



City of Madison

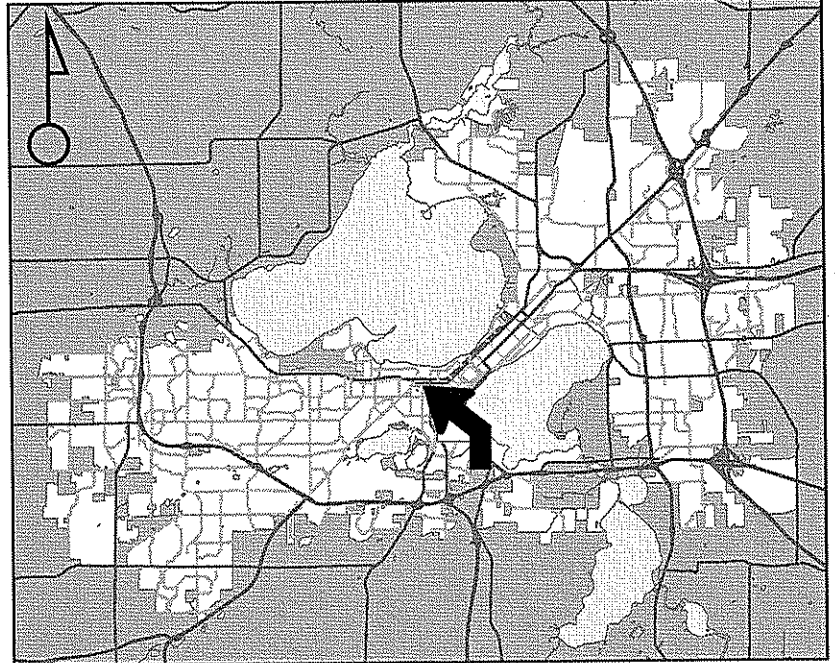
Proposed Rezoning & Demolition

Location
 1208 – 1214 Spring Street
 Applicant
 Capitol Spring, LLC/Joe Bunbury – Gebhardt Development
 From: R5 To: PUD-GDP-SIP

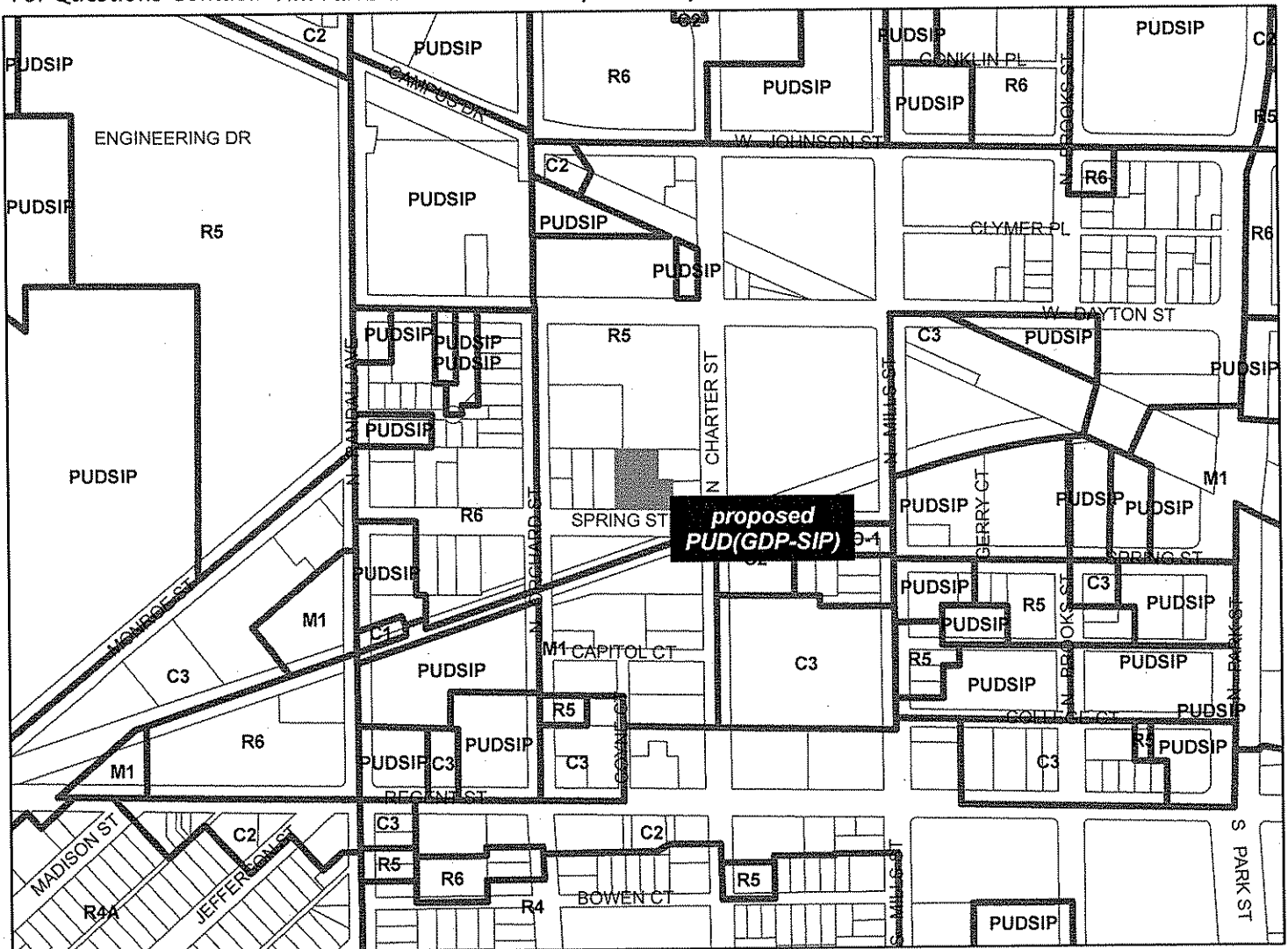
Existing Use
 Rental Housing

Proposed Use
 Demolish 3 Existing Residences to Allow Construction of an 87-Unit Apartment Building

Public Hearing Date
 Plan Commission
 24 May 2010
 Common Council
 01 June 2010

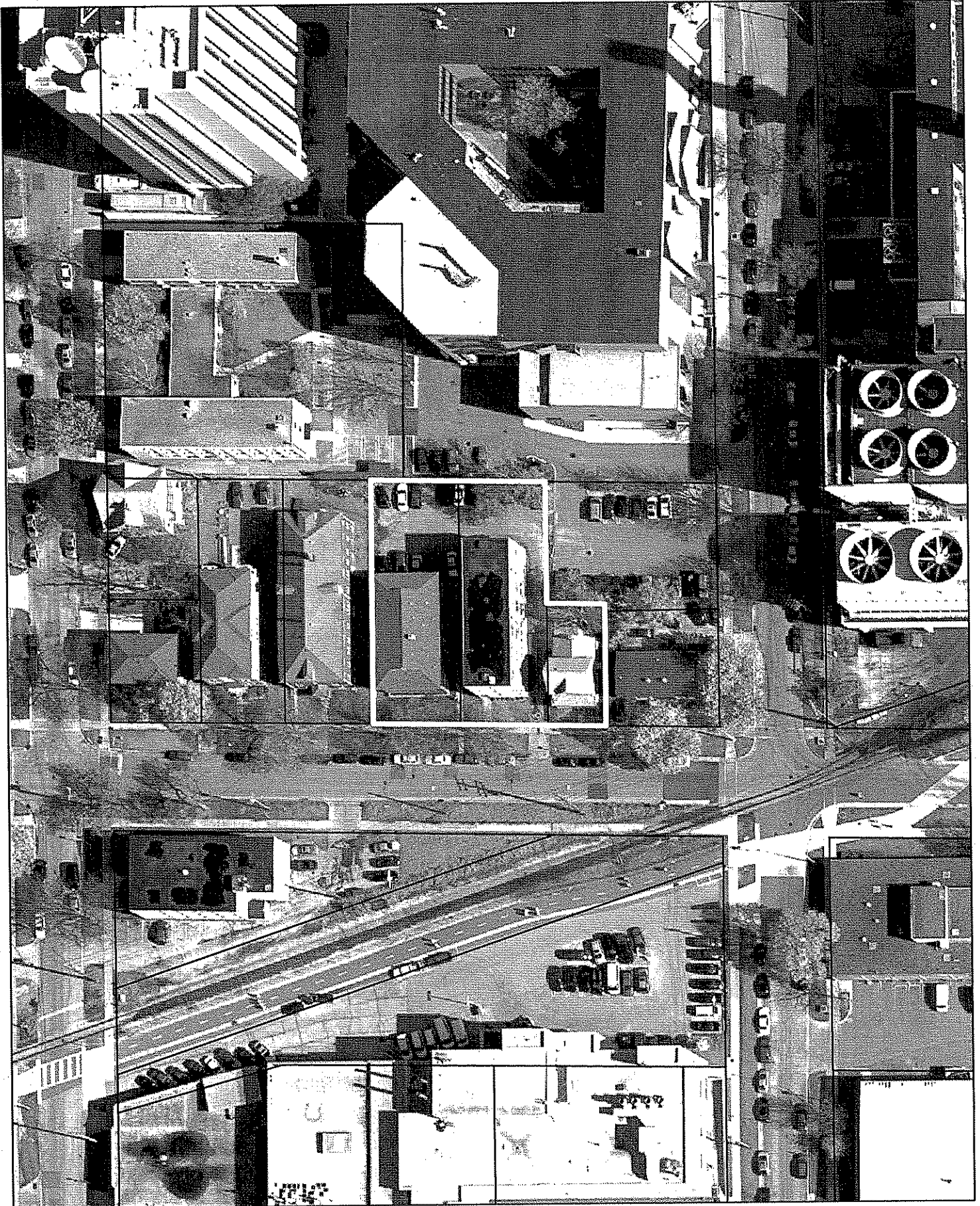


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 May 2010





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1750. ⁰⁰ Receipt No. 107688
Date Received	2/23/10
Received By	JLK 1006-3
Parcel No.	0709-221-1008-9/1007-1
Aldermanic District	8 - Bryon Eagon
GQ	WP 27
Zoning District	R5
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	2/23/10

1. Project Address: 1208, 1212, 1214 SPRING ST. Project Area in Acres: 0.43 A
Project Title (if any): TBD

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input checked="" type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input checked="" type="checkbox"/> Ex. Zoning: <u>R-5</u> to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Otto Gebhardt III Company: GEBHARDT DEVELOPMENT, LLC
 Street Address: 222 NORTH ST. City/State: MADISON, WI Zip: 53704
 Telephone: (608) 245.0753 Fax: (608) 245.0710 Email: gebhardtdevelopment@gmail.com

Project Contact Person: Joey Bunbury Company: GEBHARDT DEVELOPMENT
 Street Address: 222 NORTH ST. City/State: MADISON, WI Zip: 53704
 Telephone: (608) 245.0753 Fax: (608) 245.0710 Email: gebhardtdevelopment

Property Owner (if not applicant): CAPITOL SPRING LLC
 Street Address: 914 WEST SHORE DRIVE City/State: MADISON, WI Zip: 53715

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
MULTI FAMILY RENTAL APARTMENTS W/ AUTO, BIKE AND SCOOTER PARKING

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$ 1350** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of RSSC Plan, which recommends: SEE ATTACHED DESCRIPTION for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: SEE ATTACHED CONTACT INFORMATION
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: SEE ATTACHED Date: _____ Zoning Staff: SEE ATTACHED Date: _____
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Otto Gelphardt III Date 2-18-10

Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 2/18/2010

Parks, Timothy

From: bark design [chris@bark-design.com]
Sent: Wednesday, May 19, 2010 2:16 PM
To: Parks, Timothy
Cc: Randy Bruce
Subject: Re: Development information needed for 1208-1214 Spring Street
Attachments: A1-0.pdf; ATT00001.htm; A1-1.pdf; ATT00002.htm; A1-2.pdf; ATT00003.htm; A1-3.pdf; ATT00004.htm; A1-4.pdf; ATT00005.htm; A1-5.pdf; ATT00006.htm; A1-6.pdf; ATT00007.htm; Proposed Zoning Text.pdf; ATT00008.htm

Hi Tim-

I have attached the latest floorplans from last week's UDC submittal- I have noted the number of bedrooms in each unit.

In addition, as part of that submittal, a revised zoning text with much of this information was submitted and I have attached that to this email as well-

The unit mix is as follows:

1st Floor: (1) 1BR
 (3) 2 BR
 (2) 3BR
 (3) 4BR
 (1) 5BR
Totals: 10 Units/30 BR

2nd Floor: (1) 1BR
 (2) 2 BR
 (2) 3BR
 (4) 4BR
 (1) 5BR
Totals: 10 Units/32 BR

3rd Floor: (1) 1BR
 (2) 2 BR
 (2) 3BR
 (4) 4BR
 (1) 5BR
Totals: 10 Units/32 BR

4th-8th Floor: (0) 1BR
 (2) 2 BR
 (5) 3BR
 (1) 4BR
 (1) 5BR
Totals: 9 Units/28 BR per floor

Building Totals: 75 Units/234 bedrooms

Gebhardt Development, LLC

222 North Street
Madison, WI 53704

Ph. 608 245-0753
Fax: 608 245-0770

1208, 1212, 1214 Spring Street Plan Commission Submittal

Matt Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Letter of intent for PUD Rezoning

Mr. Tucker:

Please consider this our formal letter of intent to pursue PUD-GDP/SIP rezoning for 3 parcels of property located at 1208, 1212, and 1214 Spring Street.

Project Summary:

Project involves the demolition of 3 existing structures on contiguous properties which are currently used for student rental housing.

Replacing the removed structures will be a new 8 story, approx. 87 unit apartment building. The use, overall height and massing are consistent with adopted planning guidelines and represent the first major development under these guidelines by a private party in this neighborhood.

Units will consist of a combination of 1-4 bedroom units, with the final unit mix to be determined at a later date. Laundry facilities and vending will be provided at each floor.

Approximately 24 covered automobile parking spaces will be provided. This number is based on the amount of need demonstrated by similar projects in the area which are owned and managed by the same developer, and is more than sufficient to meet the needs of residents. Bicycle and scooter parking will be provided, with the ratio of bicycle parking at or near 1 space/bedroom, as that need has been historically demonstrated.

Proposed Project Schedule:

Demolition of existing structures:	08.20.10
New Construction start:	09.15.10
Project completion and occupancy:	08.10.11

Gebhardt Development, LLC

222 North Street
Madison, WI 53704

Ph. 608 245-0753
Fax: 608 245-0770

Project Team:

Owner:

Gebhardt Development
222 North Street
Madison, WI 53704
608.245.0753
Attn.: Otto Gebhardt III
gebhardtdevelopment@gmail.com

Architect:

Bark Design
222 North Street
Madison, WI 53704
608.333.1926
studio@bark-design.com

Structural Engineer:

GKS Engineering
3310 Kingston Drive
Madison, WI 53713
608.277.9520
gksenr@charter.net

Civil Engineer:

Professional Engineering, LLC
818 N. Meadowbrook Lane
Wauunakee, WI 53597
608.849.9378
Attn.: Roxanne Johnson, P.E., LEED AP
Rjohnson@pe-wi.com

Landscape Architect:

TBD

General Contractor:

TBD

RSSC Neighborhood Plan Compliance:

Refer to attached submittal documentation for information on compliance with RSSC recommendations

Gebhardt Development, LLC

**222 North Street
Madison, WI 53704**

**Ph. 608 245-0753
Fax: 608 245-0770**

Project Breakdown:

Existing number of units on project site: **44**

Existing number of parking stalls on project site: **14**

Proposed Units: **87 +/-**

Net Unit increase: **43 +/-**

Site Area: **18,584 s.f.; 0.43 Acres**

Building Footprint: **11,500 s.f.**

F.A.R. = 4.58

Vehicle and Pedestrian Access: **Off Spring Street, Auto and Scooter acces/parking
not visible from street**

Proposed Auto Parking spaces: **21 +/-**

Proposed scooter parking spaces: **37 +/-**

Proposed bicycle parking spaces: **1 per bedroom +/-**

Amenities:

- Private and public outdoor space
- Wireless Internet
- Secure Automobile, Scooter, and Bicycle Parking
- Laundry Facilities
- Energy Efficiency
- Location to UW facilities and retail/commercial establishments

Respectfully Submitted,

Otto Gebhardt III

END

Gebhardt Development, LLC

222 North Street
Madison, WI 53704

Ph. 608 245-0753
Fax: 608 245-0770

1208, 1212, 1214 Spring Street Plan Commission Submittal

Parking Ratio Quantification:

Ratios for the adequate amount of parking needed in Spring Street area were determined by using existing properties owned and managed by Gebhardt Development, LLC and are located within a one block area on Spring Street: Randall Park Rentals, Orchard Springs Apartments & Park Terrace West.

We are finding that the amount of stalls that we need to advertise & rent to non-tenants is increasing year over year and do not see that trend reversing. This past year we have been forced to rent 51 of our 116 stalls to Non-Residents in the three mentioned locations.

We firmly that given the close proximity to the University and neighborhood resources, the number and availability of public transportation options, and the increasing use of bicycles and scooters, the trend for vehicle use is sharply down among our residents, and this trend will continue when the Pedestrian Corridor portion of the RSSC plan is implemented on a larger scale with additional development.

We will adjust parking to accommodate additional bike or scooter parking if the need arises, and if additional auto parking is needed, there is sufficient overflow capacity on other properties on the block to make these accommodations for a tenant.

Currently our properties provide 116 parking stalls to accommodate 386 rooms. Subtracting 51 stalls (the amount leased to non-tenants) from this amount gives us the following:

65 stalls/386 rooms = or 0.186 stalls/bedroom

We are proposing 21 stalls for 187 Bedrooms and are confident that there will be a surplus of additional stalls available at nearby properties to compensate if any additional need for parking arises from this project.

END

Gebhardt Development, LLC

222 North Street
Madison, WI 53704

Ph. 608 245-0753
Fax: 608 245-0770

1208, 1212, 1214 Spring Street Plan Commission Submittal

Proposed Zoning Text:

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

Deeded Description 1: Parcel Number 070922110063

Lot 14, Block 11, Brook's Addition to Madison, City of Madison, Dane County, Wisconsin.

Deeded Description 2: Parcel Number 070922110071

Lot 13, Block 11, Brook's Addition to Madison, City of Madison, Dane County, Wisconsin.

Deeded Description 3: Parcel Number 070922110089

The West 35 Feet of the South 1/2 of Lot 12, Block 11, Brook's Addition to Madison, Dane County, Wisconsin.

A Metes and Bounds description of the following three parcels of land known as Lot 14, Lot 13 and the West 35 feet of the South 1/2 of Lot 12, all in Block 11, Brook's Addition to Madison, located in Section 22, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Lot 14, Block 11, Brook's Addition to Madison, said point also lying on the northerly platted Right-of-way line of Spring Street, and is the point of beginning of this description, thence N 00°22'07" W, along the westerly boundary line of said Lot 14, Block 11, 149.10 feet; thence S 88°49'43" E, along the northerly boundary line of said Lots 14 and 13, Block 11, 107.08 feet; thence S 00°22'07" E, along the easterly boundary line of said Lot 13, Block 11, 74.08 feet; thence S 88°49'36" E, 35.00 feet; thence S 00°22'07" E, 75.01 feet to a point lying on said southerly boundary line of said Lot 12, and northerly platted Right-of-way line of Spring Street; thence N 88°50'05" W, along the southerly boundary line of said Lots 12, 13 and 14, Block 11, and said northerly platted Right-of-way line of Spring Street, 142.08 feet to the point of beginning;

This Description has an area of 18,584 square feet, or 0.43 Acres.

Gebhardt Development, LLC

222 North Street
Madison, WI 53704

Ph. 608 245-0753
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A: Statement of Purpose:

This zoning district is established to allow for the construction of the following:

Total Site Area: 18,584 s.f.

Building Area Breakdown:

Parking level: 11,780 s.f.

1st Floor: 11,600 s.f.

2nd Floor: 11,600 s.f.

3rd Floor: 11,600 s.f.

4th Floor: 10,100 s.f.

5th Floor: 10,100 s.f.

6th Floor: 10,100 s.f.

7th Floor: 10,100 s.f.

8th Floor: 10,100 s.f.

Total: 85,300 s.f. = F.A.R. = 4.58

Total New Construction:

Apartments: 87

Bedrooms: 187

Auto Parking: 21 interior stalls

Bicycle Parking: 188 interior stalls

Scooter Parking: 37 interior stalls

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts and as modified by the submitted plans.
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 18,584 square feet/ 0.43 Acres.

D. Floor Area Ratio:

1. Floor area ratios will be 4.58
2. Maximum building height shall be 8 stories or 116 feet, per the RSSC recommendations. Height of proposed structure is identified on submitted plans.

E. Yard Area Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site Landscaping will be provided as shown on final approved plans.

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G. Accessory Off-Street Parking & Loading: Accessory off street automobile, bicycle and scooter parking will be provided as shown on the submitted plans. A 10'x18' loading zone will be provided as shown on the submitted plans.

H. Lighting: Site Lighting is provided as shown on the submitted plans.

I. Signage: Signage will be provided as approved on the recorded plans.

J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.

K. Alterations and Revisions: No alteration or revision to this planned unit development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Residential Parking Permits: No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.

END

Gebhardt Development, LLC

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Madison, WI 53704

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1208, 1212, 1214 Spring Street Plan Commission Submittal

RSSC Recommendations Compliance

Applicable excerpts from the RSSC plan are as follows:

"...approximately 35,000 students are seeking off-campus housing each year. The planning area, which is one of the most convenient off-campus locations, is currently capturing less than 10 percent of that population.

If the planning area is able to capitalize on the current trends in student housing — the overall movement to higher-density structures — and leverage its current position as one of the main nodes of dense student housing, then the area north of Regent Street may become one of the central hubs of student life. Increasing the density of student housing north of Regent Street should serve to attract students currently living south of Regent, which could open up the area south of Regent for more owner-occupancy. Further discussion on development trends and opportunities is in Section VII: Economic Development."

Goals:

Consider the redevelopment of parcels with non-historic buildings that have land values which are higher than improvement values.

Recommendations:

- If developed, high-rise student housing should be constructed north of Regent Street.
- Integrate student housing into the expanding University fabric.
- Increase density north of Regent Street in order to encourage students in converted homes south of Regent Street to move closer to campus.

Conformance with neighborhood plan:

-Provide high rise student housing north of Regent Street

Proposed: Spring Street is two blocks north of Regent Street

Development Location: *Complies with neighborhood plan*

-Provide additional housing density for the student population

Proposed: 44 existing units to be replaced with 87 +/- units

Higher density: *Complies with neighborhood plan*

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RSSC Recommendations Compliance (cont.)

-Promote the use of infill sites to unify the district by creating more intensity and consistency of use.

Proposed: Replace 3 underperforming non-historic properties with higher quality housing on existing parcels. Existing resources and infrastructure are used more efficiently.

Releases single family rental housing south of Regent Street for conversion back to owner/occupied properties.

Infill site: *Complies with neighborhood plan*

Building Height: 8 stories or 116 feet whichever is less

Proposed: 8 stories/86 feet

Height: *Complies with neighborhood plan*

Building Setback: 10 feet from property line at street frontage for first 3 stories

Proposed: 10 feet from property line at street frontage for first 3 stories

Setback: *Complies with neighborhood plan*

Building Stepback: 15 feet from building line for additional stories

Proposed: 15 feet from building line for additional stories

Stepback: *Complies with neighborhood plan*

Height Above Grade Plane: First Floor of solely residential buildings to be a minimum of 36" above grade plane.

Proposed: First habitable floor to be 36" min. above grade plane

First Floor Level: *Complies with neighborhood plan*

Provide inset and covered building entrances

Proposed: Entry to be at corner of building, inset and articulated

Entry location: *Complies with neighborhood plan*

Project is not in a Special Design Guideline District

Proposed project and the University of Wisconsin

Property was identified in RSSC plan as a potential site for future UW campus development. Developer, UW staff and City Planning Staff have reviewed and discussed proposed project.

UW has publicly stated that the parcels where the current project is proposed is not in their short to mid term goals for property acquisition and proposed project would not be inconsistent with the University's goals for the neighborhood.

END

Gebhardt Development, LLC

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Madison, WI 53704**

**Ph. 608 245-0753
Fax: 608 245-0770**

1208, 1212, 1214 Spring Street Plan Commission Submittal

History of Alder contacts:

This list is not comprehensive, but represents events when a dialogue concerning project was initiated or maintained.

- 12.06.09:** Initial contact via email with District 8 Alderperson- Bryon Eagon- stating intent to explore redeveloping parcels within District. Mario Mendoza copied on email.
- 12.28.09:** Contact via email with District 8 Alderperson- Bryon Eagon- stating intent to submit for an informational UDC. Mario Mendoza copied on email.
- 01.04.10:** Met with District 8 Alderperson- Bryon Eagon- to discuss proposed project.
- 01.10.10:** Contact via email with District 13 Alderperson- Julia Kerr- to discuss proposed project.
- 01.10.10:** Contact via email with District 05 Alderperson- Shiva Biedar-Sielaff- to discuss proposed project.
- 01.26.10:** Met with District 8 Alderperson- Bryon Eagon and District 05 Alderperson- Shiva Biedar-Sielaff, to discuss proposed project.
- 01.27.10:** Contact via email with District 13 Alderperson- Julia Kerr- to give an update on project. Requested to meet to discuss project. No response received.
- 02.07.10:** Contact via email with District 8 Alderperson- Bryon Eagon- to provide updates on proposed project.
- 02.07.10:** Contact via email with District 4 Alderperson- Mike Verveer- to provide information on proposed project. No response received.
- 02.07.10:** Contact via email with District 2 Alderperson- Bridget Maniaci- to provide information on proposed project. No response received.
- 02.07.10:** Contact via email with District 8 Alderperson- Brian Solomon- to provide information on proposed project. No response received.
- 02.08.10:** Contact via email with District 13 Alderperson- Julia Kerr - to request to meet to discuss proposed project. No response received.
- 02.09.10:** Met with District 8 Alderperson- Bryon Eagon to discuss proposed project.

END

Gebhardt Development, LLC

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Madison, WI 53704**

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1208, 1212, 1214 Spring Street Plan Commission Submittal

History of City Staff contacts:

This list is not comprehensive, but represents events when a dialogue concerning project was initiated or maintained.

10.13.09: Initial contact via email with Bill Fruhling regard location and intent of Project.

11.24.09: Met with Bill Fruhling to discuss project

12.28.09: Made Informational UDC submittal

12.28.09: Contact via email with Bill Fruhling to inform of Informational UDC submittal

01.06.10: Informational UDC submittal meeting

01.07.10: Contact via email with Bill Fruhling to inform of Informational UDC meeting and issues raised for further discussion.

01.19.10: Met with Bill Fruhling and Al Martin to discuss project

02.08.10: Met with Bill Fruhling, Brad Murphy, and Larry Studesville to discuss project

02.19.10: Met with Matthew Tucker to discuss project

END

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Legal Description of properties:

Deeded Description 1: Parcel Number 070922110063

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Commencing at the Southwest corner of Lot 14, Block 11, Brook's Addition to Madison, said point also lying on the northerly platted Right-of-way line of Spring Street, and is the point of beginning of this description, thence N 00°22'07" W, along the westerly boundary line of said Lot 14, Block 11, 149.10 feet; thence S 88°49'43" E, along the northerly boundary line of said Lots 14 and 13, Block 11, 107.08 feet; thence S 00°22'07" E, along the easterly boundary line of said Lot 13, Block 11, 74.08 feet; thence S 88°49'36" E, 35.00 feet; thence S 00°22'07" E, 75.01 feet to a point lying on said southerly boundary line of said Lot 12, and northerly platted Right-of-way line of Spring Street; thence N 88°50'05" W, along the southerly boundary line of said Lots 12, 13 and 14, Block 11, and said northerly platted Right-of-way line of Spring Street, 142.08 feet to the point of beginning;

This Description has an area of 18,584 square feet, or 0.43 Acres.

END

February 9, 2010

Attn: Mr. Otto Gebhardt
Gebhardt Development, LLC
222 North Street
Madison, WI 53704

Re: Condition Assessment
1208, 1212, 1214 Spring Street
Madison, WI

Dear Mr. Gebhardt:

At your request GKS Engineering, Inc. has completed a preliminary condition assessment (structural audit) for the properties at the above referenced locations. The primary attention during our condition assessment focused on the exterior walls and roof system to determine if there is any present outward manifestation of potential structural problems. The fieldwork was supplemented with discussions with interested parties.

Generally, most building problems with the exception of mechanical systems are related to the building envelope and associated water infiltration. Based upon our review of literature concerning building failures, it appears that a preponderance of structural failures occur during construction. Those failures, which occur during the buildings' occupancy, may generally be categorized as follows:

- Fires and acts of God;
- Misapplication or use of an existing structure (i.e. subjecting the building to forces for which it was not originally designed);
- Deterioration or damage to structural components created by environmental factors (i.e. wind, snow, rain, temperature extremes, etc.);
- Age of building and available technology at the time of construction.

The last two items clearly have played a role in the present condition of the buildings.

An investigation of this nature has limitations and it should be understood that it is not all-inclusive. The effectiveness of the field observations and conclusions drawn there from, are directly related to the abilities and experience of the engineer performing the condition assessment. It should be understood that the following items were excluded from our study:

1. Detailed review of applicable building codes for compliance;

2. Detailed review of the property from a life-safety aspect;
3. Interior finishes conditions generally are not addressed unless it may relate to a more serious problem;
4. No attempt was made to confirm that the building construction and specifically the structural elements were generally constructed in accordance with the original design documents;
5. GKS did not perform a comprehensive peer review to confirm that the structural components are adequately sized to carry the design loads;
6. GKS did not perform a comprehensive peer review of the subsurface investigation, analysis and recommendations.

Generally, exclusion of the aforementioned items from a preliminary level condition assessment is common. Depending upon the circumstances encountered, a recommendation may be to perform a more thorough investigation and analysis to confirm the cause of apparent problems noted during the fieldwork.

The following general characteristics identify the subject buildings:

1208 Spring Street

- Two story structure with an interior height of approximately 8 ft. A basement level occurs at most of the building.
- The construction date is not known, but building has undergone maintenance and cosmetic alterations which has modified changed the original appearance of the structure. Structure encompasses approximately 2800 sq ft.
- The floor, roof and wall framing systems consist of dimensional lumber. Pitched roof is shingled.

1212 Spring Street

- Three-story structure with an interior floor-to-floor height of approximately 8 ft. The basement level is partially exposed.
- The building was constructed approximately in 1958 and encompasses approximately 2700 sq ft.

- Flat roof with a bituminous built up roof membrane. Brick veneer with timber framed walls, floor and roof. The stairwells are constructed of concrete masonry units.

1214 Spring Street

- Two-story structure with an interior floor-to-floor height of approximately 8 ft. The basement level is partially exposed. Board and batten exterior wall finish with the exposed basement walls finished with an EIFS type application.
- The building was constructed approximately in 1964 and encompasses approximately 2400 sq ft.
- The wall, roof and floor framing is comprised of dimensional lumber.
- Pitched roof is shingled.

There does not appear to have been major remodeling to any of the buildings that has resulted in alteration of the original structures, save for an addition to 1208 Spring Street, which has an addition built at the rear of the structure. To varying degrees, all of the buildings exhibit signs of age beyond either functionality or cosmetic criteria. The following list constitutes observations made, during our site visit on February 5, 2010, that are cause for concern:

1. The exterior brick veneer, at parapet locations, shows area of distress as evidenced by spalling and cracking. This is common for the softer brick of this era, which has lower strength and is more absorbent. The associated moisture infiltration at the damaged locations may result in possible dry rot of the timber elements, damage to window lintels and mold.
2. The wood framed floor systems, while functional, do creak. This is generally attributed to loose nails rubbing along the inside of the nail hole.
3. Possible settlement of the single story portion at 1208 Spring Street.
4. Cracks in the foundation EIFS at 1214 Spring Street.

Design documents or as-built documents are not available; therefore, no analysis of primary structural components was completed. Particularly as it relates to the flat roofs, wood joists tend to creep over time and the associated deflection and ponding create flashing and membrane damage and it becomes progressively worse with time.

Based upon our field observations and discussions with concerned individuals it is our opinion that the cost of upgrading the buildings is prohibitive. Therefore, the available options are to do nothing, consider alternate uses of the buildings or phase out the use and demolish the buildings.

It should be emphasized that if it is decided to maintain the buildings for the long term, then a more thorough investigation should be completed, and permanent modifications should be considered. However, keep in mind that if permanent repairs are pursued that the magnitude and extent of work both known and as yet to be discovered may exceed the present value of the buildings. It is our opinion that demolition and reconstruction is the most cost effective long-term option.

We trust that the information included herein is satisfactory for your present needs. It should be emphasized that the condition assessment was based upon available information and our field reconnaissance work. These recommendations may vary due to limitations of our study. Should you have any questions or comments concerning the contents of this letter report, please contact us.

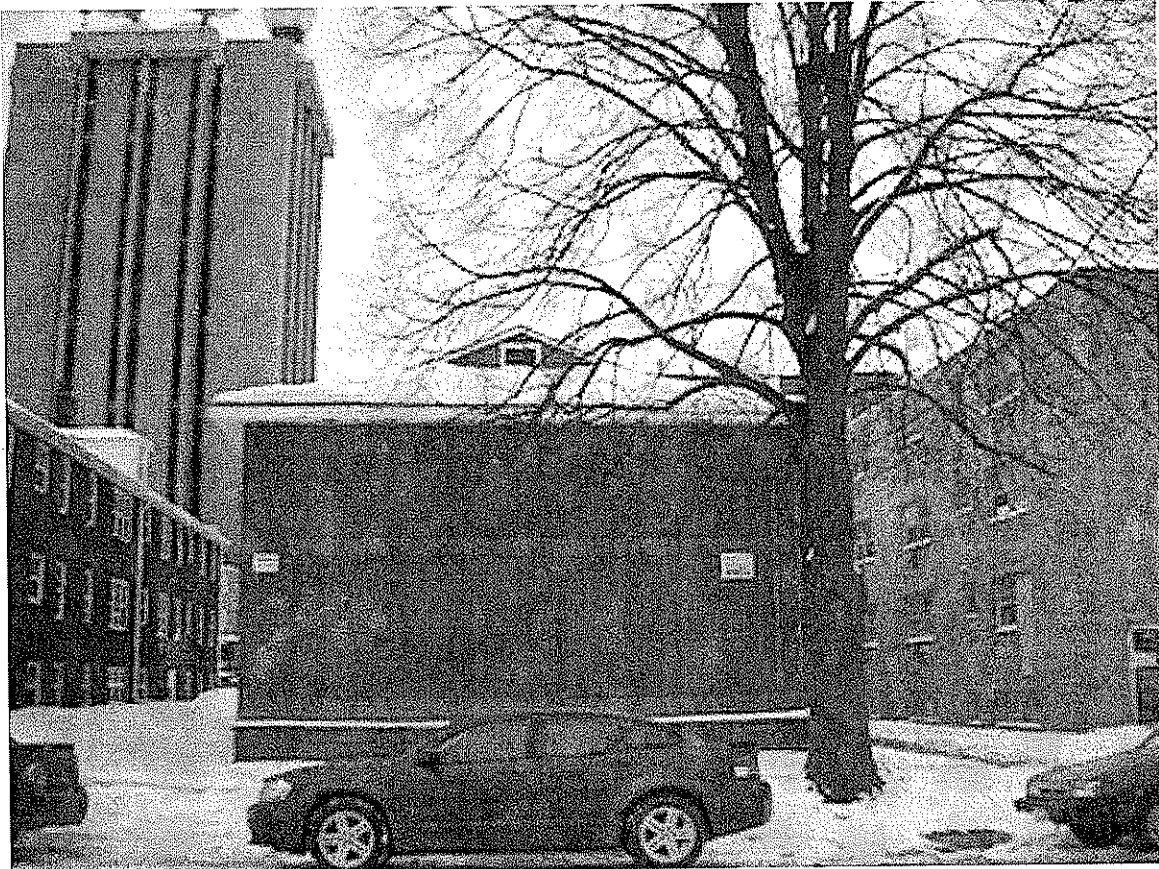
Sincerely,

GKS Engineering, Inc.

Robert A. Jones, P.E.
Senior Structural Engineer



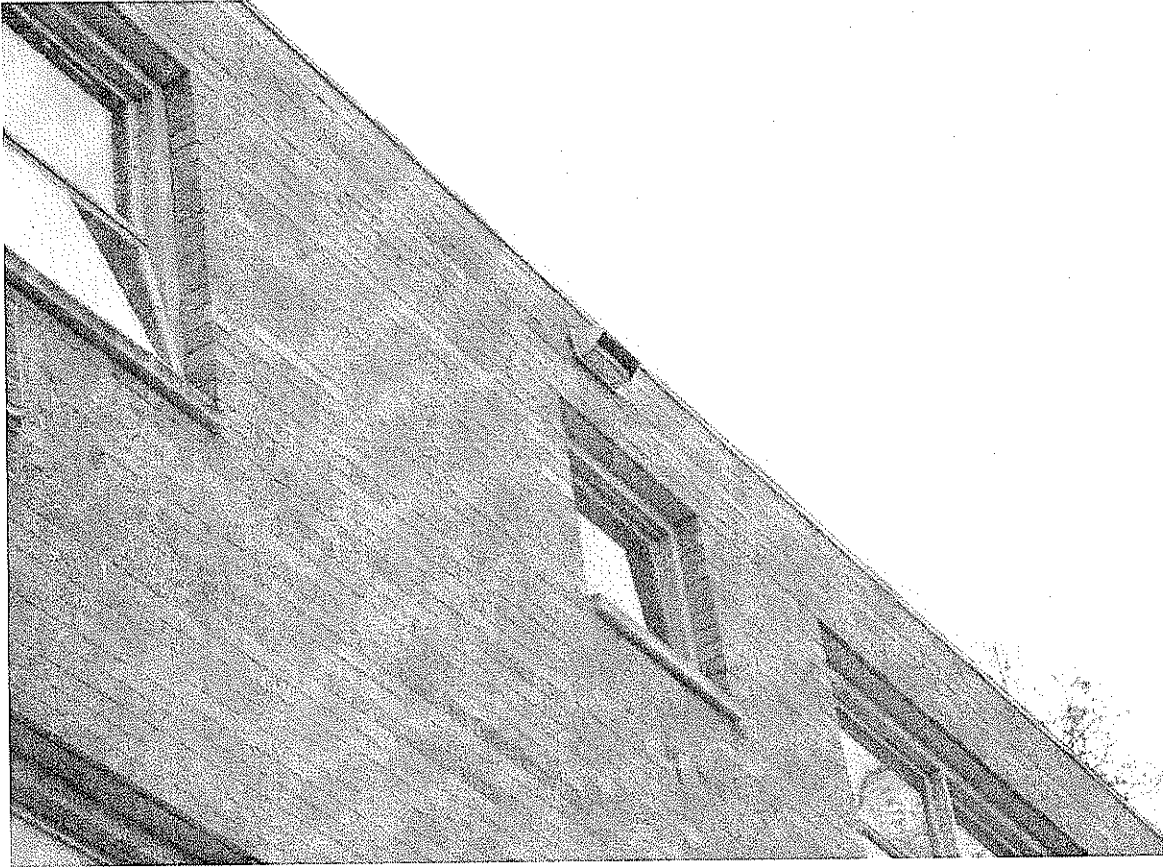
View of subject properties from south along Spring Street



1214 Spring Street



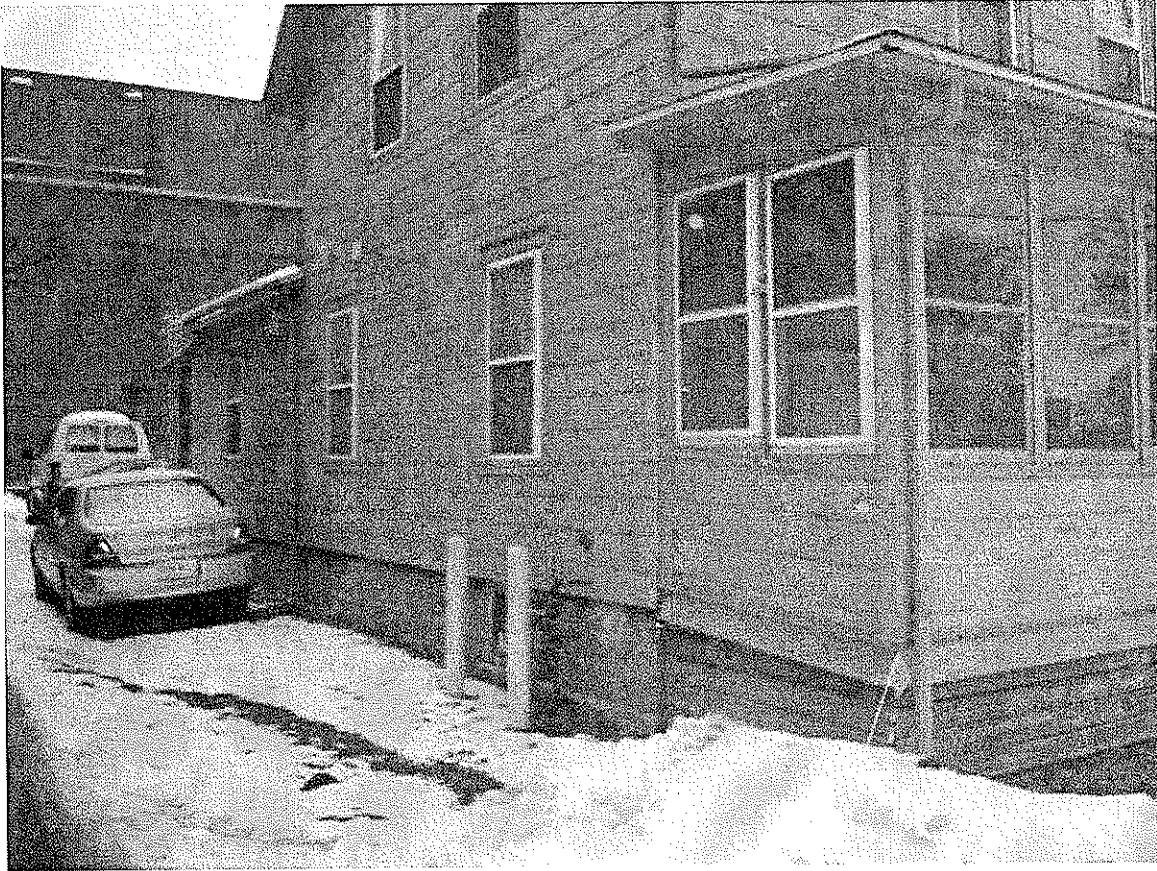
View of subject properties to northeast from Spring Street



View of masonry deterioration at 1212 Spring Street

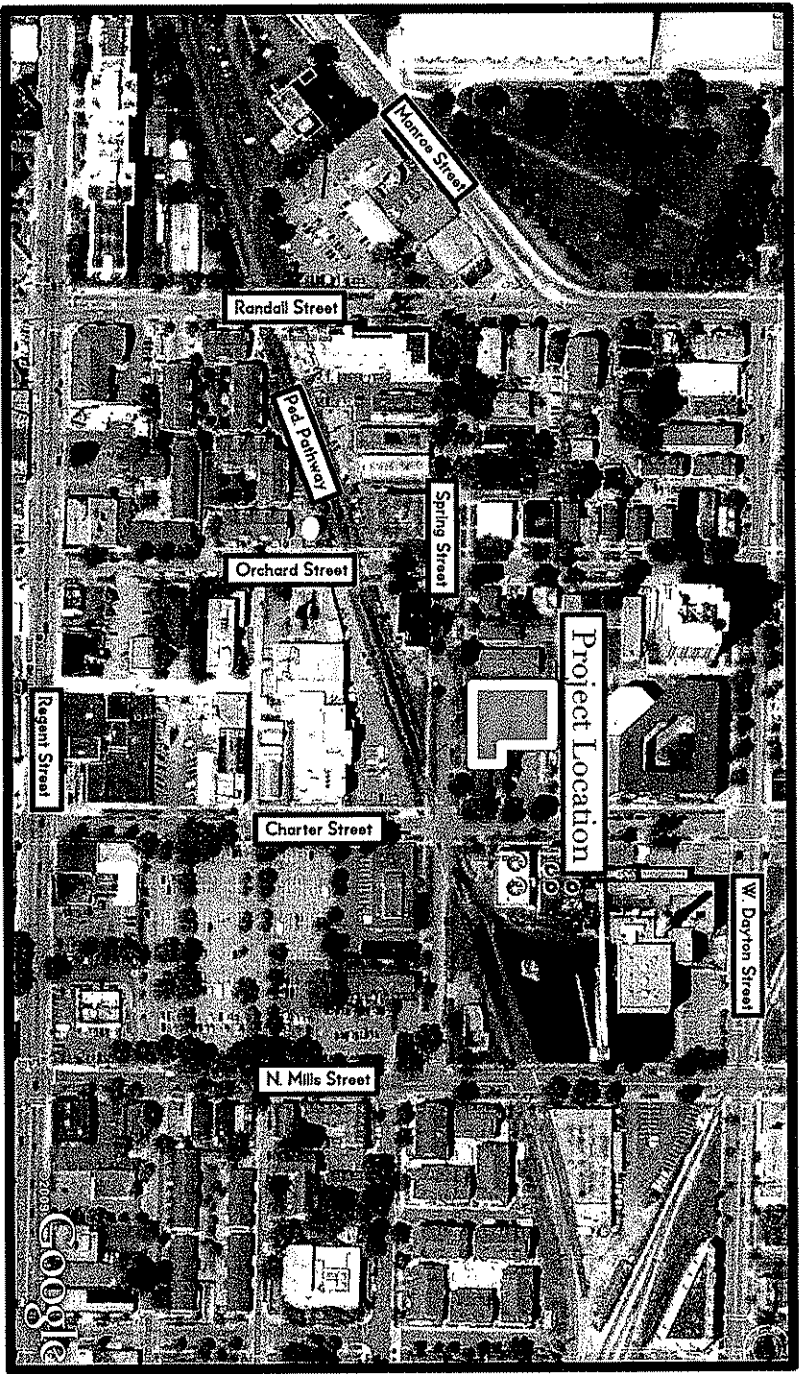


Interior View of 1214 Spring Street



Exterior of 1208 Spring Street

DEVELOPER:
 GEBHARDT DEVELOPMENT
 222 NORTH STREET
 MADISON, WI 53704
 ATTN: OTTO GEBHARDT III
 608.245.0753



SHEET INDEX

- 000 SITE
- 001 SITE PLAN
- 002 CONCEPT PLAN
- 003 CONCEPT PLAN
- 004 CONCEPT PLAN
- 005 CONCEPT PLAN
- 006 CONCEPT PLAN
- 007 CONCEPT PLAN
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REVIEW SET
 URBAN DESIGN COMMISSION

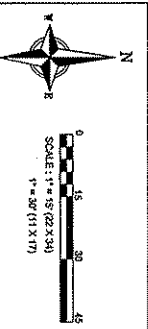
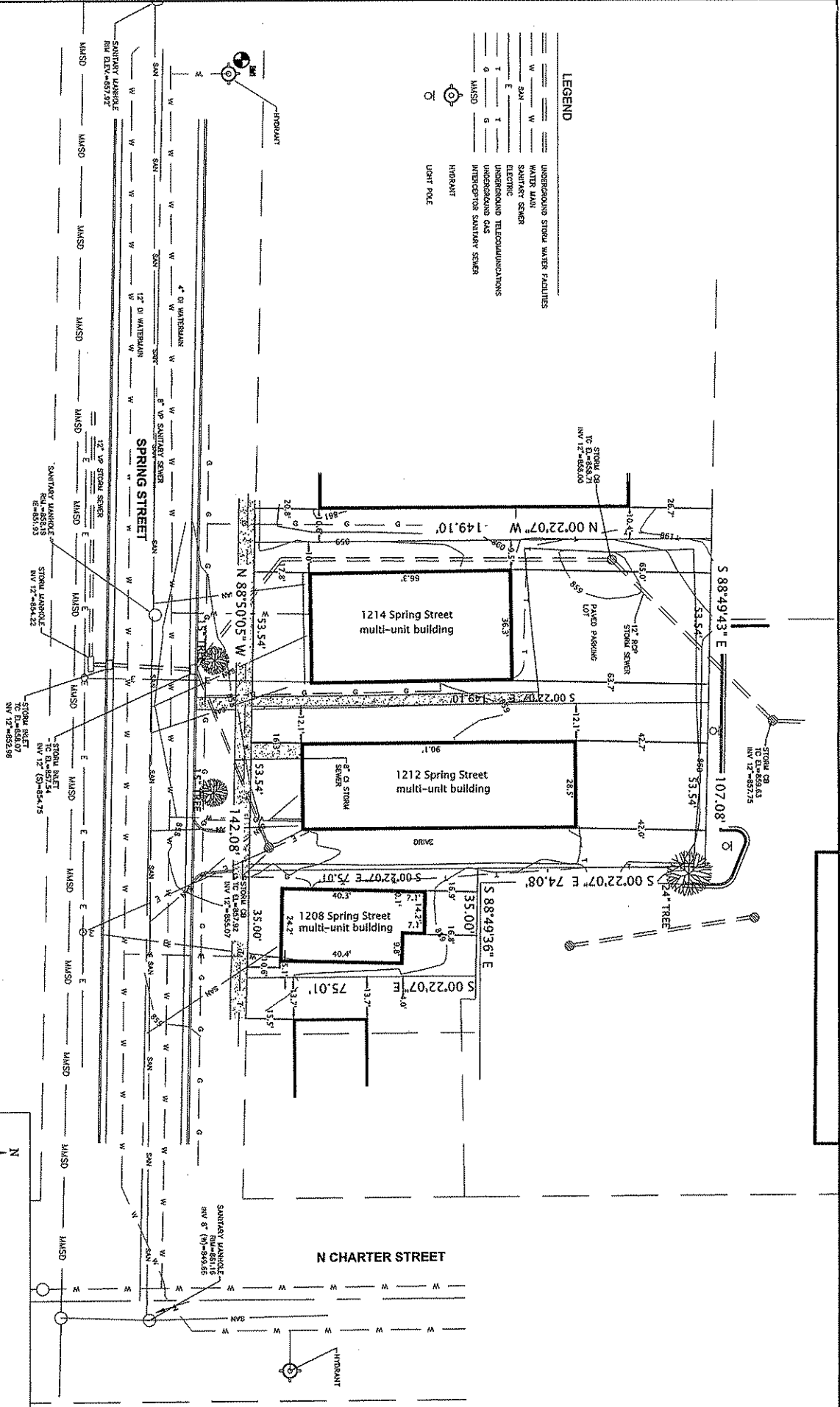
THE HANBUCKER APARTMENTS

COVER SHEET

BENCHMARKS		
NO.	ELEVATION	LOCATION
BM1	822.9	TWO FOOT BENCH MARK, NE CORNER OF INTERSECTION OF N GROVED ST AND SPRING STREET
BM2	804.6	1/4 SECTION 21 RUN MARK 82

LEGEND

- UNDERGROUND STORAGE WATER FACILITIES
- WATER MAIN
- SANITARY SEWER
- ELECTRIC
- UNDERGROUND TELECOMMUNICATIONS
- UNDERGROUND GAS
- INTERCEPTOR SANITARY SEWER
- HOBASIT
- LIGHT POLE

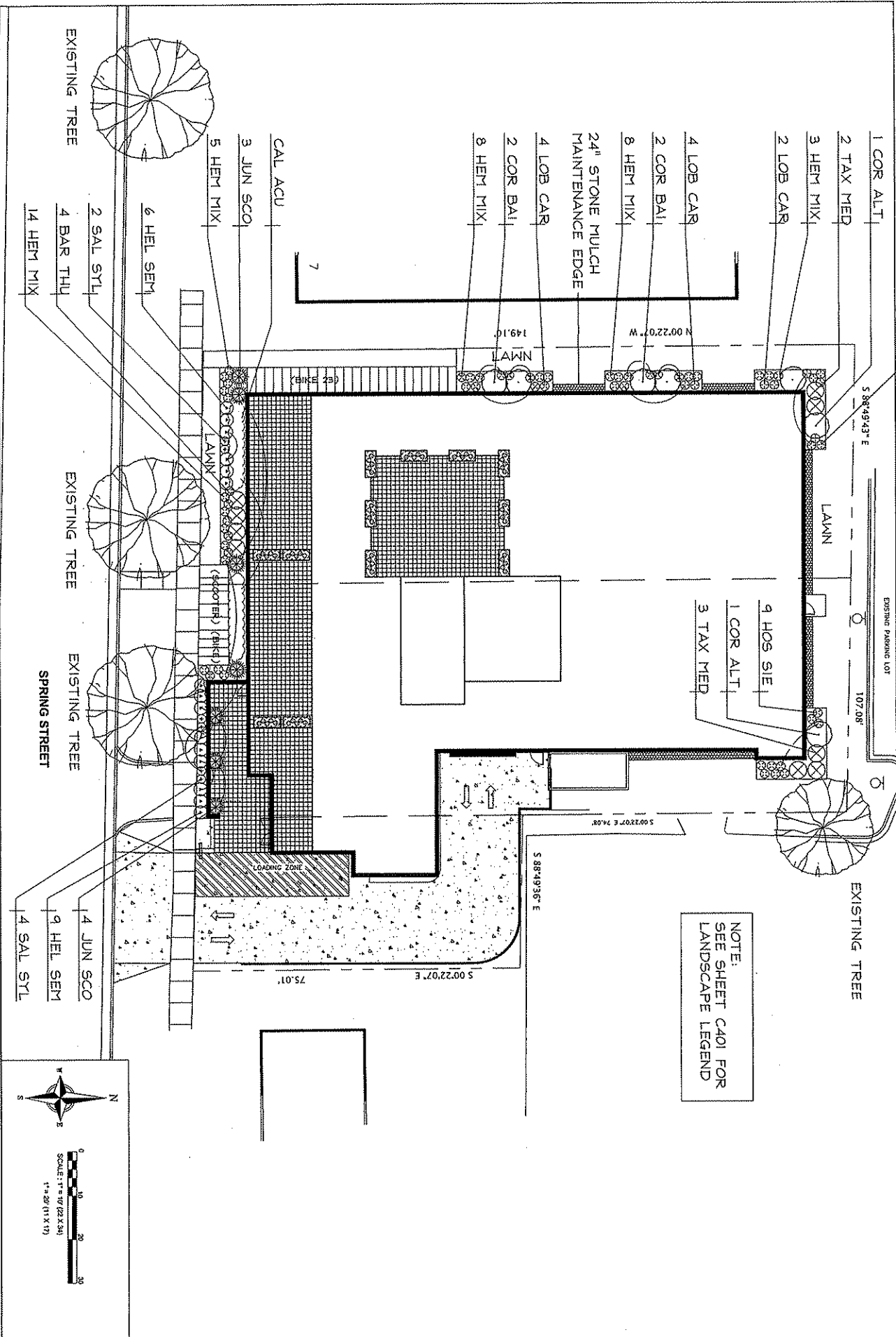


C100

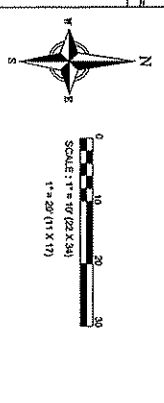
THE "HUMBUCKER" TOPOGRAPHIC SURVEY
MADISON, WISCONSIN

PROFESSIONAL ENGINEERING LLC
816 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
fax (608) 237-2129

REVISION	DATE



NOTE:
SEE SHEET C401 FOR
LANDSCAPE LEGEND



C400	THE "HUMBUGGER" LANDSCAPE PLAN	MADISON, WISCONSIN	DATE	04-28-10
			DRAWN BY	CT
			REVISION	DATE
			1	02-22-10

828 S. Brooks St.
Madison, WI 53715
phone (608) 215-6474

LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
EVERGREEN TREES/SHRUBS						
JUN SCO	Juniperus scopulorum	Blue Heaven Juniper	4' Ht.	Cont.		
TAX NED	Taxus x media 'Trunkentii'	Japanese Yew	3 Gal.	Cont.		

DECIDUOUS SHRUBS						
BER THU	Berberis thunbergii	Berberis	5 Gal.	Cont.		
COR ALT	Cornus alternifolia	Pagoda dogwood	5 Gal.	Cont.		
COR BAI	Cornus baileyi	Bailey Redosier Dogwood	5 Gal.	Cont.		

ORNAMENTAL GRASSES						
CAL ACU	Calamagrostis acutiflora	Feather Reed Grass	1 Gal.	Cont.		Plant 18" O.C.
HEL SET	Helicotrichon sempervirens	Blue Oat Grass	1 Gal.	Cont.		

PERENNIALS / GROUNDCOVER						
HEM MIX	Hemerocallis Baltimore Oriole Cradle of Liberty Demetrius Hemerocallis 'Demetrius'	Baltimore Oriole Cradle of Liberty Demetrius Daylily Cardinal Flower	1 Gal. 1 Gal. 1 Gal. 1 Gal.	Cont. B4B Cont. Cont.		Red/Orange Flowers Scarlet Red Flowers Yellow Flowers
LOB CAR	LOB CAR	Cardinal Flower	1 Gal.	Cont.		
HOS SIE	Hosta sieboldiana 'Eigens'	Eigens Hosta	1 Gal.	Cont.		Blue/Green Leaves
SAL SYL	Salvia x sylvestris 'May Night'	Perennial Salvia	1 Gal.	Cont.		

TERRACE PLANTERS		
Artemisia ludoviciana		Prairie Sage
Calamagrostis acutiflora 'Stricta'		Feather Reed Grass
Carexpsis lanceolata		Sand Carexpsis
Helicotrichon sempervirens		Blue Oat Grass
Hemerocallis Species		Daylily
Lamium maculatum		Dead Nettle
Liatris spicata		Birding Star
Rudbeckia hirta 'Indian Summer'		Black-eyed Susan
Salvia x sylvestris 'May Night'		Perennial Salvia

REVISION	DATE
1	02-22-10



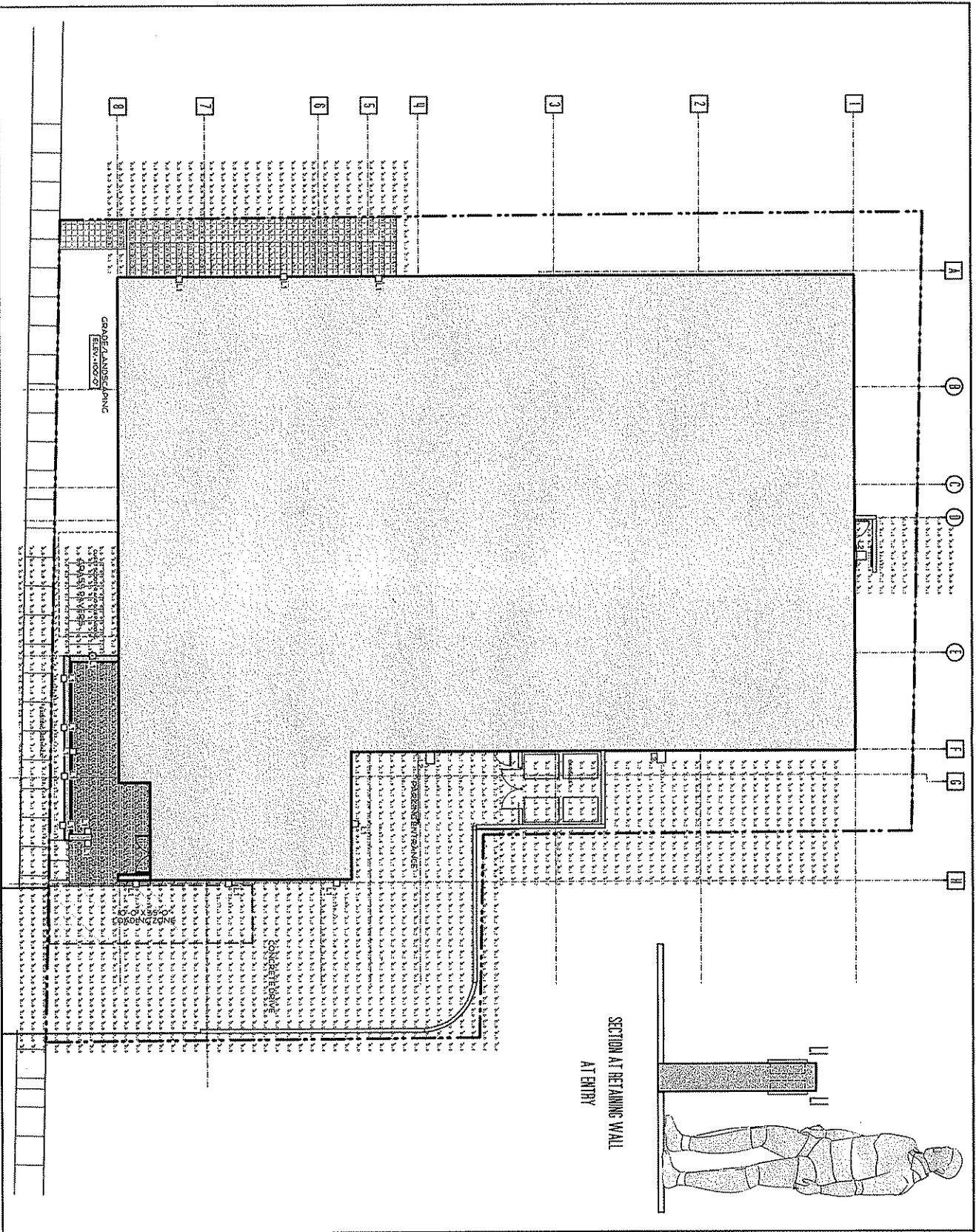
828 S. Brooks St.
Madison, WI 53715
phone (608) 215-6474

THE "HUMBUCKER"
LANDSCAPE LEGEND

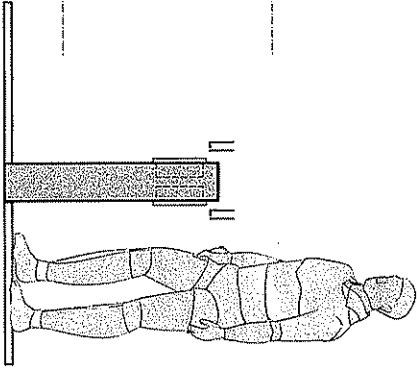
MADISON, WISCONSIN

C401

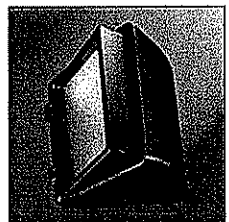
2



SECTION AT RETAINING WALL
AT ENTRY



- L1
INNER SOLUS SCISSOR
12" DIA.
52 W COMPACT FI



- L2
Copper Lighting-Wally Dome
9"x9"
70 W METAL HAIRE

REVIEW SET

URBAN DESIGN
COMMISSION

HPK
DESIGN

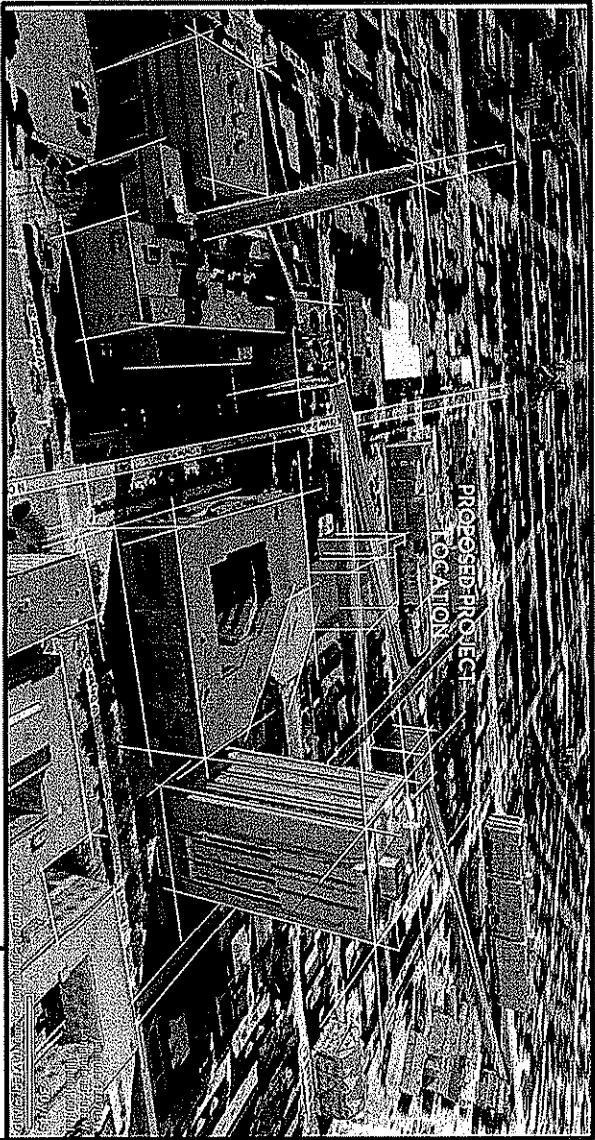
THE HUNDBCKER APARTMENTS

LIGHTING PLAN

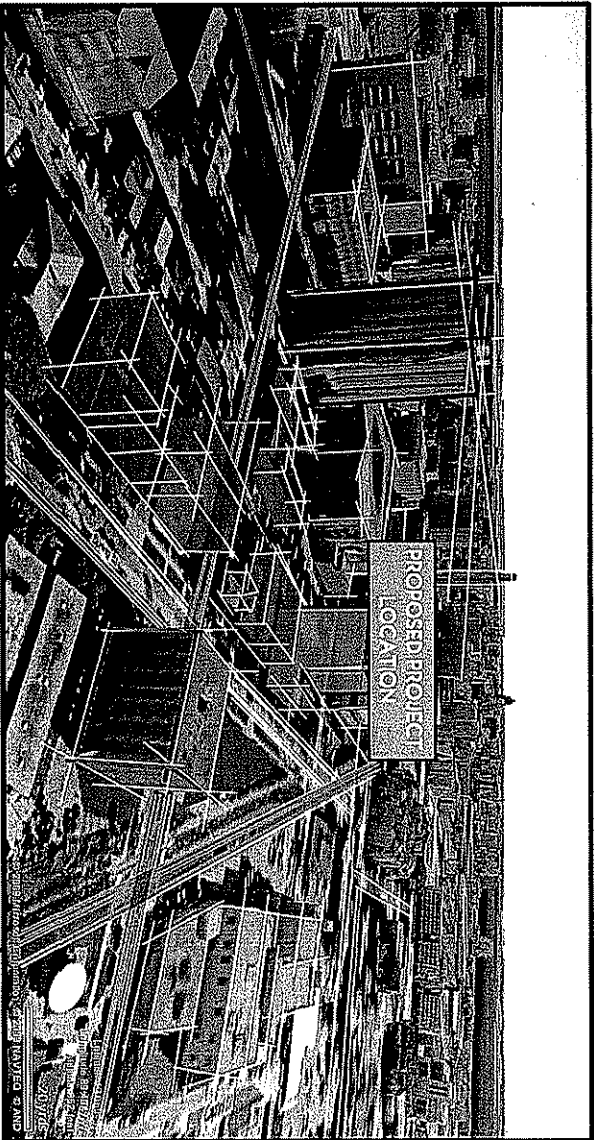
C 402

SITE NOTES

- PERESTALAN WALKWAYS SUDURVA N. 130D
- EXISTING LAKE PATH SHOWN IN GREEN



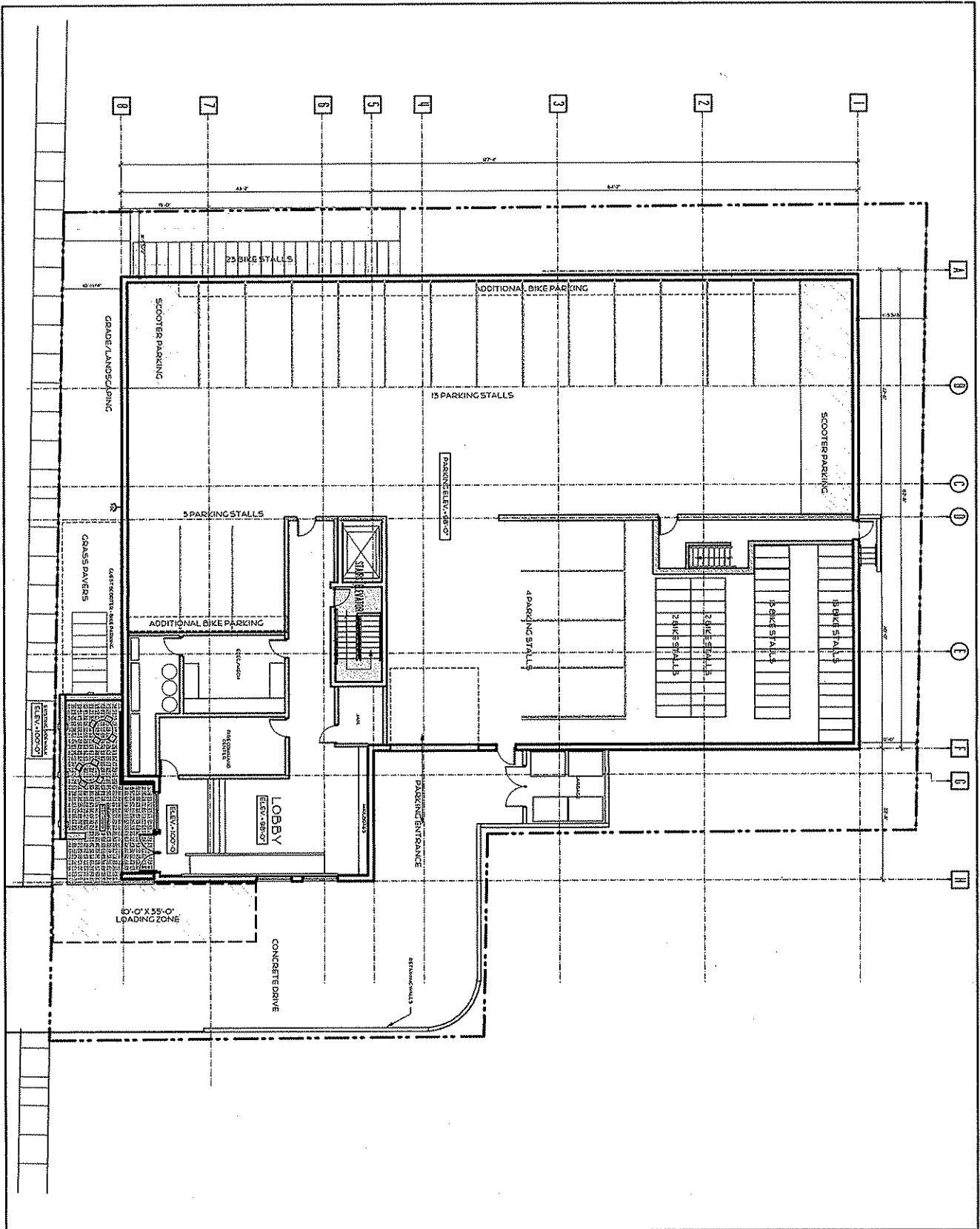
VIEW TO SOUTH



VIEW TO EAST

REVIEW SET
URBAN DESIGN COMMISSION

THE THUNDERCKER APARTMENTS*	DATE: 08/20	SCALE: 1:1000
NEIGHBORHOOD CONTEXT AND CIRCULATION		
C701		



PROPOSED BIKE PARKING OPTIONS

75 BIKE PARKING STALLS PER CITY OF MADISON ZONING REQUIREMENTS
 BEHAVING THROUGH A COMBINATION OF STORAGE SOLUTIONS
 THROUGHOUT THE BUILDING

FLOOR SUMMARY

11,780 S.F.

- 20 INTERIOR AUTOMOBILE PARKING STALLS
- 20 INTERIOR SCOOTER PARKING STALLS
- 180 INTERIOR BICYCLE PARKING STALLS
- 7 EXTERIOR GUEST BICYCLE PARKING STALLS
- 4 EXTERIOR GUEST SCOOTER PARKING STALLS

REVIEW SET

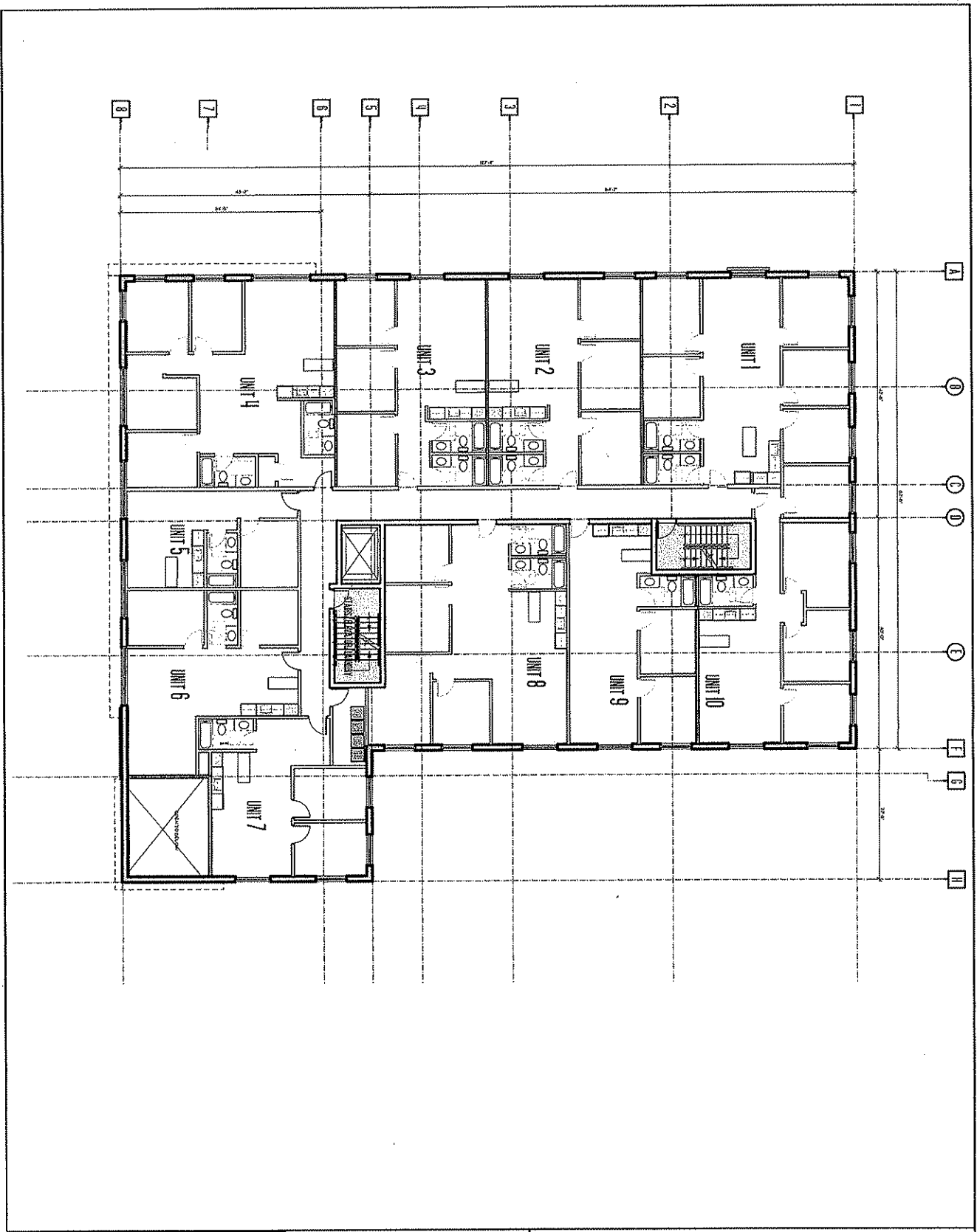
URBANDesign
COMMISSION

THE THINKER APARTMENTS

GROUND LEVEL PLAN

SCALE: 1/8" = 1'-0"

410



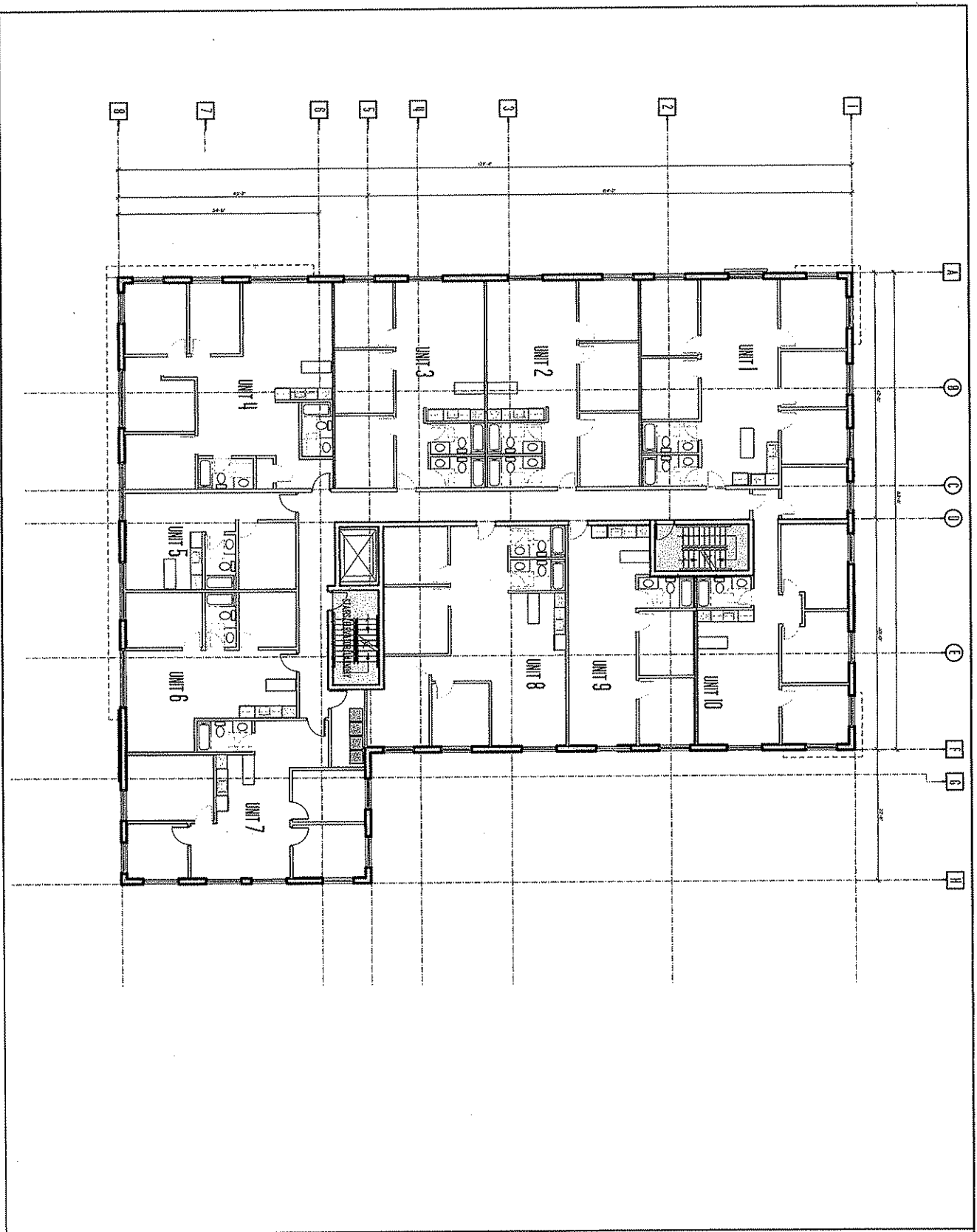
REVIEW SET

URBAN DESIGN
COMMISSION

HPDK
DESIGN

THE HAMBURGER APARTMENTS
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

HPDK
ARCHITECTS
1111

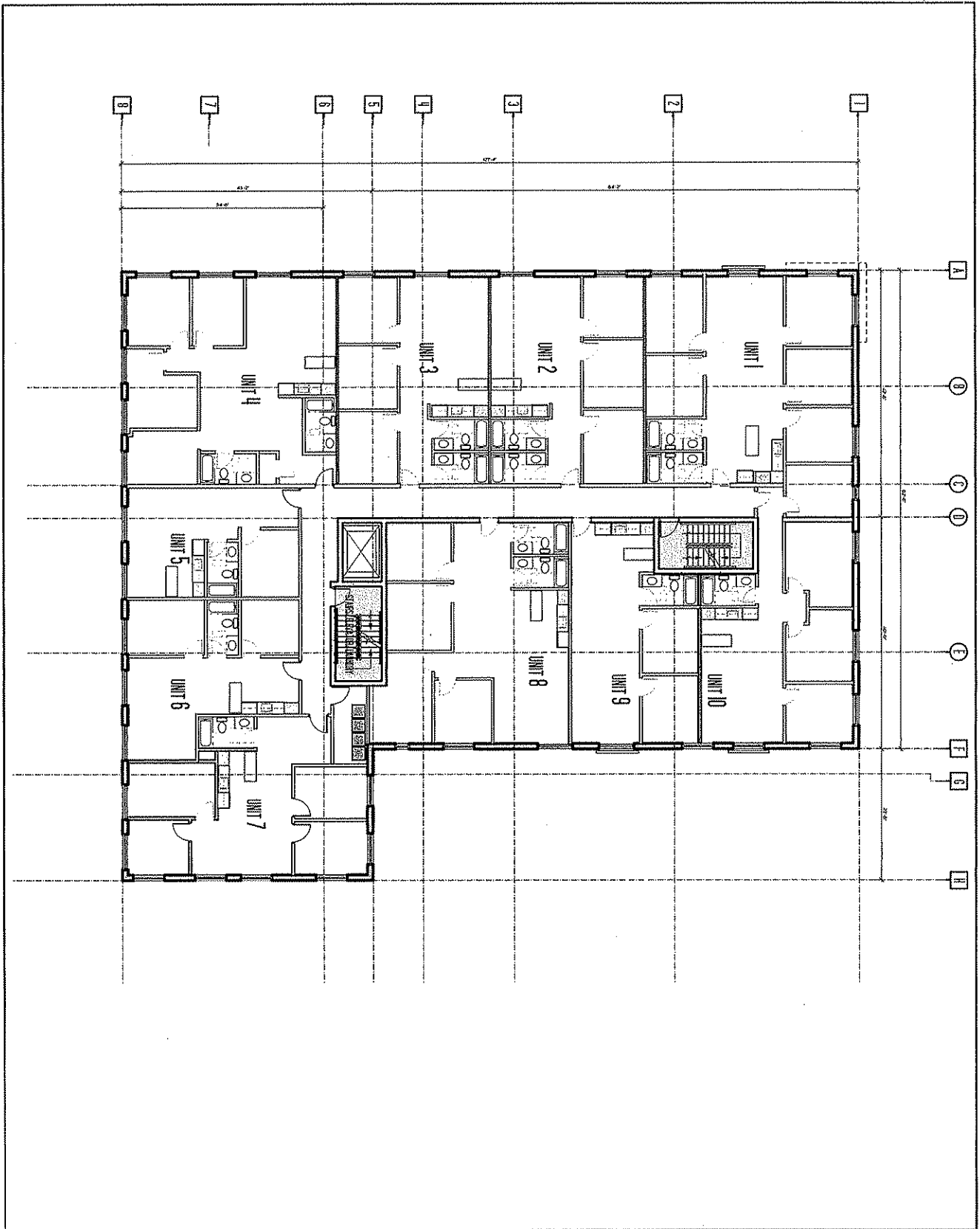


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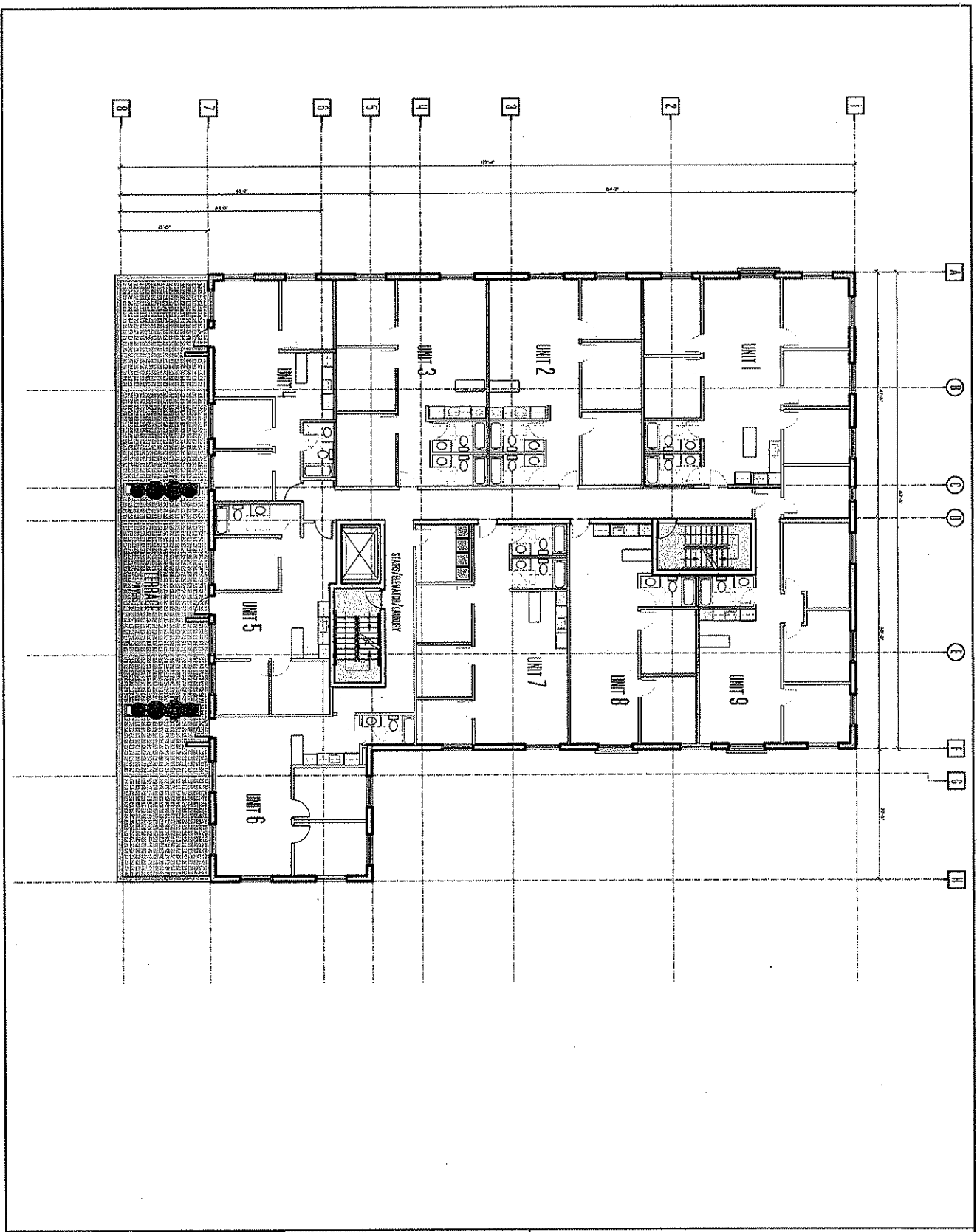
THPK
 DESIGN

THE HINDURCKER APARTMENTS
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

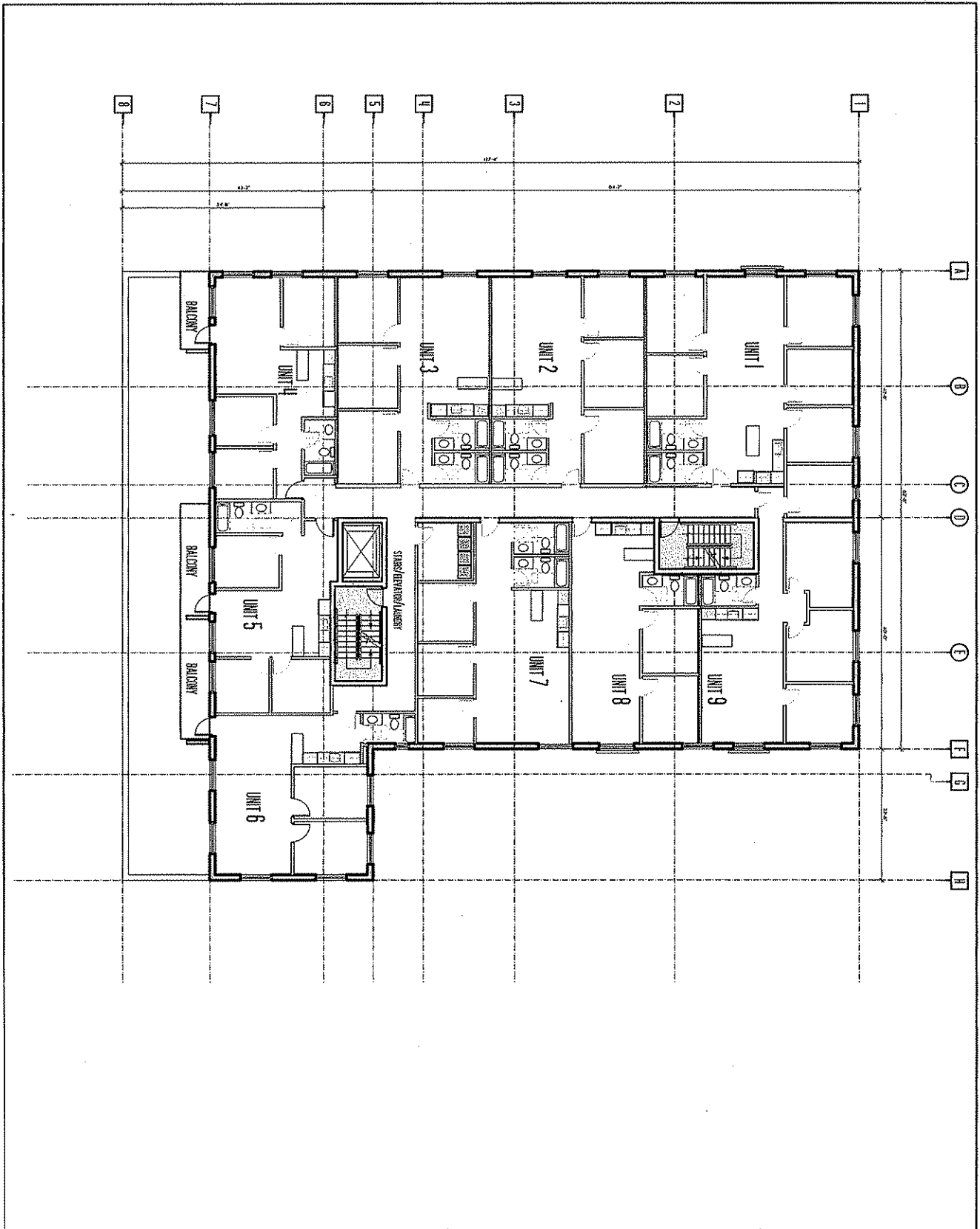
A1.2



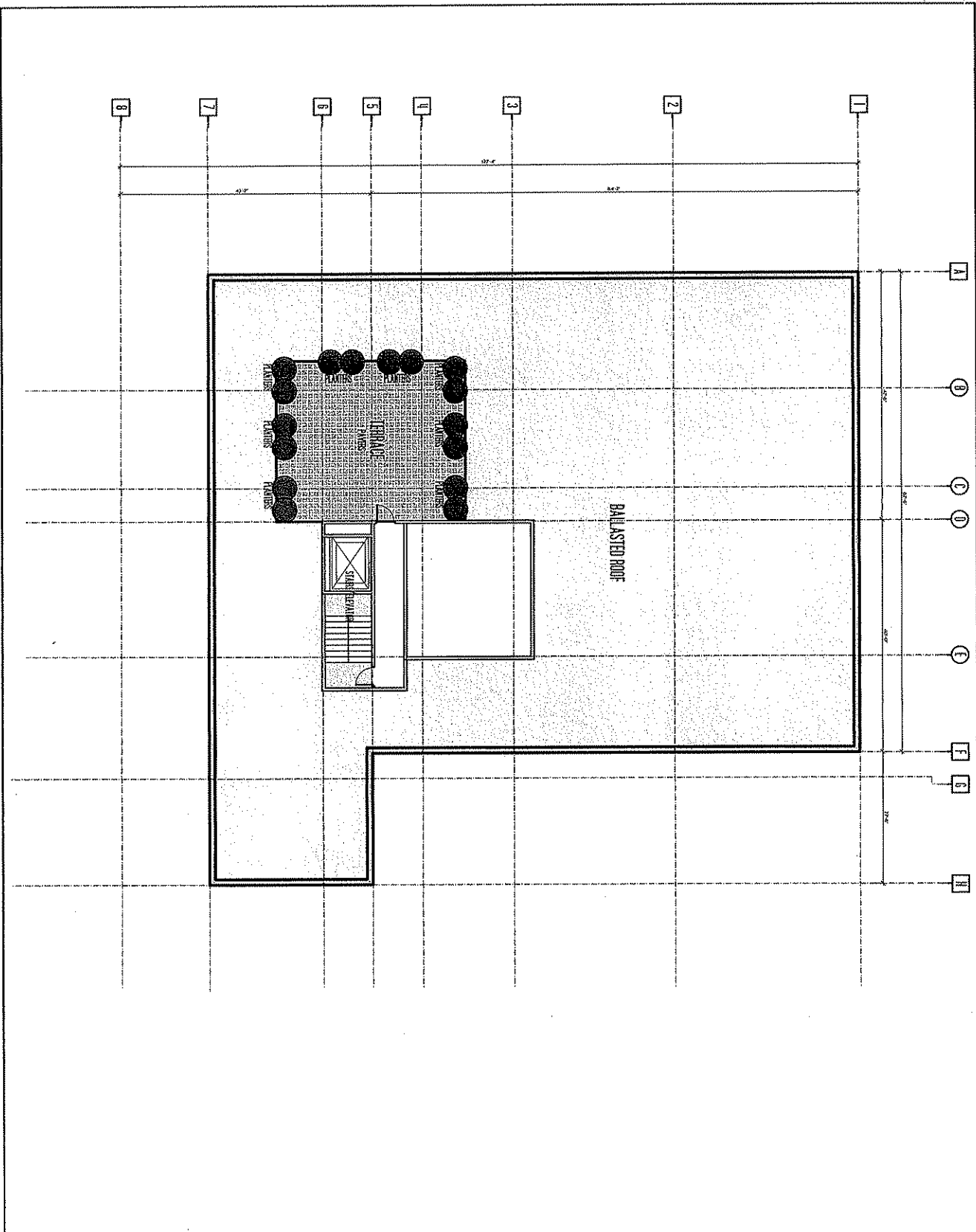
<h1>REVIEW SET</h1> <h2>URBAN DESIGN COMMISSION</h2>		
<p>DESIGNER: [Redacted]</p>		
<p>THE THINKER APARTMENTS</p>		
<p>THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"</p>		
<p>413</p>		<p>HYDROLOGICAL ENGINEERING</p>



<p>REVIEW SET</p> <p>URBAN DESIGN COMMISSION</p>		<p>DESIGN</p>	<p>THE HUMBUCKER APARTMENTS</p> <p>FOURTH FLOOR PLAN</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>414</p>



	DESIGN	REVIEW SET URBAN DESIGN COMMISSION	THE HUMBOLDT APARTMENTS FEHRECHER FLOOR PLAN SCALE: 1/8" = 1'-0"	DATE:
				DRAWN BY:



REVIEW SET

URBAN DESIGN
COMMISSION

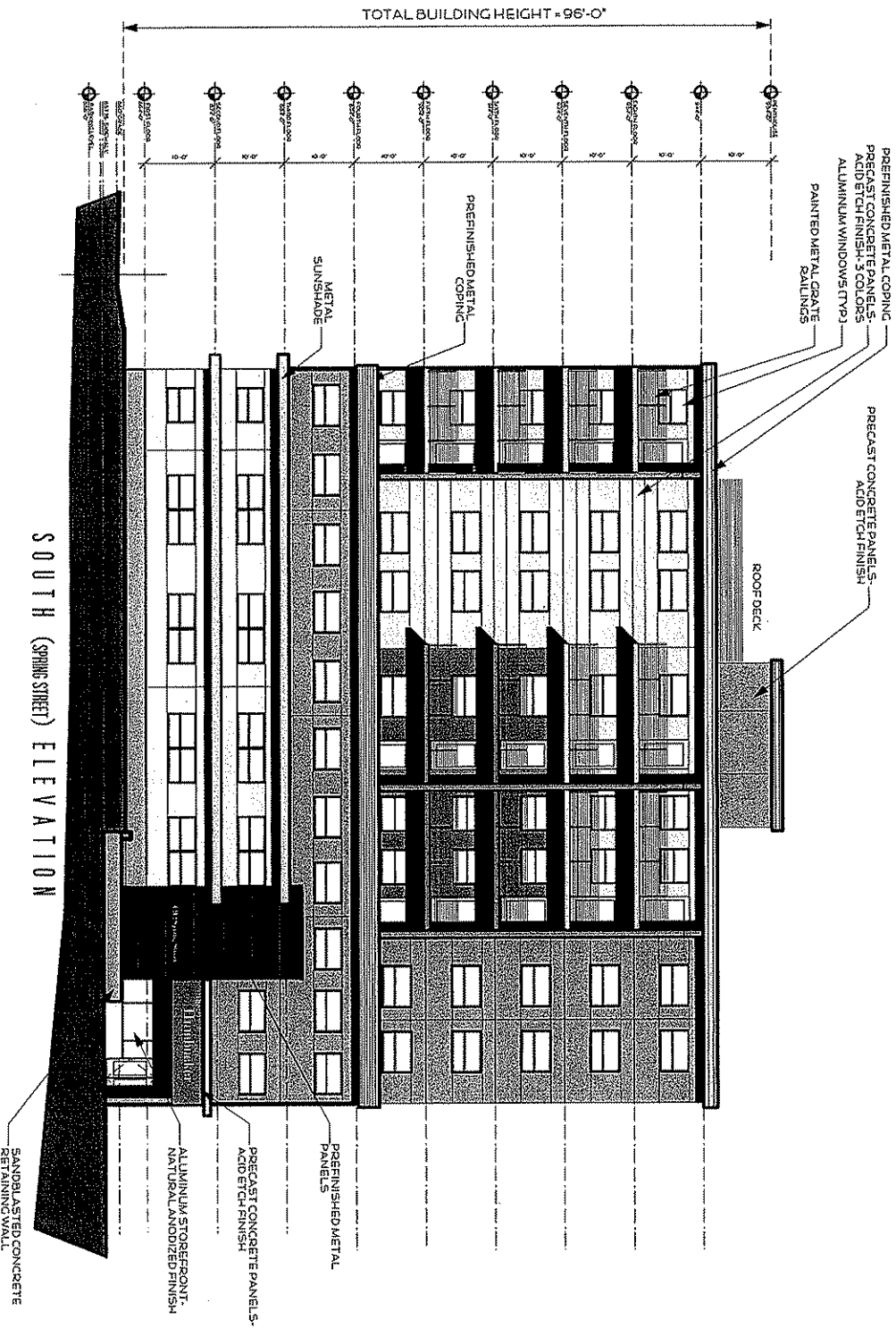
PHILIP
DESIGN

THE "THUNDERBOX APARTMENTS"
PENTHOUSE PLAN
SCALE: 1/4" = 1'-0"

PROJECT STATUS

DATE: 11/16/11

BY: PHILIP DESIGN



SOUTH (SPRING STREET) ELEVATION

NOTE: COLORS SHOWN ARE FOR REFERENCE ONLY. SAMPLES WILL BE PROVIDED AT MEETING.

REVIEW SET

URBAN DESIGN COMMISSION

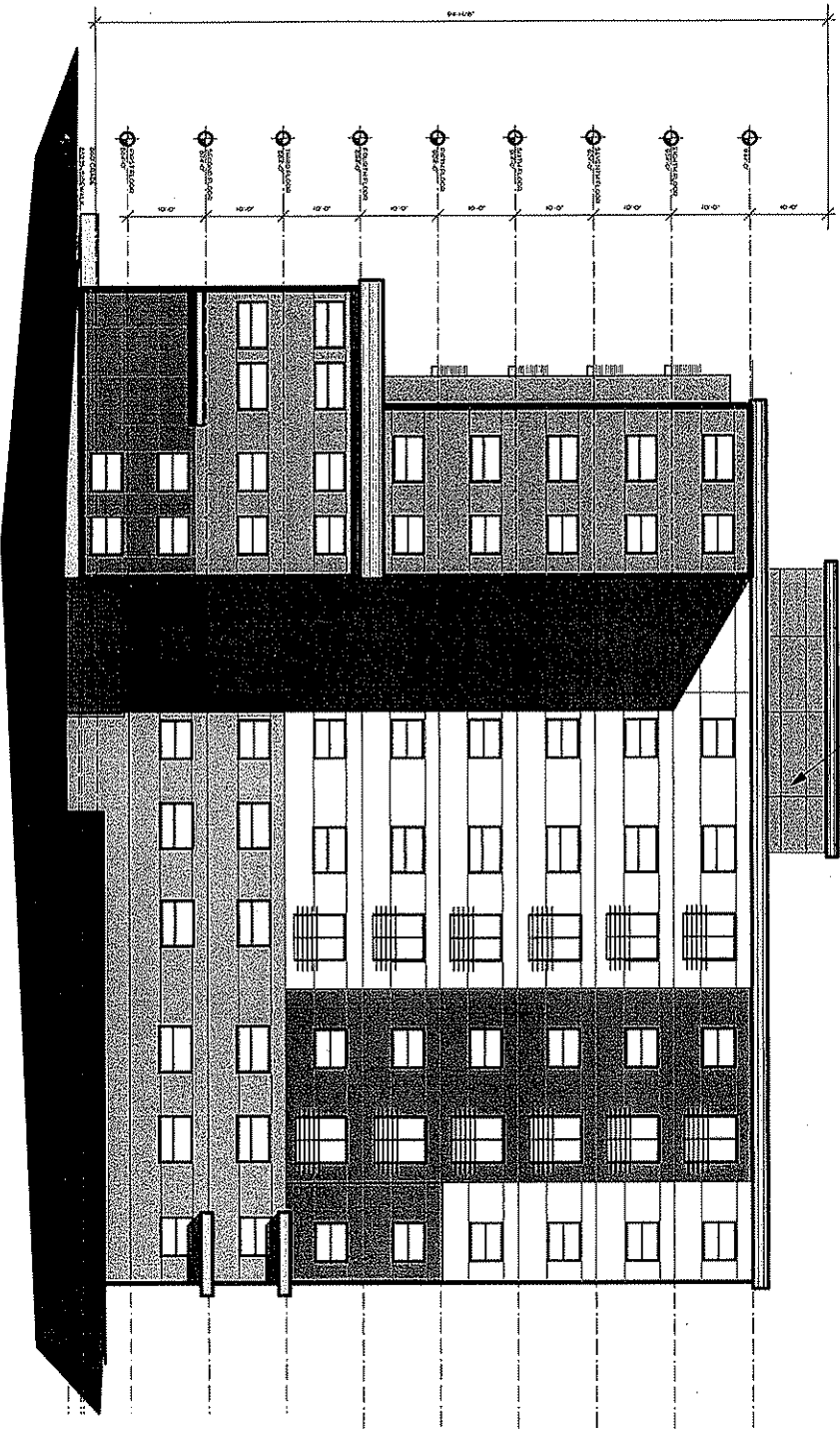
DESIGN

THE THOMPSON APARTMENTS

BUILDING ELEVATIONS SCALE 1/8"=1'-0"

A4.1

EAST ELEVATION



PRE-FINISHED METAL PANELS -
COLOR TO APPROXIMATE ADJACENT
PRECAST PANELS

NOTE: COLORS SHOWN ARE FOR
REFERENCE ONLY. SAMPLES WILL
BE PROVIDED AT MEETING.

REVIEW SET

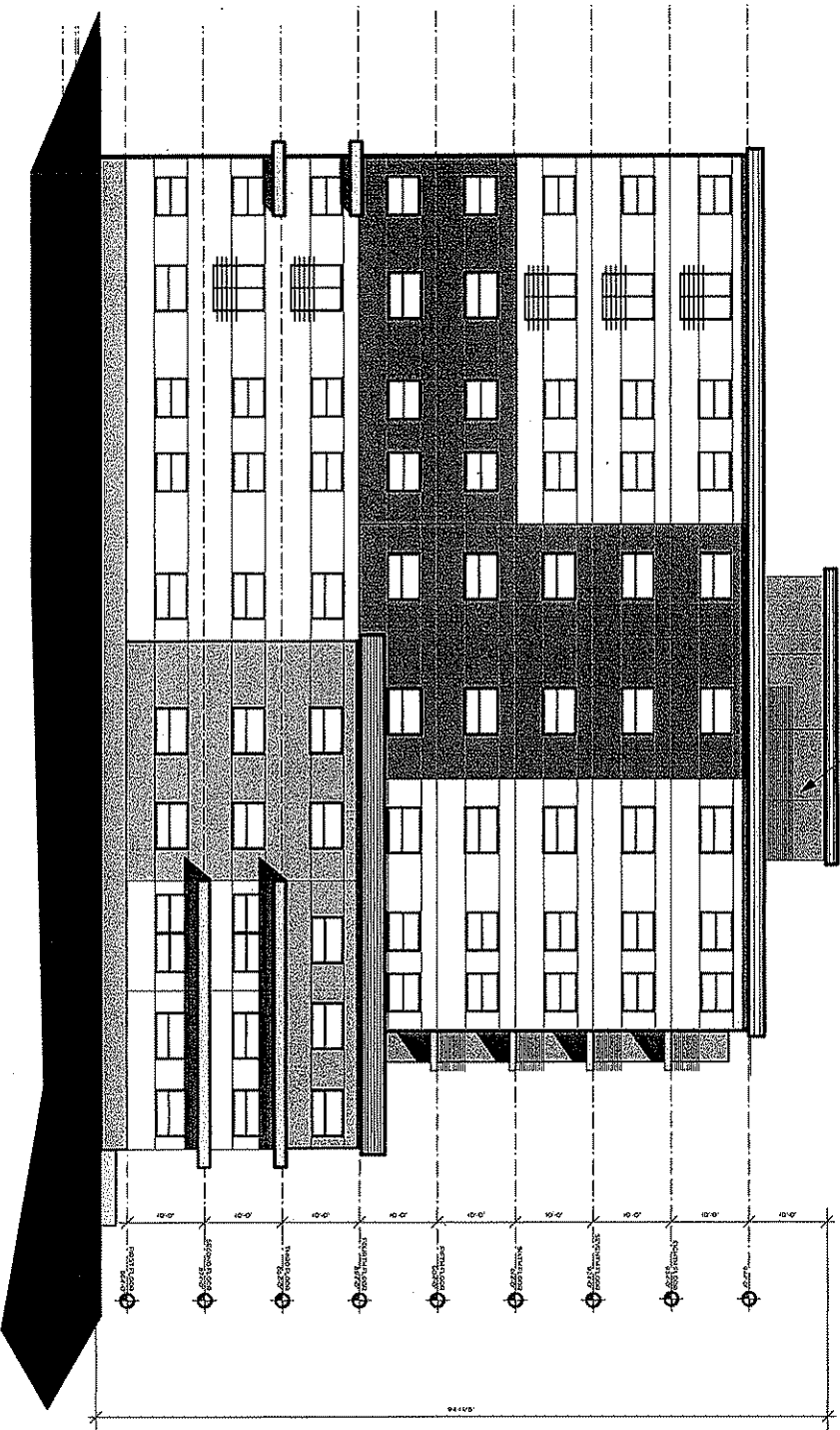
URBANDSIGN
COMMISSION

IRPK
ESTER

THE HUNBUCKER APARTMENTS
BUILDING ELEVATIONS

A4.2

WEST ELEVATION



PRECAST CONCRETE PANELS -
ACID ETCH FINISH

NOTE: COLORS SHOWN ARE FOR
REFERENCE ONLY. SAMPLES WILL
BE PROVIDED AT MEETING.

REVIEW SET

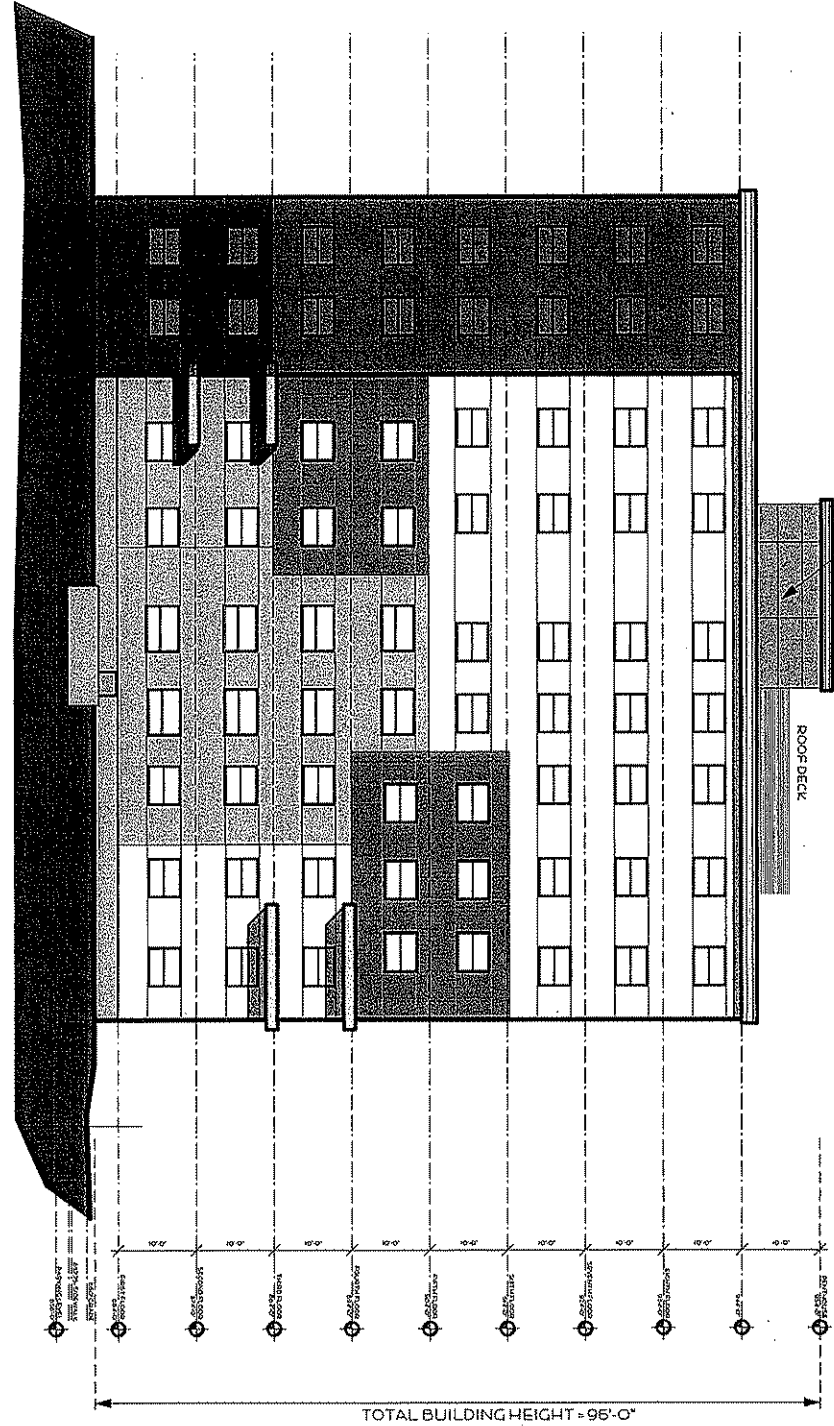
URBAN DESIGN
COMMISSION



THE HINBUCKER APARTMENTS
BUILDING ELEVATIONS

A4 3

NORTH ELEVATION



PREFINISHED METAL PANELS -
COLOR TO APPROXIMATE ADJACENT
PRECAST PANELS

ROOF DECK

TOTAL BUILDING HEIGHT = 95'-0"

NOTE: COLORS SHOWN ARE FOR
REFERENCE ONLY. SAMPLES WILL
BE PROVIDED AT MEETING.

REVIEW SET

URBANDSIGN
COMMISSION



THE HANBUCKER APARTMENTS

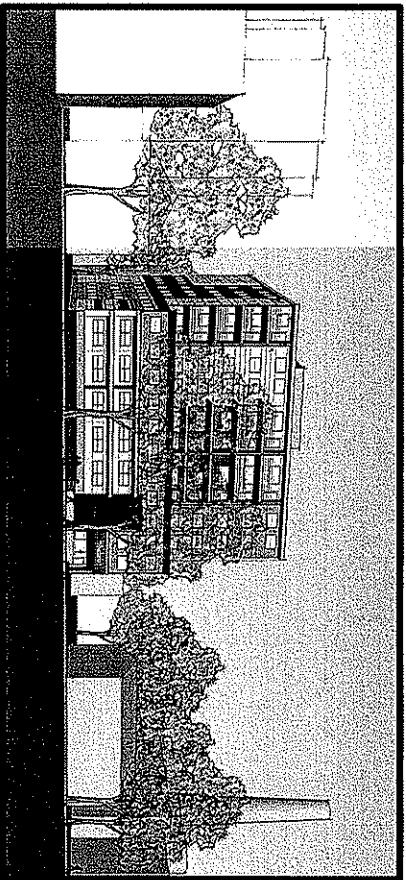
BUILDING ELEVATIONS

SCALE: 3/8" = 1'-0"

A4 4



VIEW FROM SPRING STREET TO NORTHWEST



VIEW FROM SPRING STREET TO NORTH

NOTE: COLORS SHOWN ARE FOR REFERENCE ONLY. SAMPLES WILL BE PROVIDED AT MEETING.

REVIEW SET

**URBANDSIGN
COMMISSION**

HOK

DESIGN

THE THUMBUCKER APARTMENTS

PERSPECTIVES

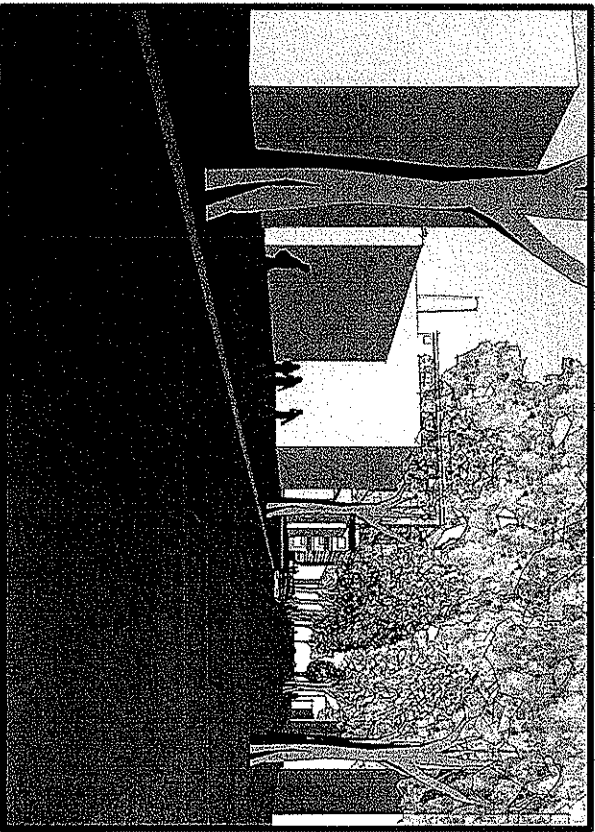
A4.5

DATE

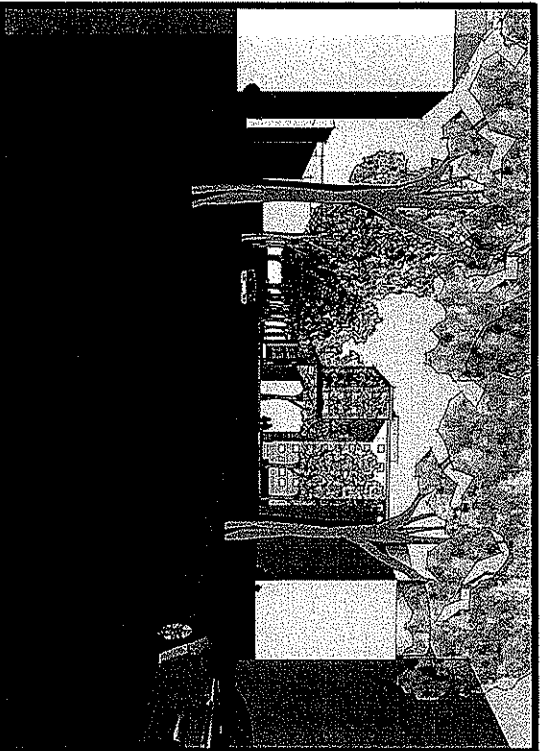
BY

NO.

REV.



VIEW FROM SPRING AND RANDALL STREETS TO EAST



VIEW FROM SPRING AND MILLS STREETS TO WEST

NOTE: COLORS SHOWN ARE FOR REFERENCE ONLY. SAMPLES WILL BE PROVIDED AT MEETING.

REVIEW SET

URBAN DESIGN
COMMISSION

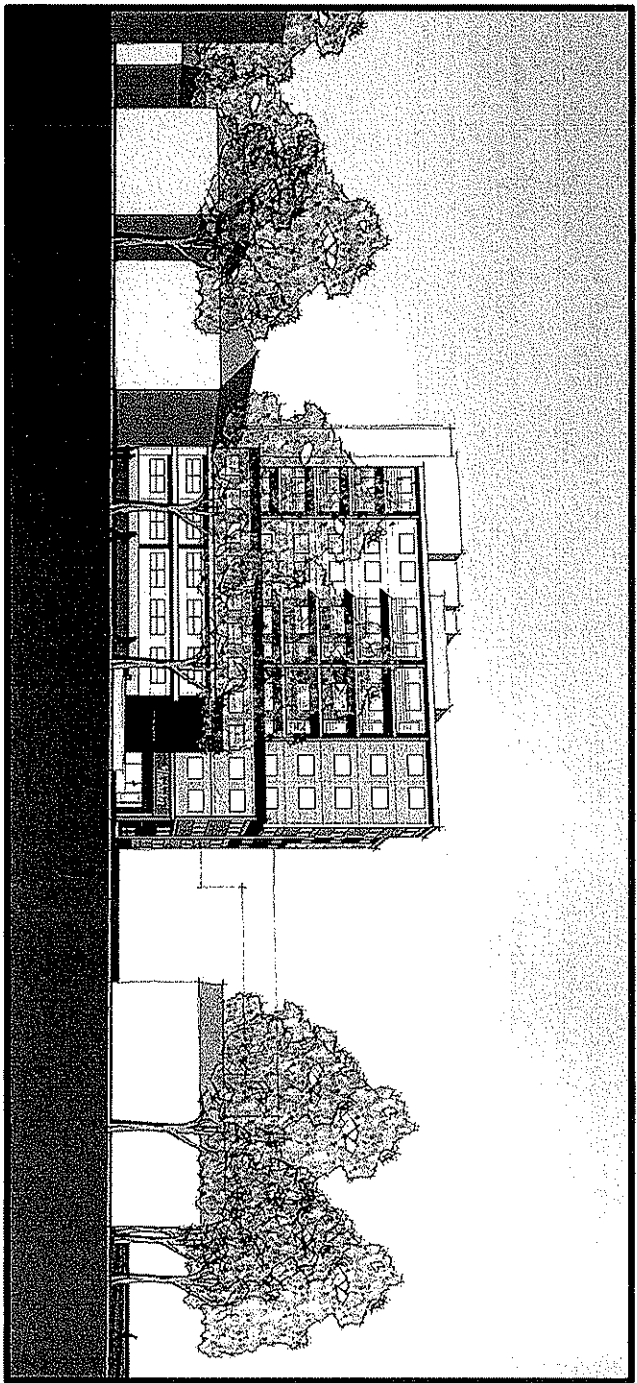
HPK EST. 1988

THE HANBUCKER APARTMENTS

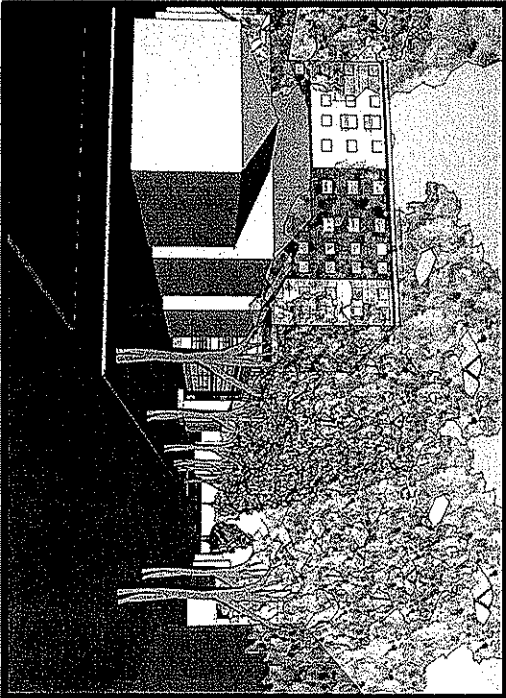
PERSPECTIVES

A4 6

NOTE: COLORS SHOWN ARE FOR REFERENCE ONLY. SAMPLES WILL BE PROVIDED AT MEETING.



VIEW FROM SPRING STREET TO NORTH



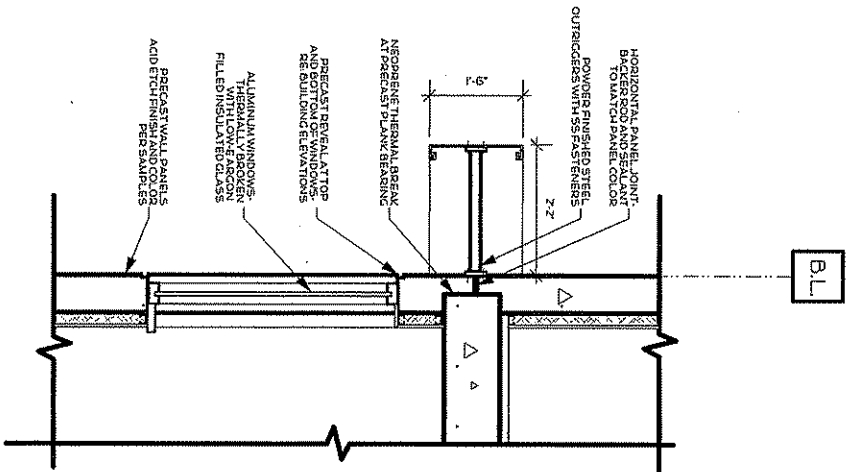
VIEW FROM SPRING AND ORCHARD STREETS TO EAST

REVIEW SET

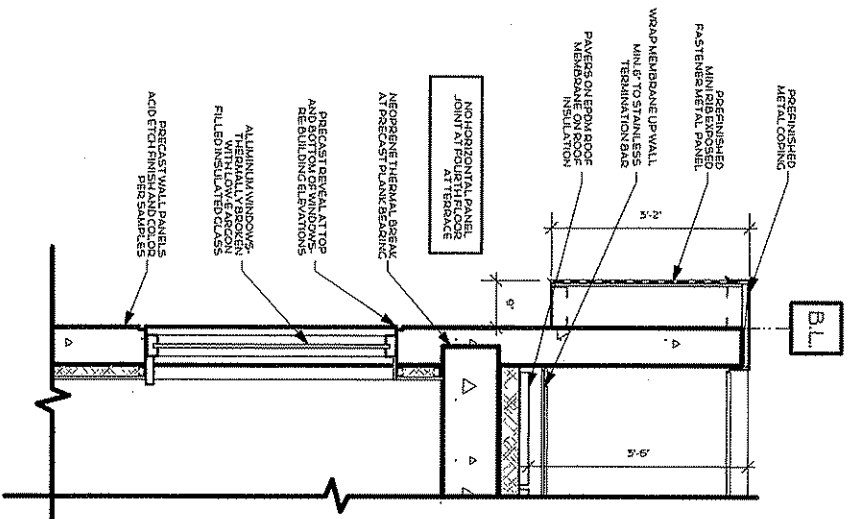
URBANDSIGN
COMMISSION

THE THUNDERBOLT APARTMENTS

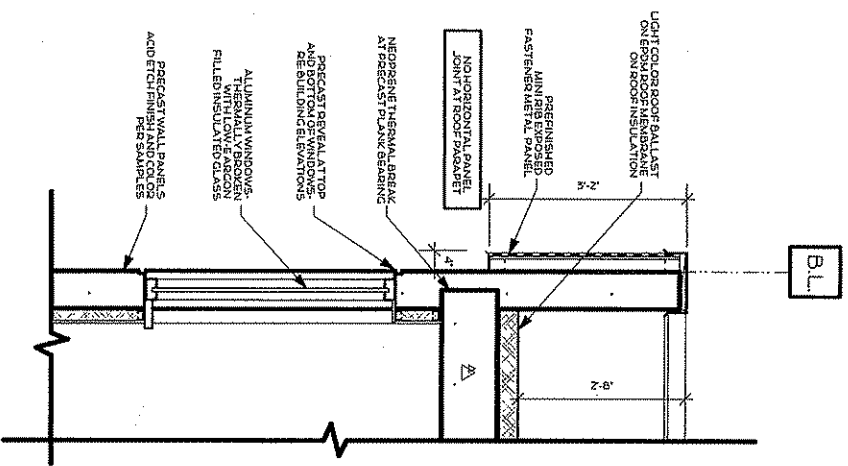
PERSPECTIVES A4 7



1 WALL SECTION AT FLOORS 2-3



2 WALL SECTION AT TERRACE



3 WALL SECTION AT ROOF

REVIEW SET

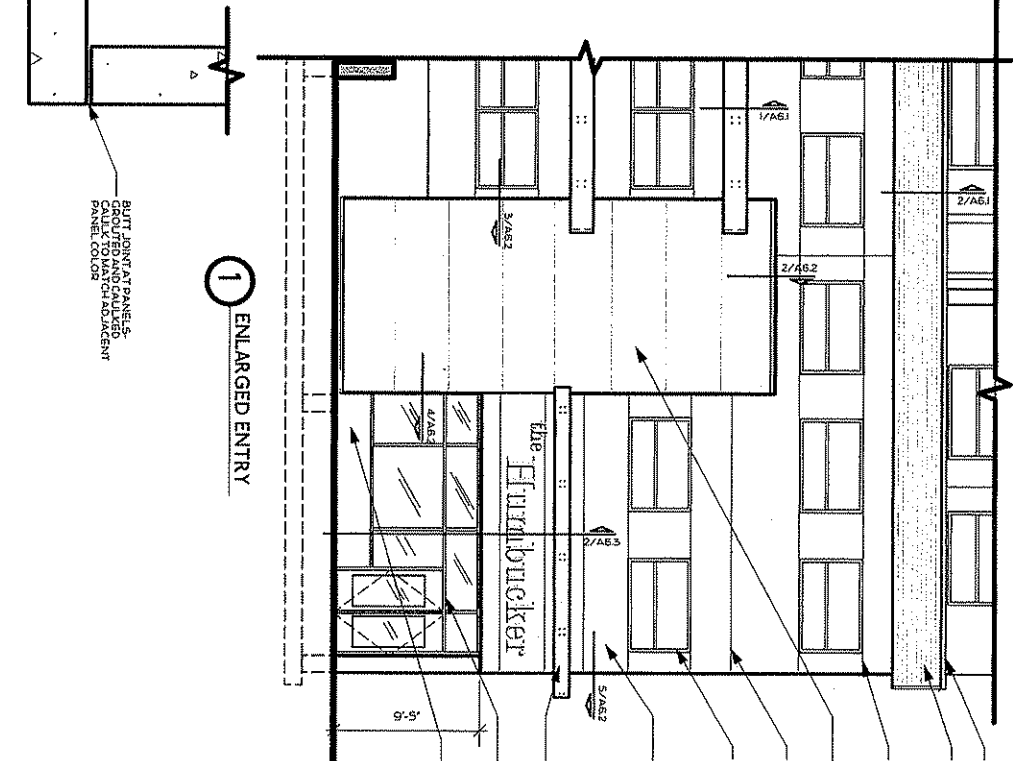
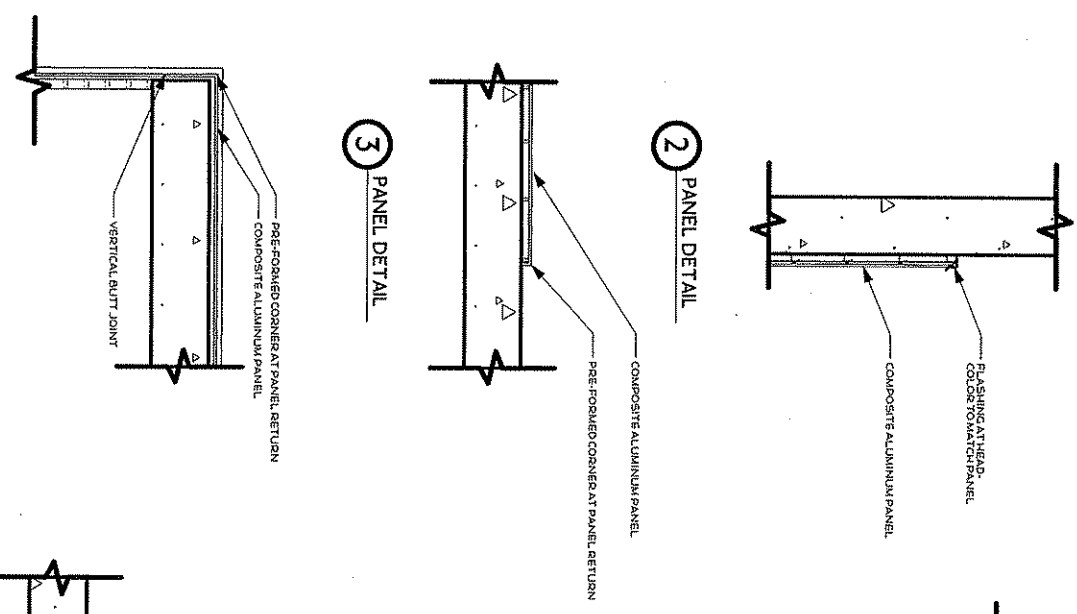
URBAN DESIGN COMMISSION



THE THINKER APARTMENTS

BUILDING DETAILS

A6 1



- PREFINISHED METAL PANEL COPING
- PREFINISHED MINI GROUTED FASTENER METAL PANEL
- PRECAST REVEAL AT TOP AND BOTTOM OF WINDOWS - REBOLDING ELEVATIONS
- PREFINISHED CONCRETE FASTENER METAL PANELS
- HORIZONTAL PANEL JOINT - BACKER ROD AND SEALANT TO MATCH PANEL COLOR
- ALUMINUM WINDOW - THERMALLY BROKEN WITH LOW-E ARGON FILLED INSULATED GLASS
- PRECAST WALL PANELS - PRECAST FINISH AND COLOR PER PANEL
- POWDER COATED STEEL SUNSHADES WITH EXPOSED FASTENERS
- ALUMINUM STORE FRONT - NATURAL ANODIZED FINISH
- CONCRETE WALL - SANDBLASTED FINISH

REVIEW SET

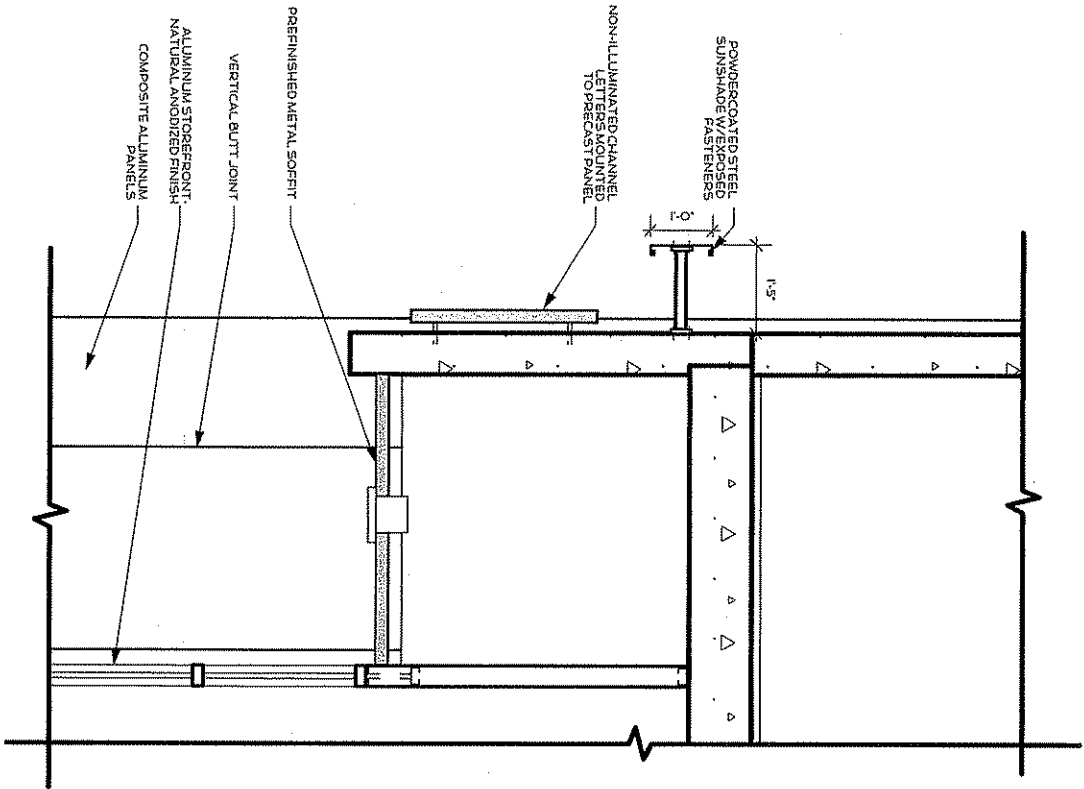
URBAN DESIGN COMMISSION

HPK DESIGN

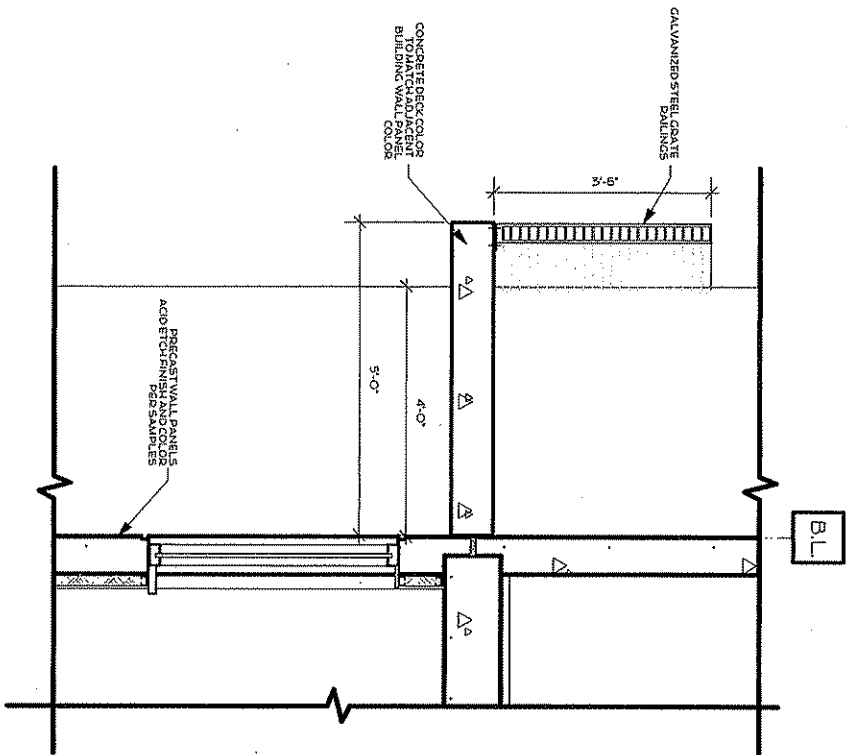
THE HAMBUCKER APARTMENTS

BUILDING DETAILS

A62



2 WALL SECTION AT ENTRY



1 WALL SECTION AT BALCONY

REVIEW SET

URBAN DESIGN COMMISSION

HPK BESTEN

THE HUMBUCKER APARTMENTS

BUILDING DETAILS

A6.3

Compliance with Neighborhood Plan

Applicable excerpts from the RSSC plan are as follows:

"...approximately 35,000 students are seeking off-campus housing each year. The planning area, which is one of the most convenient off-campus locations, is currently capturing less than 10 percent of that population.

If the planning area is able to capitalize on the current trends in student housing - the overall movement to higher-density structures - and leverage its current position as one of the main nodes of dense student housing, then the area north of Regent Street may become one of the central hubs of student life. Increasing the density of student housing north of Regent Street should serve to attract students currently living south of Regent, which could open up the area south of Regent for more owner-occupancy. Further discussion on development trends and opportunities is in Section VII: Economic Development."

Goals:

- Consider the redevelopment of parcels with non-historic buildings that have land values which are higher than improvement values.
- Recommend that these student housing should be constructed north of Regent Street.
- Integrate student housing into the existing fabric of Regent Street in order to encourage students to converge homes south of Regent Street to move closer to campus.

Conformance with neighborhood plan:

Provide high rise student housing north of Regent Street

Proposed: Spring Street is two blocks north of Regent Street

Development Location: Complies with neighborhood plan

Provide additional housing density, facilitate student population

Proposed: 44 existing units to be replaced with 75 +/- units

Higher density: Complies with neighborhood plan

Promote the use of infill sites to unify the district by creating more intensity and consistency of use.

Proposed: Replace 3 underperforming non-historic properties with higher quality housing on existing parcels. Existing resources and infrastructure are used more efficiently.

Releases strain single family rental housing south of Regent Street for conversion back to owner/occupied properties.

Infill site: Complies with neighborhood plan

Building Height: 8 stories or 116 feet, whichever is less

Proposed: 8 stories/86 feet

Height: Complies with neighborhood plan

Building Setback: 10 feet from property line at street frontage for first 3 stories

Proposed: 10 feet from property line at street frontage for first 3 stories

Setback: Complies with neighborhood plan

Building Setback: 15 feet from building line for additional stories

Proposed: 15 feet from building line for additional stories

Setback: Complies with neighborhood plan

Height Above Grade Plane: First floor of solely residential buildings to be a minimum of 36" above grade plane.

Proposed: First habitable floor to be 48" +/- above grade plane

First Floor Level: Complies with neighborhood plan

Provide inset and covered building entrances

Proposed: Entry to be at corner of building, inset and articulated

Entry location: Complies with neighborhood plan

Project is not in a Special Design Guideline District

Sustainable Design, Construction, and Building Life-Cycle Goals

Site:

- Urban Infill site- Infrastructure and Utilities in place-no additional strain on existing services.
- Existing buildings highly inefficient- energy use high and quality of life low.
- Close proximity to existing public transportation routes.
- Within walking distance of University resources and supporting commercial/retail properties.

Design/Construction

- Recycling program for existing buildings to be demolished.
- Minimal Site Disruption.
- Outdoor spaces- Semi private and for all residents.
- Local/Regional Fishes/High Air quality/Minimize off-gassing.
- Energy Efficient Appliances.
- Utilize local or regional materials and suppliers.
- Phase construction to minimize waste and unnecessary energy outlays (winter heat).
- Utilize materials that have post consumer content and can be easily recycled.
- Design for a 50 year building life cycle.

Energy

- Implement passive solar elements.
- Attempt to utilize renewable energy sources (solar/wind).
- Efficient mechanical systems- minimal combustion discharges.
- Identify high power items and utilize smart routing of power.
- Focus on Energy involved early in design process

Life Cycle

- Minimize maintenance/material replacement
- High quality of life for residents.
- Efficient heating/cooling for residents- lower cost and higher quality of life.

REVIEW SET
URBANDSIGN COMMISSION

DATE: 05/20/11
 TIME: 10:00 AM
 LOCATION: 1000 15th St NW, Room 1000
 ATTENDEES: [List of names]

THE HUMBOLDT APARTMENTS
 COMPLIANCE AND GOALS

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