



## LETTER OF INTENT

### ALLIED DRIVE NEIGHBORHOOD REDEVELOPMENT

#### Phase I & II: PUD-GDP

#### Phase I: PUD-SIP

May 7, 2008

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

#### ***Introduction:***

The City of Madison Community Development Authority (CDA) is proposing a residential re-development for properties, which the City acquired and is now transferring to the CDA. The site is an eleven and one-half acre site on Madison's Southwest side, bounded by Allied Drive, Jenewein Road, the City of Fitchburg, and one/two-family properties on Crescent Road to the south. The site is an assemblage of 5 parcels containing eleven apartment buildings. These buildings comprise a total of 145 units sub-standard rental-housing units.

Phase I, which will consist of 48 new rental units (plus a resident manager unit) for households with low- and very low-income, is being supported by approximately \$7.5 million in Low Income Housing Tax Credits authorized by the Wisconsin Housing and Economic Development Authority. Phase II will consist of approximately 60 owner-occupied units, designed and constructed by various parties following the issuance of Requests for Proposals (RFP). The Phase II RFP is budgeted for a late Summer 2008 release.

This project has included extensive public participation, including a four-day AIA sponsored design Charrette in 2006, several neighborhood meetings in 2007 and 2008, ongoing meetings with the neighborhood, including the Allied Area Task Force, broader community meetings, and availability of progress drawings on a public website, created for this project. [www.alliedpartnership.com](http://www.alliedpartnership.com)

#### ***Phase I & II: PUD-GDP***

The subject General Development Plan (GDP) is for 2 apartment buildings (32 units), seven town home buildings (47 units), five duplex buildings (10 units), and twenty-four single-family lots, covering the entire 11.5 acres of the site. Of the 113 housing units proposed, 49 are rental units and 64 are for-sale.

With a focus on affordability & sustainability, the designs feature materials & best management practices toward that end. Amenities include a community room with associated plaza, two tot lots, public art, community gardens, and an off-road bike path. The City Arts Commission will contract with an artist to provide a 'brand' for the

proposed neighborhood. This 'brand' will be used to help form a neighborhood identity and sense-of-place.

### ***Phase I: PUD-SIP***

The subject Specific Implementation Plan (SIP) is for the 2 apartment buildings (32 units) and 3 town home buildings (17 units) on approximately the northern 3.3 acres designated as Phase I, as well as two/existing apartment buildings intended for use as interim housing during the demolition/construction phases of Phase I. All proposed new units in Phase I are tax credit rental units, with one property manager/rental office unit. The following is a summary of each of the five proposed new buildings, and site amenities for Phase I.

### ***Project Description:***

#### **Building A**

Building A at Allied Drive will be a three-story affordable apartment building over one-story of underground parking. The total gross area of the building is 32,026 SF. There are 19 units comprised of: six-3BR, six-2BR, six-1BR, and one Studio. There are a total of 42 bedrooms. The parking garage is designed to provide for 19 cars or one car per unit. Access to the underground parking is from the east end where the grade will naturally fall off. The first floor will have a main entry located on the north side adjacent to Jenewein Road. This will provide accessible entry to all floors of the building. All units on the first floor will have direct access from a balcony or patio at grade.

The exterior design aims to create a contemporary feel with flat roofs and simple forms that fit with the context and respond to the building function. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. All of the units will have a balcony next to the living room. The balcony guards are constructed of a framed steel mesh material. The building will have brick masonry along with cement fiberboard and stucco siding.

#### **Building B**

Building B at Allied Drive will be a two-story affordable apartment building over one-story of parking and a community room. The total gross area of the building is 23,438 SF. There are 13 units comprised of four-3BR, four-2BR, two-1BR, and three-Studio. There are a total of 25 bedrooms. The parking garage is designed to provide for 13 cars or one car per unit. Access to the parking is through one door on the south elevation. The first floor will have a main entry located on the west side adjacent to Allied Dr. This entry will provide accessible access to all floors of the building. There will be a Community Room along with

a Business Center on the first floor at the north end of the building. The Community room will open onto an exterior courtyard.

Building B will have the following specific design features; the façade along Allied Drive will have “green screen” trellis’s that will add interest to the lower level. The Community Room on the north end will have taller windows so that activities can be seen and will have direct access to the courtyard for outdoor functions. It will also have flat canopy that gives weather protection to those using the courtyard and community room.

### **Building C**

Building C at Allied Drive will be a two-story affordable apartment building containing attached and detached garages. The total gross area of the building is 13,797 SF. There are nine units comprised four-3BR Flats and five-3BR Townhouses. There are a total of 27 bedrooms. The end units will be flat style apartments and will have attached garages that have direct access to the units. The interior units will be three story townhouse style apartments and will have detached garages that will be arranged to create backyards for the townhouse residents. There are nine garages or one car stall per unit. Each unit will have direct access to grade and most will have a covered entry or porch that signifies the entry.

The exterior design has a mix of residential elements including flat roofs and gable forms, overhangs etc. that complement the neighborhood context and will have similar materials to Buildings A and B. Some of the units will have roof decks. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. The building will have some brick masonry along with cement fiber and stucco siding. The pitched roofs will have asphalt shingles.

### **Building E**

Building E at Allied Drive will be a two-story affordable apartment building with attached garages. The total gross area of the building is 5,391 SF. There are four units comprised two-2BR, two-3BR. There are a total of 10 bedrooms. The garages are attached and have direct access to the units. There are four garages or one car stall per unit. Each unit will have direct access to grade and most will have a covered entry or porch that defines the entry.

The exterior design has a mix of forms including flat roofs and gable forms, overhangs etc. that complement the neighborhood context and have similar materials to Buildings A and B. Some of the units will have roof decks. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. The building will have brick masonry at

the base with cement fiber and stucco siding. The pitched roofs will have asphalt shingles.

## **Building F**

Building F at Allied Drive will be a two-story affordable apartment building with attached garages. The total gross area of the building is 6,560 SF. There are four-3BR units. There are a total of 12 bedrooms. The garages are attached and have direct access to the units. There are four garages or one car stall per unit. Each unit will have direct access to grade and most will have a covered entry or porch that defines the entry.

The exterior design has a mix of forms including flat roofs and gable forms, overhangs etc. that complement the neighborhood context and have similar materials to Buildings A and B. Some of the units will have roof decks. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. The building will have brick masonry at the base with cement fiber and stucco siding.

## ***Existing Buildings***

Two of the three existing Birch Hill Square Apartment buildings will remain as temporary housing for residents of the property who will need to move as a result of the demolition of other buildings on the site. The Birch Hill Square Apartments consist of three (3) buildings with a mix of one-, two-, and three-bedroom units.

## ***Site Amenities***

### **Gateway/Plaza**

The southeast corner of the intersection of Allied Drive and Jenewein Road will serve as a gateway into this re-developed neighborhood. Recognizing the value of this opportunity to set the tone for the redevelopment, sustainable, maintainable, functional, safety and aesthetic features have been incorporated into this gateway.

The gateway leads to a neighborhood gathering space, immediately adjacent to the community room. Multiple doors allow for easy passage, creating flexible spaces for a variety of uses. This plaza is constructed of pervious pavers, and landscaped in a low-maintenance palette with year-round interest. Benches, pedestrian-scale lighting, and trash receptacles are complimentary, durable, and 'green', offering a welcoming open space for residents.

## **Tot Lot**

The Tot Lot is situated between buildings E & F. The play equipment and surfacing here will be made of recycled/recyclable materials in muted colors, and will be geared toward activities for 3-6 year olds. Specific equipment will be selected by a neighborhood committee under the guidance of the CDA Allied Development Sub-Committee, and SAA.

## **Pedestrian Accessibility**

From the gateway and through the tot lot area to the Boys and Girls Club, pedestrian access and safety has been considered. Pedestrian scale lighting, open sight lines, strategically placed benches & trash receptacles, handicap accessibility, and porous paving where possible, combine to create the pedestrian experience. Additionally, curb bump-outs, tabletops, and contrasting street trees identify pedestrian/vehicular intersections for increased pedestrian safety.

## **Landscaping Plan**

An extensive landscaping plan has been developed for the Phase 1 development including the tot lot and gateway plaza.

## ***Property Management***

The property will be owned by the Community Development Authority who will contract with a management company to manage the property.

## ***Loading Facilities***

The project does not propose any on-site loading zones.

## ***Installation and Maintenance of Landscaping***

As the owner, the CDA is responsible for installing and maintaining landscaping. Landscaping will be installed within the first growing season after construction is complete.

## ***Demolition***

The application includes the demolition of the buildings on the development site. Demolition of nine of the 11 buildings is scheduled to begin following approval by the Plan Commission. The remaining two buildings will continue to be occupied until Phase 1 is completed.

A recycling and reuse plan will be approved by the City's Recycling Coordinator prior to demolition.

## ***Utilities***

A sanitary sewer system, water distribution system and storm water system have been designed and will be installed as part of this project. The sanitary sewer system will consist of PVC main pipe with PVC laterals serving each property. The main for this project will feed into an interceptor pipe, which leads to the Madison Metropolitan Sewerage District Plant for treatment.

The water main and lateral distribution system will be installed with ductile iron pipe. Main will be installed in the street and laterals placed to the properties. The main for the site will be looped with existing main in Allied Drive & Jenewein Road.

The storm sewer system will be installed to convey storm water for the site to an on-site bio-retention system at the south end of the property. Inlets, leads and mains will be installed throughout the streets to capture all storm water runoff. Storm water will be routed through the mainline system to the bio-retention system installed downstream. The system will detain runoff, infiltrate runoff and filter it for a significant reduction in suspended solids prior to discharging to the existing main, which eventually discharges into Dunn's marsh.

## ***Schedule***

Demolition, street & utility construction is planned to begin no later than August 14, 2008. The contract for Phase I will be approximately 100 calendar days. The construction is expected to begin with demolition, and follow with site grading, underground utilities, curb & gutter, sidewalk, street lighting, stone base and a base course of asphalt pavement. The lower layer of asphalt pavement is expected on or around the first week of November 2008. Phase II of this project is not yet scheduled at this time. It is anticipated that this work will be performed in 2009.

## ***Consultants***

Schreiber Anderson Associates (SAA) has been retained to provide Project Management, Site Design, and Landscape Architecture services. Eppstein Uhen Architects (EUA), sub-consultant to SAA, has been retained by SAA to provide Architectural Design services. Dimension Development has been retained by the CDA as the CDA financial consultant. The City of Madison Department of Public Works, Engineering Division serves as the Project Engineer.