

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 1720 Monroe Street and 625 South Spooner
Title: Mixed Use Housing and Retail Development

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 11/8/17

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Anne Neujahr Morrison Company Urban Land Interests
Street address 10 East Doty Street City/State/Zip Madison, WI 53703
Telephone 608.441.5163 Email amorrison@uli.com
Project contact person Anne Neujahr Morrison Company Urban Land Interests
Street address 10 East Doty Street City/State/Zip Madison, WI 53703
Telephone 608.441.5163 Email amorrison@uli.com
Property owner (if not applicant) Associated Bank
Street address 433 Main Street City/State/Zip Green Bay, WI 54301
Telephone _____ Email _____

5. Required Submittal Materials

- Application Form
- Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist provided below for plan details)
- Filing fee
- Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

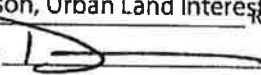
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on October 5th, 2017.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Anne Neujahr Morrison, Urban Land Interests Relationship to property Developer
 Authorized signature of Property Owner  Date 10/17/2017

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- **Informational Presentation.** Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- **Initial Approval.** Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- **Final Approval.** Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST



The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

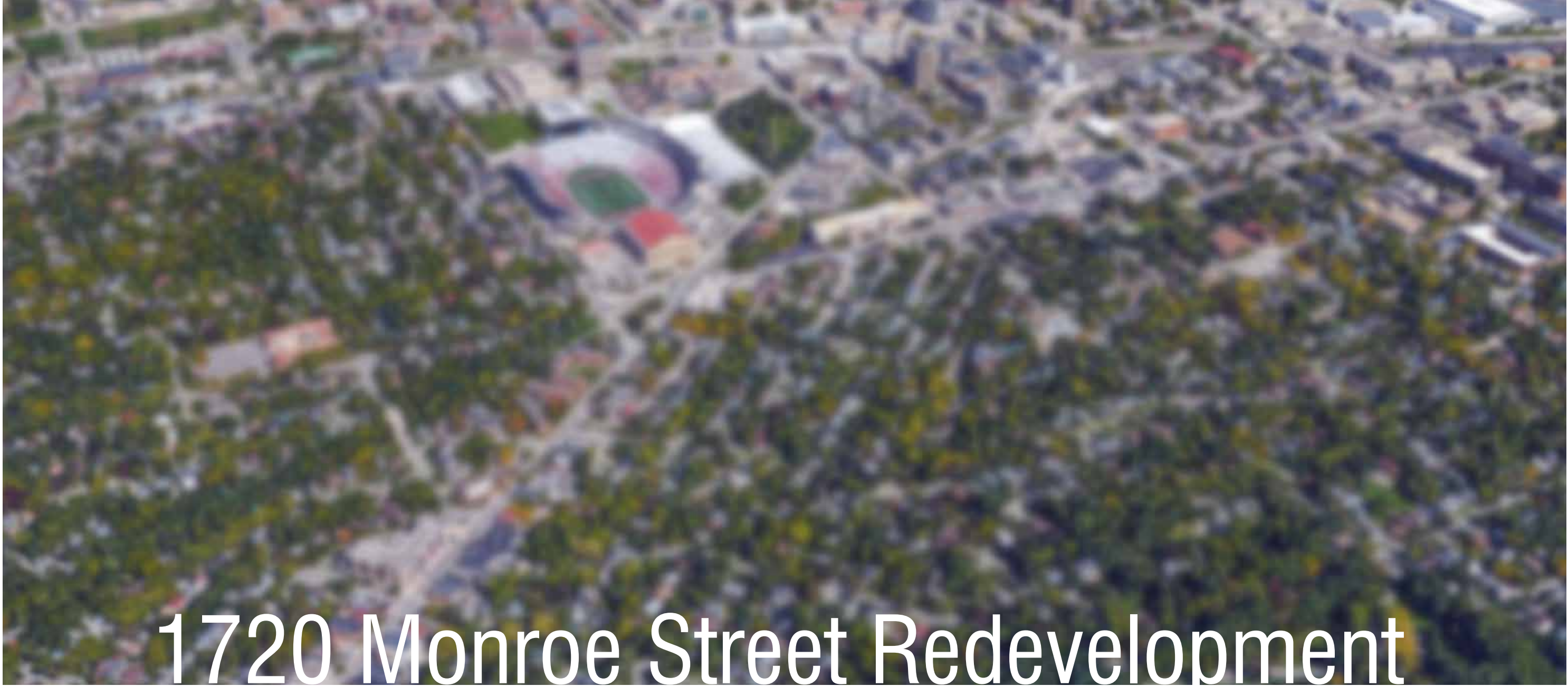
3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

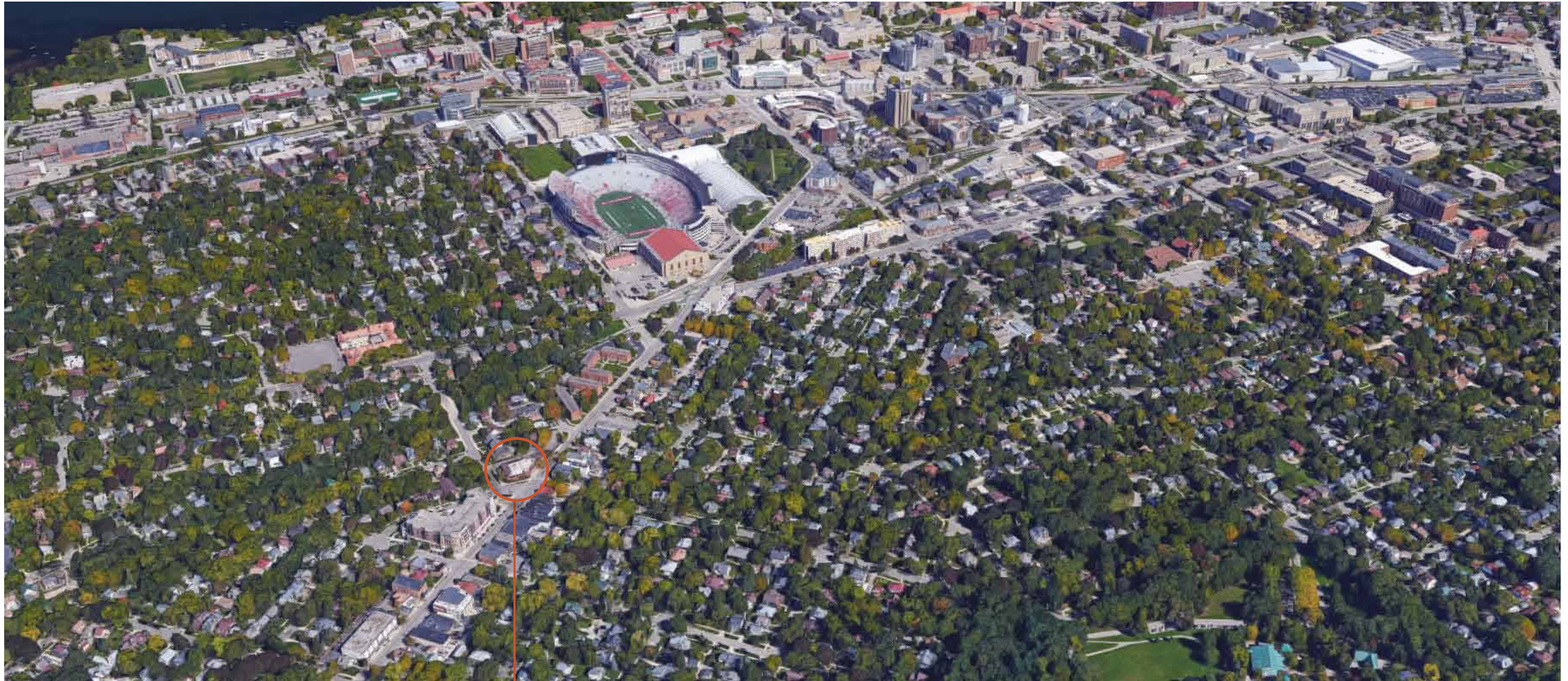
4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



1720 Monroe Street Redevelopment

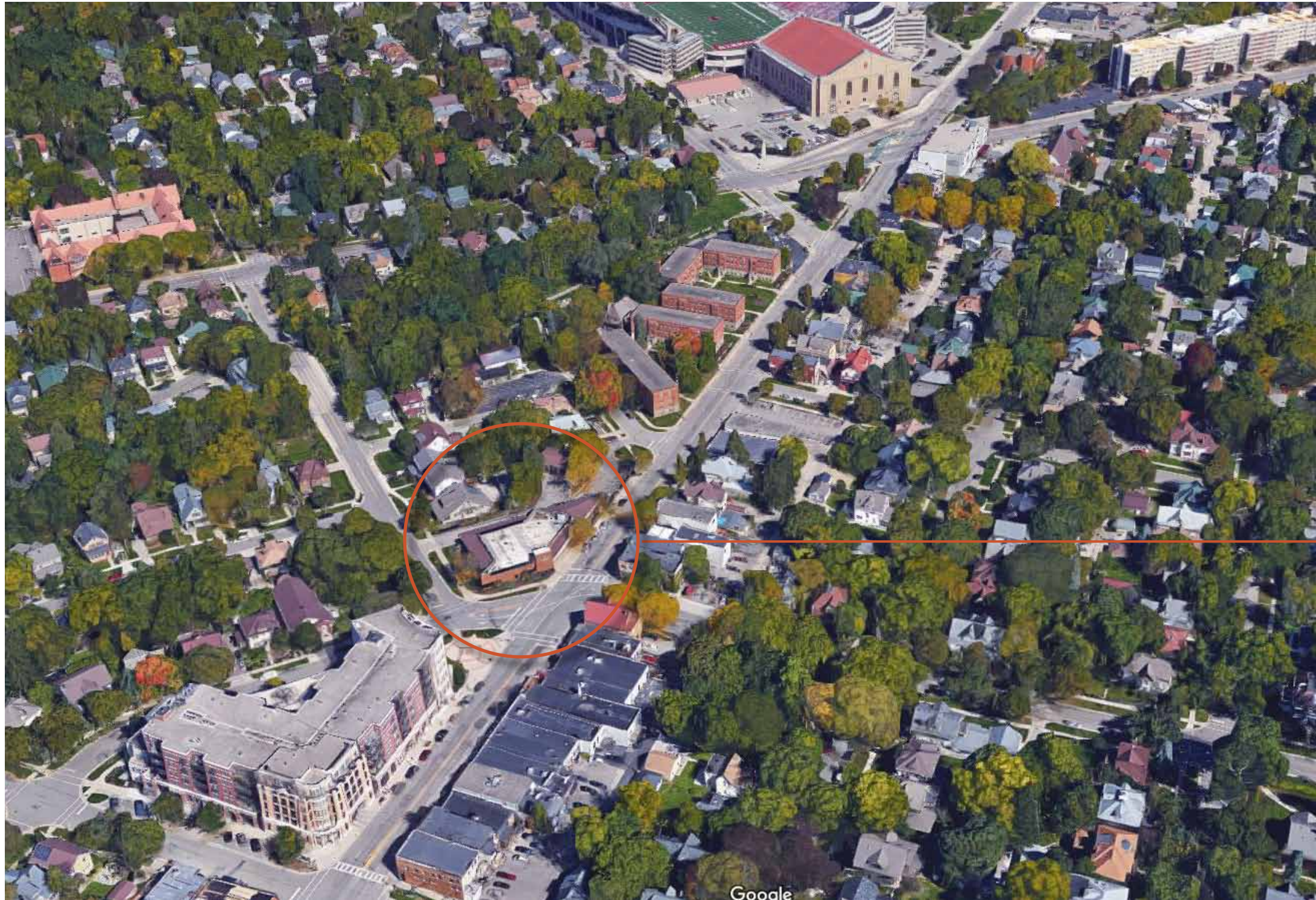




1720 Monroe Street Redevelopment

Existing Conditions - City Context
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017





1720 Monroe Street Redevelopment

Existing Conditions - Neighborhood Context
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017





Existing Conditions - Existing Site Context
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017





Existing Site Aerial
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017



Architectural Context



Street Context



Existing Conditions - Street and Architectural Context
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017



Retail Precedents



Brick Precedents

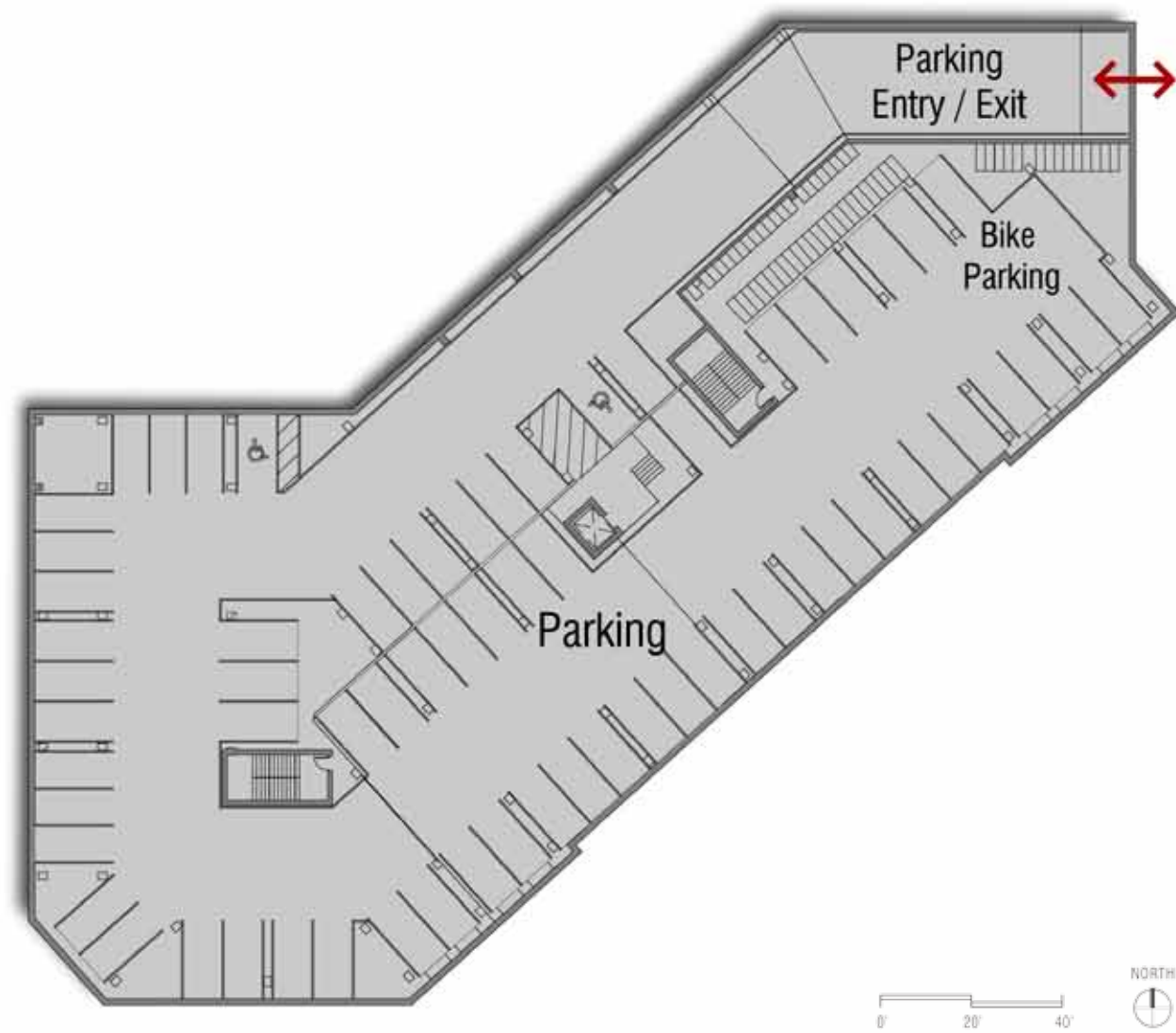


Precedents
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017





First Floor Plan - Site Plan
 1720 Monroe Street Redevelopment | UDC Informational Presentation
 October 18, 2017



Below Grade Parking Plan - 70 Stalls
 1720 Monroe Street Redevelopment | UDC Informational Presentation
 October 18, 2017





Second - Fourth Floor Plans
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017





Fifth Floor Plan
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017







Monroe Street Section



Monroe Street Section
 1720 Monroe Street Redevelopment | UDC Informational Presentation
 October 18, 2017





Monroe Street Perspective
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017



View Looking Northwest
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017



Monroe Street - Streetscape Looking Northeast
1720 Monroe Street Redevelopment | UDC Informational Presentation
October 18, 2017





Project Data

- 68 Residential Units
- 14 Surface Parking Stalls
- 70 Underground Parking Stalls
- 70 Long Term Bike Stalls
- 7 Residential Visitor Bike Stalls
- 8 Retail Bike Stalls

Commercial	16,390 GSF
Underground Parking	29,975 GSF
Residential	
First Floor	2,834 GSF
Second – Fourth Floor	19,875 GSF
Fifth Floor	14,686 GSF
Total	77,145 GSF

Design Requirements

Mixed Use Commercial Block Building

Access and Entry

- Primary entries are located on Monroe Street
- First floor storefront exceeds 40% of the exterior
- Parking, Loading, Trash accessed from rear

Massing & Articulation

- Monroe Street façade steps back 2’ & changes materials break down the building length
- Exterior facades are vertically articulated with change of materials to compose a base, middle & top to the building.
- Entries occur more frequently than 40’ intervals.
- Building is set back 2’ at the corners and 4’ mid-block to provide space for increased sidewalk width, planters, or seating areas adjacent to the entries





Urban Land Interests

10/18/2017

Janine Glaeser
Planner, Urban Design Commission Secretary
Department of Planning & Community & Economic Development
Planning Division
126 S. Hamilton Street
Madison, Wisconsin 53701-2985

Re: 1720 Monroe Street Redevelopment

Dear Ms. Glaeser:

Urban Land Interests intends to apply for Planned Development (PD) zoning for a site located at the corner of South Spooner and Monroe Streets. The following letter and attached plans are submitted as part of the Informational Presentation to the Urban Design Commission.

PROJECT TEAM:

The Project Team includes Urban Land Interests (ULI) as the developer, Potter Lawson with Morrison Architecture Studio as the architects and Ken Saiki Design as the landscape architect.

PROJECT OVERVIEW:

The proposed project consists of demolishing the existing one story Associated Bank Building and its drive-through banking structure and developing a new mixed-use building including one level of underground parking, a single story of neighborhood retail and four stories of residential apartments. The existing two family house located at 625 South Spooner will be preserved.

Neighborhood Retail:

Our goal is to restore neighborhood retailing to the block. The project will include at least four distinct ground floor uses in approximately 16,000 square feet, with each storefront entrance located at grade. The site slopes seven feet along its Monroe Street frontage. So that first floor establishments follow the sidewalk grade, the floor slab will step down, creating at least four different interior levels. This is expensive, but it is the

right thing to do. This assures that pedestrians will have a direct, accessible relationship with the ground floor tenants. The building will be designed to accommodate smaller establishments. We are seeking tenants that will offer services and create a positive sense of life for the surrounding neighborhoods. The moderate residential density of the site will improve the viability of the neighborhood retail.

Housing:

There is great demand for housing on and around Monroe Street. In the Dudgeon Monroe Neighborhood houses sell within days of listing, if they are listed at all. Apartment vacancy is well below 5% percent. There are but a few undeveloped sites available to add housing. The project is expected to include 68 apartment units, with a mix of one, two and three bedrooms. It will be attractive to nearby residents in the neighborhood who wish to downsize but do not want to leave the neighborhood. It will serve smaller families and as well as single residents looking to find a place in the neighborhood. Older residents will be attracted to this transit and service rich location. There is a scarcity of accessible residences in the area.

Parking:

The project includes 70 underground parking stalls as well as bike parking to serve the residential uses at a minimum of one space per residence. The underground garage enters and exits off of Stockton Court, across from Clarendon Apartments, in the same location that the Bank traffic currently exits. A small surface parking lot serves the commercial uses and enters and exits off of Spooner, where the bank traffic currently enters. Efforts were made to keep the parking access similar to current conditions.

CURRENT USES:

The project is located at 1720 Monroe Street, which is presently home to Associated Bank, its drive-through building and a surface parking lot. The site also includes 625 South Spooner Street, which includes two apartments. The site is bounded by Spooner Street to the west, Monroe Street to the south and Stockton Court to the east.

Associated Bank's predecessor, Randall State Bank, once planned to expand its presence and owned most of the property in the block, including five existing single or multi-family homes. Over time, however, bank operations at 1720 Monroe contracted, and Associated Bank now will relocate to a smaller space in the 1600 block of Monroe Street. The relocation of Associated Bank provides an important opportunity to take a largely vacant stretch of Monroe Street and restore neighborhood retail and residential uses to the site.

Randall State Bank constructed its building on the site in 1977. Prior to the bank's construction, its site was a part of Monroe Street's strong neighborhood retail corridor. It contained a vibrant retail mix of establishments including Capital City Comics, Burnie's Rock Shop and Dotty Dumpling's Dowry, two gas stations, a cleaner, a beauty salon and a barber shop. Prior to these losses, Monroe Street retailing had much greater life. In the face of online retailing, it is

particularly important to strengthen the commercial backbone of the Vilas and Dudgeon-Monroe neighborhoods. The commercial establishments are a big part of the walkability that makes these neighborhoods attractive. Residential density and a continuous retail presence are important to support retailing on Monroe Street.

ARCHITECTURE

The architectural team considered traditional Monroe Street buildings, pre-war apartment and commercial structures as well as other predominantly brick and stone buildings to find inspiration for the design. The result is a high quality building in a traditional and contextual style that meets the General Development Standards outlined in the Monroe Commercial District Plan, Section J from 2007 in regards to height, proportion, setbacks, articulation, street activation, materials and other guidelines.

As the building meets the residential neighborhood along Spooner the building is approximately 84' from the lot line. Early concepts for the project included a three story element along Spooner Street, which was eliminated based on neighbor input in order to provide greater separation between the residential neighborhood and the proposed project.

The exterior of the building is predominantly brick with cast stone detailing. Great care was taken to use a restrained palette of high quality materials, consistent with other traditional buildings. There is a clear base, middle and top to the building. At the base of the building, along the length of Monroe Street, the building steps down from Spooner Street to Stockton Court to meet the sidewalk so that the street is activated for the entire block and each storefront benefits from its separate identity and accessible entrance.

DESIGN DISTRICT CRITERIA

The Site is not in an Urban Design District but PD or other rezoning requires UDC review. The Monroe Commercial District Plan (2007) provides guidance for the design of new developments. The project meets the following criteria as outlined in Section J of the Plan.

Building Heights- *Building heights are regulated to create streets in character with surrounding development."*

At five stories, the proposed building height is in character with surrounding development. To the west is the Monroe Commons development (2007), which is six stories and 75' from the grade at Spooner Street. To the east is Clarendon Apartments (1938) which is four stories and set on a raised front yard. In regards to height, the 2007 Plan indicates that superior architectural treatment is a factor that can make taller buildings acceptable and that each project should be considered on a case-by-case basis looking at compatibility with surroundings.

Build-To Lines – “*Build to lines are established for redevelopment sites to ensure that building placements clearly define street edges and corners.*”

The proposed building is placed parallel to and within two feet of the property line along which the façade is located. Buildings along Monroe Street are generally built uniformly up to the sidewalk edge. We are introducing further setbacks for a more gracious sidewalk and other pedestrian features.

Building Composition - “*Buildings should be composed to define base, middle, and top.*”

Our building is articulated with a commercial “base” primarily constructed of stone. It is separated from the “middle” of the building, which is primarily brick, by a stone entablature. At the “top” of the fourth floor, the building is further articulated by a traditional cornice/parapet, from which the fifth floor is set back on all sides.

Window Glazing – “*Street level facades should include visual features and design details that enrich the pedestrian experience*”

The ground floor facade will be chiefly of glass to encourage a direct visual connection between pedestrians and the interiors of the street level businesses. The entrance to the apartment lobby will be near the center of the Monroe Street frontage, so that the street will be a part of the daily experience of the residents. To encourage the success of the ground floor establishments, we will seek to minimize barriers between the sidewalk and the interior.

The storefronts are in character with traditional storefronts on Monroe Street, particularly those on the south side of the 1800 block. The proposed width and shallow setback from the sidewalk is patterned after those existing storefronts. Per the 2007 Plan, no tinted windows are planned between 2 feet above grade and 8 feet above grade. The project includes no tinted windows, and transoms and clerestories are included as recommended.

Street Activation – “*Where required glazing is provided along the ground floor, the area behind the glazing should consist of “street activating uses” for a minimum of 12 feet in depth.*”

The project will be activated for the length of Monroe Street with retail depths that substantially exceed the recommended minimum. We are seeking tenants that will add to the quality of life for the surrounding neighborhoods. There will be no above grade enclosed parking stalls to detract from the retail facade.

Entries – “*Pedestrian entries should be provided for each distinct ground floor use (or tenant) along the street frontage. Dominant corner entrances that maintain the Build-to Line are desirable on corner sites.*”

The below grade parking is lowered completely to allow for at grade entries along Monroe Street. The project will include multiple distinct ground floor uses, with each

storefront entrance located at grade. Because the site slopes seven feet along Monroe Street, creating distinct entries requires a great deal of investment and care. The first floor concrete slabs will be poured to step down to create at-grade ground floor uses. Multiple levels add significant costs to the project but assure that the pedestrian scale is maintained. There may be more than one tenant identity and entrance at each elevation. This stepping will help create different exterior identities for the first floor establishments. All entries will be ADA accessible.

Materials- *“Enrichment of the pedestrian realm requires building base materials to be of high quality, such as stone, brick, metal panel systems, and other durable materials”.*

The building will have quality materials throughout. The ground floor is of particular importance and will be primarily faced in stone or cast stone with details that enrich the pedestrian experience.

Building Articulation - *“Detailing of the base of buildings should be used to enhance the human scale qualities of the building*

The building is generally comprised of two elaborate bookend elements, at the Spooner and Stockton corners and a center field recessed slightly along Monroe Street. At the building base, the glass at the storefront comes close to the sidewalk. There will be shallow setbacks in key entrance locations. Storefronts will be framed with stone detail. Brick on the upper floors is articulated around openings and with brick returns and in many areas stone or cast stone detailing. As recommended, the residential uses include balconies, french windows and bay windows to further activate the street and give the upper facade articulation and interest. The fifth story is set back from the parapet.

Proportion *“The use of proportion is intended to provide a sense of visual harmony among elements of a building”*

The project includes various component parts, including bays of two or three windows, structural bays, panels and balconies that are dimensioned on a consistent module to make them proportionate to one another and create proportionate solid spaces between them. The windows as drawn are approximately 7' in height, which creates the preferable vertical proportion consistent with the building massing that is historically prevalent along Monroe Street.

Scale *“In order to achieve an architectural composition responsive to surrounding context and human scale, distinctive compositional elements of buildings should be distinguishable from a distance of both near and far”*

The various parts of the building are proportionate within the building and within the broader neighborhood context. The ground floor is in scale and consistent with the

surrounding commercial storefronts on Monroe Street. The window and balcony openings within the residential part of the building are proportionate to the facade in the same way as adjacent residential buildings.

Rhythm “*In architectural composition, rhythm refers to the regular or harmonious recurrence of building elements. These patterns often reflect the building’s repetitive structural bays, often with the end bays given special identity.*”

The rhythm of the building is consistent while avoiding being repetitive. Building components repeat, including groupings of windows, balconies and decorative panels. The end bays at Spooner and Stockton are given special identity through material changes and changes in the repeating components.

PD STANDARDS

The Site is zoned Planned Development District (1720 Monroe Street) and TR-C2 (625 South Spooner Street). The Project largely conforms to the predominant zoning along Monroe Street, TSS, which allows for taller buildings as a conditional use and allows for the density that is proposed. A PD is sought only to address site specific challenges relating to the irregular geometry of the site and the preservation of an adjacent two-family home.

The PD provides a more restrictive and “voluntary regulatory framework as a means to facilitate development of land in an integrated and innovative fashion, to allow for flexibility in site design and to encourage development that is sensitive to environmental, cultural, and economic considerations.” The Project will achieve one or more of the following PD objectives:

- High-quality development that is consistent with the goals of Monroe Street Retail Corridor Plan
- Promotion of green building technologies that encourage sustainable development
- Preservation and enhancement of a 100 year old home.
- Promotion of integrated land uses allowing for a mixture of residential and commercial uses along corridors and in transitional areas, with enhanced pedestrian and bicycle connections and amenities

The highly irregular geometry of this specific site and the preservation of the two-family home make the PD necessary. A PD is not being requested for the purpose of increasing overall density. The level of density proposed is allowable under TSS.

COMMUNITY OUTREACH:

The Project is located in the very eastern end of the Dudgeon Monroe Neighborhood Association (DMNA). We began working with residential and commercial neighbors and City staff in June 2017 and made the formal notification to DMNA and City staff on August 30, 2017. On September 19, 2017, the DMNA Zoning Committee promoted and hosted a meeting regarding the Project. Approximately 50 to 75 neighbors attended. In the course of our meetings over the past five months, the Project has been met with general approval, and we've received a great deal of positive feedback. We have also found that the very closest neighbors have certain concerns. We worked to address many of those concerns as outlined below:

Traffic on Stockton:

In response to traffic concerns on Stockton and Roberts Courts, we will support maintaining a "no left turn" onto Stockton from our underground parking. Additionally, we have engaged a traffic engineer to evaluate our design. Many of the current traffic concerns appear to relate not to our Project, but to the Trader Joes/Monroe Common's development, which attracts many customers from outside of the neighborhood. With our smaller storefronts and the different interior floor levels, our expectation is that the ground floor establishments would serve the neighborhood. The first floor is distinctly designed not to fit "big box" retailers.

Restaurant Exhaust:

While it's possible that there may be no restaurants as part of our development, we acknowledge that restaurants contribute to the vitality of the street and that there may be a restaurant at the outset or sometime in the future. In response to neighbor concerns, we will commit to venting restaurant exhaust through the roof or otherwise away from any adjacent single family homes.

Setback from Neighbors along Spooner:

In response to neighborhood comments, we removed a three-story element along Spooner Street to create greater distance between the new building and nearby homes. The new building was previously proposed to be 45' from the lot line. Our revised plans show that it is now 84' from the lot line along Spooner. From the lot line on Spooner, the building has been modified to setback along a 45 degree angle along Spooner Street, consistent with TSS zoning. The changes have significantly reduced the size of the project.

We will continue to meet with neighbors as we work through the details of the Project.

PROJECT SCHEDULE:

Below is our draft schedule for formal City Approvals. Our intent is to begin construction in spring 2018 so that we can be under construction while Monroe Street is being reconstructed in order to make sure that we are not unduly prolonging the impacts of construction on nearby businesses and neighbors:

August 30, 2017:	Formal notice of intent to apply for land use approvals
November 8, 2017	Urban Design Commission Informational
January 2018	Urban Design Commission
January 2018	Plan Commission
February 2018	Common Council
May 2018	Start Demolition/ Construction
July 2019	Certificate of Occupancy

We look forward to the Urban Design Commission's feedback on this Project.

Kind regards,



Anne Neujahr Morrison