

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:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 209 - 261 Junction Road

Title: Prairie Towne Center GDP | SIP

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

UDC meeting date requested October 16, 2019

- 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)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name James Worker
Street address 901 Deming Way, Suite 102
Telephone 608.664.3552

Company Iconica
City/State/Zip Madison, WI 53717
Email james.worker@iconicacreates.com

Project contact person James Worker
Street address 901 Deming Way, Suite 102
Telephone 608.664.3552

Company Iconica
City/State/Zip Madison, WI 53717
Email james.worker@iconicacreates.com

Property owner (if not applicant) 209-261 Junction Road Madison Investors LLC (Kasey Moore)
Street address 2515 McKinney Ave, Suite 800
Telephone 972-458-3327

City/State/Zip Dallas, TX 75201
Email kasey.moore@ubs.com

5. Required Submittal Materials

- Application Form
- 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 CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist on Page 4 for plan details)
- Filing fee
- Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaser, Sydney Prusak, Jenny Kirchgatter on 08/17/2019 | 9/19/2019.
2. 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 James W Worker Relationship to property Architect / Consultant

Authorizing signature of property owner Karley Moore Date 9/24/19

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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



ICONICA

Project Intent

Prairie Towne Center General Development Plan Modification

This application for a Modification of GDP is for the property known as Prairie Towne Center, Phase II located at 209-261 Junction Road. Madison, Wisconsin. The legal description of the property is Lot 1, CSM 7978.

This application for a Modification of GDP is specifically to add within Lot 1, 7978 an outlot building in a remote part of the parking lot area. The outlot building is approximately 8,132 gross square feet ("8K Outlot Building"). It will accommodate 3-5 separate commercial businesses and a drive-thru. (See enclosed site plan, building plans and perspective drawings.)

This 8K Outlot Building is needed to drive more customers to Prairie Towne Center as the shopping center industry is undergoing seminal changes with respect to how people purchase their goods and services. Online retail purchases continue to grow at an alarming pace requiring less and less visits to physical stores, especially to those stores who sell items which can be more easily commodified. As a result, sales at all stores at Prairie Towne Center have decreased dramatically since the center's grand opening in 1997. The International Council of Shopping Centers ("ICSC") has conducted studies that definitively show how the addition of restaurants to a shopping center property can add as much as 20% to the sales of other stores in the shopping center. The 8K Building will accommodate 2-3 restaurants which will drive traffic to the center and provide for longer shopping stays within the development.

The area in which the 8K Outlot Building will be located has a long history of very little to absolutely no use in the 20+ years that Prairie Towne Center has existed. The 8K Outlot Building will provide more density to the development, increased jobs in the area and increased tax revenues for the City of Madison and other local taxing authorities.

The following represent the proposed modifications to the existing GDP of Prairie Towne Center. The proposal is for the future development of (1) additional multi-tenant out-lot building with drive-thru(8,233 GSF), a future expansion to the existing Pick 'N Save (9,000 GSF), the conversion of the existing Lands' End building to a multi-tenant retail building with drive-thru and general landscaping/pedestrian orientated improvements.

Proposed Out-lot Building

The proposed out-lot building is an underutilized corner of the existing parking lot. The building is of a scale that would represent the addition of modest sized commercial tenant spaces not currently available within the development with a goal of attracting smaller food/beverage tenants. These modifications add to the diversity of use and continued vibrancy of the development.

8,132 GSF

In response to prior discussions with the Commission, alternate building locations and faced designs related to 'front of house' and 'back of house' have been explored. Ultimately, the design team felt that by pulling the building off of Junction Road with 1 drive aisle serving 2 lanes of parking along the 'front of house' façade facing junction road and providing a more functional 'back of house' facing the parking field

was the most successful blend of design and function. A drive-thru that wraps the back and side of the building is proposed. The opposite side provides space for a patio and building access. The 'Back of house' façade is designed for retail display and a strong central entry storefront. The building proximity to the sidewalk provides for an easy connection to the front door of the new tenant spaces.

Additionally, the architecture of the building has been further refined and has a clear hierarchy of articulation. The material pallet and building massing have been chosen to be a more modern vocabulary than the rest of the shopping center while still having visual ties to the center. The ties we focused on included, the use of a split face block at the base in a larger format (12" x 24"), the use of an almost white, brick that is the same size as the brick veneer on the center and the use of red terra cotta colored architectural elements standing seam awnings on various sides of the architecture.

Existing (Lands' End)

The placement of a future drive-thru has been re-evaluated based on previous discussions with the Commission. The proposal now reflects a drive-thru that wraps around the back of the building. This allows for a generous car stack, without impacting the tenant entries along the street facing façade and adjacent parking.

Existing Landscape Overview

Currently, the Prairie Towne Center landscaping is comprised of a variety of mature deciduous and evergreen tree and shrub species with a limited amount of ornamental grasses and perennials existing on-site. Mature trees consist primarily of Black Hills Spruce, Colorado Blue Spruce, Green Ash, Maple and Honey Locust. Mature evergreens are strategically placed to enhance traffic flow through the main (middle) entrance drive of the development while various Ash and Maple species enhance the open spaces adjacent to Junction Road. Parking lot islands are comprised of either one or two Honey Locust species while a red granite gravel or blue fescue lawn serves as the "mulch" understory in the parking islands. Understory plantings within the parking islands are nonexistent while a limited amount of foundation plantings and ornamental trees exist along the retail storefront.

Proposed Landscape and Pedestrian Connectivity Improvements

While the Prairie Towne Center provides opportunities for multi-modal transit, including bus amenities and bike parking, the pedestrian amenities and connectivity are minimal and focused on the central, main entrance to the Center. Connectivity between proposed buildings including the 8,132 SF, and existing Lands' End building are limited.

To enhance the pedestrian's connectivity and experience the following improvements are proposed. Refer to General Development Plan Master Plan provided.

- Enhance landscape plantings at the middle entrance drive along Junction Road to create a more unified "Center";
- Increase the amount of perimeter landscaping along Junction Road to provide adequate parking lot screening as well as an enhanced pedestrian experience; The plans have been revised to reflect the desire for landscaping to provide relief and blur the boundary of the pedestrian realm rather than reinforcing the hard edge of the sidewalk.
- Meet "points" standards and zoning conformance for areas disturbed during development of Outlot retail building.

- Provide new and additional tree islands for zoning conformance for areas disturbed and adjacent to during development of Outlot retail building.

A variety of plantings will be used to highlight and define the Prairie Towne Center entrances and edges. Overall, an emphasis will be placed on low maintenance practices by utilizing native perennial plant species, particularly grasses and perennials. The plant list provided carefully selects four-season interest plantings by use of flower color, texture, fall color, and form.

Sample Plant List:

COMMON NAME

BOTANICAL NAME

OVERSTORY DECIDUOUS TREES

Prairie Pride Common Hackberry
Redmond Linden
Draves Honey Locust
Red Sunset Maple
State Street Maple
Espresso Coffeetree
Autumn Gold Ginkgo
New Horizon Elm

CELTIS occidentalis 'Prairie Pride'
TILIA americana 'Redmond'
GLEDITSIA tricanthos 'Draves'
ACER rubrum 'Franksred'
ACER miyabei 'Morton'
GYMNOCLADUS dioicus 'Espresso'
GINKGO biloba 'Autumn Gold'
ULMUS x 'New Horizon'

TALL EVERGREEN TREES

Black Hills Spruce
Colorado Blue Spruce

PICEA glauca var. densata
PICEA pungens 'Glauca'

ORNAMENTAL DECIDUOUS TREES

Crabapple spp.
Serviceberry spp.
Pear spp.

MALUS spp.
AMELANCHIER spp.
PYRUS spp.

UPRIGHT EVERGREEN TREES

Arborvitae spp.
Juniper spp.

THUJA spp.
JUNIPER spp.

DECIDUOUS SHRUBS

Dogwood spp.
Viburnum spp.
New Jersey Tea
Winterberry spp.
Little Devil Ninebark
Spring Red Compact
Cranberrybush Vib.
Alpine Currant

CORNUS spp.
VIBURNUM spp.
CEANOTHUS americana
ILEX spp.
PHYSOCARPUS opulifolius 'Donna May'

VIBURNUM trilobum 'Spring Red'
RIBES alpinum

Gro-low Sumac

RHUS aromatica 'Gro-Low'

EVERGREEN SHRUBS

Yew spp.

TAXUS x media spp.

Juniper spp.

JUNIPERUS spp.

ORNAMENTAL GRASSES

Korean Feather Reed Grass

CALAMAGROSTIS brachytricha

Prairie Dropseed

SPOROBOLOUS heterolepis

Flame Grass

MISCANTHUS purpurascens

Indiangrass

SORGHASTRUM nutans

Autumn Moor Grass

SESLERIA autumnalis

Tufted Hairgrass

DESCHAMPIA cespitosa

Northwind Switch Grass

PANICUM virgatum 'Northwind'

Heavy Metal Switch Grass

PANICUM virgatum 'Heavy Metal'

Dwarf Fountain Grass

PENNISETUM alopecuroides 'Hameln'

PERENNIALS

Brown-eyed Susan

RUDBECKIA triloba

Yellow Coneflower

RATIBIDA pinnata

Coneflower spp.

ECHINAEA pallida

Little Spire Russian Sage

PEROVSKIA atriplicifolia 'Little Spire'

Coral Bells Palace Purple

HEUCHERA micranatha var. diversifolia 'Palace Purple'

May Night Perennial Salvia

SALVIA nemorosa 'Mainacht'

Ornamental Onion spp.

ALLIUM spp.

Sedum spp.

SEDUM spp.

Sky Blue Aster

ASTER azureus

False Blue Indigo

BAPTISIA australis

Prairie Blazing Star

LIATRIS pycnostachya

Fireworks Goldenrod

SOLIDAGO rugosa 'Fireworks'

Catmint spp.

NEPETA spp.

Landscape Design Intent – Example Images



Management Plan for Prairie Towne Center:

The Prairie Towne Center commercial retail property is comprised of two ownership parcels. One parcel, known as the "Developer Tract", is owned by 209-261 Junction Road Madison Investors LLC. The other parcel, known as the "Target Tract", is owned by Dayton Hudson Corporation Property Tax Dept T-1060.

The Target Tract has been managed by Target since the property was developed in 1997. The Developer Tract has been managed by Flad Development since the property was developed in 1997. The Developer Tract at Prairie Towne Center will continue to be managed under an agreement with the owner in a professional manner with high industry standards. Local companies will continue to be engaged to provide such property services as waste removal, snow removal, landscape maintenance, parking lot maintenance and repair,

building/roof maintenance and miscellaneous HVAC, electrical and plumbing repairs. In-house maintenance personnel are also employed to maintain daily contact with the property and respond to calls from tenants.

Organizational Structure:

Owner:	UBS Global RE 2515 McKinney Ave, Suite 800 Dallas, TX 75201 Contact: Kasey Moore Kasey.moore@ubs.com	Architect:	Iconica 901 Deming Way Madison, WI 53717 608-664-3535 Contact: James Worker James.worker@iconicacreates.com
Engineer:	Iconica 901 Deming Way Madison, WI 53717 608-664-3535 Contact: Patrick Eagan	Civil Design:	JSD Professional Services, Inc. 161 Horizon Drive, Suite 101 Verona, WI 53593 Contact: Mike Grzesiak
Landscape Architect:	JSD Professional Services, Inc. 161 Horizon Drive, Suite 101 Verona, WI 53593 Contact: Mike Grzesiak	Property Manager:	Flad 3330 University Avenue, Suite 206 Madison, Wisconsin 53705 Contact: Jim Vogt (608) 833-8100

Project Schedule: Construction Start – Spring 2019

Estimated Project Cost: \$1,240,000.00

Public Subsidy Requested: None

Number of Construction and Full time Equivalent

Jobs Created: 45

Thank you for your time in reviewing our proposal.

Sincerely,



James W Worker
Architect
Iconica



AREA OF PROPOSED SIP
AREA OF EXISTING GDP

JUNCTION ROAD

W BELTRINE
HWY 14 / 12

MINERAL POINT ROAD

PRAIRIE TOWNE CENTER
GENERAL DEVELOPMENT PLAN

CONTEXT MAP

09/25/2019

SHEET: 01

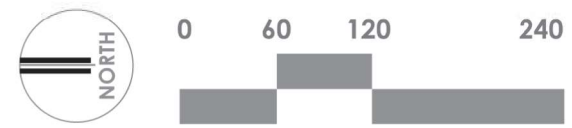


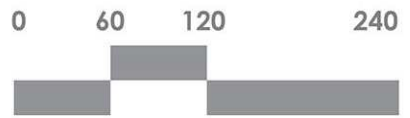
Copyright © 2018 by Iconica (All Rights Reserved)

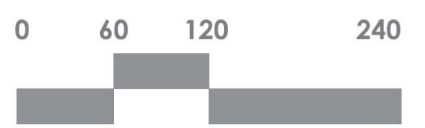




- EXISTING PEDESTRIAN CONNECTION
- PROPOSED PEDESTRIAN CONNECTION







JUNCTION ROAD

BUS STOP

DEMO PORTION OF EXISTING CURB AND GUTTER FOR FUTURE TREE ISLAND

DEMO EXISTING TREE ISLAND (TYP)

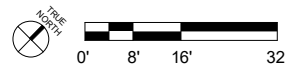
AREA OF DISTURBED ASPHALT
47,400 SF



PRAIRIE TOWNE CENTER
NORTH OUT LOT

DEMO SITE PLAN
278 PARKING STALLS AS SHOWN

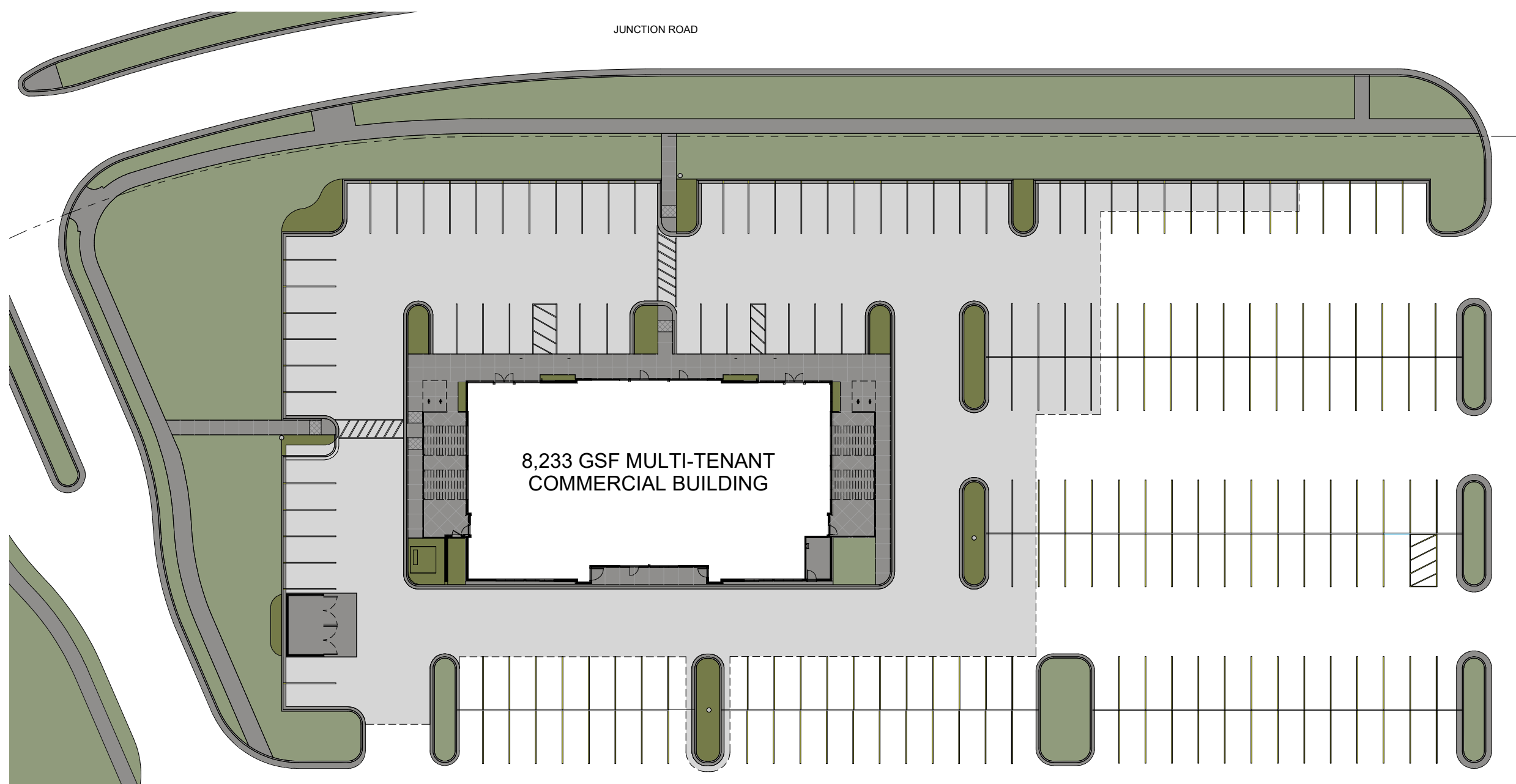
SHEET: 07



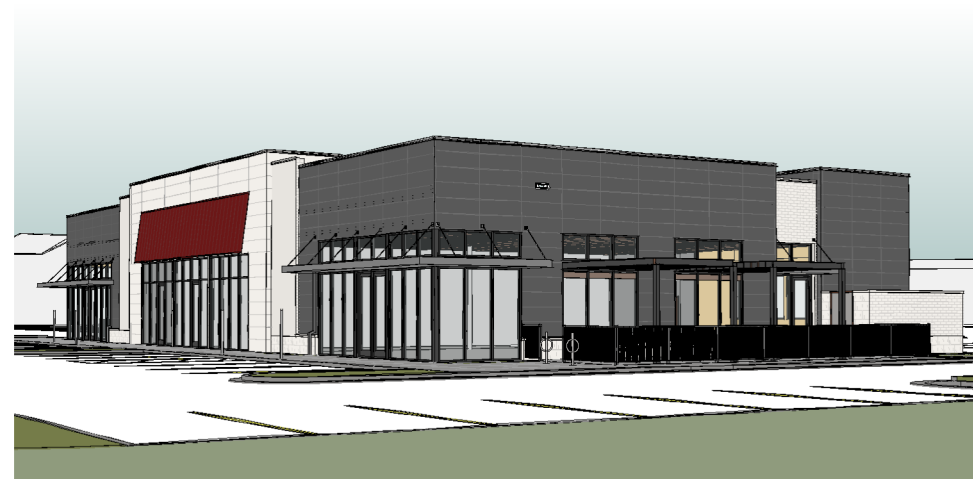
Copyright © 2018 by Iconica. All Rights Reserved.

09/25/2019

JUNCTION ROAD



8,233 GSF MULTI-TENANT
COMMERCIAL BUILDING



JUNCTION ROAD - NORTHBOUND



JUNCTION ROAD SOUTHBOUND



PARKING LOT

PRAIRIE TOWNE CENTER
NORTH OUT LOT

PREVIOUSLY APPROVED SCHEME

208 PARKING STALLS AS SHOWN

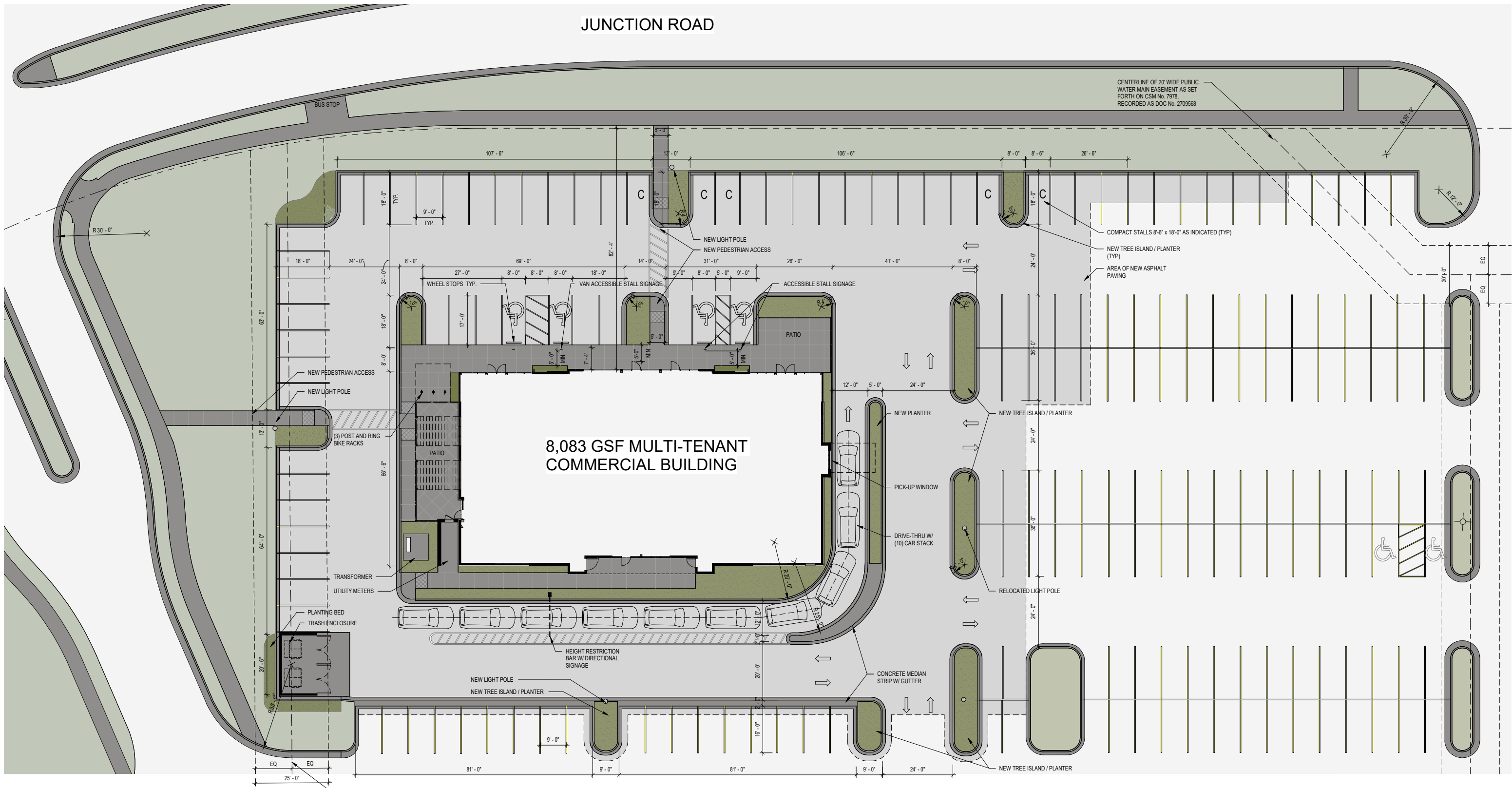
09/25/2019

SHEET: 08



Copyright © 2018 by Iconica (All Rights Reserved)

JUNCTION ROAD



8,083 GSF MULTI-TENANT
COMMERCIAL BUILDING

TRUE PLAN NORTH NORTH

SITE PLAN
 1/16" = 1'-0"

CENTERLINE OF 25' WIDE
STORM SEWER EASEMENT
AS SET FORTH ON
CSM No. 7978, RECORDED
AS DOC No. 2709568

PRAIRIE TOWNE CENTER
NORTH OUT LOT

DRIVE-THRU SITE PLAN
190 PARKING STALLS AS SHOWN

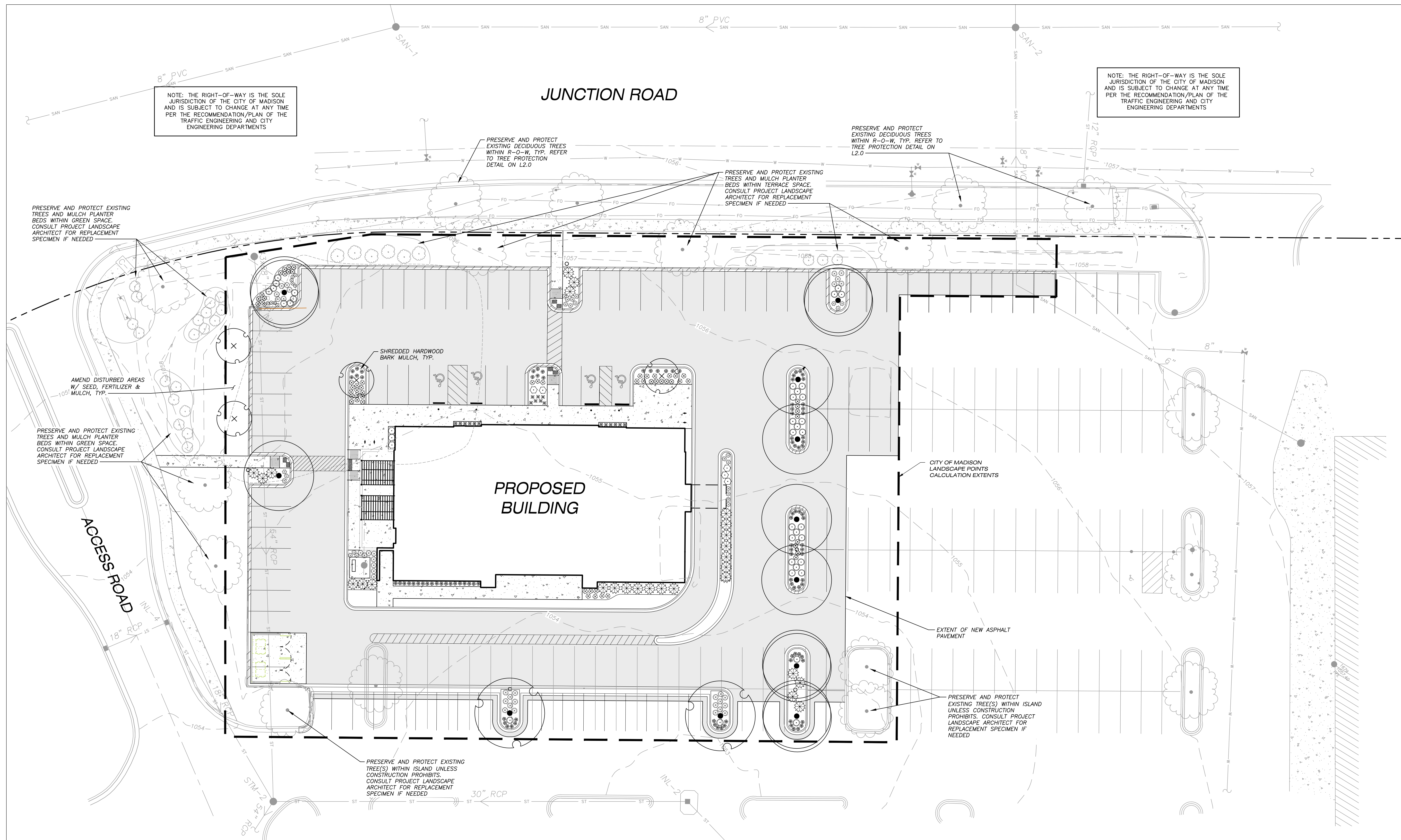
09/25/2019

SHEET: 09

TRUE NORTH

ICONICA
 901 DEMING WAY // MADISON, WI 53717
 PH: 608.684.3500 // FX: 608.684.3535
 iconica@iconica.com

Copyright © 2018 by Iconica (All Rights Reserved)

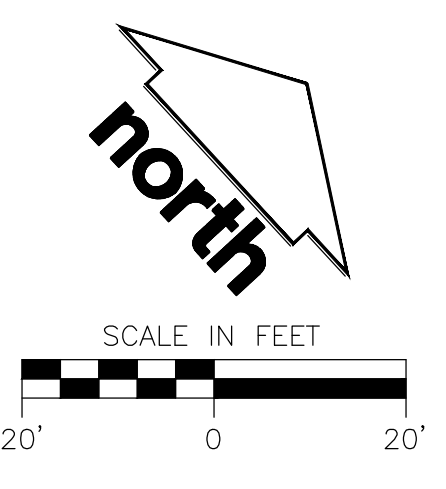


NOTE: THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

NOTE: THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

- LEGEND (LANDSCAPE PLAN)**
- PROPERTY LINE
 - - - RIGHT-OF-WAY
 - - - EASEMENT LINE
 - ST EXISTING STORM SEWER
 - SAW EXISTING SANITARY SEWER
 - W EXISTING WATER SERVICE
 - FO EXISTING FIBER OPTIC
 - ST EXISTING GAS
 - ST PROPOSED STORM SEWER
 - BUILDING OUTLINE
 - EDGE OF PAVEMENT
 - STANDARD CURB AND GUTTER
 - REJECT CURB AND GUTTER
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - LANDSCAPE EDGING
 - ADA PARKING BOLLARDS/SIGNS
 - BIKE RACK
 - LANDSCAPE EXTENTS
 - LIGHT POLE

- GENERAL NOTES:**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE.



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	AA	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	B & B	2.5" Cal	35	4
	CO	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal	35	2
	GD	Gleditsia triacanthos f. inermis 'Draves' / Streetkeeper Honey Locust	B & B	2.5" Cal	35	5
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	AP	Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry	B & B	1.5" Cal	15	4
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	CS	Clethra alternifolia 'Hummingbird' / Hummingbird Summersweet	3 gal	24" Min. Ht.	3	8
	JC	Juniperus chinensis 'Sea Green'	3 gal	24" Min. Ht.	4	27
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	BA	Baptisia australis / Blue Wild Indigo	1 Gal	18-12" Ht.	2	35
	EM	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	1 Gal	18-12" Ht.	2	18
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	18-12" Ht.	2	68
	PA	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 Gal	18-12" Ht.	2	29
	RF	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Coneflower	1 gal	18-12" Ht.	2	23
	SH	Sedum x 'Herbstfreude' / Autumn Joy Sedum	1 gal	18-12" Ht.	2	38
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	LS POINTS	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	18-12" Ht.	2	36
	DS	Deschampsia cespitosa 'Schottland' / Schottland Hair Grass	1 gal	18-12" Ht.	2	19
	SL	Schizachyrium scoparium / Little Bluestem Grass	1 gal	18-12" Ht.	2	38



PRAIRIE TOWNE CENTER NORTH OUTLOT

UBS GLOBAL REAL ESTATE
2515 McKinney Avenue
Dallas, TX 75201

ISSUE DATES:

Issue	Description	Date
1	UBS INFORMATIONAL	09/25/2019

This document contains confidential or proprietary information of Iconica. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Iconica.

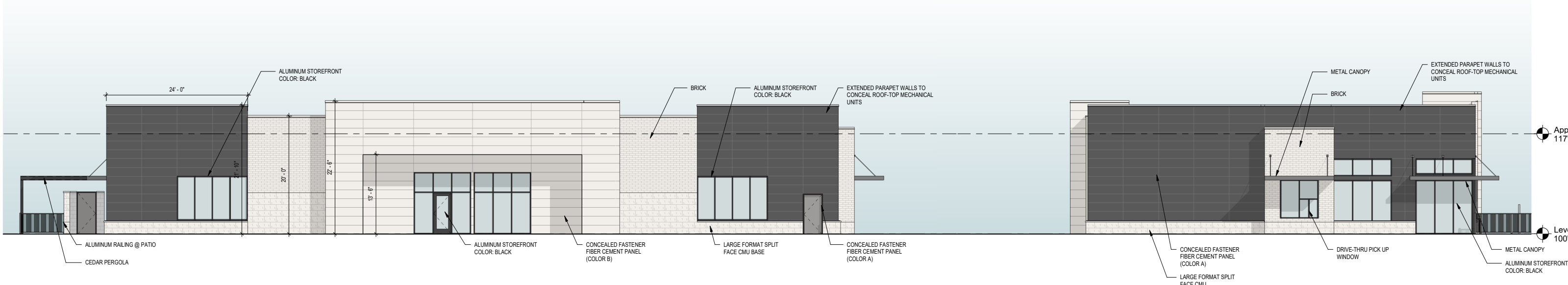
Sheet Title
OVERALL LANDSCAPE PLAN

Project Number: Project Number
Sheet Number

L1.0

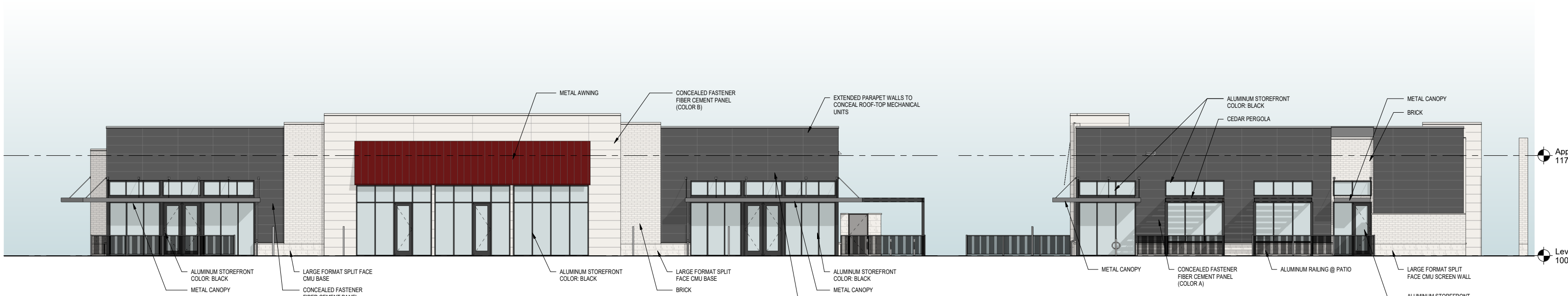
EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK ALASKA WHITE VELOUR			FIBER CEMENT COLOR A	NICHA - ILLUMINATION SERIES - AW3030 COLOR: SW7069 - IRON ORE 18" X 120" PANEL, FIELD CUT TO 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME COLOR: PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	NICHA - ILLUMINATION SERIES - AW3030 COLOR: SW6077 - EVERYDAY WHITE 18" X 120" PANEL			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK

NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY



COLOR - SOUTHEAST ELEVATION
1/8" = 1'-0"

COLOR - NORTHEAST ELEVATION
1/8" = 1'-0"



**NORTHWEST ELEVATION
(VIEW FROM JUNCTION ROAD)**
1/8" = 1'-0"

COLOR - SOUTHWEST ELEVATION
1/8" = 1'-0"

**PRAIRIE TOWNE CENTER
NORTH OUT LOT**

ELEVATIONS - COLOR

09/25/2019

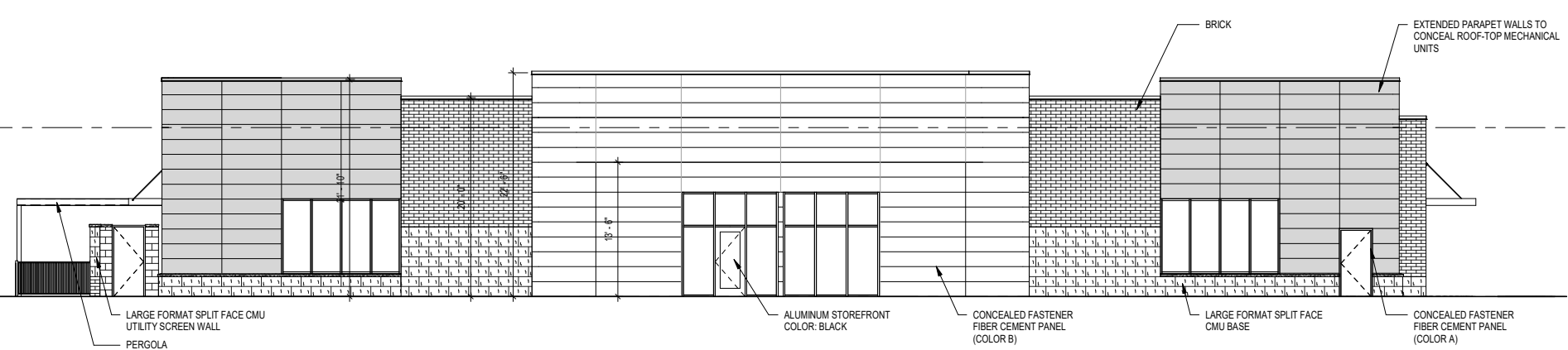
SHEET: 11



Copyright © 2018 by Iconica (All Rights Reserved)

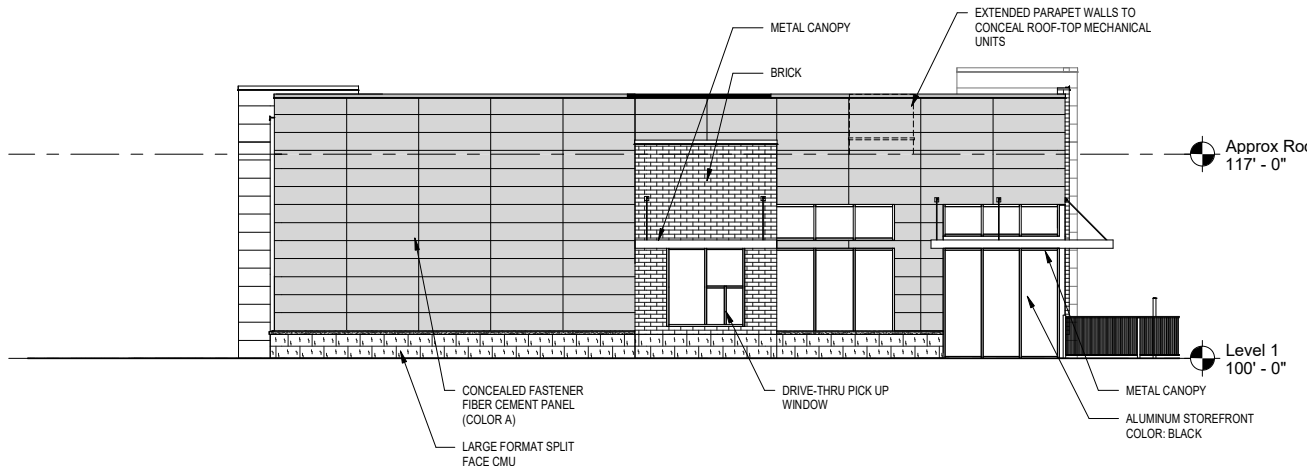
EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK ALASKA WHITE VELOUR COLOR:			FIBER CEMENT COLOR A	NICIHA - ILLUMINATION SERIES - AW3030 COLOR: SW7089 - IRON ORE 18" X 120" PANEL, FIELD CUT TO 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME COLOR: PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	NICIHA - ILLUMINATION SERIES - AW3030 COLOR: SW6077 - EVERYDAY WHITE 18" X 120" PANEL			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK

NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY



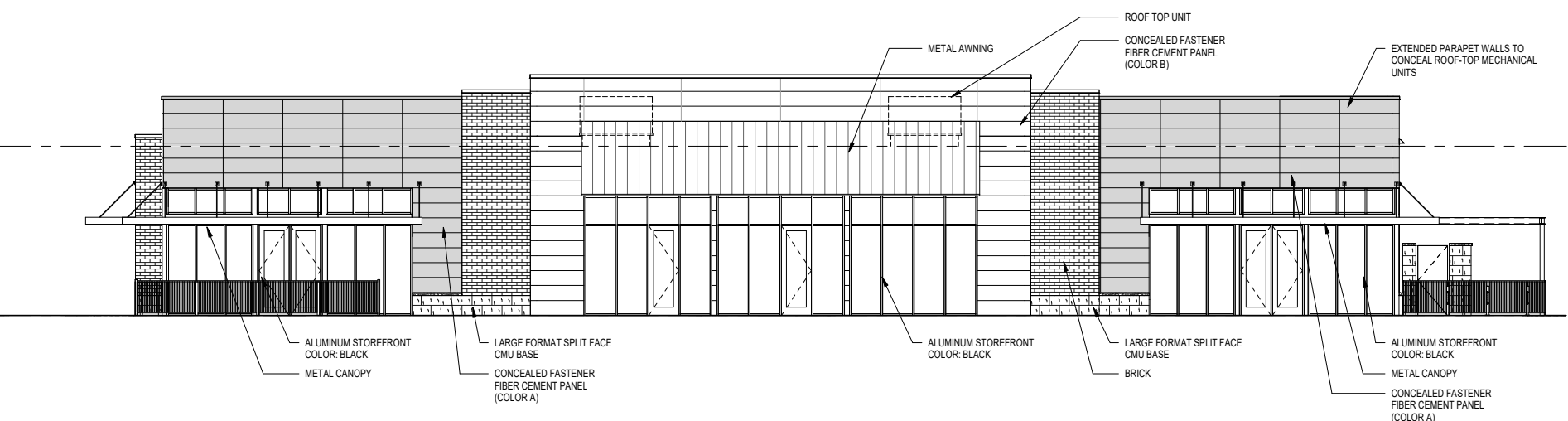
SOUTHEAST ELEVATION

1/8" = 1'-0"



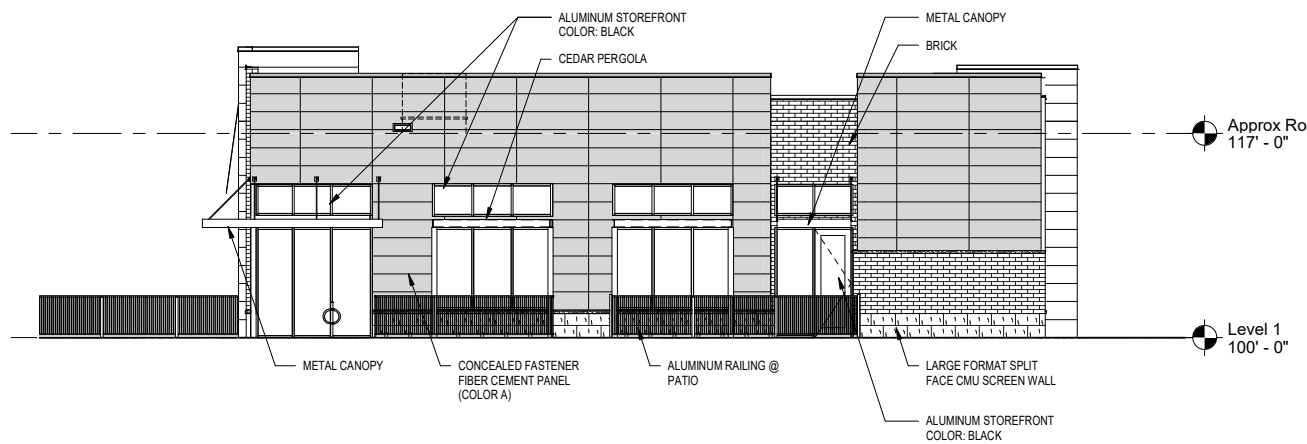
NORTHEAST ELEVATION

1/8" = 1'-0"



NORTHWEST ELEVATION

1/8" = 1'-0"



SOUTHWEST ELEVATION

1/8" = 1'-0"



**PRAIRIE TOWNE CENTER
NORTH OUT LOT**

ELEVATIONS - B&W

09/25/2019

SHEET: 12



Copyright © 2018 by Iconica (All Rights Reserved)



JUNCTION ROAD - NORTHBOUND

PRAIRIE TOWNE CENTER
NORTH OUT LOT

PERSPECTIVE

09/25/2019

SHEET: 13



Copyright © 2018 by Iconica. All Rights Reserved.



JUNCTION ROAD - SOUTHBOUND

PRAIRIE TOWNE CENTER
NORTH OUT LOT

PERSPECTIVE

09/25/2019

SHEET: 14



Copyright © 2018 by Iconica. All Rights Reserved.



PARKING LOT - ENTRY DRIVE

PRAIRIE TOWNE CENTER
NORTH OUT LOT

09/25/2019

SHEET: 15

PERSPECTIVE



Copyright © 2018 by Iconica (All Rights Reserved)



PARKING LOT - PICK 'N SAVE