why accommodate

- ▶ Sidewalk cite
- ▶ Store entrance
- ▶ Retail display
- ▶ Landscaping

Notes

Not needed if sidewalk corridor is adjacent to a landscaped space

Pedestrian zone
Area specifically reserved for pedestrian travel.

May accommodate

- ▶ Only pedestrian use
- ▶ Notes
- ▶ Width should be compatible for anticipated use
- ▶ Wheelchair accessible
- ▶ Surface should be smooth, finished, pedestrian zone should be firm and paved through surface and adjacent curbside (see Section 2.10.1)

Notes

The Americans with Disabilities Act requires a minimum 4' clear width in the pedestrian zone plus 5' for every 200' of length. Wheelchairs can pass each other.

**Greenscape/
Furnishing zone**
Area between the top of the curb and the front edge of the walkway.

May accommodate

- ▶ Street furniture
- ▶ Utility access
- ▶ A/D landscaping
- ▶ Transit zone

Notes

Proposed street elements must comply with city permitting requirements and design criteria

Curb zone
Area between the edge of the roadway and greenscape zone

Notes

- ▶ Concrete or granite
- ▶ Should not be "rolled"
- ▶ More extensively covered in other chapters, including curbside management (XX) and drainage (XX)