



City of Madison

Proposed Rezoning & Conditional Use

Location

210 South Pinckney Street

Applicant

City of Madison/Beitler Real Estate Services /Chris Oddo – InSite Consulting Architects, LLC

From:DC

To:PD(GDP-SIP)

Existing Use

Vacant

Proposed Use

Construct mixed-use building with 8,000 sqft of retail, a 4,000 sq. ft. bike center, 148 apartments and 560-stall Parking Utility garage, with projections into Capitol View Limit

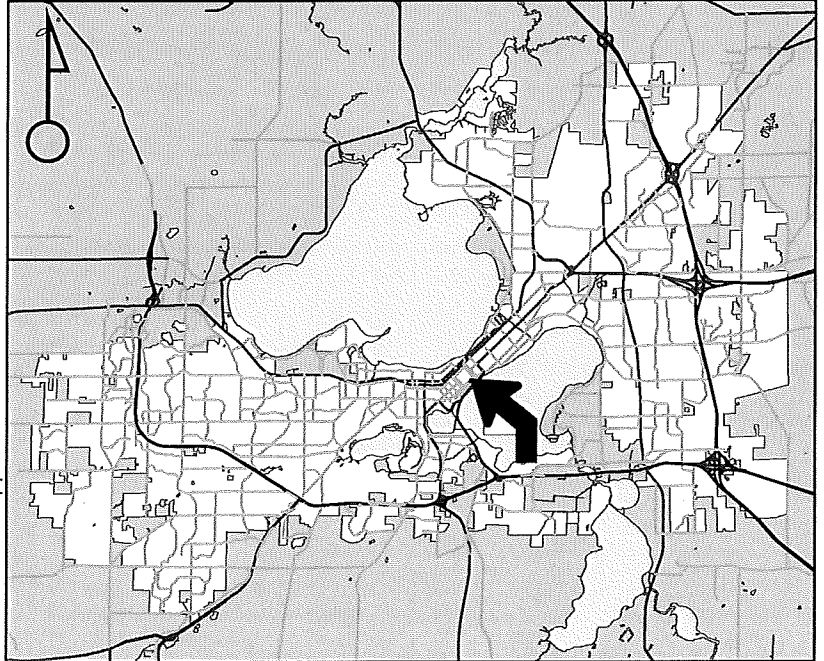
Public Hearing Date

Plan Commission

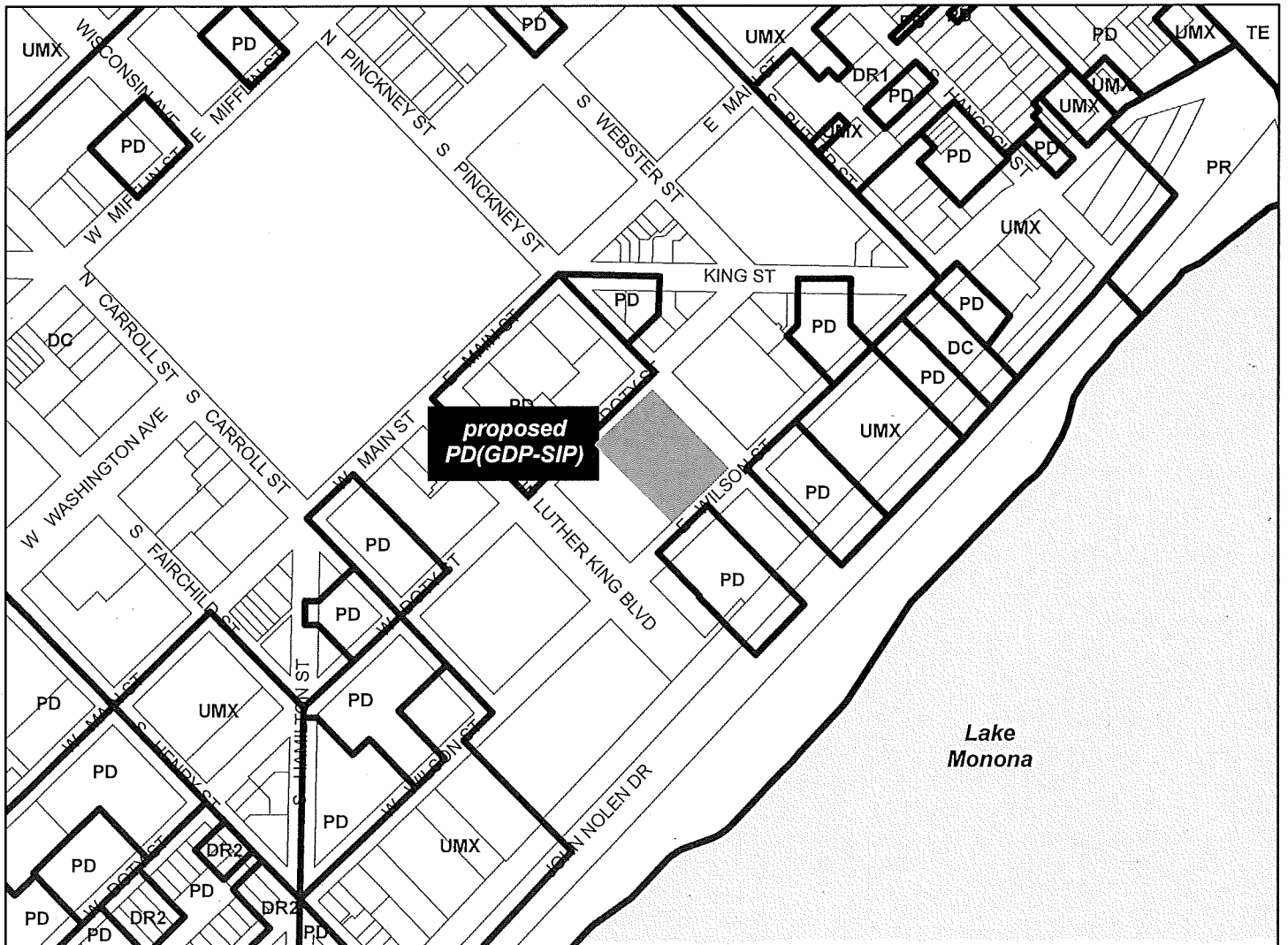
24 April 2017

Common Council

02 May 2017



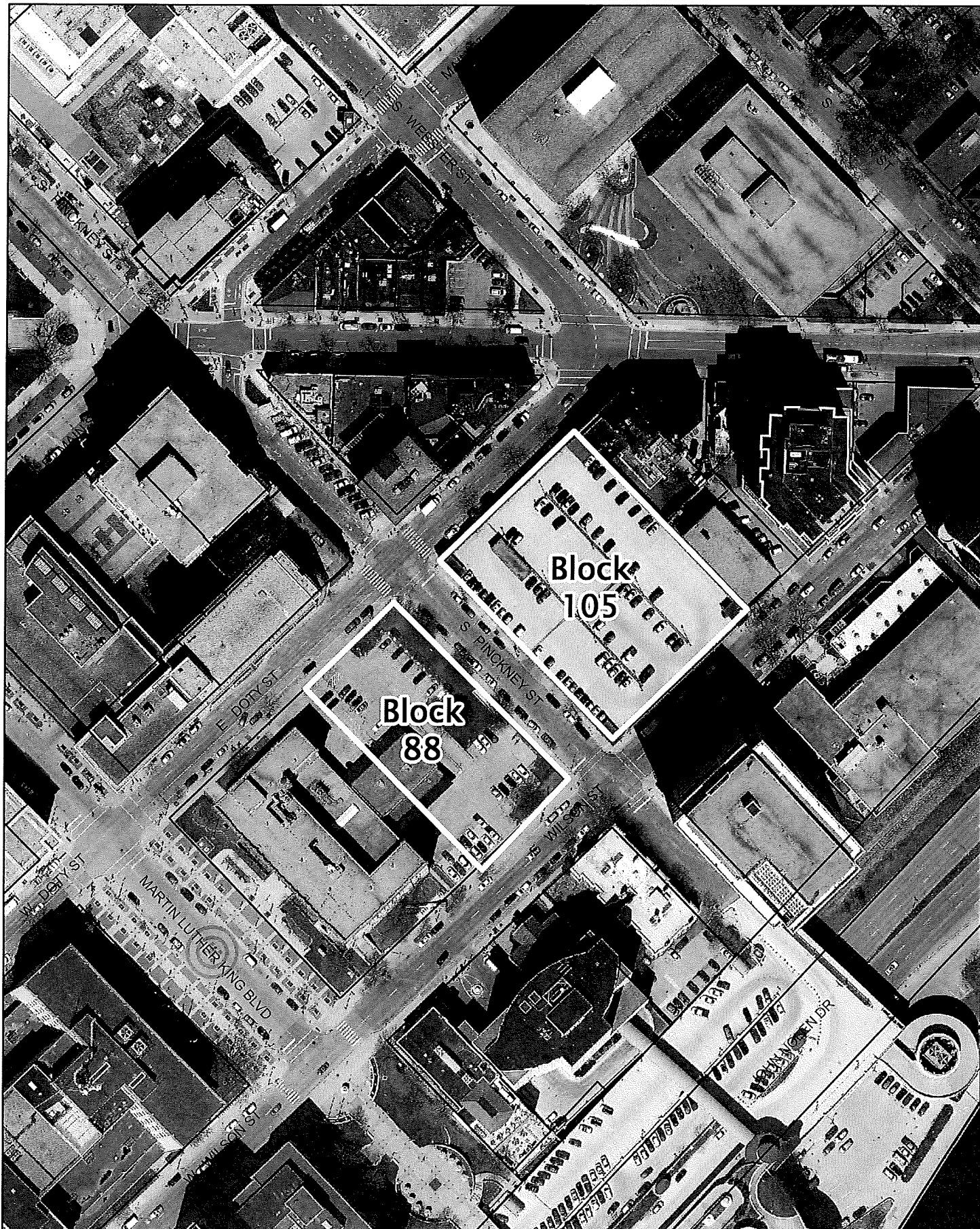
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 10 April 2017

17-21





City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location

215 South Pinckney Street

Applicant

City of Madison/Beitler Real Estate Services /Chris Oddo - InSite Consulting Architects, LLC

From: DC

To: PD(GDP-SIP)

Existing Use

Parking Garage

Proposed Use

Demolish Government East parking garage to construct mixed-use development with 250-room hotel, 204 apartments and 1,150 sqft of retail, with projections into Capitol View Limit

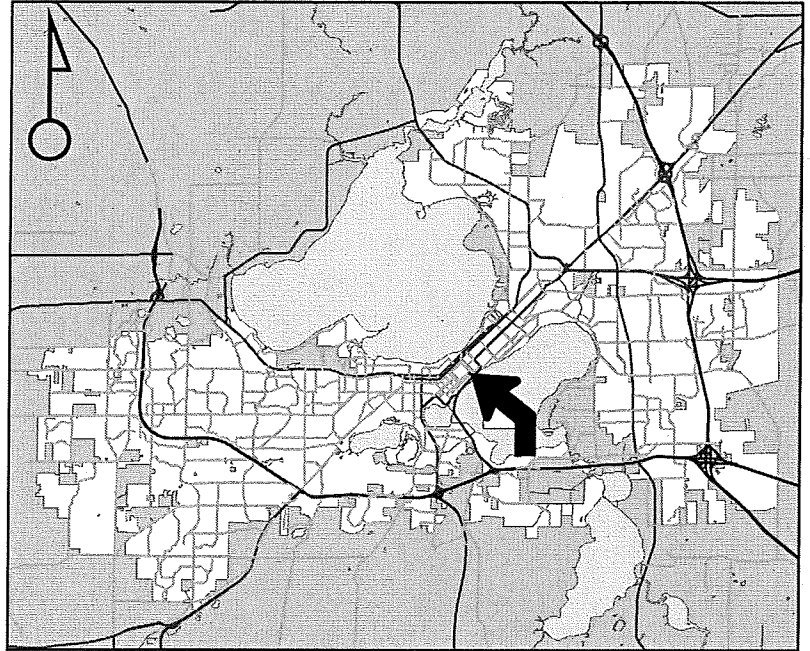
Public Hearing Date

Plan Commission

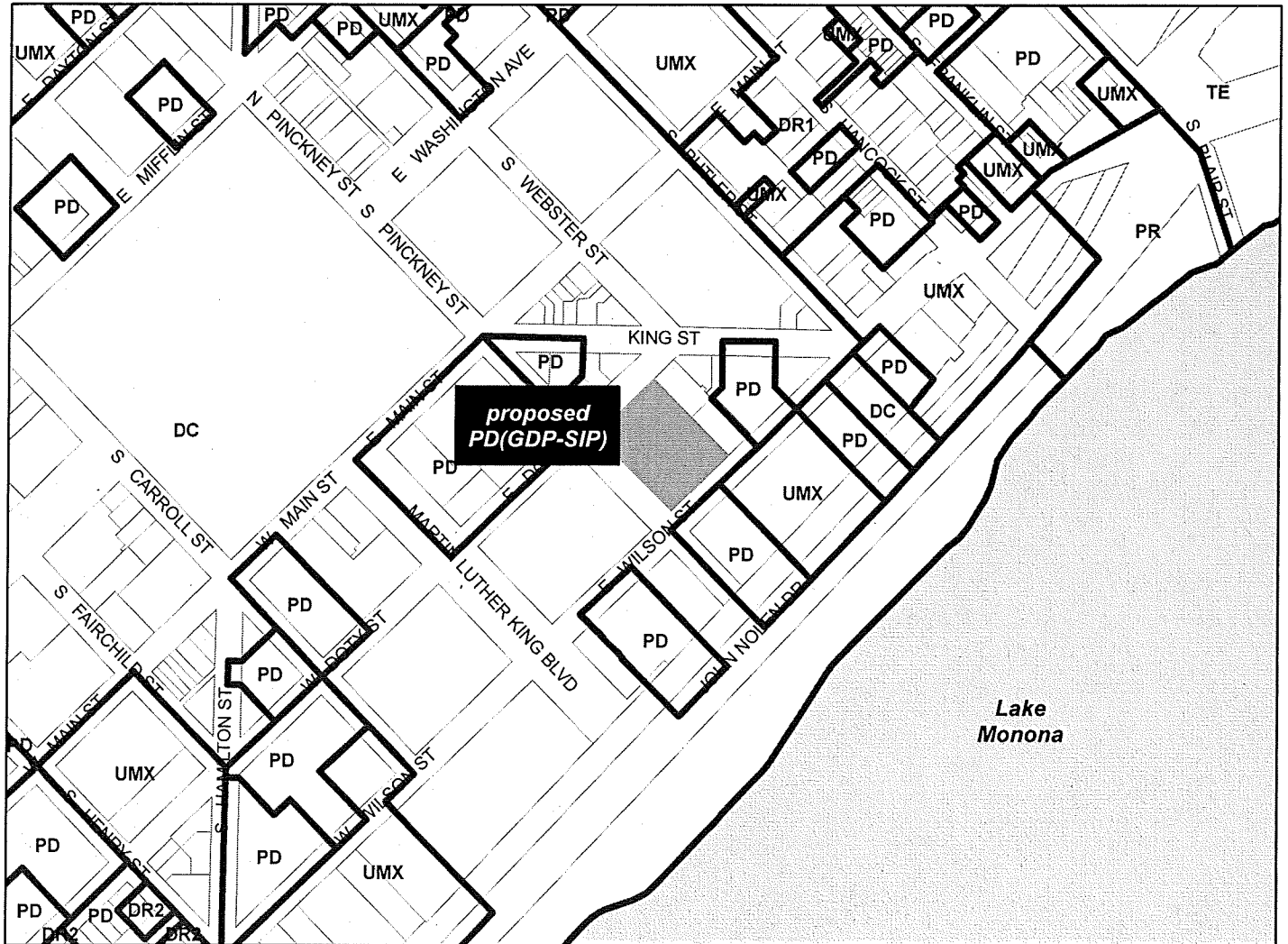
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City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location

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Applicant

City of Madison/Beitler Real Estate Services /Chris Oddo – InSite Consulting Architects, LLC

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To: PD(GDP-SIP)

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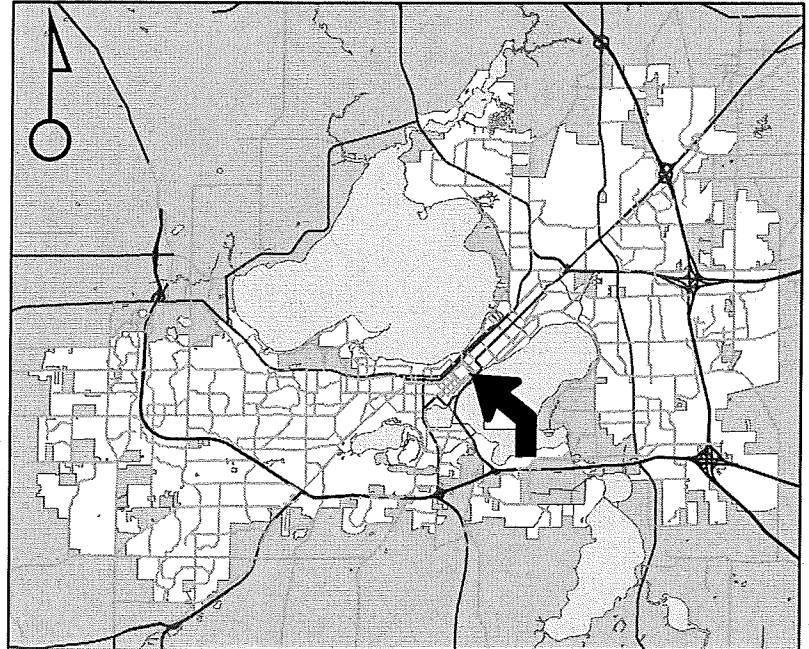
Public Hearing Date

Plan Commission

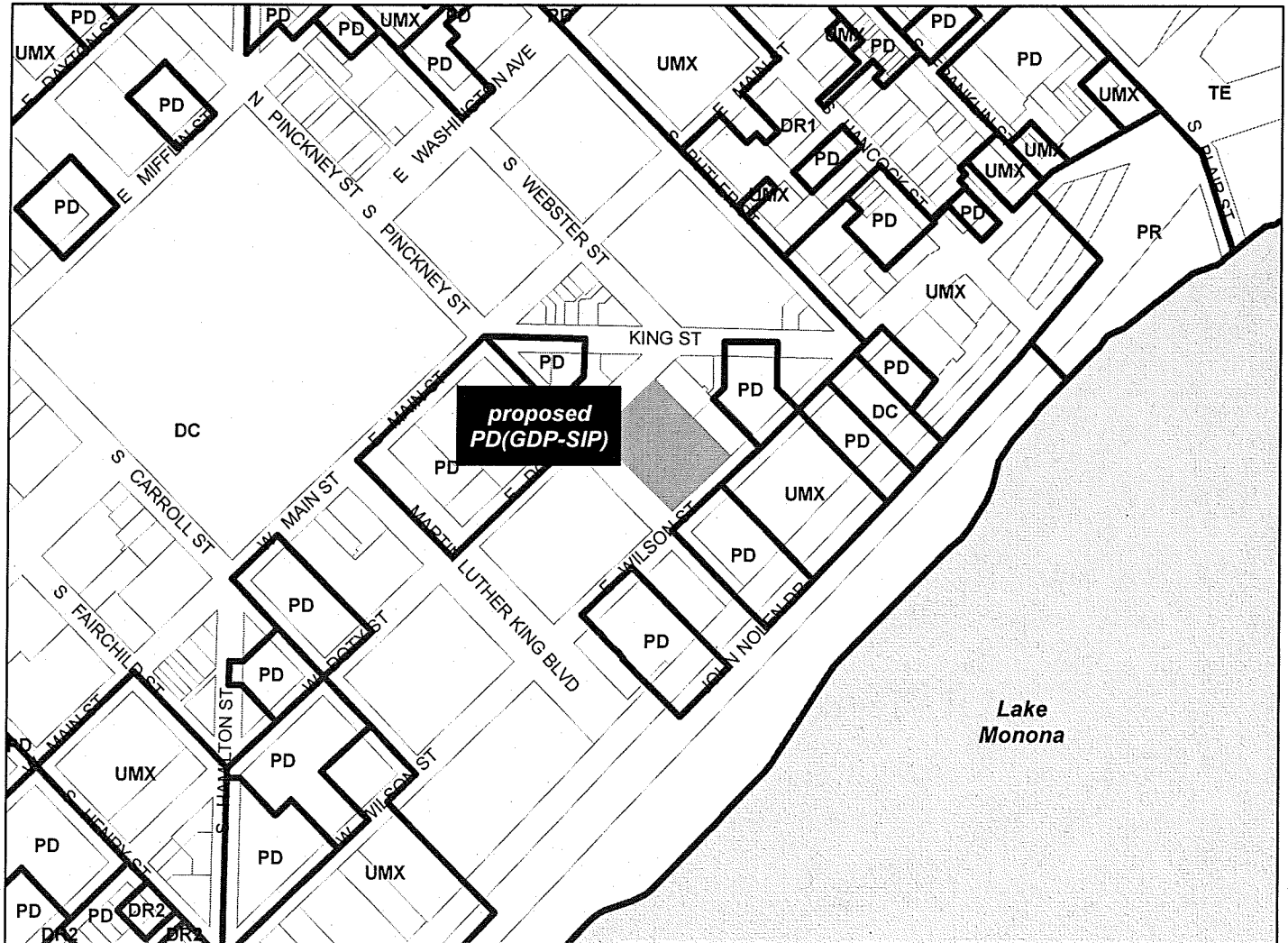
24 April 2017

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Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 10 April 2017

17-21

LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Parcel # _____
Aldermanic district _____
Zoning district _____
Special requirements _____
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 215 Martin Luther King Boulevard (Block 88) & 215 South Pinckney Street (Block 105)
Title: Judge Doyle Square - Madison Public Parking Facility & Bicycle Center and Private Development (Block 88 and 105)

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from DC (Downtown Core District) to PD (Planned Development)
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name James R. DeStefano Company Lothan Van Hook DeStefano Architecture LLC
Street address 57 West Grand Avenue, Suite 300 City/State/Zip Chicago, Illinois 60611
Telephone (312) 527-1500 Email jdestefano@lvdarchitecture.com

Project contact person Chris Oddo Company InSite Consulting Architects, LLC
Street address 115 E. Main Street, Suite 200 City/State/Zip Madison, Wisconsin 53703
Telephone (608) 445-9594 Email chris@icsarc.com

Property owner (if not applicant) Beitler Real Estate Services LLC (as Tenant); City of Madison (as Landlord/Property Owner)
Street address 980 North Avenue, Suite 1225 City/State/Zip Chicago, Illinois 60611
Telephone (312) 768-7000 Email pbeitler@beitlerre.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Block 88 Private Development is a residential apartment building with private parking and ground floor retail. Block 105 Private Development consists of a residential apartment building with private parking and ground floor retail and a hotel building with hotel parking. (note: conditional use - 28.134 (3) rooftop mech.) Scheduled start date Block 88: Spring 2018 Planned completion date Block 88: November 2019 Block 105: November 2019 Block 105: January 2022

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of submittal materials including: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*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 pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Natalie Erdman and Kevin Firchow Date July 2016
Zoning staff Matt Tucker Date July 2016

Demolition Listserv

Public subsidy is being requested (indicate in letter of intent)

Pre-application notification: 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), business association(s), AND the dates you sent the notices:

Alder Verveer, Capitol Neighborhood Assoc. Pres. Jeff Vercauteren, Madison's Central Business Improvement District Director Tiffany Kenney

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant James R. DeStefano Relationship to property Designer

Authorizing signature of property owner Matthew Mikolajewski, Director Date

LAND USE APPLICATION — SUPPLEMENTAL REQUIREMENTS

LND-D

Based on the Land Use Application request, additional materials may be required as indicated below. The materials identified in this form are in addition to the materials required for all Land Use Applications.

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



Demolition Permit

In addition to items required for all Land Use Applications, the following items are required for all proposed demolitions, as per Section 28.185, MGO, including:

1. Prior to the filing of an application, the applicant or their agent is required to provide notification to the Demolition Listserv at least **30 days** prior to filing their application.
2. Photos of the exterior and interior of the building.
3. Written report of a licensed architect or engineer describing the condition of the building. *City provided information.*
4. Approval of a **Reuse and Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits, pursuant to Section 28.185(7)(a)(5), MGO. Recycling Coordinator Bryan Johnson can be reached at 608-267-2626 or by Bjohnson2@cityofmadison.com. Within 60 days of the completion of demolition activity, the applicant shall submit documentation showing compliance with the approved Reuse and Recycling Plan, pursuant to Section 28.185(10), MGO.

Lakefront Development (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for proposed lakefront development as per Section 28.138, MGO, including:

1. Complete inventory of shoreline vegetation in any area proposed for building, filling, grading, or excavating
2. Any trees and shrubs to be removed as a result of the proposed development (not more than 30% of the frontage shall be cleared of trees and shrubs within 35 feet of the Ordinary High Water Mark (OHWM))
3. Measurement of the lot coverage within 35 feet of the OHWM, which cannot exceed 20%, with the exception of public paths within this area
4. Detailed plans for site grading, filling, and any retaining walls
5. Contextual information related to the five buildings on either side or within 300 feet on either side of the subject property (whichever is less). If utilizing as-built data from nearby properties to determine the lakefront yard, a survey completed by a Registered Land Surveyor in the State of Wisconsin showing the pertinent principal building setbacks of nearby properties must be included. The required minimum lakefront yard may be either:

The average distance between the OHWM and the principal buildings on the two adjoining lots, provided these distances are within 20' of one another.

OR

The median setback of the principal building on the five (5) developed lots or 300 feet on either side (whichever is less). If this method is utilized, the established setback must be no less than 30% of the lot depth of the subject property, and could be more, based on the placement of buildings as measured to establish the median.

For the purposes of determining the OHWM, use the following base elevations: Lake Mendota 850.7 National Geodetic Vertical Datum (NGVD) and Lake Monona 845.82 NGVD.

Outdoor Eating Areas (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for outdoor eating area requests per Section 28.151, MGO including:

1. Seating plan
2. Entrance and exit locations
3. Operational details, including hours of operation, total occupancy (seated and standing, inside and outside), and a description of how the area will be separated from parking areas or sidewalks

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☐ Modifications to Parking Requirements (Parking Reduction or Exceeding the Maximum)

In addition to the items required for all Land Use Applications, the following items are required for requests to modify the parking requirements, either reducing or exceeding the requirements as per Sections 28.141(5) and (6), MGO, including:

1. Documentation regarding the actual parking demand for the proposed use
2. The impact of the proposed use on the parking and roadway facilities in the surrounding area
3. Whether the proposed use is located near a parking area that is available to the customers, occupants, employees, and guests of the proposed use
4. The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives
5. Whether the proposed use is new or is an alteration, addition, or expansion of an existing use

☐ Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts

Qualified development within the Downtown Core District and Urban Mixed-Use District are required to address how the proposal relates to the adopted Downtown Urban Design Guidelines. This information should be provided along with all copies of the other application materials.

☐ Development Adjacent to Public Parks (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for requests for non-residential development immediately adjacent to a City-owned public park, as per Section 28.139, MGO, including:

1. Complete inventory of vegetation in any area proposed for development within 100 feet of a park boundary
2. Any proposed removal of trees and other vegetation within 100 feet of the park boundary (Removal of vegetation within 35 feet of the park boundary may be limited.)
3. Detailed grading and drainage plan for the area within 35 feet of the park boundary

☒ Zoning Map Amendments (Rezoning)

In addition to items required for all Land Use Applications, the following items are required for rezoning requests, including:

Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres, in MS Word format. When multiple zoning districts are requested, a map showing those districts on the site is required. Unless comprised of whole platted lots, a metes and bounds description prepared by a Registered Land Surveyor in the State of Wisconsin must be included.

☒ Planned Development General Development Plan (GDP) / Planned Development Specific Implementation Plan (SIP)

In addition to the items required for all Land Use Applications, the following items are required for Planned Development GDP and SIP requests, as per Section 05-098, MGO, including:

Planned Development GDP

1. Proposed zoning text, including a description of the proposed land uses, their dimensions, bulk, height, scale and massing, and other relevant standards
2. An accurate vicinity map, including the project site and its relationship to surrounding properties, existing topography and key features, buildings and structures
3. Analysis of potential economic impacts to the community, including the cost of municipal services and any additional infrastructure
4. When requested, a general outline of intended organizational structure related to property owners' association, deed restrictions, and private provision of common services

Planned Development SIP

1. An accurate map of the area covered by the SIP, including the relationship to the overall GDP
2. Circulation, including public and private roads, driveways, walkways and parking facilities, traffic projections, and mitigation measures
3. Detailed lot layout and subdivision plat, including the location and description of any areas to be dedicated to the public (if applicable)
4. Complete architectural character of the building or buildings included on the SIP
5. Proof of financing capability and anticipated construction schedule
6. A specific zoning text for the portion of the PD District to be developed under the SIP, including a description of the proposed land uses, their dimensions, bulk, height, scale and massing, and other relevant standards, which shall be consistent with the zoning text approved with the GDP (if applicable)
7. Agreements, bylaws, provisions, or covenants which govern the organizational structure, use, maintenance, and continued protection of the development and any of its common services, common open areas, or other facilities

NA

NA

NA

February 22, 2017



City of Madison – Zoning Administrator
126 South Hamilton
Madison, WI 53701

RE: Judge Doyle Square – Proposed Public and Private Developments – Block 88 & 105

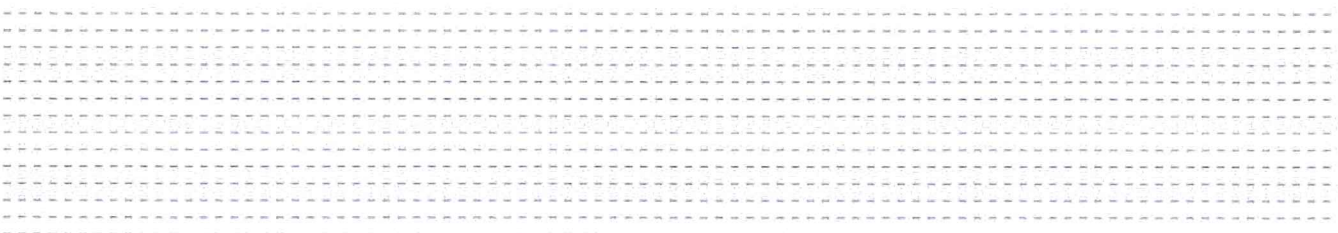
This packet of material is submitted to the City of Madison Zoning Administrator to support the Land Use Application for the above mentioned projects.

It is our intent to submit a comprehensive packet of information for review and approval by the City of Madison for one (1) GDP and four (4) SIP. One (1) SIP for each of the following projects: Block 88 - Public Parking Garage, Block 88 - Private Apartment Tower, Block 105 – Private Hotel Tower and Block 105 – Private Apartment Tower.

Attachments included in the packets:

- Thirty Two (32) copies @ 11x17
- One (1) copy @ 22x34
- Fourteen (14) additional @ 11x17 for UDC
- One (1) copy @ 8 ½ x 11

- Land Use Application
- Zone Text
- Letter of Intent
- Required Drawings with proposed project information
 - Site, Grading and Utility Plans
 - Landscape Plan
 - Building Elevation Drawings
 - Floor Plans
 - Supplemental Material
- Filing Fee (if any, by the City of Madison)
- Electronic Submittal on CD



CONDITIONS

As part of our application, we are requesting for approval the following condition for the private developments on Block 88 and 105:

- 1) 28.134 (3) Rooftop mechanical penthouse to exceed Capitol height limit.

ADDITIONAL PROJECT INFORMATION:

- The projects have been presented to:
 - The Capitol Neighborhood Association on January 11, 2017
 - To a number of key people associated with the adjacent businesses or properties
 - To the Urban Design Commission (informational) on January 25, 2017
 - The Board of Public Works (informational) on February 8, 2017
 - To the Landmarks Commission (informational) on February 20, 2017

Please contact me at (608) 445-9594, if you have any questions or need further information.

Thank You,

Chris A. Oddo, AIA

Principal

Dated: February 22, 2017
RE: Zoning Text for GDP/SIPs
Project: Judge Doyle Square
Address: 215 Martin Luther King Boulevard (Block 88) & 215 South Pinckney Street (Block 105)

Legal Description: The lands subject to this Planned Development shall include those described as follows (provided by City of Madison on February 21, 2017)

Lots 1, 2, 3, 11, 12, and 13, Block 105, Original Plat of Madison, located in part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

AND ALSO INCLUDING Lots 3, 4, 5 and 6 and parts of Lots 2 and 7, all of Block 88, Original Plat of Madison, located in part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the northernmost corner of said Block 88; thence S 43°53;50" E, 264.50 feet along the northeast side of said Block 88; thence S 46°07'06" W, 145.25 feet along the southeast side of said Block 88; thence N 44°07'00" W, 264.51 feet; thence N 46°07'23" E, 146.26 feet along the northwest side of said Block 88 to the point of beginning.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of the projects as identified in submitted material (two (2) residential tower projects; one (1) hotel tower project with associated parking; a public parking facility; a bike center and other commercial spaces.
- B. **Allowable Uses:**
1. Uses as permitted in the Downtown Core district:
 - a. Those that are stated as permitted uses in the Downtown Core zoning district.
 - b. Uses accessory to permitted uses as listed above.
 2. Uses as conditions in the Downtown Core district:
 - a. Those that are stated as conditional uses in the Downtown Core zoning district.
 - b. Uses accessory to conditional uses as listed above.
- C. **Lot Area:** As stated in submitted material, attached hereto.
- D. **Floor Area Ratio:**
1. Maximum floor area ratio permitted as shown on approved plans.
 2. Maximum building height shall be as shown on approved plans.
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans
- G. **Accessory Off-Street Parking & Loading:** Accessory (parking for apartments and hotel) off-street parking and loading will be provided as shown on approved plans.
- H. **Lighting:** Site lighting will be provided as shown on approved plans.

- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the Downtown Core district, or signage will be provided as approved on the recorded plans.
- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.211 of the Madison General Ordinances for the DC zoning district.
- K. **Alterations and Revisions:** Reference code section 28.098 (6) (a-e) Alterations to a Planned Development District. Requests to alter (Minor or Major Alterations) a Planned Development District shall be made to the Director of Planning and Community and Economic Development.

REPORT EXCERPT RE:
GOVERNMENT EAST RAMP

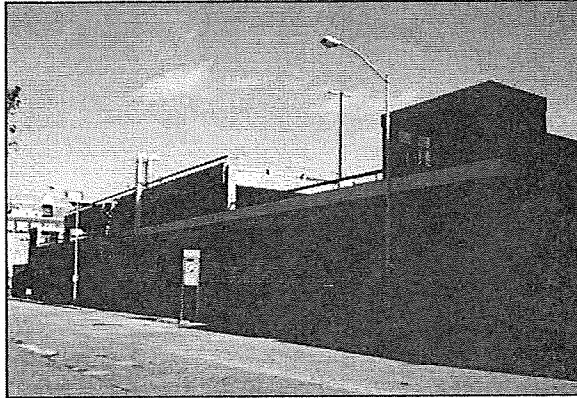
City of Madison Parking Utility 2015 Condition Evaluation

Madison, Wisconsin

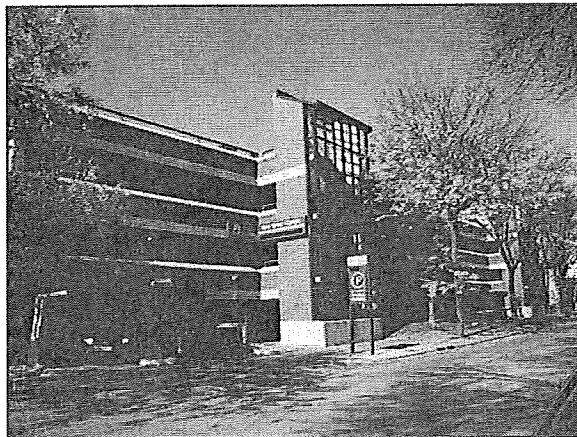


Prepared for:
City of Madison Parking Utility
Madison, Wisconsin

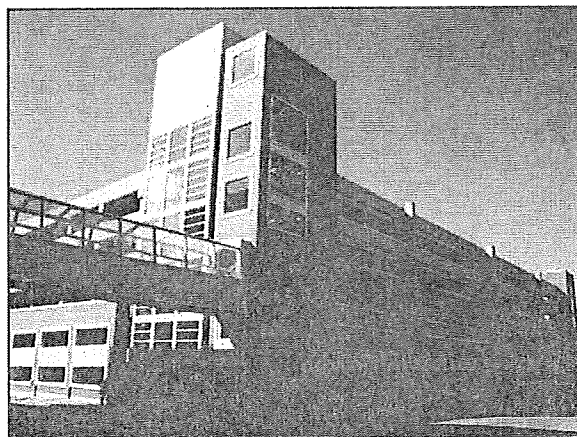
January 11, 2016



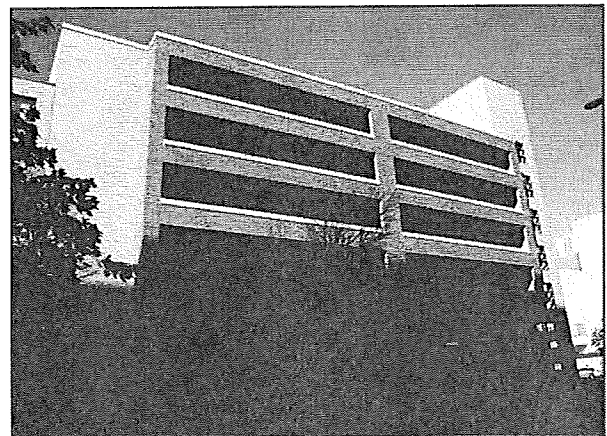
State Street Campus - Lake



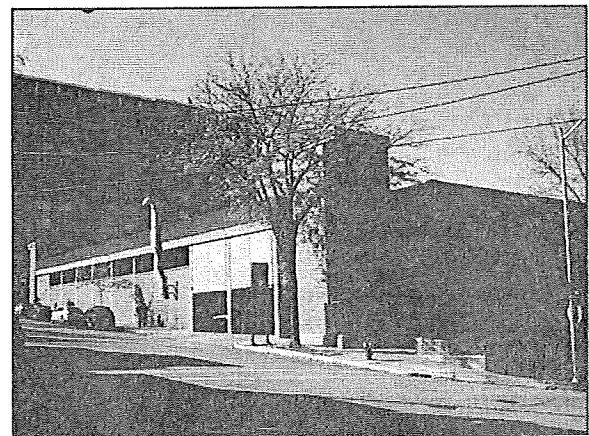
State Street Campus - Frances



State Street Capitol



Overture Center Ramp



Capitol Square North

Prepared by:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

*Building relationships with a commitment to client
satisfaction through trust, quality and experience.*

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GOVERNMENT EAST

INTRODUCTION

Prior to the restoration phase completed in 2012, restoration work on the GE ramp had been on hold with only small budget, crucial repairs made leading up to the 2012 restoration. The 10-year restoration plan had projected the demolition of the GE ramp for 2012. Discussions at the time reviewed the potential redevelopment of Block 105, site of the GE ramp.

Block 105 and Block 88, on the West side of Pinckney Street adjacent to the Madison Municipal Building, continue to be considered for a potential new public/private development. The two block development straddling Pinckney Street, known as Judge Doyle Square, is envisioned to consist of a multi-level below grade parking structure with a potential mixed use of retail, housing, office and hotel constructed above grade over the parking structure. The existing Government East parking garage would be demolished to facilitate the new development.

The concern with ongoing delays in the implementation of the redevelopment for Judge Doyle Square drove the decision to add a restoration phase for the GE ramp in the 2012 City of Madison ramps restoration. The 2012 restoration phase was completed on the entrance level; west parking bay running along Pinckney Street. The cost for the 2012 restoration phase was approximately \$216,000. The repairs were limited to the top side of the concrete parking slabs. The 2013 restoration phase was completed on the entrance level; East parking bay, and some of the North bay running along Doty Street. The cost for the 2013 restoration phase was approximately \$250,000. The 2014 restoration phase was completed on the entrance level; center parking bay. The cost for the 2014 restoration phase was approximately \$165,000. The repairs were limited to the top side of the concrete slabs, with some repair at the full depth. There was no membrane placed on the restored concrete slabs. In 2015, repairs were made to a small area of the GE ramp on the top side of the slab between grids 3 and 5 and E and H, at the South end of Level 1. The 2015 phase also included replacing concrete on the underside of the East bay of Level 1. The concrete in this area was previously knocked down during the 2013 restoration phase. The cost for the 2015 repair phase was \$128,000. Similar to other recent past repair phases, there was no membrane placed onto the replaced concrete areas.

Restoration to be completed in 2016 will be limited as discussion continues regarding a potential public/private development on blocks 88 and 105 and the replacement of the Government East parking ramp. Work planned for 2016 will be limited to the knock down of loose or spalling concrete on the underside of slabs and beams throughout. Budget for this work is \$50,000.

DESCRIPTION OF STRUCTURE

The Government East parking structure was constructed in two phases. The first phase was completed in 1958 as an L-shaped structure. Following the acquisition of the corner lot at Pinckney and Doty, the second phase of the parking garage was built in 1965 completing the rectangular shaped structure. This second phase is separated from the original construction with expansion joints at the North and West side of the ramp. The rectangular shaped, 3 bay wide parking garage is approximately 264 feet long by 197 feet wide. This structure, built on the site sloping from Doty Street down to Wilson Street, consists of a concrete slab-on-grade at the lowest level and three plus levels of elevated mild reinforced structural slabs. The three bay wide structure contains 526 parking spaces. The parking bays are inclined with the outer East and West bays sloping opposite the center bay. A speed ramp travels from the third elevated parking level to the slab-on-grade at the lower level. The speed ramp was originally constructed with an

embedded snow melt system which is no longer functional. The GE ramp has three stair towers located at the Northeast, Northwest and Southwest corners of the ramp. Functionally, the parking garage was converted from metered parking to cashier in the mid-1980. Traffic islands and cashier booths were placed at the Pinckney Street and Wilson Street entrances. More recently, pay by foot stations were added.

The GE ramp is a mild reinforced structure with tapered circular columns located approximately 14'-6" inward from the edges of the parking bays. The original plans show that the tapered columns, with a reducing diameter from top to the base, contain a steel pipe column at their core. The pipe columns, along with a cage of reinforcing bars sloping outward from the base were cast into the concrete column. Wide concrete beams span over the columns in a North/ South direction. The column locations result in a long cantilevered slab from the centerline of the wide beams to the outside face of the structure at the parapets located at the front of the parking stalls. This design results in the need for reinforcing top bars to span over the concrete beams extending to the edges of the slab. Top steel, reinforcing placed near the top surface of the slab, is especially vulnerable to corrosion due to its proximity to the corrosive de-icing salt placed on the slabs or the road salt tracked into the structure by automobiles. Photographs contained in Appendix B show examples of the deterioration observed. A budget of \$50,000 has been set for the 2016 restoration phase to remove the threat of falling concrete by chipping out the delaminated areas observed on the underside of slabs and beams.

PAST MODIFICATIONS/ REPAIRS

Physical changes to the GE parking structure have been minimal since the original construction. As mentioned earlier, the biggest change has been a functional change with the conversion from a metered facility to a cashiered ramp.

Phased repairs began in the late 1970's with condition studies and phased restoration, coordinated with repairs at other City of Madison ramps, directed by Wiss Janney Elsner (WJE) of Northbrook, Illinois. Restoration at that time included the placement of a concrete overlay over the top surface of the repaired slab. The 2" thick overlay, which was a high cement or latex modified mix, was intended to provide a barrier against further chloride intrusion.

Repairs to the concrete slab have been concentrated at the beam lines and cantilevered slabs for top side delamination and at mid spans between column lines at the underside of the structure. Repairs have also been made to the underside of the wide concrete beams and at columns.

Repair phases in the late 1990's included the placement of an adhered elastomeric membrane to the surface of restored slabs. This was done on the structural slabs of levels one and two. The top level, which is exposed to the natural flushing from rains, was not sealed with a membrane.

CONDITION EVALUATION ANALYSIS

The 2015 Condition Evaluation of the Government East (GE) parking structure was limited to a visual survey of the underside of the parking slabs and beams.

No plan has been prepared for the 2016 work. Underside areas to be knocked down will be marked prior to the start of construction. It is assumed that approximately 1400 square feet of knock down can be completed with the established ramp budget.

As stated earlier, demolition of the existing GE ramp and the construction of a new below grade parking structure are part of the long term plan for the GE ramp site.

RECOMMENDATIONS

Work on the GE ramp during the 2016 restoration phase will be limited to a knock down of loose or delaminated concrete on the underside of slabs and beams, items that in the short term could become safety issues. With the limited funds designated for the GE ramp it is recommended that the underside knockdown be completed for the safety of users of the ramp as at this time there is no set date for the replacement of the GE ramp. Photos GE1 and GE2 show some of the areas of observed concrete spalling and delamination.