



March 4, 2020

Mr. Kevin Firchow  
Department of Planning and Community Development  
City of Madison  
215 Martin Luther King Jr Blvd  
Madison, WI 53703

RE: Letter of Intent – Demolition and Conditional Use Application  
Bayview Townhouses  
601 Bay View, Madison, WI 53715

Dear Mr. Firchow,

We are pleased to submit this letter of intent and enclosed plan documentation for Demolition and Conditional Use approval of the Bayview Townhouses redevelopment project. We appreciate the City's leadership and expertise in assisting with this project by creating updated planning guidelines for the neighborhood, as well as for providing insightful design feedback on several occasions, across several departments. Bayview and its design team are excited to submit the enclosed design, which is reflective of City staff feedback, Development Assistance Team meetings, two Urban Design Commission informational presentations, and countless other meetings to best align City and Bayview goals. Additionally, the design includes valuable feedback from Bayview residents and other community stakeholders, ensuring that design principles and aesthetic address current property shortcomings, are culturally sensitive and preserve what is special about Bayview, enhance accessibility, and deliver a unique product design that delivers value to residents and the community for decades to come. We are very proud to submit this application and respectfully invite your review.

### **Narrative Description of Proposal**

Bayview Foundation, Inc. and its development partner, Horizon Development Group, are proposing a redevelopment of Bayview Townhouses located at 601 Bay View in Madison, Wisconsin. Bayview Townhouses is an existing 102-unit multifamily housing community which is owned and managed by Bayview Foundation, Inc., a 501(c)(3) nonprofit. The 6.4-acre property is part of Madison's "Triangle" neighborhood and is bordered by Regent Street on the north, West Washington on the east, and is accessed via Braxton Street from the west. The development is located in the heart of Madison's historic "Greenbush" neighborhood and within one mile of the state Capitol building. The current Bayview community was constructed in 1971 and provides Section 8 subsidized housing for low- and moderate-income households. There are nearly 300 residents that live at Bayview, many with diverse ancestry. Bayview's origins are rooted in a strong immigrant and refugee population and continue to be home to a variety of ethnic groups (50% Hmong, 15% Vietnamese, Cambodian, or Laotian, 20% Latino, 13% African American, 2% White). There are several residents who have called Bayview home for 20 to 30 years, and absolutely love the stability, safety and diversity of the community.

The proposed redevelopment aims to honor resident culture, build on positive community features, and address items in need of change. Bayview conducted extensive community outreach to foster an

inclusive, collaborative development approach and worked with a design team to thoughtfully address the patterns that emerged. The outreach efforts included more than 15 resident meetings and the implementation of surveys reaching approximately 70% of all households. A sense of community and connection to open spaces was very important to residents as well as a need to address physical shortcomings of an aging property, such as accessibility. The existing 102-unit housing community consists of all two- and three- bedroom, two-story townhomes. The development plan includes complete demolition of existing residential spaces and new construction of 130 total units, which will create 28 additional housing units at Bayview. All new construction will be phased so that current residents are not displaced.

The project will include a variety of amenities available for resident use. On-site parking will include 79 underground and 50 surface parking stalls. Residents will have access to a large community green that may be used for cultural gatherings, gardening and outdoor activities, including an enlarged playground area for Bayview's 125+ resident children. An outdoor pavilion is envisioned for social, cultural and ceremonial gatherings. In addition, gardens, walking pathways, public and community-based artwork, a basketball court, a playground and other community gathering and green spaces, along with sustainable landscaping, will be included in the redevelopment. The community center will continue to be a focal point for Bayview residents, offering the following amenities: youth, adult and senior programming; community events, fitness center; commercial kitchen; flexible, multi-use spaces; administrative offices; and support services.

Bayview's redevelopment plans align very closely with the Triangle Monona Bay Neighborhood Plan adopted in 2019. The plan calls for a commitment to affordability, accessibility, diversity and inclusivity, all values held by Bayview Foundation. The development team has integrated feedback from City Planning over the last year, including developing a site design and buildings that hold the street edges, increasing permeability with the surrounding neighborhoods, adding height and dimension at corners of the property, and increasing access to the centrally located community center.

City of Madison Support – The City of Madison continues to place emphasis on creation of affordable housing and related neighborhood revitalization efforts. Most notably, this is evident with the City's goal of creating affordable housing units and establishing an affordable housing fund to assist projects with financial gaps. Bayview is proud to be one of the few projects selected to receive a commitment from the City's Affordable Housing Fund in 2019. The approved \$2,900,000 demonstrates the City's commitment to advancing affordable housing and the Bayview project. Without this public/private partnership, the project would not be possible.

### **Development Summary Statistics**

Lot Area:	280,402 square feet (6.4 acres)
Proposed Dwellings:	130 apartment units (permitted use)

#### **Unit Mix**

1-Bedroom:	24
2-Bedroom:	33
<u>3-Bedroom:</u>	<u>73</u>
Total:	130

#### **Number of Buildings**

Residential:	10
<u>Comm Ctr:</u>	<u>1</u>
Total	11

Comm. Center Sq. Ft.: 12,335 SF (includes roof deck and greenhouse)

Comm. Center Max Occ: 473

Building Heights: 2-story townhouses  
(see design for detail) 3- & 4-story apartment buildings  
2-story Community Center

Vehicle Parking

Structured:	79
Surface:	50
Total:	129

Bicycle Parking

Structured:	84
Surface:	70
Total:	154

**Parking Justification**

Bayview is confident that the proposed number of vehicle parking stalls will adequately serve the development. Based on the project location, proximity to area amenities, and number of adjacent bus stops, the walkability and access to mass transit justify fewer than one parking stall per housing unit. Additionally, Bayview reports that 35% of current residents either do not drive or own a vehicle which supports the proposed plan showing 129 total parking stalls.

Bayview currently provides 57 outdoor bicycle parking stalls for its 102-unit housing community. The redevelopment plan includes 28 new housing units and more space in the community center; therefore, the plan includes 154 bicycle parking stalls (170% more than current) to accommodate. A mix of structured and surface bike parking will be made available to residents which will be utilized based on their living location and parking preference. Based on proximity to area amenities, bus stop locations and known usage of bike parking, Bayview believes the proposed number of stalls will adequately serve the development.

**Phasing & Relocation Plan**

Bayview is committed to advancing the redevelopment effort without displacing current residents. This goal continues to be a guiding principal and has been communicated to residents. To achieve this, the project will be constructed in phases. The first phase will include a 4-story, traditional apartment building on an open area of the property. All existing buildings will remain with all 102 households continuing to live at Bayview while the structure is built. We are estimating that this first building will be a 48-unit, 4-story building. Following completion of these 48 units, Bayview will transition 48 existing households from its existing buildings to begin living in the new building. Once the existing buildings are vacated, the second phase will begin which includes demolition of the vacated buildings and construction of newly configured townhomes. This process of building new, vacating old, and transitioning to different parts of the site will continue until complete. We envision three phases of work to successfully transition current residents to new housing without displacement. Please see attached relocation and phasing plans for additional information. Please note that these plans remain subject to change.

## **Project Schedule**

Below is an anticipated project schedule leading up to closing and construction start in spring 2021.

Milestone	Anticipated Schedule
WHEDA tax credit announcement expected	Apr 2020
Design team begins construction documents	May 2020
Equity investor & bond financing commitment	Sept 2020
Design team completes construction documents	Dec 2020
Due diligence, plan review, bidding/permitting	Mar 2021
Closing & Construction Start	Apr 2021
Construction Completion	Dec 2024

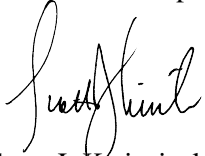
## **Project Team**

Project:	Bayview Townhouses 601 Bay View Madison, WI 53715
Project Owner:	Bayview Housing Partners, LLC c/o Bayview Foundation, Alexis London – Executive Director 601 Bay View Madison, WI 53715
Co-Developer:	Horizon Development Group, Inc. – Scott Kwiecinski 5201 East Terrace Drive, Suite 300 Madison, WI 53718
Co-Developer:	Bayview Foundation, Inc. – Alexis London, Executive Director 601 Bay View Madison, WI 53715
Architect:	The Kubala Washatko Architects – Chris Socha W61 N617 Mequon Avenue Cedarburg, WI 53012
Architect:	Knothe Bruce Architects – Kevin Burow 7601 University Avenue, Ste 201 Middleton, WI 53562
Civil Engineer/ Landscape Arch:	SmithGroup – Shane Bernau 44 East Mifflin Street, Suite 500 Madison, WI 53703
General Contractor:	Horizon Construction Group, Inc. – Mick Hintz 5201 East Terrace Drive, Suite 300 Madison, WI 53718

Please contact us if you have any questions or require additional information. Thank you in advance for your timely review and processing of this Demolition and Conditional Use Application.

Respectfully submitted,

Horizon Development Group, Inc.

A handwritten signature in black ink, appearing to read "Scott J. Kwiecinski".

Scott J. Kwiecinski  
Development Manager

Bayview Foundation, Inc.

A handwritten signature in black ink, appearing to read "Alexis London".

Alexis London  
Executive Director





**BAYVIEW**  
TOWNHOMES







BAYVIEW  
TOWNHOMES

