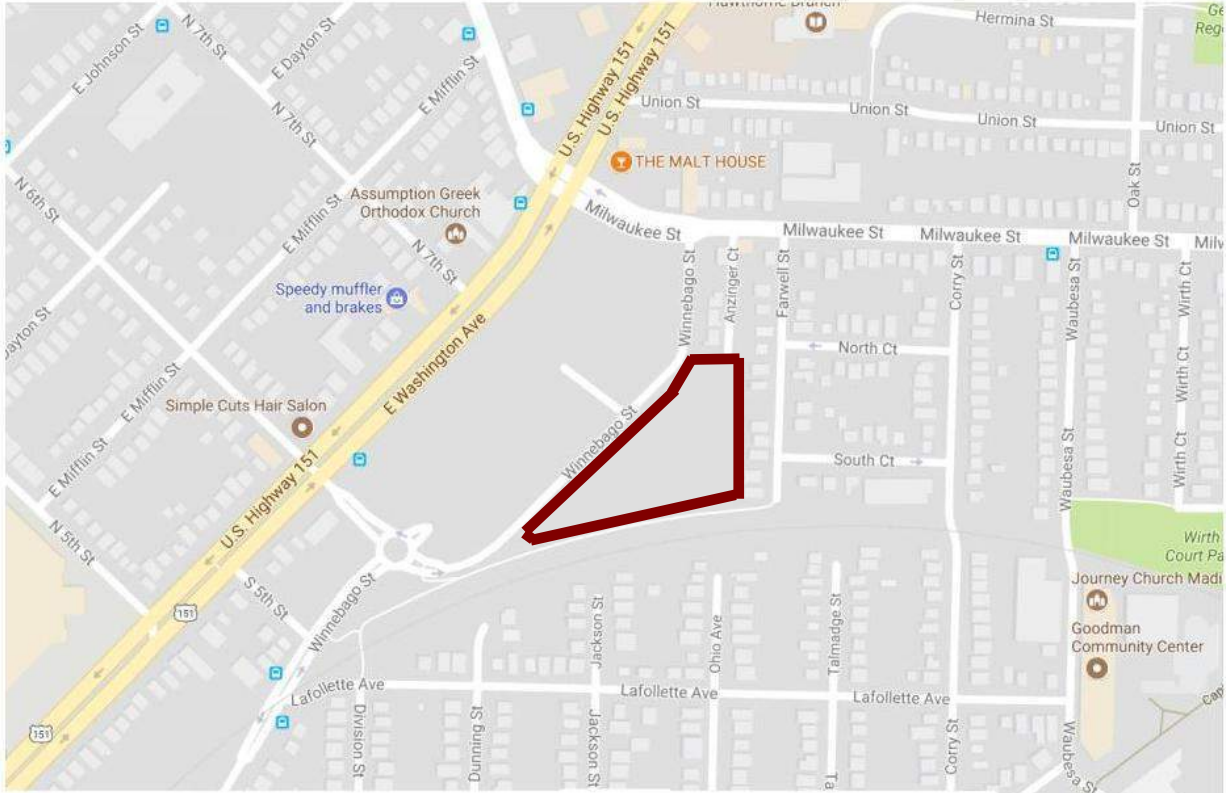


GRAND FAMILY HOUSING

Union Corners Grand family project is a new construction development consisting of a mix of affordable and market-rate units for families. Specifically, this development will be targeting grand families (grandparents raising grandchildren) and kinship families (family members raising other family members' children). The project will include 59 units total between two buildings, both three stories in height. The buildings will have access to underground parking with apartments and community space above. The project will also include the following interior amenities: community room, supportive service office, business center, and fitness center. In addition, additional community space is anticipated to serve a mix of residents ranging from children to seniors. Outdoor space will include a playground and community gardens. The project is the third piece of a master development on this site by Gorman & Company, Inc. who acquired a 5 acre parcel from the City of Madison in exchange for implementing the master development. Previous phases include the UW Health Clinic and a 90-unit, multi-family, mixed-income development.

The Grand family project includes a partnership with Lutheran Social Services (LSS) to provide supportive services. Space on the first floor has been designed to accommodate these services on-site.



PROJECT LOCATOR MAP



COMMUNITY GARDEN LOCATION - NORTH EAST CORNER OF SITE



BIKE PATH LOOKING EAST - WEST CORNER OF SITE



BIKE PATH LOOKING WEST - MIDDLE OF SITE



BIKE PATH LOOKING WEST - EAST CORNER OF SITE

SITE CONTEXT

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

A Gorman & Company Neighborhood

SCALE:

Sheet Name

JULY 19, 2017



SIMPLE TWO STORY MASONRY BUILDING CORNER OF WINNEBAGO AND MILWAUKEE



METAL QUONSET HUT TYPICAL EAST SIDE ECLECTIC AESTHETIC



NEWLY BUILT APARTMENTS ACROSS WINNEBAGO FROM SITE LOOKING EAST



NEWLY BUILT APARTMENTS ACROSS WINNEBAGO FROM SITE LOOKING WEST

ADJACENT BUILDING CONTEXT

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

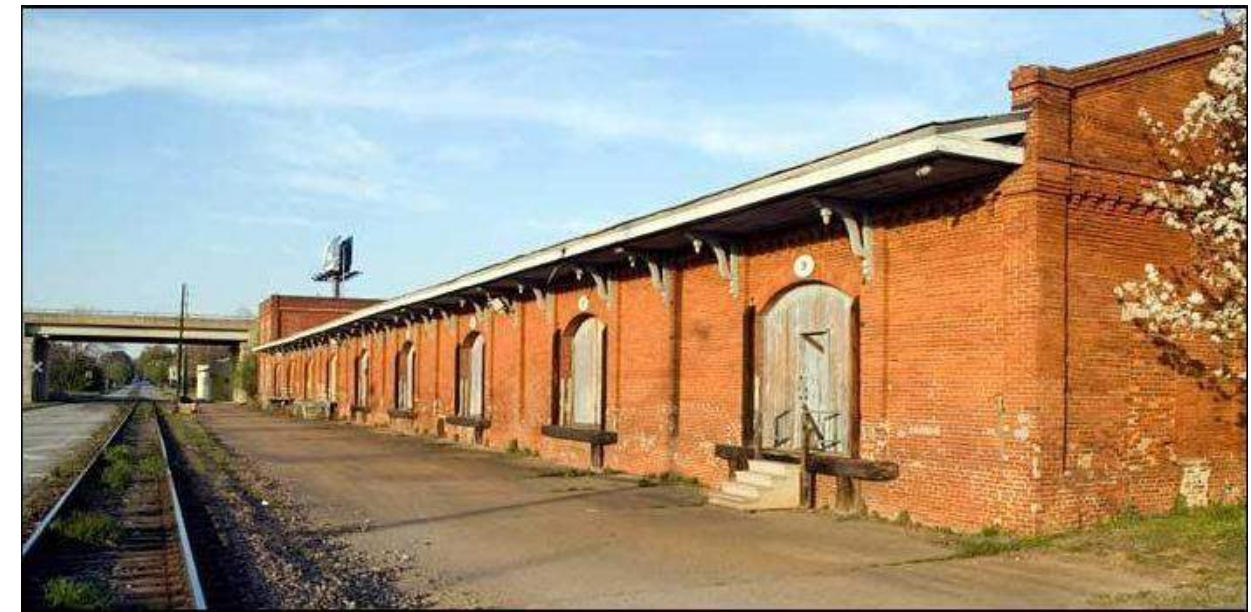
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WELCOMING OVERHANG AND RYTHYM OF EXPRESSED SUPPORT



IDEA OF LOADING PLATFORM AS ELEVATED PORCH



IDEA OF INDIVIDUAL PLATFORMS AS WALK UP TOWNHOUSE ENTRANCES



IDEA OF HEAD HOUSE AND EXTENDING PLATFORM AND OVERHANG



IDEA OF SIMPLE STEEL ROOF OVER PLATFORM OR PORCH

RAILROAD SIDING BUILDINGS - DESIGN ELEMENTS AND IDEAS



WELCOMING OVERHANG AND SIDEWALK PRESENTATION

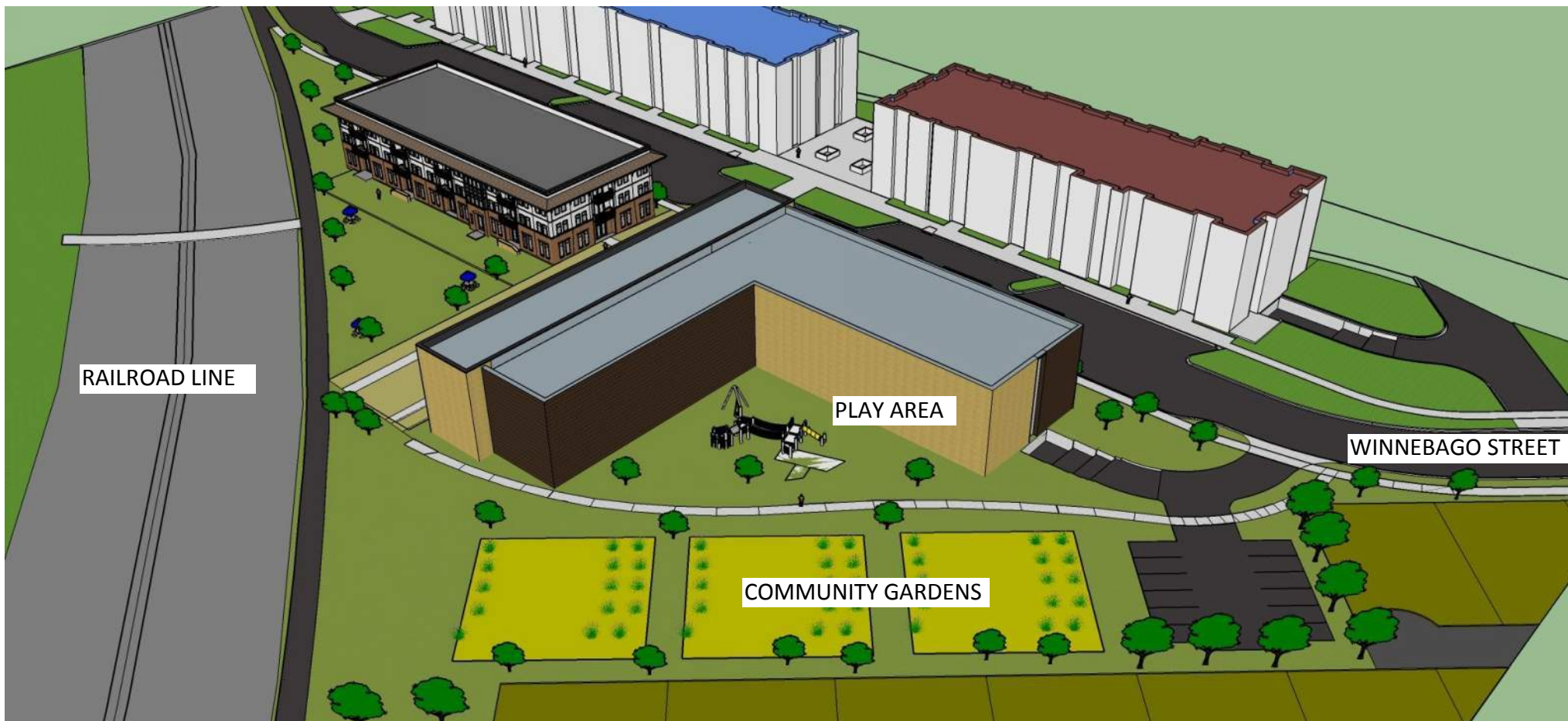
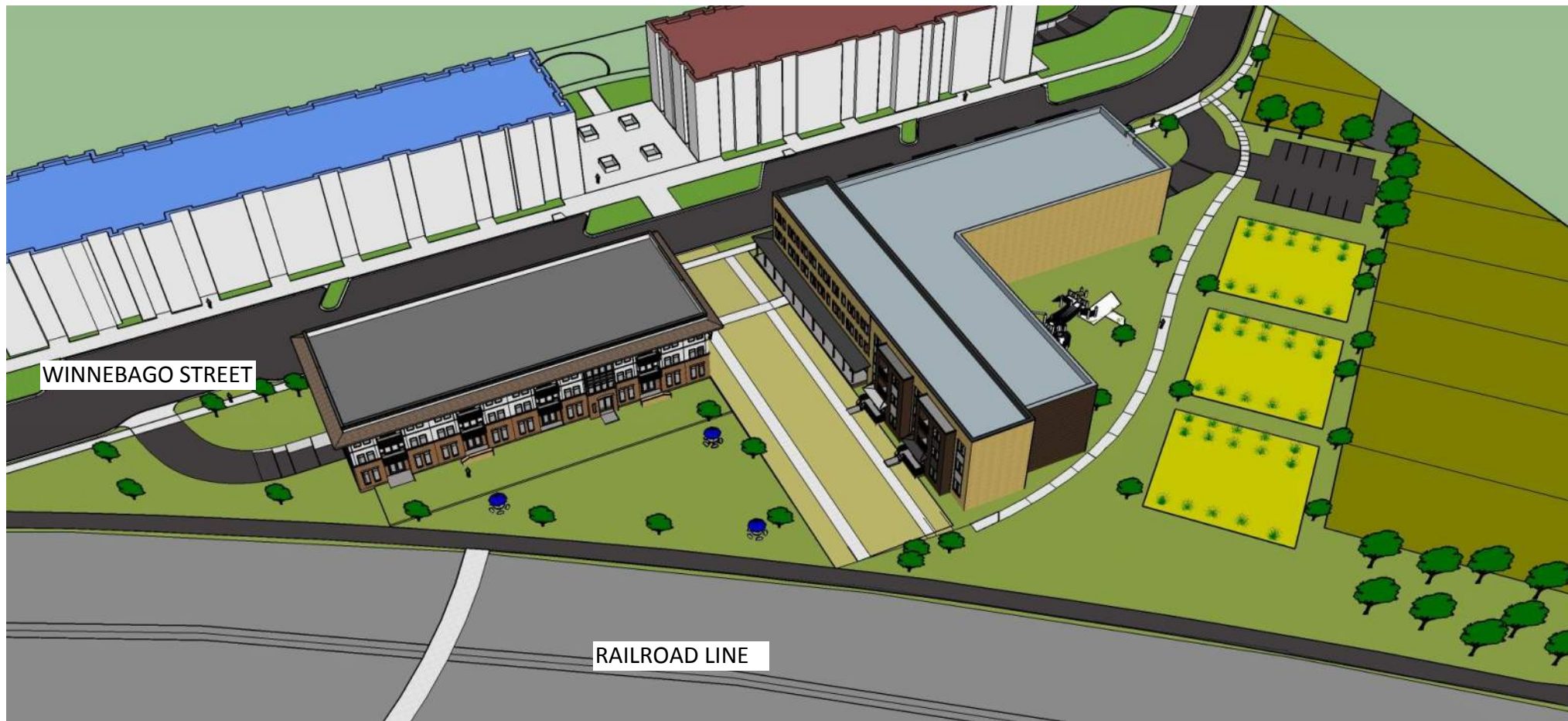


WELCOMING OVERHANG AND SLIGHTLY ELEVATED PORCH



EXPRESSED ROOF SUPPORT AND HARDSCAPE TO SIDEWALK

LOCAL MADISON BUILDINGS - DESIGN ELEMENTS AND IDEAS



SITE PLAN - PRELIMINARY IDEAS

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

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WINNEBAGO LOOKING EAST



WINNEBAGO LOOKING WEST

STREET VIEW - PRELIMINARY IDEAS

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

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LOOKING EAST IDEA OF WALK UP FIRST FLOOR UNITS WITH PORCH



LOOKING WEST IDEA OF WALK UP FIRST FLOOR UNITS WITH ELEVATED OPEN PORCH

SIDEWALK VIEW - PRELIMINARY IDEAS



VIEW OF LANE AND CENTRAL PORCH FROM BIKE PATH



VIEW OF LANE AND CENTRAL PORCH FROM WINNEBAGO

PORCH OVERLOOKING LANE - PRELIMINARY IDEAS

GRAND FAMILY HOUSING

UNION CORNERS - MADISON WI.

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