

**HEARTLAND
ALLIANCE
HOUSING**

Heartland Housing, Inc.
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August 14, 2018

Heather Stouder, Director
City of Madison, Planning Division
126 S. Hamilton Street
Madison, WI 53701-2985

Re: **Letter of Intent**
1202 S. Park Street
Madison, WI 53715
Conditional Use

Dear Ms. Stouder,

Please accept this Letter of Intent, application and attachments as our formal request for a Conditional Use review and approval by the City of Madison for the Madison Permanent Supportive Housing project at 1202 S. Park Street which is detailed below. The project will require a conditional use approval for the following reasons as we are proposing: (1) a multi-tenant building greater than 40,000 SF, residential units in a mixed use building and a multi-family dwelling of more than 8 residential units.

PROJECT TEAM:

Developer:

Heartland Housing, Inc.
208 S. LaSalle St., Suite 1300
Chicago, IL 60604
Matt Melendes
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Civil and Landscape:

Vierbicher
999 Fourier Drive, Suite 201
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Matt Schreiner
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Architect:

MSR Design
710 S 2nd Street, 8th floor
Minneapolis, MN 55401
Dan Vercruysse
Phone: (612) 359-3225
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Structural Engineers:

Pierce Engineers
222 W. Washington Ave., Suite 650
Madison, WI 53703
Seth Pfeil
Phone: 608.729.1406
Email: swp@piercingengineers.com

MEP Engineer:

MEP Associates
Grand Oak Office Center
860 Blue Gentian Rd. Suite 175
Eagan, MN 55121
Larry Nemer
Phone: 651.414.4001
Email: larryn@mepassociates.com

PROJECT OVERVIEW

Heartland Housing, Inc. (Heartland) is pleased to present its plan to construct quality permanent supportive housing for individuals at 1202 S. Park St. in Madison, Wisconsin. Through a competitive RFQ process, Heartland was selected by the City of Madison to serve as the development partner for this development with additional support services to be provided by the Heartland Alliance Health. Heartland, along with its partners, the City of Madison, Dane County and Heartland Alliance Health, has worked to create a plan for permanent supportive housing for individuals that serves the most vulnerable populations. The development will follow Heartland Housing, Inc.'s model of maintaining affordability while providing on-site professional supportive services and property management.

The Madison permanent supportive housing project will transform a vacant parcel at 1202 S. Park Street into 58 units of quality, permanent supportive housing to serve low-income and chronically homeless individuals in Madison. The project will consist of 58 newly constructed units, including 49 studio units and 9 one-bedroom units. The building will include offices for a supportive service provider and on-site property management. Community spaces will include a library, fitness room, laundry area, computer lab, as well as a multipurpose space. The property will also have a useable rooftop area that will be accessible by residents. Parking and storage will be located on the lower level. The building will include approximately 1,200 square feet of commercial space.

EXISTING CONDITIONS:

The project site is 14,950 or 0.34 acres consisting of a vacant lot with retail to the west and east, and bounded by Park Street on the north and High Street on the south. The property is zoned Commercial Corridor – Transitional District and is located in Urban Design District #7.

PROJECT SCHEDULE:

The project is currently scheduled to begin construction in Spring 2019 with completion in Spring 2020.

PROPOSED USES:

The building contains residential, office, commercial, and community serving space. The building will include 58 units: 49 studios and 9 one-bedroom units. The studios will be approximately 375 SF, while the one-bedrooms will be approximately 525 SF. In addition, the first floor will include a lobby/reception area, an 800 SF multi-purpose room with kitchen, 150 SF business center, 150 SF fitness center, and 175 SF library. It will also contain approximately 750 SF of office and meeting space for the provision of professional property management and supportive services. The first floor will also include approximately 1,200 SF of commercial space. The basement will include 58 stalls of residential storage lockers and bike storage for up to 60 bikes.

HOURS OF OPERATION:

Residential occupancy: 24 hours per day, 7 days per week. The Development will have a total of between 5 to 6 property management and supportive service staff. The commercial use and hours of operation have yet to be determined.

BUILDING SQUARE FOOTAGE:

Approximately 47,678 GSF. Our building footprint is 10,410SF which results in a 70% lot coverage that is below the 85% maximum allowed by code.

NUMBER OF DWELLING UNITS:

The building includes 1 lower level of parking and storage and 4 above ground floors. The building includes a usable rooftop space which counts as a fifth floor. The first floor of the building will have residential units on the west side and the entry on the east will lead to the shared community rooms and management and social service offices.

The building will include 58 units: 49 studios and 9 one-bedroom units. The studios will be approximately 375 SF, while the one-bedrooms will be approximately 525 SF. There will be a mix of standard units and accessible units.

AUTO AND BIKE PARKING STALLS:

There will be 10 on site surface parking stalls which will include 2 handicap stalls for vehicles. Most residents will rely on public transportation and will not have a vehicle. There will be 60 resident bike parking spaces located in the basement.

LOT COVERAGE AND OPEN SPACE:

The building is positioned on the site to meet all of the required setback requirements. The useable open space requirement is 160SF per studio or 1 bedroom unit, totaling 9,280SF for 58 units. The development will provide 10,026SF of useable open space via a backyard green space and usable rooftop space.

NEIGHBORHOOD INPUT:

There have been five neighborhood meetings to answer questions and receive neighborhood input about the project. These meetings were held on December 8, 2016, December 15, 2016, January 24, 2017, February 6, 2017 and June 21, 2018. The project was presented to the Development Assistance Team on December 15, 2016 and the project was presented at the Urban Design Commission (for informational purposes) on February 8, 2017

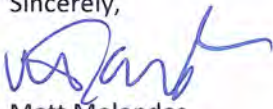
ESTIMATED PROJECT COST:

The total development costs are approximately \$11,100,000

PUBLIC SUBSIDY REQUESTED:

The developer has been awarded an allocation of Federal Low Income Housing Tax Credits from the Wisconsin Housing and Economic Development Authority (WHEDA), grant and loan funding as well as project based rental assistance from the City of Madison and Dane County.

Sincerely,



Matt Melendes
Senior Associate Director of Real Estate Development
Heartland Housing, Inc.