

LETTER OF INTENT

February 21, 2007

PUD-Amended GDP/SIP Submission – **22 Dayton**

22 East Dayton Street – Phase II

Proposed by

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## STATEMENT OF RATIONALE (MARKET)

This submittal is the phase II for the redevelopment of block 91. This will allow us to finish the improvements to existing infrastructure, housing and apartments, landscaping, and create a new infill project along Dayton. The first phase was moving the existing apartment at 18 East Dayton to 208 North Pinckney Street.

## FEASABILITY

This will help secure the long term use of all the existing housing along East Johnson and North Pinckney, while allowing new development in this very desirable central downtown location. This also increases parking for all the tenants on this block and brings services to the central of the block, such as trash pick-up, that is now located along the street. This project will be marketed as high-end rental for people wanting to move to the downtown area that may not want to purchase a condominium.

## PROJECT DESCRIPTION

In phase II, we will be tearing down one of the existing units at 24 East Dayton that is in terrible condition. The structure at 24 E. Dayton is minimal and there are no architectural features. This will allow us to construct the 48 unit apartment, with 47 underground parking spots. In the phase I submission, all the site work was resolved, while this submission will deal with the architecture and detail of the building that was programmed in the first submittal.

## POTENTIAL IMPACTS (AMENITIES)

This block redevelopment will help with the church's future needs, as well as make improvements to landscaping, parking, trash collection, maintenance of all existing housing, and fire department access. The new structure will enhance the choices for housing, and provide more accessible units.

## NEIGHBORHOOD CONTEXT (DENSITY)

Having worked closely with the neighborhood to develop the entire block plan, along with the church building committee and architect, we have developed a structure that blends with the existing historic character, while also being fresh and current. The scale of this infill fits with the desire of the neighborhood and adjacent structures. The completion of this final phase will help make this one of the most cohesive and best-utilized blocks in the downtown area while securing the remaining historic housing. Only the corner parking lot of the United Methodist Church remains as a potential development site.

## AFFORDABLE HOUSING

This project will not be subject to inclusionary zoning; however, it will bring additional affordable housing to downtown Madison, which exceeds the inclusionary zoning standards. Phase I of the project (208 Pinckney – 7 unit) will provide seven units, all of which will be affordable at the income level of 50-60% of the county median income. The projected rents are \$595 for one bedrooms, \$895 for two bedrooms, and \$1095 for three bedrooms. Phase II (22 Dayton -48 unit) will also have at least eight more units that will be affordable at 60% of the county median income. At 22 Dayton, the overall rent range is \$585 for studios, \$774 to \$1,000 for one bedrooms, and \$1,060 to \$1,450 for two bedrooms.

## OPEN SPACE

Phase II will have 1800 square feet of open space, with an additional 1500 square feet of deck space. Most of the units will have an exterior patio or deck. The smallest will be 7' by 6', while the larger decks will be 10' by 5'. The front units will have the largest decks, from 5' by 17', to 8' by 18'.

## PARKING AND ACCESS

In phase II, 47 underground stalls will be provided, with two stalls meeting ADA requirements. All stalls will be "one size fits all", 8'-9" by 17'-0". We will also have one service bay on the surface that is 10' by 35'.

## MANAGEMENT

It will be managed by the owner, CMI Management. Their office and staff are at 106 East Doty Street, which is downtown, where most of their properties are located.

## BIKE PARKING

With the improved landscaping, we will have locations for 7 bikes for the relocated structure and 46 interior stalls for tenants in phase II, with an additional 5 for visitors, located near the front entrance.

## CURRENT ZONING

The existing zoning is C-2 for phase II. Below is a comparison of what is provided to what is required.

	actual lot	required
Lot Area:	17,930 s.f.	51,700 s.f.
Floor Area Ratio:	1.8	3.0
Yard Requirement:	4 front 12' rear 23'/1.33' side	4 front 30' rear 16.5' min
Useable Open Space:	3,450 s.f.	10,400 s.f.
Off Street Parking:	47	0
Bike stalls	46	46
Service Bay	1	1
Height	55'	N.A.

## GENERAL DESIGN STANDARDS – PHASE II

### Architectural Design

The structure will have an all masonry exterior with aluminum windows. The front elevation has terraced setbacks to break up the building mass and provide an amenity to tenants, which will also help animate the street. The entrance has a large arch with three soldier courses of brick. Soldier coursing of the masonry is also used at all openings and at the top of most walls. The base of the structure will use 12" by 24" Prairie Stone, using a 2" recess between each course. Windows are consistently developed in a 1:1.6 ratio of width to height, which provides a rhythm in keeping with the texture of the existing historic houses on the block.

### Utilities

All utility service within the proposed development will be provided underground. All utilities currently run along East Dayton Street. See utility plan.

### Storm Drainage

All storm water for the structures will drain to East Mifflin. An existing 8" storm pipe will be relocated along the north side of the lot.

### Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

All fixtures will be positioned with care taken to direct light away from windows and street traffic.

### Signs

The building will be identified with street numbers on the face of the structure only.

### Service Area

Trash collection is at the street curb initially, but with phase II, it will be relocated to the interior of the block, accessible from the service drive.

### Landscaping

The landscaping plan will be developed by Saiki Design for the entire block and submitted with the phase II proposal.

### Walkways

All walkways will be constructed of concrete to match existing sidewalks. The existing sidewalk will be replaced along the entire lot line.

### Parking Areas

We will have 3 parking stalls for the 7 unit that was moved in Phase I. Adjacent to these will be an additional 4 surface stalls accessed from the drive aisle and 47 stalls in the parking structure below the housing. The stalls will be "one size fits all", 8'-9" by 17'-0", with 23'-0" drive aisles.