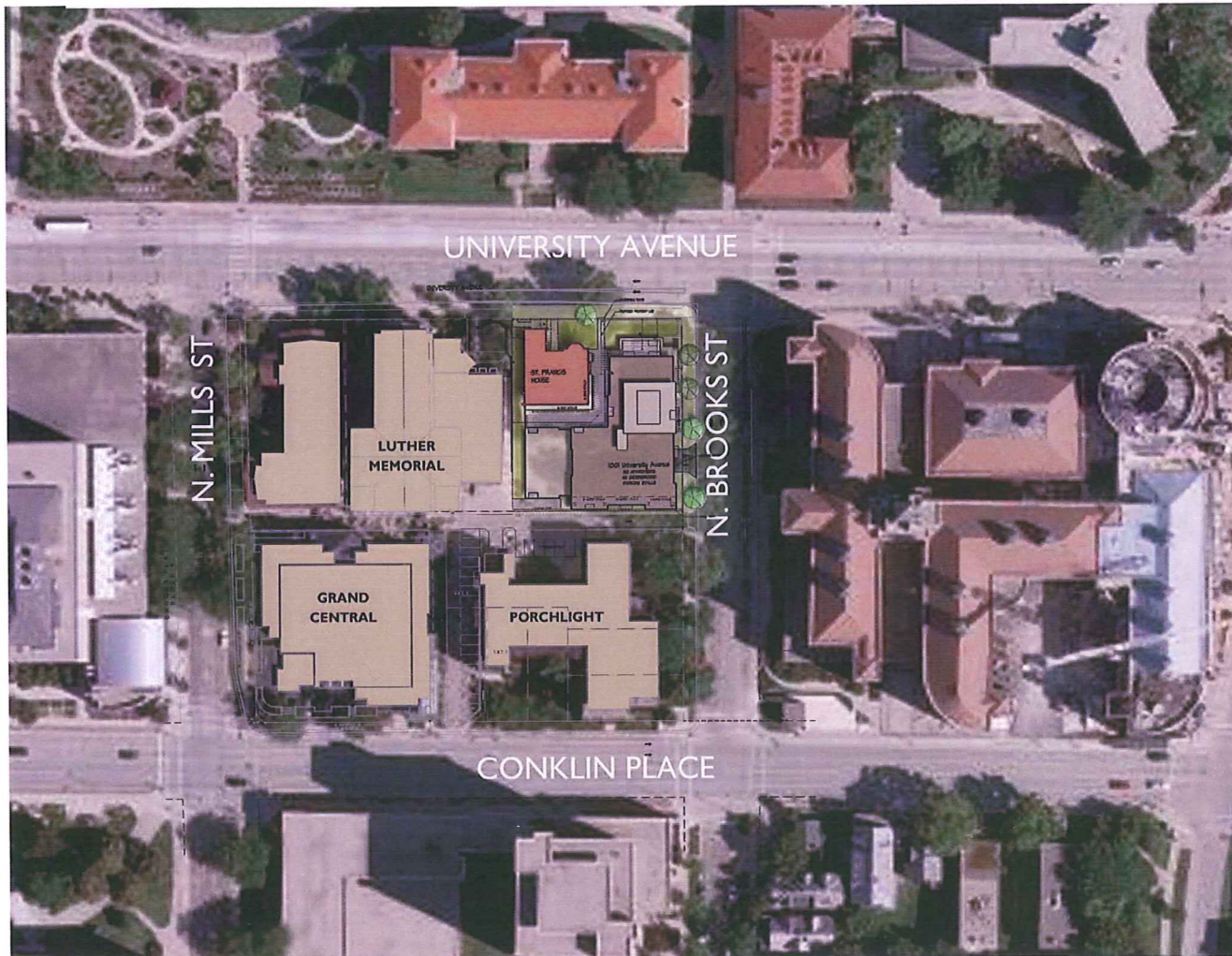




1001 University Development
 8 Story Proposal
 Existing Conditions



University Ave. Street Elevation- 8 Story Proposal

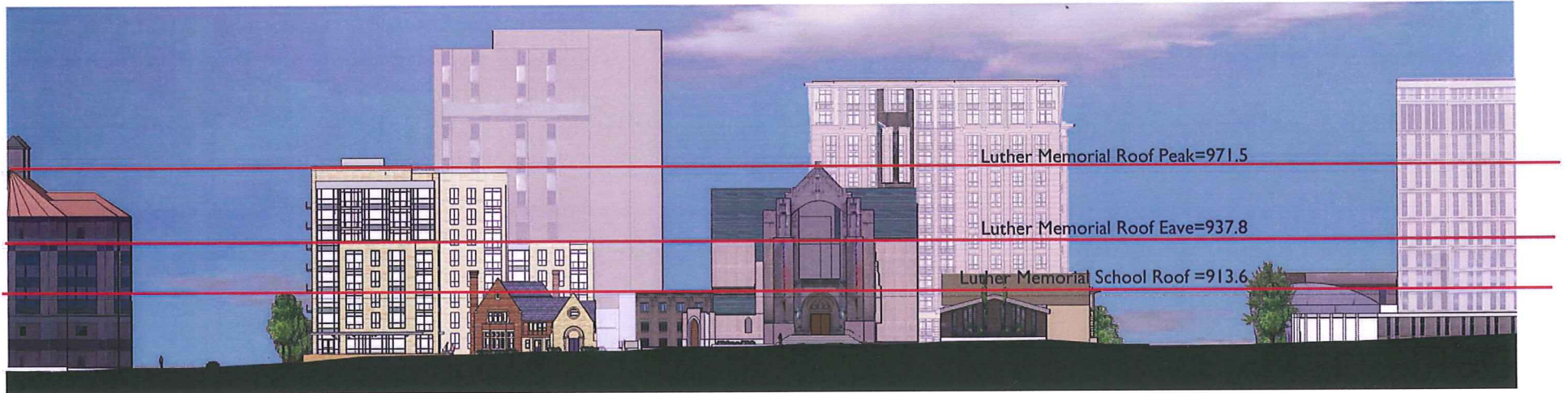


University Ave Street Elevation-Previous Proposal

1001 University Development
Street Elevations-8 Story Proposal

August 22, 2011

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architects
Project # 1037



1001 University Development
Street Elevations-8 Story Proposal

August 22, 2011

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architects

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Luther Memorial Eave=971.5

Brooks Street Elevation- 8 Story Proposal

1001 University Development
Street Elevations-8 Story Proposal

August 22, 2011

KNOTHE
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architects

Project # 1037



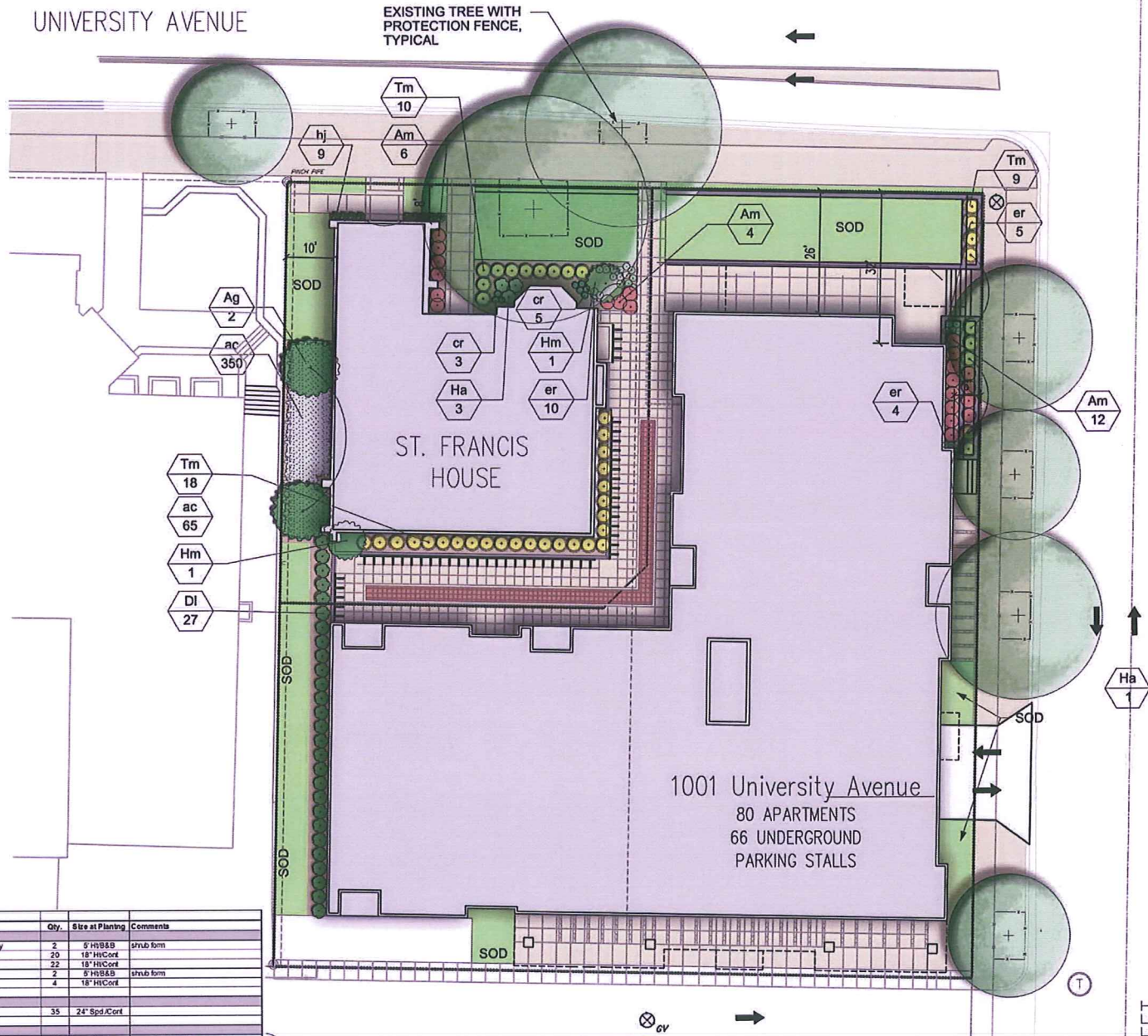
1001 University Development
Figure/Ground Plan
September 14, 2011



1001 University Development
Existing Conditions

UNIVERSITY AVENUE

EXISTING TREE WITH
PROTECTION FENCE,
TYPICAL



Key	Botanical Name	Common Name	Qty.	Size at Planting	Comments
Deciduous Shrubs					
Ag	<i>Amelanchier x grandiflora</i> 'Princess Diana'	Princess Diana Serviceberry	2	5' HxB	shrub form
Am	<i>Aronia melanocarpa</i> 'Vigors Beauty'	Blackberry Aronia	20	18" HxC	
DI	<i>Ostrya latifolia</i>	Overl Bark Hornsuckle	22	18" HxC	
Hm	<i>Heptacodium miconioides</i>	Seven Son Flower	2	5' HxB	shrub form
Ha	<i>Hydrangea arborescens</i> 'Grandiflora'	Branched Hydrangea	4	18" HxC	
Evergreen Shrubs					
Tm	<i>Taxus x media</i> 'Everlow'	Everlow Yew	35	24" Spd/C	
Perennials/Ground Covers					
ac	<i>Asarum canadense</i>	Wild Ginger	415	2" pot	space 12" center
cr	<i>Cimicifuga racemosa</i> 'Brunette'	Brunette Snakeroot	8	1 gal pot	
er	<i>Epimedium alpinum</i>	Red Barrenwort	17	2" pot	space 12" center
DI	<i>Hosta x June</i>	June Hosta	18	1 gal pot	

1 SITE PLANTING PLAN
1"=10'

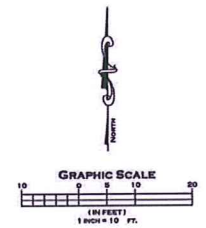
**KNOTHE
& BRUCE**
ARCHITECTS

7801 University Avenue Suite 201
Madison, Wisconsin 53702
608-636-3090 Fax 608-6934

Consultant



Notes



Revisions

City Plan Review - April 20, 2011
UDC Review - August 31, 2011

Project Title

1001 University Avenue

1001 UNIVERSITY AVE.

Drawing Title
Site Planting Plan

Project No.

1037

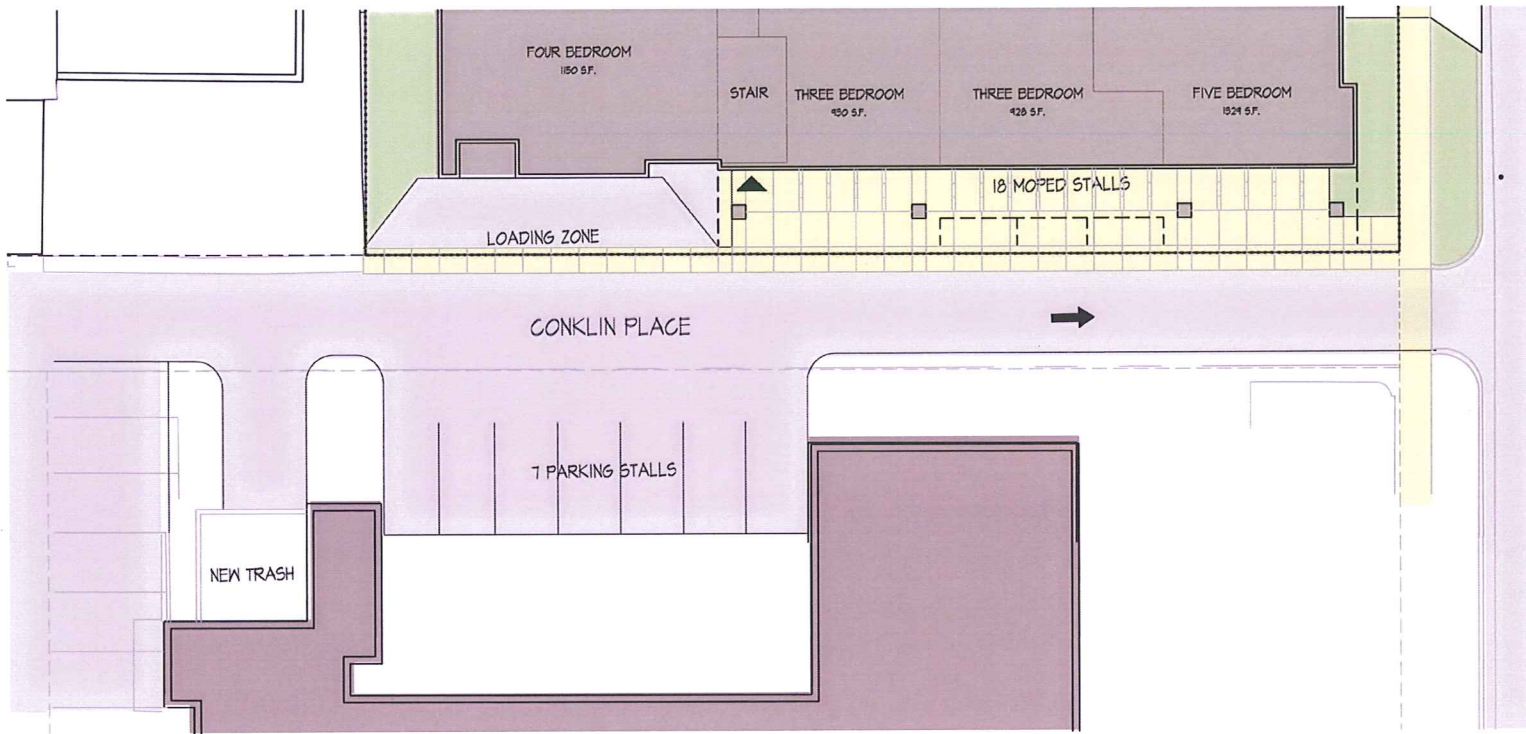
Drawing No.

L-1.1

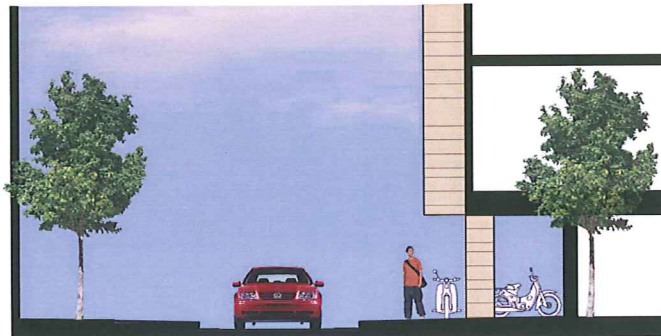
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Notes



Conklin Place Plan
1/8" = 1'-0"



Conklin Place Section
1/8" = 1'-0"

Revisions

City Plan Review - April 20, 2011

City Plan Review (Revised) - AUGUST 31, 2011

Project Title

1001 University Avenue
Madison, WI

Drawing Title

Parking Level - Two

Project No.

1037

Drawing No.

A-1

This document is prepared and published as a preliminary plan. It is not to be used for construction. It is the responsibility of the client to verify the accuracy of the information contained herein. It is not to be used for construction. It is the responsibility of the client to verify the accuracy of the information contained herein. It is not to be used for construction. It is the responsibility of the client to verify the accuracy of the information contained herein.



1001 University Development
8 Story Proposal
Perspective #1



1001 University Development
8 Story Proposal
Perspective #2



Brooks Street Elevation



University Avenue Elevation



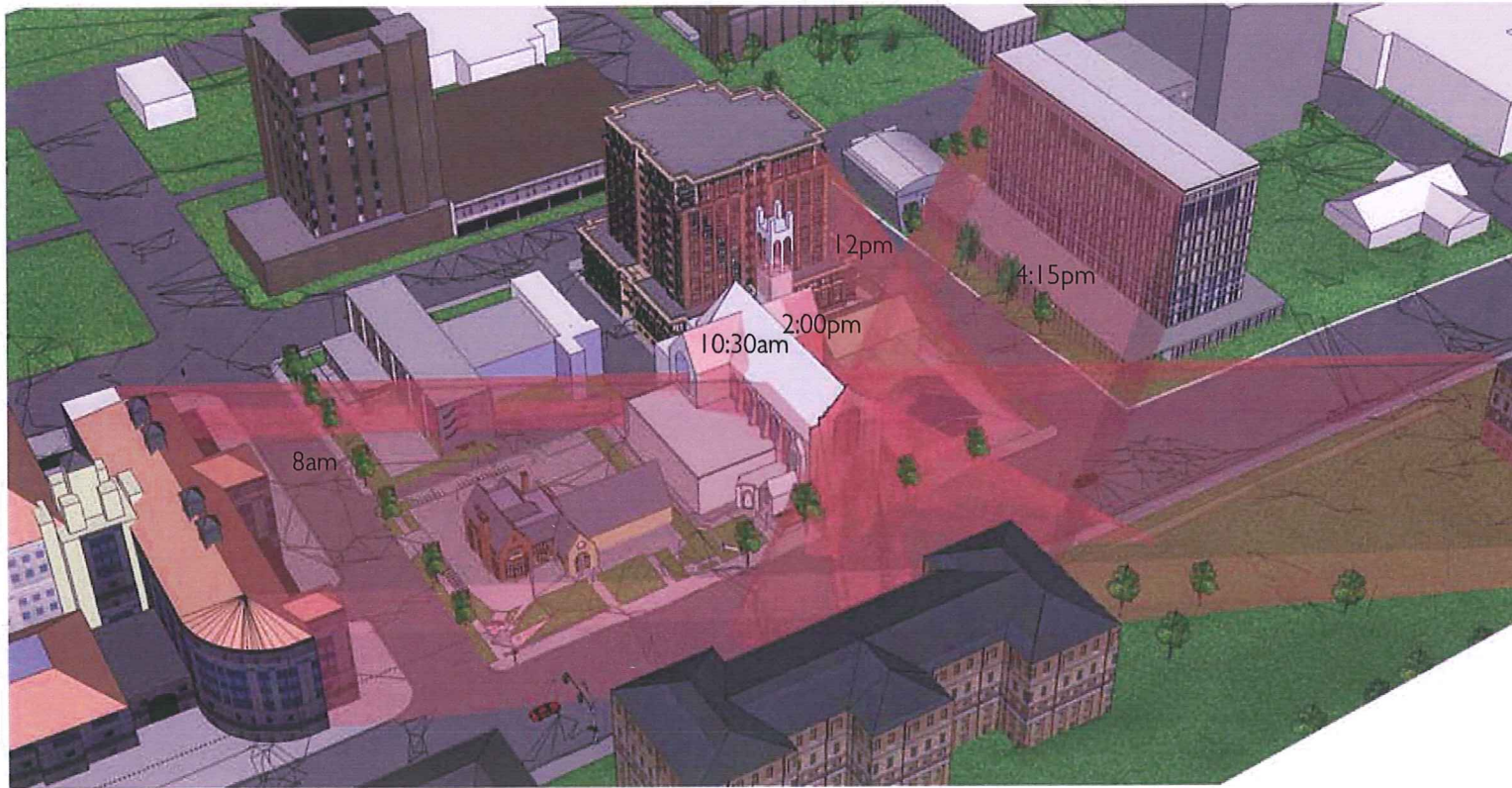
Conklin Place Elevation



West Elevation

1001 University
8 Story Proposal
Elevations
August 22, 2011

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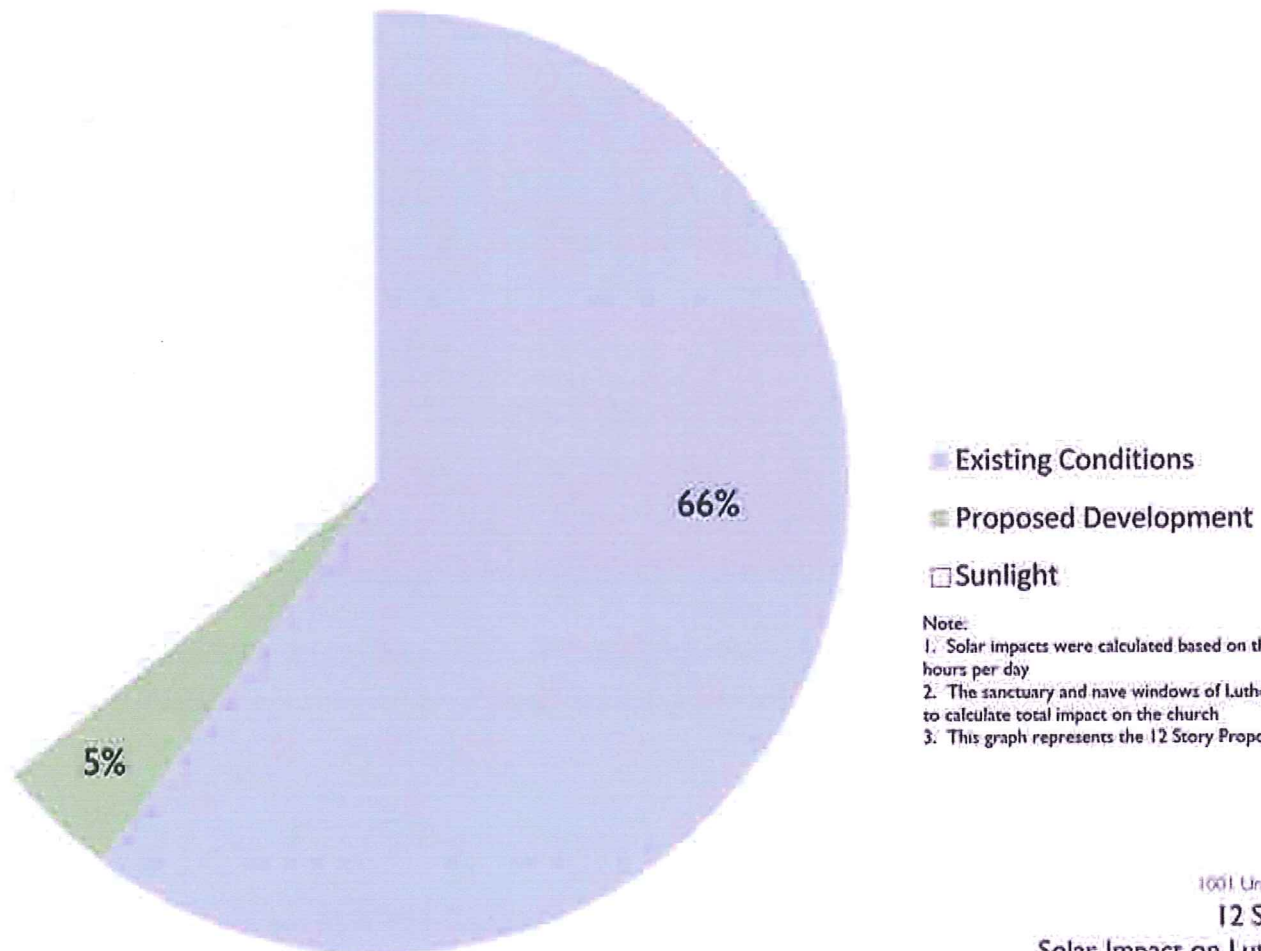


Shadows affecting Luther Memorial November 1, 8:00am, 10:30am, 12:00pm, 2:00pm, 4:15pm

1001 University
Existing Conditions - Sun Study
 June 29, 2011

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12 Story Proposal's Yearly Percentage of Solar Impact on Luther Memorial Church



Note:

1. Solar impacts were calculated based on the total available sunlight hours per day
2. The sanctuary and nave windows of Luther Memorial were used to calculate total impact on the church
3. This graph represents the 12 Story Proposal

1001 University Development
12 Story Proposal
Solar Impact on Luther Memorial
July 22, 2011

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Project # 1017

A.

ATMOSPHERE ANALYSIS MADISON, WI

STUDY: Sun vs. Clouds 1953 through 2002

ACTUAL DAYS			
	CLEAR	PARTLY CLOUDY	CLOUDY
JAN	7	6	17
FEB	7	6	15
MAR	6	7	17
1ST Q	20	19	49
% BY Q	22%	21%	54%
APRIL	6	8	16
MAY	7	9	15
JUNE	7	10	13
2ND Q	20	27	44
% BY Q	22%	30%	48%
JULY	9	11	11
AUG	9	10	12
SEPT	9	8	12
3RD Q	27	29	35
% BY Q	30%	32%	38%
OCT	9	7	14
NOV	5	6	18
DEC	6	6	19
4TH Q	20	19	51
% BY Q	22%	21%	56%

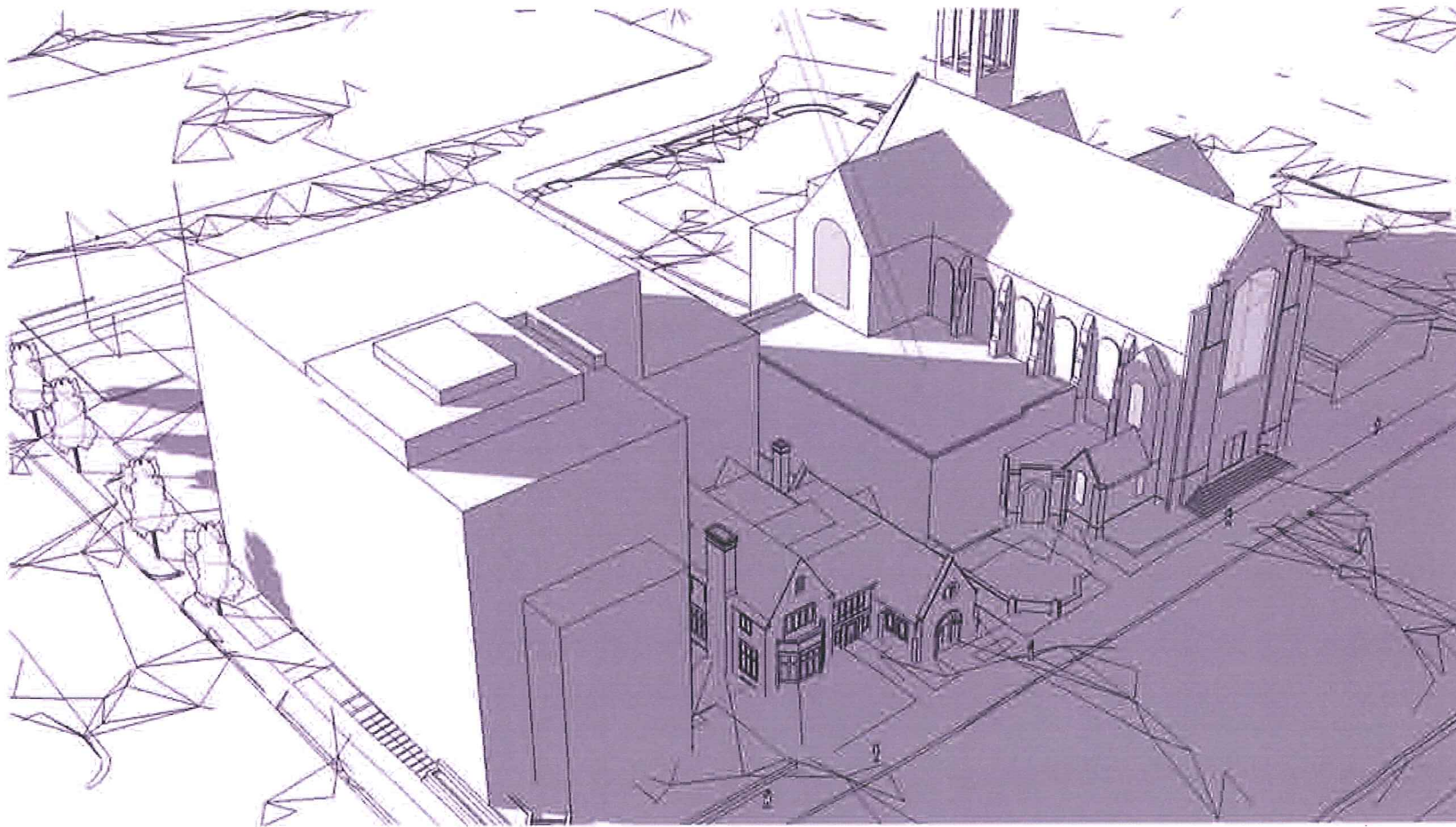


charts and approximations for the modeling

SOURCE: NOAA

[HTTP://LWF,NCDC,NOAA.GOV/OA/CLIMATE/ONLINE/CCO/CLOY.HTML](http://lwf.ncdc.noaa.gov/oa/Climate/Online/CCO/CLOY.html)

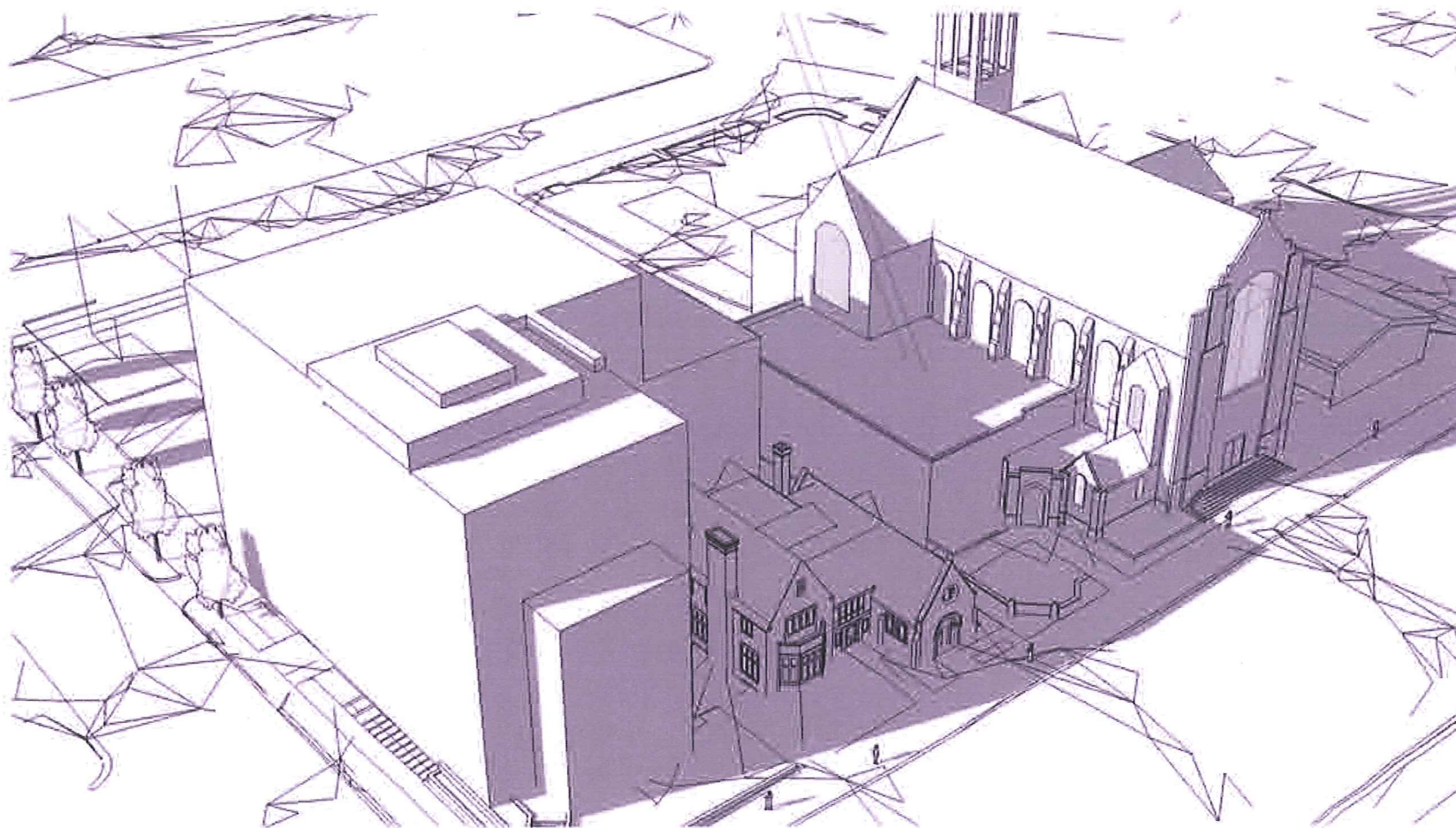
1001 University Development
8 Story Proposal
Weather Data



1001 University
January 1, 9am Sun Study
September 18, 2011

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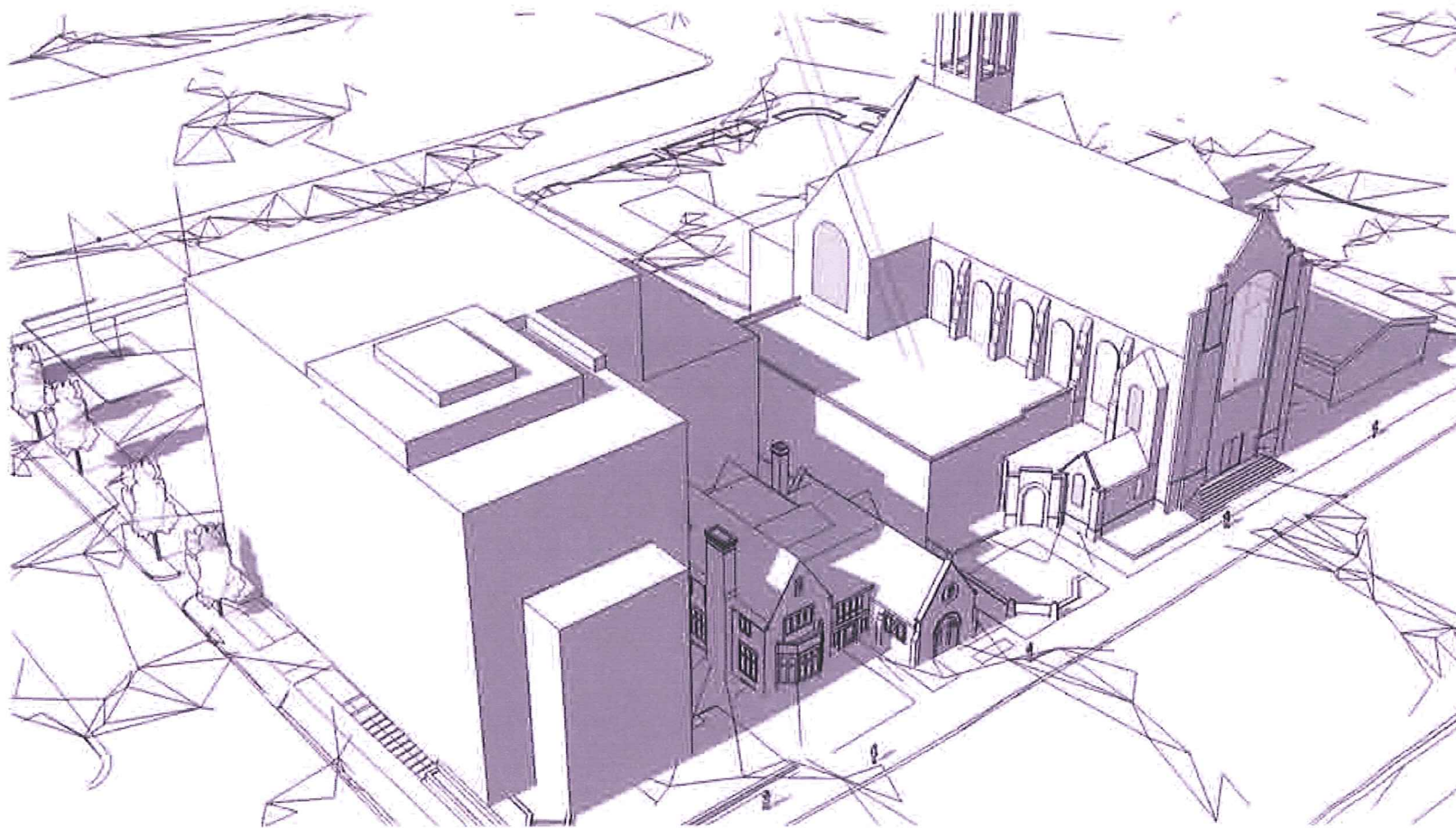
Project # 1017

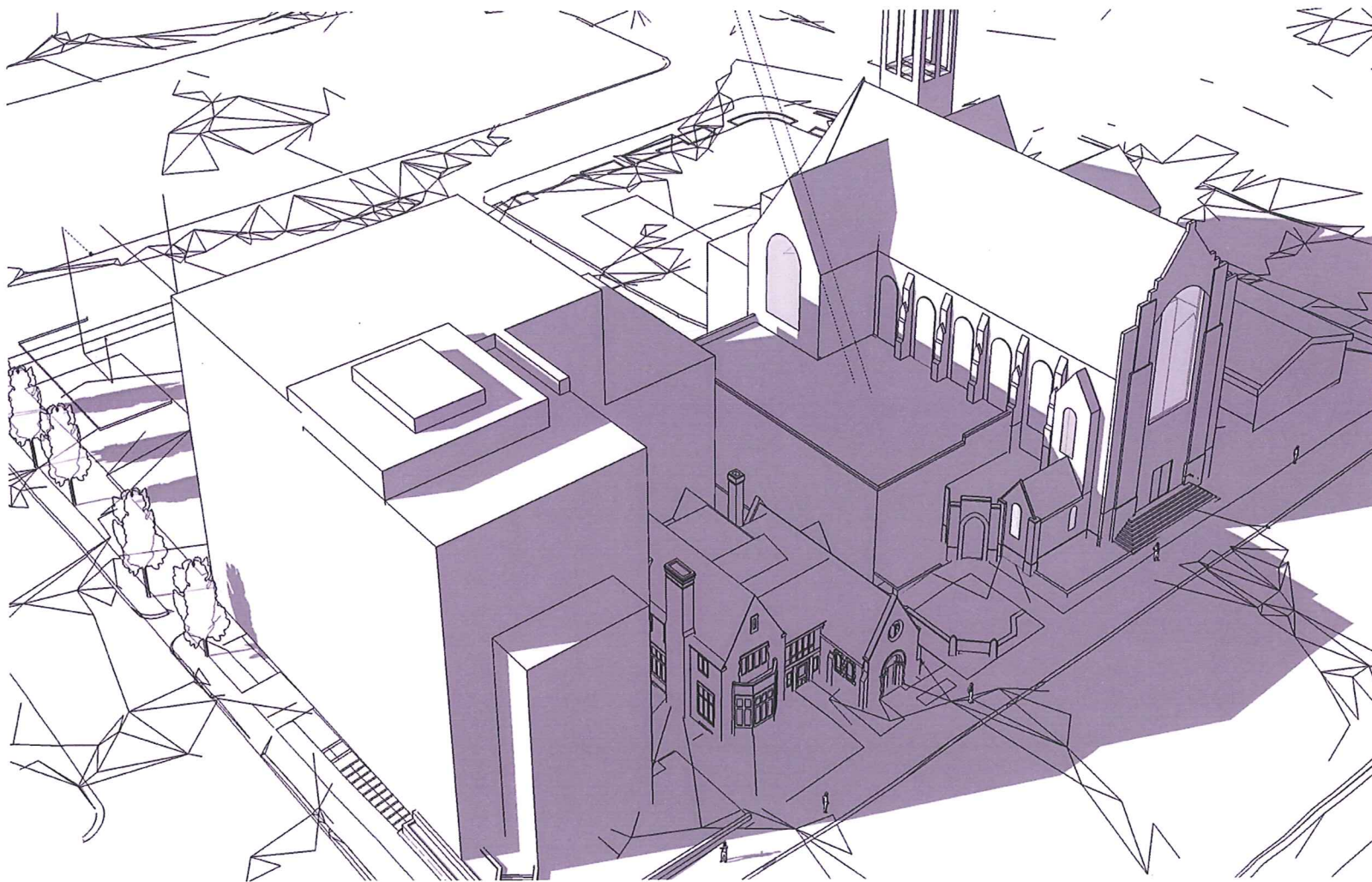


1001 University
April 2, 9am Sun Study
September 19, 2011

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Project # 1011





1001 University
October 1, 9am Sun Study
September 19, 2011

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Project # 1037

Direct Sunlight on East Sanctuary Windows at 8:30am



Indirect Sunlight on West Sanctuary Windows at 8:30am



1001 University
Existing Conditions - Luther Memorial
May 11, 2011

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Project # 1017



1001 University Development
St. Francis 1960's
Addition

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Project # 1037



1001 University Development
St. Francis Perspective

August 22, 2011
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Project # 1017



1001 University Development
1930's University Street Perspective

September 19, 2011

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Project # 1037



1001 University Development
8 Story Proposal

BENEFITS FROM DEVELOPMENT: ST. FRANCIS HOUSE • 1001 UNIVERSITY AVENUE

SITE BENEFITS:	POLICY BENEFITS:
Repair Conklin Court Remove non-conforming surface parking in Conklin Court Provide sidewalk into center of block along Conklin Court Cure Porchlight unsightly dumpster issues Reconstruct historic St. Francis House to original design Maintain an important spiritual ministry for University Students Put parking underground	Create infill housing on an underutilized site in the center of the Campus Provide housing in keeping with City of Madison Sustainability Plan Provide housing in keeping with City of Madison Comprehensive Plan Provide housing in keeping with Isthmus Neighborhood Plans Reduce the Carbon Footprint of residents Increase ridership on Madison Metro

**BENEFITS FROM DEVELOPMENT:
ST. FRANCIS HOUSE • 1001 UNIVERSITY AVENUE**

MARKET BENEFITS:	FINANCIAL BENEFITS TO CITY OF MADISON:
Increase the supply of quality housing on Campus Increase the competition among non-University undergraduate housing providers (<i>Sophomores-Seniors</i>) Increase available housing for young professional and workforce housing in surrounding Isthmus Neighborhoods Increase the safety of students on Campus	Add to the Property Tax Base Require no city TIF subsidies to construct Allow construction at a time of deep construction recession Create economic activity for the Madison Area now