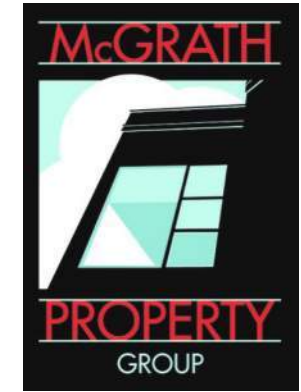


# OLIN AVENUE MIXED-USE DEVELOPMENT

222-232 E. OLIN AVENUE  
MADISON, WISCONSIN



## UDC INFORMATIONAL PRESENTATION

NOVEMBER 29, 2021

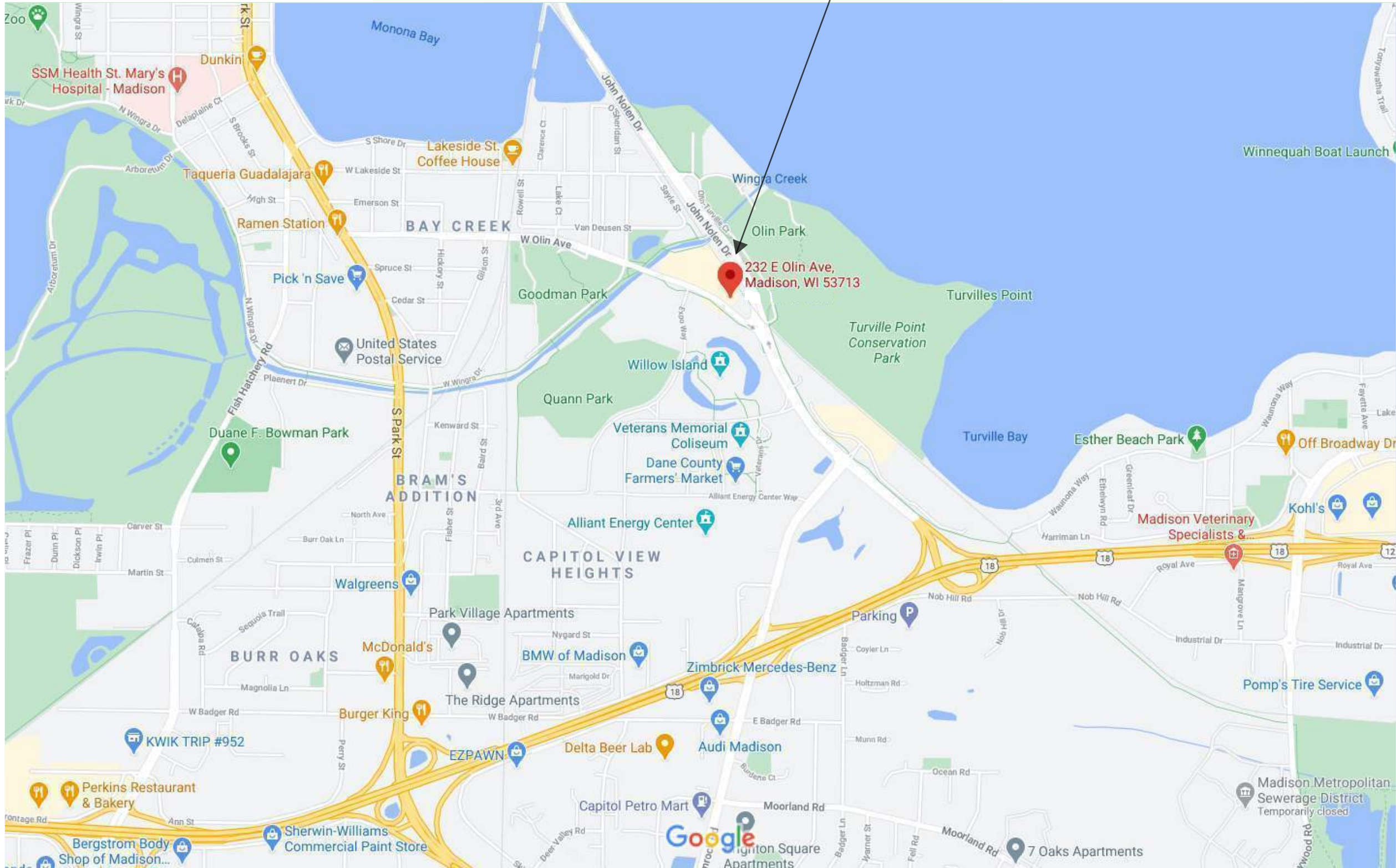


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JLA PROJECT NUMBER:

20-1014

222-232 E. OLIN AVENUE  
MADISON, WI 53713

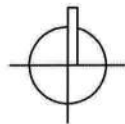


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**OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET**

CONCEPTUAL PLANS - LOCATOR MAP

NOVEMBER 15, 2021



OLIN AVENUE MIXED USE BUILDING DATA																										
FLOOR	TOTAL GROSS AREA	PARKING / UNFINISHED	FINISHED NON-LEASABLE	RESIDENTIAL AMENITY	RESIDENTIAL LEASABLE	COMMERCIAL LEASABLE	EFFICIENCY	UNITS									AVG SF	PARKING PROVIDED				BIKE PARKING				
								STUDIO	1BR	1BR+	2BR	2BR+	3BR	TOTAL	BRs	RES.		COMM.	TOTALS	RATIOS		FLOOR	WALL	TOTALS		
12/PH	25,445	1,893	3,866	3,628	16,058	0	63.11%	0	3	2	4	3	2	14	25	1147 sf			0							
11	30,454	0	4,297	0	26,157	0	85.89%	0	24	0	3	3	1	31	39	844 sf			0							
10	30,454	0	4,297	0	26,157	0	85.89%	0	24	0	3	3	1	31	39	844 sf			0							
9	30,454	0	4,297	0	26,157	0	85.89%	0	24	0	3	3	1	31	39	844 sf			0							
8	30,454	0	4,297	0	26,157	0	85.89%	0	24	0	3	3	1	31	39	844 sf			0							
7	30,454	0	4,297	0	26,157	0	85.89%	0	24	0	3	3	1	31	39	844 sf			0							
6	30,454	0	4,297	0	26,157	0	85.89%	0	24	0	3	3	1	31	39	844 sf			0							
5	30,454	0	4,292	759	25,403	0	83.41%	0	23	0	3	3	1	30	38	847 sf			0							
4	30,297	0	5,019	1,827	23,451	0	77.40%	0	21	0	3	3	1	28	36	838 sf			0							
SUB-TOTALS	268,920	1,893	38,959	6,214	221,854	0	82.50%																			
3 / P4	33,268	31,522	1,746			0		AREAS EXCLUDING 'OPEN TO BELOW' COMMERCIAL SPACES										86		86				73	6	79
3 / P3	39,396	31,522	1,965			5,909		COMMERCIAL - OFFICE SPACE #2										86		86				73	6	79
2 / P2	40,538	31,629	1,965			6,944		COMMERCIAL - OFFICE SPACE #1										85		85				70	6	76
1 / P1	40,538	26,971	4,530	2,205		1,241		RESIDENTIAL ENTRY / LOBBY									5	52	LEASABLE PARKING RATIO							
								COMMERCIAL									0		0.8 PER 1,000 SF							
								COMMERCIAL - RESTAURANT SPACE									0		47	PER UNIT PER BR						
TOTALS	422,660	123,537	49,165	8,419	221,854	19,685		0	191	2	28	27	10	258	333	877 SF	262	47	309	1.20	0.93	284	28	312		
								0%	74%	1%	11%	10%	4%	100%			EV INSTALLED 2% EV READY 10%				Max wall hung (25%)= 78					

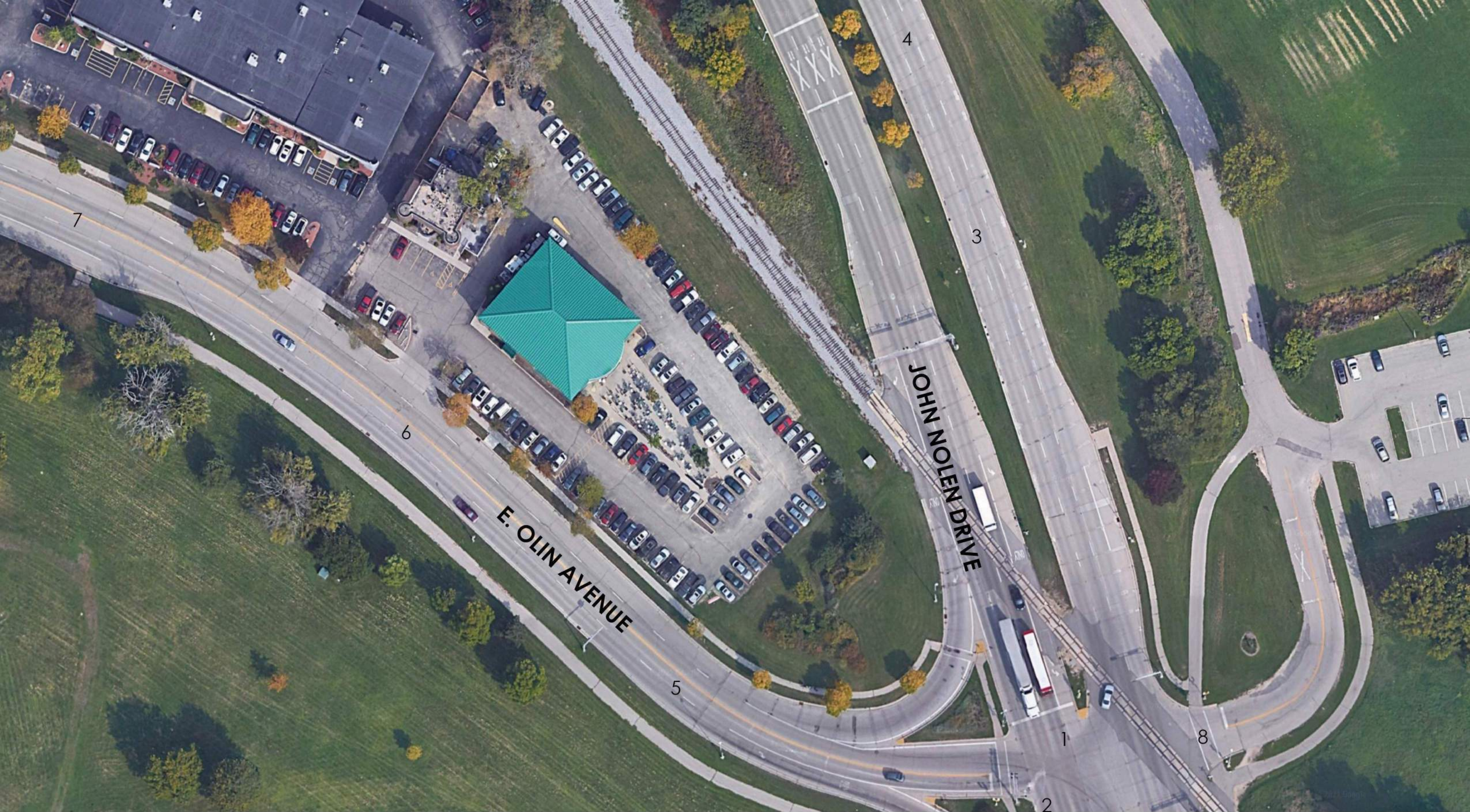
\*\*NOTE: FLOOR 5 RESIDENTIAL AMENITY AREA INCLUDES 'OPEN TO BELOW' SPACE.

Required Number of Residential Parking Stalls: (1 per unit)	258
Required Number of Office/ Retail Parking Stalls: (1 per 400 S.F. Office Space)	35
<b>Shared Res./ Office/ Retail Parking Reduction (Maximum Stalls Needed):</b>	<b>260</b>
Required Number of Restaurant Parking Stalls: (15% Restaurant Capacity)	37
<b>Total Required Parking Stalls:</b>	<b>297</b>

Restaurant Capacity: = Area \* 2/3 / 15 S.F. per person: = 248

Required Number of Residential Bike Stalls: (1 per unit up to 2 BR + 1/2 per additional BR)	263
Required Number of Guest Residential Bike Stalls: (1 per 10 Units)	26
Required Number of Office/ Retail Bike Stalls: (1 per 2,000 S.F. Office Space)	7
Required Number of Restaurant Bike Stalls: (5% Restaurant Capacity)	12
<b>Total Required Bike Stalls:</b>	<b>308</b>





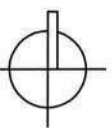
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# OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET

IMMEDIATE SITE CONTEXT

NOVEMBER 15, 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





5: E OLIN AVE - FACING NORTH



6: E OLIN AVE - FACING NORTHEAST

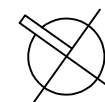
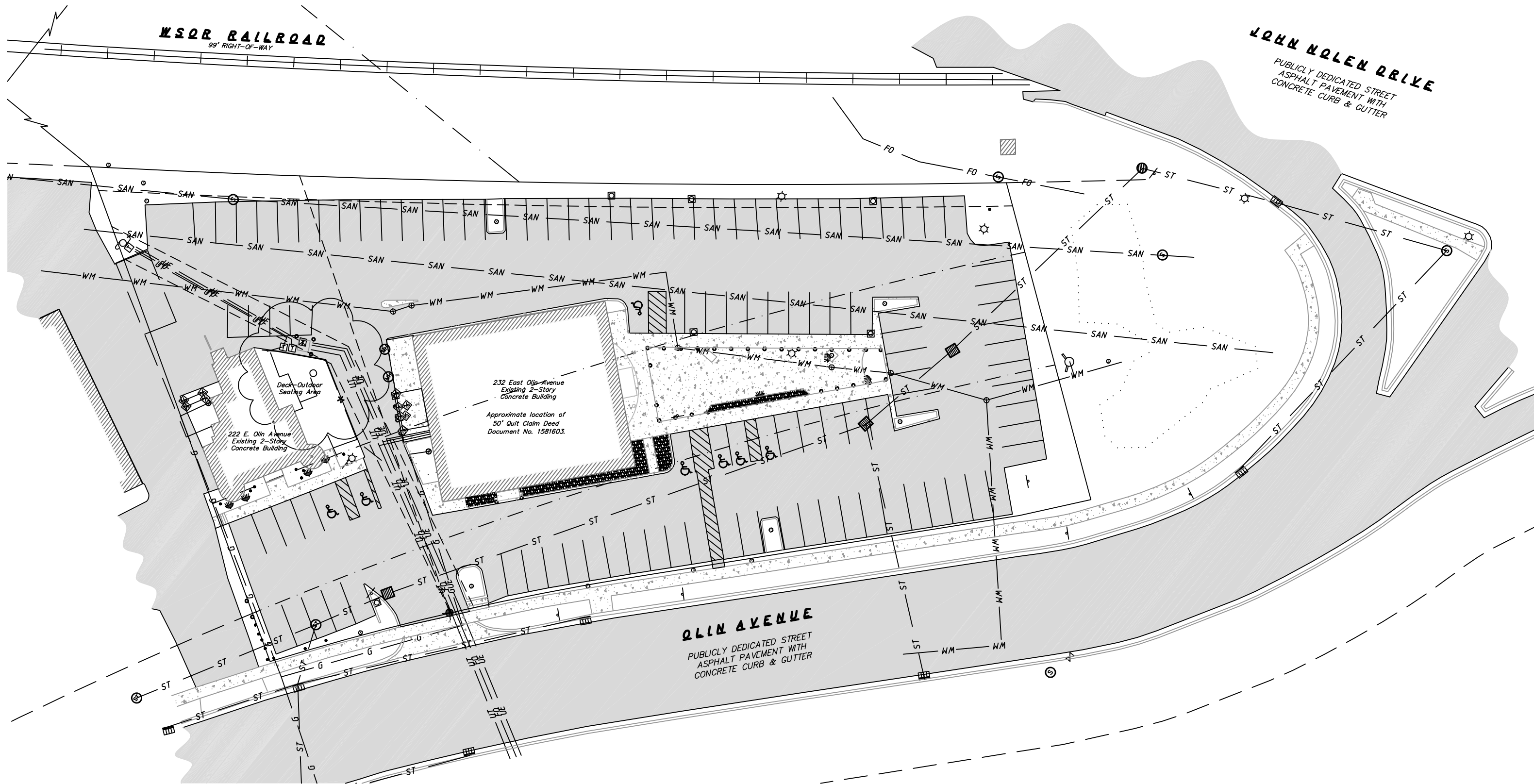


7: E OLIN AVE - FACING EAST



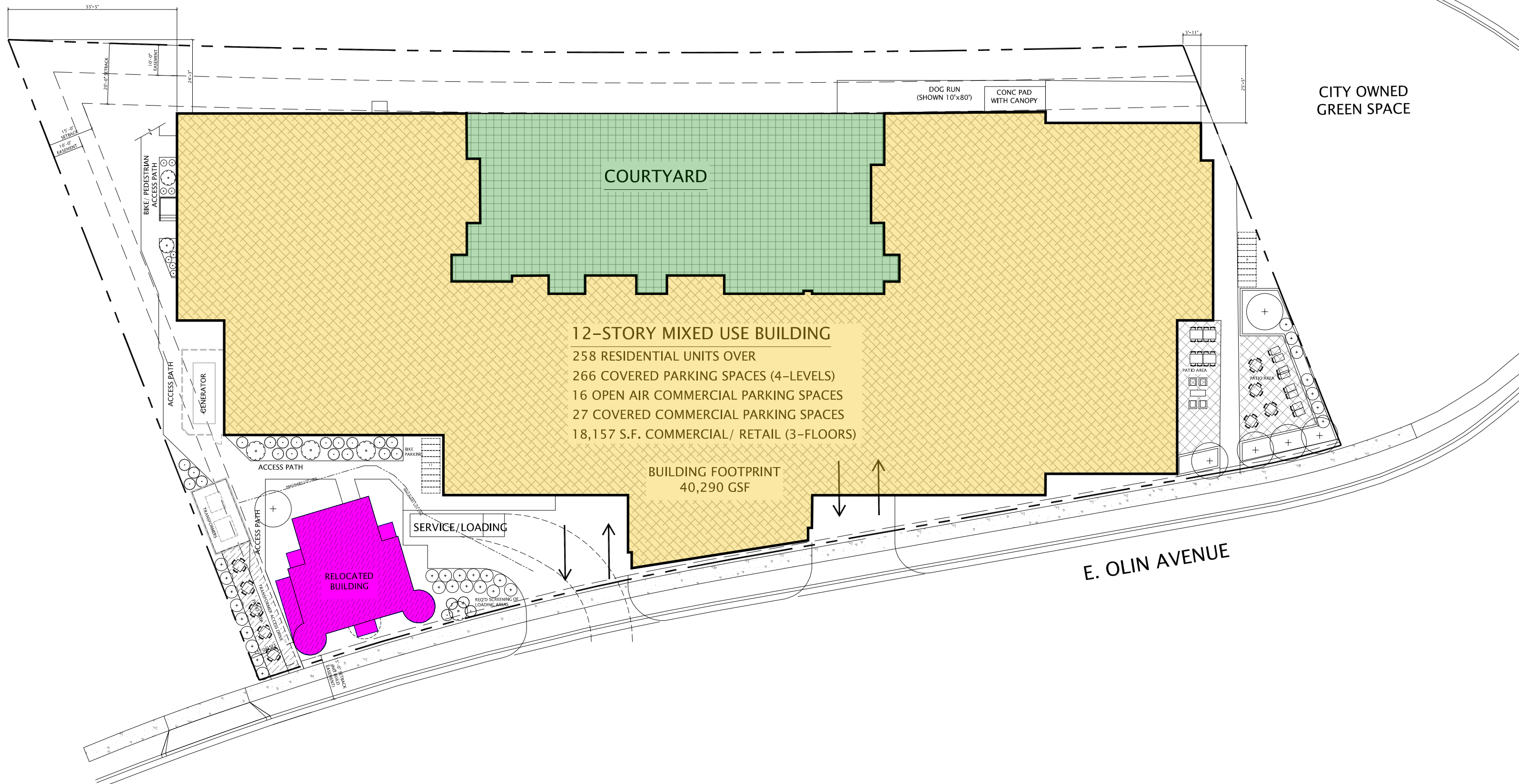
8: OLIN-TURNVILLE CT - FACING WEST





JOHN NOLEN DRIVE

CITY OWNED GREEN SPACE



**12-STORY MIXED USE BUILDING**  
 258 RESIDENTIAL UNITS OVER  
 266 COVERED PARKING SPACES (4-LEVELS)  
 16 OPEN AIR COMMERCIAL PARKING SPACES  
 27 COVERED COMMERCIAL PARKING SPACES  
 18,157 S.F. COMMERCIAL/ RETAIL (3-FLOORS)

**BUILDING FOOTPRINT**  
 40,290 GSF

**RELOCATED BUILDING**

**SERVICE/LOADING**

**GENERATOR**

**COURTYARD**

**E. OLIN AVENUE**





JOHN NOLEN DRIVE

CITY OWNED GREEN SPACE



E. OLIN AVENUE

48 PARKING STALLS

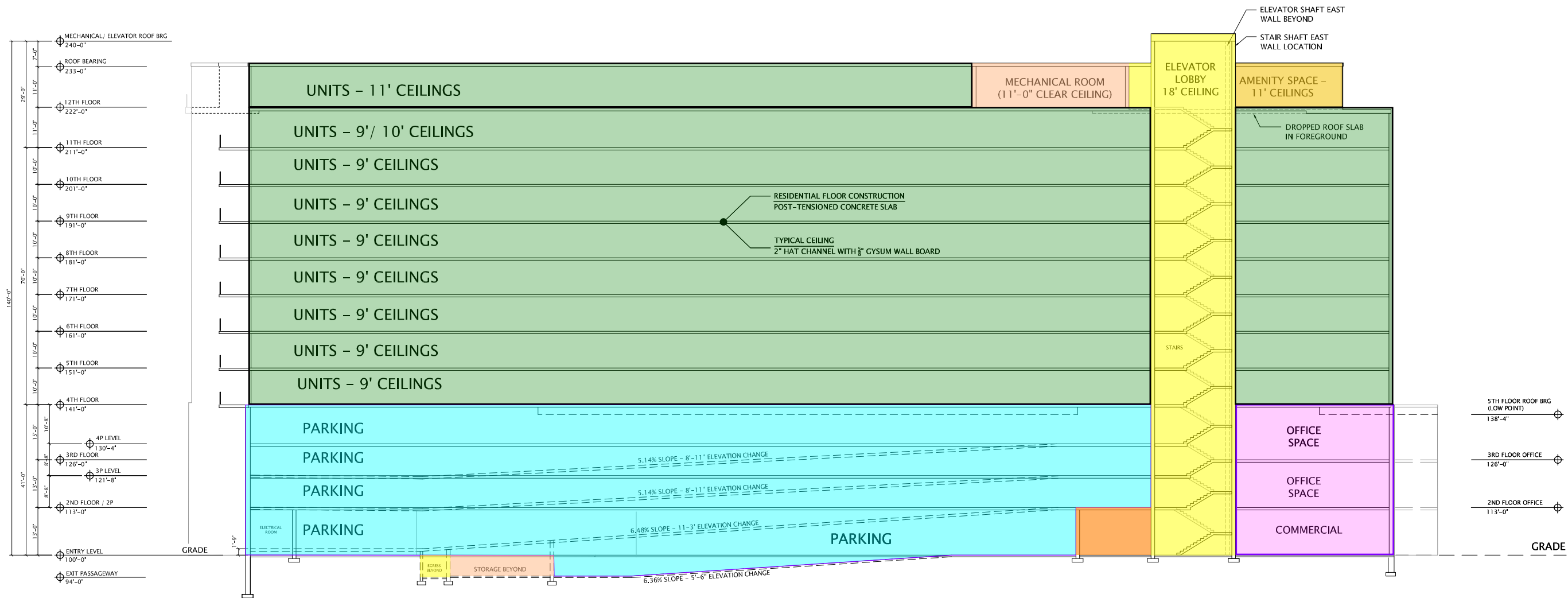
- 20 EXTERIOR
- 15 SECURED COMMERCIAL
- 60 SECURED RESIDENTIAL
- 95 TOTAL BIKE STALLS (85 FLOOR, 10 WALL)



OLIN AVENUE MIXED-USE DEVELOPMENT – UDC INFORMATIONAL SET  
 FLOOR PLANS – GROUND FLOOR / LEVEL P1

NOVEMBER 15, 2021  
 1"=30' @ 11x17







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## OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET

NOVEMBER 29, 2021

VIEW #1: FROM NORTHEAST



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## OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET

VIEW #2: FROM SOUTHEAST

NOVEMBER 29, 2021



EXTERIOR MATERIALS LEGEND

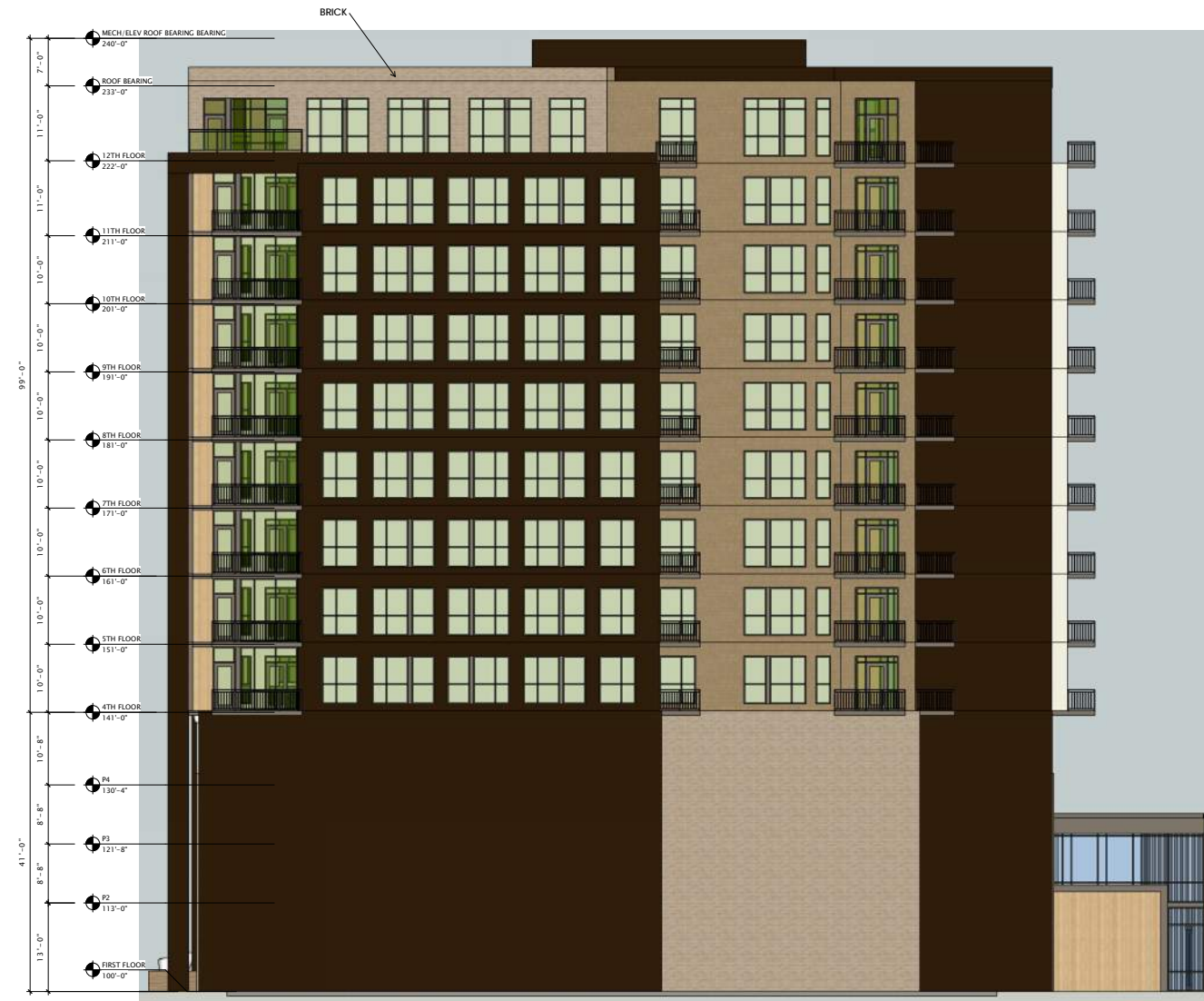


SOUTH ELEVATION





EXTERIOR MATERIALS LEGEND



WEST ELEVATION



EXTERIOR MATERIALS LEGEND



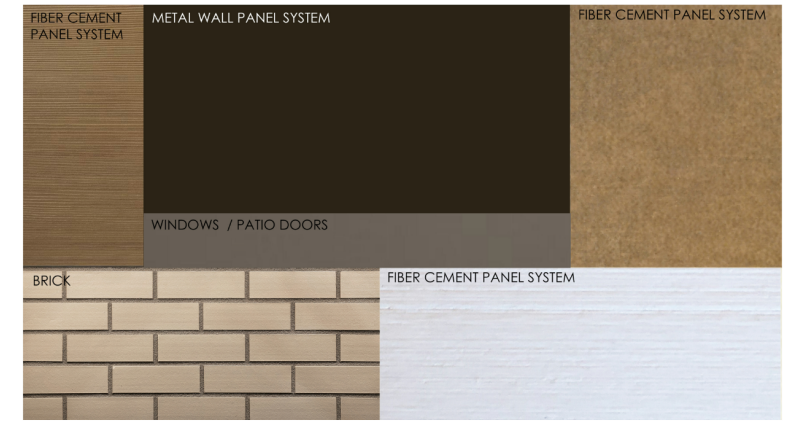
NORTH ELEVATION



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

NOVEMBER 29, 2021



EXTERIOR MATERIALS LEGEND



EAST ELEVATION





EXTERIOR MATERIALS LEGEND



WEST ELEVATION - COURTYARD



EAST ELEVATION - COURTYARD