

## LETTER OF INTENT

On May 2, 2017, the City Council approved ORD-17-00048 (File Number 46547). The ordinance rezoned property generally addressed as 210 S. Pinckney Street from DC (Downtown Core) District to PD (Planned Development) District and approved the General Development Plan and Specific Implementation Plan to construct a mixed-use building with 8,000 square feet of retail, 148 apartments, 148 stalls of private parking, 4,000 square foot bike center and a 560 stall public parking structure. The 560 stall public parking, the 4,000 square foot bike center were to be built and owned by the City of Madison. The 148 apartments, 148 stalls of private parking, and 8,000 square feet of retail were to be built by a private developer.

Due to the construction cost estimates for the private, above grade construction on Block 88, the private developer concluded in April 2018 that it was not able to construct the private portion of the development as approved. The City of Madison considered alternatives and on May 15, 2018, the City Council approved the City's construction of the parking and retail elements above grade on Floors 1-3, referred to as the Podium, subject to certain cost reductions.

The General Development Plan (GDP) for the Block 88 project remains unchanged. There are no changes proposed to the approved apartment project above the Podium or the site plan. This major alteration to the approved SIP proposes the following amendments.

1. Alter the exterior design of the Podium from a fully enclosed building envelope to an open-air envelope.
2. Amend the SIP to break the SIP into two phases; the first phase comprised of the below-grade municipal garage (under construction) and the Podium element; and a second, later phase for the apartment project above the Podium.
3. Reduce the number of bicycle parking stalls in the municipal garage. The alteration would eliminate the hanging rack bike parking spaces. While incorporating hanging racks maximizes the total quantity of bike parking spaces that can be installed, for many commuter bikes with fenders, saddle bags, baskets, etc., the hanging racks are not functional. In addition, the, the aisle width of the current design will make it difficult for users to hang their bikes on the hanging racks. This proposed change will maximize the number of useable bike parking spaces that meet the needs of the people who will be using them. The amended plan calls for Saris ground racks and provides a total of 36 bike parking spaces.

### Phase Plan

The amended plan includes two phases as described above.

The phase 1 SIP will be comprised of the below-grade municipal garage and the Podium. The below-grade municipal garage is under construction. The below-grade garage and the Podium will be complete in the second half of 2019.

The phase 2 SIP will be comprised of the 148 apartments units. There is no scheduled start or completion date for the phase 2 SIP

## PROJECT TEAM INFORMATION

### Project Name

Judge Doyle Square - Block 88

### Applicant

City of Madison Parking Utility  
30 W. Mifflin St. Ste. 900  
P.O. Box 2986  
Madison WI 53701  
Phone: (608) 267-8730  
Natalie Erdman  
nerdman@cityofmadison.com

### Hours of Operation (anticipated)

Public Parking – (24) hours a day  
Bicycle Center – (an operator has yet to be defined)  
Commercial – (The commercial use has yet to be defined. A separate application will be submitted by a future commercial use tenant.)  
Residential - (24) hours a day

### Design Team

**Architects**  
Lothan Van Hook DeStefano Architecture LLC  
57 West Grand Avenue, Suite 300  
Chicago, Illinois 60654  
Phone: (312) 765-7319  
Mary Ann Van Hook  
mavanhook@lvhdarchitecture.com

### Civil Engineer/ Security Consultant

Mead & Hunt, Inc.  
2440 Deming Way  
Middleton, Wisconsin 53562  
Phone: (608) 443-0589  
David Way  
david.way@meadhunt.com

### Landscape Architect

Wolff Landscape Architecture  
307 North Michigan Avenue, Suite 601  
Chicago, Illinois 60601  
Phone: (312) 663-5494  
Ted Wolff  
twolff@wolfflandscape.com

### Associate Architect

InSite Consulting Architects  
115 East Main Street, Suite 200  
Madison, Wisconsin 53703  
Phone: (800) 453-8086  
Stephen Mar-Pohl  
steve@icsarc.com

### Mechanical/ Electrical/ Plumbing/ Fire Protection Engineers

Affiliated Engineers, Inc.  
5802 Research Park Boulevard  
Madison, Wisconsin 53719  
Phone: (608) 209-6370  
Scott Easton  
seaston@aeieng.com

### Cost Consultant

Tom Middleton Construction Consulting  
330 East Kilbourn Ave. Ste. 565  
Milwaukee WI, 53202  
Phone: (262) 490-2744

### Structural Engineer

WSP USA  
600 West Chicago Avenue, Suite 650  
Chicago, IL 60654  
Phone: (312) 274-2402  
Robert Halvorson  
rhalvorson@hpse.com

### Parking Consultant

Walker Parking Consultants  
505 Davis Road  
Elgin, Illinois 60123  
Phone: (847) 697-2640  
Tom Hannula  
tom.hannula@walkerparking.com

### Elevator Consultant

HH Angus & Associates  
405 North Wabash Avenue, Suite 806  
Chicago, Illinois 60611  
Phone: (312) 527-5552  
Stuart Wright  
stuart.wright@hhangus.com

## PROJECT AREA AND VALUES SUMMARY

### BLOCK 88

Total Building Square Footage:  
(GSF) 479,072 square feet

### Proposed Uses:

Retail: 7,845 square feet  
Bicycle Center: 3,706 square feet  
Public Parking: 240,778 square feet  
Parking: 75,619 square feet  
Future Residential: 151,124 square feet

### Public Parking:

Automobile: Required: 560 stalls  
Supplied: 561 stalls  
Bicycle: Required: 20 spaces  
Supplied: 36 spaces  
36 City Rack

### Podium Parking:

Automobile: Required: 0 stalls  
Supplied: 144 stalls  
Bicycle: Required: 0 stalls  
Supplied: 148 2x6 bike stalls  
Loading: Required: None  
Supplied: One space @ 10' x

### 50'

Useable Open Space:  
Required: 0  
Supplied: 8,024 square feet

### Block 88 – Public Parking and Podium Project (Phase 1, SIP 1):

- Value of Land
  - o \$7 mil. (approx.)
- Estimated Project Cost
  - o \$40 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created

- o Construction (200) approx.
- o Full-time Equiv. (5) approx.
- Public Subsidies Requested
  - o None requested

### Block 88 – Future Private Residential Project (Phase 2, SIP 2):

- Value of Land
  - o \$7 mil. (approx.)
- Estimated Project Cost
  - o \$33 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
  - o Construction (400) approx.
  - o Full-time Equiv. (25) approx.
- Public Subsidies Requested
  - o \$0 mil.

## COMBINED SUBMITTAL

Capital Neighborhoods  
Landmarks Commission  
Urban Design Commission

**BLOCK 88 - BUILDING DATA**

**Land Use Area Chart**

TIER	RETAIL (GSF)	BICYCLE CENTER (GSF)	PUBLIC PARKING (GSF)	#Spaces	RESIDENTIAL PARKING (GSF)	#Spaces	FUTURE RESIDENTIAL (GSF)	#Units	TOTAL GSF
LEVEL U4	-	-	48,178	125	-	-	-	-	48,178
LEVEL U3	-	-	48,559	130	-	-	-	-	48,559
LEVEL U2	-	-	48,559	126	-	-	-	-	48,559
LEVEL U1	-	-	48,559	124	-	-	-	-	48,559
LEVEL U0	-	-	33,739	56	-	-	-	-	33,739
LEVEL 01	7,845	-	9,929	-	-	-	3,970	-	21,744
LEVEL 02	-	3,706	8,488	3	-	-	-	-	12,194
LEVEL 03	-	-	35,193	80	-	-	-	-	35,193
LEVEL 04	-	-	35,193	61	-	-	-	-	35,193
LEVEL 05	-	-	-	-	-	-	16,208	12	16,208
LEVEL 06 TO LEVEL 13	-	-	-	-	-	-	16,208 (x 8)	17 (x 8)	129,664
ROOF	-	-	-	-	-	-	1,282	-	1,282
<b>TOTAL</b>	<b>7,845</b>	<b>3,706</b>	<b>316,407</b>	<b>705</b>	<b>0</b>	<b>0</b>	<b>151,124</b>	<b>148</b>	<b>479,072</b>

**Future Residential Unit Types - Level 02 thru 13**

<u>STUDIO</u> (SF)	# of Units	<u>1 BEDROOM</u> (SF)	# of Units	<u>2 BEDROOM</u> (SF)	# of Units
400	2	740	6	1,040	2
440	2	802	2	1065	1
		770	2		

**Bicycle Parking Summary**

TIER	PUBLIC STALLS	LONG-TERM	SHORT-TERM (Guest) STALLS	TOTAL STALLS
LEVEL 02	21	-	15	36
LEVEL 03	-	72	-	72
LEVEL 04	-	76	-	76
<b>TOTAL</b>	<b>21</b>	<b>148</b>	<b>15</b>	<b>194</b>

**EXISTING CONDITIONS**

**Address/Existing Use**

Block 88 Downtown Madison. Presently the east part of the block is under construction and the west half of the block is the Madison Municipal Building.

**Parcel Identification Numbers:**

TID District: 25  
 Neighborhood Name: Capital Neighborhoods  
 Neighborhood Association Contact: Jeff Vercauteren  
 PO Box 2613  
 Madison, Wisconsin 53701  
 Phone: (608) 445-9384  
 president@capitalneighborhoods.org

Lot Area: Block 88: 38,553 sf  
 Block 105: 52,448 sf

Existing Zoning: DC - Downtown Core District  
 Downtown Plan: Madison Downtown Plan

Project Schedule: Phase 1 SIP Under Construction  
 Phase 1 SIP Completion: October 2019

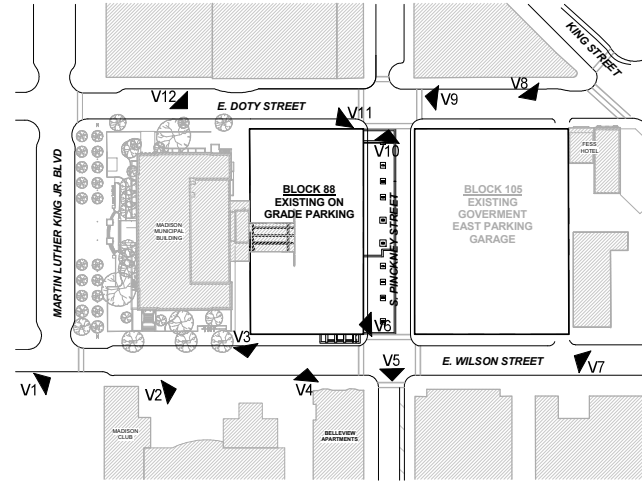
**Land Use Approvals (Major Alteration)**

Initial Meeting with Alder	07/10/2018
Meet with Neighborhood Stakeholders	07/10/2018
Application & Material Packet	08/01/2018
Urban Design Commission (UDC)	09/26/2018
Plan Commission	10/01/2018
Common Council	10/16/2018

**CERTIFIED SURVEY MAP**

A new property line has been established on the Certified Survey Map twenty-five feet east of the main east façade of the Madison Municipal Building. The MMB proposed new addition will extend to this property line in the center of the site in the north-south direction.

**CONTEXT PHOTOS**



V1 - Madison Municipal Building from the Southwest