

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 11/15/21
12:09 p.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 December 1, 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, WI 53703
Email lance.mcgrath@mcgrathpropertygroup.com

Project contact person Jennifer Camp
Street address 800 West Broadway, Suite 200
Telephone 608-210-1232

Company JLA Architects
City/State/Zip Monona, WI 53713
Email jcamp@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 Heather Stouder, Kevin Firchow and Colin Punt on October 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 T. McGrath Relationship to property Contract Owner
 Authorizing signature of property owner *Lance T. McGrath* Date 11/15/21

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.

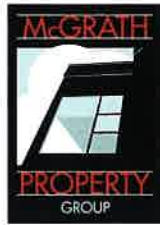
3. Final Approval

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



November 15, 2021

*** VIA E-MAIL ***

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

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

Dear Mr. Firchow,

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 258 residences with 18,808 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 investor 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 encouraging 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 and the recommendations of the **South Madison Plan**. The project as proposed is twelve stories in height and includes relocating the Wonder Bar building on site. The building is articulated with multiple set backs projections and balconies.

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 Traditional Employment District (TE). 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: 12 Stories / 140' tall.
- Building Location and Orientation: The building is designed to take advantage of views while engaging the street level experience along E. Olin Ave.
- Parking and Service Areas: There are a total of 308 covered parking spaces for the commercial and residential uses.
- Off-Street Loading: There are two (2) off-street loading zones accessed from E. Olin Avenue.
- Landscaping and Open Space: Approximately 7,500 sf of common amenity terrace space, plus private balconies as well as landscaped perimeter is provided including enclosed dog run.
- Building Massing and Articulation: The building has been designed to maximize efficiency and quality of views from the dwelling units and common areas. 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 palette is warm and clean with tan/sandstone brick and a mixture of fiber cement and metal panels.
- Windows and Entrances: Windows frames are intended to be warm color. The primary residential and commercial entrances will be accessed from E. Olin Avenue adjacent to parking and a covered turn-around/drop-off zone. Glass openings are designed to minimize the need for bird glass.
- Signage: To be determined.

There are currently two, 2-story structures on site (the Coliseum Bar and the Wonder Bar). The Coliseum Bar will be demolished and the Wonder Bar will be relocated to the southwest corner of the site along Olin Avenue. The remainder of the site is predominantly asphalt parking lot. Photographs of the existing buildings are attached (Exhibit A).

STORMWATER MANAGEMENT:

Nearly all of the existing site is covered by impervious area such as asphalt, rooftops, and sidewalks. Furthermore, there are no existing stormwater management practices; all runoff drains over the surface eventually making its way to City sewer untreated. Our new project will reduce the impervious area on site and incorporate many features that dramatically improve the current runoff patterns:

1. Roof runoff will be collected in a controlled environment and immediately routed to the City storm sewer to preserve capacity of City street inlets.
2. Green roofs will be provided to minimize the quantity of water going to the City storm sewer.
3. A rain garden will collect runoff from the rear of the site and promote infiltration.
4. An underground wet detention tank may be used to collect run off from the main driveway/loading area at the SW corner of the site - this tank reduces peak runoff rate and settles out solids and pollutants.

5. The proposed project will meet or exceed State and City requirements for redevelopment including peak rate reduction, runoff volume reduction, and sediment control.
 - a. Runoff volume for the site is expected to be reduced by nearly 10% simply due to the reduction of impervious area. This exceeds the 5% required by the City.

SUSTAINABLE FEATURES:

Developments such as our proposed project are a very sustainable way to develop a City. The following is a list of some of the benefits:

1. This project creates residential density in an area near job centers that reduces the miles driven on our roads.
2. The project is located adjacent and near multiple Metro bus stops.
3. The Project is located very near to the Capital City Trail and the Wingra Creek ped/bike paths.
4. Private waste/recycling collection is utilized -v- 258 collections from individual homes.
5. One water and sewer connection -v- 258 from individual homes.
6. The mixed use component is "parking-friendly". The commercial Tenant employees can share parking spaces with the residential Tenants. Reducing the overall need for parking.

DARK SKY FEATURES:

The project will feature the following Dark Sky initiatives.

1. Window coverings will be provided in all units.
2. Community room lighting will have occupancy sensors
3. Exterior lighting will be limited to that required by code and shielded when ever possible
4. No lighting will be provided on Tenant balconies.

SOLAR READY CONSTRUCTION:

We are evaluating solar panels for the project and may also make it "Solar-Ready" by providing the necessary conduits, electrical improvements and structural upgrades needed. We can not commit to implementing this since we may not have enough roof top space for it to work effectively . We will continue to evaluate this as the project advances.

EV CHARGING FACILITIES:

We will be providing multiple EV Charging Stalls and will have many EV ready stalls - more than required by code.

TRANSPORTATION DEMAND MANAGEMENT PLAN (TDMP):

Our Traffic Engineering firm (KL Engineering) completed the TDMP for the project and we scored 40 points (25 minimum required).

We are also providing more bike parking than required and two bike maintenance stations in the project. We will also explore a bike sharing station as the project progresses.

GREEN CONSTRUCTION FEATURES:

The following green construction features will be implemented:

- Post-Tensioned Concrete construction with metal stud walls - very little wood lumber used.

- Construction Waste Recycling
- Continuous exterior building insulation
- Energy efficient windows
- Low-e glazing
- Daylighting
- Use of fly ash in concrete
- Use of low VOC materials, paints & adhesives
- Use of formaldehyde-free materials
- Energy star rated appliances
- High recycled content of structural steel, steel reinforcing & light gauge framing

BUILDING MECHANICAL SYSTEMS:

- High Efficient boilers (95%+)
- Variable frequency drive on cooling tower fan motor for efficiency
- Mechanically ventilated spaces (units)
- Water source heat pumps in units
- Provisions for water source heat pumps in commercial areas
- High-efficiency water heaters (94%) & re-circulation system
- Reduced flow plumbing fixtures
- LED lighting throughout project
- Lighting controls
- High-efficiency ceiling fans
- Occupancy sensors
- Programmable thermostats
- Electric car charging stations & EV Ready stalls for future charging stations
- Central exhaust systems for dryers
- Central exhaust systems for bath fans

NEIGHBORHOOD INPUT:

The property does not sit within the limits of a formal neighborhood association, but we have had several neighborhood meetings in the past and are working with Alders Carter and Evers to set up additional neighborhood meetings for their districts in early December. The Alder was notified in writing about this project on September 15, 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 palate primarily consists of masonry, fiber cement panels and metal panels. The residential component of the building that projects above the commercial/parking levels is C-Shaped. There are two separate parking entrances, both accessed from Olin Avenue and allow for off-street access for deliveries and Tenant cab/Uber pick-ups/drop-offs.

The Olin Avenue frontage is enhanced by three commercial spaces: The relocated Wonder Bar at the western end, a 1,241 sf commercial space at the center of the frontage (similar in scale to the Wonder Bar) and a three-story commercial space at the eastern end that fronts the parking structure of the building.

Exterior spaces include a plaza that is adjacent to the Commercial space at the Eastern end (at the tip of the Olin Avenue and John Nolen Drive intersection), an outdoor patio next to the Wonder Bar, a dog-run, a rooftop terrace on the 4th floor that is adjacent to a community room which serves the entire building and a roof top terrace on the 12th floor, also adjacent to a community room.

The mechanical penthouse is sunken into the 12th floor residential level to minimize its upward projection and is screened from view.

REFUSE & RECYCLING:

Garbage and recycling containers serving the building will be in an enclosed room in the grade level parking area. 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.

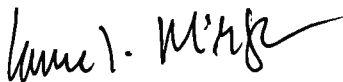
PROJECT SCHEDULE:

November 15, 2021: Written Notification to the District Alder
October 25, 2021: Meeting with Urban Design Commission Staff
December 1, 2021: Urban Design Commission - Informational Presentation
December 8 or 9, 2021: Tentative date for neighborhood meeting
December 20, 2021: Land Use Application Submittal date
February 9, 2022: Urban Design Commission - Initial and Final Approval
February 21, 2022: Plan Commission
March 1, 2022: Common Council
May 1, 2022: Start Construction
May 1, 2024: 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: Kevin Firchow, City of Madison
Email Address: kfirchow@cityofmadison.com
Colin Punt, City of Madison
Email Address: cpunt@cityofmadsion.com
Alder Sheri Carter, City of Madison
Email: district14@CityofMadison.com
Alder Tag Evers, City of Madison
Email: district13@cityofmadison.com

OLIN AVENUE MIXED-USE DEVELOPMENT

222-232 E. OLIN AVENUE
MADISON, WISCONSIN



UDC INFORMATIONAL SET

NOVEMBER 15, 2021

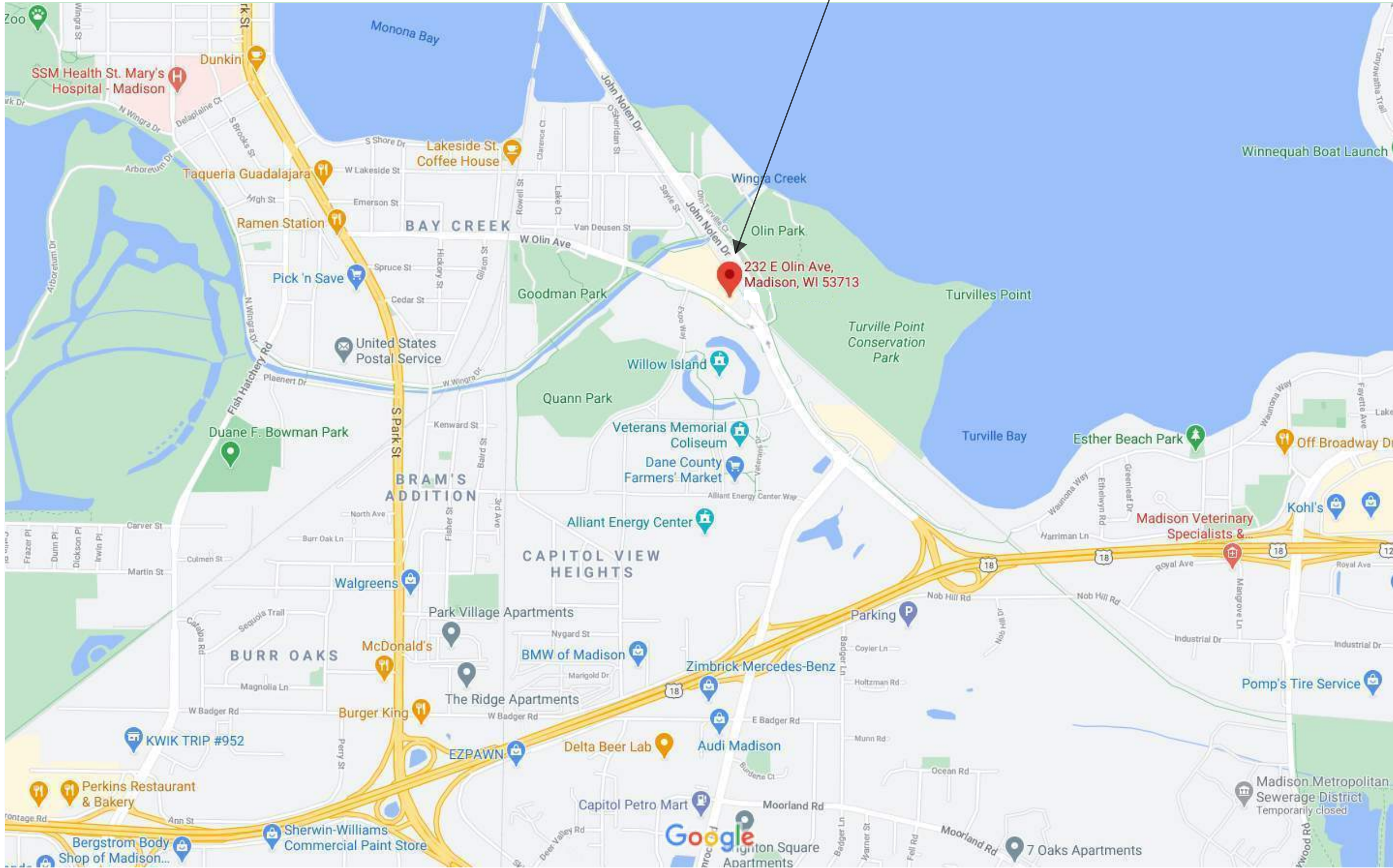


JLA
ARCHITECTS

LA PROJECT NUMBER:

20-1014

222-232 E. OLIN AVENUE
MADISON, WI 53713



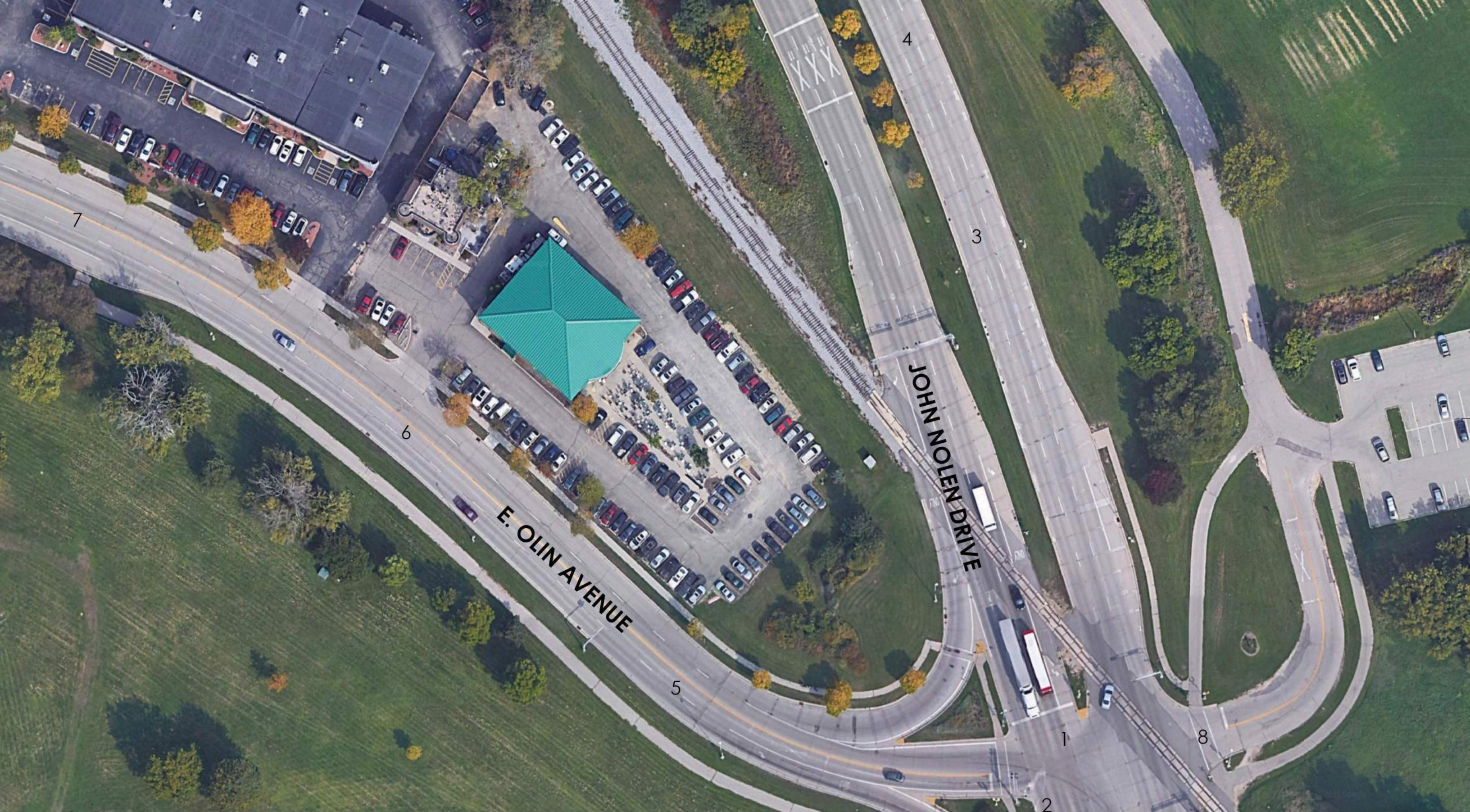
OLIN AVENUE MIXED USE BUILDING DATA																														
FLOOR	TOTAL GROSS AREA	PARKING / UNFINISHED	FINISHED NON-LEASABLE	RESIDENTIAL AMENITY	RESIDENTIAL LEASABLE	COMMERCIAL LEASABLE	EFFICIENCY	UNITS								AVG SF	PARKING PROVIDED				BIKE PARKING									
								STUDIO	1BR	1BR+	2BR	2BR+	3BR	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%																						
AREAS EXCLUDING 'OPEN TO BELOW' COMMERCIAL SPACES																	87		87			65	9	74						
3 / P4	33,095	31,400	1,695			0		COMMERCIAL - OFFICE SPACE #2										87		87			61	9	70					
3 / P3	39,128	31,400	2,015			5,713		COMMERCIAL - OFFICE SPACE #1										86		86			61	9	70					
2 / P2	40,290	31,522	2,015			6,753		RESIDENTIAL ENTRY / LOBBY										5												
1 / P1	40,290	27,110	5,108	1,730		1,241		COMMERCIAL										0		48	LEASABLE PARKING RATIO									
								COMMERCIAL - RESTAURANT SPACE										0	43				PER UNIT	PER BR	85	10	95			
TOTALS		421,723	123,325	49,792	7,944	221,854	18,808	0	191	2	28	27	10	258	333	877 SF	265	43	308	1.19	0.92	272	37	309						
																	0%	74%	1%	11%	10%	4%	100%	EV INSTALLED 2%		EV READY 10%		Max wall hung (25%)= 77		

****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)	34
Shared Res./ Office/ Retail Parking Reduction (Maximum Stalls Needed):	260
Required Number of Restaurant Parking Stalls: (15% Restaurant Capacity)	34
Total Required Parking Stalls:	294

Restaurant Capacity: = Area * 2/3 / 15 S.F. per person: = 227

Required Number of Residential Bike Stalls: (1 per unit up to 2 BR + 1/2 per additional BR)	247
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)	11
Total Required Bike Stalls:	291



JLA
ARCHITECTS

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

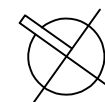
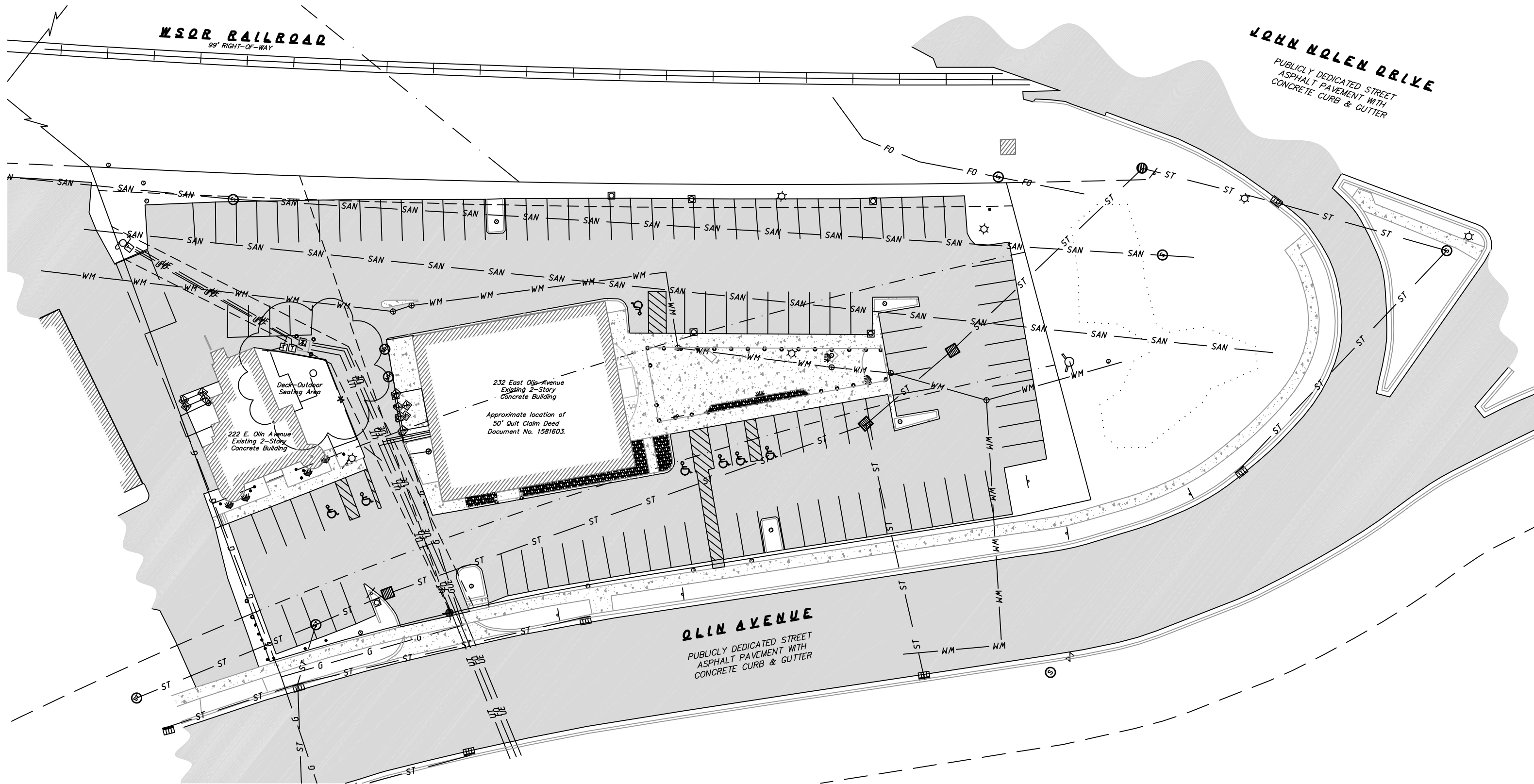


7: E OLIN AVE - FACING EAST



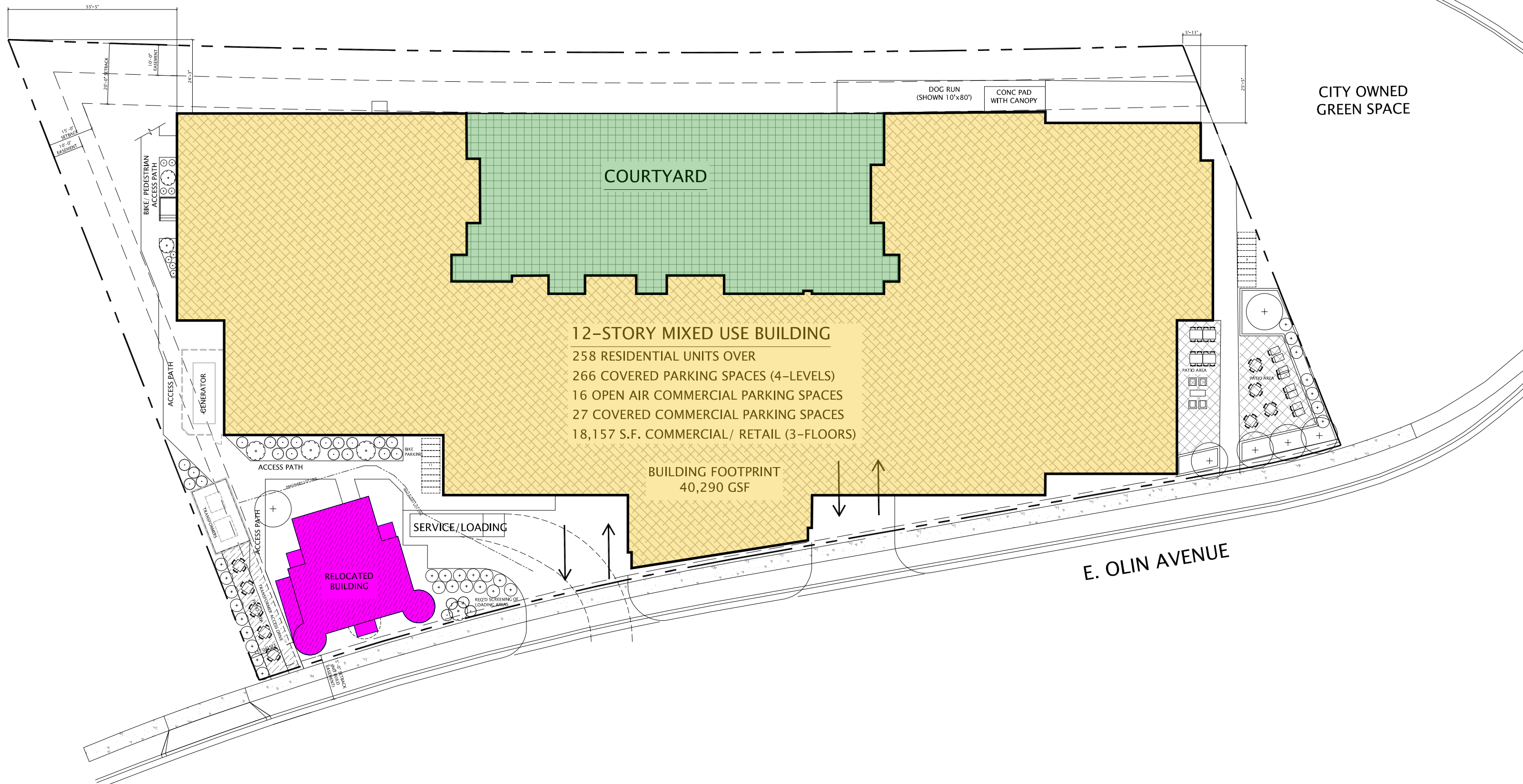
8: OLIN-TURNVILLE CT - FACING WEST





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

E. OLIN AVENUE



JOHN NOLEN DRIVE

CITY OWNED GREEN SPACE



E. OLIN AVENUE

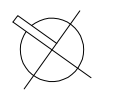
48 PARKING STALLS

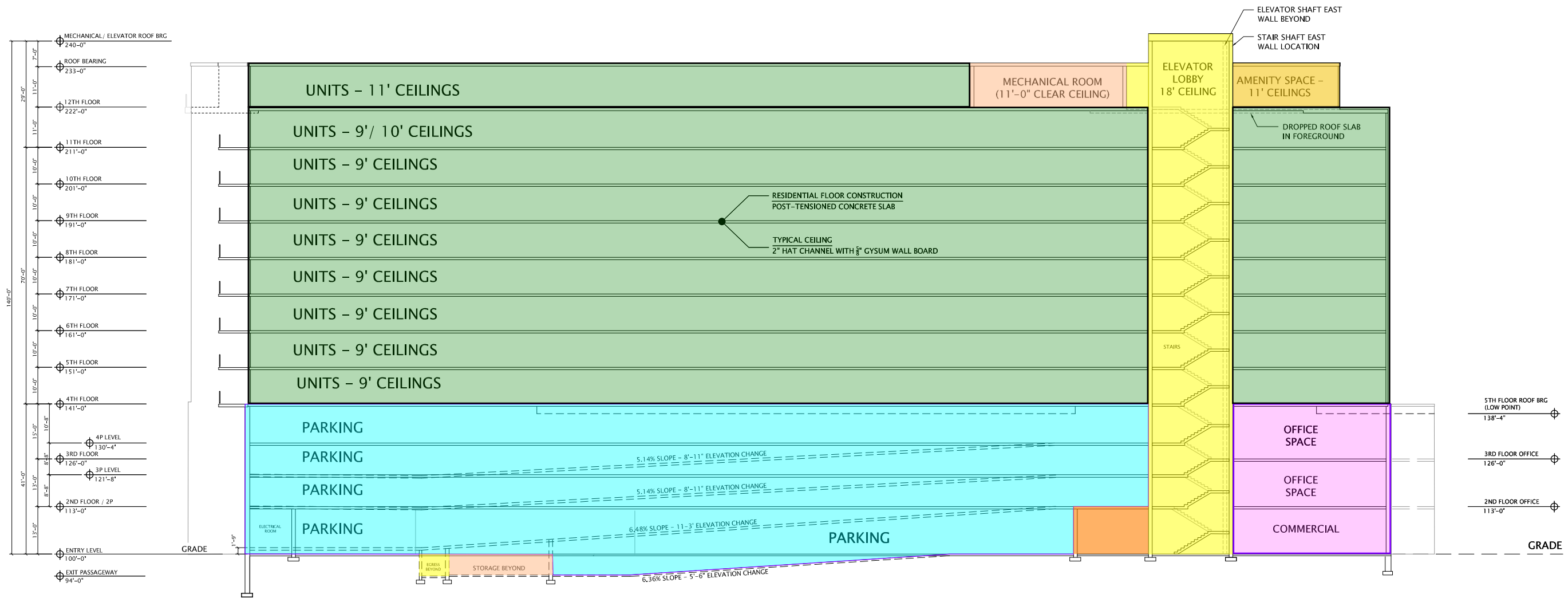
- 20 EXTERIOR
- 15 SECURED COMMERCIAL
- 60 SECURED RESIDENTIAL
- 95 TOTAL BIKE STALLS
(85 FLOOR, 10 WALL)



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

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







JLA
ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET

NOVEMBER 15, 2021

VIEW #1: FROM NORTHEAST



JLA
ARCHITECTS

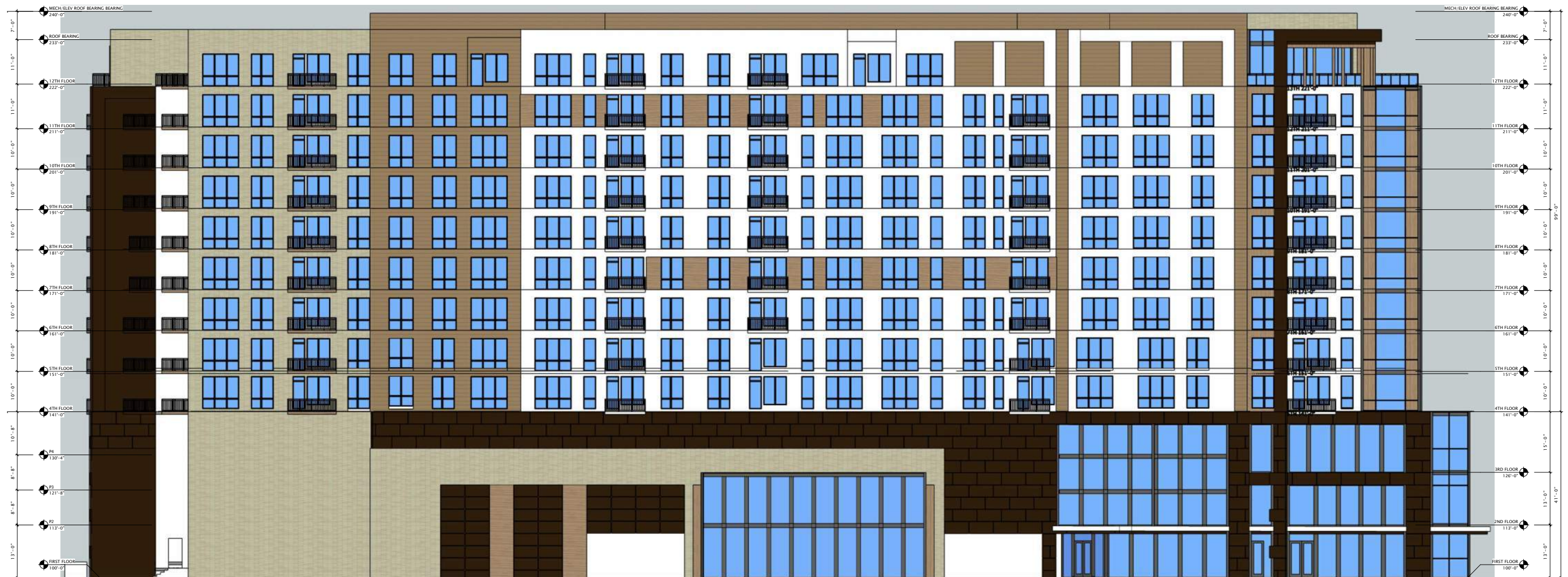
OLIN AVENUE MIXED-USE DEVELOPMENT - UDC INFORMATIONAL SET

NOVEMBER 15, 2021

VIEW #2: FROM SOUTHEAST



EXTERIOR MATERIALS LEGEND





EXTERIOR MATERIALS LEGEND



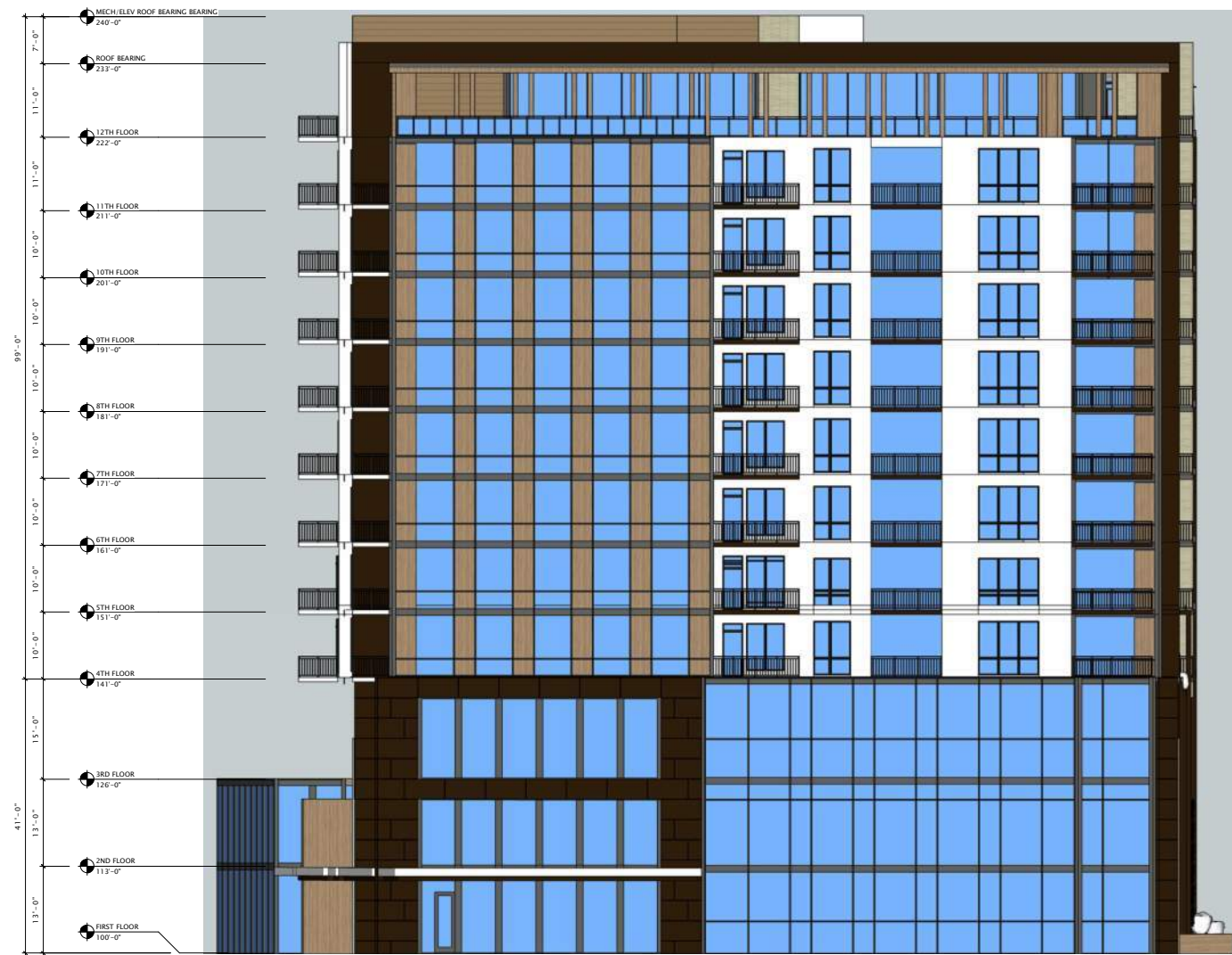


EXTERIOR MATERIALS LEGEND





EXTERIOR MATERIALS LEGEND





EXTERIOR MATERIALS LEGEND



WEST ELEVATION - COURTYARD



EAST ELEVATION - COURTYARD