



**CAPITOL EAST**  
*District*



IDEAL BUILDERS | i n c



**BARK**  
DESIGN

**700 N. BLOCH**  
EAST WASHINGTON AVENUE



## Original proposal was for west side of 800N block

Discussions with Staff and opportunity for greater employment at 800N facilitated move.

Components and goals to remain the same.

Project will be redesigned with input from City staff and Neighborhood.



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Revitalize a neglected and underused corridor  
Provide employment 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-  
Usable outdoor spaces  
Common gathering areas  
Community Gardens

Increase population density to achieve future public transit goals

Increased Tax Base and revenue for City of Madison

Anchor for future Commercial and Residential  
Developments in District

***Continue the spirit, history, and energy of the near east side***

## Project Objectives and Goals



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## Infill Development utilizes existing infrastructure



Provide private and semi private outdoor space for all tenants

Efficient construction scheduling- eliminate winter heat, minimize staging and idling trucks

Stormwater recycling and storage for green roof irrigation

Employee shower and changing areas

Community car areas

Utilization of materials that have post-consumer content and are easily recycled/repurposed

Maximize sunlight in units

Ability to repurpose parking structure at a future date

Low or no maintenance exterior cladding

Community Gardens



- LEED Silver Equivalency
- Construction recycling
- Minimal construction waste
- Minimize land disturbance
- Passive solar design
- Green roof installations
- Open Green space/pocket parks
- Accessible bike parking and access
- Covered bike parking
- Energy Star appliances
- Low flow water fixtures
- Solar domestic water heating

## Sustainability Goals



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## Structured Parking

- Approx.240 stalls
- Access from Livingston and East Washington
- Structured Parking to be internal and not visible from bordering streets
- No surface parking
- Existing Building to be removed
- Site to be cleared of all contaminants



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## Commercial/Retail/Office

Fronts East Washington  
and Livingston

Ground floor Retail/Commercial with Office  
above.

Targeted Tenants:

- Architecture and Engineering Firms
- Artisans
- Galleries
- Sustainability based companies
- Restaurants
- Medical Clinics and Outpatient Services
- Photography Studios
- Start-up companies
- Professional Services
- Emphasis on local businesses



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## Activating the Street

- Pedestrian Oriented scale and Circulation
- Multiple Ground floor entry points and porous streetscape designed around bus and future transit stops
- Highly Visible and Accessible Bicycle Parking
- Creation of buffer between East Washington Avenue and pedestrian paths
- Community Gardens at Mifflin

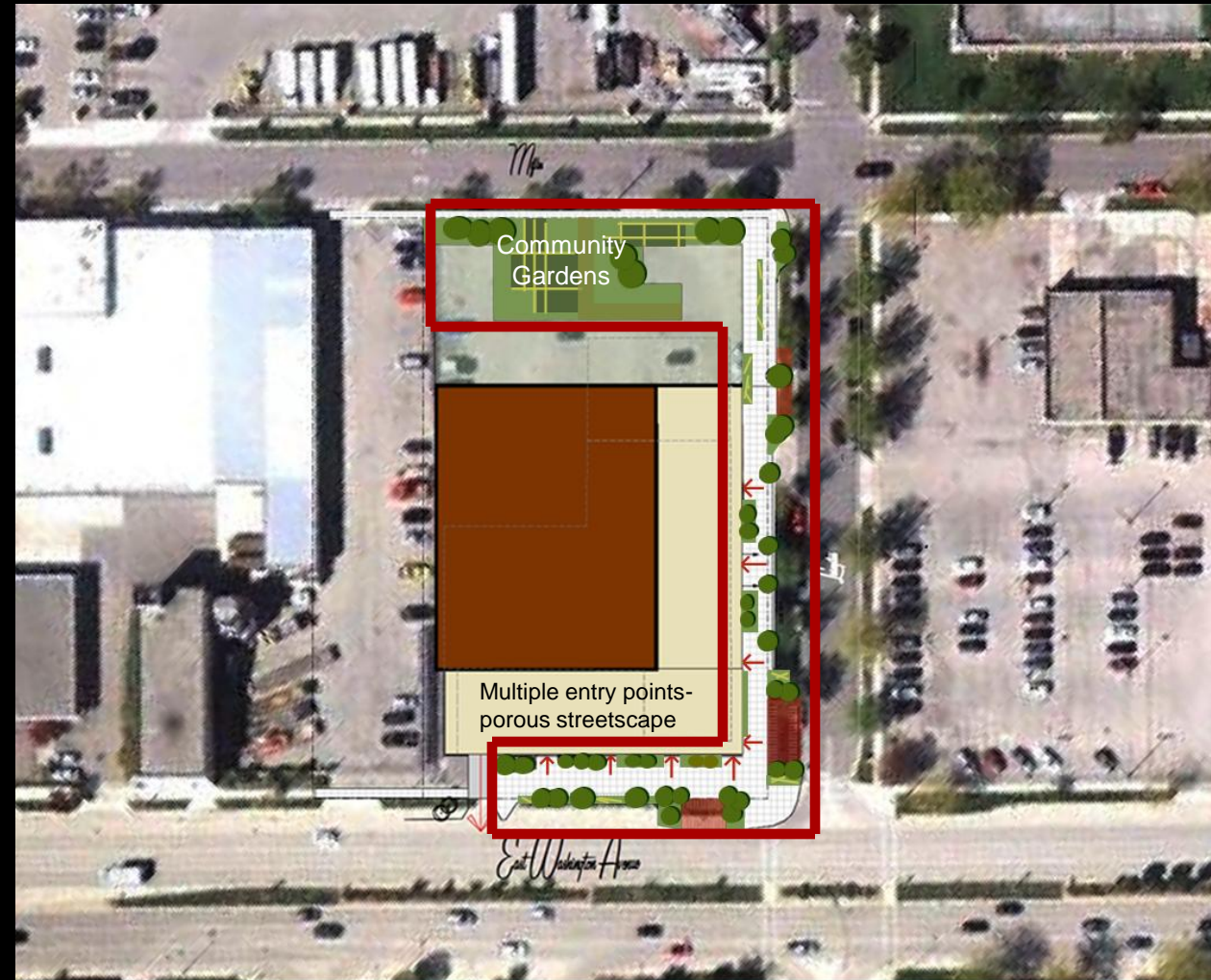


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## Residential Components

- Lower Density on Mifflin and north end of Livingston
- Higher Density on E. Washington and center of block
- Mix of 1-3 bedrooms
- Capitalize on views and natural light
- Green roof and community gardens on parking structure

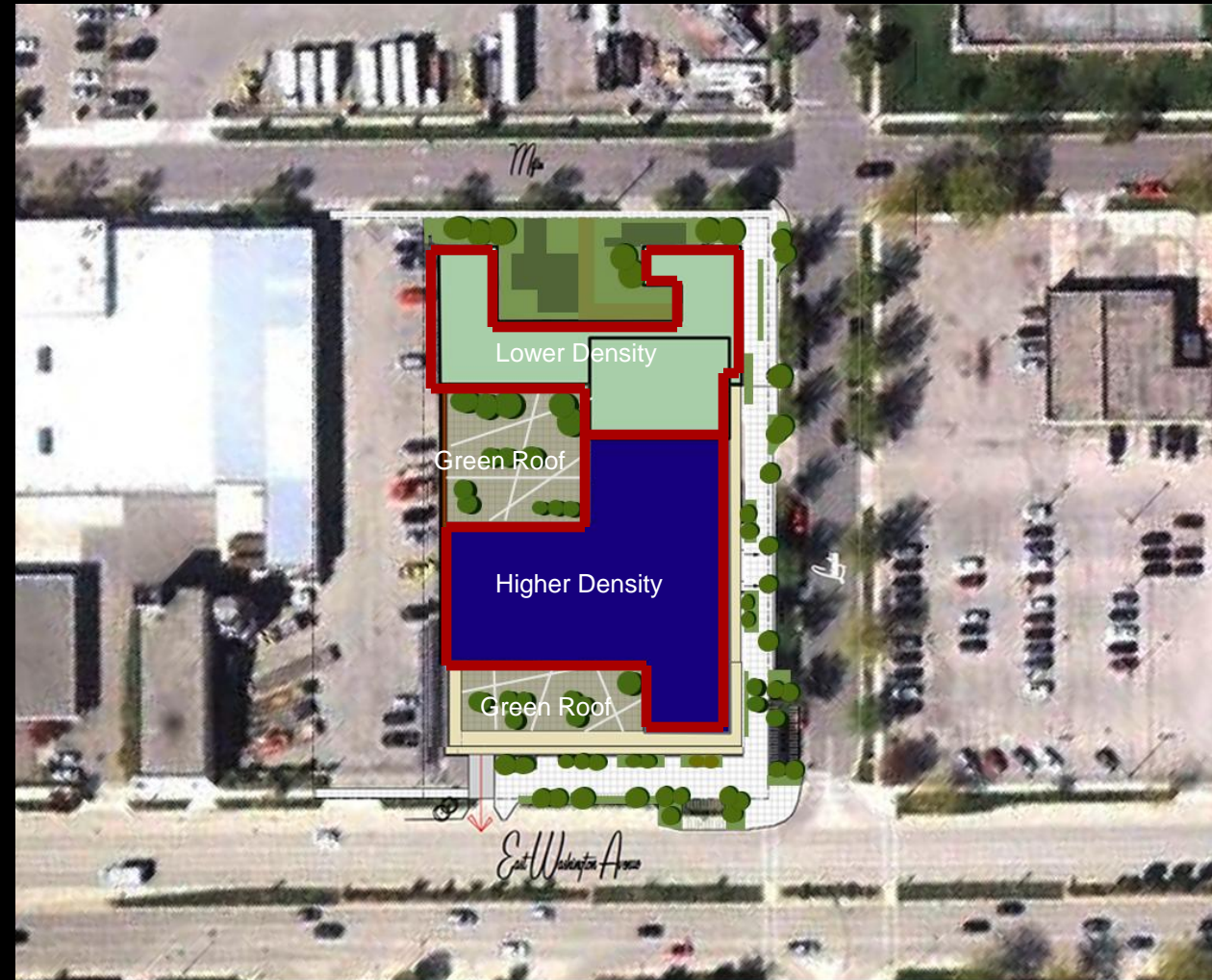


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Currently working through process and schedule with City Staff and elected Officials

Design work ongoing

Additional opportunities for input

Requesting feedback and support to meet an April 2012 start date



## Schedule



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