

LOCATION MAP

700 N BLOCK EAST WASHINGTON AVENUE
MADISON, WI



PROJECT TEAM

OWNER:
GEBHARDT DEVELOPMENT
222 NORTH STREET
MADISON, WI 53704
ATTN: OTTO GEBHARDT III
608.245.0753

CONTRACTOR:
IDEAL BUILDERS
1406 EMIL STREET
MADISON, WI 53713
ATTN: TRAVIS DETTINGER
608.271.8111

ARCHITECT:
BARK DESIGN
222 NORTH STREET
MADISON, WI 53704
ATTN: CHRISTOPHER GOSCH
608.333.1926

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC
818 N. MEADOWBROOK LANE
WAUNAKEE, WI 53597
608.849.9378
ATTN: ROXANNE JOHNSON, P.E., LEED AP

LANDSCAPE ARCHITECT:
DESIGN STUDIO, ETC.
ATTN: GARRET PERRY

SOILS TESTING:
CGC, INC.
2921 PERRY STREET
MADISON, WI 53713
608.288.4100
ATTN: DAVID STAAB, P.E., LEED AP

BUILDING INFORMATION

USE/OCCUPANCY: OFFICE/COMMERCIAL/RESIDENTIAL APARTMENTS/PARKING

GROSS SQUARE FOOTAGE: TBD

SHEET INDEX

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hark

DESIGN

THE CONSTELLATION

1216 SPRING STREET, MADISON, WI

COVER SHEET

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DESIGNED BY

DATE

11.16.11



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<div>THE "CONSTELLATION"</div> <div>700 N. EAST WASHINGTON, MADISON, WI</div>		
<div>SITE AND CONTEXT</div>		
SC1.1		



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SITE AND CONTEXT		



SITE TO SOUTH



REYNOLDS PROPERTY



REYNOLDS PROPERTY



SITE TO NORTH



EAST WASHINGTON STREETScape





EAST WASHINGTON STREETScape



EAST WASHINGTON STREETScape



EAST WASHINGTON STREETScape

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<p>SITE AND CONTEXT</p>	
SC1.3	



DON MILLER PROPERTY- 800 BLOCK



DON MILLER PROPERTY- 800 BLOCK



REYNOLDS PROPERTY



DON MILLER PROPERTY- 800 BLOCK



DON MILLER PROPERTY- 800 BLOCK



DON MILLER PROPERTY- 800 BLOCK



BREESE STEVENS FIELD



E. MIFFLIN STREETSCAPE



BREESE STEVENS FIELD



DON MILLER PROPERTY- 800 BLOCK



E. MIFFLIN STREETSCAPE



E. MIFFLIN STREETSCAPE



E. MIFFLIN STREETSCAPE



E. MIFFLIN STREETSCAPE

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SITE AND CONTEXT	
SC1.4	

UDD 8 COMPLIANCE

PROPOSED PROJECT IS PRIMARILY IN COMPLIANCE WITH URBAN DESIGN DISTRICT 8 REQUIREMENTS AND GUIDELINES WHERE APPLICABLE TO NEW DEVELOPMENT PROJECTS.

PROPOSED LAND USE, CIRCULATION, PARKING AND OPEN SPACE DESIGN MEET OR EXCEED REQUIREMENTS AND GUIDELINES.

A REQUEST FOR AN ADDITIONAL 2 STORIES IN HEIGHT HAS BEEN SUBMITTED FOR REVIEW.

A SUMMARY OF COMPLIANCE FOR MAJOR ITEMS ARE BELOW AND A MORE DETAILED COMPLIANCE ANALYSIS WILL ACCOMPANY THE INTIAL APPROVAL SUBMITTAL.

2. BUILDING LOCATION AND ORIENTATION.
 - SETBACKS ARE MET AS REQUIRED
 - THE BUILDING LOCATION SHOULD BE DESIGNED TO PROVIDE FOR AMENITIES THAT WILL ENHANCE THE VISUAL AND PEDESTRIAN CHARACTER OF THE STREET.
 - IN AREAS WITH SIDEWALK/TERRACE WIDTH OF NINE (9) FEET OR LESS, THE SETBACK SHOULD INCLUDE ADDITIONAL PAVEMENT TO EXPAND THE SIDEWALK/ TERRACE TO A WIDTH OF AT LEAST NINE (9) FEET.
 - WALKWAYS SHOULD BE PROVIDED TO CONNECT THE BUILDING ENTRANCE TO THE PUBLIC SIDEWALK.
 - THE FRONT FACADE OF THE BUILDING AND THE PRIMARY ENTRANCE SHOULD FACE THE PRIMARY STREET. IF THE PUBLIC ENTRANCE IS ALLOWED ON THE SIDE OF THE BUILDING, IT SHOULD BE POSITIONED CLOSE TO THE PRIMARY STREET AND PREFERABLY AS A CORNER FEATURE OF THE BUILDING.
4. PARKING AND SERVICE AREAS.
 - OFF-STREET PARKING FACILITIES FOR NEW BUILDINGS SHALL BE LOCATED BEHIND OR ON THE SIDES OF THE BUILDING AND THE DISTANCE FROM THE PROPERTY LINE SHALL BE THE SAME AS FOR BUILDINGS
 - ALL TRASH AREAS SHALL BE SCREENED FROM PUBLIC VIEW.
 - ALL PARKING AREAS SHOULD INCLUDE WALKWAYS TO ALLOW SAFE PEDESTRIAN ACCESS TO THE BUILDING ENTRANCE.
 - SHARED PARKING AREAS ARE ENCOURAGED. WHENEVER POSSIBLE, ADJOINING PARKING LOTS SHOULD BE LINKED TO PROVIDE INTERNAL TRAFFIC CIRCULATION.
 - DRIVEWAYS ALONG THE DISTRICT SHOULD BE MINIMIZED TO IMPROVE TRAFFIC FLOW AND REDUCE PEDESTRIAN CONFLICTS.
 - PEDESTRIAN AREAS AND CUSTOMER PARKING AREAS SHOULD BE SEPARATED FROM LOADING SERVICE, AND DRIVE-THROUGH AREAS.
 - IF POSSIBLE, TRASH AREAS SHOULD BE LOCATED INSIDE BUILDINGS.
 - ANY NEW PARKING RAMPS FRONTING ON EAST WASHINGTON AVENUE SHOULD INCLUDE GROUND-FLOOR COMMERCIAL USES WITH ATTRACTIVE COMMERCIAL FACADE DESIGN. THE FACADE DESIGN FOR THE UPPER STORIES SHOULD OBSCURE THE PARKING RAMP AND PRESENT AN ATTRACTIVE BUILDING FACE FOR THE DISTRICT. THE DESIGN OF PARKING RAMPS SHOULD ALSO COMPLEMENT THE QUALITY AND DESIGN OF THE BUILDINGS THEY SERVE.
 - ENTRYWAYS TO PARKING RAMPS SHOULD BE ACCESSED FROM SIDE STREETS WHENEVER POSSIBLE. ENTRYWAYS/EXITS ONTO EAST MIFFLIN STREET AND EAST MAIN STREET SHALL NOT BE PERMITTED UNLESS NO OTHER OPTION EXISTS.
 - BICYCLE PARKING SHOULD BE DISTRIBUTED THROUGHOUT A DEVELOPMENT SITE. SOME SHORT-TERM VISITOR BICYCLE PARKING SHOULD BE LOCATED NEAR THE BUILDING ENTRANCE

PROJECT GOALS AND OBJECTIVES

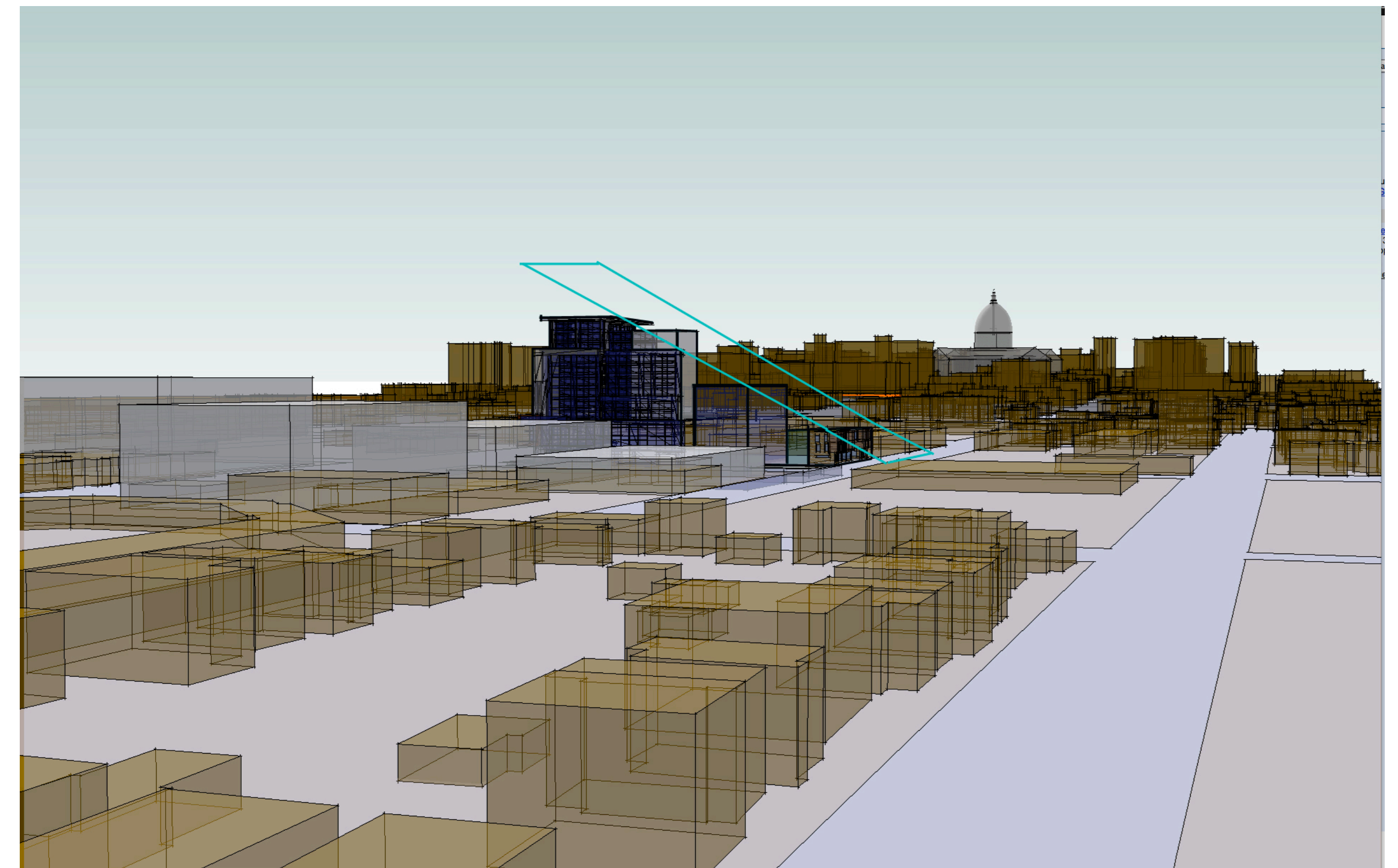
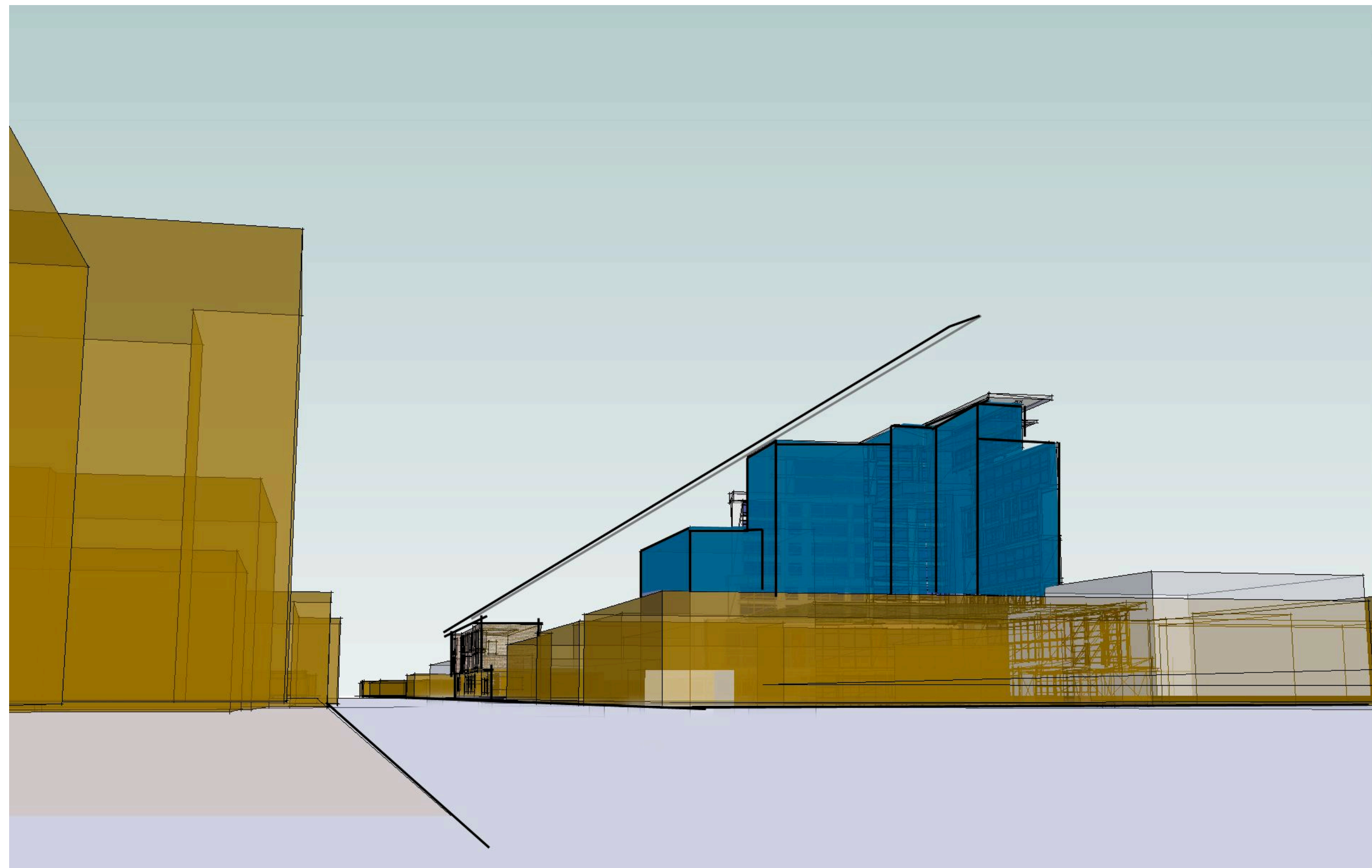
- REVITALIZE A NEGLECTED AND UNDERUSED CORRIDOR
- PROVIDE EMPLOYMENT OPPORTUNITIES AND NEW HOUSING STOCK TO COMPLEMENT AND ENRICH THE NEIGHBORHOOD AND OTHER PROJECTS IN DISTRICT
- DESIGN FOR PEDESTRIAN AND BICYCLE SCALE AND USE
- ACTIVATE THE STREETScape
- MAXIMIZE USABLE OUTDOOR SPACES
- PROVIDE COMMON GATHERING AREAS
- INCREASE POPULATION DENSITY TO ACHIEVE FUTURE DISTRICT AND PUBLIC TRANSIT GOALS
- INCREASE TAX BASE AND REVENUE FOR CITY OF MADISON
- ANCHOR/CATALYST/PRECEDENT FOR FUTURE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS IN DISTRICT

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PROJECT GOALS and COMPLIANCE			



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INITIAL DESIGN CONCEPTS			



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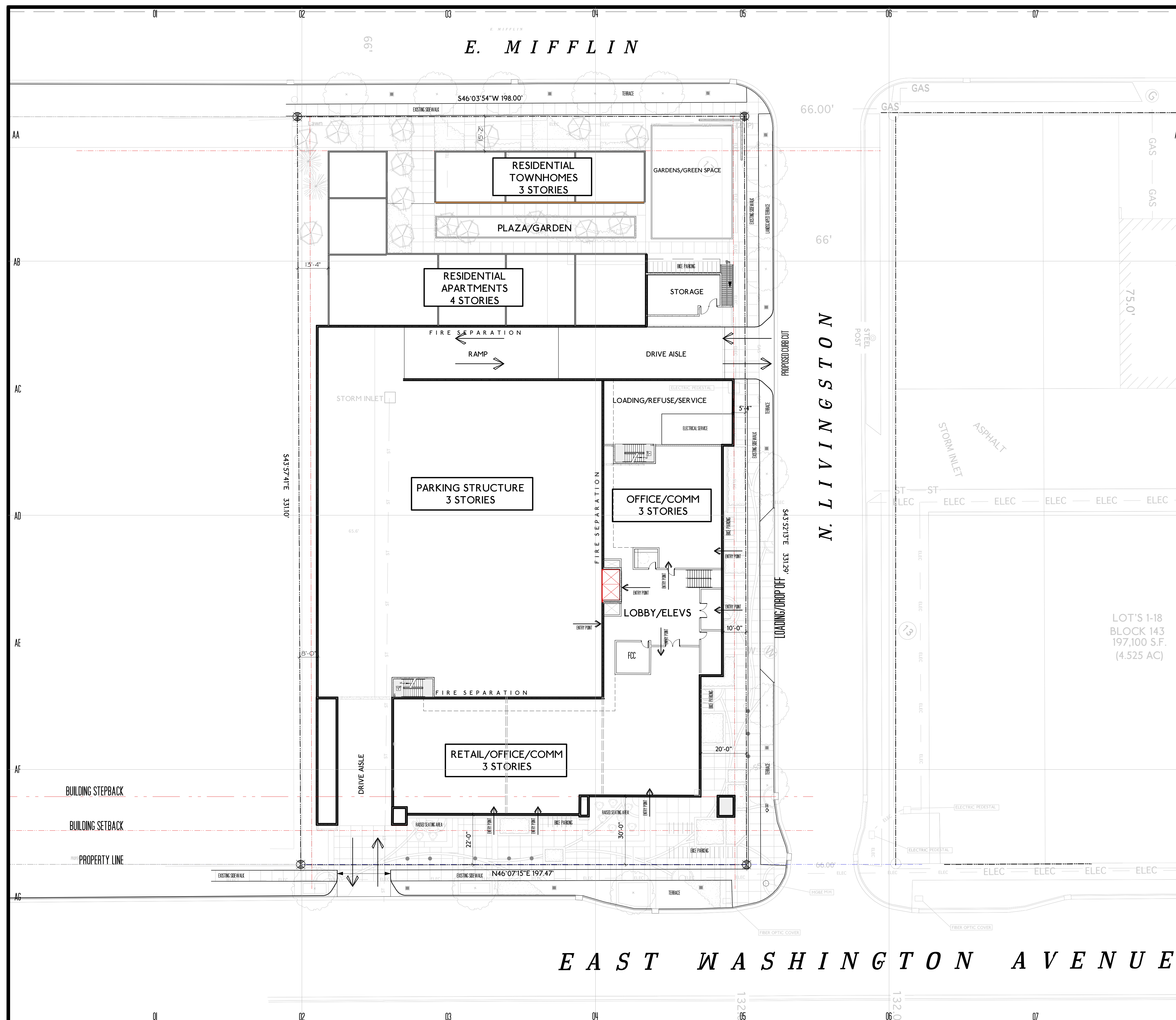
DATE

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THE "CONSTELLATION"
700 N. EAST WASHINGTON, MADISON, WI

MASSING AND STREETScape STUDIES

DC1.2



GENERAL NOTES

SETBACKS:

East Washington:
Required: 15'-0"
Provided: 15'-0" to 30'-0"

N. Livingston:
Required: 5'-0"
Provided: 5'-0" to 20'-0"

East Mifflin:
Required: 15'-0"
Provided: 15'-4"

Mid-block:
Required: 5'-0"
Provided: 8'-4" to 13'-2"

STEPBACKS:

East Washington:
Required: 15'-0"
Provided: 15'-0" to 42'-0"

N. Livingston:
Required: 15'-0"
Provided: 15'-0" to 28'-0"

East Mifflin:
Required: 30 degree angle
Provided: 30 degree angle

Mid-block:
Required: none
Provided: 10'-0"

D R A W I N G N O T E S

CODE NOTES

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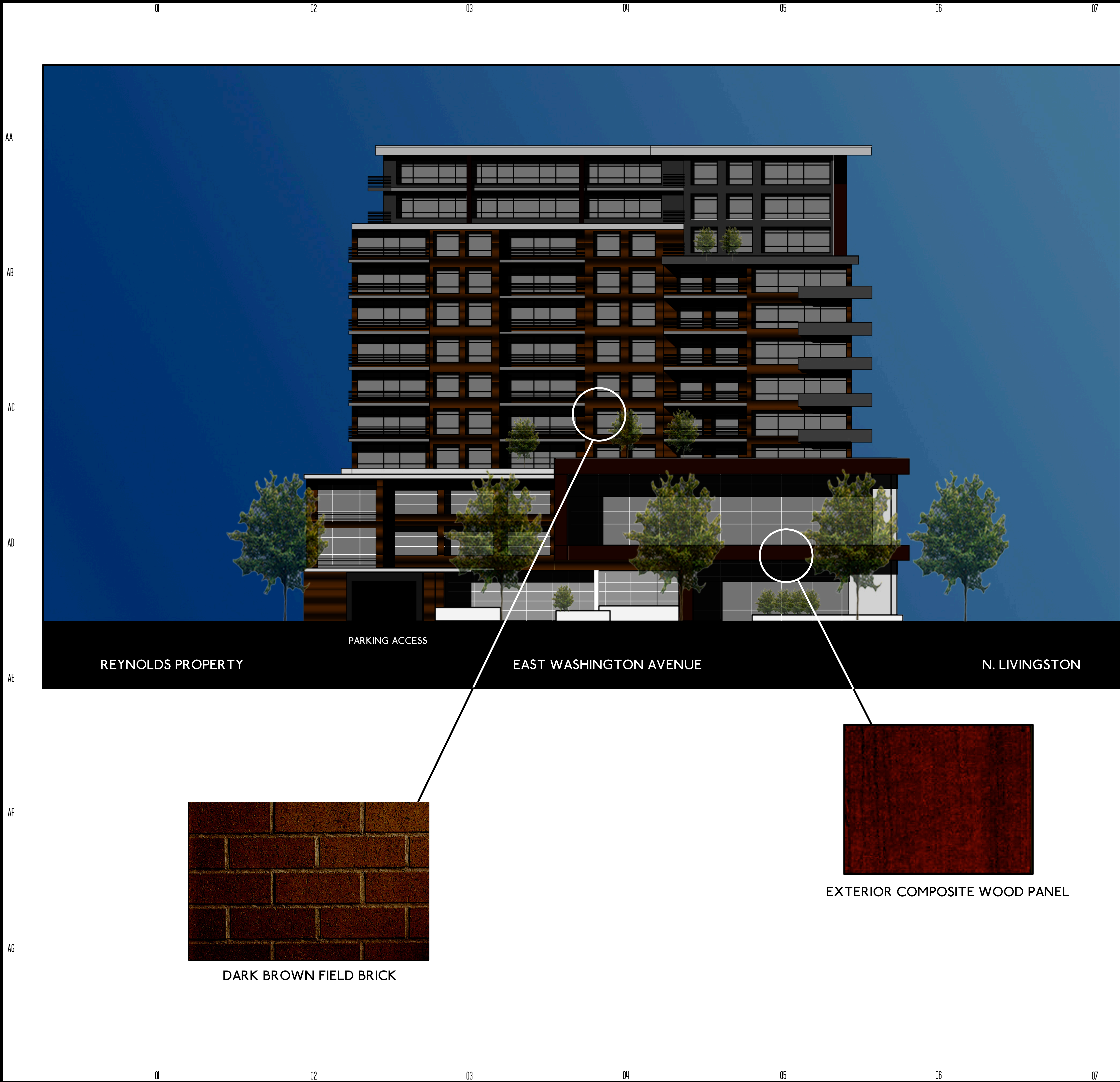
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THE "CONSTELLATION"
700 N. EAST WASHINGTON AVENUE, MADISON, WI

SITE & FIRST FLOOR PLAN

C1.1



GENERAL NOTES

DRAWING NOTES

CODE NOTES

DATE	DESCRIPTION
09.19.11	PRELIMINARY REVIEW SET
10.11.11	PRELIMINARY REVIEW SET
11.03.11	DAT REVIEW SET
11.16.11	INFORMATIONAL UDC

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THE "CONSTELLATION"

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PRELIMINARY ELEVATIONS

A4.1



GENERAL NOTES

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PRELIMINARY ELEVATIONS

A4.2



GENERAL NOTES

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PRELIMINARY ELEVATIONS

A4.4

NOTE:
PROPOSED TOWER MATERIALS CARRY AROUND
CONSISTENTLY ON ALL ELEVATIONS