

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:

Date Received 7/31/23 11:42 a.m. Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 702 E. Washington Avenue and 734 E. Washington Avenue
Title: 702 East Washington Redevelopment

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

UDC meeting date requested August 16, 2023 Legistar #79239
 New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District 8
- 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)
- Modifications of Height, Area, and Setback
- Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Chris Houden
Street address 725 East Johnson Street
Telephone (608) 770-2332

Company Willow Partners, LLC
City/State/Zip Madison / WI / 53703
Email chris@willow-partners.com

Project contact person Joseph Lee
Street address 800 West Broadway - Suite 200
Telephone (608) 442-3860

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

Property owner (if not applicant) DCH Properties, LLC
Street address 725 East Johnson Street
Telephone (608) 770-2332

City/State/Zip Madison / WI / 53703
Email chris@willow-partners.com

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. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. 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 Modification 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

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

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. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum 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, including material and color 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
- 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)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications 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

5. Required Submittal Materials

- Application Form**
 - 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.
- 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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- 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.

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 _____ on _____.
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 Christopher Houden Relationship to property Owner
 Authorizing signature of property owner  Date 7/31/23

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

- Urban Design Districts: \$350 (per [§33.24\(6\) 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 Sign Modifications (of 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



JLA
ARCHITECTS

City of Madison
Attn. Jessica Vaughn, AICP
Urban Design Commission Secretary – Planning Division
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd | Suite 017
Madison, Wisconsin 53701
Email Address: jvaughn@cityofmadison.com
sent via e-mail only

July 31, 2023

Re: Letter of Intent - Informational Presentation
702 East Washington Redevelopment
JLA Project# 22-0106

Dear Ms. Vaughn:

JLA Architects + Planners is submitting, on behalf of Willow Partners LLC, the following for review by City Staff for consideration of Informational Presentation.

PROJECT TEAM:

Owner: Willow Partners, LLC, 725 East Johnson Street, Madison, WI 53703
Architect: JLA Architects + Planners, 800 West Broadway - Suite 200, Monona, WI 53713

PROJECT OVERVIEW:

Willow Partners is proposing a multi-family/commercial mixed-use project, to be located at the corner of East Washington Avenue and North Blount Street where the United States Postal Services is currently located. The project as proposed would have approximately 233 residential units with 13,335sf of commercial/retail space that would include commercial / retailers that embrace and support the neighborhood and public market. Willow Partners is a long-term holder and intends to build and retain ownership of this property for the long term. As such, an incredible amount of thought/design has been placed into ensuring the project is sustainable, respectful to its surroundings, and environmentally conscious. They intend on promoting the use of carbon free transportation (bicycles) as much as possible with the project as well as encouraging the use of public transit. (BRT) In addition, Willow Partners 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 as proposed is up to fourteen stories. The building steps back after three stories along East Washington Avenue and South Blount Street. Specific building areas and other pertinent information is provided in the attached drawings.

SITE:

The project is located on a two parcel site including 0.8-acre parcel at 702 E. Washington Avenue and 0.2-acre parcel at 734 E. Washington Avenue, in the 6th Aldermanic District within the confines of the Tenney-Lapham Neighborhood and East Washington Capitol Gateway Corridor. It is currently zoned TE Traditional Employment and resides in Urban Design District No. 8 on Block No. 2b.

The project is intended to be a key implementation mechanism to further the four core development principles set out in the adopted East Washington Avenue Capitol Gateway Corridor Plan. These principles are 1) to protect the iconic view of the Capitol, 2) to respect and strengthen the existing neighborhood, 3) to establish a transit-oriented employment corridor, and 4) to create a vibrant boulevard along East Washington Avenue.

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

- Building Height: Up to 159ft (14 stories).
- Building Location and Orientation: Building footprint is maximized with perimeter access.
- Building setback and stepback: Building setbacks are 15ft front yard, 0ft-5ft side yard, and 20ft rear yard setback. The building is to step back at the third floor, and above on East Washington Avenue and North Blount Street.
- Parking and Service Areas: There are a total of approximately 330 - 350 enclosed parking spaces for approximately 225 - 245 dwelling units and approximately 15,000 sf of commercial space. The quantities are subject to change.
- Landscaping and Open Space: One green roof area is provided as well as a well-landscaped perimeter.
- 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 green roof facing East Washington Avenue. Commercial spaces will front East Washington Avenue.
- Materials and Colors: Material palette is very simple with masonry, concrete, glass, aluminum framing, and metal panels.
- Windows and Entrances: Window frames are intended to be as shown on the attached drawings and have a commercial quality. Entrances will be provided to the commercial areas from both the parking area as well as the East Washington Street scape. Commercial users will be encouraged to prominently display-setting, merchandise and/or offices along E. Washington Avenue to activate the corridor and promote vibrancy at the street level. As can be seen from the imagery, the E. Washington Avenue street scape is heavily landscaped with planter boxes and urban green spaces. The residential entrance lobby will face East Washington Avenue.
- Signage: A traditional signage band is provided above the ground floor windows. The developer will require high quality signs that allow tenants to promote their business but ensure the signs have uniformity in sign type. Landlord intends to allow Tenants to have their own colors and font with channel lit letter (LED only) signs but require consistency in returns, trims and mounting.

There is currently one two-story structure with a covered parking canopy on the site that will be demolished prior to construction, which houses the United States Postal Services. The remainder of the existing site is predominantly an asphalt parking lot. Photographs of the existing buildings are attached (Exhibit A).

NEIGHBORHOOD INPUT:

The project is in the Tenney-Lapham Neighborhood. The Alder was notified. Neighborhood meetings were held on April 13, 2023, and May 30, 2023. The project team 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 - meant to relate to the unique urban and residential aspects of the area. It will be built with a very high-quality exterior, primarily consisting of masonry and metal panels. Twelve floors of residential units are situated in a C-shape above commercial space, residential lobby, and community meeting room. These programmatic spaces veil the internal parking. Green roof courtyard, with Loggia and Pool bring together the negative space the middle of the "C." Covered parking is accessed from the north entry points off the public alley.

REFUSE & RECYCLING:

Garbage and recycling containers serving the building will be in an enclosed room near the north west parking entrance. Residential refuse chutes are located near the north west corner of the building and will be collected from the ground floor parking. A private collection service will be utilized at a frequency appropriate for the required volume.

PRELIMINARY PROJECT SCHEDULE:

March 11, 2023: Concept to City Staff

April 13, 2023: Neighborhood Meeting No. 1

May 30, 2023: Neighborhood Meeting No. 2

July 31, 2023: Urban Design Commission - Informational Presentation Submittal Deadline

August 16, 2023: Proposed Urban Design Commission - Informational Presentation

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Lee", with a long horizontal flourish extending to the right.

Joseph Lee & Associates, LLC
By: Joseph M. Lee, AIA

Enc.: Exhibit A – 702 East Washington Redevelopment dated July 31, 2023
Exhibit B - UDC Application – Informational Presentation

702 EAST WASHINGTON REDEVELOPMENT



JLA
ARCHITECTS

UDC INFORMATIONAL PRESENTATION SUBMITTAL

G000

JULY 31, 2023



702 EAST WASHINGTON - CONCEPTUAL PROJECT DATA

UNIT NAME	STUDIO	1 BEDROOM						1 BR+DEN	1 BR+DEN	2 BEDROOMS				3 BEDROOMS				(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(3) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIO		
		A1	B1	B2	B3	B4	B5	B6	C1	C2	D1	D2	D3	D4	F1	F2	F3											F4	
BEDROOMS	0	1	1	1	1	1	1	1	1	2	2	2	2	3	3	3	3												
AREA (S.F.)	500	650	695	720	745	860	605	950	950	1,215	1,120	1,200	1,200	1,330	1,320	1,305	1,305												
F L O O R S	14	0	1	2	1	1	1	1	0	0	0	1	0	1	1	1	1	12	20	-	15,770	20,556	76.7%						
	13	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	12	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	11	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	10	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	9	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	8	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	7	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	6	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	5	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	4	3	3	4	2	1	0	0	0	1	2	1	1	1	2	0	0	21	27	-	18,256	20,556	88.8%						
	3 ⁽²⁾	2	1	2	1	0	0	0	1	0	1	1	0	0	2	0	0	11	15	-	12,350	18,840	65.6%						
	2 (P2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,155	-	7,600	81.0%	23,305	54				
	1 (P1 & P1.5)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,180	-	12,690	56.6%	46,035	105				
LL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					32,950	91					
LL-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					32,950	84	0	PER UNIT	PER BR		
TOTALS	32	32	44	22	11	1	1	1	10	21	12	10	11	22	1	1	1	233	305	13,335	210,680	265,246	79.4%	135,240	334	0	1.43	1.10	
PERCENT	13.7%	13.7%	18.9%	9.4%	4.7%	0.4%	0.4%	0.4%	4.3%	9.0%	5.2%	4.3%	4.7%	9.4%	0.4%	0.4%	0.4%												
	13.7%	47.6%						4.7%		23.2%				10.7%															

904 Average N.S.F. per unit
 1,051 Average G.S.F. per unit
 (only gross areas of floors 3-14)
 405 Average S.F. per space

NOTES:

- TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 4 THRU 13.
- TABLE ABOVE ASSUMES 6,350 S.F. OF COMMON AMENITY SPACE ON 3RD FLOOR. ADDITIONAL COMMON AMENITY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING
- GROSS AREA DOES NOT INCLUDE PARKING AREAS
- 1st FLOOR CONTAINS THE MAIN ENTRY LOBBY.
- PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.



PROJECT LOCATOR MAP

SHEET NUMBER	
G000	COVER SHEET
G001	INDEX SHEET
ASP-100	SITE PLAN
A101	GROUND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	TYPICAL FLOOR PLAN (4-13)
A210	CONCEPTUAL RENDERINGS
A211	CONCEPTUAL RENDERINGS
A220	HEIGHT DIAGRAM
A221	CONTEXT DIAGRAM
A222	SHADOW STUDIES
A223	SHADOW STUDIES
A224	SHADOW STUDIES
A225	SHADOW STUDIES
A230	EXISTING SITE PHOTOS
A231	EXISTING SITE PHOTOS



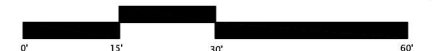


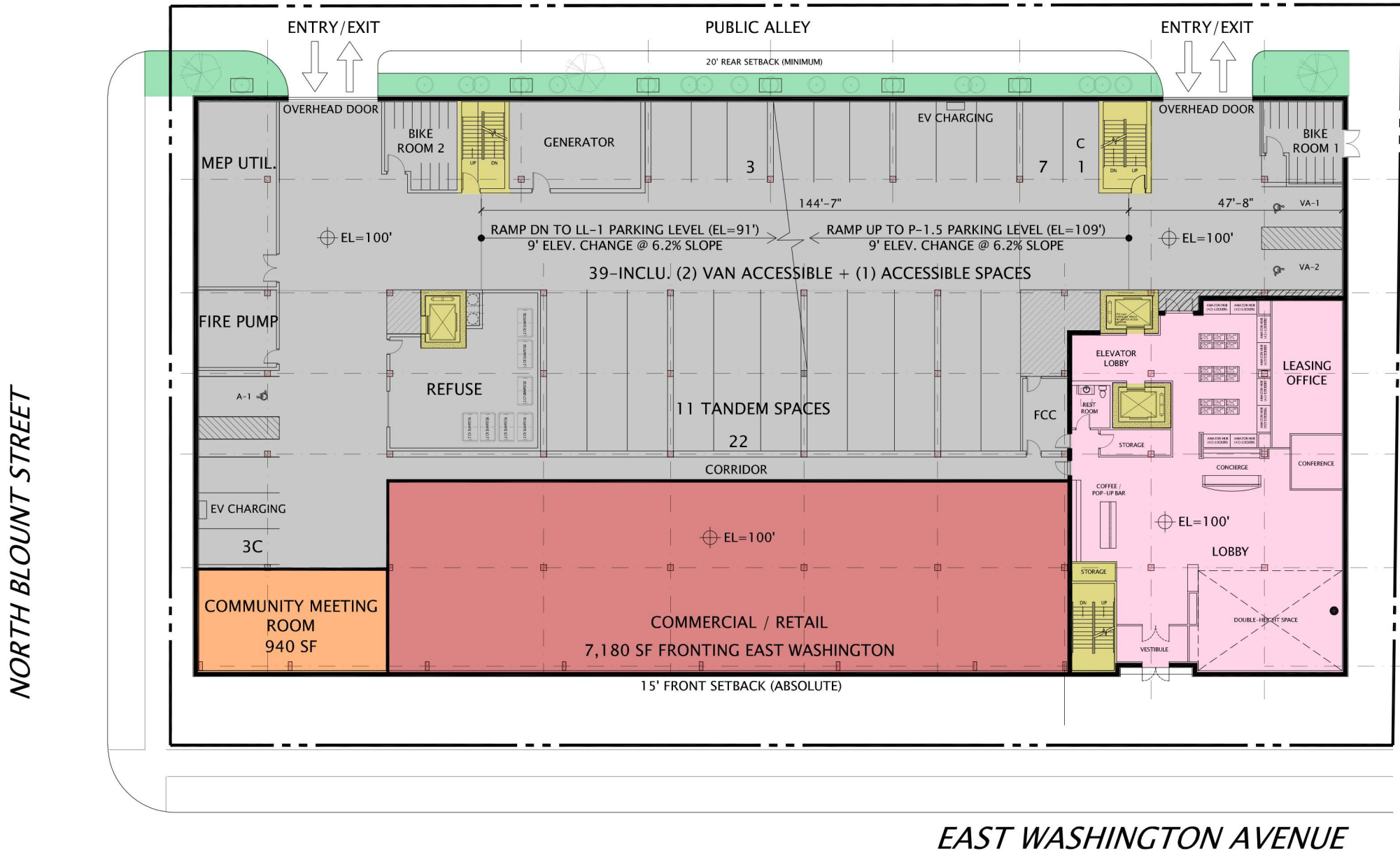
JLA
ARCHITECTS

702 EAST WASHINGTON REDEVELOPMENT
CONCEPTUAL MASTERPLAN

ASP-100

JULY 31, 2023
1"=30' @ 11x17





NORTH BLOUNT STREET

EAST WASHINGTON AVENUE

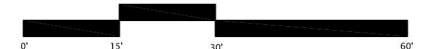


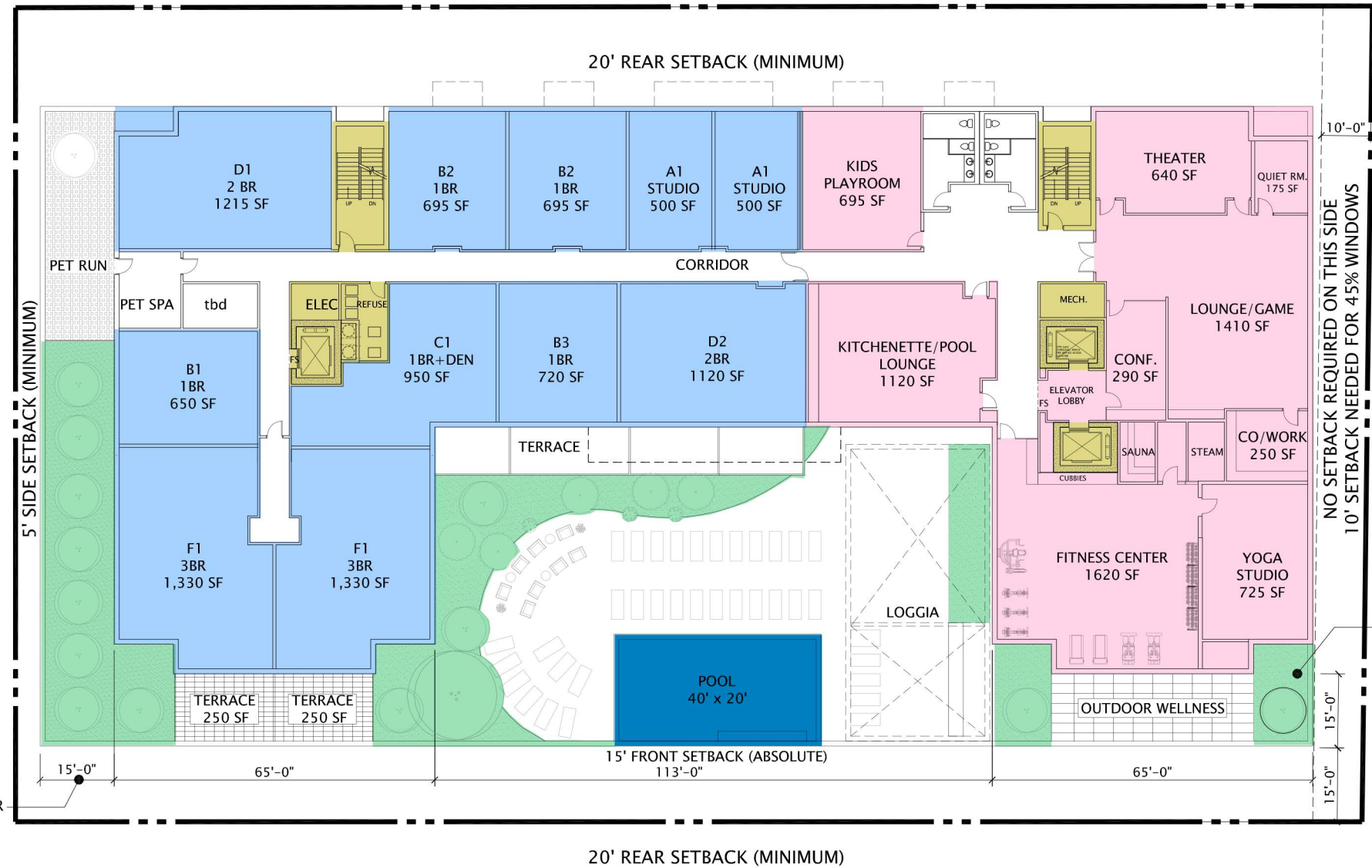
JLA
ARCHITECTS

702 EAST WASHINGTON REDEVELOPMENT
GROUND FLOOR PLAN

A101

JULY 31, 2023
1"=30' @ 11x17





15' STEPBACK AFTER 3-5 STORIES



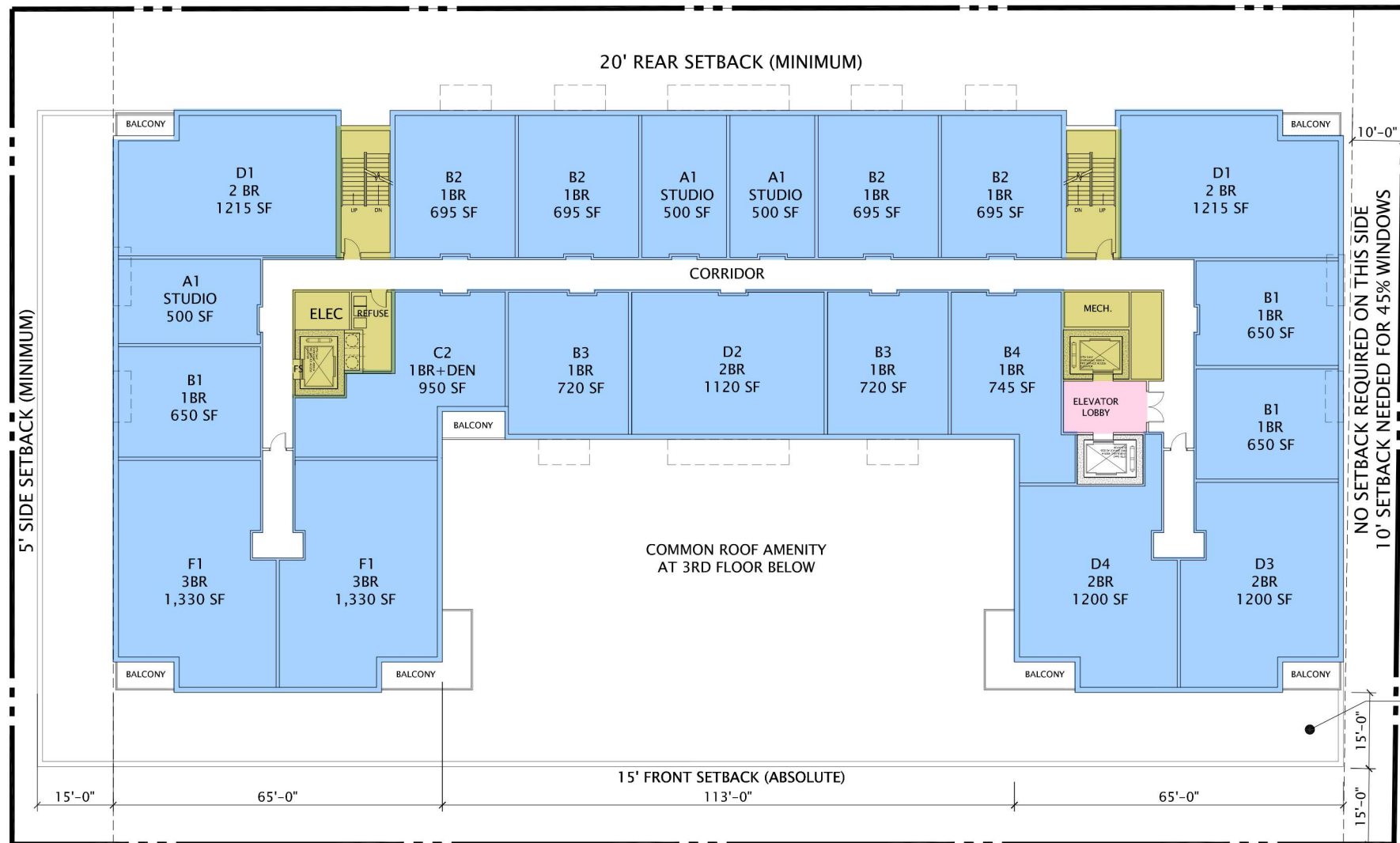
JLA
ARCHITECTS

702 EAST WASHINGTON REDEVELOPMENT
THIRD FLOOR PLAN

A103

JULY 31, 2023
1"=30' @ 11x17







JLA
ARCHITECTS

702 EAST WASHINGTON REDEVELOPMENT
CONCEPTUAL RENDERINGS

A210

JULY 31, 2023
NO SCALE



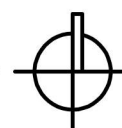


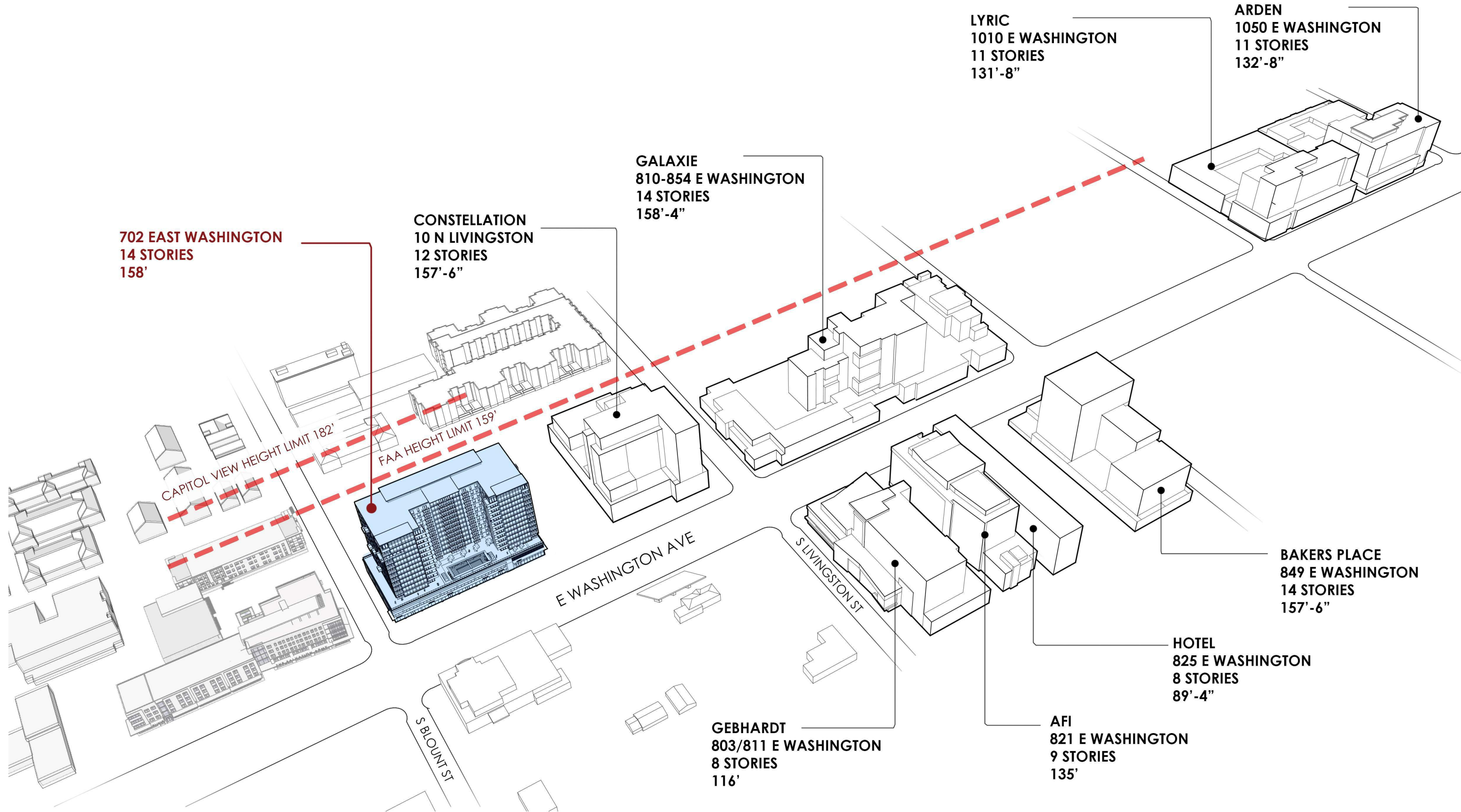
JLA
ARCHITECTS

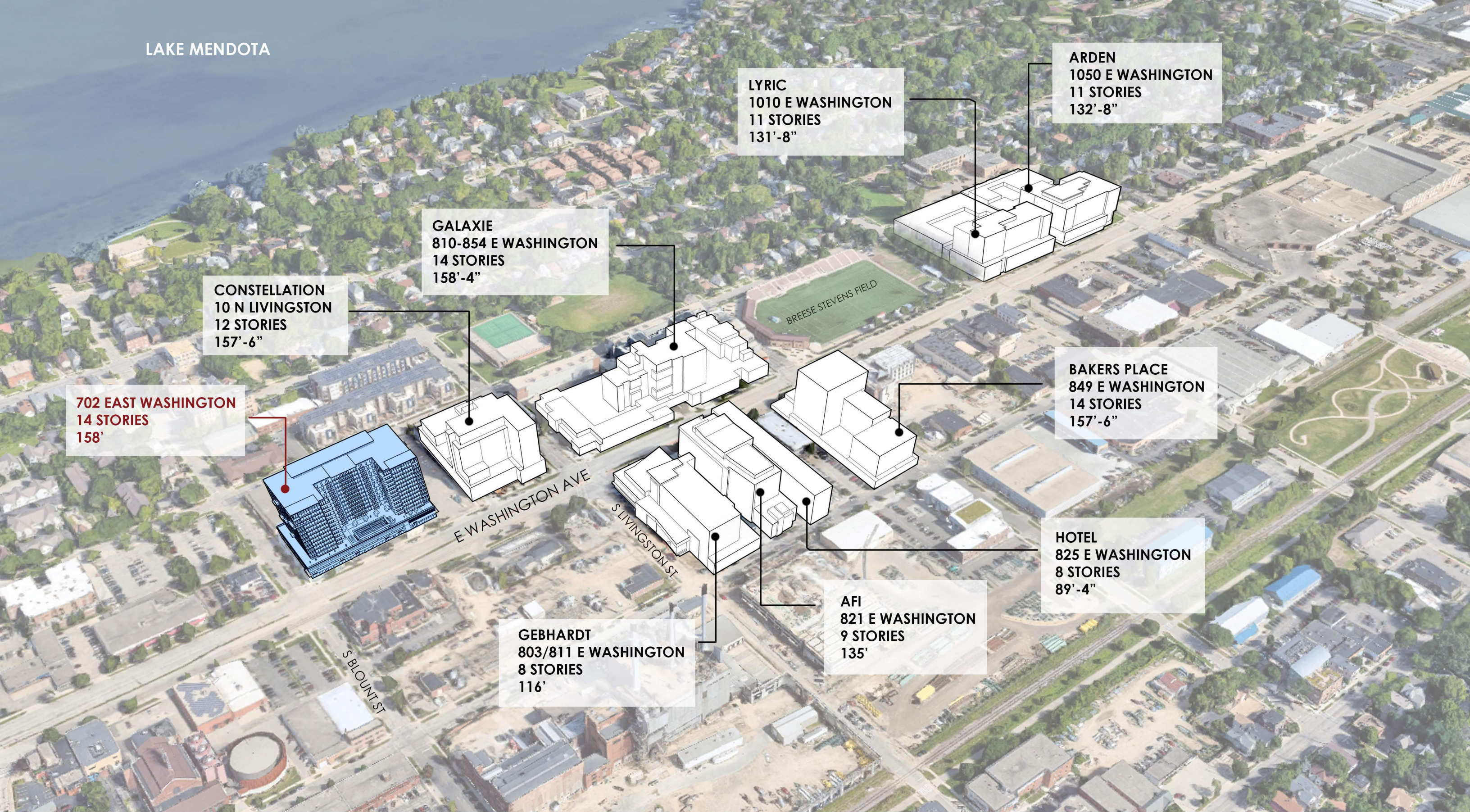
702 EAST WASHINGTON REDEVELOPMENT
CONCEPTUAL RENDERINGS

A211

JULY 31, 2023
NO SCALE







LYRIC
1010 E WASHINGTON
11 STORIES
131'-8"

ARDEN
1050 E WASHINGTON
11 STORIES
132'-8"

GALAXIE
810-854 E WASHINGTON
14 STORIES
158'-4"

CONSTELLATION
10 N LIVINGSTON
12 STORIES
157'-6"

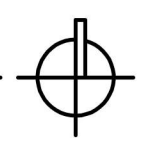
702 EAST WASHINGTON
14 STORIES
158'

BAKERS PLACE
849 E WASHINGTON
14 STORIES
157'-6"

HOTEL
825 E WASHINGTON
8 STORIES
89'-4"

AFI
821 E WASHINGTON
9 STORIES
135'

GEBHARDT
803/811 E WASHINGTON
8 STORIES
116'

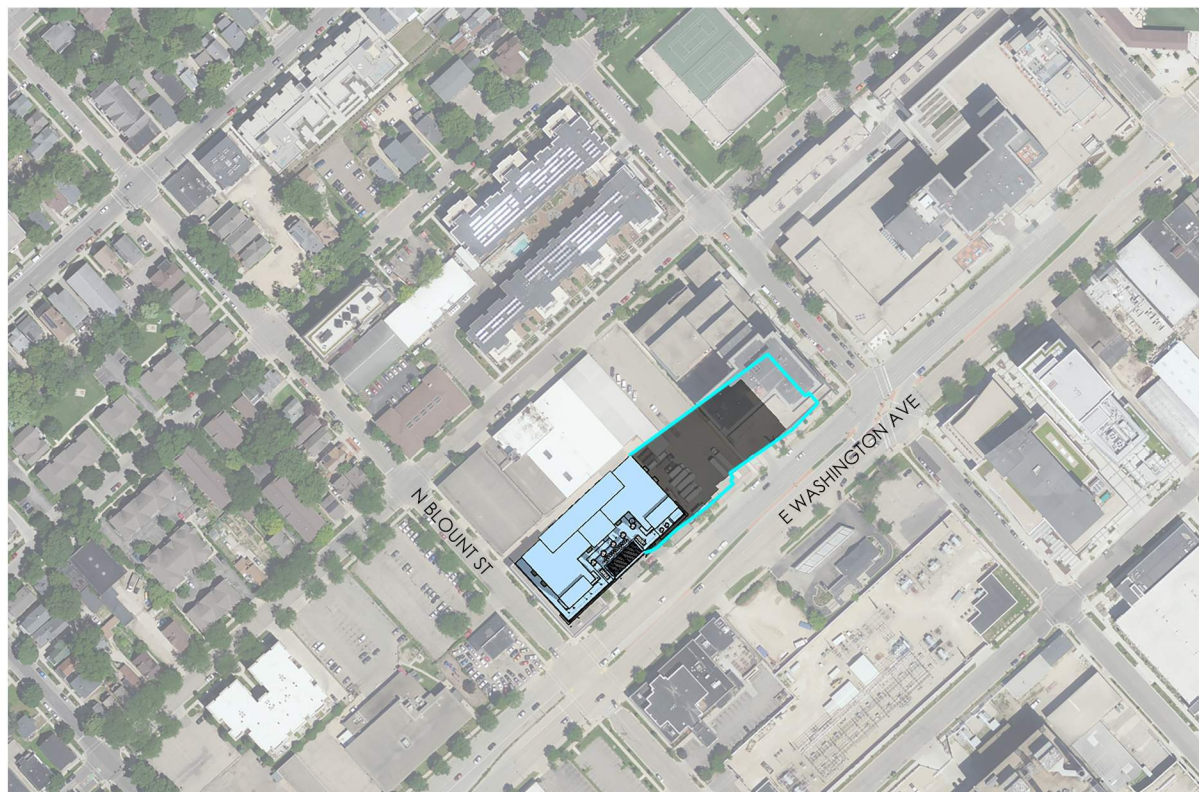




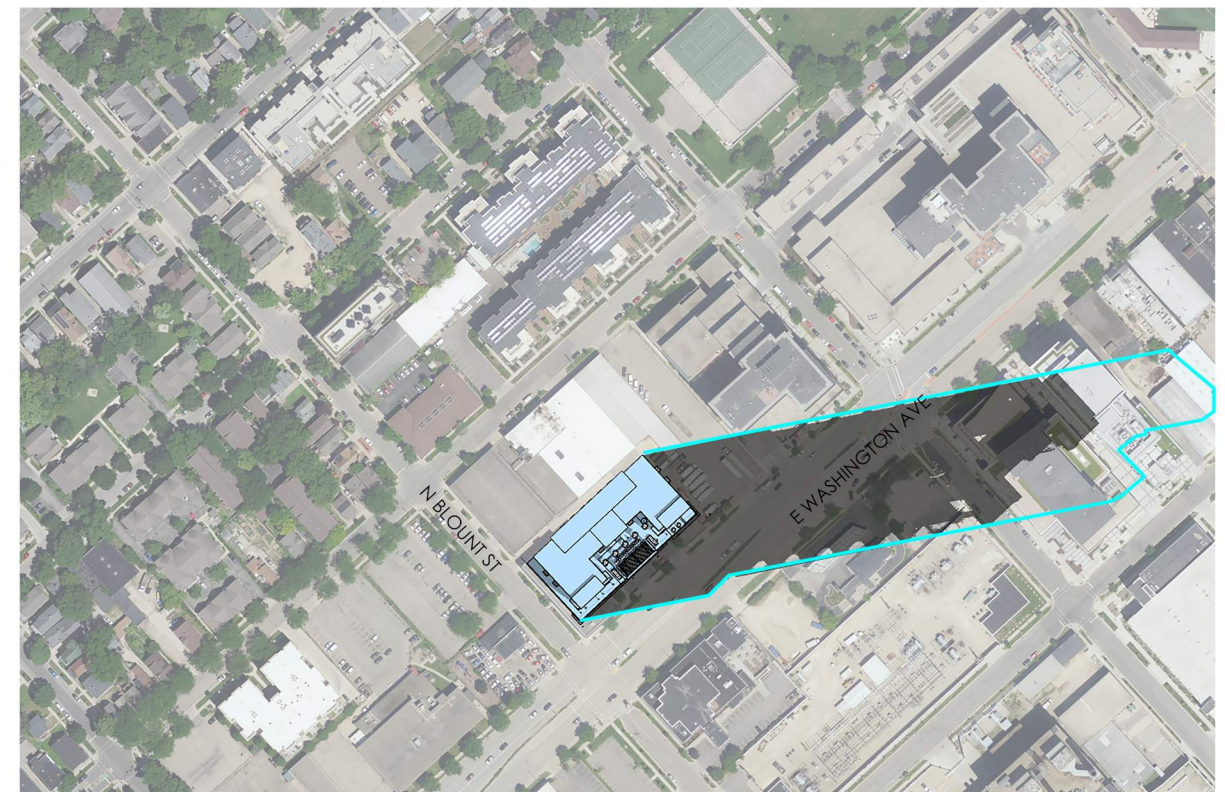
MARCH 14 | 9:00 AM



MARCH 14 | 12:00 PM

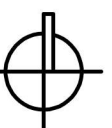


MARCH 14 | 3:00 PM



MARCH 14 | 6:00 PM

	10-STORY SHADOW
	14-STORY SHADOW

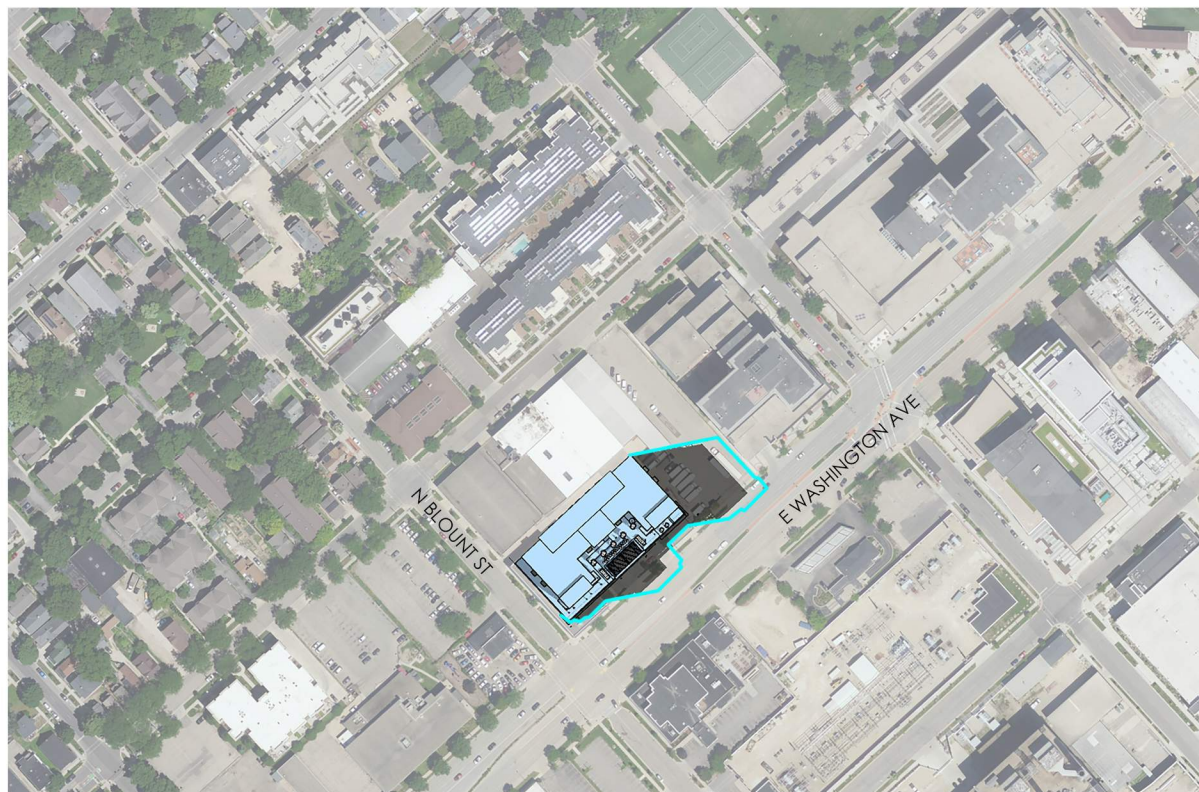




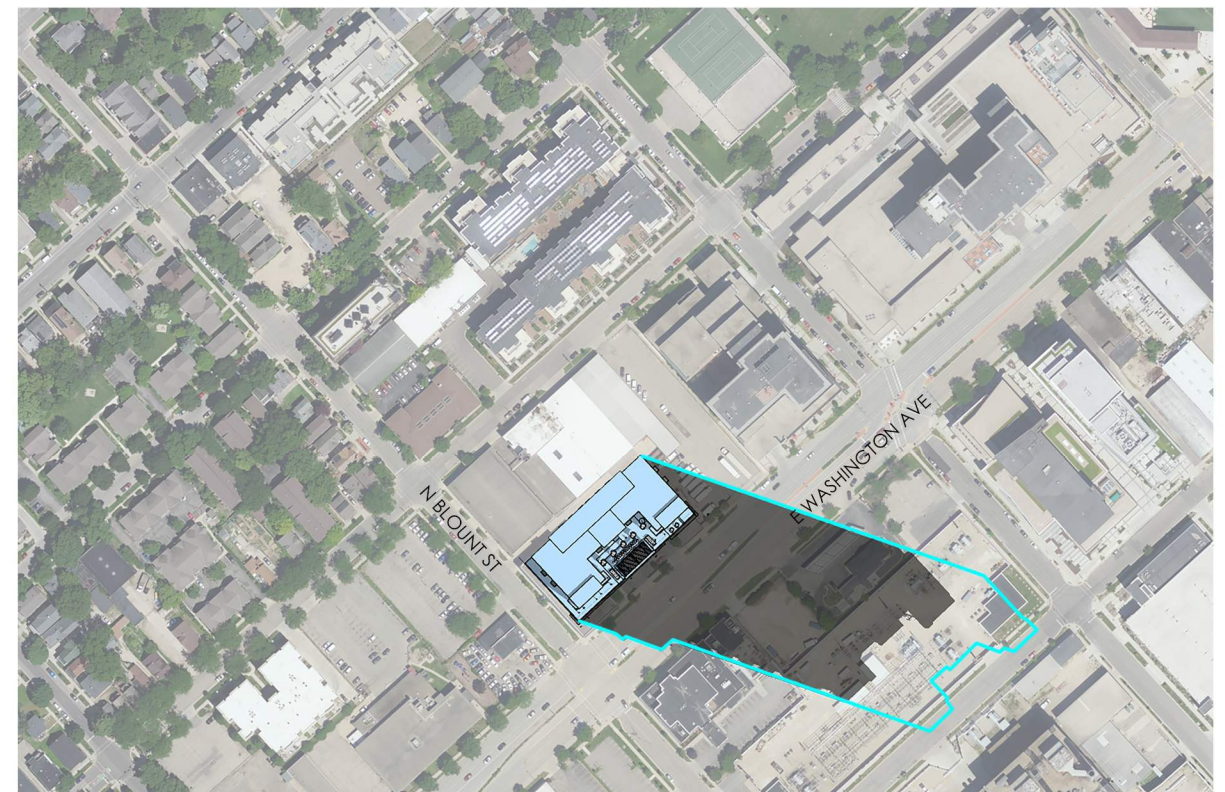
JUNE 14 | 9:00 AM



JUNE 14 | 12:00 PM



JUNE 14 | 3:00 PM



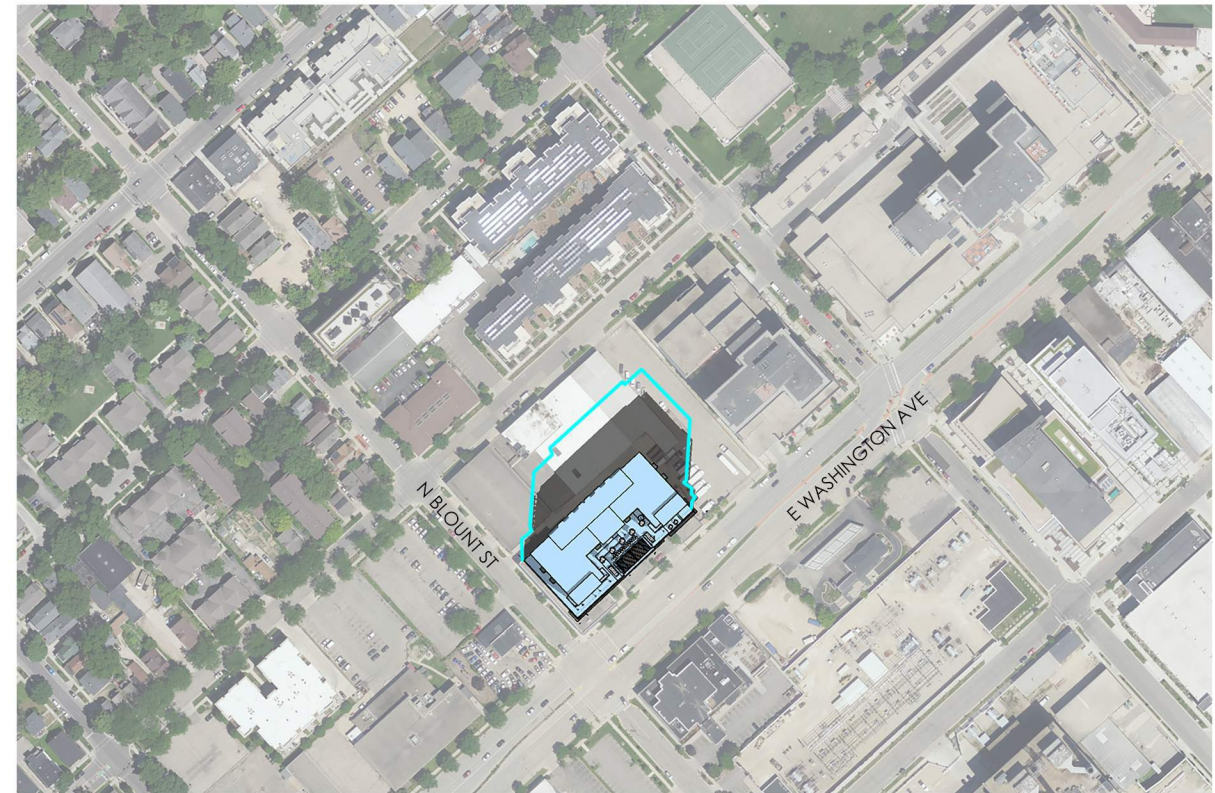
JUNE 14 | 6:00 PM

	10-STORY SHADOW
	14-STORY SHADOW

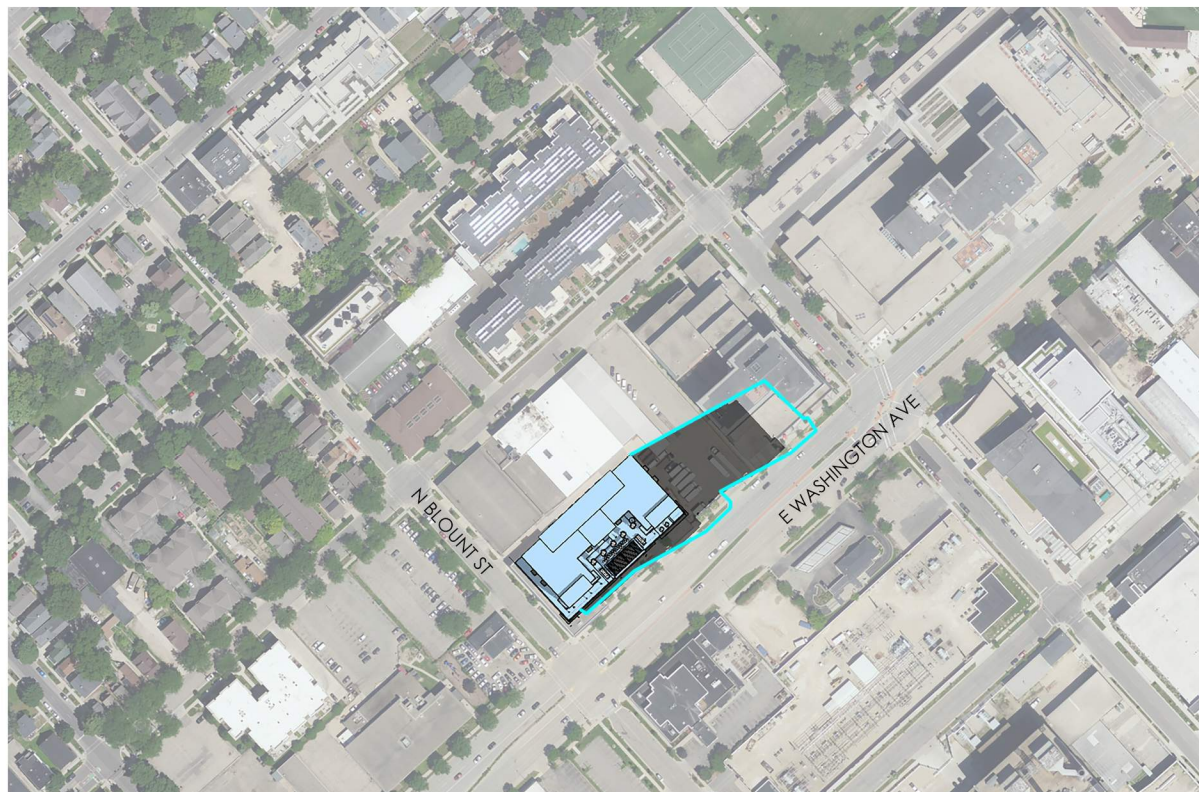




SEPTEMBER 14 | 9:00 AM



SEPTEMBER 14 | 12:00 PM

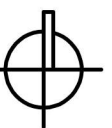


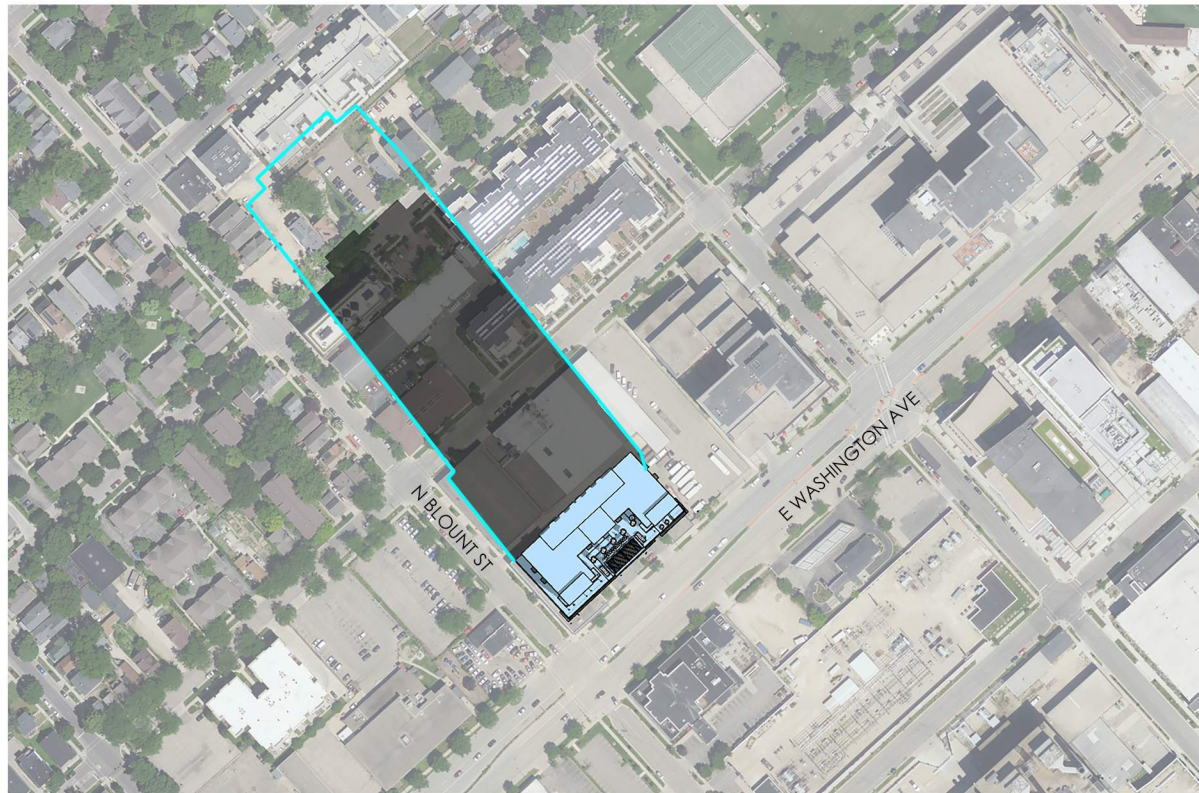
SEPTEMBER 14 | 3:00 PM



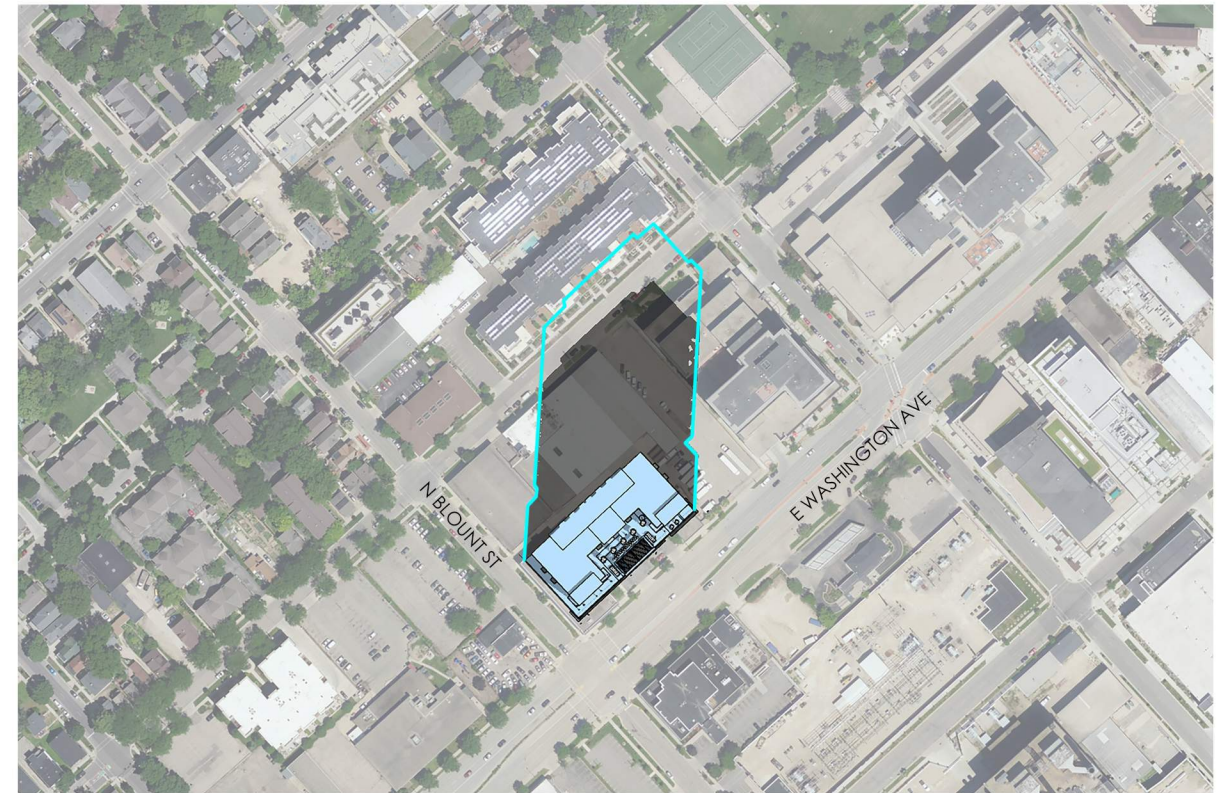
SEPTEMBER 14 | 6:00 PM (POST-SUNSET)

	10-STORY SHADOW
	14-STORY SHADOW

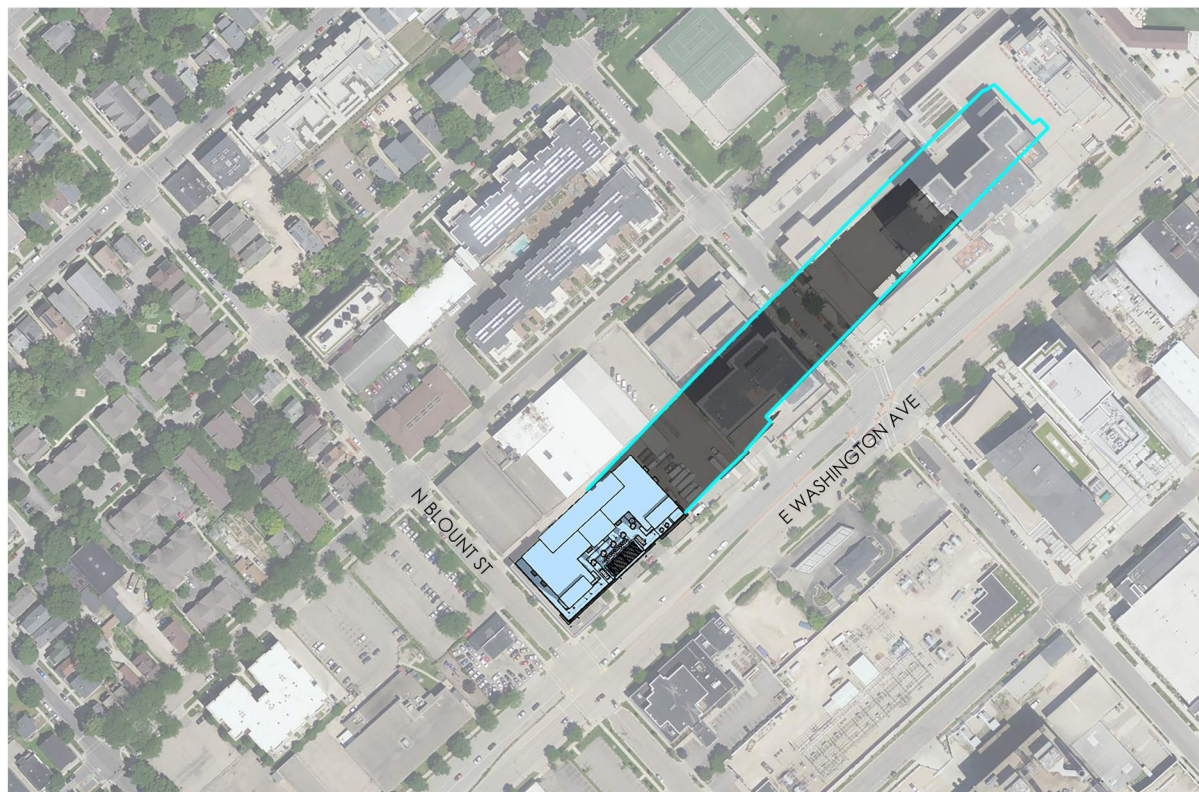




DECEMBER 14 | 9:00 AM



DECEMBER 14 | 12:00 PM



DECEMBER 14 | 3:00 PM



DECEMBER 14 | 6:00 PM (POST-SUNSET)

	10-STORY SHADOW
	14-STORY SHADOW



JLA
ARCHITECTS

702 EAST WASHINGTON REDEVELOPMENT

SHADOW STUDIES

A225

JULY 31, 2023
NO SCALE





VIEW FACING NORTH ON E. WASHINGTON AVE



VIEW FACING NW DOWN N. BLOUNT ST



INTERSECTION OF E. WASHINGTON AVE AND S. BLOUNT ST



VIEW FACING SW DOWN E. WASHINGTON AVE





NE CONTEXT TO SITE ON E. WASHINGTON AVE



LOOKING N DOWN E. WASHINGTON AVE



LOOKING SW DOWN E. WASHINGTON AVE



VIEW FACING SE DOWN N. BLOUNT ST

