

Letter of Intent
Garver Feed Mill
Madison, WI
June 22nd, 2015

This Letter of Intent addresses the redevelopment of the Garver Feed Mill building and parcel and 5.45 acres of land area around the parcel.

Since 1997, the City of Madison has owned the completely vacant 58,900 square foot Mill along with 26 acres of adjoining land. After 18 years of little maintenance or protection, significant deterioration has occurred in all systems of the building including severe distress to the structural stability and to the integrity of the masonry. The area surrounding the building, acquired for environmental corridor and parkland, has been largely inactive with the exception of some Olbrich Gardens back-of-the-house operations.

Per Madison General Ordinance 8.075, Mayor Paul Soglin and the Madison Common Council charged the Garver Surplus Criteria and Selection Committee with the creation of a Request for Proposal, as well as the review of responding proposals and selection of a development team capable of returning this unique community asset to productive use.

In its request for proposal, the City included the following criteria for responding proposals:

- Embody and interpret the goals for this RFP in a manner that captures the community's imagination and aspirations for a sustainable, innovative 21st century city.
- Minimize the amount of paved surface serving their redevelopment of the Garver building. This can include proposals that move the current access off of Fair Oaks Ave to a different location to cut down on the required amount of paved surface to reach any needed parking and delivery areas.
- Minimize all associated sidewalks, landscaping, parking and any other related outdoor structures proposed for this project.
- Minimize impacts on the North Plat and neighborhoods surrounding the Garver Feed Mill;
- Encourage alternative means of transportation while minimizing required on-site parking;
- Ensure public access to the Garver Feed Mill;
- Preservation, to the largest extent possible, of the Garver Feed Mill;
- Sound integration of environmentally responsible technology and sustainable redevelopment;
- Encourage collaborations and communications with OBG, the City and the neighborhood.
- Enhance Starkweather Creek as a recreational asset.

After a four month review process including several public meetings, the committee selected the Baum Development team to carry out its proposal to restore and repurpose the Garver Feed Mill. The Baum development proposal was subsequently approved by the Plan Commission, Board of Park Commissioners, Landmarks Commission, Board of Estimates and Common Council.

The site is currently zoned as Traditional Employment district and a Historic Landmark, a recognition of its both historical and last functional use. In order to meet the zoning requirements presented by the various elements of this development, the City's Planning and Zoning staff recommended re-zoning the site as a Planned Development. A Planned Development District provides flexibility in site design while supporting the innovative land use given the projects economic factors. The zoning text reads that the PD option should be reserved for "projects that create exceptional employment or economic development opportunities, or include a variety of residential, commercial, and employment uses in a functionally integrated mixed use setting", conditions that the proposed Garver Feed Mill embodies and is designed to achieve.

Due to proposed changes in the State Historic Tax credit program for which the project qualifies, the project would be in jeopardy should the zoning approval and transaction not take place before the end of 2015. Given these circumstances and upon review of the current plans for this development, Garver Feed Mill LLC and members of the city's Planning and Zoning divisions agreed, to seek the PD-GDP and SIP approval for the renovation of the Garver Feed Mill. This will allow for the project to pursue the approval of an amended SIP at a later date to satisfy the needs of any conditional approvals as set forth in the initial PD-GDP and SIP approval.

As indicated in the request for proposal, to retain long-term ownership, the City will enter into 99 year ground leases for the land and sell the building to the Developer. Additional terms will be determined per the developer's agreement and ground leases.

The project will leverage a combination of federal and state historic tax credits. The HPCA Part 1 for Garver Feed Mill was submitted on May 8th. On May 22nd we received a preliminary determination from National Park Service that the property meets the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

THE GARVER FEED MILL

The Garver Feed Mill redevelopment proposal calls for the renovation of the building to primarily function as a food production facility. The building will house several established

local food makers and craftspersons and make available individual and shared production, warehouse and office spaces for each of these businesses.

The vision for the Garver Feed Mill is to restore the building in a manner that preserves its architectural significance and integrity. We have approached this from two linear paths: celebrate the historic function of the building by instituting a production component and preserve its physical character by adhering to National Park Service (NPS) historic preservation standards.

The extents of the existing facility will be maintained with no building addition proposed. The internal programming has been designed to best accommodate the unique characteristics of the existing conditions, i.e, large volumes housing tall equipment while industrial/manufacturing aesthetics complementing the variety of uses planned for the space.

The physical attributes of the building will be addressed individually as well as a whole. For example, although the entire roof structure of the main building has been compromised due to water infiltration and exposure to the elements, we plan to rebuild the exposed wooden truss supports using methods of construction that are historically significant.

Additionally, large expanses of the exposed brick walls will be maintained in whole to preserve its unique historical character. Certain improvements to the building are necessary to meet current codes and regulations for minimizing environmental impact on resources such as solar/thermal glazing and insulating the roof to minimize net energy loss and limit heat gain.

To address NPS standards and regulations for the rehabilitation of the building, new windows will be manufactured and installed with highly efficient glazing yet maintaining the thin profiles of the muntins that are significant to the historical era.

Exterior improvements that may change the appearance of the building are being proposed, such as a new entrance canopy and rebuilding of parapet walls to accommodate thicker insulation standards, however these improvements are proposed to affect only the less significant elevations. The entrance canopy itself has also been designed to read as a modern addition, preserving and showcasing the historical character of the Garver Feed Mill.

Egress and accessibility have to be addressed through each of the programmed spaces and have been proposed at areas of existing openings, i.e, at old doors and windows that were once closed off. Connecting the private manufacturing areas to the public realms in and around the building will be a series of internal and external patio spaces, build adjacent to the building using non-permanent construction methods so as to limit the alteration of the

historic mill. Our holistic approach to solving the preservation needs of the Garver Feed Mill is to embrace the character and history of the building and utilize its best assets in ways that showcase and exhibit the elements that make it unique.

Secondary uses will support additional needs of tenants as well as provide visitors special opportunities to enjoy and get up close with the historic features of the building and the artisans themselves. These spaces include:

- Events venue (~4000 sq ft): An approximately 4,000 square foot atrium for community, private and tenant events during peak and off-peak production times.
- Retail concept (~1900 sq ft): A café area that provides locals and visitors an opportunity to taste, enjoy and purchase the best of Garver-made food products.
- Office (~18,000 sq ft): Dedicated office space for tenant producers and other related purposes.
- Outdoor areas - Three outdoor patios and Garver Green, a 9600 square foot acre lawn provides visitor and public gathering areas.
- Demonstration gardens - Throughout the site, opportunities to integrate sustainable urban agriculture creates a platform for educational programming functions.

The renovation will also entail the demolition of a small (~1789 square foot) portion of the building unfit for restoration and the construction of 142 parking stalls and 52 bike stalls.

MICRO-LODGES

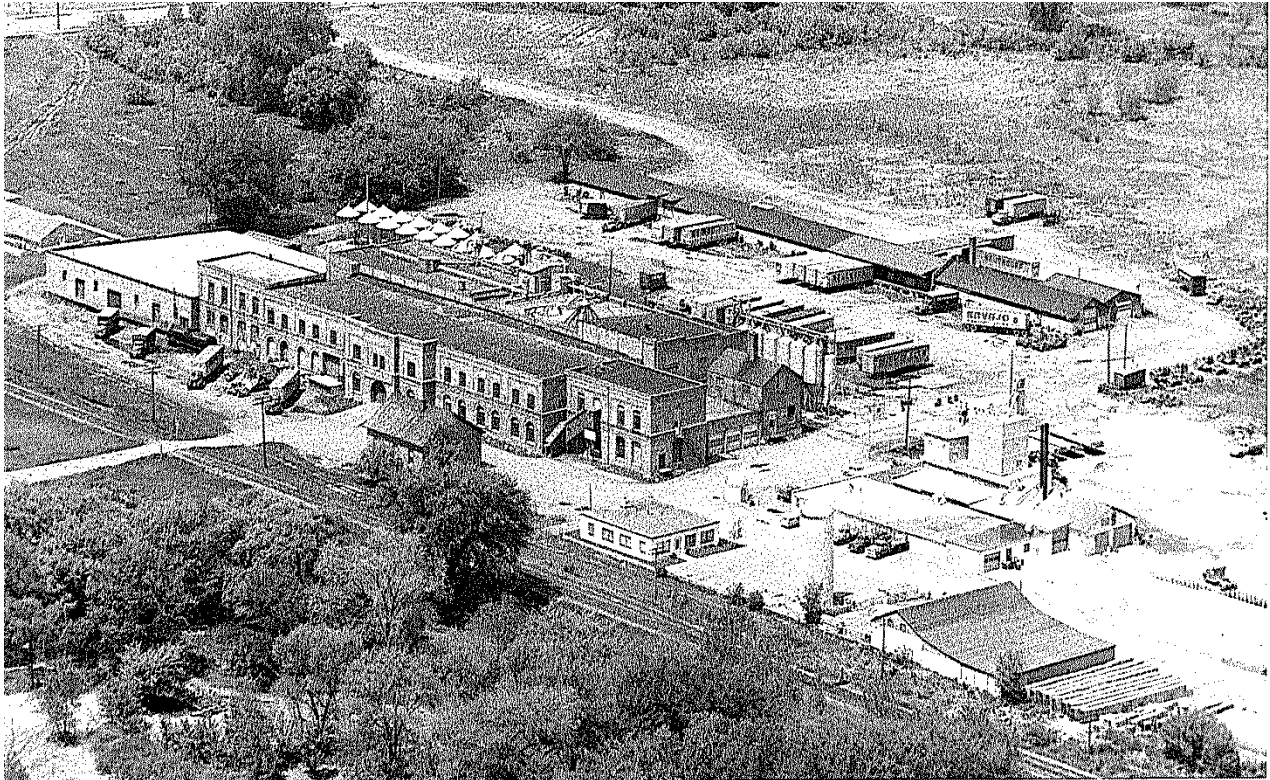
Adjacent to the Garver Feed Mill site will include micro-lodges. Micro-lodges are low impact, sustainable and mobile cabin like structures ranging between 100 and 750 square feet with an average size of 250 square feet. Functioning as a hospitality operation, the micro-lodges showcase a diversity of tiny house designs and models from around the world. Transient guests would have the opportunity to stay overnight and have an authentic experience of “tiny living”. Business functions including reception area and back-of-the-house operations for the micro-lodges will be located inside the Garver Building.

UNHEATED STORAGE FACILITY

An adjacent 9,000 sq ft – 10,000 square foot facility that will provide Olbrich Gardens, Garver tenants and Garver operations with space dedicated for storage will be constructed. The building will accommodate storage of Olbrich Gardens seasonal items when not in use as well as maintenance equipment and other miscellaneous tenant items.

The modern, industrial-scale building will be located east of the Garver Feed Mill. This straightforward, industrial sensibility carries through the utilitarian nature of the many

original accessory buildings. These metal and wood structures were built strictly for function, and demolished, moved and re-built again frequently, as processing needs changed and business models shifted over the lifetime of the site. The same is true of the many storage tanks, overhead piping, large bins for grain, and large-scale rooftop mechanicals, as shown in the context photos below. In this same vein, the storage building that we are proposing for the site recalls the metal-clad, gable roofed working structures that once filled the Garver site.



CONSTRUCTION SCHEDULE

The expected construction schedule is as follows:

- Construction Start – Dec 2015
- Completion of Construction – Mar 2017
- Initial Occupancy Begins – April 2017

DEVELOPMENT TEAM

Developer:	Garver Feed Mill, LLC Chicago
Architect:	SmithGroupJJR Madison & Design Coalition Madison
Historic Advisor:	MacRostie Historic Advisors
General Contractor:	Bachmann Construction Madison
Structural Engineer:	Structural Integrity Madison
Landscape Architect:	SmithGroupJJR Madison