



August 17, 2011

Plan Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

LETTER OF INTENT

Lot 262
Second Addition to Reston Heights

The attached application, plans, and zoning text is submitted for Plan Commission consideration of a rezoning from PUD/GDP to PUD/GDP/SIP for Lot 262 Second Addition to Reston Heights.

Developer:

Forward Management, Inc.
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Architect:

AVENUE Architects, Inc
Contact: Brian Stoddard
550 Sunrise Drive, Suite 201
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Site Engineer:

Vierbicher Associates, Inc.
Contact: Dave Glusick
999 Fourier Drive, Suite 201
Madison, WI 53717
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Landscape Design:

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Development Description

Lot 262 Reston Heights is located on the far east side of Madison, south of Interstate 94 and east of Sprecher Road, and falls within the Sprecher Neighborhood Development Plan. To the north of Lot 262 is a green space/drainage corridor/public trail with a 158 unit multifamily development north of that. To the northwest and to the west is also medium density multifamily development. Single-family residences exist to the south, across Stockbridge Drive. To the east is single-family homes and park land.

The GDP for Reston Heights was developed to provide a variety of living options in a neighborhood setting. The Plat and GDP were originally approved and recorded in 1999 and has been amended over the last twelve years. The majority of the Reston Heights GDP has been constructed with Lot 262 remaining as one of the last undeveloped multifamily lots.

The property will be developed in phases with construction commencing in the late 2011, pending GDP/SIP approval. The development will proceed as market conditions allow.

Project Data

Building Summary

Building Height: 2 and 3 stories (< 50')

Apartment Unit Summary

| <u>Building</u> | <u>2 Bedroom</u> | <u>1 Bedroom</u> | <u>Studio</u> | <u>Total</u> |
|-----------------|------------------|------------------|---------------|--------------|
| #1 | 12 | 8 | 4 | 24 |
| #2 | 12 | 8 | 4 | 24 |
| #3 | 14 | 18 | 6 | 38 |
| Totals | 38 | 34 | 14 | 86 |

Site Summary

| | |
|--|--------------------|
| Total Site Acreage | 5.15 |
| Total Site Square Footage | 224,286 |
| Lot Area/D.U. | 2,608 sf/du |
| Density | 16.69 du/acre |
| Site Coverage | |
| Building | 47,418 sf (21.1%) |
| Pavement | 28,667 sf (12.8%) |
| Sidewalks | 12,861 sf (5.7%) |
| Open Space | 135,330 sf (60.3%) |
| Usable Open Space (23.1% of Lot Area) | 51,858 SF |

Parking Summary

| | |
|------------------------|------------------|
| Provided: Vehicle | |
| Underground | 102 Spaces |
| Surface | <u>36 Spaces</u> |
| Total | 138 Spaces |
| Ratio: 1.6 stalls/unit | |
| Provide: Bicycle | |
| Surface | 14 |
| Underground | <u>72</u> |
| Total | 86 |

Site and Building Architecture

The project consists of two 24-unit two-story buildings and one 38-unit three-story building with underground parking. Unit styles are a variety of studio, one bedroom, and two bedroom units. Site amenities consist of a pool and clubhouse, plus a gathering space with a trellis structure. A public bike/pedestrian pathway is located on the north side of the green space and is accessed via the sidewalk along East Hill Parkway.

Site and building architecture adopt neighborhood design elements such as siting the buildings close to the street, connecting walks from the street to the unit, and neighborhood scale street facades. Abundant open spaces are provided for active and passive recreation and social activity.

The majority of the parking is underground with the surface parking located internally on the site minimizing the automobile's impact on the neighborhood.

Building materials are a mix of brick and horizontal siding with architectural asphalt shingles providing compatibility with the surrounding neighborhood.

Trash removal will be done privately. Trash storage for the apartments will be located in the underground parking garages. Snow removal and maintenance will be private.

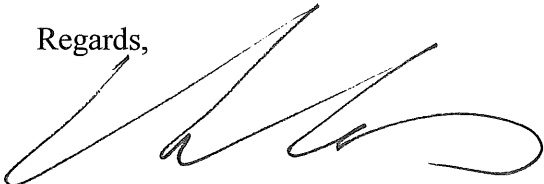
Signage to be reviewed under a separate submittal.

Social and Economic Impact

The development will have a positive social and economic impact. It is the next phase of the progression of the Neighborhood Development Plan and complies with the previously approved zoning standards. The project will offer a variety of living choices in this mixed-use neighborhood.

Thank you for your time and consideration of our proposal.

Regards,

A handwritten signature in black ink, appearing to read 'B. Stoddard', with a large, sweeping flourish at the end.

Brian Stoddard AIA

Principal