

April 1, 2020

Ms. Heather Stouder  
Department of Planning & Community & Economic Development  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703



Re: Letter of Intent  
The Continental  
414 East Washington Ave.  
KBA Project # 1972

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Organizational structure:**

Owner:	LZ Ventures c/o Angie Black Carlson Black O'Callaghan & Battenberg 222 W. Washington Ave., Suite 705 Madison, WI 53703 <a href="mailto:angie.black@carlsonblack.com">angie.black@carlsonblack.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Duane Johnson <a href="mailto:djohnson@knothebruce.com">djohnson@knothebruce.com</a>
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Dave Glusick <a href="mailto:dglu@vierbicher.com">dglu@vierbicher.com</a>	Landscape Design:	Saiki Design 1010 S. Park St Madison, WI 53715 (608) 405-8162 Contact: Ken Saiki <a href="mailto:ksaiki@ksd-la.com.com">ksaiki@ksd-la.com.com</a>

**Introduction:**

The site is located on the north side of E. Washington Avenue between N. Hancock Street and N. Franklin Street. It is composed of six parcels, all zoned UMX, totaling 26,156 square feet in lot area. There are seven existing structures located on the properties that are proposed for deconstruction to accommodate the proposed development.

This application requests demolition of the existing structures and conditional use approval for a mixed-use development with 3300 square feet of commercial space, 156 apartments and two and one-half levels of underground parking. An application for a Certified Survey Map is being submitted contemporaneously that will combine the underlying parcels into one legal lot.

This is a redevelopment proposal that responds to both the City's Downtown Plan for growth and the undersupply of housing in the City of Madison. Madison is experiencing consistent and steady job growth and a resulting population growth. Although the City has seen much new construction over the

past several years, vacancy rates continue to hover around 3%, signaling a significant undersupply of housing. This undersupply directly leads to rising rents and the increase in housing costs for all City residents.

### **Downtown Plan**

The properties are within the boundaries of the City of Madison Downtown Plan adopted July 2012. The Plan was the product of 4 plus years of work including 125 group meetings with neighborhood and community groups, City Boards and Commissions, business owners and many other interested parties.

The Plan places the site within the Downtown Core which is recommended for the highest intensity of development within the city. One of the Plan's key recommendations is to accommodate future growth within the downtown. The Plan's Parcel Analysis Map identifies the site as an "underutilized site and/or obsolete building" and one of the sites for potential redevelopment to accommodate the City's growth for a 20-year horizon. The parcel analysis considered among other factors; parcel size, existing use, building condition, architectural character and land valuation.

The Downtown Plan also provides guidelines for building height and designates this site as having a maximum building height of 10 stories, including a 2-story bonus height that is available in the Plan's Additional Height Area H. The additional height was specifically allowed to encourage taller buildings that provide continuity with the Capital Gateway Corridor while also providing the additional design flexibility to address the transition to the adjacent lower density neighborhood.

### **Existing Structures and Proposed Deconstruction**

The site is currently occupied by six 2- and 3-story residences located at 9 N. Hancock St., 8 N. Franklin St., 12 N. Franklin St., 402-408 E. Washington Ave., 410 E. Washington Ave., 410 ½ E. Washington Ave. The site also contains a commercial building located at 414 E. Washington Ave. The residential buildings were constructed between 1866 and 1907 and the commercial property was constructed in 1924.

The residential buildings have been used for student and non-student rentals for many decades, since as early as the 1920's. The properties uniformly exhibit a lack of maintenance and given the decades of disinvestment in the properties, the buildings are in poor condition. In an attempt to maintain economic viability, the buildings original floor plans have changed, and rooms repurposed without consideration for the architectural features of the buildings. Currently many of the "apartments" are single bedrooms with very limited kitchen facilities where residents must share a small single occupant bathroom located off a common hallway. The buildings are energy inefficient, do not meet current building and fire safety codes and have simply outlived their useful life.

The existing buildings are not within a historic district or designated as local or national Landmarks. However, given the age of the structures an architectural and historical study of the existing buildings was commissioned. The report has been delivered to Heather Bailey, City of Madison Preservation Planner and is available on the City's Legistar. The conclusion of that study was that the buildings lack historic significance and architectural integrity.

Given that the buildings are not historically or architecturally significant and that the Downtown Plan recommends the properties for redevelopment, and that the proposed redevelopment is consistent with

the underlying zoning and City plans, it is our opinion that the that the standards for demolition can be met.

### **Existing Environmental Contamination**

The site includes the property at 414 E. Washington which has been operating as a dry cleaning facility since 1942. The current owners, Klinke Cleaners, use the property only as a drop-off and pick-up facility. However, prior operations included the use of a dry cleaning solvent, PCE (perchloroethylene), which has contaminated the soils beneath the site. A PCE impacted groundwater plume has previously been identified as extending from the property and extending to the north and northeast. The site is considered closed by the WDNR but the concentrations of PCE remain above regulatory standards.

Redevelopment of the site will require that the site and groundwater be remediated to meet current environmental regulations. This is an added health benefit to the neighborhood and City.

### **Project Description:**

The proposed development is a 6 and 10 story mixed-use building with 156 apartments, 3300 square feet of commercial space, and two and one-half levels of below grade parking. The apartments are designed to meet the needs of a wide range of downtown residents with a mix of studio, one- and two-bedroom apartments ranging in size from 500 square feet to 1800 square feet. The commercial spaces are designed for neighborhood commercial or restaurant use.

Parking for 147 cars is provided below grade for the residential and commercial tenants. Public parking for patrons and guests is available primarily along E. Washington Avenue as well as N. Hancock and N. Franklin. Adequate parking is provided on-site and the proposed redevelopment will not be requesting residential parking permits.

Vehicular circulation was designed to minimize the traffic impacts resulting from the redevelopment. The traffic pattern takes advantage of the one-way traffic of both N. Hancock (southbound) and N. Franklin St. (northbound) directing all of the traffic to and from E. Washington Avenue. In addition, the project is well located to take advantage of a range of alternative transportation options. Major employment and entertainment destinations are within walking distance of the site and the Capital Square is less than 4 blocks away. East Washington Avenue accommodates 10 weekday Madison Metro route lines and a future BRT (Bus Rapid-Transit) line, and the full range of Metro's routes are available from the Capital Square. Bicycle routes are equally convenient with easy access to the bike route network including the Mifflin Street bicycle boulevard and the Capital City Trail.

The building is U-shaped, creating an interior courtyard and defining and activating the public right-of-way. The streetscapes are activated with commercial frontage, a large entry plaza and lobby, and individual apartment entries. The generous building setbacks allow room for well-designed urban yards adjacent to the public sidewalk.

The building is designed as a collection of three separate building forms. The long side of the building facing East Washington Avenue is a traditionally designed apartment building, 10 stories in height, with a pitched mansard roof. The building is symmetrical, composed of three bays with the outer two bays terminated by a gabled roof dormer. At the street level, the central bay features an expansive entry

plaza leading to the building's main entry and lobby. The two individual wings of the building facing N. Hancock Street and N. Franklin St. are 6 stories in height and feature flat roofs. The three separate building masses are further varied by brick color, window fenestration and architectural detail to reinforce an urban residential scale appropriate for the location.

The architectural design references the design of traditional urban apartment buildings. The exterior material palette is simple and clean; using brick on the upper levels and a simulated cut limestone at the base of the building. Subtle masonry detailing accentuates the architecture throughout the façade. Although generously sized windows are used on all sides of the building, large glass expanses and curtain walls are avoided in favor of traditional punched window openings.

The building features extensive indoor amenities and the building rooftops are used to provide ample outdoor spaces for residents. At the street level a generous entry lobby leads to a central courtyard with a landscaped terrace. The seventh floor includes a large community room, exercise facility, a swimming pool, and a landscaped roof terrace for small social gatherings and outdoor grilling. The uppermost roof deck provides additional opportunities for social interaction, outdoor seating with views to Lake Mendota, and a pet relief area.

**Bonus Height Standards:**

There are four standards that must be met to achieve the bonus height as enumerated in the City zoning code section 28.183(6)(a).14. Those standards are summarized below along with a discussion of how the proposed development meets those standards.

- a. The excess height is compatible with the existing or planned character of the surrounding area:  
The project height is consistent with the planned height of the surroundings. The proposed building's height on the north side of the site matches the 6-story height proposed by the Downtown Height Map for the neighboring properties to the north. The proposed building's 10-story height along East Washington is consistent with the downtown height recommendations of 8- plus 2-stories for the adjacent blocks east and west side of the subject site.
- b. The excess height allows for a demonstrated higher quality building:  
The proposed design meets the intended goals of Additional Height Area H that encourages taller buildings that provide continuity with the Capital Gateway Corridor while also providing the additional design flexibility to address the transition to the adjacent lower density neighborhood. Rather than having an 8-story building placed across the entire site, the bonus height gave the development team the ability to transition the height from 6 stories on the north side to 10 stories along East Washington Ave. The bonus height also allows for an increase in the building setbacks resulting in well landscaped yards along all three streets. In addition, the bonus height allows for the use of high-quality materials throughout the exterior of the building and an extensive amenity package for residents.
- c. The scale, height and mass of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project:  
This standard is not applicable as there are no landmark buildings within or adjacent to the project.
- d. There are no negative impacts on the priority viewsheds:  
The viewsheds up and down East Washington Avenue are not negatively impacted as demonstrated by our viewshed studies.

**Site Development Data:**

Densities:

Gross Lot Area	26,156 sf or .60 acres
Dwelling Units	156 DU
Lot Area / D.U.	168 sf / Unit

Building Height	6 and 10 stories
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Lot Coverage	22,639 sf (86%)
Usable Open Space	16,167 sf

Dwelling Unit Mix:

Efficiency	39
One Bedroom	73
One Bedroom + Den	4
<u>Two Bedroom Apartments</u>	<u>40</u>
Total Dwelling Units	156

Vehicle Parking:

Surface	0 stalls
<u>Underground</u>	<u>146 stalls</u>
Total	146 stalls

Bicycle Parking:

Garage – Wall Mount	30 stalls
Garage – Floor Mount	126 stalls
Surface – Guest	16 Stalls
<u>Surface Commercial</u>	<u>2 stalls</u>
Total	174 stalls

**Project Schedule:**

It is anticipated that the construction will begin in November 2020 with a final completion in May 2022.

Thank you for your time reviewing our proposal.

Sincerely,



Duane Johnson, AIA

## 402-414 E. Washington Ave.

### UDD 4 Guidelines

The relevant requirements and guidelines of UDD 4 are listed below along with a description as to how they are met.

1. Off-Street Parking and Loading Areas: *Not applicable, all parking is enclosed.*
2. Signs: *Sign design will be addressed with a later submittal.*
3. Building Design

#### Requirements:

- Exterior building materials shall be low maintenance and harmonious with those used on other buildings in the area. *The building exteriors are brick and cast stone with aluminum windows meeting this requirement.*
- Mechanical elements mounted on the roof or on ground pads shall be screened from views from adjacent properties and roadways in a manner consistent with requirements of public utilities. *The mechanicals are screened from view within the roof structure or below grade.*
- Along East Washington Avenue west of First Street, metal shall be used as an exterior building material only as an integral part of a design of exceptional merit. *Metal is not being used except at the windows.*

#### Guidelines:

- Structures should be designed to be compatible with the structures that are adjacent to them. *The massing and architecture of the buildings has been designed to fit within the context of the existing adjacent structures and the proposed context planned in the Downtown Plan.*
- Large unbroken exterior facades should be avoided. *The facades are articulated by massing and architectural bays and details.*
- All building elevations are of importance and should be carefully designed. When visible from roadways or adjoining properties, roof surfaces should be considered as part of the overall design. The building has been designed as complete four-sided architecture, including the roof forms.
- The architecture of new in-fill buildings, additions to existing buildings and major exterior remodeling should be compatible with that of existing adjacent buildings. *The massing and architecture of the buildings has been designed to fit within the context of the existing adjacent structures and the proposed context planned in the Downtown Plan.*

4. Lighting Requirements:

- The functions of exterior lighting on private property shall be to illuminate building facades, especially those bearing business identification signs; to illuminate pedestrian walks and spaces; and to illuminate parking and service areas.
- The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions.
- Lighting shall be adequate, but not excessive.
- The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.

- Off-street parking area lighting. Not applicable.

Guidelines:

- Building Facades. Architectural lighting should be free from glare and of a type to complement the existing development in the district. Appropriate architectural lighting has been selected.
- Building and Grounds Security. Security lighting should provide necessary levels of illumination to ensure safety of the property and its residents, while not reflecting direct rays of light into adjacent property. Security lighting at the pedestrian and vehicular entry doors are recessed from the main façade and ceiling mounted to eliminate the direct lighting of adjacent properties.

A lighting plan has been included that meets these requirements and guidelines.

## 5. Landscaping

Requirements:

- Landscaping shall be used for functional as well as decorative purposes, including framing desirable views, screening unattractive features and views along the roadway, screening different uses from each other, and complementing the architecture of the building.
- In new developments the quality of existing vegetation shall be assessed and integrated into the site planning and landscape design when appropriate. Not applicable.

Guidelines:

- Landscape plans should include a selection of plants which will provide interest and color during the entire year.
- Plant materials should be hardy to this region and should be of sufficient size to have immediate visual impact. Canopy trees should be at least 3-inch caliper when planted.
- Plant materials should be well-maintained, especially during the year following their installation. Any dead plant should be replaced during the next planting season.
- All planting beds should be edged and properly mulched.

An intensive and finely-designed landscape plan has been prepared which meets these requirements and guidelines.