

August 17, 2016



PROJECT INFORMATION:

Owner: Otto Gebhardt, Gebhardt Development
Project Name: the Starliner Condominiums and Lofts (the Galaxie Phase III)
Location: North side of 800N Block of East Washington Street, Madison WI (along East Mifflin Street)

Purpose: Major Alteration to a previously approved conditional use-revised unit mix
Architect: Midwest Modern, LLC

PREPARED FOR:

Urban Design Committee and Plan Commission

Please consider this our formal letter of intent to request an alteration to a previously approved plan within the overall Galaxie project located on the 800 North block of East Washington Ave. land use approval for 2 contiguous parcels of property located at 802 and 854 East Washington Avenue. This phase, the 3rd of 3 phases occupies 18,530 sq. ft., or 0.62 Acres of the properties total of approximately 193,475 sq. ft. or 4.5 Acres. Site is currently zoned TE (Traditional Employment), and is currently occupied by the 1st phase including Festival Foods grocery store, 14 story residential tower, commercial space, and structured parking (complete), and the 2nd phase including 4 stories of residential tower, commercial space, roof deck and community room, and structured parking (to be completed September 15, 2016).

Environmental remediation was performed on the site during 2012 and 2013 and closure letters and applicable reports were issued by the EPA and WDNR in the last quarter of 2013. Additional requirements have been satisfied by construction of the reports' recommendations.

Project Summary:

Project phase involves construction of 2 new residential buildings on the remaining portion of the block. The area currently serves as a construction area for job site offices, and materials storage and lay-down areas.

The overall site is a full block bordered by N. Livingston Street, E. Mifflin Street, N. Paterson Street, and East Washington Avenue. Across E. Mifflin to the North is Reynolds Park, with Breese Stevens field adjacent to the site to the east on Paterson Street, and the Constellation to the West. This phase of the project is bordered by N. Livingston Street, E. Mifflin Street, N. Paterson Street, and the internal drive aisle that connects between N. Livingston Street, N. Paterson Street, and E. Washington Ave. through the existing parking structure.

Across East Washington to the south are commercial properties, including a gas station, Brink's Lounge, and the 800S East Washington parcels, which are also part of the City of Madison land-banked Don Miller properties.

PROJECT DESCRIPTION AND GOALS:

Following is a description of the project design progression as it has evolved from the previously approved submittal. Please consider the additional descriptions below in your evaluation of their impact on the overall design of the project.

1. Unit Mix: The proposed unit mix has 2 less total units in this phase (1 in each building), but more units with 2 bedrooms have been added to provide a more diverse market offering. Overall, efficiency units have been omitted.

Alteration request overview:

Previously approved

Proposed

(20) Total Units in Live/Work Building

(19) Total Units in Live/Work Building

(25) Total Units in Condominium Building

(24) Total Units in Condominium Building

(72) Total Bedrooms

(64) Total Bedrooms + (6) Dens

49,425 total sq. ft.

64,150 total sq. ft.

Previously approved matrices:

UNIT BREAKDOWN (CONDOS):							UNIT BREAKDOWN (LIVE/WORK):						
							3 LEVEL UNITS						
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	TOTAL BEDROOMS	1ST FLOOR	2ND FLOOR	3RD FLOOR		TOTAL UNITS	TOTAL BEDROOMS	
LOFT:	1	1	3	4	8	8	9		11		20	20	
1 BR./1 BATH:	2	2	2	2	8	8							
2 BR./1 BATH:													
2 BR./2 BATH:	1	1	2	1	6	12							
3 BR./2 BATH:	3				3	9							
TOTAL:	7	4	7	7	25	52	9		11		20	20	

26,200 sq. ft. of total space

23,225 sq. ft. of total space

Proposed matrices:

PHASE III LIVE/WORK UNIT MATRIX.					
NUMBER	AREA	NAME	LEVEL	# BEDROOMS	# BATHS
101	1,527 SF	LW UNIT		1	0
101: 2	1,527 SF			1	0
102	1,552 SF	LW UNIT		1	0
102: 2	1,552 SF			1	0
103	1,600 SF	LW UNIT		1	0
103: 2	1,600 SF			1	0
104	1,600 SF	LW UNIT		1	0
104: 2	1,600 SF			1	0
105	1,600 SF	LW UNIT		1	0
105: 2	1,600 SF			1	0
106	1,892 SF	LW UNIT		1	0
106: 2	1,892 SF			1	0
107	1,891 SF	LW UNIT		1	0
107: 2	1,891 SF			1	0
108	1,892 SF	LW UNIT		1	0
108: 2	1,892 SF			1	0
109	1,600 SF	LW UNIT		1	0
109: 2	1,600 SF			1	0
110	1,601 SF	LW UNIT		1	0
110: 2	1,601 SF			1	0
111	1,410 SF	LW UNIT		1	0
111: 2	1,410 SF			1	0
301	1,173 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
301: 1	1,173 SF			2	2
302	1,327 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
302: 1	1,327 SF			2	2
303	692 SF	LW 1S UNIT		1	0
303: 2	692 SF			1	0
304	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
304: 1	1,256 SF			2	2
305	1,256 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	2
305: 1	1,256 SF			2	2
306	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
306: 1	692 SF			1	1
307	692 SF	LW 1S UNIT	LW/ 3RD FLOOR	1	1
307: 1	692 SF			1	1
308	917 SF	LW 1S UNIT	LW/ 3RD FLOOR	2	1
308: 1	917 SF			2	1
				24	11
26,170 SF					

(11) LIVE-WORK UNITS
(8) APARTMENTS
(19) TOTAL UNITS

30,383 sq. ft. of total space

Circulation, Mechanical, and common space

4,213 sq. ft.

PHASE III CONDOMINIUM UNIT MATRIX BY # BEDROOM.					
NUMBER	AREA	LEVEL	# BEDROOMS	# BATHS	DEN
C100	928 SF	1ST FLOOR	1	1	
C102	1,069 SF	1ST FLOOR	1	1	1
1: 2	1,997 SF		2	2	
C105	1,427 SF	1ST FLOOR	2	2	
C104	1,331 SF	1ST FLOOR	2	2	
C101	1,067 SF	1ST FLOOR	2	2	
C103	1,194 SF	1ST FLOOR	2	2	
2: 4	5,018 SF		8	8	
1ST FLOOR: 6	7,016 SF		10	10	
C201	914 SF	2ND FLOOR	1	1	1
C202	919 SF	2ND FLOOR	1	1	1
1: 2	1,833 SF		2	2	
C200	1,308 SF	2ND FLOOR	2	2	
C203	1,003 SF	2ND FLOOR	2	2	
C204	1,127 SF	2ND FLOOR	2	2	
C205	1,336 SF	2ND FLOOR	2	2	1
2: 4	4,773 SF		8	8	
2ND FLOOR: 6	6,606 SF		10	10	
C301	771 SF	3RD FLOOR	1	1	0
C302	919 SF	3RD FLOOR	1	1	1
1: 2	1,689 SF		2	2	
C300	1,308 SF	3RD FLOOR	2	2	
C303	1,003 SF	3RD FLOOR	2	2	
C304	1,022 SF	3RD FLOOR	2	2	
C305	1,336 SF	3RD FLOOR	2	2	1
2: 4	4,668 SF		8	8	
3RD FLOOR: 6	6,358 SF		10	10	
C401	811 SF	4TH FLOOR	1	1	
C402	820 SF	4TH FLOOR	1	1	
1: 2	1,631 SF		2	2	
C400	1,136 SF	4TH FLOOR	2	2	
C403	977 SF	4TH FLOOR	2	2	
C404	966 SF	4TH FLOOR	2	2	
C405	1,199 SF	4TH FLOOR	2	2	
2: 4	4,277 SF		8	8	6
4TH FLOOR: 6	5,908 SF		10	10	
GRAND TOTAL:	25,888 SF		40	40	
24					

24 OWNER OCCUPIED CONDOMINIUMS

33,767 sq. ft. of total space

7,879 sq. ft.

2. Building Massing: Maintain similar massing with a contemporary designed building with the same number of stories in the Live/Work building (3) and Condominium building (4). Balconies have been added to most units in the Live/Work building and all units in the Condominium Building.

3. Building materials: the proposed building uses a similar material palette as the previously approved concept, with some changes to tie the buildings to the rest of the Galaxie project, however with some new materials to showcase the unique character of the new buildings including a warm composite wood siding material, and perforated, corrugated mechanical screening.

4. Site design: The site design is largely unchanged with the exception of the location and exact relationship of walk-up unit entry doors to Mifflin Street as required due to the development of the proposed building, and unit design, and working with the existing sidewalk grades for building entries. The Pedestrian Plaza and overall character of the building's relationship to the rest of the Galaxie project and fronting streets will remain unchanged.

5. Landscape design: No landscape design changes are being proposed with the exception of minor adjustments to the shape of planting beds between the buildings and sidewalk as a result of the proposed footprint.

6. Parking: Parking will be provided for the buildings onsite at the 4th and 5th floors of the shared parking garage. A partially enclosed bridge with a roof, and louvered side walls is proposed to connect the 4th floor of the Condominium building with the 5th floor of the parking garage. The live-work/loft building will access the parking structure from Phase I or Phase II residential lobbies.

Unit Features:

OWNER OCCUPIED UNITS:

Owner Occupied units will consist of a combination of 1-2 bedroom units with some units also having den spaces.

Features of the Units are as follows:

- 1 Unit Built to Passiv Haus standards
- 10'-0" ceiling height
- Floor to ceiling windows
- Shared and private outdoor space (shared space in Phase I & II of the Galaxie),All units have balconies or patios
- Efficient heating and cooling systems and high performing building envelope
- Stainless appliances
- Granite or quartz countertops
- Solid core wood doors
- Sustainable Flooring options
- Laundry facilities will be provided in each unit.
- Customizable finishes

LIVE/WORK UNITS:

Live/Work units will consist of a combination of Loft-1 bedroom units, and 1 & 2 bedroom units.

Features of the Units are as follows:

- Flexible spaces to accommodate a variety of end users and activities
- 11'-0" ceiling height at ground floor work space, 10'-0" ceiling heights at loft and apartment floors above
- Large windows and overhead doors to accommodate a variety of functions
- Efficient heating and cooling systems and high performing building envelope
- Stainless appliances
- Solid core wood doors
- Sustainable Flooring options
- Laundry facilities will be provided in each unit.
- Customizable unit layouts and finishes at work spaces
- Most units have balconies

Benefits to Neighborhood

- Full Service family and employee owned Grocery Store
- Additional Housing options
- Additional walkable commerce options

The Live/Work spaces provide another opportunity to provide jobs and incubation for small businesses and technology and design-related practices. Designed to provide maximum flexibility, there will be common gallery spaces and courtyards to encourage collaboration, display and idea sharing between entrepreneurs.

Examples of tenants include:

- Photography Studios
- Technology and Software startups
- Wellness related businesses

- Electronics and Computer related businesses
- Art Galleries
- Visual Art and Sculpture Studios
- Professional Services

The targeted demographics for residents are as follows:

- Employees of businesses located in the district
- Design and Arts professionals
- Families desiring a sustainable urban lifestyle
- Current neighborhood residents

Automobile Access and Parking

Access to structured parking is off Paterson and Livingston streets, with through access between side streets provided within the proposed parking structure. Parking will be provided in an existing structured parking facility for Grocery Store customers, commercial tenants and residents. **No automobile access points will be created off Mifflin Street.**

Approx. **658** covered automobile parking spaces will be provided. Bicycle parking for tenants, workers, and guests is spread throughout the site at street level and in the parking structure.

Additionally, parallel automobile parking is allowed on all streets bordering the site for general use by the general public.

An internal drive-thru window to serve a ground floor tenant will be incorporated into the ground level parking area.

The proposed mixed-use project will have management on site and snow removal, grounds and building maintenance will be the responsibility of the management company.

Trash removal and container storage locations are internally located and hidden from public view and it is anticipated that truck access for trash removal will occur off of N. Paterson and N. Livingston.

Reynolds Park:

Owner occupied condominiums and live-work units are proposed for Mifflin Street directly across from Reynolds Park. This use will create a desirable and family friendly streetscape, and will enhance the traffic calming effects and pedestrian and bicycle scale of the East Mifflin Street Bike Boulevard.

Pedestrian Access:

Paths at the perimeter of the site, through the live work area, and at the mid-block access point give priority to easily navigating through and around the site, enhancing livability and long term successful use.

Using Walkscores.com as a metric, the 800 block already scores very high (see attached) and we are adding to the available resources through the creation of a full service grocery store and related amenities and living spaces.

The proposed development serves a large portion of the neighborhood population (including Williamson and Johnson Streets) within an eight minute walk, and to the Square and both lakes within a 15 minute walk.

Bicycle Access:

Bicycle access will occur at nodes on E. Washington at Livingston and Paterson streets and at a center access point on East Mifflin. We will enhance E. Mifflin as the premier Bike Boulevard in the city of Madison by providing convenient access and parking. Additional covered bicycle parking for tenants and guests will be provided throughout the development. A B-Cycle location will be pursued for the site or at a Breese Stevens Field location.

Again referring to Walkscores.com, the area is referred to as a “Biker’s Paradise” with Downtown, Capitol Square, and most of the Isthmus accessible within an 8 minute bicycle ride. See attached documentation for additional information.

SCHEDULE:

The design and development team schedule is as follows:

- 05.12.16 Presentation to TLNA Council with updated plans
- 06.24.16 Meeting with Planning and Zoning Staff
- 10.05.16 UDC Meeting
- 10.17.16 Plan Commission Meeting

Proposed Project Schedule:

New Construction start (Sitework and Foundations): **11.01.16**
Complete Project completion and occupancy: **04.15.17**

Land & Building Values:

Land: \$429,648.00
Buildings: \$8,000,000.00
Requested subsidy: None

Anticipated job creation:

50 construction jobs
1-2 other full time jobs

Project Team:

Owner/Developer:

Gebhardt Development
222 North Street
Madison, WI 53704
608.245.0753
Attn.: Otto Gebhardt III
gebhardtdevelopment@gmail.com

Architect/Project Manager:

Midwest Modern, LLC
510 W. Edgewater St.
Portage, WI 53901
Attn: Kyle Dumbleton, AIA, LEED Assoc.
kyled@midwestmodern.com

Structural Engineer:

Fink Horejsh, Monticello, WI
Carl Fink, P.E.

Civil Engineer:

Professional Engineering, LLC
818 N. Meadowbrook Lane
Waunakee, WI 53597
608.849.9378
Attn.: Roxanne Johnson, P.E., LEED AP
Rjohnson@pe-wi.com

Landscape Architect:

Design Studio, etc.
608.286.9474
Attn.: Garret Perry, ASLA, LEED AP
gperry@designstudioetc.com

General Contractor:

TBD

Aldermanic District 2:

Ledell Zellers

Tenney-Lapham Neighborhood Association

Patty Prime

Dimensional Requirements

Lot Area

Required: 6,000 sq. ft. (min.)
Proposed: Approximately 193,475 sq. ft. or **4.5 Acres**
Project specific area: approximately 26,853 sq. ft. or .62 Acres

Lot Width

Required: 50'-0" (min.)
Proposed: 593'-0" - **OK**

Front Yard Setback

Required: 0'-0" (Zoning) 5'-10' UDD 8
Proposed: 5'-0" - **OK**

Side Yard Setback

Required: 5'-0" (min.)
Proposed: 5'-15' per UDD8- **5'-0" will be provided per zoning code**

Rear Yard

Required: 20'-0" (min.)
Proposed: 5'-10' per UDD8

Maximum Lot Coverage

Maximum: 85%
Proposed: 193,475 S.F. Total Site
158,701 S.F. = Lot Coverage = 82% < 85% = **OK**
Project specific area: 18,530 sq. ft.=Lot Coverage=69% < 85%=**OK**

Minimum Height

Required: 22'-0", measured to building cornice
Proposed: 40'-9" = **OK**

Maximum Height

4 stories previously approved, 54'-4"

Site Design

Number parking stalls: 658

In General, 3 spaces per 1000 s.f. of commercial space and 1 stall per residential unit.

50 stalls for Phase III use on 5th floor of existing parking structure. Condominiums have access from covered bridge.

Accessible stalls:

14 total on first and second parking levels

5th floor parking will have 5 stalls

Loading Areas:

3 (10' x 35') areas provided with 14'-0" clear height on overall site

Bike parking:

244 stalls (will have breakdown)

Amenities:

- Private and public outdoor space- private balconies, rooftop terraces
- Public Rooftop Terrace on 11th floor of Phase I tower, and on 8th floor of Phase II Tower.
- Access and availabilities to be determined between City Staff, Developer, TLNA, and Project residents.
- Covered Automobile and Bicycle Parking
- Laundry Facilities in each unit
- Community Room on 8th floor of Phase II Tower.
- On site fitness room
- Shared Meeting spaces on commercial level
- Full Service Grocery Store
- Dog wash

Sincerely,



Kyle Dumbleton, AIA, LEED Assoc.

Midwest Modern, LLC

Architect / Principal

END