

Revitalize a neglected and underused corridor Provide employment 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-

Usable outdoor spaces Common gathering areas Community Gardens

Increase population density to achieve future public transit goals Increased Tax Base and revenue for City of Madison Anchor for future Commercial and Residential

Developments in District

***Continue the spirit, history, and energy of the near east side***



Site Contamination and Soil Bearing Conditions Context-Adjacent Properties and uses Views and Noise Mitigation

Coordination with Transit Goals First in the Ground-

Need to be large enough to have a positive impact

Adjacent Development Phasing





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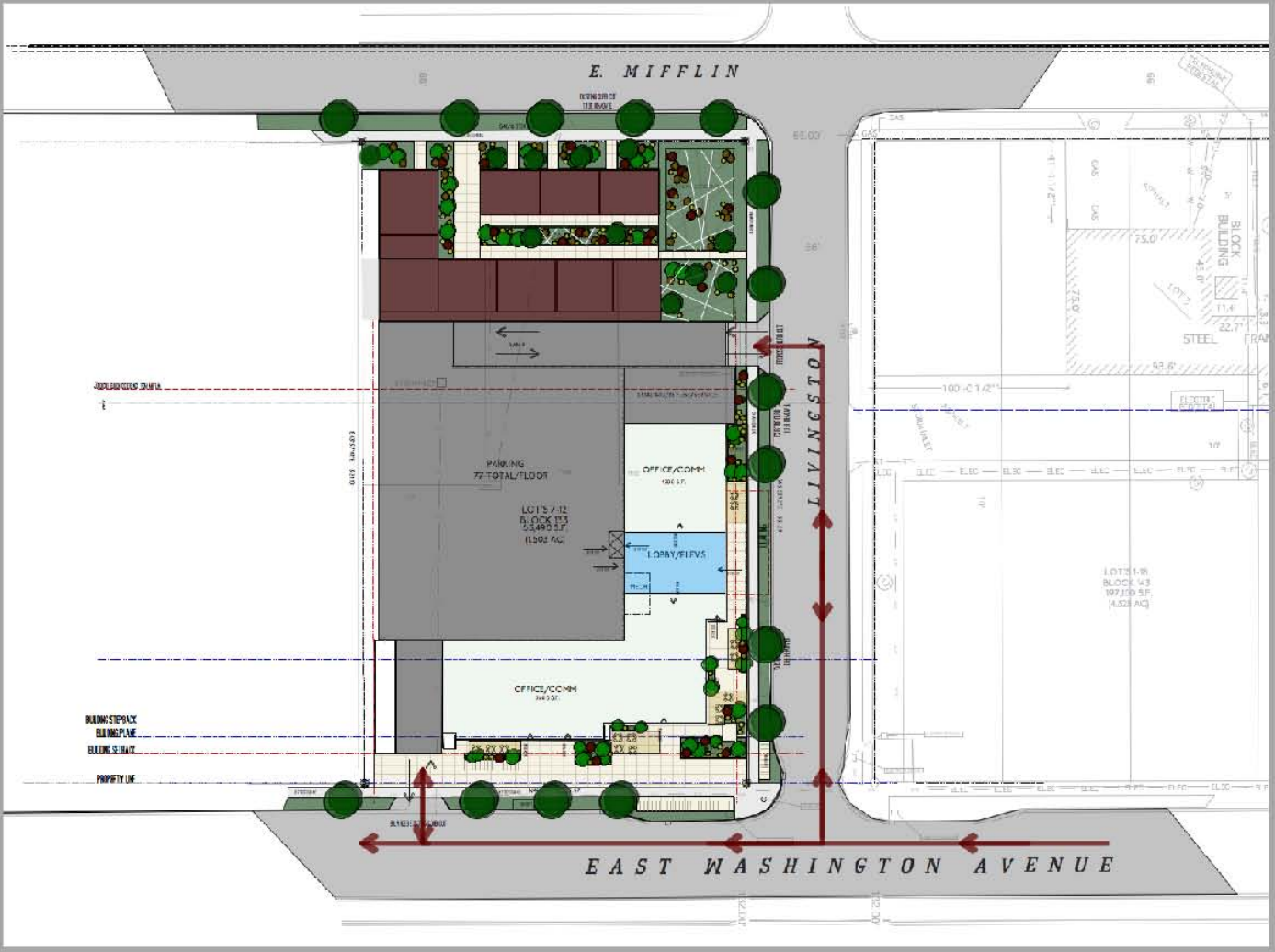
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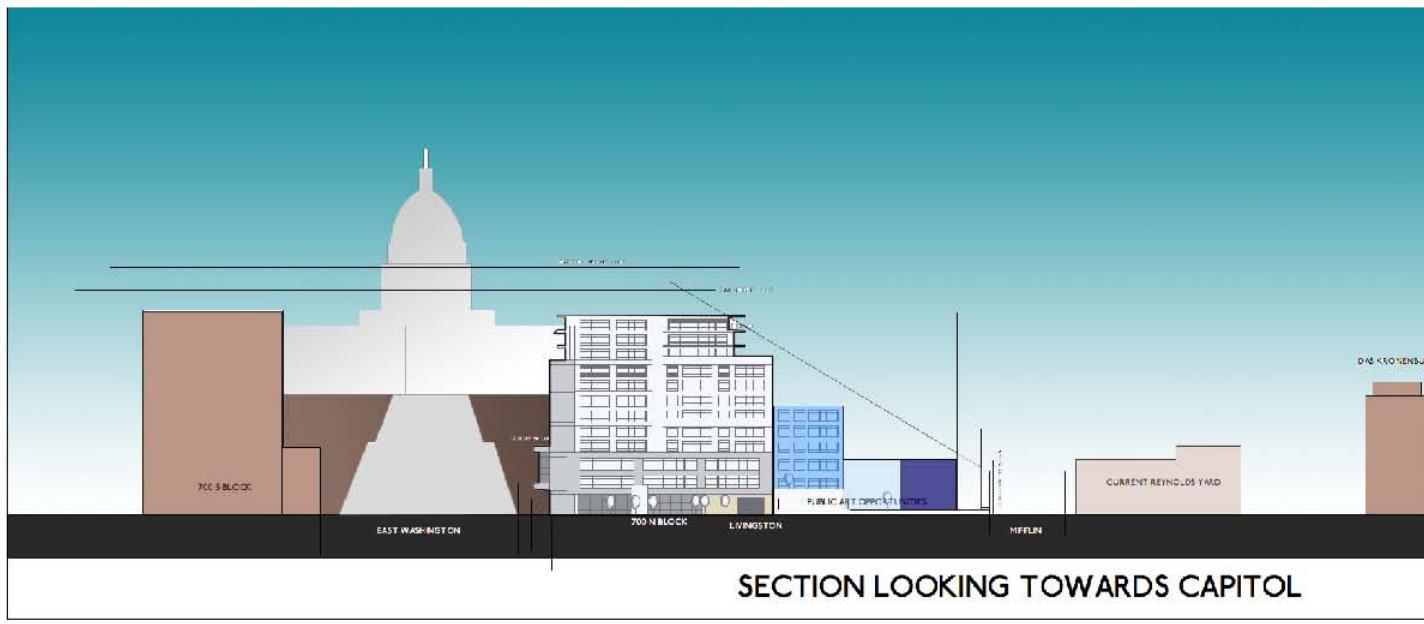
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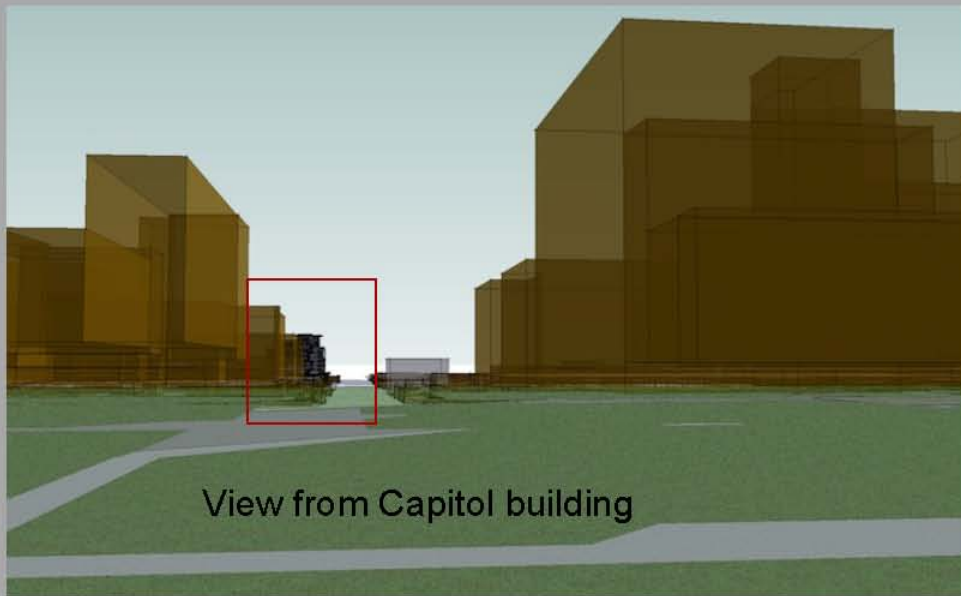
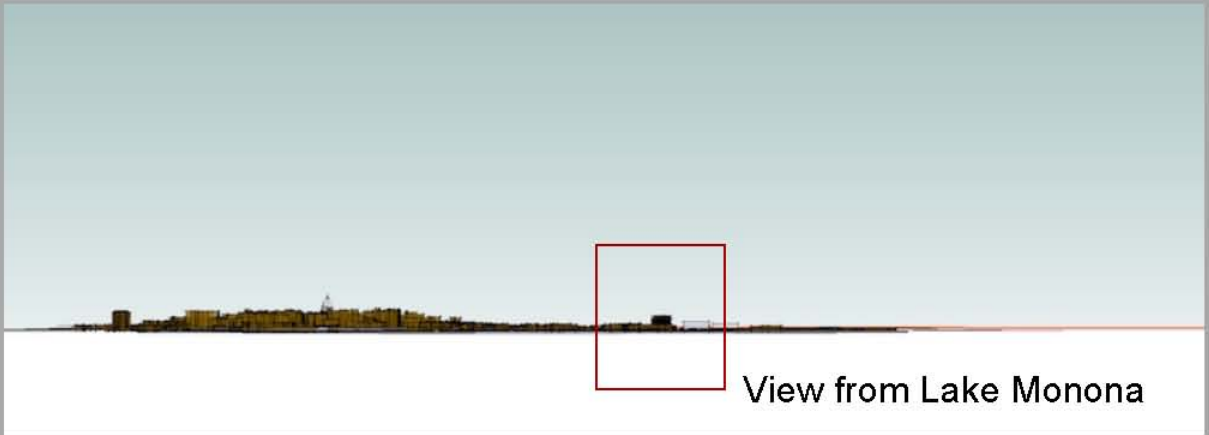


SECTION LOOKING TOWARDS CAPITOL



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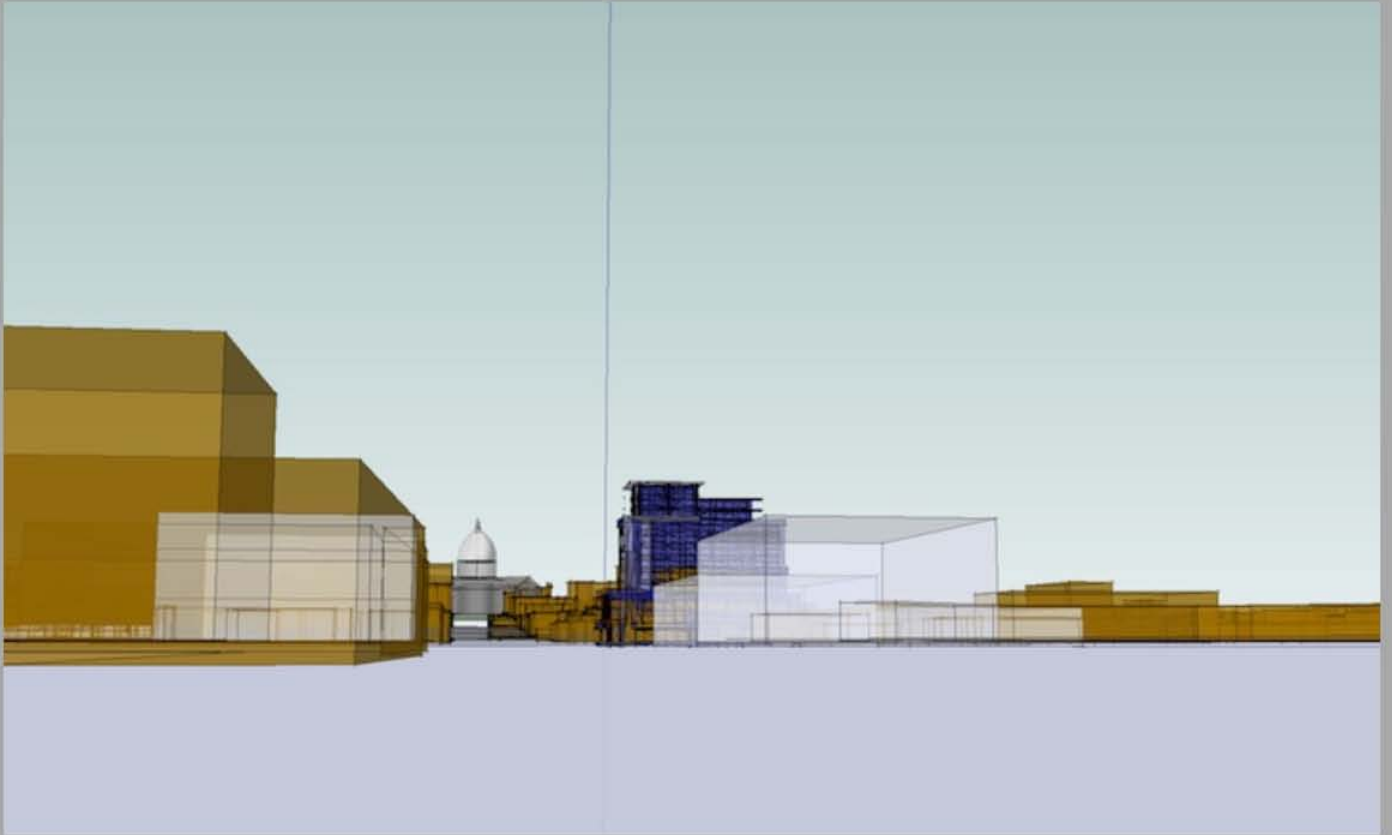
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View from East Washington to Capitol





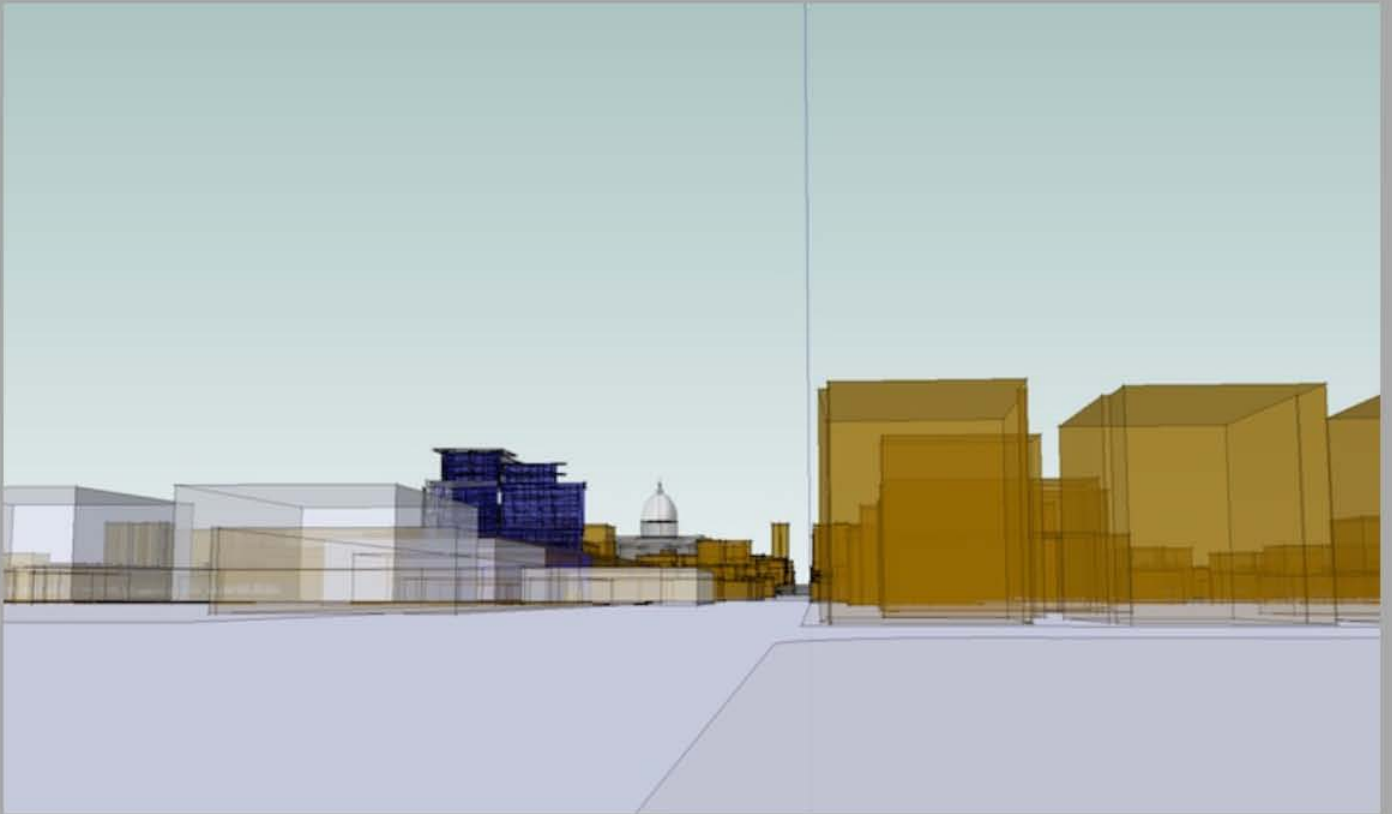
View from East Washington to Capitol



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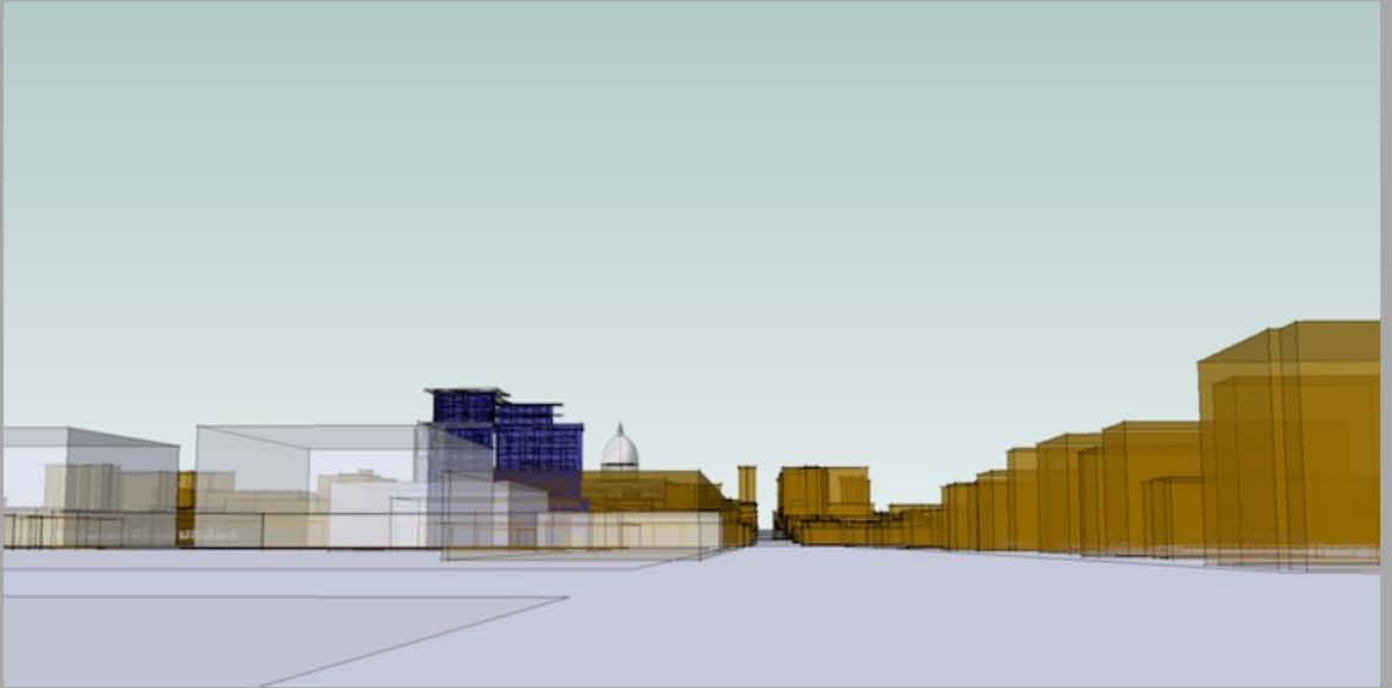
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View from E. Mifflin to Capitol





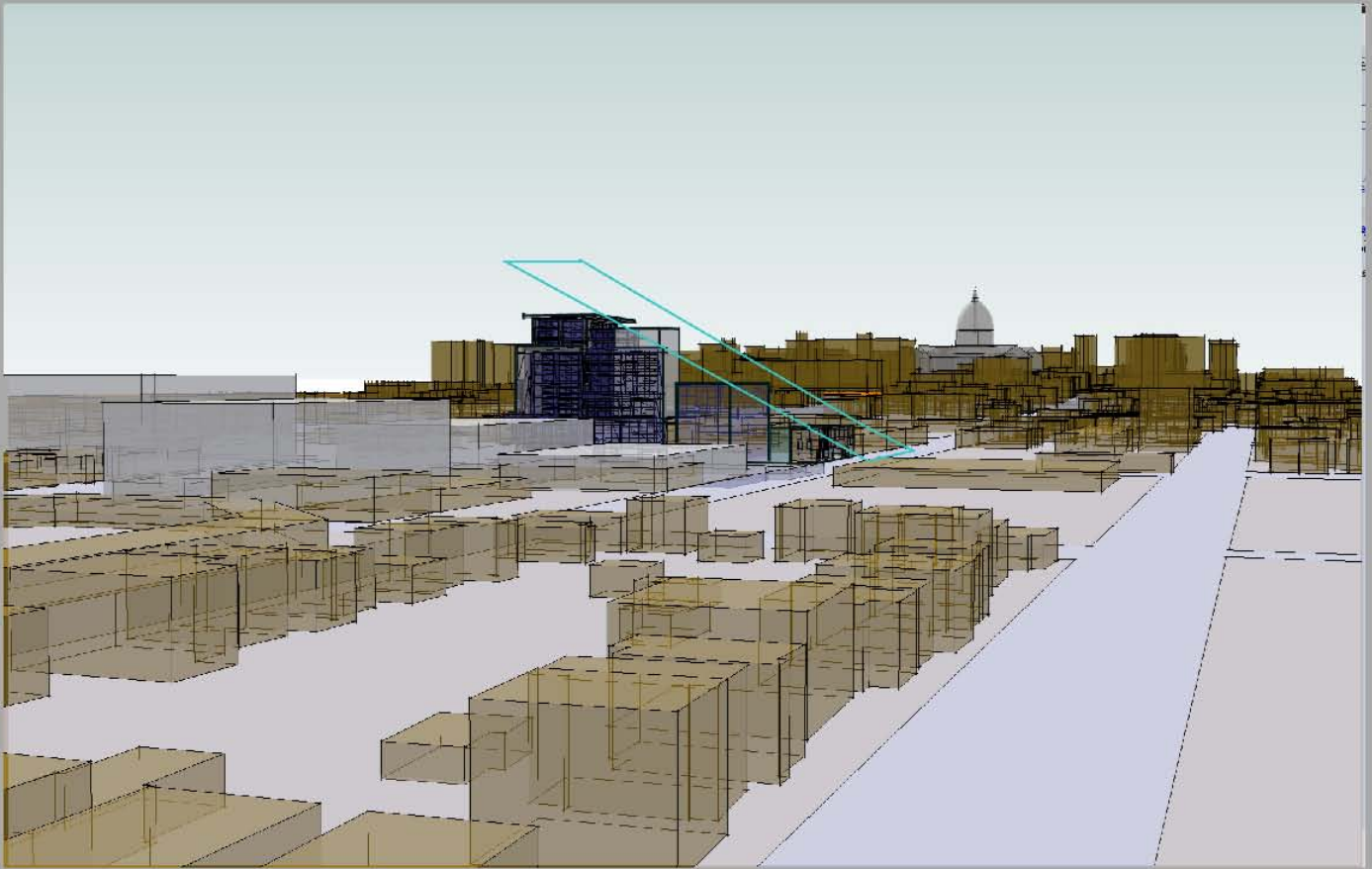
View from E. Mifflin to Capitol



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View from Dayton



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View from Mifflin to East





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**Infill Development utilizes existing infrastructure**



Provide private and se

LEED Silver Equivalency  
 Construction recycling  
 Minimal construction waste  
 Minimize land disturbance  
 Passive solar design  
 Green roof installations  
 Open Green space/pocket parks  
 Accessible bike parking and access  
 Covered bike parking  
 Energy Star appliances  
 Provide private and semi private outdoor space for all tenants  
 Low flow water fixtures  
 Solar domestic water heating  
 Efficient construction scheduling-eliminate winter heat, minimize staging and idling trucks  
 Stormwater recycling and storage for green roof irrigation  
 Employee shower and changing areas  
 Community car areas  
 Utilization of materials that have post-consumer content and are easily recycled/repurposed  
 Maximize sunlight in units  
 Ability to repurpose parking structure at a future date  
 Low or no maintenance exterior cladding  
 Community Gardens



**Currently working through process and schedule with City**

Staff and elected Officials LOI for purchase of property to be introduced to Council Design work ongoing Requesting feedback and support April 2012 start date is critical