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PROJECT NARRATIVE INFORMATION SHEET

COMPLETED BY: AJC 04/21/2020

PROJECT: The American Center Apartments

OWNER: Urban Street Group, LLC
401 W. Superior Street., Suite 200
Chicago, IL 60654

Contact: James wells

LOCATION: 5622 Eastpark Blvd
Madison, WI

TIMELINE: Construction is expected to in the summer of 2020 with completion in 2021- 2022

SIZE: Building site is approximately 7.76 acres in size.
There will be 2-4 story buildings and 3-3 story buildings, as well as a clubhouse.
There will be 250-300 units (+/-) with 2 retail spaces.
There are two sizes of buildings one approximately 16,500 s.f. and one approximately 17,000 s.f.
The two retail spaces will total approximately 5,000 s.f.
The clubhouse will be approximately 5,000 s.f.

TYPE OF BUILDING / OCCUPANCY: The buildings will be a mixed use, multi-family project with 2 retail spaces and a clubhouse for tenant use.

CHALLENGES : Challenges are providing adequate storm water control for the site.

OPPORTUNITIES: The project provides an opportunity to create a unique, high quality development that provides a feeling of community for its occupants. In addition, it provides good access to mass transit as well as conventional means of transportation.
Requirements for storm water management provides 3 ponds that when landscaped can provide a unique feel to the site.

ANYTHING UNIQUE: The intent is to provide a clubhouse that offers services to the tenants including an on site leasing and management office, fitness and business centers, and a clubroom. In addition, the two retail spaces are intended to provide services focused on the tenants.
(Features, Amenities, Materials, Technologies, etc....)

PROJECT NARRATIVE

The residential buildings will have underground parking beneath, and wood frame construction above set on a precast concrete diaphragm. Flat roof construction will be used with a roofing membrane on top. The exterior of the buildings will be a mixture of masonry, and composite siding products. Exterior windows and doors for the units will be of composite material with low-e glass. Retail spaces and common entries will have aluminum store front glazing.

Fully finished units including washer and dryers, appliances, and blinds.

HVAC for the units will be provided through the wall magic packs, with common areas using a traditional furnace and compressor for air conditioning. All compressors will be mounted on the roof.

Curbs and gutters throughout to help with storm water management and site appearance.

Trash and recycle areas will be inside, in the lower level of each building. The clubhouse will have a grade level enclosure that will be part of the footprint of the building.

Asphalt parking lot fully lined, including pedestrian crossing in the lot.
Paved pedestrian access to crossing to bus stop.

Site will include extensive landscaping as well as ponds required for storm water control.

Below is additional information as required by the DDC for the Use and Development Application.

1. There is a small group of existing trees on the east side of the lot along the sidewalk. In order to provide proper storm water drainage to the site it will be necessary to remove these trees. The landscaping plan will provide for their replacement in accordance with DDC and City of Madison requirements.
2. This is primarily a residential development, so the number of employees on site would be minimal. There would be two sources. The apartments could have anywhere from 4-6 employees between leasing and maintenance. There are two small retail areas that could have from 4-8 total employees each, with approximately 4 on site at anyone time for each retail space.
3. Operating characteristics are fairly straight forward being primarily a residential development. Residents going to and from their residences both by auto and from the bus stop across the street. The retail spaces are intended to have occupants that focus on the needs of the tenants, and not become a destination type of business.
4. As this development will make use of the entire property there are no plans for future expansion.
5. The proposed development results in an impervious rate of 68.7%.
6. The Floor Area Ratio (FAR) for the proposed development is 0.28.
7. The percentage of finishes for the building will be approximately 55% masonry, with the remaining 45% consisting of composite siding material and windows.