

September 5, 2018

Matt Tucker, Zoning Administrator
City of Madison
126 S. Hamilton St
Madison, WI 53703

Re: Letter of Intent
Land Use Application
Valor on Washington: 1314, 1318, 1326 East Washington Avenue

The following is submitted together with the plans and materials enclosed for the property referenced above, including updated plans/exhibits to replace plans previously submitted on June 11 and August 15, 2018.

Project Intent:

Valor on Washington is the result of a unique public-private partnership with the goal of providing quality affordable housing, services, and support targeted to Veteran families. Valor is located on E. Washington Avenue in the Tenney-Lapham neighborhood, close to schools, parks, and downtown. The development will contribute to the recent revitalization of the East Washington Corridor and provide much-needed affordable housing for families.

Valor on Washington is a mixed-use development that will feature a ground floor location for a Veterans service provider. The upper floors include 59 apartment units total, consisting of two- and three-bedroom units. Valor on Washington will have an on-site leasing office so that residents will have convenient access to property management and maintenance staff. The building will also include a community room, fitness room, storage units, and indoor play area for kids. Apartment units will feature an open concept design with a large kitchen and living space, energy efficient appliances and fixtures, closets and storage spaces, secure entry, high-speed internet and cable hookups, in-unit washer/dryers, and modern finishes. The building will be developed in compliance with accessibility standards of the Fair Housing Act and will include Universal Design features per WHEDA requirements so that units are accessible to residents with disabilities.

An outdoor amenity area will be located to the rear of the site, featuring raised garden beds, a playground area, and outdoor seating space. An outdoor common area patio will provide additional amenity space for residents.

This development provides internal, covered automobile and bicycle parking for residents. A small amount of surface parking is available for the ground floor commercial tenant. Entrance and exit are both on E. Washington Avenue, no traffic is routed onto side streets. The proposed mixed-use building is in line with the planned future land use outlined in the Tenney-Lapham, East Washington Gateway Corridor, and City of Madison Comprehensive Plans, all of which call for Community-Mixed Use.

This site is located in Urban Design District 8, and the site and building design incorporate the principles of this district, including:

- Concealed parking (side parking and covered)
- Landscaping, lighting, and site features within E. Washington setback to create a pleasing environment for pedestrians
- Green building design with focus on energy efficient features
- Setbacks and stepbacks compliant with UDD8 and TE
- Primary exterior materials include brick, stone, metal panel

The three properties are currently zoned CC-T, TR-V1, and TE. We are requesting a rezoning of all three properties to TE and a CSM to combine the 3 lots, as well as a Conditional Use for a mixed-use building with dwelling units.

Project Team:

Applicant: Gorman & Company, LLC
200 N. Main Street
Oregon, WI 53575
414-617-9997
Contact: Ted Matkom
tmatkom@gormanusa.com

Owner: Dane County
210 Martin Luther King Jr Blvd
Madison, WI 53703
608-266-4109
Contact: Charles Hicklin
hicklin@countyofdane.com

Architect: Gorman & Company, LLC
200 N. Main Street
Oregon, WI 53575
Contact: Ben Marshall
bmarshall@gormanusa.com

General Contractor: Gorman General Contractors, LLC
200 N. Main Street
Oregon, WI 5375
Contact: Ron Swiggum
rswiggum@gormanusa.com

Civil: JSD Professional Services, Inc.
7402 Stone Ridge Dr, Ste 4
Weston, WI 54476
Contact: Justin Frahm
justin.frahm@jsdinc.com

Existing Conditions:

- 1314 E. Washington Ave: Two story 3-unit apartment building, currently occupied by rental tenants
- 1318: One story vacant commercial building
- 1326: One story vacant commercial and warehouse building

All three buildings will be remediated and demolished. We will work with the tenants of 1314 to ensure they are aware of timing and relocation. An exhibit is included with interior/exterior photos of the buildings to be demolished.

Project Schedule:

Rezoning process (including UDC Initial, PC, Council): Summer/Fall 2018
Submit WHEDA application for housing tax credits: December 2018
Construction Start: early 2020
Construction completion: mid 2021

Meeting Dates:

We are requesting the following proposed schedule for City meetings:

November 5, 2018 – Plan Commission
November 20, 2018 – Common Council

Site Statistics:

Lot area:	42,984 SF (0.987 acre)
Dwelling Units:	59 Units
Apartment SF:	68,869
Amenity SF:	4,517
Commercial SF:	2,661
<u>Parking SF:</u>	<u>32,523</u>
TOTAL:	108,570 SF

Max Building Height: 68'

Dwelling Unit Mix

Two Bedroom	33
Three Bedroom	<u>26</u>
	59 Total

Vehicular Parking:

Enclosed	73
Surface	<u>12</u>
	85 Total

Bicycle Parking:

Enclosed	78
Surface	<u>22</u>
	100 Total

Hours of Operation:

The on-site leasing/property management office will be open during normal business hours, 8:00am – 5:00pm during the week and as necessary on weekends. An after-hours property management and maintenance phone number will be provided to residents for requests outside of these hours.

The tenant for the first floor commercial space is generally open 8:00am – 5:00pm Monday – Sunday, with occasional extended evening hours until 8:00pm for additional classes/programming.

Employees:

The development will include an on-site leasing office for property management and maintenance staff. This includes a property manager, part-time leasing coordinator, and part-time maintenance supervisor.

Public Subsidy Requested

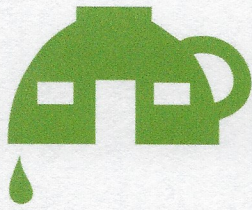
Valor on Washington is an affordable housing development and has applied to the City of Madison for Affordable Housing Funds under the competitive RFP process.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Marshall", with a long, sweeping flourish extending to the right.

Ben Marshall
Director of Architecture
Gorman & Company



dryhootchTM

dryhootch.org

August 24, 2018

Matt Tucker, Zoning Administrator
City of Madison
126 S. Hamilton St
Madison, WI 53703

Re: Letter of Intent
Dryhootch: First Floor user @ Valor on Washington, 1326 East Washington Avenue

Project Intent:

Valor on Washington is the result of a unique public-private partnership with the goal of providing quality affordable housing, services, and support targeted to Veteran families. Dryhootch will be located on the first floor of this proposed mixed-use building.

Dryhootch is a nonprofit organization, formed with the mission of creating safe, comfortable places where Veterans can gather informally in a drug- and alcohol-free environment. Dryhootch was founded by Robert Curry, a Vietnam veteran who was recognized by the White House in 2012 as a Champion of Change in the veterans' community. The Dryhootch name originates from "hootch," a military word for sleeping places during combat and "dry," meaning no alcohol or drugs. The mission of Dryhootch is "helping our veterans & their families who survived the war, survive the peace." Dryhootch will provide a variety of veteran services and support for both residents and non-residents at Valor on Washington.

Specific services provided by Dryhootch include transportation for Veterans, support groups for Vets and families, employment programs, community outreach/volunteering, music therapy, pet therapy, housing services, and legal assistance. An important component of the programming is a small coffee shop where Veterans can gather, talk, and learn more about available services and support.

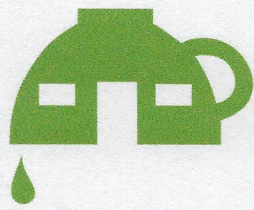
Peer Support is the cornerstone of Dryhootch's operations and mission. Dryhootch provides individual and group peer support services on various topics such as Post Traumatic Stress (PTS), addiction, family support, suicide, financial readiness, and legal support. We work closely with VA Hospitals, government agencies, the court system, health-care providers, and other non-profit organizations to assist Veterans and families in obtaining the support they need to improve the quality of their lives. We walk alongside veterans during their transition home in order to help ease their journey.

Project Team:

Gorman & Company, LLC
Contact: Ted Matkom
tmatkom@gormanusa.com

Dryhootch
Contact: Robert Curry
bob@dryhootch.org

"Helping the Veteran and Their Family Who Survived the War, Survive the Peace."
1030 E Brady St. Milwaukee WI 53202



dryhootchTM
dryhootch.org

Hours of Operation:

Dryhootch is open to the public and will be generally open 8:00am – 5:00pm Monday – Sunday, with occasional extended evening hours until 8:00pm for additional classes/programming.

Employees:

Dryhootch will have approximately 5 staff employees and 6 primary volunteers.

Sincerely,

Robert Curry
Dryhootch Founder