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08/14/2023

City of Madison
Urban Design Commission
Bellevue, WI 54311

Letter of Intent
Starbucks
1609 South Park Street
Madison, WI 53715

To Whom it May Concern,

It is our pleasure to submit this letter of intent redevelopment of 1609 South Park Street for a drive-thru only Starbucks. We have made improvements based on comments received from the previous UDC meeting on July 26th.

1. We have updated the site plan and closed off the cross access to the South between Bob's Copy Shop and the drive-thru. Attached you will see a Site Diagram showing the circulation between the sites on how traffic will enter the site to the drive-thru and parking with the adjacent sites.
2. A proposed photometric plan and cut sheets have been included showing the lighting between the sites.
3. West masonry knee wall for the patio has been updated in the renderings and a detail has been added 3/A2.2.
4. Building elevations have been simplified in materials. The tower element wainscot was changed to a full brick. The screening wall at the drive-thru was also changed to a full brick. Front door was added to be visual from Park Street and the patio. Full height and expanded glazing was added on the Park Street West elevation. The West, North and South elevations upper dark brown EIFS has been upgraded to fiber cement wood texture siding. We have also provided additional renderings showing the existing Park Street elevations compared to the proposed updated Starbucks elevations.

We believe these updates have addressed the comments from the committee and bring an overall improvement to the site and building. It is our best belief that the proposed site layout, new buildings, parking, and landscaping all contribute to a better use, circulation and substantial improvement to the overall aesthetic of the parcel and surrounding environment. We look forward to working with the city throughout this approval process.

Warm regards,

A handwritten signature in blue ink, appearing to read 'Adam J. Stein', written over a white background.

Adam J. Stein
Principal, Architect, NCARB