

**Kahler Slater**

# **Brady & Farwell Hotel**

Zoning, Neighborhoods and Development Committee Presentation

April 11, 2023

# Project Metrics

Section Subtitle

# Project Metrics

BUILDING GSF	
*9231 SF RETAIL FOOD & BEVERAGED	
LEVEL	AREA
1ST FLOOR	6653 SF
2ND FLOOR	6532 SF
3RD FLOOR	9146 SF
4TH FLOOR	9146 SF
5TH FLOOR	9146 SF
6TH FLOOR	9146 SF
7TH FLOOR	9146 SF
8TH FLOOR	9146 SF
9TH FLOOR	9146 SF
10TH FLOOR	9146 SF
11TH FLOOR	6927 SF
TOTAL	93277 SF

PARKING MATRIX		
USE	REQUIRED*	PROVIDED**
HOTEL	84	11 - ON SITE PARKING
		52 - OFF SITE PARKING
RETAIL FOOD & BEVERAGE	9	7 - OFF SITE PARKING
<b>TOTAL</b>	<b>93</b>	<b>70</b>
*REQUIRED PARKING: 1 PER 1,000SF		
**25% REDUCTION PER CITY OF MILWAUKEE ZONING		
***OFF-SITE PARKING TO BE WITHIN 700 FT OF MAIN ENTRY		

BIKE PARKING MATRIX			
USE	REQUIRED		PROVIDED
	SHORT TERM	LONG TERM	
HOTEL	0	0	0
RETAIL FOOD & BEVERAGE	2	2	6
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>6</b>

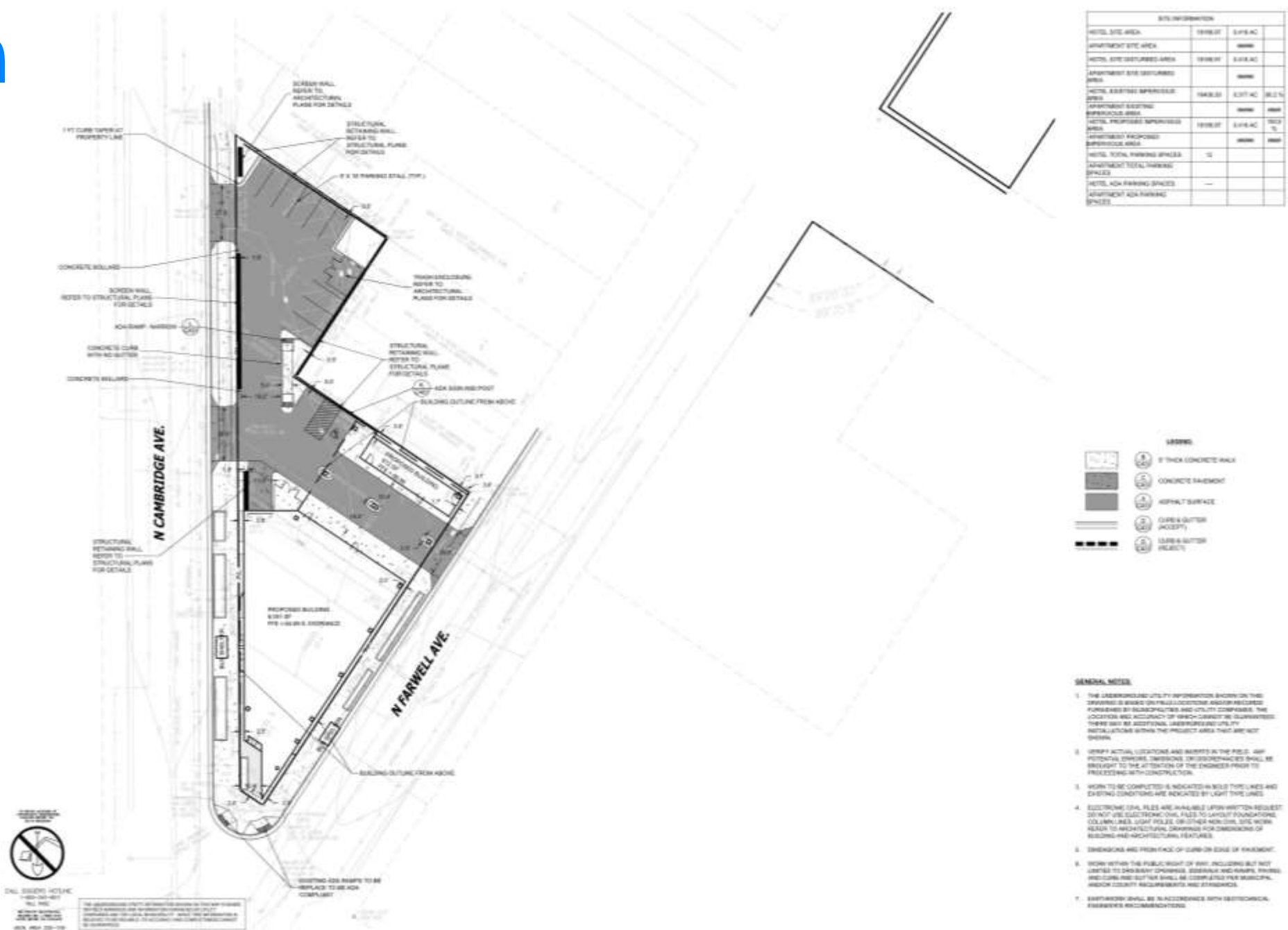
GUESTROOM MATRIX				
FLOOR	KING	DBL QUEEN	SUITE	TOTAL
1ST	0	0	0	0
2ND	0	0	0	0
3RD	6	0	2	8
4TH	13	4	2	19
5TH	13	4	2	19
6TH	13	4	2	19
7TH	13	4	2	19
8TH	13	4	2	19
9TH	13	4	2	19
10TH	5	1	2	8
11TH	0	0	0	0
<b>TOTAL</b>	<b>89 (68.5%)</b>	<b>25 (19.2%)</b>	<b>16 (12.3%)</b>	<b>130*</b>
*7 ADA ROOMS (5 TUBS, 2 ROLL-IN SHOWERS), 5 HEARING IMPAIRED ROOMS				

# Plans

Site Plans



# Site Plan



SITE INFORMATION			
HOTEL SITE AREA	18,988.07	8,418 AC	
APARTMENT SITE AREA		8,888	
HOTEL SITE DISTURBED AREA	18,988.07	8,418 AC	
APARTMENT SITE DISTURBED AREA		8,888	
HOTEL EXISTING ASPHALT DRIVEWAY AREA	19,438.33	8,537 AC	92.2 %
APARTMENT EXISTING ASPHALT DRIVEWAY AREA		8,888	100
HOTEL PROPOSED ASPHALT DRIVEWAY AREA	19,938.07	8,818 AC	100
APARTMENT PROPOSED ASPHALT DRIVEWAY AREA		8,888	100
HOTEL TOTAL PARKING SPACES	15		
APARTMENT TOTAL PARKING SPACES	15		
HOTEL ADA PARKING SPACES	1		
APARTMENT ADA PARKING SPACES	1		

**SIGMA GROUP**  
 High Quality. Smart Solutions.  
 1000 West Lake Street  
 Milwaukee, WI 53233  
 Phone: 414-962-4200  
 Fax: 414-962-4202

HOTEL DEVELOPMENT AT BRADY AND FARWELL  
 MILWAUKEE, WI  
 SITE PLAN

**LEGEND**

	8" THICK CONCRETE WALL
	CONCRETE SIDEWALK
	ASPHALT SURFACE
	OPEN GUTTER (ACCEPT)
	CURB & GUTTER (REJECT)

- GENERAL NOTES**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON THE LOCATION AND DEPTHS FURNISHED BY SUBSCRIBERS AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL, UNDETERMINED UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  2. VERIFY ACTUAL LOCATIONS AND DEPTHS IN THE FIELD. ANY ADDITIONAL UTILITY INFORMATION OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  3. WORK TO BE COMPLETED IS INDICATED IN SOLID LINE AND EXISTING CONDITIONS ARE INDICATED BY LIGHT LINE.
  4. ELECTRONIC LEGAL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC COPIES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT FILES, OR OTHER NON-CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF FINISHMENT.
  6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY, DRIVEWAY, SIDEWALK AND CURB, PARKING AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND COUNTY REQUIREMENTS AND STANDARDS.
  7. EXISTING WORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

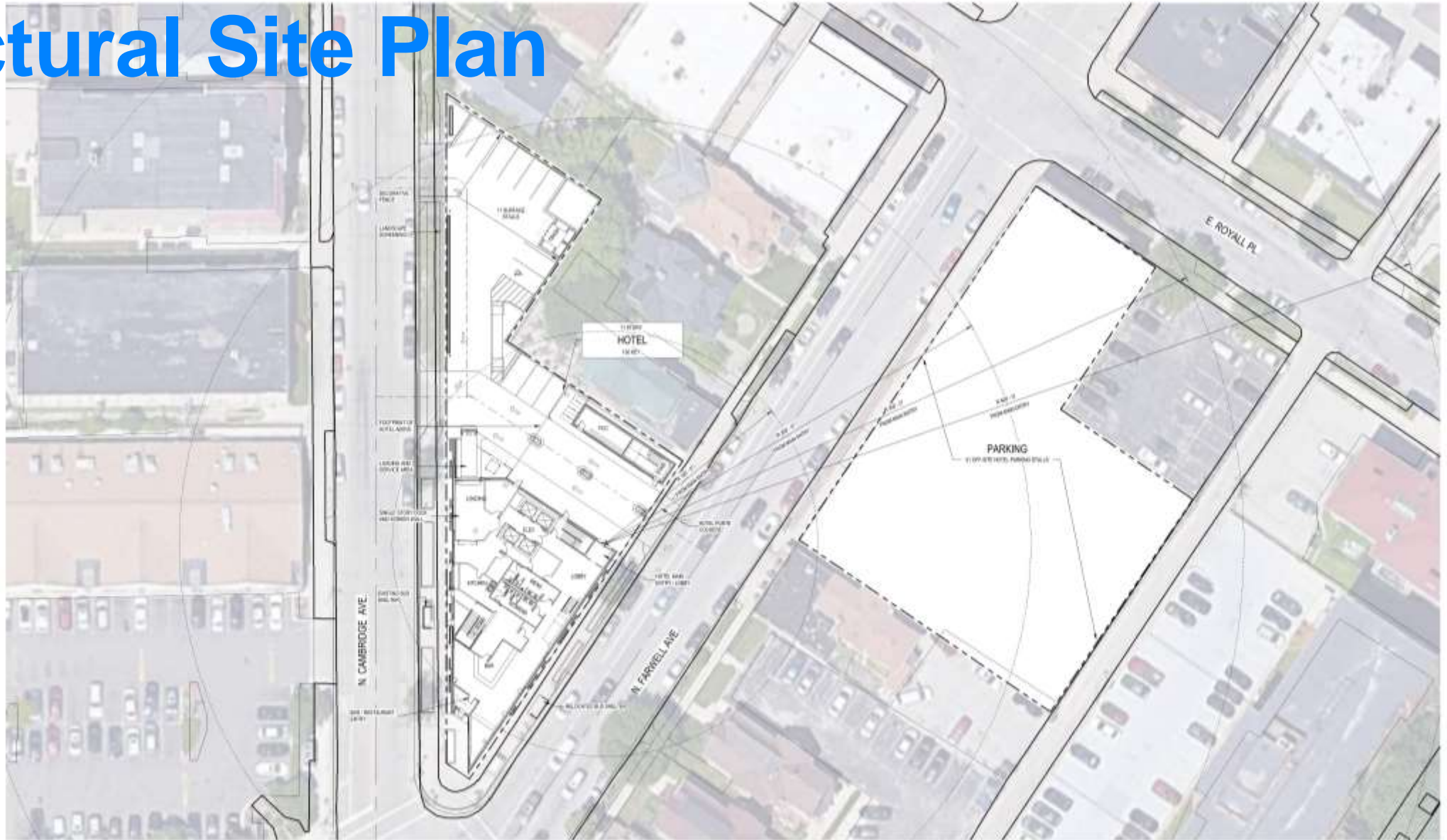
**PRELIMINARY NOT FOR CONSTRUCTION**

ISSUED FOR SUBMITTAL	DATE
11/17/2023	11/17/2023
REVISED FOR SUBMITTAL	DATE
NO. REVISION	DATE
PROJECT NO.	2189
ISSUED DATE	11-17-2023
PLANT DATE	11/17/23
DRAWN BY	JM
CHECKED BY	TM
APPROVED BY	
SHEET NO.	C100





# Architectural Site Plan



### PARKING MATRIX

USE	REQUIRE	PROVIDED
HOTEL	11 ON SITE PARKING	11 ON SITE PARKING
OFFICE	10 OFF SITE PARKING	10 OFF SITE PARKING
RETAIL FOOD & BEVERAGE	1 OFF SITE PARKING	1 OFF SITE PARKING
TOTAL	21	21

NOTES: 1. THIS MATRIX IS FOR INFORMATION ONLY. 2. THE CITY OF BOSTON IS THE FINAL AUTHORITY ON PARKING REQUIREMENTS. 3. THE CITY OF BOSTON IS THE FINAL AUTHORITY ON PARKING REQUIREMENTS.

### BIKE PARKING MATRIX

USE	REQUIRE	PROVIDED
HOTEL	10 ON SITE BIKE PARKING	10 ON SITE BIKE PARKING
OFFICE	10 OFF SITE BIKE PARKING	10 OFF SITE BIKE PARKING
RETAIL FOOD & BEVERAGE	1 OFF SITE BIKE PARKING	1 OFF SITE BIKE PARKING
TOTAL	21	21



# Plans

Architectural Floor Plans

# Floor Plans

**BUILDING GSF**

TYPE OF SPACE	AREA (GSF)	TOTAL
OFFICE		
RECEPTION		
CONFERENCE		
MEETING		
TRAINING		
RESTROOM		
STORAGE		
UTILITY		
MECHANICAL		
ROOF		
LANDSCAPE		
PERMITS		
TOTAL		

**PARKING MATRIX**

TYPE	NO. OF SPACES	TOTAL
STANDARD		
COMPACT		
BIKE		
TOTAL		

**BIKE PARKING MATRIX**

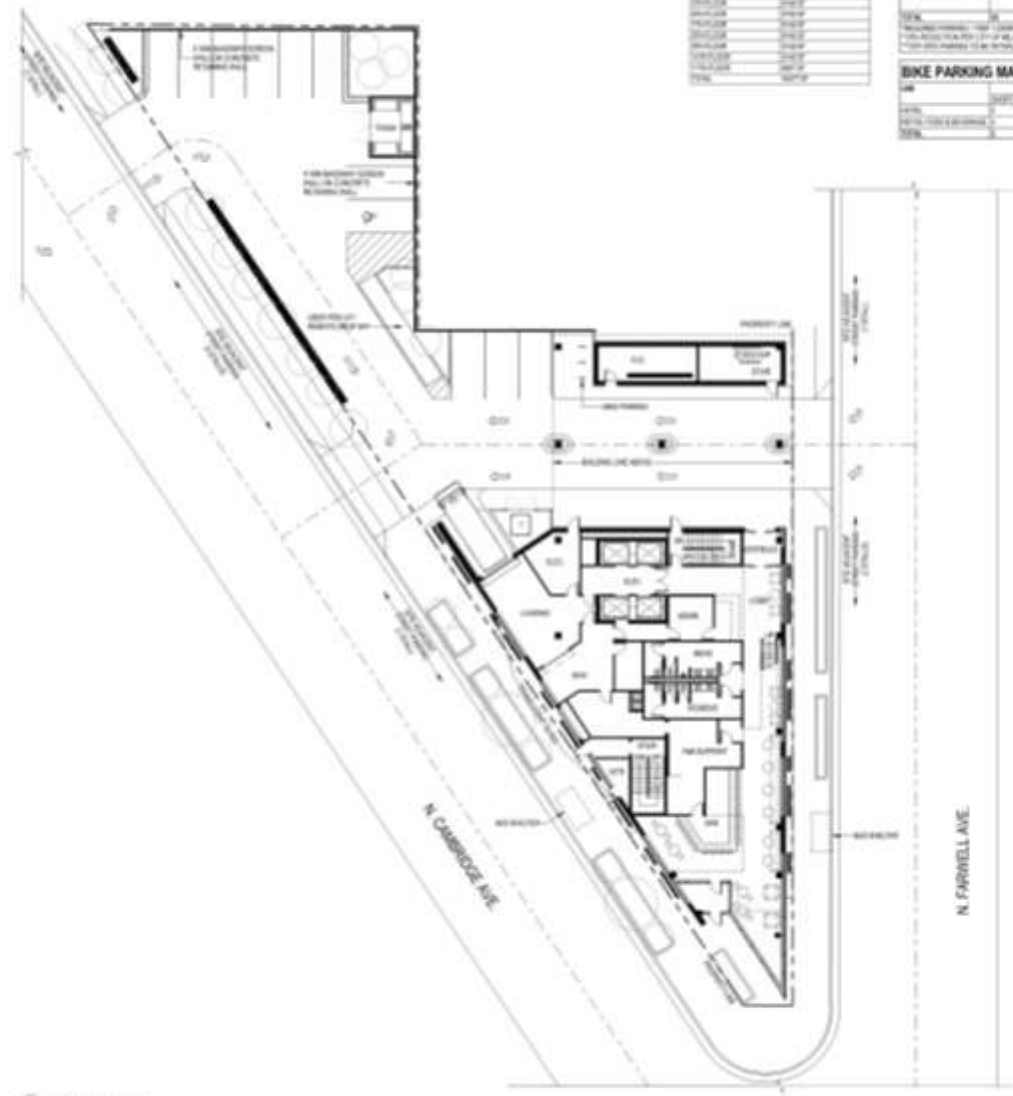
TYPE	NO. OF SPACES	TOTAL
STANDARD		
COMPACT		
TOTAL		

**GUESTROOM MATRIX**

TYPE	NO. OF SPACES	TOTAL
STANDARD		
DELUXE		
SUITE		
TOTAL		



1 BASEMENT PLAN  
1/8" = 1'-0"



2 1ST FLOOR PLAN  
1/8" = 1'-0"



3 2ND FLOOR PLAN  
1/8" = 1'-0"

# Floor Plans

BUILDING GSF	
FLOOR	GSF
1ST FLOOR	10,000
2ND FLOOR	10,000
3RD FLOOR	10,000
4TH FLOOR	10,000
5TH FLOOR	10,000
6TH FLOOR	10,000
7TH FLOOR	10,000
8TH FLOOR	10,000
9TH FLOOR	10,000
10TH FLOOR	10,000
TOTAL	100,000

PARKING MATRIX			
TYPE	NO.	PERCENTAGE	REMARKS
VEHICLE	100	100%	100% OF TOTAL
BIKE	100	100%	100% OF TOTAL
TOTAL	200	200%	

BIKE PARKING MATRIX			
TYPE	NO.	PERCENTAGE	REMARKS
VEHICLE	100	100%	100% OF TOTAL
BIKE	100	100%	100% OF TOTAL
TOTAL	200	200%	

GUESTROOM MATRIX				
FLOOR	NO.	PERCENTAGE	REMARKS	STATUS
1ST	100	100%		
2ND	100	100%		
3RD	100	100%		
4TH	100	100%		
5TH	100	100%		
6TH	100	100%		
7TH	100	100%		
8TH	100	100%		
9TH	100	100%		
10TH	100	100%		
TOTAL	1,000	100%		



1. TYPICAL GUESTROOM FLOOR PLAN  
10'0" x 12'0"



2. TYPICAL GUESTROOM FLOOR PLAN  
10'0" x 12'0"



3. TYPICAL GUESTROOM FLOOR PLAN  
10'0" x 12'0"

# Floor Plans

**BUILDING GSF**

TOTAL NET AREA (TOTAL GROSS AREA)

FLOOR	AREA
1ST FLOOR	280,000
2ND FLOOR	280,000
3RD FLOOR	280,000
4TH FLOOR	280,000
5TH FLOOR	280,000
6TH FLOOR	280,000
7TH FLOOR	280,000
8TH FLOOR	280,000
9TH FLOOR	280,000
10TH FLOOR	280,000
11TH FLOOR	280,000
12TH FLOOR	280,000
13TH FLOOR	280,000
14TH FLOOR	280,000
15TH FLOOR	280,000
16TH FLOOR	280,000
17TH FLOOR	280,000
18TH FLOOR	280,000
19TH FLOOR	280,000
20TH FLOOR	280,000
TOTAL	5,600,000

**PARKING MATRIX**

FLOOR	REQUIRE	PROVIDED
1ST	0	0
2ND	0	0
3RD	0	0
4TH	0	0
5TH	0	0
6TH	0	0
7TH	0	0
8TH	0	0
9TH	0	0
10TH	0	0
11TH	0	0
12TH	0	0
13TH	0	0
14TH	0	0
15TH	0	0
16TH	0	0
17TH	0	0
18TH	0	0
19TH	0	0
20TH	0	0
TOTAL	0	0

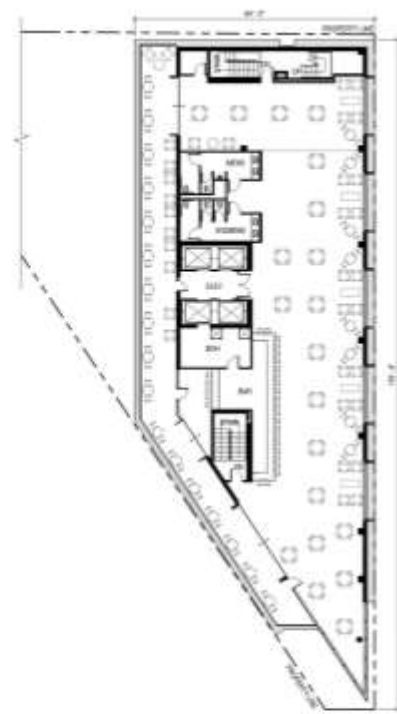
REQUIREMENTS: 1 PER 1000  
 TOTAL REQUIRED: 0 PER 1000 (0 PER 1000)  
 TOTAL PROVIDED: 0 PER 1000 (0 PER 1000)

**GUESTROOM MATRIX**

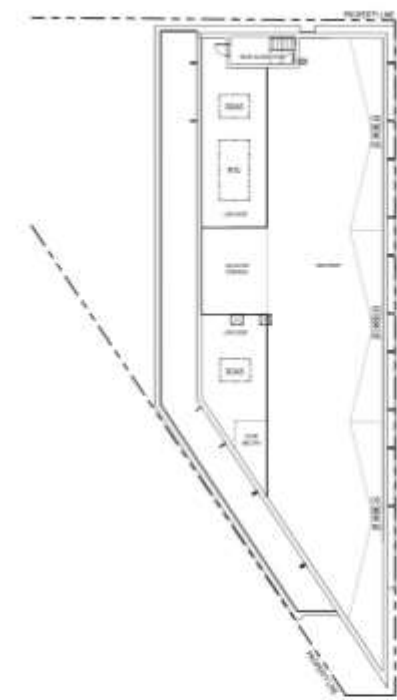
FLOOR	REQUIRE	PROVIDED
1ST	0	0
2ND	0	0
3RD	0	0
4TH	0	0
5TH	0	0
6TH	0	0
7TH	0	0
8TH	0	0
9TH	0	0
10TH	0	0
11TH	0	0
12TH	0	0
13TH	0	0
14TH	0	0
15TH	0	0
16TH	0	0
17TH	0	0
18TH	0	0
19TH	0	0
20TH	0	0
TOTAL	0	0

**BIKE PARKING MATRIX**

FLOOR	REQUIRE	PROVIDED
1ST	0	0
2ND	0	0
3RD	0	0
4TH	0	0
5TH	0	0
6TH	0	0
7TH	0	0
8TH	0	0
9TH	0	0
10TH	0	0
11TH	0	0
12TH	0	0
13TH	0	0
14TH	0	0
15TH	0	0
16TH	0	0
17TH	0	0
18TH	0	0
19TH	0	0
20TH	0	0
TOTAL	0	0



11TH FLOOR PLAN  
 1/16" = 1'-0"  
 0 1 2 3 4 5



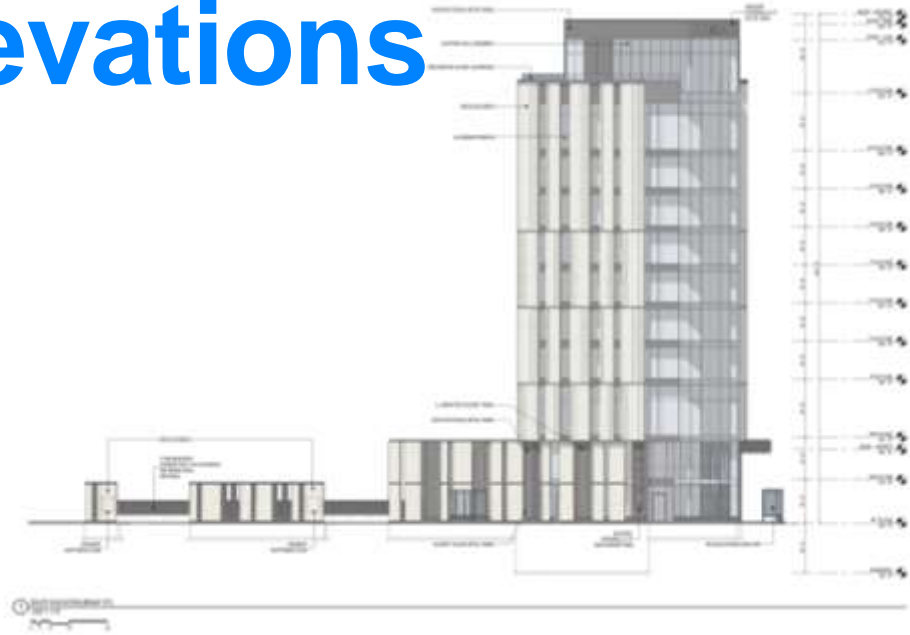
12TH FLOOR PLAN  
 1/16" = 1'-0"  
 0 1 2 3 4 5

# Elevations

Architectural Exterior Elevations



# Exterior Elevations



**Kahler Slater**

# Renderings



# Rendering

- Birdseye looking northwest

Kanier Slater





# Rendering

- Birdseye looking northeast



# Rendering

- Birdseye looking northwest

Kahler Slater

A43

BUILDING PERSPECTIVE

EPD SUBMITTAL | KAHLER SLATER | COPYRIGHT 2023 | ALL RIGHTS RESERVED | 00.22.23

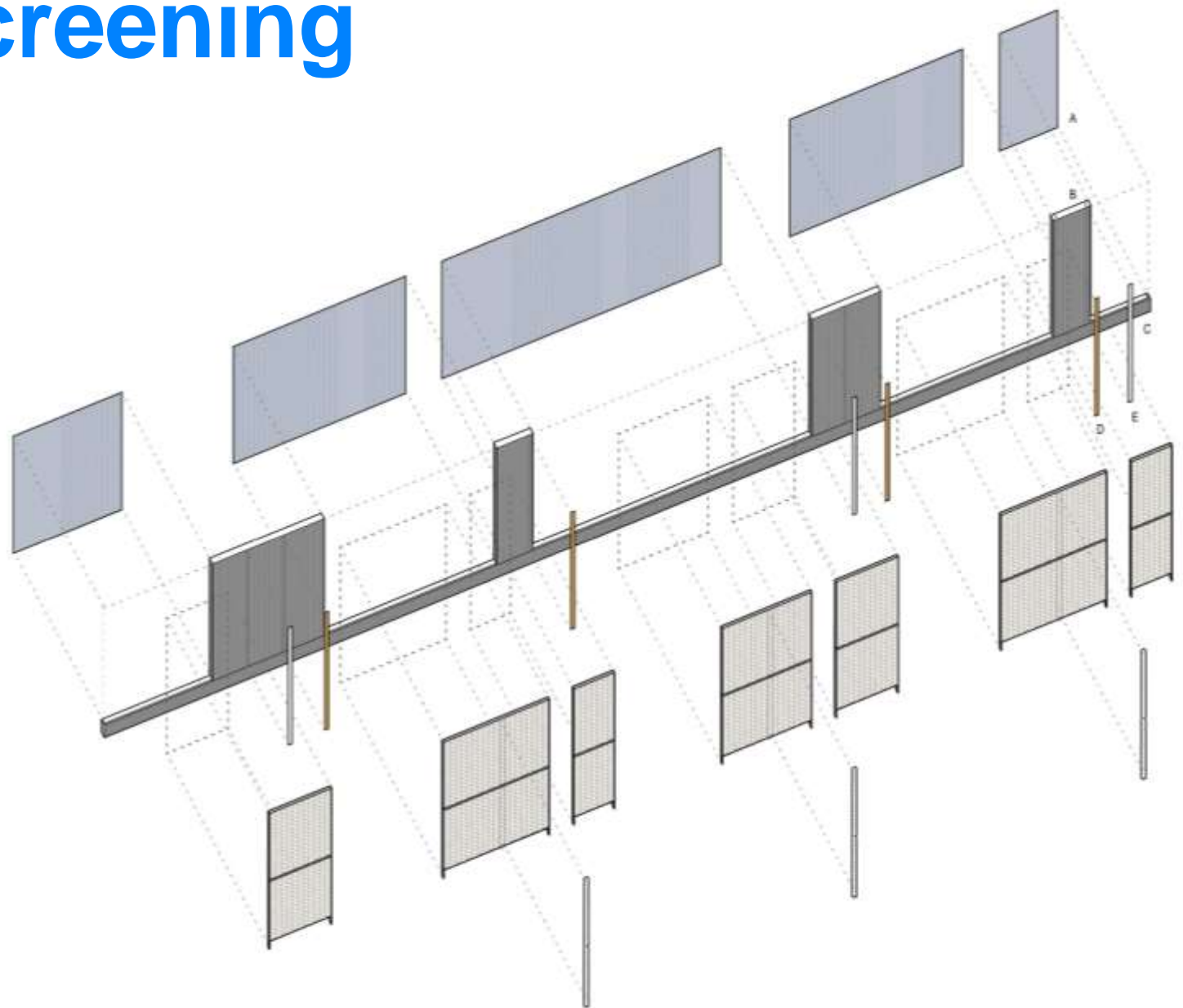




# Rendering

- Street Activation

# Façade Screening



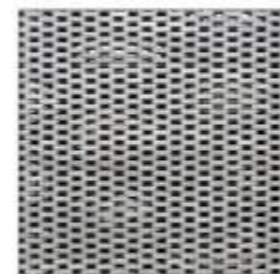
A: VISION GLASS



B: METAL PANEL C: MASONRY BASE



D: METAL PANEL E: FACADE LIGHTING



F: BRICK SCREEN, FLOORS 1+2

- Street Activation

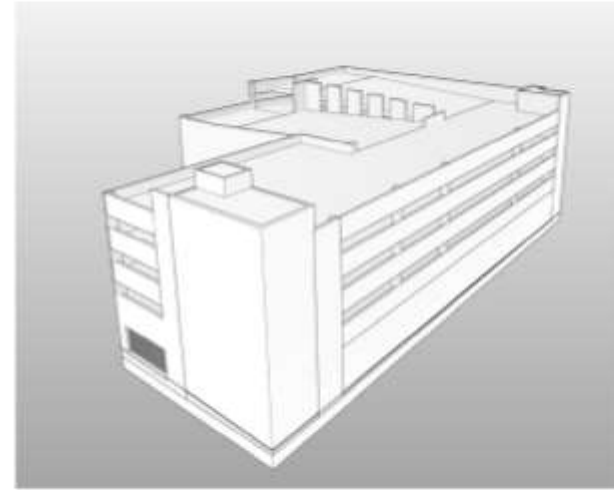
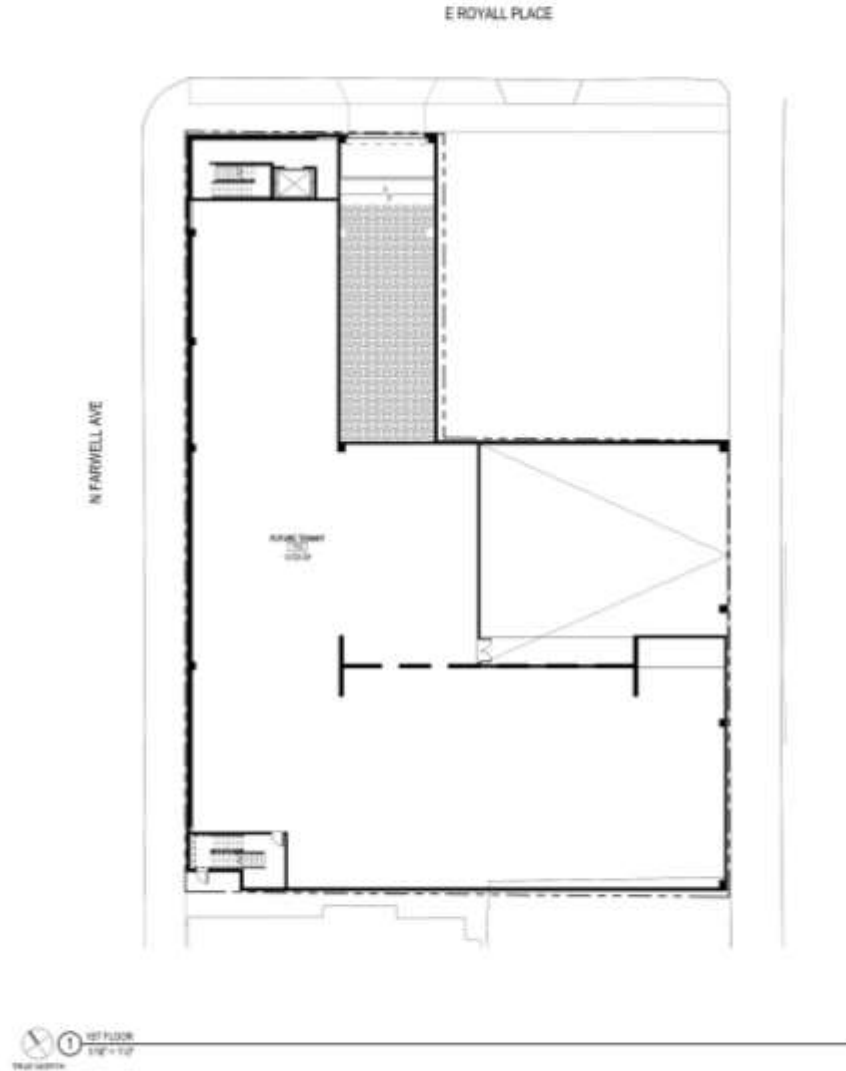
**A47**  
**BRICK SCREEN AXONOMETRIC**

# Parking Studies

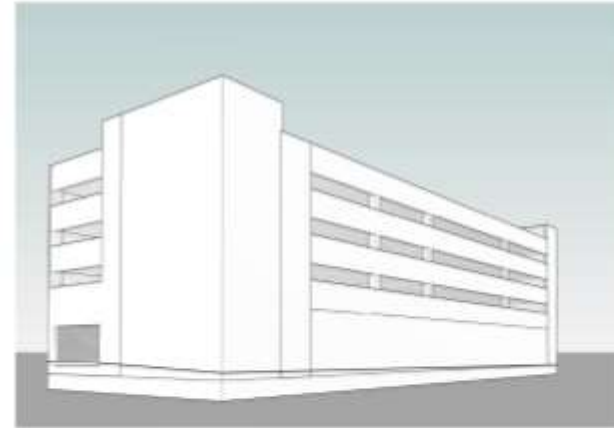
Parking options for adjacent Site

# Maximum Permitted Structure

PARKING MATRIX			
FLOOR	TYPE	NO.	TOTAL
1ST FLOOR	STANDARD	10	10
2ND FLOOR	STANDARD	10	20
3RD FLOOR	STANDARD	10	30
4TH FLOOR	STANDARD	10	40
5TH FLOOR	STANDARD	10	50
6TH FLOOR	STANDARD	10	60
7TH FLOOR	STANDARD	10	70
8TH FLOOR	STANDARD	10	80
9TH FLOOR	STANDARD	10	90
10TH FLOOR	STANDARD	10	100
TOTAL			100

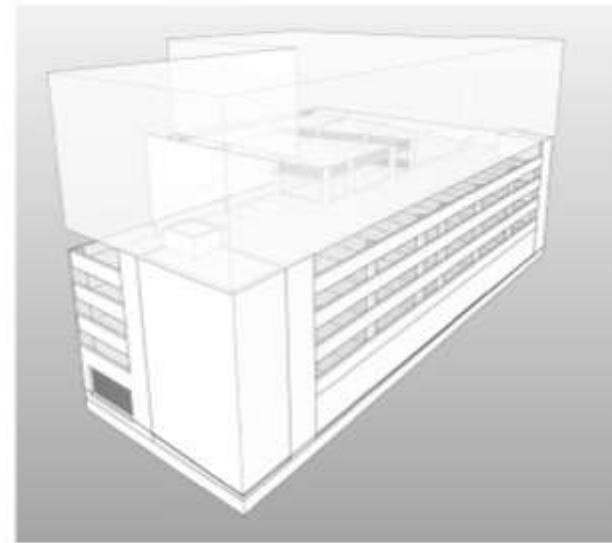
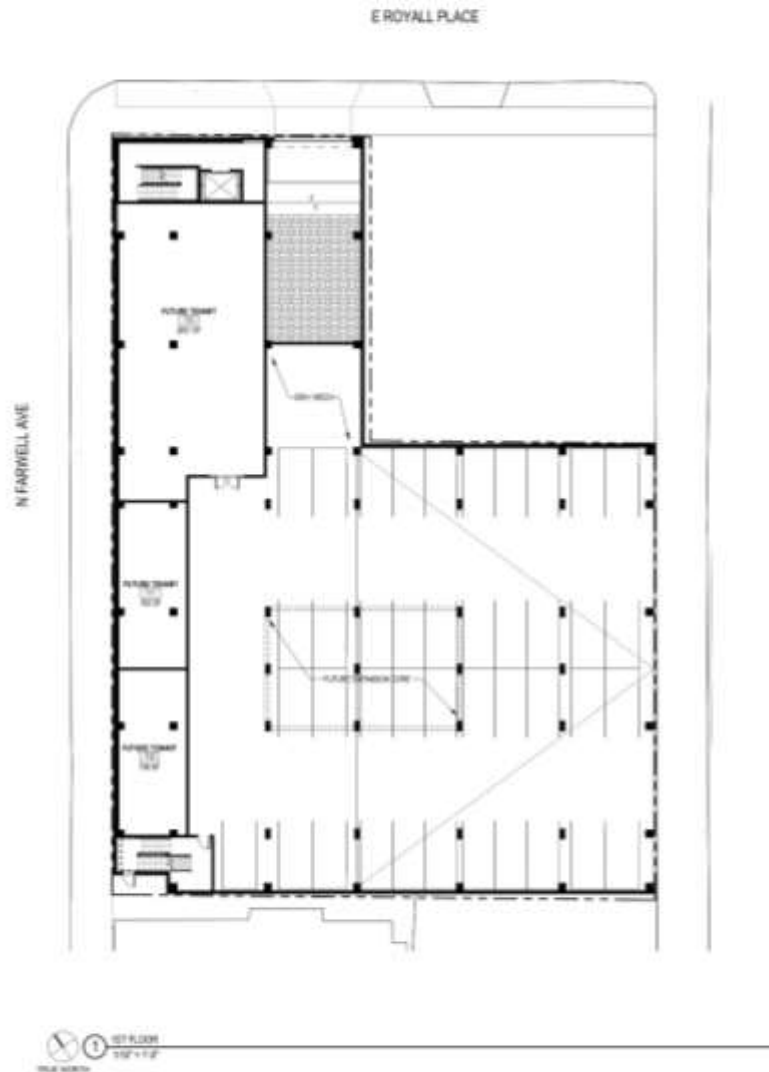


3 3D View 2

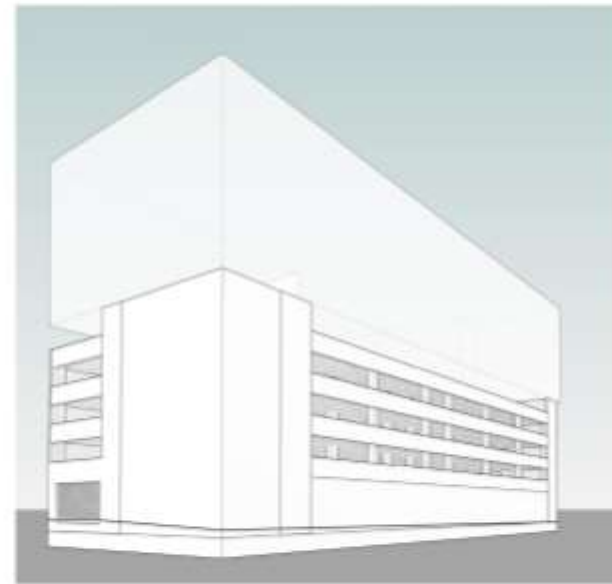


2 3D View 1

# Future Expansion Structure



3 Elev 1



2 Elev 1

PARKING MATRIX			
TYPE	NO.	AREA	NO. SPACES
OFFICE	100	100	100
RETAIL	50	50	50
RESIDENTIAL	20	20	20
TOTAL	170	170	170

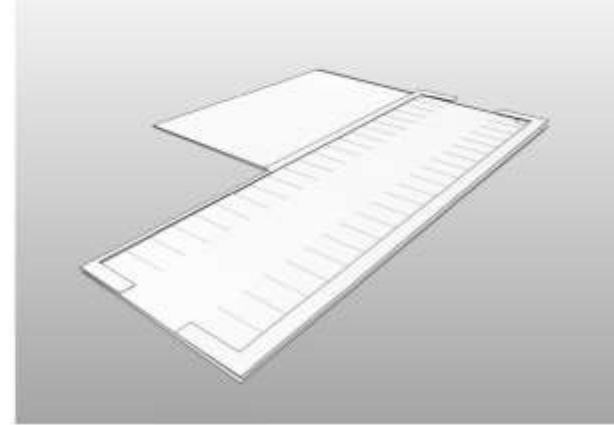
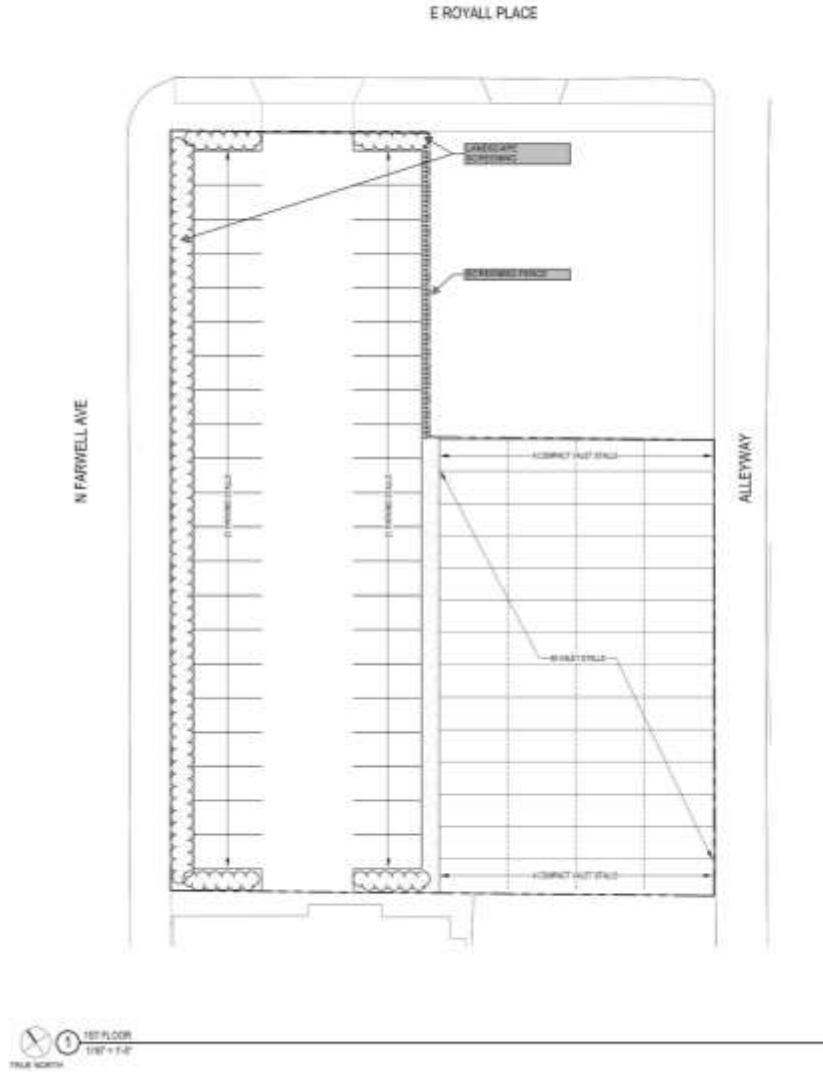
- Future Vertical Expansion



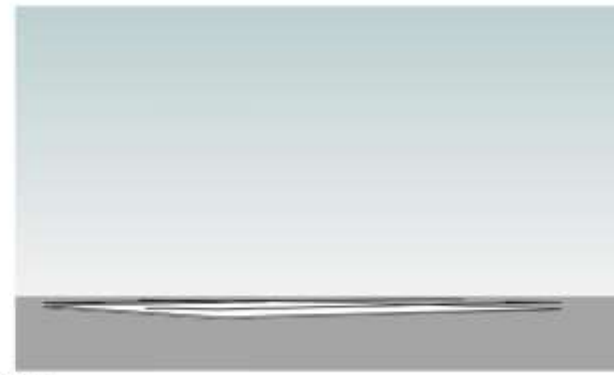


# Interim Surface Lot

PARKING MATRIX		
STALL TYPE	SIZE	NO. OF STALLS
STANDARD	12'0" x 20'0"	20
COMPACT	8'0" x 12'0"	12
TOTAL STALLS		32
<small>NOTE: 4 STALLS ONLY ACCESSIBLE FROM ALLEY</small>		
<b>TOTAL TOTAL = 32 STALLS</b>		



3 3D View 2

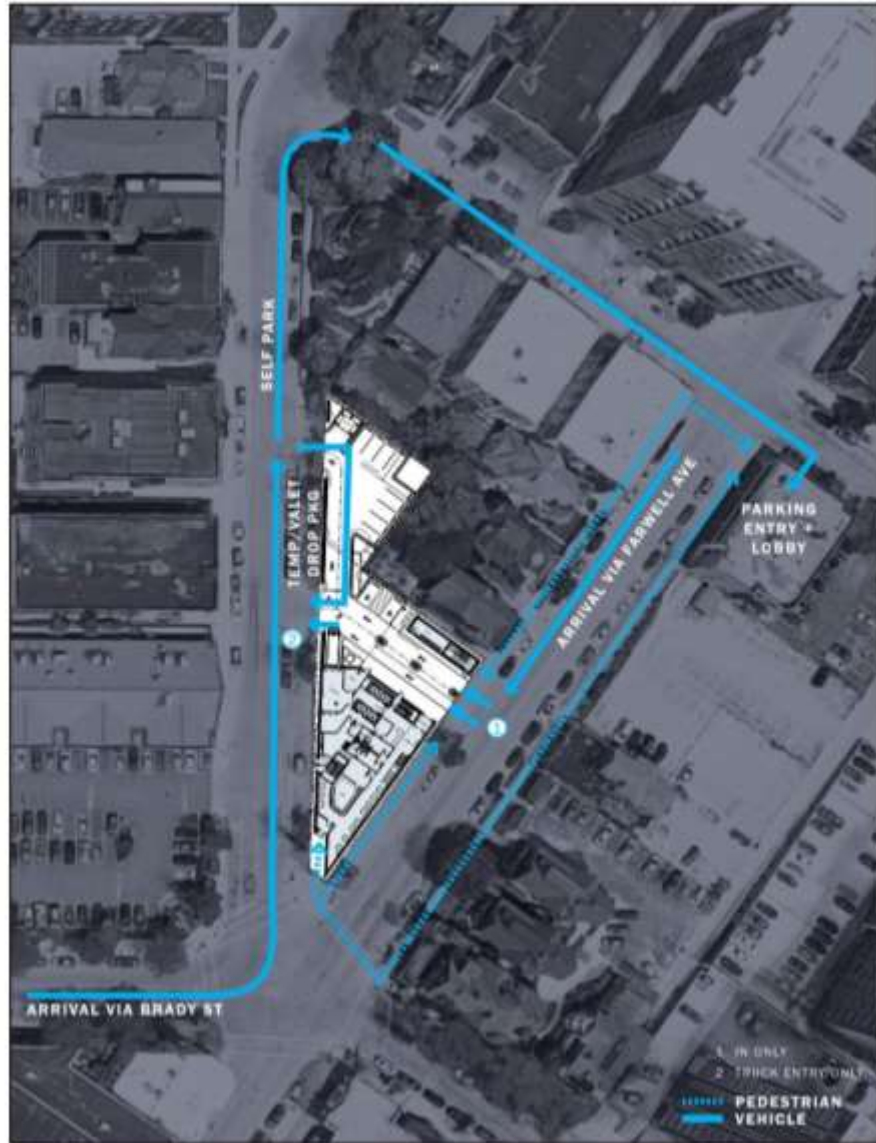


2 3D View 1

# Circulation Studies

Site Vehicular and Pedestrian Circulation Diagrams

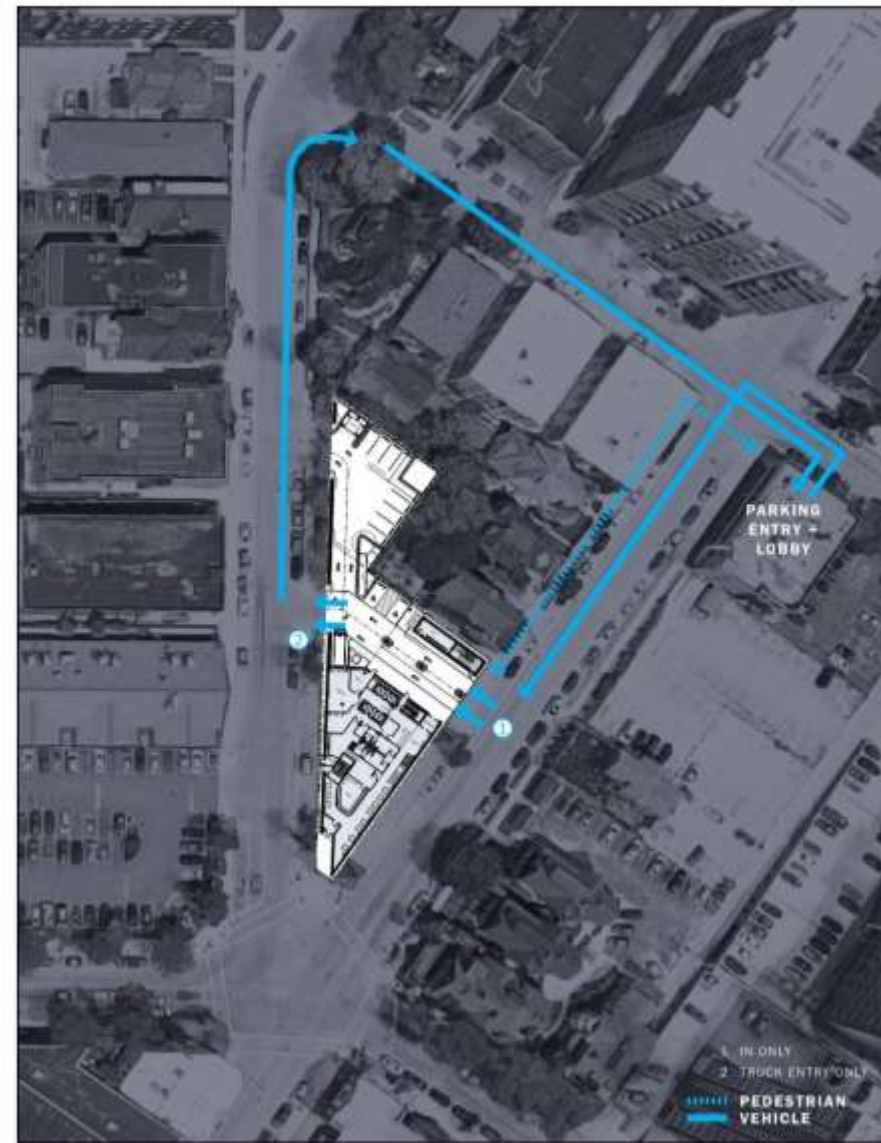
# Site Access & Circulation



GUEST CIRCULATION

1709 - 1723 N FARMWELL AVE. DPD

EXB.1

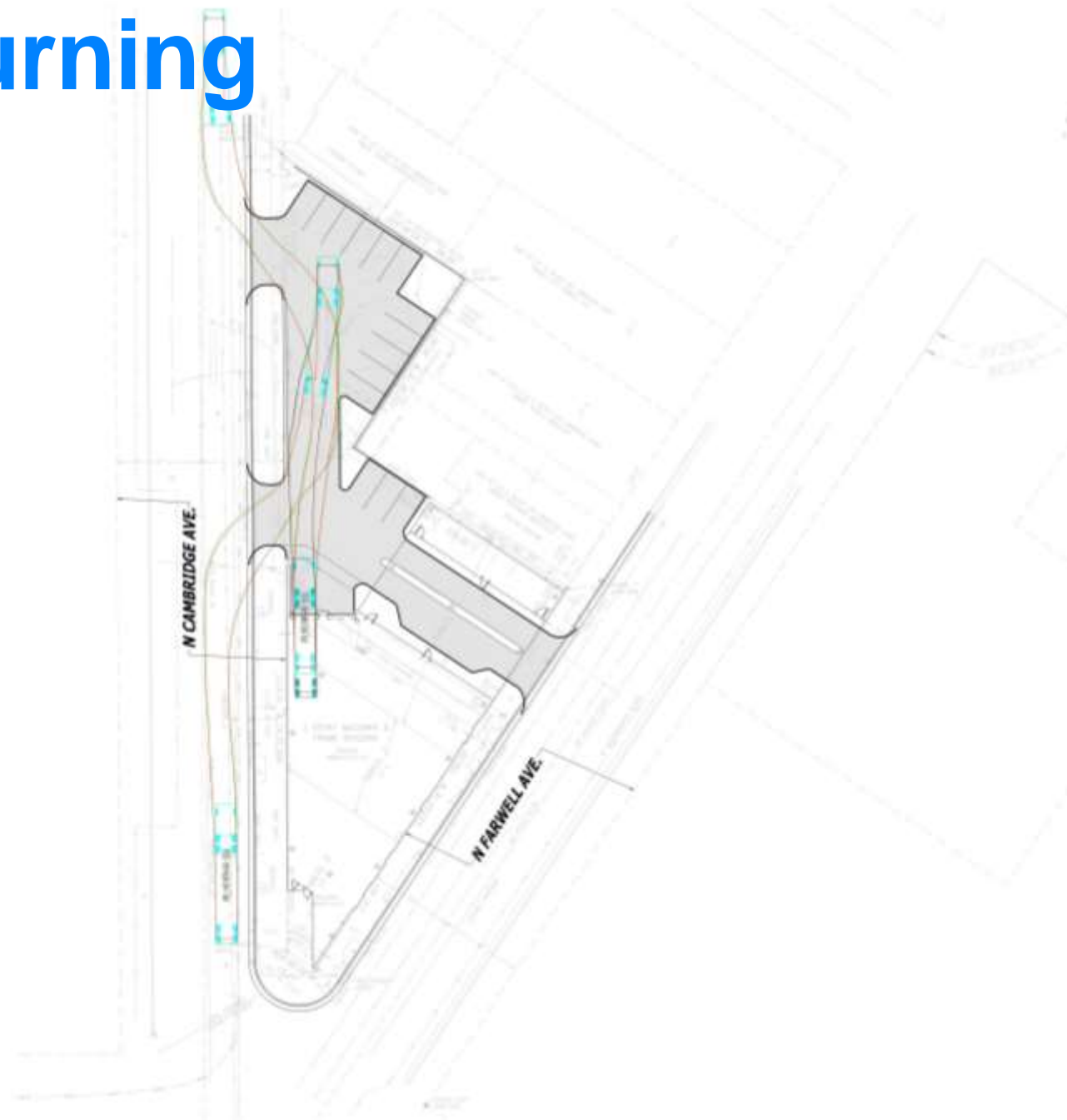


VALET CIRCULATION

1709 - 1723 N FARMWELL AVE. DPD

EXB.2

# Truck Turning



WB-50 - Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.000ft



BRADY AND FARWELL AND ST JOHNS PARCEL

VEHICLE TURNING MOVEMENT

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

SCALE	
PROJECT NO.	22-000
ISSUE DATE	---
PLLOT DATE	11-10-2022
DESIGNED BY	---
CHECKED BY	---
APPROVED BY	---
DRAWN BY	---