



OVERVIEW

C.6 Project Proposal, Goals and Discussion Topics
C.7 Aerial Map
C.8 Property Information
C.9 Zoning

PROJECT

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INFORMATION

PROJECT: Mississippi & Fremont
RE: Application for a DAR
ORIGINALLY SUBMITTED: August 27, 2014

ARCHITECT: Holst Architecture
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CIVIL ENGINEER: MGH Associates, Inc.
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OWNER: Madrona Park LLC
CONTACT: James Winkler
Winkler Development Corporation
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503 255 0701

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PROJECT PROPOSAL

- NEW MIXED USE PROJECT INCLUDING UNDERGROUND PARKING, GROUND FLOOR RETAIL, APPROXIMATELY 150-180 HOUSING UNITS AS WELL AS COMMUNITY AMENITY SPACES

PROJECT GOALS

- PROVIDE A GATEWAY TO THE MISSISSIPPI NEIGHBORHOOD
- RESPECT THE SCALE OF MISSISSIPPI AND MICHIGAN
- OPPORTUNITY FOR VIEWS FROM SOUTH SIDE OF SITE TO DOWNTOWN
- COMMUNITY OPEN SPACE / AMENITY SPACE
- PROVIDE ACCESS TO THE LANDLOCKED RESIDENTIAL PROPERTY VIA REVERE STREET
- MAINTAIN ALLEY ACCESS FOR PROPERTIES ON NW CORNER OF BLOCK

DISCUSSION ITEMS

- BUILDING SCALE AT INTERSECTION OF FREMONT AND MISSISSIPPI
- EXD AND RH ZONE FAR TRANSFERS

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PROJECT
PROPOSAL,
GOALS AND
DISCUSSION
TOPICS

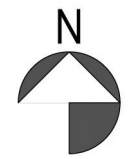
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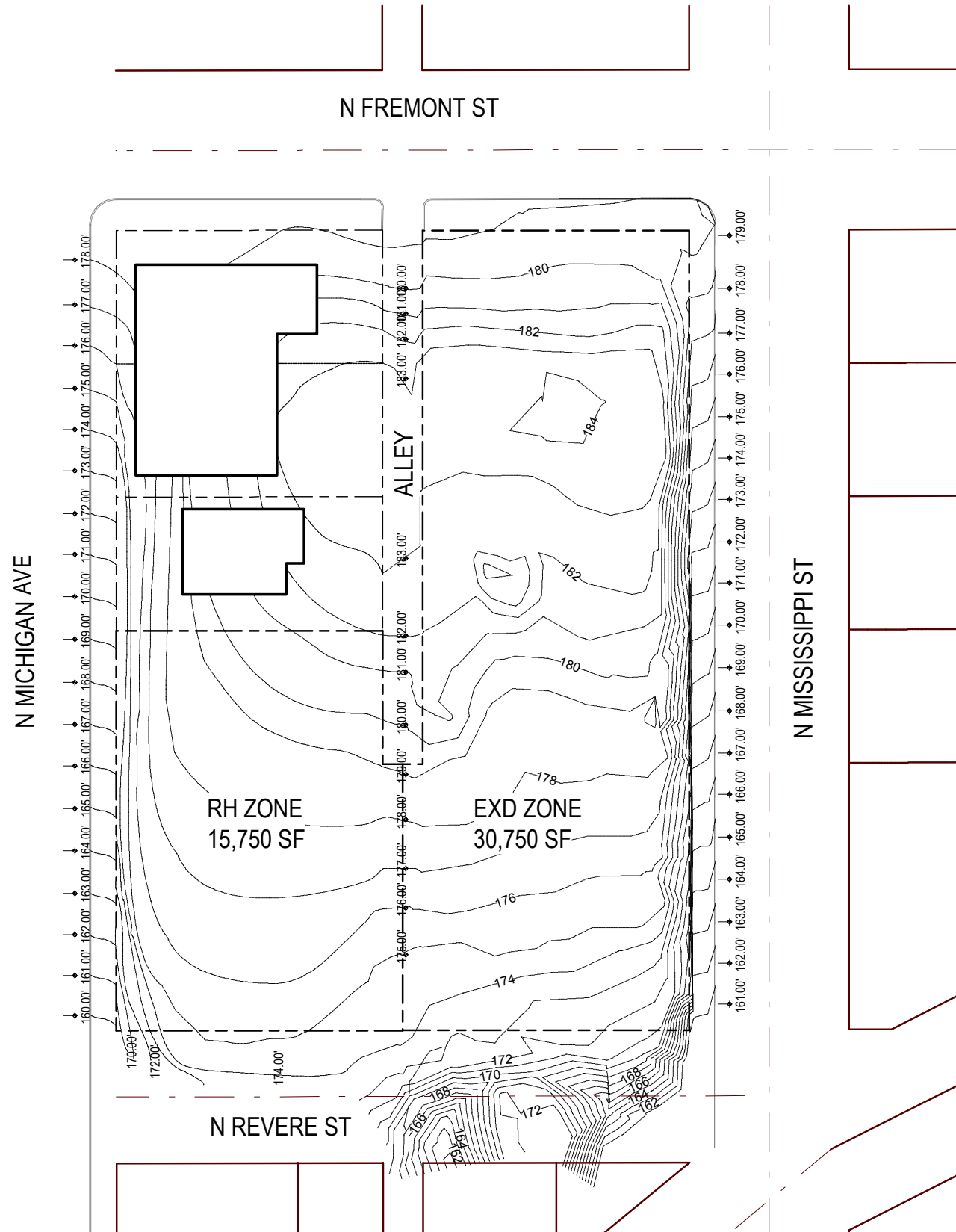
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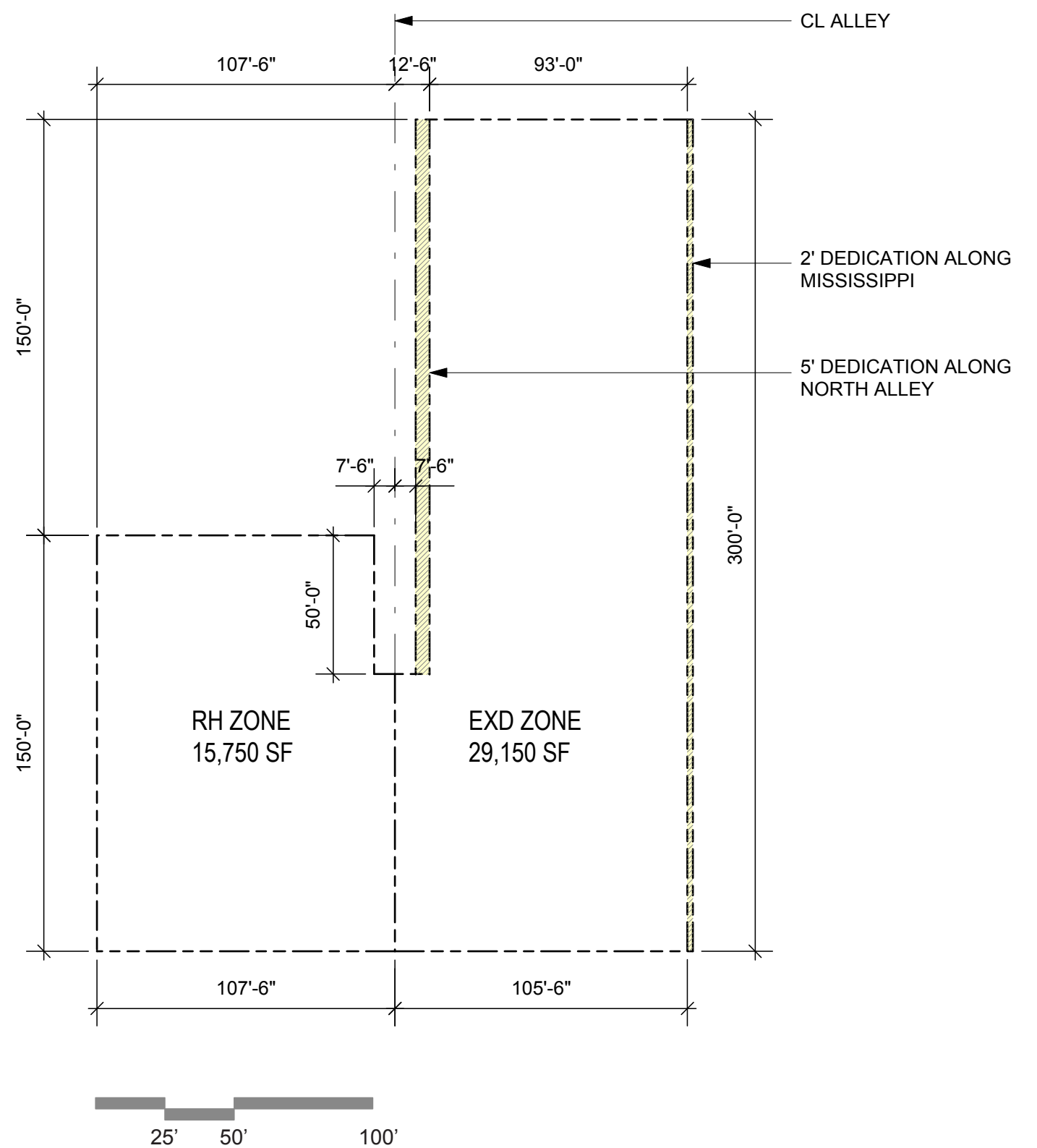
REVERE STREET
 LANDLOCKED
 RESIDENTIAL PROPERTY

PROPOSED
 FUTURE BUILDING
 ALLEY
 VACATED ALLEY
 PROPOSED
 FUTURE BUILDING

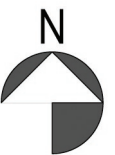




EXISTING GRADES AND LOT AREAS BEFORE DEDICATIONS



ZONING AND LOT AREAS AFTER DEDICATIONS



PROJECT

C.13
C.14-15
C.16-17
C.18-19
C.20-21
C.22-23
C.24-25

Overview of Schemes
Bar Scheme Views
Bar Scheme Plans
L Scheme Views
L Scheme Plans
J Scheme Views
J Scheme Plans



BAR SCHEME

- REBUILD WEST PORTION OF REVERE
- ALLEY REMAINS AT EXISTING GRADE
- 2 SEPARATE BUILDINGS
- PARKING BELOW GRADE ACCESSED FROM MISSISSIPPI
- RH BUILDING IS PER CODE (NO DESIGN REVIEW REQUIRED)
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 4.4:1 PROPOSED)
- EFFICIENT PLAN



L SCHEME

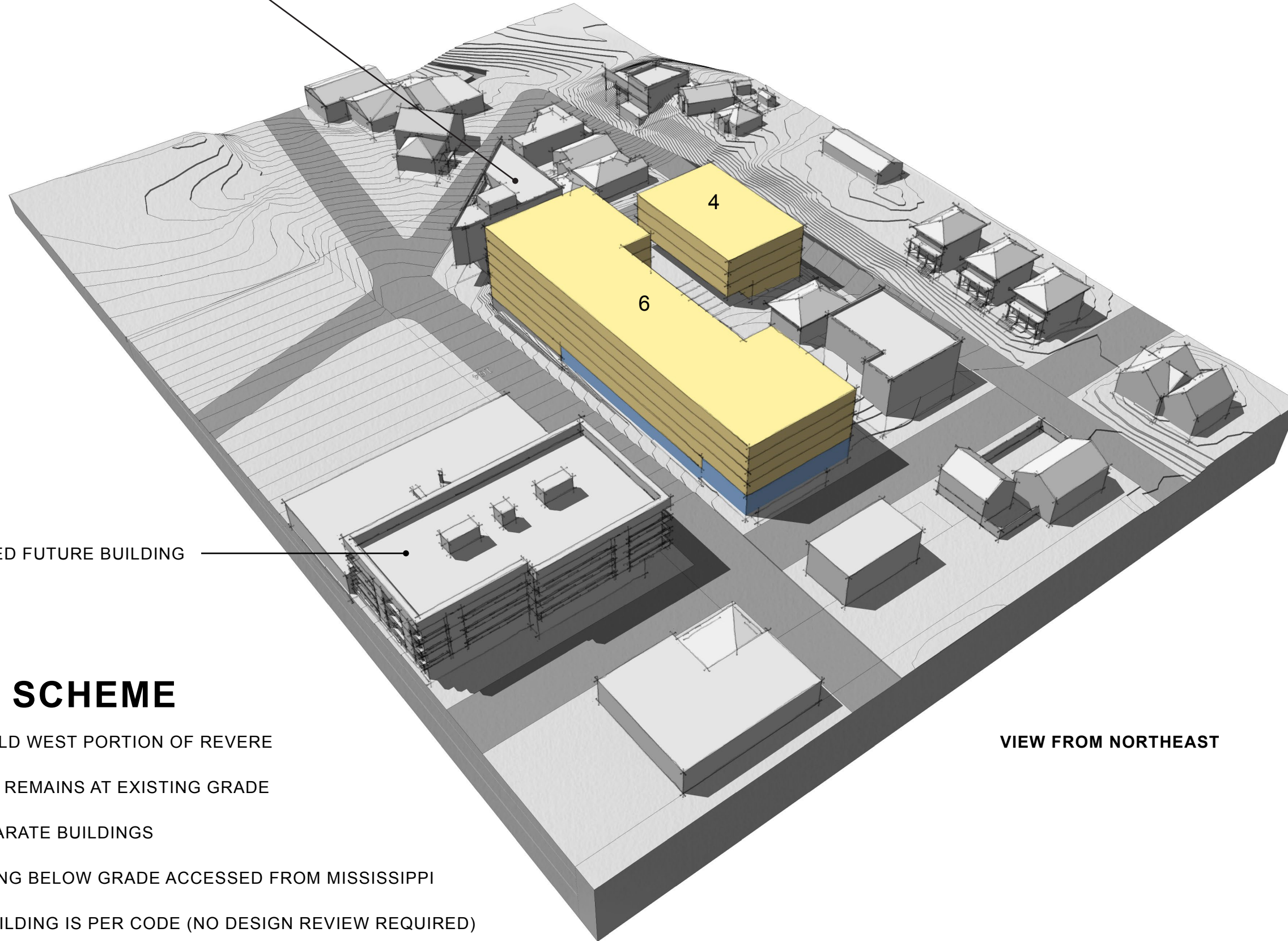
- REBUILD WEST PORTION OF REVERE
- LARGER MIXED USE BUILDING AT SOUTH END
- 6 STORY BUILDING AT NE CORNER
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.7:1 PROPOSED)
- NO FAR TRANSFER REQUIRED AT RH SITE
- ROOF DECK AMENITY AT SW CORNER



J SCHEME

- REBUILD WEST PORTION OF REVERE
- LARGER BUILDING AT SOUTH END
- 4 STORY BUILDING AT NE CORNER
- STEPPED DOWN FACADE ALONG MISSISSIPPI
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.3:1 PROPOSED)
- RH SITE REQUIRES FAR TRANSFER (2:1 ALLOWED, 3.4:1 PROPOSED)
- ROOF DECK AMENITY ALONG MISSISSIPPI

PROPOSED FUTURE BUILDING



PROPOSED FUTURE BUILDING

VIEW FROM NORTHEAST

BAR SCHEME

- REBUILD WEST PORTION OF REVERE
- ALLEY REMAINS AT EXISTING GRADE
- 2 SEPARATE BUILDINGS
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- EFFICIENT PLAN

	HOUSING
	RETAIL
	PARKING
	SERVICES

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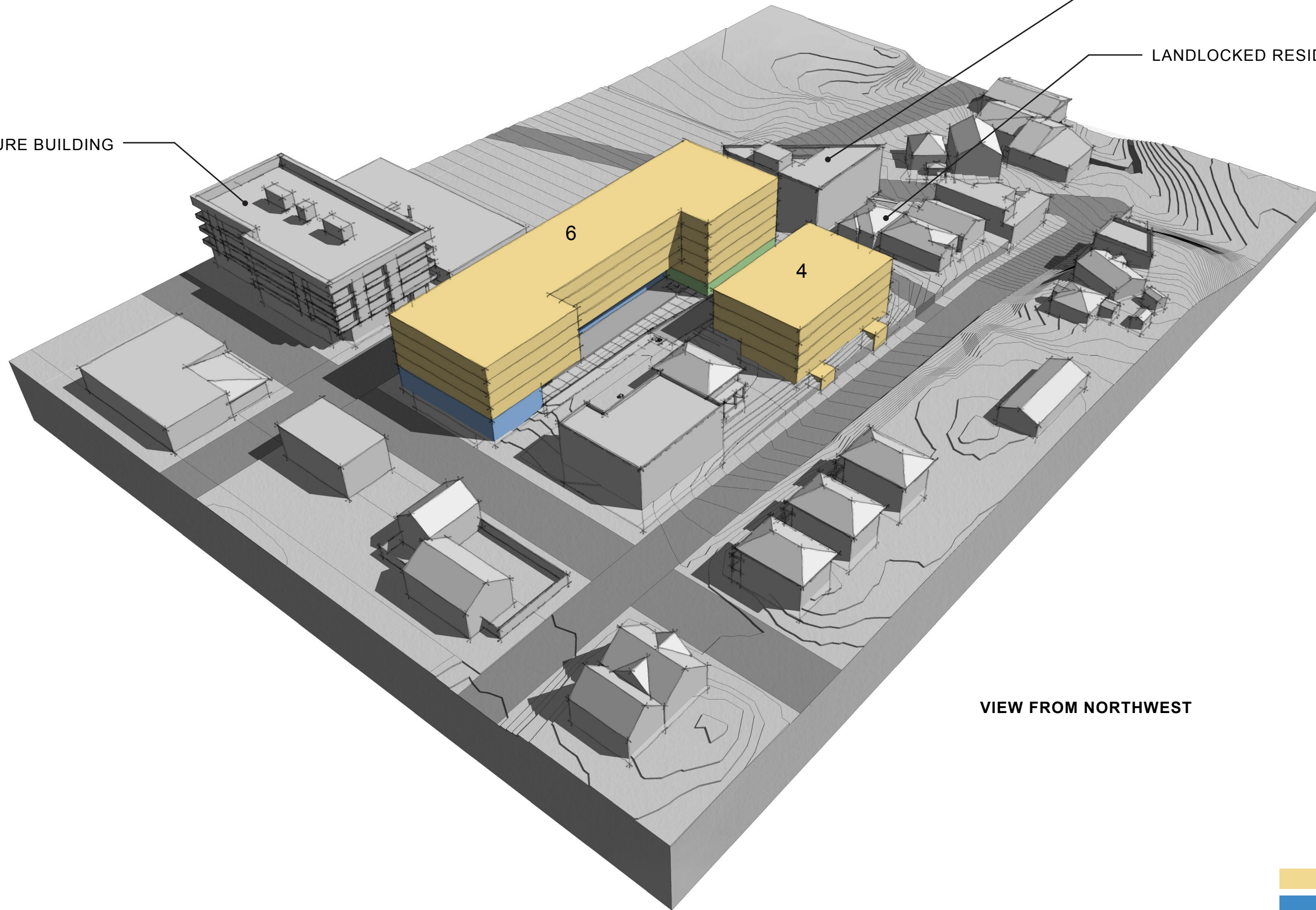
BAR SCHEME
VIEWS

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PROPOSED FUTURE BUILDING

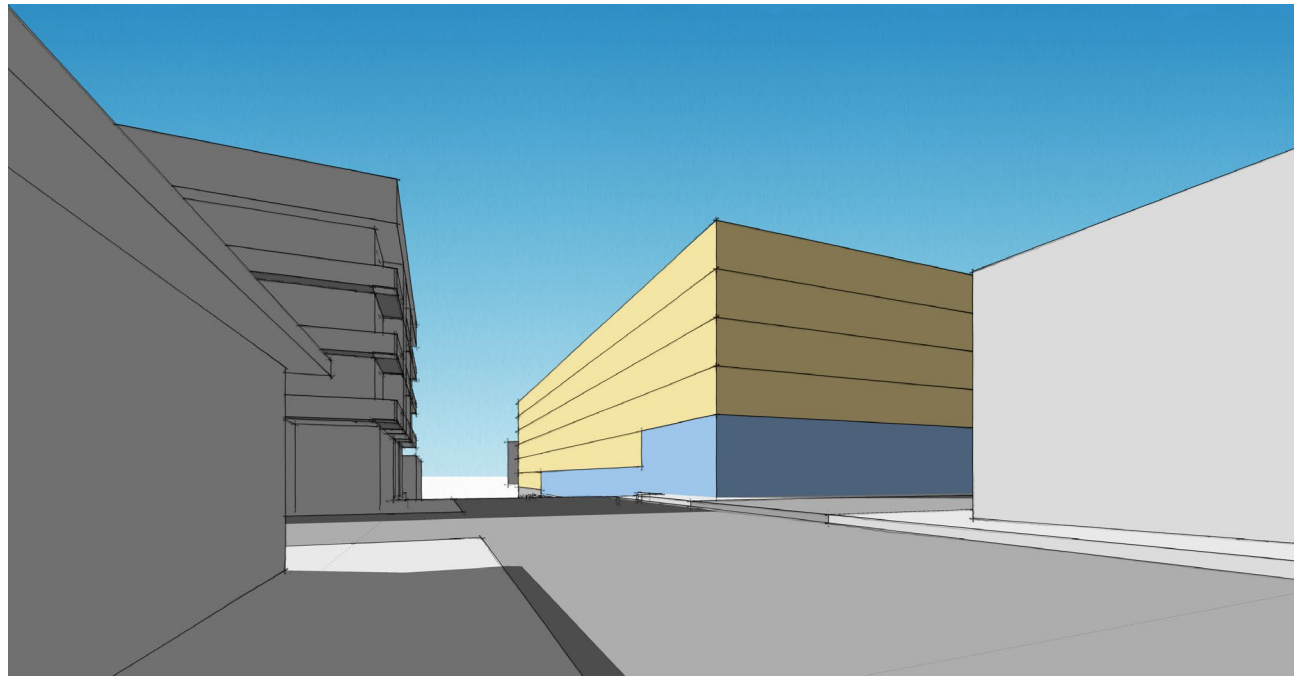
PROPOSED FUTURE BUILDING

LANDLOCKED RESIDENCE



VIEW FROM NORTHWEST

- HOUSING
- RETAIL
- PARKING
- SERVICES



STREET VIEW AT NE CORNER

Gross Building Area:	159,595 SF (both buildings)
Basement Area:	18,038 SF
Allowed FAR @ RH Lots:	15,750 SF (includes existing alley vacation) @ 2:1 = 31,500 SF
Proposed FAR @ RH Lots:	32,150 SF (no FAR transfer required)
Allowed FAR @ EXd Lots:	29,150 SF (includes existing alley vacation as well as alley and Mississippi ROW dedications) @ 3:1 = 87,450 SF
Proposed FAR @ EXd Lots:	131,493 SF (includes proposed transfer of 44,043 SF or more)
Net Housing Area:	114,634 SF (150-180 Units)
Active Use Area (Retail, Office, Amenity & Lobby):	10,100 SF
Total Parking Stalls:	105 (28 Surface Parking Stalls; 77 Subterranean Parking Stalls)
Parking Ratio:	.58-.7
Number of Stories:	RH: 4, EXd: 6 w/ a Basement
Construction Type:	RH: (3) Stories of V-A / (1) Story of I-A EXd: (5) Stories of III-B / (1) Story of I-A w/ a I-A Basement
Building Height:	RH: 54', EXd: 65' + 10'

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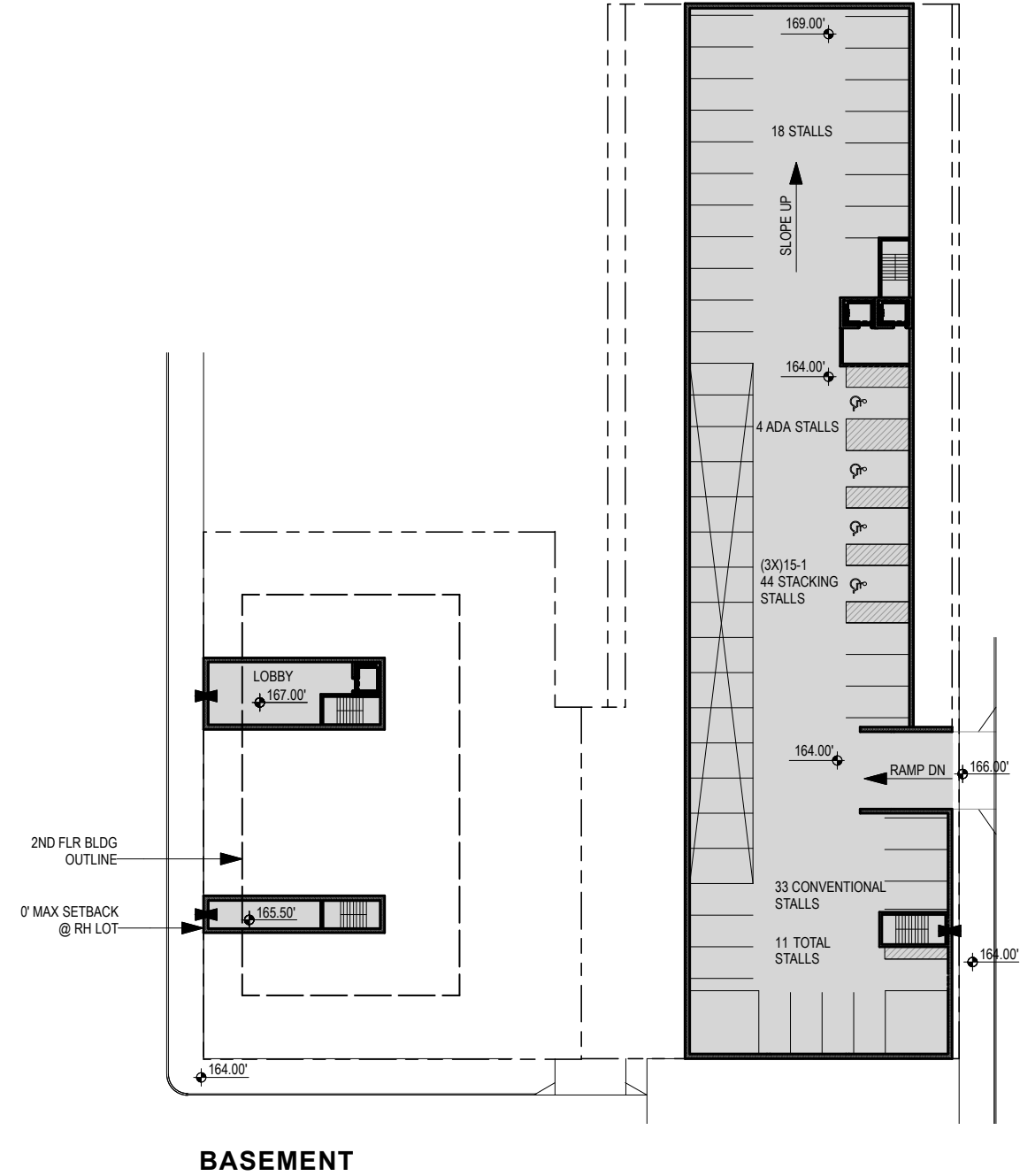
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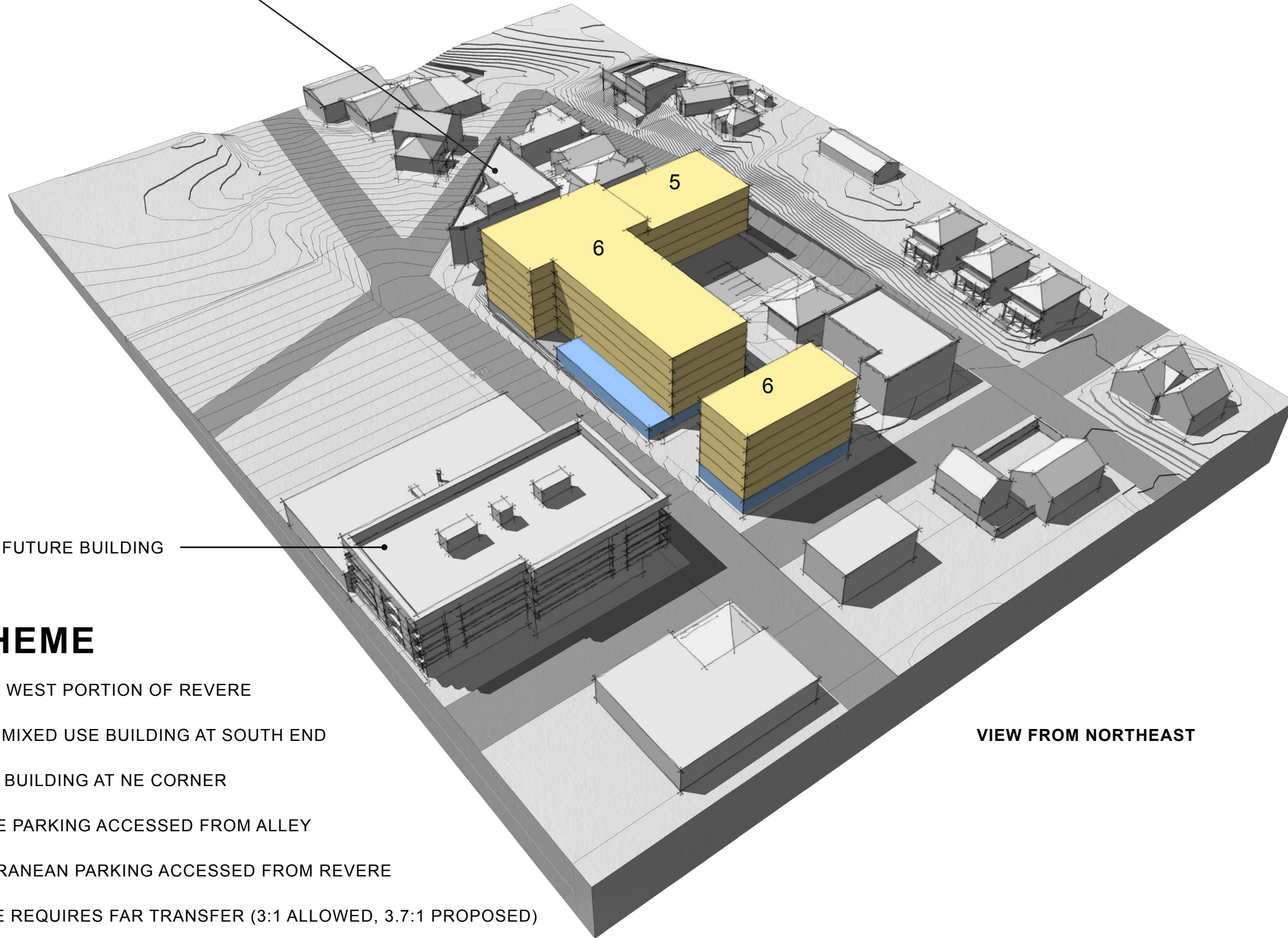
BAR SCHEME
PLANS

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PROPOSED FUTURE BUILDING



PROPOSED FUTURE BUILDING

VIEW FROM NORTHEAST

L SCHEME

- REBUILD WEST PORTION OF REVERE
- LARGER MIXED USE BUILDING AT SOUTH END
- 6 STORY BUILDING AT NE CORNER
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.7:1 PROPOSED)
- NO FAR TRANSFER REQUIRED AT RH SITE
- ROOF DECK AMENITY AT SW CORNER

	HOUSING
	RETAIL
	PARKING
	SERVICES

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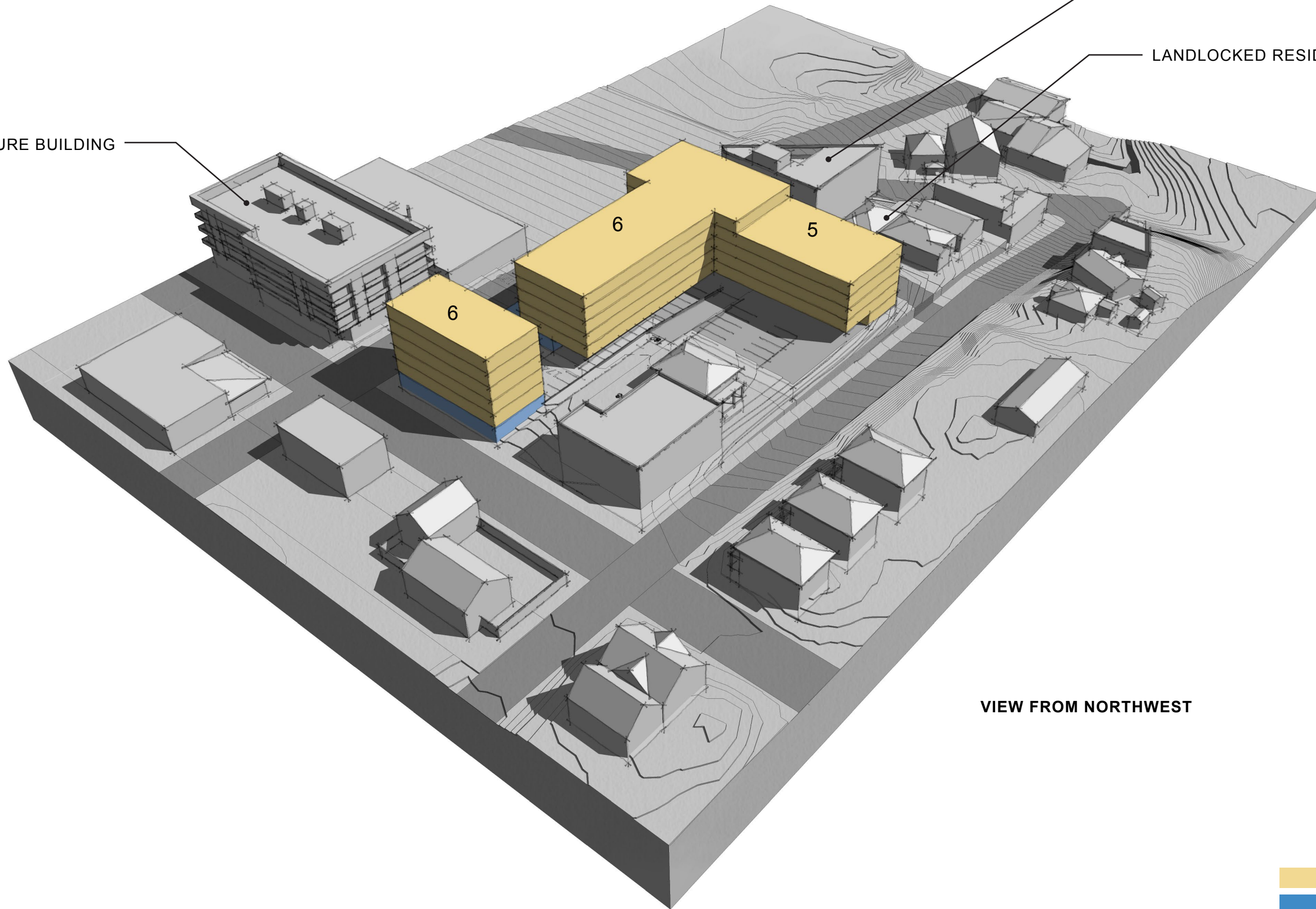
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VIEWS

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PROPOSED FUTURE BUILDING

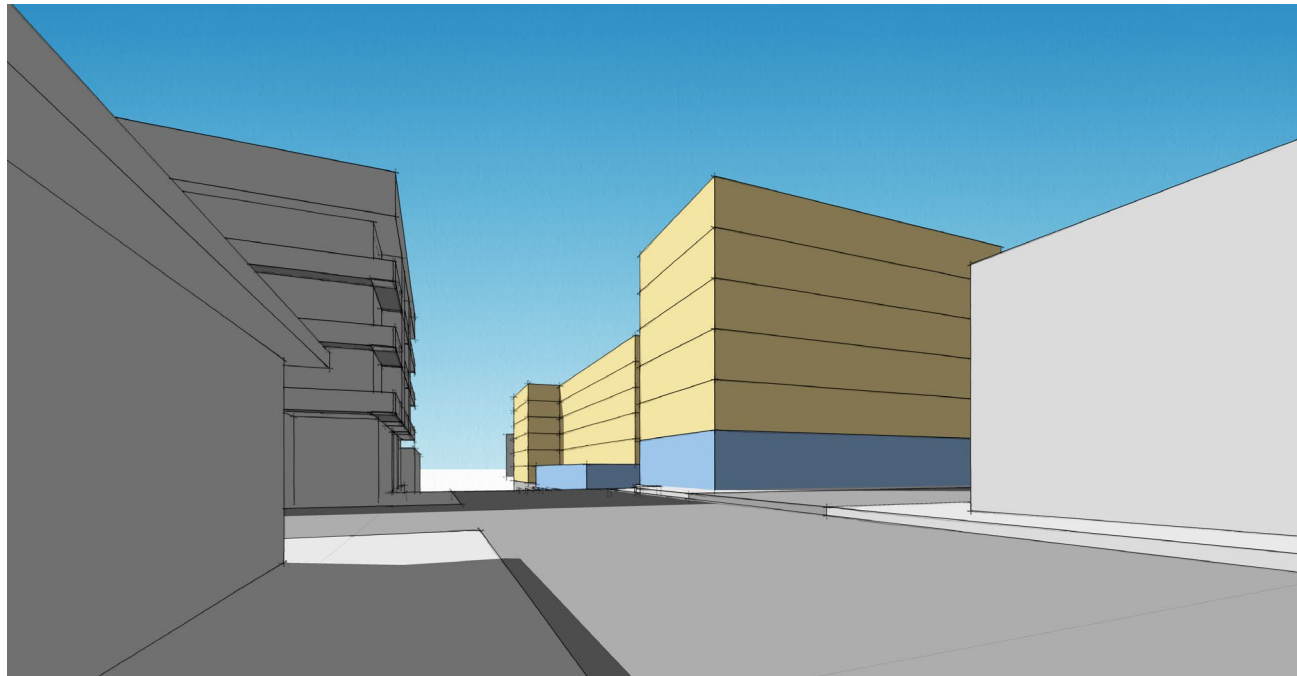
PROPOSED FUTURE BUILDING

LANDLOCKED RESIDENCE



VIEW FROM NORTHWEST

- HOUSING
- RETAIL
- PARKING
- SERVICES



STREET VIEW AT NE CORNER

Gross Building Area:	152,337 SF (both buildings)
Basement Area:	21,437 SF
Allowed FAR @ RH Lots:	15,750 SF (includes existing alley vacation) @ 2:1 = 31,500 SF
Proposed FAR @ RH Lots:	31,250 SF (no FAR transfer required)
Allowed FAR @ EXd Lots:	29,150 SF (includes existing alley vacation as well as alley and Mississippi ROW dedications) @ 3:1 = 87,450 SF
Proposed FAR @ EXd Lots:	120,090 SF (includes proposed transfer of 32,640 SF)
Net Housing Area:	112,515 SF (150-180 Units)
Active Use Area (Retail, Office, Amenity & Lobby):	9,708 SF
Total Parking Stalls:	114 (28 Surface Parking Stalls; 86 Subterranean Parking Stalls)
Parking Ratio:	.63-.76
Number of Stories:	RH: 4, EXd: 6 w/ a Basement
Construction Type:	(5) Stories of III-B / (1) Story of I-A w/ a I-A Basement
Building Height:	65' + 10'

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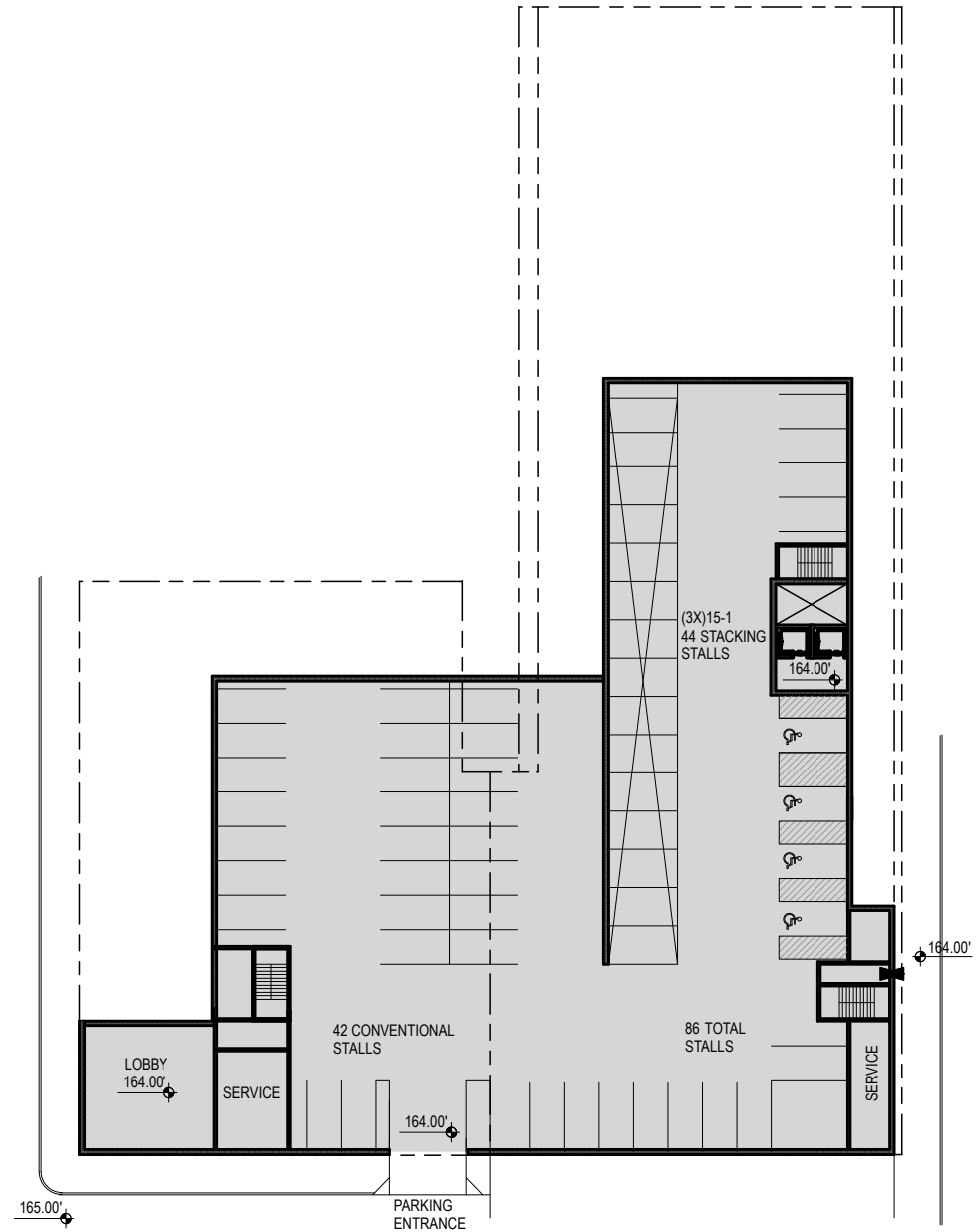
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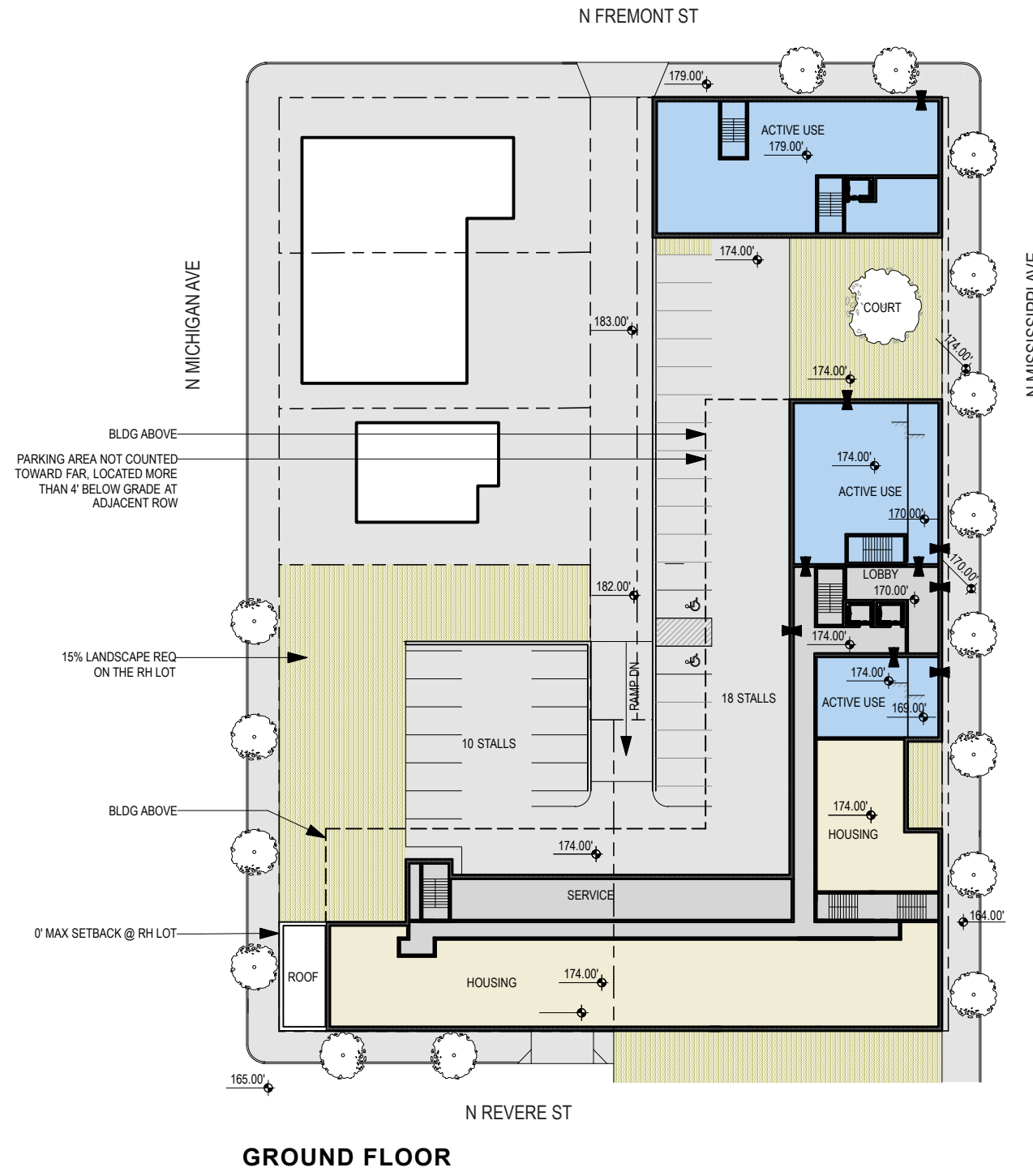
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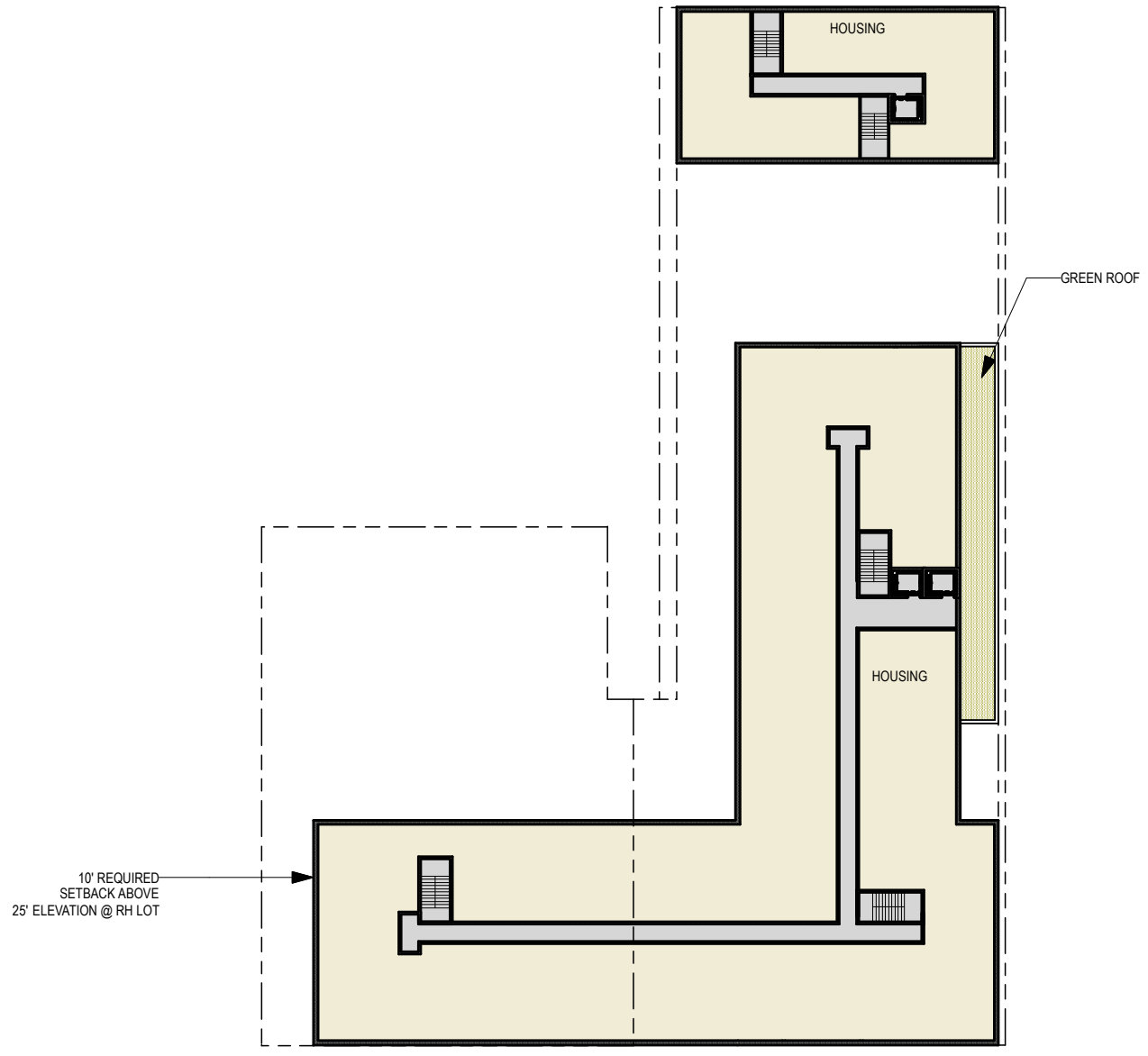
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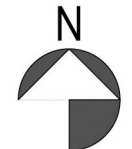
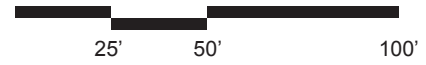
BASEMENT



GROUND FLOOR



SECOND FLOOR



- HOUSING
- RETAIL
- PARKING
- SERVICES

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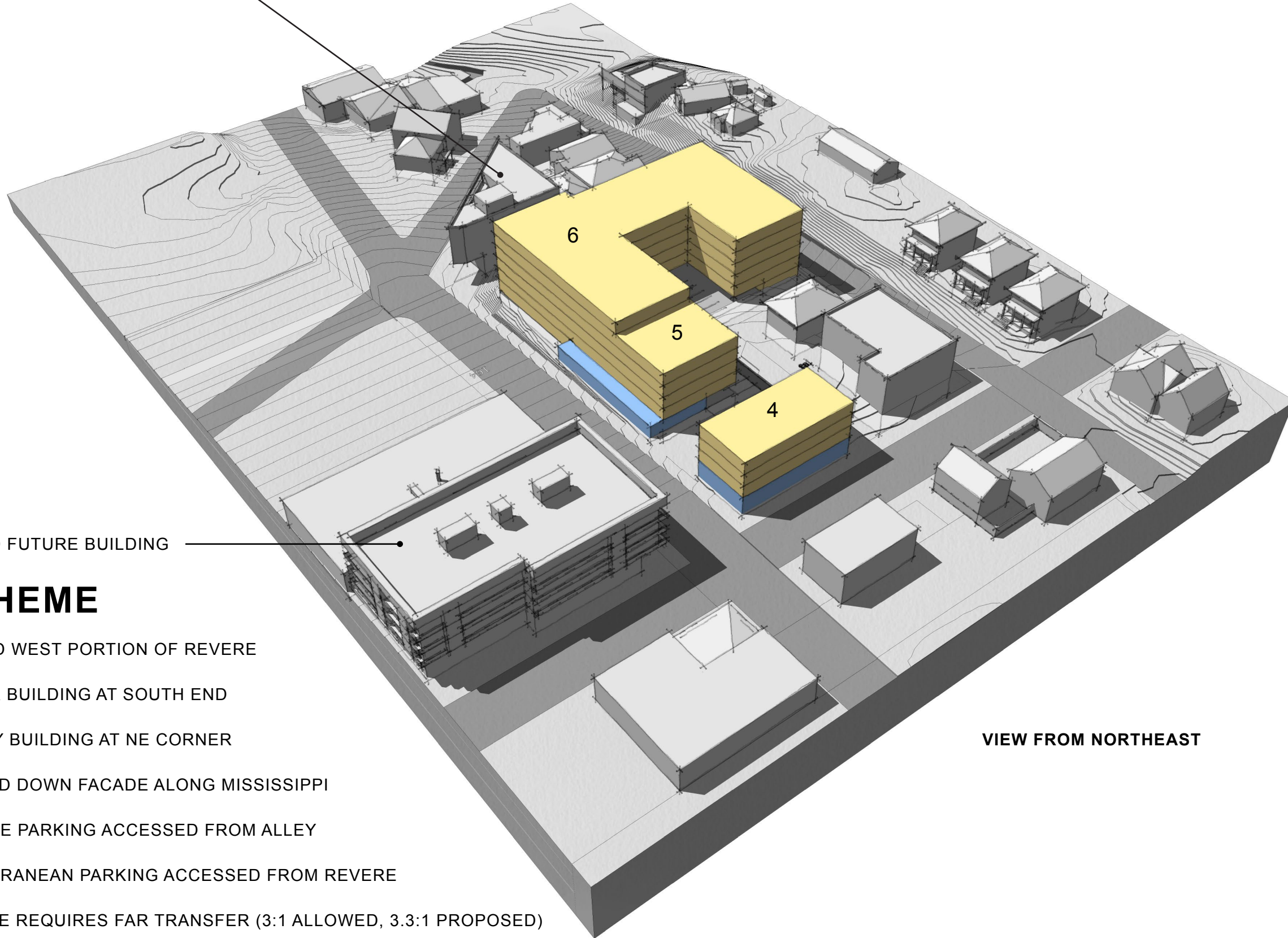
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PROPOSED FUTURE BUILDING



PROPOSED FUTURE BUILDING

VIEW FROM NORTHEAST

J SCHEME

- REBUILD WEST PORTION OF REVERE
- LARGER BUILDING AT SOUTH END
- 4 STORY BUILDING AT NE CORNER
- STEPPED DOWN FACADE ALONG MISSISSIPPI
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.3:1 PROPOSED)
- RH SITE REQUIRES FAR TRANSFER (2:1 ALLOWED, 3.4:1 PROPOSED)
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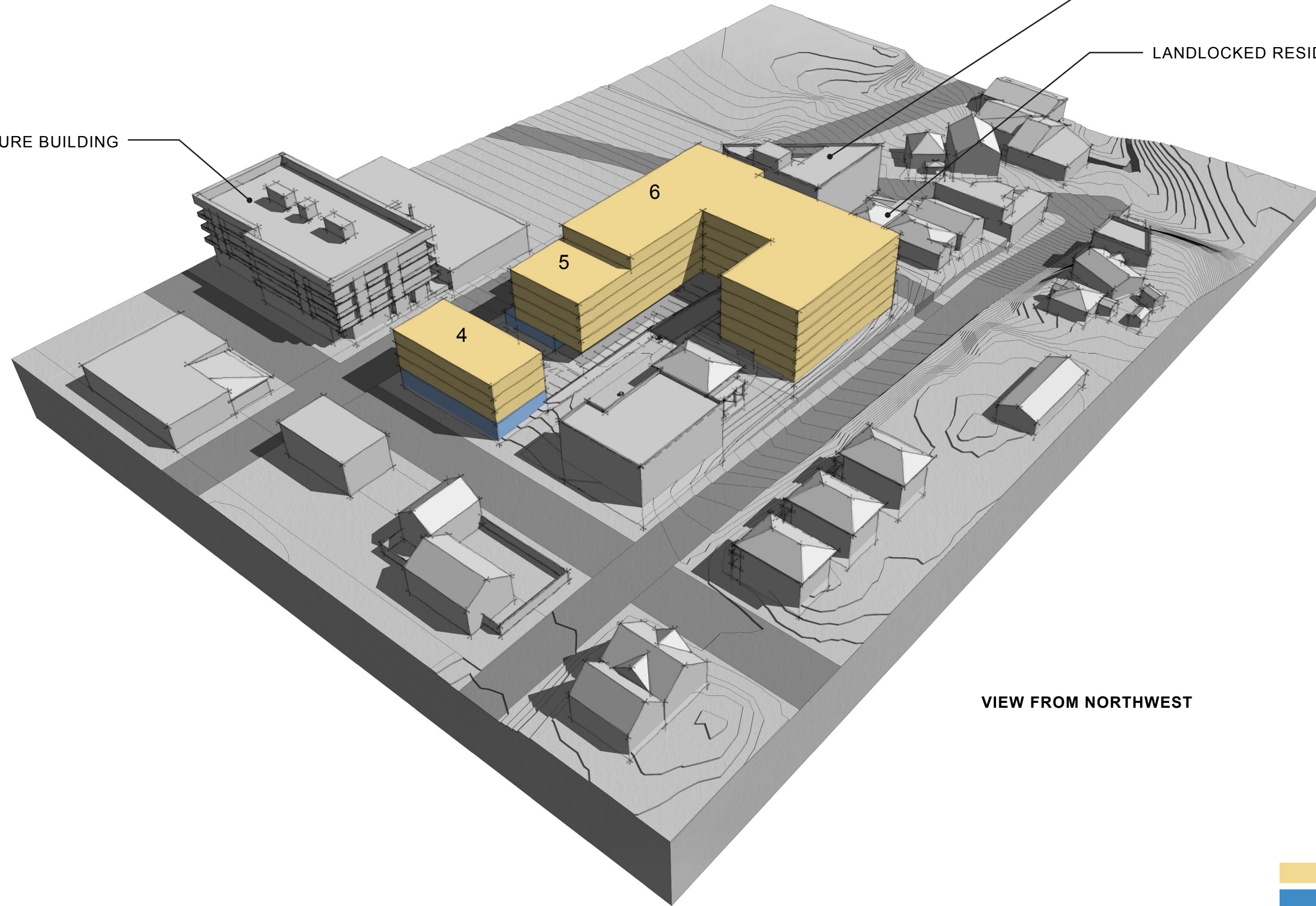
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PROPOSED FUTURE BUILDING

PROPOSED FUTURE BUILDING

LANDLOCKED RESIDENCE



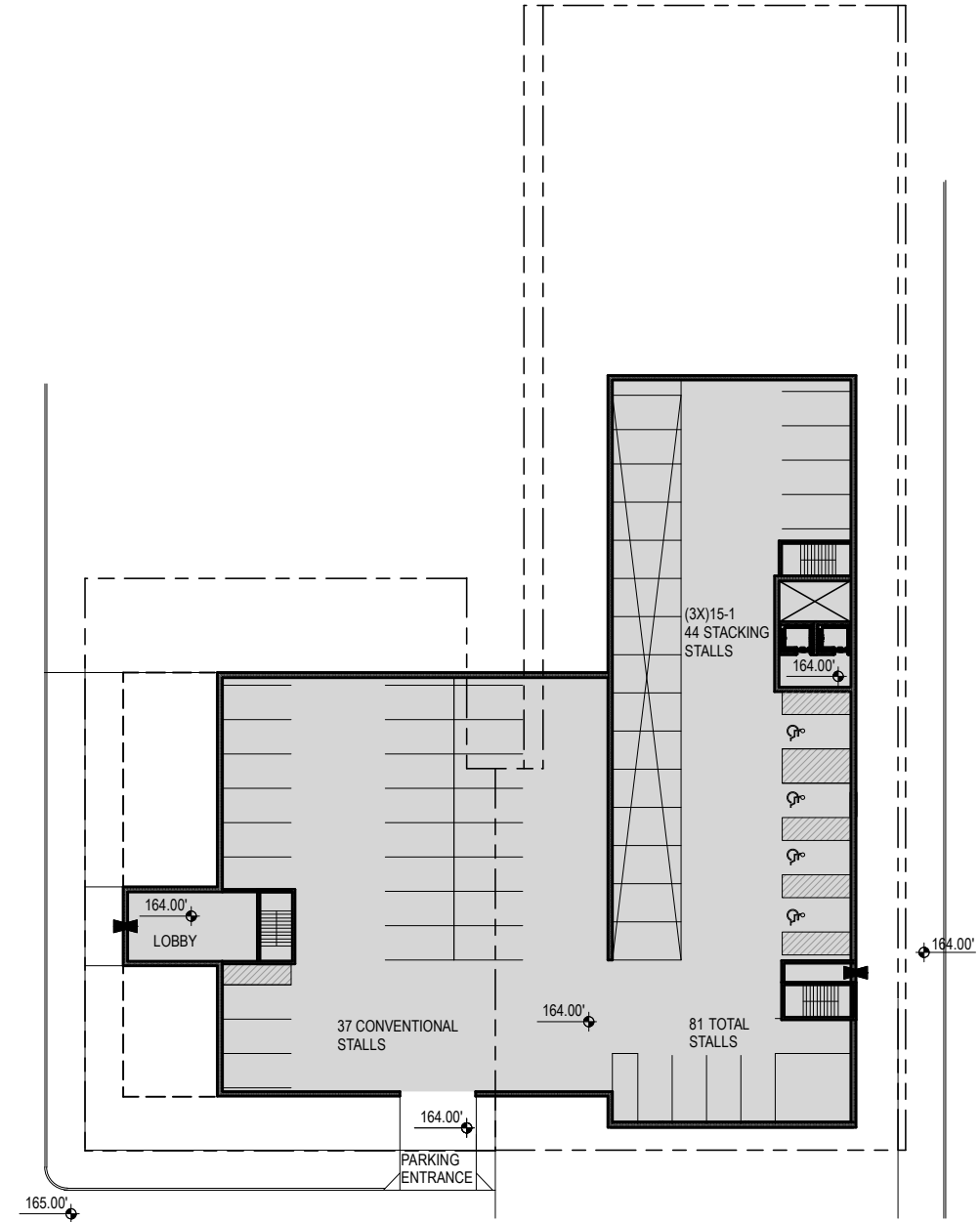
VIEW FROM NORTHWEST

- HOUSING
- RETAIL
- PARKING
- SERVICES

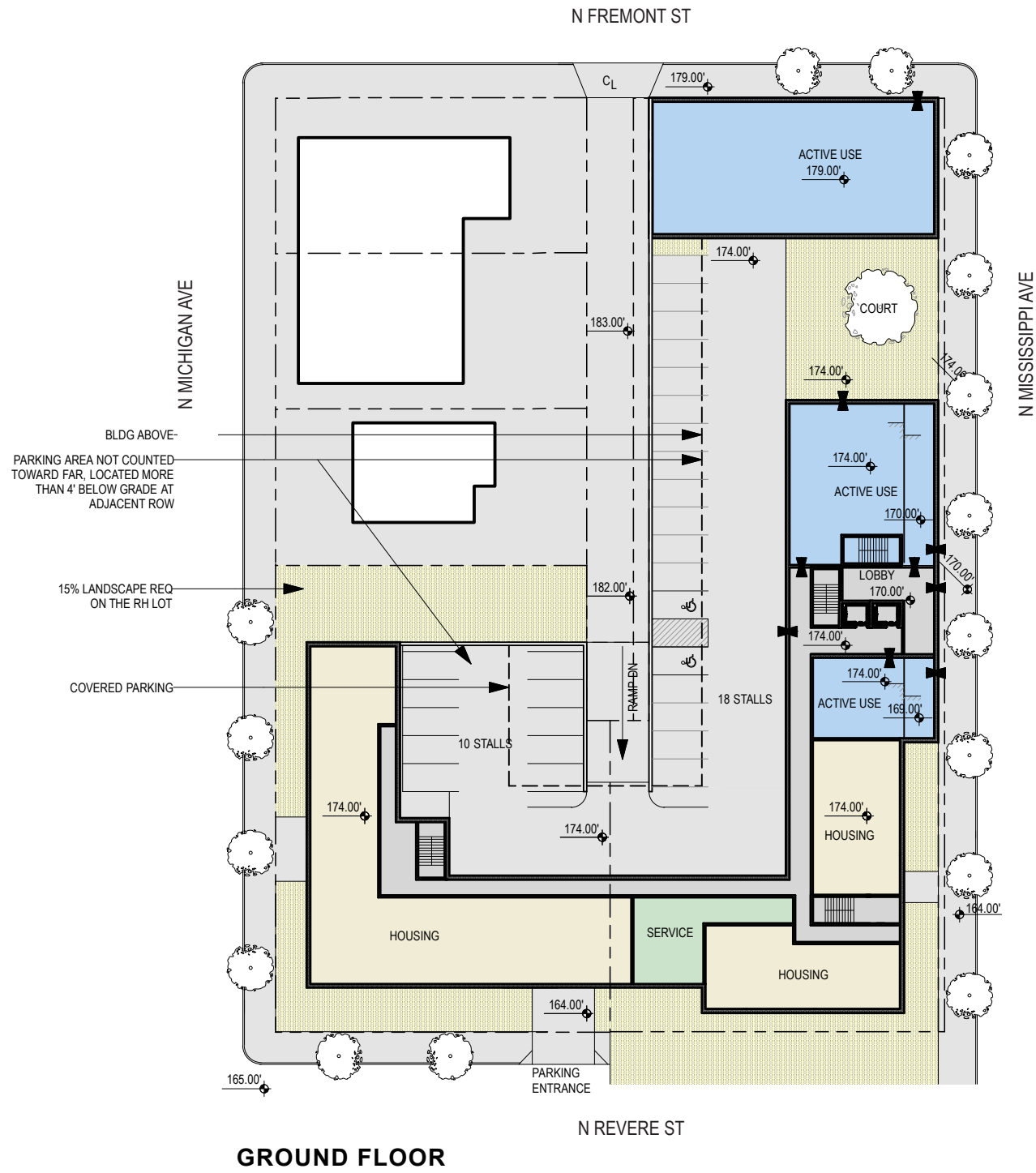


STREET VIEW AT NE CORNER

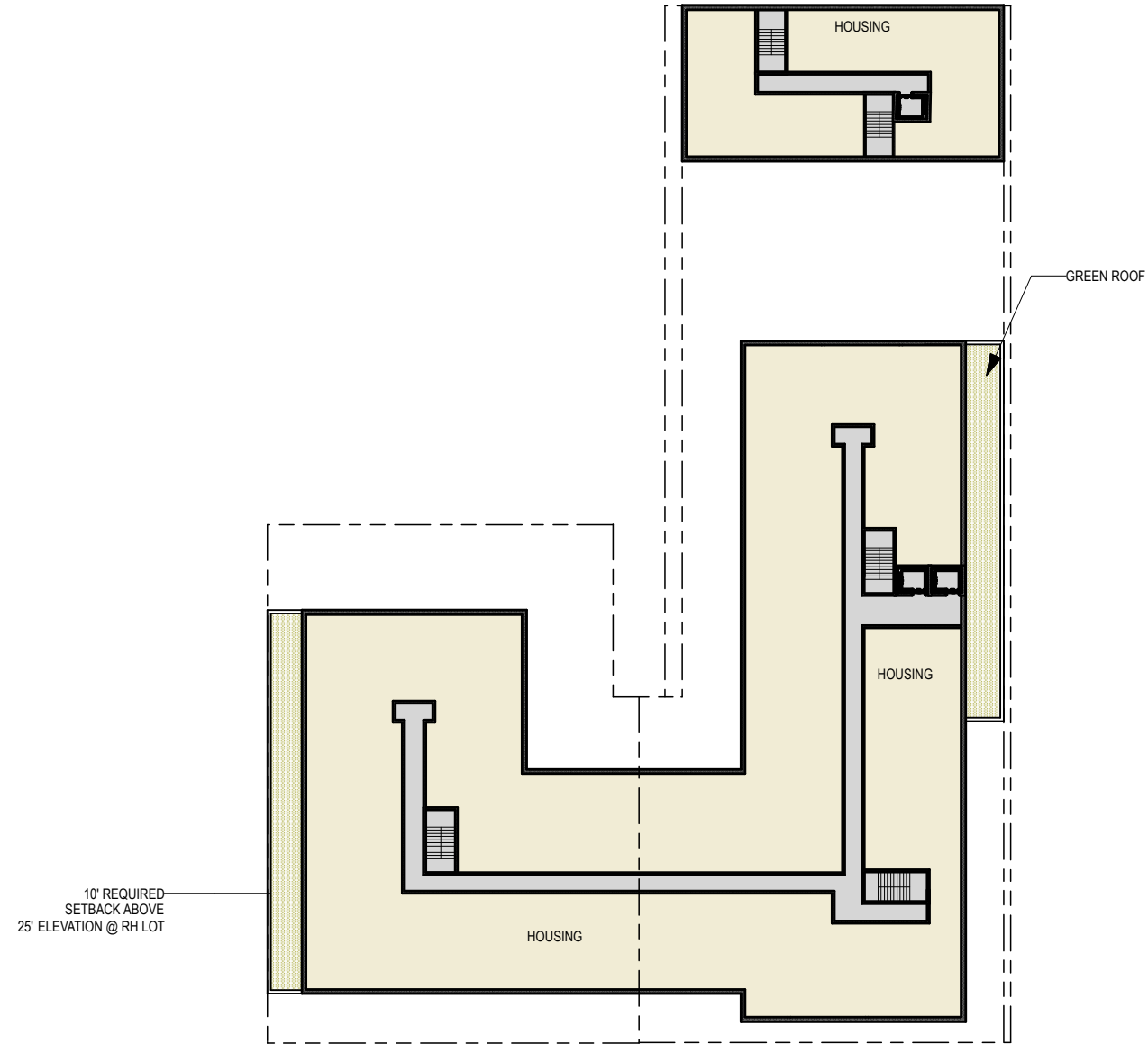
Gross Building Area:	160,028 SF (both buildings)
Basement Area:	18,997 SF
Allowed FAR @ RH Lots:	15,750 SF (includes existing alley vacation) @ 2:1 = 31,500 SF
Proposed FAR @ RH Lots:	55,504 SF (includes proposed transfer of 24,004 SF)
Allowed FAR @ EXd Lots:	29,150 SF (includes existing alley vacation as well as alley and Mississippi ROW dedications) @ 3:1 = 87,450 SF
Proposed FAR @ EXd Lots:	105,524 SF (includes proposed transfer of 18,074 SF)
Net Housing Area:	115,936 SF (150-180 Units)
Active Use Area (Retail, Office, Amenity & Lobby):	9,708 SF
Total Parking Stalls:	109 (28 Surface Parking Stalls; 81 Subterranean Parking Stalls)
Parking Ratio:	.61-.73
Number of Stories:	RH: 4, EXd: 6 w/ a Basement
Construction Type:	(5) Stories of III-B / (1) Story of I-A w/ a I-A Basement
Building Height:	65' + 10'



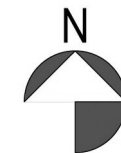
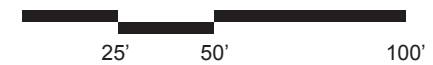
BASEMENT



GROUND FLOOR



SECOND FLOOR



- HOUSING
- RETAIL
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J SCHEME
PLANS

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APPENDIX

C.28-29

Site Images



1. View from Michigan Avenue down Revere Street



2. View South on Alley from N Fremont Street



3. View from N Mississippi Avenue

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SITE IMAGES

Sheet:



4. View from N Fremont Street



5. View from corner of N Fremont Street + N Mississippi Avenue



6. View from N Mississippi Avenue + N Cook Street

