

LOCATION MAP

700 N BLOCK EAST WASHINGTON AVENUE  
MADISON, WI



PROJECT TEAM

<b>OWNER:</b> GEBHARDT DEVELOPMENT 222 NORTH STREET MADISON, WI 53704 ATTN: OTTO GEBHARDT III 608.245.0753	<b>CONTRACTOR:</b> IDEAL BUILDERS 1406 EMIL STREET MADISON, WI 53713 ATTN: TRAVIS DETTINGER 608.271.8111	<b>ARCHITECT:</b> BARK DESIGN 222 NORTH STREET MADISON, WI 53704 ATTN: CHRISTOPHER GOSCH 608.333.1926
<b>CIVIL ENGINEER:</b> PROFESSIONAL ENGINEERING, LLC 818 N. MEADOWBROOK LANE WAUNAKEE, WI 53597 608.849.9378 ATTN: ROXANNE JOHNSON, P.E., LEED AP	<b>LANDSCAPE ARCHITECT:</b> DESIGN STUDIO, ETC. ATTN: GARRET PERRY	<b>SOILS TESTING:</b> CGC, INC. 2921 PERRY STREET MADISON, WI 53713 608.288.4100 ATTN: DAVID STAAB, P.E., LEED AP

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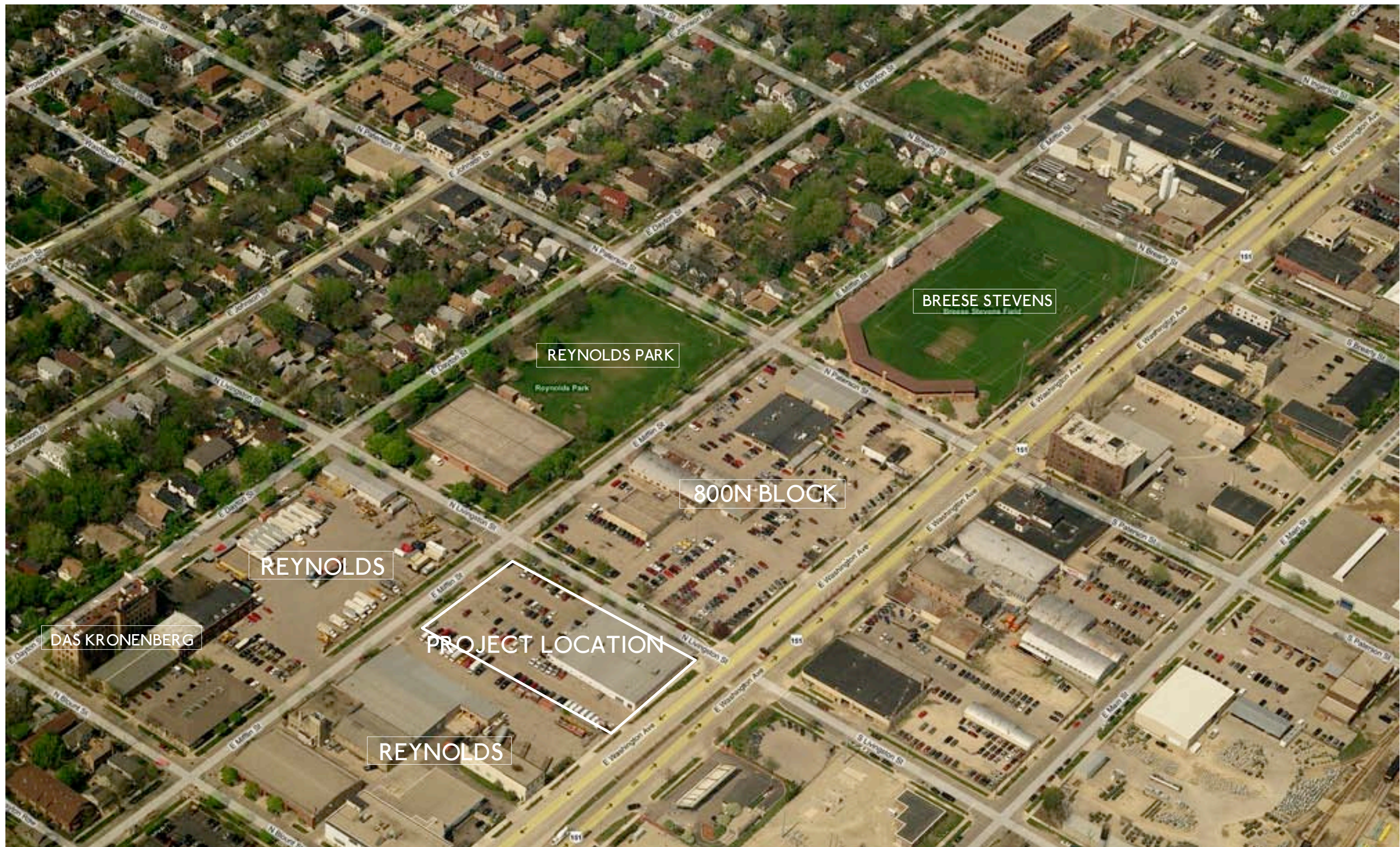
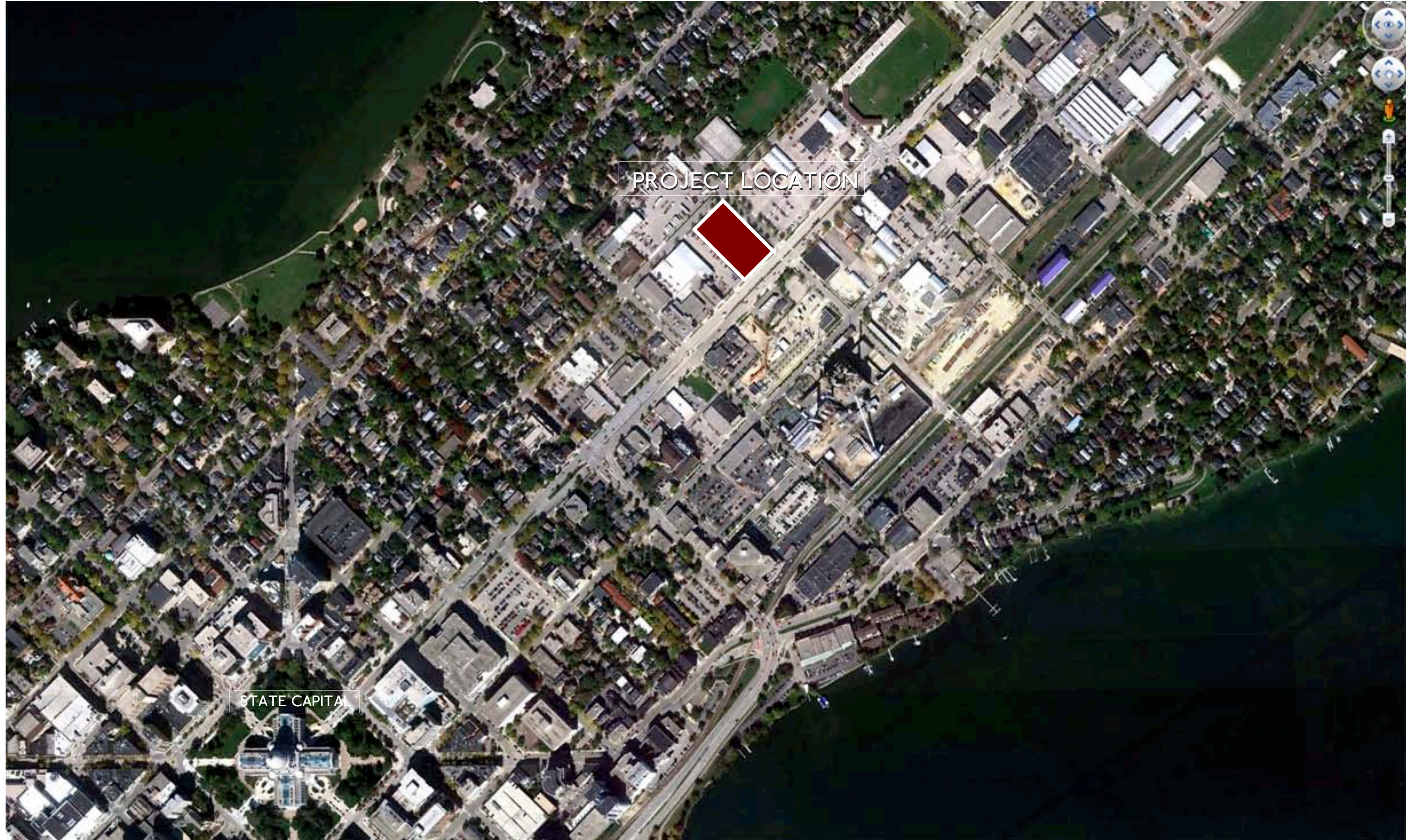
BUILDING INFORMATION

USE/OCCUPANCY: OFFICE/COMMERCIAL/RESIDENTIAL APARTMENTS/PARKING  
GROSS SQUARE FOOTAGE: TBD

INFORMATIONAL UDC

<b>bark</b> DESIGN	WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM	
THE CONSTELLATION 1216 SPRING STREET, MADISON, WI	DESIGNED BY	DATE 11.16.11
	COVER SHEET	





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<div>THE "CONSTELLATION"</div> <div>700 N. EAST WASHINGTON, MADISON, WI</div>		SC1.1
SITE AND CONTEXT		





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SITE AND CONTEXT		





SITE TO SOUTH



REYNOLDS PROPERTY



REYNOLDS PROPERTY



SITE TO NORTH



EAST WASHINGTON STREETScape



EAST WASHINGTON STREETScape



EAST WASHINGTON STREETScape



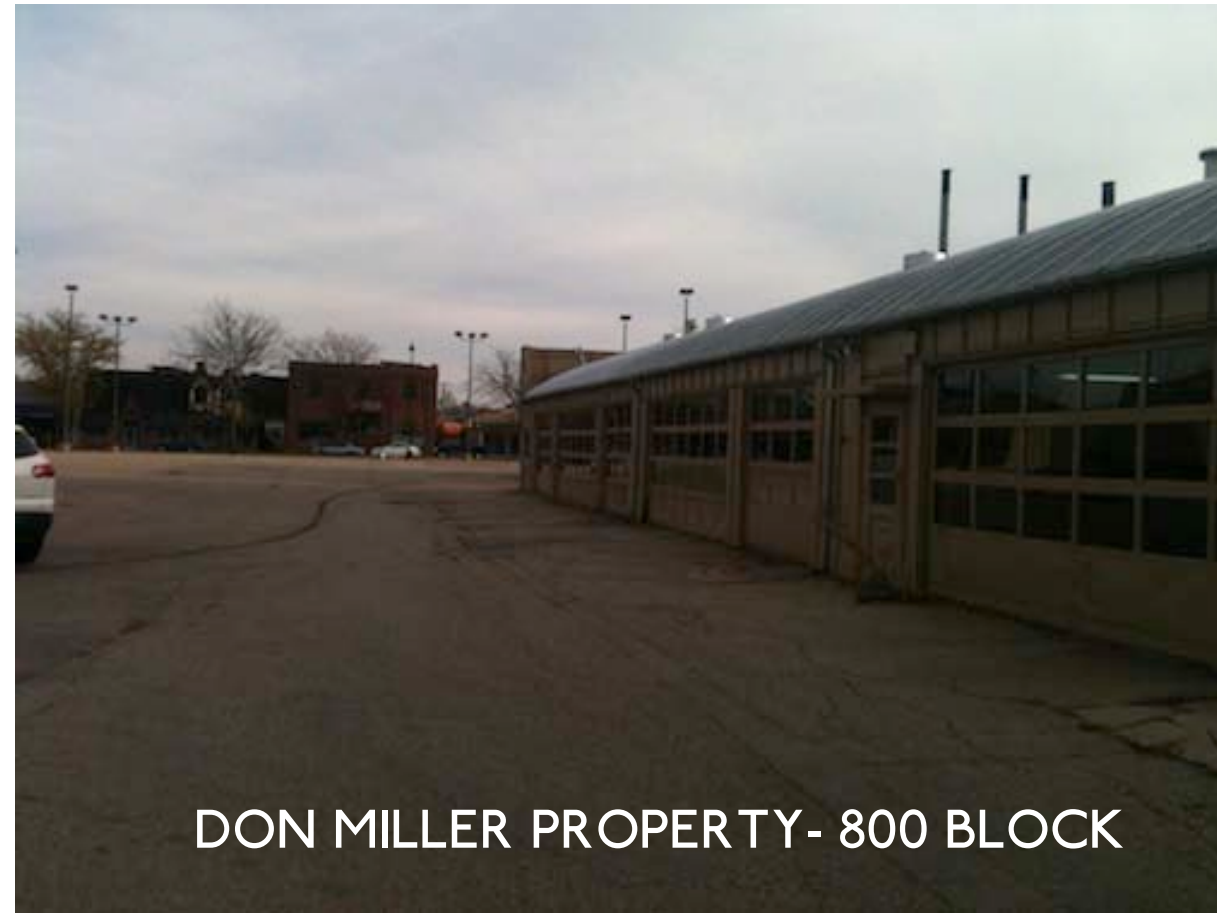
EAST WASHINGTON STREETScape

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THE "CONSTELLATION" 700 N. EAST WASHINGTON, MADISON, WI	
SITE AND CONTEXT	
SC1.3	





DON MILLER PROPERTY- 800 BLOCK



DON MILLER PROPERTY- 800 BLOCK



REYNOLDS PROPERTY



DON MILLER PROPERTY- 800 BLOCK



DON MILLER PROPERTY- 800 BLOCK



DON MILLER PROPERTY- 800 BLOCK



BREESE STEVENS FIELD



E. MIFFLIN STREETSCAPE



BREESE STEVENS FIELD



DON MILLER PROPERTY- 800 BLOCK



E. MIFFLIN STREETSCAPE




E. MIFFLIN STREETSCAPE



E. MIFFLIN STREETSCAPE



E. MIFFLIN STREETSCAPE

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SITE AND CONTEXT	
SC1.4	



UDD 8 COMPLIANCE

PROPOSED PROJECT IS PRIMARILY IN COMPLIANCE WITH URBAN DESIGN DISTRICT 8 REQUIREMENTS AND GUIDELINES WHERE APPLICABLE TO NEW DEVELOPMENT PROJECTS.

PROPOSED LAND USE, CIRCULATION, PARKING AND OPEN SPACE DESIGN MEET OR EXCEED REQUIREMENTS AND GUIDELINES.

A REQUEST FOR AN ADDITIONAL 2 STORIES IN HEIGHT HAS BEEN SUBMITTED FOR REVIEW.

A SUMMARY OF COMPLIANCE FOR MAJOR ITEMS ARE BELOW AND A MORE DETAILED COMPLIANCE ANALYSIS WILL ACCOMPANY THE INTIAL APPROVAL SUBMITTAL.

2. BUILDING LOCATION AND ORIENTATION.
  - SETBACKS ARE MET AS REQUIRED
  - THE BUILDING LOCATION SHOULD BE DESIGNED TO PROVIDE FOR AMENITIES THAT WILL ENHANCE THE VISUAL AND PEDESTRIAN CHARACTER OF THE STREET.
  - IN AREAS WITH SIDEWALK/TERRACE WIDTH OF NINE (9) FEET OR LESS, THE SETBACK SHOULD INCLUDE ADDITIONAL PAVEMENT TO EXPAND THE SIDEWALK/ TERRACE TO A WIDTH OF AT LEAST NINE (9) FEET.
  - WALKWAYS SHOULD BE PROVIDED TO CONNECT THE BUILDING ENTRANCE TO THE PUBLIC SIDEWALK.
  - THE FRONT FACADE OF THE BUILDING AND THE PRIMARY ENTRANCE SHOULD FACE THE PRIMARY STREET. IF THE PUBLIC ENTRANCE IS ALLOWED ON THE SIDE OF THE BUILDING, IT SHOULD BE POSITIONED CLOSE TO THE PRIMARY STREET AND PREFERABLY AS A CORNER FEATURE OF THE BUILDING.
4. PARKING AND SERVICE AREAS.
  - OFF-STREET PARKING FACILITIES FOR NEW BUILDINGS SHALL BE LOCATED BEHIND OR ON THE SIDES OF THE BUILDING AND THE DISTANCE FROM THE PROPERTY LINE SHALL BE THE SAME AS FOR BUILDINGS
  - ALL TRASH AREAS SHALL BE SCREENED FROM PUBLIC VIEW.
  - ALL PARKING AREAS SHOULD INCLUDE WALKWAYS TO ALLOW SAFE PEDESTRIAN ACCESS TO THE BUILDING ENTRANCE.
    - SHARED PARKING AREAS ARE ENCOURAGED. WHENEVER POSSIBLE, ADJOINING PARKING LOTS SHOULD BE LINKED TO PROVIDE INTERNAL TRAFFIC CIRCULATION.
    - DRIVEWAYS ALONG THE DISTRICT SHOULD BE MINIMIZED TO IMPROVE TRAFFIC FLOW AND REDUCE PEDESTRIAN CONFLICTS.
  - PEDESTRIAN AREAS AND CUSTOMER PARKING AREAS SHOULD BE SEPARATED FROM LOADING SERVICE, AND DRIVE-THROUGH AREAS.
  - IF POSSIBLE, TRASH AREAS SHOULD BE LOCATED INSIDE BUILDINGS.
  - ANY NEW PARKING RAMPS FRONTING ON EAST WASHINGTON AVENUE SHOULD INCLUDE GROUND-FLOOR COMMERCIAL USES WITH ATTRACTIVE COMMERCIAL FACADE DESIGN. THE FACADE DESIGN FOR THE UPPER STORIES SHOULD OBSCURE THE PARKING RAMP AND PRESENT AN ATTRACTIVE BUILDING FACE FOR THE DISTRICT. THE DESIGN OF PARKING RAMPS SHOULD ALSO COMPLEMENT THE QUALITY AND DESIGN OF THE BUILDINGS THEY SERVE.
  - ENTRYWAYS TO PARKING RAMPS SHOULD BE ACCESSED FROM SIDE STREETS WHENEVER POSSIBLE. ENTRYWAYS/EXITS ONTO EAST MIFFLIN STREET AND EAST MAIN STREET SHALL NOT BE PERMITTED UNLESS NO OTHER OPTION EXISTS.
  - BICYCLE PARKING SHOULD BE DISTRIBUTED THROUGHOUT A DEVELOPMENT SITE. SOME SHORT-TERM VISITOR BICYCLE PARKING SHOULD BE LOCATED NEAR THE BUILDING ENTRANCE


PROJECT GOALS AND OBJECTIVES

- REVITALIZE A NEGLECTED AND UNDERUSED CORRIDOR
- PROVIDE EMPLOYMENT OPPORTUNITIES AND NEW HOUSING STOCK TO COMPLEMENT AND ENRICH THE NEIGHBORHOOD AND OTHER PROJECTS IN DISTRICT
- DESIGN FOR PEDESTRIAN AND BICYCLE SCALE AND USE
- ACTIVATE THE STREETScape
- MAXIMIZE USABLE OUTDOOR SPACES
- PROVIDE COMMON GATHERING AREAS
- INCREASE POPULATION DENSITY TO ACHIEVE FUTURE DISTRICT AND PUBLIC TRANSIT GOALS
- INCREASE TAX BASE AND REVENUE FOR CITY OF MADISON
- ANCHOR/CATALYST/PRECEDENT FOR FUTURE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS IN DISTRICT

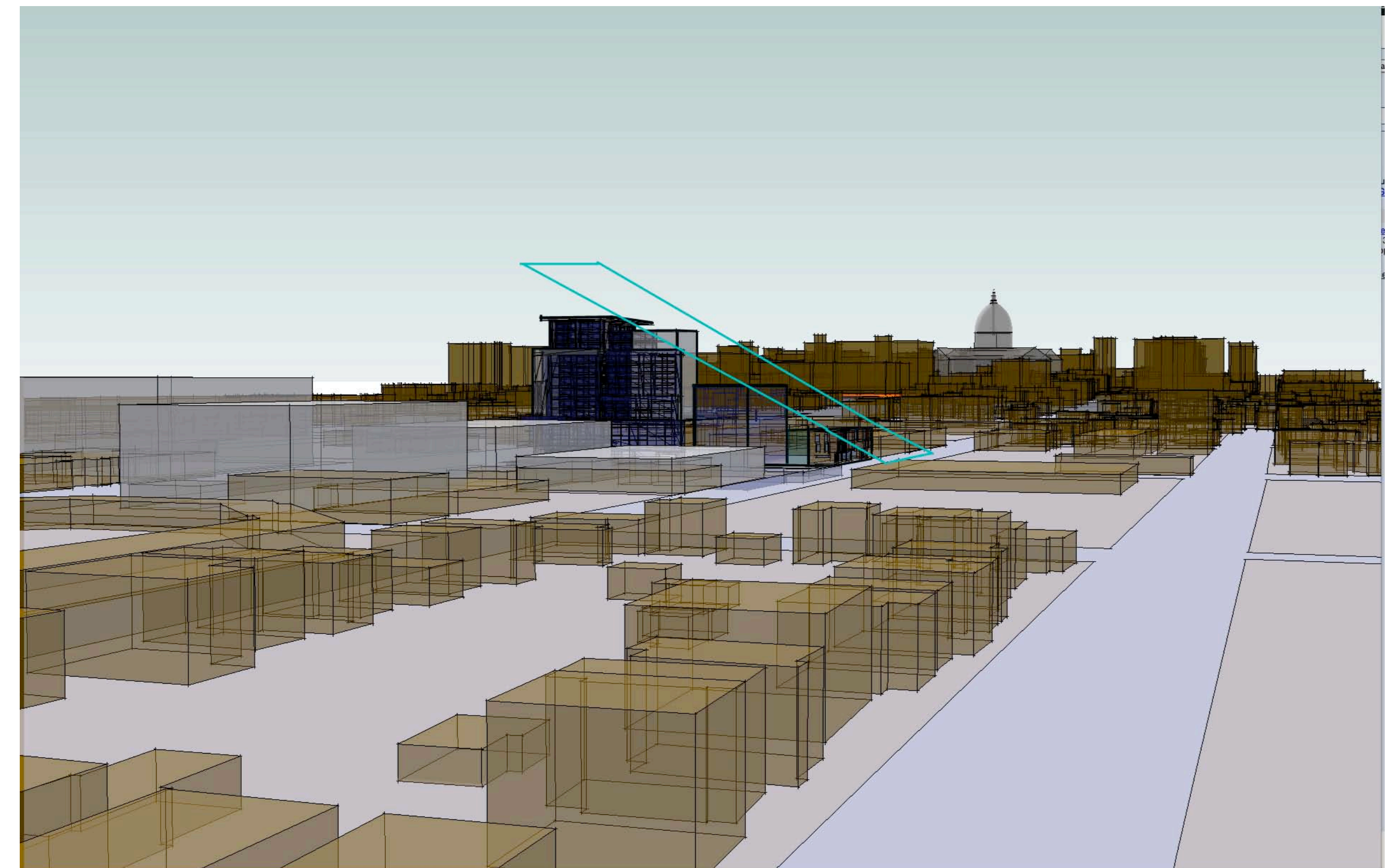
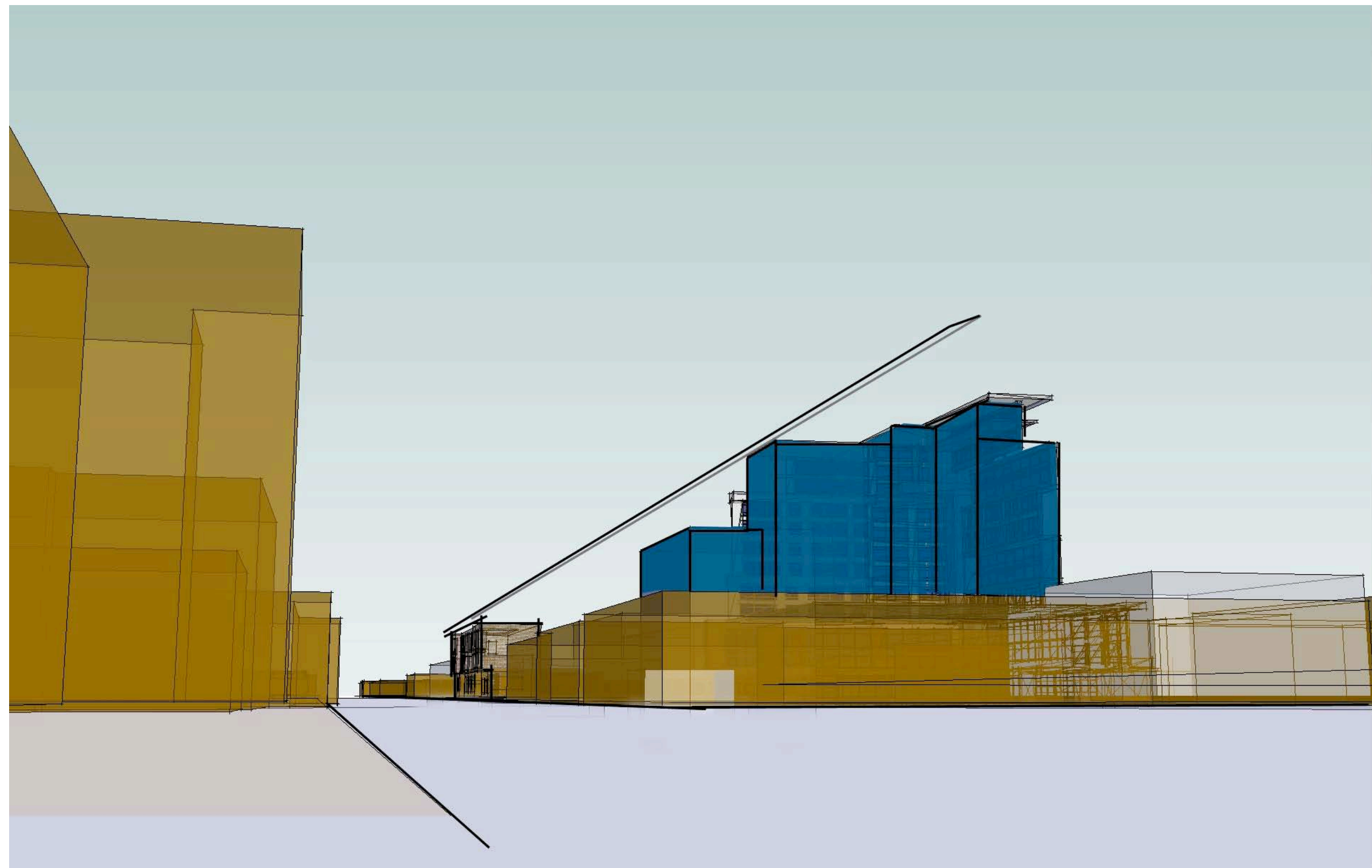
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PROJECT GOALS and COMPLIANCE			



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		THE "CONSTELLATION" 700 N. EAST WASHINGTON, MADISON, WI	
		INITIAL DESIGN CONCEPTS	
			DC1.1





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DEVELOPMENT

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DATE

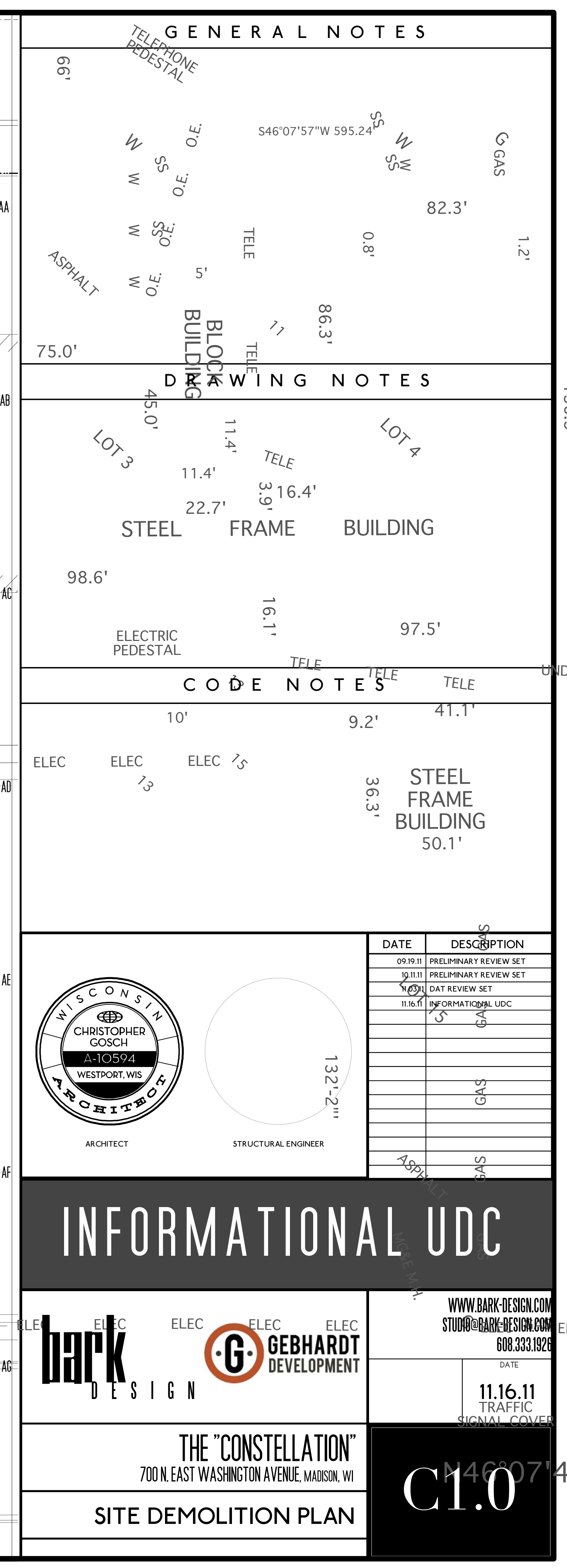
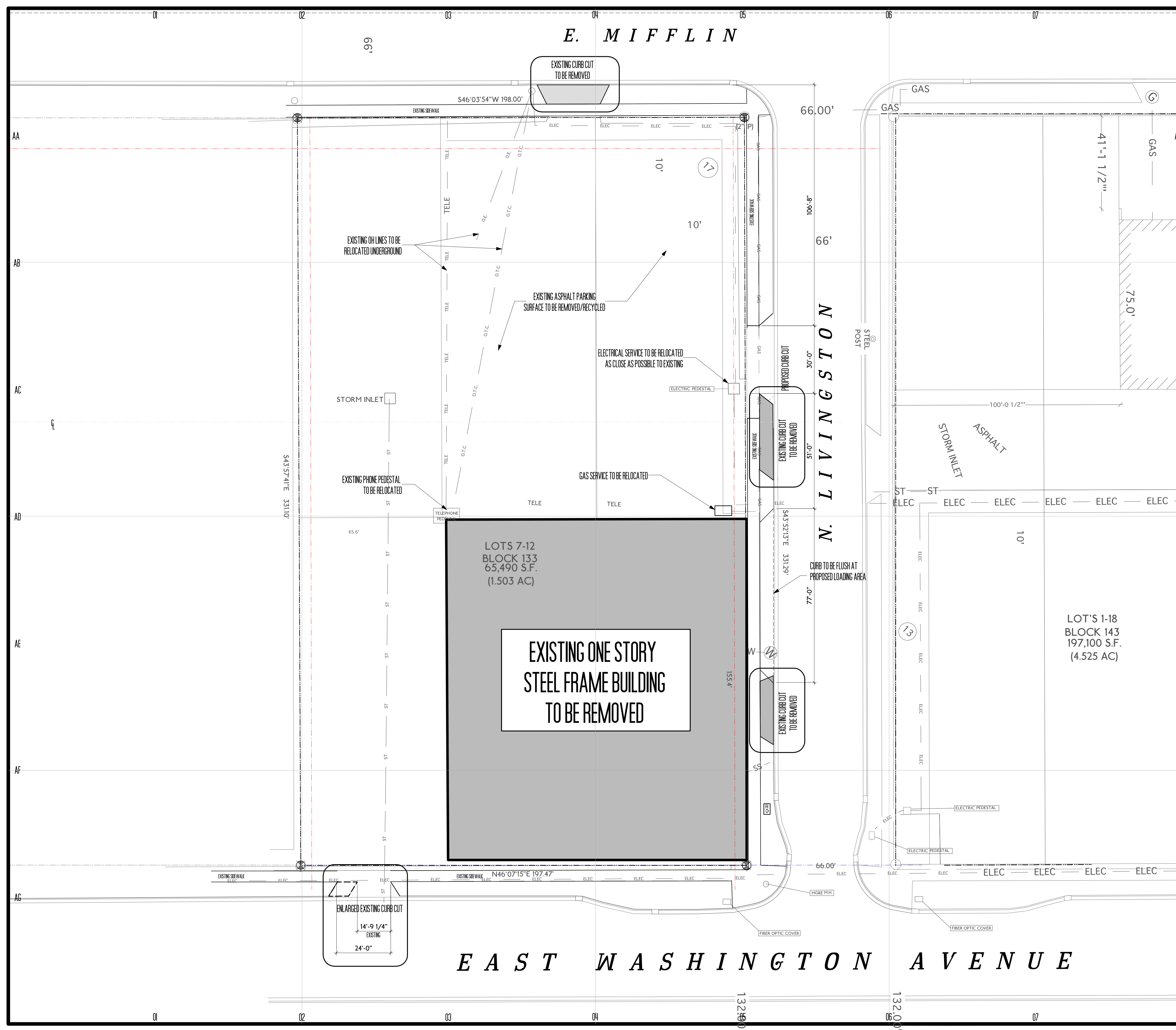
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THE "CONSTELLATION"  
700 N. EAST WASHINGTON, MADISON, WI

MASSING AND STREETScape STUDIES

DC1.2







E. M I F F L I N

RESIDENTIAL  
TOWNHOMES  
3 STORIES

PLAZA/GARDEN

RESIDENTIAL  
APARTMENTS  
4 STORIES

PARKING STRUCTURE  
3 STORIES

OFFICE/COMM  
3 STORIES

LOBBY/ELEVS

RETAIL/OFFICE/COMM  
3 STORIES

E A S T W A S H I N G T O N A V E N U E

## GENERAL NOTES

### SETBACKS:

East Washington:  
Required: 15'-0"  
Provided: 15'-0" to 30'-0"

N. Livingston:  
Required: 5'-0"  
Provided: 5'-0" to 20'-0"

East Mifflin:  
Required: 15'-0"  
Provided: 15'-4"

Mid-block:  
Required: 5'-0"  
Provided: 8'-4" to 13'-2"

### STEPBACKS:

East Washington:  
Required: 15'-0"  
Provided: 15'-0" to 42'-0"  
S46°07'57"W 595.24'

N. Livingston:  
Required: 15'-0"  
Provided: 15'-0" to 28'-0"

East Mifflin:  
Required: 30 degree angle  
Provided: 30 degree angle

Mid-block:  
Required: none  
Provided: 10'-0"

## DRAWING NOTES

## CODE NOTES

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
10.11.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.16.11	INFORMATIONAL UDC

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DATE  
11.16.11  
TRAFFIC  
SIGNAL COVER

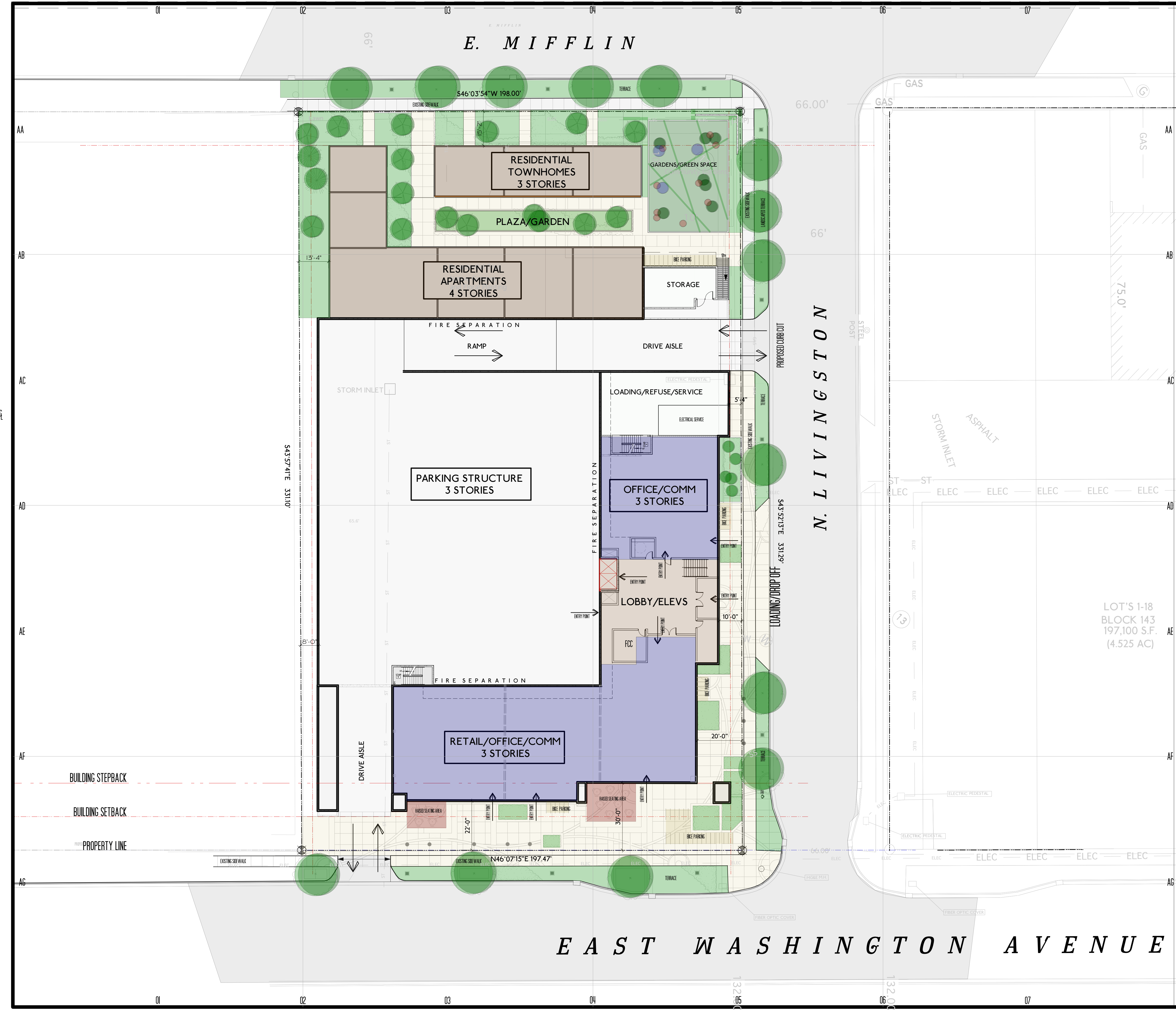
THE "CONSTELLATION"  
700 N. EAST WASHINGTON AVENUE, MADISON, WI

SITE & FIRST FLOOR PLAN

cl.1



E. M I F F L I N



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GENERAL NOTES

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THE "CONSTELLATION"

700 N. EAST WASHINGTON AVENUE, MADISON, WI

PRELIMINARY ELEVATIONS

A4.2









GENERAL NOTES

DRAWING NOTES

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THE "CONSTELLATION"  
700 N. EAST WASHINGTON AVENUE, MADISON, WI

PRELIMINARY ELEVATIONS

A4.4