

CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON



- Relevant Experience
- Commitment
- Key Partners
 - Engberg Anderson
 - Mandel Group
 - Fresh Madison Market

CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON

C.D. SMITH



UW-MADISON CAMP RANDALL STADIUM



UW-MADISON MICROBIAL SCIENCE BUILDING



NINE SPRINGS WASTEWATER TREATMENT PLANT

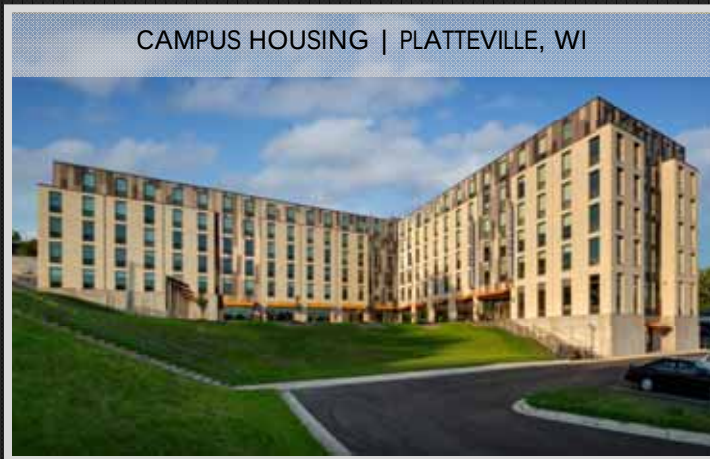
MADISON: MAJOR PROJECTS

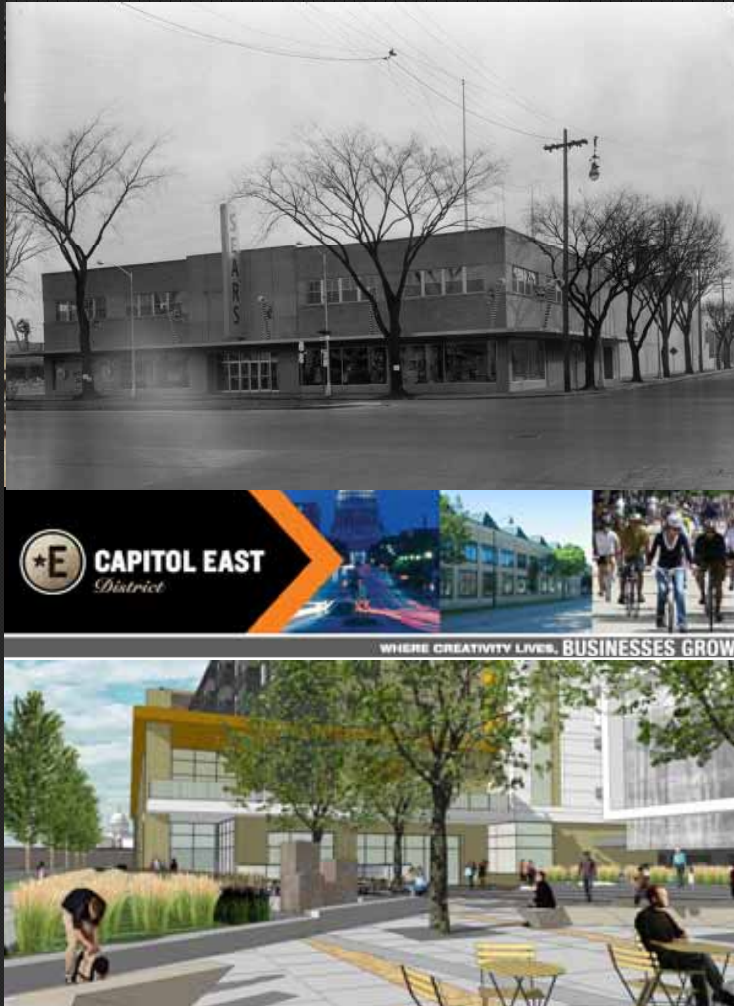


CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON

C.D. SMITH



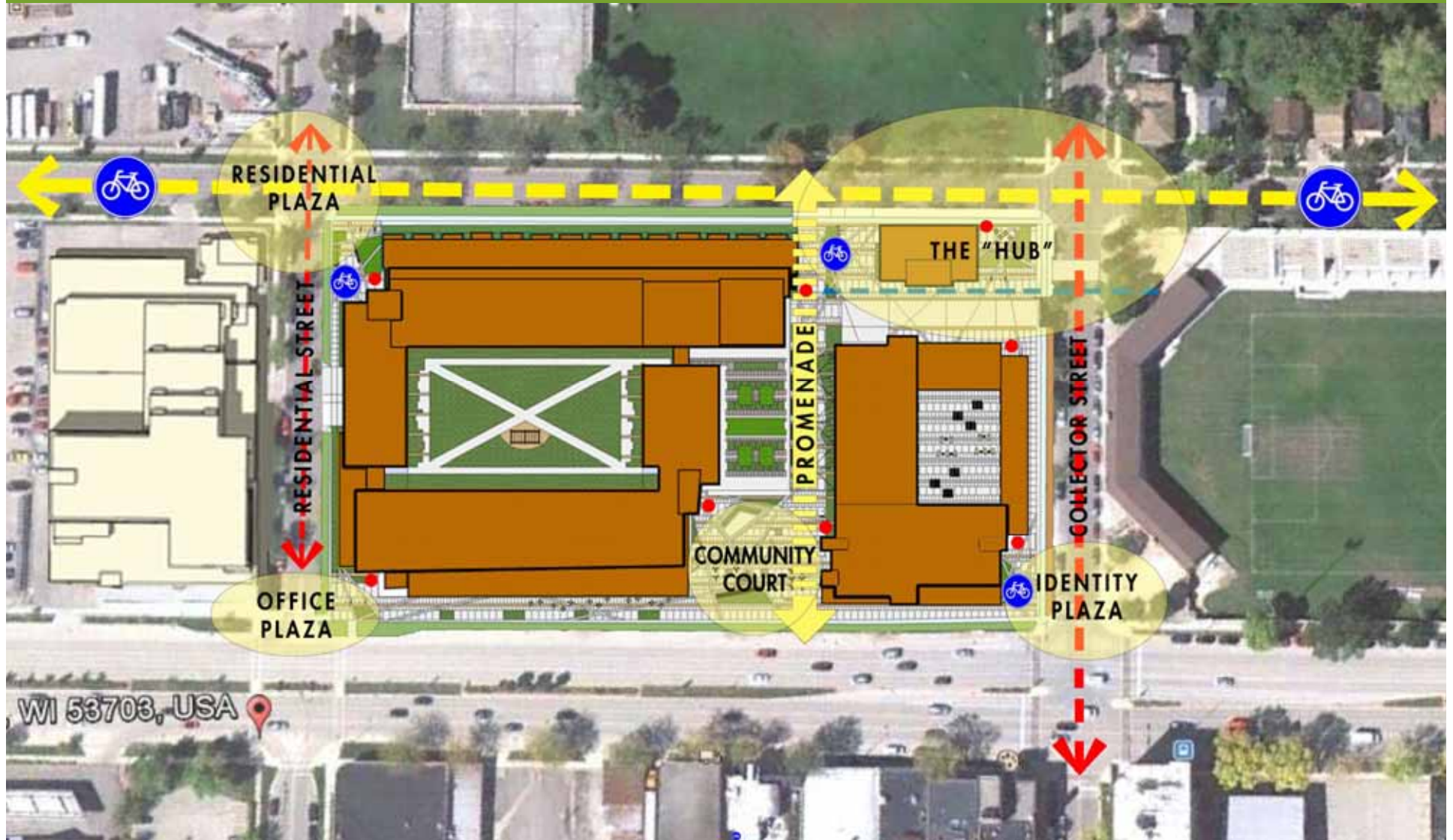


- Local Understanding
- Respect History
- Future Is Now
- Planning Principles:
 - Importance of Urban Plan
 - True Mixed-Use TOD
 - Scale & Density
 - Public Spaces & Permeable Site
 - Destination & Identity

CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON

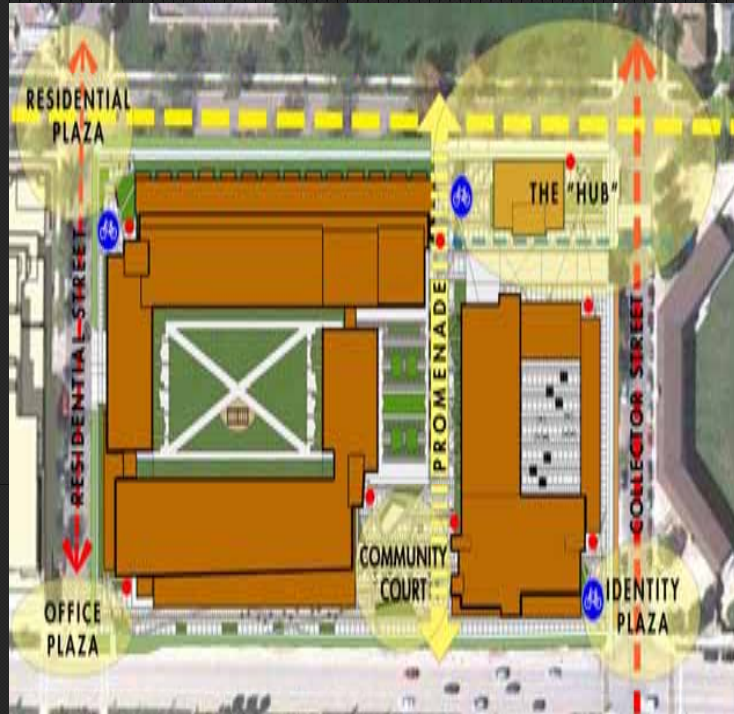
VISION – PLANNING PRINCIPLES



CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON

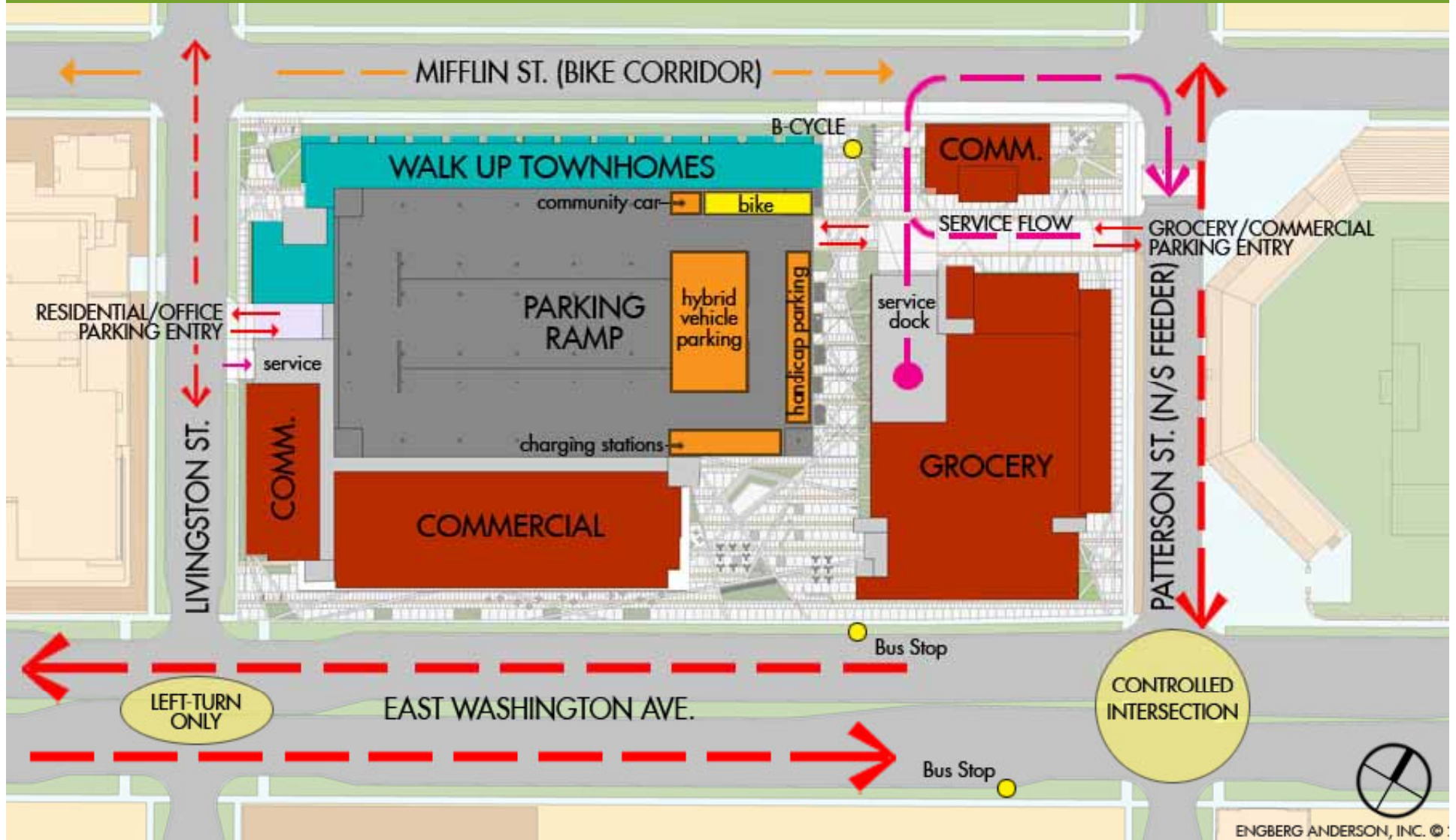
VISION - PUBLIC SPACES



CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON

VISION - TRANSIT / TRAFFIC



Capitol East Distric Development			
FAR & Parking Ratio Analysis			
	CD Smith	Gebhardt	TWall
Commercial			
Grocer	35,000	50,000	35,000
Retail	35,400	20,000	25,929
Office	89,000	45,000	-
Total	159,400	115,000	60,929
Residential			
Units	200	262	270
SF	210,000	239,000	262,613
SF/DU	1,050	912	973
Total Program SF	369,400	354,000	323,542
FAR	1.88	1.81	1.65
Parking Ratios			
		Typical Ratios	
Grocer	3.75	5.00	
Retail	3.25	4.00	
Office	2.75	3.00	
Residential			
Per DU	1.20	1.50	
Parking - Calculated			
Grocer	131		
Retail	115		
Office	245		
Residential	240		
Total	731		
Parking Provided	726		
Surplus (Deficiency)	(5)		
Potential Park Sharing for Breese Stevens Field			
Office - Calculated	245		
Potential Available (75% Share Factor)	184		
Served Capacity (2.5 occ./vehicle)	459		

- Mid-Rise Solution offers:
 - Greatest Density (FAR)
 - Accessible Public Spaces
 - Minimizes Solar Impact
 - Flexible Parking Solution
 - Shared Parking Alternative for Breese Stevens Programming

- Team Commitment
- Holistic Approach
- History:

- Over 20 LEED Completed Projects Combined
- Sustainable Office Commitment
 - EA Main Office – LEED Gold
 - C.D. Smith built to LEED Silver Standards
- Mandel Group
 - *Business Journal Green Business Award – 2010*
 - *Eco-Friendly Initiative: Energy Efficiency*
- EA – 5 Sustainability / Green Building Awards
 - *WGBA SE2 and ED+C*





- Inclusive Process
- Collaboration
 - Listening
 - Stakeholder Input
 - Consensus
 - Best Ideas Rise to Top
- Design Tenant Mix

CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON

HOUSING – MANDEL GROUP EXPERIENCE



- 
- Bike Storage & Bike Repair Shop
 - Fitness & Conditioning Studio
 - Secure Storage Facilities
 - Pet Grooming Room
 - Social Media + “ESPN Zone” Center
 - Rooftop Living Room
 - Onsite “Workshop”

CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON

URBAN GROCERY



Fresh Madison Market is owned and operated by Maurer's Foods since 2009



- Reasons for Success
 - Team's Familiarity & Urban Expertise
 - Listen First - Understand Community
 - Responsive Urban Design Solution
 - Greatest Density & Mid-Rise
 - Mixed-Use TOD Solution
 - Pedestrian Emphasis - Permeable Block
 - Emphasis on Public Spaces / Connectivity
 - Attention to Breese Stevens & Reynolds Park
 - Financial Capability to Start Today

CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON

VISION - PUBLIC SPACES



CAPITOL EAST DISTRICT DEVELOPMENT

800 BLOCK OF EAST WASHINGTON

VISION - MASSING

