

UPDATES FROM ORIGINAL DESIGN

- MIXED USE
 - OFFICE ON LOWER FLOORS
 - RESIDENTIAL ABOVE 119 UNITS CURRENTLY
- REDUCE HEIGHT NOT PURSUING HEIGHT VARIANCE
- 11 FLOORS
- REDUCE PARKING TO 285 SPACES
- ADDITION OF YOUTH ARTS CONSORTIUM

CITY APPROVALS

- DAT MEETING SEPTEMBER 13
- SUBMIT TO UDC FOR INFORMATIONAL PRESENTATION SEPTEMBER 19
- UDC INFORMATIONAL REVIEW OCTOBER 3
- SUBMITTAL TO CITY FOR UDC AND PLAN COMMISSION REVIEW +/- OCTOBER 31
- INITIAL AND FINAL UCD DECEMBER 20
- PLAN COMMISSION APPROVAL JANUARY 2019

- TARGET CONSTRUCTION START MARCH 2019

	EAST WASHINGTON STREET						MIFFLIN STREET		PARKING		
	COMMERCIAL/RETAIL		OFFICE		RESIDENTIAL		YOUTH ARTS CENTER				
	GSF	NSF	GSF	NSF	GSF	NUMBER OF UNITS	GSF	STUDIO SPACES	GSF	PARKING IN RAMP	NOTES
1ST FLOOR	15313	12,521					13,354	4			
1ST PARKING									36,754	62	
2ND FLOOR			18,697	15,717			10,733	6			
2ND PARKING									41,799	109	
3RD FLOOR			30,454	27,594			13,681	-			OFFICE NSF = 11,564 NSF
3RD PARKING									43,604	114	
4TH FLOOR					24,416	17	23,678	7			
5TH FLOOR					24,416	17					
6TH FLOOR					24,416	17					
7TH FLOOR					24,416	17					
8TH FLOOR					24,416	17					
9TH FLOOR					24,416	17					
10TH FLOOR					24,416	17					
11TH FLOOR					4,124						

TOTALS	15,313	12,521	49,151	43,311	175,036	119	61,446	17	122,157	285
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PARKING REQUIREMENTS	1/400 SF		1/400 SF		1 PER UNIT		VARIES-SEE NOTES		TOTAL REQ'D.		
PARKING REQUIREMENT COMMERCIAL		31								31	1 SPACE PER 400SF USEABLE
PARKING REQUIREMENT OFFICE				108						108	1 SPACE PER 400SF USEABLE
PARKING REQUIREMENT RESIDENTIAL						119				119	ASSUME 1 SPACE PER UNIT
PARKING REQUIREMENT YOUTH ARTS OFFICE							29			29	ASSUME 1 SPACE PER 400 SF OF OFFICE NSF 3RD FL.
PARKING REQUIREMENT YOUTH ARTS PERFORMANCE								90		90	ASSUME 30% OF PERFORMANCE SPACE OCCUPANTS
MINIMUM REQUIRED AUTO PARKING										378	
REQUIRED PARKING W/10% REDUCTION										38	
REDUCED MINIMUMREQUIRED PARKING										340	*SEE SHARED PARKING CALCULATIONS BELOW

BICYCLE PARKING REQUIREMENT	1/2000 SF		1/2000 SF		1 PER UNIT		1/2000 SF OFFICE		TOTAL REQ'D.		
GUEST BICYCLE PARKING REQUIREMENT		N/A		N/A	1/10 UNITS			N/A			
TOTAL REQUIRED BICYCLE PARKING		6		22		131		6		165	
% OF REQUIRED PARKING AS LONG-TERM	10%		10%		90%		10%				
LONG TERM (INDOOR) REQUIRED PARKING		1		2		118		1		121	
SHORT TERM (OUTDOOR) REQUIRED		6		19		13		5		43	

SITE AREA	93,695	SF
SITE ACREAGE	2.151	ACRES

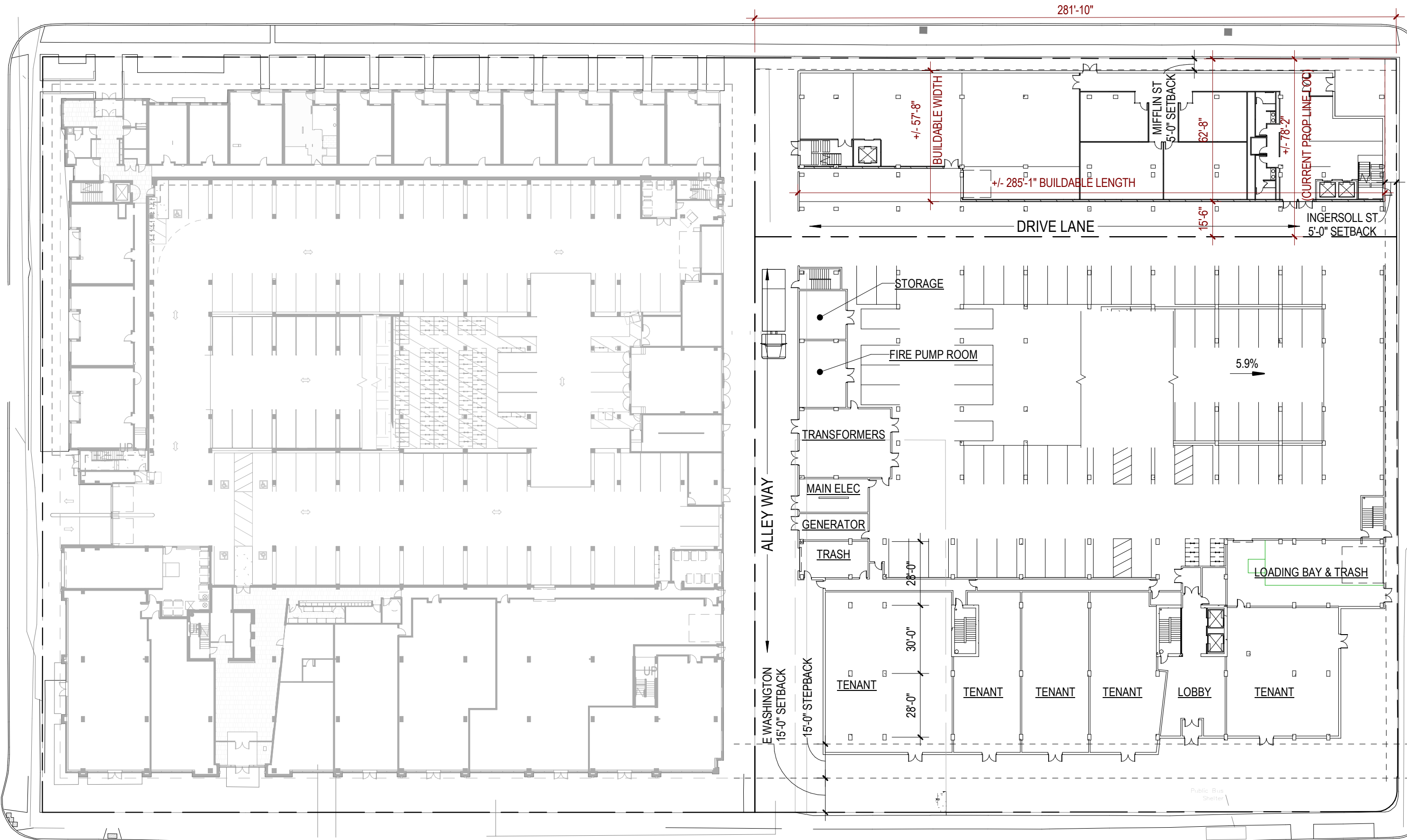
TOTAL INTERIOR PROJECT SF	292,599
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Shared Parking Calculation from table 28I-5 Municipal Code						
	Weekdays			Weekends		
	2am-7am	7am-6pm	6pm-2am	2am-7am	7am-6pm	6pm-2am
COMMERCIAL/RETAIL/OFFICE	5%	100%	5%	0%	10%	0%
RESIDENTIAL	100%	60%	100%	100%	75%	90%
YOUTH ARTS OFFICE	5%	100%	5%	0%	10%	0%
YOUTH ARTS PERFORMANCE	0%	40%	90%	0%	80%	100%

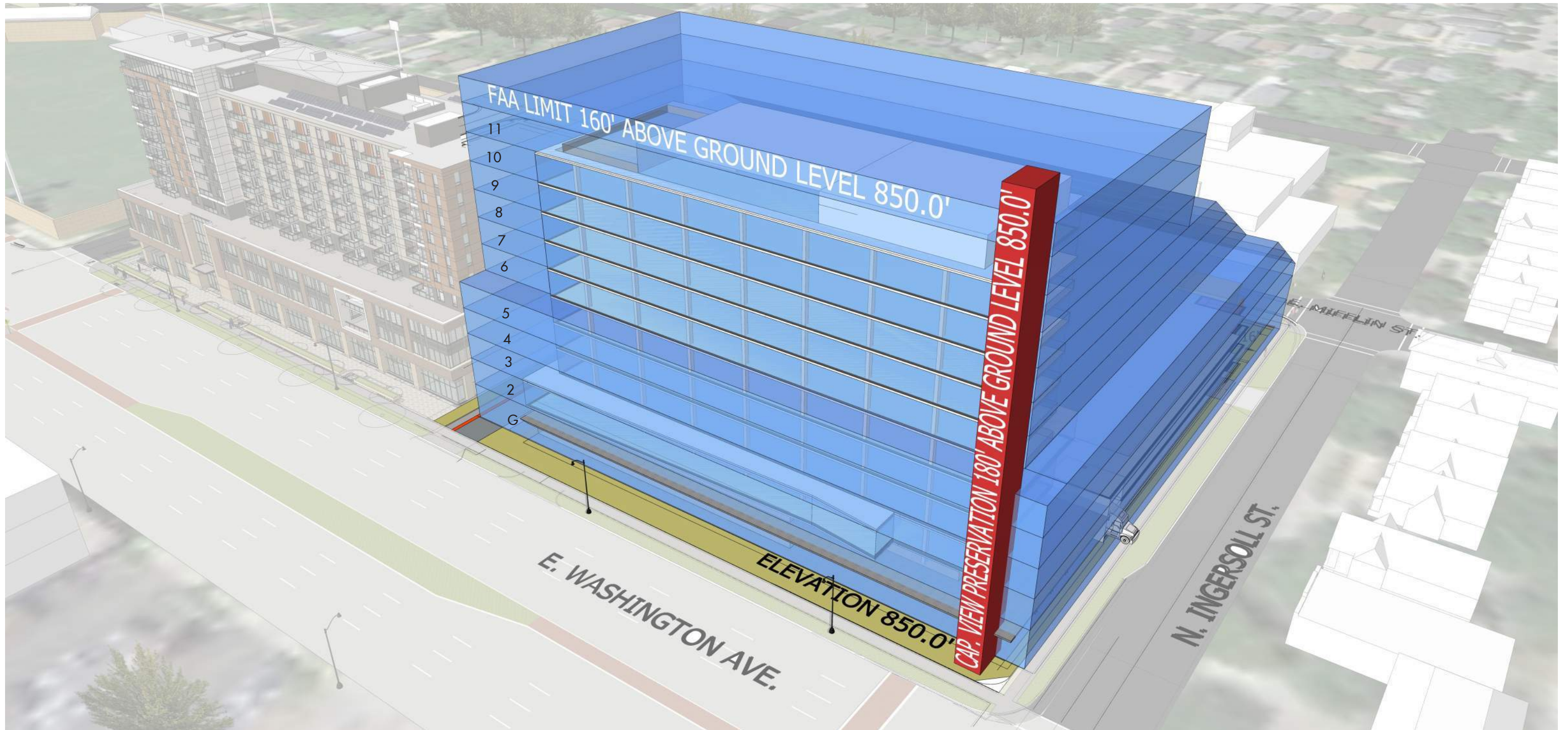
minimum required parking number and multiply by percent

	Weekdays			Weekends		
	2am-7am	7am-6pm	6pm-2am	2am-7am	7am-6pm	6pm-2am
COMMERCIAL/RETAIL/OFFICE	7	140	7	0	14	0
RESIDENTIAL	119	71	119	119	89	107
YOUTH ARTS OFFICE	1	29	1	0	3	0
YOUTH ARTS PERFORMANCE	0	36	81	0	72	90
HIGHEST TOTAL PARKING REQUIRED	127	276	208	119	178	197
TOTAL SURPLUS PARKING AVAILABLE	9					

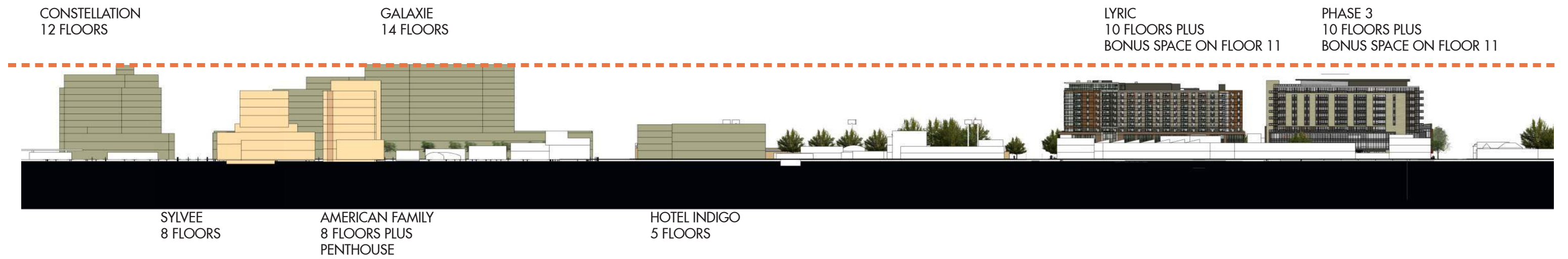
NORTH BREARLY STREET
PUBLICLY DEDICATED STREET
ASPHALT PAVEMENT WITH CONCRETE CURB & GUTTER



EAST WASHINGTON AVENUE 1ST FLOOR SITE DIAGRAM



BUILDABLE AREA ACCORDING TO MADISON ZONING AND FAA HEIGHT LIMITATIONS



HEIGHT COMPARISON

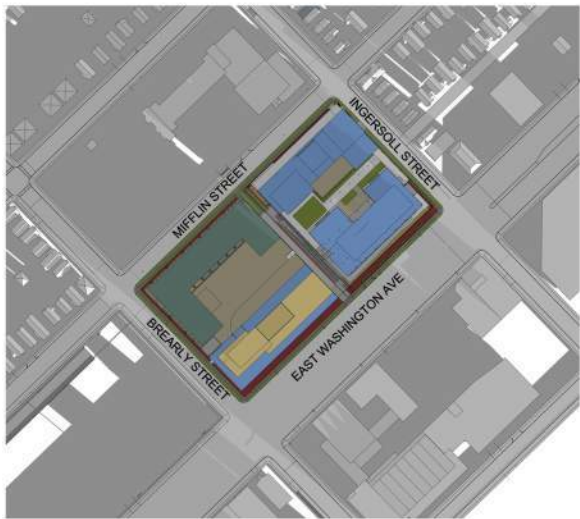
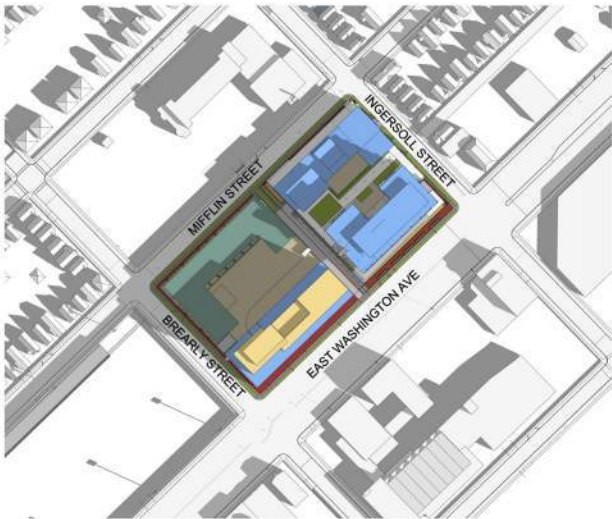
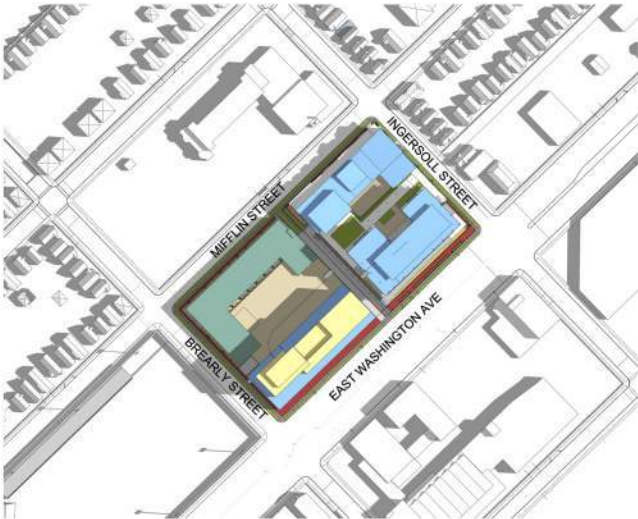
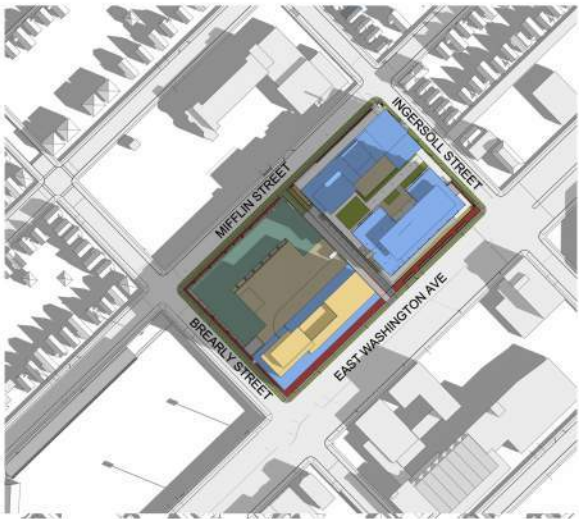
MARCH 20 SPRING EQUINOX

JUNE 21 SUMMER SOLSTICE

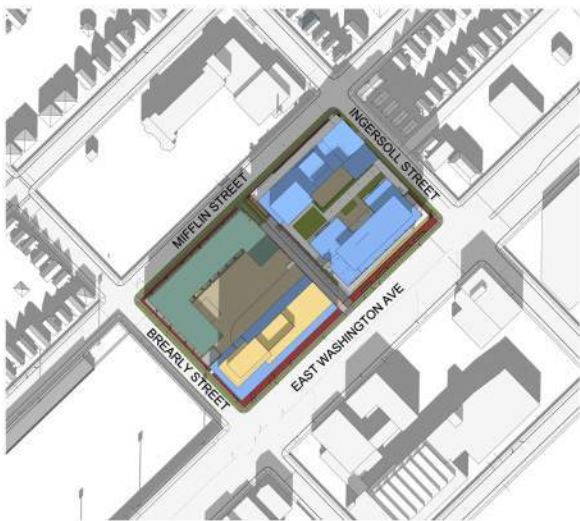
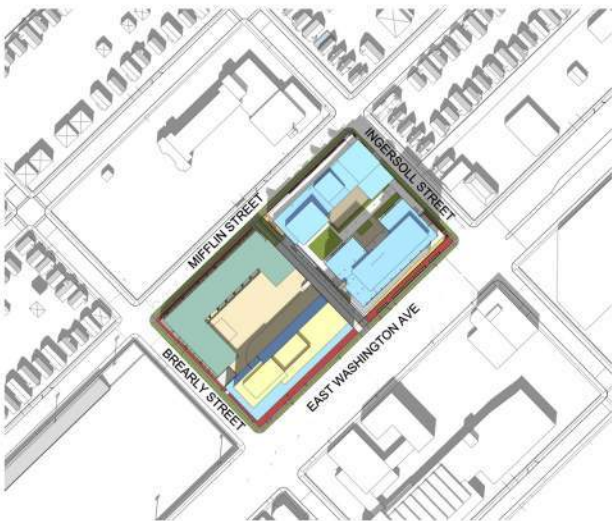
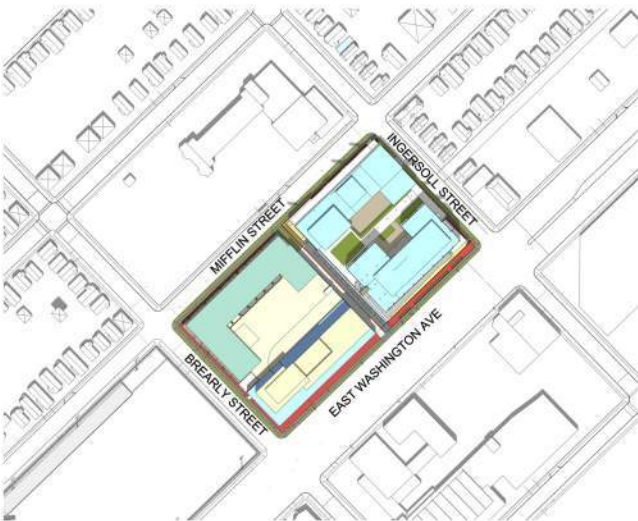
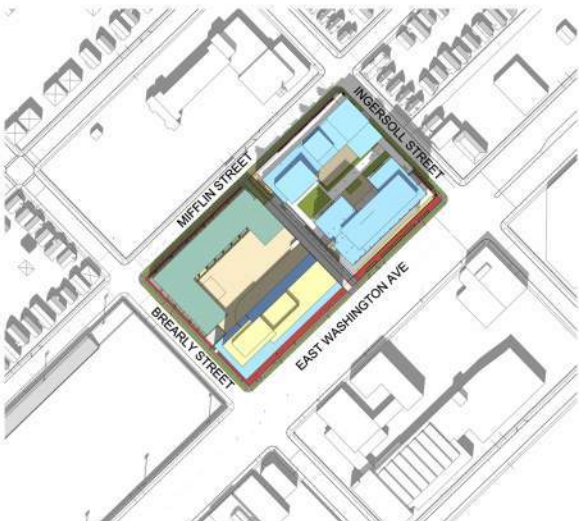
SEPTEMBER 22 AUTUMNAL EQUINOX

DECEMBER 22 WINTER SOLSTICE

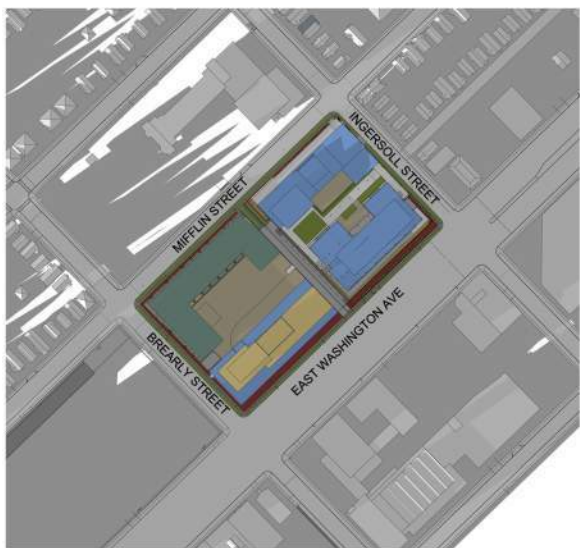
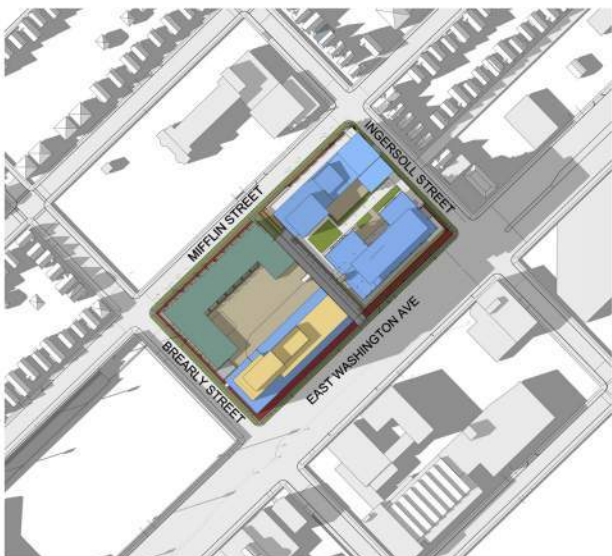
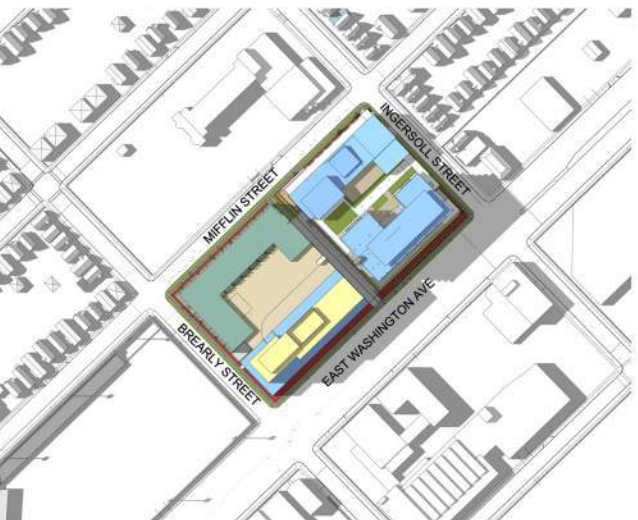
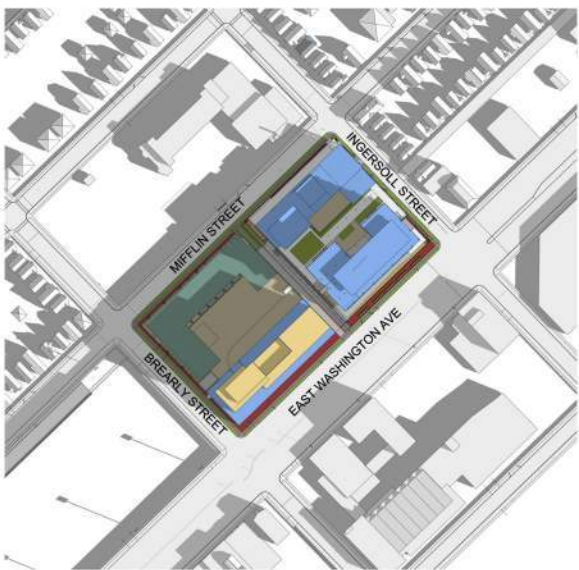
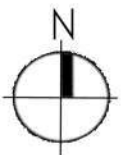
8AM



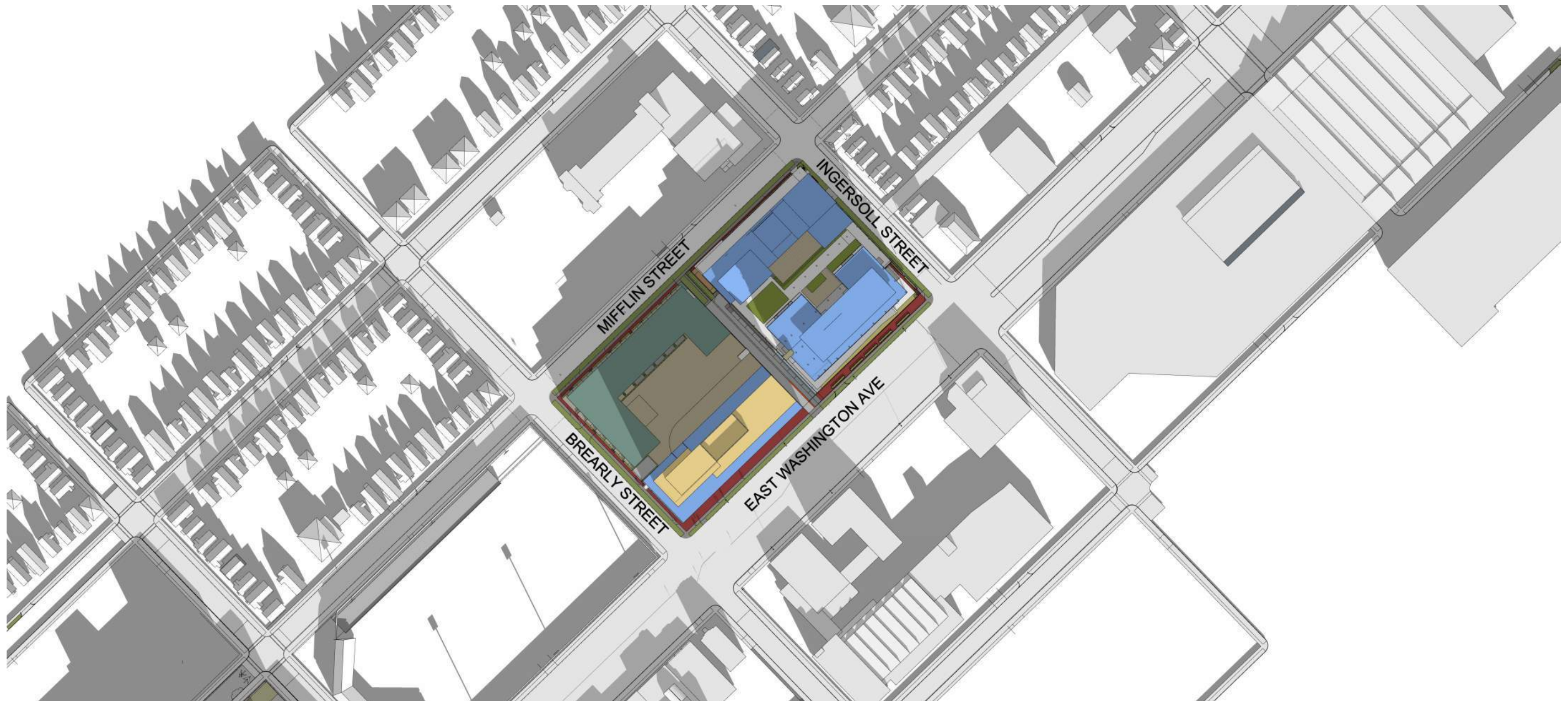
NOON



4PM



SUN STUDY



Dec 22 10 am

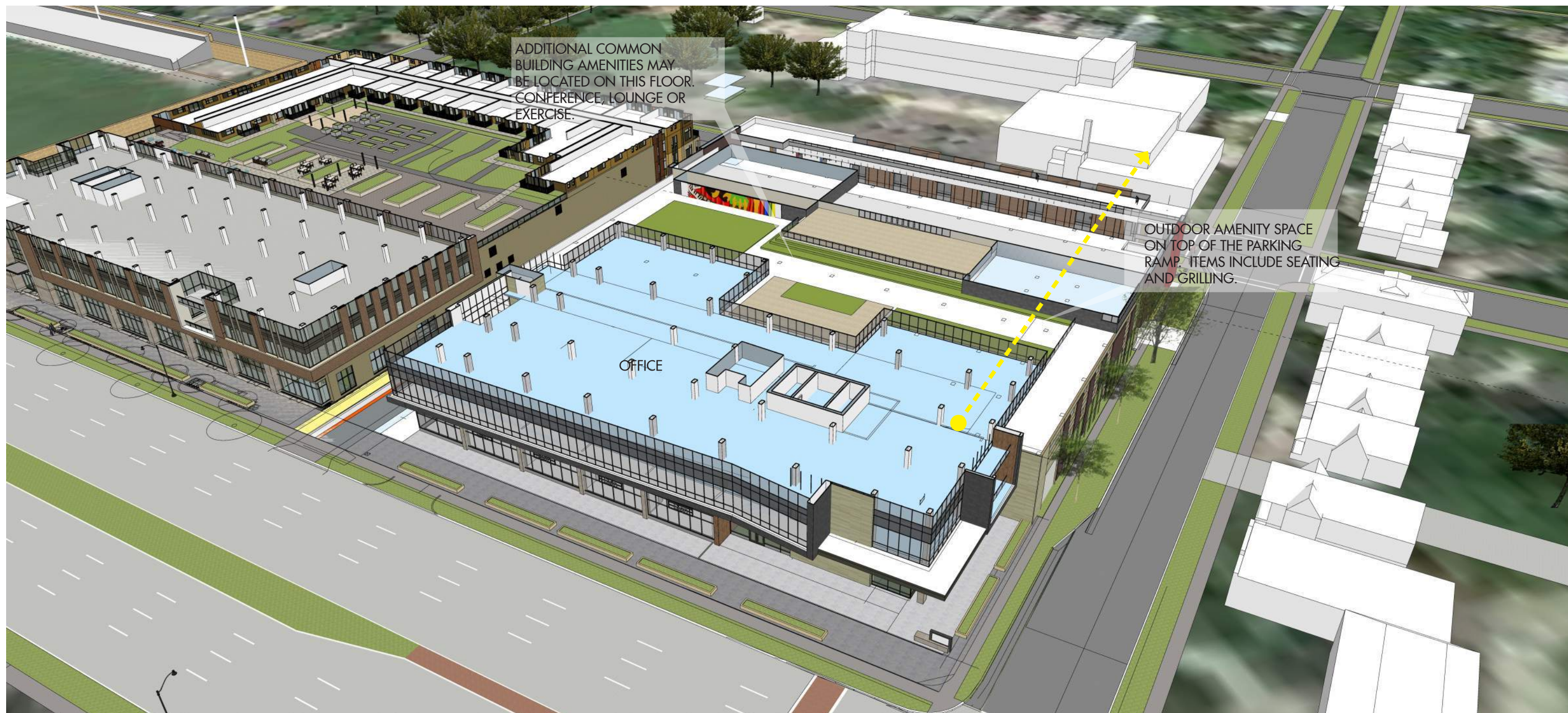
SUN STUDY



GROUND FLOOR VIEW



SECOND FLOOR VIEW



THIRD FLOOR VIEW



FLOOR 4-7



FLOOR 8-10



FLOOR 11



AERIAL VIEW



AERIAL VIEW



STREET VIEW OF ENTRY



STREET VIEW



AERIAL VIEW



AERIAL VIEW



eppstein uhen : architects

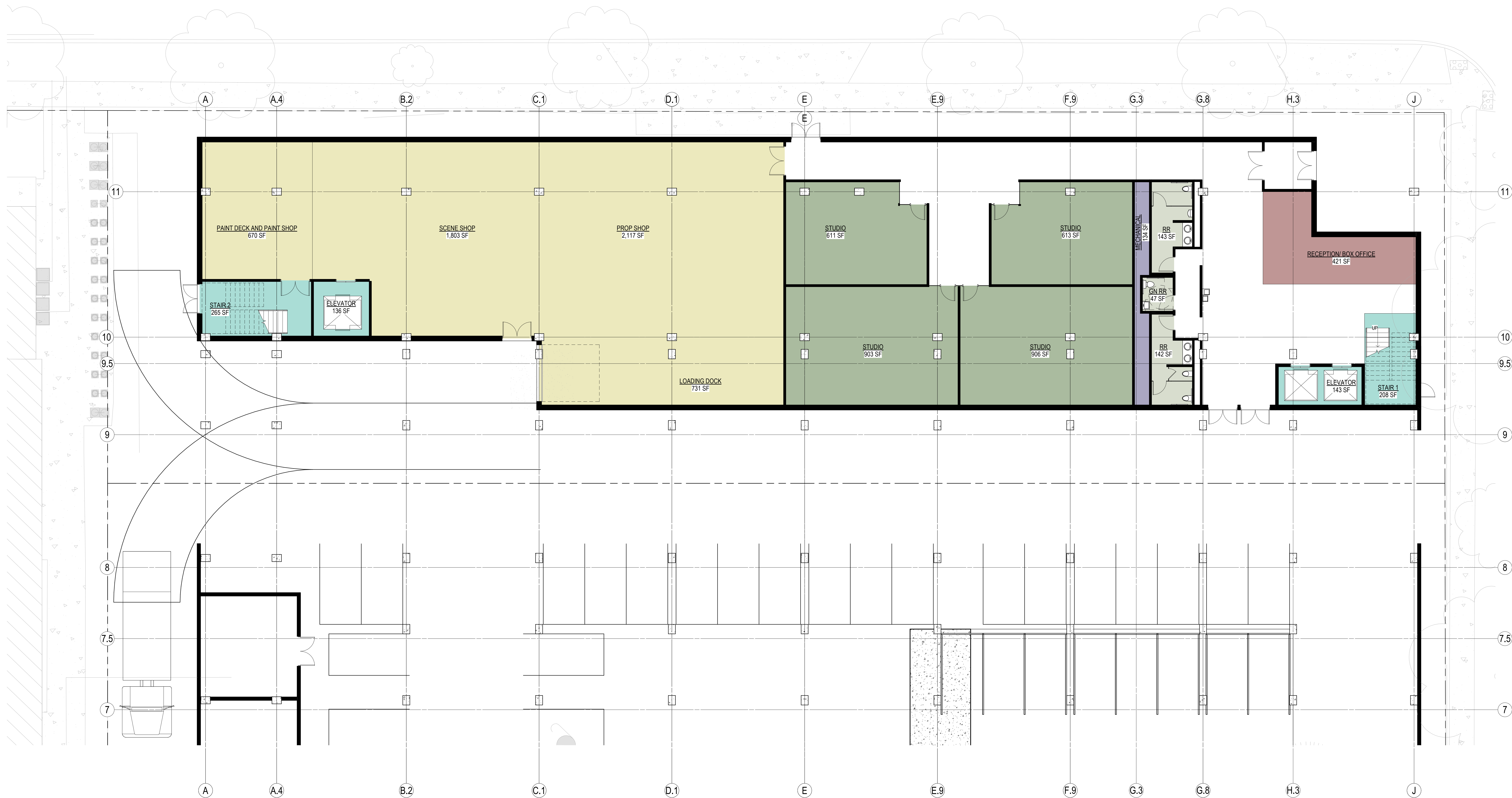


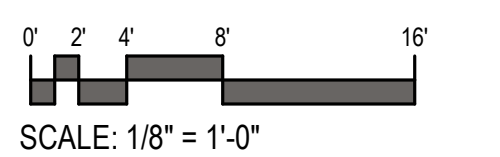
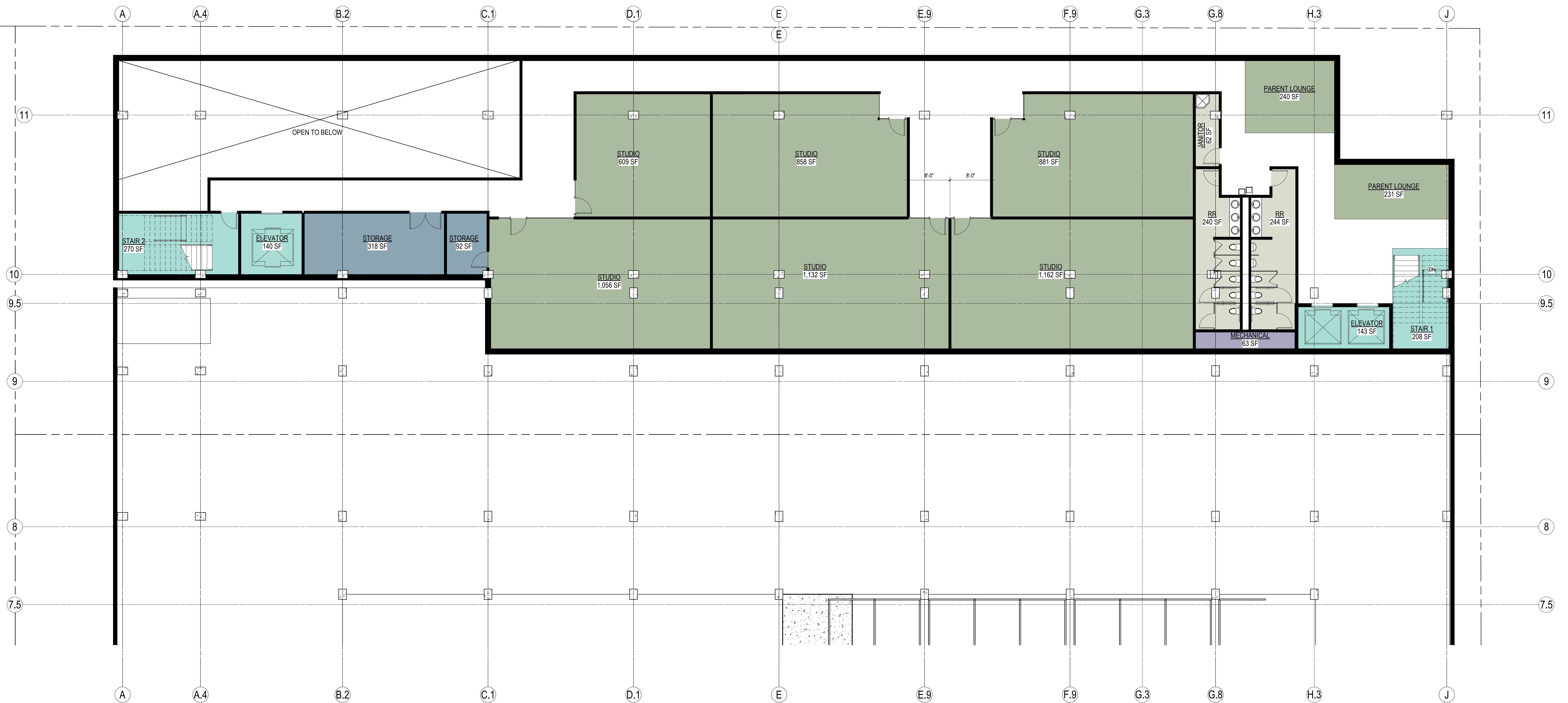
STONE HOUSE PARCEL 3 EAST WASHINGTON AVE.

#7-18185
9.06.2018

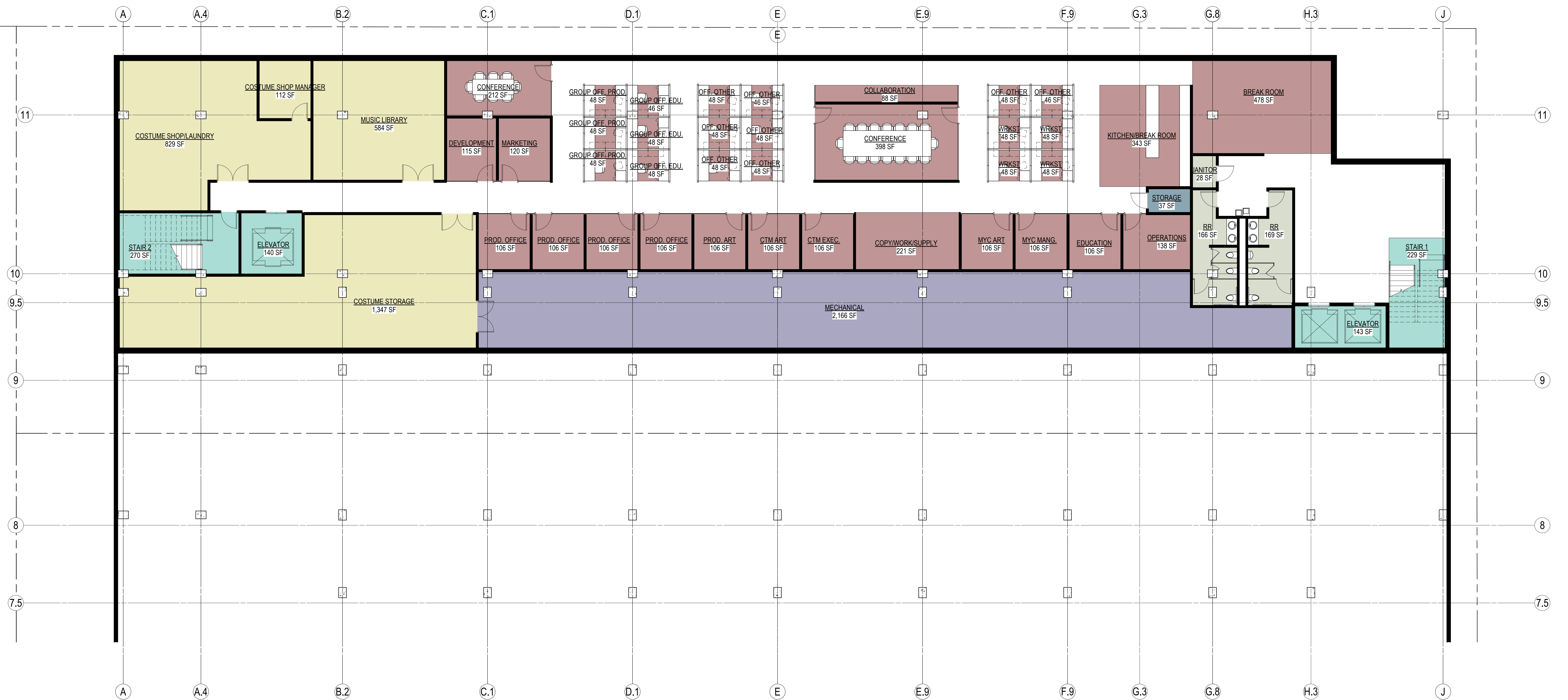


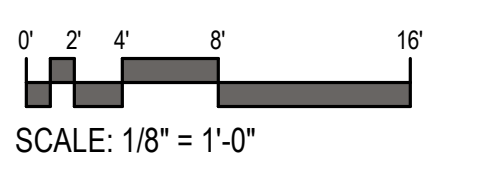
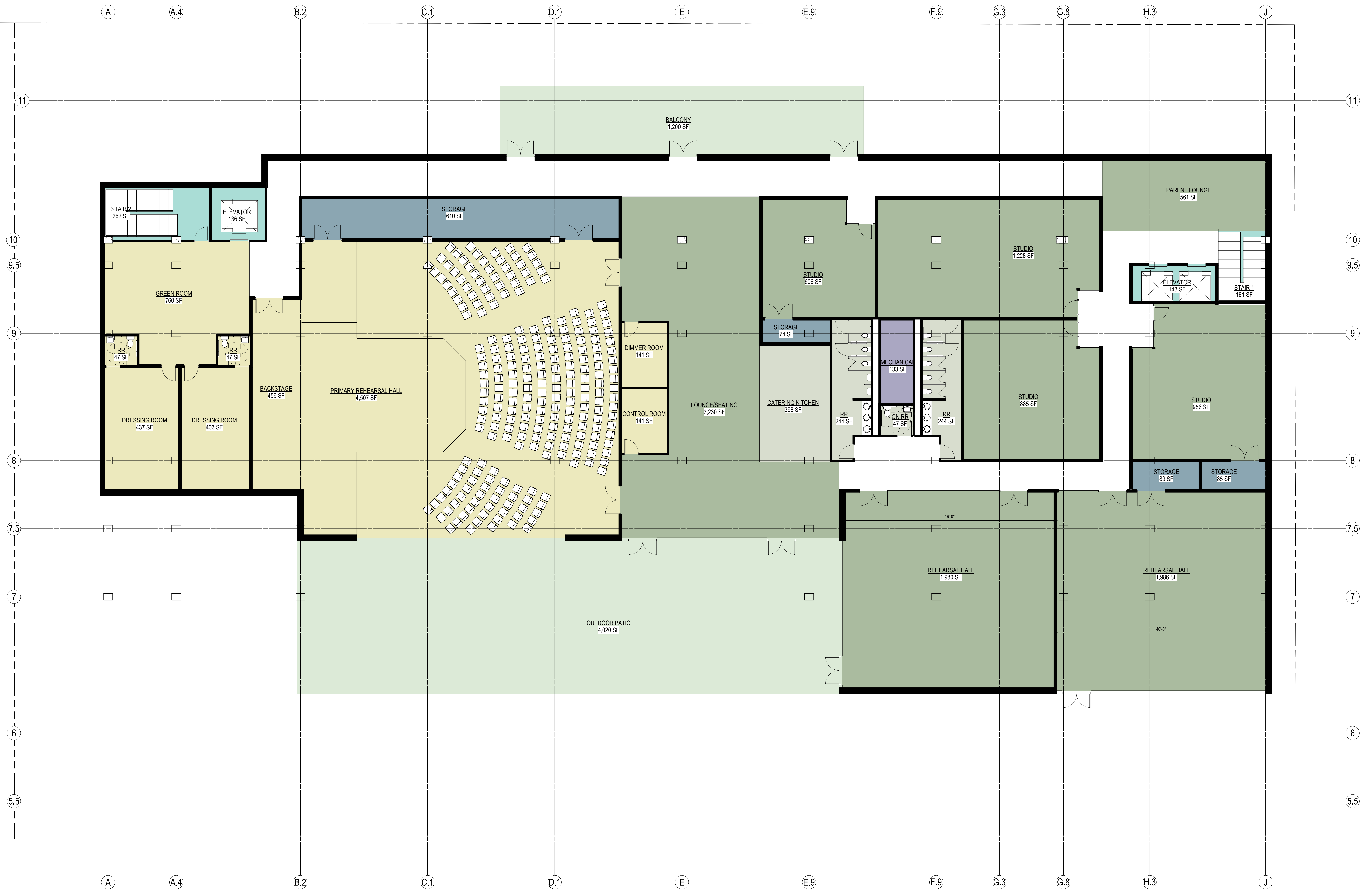
YAC VIEW





2ND FLR PLAN





4TH FLR PLAN