

June 19, 2017

Block 16
Minor Modification to Detailed Planned Development (DPD)
210 East Knapp Street

File No. 170407

OWNER'S STATEMENT OF INTENT

This Minor Modification to the Detailed Planned Development (DPD) is being requested by the HFJV, LLC to permit modifications to a previously approved, mixed-use building. This statement, together with the below described exhibits and supporting materials, comprises the minor modification to the DPD.

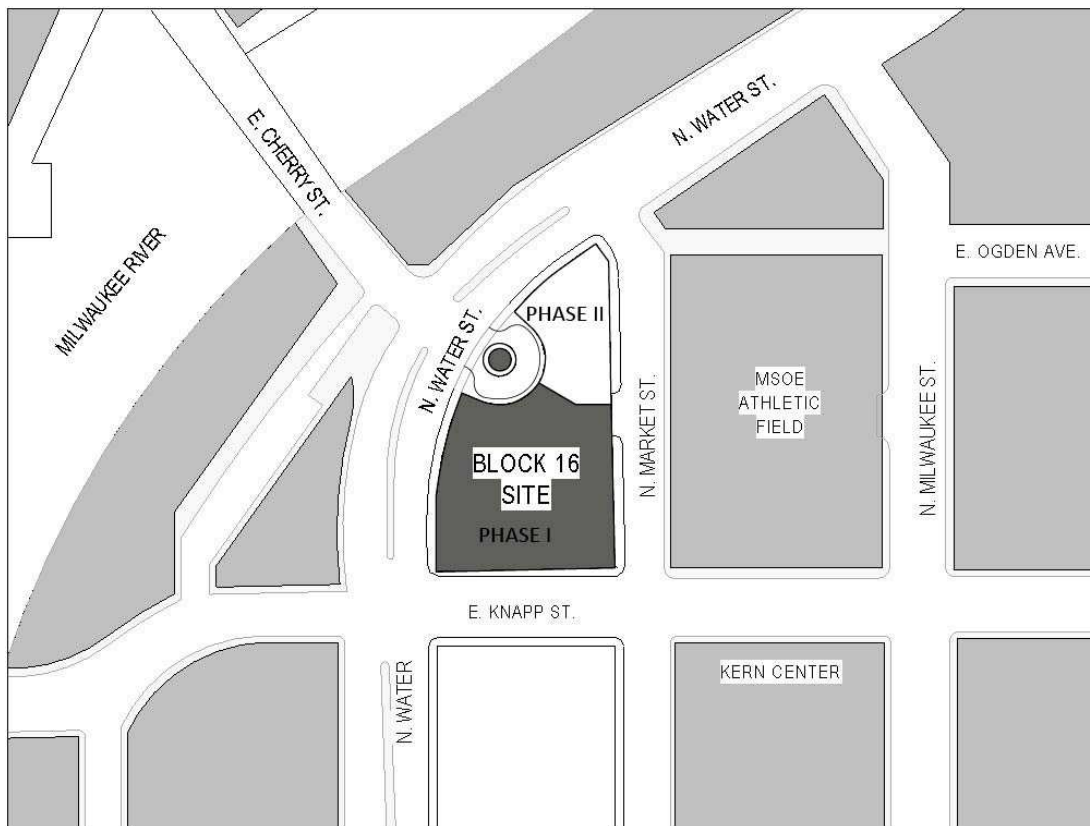
A DPD known as Block 16 was established on November 22, 2016 as File No. 160431 (and subsequently modified as File No. 161318 on March 1, 2017), and allows for phased development on the site located in the block bounded by East Knapp Street, North Market Street and North Water Street. The first phase will include construction of a mixed-use office building and linked parking structure. A second phase on the northeast portion of the site will also entail a multi-story building, the specifics for which will be approved as an amendment to the DPD.

The development team has been finalizing the details of the Phase I buildings, and accordingly is requesting changes to the exterior of the previously approved building and structure. The proposed modifications are as follows:

- **Dome:** The dome finish material has been changed from zinc coated copper to mill finish copper. A full scale mockup has been constructed at the site with both materials, and mill finish copper is the preferred material. See below for photograph of mockup showing both material types.
- **Electrical Vault:** As part of a previous Minor Modification it was identified that the Owner was working with WE Energies to confirm requirements for the electrical vault bringing electrical service into the building. At that time a proposed addition to the building footprint was approved as an alternate location for the vault should it not be able to be placed within the original building footprint. Those negotiations with WE Energies have allowed for the vault to be placed in the parking structure. However, We Energies will require that they have access to the vault from the exterior of the parking structure. In order to accommodate that requirement the proposed modification will address the access issue. The changes to the east (Market Street) building elevation include:
 - The electrical vault will be constructed within the parking structure and recessed from the exterior façade of the building approximately 4'-0".
 - There will be three sets of double doors and one single door visible from the street. The doors will be locked with access limited to WE Energies and emergency services (fire / rescue) if necessary. There is a possibility that the door to the south could change from a double door to a single door. This will not be confirmed until WE Energies finalizes their design. DCD staff will review and approve the final configuration of required doors based on WE Energies requirements.

- Materials on the face of the vault enclosure will match those on the exterior of the building. This includes metal screening and masonry to match the rest of the parking structure.
- Motor Court: The design of the motor court is being modified to provide:
 - A wider pedestrian walking area (increasing from 10'-6" to 13'-0" from the face of the building). This will provide a more comfortable pedestrian zone and still provide adequate space and maneuvering room for vehicles in the motor court.
 - A slight adjustment to the radius of the traffic lane to provide an easier turning radius and allowing for more cars to queue in the motor court without blocking other vehicles.
 - The Motor Court apron within the public right-of-way has not been modified, and remains unchanged from previously approved submittals.
 - The addition of a glass and metal framed canopy over the entrance to the building to provide protection from the elements for people entering and exiting the building (see details below).
 - The design for the island in the center of the motor court has not been finalized. Design is ongoing with multiple options under consideration (flag, garden, fountain, and obelisk). Final design of this space will be reviewed and approved by DCD staff.

VICINITY MAP



LIST OF MODIFICATIONS

Modifications are illustrated on the following sheets:

Sheet A-1 Comparative Views – Southwest Corner

- New sheet illustrating previously approved design compared to revised design.

Sheet A-2 Comparative Views – Motor Court & Canopies

- New sheet illustrating previously approved design compared to revised design.

Sheet A-3 Comparative Views – Electrical Vault Plans

- New sheet illustrating previously approved design compared to revised design.

Sheet A-4 Comparative Views – Electrical Vault Elevations and Renderings

- New sheet illustrating previously approved design compared to revised design.

Sheet B-1 Vicinity Map

- No modifications, included for reference only.

Sheet C-1 Land Title Survey

- No modifications, included for reference only.

Sheet D-1 Architectural & Lighting Site Plan

- Alternate electrical vault location outside building footprint deleted with landscape design in this area returned to previously approved DPD Submittal dated 10/14/2016.
- Modifications to pedestrian walking area and vehicular radius illustrated.

Sheet D-2 Southwest Façade Lighting

- No modifications, included for reference only.

Sheet D-3 Motor Court Phase II Façade Lighting

- No modifications, included for reference only.

Sheet D-4 Street Activation Plan

- Modification to electrical vault within parking garage illustrated.
- Modifications to pedestrian walking area and vehicular radius illustrated.

Sheet E-1 Spot Grade Plan

- Modification to electrical vault within parking garage illustrated.
- Modifications to pedestrian walking area and vehicular radius illustrated.

Sheet F-1 Utility Plan

- Modification to electrical vault within parking garage illustrated.
- Modifications to pedestrian walking area and vehicular radius illustrated.

Sheet G-1 Landscape Plan

- Alternate electrical vault location outside building footprint deleted with landscape design in this area returned to previously approved DPD Submittal dated 10/14/2016.
- Modifications to pedestrian walking area and vehicular radius illustrated.

Sheet H-1 West Elevation

- No modifications, included for reference only.

Sheet H-2 South Elevation

- No modifications, included for reference only.

Sheet H-3 East Elevation

- Alternate electrical vault location outside building footprint deleted with landscape design in this area returned to previously approved DPD Submittal dated 10/14/2016.
 - Modification to electrical vault within parking garage illustrated.
-

Sheet H-4 North Elevation – Motor Court

- Alternate electrical vault location outside building footprint deleted with landscape design in this area returned to previously approved DPD Submittal dated 10/14/2016.
- Addition of entrance canopy illustrated.

Sheet H-5 West Elevation – Motor Court

- Addition of entrance canopy illustrated.

Sheet H-6 South Sections

- No modifications, included for reference only.

Sheet H-7 East Sections

- No modifications, included for reference only.

Sheet H-8 Motor Court & Southwest Sections

- No modifications, included for reference only.

Sheet H-9 West Sections

- No modifications, included for reference only.

Sheet H-10 N-S Garage Building Section

- No modifications, included for reference only.

Sheet H-11 Southwest View

- Revised dome material shown in rendering.

Sheet H-12 South View

- Revised dome material shown in rendering.

Sheet H-13 Southeast View

- Revised dome material shown in rendering.
- Modification to electrical vault within parking garage illustrated.

Sheet H-14 Motor Court Phase I View

- Revised dome material shown in rendering.
- Alternate electrical vault location outside building footprint deleted with landscape design in this area returned to previously approved DPD Submittal dated 10/14/2016.
- Addition of entrance canopy illustrated.

Sheet H-15 Motor Court Phase II View

- Revised dome material shown in rendering.
- Addition of entrance canopies illustrated.

Sheet J-1 Signage Elevations

- No modifications, included for reference only.

Sheet J-2 Signage Plan & Details

- No modifications, included for reference only.

All other aspects of the DPD will remain unchanged.

MOCKUP PHOTO



SITE PHOTOS



View from SW (Water & Knapp Streets)



View from West (Water Street)



View from East (Market Street)



View from SE (Market & Knapp Streets)



View from SE (Market & Knapp Streets)



View from NE (Water Street)

EXHIBIT A – REVISED PLANS, ELEVATIONS AND RENDERINGS

Revised drawings included as exhibit under separate cover.
