

702 EAST WASHINGTON

702 EAST WASHINGTON - MADISON, WISCONSIN



SCHEMATIC DESIGN PROGRESS SET

JUNE 27, 2023

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



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JLA PROJECT NUMBER: W22-0106 702(EW)

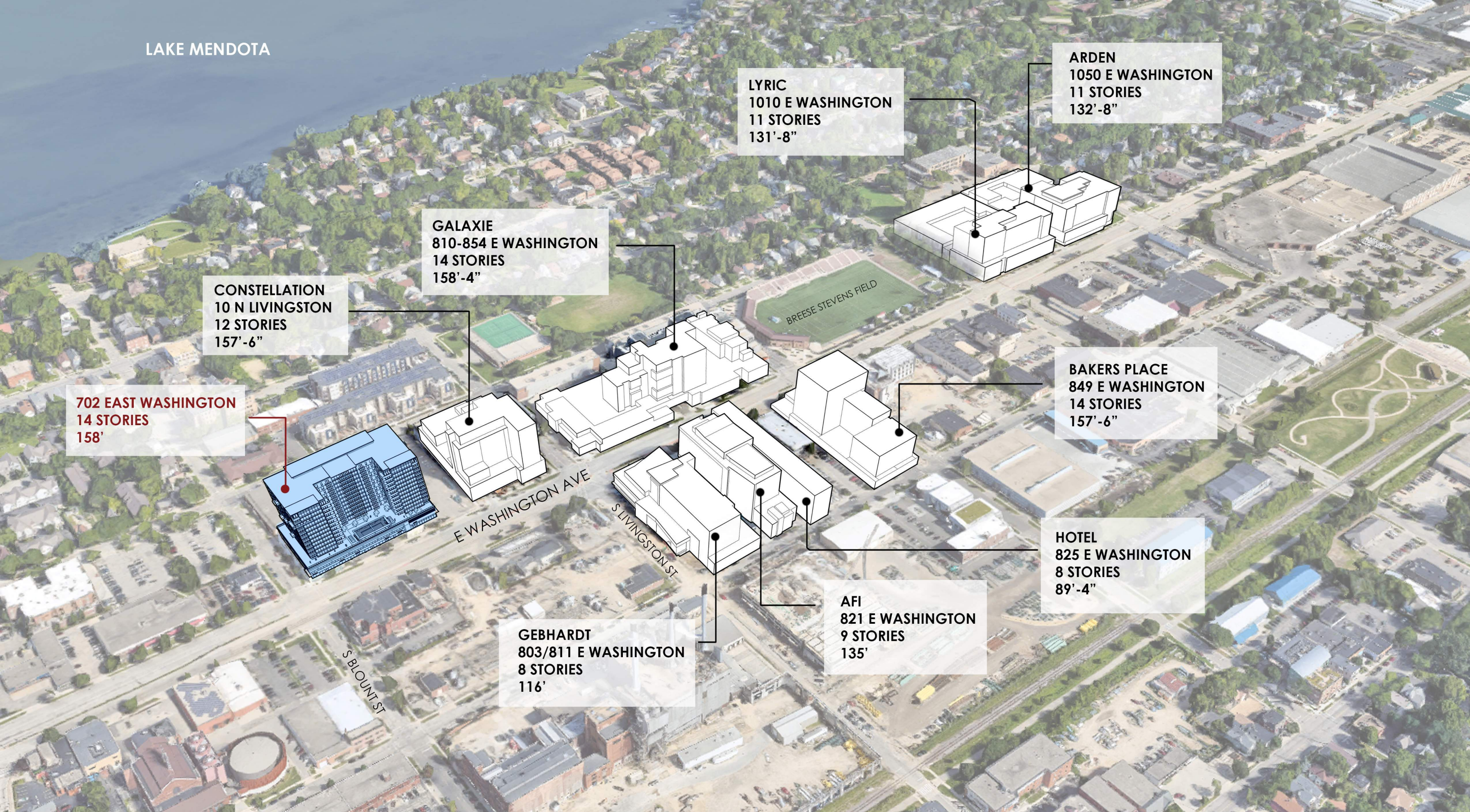


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702 EAST WASHINGTON REDEVELOPMENT

EXISTING SITE AERIAL

1"=100' @ 11x17



LYRIC
1010 E WASHINGTON
11 STORIES
131'-8"

ARDEN
1050 E WASHINGTON
11 STORIES
132'-8"

GALAXIE
810-854 E WASHINGTON
14 STORIES
158'-4"

CONSTELLATION
10 N LIVINGSTON
12 STORIES
157'-6"

702 EAST WASHINGTON
14 STORIES
158'

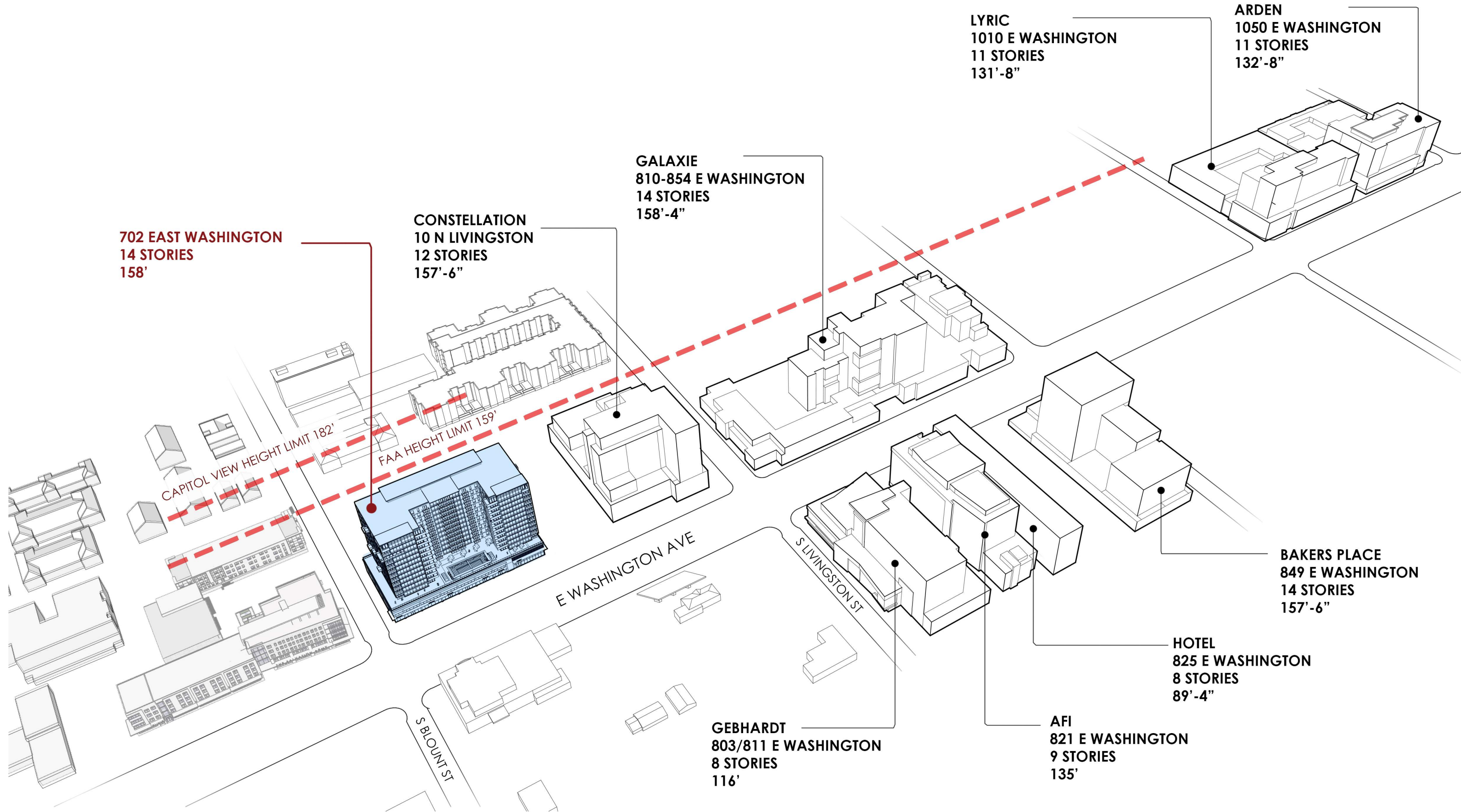
BAKERS PLACE
849 E WASHINGTON
14 STORIES
157'-6"

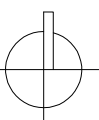
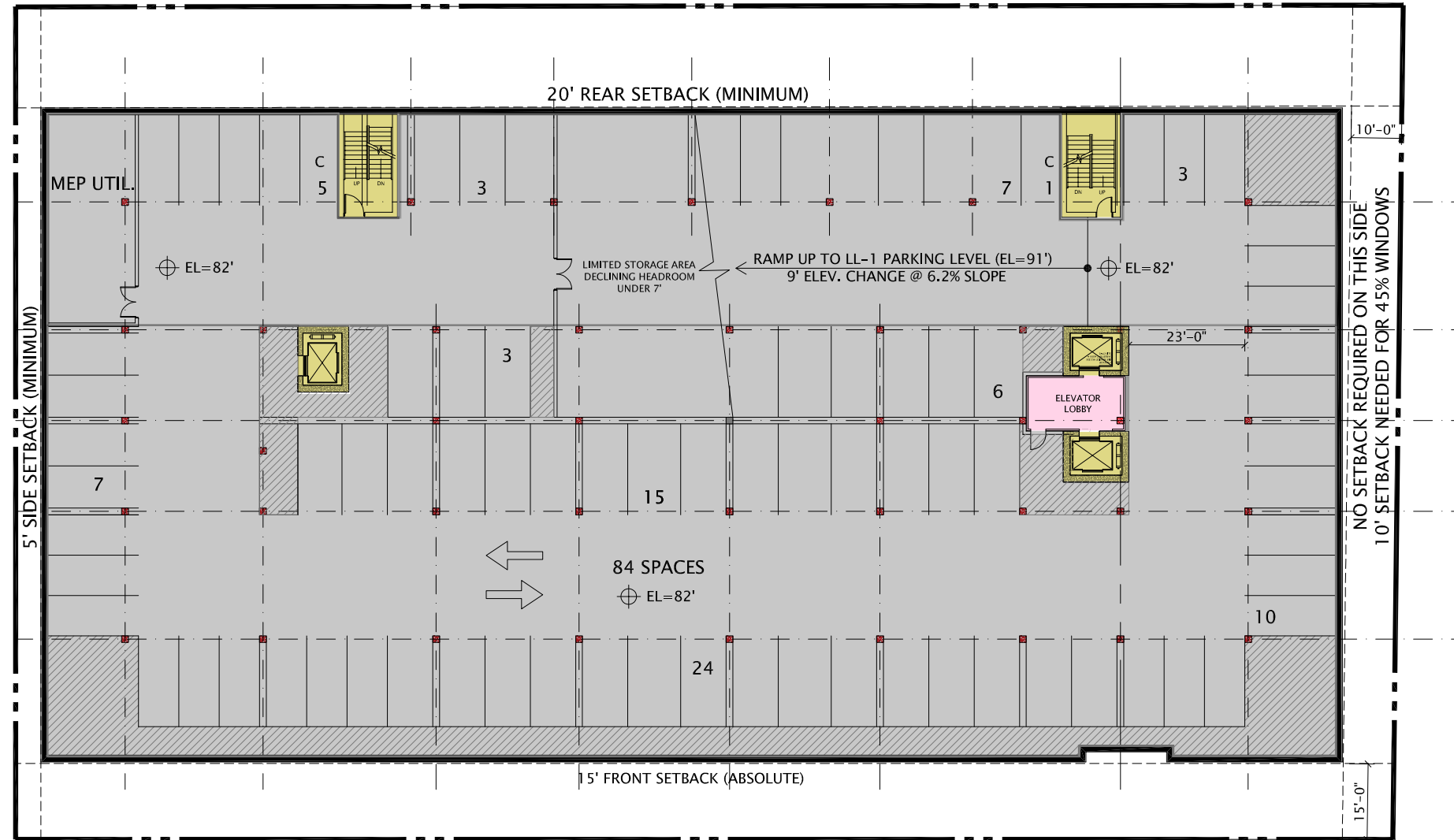
HOTEL
825 E WASHINGTON
8 STORIES
89'-4"

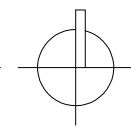
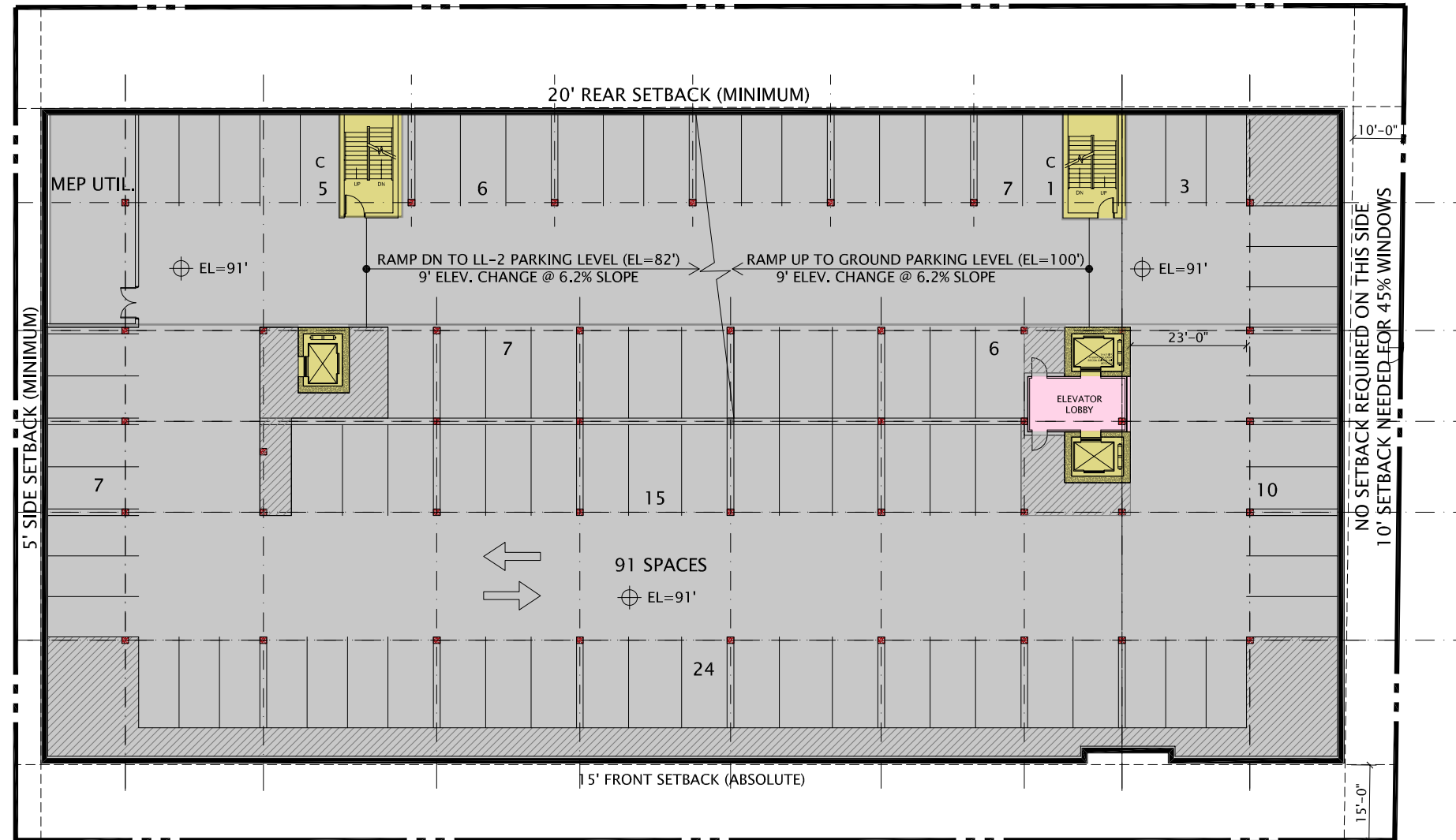
AFI
821 E WASHINGTON
9 STORIES
135'

GEBHARDT
803/811 E WASHINGTON
8 STORIES
116'

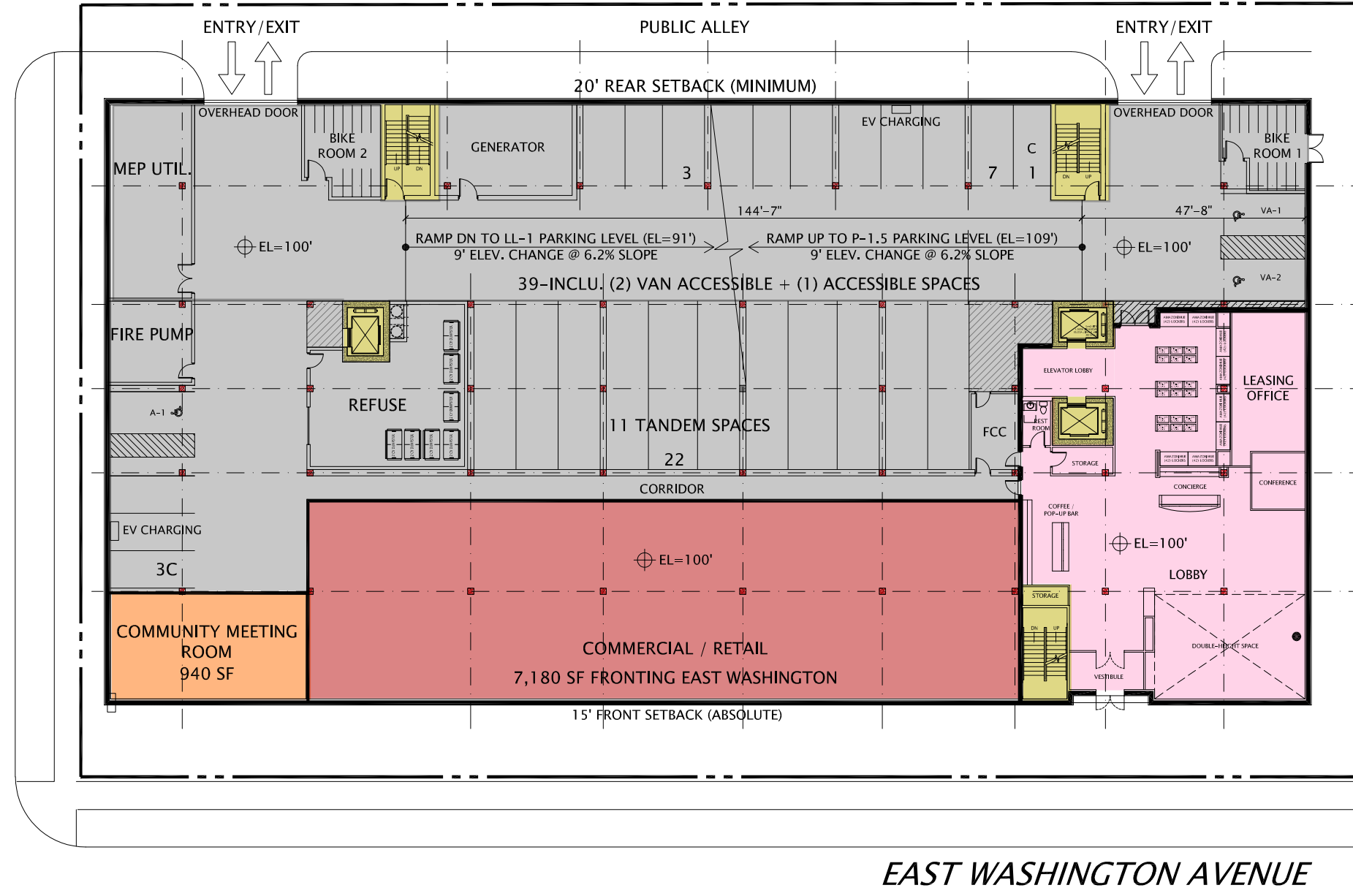






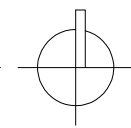


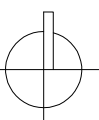
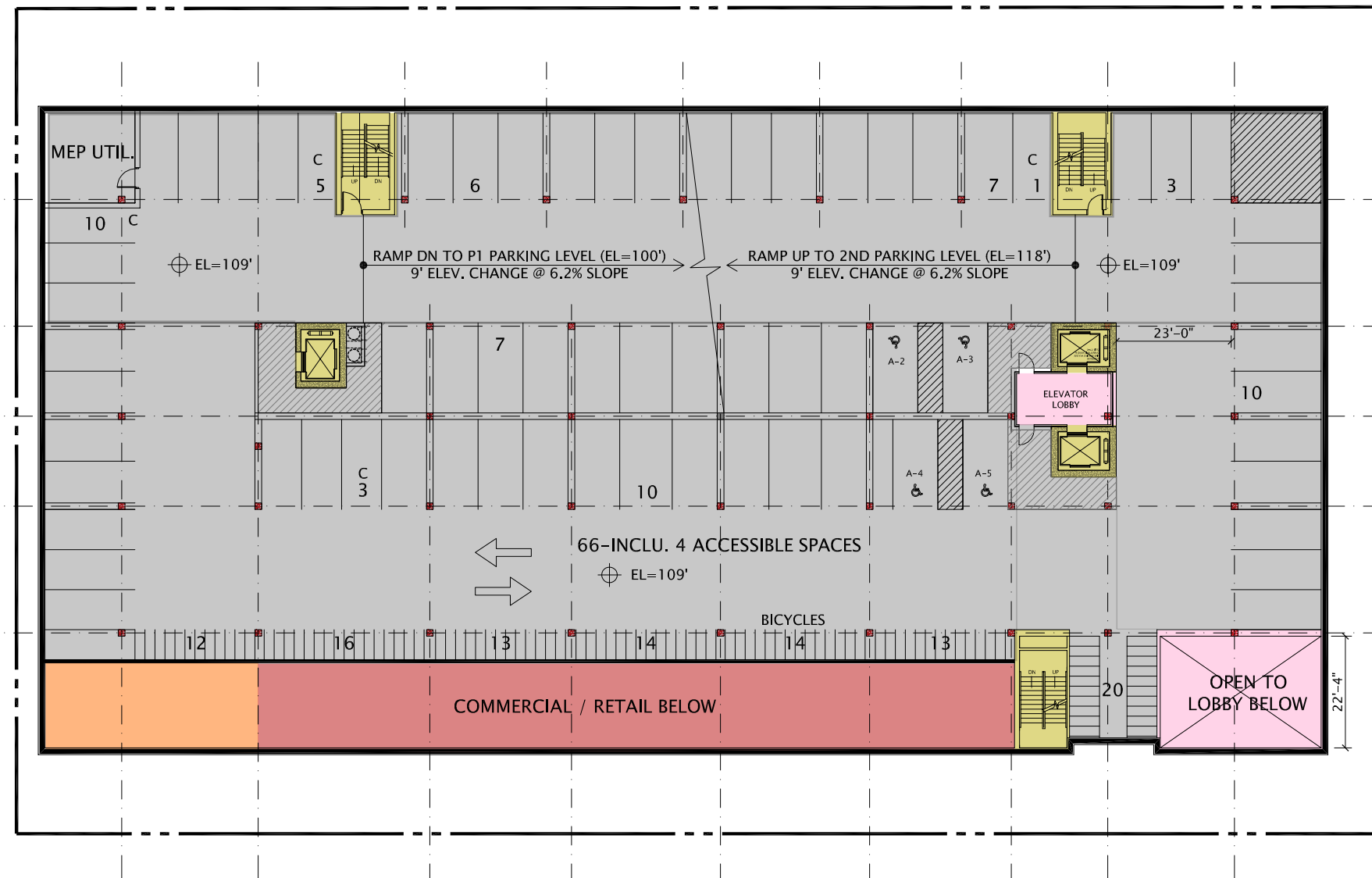
NORTH BLOUNT STREET

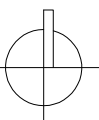
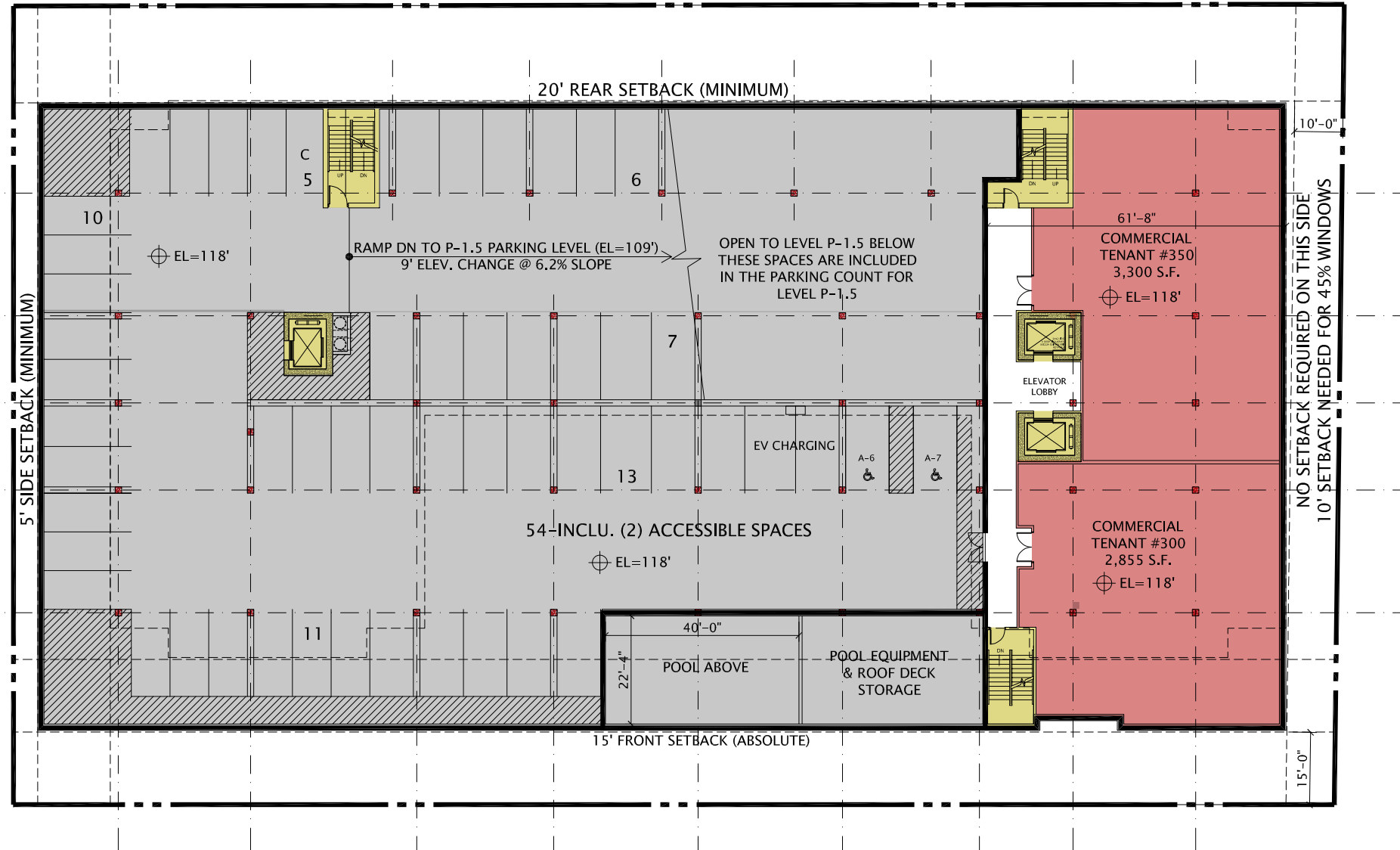


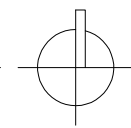
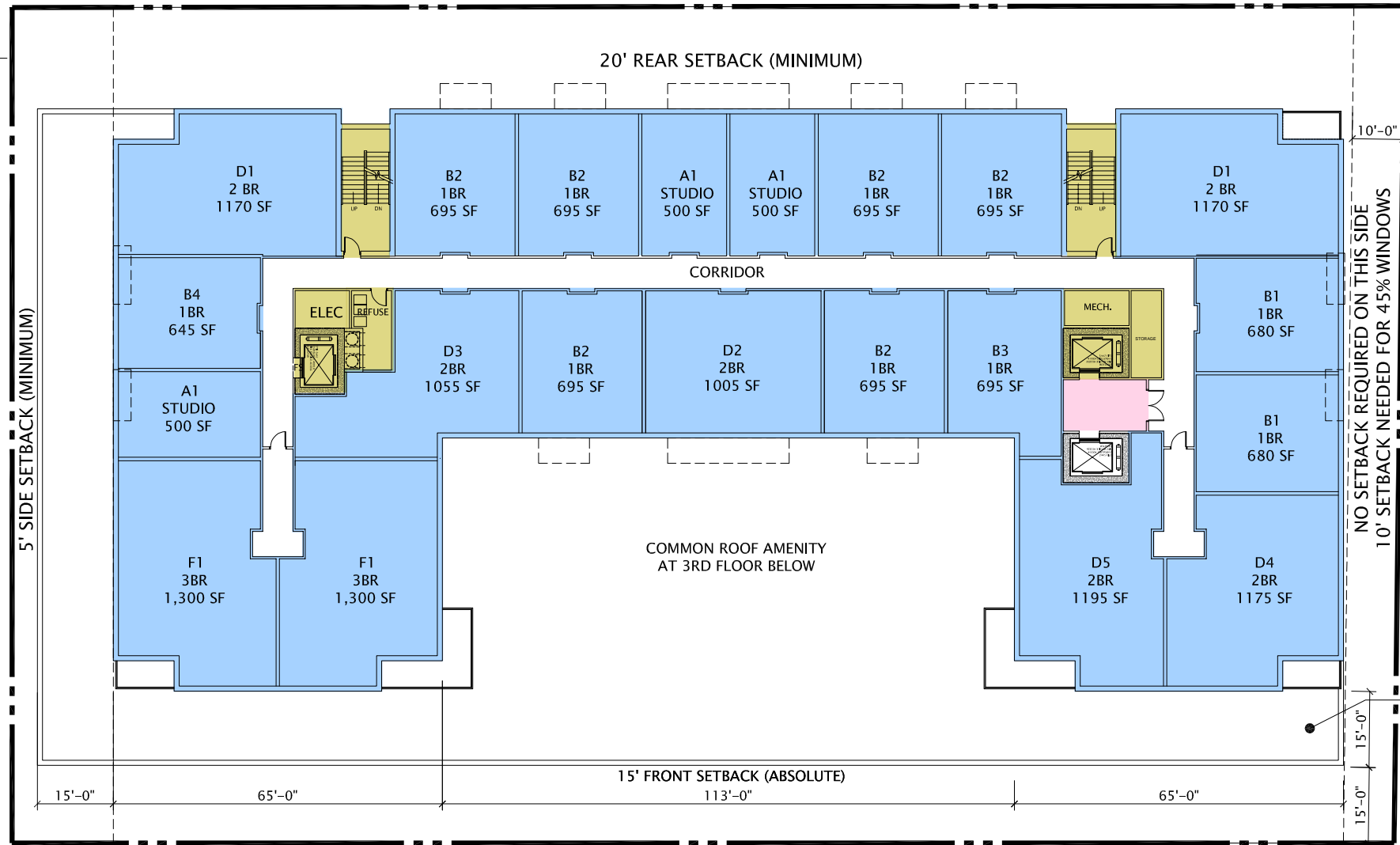
702 EAST WASHINGTON
SCHEMATIC DESIGN

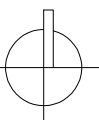
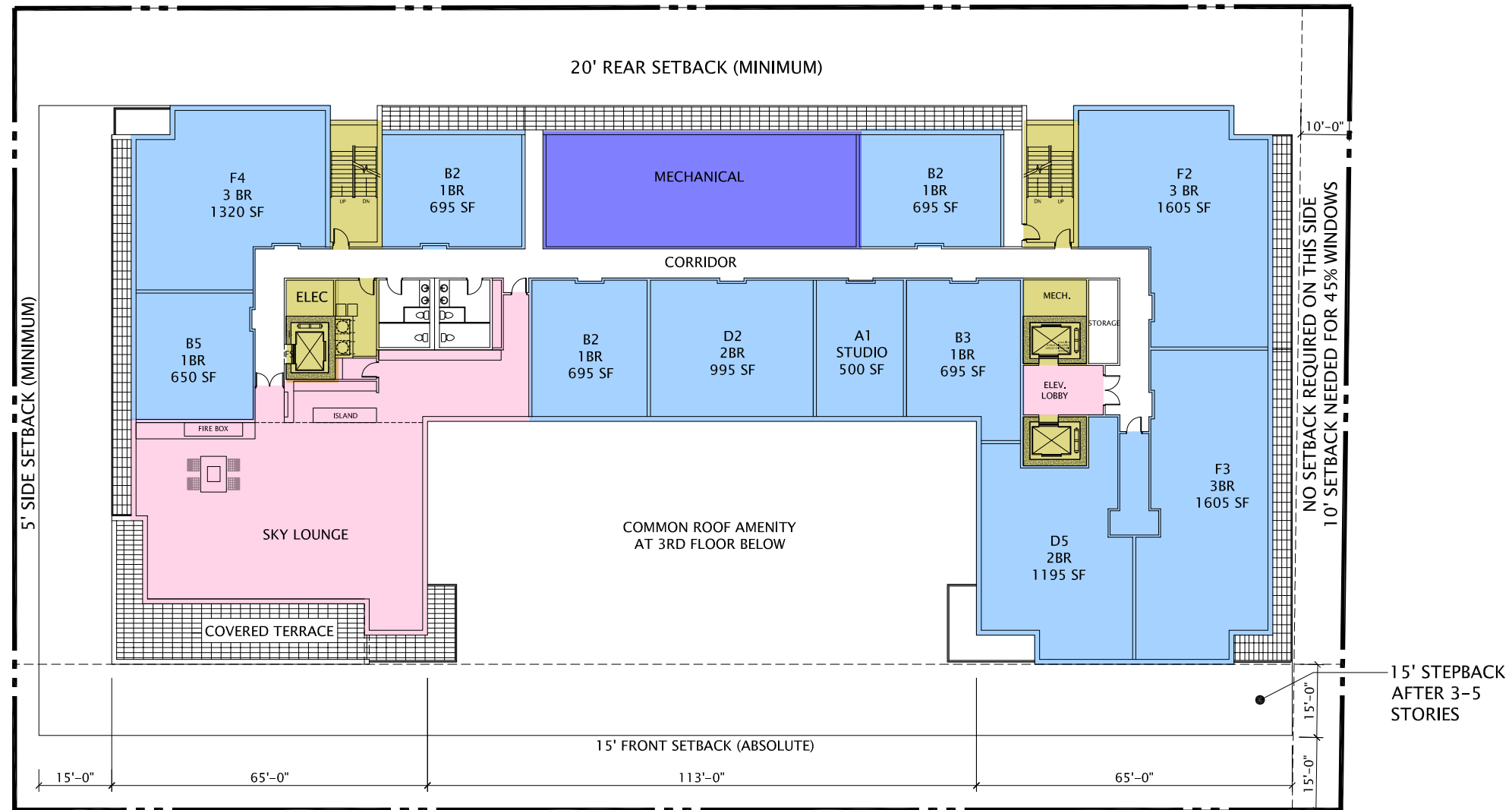
GROUND FLOOR











702 EAST WASHINGTON - CONCEPTUAL PROJECT DATA

May 30, 2023



UNIT NAME	STUDIO	1 BEDROOM					2 BEDROOMS					3 BEDROOMS				(1) TOTAL UNITS	(1) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(3) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIO			
		A1	B1	B2	B3	B4	B5	D1	D2	D3	D4	D5	F1	F2	F4											F4		
BEDROOMS	0	1	1	1	1	1	2	2	2	2	2	3	3	3	3													
AREA (S.F.)	500	680	695	695	645	650	1,170	1,005	1,055	1,175	1,195	1,300	1,605	1,605	1,605													
FLOORS	14	1	0	3	1	0	1	0	1	0	0	1	0	1	1	1	11	17	-	15,770	20,556	76.7%						
	13	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	12	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	11	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	10	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	9	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	8	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	7	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	6	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	5	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	4	3	2	6	1	1	0	2	1	1	1	1	2	0	0	0	21	24	-	18,256	20,556	88.8%						
	3 ⁽²⁾	1	1	4	0	0	0	1	1	1	0	0	2	0	0	0	11	17	-	12,350	18,840	65.6%						
	2 (P2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,155	-	7,600	81.0%	23,305	54				
	1 (P1 & P1.5)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,180	-	12,690	56.6%	46,035	105				
LL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					32,950	91					
LL-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-			32,950	84	0	PER UNIT	PER BR		
TOTALS	32	21	67	11	10	1	21	12	11	10	11	22	1	1	1	232	274	13,335	210,680	265,246	79.4%	135,240	334	0	1.44	1.22		
PERCENT	13.8%	9.1%	28.9%	4.7%	4.3%	0.4%	9.1%	5.2%	4.7%	4.3%	4.7%	9.5%	0.4%	0.4%	0.4%													
	13.8%	47.4%					28.0%					10.8%																

908 Average N.S.F. per unit
1,056 Average G.S.F. per unit
 (only gross areas of floors 3-14)

405 Average S.F. per space

NOTES:

- 1 TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 4 THRU 13.
- 2 TABLE ABOVE ASSUMES 6,350 S.F. OF COMMON AMENITY SPACE ON 3RD FLOOR. ADDITIONAL COMMON AMENITY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING.
- 3 GROSS AREA DOES NOT INCLUDE PARKING AREAS
- 4 1st FLOOR CONTAINS THE MAIN ENTRY LOBBY
- 5 PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.

NOTE: Unit count, mix, and sizes are subject to change as the design progresses.

282'=1,032' - CAPITOL VIEW HEIGHT LIMIT

259'=1,009' - F.A.A. HEIGHT LIMIT

Penthouse Roof: El=258'

Roof: El=253'

14th floor: El=241'

13th floor: El=231'

12th floor: El=221'

11th floor: El=211'

10th floor: El=201'

9th floor: El=191'

8th floor: El=181'

7th floor: El=171'

6th floor: El=161'

5th floor: El=151'

4th floor: El=141'

3rd floor: El=130'

2nd floor (P2): El=118'

(P1.5): El=109'

1st floor (P1): El=100'

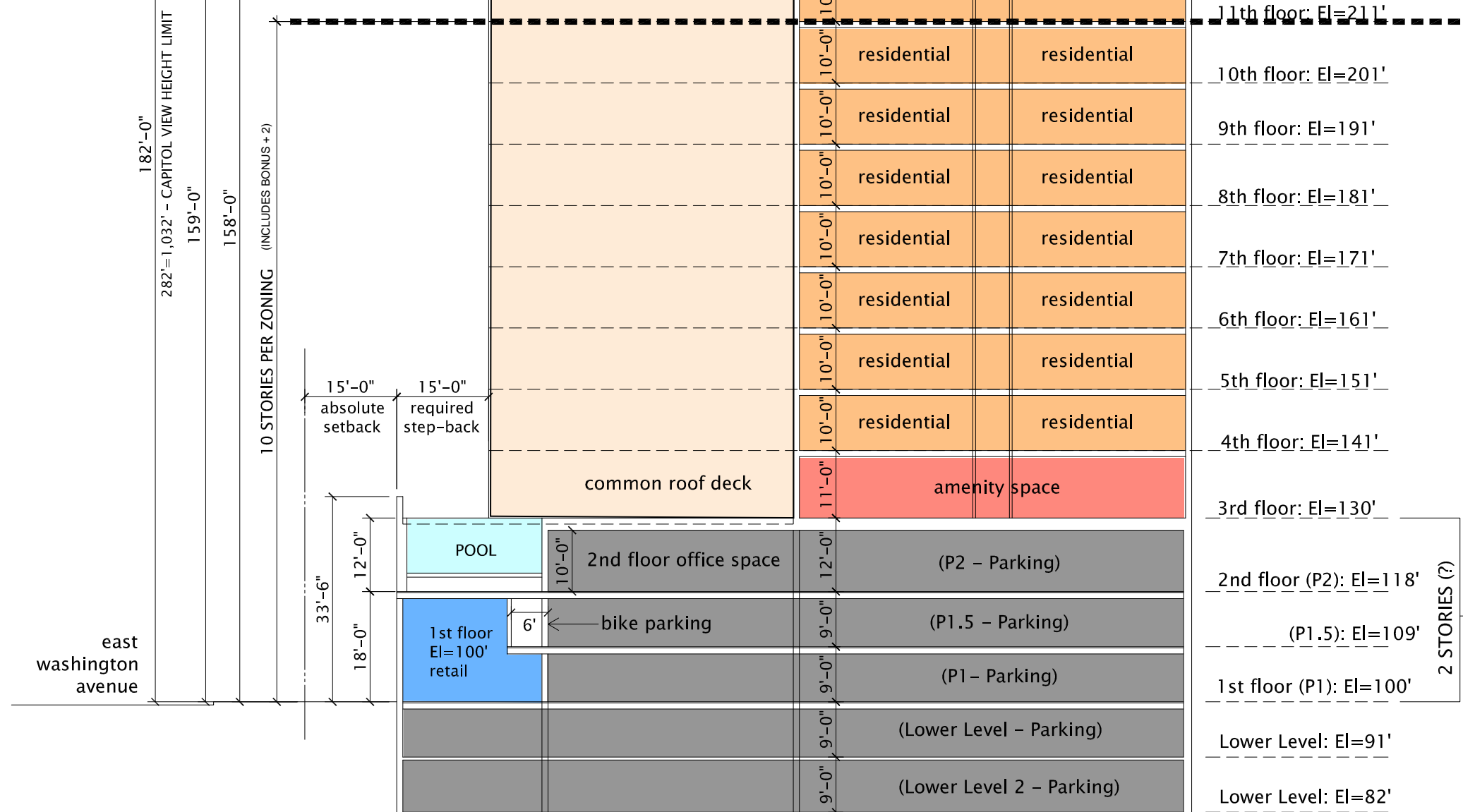
Lower Level: El=91'

Lower Level: El=82'

HEIGHT NOTE:
ADD ONE (1) FOOT OF ADDITIONAL HEIGHT FOR EACH ADDITIONAL FLOOR LEVEL WHICH 'STEPS' IN (TO BE DETERMINED AS DESIGN PROGRESSES).

10-STORY ZONING LIMIT

HEIGHT NOTE:
HEIGHT (IN STORIES) ASSUMES THAT PARKING LEVELS WILL NOT BE COUNTED AS 'STORIES'. THREE LEVELS WILL OCCUR IN TWO 'STORIES'.

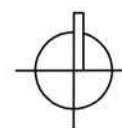




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702 EAST WASHINGTON REDEVELOPMENT
EXTERIOR CONCEPTUAL DESIGN

JUNE 27, 2023

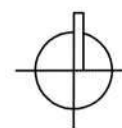




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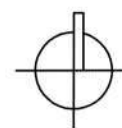




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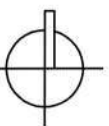




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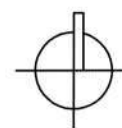




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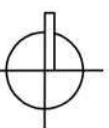




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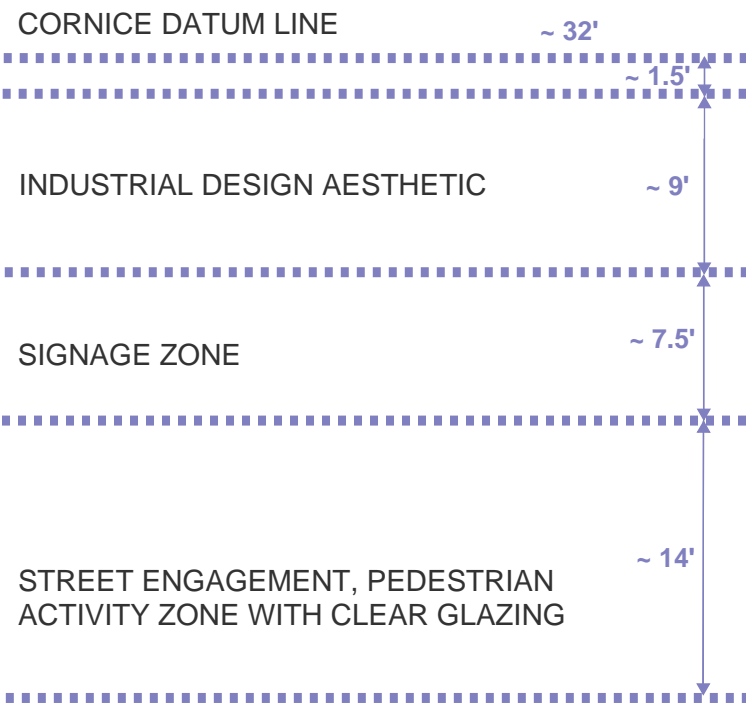
1950 Post card image: Wisconsin Historical Society. + www.kayserpromise.com



Proposed design rendering along 702 E. Washington
rendering by: JLA Design team



1950 Post card image: Enlarged image from above



Enlarged image from above



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702 EAST WASHINGTON REDEVELOPMENT

EXTERIOR CONCEPTUAL DESIGN

June 27, 2023