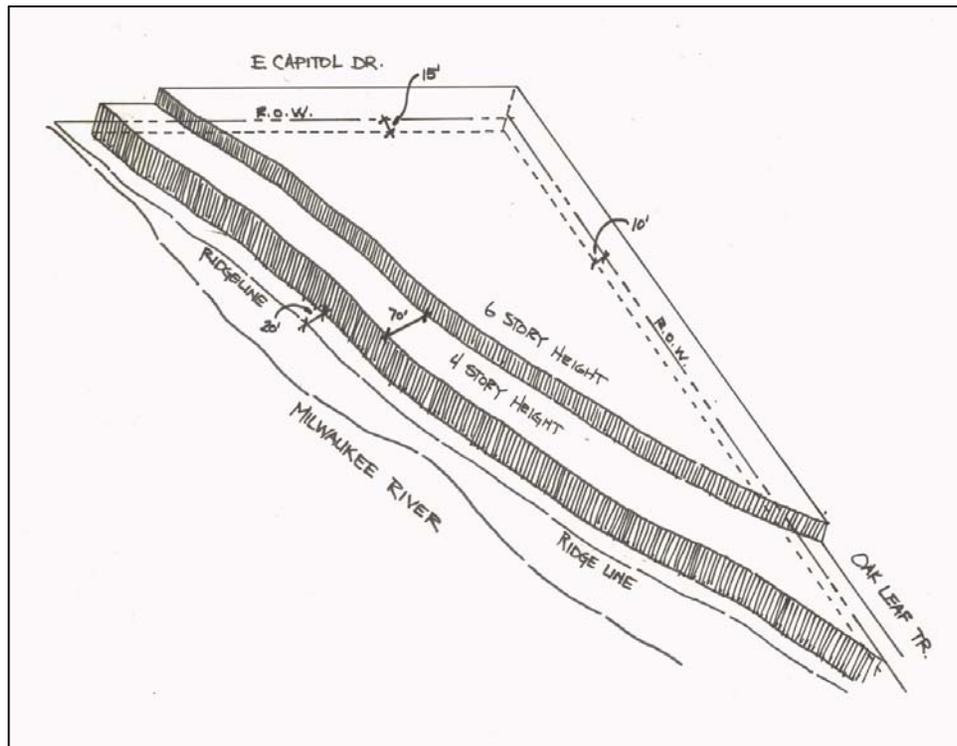
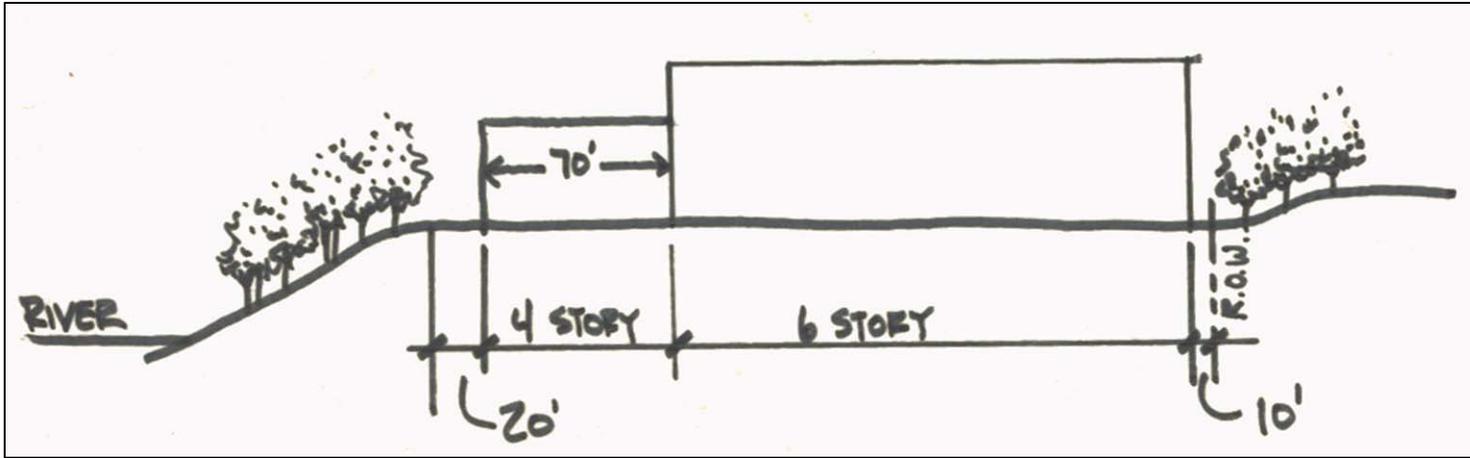


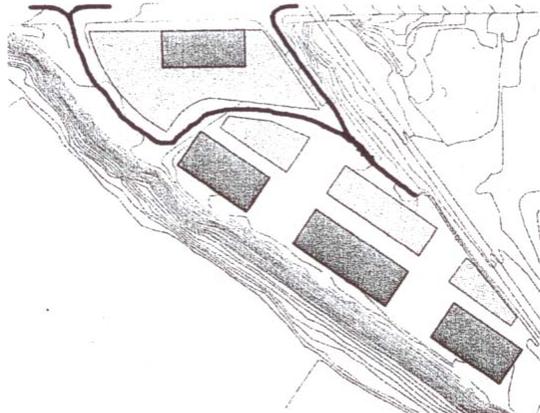
2006 River Site Plan Study

Completed by Shorewood Resident
and Architect Harvey Rabinowitz

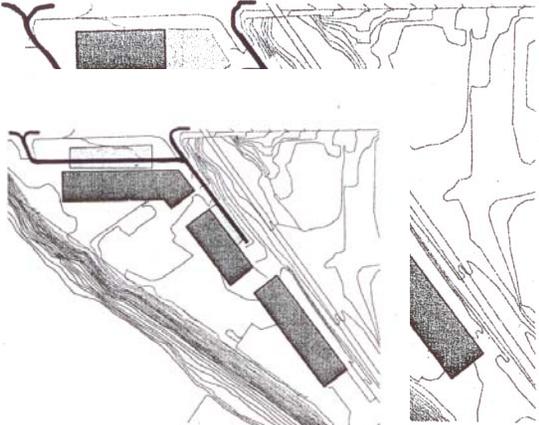




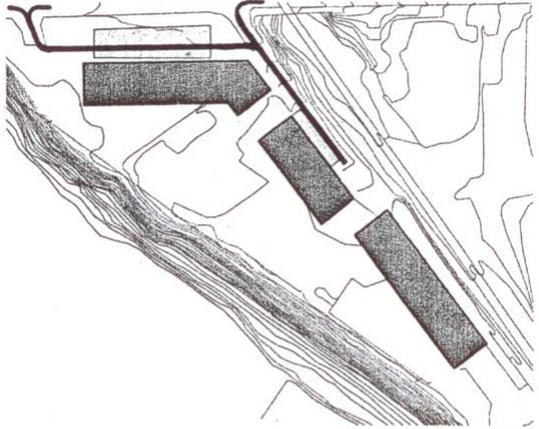
POTENTIAL ACCESS (DIAGRAMS)



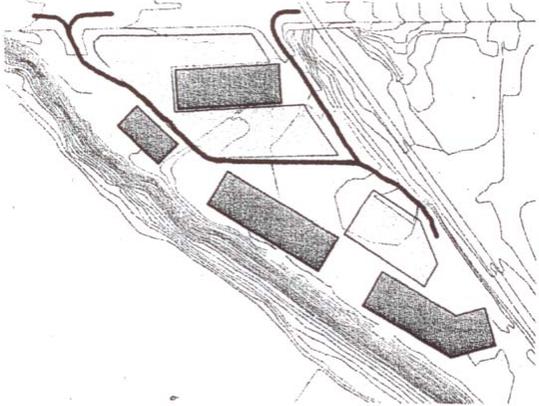
ALTERNATIVE A



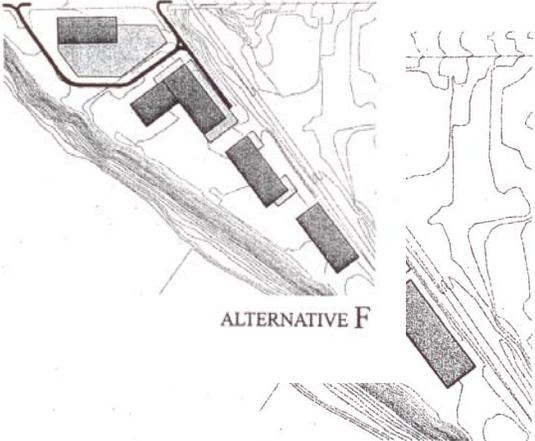
ALTERNATIVE E NAIVE C



ALTERNATIVE E

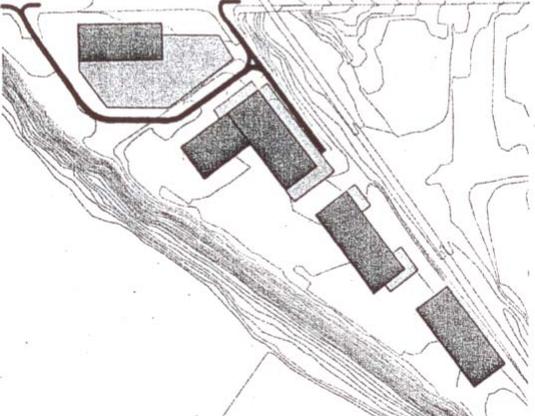


ALTERNATIVE B



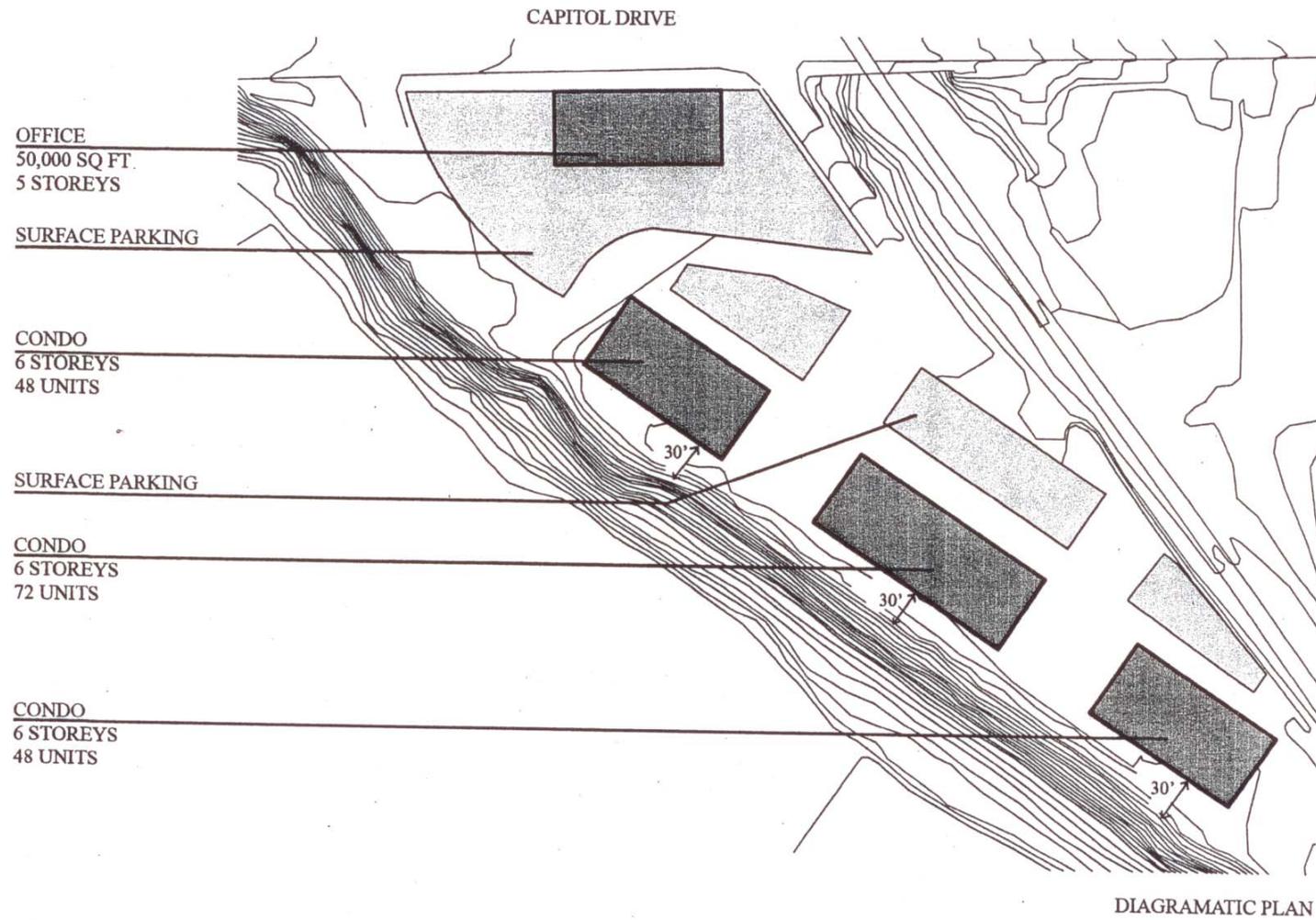
ALTERNATIVE F

ALTERNATIVE D



ALTERNATIVE F

ALTERNATIVE A PLAN



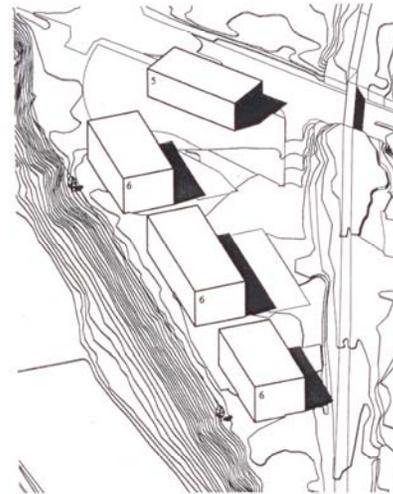
ALTERNATIVE A

Alternative A is the typical condominium developer's response to this type of site - locate as many units as possible as close to the river as possible. In this case a series of 6 storey condominiums fronting the river and a 5 storey office building facing Capitol Drive.

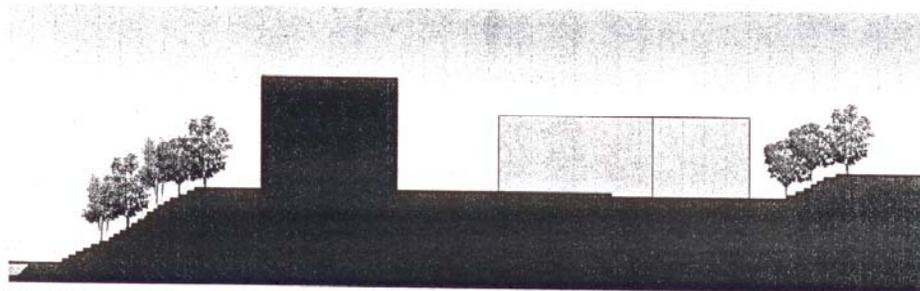
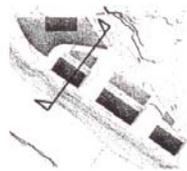
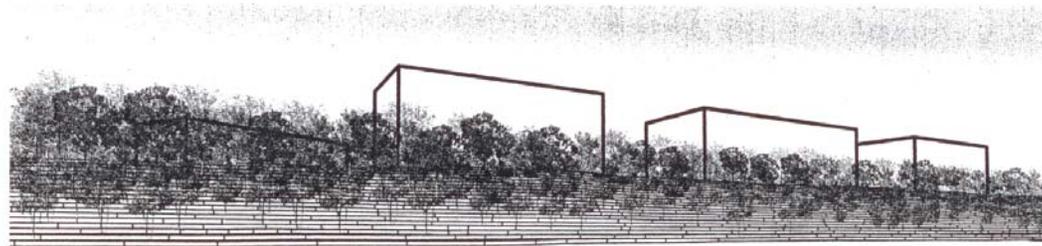
168 condominium units and 50,000 nsf of office space are developed.

DEVELOPMENT IMPLICATIONS

DEVELOPMENT VALUE	\$60 MILLION
SPACE	
NUMBER OF CONDOMINIUMS	168
AMOUNT OF OFFICE/RETAIL NSF	50,000
PARKING	
TOTAL	452
UNDERGROUND	220
SURFACE	232
PERCENTAGE STRUCTURED	49
ACRES OF SURFACE PARKING	1.8
PERCEPTION OF BUILDING	
MINIMUM SETBACK FROM BLUFF (FEET)	40
% OF TOTAL RIVER FRONTAGE	48
% OF CONDO FRONTAGE	78
% SITE COVERAGE: BUILDING AND PARKING	51

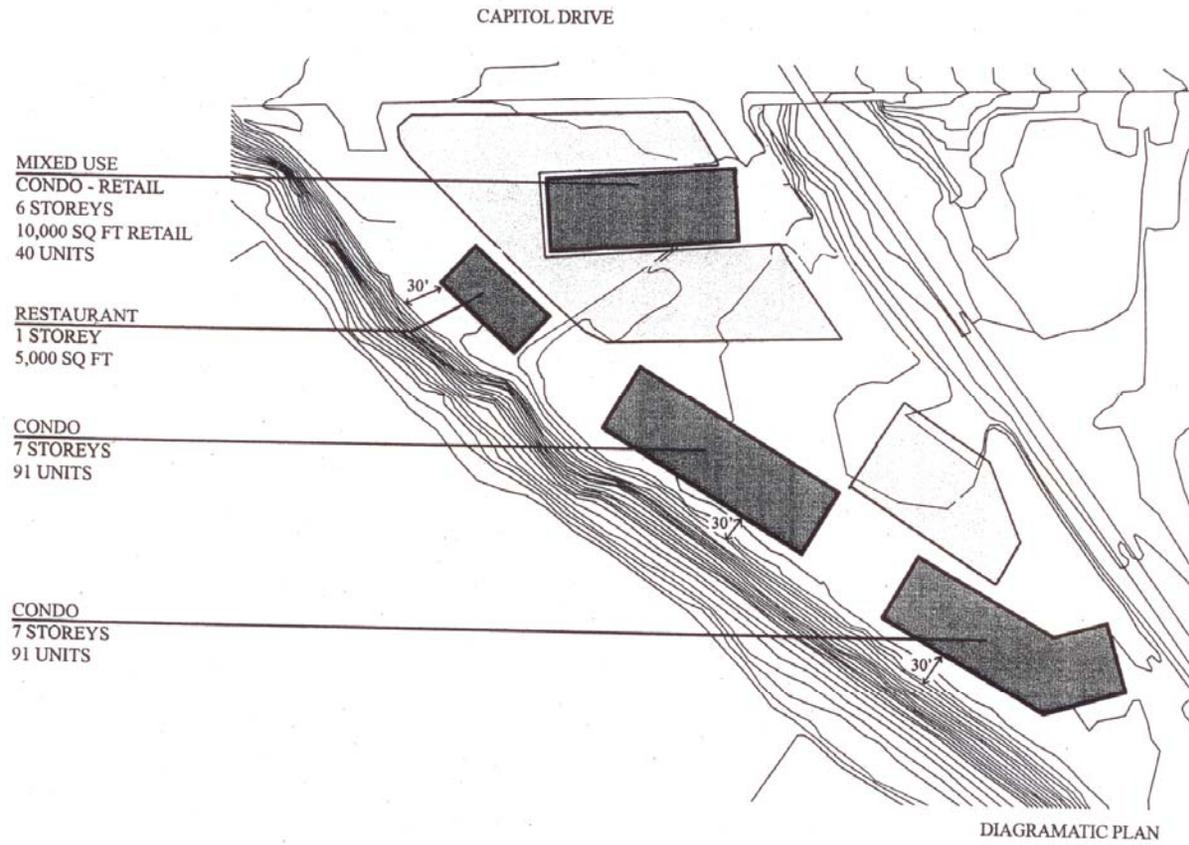


ALTERNATIVE A



Alternative B Plan

ALTERNATIVE B PLAN

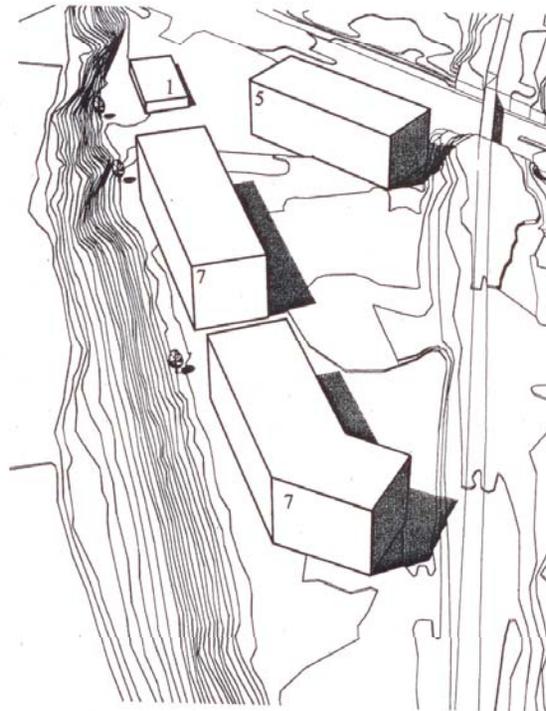


ALTERNATIVE B

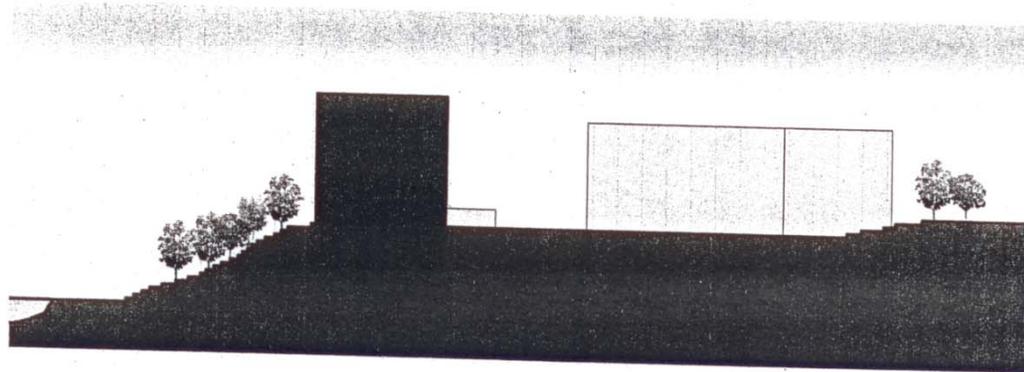
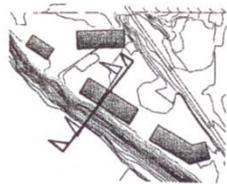
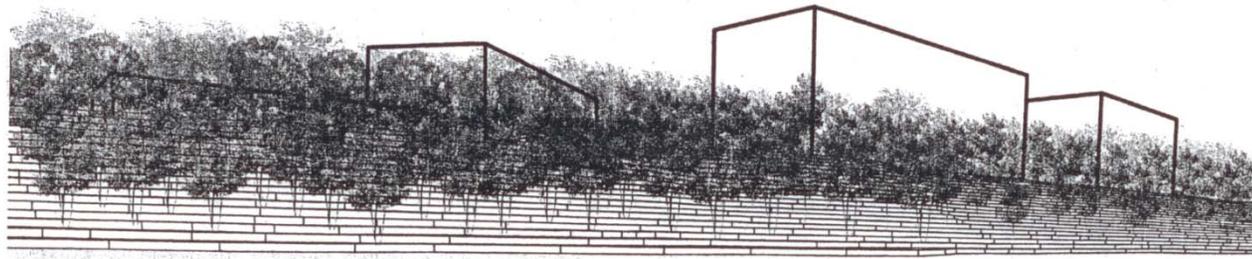
Scenario B is the proposal as shown in the Shorewood 'Central District Master Plan' draft April 27, 2006 w/ modifications. It can be typical condominium developer's response to this type of site - locate as many units as possible as close to the river as possible. In this two 7 storey buildings near the bluff overlooking the river and a 6 storey building overlooking the river and a 6 storey condominium building off of Capitol Drive. A retail building is on the first floor of the Capitol Drive Condo and restaurant is located on the river.

A total of 222 condominium units are proposed, 10,000 square feet of retail space and a 5,000 sf restaurant.

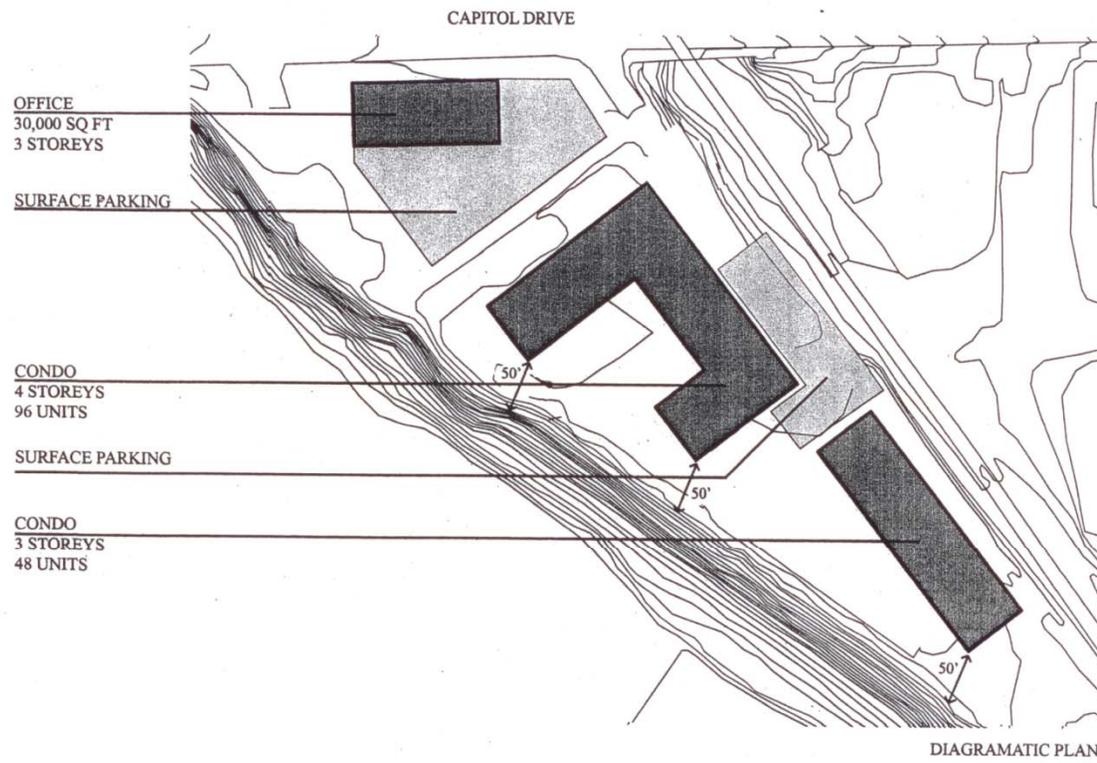
DEVELOPMENT IMPLICATIONS	
DEVELOPMENT VALUE	\$69 MILLION
SPACE	
NUMBER OF CONDOMINIUMS	222
AMOUNT OF OFFICE/RETAIL NSF	50,000
PARKING	
TOTAL	452
UNDERGROUND	220
SURFACE	232
PERCENTAGE STRUCTURE 49	
ACRES OF SURFACE PARKING	1.8
PERCEPTION OF BUILDING	
MINIMUM SETBACK FROM BLUFF (FEET)	30
% OF TOTAL RIVER FRONTAGE	48
% OF CONDO FRONTAGE: 78	
% SITE COVERAGE: BUILDING AND PARKING	51



ALTERNATIVE B



ALTERNATIVE C PLAN



ALTERNATIVE C

Alternative C is an effort to create a feasible development while reducing the project's visual effect on the river, the approach to the Village and providing adequate open space. 3 and 4 storey condominiums are located at least fifty feet from the river bluff. A 3 storey office building is located on Capitol drive.

144 condominium units are developed as well as a 30,000 nsf office building.

DEVELOPMENT IMPLICATIONS

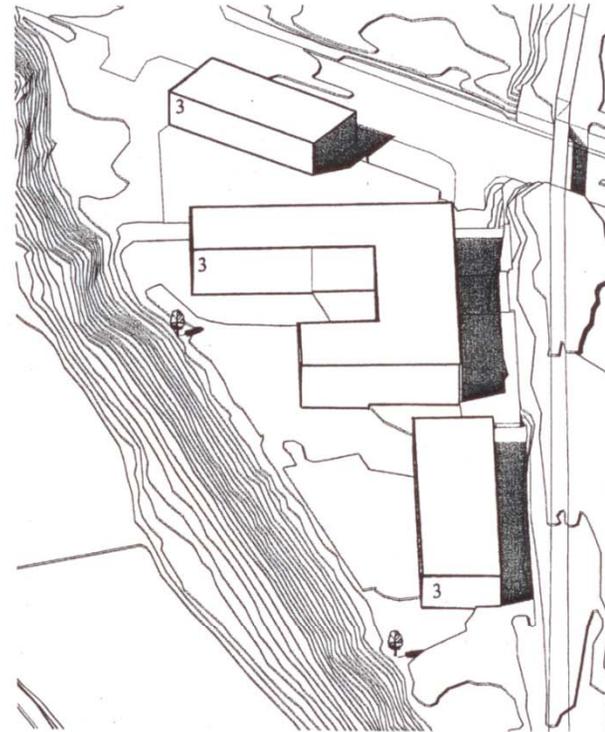
DEVELOPMENT VALUE:	\$46 MILLION
NUMBER OF CONDOMINIUM UNITS	144
AMOUNT OF OFFICE/RETAIL NET SQ. FT.	30,000

PARKING

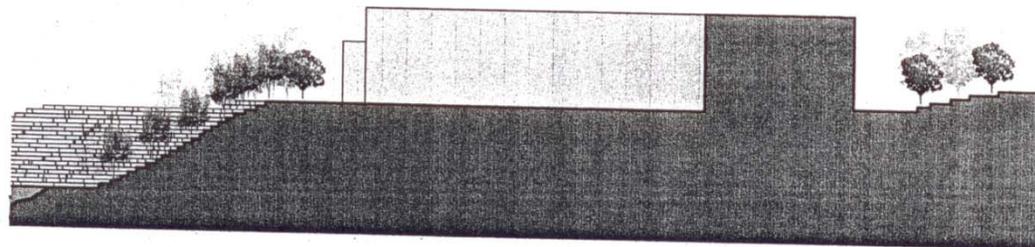
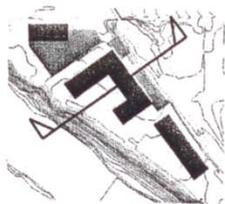
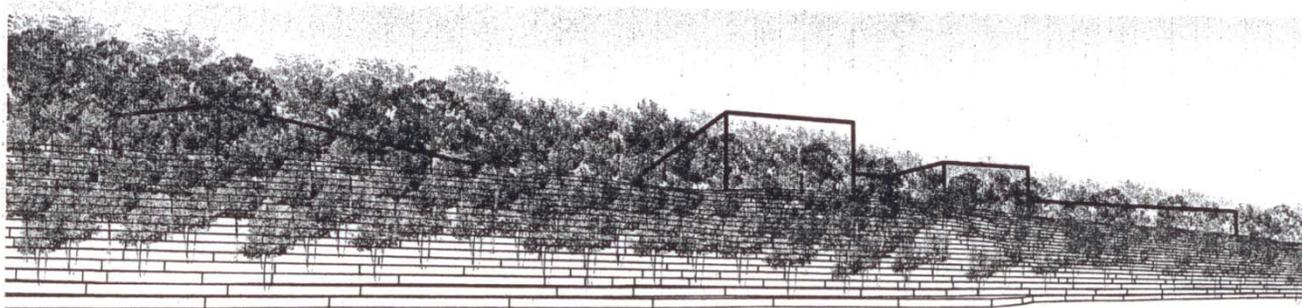
TOTAL	372
UNDERGROUND	242
SURFACE	130
PERCENTAGE STRUCTURED	65
ACRES OF SURFACE PARKING	1

PERCEPTION OF BUILDING

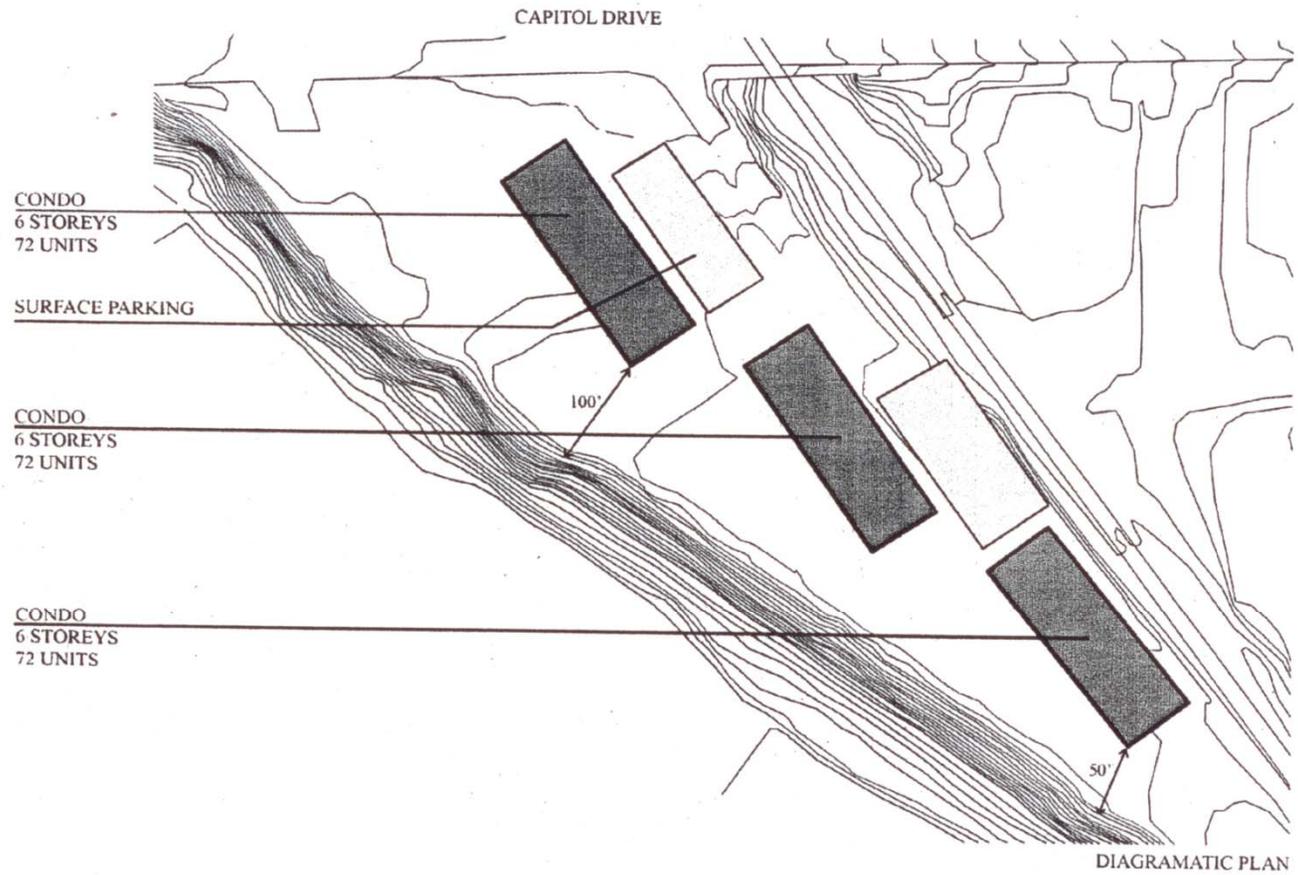
MINIMUM SETBACK FROM BLUFF (FEET)	50
% OF TOTAL RIVER FRONTAGE	21
% OF CONDO FRONTAGE	33
% SITE COVERAGE: BUILDING AND PARKING	43



ALTERNATIVE C



ALTERNATIVE D PLAN



ALTERNATIVE D

A simple plan. Three 6 storey buildings, all of the same design, are located on the site to maximize views, are set back from the bluff and create a large amount of open space. Each building contains 72 units and 2 levels of structured parking.

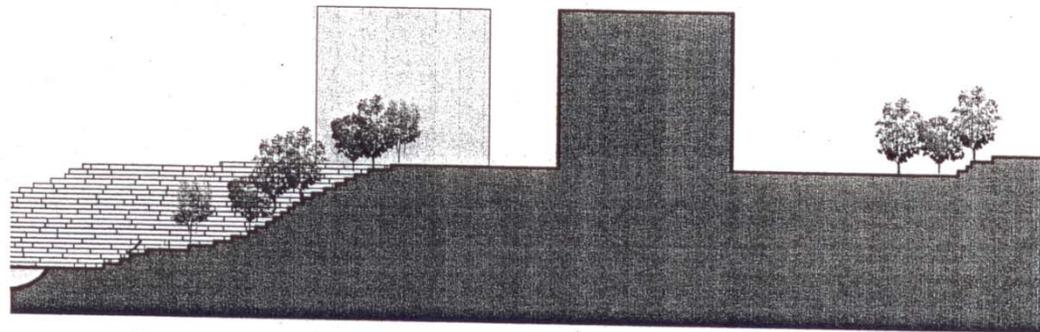
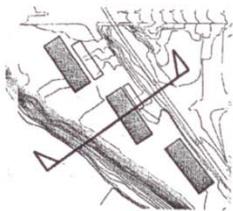
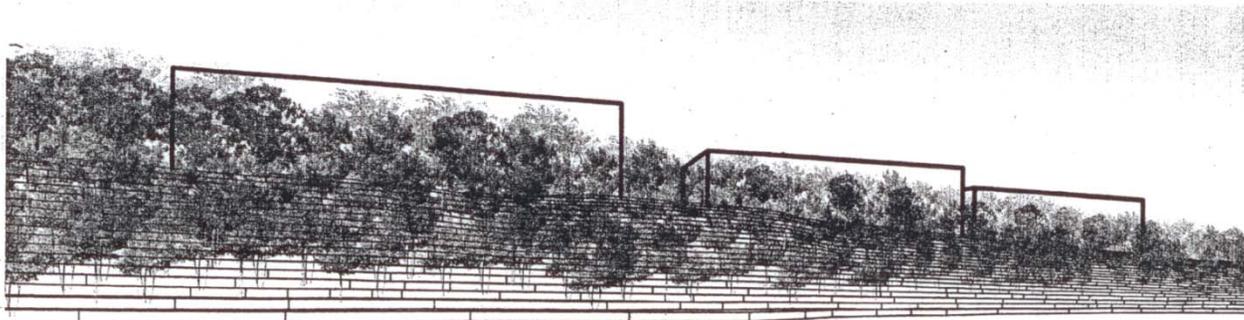
This scenario contains 216 condominium units.

DEVELOPMENT IMPLICATIONS

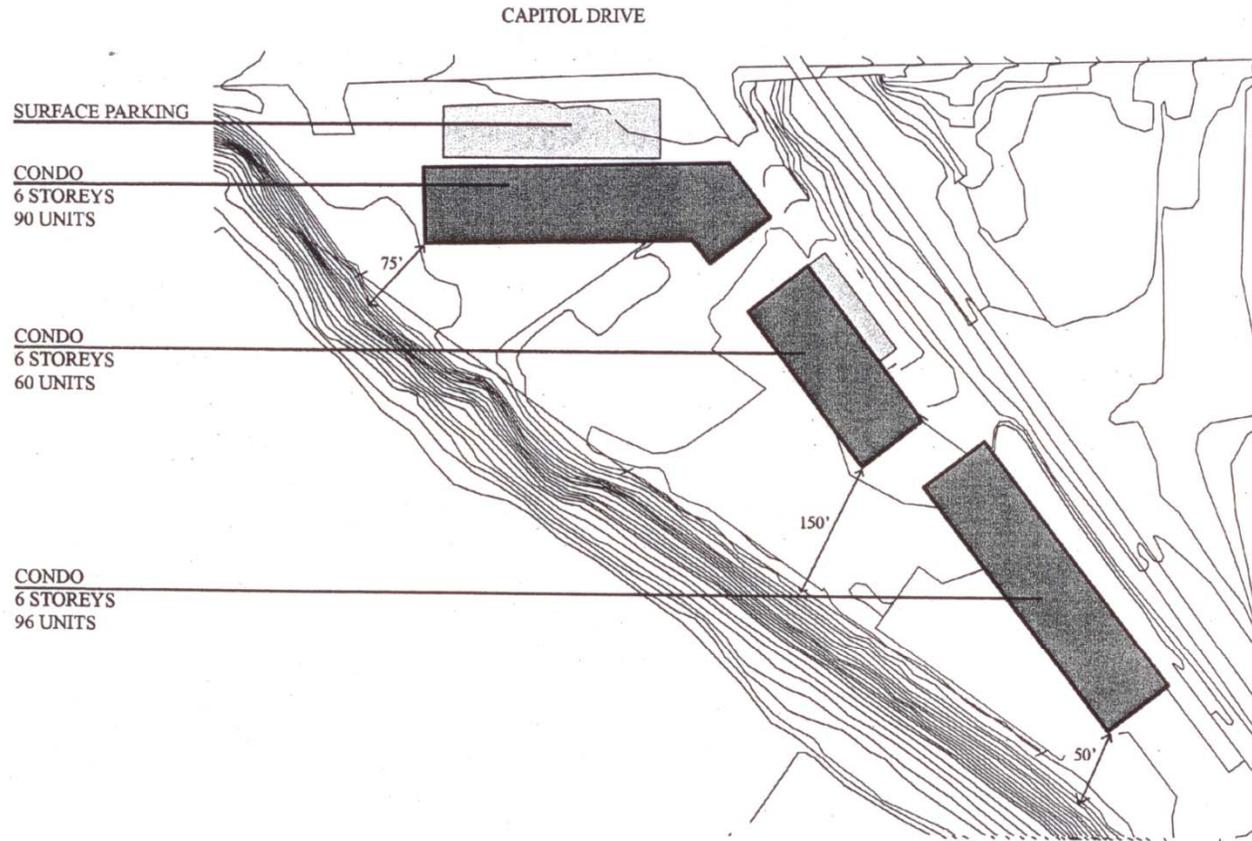
DEVELOPMENT VALUE	\$65 MILLION
SPACE	
NUMBER OF CONDOMINIUMS	216
AMOUNT OF OFFICE/RETAIL NSF	0
PARKING	
TOTAL	324
UNDERGROUND	246
SURFACE	82
PERCENTAGE STRUCTURE	75
ACRES OF SURFACE PARKING	.66
PERCEPTION OF BUILDING	
MINIMUM SETBACK FROM BLUFF (FEET)	50
% OF TOTAL RIVER FRONTAGE	30
% OF CONDO FRONTAGE:	35
% SITE COVERAGE: BUILDING AND PARKING	35



ALTERNATIVE D



ALTERNATIVE E PLAN



DIAGRAMATIC PLAN

ALTERNATIVE E

In Alternative E condominium are the only use.

Landscape could dominate this strategy. Four buildings are well set back from the river bluff. Parts of the buildings that approach the bluff are stepped down in height. Very little surface parking is present and planted open space is maximized. Parking is largely underground. Office or retail space is not present because of the significant surface parking requirements of these uses.

There are 249 condominium units proposed in this scenario and no office or retail space.

DEVELOPMENT IMPLICATIONS

DEVELOPMENT VALUE:	\$76 MILLION
NUMBER OF CONDOMINIUM UNITS	249
AMOUNT OF OFFICE/RETAIL NET SF	0

PARKING

TOTAL	287
UNDERGROUND	258
SURFACE	30
PERCENTAGE STRUCTURED	89
ACRES OF SURFACE PARKING	.23

PERCEPTION

MINIMUM SETBACK FROM BLUFF (FEET)	75
% OF TOTAL RIVER FRONTAGE	20
% OF CONDO FRONTAGE	20
% SITE COVERAGE: BUILDING AND PARKING	28

