

Owner's Statement of Intent

The Opus Group has a long history with university housing, and has been particularly active in the student apartment market in recent years. The expectations of university students and their parents have evolved dramatically since the days of barrack-style dorms and ultra-cheap private housing. Institutions (and the cities in which they reside) are now being evaluated on a much more broad set of criteria, of which one of the most significant is the quality and proximity of student housing options.

This evolution has created both challenges and opportunities. To help meet them, the proposed development will provide 72 new high end apartment units and quality retail options directly across the street from Camp Randall Stadium, and within close proximity to campus.

The proposed development complies with the Regent Street- South Campus Neighborhood Plan, adopted on July 1, 2008. The proposed plan meets the expectations of the Plan in the following ways:

- The maximum building height, as described in Map 4.4 is 10 Stories/144 Feet. Our proposed building is 6 stories/ 75 Feet, both well under the maximum allowable, per the feedback of the neighborhood and the local Alder.
- The Plan clearly defines Building Character. Our proposed building adheres to the guidelines suggested in the Building Composition, Building Articulation, Scale, Windows, Materials, Color, Architectural Detailing, and Green Design sections of the Plan.
- Our proposed building meets the Special Design Guideline Districts for Monroe and Randall Streets. We fully comply with building setback guidelines, and maximum and minimum height guidelines.

When completed, this development will serve as an amenity that will significantly benefit both the University and the City for years to come.

1. Project Name:

1419 Monroe Street (Official Name to be Determined)

2. Construction Schedule

Begin 6/2013

Complete 8/2014

3. Description of Existing Conditions

Site is currently occupied by a 4,212 square foot bar and restaurant. The remaining square footage is an asphalt parking lot which serves as an outdoor beer garden for football Saturday's and a sand volleyball court in the summer. Current structure and parking lot will be demolished.

4. Names of People Involved:

Developer- Opus Development Company, LLC

Architect- Eppstein Uhen Architects

Contractor- Opus Design Build, LLC

Civil Engineer- R.A. Smith National

5. Uses of all areas of building

TABLE A – Uses of All Areas of Building

Name	Level	Area (SF)
Parking	1 st Floor	8,591.90
Parking	Parking Mezzanine	7,829.23
Residential Lobby	1 st Floor	1,311.90
Residential Lobby	Parking Mezzanine	257.97
Residential	2 nd Floor	15,944.84
Residential	3 rd Floor	15,944.84
Residential	4 th Floor	15,944.84
Residential	5 th Floor	15,944.84
Residential	6 th Floor	15,944.84
Retail	1 st Floor	1,555.54
Retail	1 st Floor	6,279.15
Vertical Circulation	1 st Floor	538.25
Vertical Circulation	2 nd Floor	540.4
Vertical Circulation	3 rd Floor	540.4
Vertical Circulation	4 th Floor	540.4
Vertical Circulation	5 th Floor	540.4
Vertical Circulation	6 th Floor	540.4
Total Gross Square Footage		108,795.15

6. Gross Square Footage of Each Devoted Use

TABLE B – Gross Square Footage by Use

Name	Total Gross Area (SF)
Parking	16,421.13
Residential	81,2943.09
Retail	7,834.69
Vertical Circulation	3,245.24
Total Gross Square Footage	108,795.15

7. Number of Employees for warehousing, production, processing, contractor shops, nursery, bakery, motor vehicle repair

NA

8. Capacity

Retailers have yet to be determined, so capacity is based on highest possible use. The maximum capacity if both retail spaces were a tavern type occupancy is 104 occupants in the 1,556 SF space and 419 occupants in the 6,280 SF space.

9. Hours of Operation

Residential- NA

Retail- 24 hours (uses could vary from a coffee shop to a restaurant or bar or eatery)

10. Square Footage of Site

21,435 Sq Feet (.492 Acres)

11. Number of Dwelling Units

TABLE C – Proposed residential unit mix

Unit Type	Qty - Units	Qty – Bedrooms*
Studio	7	7
1BR / 1BA	5	5
2BR / 2BA	45	90
4BR / 2BA	15	60
Total	72 units (15 units/floor)	162 bedrooms (2.25 beds/unit)

* Note: All one bedroom and two bedroom units have the potential for bunked beds.

12. Bedrooms per unit:

162 total bedrooms, 2.25 bedrooms per unit (see Table A)

13. Description of trash removal and storage, snow removal and maintenance equipment:

A central trash room will be accessible through the garage entrance off of Randall Street. Retail deliveries will occur through the retail service space, accessible through the garage off of Randall Street as well. Both trash removal and retail deliveries will occur during non-peak traffic hours.

Residential deliveries will be handled through residential lobby access via the parking garage off of Randall Street. All units are fully furnished, reducing traffic on student move in day.

14. Public Subsidy Request

We are not requesting any public subsidy money for this project

15. Job Creation

We estimate that the project will see roughly 100 tradespeople during the duration of construction earning anywhere from \$40/hr to \$70/hr.

Beyond construction, the building management staff will consist of approximately 3- 5 full time employees earning between \$30,000 and \$60,000 per year.

Additionally, depending on the quantity and type of retailers that fill the ground level space, we anticipate 8-10 full time jobs and 20-30 part time jobs. Wages will vary based on the type of retail.