

From: [Darrin Jolas](#)
To: [Stouder, Heather](#); [Parks, Timothy](#); [Firchow, Kevin](#); [Bailey, Heather](#); [Vaughn, Jessica L](#)
Subject: 1617 Sherman Avenue
Date: Thursday, March 9, 2023 3:34:59 PM
Attachments: [image001.png](#)

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Heather and all

Our preparation for various public meetings has led us to reflect on how far this project has come in collaboration with the neighborhood and all of you.

I thought I would share this progress.

1. New public street – Adopted staff’s request for a public road through our site. The road promotes connectivity and supports the long-term planning of Madison.
2. Density – We reduced the number of residential units from 445 to 331 in response to feedback from neighbors for a smaller project.
3. Building height – We reduced the project’s two largest buildings from 6 stories to 5 stories (with the 5th story set back).
4. Sherman Road building height – We rotated Building A 180-degrees to provide a one-story frontage along Sherman Avenue in response to neighborhood suggestions.
5. Bio-retention/storm water – We added four bio-retention basins (two of which support the new street) that will greatly reduce the potential for flooding on this site and surrounding area.
6. Street activation – We added exterior entrances and patios to the residential units along both Sherman Avenue and the newly created street. Doing so activates the street-level experience and roots the structure with pedestrian interaction.
7. Addition of townhomes – We replaced the northern-most apartment building with three townhome buildings to create family-oriented living options. Similarly, we added larger 3-bedroom units in response to community requests for such units.
8. Indoor parking – We reduced parking by over 220 stalls and moved most stalls indoor (364 of 400 stalls are now indoor).
9. Landscape buffer – In collaboration with the Madison Parks Department, we added a 30-foot protective easement/restrictive covenant that will maintain the screening of the project from Tenney Park and the Yahara Parkway. We are also implementing a transitional planting plan to replace invasive species over the next 20 years.
10. Commemorative space – We are planning a commemorative space that would be publicly accessible and provide information on the site’s role in the historic credit union movement.
11. Single entrance – We eliminated the second driveway entrance from Sherman Avenue that currently exists to enhance traffic safety and efficiency.
12. Community gardens – We added several community gardens as an outdoor amenity and

added sustainable feature in response to neighbor requests for such space.

Kind regards,

Darrin

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