



JLA
ARCHITECTS

August 14, 2019

City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Re: Letter of Intent
Salvation Army Redevelopment
630 E. Washington Ave
Madison, WI 53703

The following is submitted together with an application and associated plans for review by the Urban Design Commission for and Information presentation.

Project Organizational Structure:

Owner: Salvation Army Dane County
630 E. Washington Ave
Madison, WI 53703
608-513-5226
Contact: Major Andrew Shiels
andrew.shiels@usc.salvationarmy.org

Architect: JLA Architects + Planners
2418 Crossroads Drive, Suite 2300
Madison, WI 53718
608-442-3823
Contact: Marc Ott
mott@jla-pa.com

Introduction:

The Salvation Army of Dane County is proposing a redevelopment of their current and adjacent property at 630 E. Washington Avenue. Currently the Salvation Army operates a women and family homeless shelter and services at the site in an adapted former catholic school building. The proposed redevelopment would raze the current building and adjacent parking lots to the east and construction a new campus.

The campus would consist of a purposefully designed and built homeless shelter. The shelter will contain supportive services including clinics, case management, foodservice, recreational space, pay-to-stay, medical respite, and SRO (single room occupancy). The campus would also include a standalone Low-Income Housing Tax Credit apartment complex with a range of qualified income levels. All new buildings would contain underground parking.

Site:

The proposed project site consists of three separate lots which encompass approx half of the east 600 block from E. Washington Ave back to E. Miffilin, and from mid block east to N. Blount Street. Lot 630 E. Washington currently houses the Salvation Army Women's and Family Homeless Shelter. Lots 648 E. Washington Avenue and 12 N. Blount which are currently owned by Schlimgen Properties, LLC. Those properties have an accepted offer to purchase by the Salvation Army. Currently those properties are being used for a small used car dealership, and a parking lot respectively. The three parcels will be combined with a new CSM and will have a total of approx. 97,977 s.f. (2.25 acres). The redevelopment of these properties would required the razing of the current two story Salvation Army facility, as well as the small single story Steve's Auto office building.

Neighborhood Input:

A public neighborhood meetings were held on June 6, 2019, and July 1, 2019 at Lapham Elementary School. The proposed development master plan was presented and discussed. The current submitted master plan design was revised to reflect the feedback received. The project team will continue to meet on an as-needed basis with the neighborhood and steering committee as the final details of the project are worked thru.

Zoning:

The three parcels are currently zone TE (Traditional Employment District) and are in the 2nd Aldermanic District, represented by Patrick Heck.

The proposed concept and masterplan were presented to and reviewed by the City of Madison DAT committee, and city zoning staff. Current staff feedback is that the proposed uses for the redevelopment fall within the current TE zoning so a rezoning request will not be required. However some of the uses for the site will require conditional use approval.

Clinic / Health	Permitted Use
Professional Office / General Office	Permitted Use
Playground	Permitted Use
Place of Worship	Permitted Use
Indoor Recreation	Conditional Use
Multi-Family Dwelling	Conditional Use
Dwelling Units in Mixed-Used Building	Conditional Use
Shelter	Conditional Use
Counseling / Community Services	Conditional Use

Architecture & Design Standards:

The proposed project is located within Urban Design District 8. Capitol Gateway Corridor Blocks and Sub Blocks. The project site layout, design, and building exterior composition will conform to the Urban Design District # 8 guidelines, city zoning requirement, and committee feedback.

Project Schedule:

August 14, 2019:	Land Use Application
August 1, 2020:	Start Demolition/Construction
October 30, 2021:	Certificate of Occupancy

Thank you for your time in reviewing our proposal.

Sincerely,



Marc Ott
Project Manager
JLA ARCHITECTS + PLANNERS
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Madison, Wisconsin 53718
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