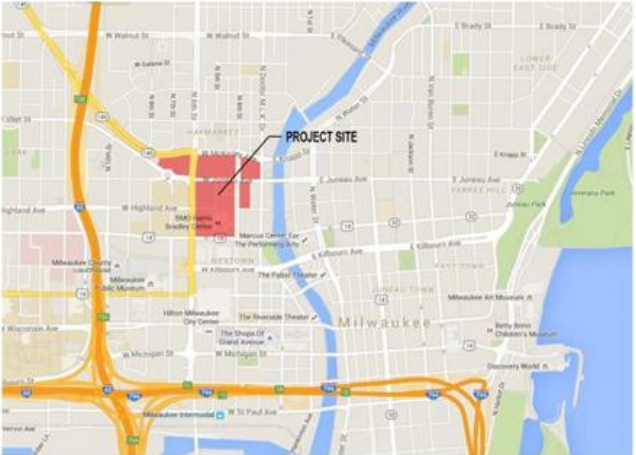




# BUCKS ARENA DEVELOPMENT



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eppstein uhen : architects  
 milwaukee 333 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 tel 414 271 5390 fax 414 271 7794  
 madison 222 West Washington Ave, Suite 600  
 Madison, Wisconsin 53703  
 tel 608 442 5350 fax 608 442 6980

**POPULOUS**  
**HNTB**

**KAPUR & ASSOCIATES**  
 CONSULTING ENGINEERS



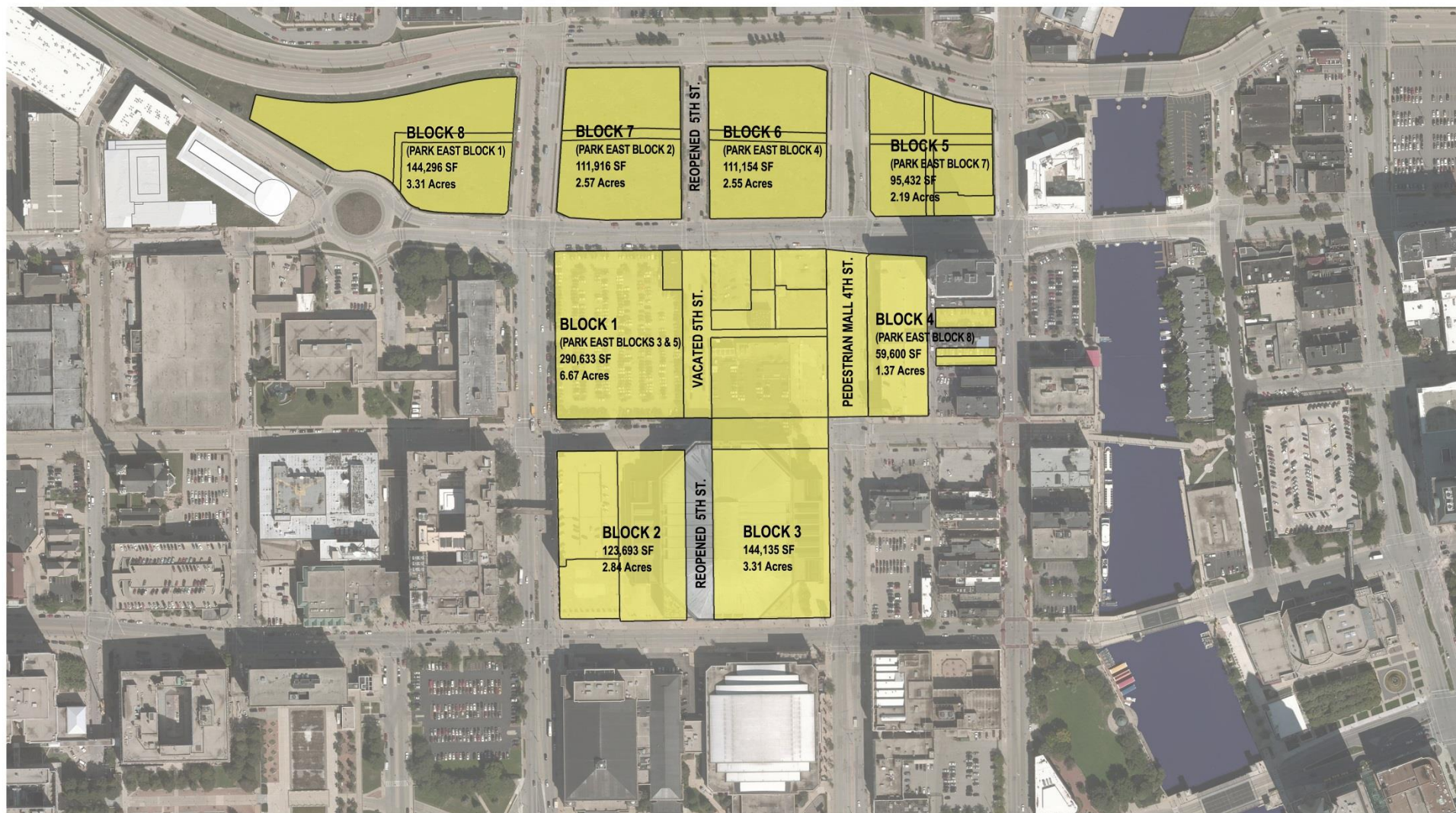
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## BUCKS ARENA DEVELOPMENT



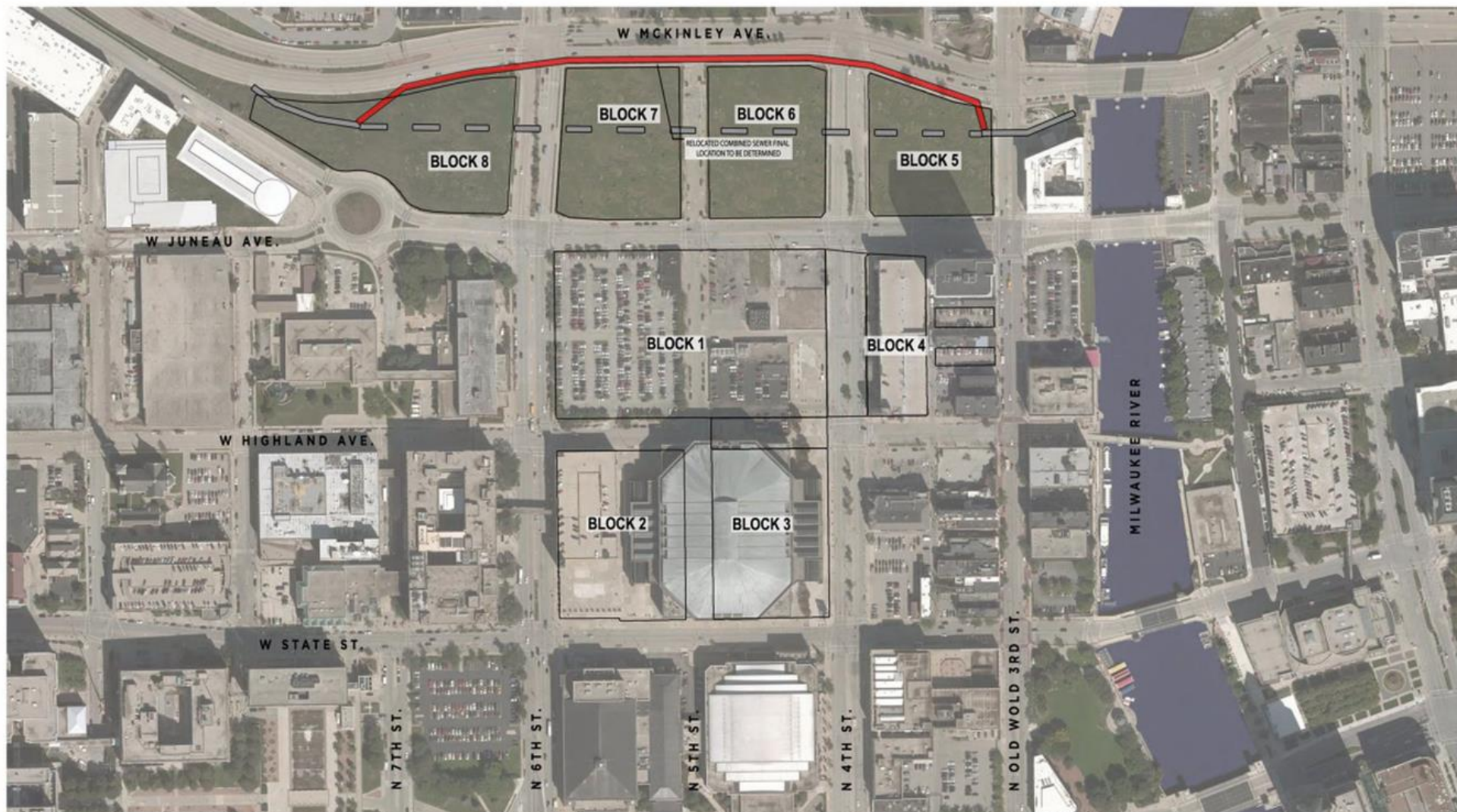


BLOCK PLAN



## BUCKS ARENA DEVELOPMENT





CONSTRUCTION SEQUENCE 1A: RELOCATE EXISTING COMBINED SEWER ALONG MCKINLEY AVENUE.



## BUCKS ARENA DEVELOPMENT





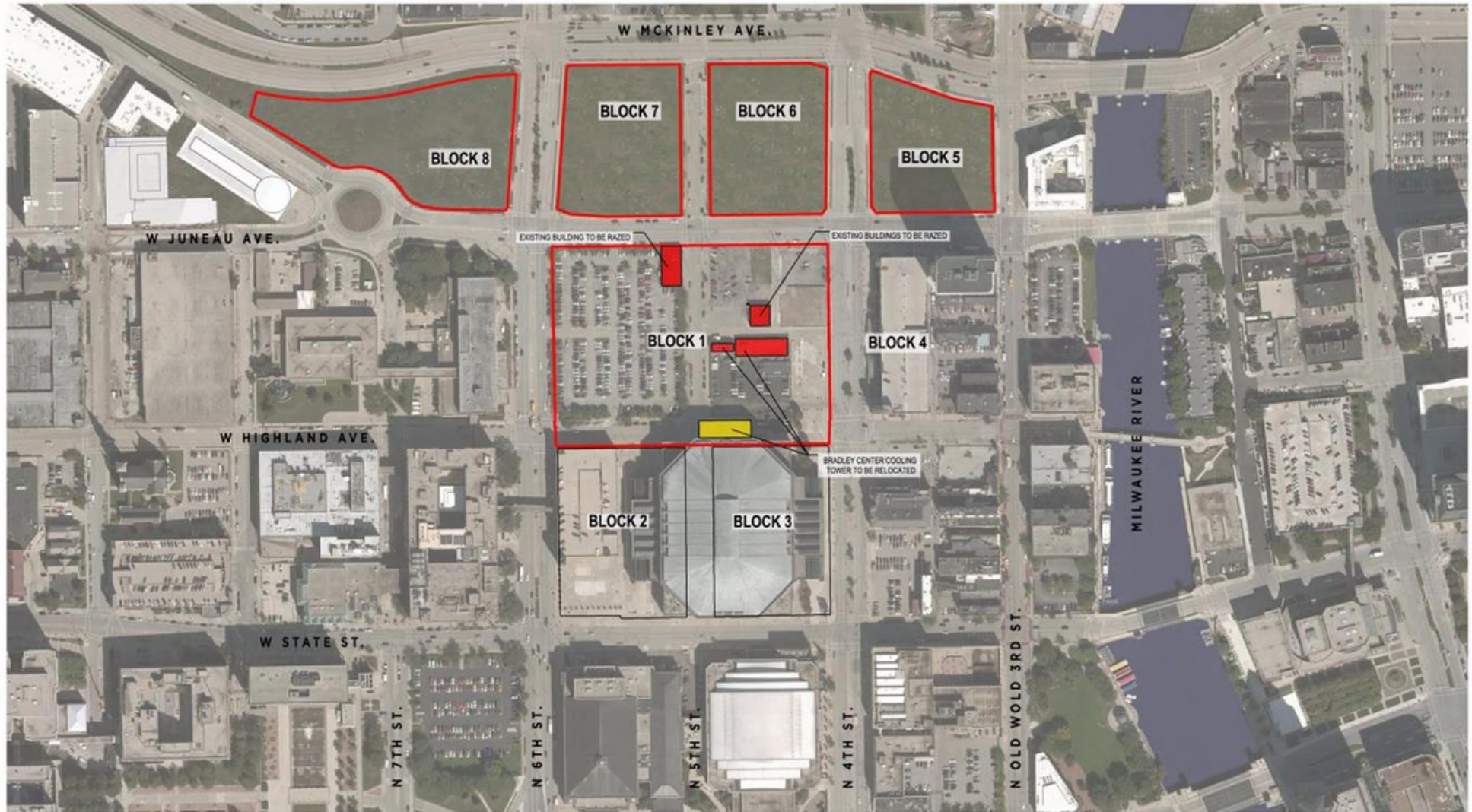


CONSTRUCTION SEQUENCE 1B: BLOCK 5 & 6 TO BE FENCED FOR CONSTRUCTION TRAILERS & STAGING DROP DOWN AREAS.



## BUCKS ARENA DEVELOPMENT



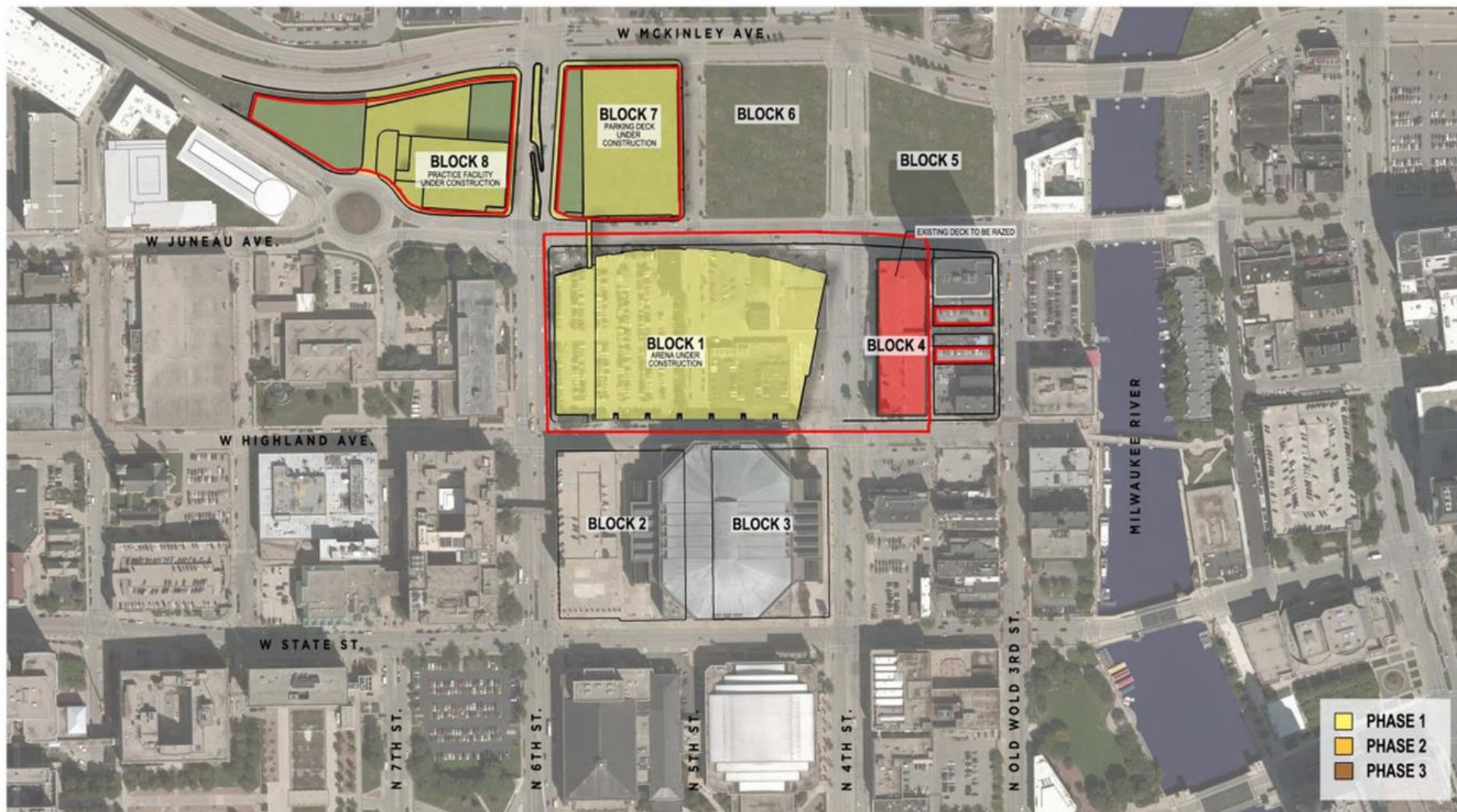


CONSTRUCTION SEQUENCE 1C: RAZE EXISTING STRUCTURES ON BLOCK 1. RELOCATE BRADLEY CENTER COOLING TOWER & INSTALL CONSTRUCTION FENCE FOR BLOCKS 1, 7 & 8.



## BUCKS ARENA DEVELOPMENT

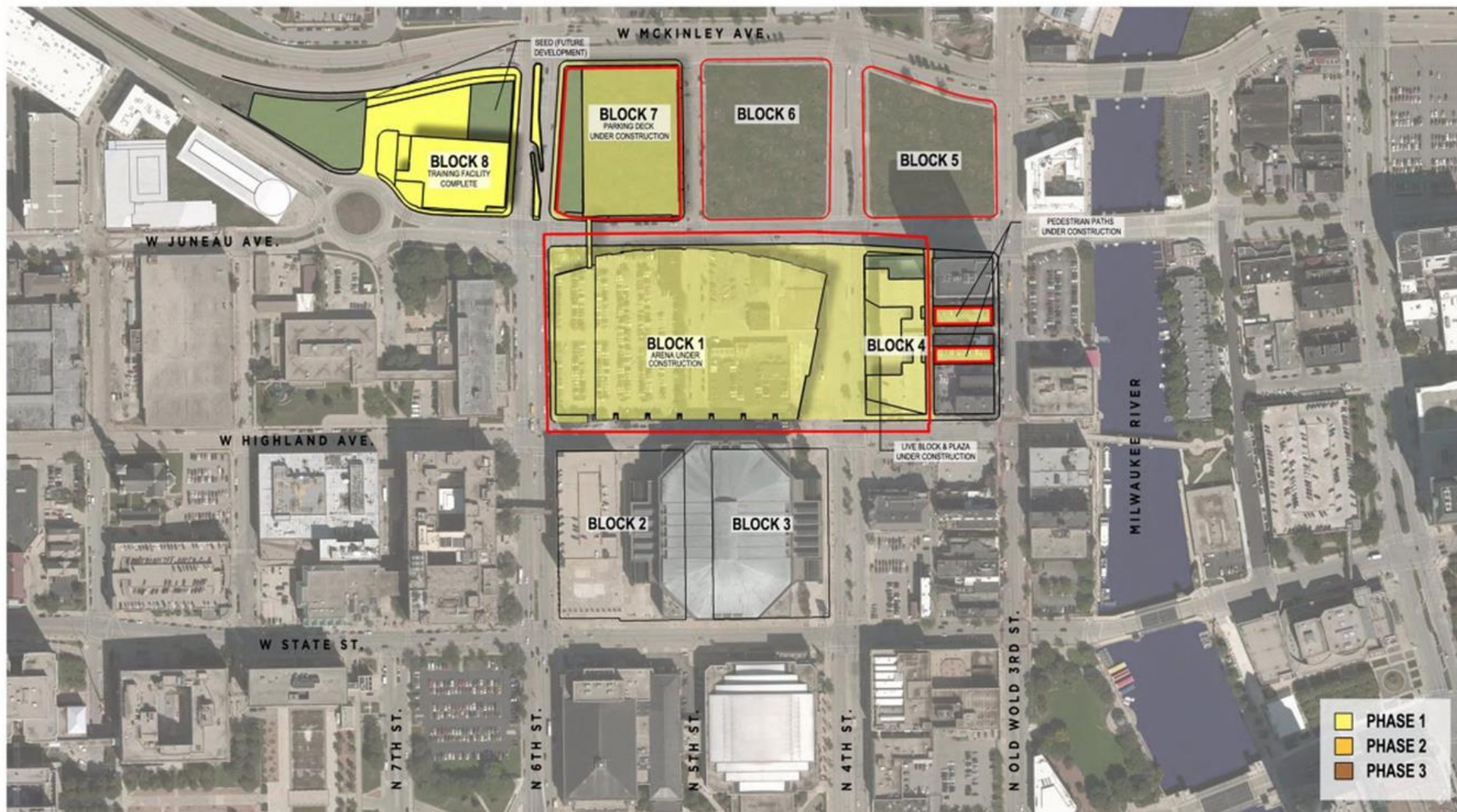




CONSTRUCTION SEQUENCE 1D: BLOCK 1, 7, 8 PHASE I UNDER CONSTRUCTION. EXTEND CONSTRUCTION FENCE & RAZE DECK ON BLOCK 4.



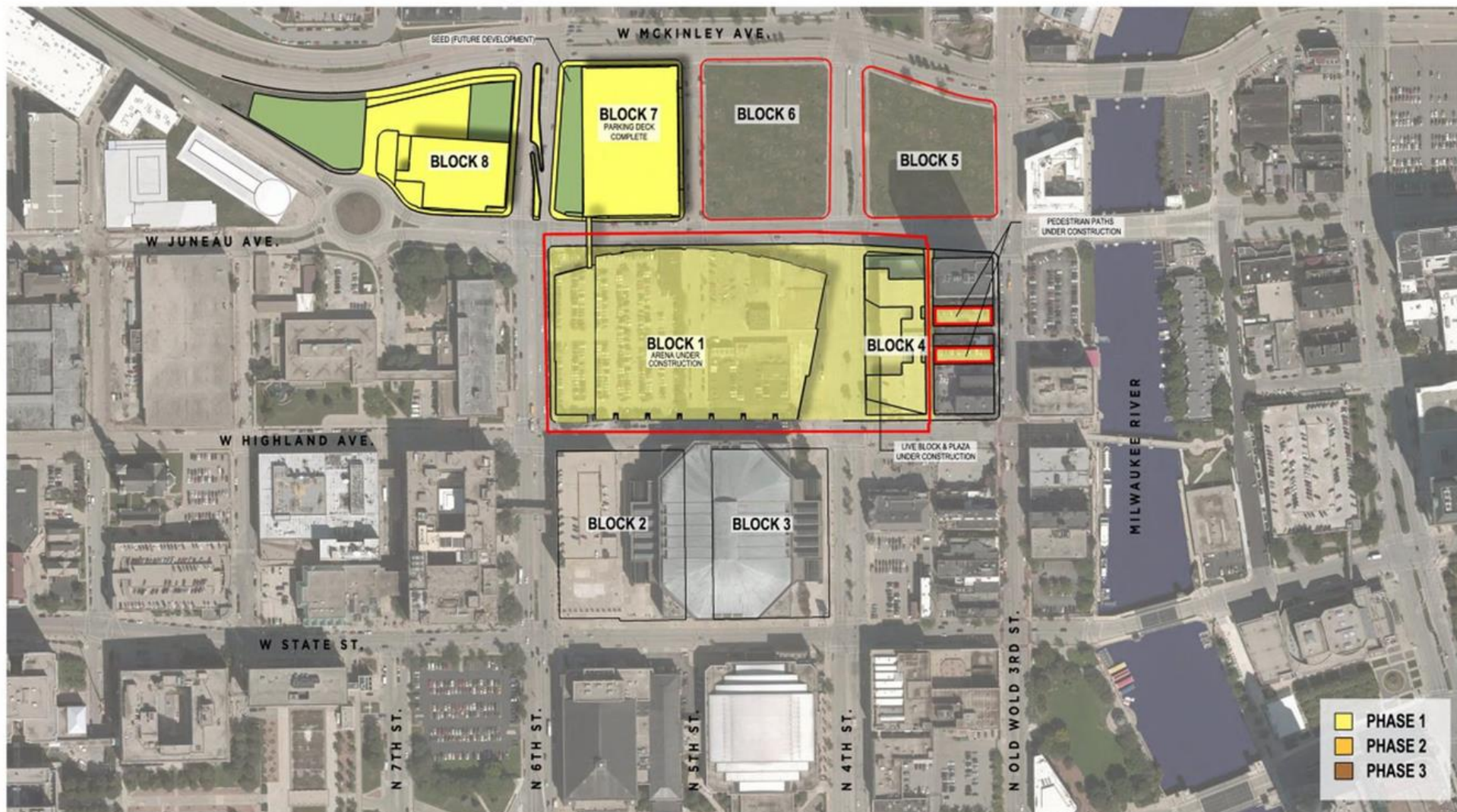




CONSTRUCTION SEQUENCE 1E: BLOCK 8 PHASE I (TRAINING FACILITY) COMPLETED. BLOCK 1, 4, 7 PHASE I UNDER CONSTRUCTION.



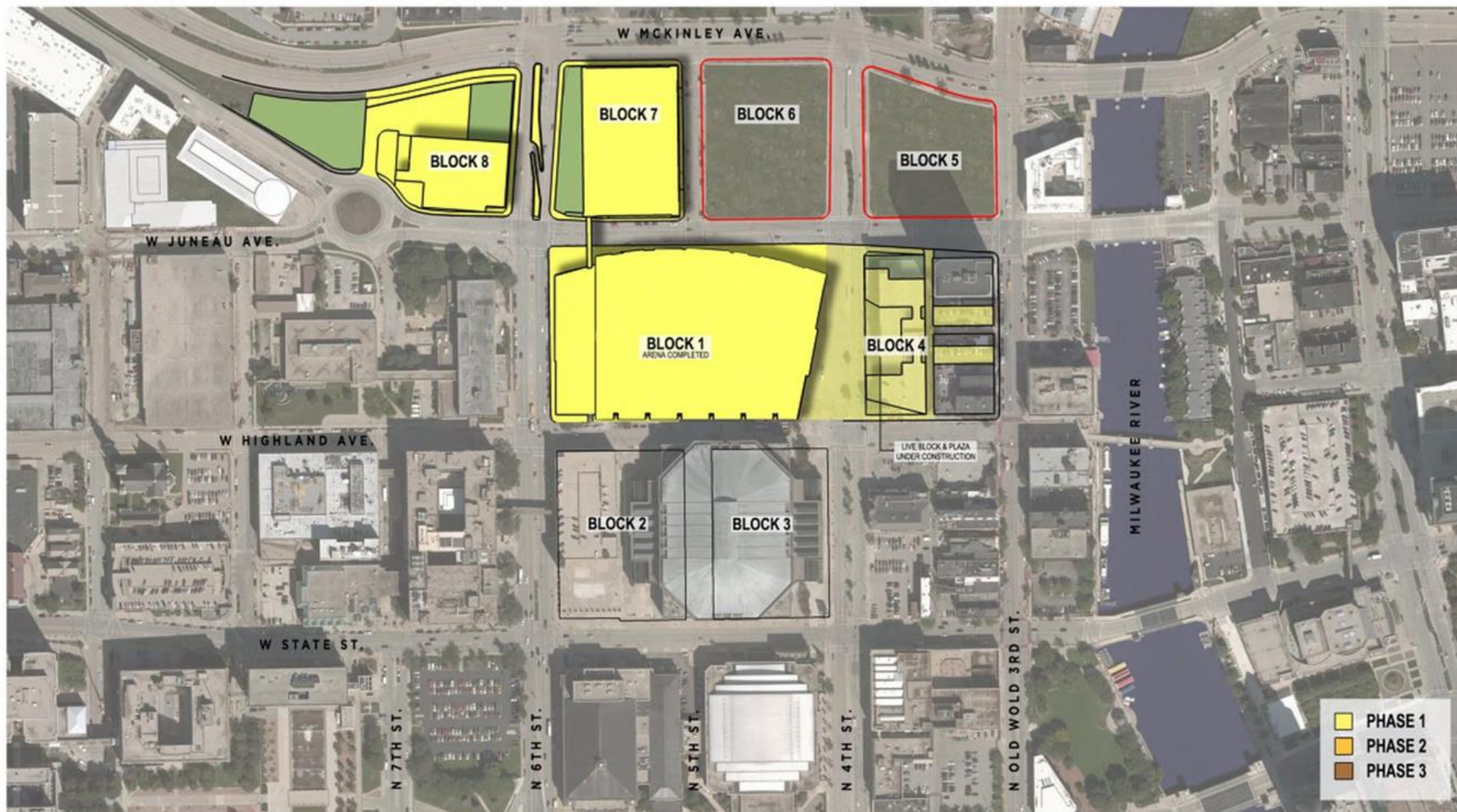




CONSTRUCTION SEQUENCE 1F: BLOCK 7 PHASE I (PARKING DECK ONLY) COMPLETED - BLOCK 1 & 4 PHASE I UNDER CONSTRUCTION.



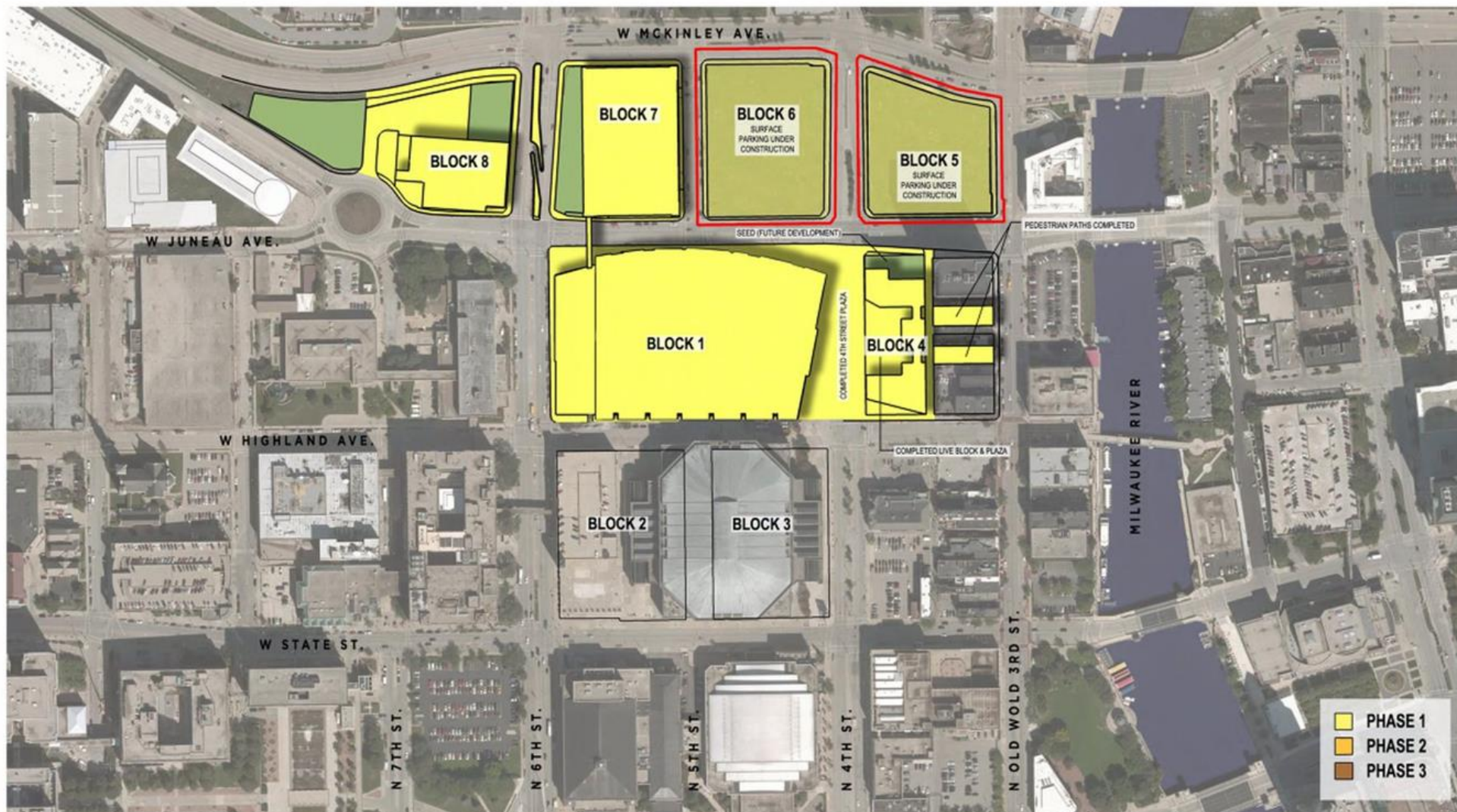




CONSTRUCTION SEQUENCE 1G: BLOCK 1 PHASE I (ARENA) COMPLETED. BLOCK 4 PHASE I UNDER CONSTRUCTION.



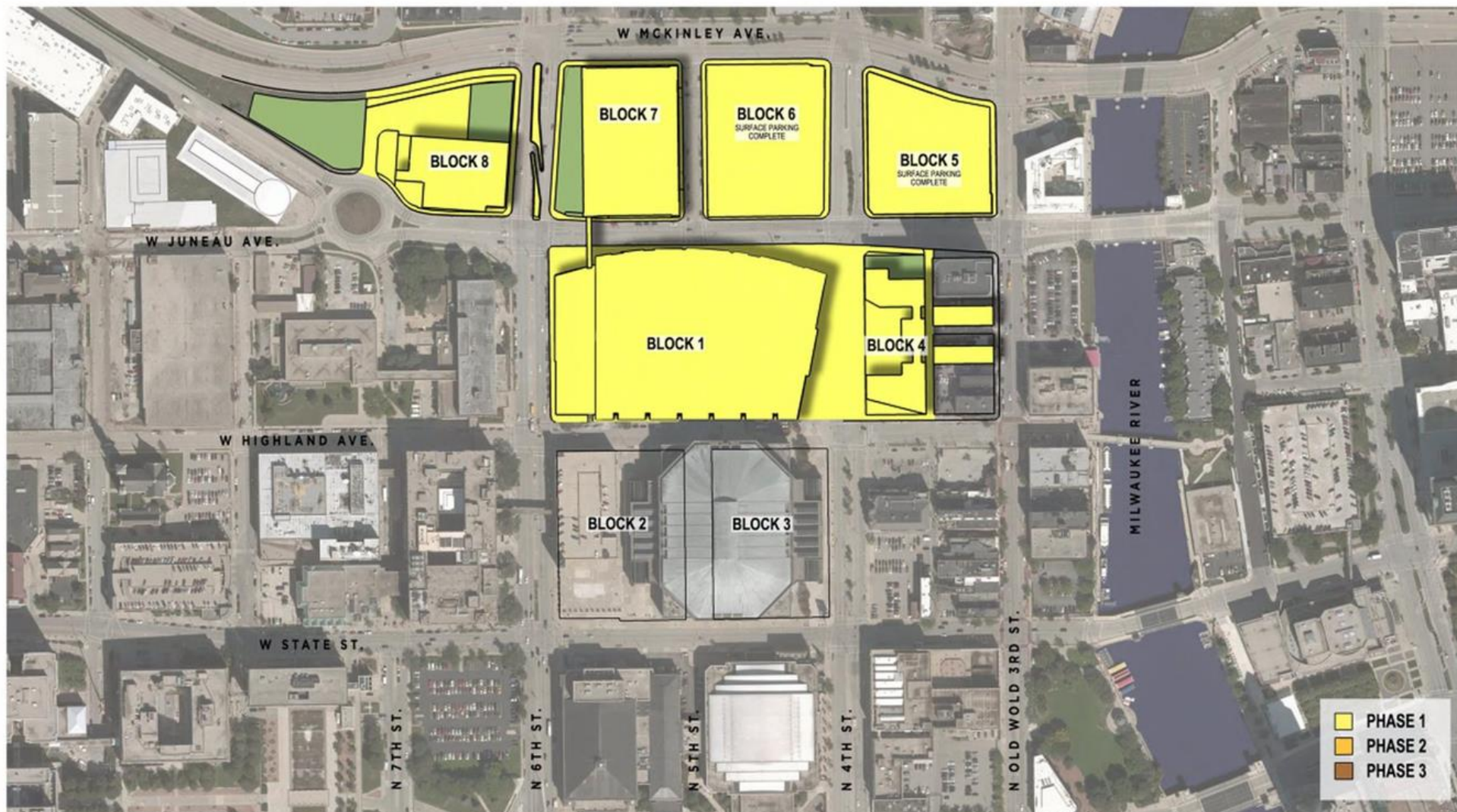




CONSTRUCTION SEQUENCE 1H: BLOCK 4 PHASE I (LIVE BLOCK) COMPLETED. PLAZA ALONG 4TH STREET & PEDESTRIAN PATHS TO THIRD STREET COMPLETED.





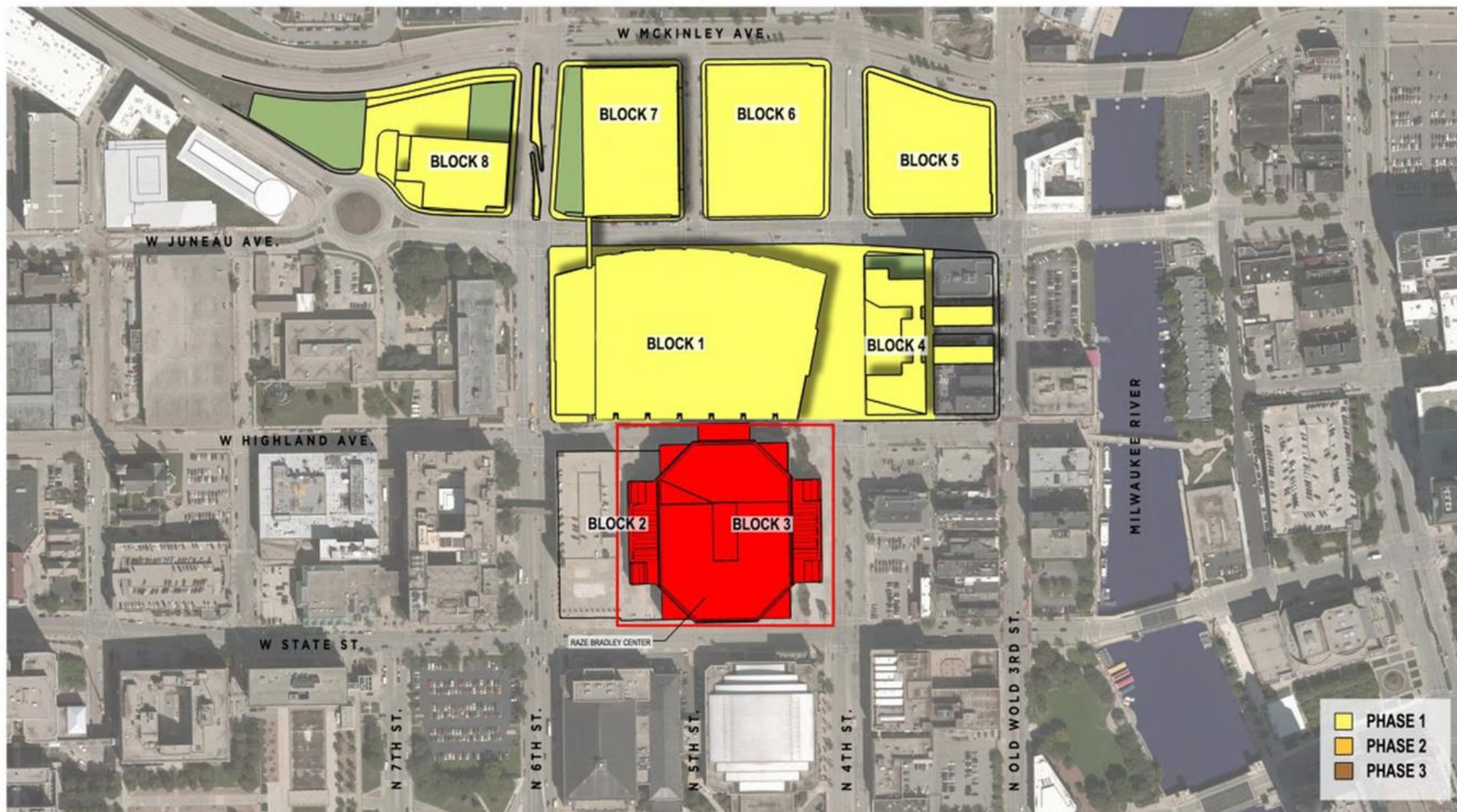


CONSTRUCTION SEQUENCE 1J: BLOCK 5 & 6 PHASE I (SURFACE PARKING) COMPLETED.



## BUCKS ARENA DEVELOPMENT



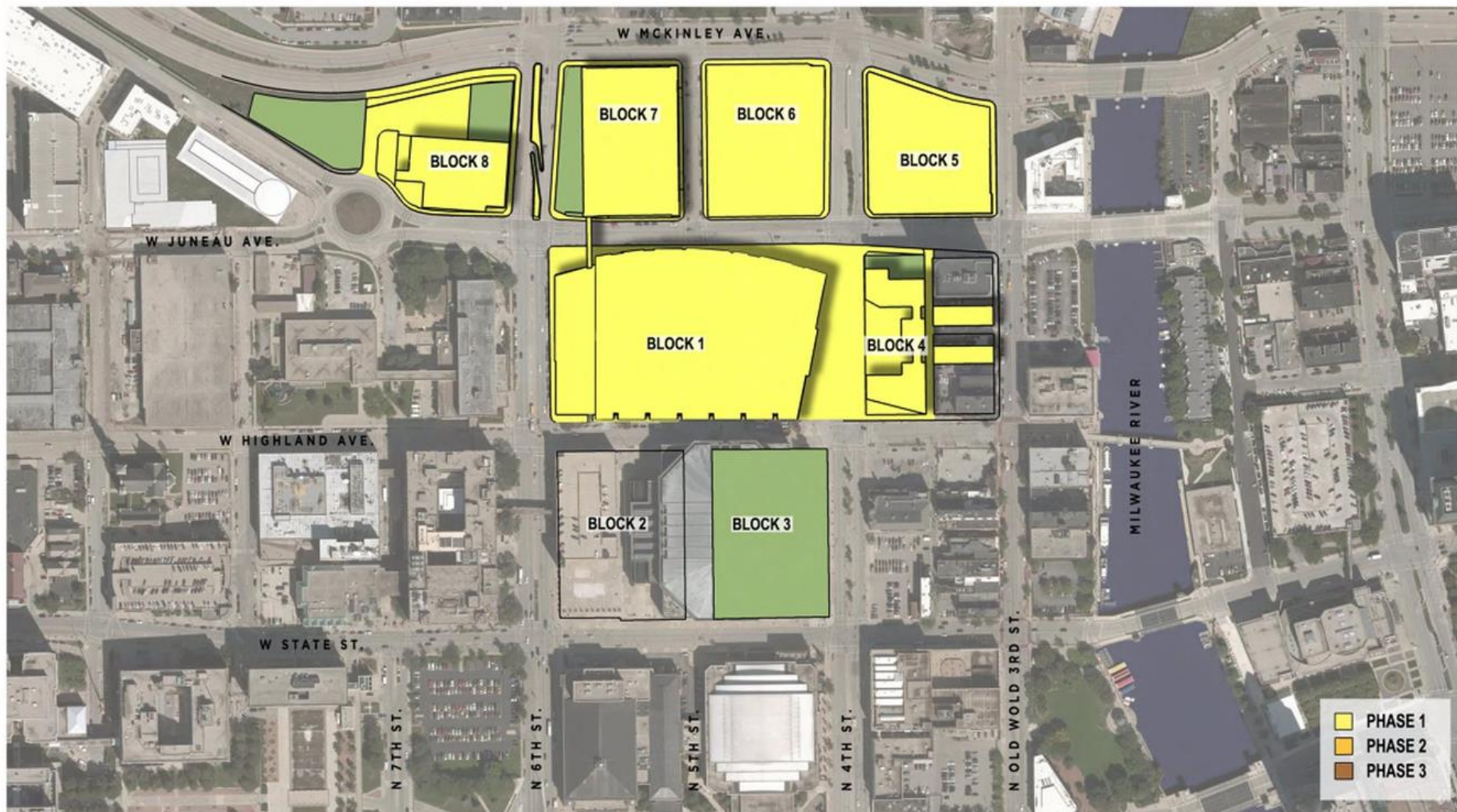


CONSTRUCTION SEQUENCE 1K: FENCE & RAZE BRADLEY CENTER AND SEED UNTIL FUTURE DEVELOPMENT.



## BUCKS ARENA DEVELOPMENT



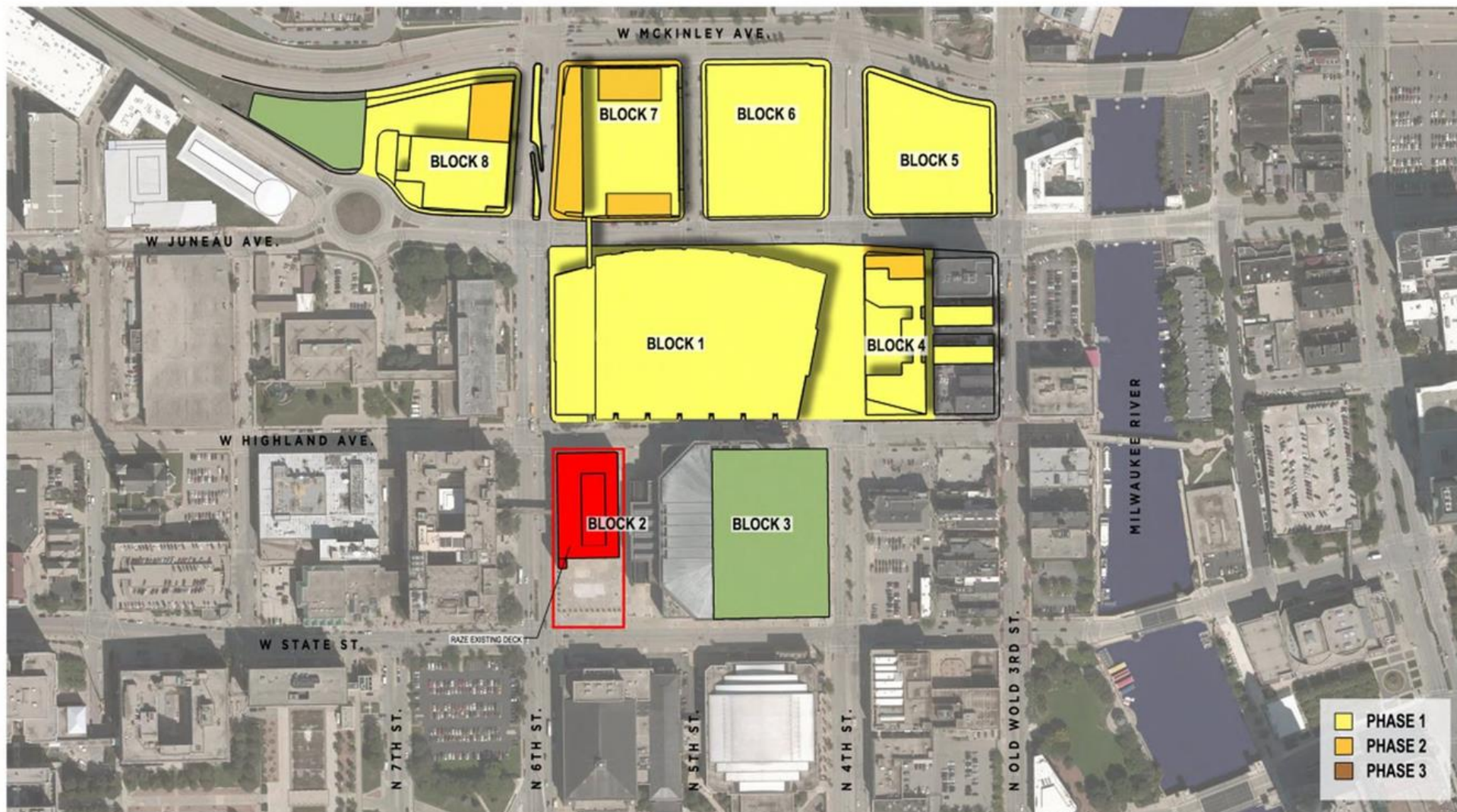


CONSTRUCTION SEQUENCING COMPLETE



## BUCKS ARENA DEVELOPMENT



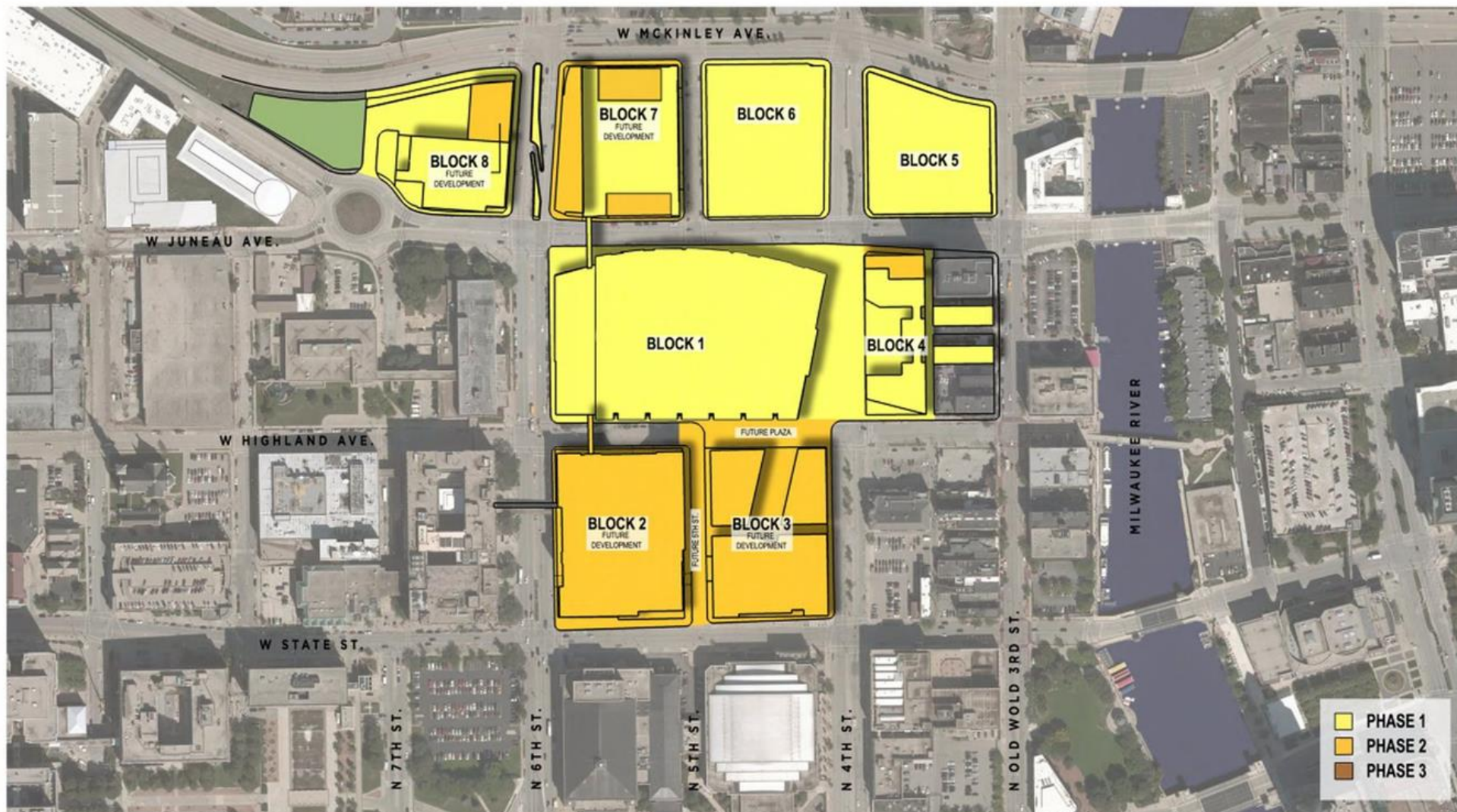


PHASE 2A: FENCE & RAZE BRADLEY CENTER DECK.



## BUCKS ARENA DEVELOPMENT



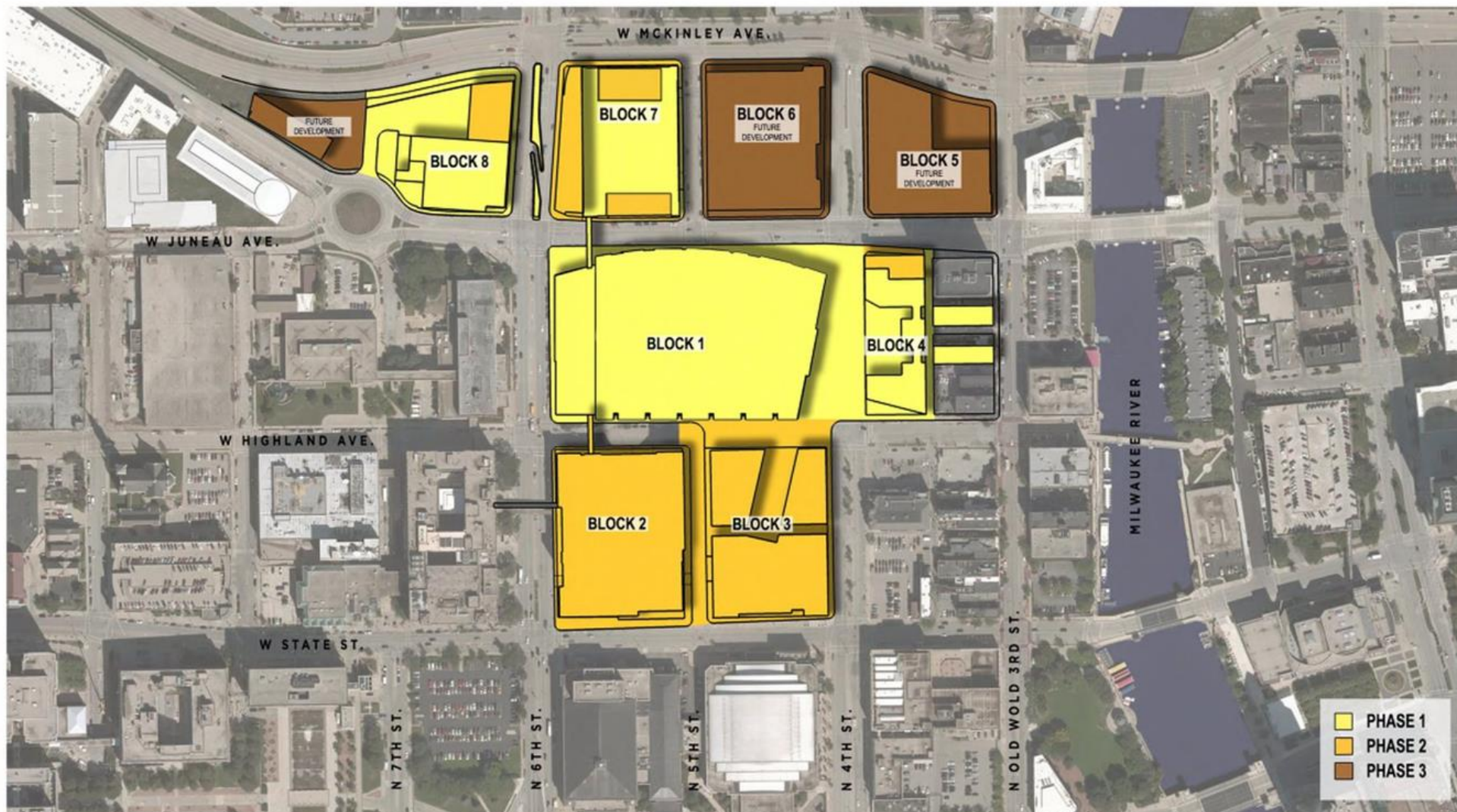


PHASE 2B: BLOCK 2, 3, 4, 7, & 8 (PHASE II) FUTURE DEVELOPMENT.



## BUCKS ARENA DEVELOPMENT



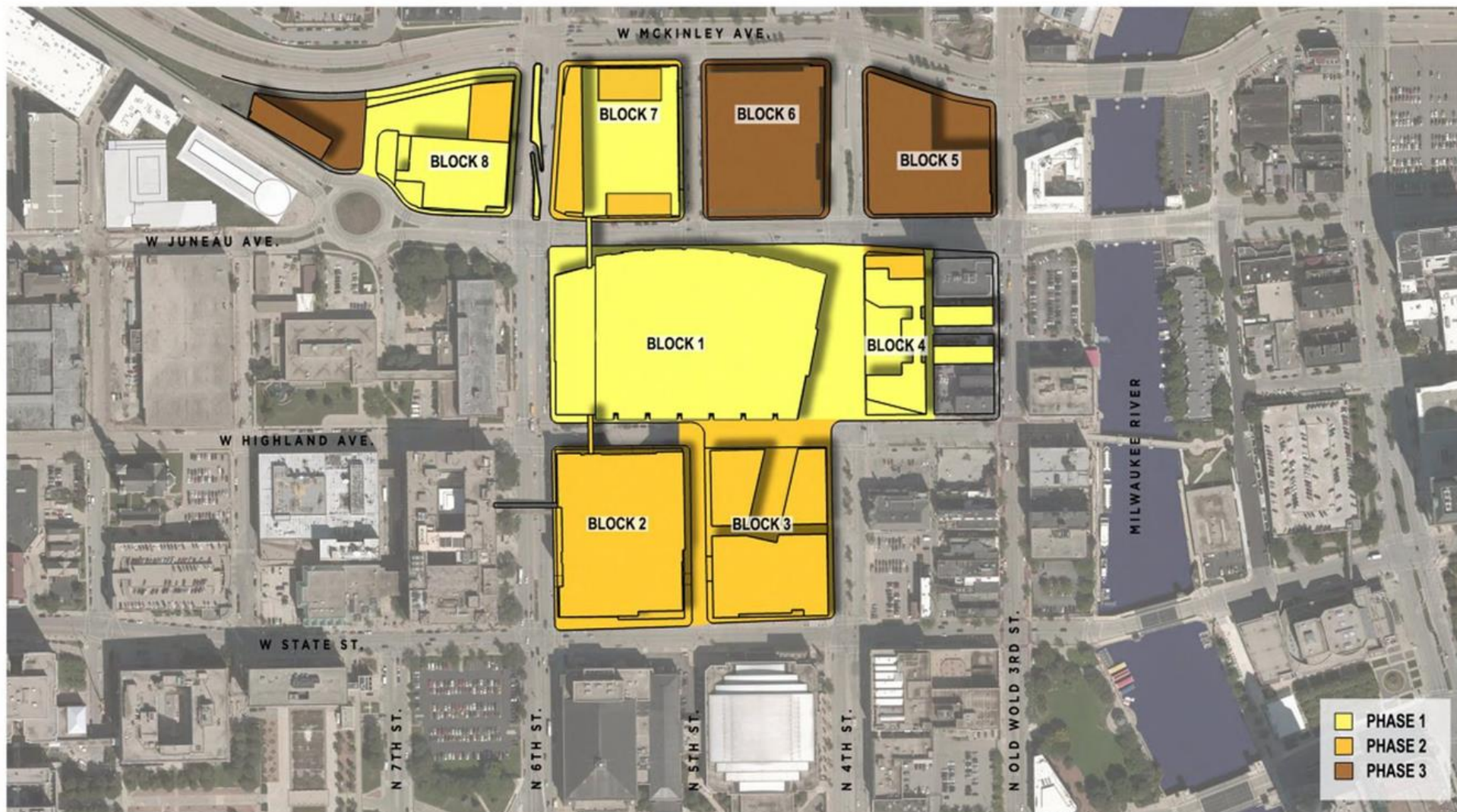


PHASE 3A: BLOCK 5 & 6 (PHASE III) FUTURE DEVELOPMENT



## BUCKS ARENA DEVELOPMENT





PHASING COMPLETE

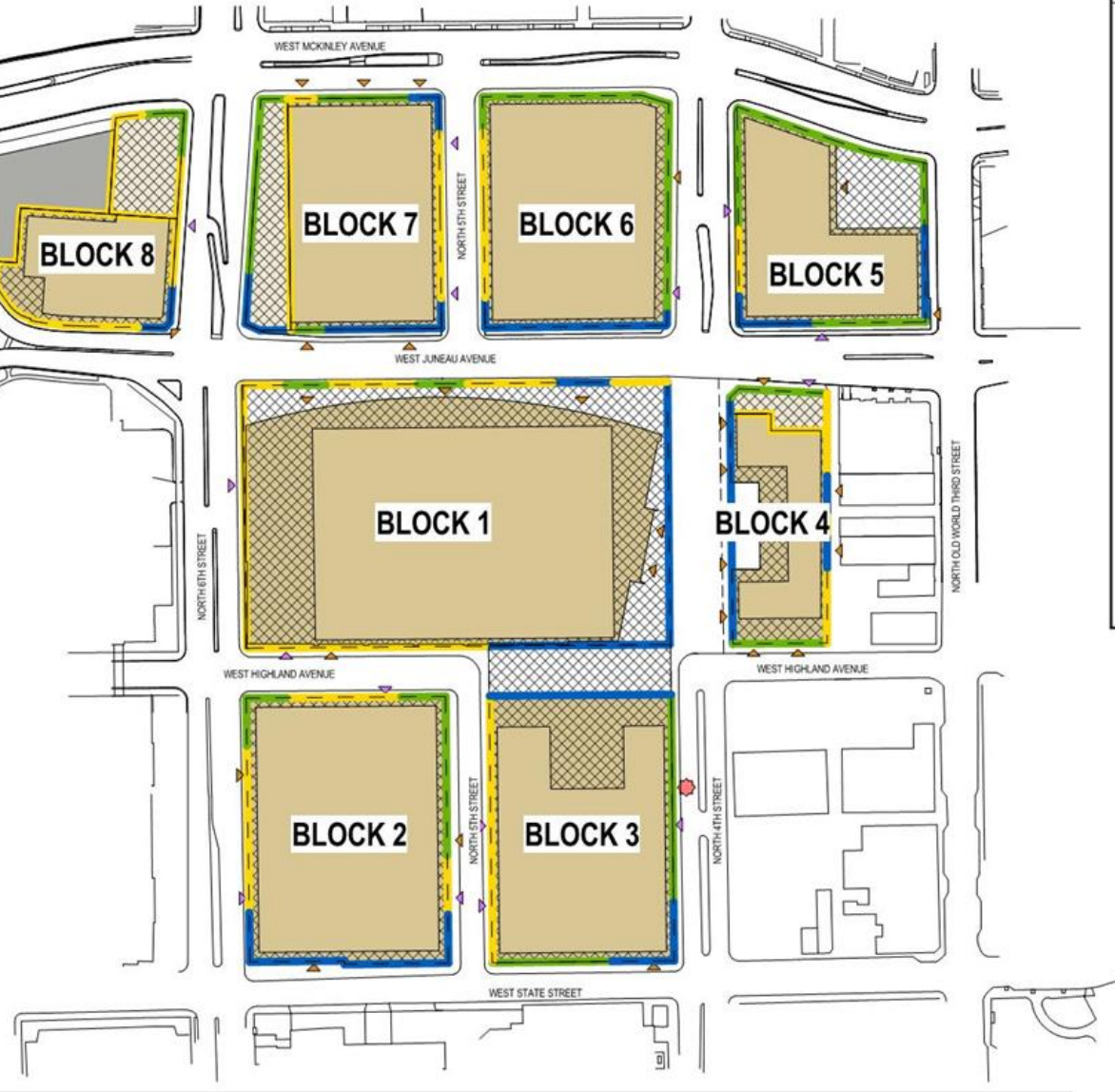


## BUCKS ARENA DEVELOPMENT





**1** Overall Site  
1" = 200'-0"



## LEGEND

- PROPERTY LINE
- SETBACK RANGE
- BUILDING AREA
- FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- HIGH ACTIVATION  
GROUND FLOOR GLAZING:  
75% (50% FOR RESIDENTIAL)
- MEDIUM ACTIVATION  
GROUND FLOOR GLAZING:  
50%
- LOW ACTIVATION  
NO GLAZING REQUIREMENT
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- TURNER HALL SPECIAL FEATURE

## BUCKS ARENA DEVELOPMENT

OVERALL DEVELOPMENT STANDARDS





## SITE STATISTICS

**BUILDING HEIGHT:**  
MIN 5 STORIES, MAX 6 STORIES

**GROSS LAND AREA:**  
290,630 SF

**MAX LAND COVERED BY PRINCIPAL BUILDINGS:**  
100%

**LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:**  
MIN 0% - MAX 21%

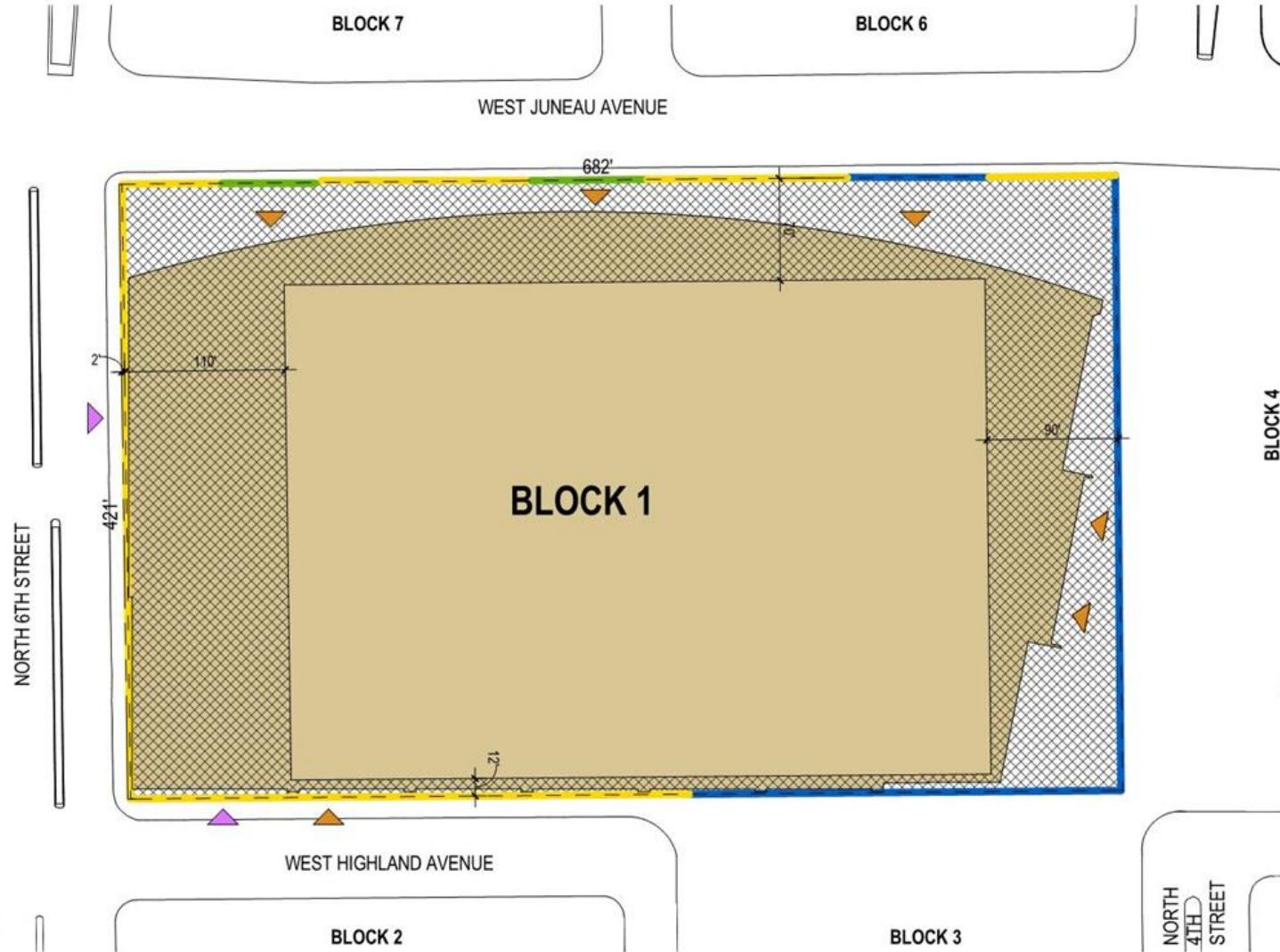
**MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:**  
18%

**MAX DWELLING UNIT DENSITY**  
NO DWELLING UNITS

**MAX SF DEVOTED TO NON-RESIDENTIAL USES:**  
500,000 SF - 1,700,000

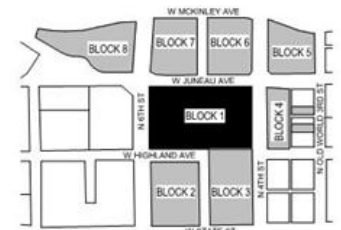
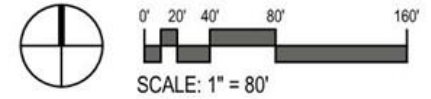
**PROPOSED NUMBER OF BUILDINGS:**  
1 BUILDING

SEE SHEET A100 FOR OVERALL SITE PLAN



## LEGEND

- PROPERTY LINE
- [Hatched Box] SETBACK RANGE
- [Solid Tan Box] BUILDING AREA
- [Dotted Tan Box] FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- [Blue Line] HIGH ACTIVATION  
GROUND FLOOR GLAZING:  
75% (50% FOR RESIDENTIAL)
- [Green Line] MEDIUM ACTIVATION  
GROUND FLOOR GLAZING:  
50%
- [Yellow Line] LOW ACTIVATION  
NO GLAZING REQUIREMENT
- [Purple Triangle] VEHICULAR ACCESS
- [Orange Triangle] PEDESTRIAN ACCESS
- [Red Star] TURNER HALL SPECIAL FEATURE



## BUCKS ARENA DEVELOPMENT

BLOCK 1 DEVELOPMENT STANDARDS



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## SITE STATISTICS

### BUILDING HEIGHT:

MIN 4 STORIES, MAX 20 STORIES

### GROSS LAND AREA:

123,693 SF

### MAX LAND COVERED BY PRINCIPAL BUILDINGS:

100%

### LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

MIN 0% - MAX 20%

### MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

75%

### MAX DWELLING UNIT DENSITY

150 SF / UNIT

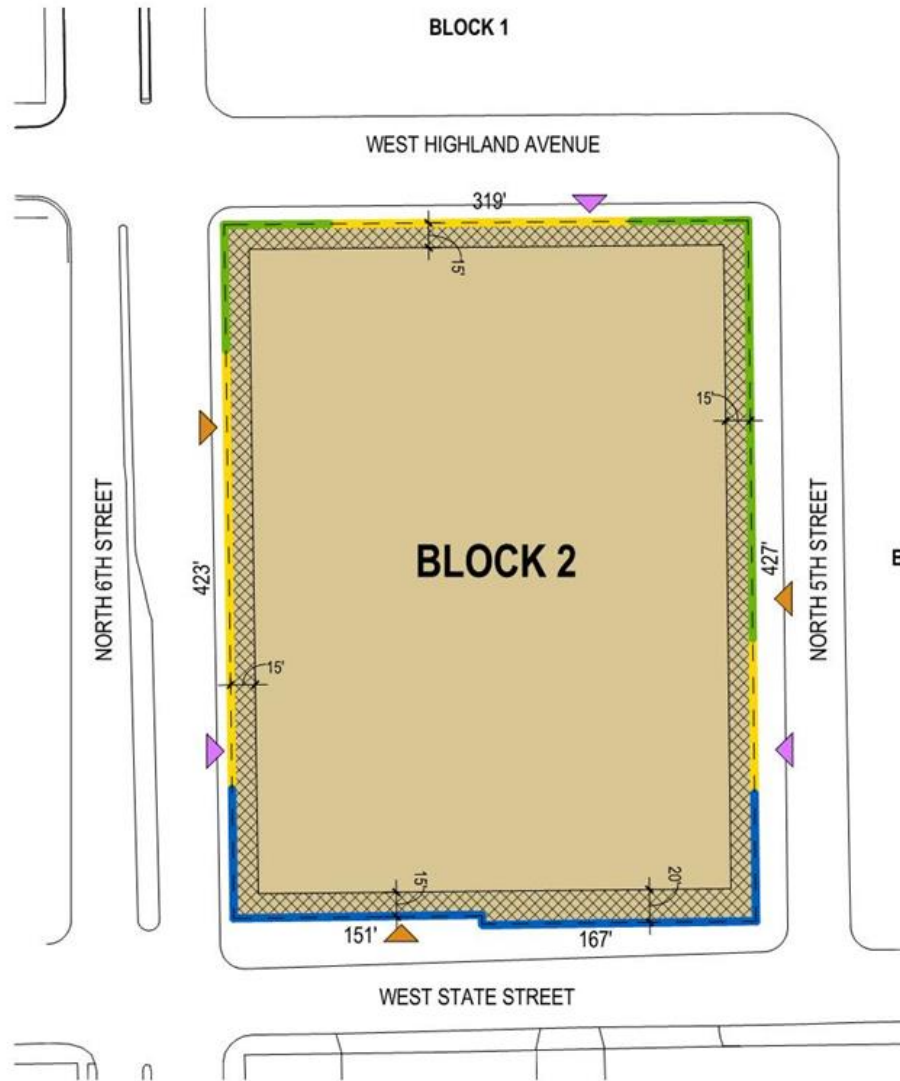
### MAX SF DEVOTED TO NON-RESIDENTIAL USES:

1,200,000 SF

### PROPOSED NUMBER OF BUILDINGS:

1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



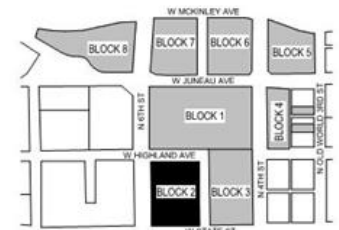
## LEGEND

- PROPERTY LINE
- [Hatched Box] SETBACK RANGE
- [Tan Box] BUILDING AREA
- [Light Tan Box] FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- [Blue Line] HIGH ACTIVATION  
GROUND FLOOR GLAZING:  
75% (50% FOR RESIDENTIAL)
- [Green Line] MEDIUM ACTIVATION  
GROUND FLOOR GLAZING:  
50%
- [Yellow Line] LOW ACTIVATION  
NO GLAZING REQUIREMENT
- [Purple Triangle] VEHICULAR ACCESS
- [Orange Triangle] PEDESTRIAN ACCESS
- [Red Star] TURNER HALL SPECIAL FEATURE



0' 20' 40' 80' 160'

SCALE: 1" = 80'



## BUCKS ARENA DEVELOPMENT

BLOCK 2 DEVELOPMENT STANDARDS



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## SITE STATISTICS

### BUILDING HEIGHT:

MIN 4 STORIES, MAX 20 STORIES

### GROSS LAND AREA:

144,135 SF

### MAX LAND COVERED BY PRINCIPAL BUILDINGS:

86%

### LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

MIN 0% - MAX 50%

### MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

40%

### MAX DWELLING UNIT DENSITY

150 SF / UNIT

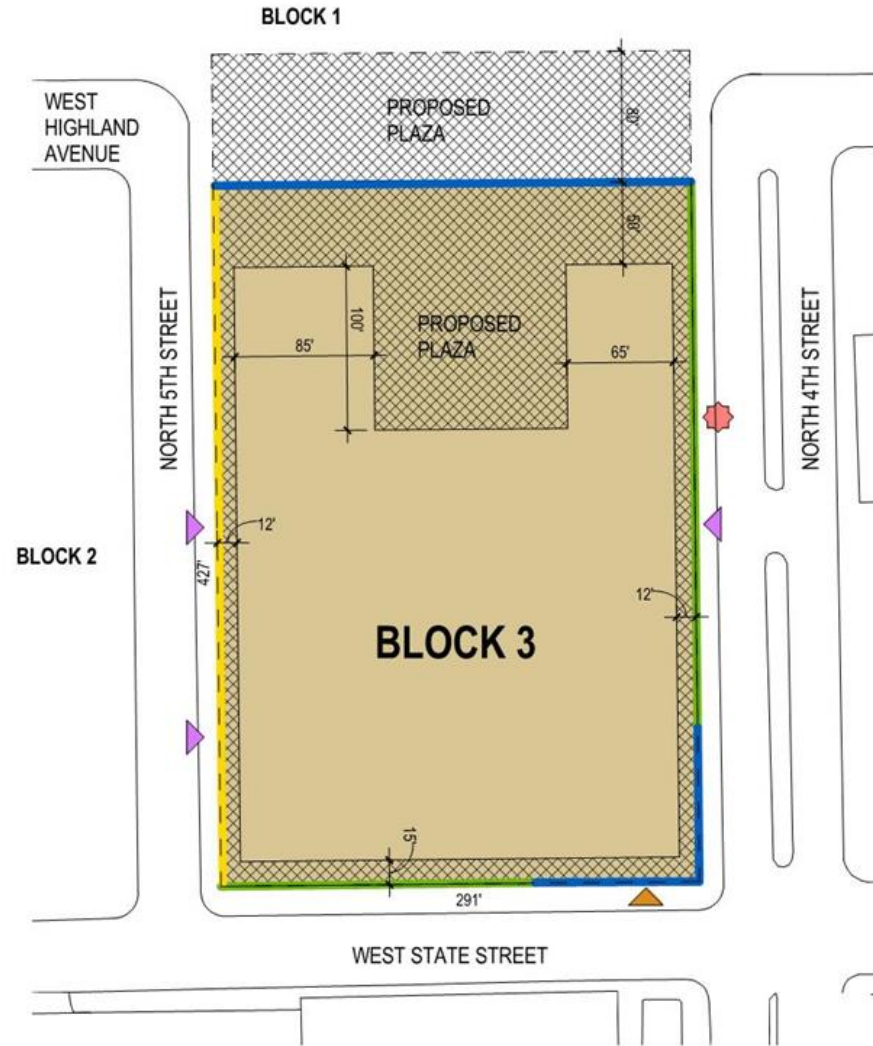
### MAX SF DEVOTED TO NON-RESIDENTIAL USES:

900,000 SF

### PROPOSED NUMBER OF BUILDINGS:

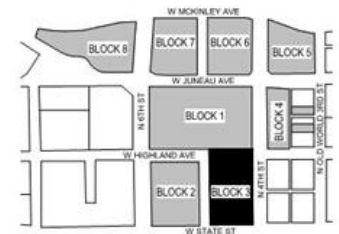
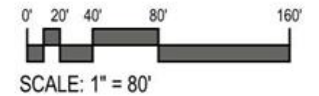
1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



## LEGEND

- PROPERTY LINE
- SETBACK RANGE
- BUILDING AREA
- FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- HIGH ACTIVATION GROUND FLOOR GLAZING: 75% (50% FOR RESIDENTIAL)
- MEDIUM ACTIVATION GROUND FLOOR GLAZING: 50%
- LOW ACTIVATION NO GLAZING REQUIREMENT
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- TURNER HALL SPECIAL FEATURE



## BUCKS ARENA DEVELOPMENT

### BLOCK 3 DEVELOPMENT STANDARDS

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## SITE STATISTICS

### BUILDING HEIGHT:

MIN 2 STORIES, MAX 20 STORIES

### GROSS LAND AREA:

75,639 SF

### MAX LAND COVERED BY PRINCIPAL BUILDINGS:

P1: 70%

P2: 80%

### LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

P1: MIN 17% - MAX 50%

P2: MIN 8% - MAX 40%

### MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

0%

### MAX DWELLING UNIT DENSITY

500 SF / UNIT

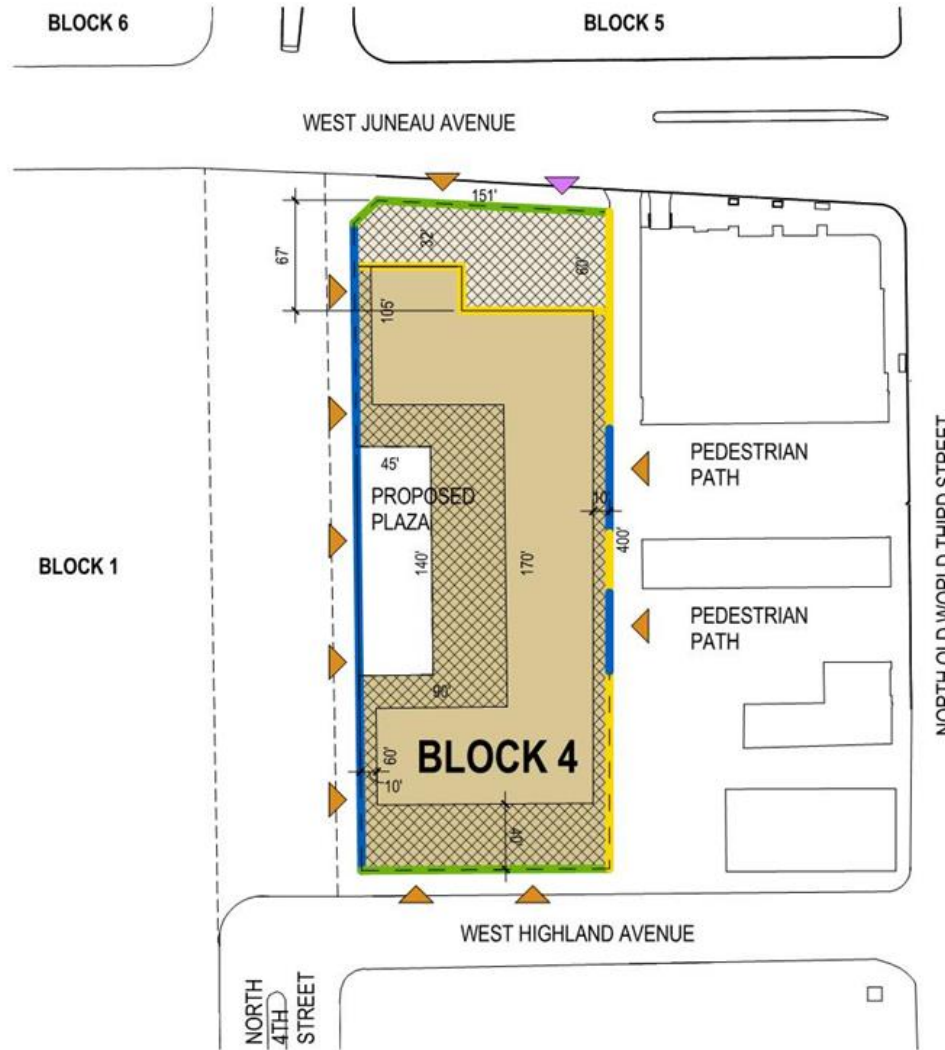
### MAX SF DEVOTED TO NON-RESIDENTIAL USES:

400,000 SF

### PROPOSED NUMBER OF BUILDINGS:

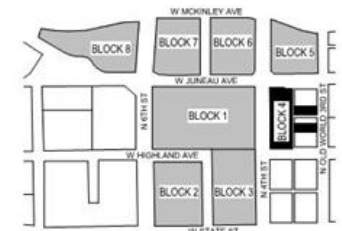
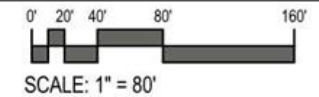
1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



## LEGEND

- PROPERTY LINE
- [Hatched Box] SETBACK RANGE
- [Yellow Box] BUILDING AREA
- [Light Yellow Box] FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- [Blue Line] HIGH ACTIVATION GROUND FLOOR GLAZING: 75% (50% FOR RESIDENTIAL)
- [Green Line] MEDIUM ACTIVATION GROUND FLOOR GLAZING: 50%
- [Yellow Line] LOW ACTIVATION NO GLAZING REQUIREMENT
- [Purple Triangle] VEHICULAR ACCESS
- [Orange Triangle] PEDESTRIAN ACCESS
- [Red Star] TURNER HALL SPECIAL FEATURE



## BUCKS ARENA DEVELOPMENT

### BLOCK 4 DEVELOPMENT STANDARDS

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## SITE STATISTICS

### BUILDING HEIGHT:

MIN 3 STORIES, MAX 20 STORIES

### GROSS LAND AREA:

95,432 SF

### MAX LAND COVERED BY PRINCIPAL BUILDINGS:

80%

### LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

MIN 19% - MAX 36%

### MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

47%

### MAX DWELLING UNIT DENSITY

150 SF / UNIT

### MAX SF DEVOTED TO NON-RESIDENTIAL USES:

1,400,000 SF

### PROPOSED NUMBER OF BUILDINGS:

1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN

BLOCK 6

NORTH 4TH STREET

WEST MCKINLEY AVENUE

BLOCK 5










NORTH OLD WORLD 3RD STREET

BLOCK 1

BLOCK 4

WEST JUNEAU AVENUE

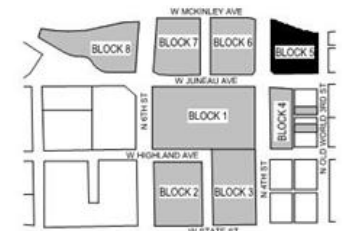
## LEGEND

- PROPERTY LINE
-  SETBACK RANGE
-  BUILDING AREA
-  FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
-  HIGH ACTIVATION  
GROUND FLOOR GLAZING:  
75% (50% FOR RESIDENTIAL)
-  MEDIUM ACTIVATION  
GROUND FLOOR GLAZING:  
50%
-  LOW ACTIVATION  
NO GLAZING REQUIREMENT
-  VEHICULAR ACCESS
-  PEDESTRIAN ACCESS
-  TURNER HALL SPECIAL FEATURE



0' 20' 40' 80' 160'

SCALE: 1" = 80'



## BUCKS ARENA DEVELOPMENT

BLOCK 5 DEVELOPMENT STANDARDS



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## SITE STATISTICS

### BUILDING HEIGHT:

MIN 4 STORIES, MAX 20 STORIES

### GROSS LAND AREA:

111,154 SF

### MAX LAND COVERED BY PRINCIPAL BUILDINGS:

100%

### LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

MIN 0% - MAX 18%

### MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

45%

### MAX DWELLING UNIT DENSITY

150 SF / UNIT

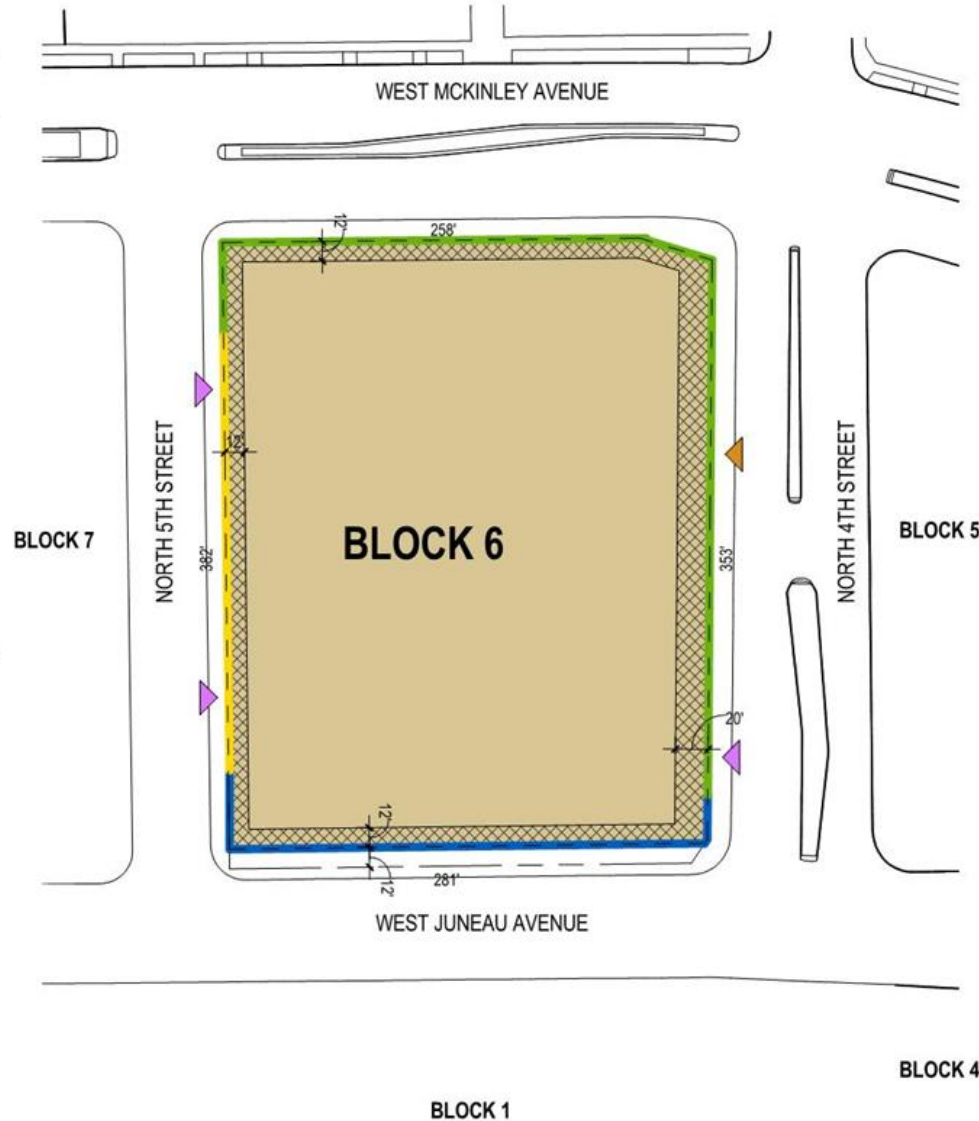
### MAX SF DEVOTED TO NON-RESIDENTIAL USES:

1,400,000 SF

### PROPOSED NUMBER OF BUILDINGS:

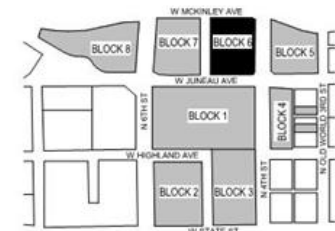
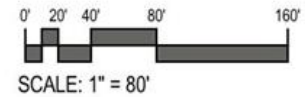
1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



## LEGEND

- PROPERTY LINE
- ▨ SETBACK RANGE
- BUILDING AREA
- FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- HIGH ACTIVATION  
GROUND FLOOR GLAZING:  
75% (50% FOR RESIDENTIAL)
- MEDIUM ACTIVATION  
GROUND FLOOR GLAZING:  
50%
- LOW ACTIVATION  
NO GLAZING REQUIREMENT
- ▲ VEHICULAR ACCESS
- ▲ PEDESTRIAN ACCESS
- ★ TURNER HALL SPECIAL FEATURE



## BUCKS ARENA DEVELOPMENT

### BLOCK 6 DEVELOPMENT STANDARDS



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## SITE STATISTICS

### BUILDING HEIGHT:

MIN 6 STORIES, MAX 8 STORIES

### GROSS LAND AREA:

111,916 SF

### MAX LAND COVERED BY PRINCIPAL BUILDINGS:

P1: 85%

P2: 100%

### LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

P1: MIN 17% - MAX 30%

P2: MIN 0% - MAX 16%

### MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

80%

### MAX DWELLING UNIT DENSITY

700 SF / UNIT

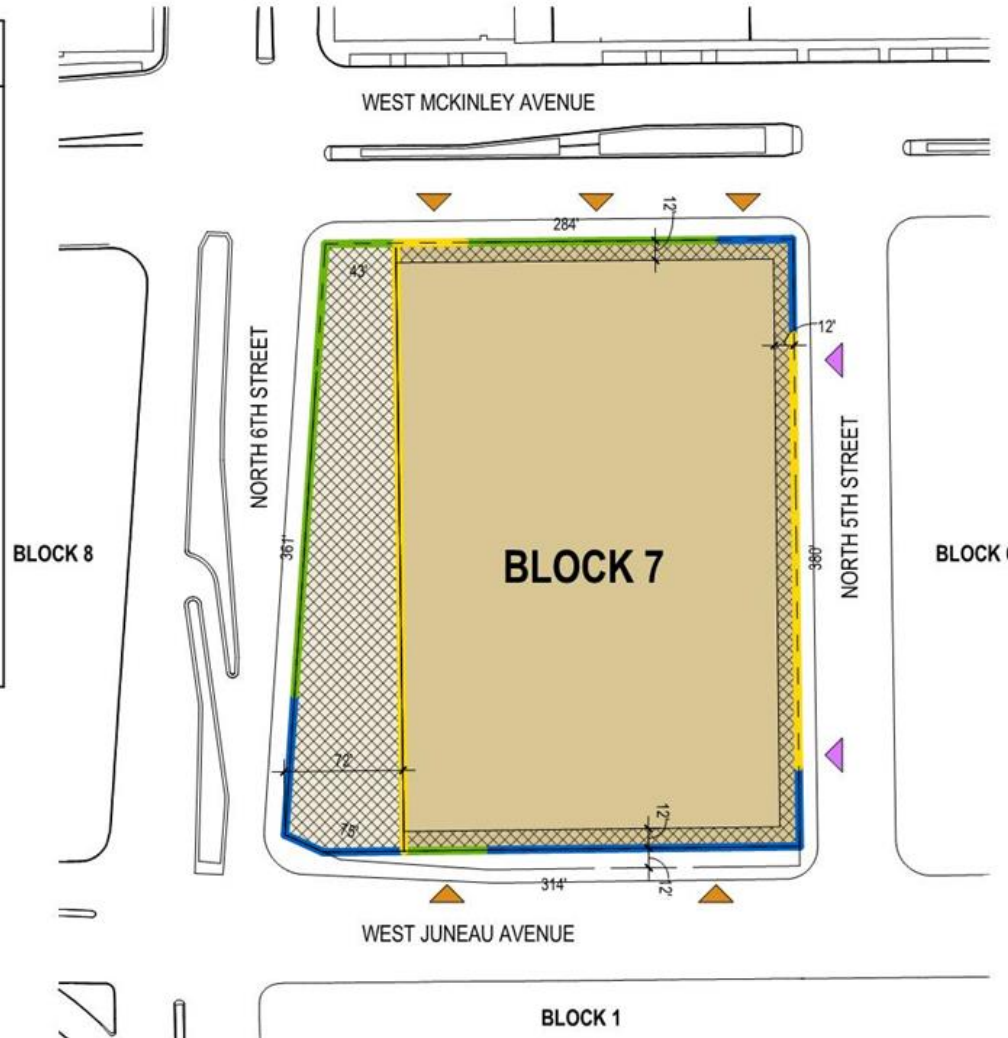
### MAX SF DEVOTED TO NON-RESIDENTIAL USES:

150,000 SF

### PROPOSED NUMBER OF BUILDINGS:

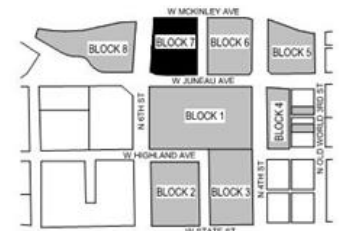
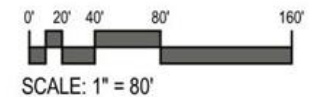
1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



## LEGEND

- PROPERTY LINE
- SETBACK RANGE
- BUILDING AREA
- FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- HIGH ACTIVATION  
GROUND FLOOR GLAZING:  
75% (50% FOR RESIDENTIAL)
- MEDIUM ACTIVATION  
GROUND FLOOR GLAZING:  
50%
- LOW ACTIVATION  
NO GLAZING REQUIREMENT
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- TURNER HALL SPECIAL FEATURE



## BUCKS ARENA DEVELOPMENT

BLOCK 7 DEVELOPMENT STANDARDS



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## SITE STATISTICS

**BUILDING HEIGHT:**  
MIN 4 STORIES, MAX 20 STORIES

**GROSS LAND AREA:**  
144,135 SF

**MAX LAND COVERED BY PRINCIPAL BUILDINGS:**  
P1: 35%  
P2: 49%  
P3: 62%

**LAND DEVOTED TO LANDSCAPED OPEN SPACE:**  
P1: MIN 34% - MAX 43%  
P2: MIN 20% - MAX 24%  
P3: MIN 7% - MAX 24%

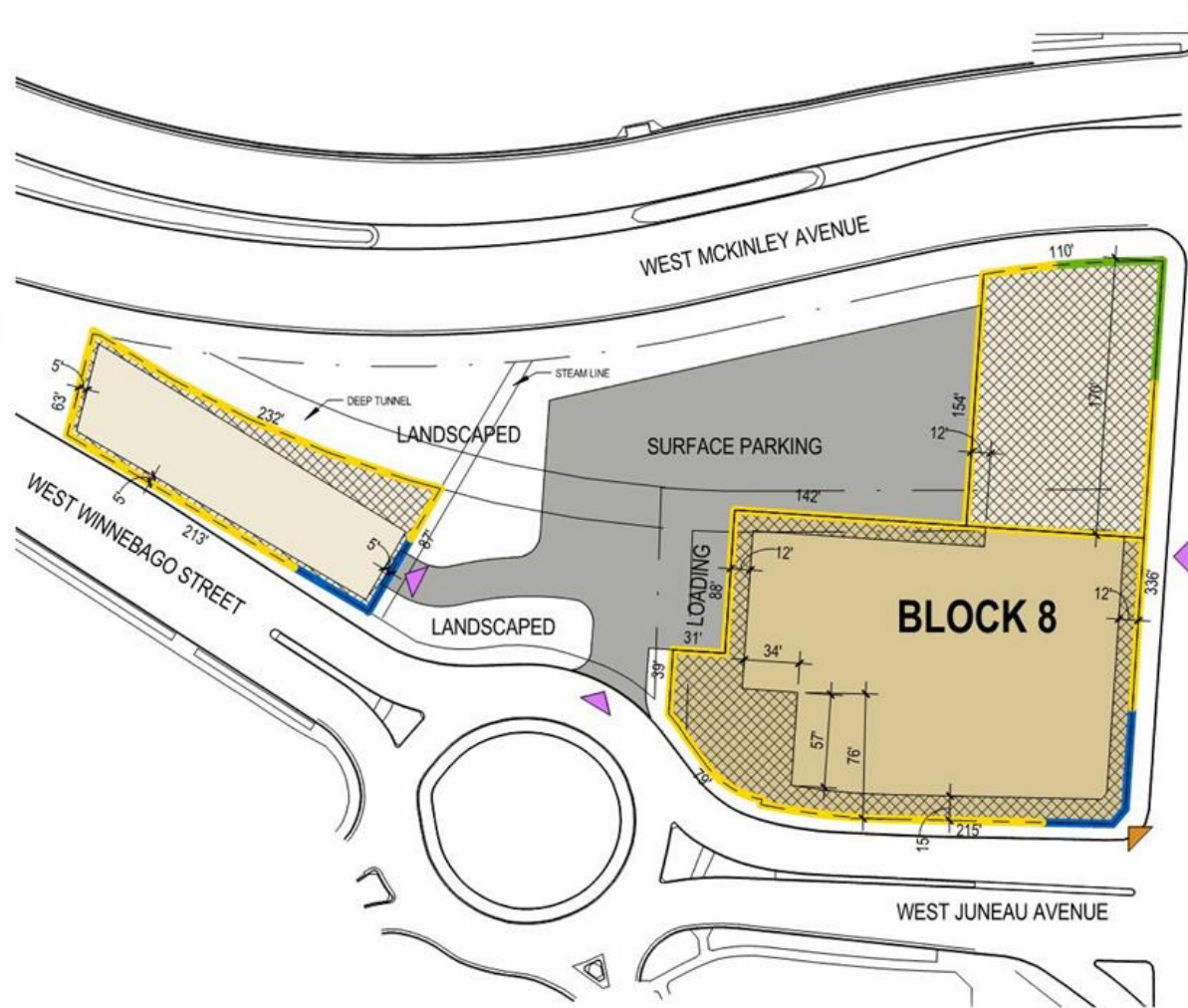
**MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:**  
31%

**MAX DWELLING UNIT DENSITY**  
1,000 SF / UNIT

**MAX SF DEVOTED TO NON-RESIDENTIAL USES:**  
150,000 SF

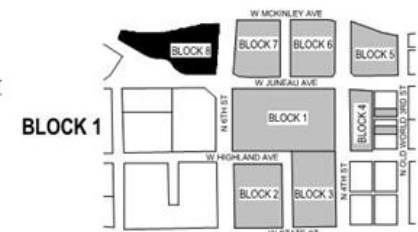
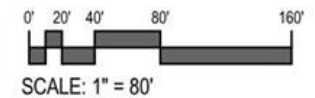
**PROPOSED NUMBER OF BUILDINGS:**  
1-3 BUILDINGS

**SEE SHEET A100 FOR OVERALL SITE PLAN**



## LEGEND

- PROPERTY LINE
- [Hatched Box] SETBACK RANGE
- [Solid Yellow Box] BUILDING AREA
- [Solid Light Yellow Box] FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- [Blue Line] HIGH ACTIVATION GROUND FLOOR GLAZING: 75% (50% FOR RESIDENTIAL)
- [Green Line] MEDIUM ACTIVATION GROUND FLOOR GLAZING: 50%
- [Yellow Line] LOW ACTIVATION NO GLAZING REQUIREMENT
- [Purple Triangle] VEHICULAR ACCESS
- [Orange Triangle] PEDESTRIAN ACCESS
- [Red Star] TURNER HALL SPECIAL FEATURE



## BUCKS ARENA DEVELOPMENT

### BLOCK 8 DEVELOPMENT STANDARDS



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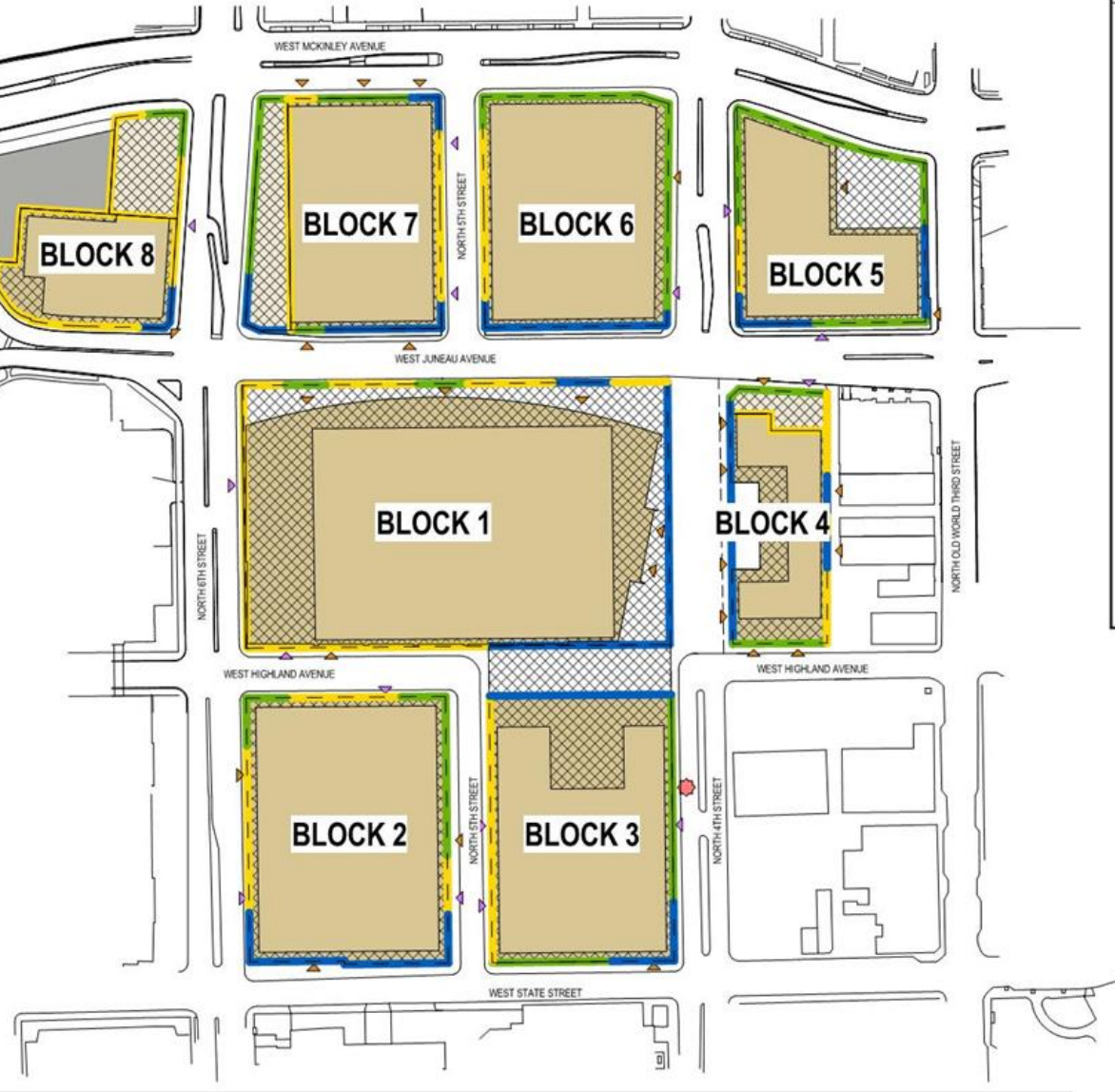
1/12/2016 15423-01

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**1** Overall Site  
1" = 200'-0"



**LEGEND**

PROPERTY LINE

SETBACK RANGE

BUILDING AREA

FUTURE BUILDING AREA

SETBACK, MINIMUM

HIGH ACTIVATION  
GROUND FLOOR GLAZING:  
75% (50% FOR RESIDENTIAL)

MEDIUM ACTIVATION  
GROUND FLOOR GLAZING:  
50%

LOW ACTIVATION  
NO GLAZING REQUIREMENT

VEHICULAR ACCESS

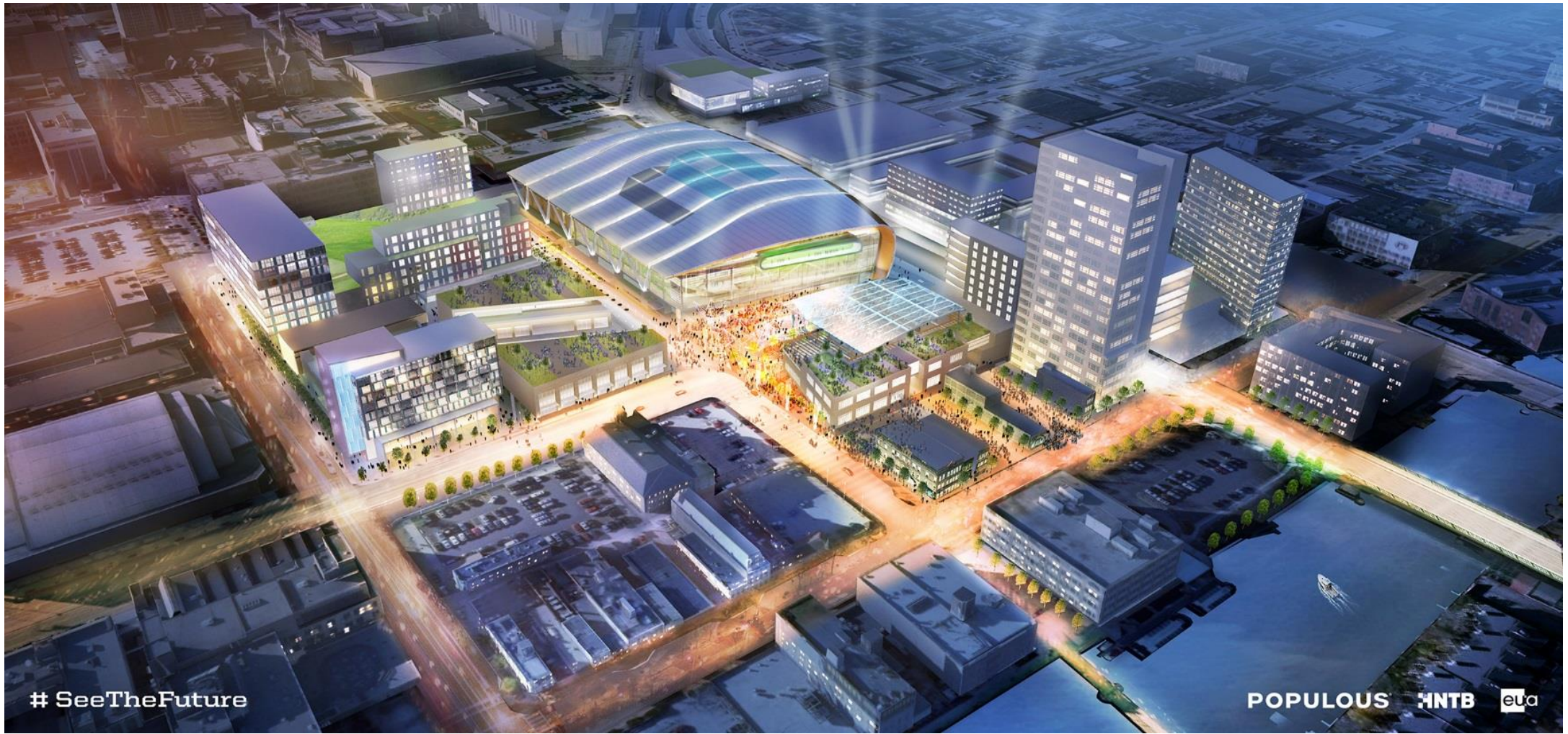
PEDESTRIAN ACCESS

TURNER HALL SPECIAL FEATURE

**BUCKS ARENA DEVELOPMENT**  
OVERALL DEVELOPMENT STANDARDS







# SeeTheFuture

POPULOUS HNTB eua