



1001 University Development
8 Story Proposal
 Existing Conditions



University Ave. Street Elevation- 8 Story Proposal



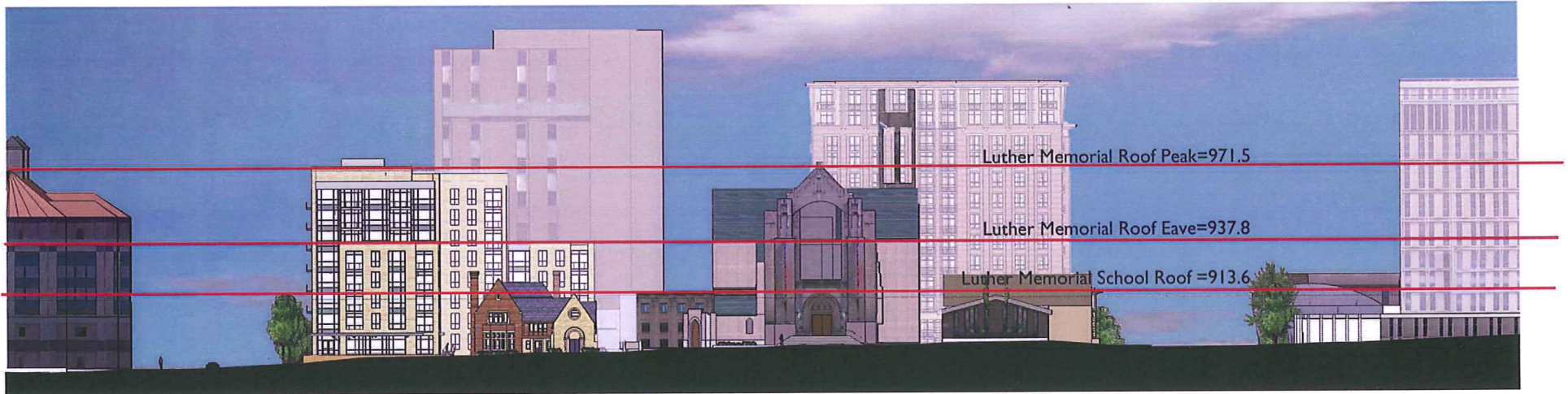
University Ave Street Elevation-Previous Proposal

1001 University Development
Street Elevations-8 Story Proposal

August 22, 2011

**KNOTHE
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architects

Project # 1037



1001 University Development
Street Elevations-8 Story Proposal

August 22, 2011

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Luther Memorial Eave=971.5

Brooks Street Elevation- 8 Story Proposal

1001 University Development
Street Elevations-8 Story Proposal

August 22, 2011

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Project # 1037



1001 University Development
Figure/Ground Plan
September 14, 2011

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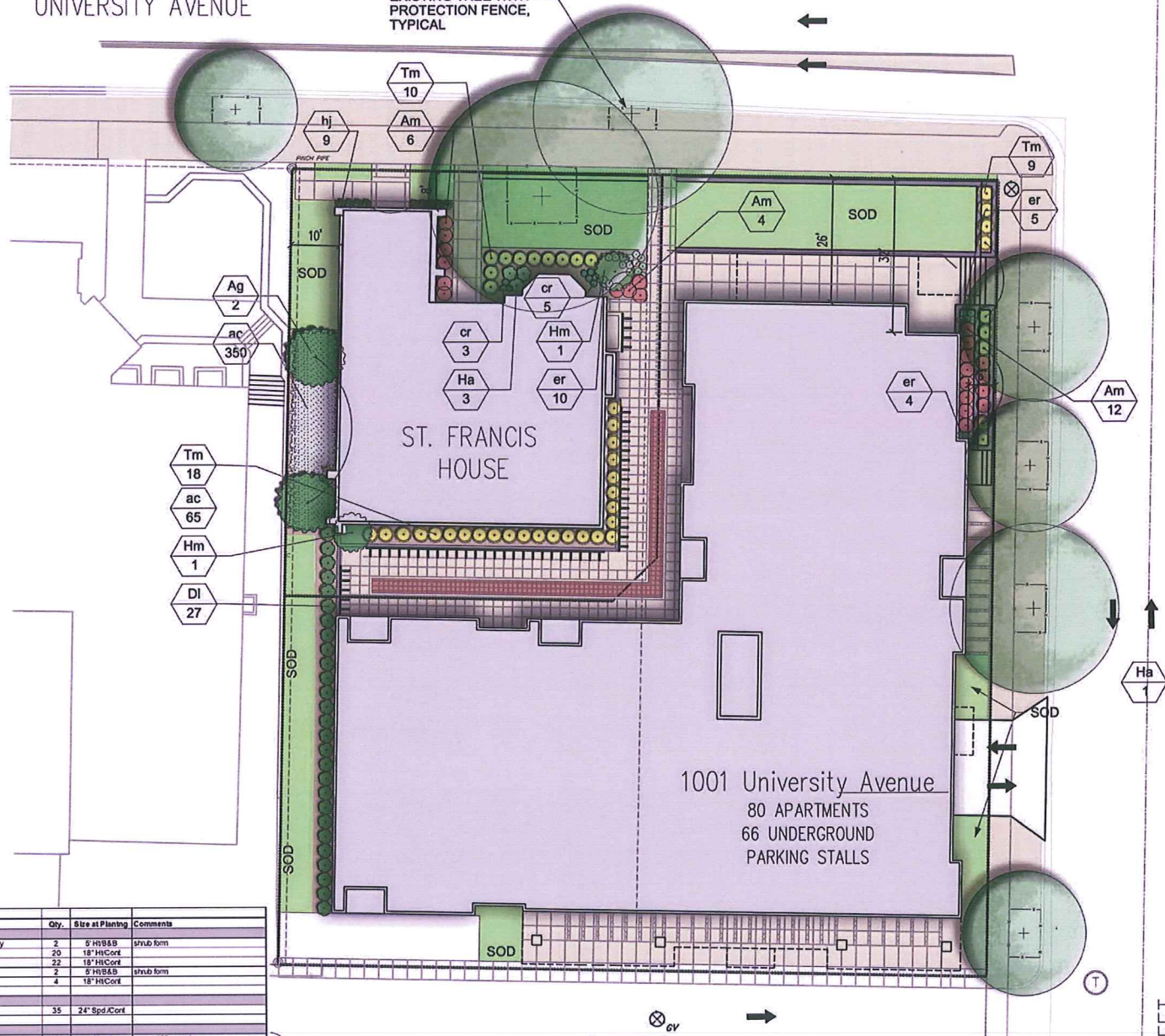
Project # 1077



1001 University Development.
Existing Conditions

UNIVERSITY AVENUE

EXISTING TREE WITH PROTECTION FENCE, TYPICAL



KNOTHE & BRUCE ARCHITECTS

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 Milwaukee, Wisconsin 53222
 608-636-3090 Fax 636-6934

Consultant



Notes



Revisions

City Plan Review - April 20, 2011
 UDC Review - August 31, 2011

Project Title
 1001 University Avenue

1001 UNIVERSITY AVE.
 Drawing Title
 Site Planting Plan

Project No. Drawing No.

1037 L-1.1

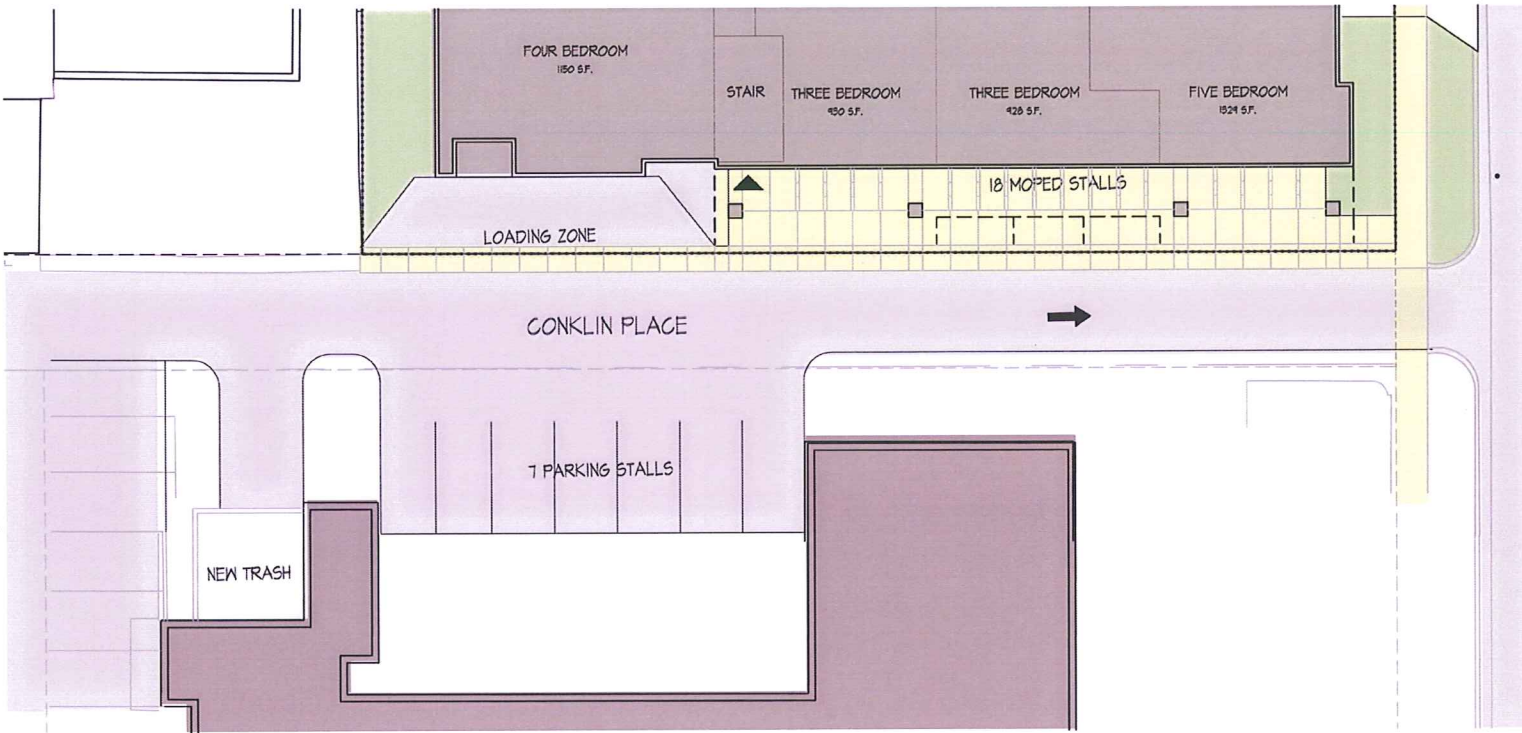
Key	Botanical Name	Common Name	Qty.	Size at Planting	Comments
Deciduous Shrubs					
Ag	<i>Ametanocher x grandiflora</i> 'Princess Diana'	Princess Diana Serviceberry	2	5' HxB&B	shrub form
Am	<i>Aroica melanocarpa</i> 'Ivopis Beauty'	Ivopis Beauty Amelanchier	20	18" HxCORE	
DI	<i>Diervilla lonicera</i>	Oveart Bluehoneysuckle	22	18" HxCORE	
Hm	<i>Heptacodium miconioides</i>	Seven Son Flower	2	5' HxB&B	shrub form
Ha	<i>Hydrangea arborescens</i> 'Grandiflora'	Snowhill Hydrangea	4	18" HxCORE	
Evergreen Shrubs					
Tm	<i>Taxus x media</i> 'Everlow'	Everlow Yew	35	24" Spd/Cort	
Perennials/Ground Covers					
ac	<i>Asarum canadense</i>	Wild Ginger	415	2" pot	space 12" center
cr	<i>Cimicifuga racemosa</i> 'Brunette'	Brunette Snakeroot	6	1 gal pot	
er	<i>Sparganium subnum</i>	Red Bitterswort	17	2" pot	space 12" center
ti	<i>Hosta x June</i>	June Hosta	16	1 gal pot	

1 SITE PLANTING PLAN
 1"=10'

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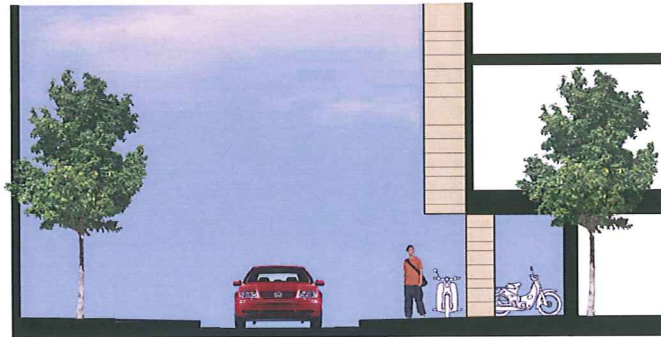
Consultant

Notes



Conklin Place Plan
1/8" = 1'-0"

Revisions
City Plan Review - April 20, 2011
City Plan Review (Resubmit) - AUGUST 26, 2011



Conklin Place Section
1/8" = 1'-0"

Project Title
1001 University Avenue
Madison, WI

Drawing Title
Parking Level - Two

Project No. Drawing No.
1037 A-1

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1001 University Development
8 Story Proposal
Perspective #1



1001 University Development
8 Story Proposal
Perspective #2



Brooks Street Elevation



University Avenue Elevation



Conklin Place Elevation

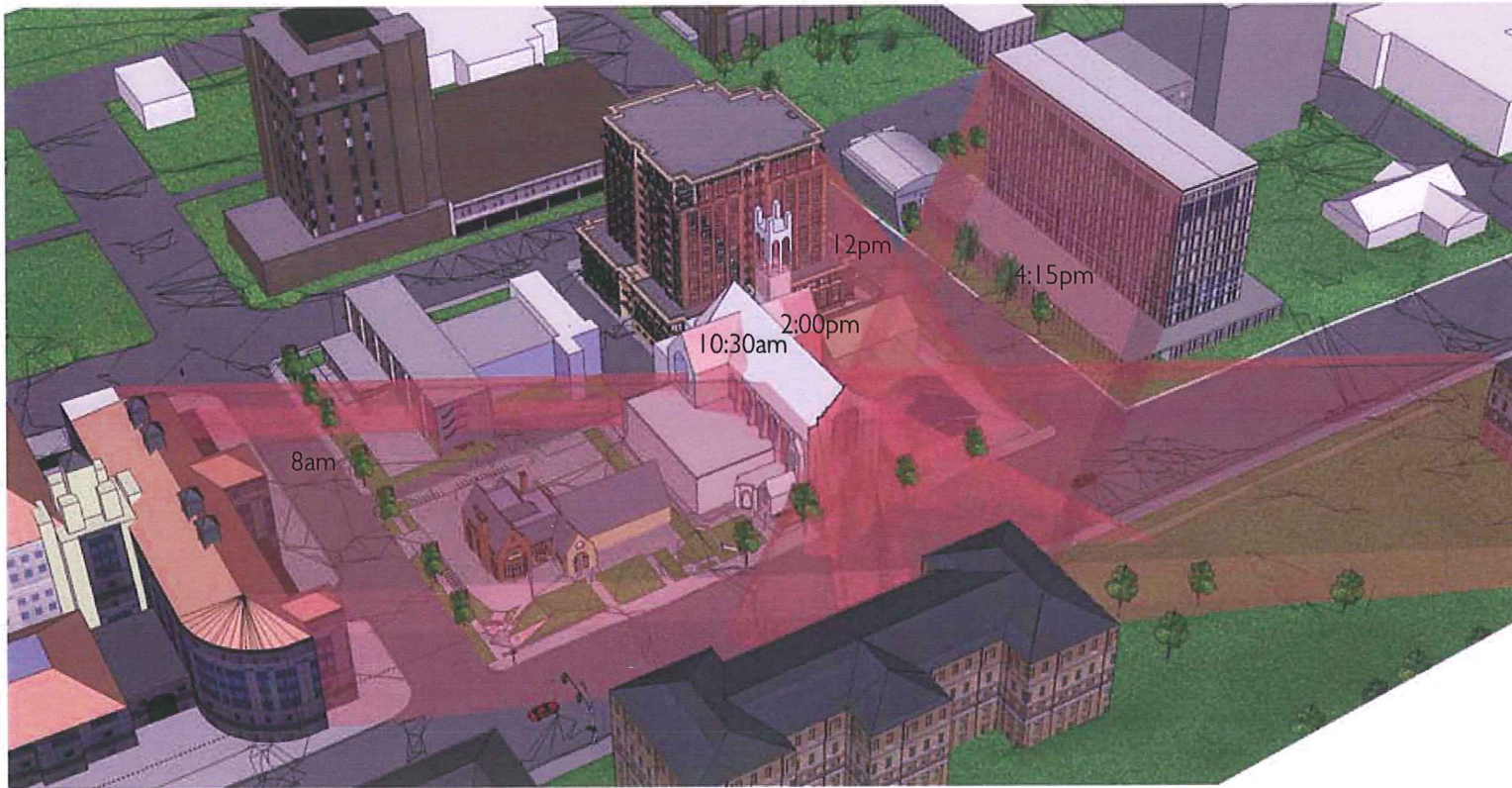


West Elevation

1001 University
8 Story Proposal
Elevations
August 22, 2011

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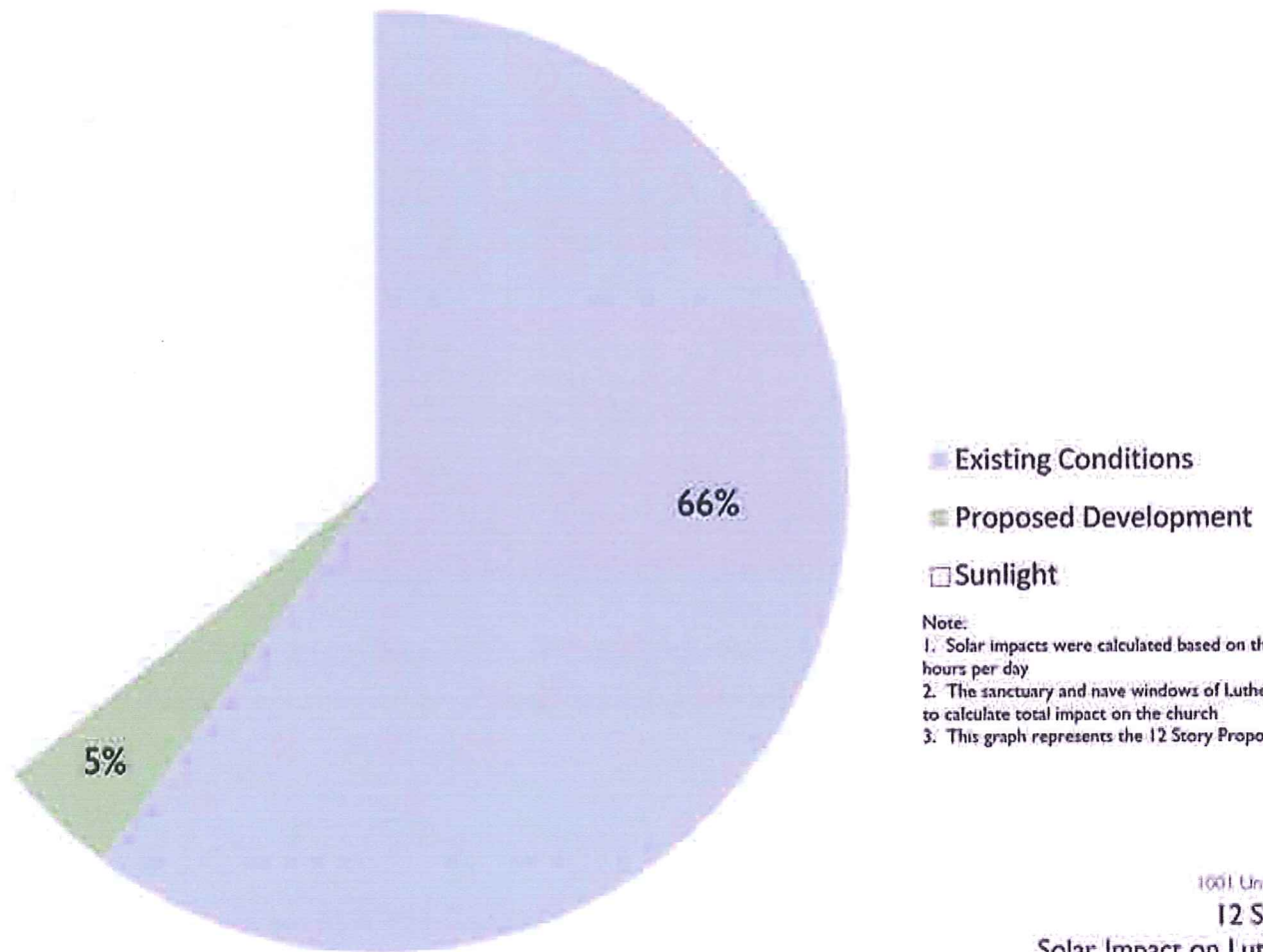
Shadows affecting Luther Memorial November 1, 8:00am, 10:30am, 12:00pm, 2:00pm, 4:15pm

1001 University
Existing Conditions - Sun Study
June 29, 2011

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12 Story Proposal's Yearly Percentage of Solar Impact on Luther Memorial Church



Existing Conditions

Proposed Development

Sunlight

Note:

1. Solar impacts were calculated based on the total available sunlight hours per day
2. The sanctuary and nave windows of Luther Memorial were used to calculate total impact on the church
3. This graph represents the 12 Story Proposal

1001 University Development

12 Story Proposal

Solar Impact on Luther Memorial

July 22, 2011

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Project # 1027

A.

ATMOSPHERE ANALYSIS MADISON, WI

STUDY: Sun vs. Clouds 1953 through 2002

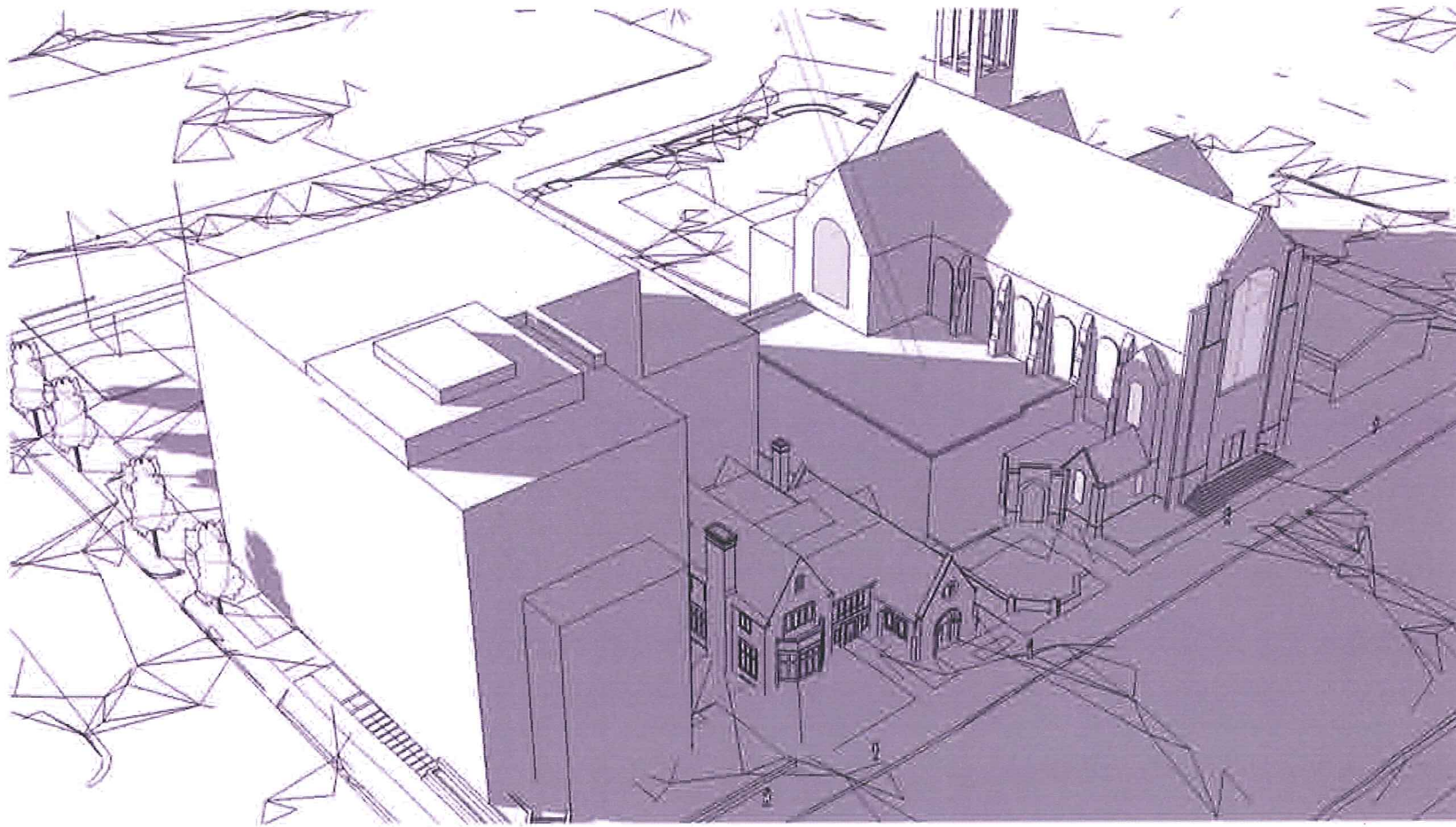
ACTUAL DAYS			
	CLEAR	PARTLY CLOUDY	CLOUDY
JAN	7	6	17
FEB	7	6	15
MAR	6	7	17
1ST Q	20	19	49
% BY Q	22%	21%	54%
APRIL	6	8	16
MAY	7	9	15
JUNE	7	10	13
2ND Q	20	27	44
% BY Q	22%	30%	48%
JULY	9	11	11
AUG	9	10	12
SEPT	9	8	12
3RD Q	27	29	35
% BY Q	30%	32%	38%
OCT	9	7	14
NOV	5	6	18
DEC	6	6	19
4TH Q	20	19	51
% BY Q	22%	21%	56%



SOURCE: NOAA

[HTTP://WWW.NCDC.NOAA.GOV/OA/CLIMATE/ONLINE/CCD/CLOY.HTML](http://www.ncdc.noaa.gov/oa/Climate/Online/CCD/CLOY.html)

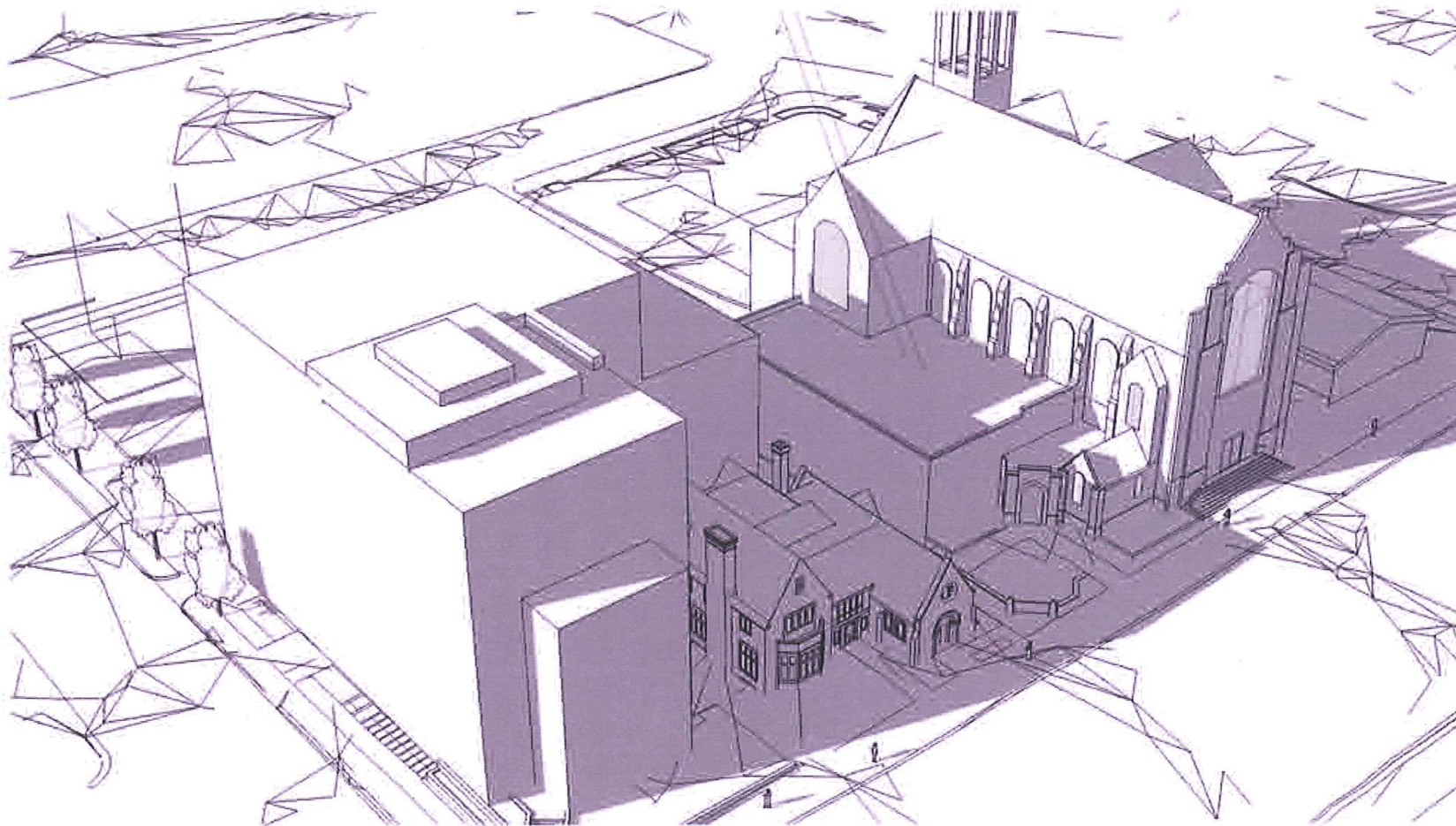
1001 University Development
8 Story Proposal
Weather Data



1001 University
January 1, 9am Sun Study
September 14, 2011

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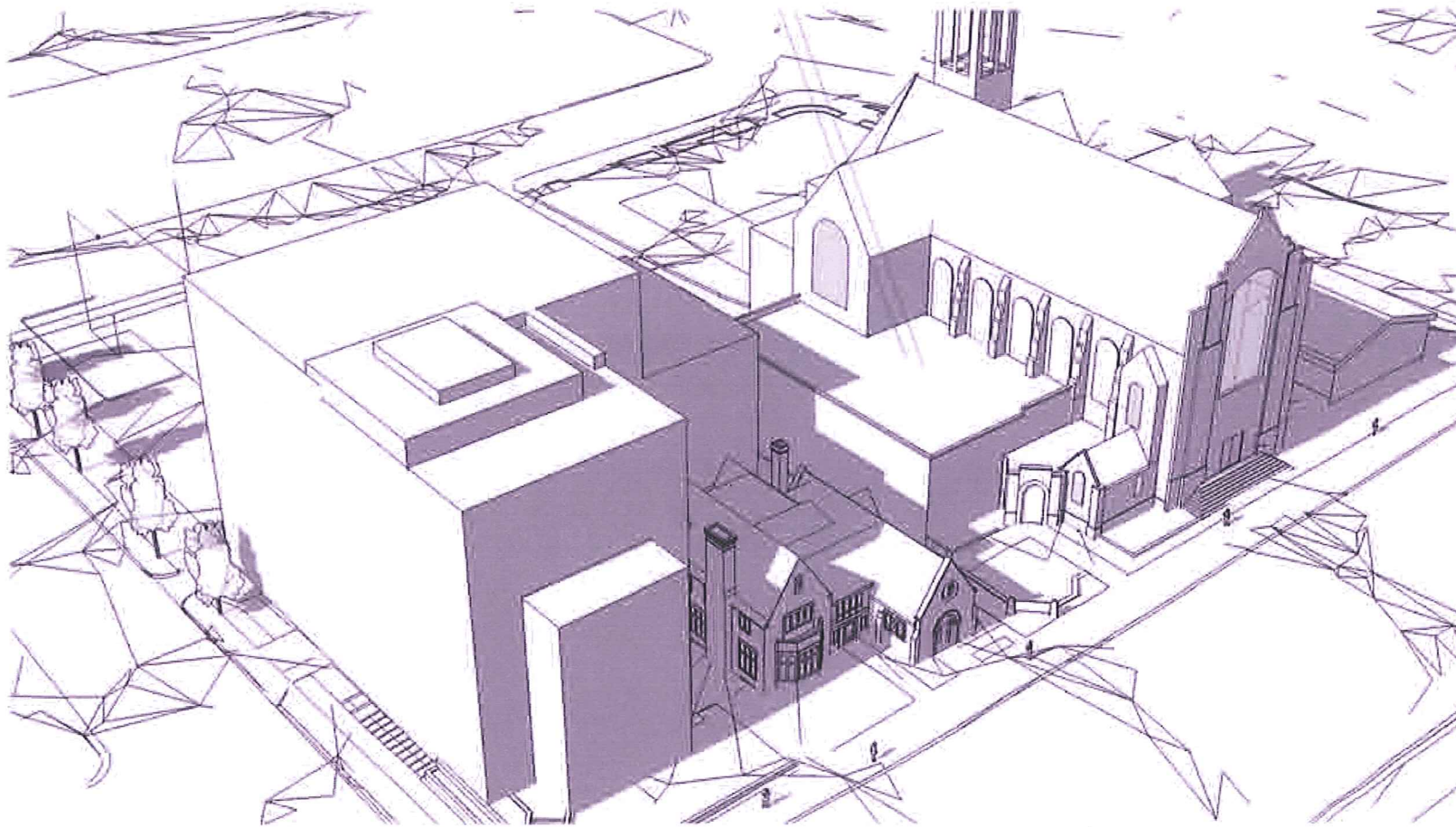
Project # 1017



1001 University
April 2, 9am Sun Study
September 19, 2011

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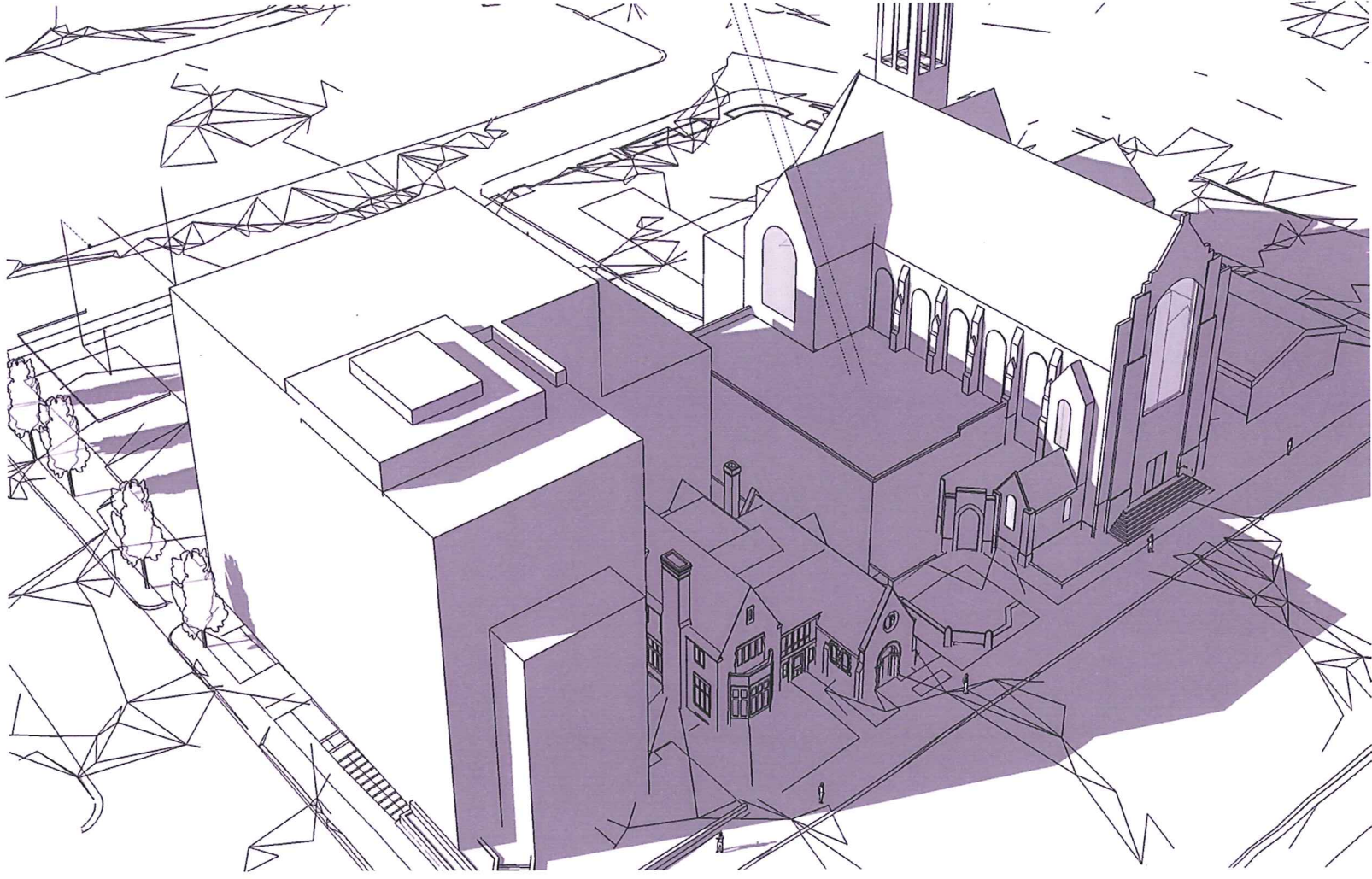
Project # 1027



1001 University
July 2, 9am Sun Study
September 16, 2011

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Process # 1027



1001 University
October 1, 9am Sun Study
September 19, 2011

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Direct Sunlight on East Sanctuary Windows at 8:30am



Indirect Sunlight on West Sanctuary Windows at 8:30am





1001 University Development
St. Francis 1960's
Addition

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Project # 1037



1001 University Development.
St. Francis Perspective

August 22, 2011

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Project # 1017



1001 University Development
1930's University Street Perspective

September 19, 2011

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Project # 1037



1001 University Development
8 Story Proposal

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Project # 1037

BENEFITS FROM DEVELOPMENT: ST. FRANCIS HOUSE • 1001 UNIVERSITY AVENUE

SITE BENEFITS:	POLICY BENEFITS:
<p>Repair Conklin Court</p> <p>Remove non-conforming surface parking in Conklin Court</p> <p>Provide sidewalk into center of block along Conklin Court</p> <p>Cure Porchlight unsightly dumpster issues</p> <p>Reconstruct historic St. Francis House to original design</p> <p>Maintain an important spiritual ministry for University Students</p> <p>Put parking underground</p>	<p>Create infill housing on an underutilized site in the center of the Campus</p> <p>Provide housing in keeping with City of Madison Sustainability Plan</p> <p>Provide housing in keeping with City of Madison Comprehensive Plan</p> <p>Provide housing in keeping with Isthmus Neighborhood Plans</p> <p>Reduce the Carbon Footprint of residents</p> <p>Increase ridership on Madison Metro</p>

**BENEFITS FROM DEVELOPMENT:
ST. FRANCIS HOUSE • 1001 UNIVERSITY AVENUE**

MARKET BENEFITS:	FINANCIAL BENEFITS TO CITY OF MADISON:
<p>Increase the supply of quality housing on Campus</p> <p>Increase the competition among non-University undergraduate housing providers (<i>Sophomores-Seniors</i>)</p> <p>Increase available housing for young professional and workforce housing in surrounding Isthmus Neighborhoods</p> <p>Increase the safety of students on Campus</p>	<p>Add to the Property Tax Base</p> <p>Require no city TIF subsidies to construct</p> <p>Allow construction at a time of deep construction recession</p> <p>Create economic activity for the Madison Area now</p>