



DATE: July 26, 2021
TO: Colin Punt, City of Madison
FROM: Lance McGrath, McGrath Property Group
RE: **ADDENDUM TO LETTER OF INTENT**
222-232 E. OLIN AVE

I would like to clarify certain details of our proposed project at 222-232 E. Olin Ave -Specifically as it pertains to the Sustainable/Green features of the project.

Stormwater Management:

Nearly all of the existing site is covered by impervious area such as asphalt, rooftops, and sidewalks. Furthermore, there are no existing stormwater management practices; all runoff drains over the surface eventually making its way to City sewer untreated. Our new project will reduce the impervious area on site and incorporate many features that dramatically improve the current runoff patterns:

1. Roof runoff will be collected in a controlled environment and immediately routed to the City storm sewer to preserve capacity of City street inlets.
2. Green roofs are provided in three areas to minimize the quantity of water going to the City storm sewer:
 - a. The 4th floor roof over the commercial space is covered with a 4-inch sedum tray green roof (~2,500 SF).
 - b. The large canopy fronting Olin Ave is covered with a 4-inch deep sedum tray green roof (~2,200 SF).
 - c. The 5th floor terrace has several planter areas to minimize the runoff.
3. A rain garden will collect runoff from the rear of the site and promote infiltration.
4. An underground wet detention tank is used to collect run off from the main driveway/ loading area at the SW corner of the site - this tank reduces peak runoff rate and settles out solids and pollutants.
5. The proposed project will meet or exceed State and City requirements for redevelopment including peak rate reduction, runoff volume reduction, and sediment control.
 - a. Runoff volume for the site is expected to be reduced by nearly 10% simply due to the reduction of impervious area. This exceeds the 5% required by the City.

Sustainable Features:

Developments such as our proposed project are a very sustainable way to develop a City. The following is a list of some of the benefits:

1. This project creates residential density in an area near job centers that reduces the miles driven on our roads.
2. The project is located adjacent and near multiple Metro bus stops.
3. The Project is located very near to the Capital City Trail and the Wingra Creek ped/bike paths.
4. Private waste/recycling collection is utilized -v- 290 collections from individual homes.
5. One water and sewer connection -v- 290 from individual homes.
6. The mixed use component is "parking-friendly". The commercial Tenant employees can share parking spaces with the residential Tenants. Reducing the overall need for parking.

Solar-Ready Construction:

We are evaluating solar panels for the project and may also make it "Solar-Ready" by providing the necessary conduits, electrical improvements and structural upgrades needed. We can not commit to implementing this since we may not have enough roof top space for it to work effectively . We will continue to evaluate this as the project advances.

Green Roof Elements:

We will be providing green roof elements in three areas of the building:

1. The 4th floor roof over the commercial space will have approximately 2,500 SF of 4-inch deep sedum trays
2. The main canopy over the entry along Olin Ave will have approximately 2,200 SF of 4-inch deep sedum trays.
3. The 5th floor amenity terrace will have multiple planting areas throughout the terrace.

EV Charging Facilities:

We will be providing the code required number of EV Charging Stalls (7) and will have 74 EV ready stalls - which is double the number required by code.

Transportation Demand Management Plan (TDMP):

Our Traffic Engineering firm (KL Engineering) completed the TDMP for the project and we scored 40 points (25 minimum required).

We are also providing more bike parking than required and two bike maintenance stations in the project. We will also explore a bike sharing station as the project progresses.

Green Construction Features:

- Post-Tensioned Concrete construction with metal stud walls - very little wood lumber used.
- Construction Waste Recycling
- Continuous exterior building insulation
- Energy efficient windows
- Low-e glazing
- Daylighting
- Use of fly ash in concrete
- Use of low VOC materials, paints & adhesives
- Use of formaldehyde-free materials
- Energy star rated appliances
- High recycled content of structural steel, steel reinforcing & light gauge framing

Building Mechanical Systems:

- High Efficient boilers (95%+)
- Variable frequency drive on cooling tower fan motor for efficiency
- Mechanically ventilated spaces (units)
- Water source heat pumps in units
- Provisions for water source heat pumps in commercial areas
- High-efficiency water heaters (94%) & re-circulation system
- Reduced flow plumbing fixtures
- LED lighting throughout project
- Lighting controls
- High-efficiency ceiling fans
- Occupancy sensors
- Programmable thermostats
- Electric car charging stations & EV Ready stalls for future charging stations
- Central exhaust systems for dryers
- Central exhaust systems for bath fans

Sincerely,



Lance T. McGrath
Owner