

The Lionshare Group, LLC
7818 Big Sky Drive STE 216
Madison, WI 53719
Tel (608) 235-6499
Email jamespahr@lionsharegroupllc.com



URBAN DESIGN LETTER OF INTENT

3.24.2020

Single-Tenant Mechanical Engineering Facility
Parcel Address: 4701 Tradewinds Parkway

The project consists of a 50,000 sf, state-of-the-art, single-tenant facility for a mechanical engineering contractor. The building will have offices facing North on Tradewinds Parkway, and loading docks facing South with access to Galleon Court (Cul-de-Sac). The building will feature pre-cast concrete construction, a crane system, and expansive daylighting achieved utilizing clerestory windows throughout.

1. Site Planning

- a. The site provides for ingress and egress from both Tradewinds Parkway and Galleon Court.
- b. The site is being developed to provide stormwater best practices.
- c. Utilities to serve the building will be underground.

2. Parking Lots / Loading Docks

- a. Parking lots are designed to provide landscaped islands as well as extensive perimeter landscaping.
- b. Trash collection areas will be located behind the building and will be screened from adjacent properties with a combination of screen walls and landscaping.

3. Landscaping

- a. Landscaping includes both functional and decorative purposes. Screening of cars from street and shading of parking lot pavement.
- b. A variety of trees and shrubs will be proposed, mostly native species suitable to this environment.
- c. Tree groupings including shade trees, ornamental trees, and evergreens which will be proposed for the periphery areas.
- d. Foundation plantings will be used along the front and East side of the building.

4. Building / Site Relationships

- a. The building is located to provide optimal function for employees, customers, and trucking logistics.
- b. The site was designed for and has the correct infrastructure to support uses such as this project.

5. Lighting

- a. Lighting will be developed to minimize light pollution and light spilling onto adjacent properties.
- b. Lighting will be designed to minimize glare to Tradewinds traffic. Pole lights are planned for the perimeter of the site parking lot and loading drives.
- c. Building Facades: wall lights will be used over the loading doors facing Tradewinds Parkway, soffit lights are planned at the office entry, there will also be a canopy along parts of the North elevation which will also utilize soffit down-lighting.



6. Utility Service

- a. The utilities are underground on this site.

7. Signs

- a. There are no ground signs.
- b. Wall signage will be located on the North side of the building facing Tradewinds Parkway.
- c. The signage package will be in conformance with Madison and UDC sign ordinances and will be submitted at a later date.