

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District 3/31/21 11:44 a.m. **RECEIVED**
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 222 - 232 E. Olin Avenue, Madison, WI 53713

Title: Olin Avenue Mixed-Use Development

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested April 28, 2021

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)
 Signage Exception

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Lance McGrath
Street address 730 Williamson Street, Suite 150
Telephone (608) 616-0705

Company McGrath Property Group
City/State/Zip Madison, Wisconsin 53703
Email lance.mcgrath@mcgrathpropertygroup.com

Project contact person Joseph Lee
Street address 800 West Broadway, Suite 200
Telephone (608) 215-1495

Company JLA Architects
City/State/Zip Monona, WI 53713
Email jlee@jla-ap.com

Property owner (if not applicant) Applicant is "Contract Owner"
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

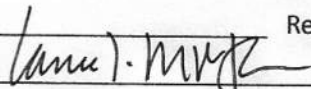
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser and Colin Punt on March 25, 2021.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Lance McGrath Relationship to property Contract Owner
 Authorizing signature of property owner  Date 3/26/20

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- **Informational Presentation.** Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- **Initial Approval.** Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- **Final Approval.** Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

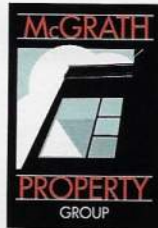
3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



March 30, 2021

City of Madison
Madison Municipal Building, Suite 017
Attn. Janine Glaeser, Urban Design Commission Secretary
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Email Address: UDApplications@cityofmadison.com

**RE: Letter of Intent - UDC Informational Presentation
E. Olin Avenue Mixed-Use Development
222 - 232 Olin Avenue, Madison, WI 53713**

Dear Ms. Glaeser,

The following is submitted for review by City Staff and the Urban Design Commission, for consideration of approval.

PROJECT TEAM:

Owner: McGrath Property Group, 730 Williamson Street, Suite 150, Madison, WI 53703
Architect: JLA Architects + Planners, 800 West Broadway - Suite 200, Monona, WI 53713
Civil/Landscape: Vierbicher, 999 Fourier Drive, Suite 201 Madison, WI 53717

PROJECT OVERVIEW:

McGrath Property Group is proposing a multi-family/commercial mixed-use project, to be located at 222-232 E. Olin Avenue where the existing Coliseum Bar and Wonder Bar are currently located. The project as proposed would have approximately 291 residences with 12,450 sf of commercial/retail space that could include restaurants, offices, and/or retailers that embrace and support the project and the neighborhood. McGrath Property Group is a long-term holder and develops to build, professionally manage and retain ownership of their projects. As such, an incredible amount of thought/design has been placed into ensuring the project is respectful to its prominent location - which can be considered a gateway site to downtown Madison. The building will have a post-tensioned concrete structure and clad in high-quality materials. This location is ideal with its proximity to bike/pedestrian paths and bus stops for promoting the use of carbon free transportation (biking/walking) as well as encourage the use of public transit. In addition, we intend on offering numerous electrical car charging stations within the project with the ability to expand over time as we see demand increase. The project we are working towards fits and compliments the vision of the *Destination District* planning process. The project as proposed is eighteen stories in height. Portions of the building step back, after four stories and again after fourteen stories along John Nolen Drive. In addition, a single-story main entrance is being designed along E. Olin Avenue to scale the building down to the southwest.

Specific building areas and other pertinent information is provided in the attached drawings.

SITE:

The project is located on an approximately 1.5-acre site at 222 E. Olin Avenue and 232 E. Olin Avenue, in the 14th Aldermanic District. It is currently zoned Suburban Employment District (SE) and it will need to be rezoned to either Traditional Employment District (TE) or Planned Development District (PD). The site resides in Urban Design District No. 1 and is being designed to comply with the requirements of this district.

A summary of how the development proposal addresses the district criteria is as follows:

- Building Height: 18 Stories / 201' tall.
- Building Location and Orientation: The building is designed to take advantage of views while engaging the street level experience along E. Olin Ave.
- Building setback and step-back: Building setbacks are between 2' and 4' on streets, 15'-9" at adjacent lot and a 20' rear setback. Building is to step back above 4th and 14th floors on the east-northeast building side along, adjacent to John Nolen Drive.
- Parking and Service Areas: There are a total of 336 covered parking spaces (49 within a first floor/ lower level open parking structure) for 291 dwelling units and 12,450 sf (gross) of commercial space.
- Off-Street Loading: There are two (2) off-street loading zones accessed from E. Olin Avenue and hidden behind a grade level wing wall.
- Landscaping and Open Space: Approximately 9,600 sf of common amenity terrace space, plus private balconies as well as landscaped perimeter is provided.
- Building Massing and Articulation: The building has been designed to maximize efficiency and quality of views from the dwelling units with the orientation of the common terraces facing east-northeast & north-northwest. Commercial spaces will front south-southeast. Building articulation is enhanced by multiple step-backs, material changes, balcony designs, and projected bays and roof lines.
- Materials and Colors: Material palate is very clean with tan/sandstone brick and a mixture of lite and darker metal panels.
- Windows and Entrances: Windows are intended to be clear anodized in color and have a reflective quality. The primary residential and commercial entrances will be accessed from E. Olin Avenue and will be separated by a covered turn-around/drop-off zone. Parking structure windows will be a translucent material (Kalwall or equivalent).
- Signage: A traditional signage band is provided above the parking and pedestrian entry canopy above the first floor windows. Additional signage is found on the south commercial space façade and on the main marquee wall along East Olin Avenue.

There are currently two, 2-story structures on site that will be demolished prior to construction. The remainder of the site is predominantly asphalt parking lot. Photographs of the existing buildings are attached (Exhibit A).

NEIGHBORHOOD INPUT:

We do not believe that the property sits within the limits of a formal neighborhood association, but are working with the Alder to set up at least two neighborhood meetings. The first in late-April and the second in late May. The Alder was notified in writing about this project on March 11, 2021. We will continue to meet on an as-needed basis as the final details of the project are worked through.

ARCHITECTURE:

The building is designed with a contemporary aesthetic - building scale, massing and material palate are appropriate for meeting masterplan expectations for both the Olin Neighborhood

area and greater South Madison area. This building will be built with high-quality exterior material systems that are responsive to tall-building technical considerations. The material palette primarily consists of precast panel (both acid-etched aggregate and thin brick) and metal panel (both composite panel and a single-ply system). The building is L-shaped, with the leg of the 'L' being 14-floors and the main bar of the 'L' at 18 floors (including mechanical penthouse). The commercial and residential parking entries are separate and both accessed from Olin Avenue. The main entry lobby and building amenity/support spaces are accessed from the commercial parking entry with its drop-off/pick up drive at the building entry. Exterior spaces include a plaza that is adjacent to the office/retail space (at the tip of the Olin Avenue and John Nolen Drive intersection) and a rooftop terrace (at the 5th floor) that is adjacent to a community room which serves the entire building. There is a lit design feature at the pinnacle of the building, this translucent crown become a softly glowing landmark at night, which both orientates its viewers and recognizes its presence on the City Skyline.

REFUSE & RECYCLING:

Garbage and recycling containers serving the building will be in an enclosed room adjacent to the south west parking entrance. Residential refuse chutes are located adjacent to the Elevator Core in the building and will be collected from the Refuse Room. A private collection service will be utilized at a frequency appropriate for required volume.

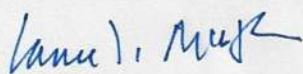
PROJECT SCHEDULE:

March 11, 2021: Written Notification to the District Alder
March 25, 2021: Meeting with Urban Design Commission Staff
March 31, 2021: Submittal Deadline
April 28, 2021: Urban Design Commission - Informational Presentation
May 19, 2021: Submittal Deadline
July 14, 2021: Urban Design Commission - Initial and Final Approval
July 26, 2021: Plan Commission
August 3, 2021: Common Council
September 2021: Start Demolition/Construction
May/June 2023: Certificate of Occupancy

Please feel free to contact me if additional information is needed.

Sincerely,

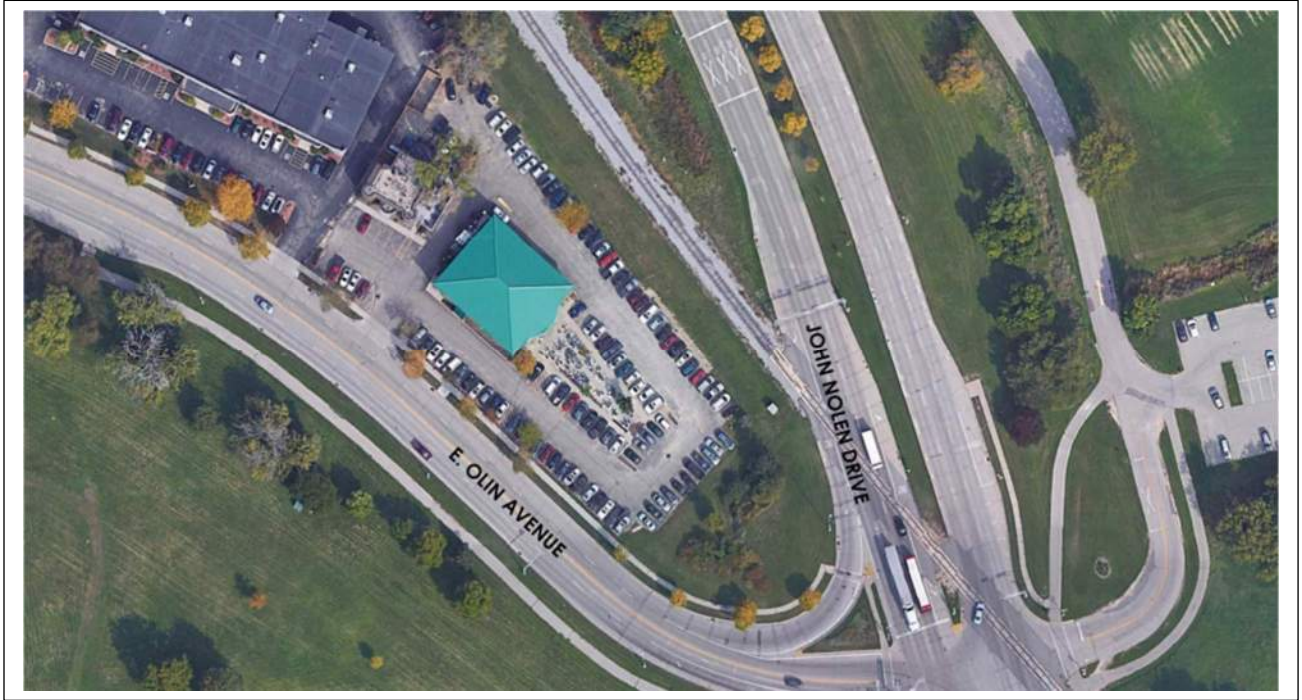
McGrath Property Group



Lance T. McGrath, P.E.
Owner - McGrath Property Group

Cc: Janine Glaeser, City of Madison
Email Address: jglaeser@cityofmadison.com
Colin Punt, City of Madison
Email Address: cpunt@cityofmadsion.com
Alder Sheri Carter, City of Madison
Email: district14@CityofMadison.com

EXHIBIT A



Aerial Site Plan



E. Olin Avenue – Facing East



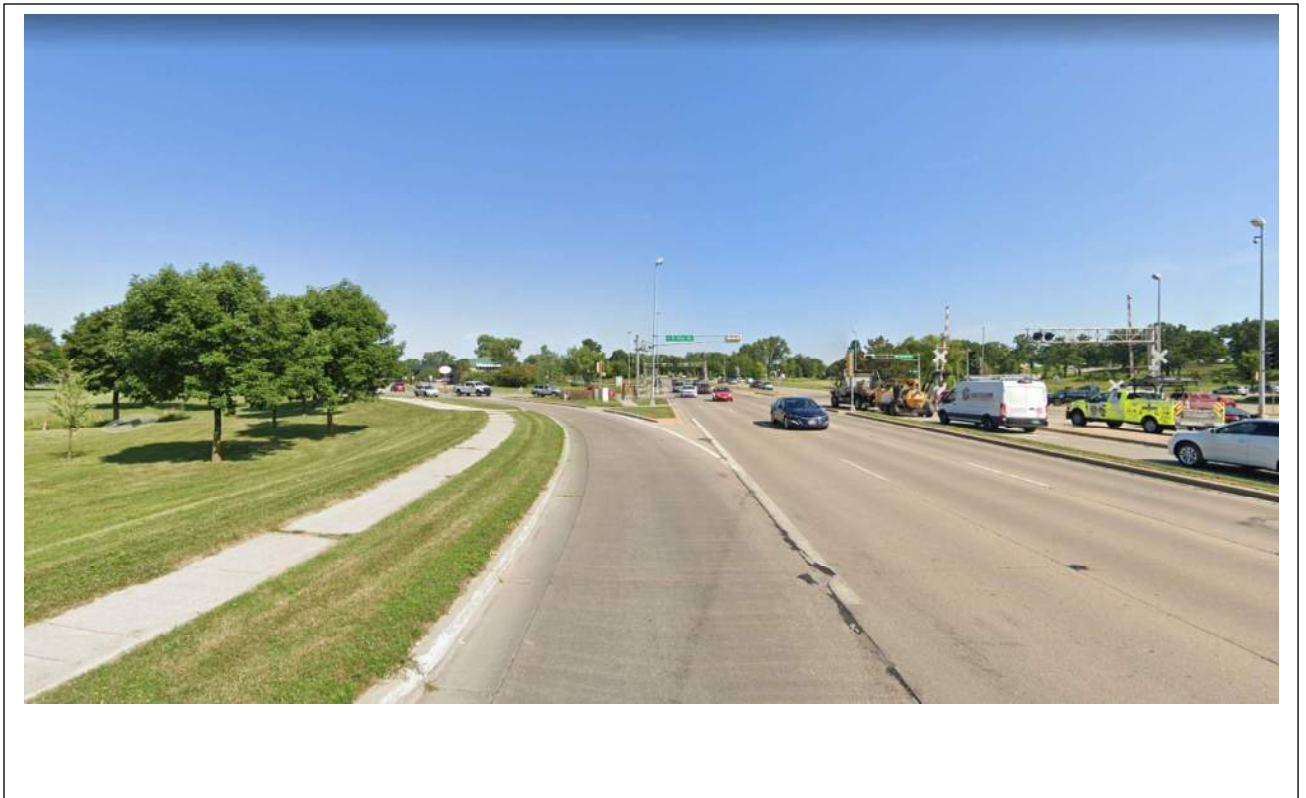
E. Olin Avenue – Facing North



E. Olin Avenue – Facing Northeast



John Nolen Drive – Facing Northwest



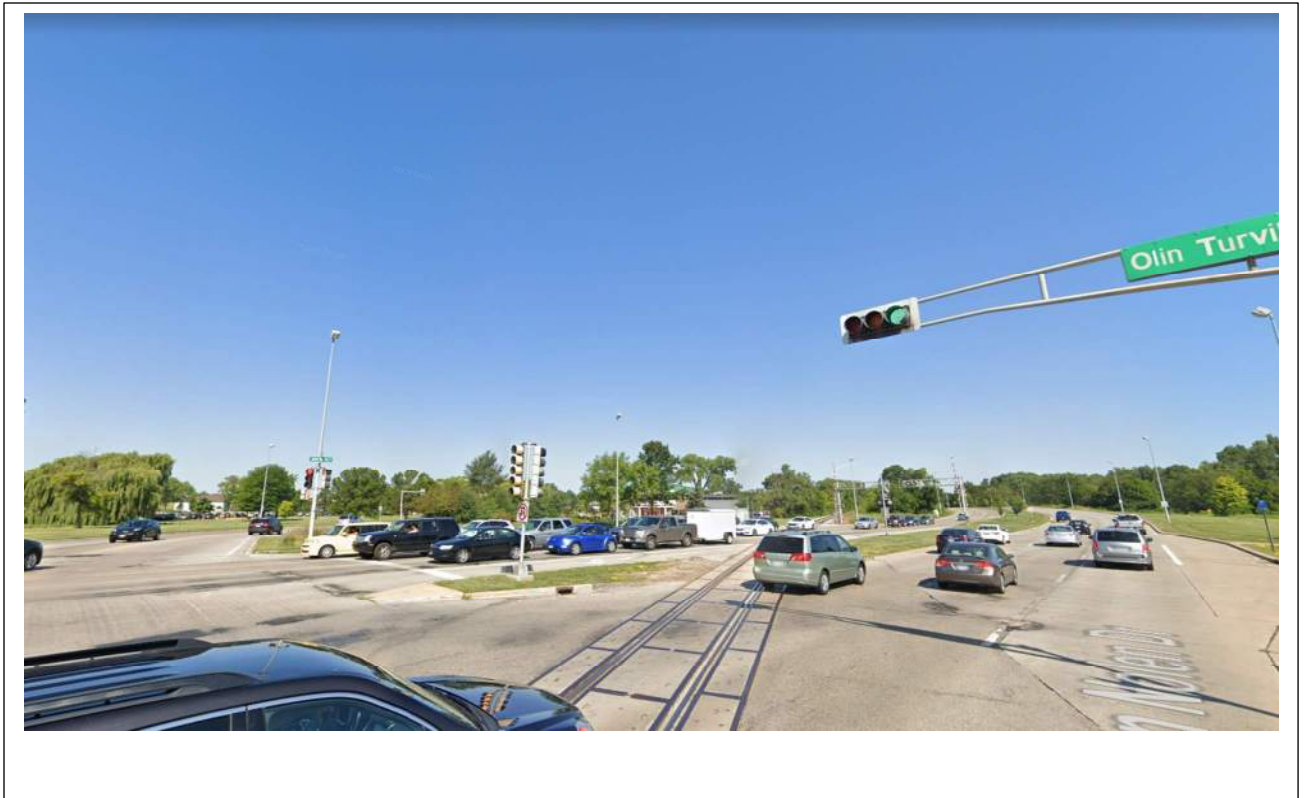
John Nolen Drive – Facing Northwest (2)



John Nolen Drive – Facing Southwest



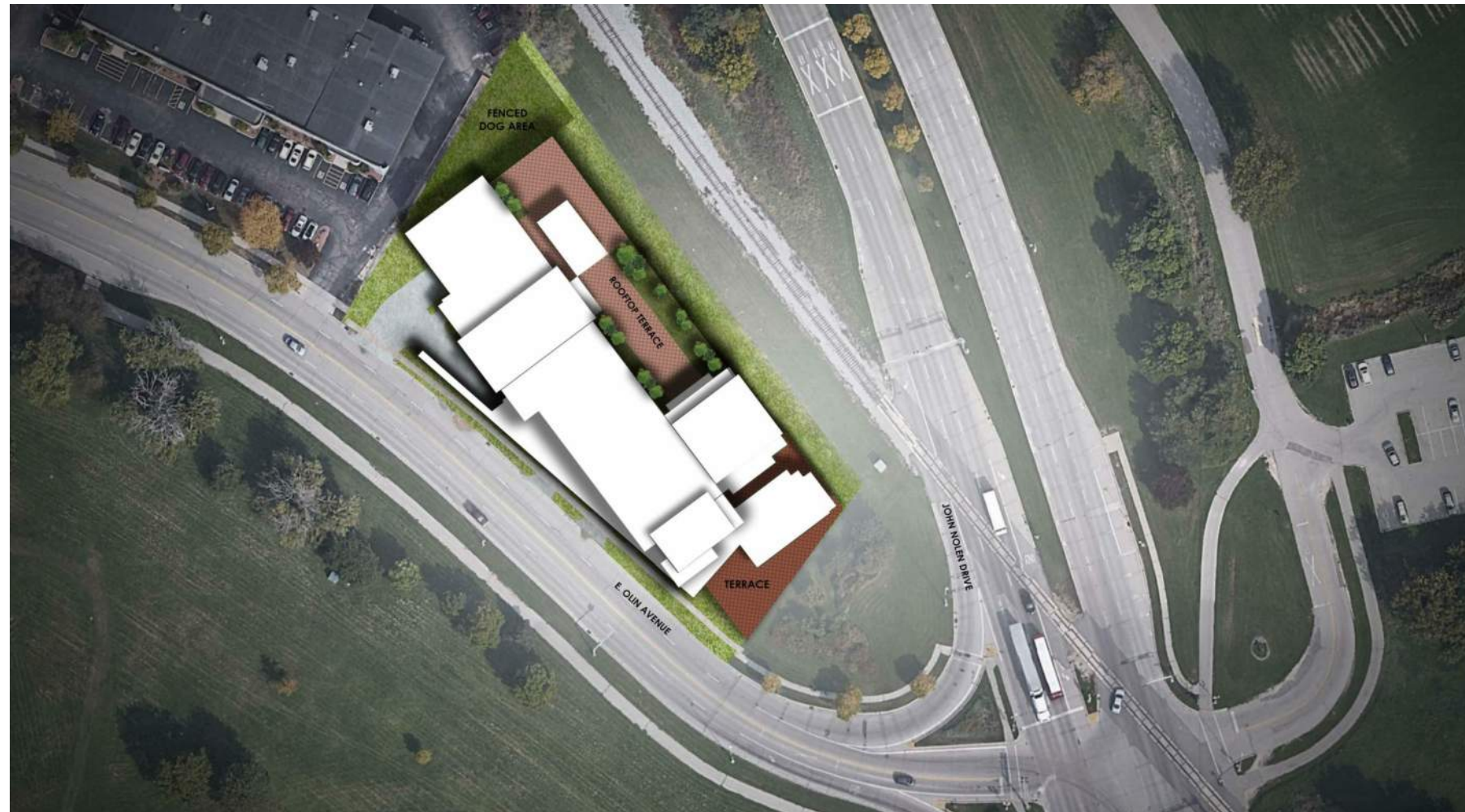
John Nolen Drive – Facing Southwest (2)



Olin – Turnville CT – Facing West

OLIN AVENUE MIXED-USE DEVELOPMENT

222-232 EAST OLIN AVENUE
MADISON, WISCONSIN



UDC INFORMATIONAL SET

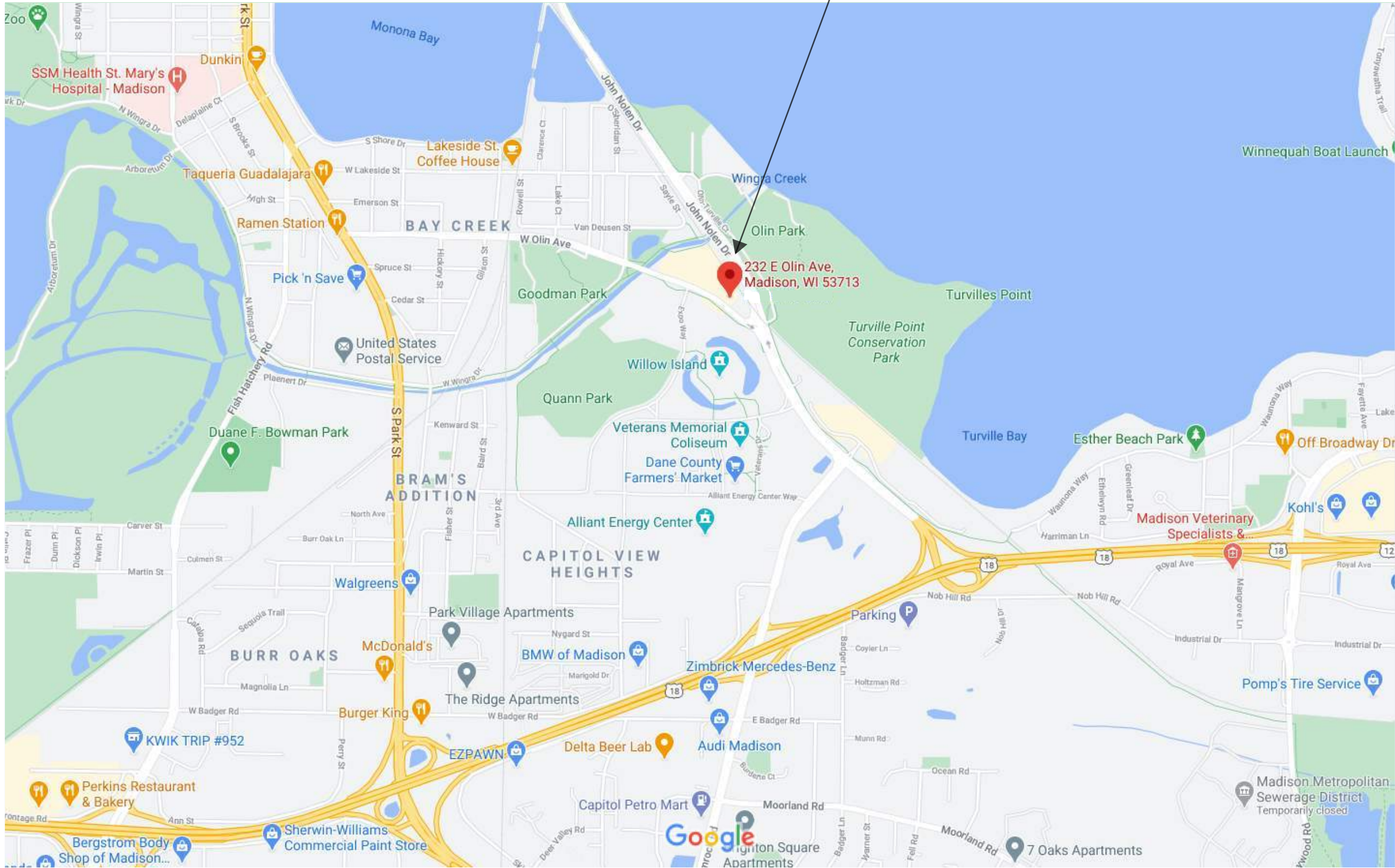
MARCH 31, 2021



JLA
ARCHITECTS

JLA PROJECT NUMBER: 20-1014

222-232 E. OLIN AVENUE
MADISON, WI 53713

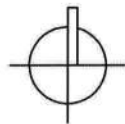


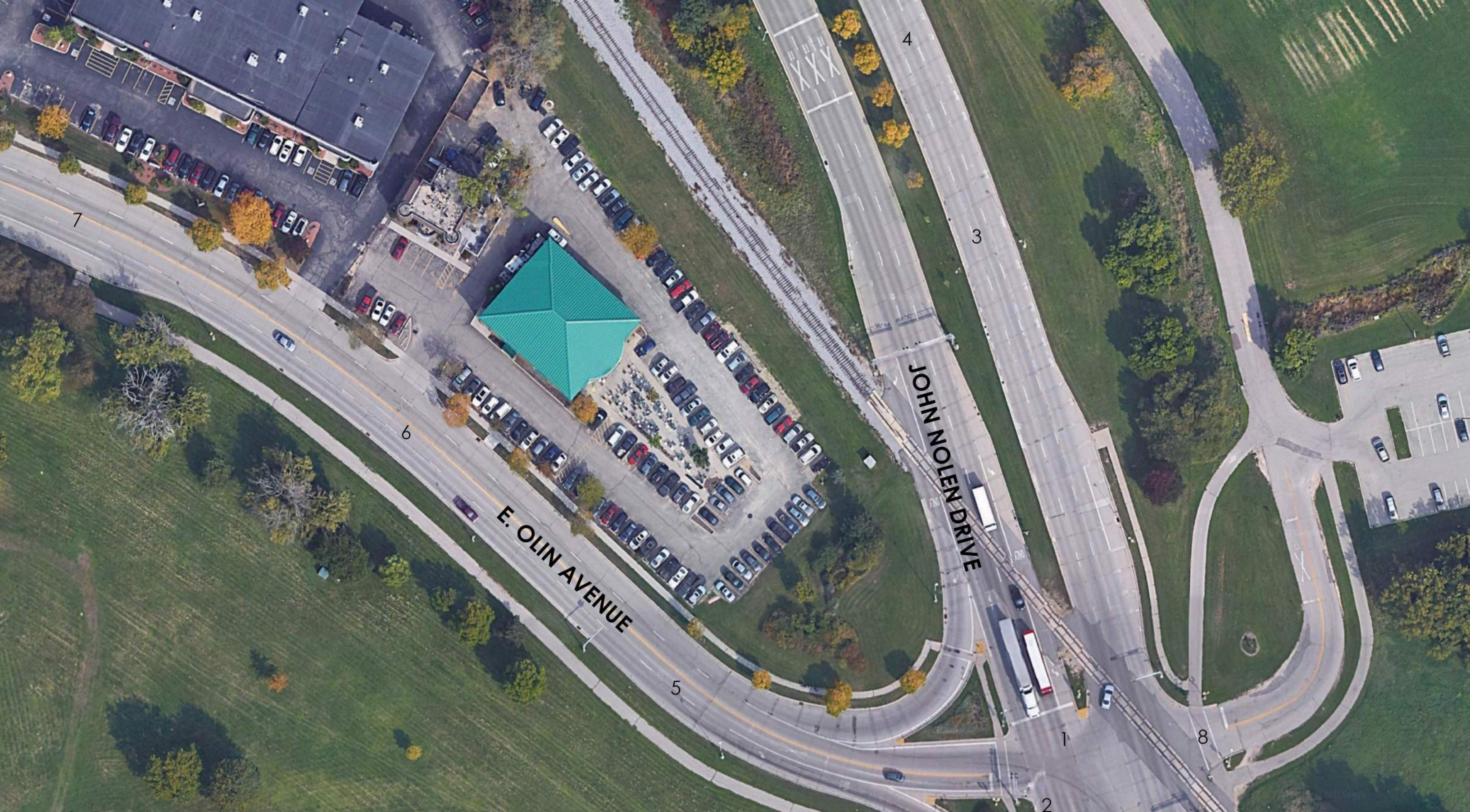
JLA
ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET

CONCEPTUAL PLANS - LOCATOR MAP

MARCH 31, 2021





JLA
ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET
IMMEDIATE SITE CONTEXT

MARCH 31, 2021

1"=60' @ 11x17





1: JOHN NOLEN DR - FACING NORTHWEST



2: JOHN NOLEN DR - FACING NORTHWEST



3: JOHN NOLEN DR - FACING SOUTHWEST



4: JOHN NOLEN DR - FACING SOUTHWEST



JLA
ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET

EXISTING SITE PHOTOGRAPHS

MARCH 31, 2021



5: E OLIN AVE - FACING NORTH



6: E OLIN AVE - FACING NORTHEAST

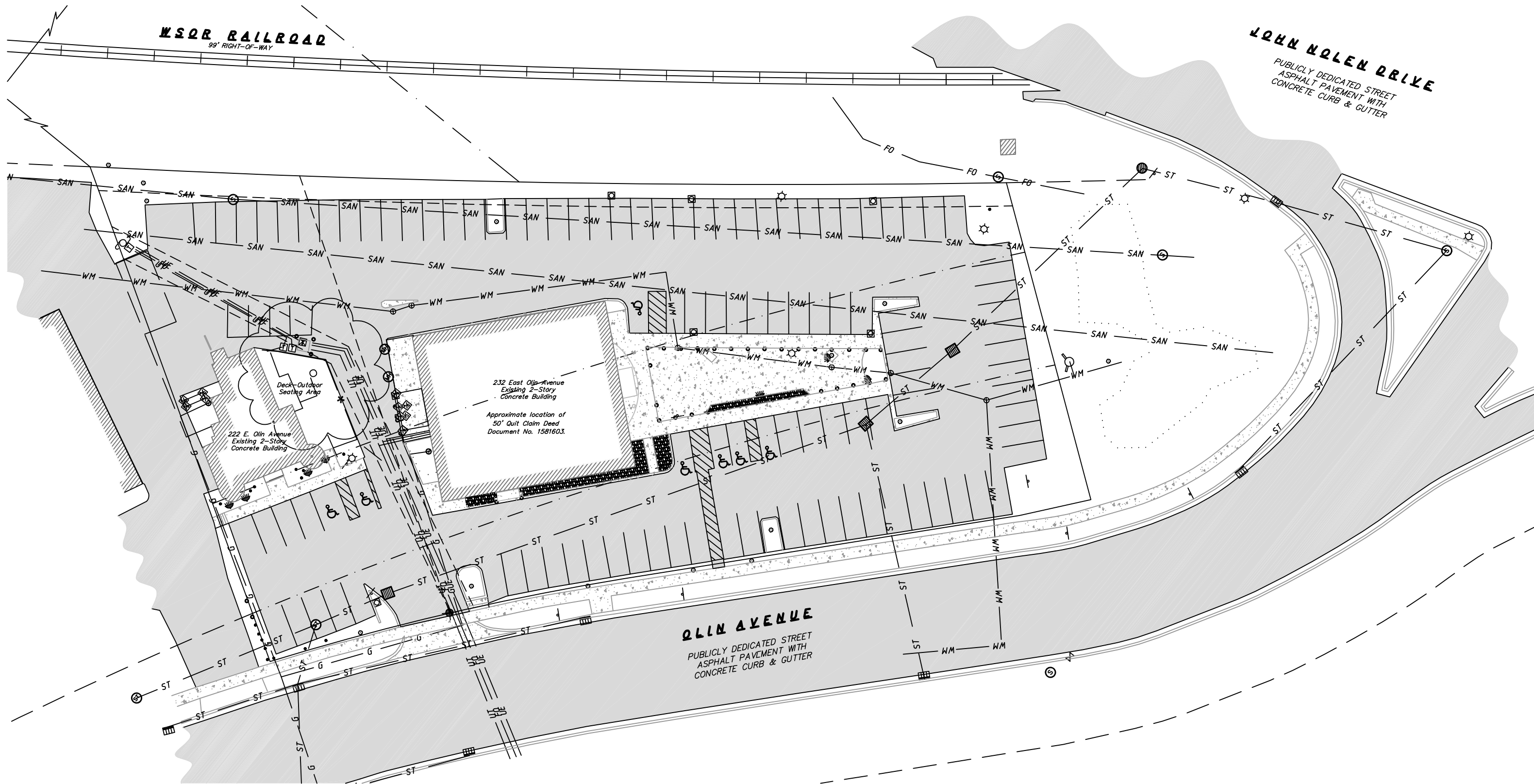


7: E OLIN AVE - FACING EAST



8: OLIN-TURNVILLE CT - FACING WEST

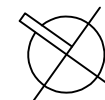




JLA
ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT – UDC INFORMATIONAL SET
CONCEPTUAL PLANS – EXISTING SITE CONDITIONS

MARCH 31, 2021
1"=40' @ 11x17



Updated: 3/24/2021

OLIN AVENUE MIXED USE BUILDING DATA																								
FLOOR	TOTAL GROSS AREA	PARKING / UNFINISHED	FINISHED NON-LEASABLE	RESIDENTIAL AMENITY	RESIDENTIAL LEASABLE	COMMERCIAL LEASABLE	EFFICENCY	UNITS								PARKING PROVIDED								
								STUDIO	1BR	1BR+	2BR	2BR+	3BR	TOTAL	BRs	RES.	COMM.	TOTALS	RATIOS					
18	3,530		2,845	685			19.41%							0	0			0						
17	19,245		2,145	685	16,415		88.85%	0	2	3	3	3	2	13	23			0						
16	19,245		2,145	685	16,415		88.85%	0	2	3	3	3	2	13	23			0						
15	20,340		2,730		17,610		86.58%	0	8	2	2	3	2	17	26			0						
14	22,635		3,560	1,100	17,975		84.27%	0	12	2	4	1	1	20	27			0						
13	24,325		3,440		20,885		85.86%	0	20	1	4	1	0	26	31			0						
12	24,325		3,440		20,885		85.86%	0	20	1	4	1	0	26	31			0						
11	24,325		3,440		20,885		85.86%	0	20	1	4	1	0	26	31			0						
10	24,325		3,440		20,885		85.86%	0	20	1	4	1	0	26	31			0						
9	24,325		3,440		20,885		85.86%	0	20	1	4	1	0	26	31			0						
8	24,325		3,440		20,885		85.86%	0	20	1	4	1	0	26	31			0						
7	24,325		3,440		20,885		85.86%	0	20	1	4	1	0	26	31			0						
6	24,325		3,715		20,610		84.73%	0	20	1	4	1	0	26	31			0						
5	24,035		3,280	3,920	16,835		86.35%	0	13	2	4	1	0	20	25			0						
SUB-TOTALS	303,630	0	44,500	7,075	252,055	0	85.34%																	
4 / P4	34,100	30,755	3,345					(POTENTIAL COMMERCIAL MEZZANINE SPACE)								88		88						
3 / P3	37,850	30,755	3,345			3,750		DOES NOT INCLUDED POTENTIAL MEZZANINE AREA								88		88						
2 / P2	33,370	30,025	3,345			3,750		(POTENTIAL COMMERCIAL MEZZANINE SPACE)								88		88						
1 / P1	39,300	23,115	3,210	9,225		3,750		RESIDENTIAL ENTRY / LOBBY								4			46	5 GUEST SPACES				
								DOES NOT INCLUDED POTENTIAL MEZZANINE AREA																
1/PLL	7,210	6,410	800															26		26	PER UNIT	PER BR		
TOTALS	448,250	114,650	57,745	16,300	252,055	11,250		0	197	20	48	19	7	291	372			294	42	336	1.15	0.90		
								0.0%	67.7%	6.9%	16.5%	6.5%	2.4%											

NOTES:

- 1) GROSS AREA IS TO OUTSIDE FACE OF STRUCTURE/FRAMING AND DOES NOT INCLUDE EXTERIOR FINISH MATERIAL.
- 2) GROSS AREAS OF P2 AND P4 DO NOT INCLUDE POTENTIAL COMMERCIAL MEZZANINE SPACE OR COMMERCIAL EGRESS CORRIDOR.
- 3) INCLUDES ALL EGRESS STAIRS, CORRIDORS, ELEVATOR LOBBIES, MECH/STORAGE ROOMS ON RESIDENTIAL LEVELS, ETC.
- 4) 1ST FLOOR AMENITY SPACE INCLUDES LOBBY, LEASING, ELEVATORS, STAIRS, MOVE-IN, AND MAIL/PARCEL. IT DOES NOT INCLUDE BIKE STORAGE.
- 5) OPEN TO BELOW AREA NOT INCLUDED @ 2-FLOOR SPACES.
- 6) (296) TOTAL BIKE STORAGE SPACES- 257 RESIDENTIAL/26 GUEST AND 13 COMMERCIAL.

NOTE:
 AREAS NOTED ON THESE DOCUMENTS ARE CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION COST ESTIMATING PURPOSES. CONTRACTORS SHOULD PERFORM THEIR OWN 'TAKE-OFFS' TO CONFIRM/VERIFY AREAS AND CONTACT JLA ARCHITECTS IF ANY DISCREPANCIES ARE DISCOVERED.

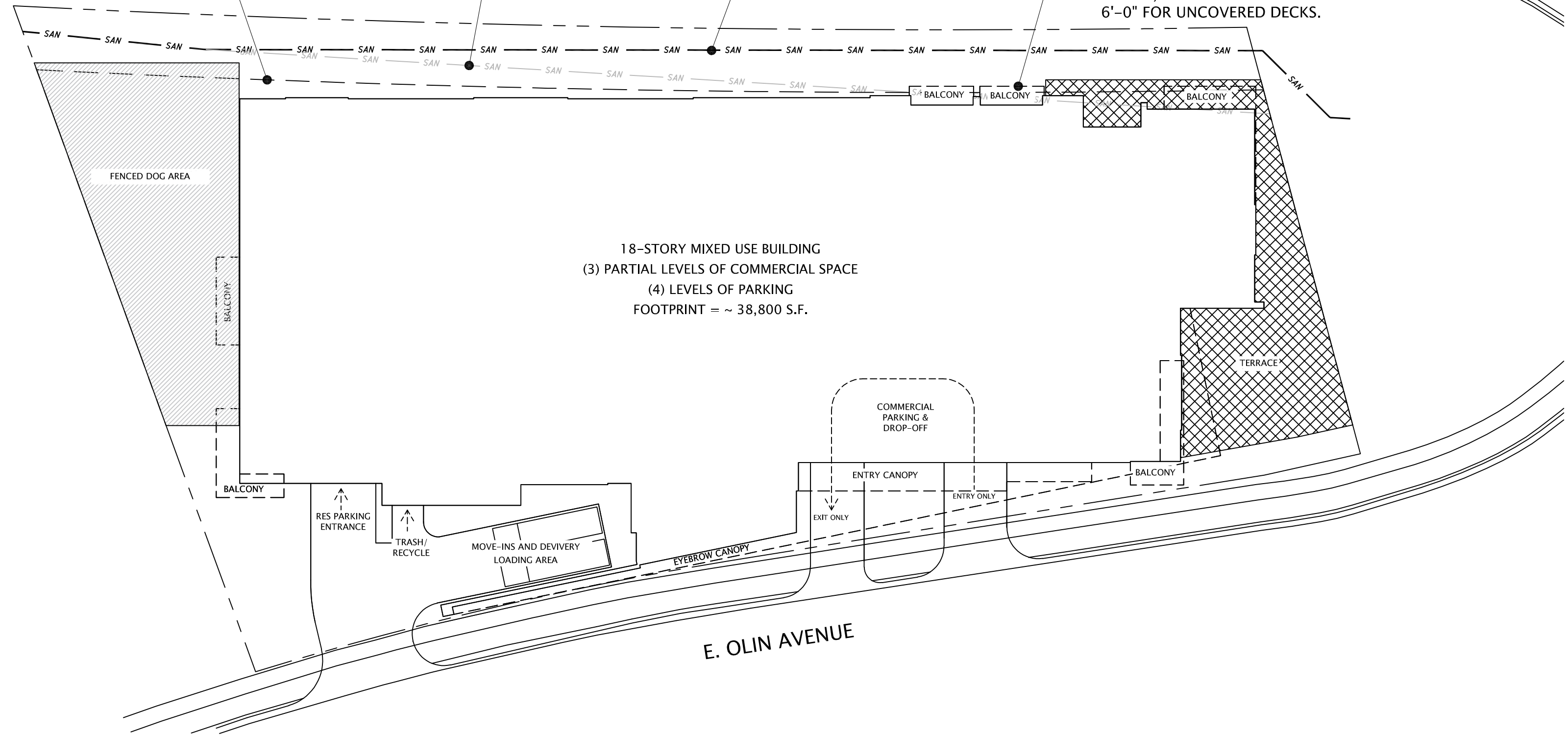
JOHN NOLEN DRIVE

20' REAR SETBACK FOR 'TE' ZONING

PORTION OF EXISTING SANITARY LINE TO BE RELOCATED

RELOCATE EXISTING SANITARY LINE 15' FROM FACE OF BUILDING

BALCONY EXTENSION INTO SETBACK = ~4'-6". MADISON ORDINANCE 28.132, TABLE 28I-1 ALLOWS UP TO 6'-0" FOR UNCOVERED DECKS.

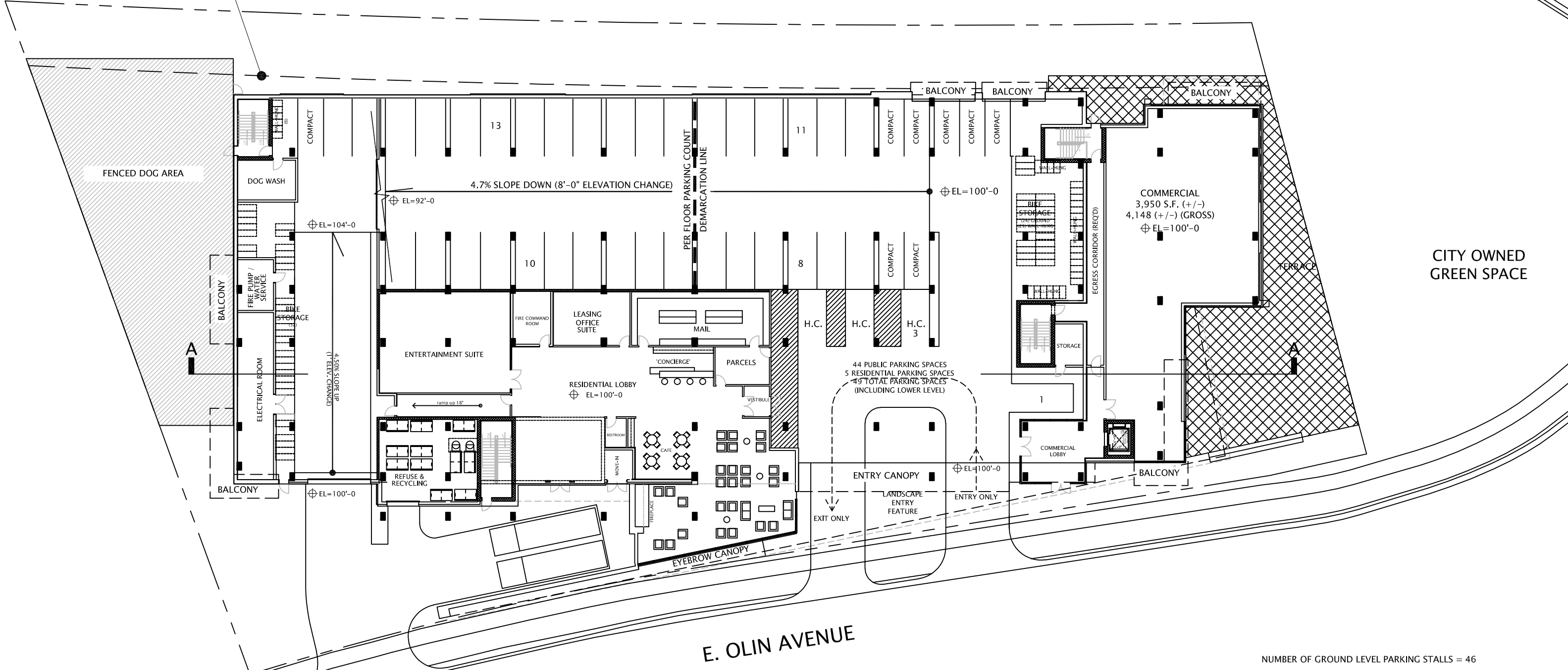


18-STORY MIXED USE BUILDING
 (3) PARTIAL LEVELS OF COMMERCIAL SPACE
 (4) LEVELS OF PARKING
 FOOTPRINT = ~ 38,800 S.F.



JOHN NOLEN DRIVE

20' REAR SETBACK FOR 'TE' ZONING



NUMBER OF GROUND LEVEL PARKING STALLS = 46
 NOTE: 336 TOTAL PARKING SPACES - ALL FLOORS

NUMBER OF GROUND LEVEL FLOOR BIKE STALLS = 56
 TOTAL FLOOR BIKE STALLS (ALL FLOORS) = 255

NUMBER OF GROUND LEVEL WALL-HUNG BIKE RACKS = 31
 TOTAL WALL-HUNG BIKE RACKS (ALL FLOORS) = 90

NOTE: 345 TOTAL BIKE SPACES PROVIDED

OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET

CONCEPTUAL PLANS - GROUND FLOOR / LEVEL P1



MARCH 31, 2021
 1"=30' @ 11x17



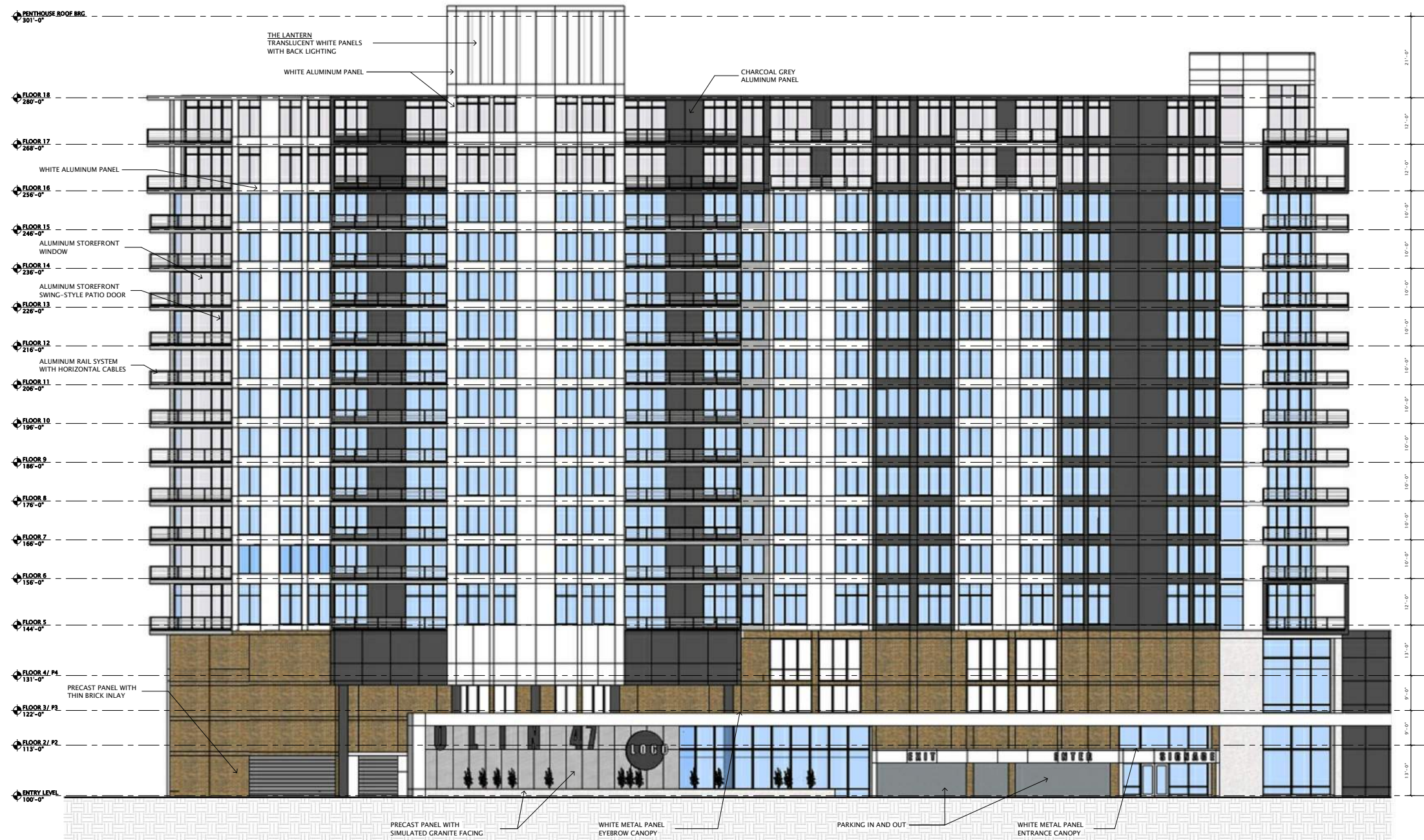


JLA
ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET

VIEW 1: FROM SOUTHEAST

MARCH 31, 2021



WEST ELEVATION - SCHEMATIC IMAGE
3/32" = 1'-0"

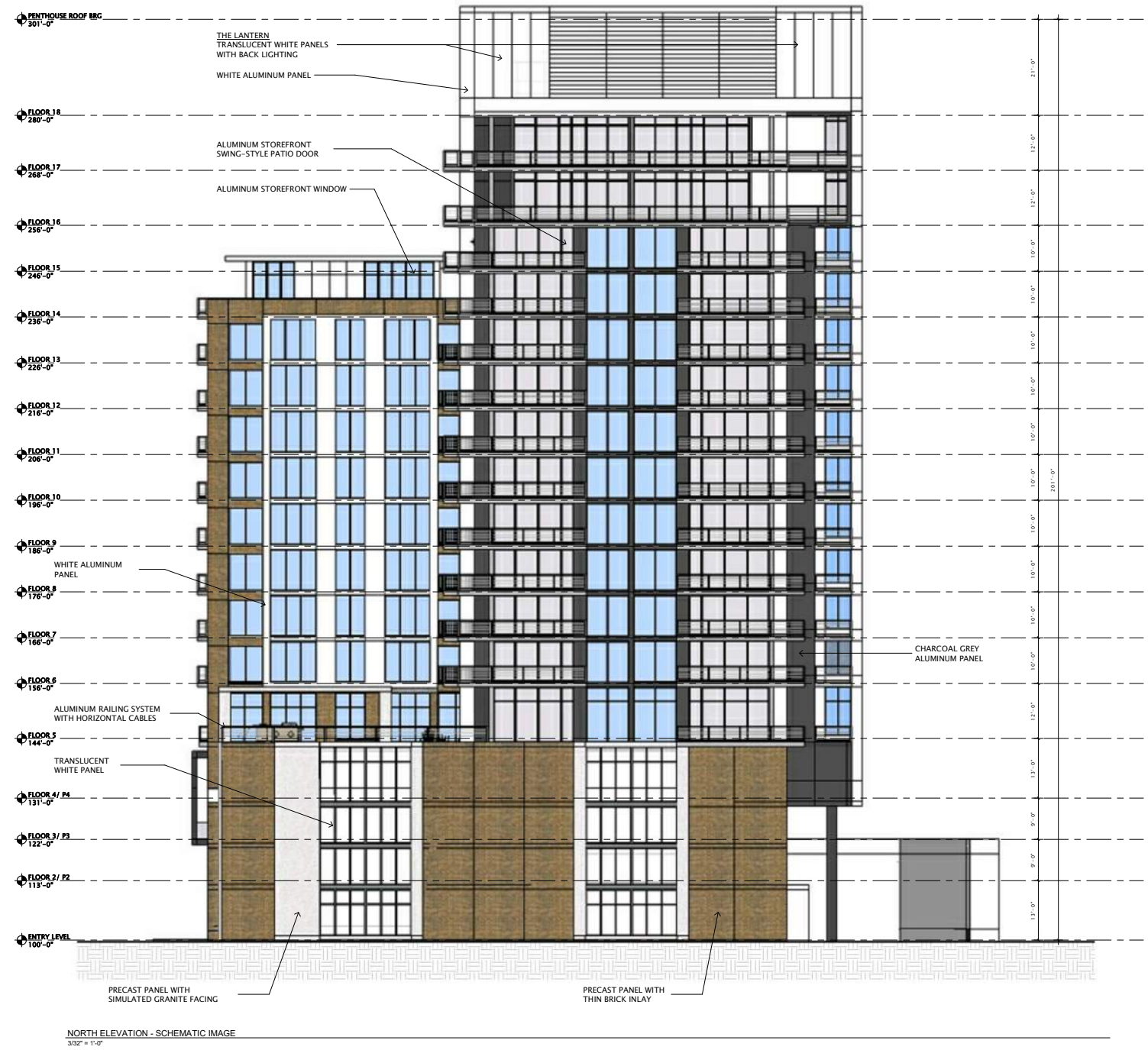


OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET
CONCEPTUAL ELEVATIONS - WEST EXTERIOR ELEVATION

JLA PROJECT No: 20-1014

A201S

MARCH 31, 2021



NORTH ELEVATION - SCHEMATIC IMAGE
3/32" = 1'-0"



OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET
CONCEPTUAL ELEVATIONS - NORTH EXTERIOR ELEVATION

JLA PROJECT No: 20-1014

A202S

MARCH 31, 2021



OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET
 CONCEPTUAL ELEVATIONS - SOUTH EXTERIOR ELEVATION

JLA PROJECT No: 20-1014

A204S

MARCH 31, 2021