

July 15, 2024

City of Madison  
Planning Division  
Urban Design Commission  
Attn: Jessica Vaughn  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-4635

RE: 1202 S. Park Street  
Land Use Application  
Conditional Use  
UDC Initial and Final Approval

Dear Commission members:

On behalf of Julian Walters (Eminent Development Corporation), Sketchworks Architecture, LLC is submitting this letter of intent for a Land Use Application and Conditional Use for a proposed mixed-use development on South Park Street.

### **Existing Conditions**

This is a vacant lot which lies in UDC District 7. The site is void of all structures and any trees or other landscaping. Some utilities are on site; however, all will need to be improved for this new development.

### **New Development**

The new development seeks to construct a 5-story mixed-use residential building. The core purpose of this development is designed for Youth Centered Housing, a use sought after by the City of Madison. This development will offer an affordable housing option for a demographic of young adults transitioning out of foster care households. The population may include a range from single young adults to young families with children.

The development will have 44 residential apartment units, a fitness center, club room on the 5<sup>th</sup> floor with large patio, individual storage rooms for each apartment unit, and 17 indoor parking stalls. The building will also have full-time building management personnel with their own office.

Park Lofts will also be a new location for JustDane, a non-profit company who helps underserved communities with skills to rebuild or succeed in their daily lives. JustDane will have an average of 1 full-time staff member during regular business hours, with additional staff members occasionally at this facility during larger meetings or conferences. They will have one office and a ~550 sf multi-purpose meeting room.

## Site Design

We have included the design of a bus shelter on our property as requested by Madison Metro. The shelter is 3-sided, generally glass in nature, with clear anodized aluminum frames. Due to the grades in the southeast corner of our lot and the adjacent lot, we have placed the shelter approximately 13' north of the southern property line.

The site also accommodates a requested pedestrian connection from Park Street to High Street via a sidewalk along the south property line. The north side of the property is clear of all obstructions for open space, approximately 880 sf.

The upper roof will hold 2,000 sf of green roof, building mechanicals, and be solar ready.

## Parking

There is limited vehicle parking along Park Street, and the bus stop will further prevent available parking immediately in front of the property. High Street has on-street parking, with an estimated 6 stalls directly adjacent to the site.

Vehicle and bicycle access to secure interior parking will occur from the west on High Street, to avoid traffic concerns on Park Street. There will be 17 vehicle stalls and 40 bicycle stalls inside the building. We also have 6 exterior bicycle stalls for short term and business use.

This development also provides 16 TDM points, with 5 points being required. Below is a list of provided components:

- Dedicated access to bike parking
- Indoor covered bike parking near entrance
- Improved surrounding pedestrian infrastructure
- Delivery support amenities
- Provides affordable housing at 60% of AMI

Additional information can be found in the submittal package.

## Floor Plans

The first floor contains commercial space, accessed from Park Street, a fitness center, 2 residential units, secure bike parking, the internal garbage room, a mechanical room, and the vehicle parking garage. Floors 2-5 are all residential units (11/floor on levels 2-4, 10 on 5<sup>th</sup> floor), with the 5<sup>th</sup> floor also home to the club room and patio. Resident access would be gained from either Park Street or High Street, with an elevator placed nearest the Park Street entry.

Residential dwelling unit summary:

Studio:	6 (14%)
1-bedroom:	13 (29%)
1-bedroom + den:	7 (16%)
<u>2-bedroom:</u>	<u>18 (41%)</u>
Total Units:	44

## **Exterior Design**

The building exterior will consist of dark, earth toned brick masonry at street level for a durable base, with khaki and dark steel blue colored fiber cement panels for a more monolithic aesthetic, plus a lighter blue vertical PVC composite siding at the northeast corner and accented on each stair tower. Glazing will be aluminum storefront at commercial spaces and common areas, and vinyl window systems at dwelling units. Railing systems will be aluminum with glass panels for all residential Juliet balconies, and the roof top patio railing system.

The bus stop shelter will be integrated to the Park Street elevation (SE corner), including a bench and canopy overhang. The structure shown is 3' deep and 10' wide with glass walls and roof, with clear anodized framing.

## **Development Summary:**

- Current Zoning: CC-T (Commercial Corridor – Transitional)
- Property Area: 15,047 sf (approximately)
- Five-story building above grade
  - Façade is stepped back 15' at the fifth floor along Park Street
- 11,463 sf building footprint
- 44 residential dwelling units
- 750 sf commercial space
- 17 at-grade parking stalls
- 46 bicycle parking stalls
- 2,000 sf green roof

## **Project Schedule:**

This project is seeking municipal approvals (UDC, Plan Commission, Common Council) through the end of October 2024. We are scheduled to submit for building permit review in early December 2024. Construction is planned to commence April 1, 2025, with occupancy to occur in Q1 2026.

All our design and development team members are excited to be part of this historic development and look forward to seeing how this project can help better the lives of the youth of the city.

Respectfully,



Ross Treichel, Project Manager  
Sketchworks Architecture, LLC