

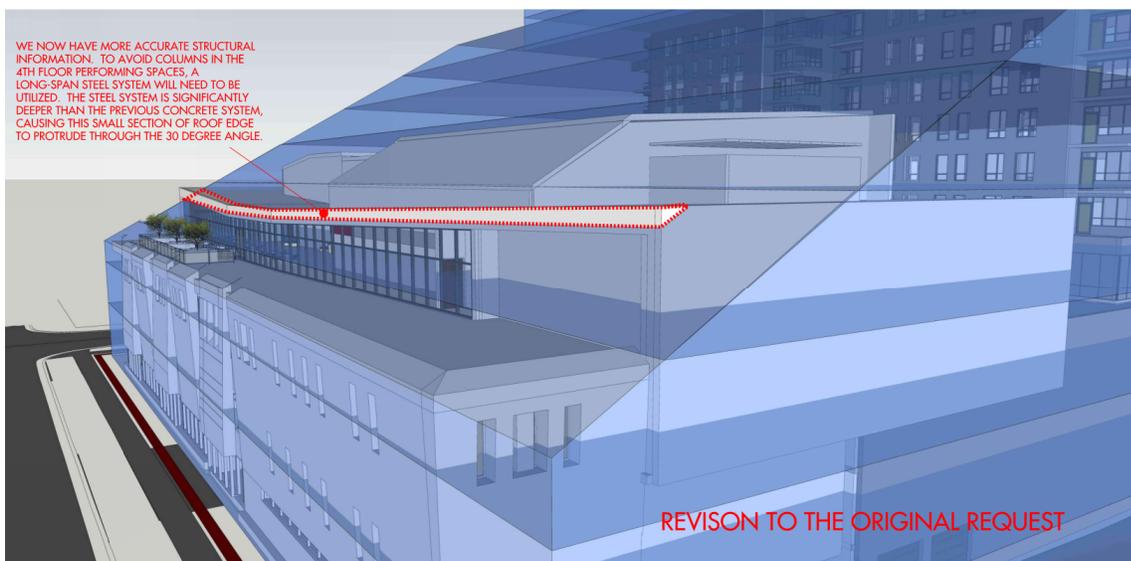
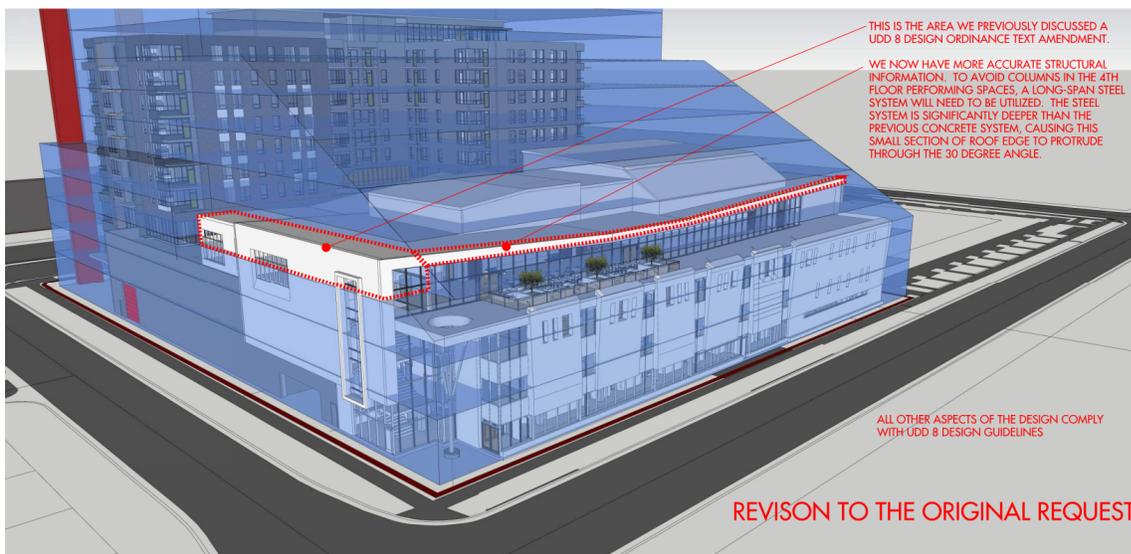
UDD 8 Design Narrative

Basis for Design Review UDD8 Sec. 33.24(15)

UDD 8 Sec. 33.24 (15) (e) (1) Building Height

The illustration on Sheet A-02 of the submittal indicate the buildable volume on Blocks 4a and 4b. The height parameters are indicated on this sheet as well. Replacement sheet A-03 indicates the setbacks on all street frontages.

The images below indicate areas and explanation for the basis of a request to the Alder and TLNA for a UDD8 Design Guideline text amendment to the step back on Ingersoll and the 30-degree angle on Mifflin. The narrative for the request is listed on the following diagrams and included in the submittal narrative. The following diagrams have been presented to Alder Zellers and the TLNA Steering Committee.



UDD 8 Design Narrative

Basis for Design Review UDD8 Sec. 33.24(15)

UDD 8 Sec. 33.24 (15) (e) (4) (a) Parking Areas

The submittal Title Sheet includes a spreadsheet summarizing all project data pertaining to size and parking requirements for cars and bicycles. Sheet A-03 thru A-05 illustrate the parking configuration and dimensions.

UDD 8 Sec. 33.24 (15) (e) (5) (a) Landscaping and Open Space

Sheet L100 illustrate the landscape design and detail call outs. Sheet L101 indicates species of plantings and point calculations.

Additional Requirement Commentary:

v. There is an existing 6' wide terrace with existing canopy trees.

vii. The trees in the building setback are spaced according to the rhythm and function of the building entrances, signage, bike parking, etc. The average tree spacing is approximately 36' o.c. though the tree to tree spacing varies and is in once case greater than 40' o.c.

viii. In continuation of the recently built Lyric development to the west, the row of canopy trees in the building setback will be in raised planters and canopy tree species of approximately 30-35' mature height were selected to best thrive in this planting condition.

UDD 8 Sec. 33.24 (15) (e) (6) (a) Site Lighting and Furnishings

Sheets A-10 thru A-16 indicate the location of exterior fixtures on the building facades. Electrical Sheets E0 to E002 indicate light fixtures and photometrics on grade and on building facades.

UDD 8 Sec. 33.24 (15) (e) (7) (a) Building Massing and Articulation

Sheet A-10 thru A-18 illustrate the building articulation on all sides of the project and are consistent with this section

The Ingersoll elevation will include a Mural and accent lighting to enhance and engage the community. This was discussed in the TLNA Steering Committee meeting dated 11/13/2018 and was received favorable and approved by the committee.



UDD 8 Design Narrative

Basis for Design Review UDD8 Sec. 33.24(15)

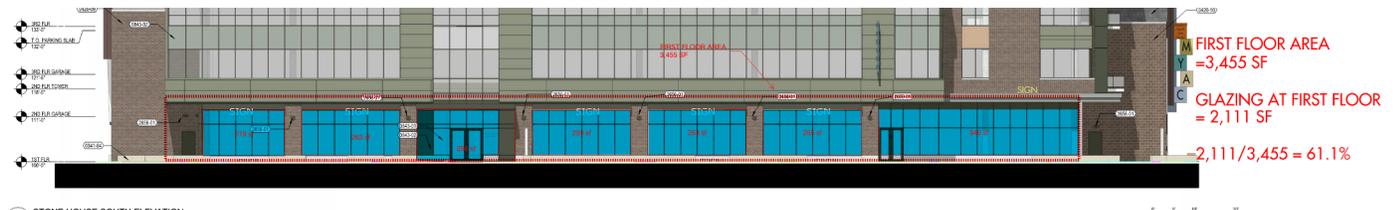
UDD 8 Sec. 33.24 (15) (e) (8) (a) Materials and Colors

Sheet A-10 thru A-18 illustrate the building articulation on all sides of the project and are consistent with this section. Materials area called out on the elevations sheets and represented in the renderings.

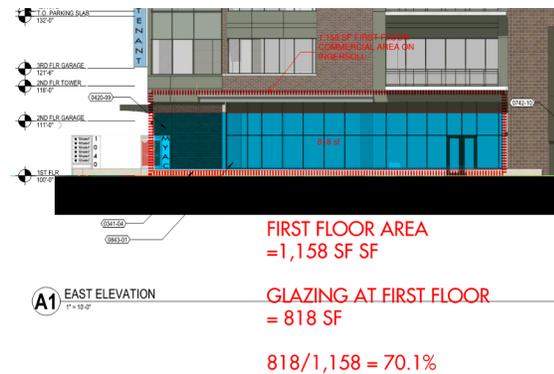
UDD 8 Sec. 33.24 (15) (e) (9) (a) (i) Windows and Entrances

Ground Floors of commercial buildings shall have at least 60% of the street elevation devoted to windows.

The East Washington Elevation has a 61.1% calculated window area.



The Ingersoll Elevation has a 70.1% calculated window area.



UDD 8 Sec. 33.24 (15) (e) (12) (a-c) Upper Level Development Standards

In additions to the text in the Narrative with the submittal package the following criterial are met within the project to qualify for a Bonus Story.

Urban Design District 8 Guidelines Sec 33.24 (15) (e) 12.c Upper Development Standards Bonus Stories may be granted if it determined that the provision of at least one element from subsection i or a combination of elements from subsection ii provides public benefit to warrant the additional height.

The elements or combination of elements included from subsection i and ii are:

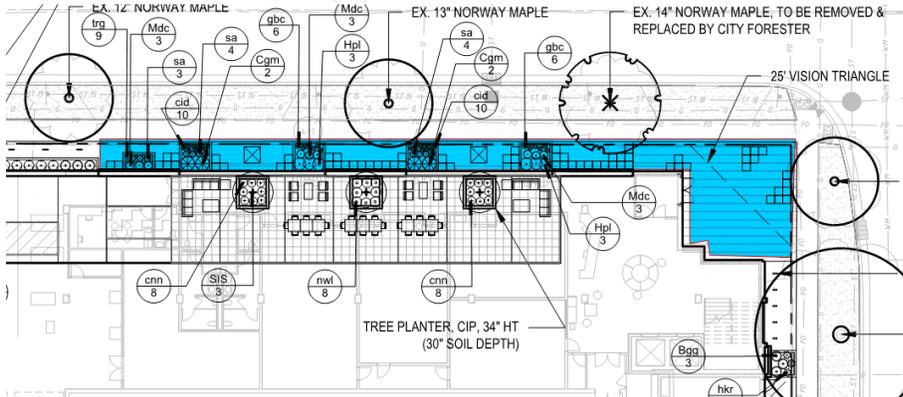
- structured parking that includes space shared by multiple users that is available for public use by patrons of both on and off site uses.
- Publicly accessible plazas with seating and landscaping.
- Mid-block and through block public pedestrian, bike connections.

UDD 8 Design Narrative

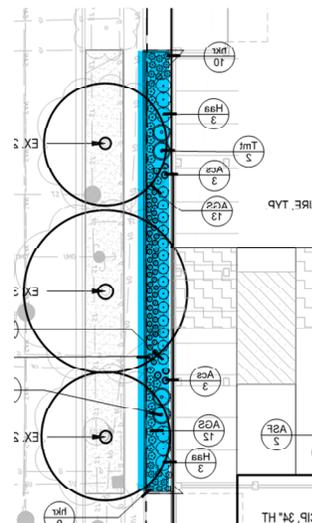
Basis for Design Review UDD8 Sec. 33.24(15)

- Structured parking that includes space shared by multiple users from multiple lots and that accommodated a substantial space for public use by patrons of both on-and off-site uses.
- Publicly accessible plazas or pocket parks that are visible from the street and provide seating, landscaping, public art/and or other public amenities.

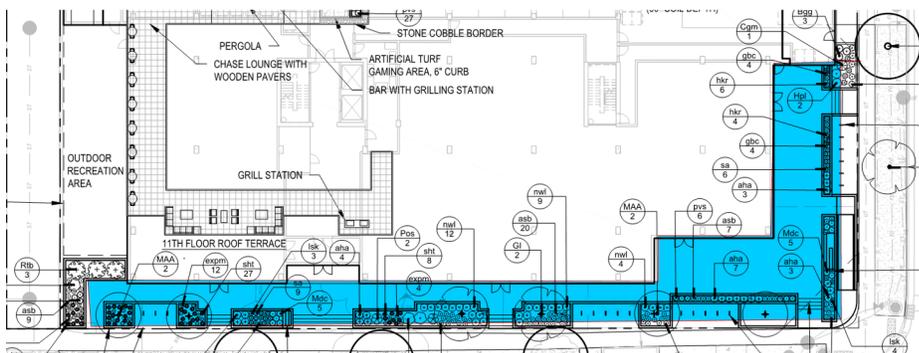
Public Areas at MYAC Entry



Mural Zone on Ingersoll



Public Areas on East Washington





eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wyrkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

**STONE HOUSE
MIXED USED
DEVELOPMENT**

**D 1040 EAST
WASHINGTON AVE
MADISON, WI 53703**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/18	UCDLAND USE SUBMITTAL
11/27/18	UCDLAND USE ADDITIONAL INFO

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

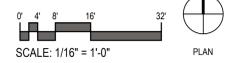
PROJECT MANAGER JP
PROJECT NUMBER 718185
DATE 11/08/18

**1ST FLOOR AND 1ST
FLOOR PARKING
PLANS**

A-03



A3 1ST FLOOR PLAN
1/16" = 1'-0"



E

D

C

B

A

E

D

C

B

A

1

2

3

4

5

6

7

1

2

3

4

5

6

7