

File No. 160435. An ordinance relating to the First Amendment to the Detailed Planned Development known as Concordia Trust Property, Phase 1, for construction of a parking structure on land located at 3215 West State Street, on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.



FNs 160435 and 160436  
RT3 to RO2 (1003 - 1023 N. 33rd St.)  
1st Amendment to DPD (3215 W. State St.)  
August 2016





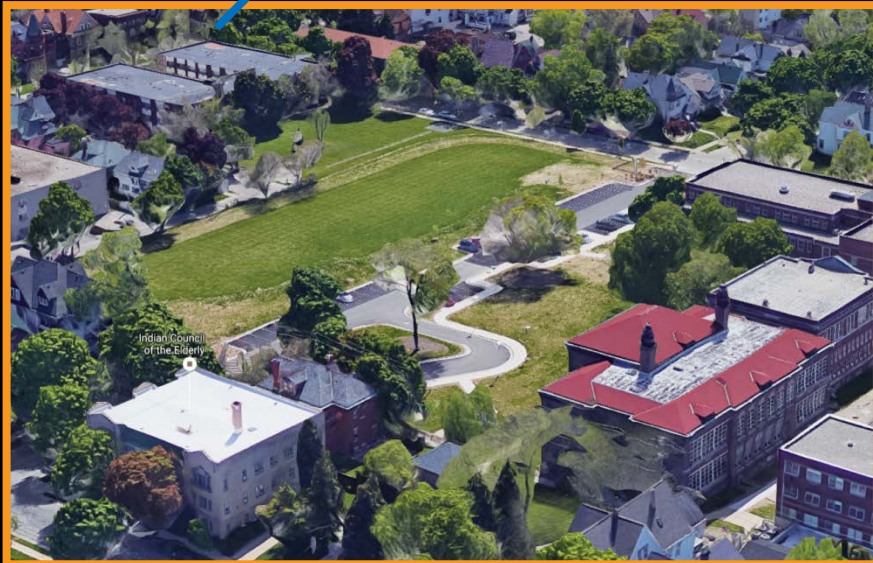
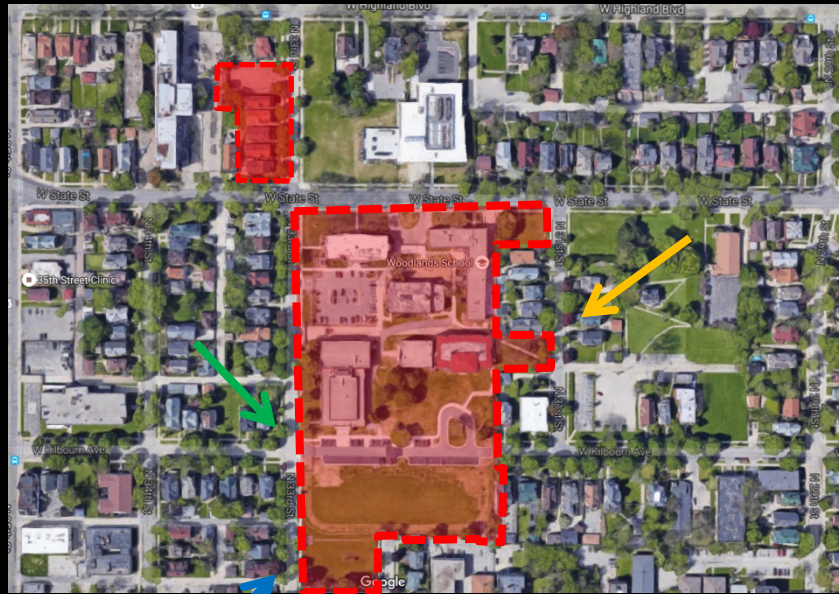
File No. 160435. Site Context Photos.



## View from North 33<sup>rd</sup> Street an Kilbourn Avenue



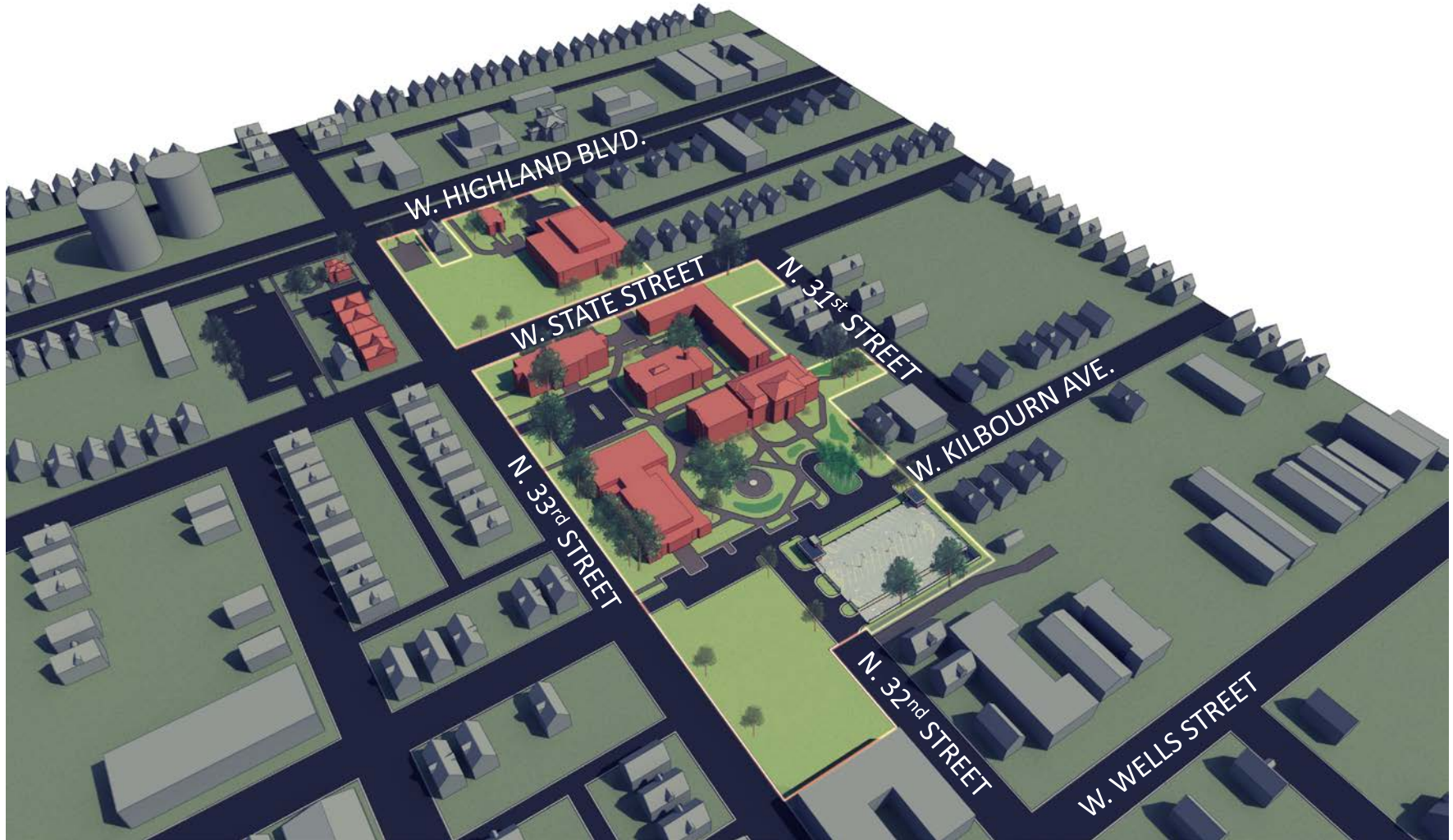
View from North 33<sup>rd</sup> Street facing northeast



Tilt view facing southwest



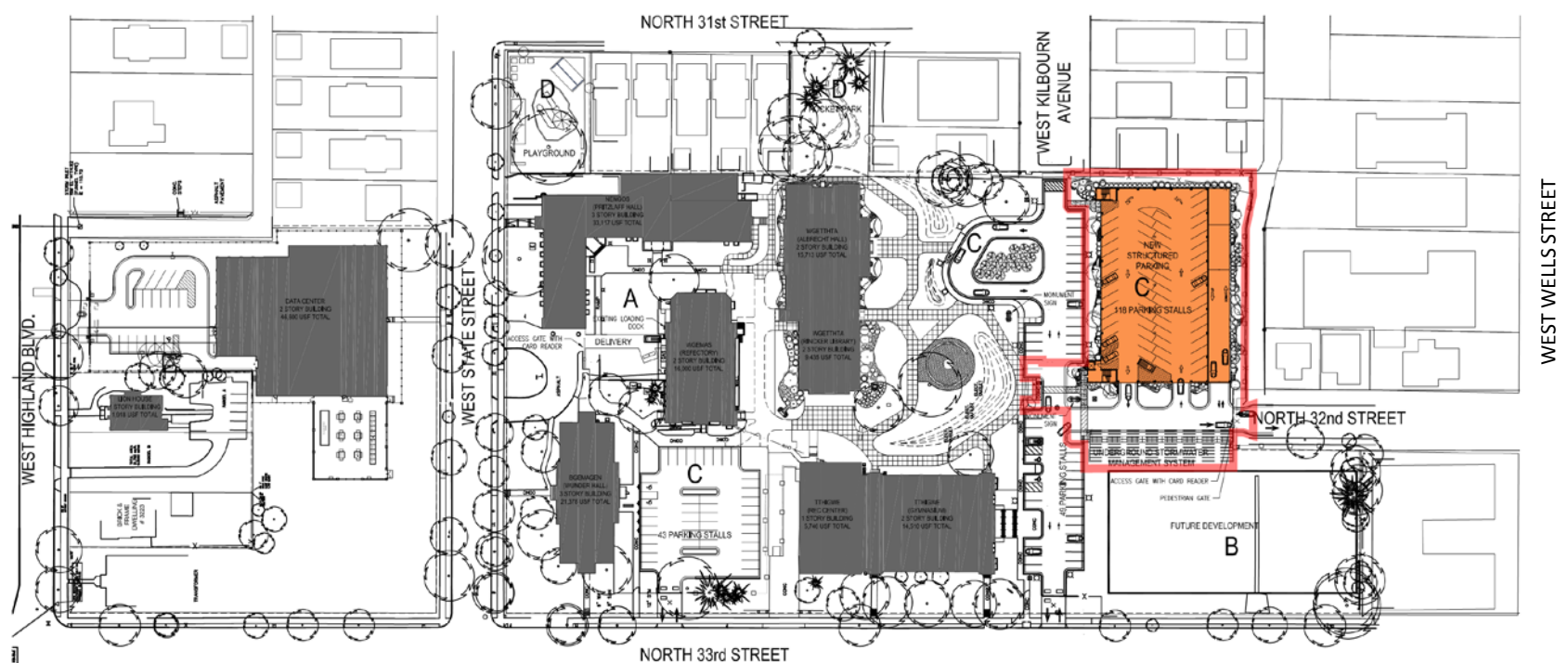
# Wgema Parking Garage



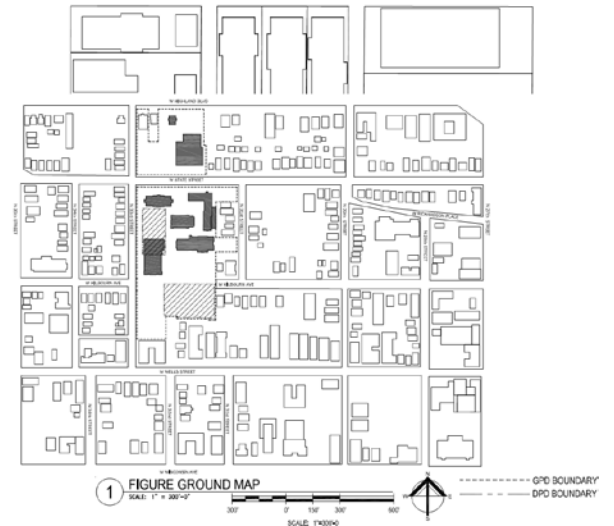
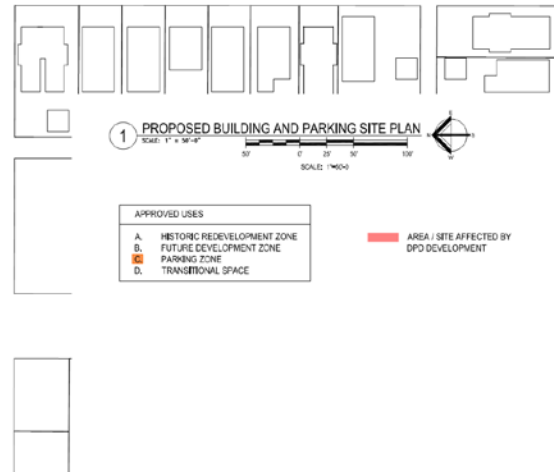
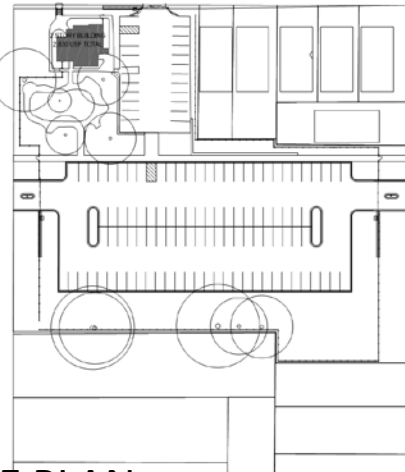
8/15/2016

© Copyright 2016 Quorum Architects, Inc.





WEST WELLS STREET



SITE PLAN

8/15/2016

© Copyright 2016 Quorum Architects, Inc.



W. KILBOURN

AVE

NEW SLIDING GATE  
& PEDESTRIAN GATE  
w/ CARD READERS

NORTH 32nd STREET

ENTRY

EXIT

UNDERGROUND STORMWATER  
MANAGEMENT SYSTEM

ACCESS GATE WITH CARD READER  
PEDESTRIAN GATE

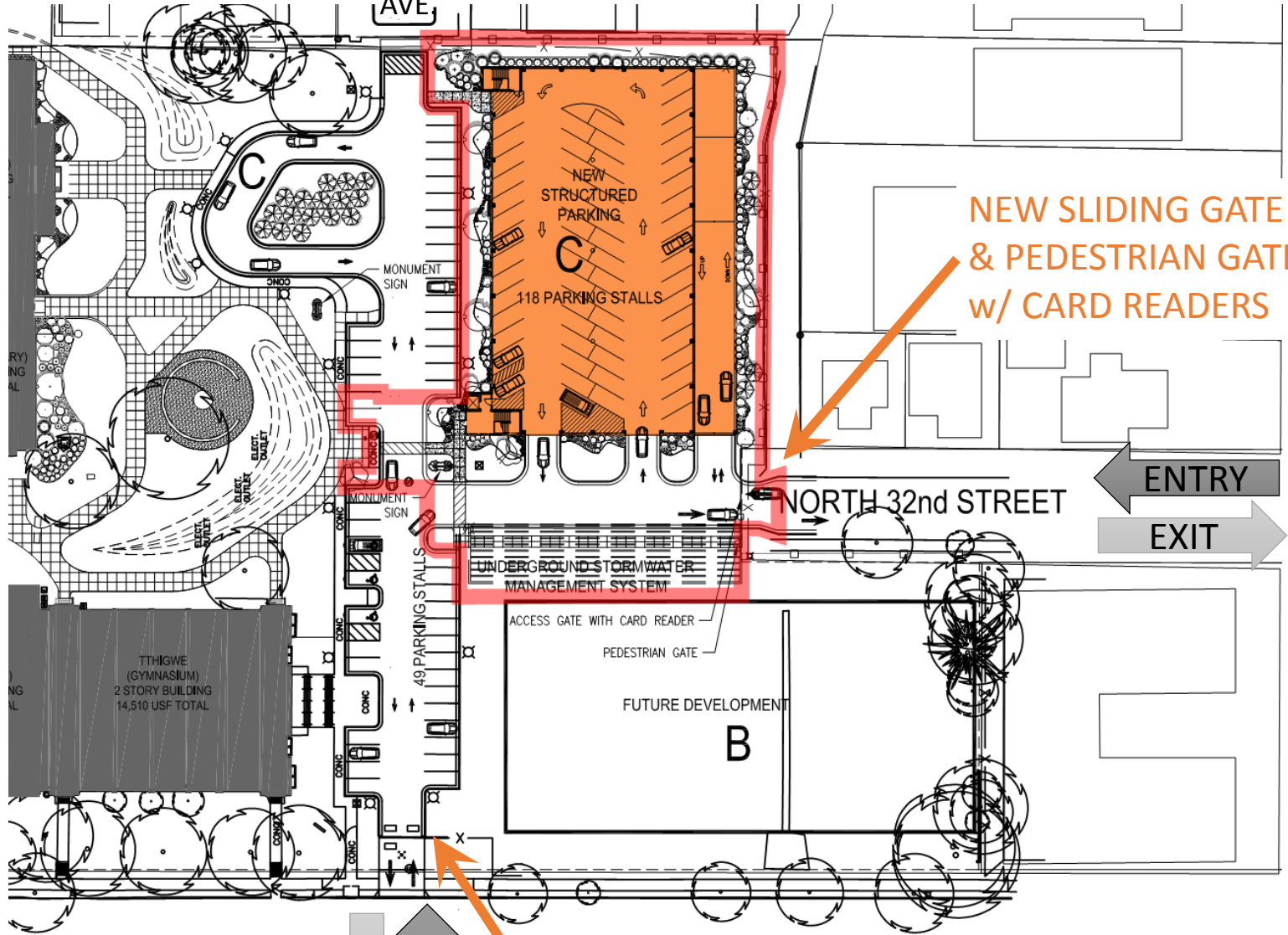
FUTURE DEVELOPMENT

B

49 PARKING STALLS

NORTH 33rd STREET

EXISTING SLIDING GATE  
& PEDESTRIAN GATE  
w/ CARD READERS



SITE PLAN

8/15/2016

© Copyright 2016 Quorum Architects, Inc.











# mixed shrub borders



*Cotinus coggygria* "Royal Purple"  
Royal Purple Smokebush  
5-6-8' H & W



*Comptonia peregrina*  
Sweet Fren  
3-5' H & W



*Fothergilla gardenii*  
Dwarf Fothergilla  
1.5-3' H, 2-4' W

## LANDSCAPE PLANTING PALETTE

Low Mixed Shrub Border

Varied Native Shrubs with Showy Flowers and Autumn Colors

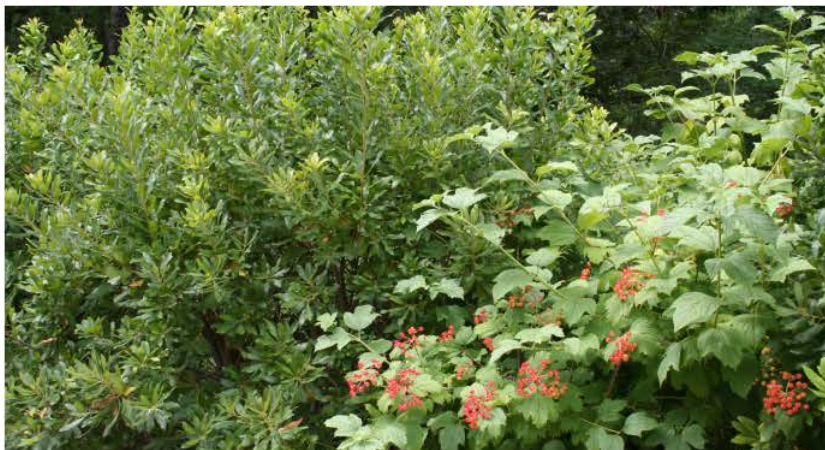
2-5-7' Growing Heights

8/15/2016

© Copyright 2016 Quorum Architects, Inc.







*Corylus avellana* 'Red Majestic'  
Red Majestic Harry Lauder's Walking-  
Stick  
up to 7' H, 3' W

*Cornus alternifolia*  
Pagoda Dogwood  
up to 15' H, 10' W

*Hydrangea quercifolia*  
Oakleaf Hydrangea  
5-7' H & W

## LANDSCAPE PLANTING PALETTE

Low Mixed Shrub Border

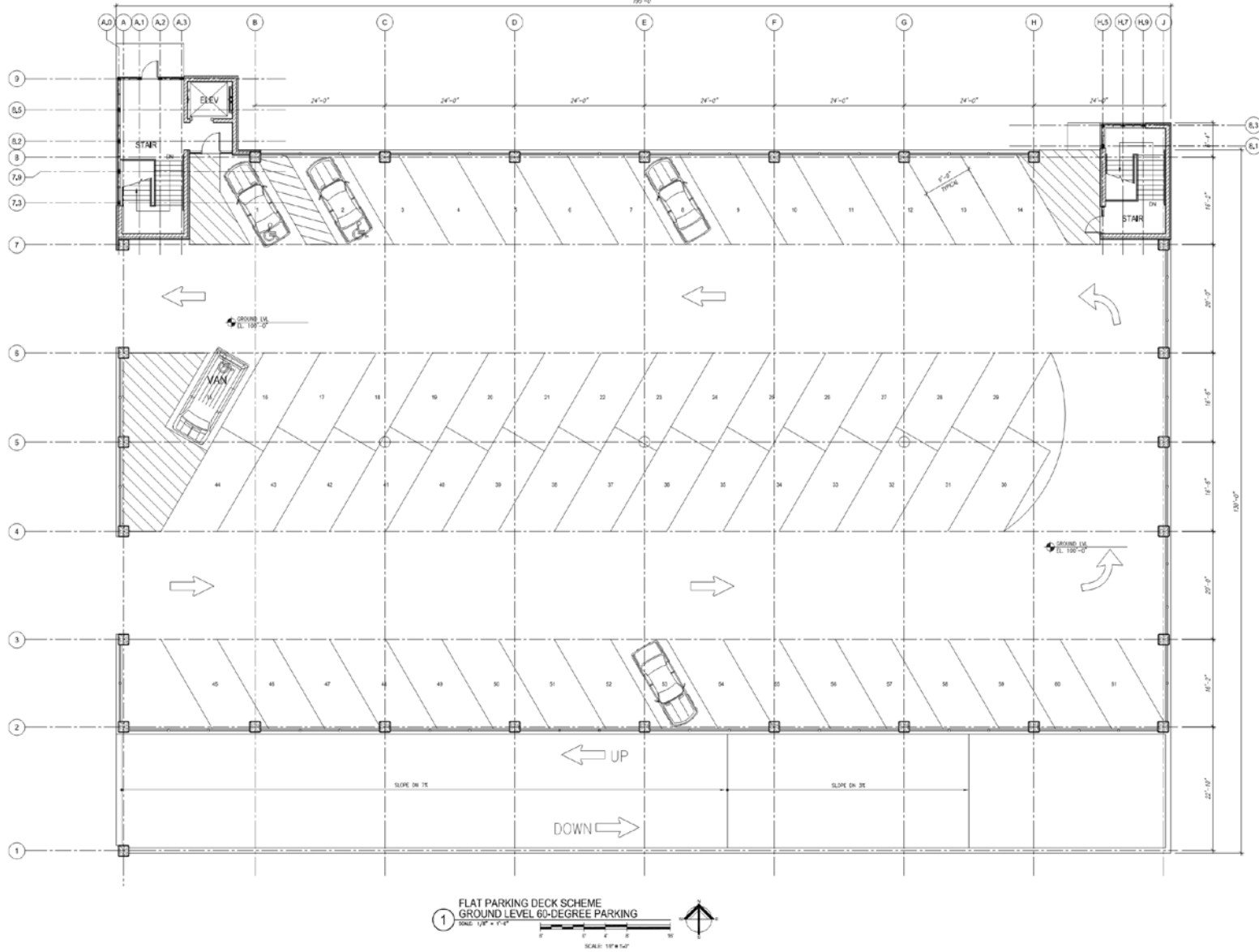
Varied Native Shrubs with Showy Flowers and Autumn Colors

2-5-7' Growing Heights

8/15/2016

© Copyright 2016 Quorum Architects, Inc.





# GROUND LEVEL PLAN

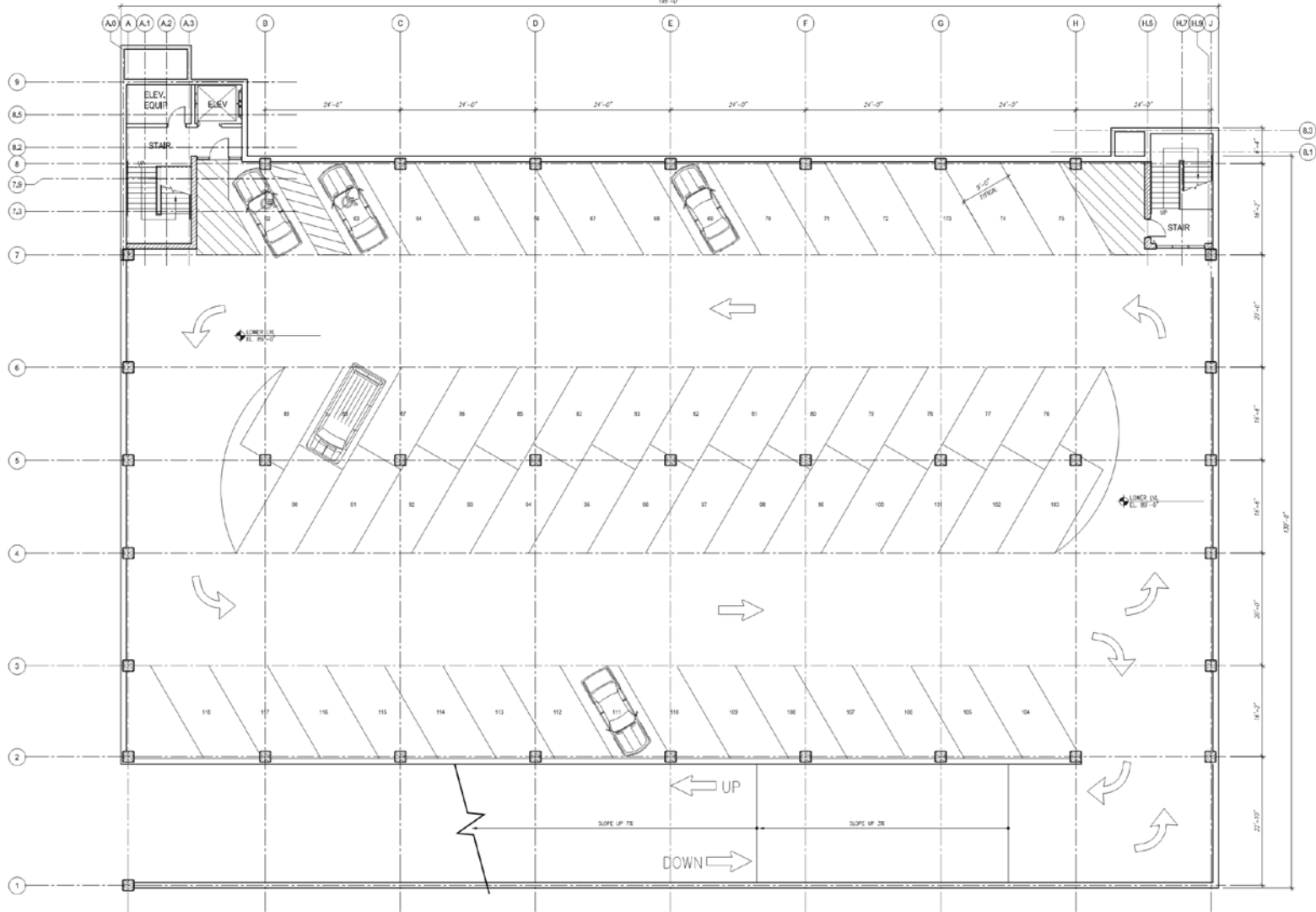
## 118 CARS

8/15/2016

© Copyright 2016 Quorum Architects, Inc.







1 FLAT PARKING DECK SCHEME  
LOWER LEVEL 60-DEGREE PARKING  
SCALE: 1/8" = 1'-0"  
SCALE: 1/8" = 1'-0"

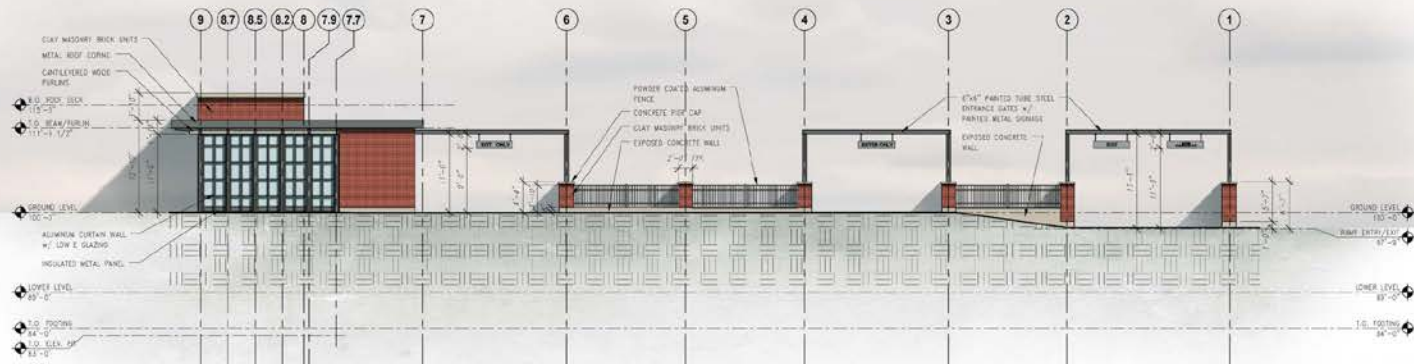
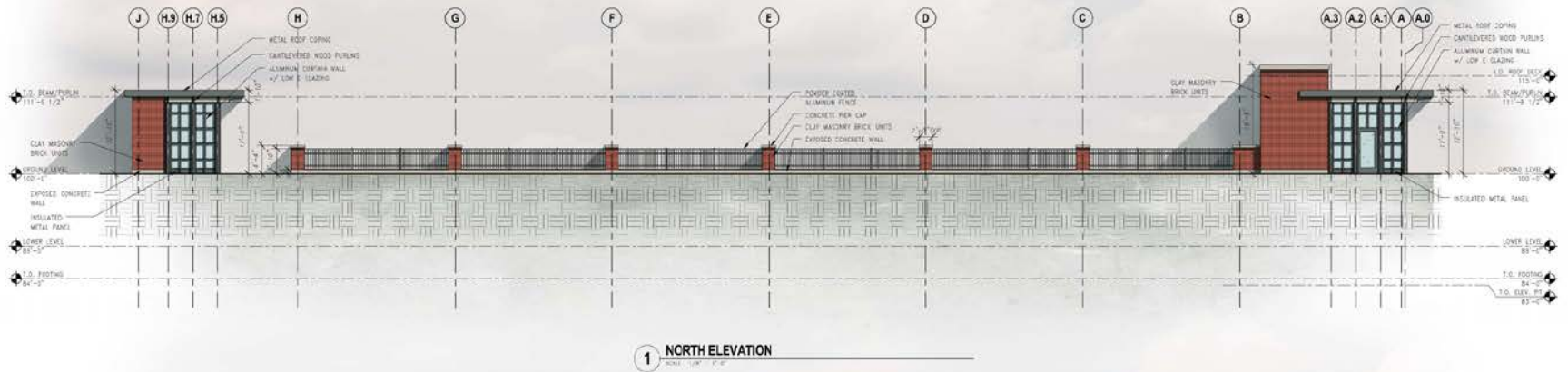
LOWER LEVEL PLAN  
(SUB GRADE)

118 CARS

8/15/2016

© Copyright 2016 Quorum Architects, Inc.





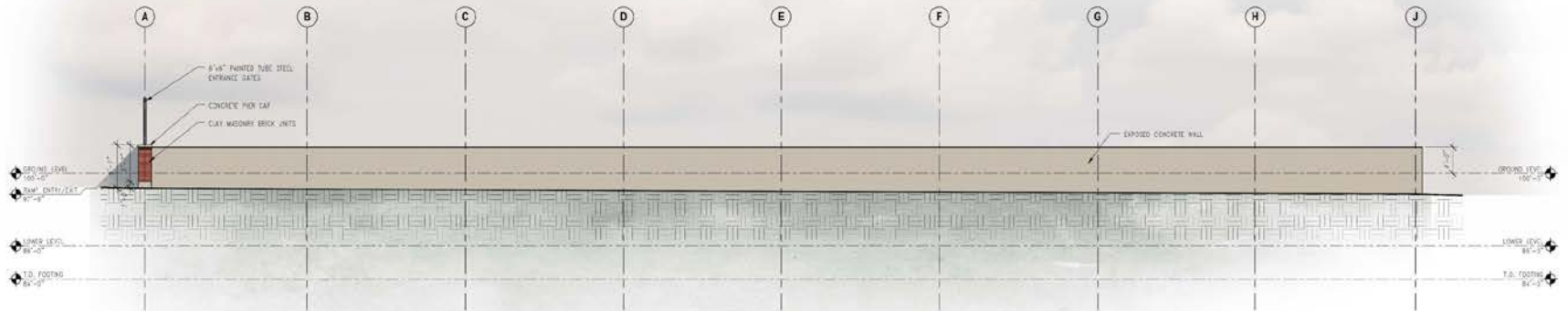
## NORTH AND WEST ELEVATIONS

8/15/2016

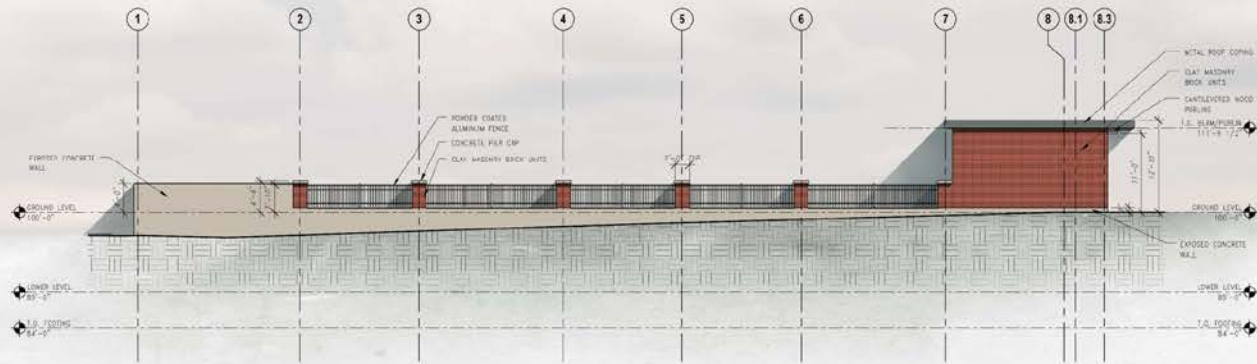
© Copyright 2016 Quorum Architects, Inc.







**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

## SOUTH AND EAST ELEVATIONS

8/15/2016

© Copyright 2016 Quorum Architects, Inc.





Existing Gate and Pedestrian Entry on 33<sup>rd</sup> Street



Proposed location of New Gate and Pedestrian Entry on 31<sup>st</sup> Street

## EXISTING PHOTOS

8/15/2016

© Copyright 2016 Quorum Architects, Inc.



Existing Site Lighting –  
Proposed to Match Existing





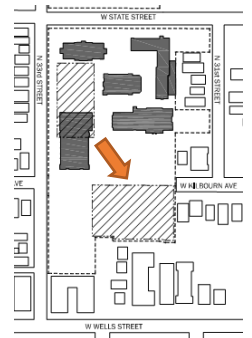


2 PARKING GARAGE PERSPECTIVE LOOKING SOUTHEAST  
SCALE: NONE

PERSPECTIVE LOOKING  
SOUTHEAST

8/15/2016

© Copyright 2016 Quorum Architects, Inc.





1 PARKING GARAGE PERSPECTIVE LOOKING NORTHEAST  
SCALE: NONE

PERSPECTIVE LOOKING  
NORTHEAST

8/15/2016

© Copyright 2016 Quorum Architects, Inc.

