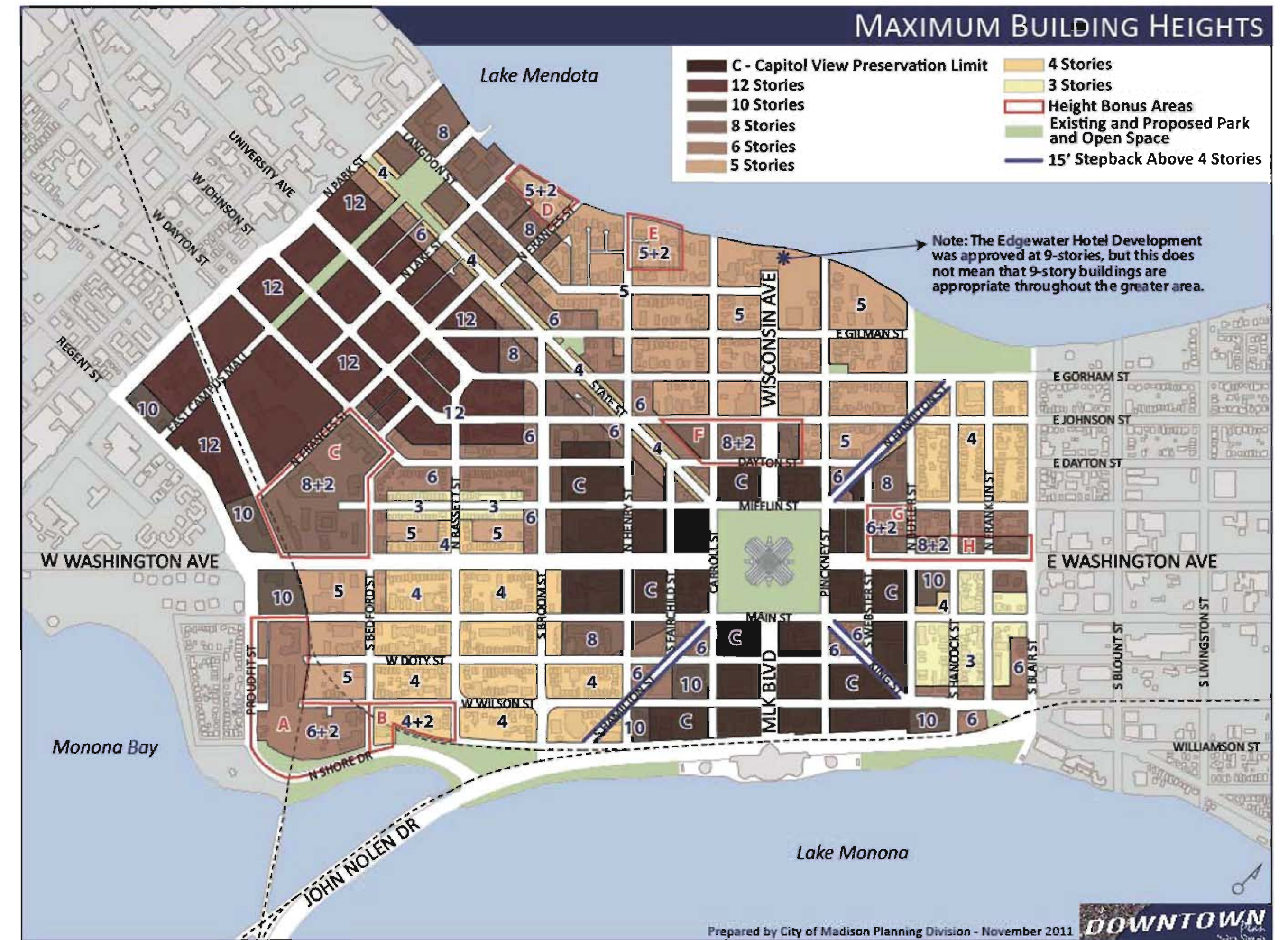


Madison Downtown Plan
page 42



Langdon Mid-Block Path Concept – plan view
page 85

The WATERFRONT
Apartments

Madison Neighborhood Plan

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0 130 260 Feet
1 inch = 133 feet
Proposed



- Non-Contributing Building
- Contributing Building
- Historic District Boundary
- Bonus Height Area

The WATERFRONT
Apartments
Waterfront Apartments
Figure Ground Site Plan

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Waterfront Apartments
Figure Ground Site Plan

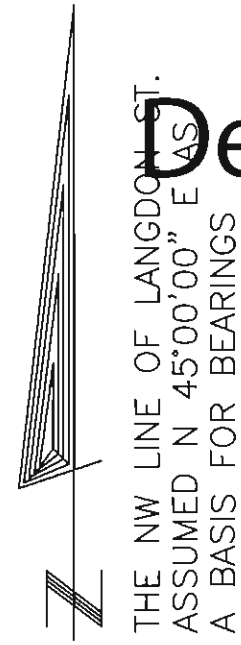
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MADISON DOWN-TOWN PLAN - 5+2 BONUS

PROPOSED DEVELOPMENT

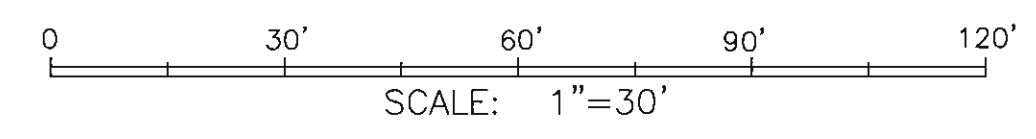
LAKE MEDOTA

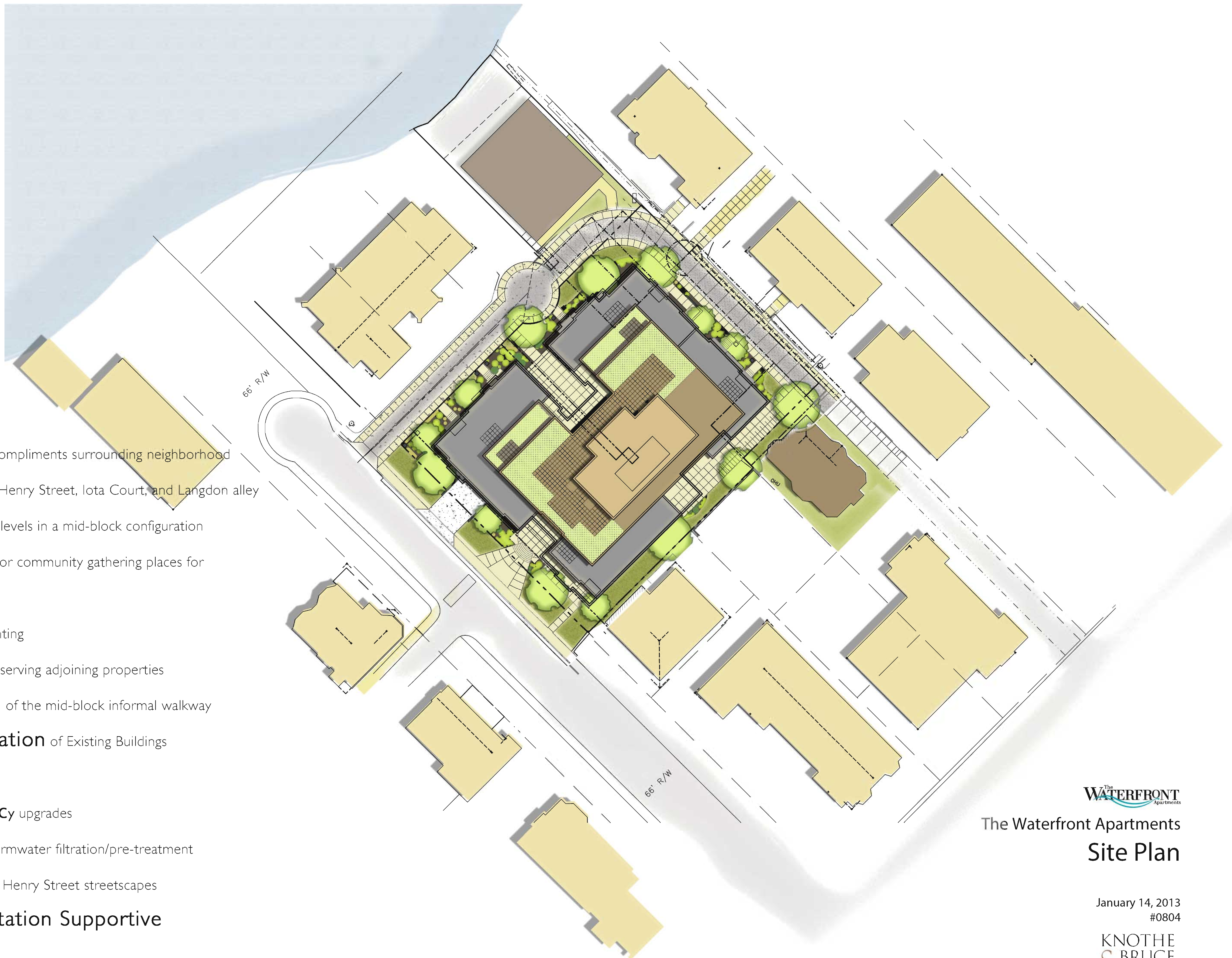


Development Overlay

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- Architecture **responds** and compliments surrounding neighborhood
- Significant **step backs** from Henry Street, Iota Court, and Langdon alley for upper levels placing the higher levels in a mid-block configuration
- Rooftop **terraces** offer outdoor community gathering places for residents on multiple levels
- Enhanced **Security** & Site Lighting
- Creation of **fire access** lane serving adjoining properties
- Extension & **Improvement** of the mid-block informal walkway
- **Integration & Preservation** of Existing Buildings
- No **viewshed** impacts
- Significant **energy efficiency** upgrades
- **Green roof** systems for stormwater filtration/pre-treatment
- **Upgrades** to Iota Court and Henry Street streetscapes
- Transit/Alternative **Transportation Supportive**

The Waterfront
Apartments
The Waterfront Apartments
Site Plan

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The WATERFRONT
Apartments

Perspective

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Perspective

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The Waterfront Apartments
Henry Street Elevation

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The Waterfront Apartments
Iota Court Elevation

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The Waterfront Apartments
Northeast Elevation

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The Waterfront Apartments
Southeast Elevation

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The Waterfront Apartments
Enlarged Elevation

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140 Iota Court Southeast Elevation



140 Iota Court Northwest Elevation

Iota Court Development
140 Iota Court Elevation

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The Waterfront
Apartments

The Waterfront Apartments
Visual Field

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Henry Street Elevation



Iota Court Elevation



Northeast Elevation



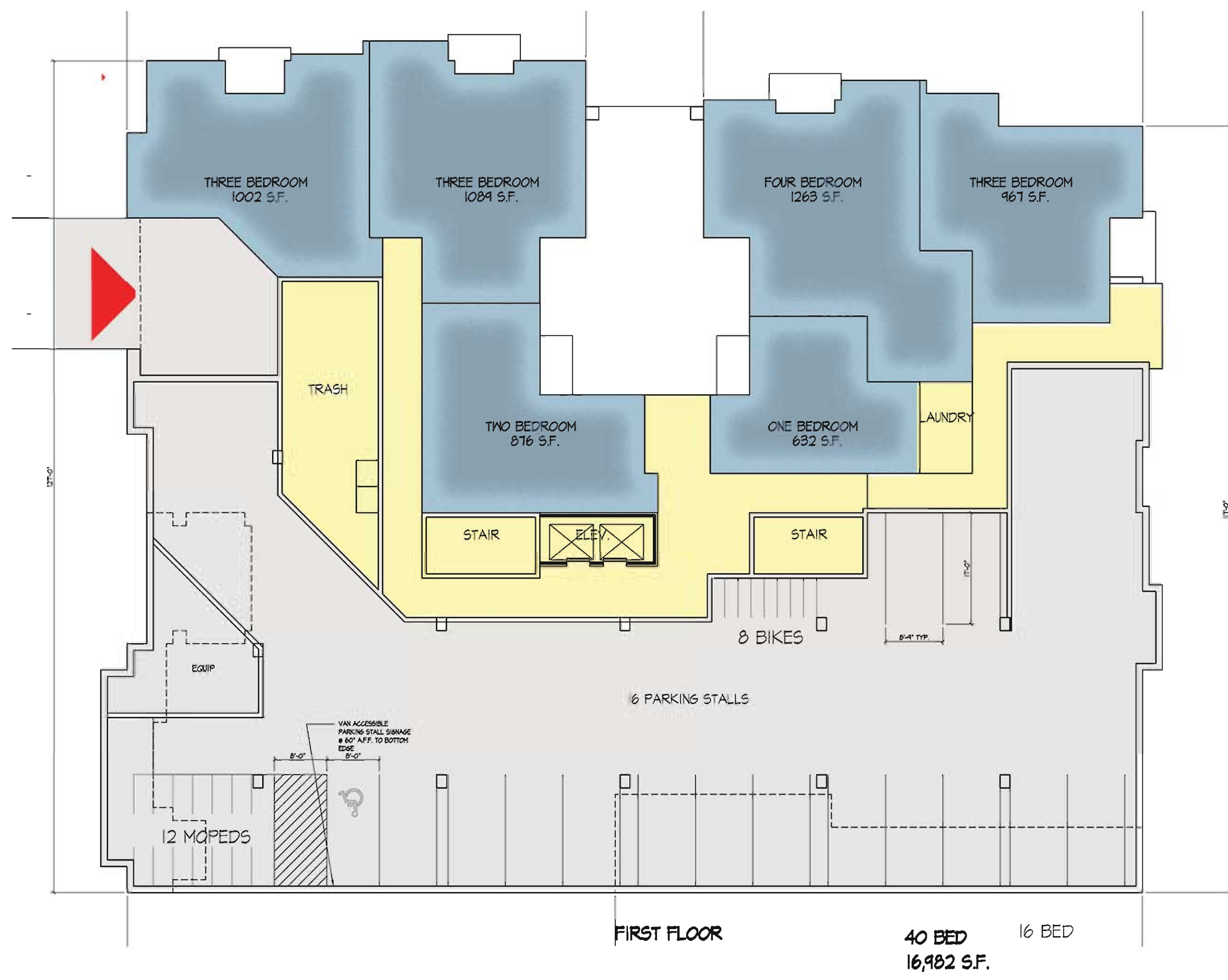
Southeast Elevation

The Waterfront Apartments
Elevations

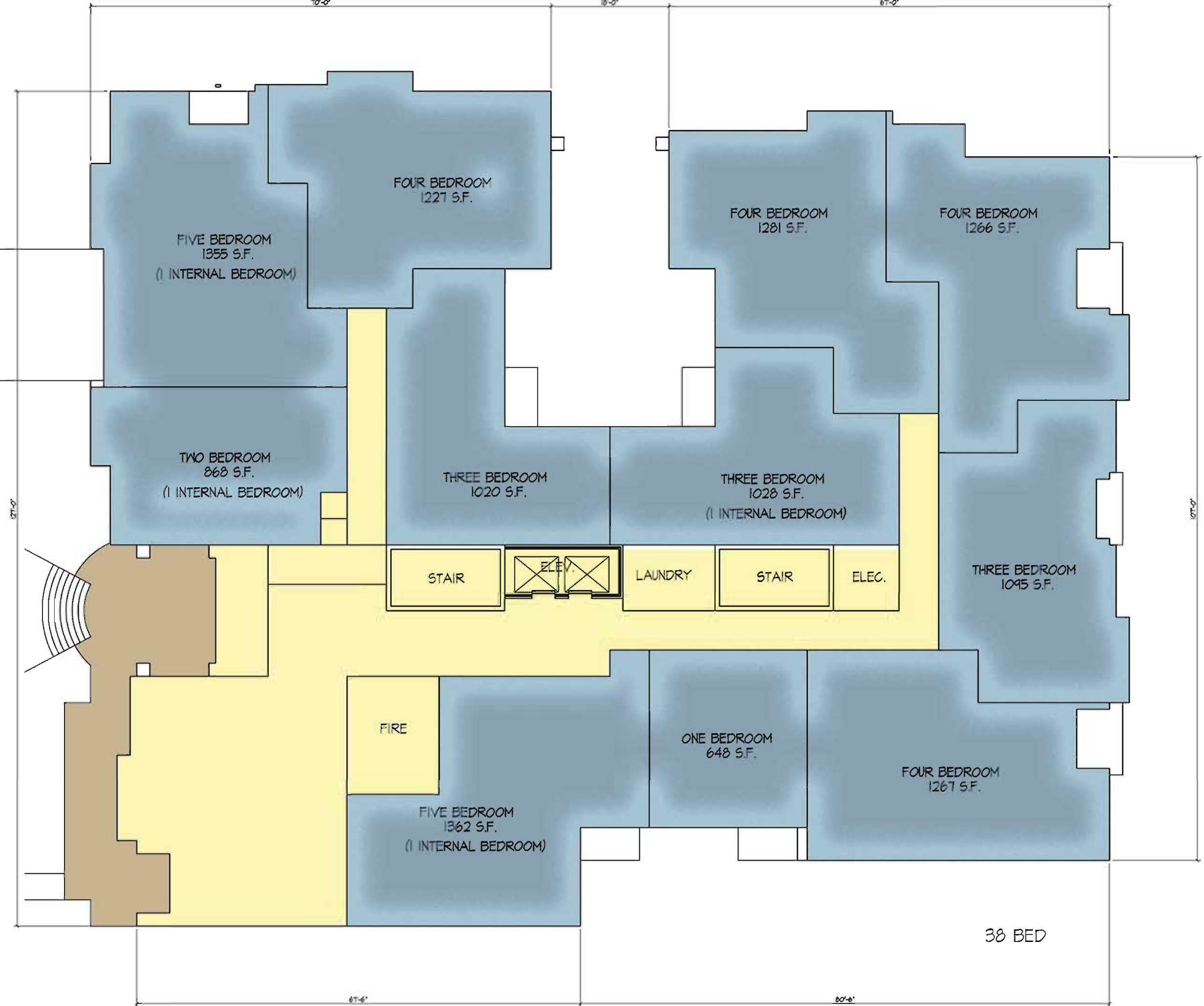
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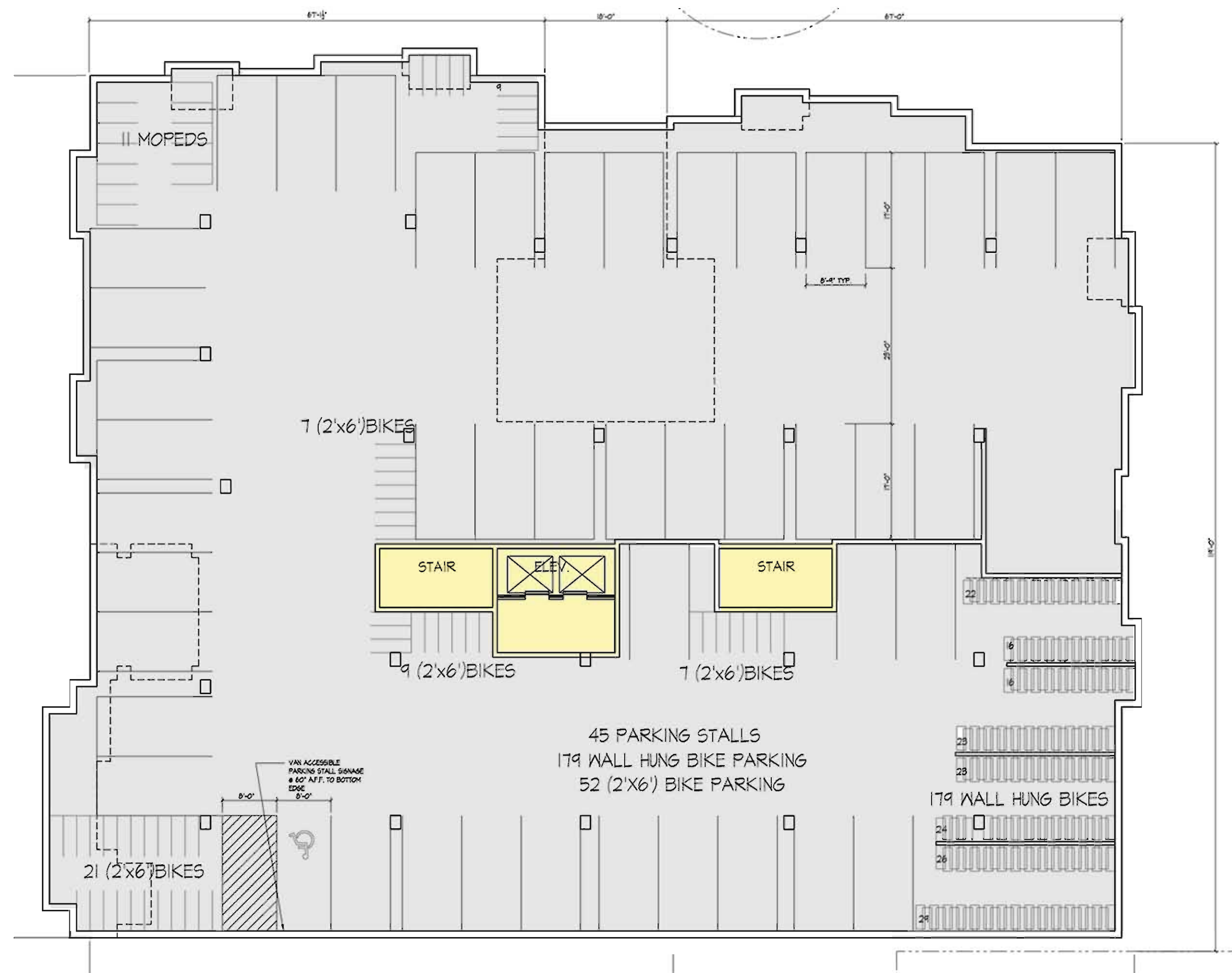
Ground Floor



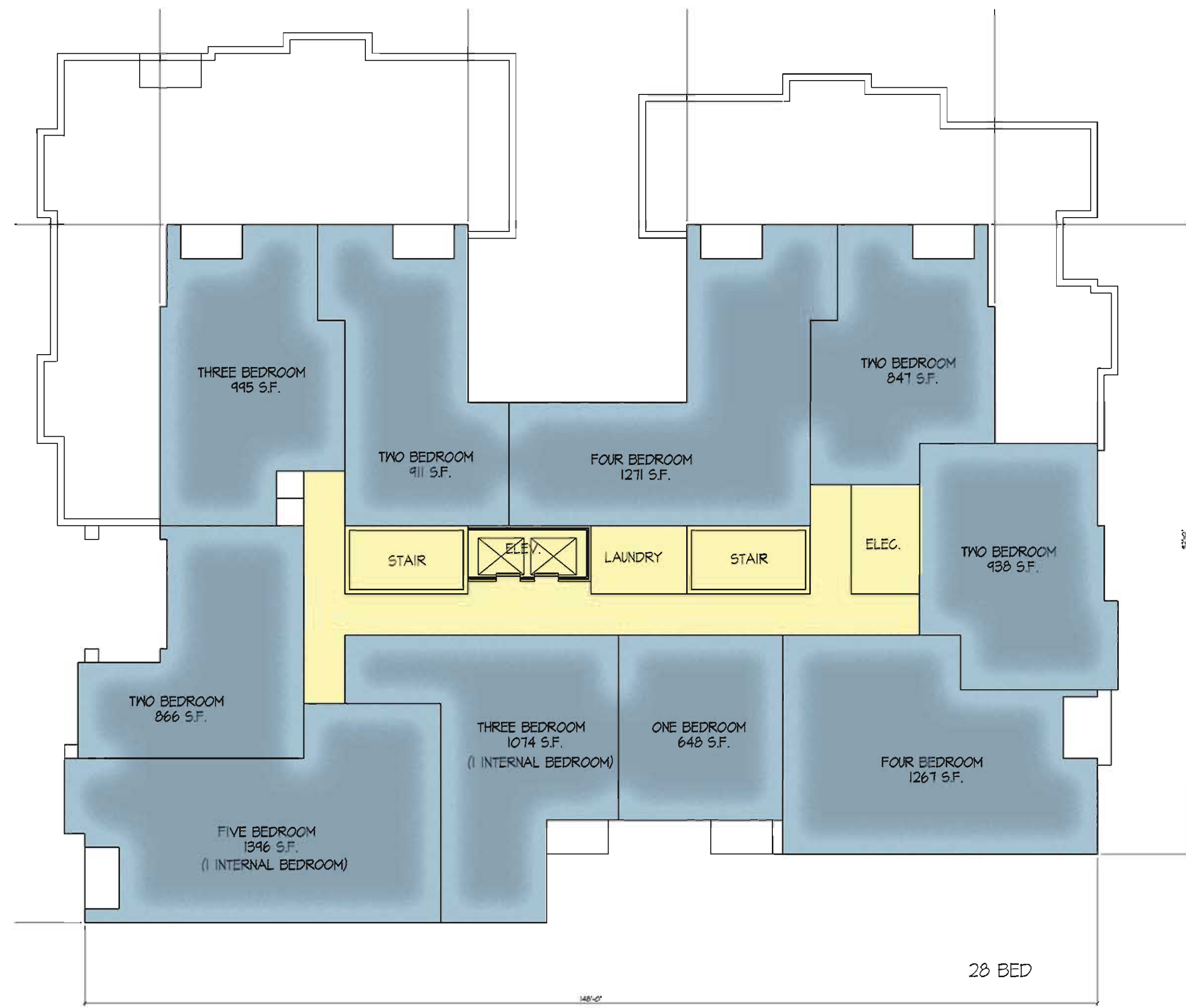
Second-Fourth



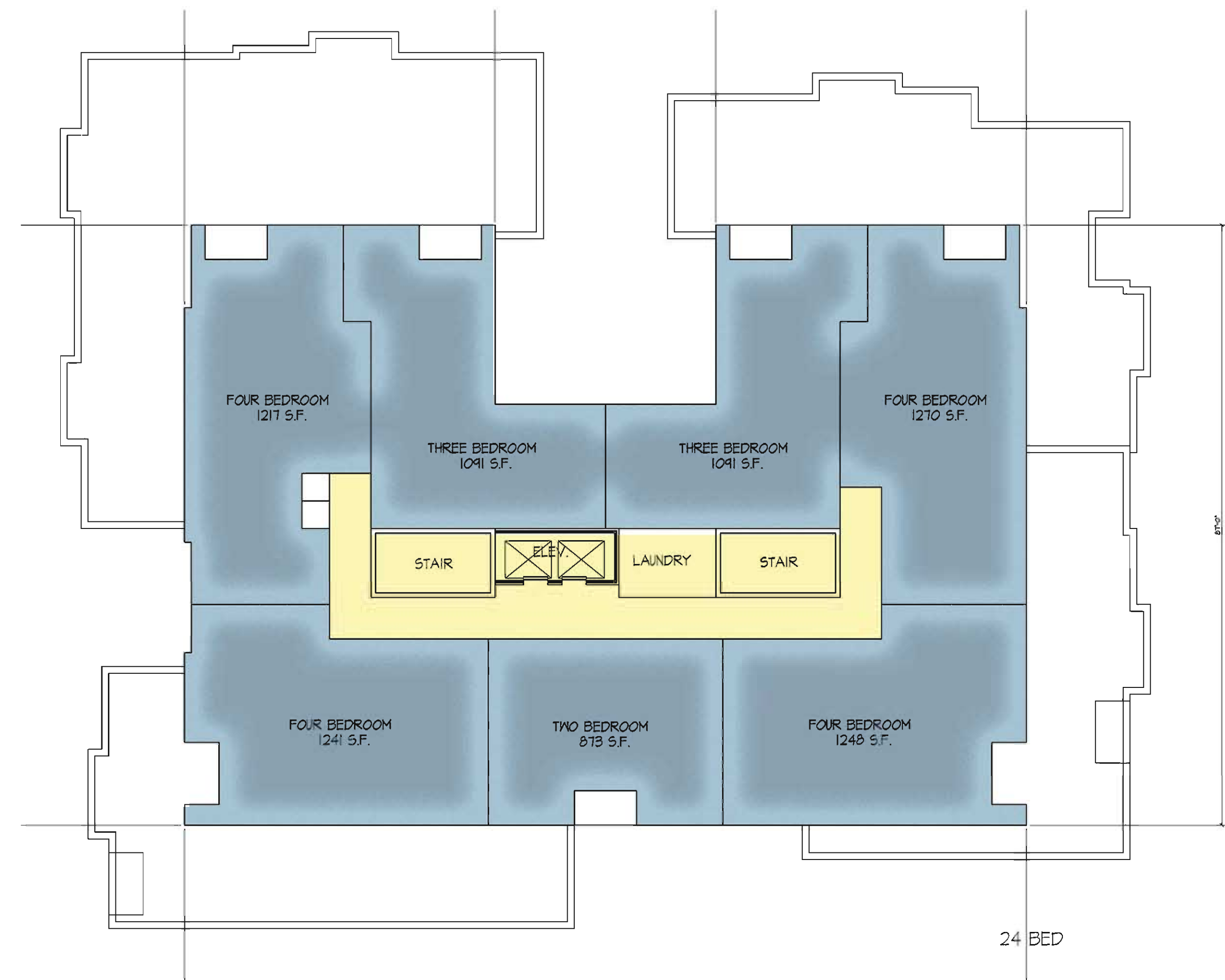
Basement



Sixth



Seventh



Fifth

